



# MALTINGS

- MANOR -

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An exclusive collection of 2 and 3  
bedroom homes in the heart  
of West Bergholt

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# WELCOME TO MALTINGS MANOR

Maltings Manor is an exclusive collection of exquisitely crafted 2 and 3 bedroom houses and bungalows, beautifully positioned within the sought-after village of West Bergholt. Blending refined architecture with contemporary living, these homes offer an exceptional standard of comfort, elegance, and enduring quality.

At Maltings Manor, every detail has been meticulously considered to reflect a commitment to superior craftsmanship. Each home is finished to an outstanding specification that surpasses local expectations, with the opportunity to tailor your space through a curated selection of premium upgrades. The development presents a carefully composed mix of house types, including beautifully appointed bungalows and a distinctive coach house, each designed to complement a range of lifestyles.

Created by an esteemed local developer renowned for delivering homes of distinction, Maltings Manor seamlessly combines timeless design with modern functionality. From the finest materials to the precision of every finish, each element has been thoughtfully chosen to create interiors that are both sophisticated and inviting. **Maltings Manor is more than a place to live — it is a statement of quality, a setting of tranquillity, and a home designed for modern luxury living.**



-  The Willow
-  The Rowan
-  The Amber
-  The Orchard
-  The Meadow
-  The Barley
-  The Saffron
-  The Cooper
-  The Oakmere

# LIVING HERE

Nestled on the edge of the historic city of Colchester, West Bergholt offers an enviable blend of refined village living and modern convenience. Surrounded by rolling countryside and mature landscapes, this sought after location provides a peaceful setting while remaining effortlessly connected to the wider region.

Renowned for its strong sense of community and timeless character, West Bergholt combines heritage charm with a contemporary lifestyle. Residents can enjoy an array of local amenities, including independent shops, elegant cafés, and traditional country pubs, all contributing to the village's welcoming and distinguished atmosphere.

For those who appreciate the outdoors, the surrounding countryside offers scenic walking routes, cycling trails, and open green spaces, perfect for both relaxation and recreation. The nearby Dedham Vale Area of Outstanding Natural Beauty provides an idyllic backdrop for weekend pursuits, while several well regarded golf courses and leisure facilities are within easy reach.

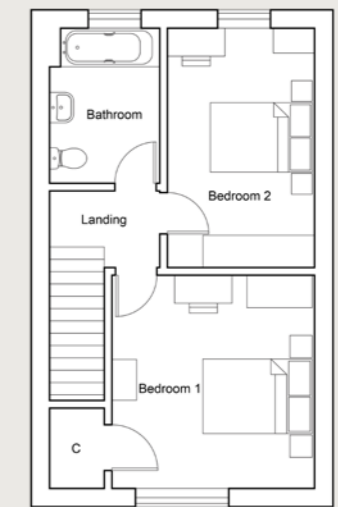
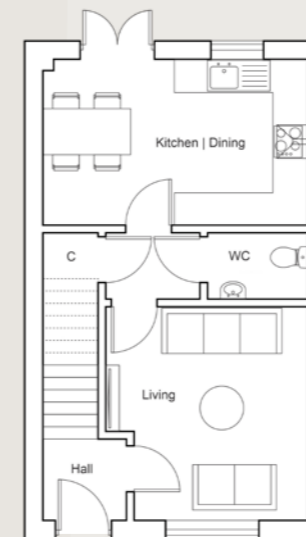
West Bergholt is also exceptionally well positioned for connectivity. With direct rail services from nearby Colchester North Station, residents can reach London Liverpool Street in under an hour. The A12 provides convenient road access to Chelmsford, Ipswich, and beyond, while London Stansted Airport is within comfortable driving distance for international travel.

Whether drawn by its tranquil village setting, its proximity to thriving urban centres, or its seamless connections, Maltings Manor in West Bergholt offers a lifestyle defined by elegance, convenience, and enduring appeal.



## The Willow

2 bedroom end/mid-terrace  
Plots 1,2,3,4,5 and 6



### GROUND FLOOR

	metres
Kitchen/Dining	4.91 x 3.09
Living	3.75 x 3.97
WC	1.90 x 1.26

### FIRST FLOOR

	metres
Bedroom 1	3.76 x 3.97
Bedroom 2	2.75 x 4.44
Bathroom	2.08 x 2.91

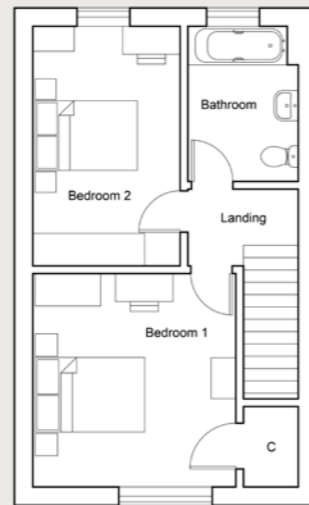
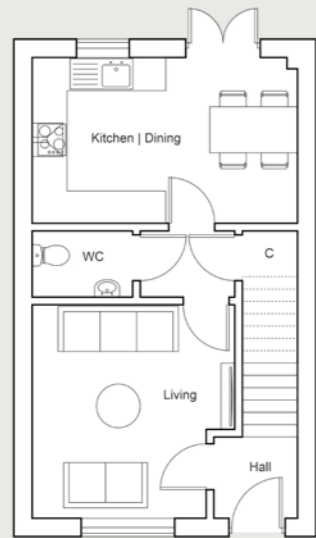
PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 1-6 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change





# The Rowan | 2 bedroom semi-detached

Plots 7,8,9 and 10



### GROUND FLOOR

metres

Kitchen/Dining	4.91 x 3.09
Living	3.75 x 3.97
WC	1.90 x 1.26

### FIRST FLOOR

metres

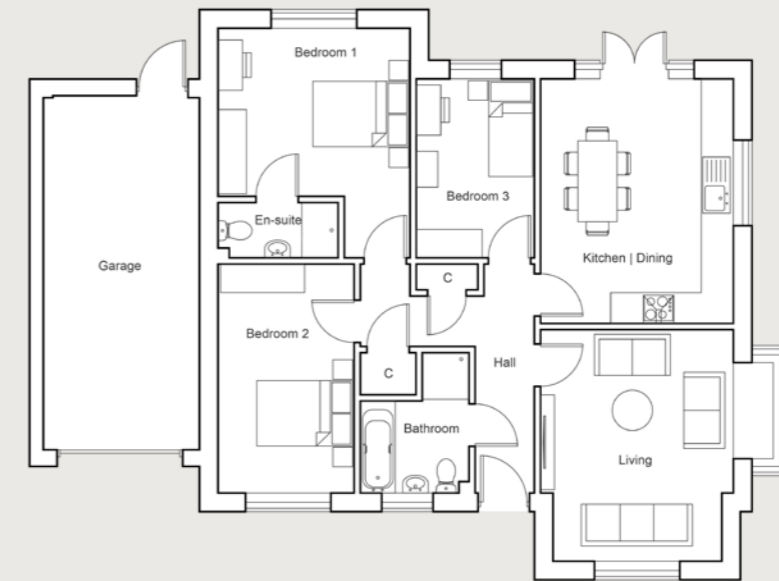
Bedroom 1	3.76 x 3.97
Bedroom 2	2.75 x 4.44
Bathroom	2.08 x 2.91

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 7 to 10 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Amber | 3 bedroom detached bungalow

Plots 13 and 14



### GROUND FLOOR

metres

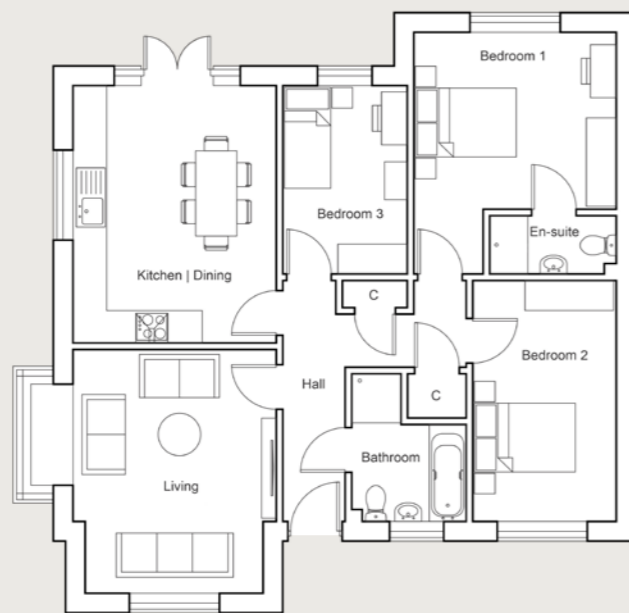
Kitchen/Dining	3.89 x 4.90	Bedroom 2	2.76 x 4.59
Living	3.89 x 3.30	Bedroom 3	2.33 x 3.61
Bedroom 1	3.88 x 4.62	Bathroom	2.17 x 2.84
En-suite	2.45 x 1.14		

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 13 and 14 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Orchard

3 bedroom detached bungalow  
Plots 11 and 12



## GROUND FLOOR

metres

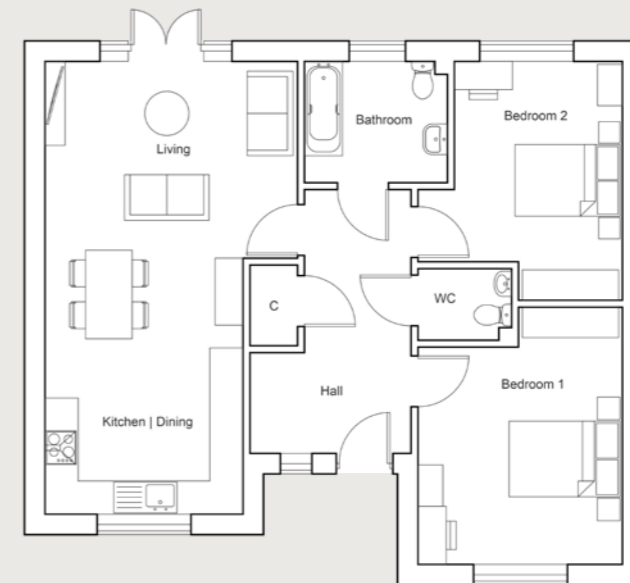
Kitchen/Dining	3.89 x 4.90	Bedroom 2	2.76 x 4.59
Living	3.89 x 3.30	Bedroom 3	2.33 x 3.61
Bedroom 1	3.88 x 4.62	Bathroom	2.17 x 2.84
En-suite	2.45 x 1.14		

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 11 and 12 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Meadow

2 bedroom detached bungalow  
Plot 15



## GROUND FLOOR

metres

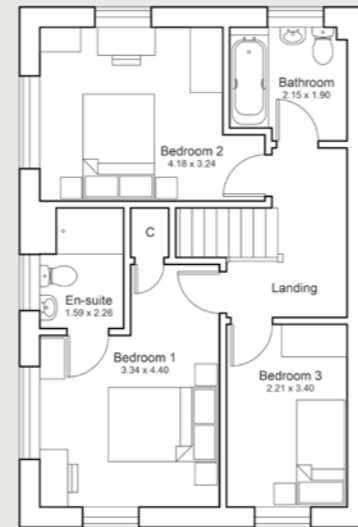
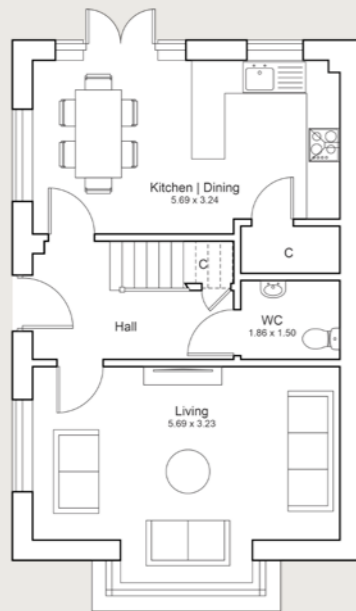
Kitchen/Dining	3.67 x 4.65	Bedroom 1	3.76 x 4.72
Living	4.64 x 3.63	Bedroom 2	3.76 x 4.39
WC	1.74 x 1.35	Bathroom	2.64 x 2.26

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plot 15 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Barley

3 bedroom semi-detached house  
Plot 16



## GROUND FLOOR

metres

Kitchen/Dining	5.69 x 3.24
Living	5.69 x 3.23
WC	1.86 x 1.50

## FIRST FLOOR

metres

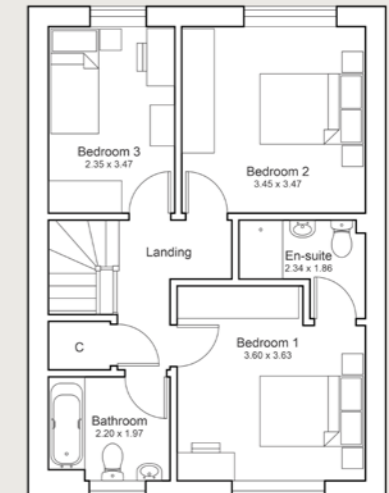
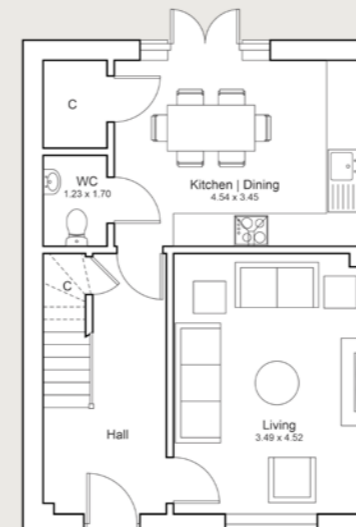
Bedroom 1	3.34 x 4.40
Ensuite	1.59 x 2.26
Bedroom 2	4.18 x 3.24
Bedroom 3	2.21 x 3.40
Bathroom	2.15 x 1.90

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plot 16 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Saffron

3 bedroom semi-detached house  
Plot 17



## GROUND FLOOR

metres

Kitchen/Dining	4.54 x 3.45
Living	3.49 x 4.52
WC	1.23 x 1.70

## FIRST FLOOR

metres

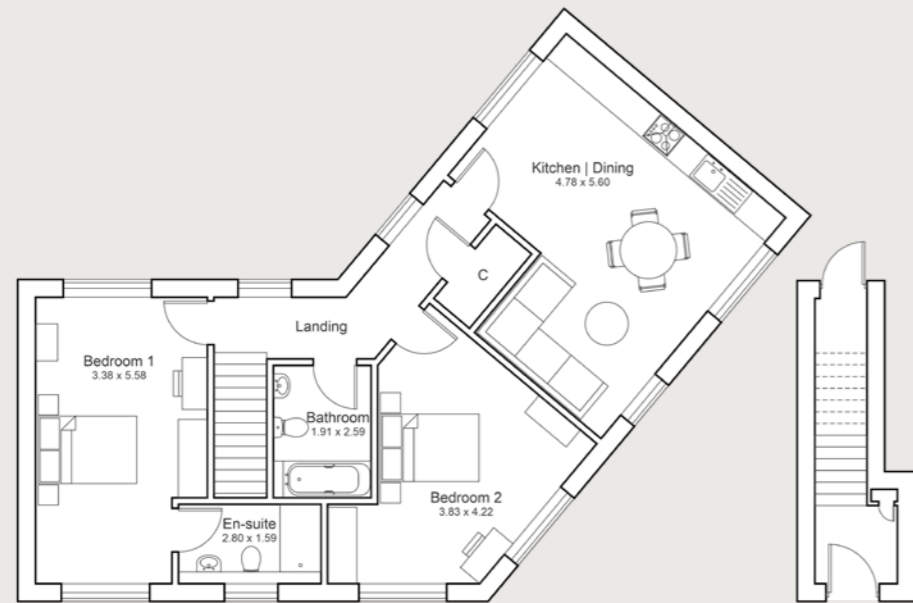
Bedroom 1	3.60 x 3.63
Ensuite	2.34 x 1.86
Bedroom 2	3.45 x 3.47
Bedroom 3	2.35 x 3.47
Bathroom	2.20 x 1.97

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plot 17 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Cooper

2 bedroom coach house  
Plot 20



### GROUND FLOOR

metres

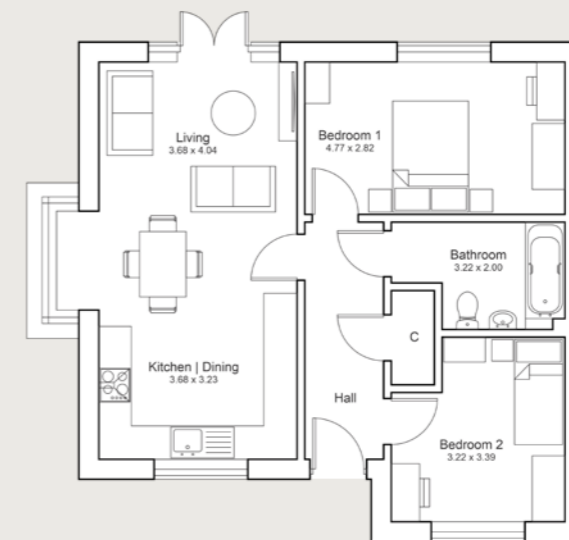
Kitchen/Dining	4.78 x 5.60	Bedroom 1	3.38 x 5.58
Bathroom	1.91 x 2.59	En-suite	2.80 x 1.59
		Bedroom 2	3.83 x 4.22

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 20 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change



# The Oakmere

2 bedroom detached bungalow  
Plots 21 and 22



### GROUND FLOOR

metres

Kitchen/Dining	3.68 x 3.23	Bedroom 1	4.77 x 2.82
Living	3.68 x 4.04	Bedroom 2	3.22 x 3.39
		Bathroom	3.22 x 2.00

PLEASE NOTE: \*Max dimensions. All room dimensions are shown width x length and are approximate. Some plots are handed. Computer generated image (CGI) illustrates plots 21 and 22 only and is indicative of the proposed development. Layout, positioning, landscaping and external finishes may vary and are subject to change

# SPECIFICATION

When you reserve early, you'll have the opportunity to personalize your home with a range of upgrade options. From kitchen finishes to flooring choices, securing your home in the early stages gives you the freedom to tailor your space to your style and preferences.

## KITCHENS

- Matte Urban Rigid Slab or Harvard Rigid Shaker (UPGRADE) kitchen units
- Laminate 22mm worktop or Quartz worktop (UPGRADE)
- Caple stainless steel sink bowl and a half with drainer
- Caple Washington monoblock mixer taps
- Electric fan oven
- Four ring induction hob
- Angled glass extractor hood with LED halo
- Integrated washing machine\*
- Integrated fridge/freezer
- Integrated dishwasher

## CLOAKROOMS, BATHROOMS & ENSUITES

- Pedestal sinks with chrome mixer taps
- Close coupled push button cistern toilets
- Slip resistant baths in the bathrooms
- Cedar shower mixer over baths\*
- Heated chrome towel rails
- Aqua R Round dual thermostatic showers with sliding door in the en-suites

## ELECTRICAL & HEATING

- Spotlights in kitchen areas, cloakrooms, bathrooms and ensuites
- Pendants in living areas, halls and bedrooms
- Air source heat pump
- Radiators
- Fibre-optic broadband ready

## EXTERNAL

- UPVC composite door
- White UPVC double glazed windows
- EV charger

## AVAILABLE UPGRADES

- Shaker style kitchen units
- Quartz worktops
- Premium brand oven, hob and extractor hood
- Additional shower to baths
- Additional tiling to bathrooms, ensuites and cloakrooms
- Mirrored bathroom cabinet
- Chrome sockets and light switches
- Chrome finished spotlights
- Oak veneered doors
- USB sockets
- Carpets and LVT flooring

### PLEASE NOTE:

Upgrade availability is plot dependant and subject to build stage at point of reservation.

\*Plot dependant



# North Essex Homes



North Essex Homes Construction Limited is a trusted local builder specialising in new build homes, ranging from bespoke single dwellings to larger residential developments. Since our establishment in September 2022, we have quickly earned a reputation as one of the region's most reliable and respected construction companies.

At the heart of our approach is a simple but powerful philosophy: we do what we say. This commitment to integrity and quality has helped us build strong relationships and a growing base of satisfied homeowners. We pride ourselves on creating unique, high-quality homes designed to be enjoyed for generations.

Our dedicated team brings extensive experience and commitment, expertly guiding projects from initial feasibility and planning stages through to the delivery of exceptional finished homes.





 Maltings Manor, Off Coopers Crescent, West Bergholt, Colchester C06 3SJ



All enquiries, please contact North Essex Homes:

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**E: [sales@northessexhomes.co.uk](mailto:sales@northessexhomes.co.uk)**

**DISCLAIMER:**

Please note that all elevations, plans, dimensions, layouts and materials are subject to review and therefore the developer reserves the right to alter them at any time. The computer generated images (CGIs) are for illustrative purposes only and may not accurately depict materials, gradients, landscaping, street furniture or any other aspect. Please ask the Sales Agent for more information about this. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and all rights are reserved to amend as necessary and without notice. This does not constitute or form any part of a contract of sale.