



COLDRUM  
HOMES

Presents



MANNOCK PARK

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WELCOME TO MANNOCK PARK

Idyllically situated within the green peripheral of Manston old town our Mannock Park development is supremely placed for family living. With fantastic access to local schools and amenities Mannock Park offers a convenient and pleasant living space comprised of luxury 2 and 3 bedroom homes, a stones throw from some of Kent's finest beaches and stretches of coastline. A high speed rail link to London calls at Margate and Ramsgate.

Care and quality are at the core of any Coldrum development and all of our homes come assured with a 10 year BuildZone new homes warranty.

Journey times by car (approximate):

- Margate: 12 mins (3.9 miles)
- Ramsgate: 14 mins (5.2 miles)
- Canterbury: 29 mins (14.3 miles)

### EXTERNAL FEATURES

- HardiePlank iron grey fibre cement board cladding
- Ibstock Cattybrook Brunswick Wilton yellow brick
- Indian sandstone paving to paths and rear patio
- A-grade PVCu Argon energy efficient windows
- Rear French doors to garden
- Two allocated car parking spaces

### INTERIOR FEATURES

- Suffolk original oak doors featuring contemporary chrome furniture
- Contemporary '327 profile' skirting and architrave
- Flooring - tile laid in kitchen, WC and bathroom and en suite. Negotiable carpeting available

### KITCHEN & APPLIANCES

- Bespoke units and granite worktops
- Granite upstands
- Integrated Bosch appliances
- Utility room

### BATHROOM FEATURES

- En suite to master bedroom
- Modern contemporary white suite with all-chrome brassware

### SECURITY FEATURES

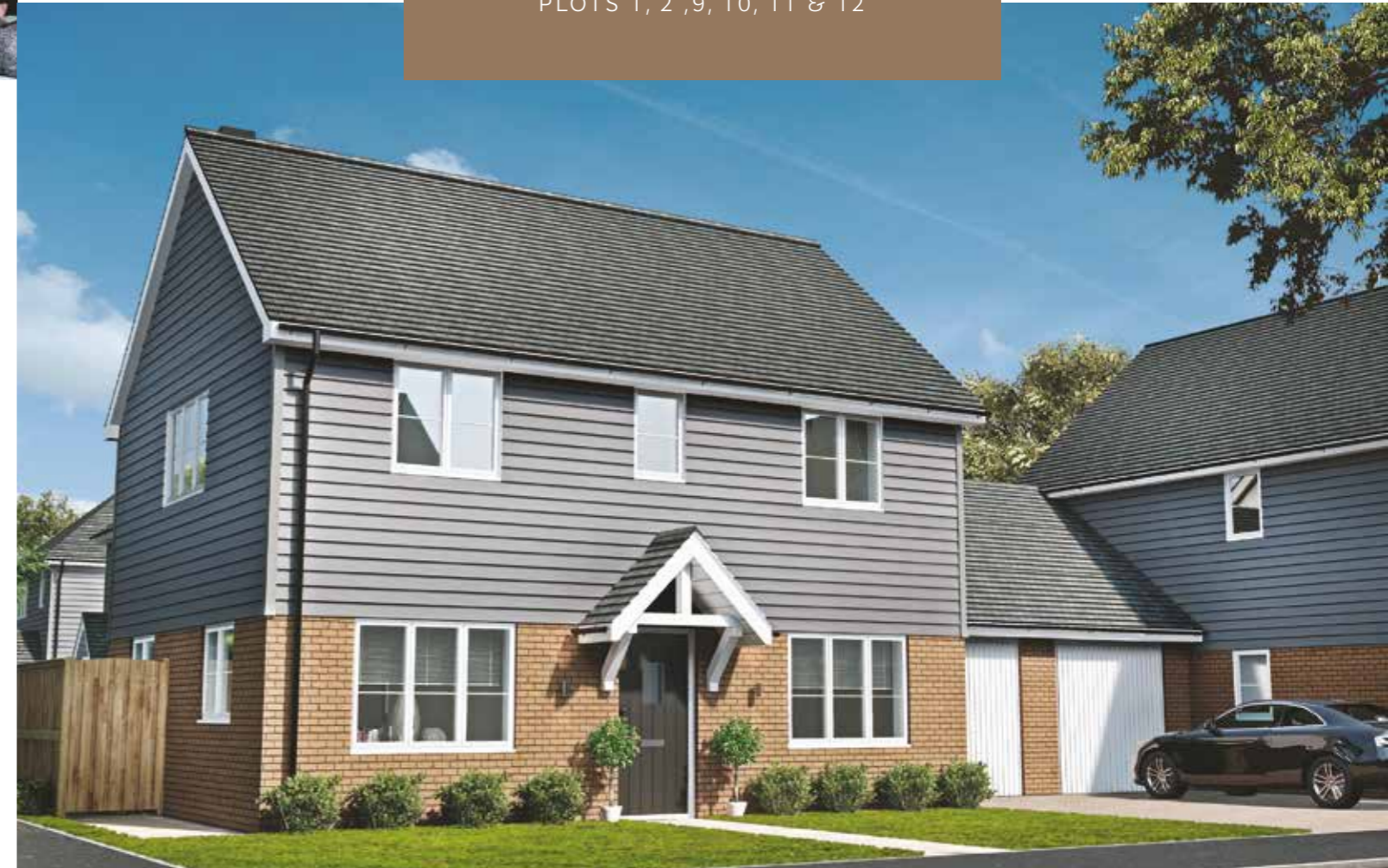
- 'Cottage One' Xtremedoor composite front door with PAS 24 2016 Enhanced Security accreditation
- Brook Security Audible Grade 2 intruder alarm
- Smoke detection alarm

### GENERAL

- Three bedrooms
- External street lighting
- Alpha E-Tec 30s System hot water gas boiler and Alpha sealed cylinder

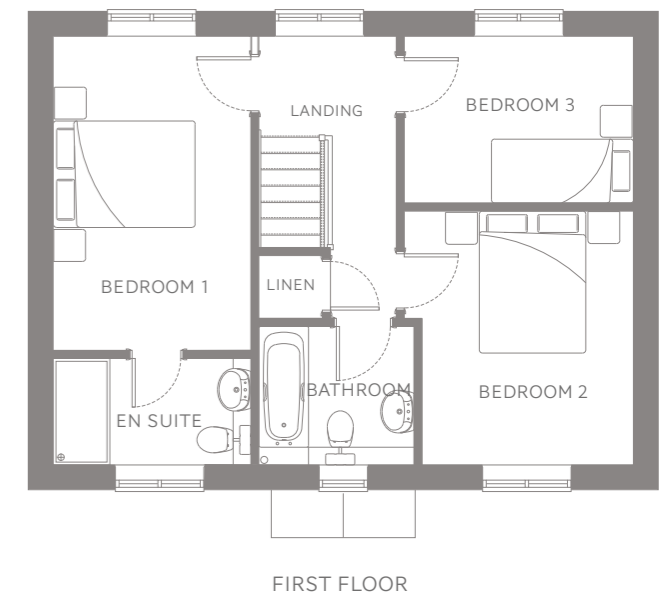
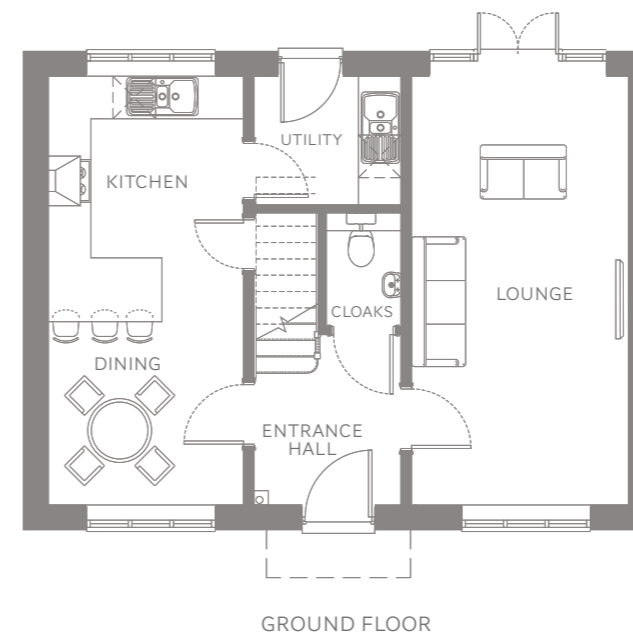
Plot 2 with 39m<sup>2</sup> double garage. Plots 9, 10, 11 & 12 each with single 19m<sup>2</sup> garage.

External materials & roof styles are plot dependant and may vary - please refer to sales advisor



DIMENSIONS			
GROUND FLOOR	Finished room sizes (Metric - mm)	Finished room sizes (Imperial - ft)	
Lounge	3058 W x 6040 L	(10ft x 19.10ft)	
Kitchen /Dining Room	2750 W x 6040 L	(9ft x 19.10ft)	
Utility	2069 W x 1812 L	(6.9ft x 5.11ft)	
FIRST FLOOR			
Bedroom 1	2786 W x 4426 L	(9.2ft x 14.6ft)	
Bedroom 2	2978 W x 3576 L	(9.9ft x 11.9ft)	
Bedroom 3	3228 W x 2350 L	(10.7ft x 7.9ft)	
Total gross internal floor area: 98.6m <sup>2</sup> / 1061 ft <sup>2</sup>			

Allow +/- 50mm margin for room sizes



### EXTERNAL FEATURES

- Istock West Hoathly Sussex blend brick
- Indian sandstone paving to paths and rear patio
- A-grade PVCu Argon energy efficient windows
- Rear French doors to garden
- Combined 39m<sup>2</sup> open car barn with electric car charging ports (plots 4 & 5 only)

### INTERIOR FEATURES

- Suffolk original oak doors featuring contemporary chrome furniture
- Contemporary '327 profile' skirting and architrave
- Flooring - tile laid in kitchen, WC and bathroom. Negotiable carpeting available

### KITCHEN & APPLIANCES

- Bespoke units and granite worktops
- Granite upstands
- Integrated Bosch appliances

### BATHROOM FEATURES

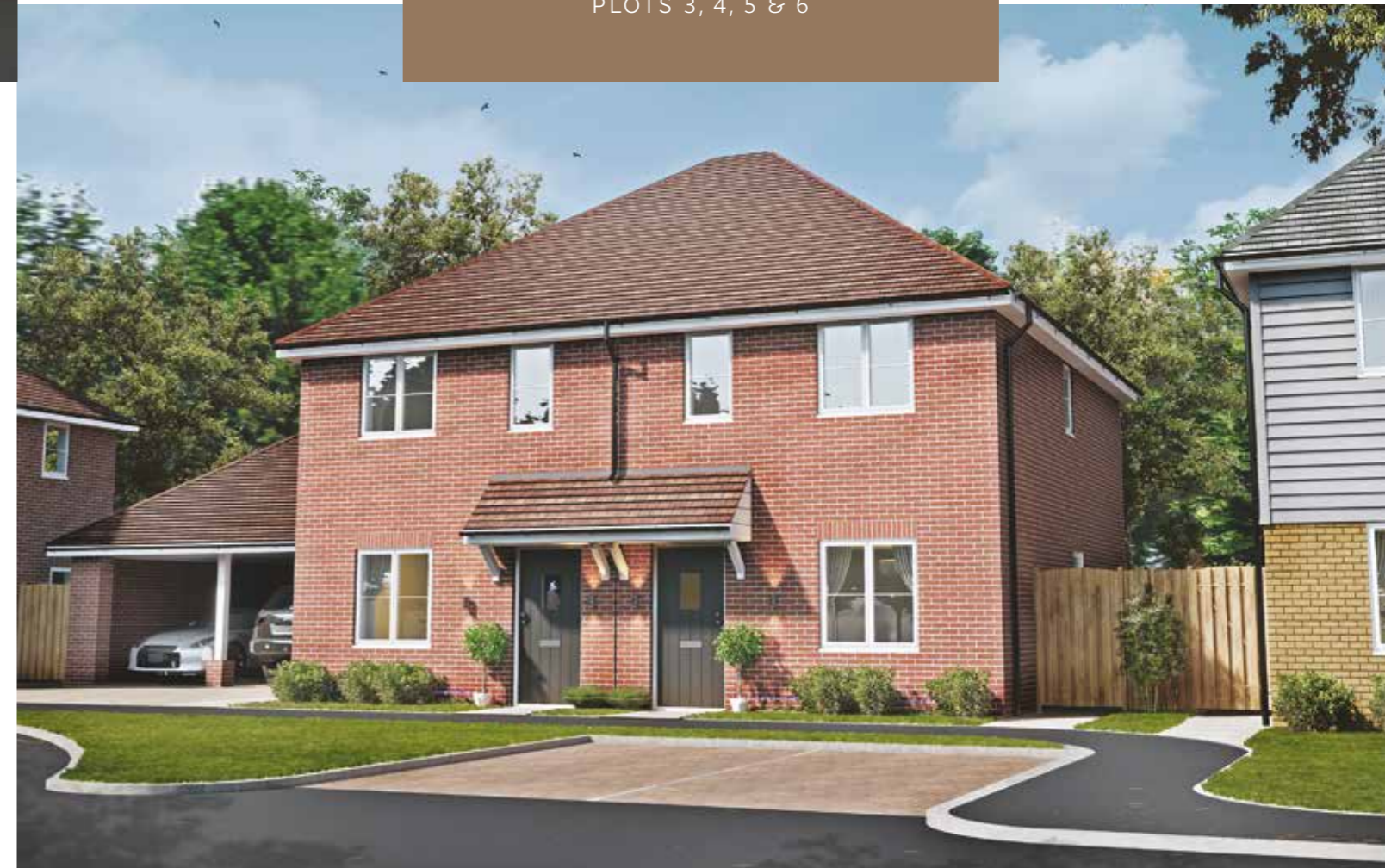
- Modern contemporary white suite with all-chrome brassware

### SECURITY FEATURES

- 'Cottage One' Xtremedoor composite front door with PAS 24 2016 Enhanced Security accreditation
- Brook Security Audible Grade 2 intruder alarm
- Smoke detection alarm

### GENERAL

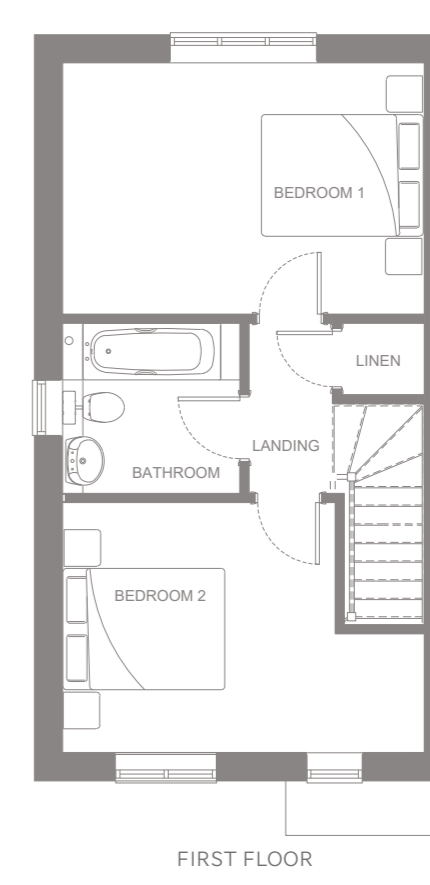
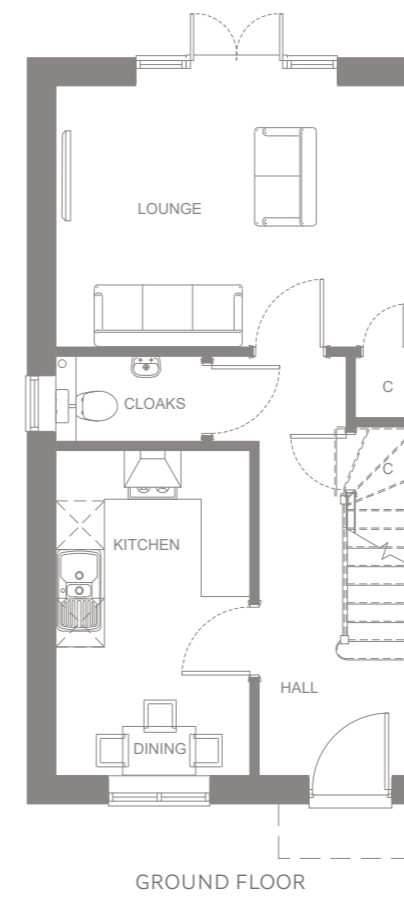
- Semi-detached
- Two bedrooms
- External street lighting
- Alpha Evoke 33 combi gas boiler



Plots 4 & 5 with combined 39m<sup>2</sup> open car barn with electric car charging ports  
External materials & roof styles are plot dependant and may vary - please refer to sales advisor

DIMENSIONS		
GROUND FLOOR	Finished room sizes (Metric - mm)	Finished room sizes (Imperial - ft)
Lounge	4465 W x 3225 L	(14.8ft x 10.7ft)
Kitchen /Dining Room	2396 W x 4012 L	(7.10ft x 13.2ft)
FIRST FLOOR		
Bedroom 1	4465 W x 3100 L	(14.8ft x 10.2ft)
Bedroom 2	4465 W x 3087 L	(14.8ft x 10.2ft)
Total gross internal floor area: 76m <sup>2</sup> / 818 ft <sup>2</sup>		

Allow +/- 50mm margin for room sizes



### EXTERNAL FEATURES

- HardiePlank iron grey fibre cement board cladding
- Ibstock Cattybrook Brunswick Wilton yellow brick
- Indian sandstone paving to paths and rear patio
- A-grade PVCu Argon energy efficient windows
- Rear French doors to garden
- Two allocated car parking spaces

### INTERIOR FEATURES

- Suffolk original oak doors featuring contemporary chrome furniture
- Contemporary '327 profile' skirting and architrave
- Flooring - tile laid in kitchen, WC and bathroom. Negotiable carpeting available

### KITCHEN & APPLIANCES

- Bespoke units and granite worktops
- Granite upstands
- Integrated Bosch appliances

### BATHROOM FEATURES

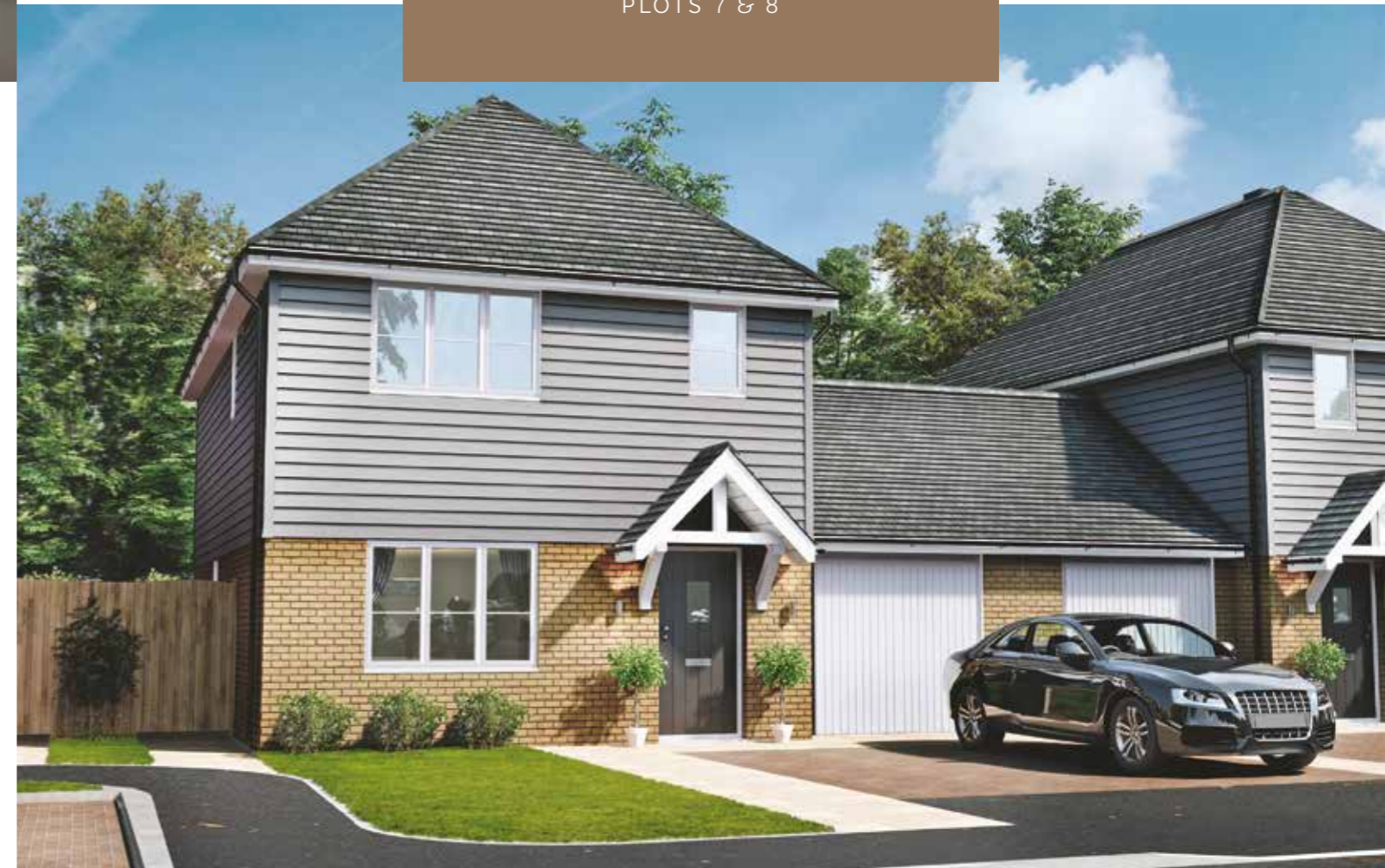
- Modern contemporary white suite with all-chrome brassware

### SECURITY FEATURES

- 'Cottage One' Xtremedoor composite front door with PAS 24 2016 Enhanced Security accreditation
- Brook Security Audible Grade 2 intruder alarm
- Smoke detection alarm

### GENERAL

- Linked dwelling
- 19m<sup>2</sup> single garage
- Three bedrooms
- External street lighting
- Alpha E-Tec 30s System hot water gas boiler and Alpha sealed cylinder

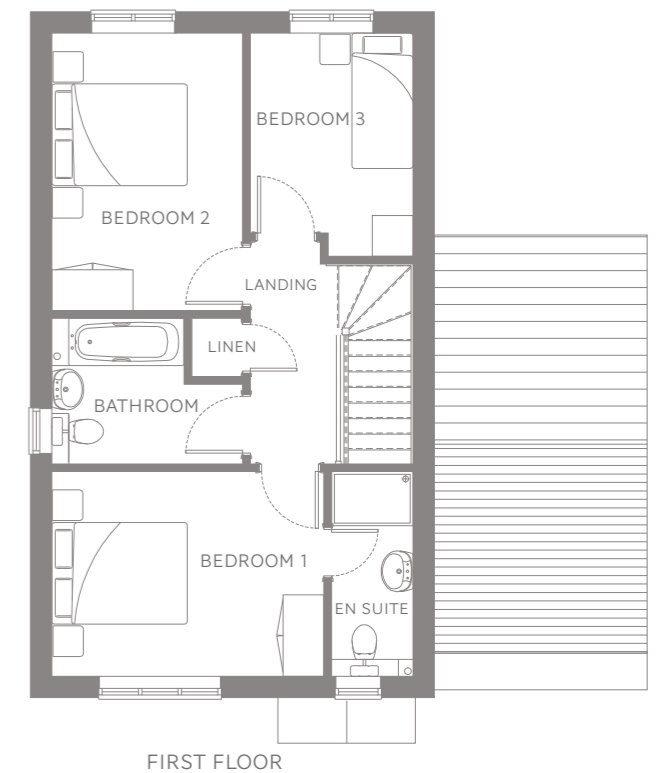
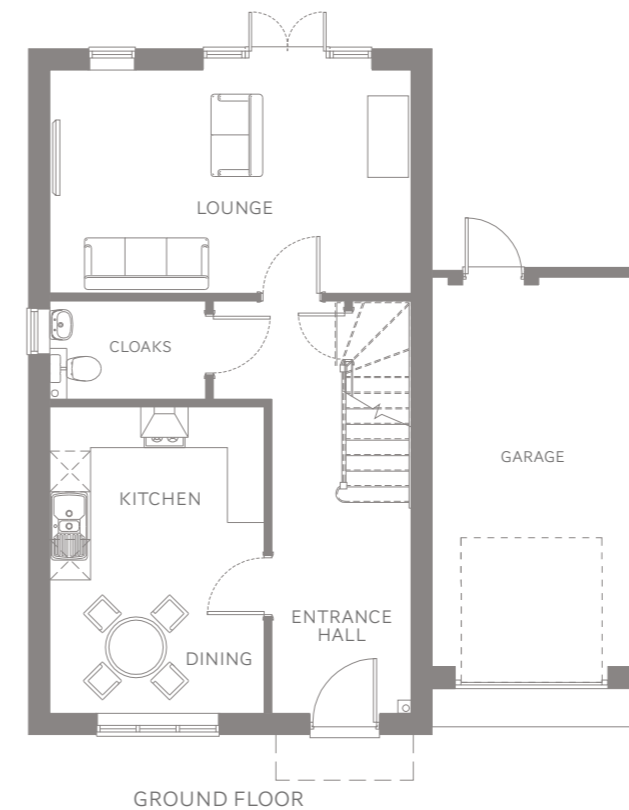


ACCESSIBILITY: PLOT IS M4(2) COMPLIANT

External materials & roof styles are plot dependant and may vary - please refer to sales advisor

DIMENSIONS		
GROUND FLOOR	Finished room sizes (Metric - mm)	Finished room sizes (Imperial - ft)
Lounge	5328 W x 3292 L	(17.6ft x 10.10ft)
Kitchen /Dining Room	3164 W x 4520 L	(10.5ft x 14.10ft)
FIRST FLOOR		
Bedroom 1	4014 W x 3020 L	(13.2ft x 9.11ft)
Bedroom 2	2814 W x 4092 L	(9.3ft x 13.5ft)
Bedroom 3	2400 W x 3292 L	(7.10ft x 10.10ft)
Total gross internal floor area: 96m <sup>2</sup> / 1033 ft <sup>2</sup>		

Allow +/- 50mm margin for room sizes



### EXTERNAL FEATURES

- Ibstock Cattybrook Brunswick Wilton yellow brick.
- HardiePlank iron grey fibre cement board cladding
- Indian sandstone paving to paths and rear patio
- A-grade PVCu argon energy efficient windows
- Rear French doors to garden
- Two allocated car parking spaces

### INTERIOR FEATURES

- Suffolk original oak doors featuring contemporary chrome furniture
- Contemporary '327 profile' skirting and architrave
- Flooring - tile laid in kitchen, WC and bathroom. Negotiable carpeting available

### KITCHEN & APPLIANCES

- Bespoke units and granite worktops
- Granite upstands
- Integrated Bosch appliances

### BATHROOM FEATURES

- En suite to master bedroom
- Modern contemporary white suite with all-chrome brassware

### SECURITY FEATURES

- 'Cottage One' Xtremedoor composite front door with PAS 24 2016 Enhanced Security accreditation
- Brook Security Audible Grade 2 intruder alarm
- Smoke detection alarm

### GENERAL

- Wheelchair accessible M4
- Detached
- 39m<sup>2</sup> double garage
- Three bedrooms
- External street lighting
- Alpha E-Tec 30s System hot water gas boiler and Alpha sealed cylinder

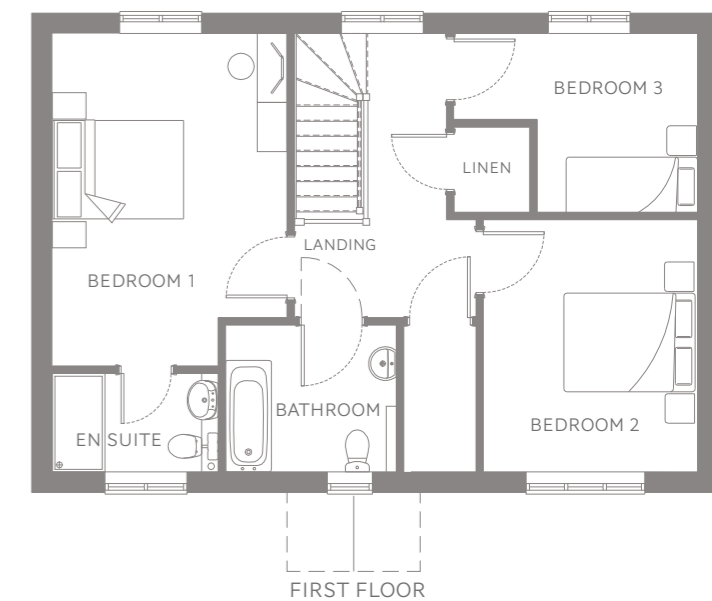
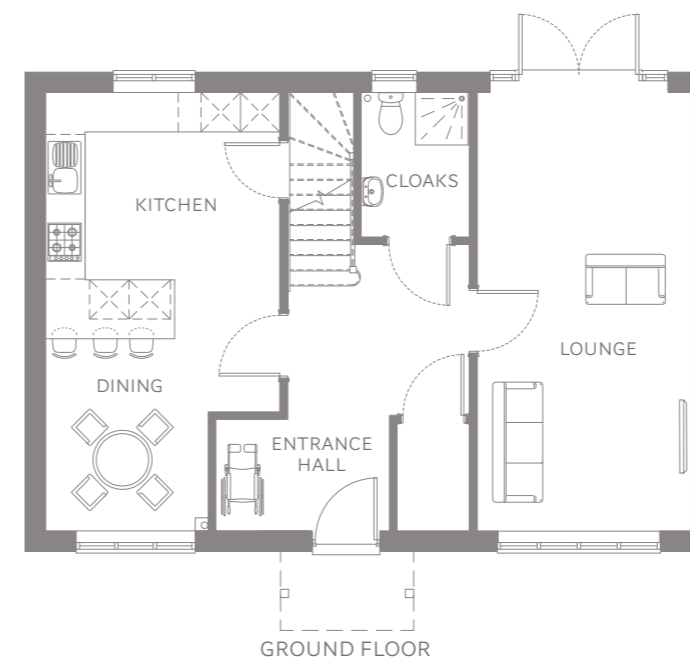
• PLOT 13 IS FULLY WHEELCHAIR COMPLIANT - M4(3)

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DIMENSIONS		
GROUND FLOOR	Finished room sizes (Metric - mm)	Finished room sizes (Imperial - ft)
Lounge	3252 W x 6602 L	(10.7ft x 21.8ft)
Kitchen /Dining Room	3565 W x 6602 L	(11.7ft x 21.8ft)
FIRST FLOOR		
Bedroom 1	3623 W x 5063 L	(11.11ft x 16.7ft)
Bedroom 2	3265 W x 3803 L	(11.11ft x 16.7ft)
Bedroom 3	3730 W x 2685 L	(12.3ft x 8.10ft)
Total gross internal floor area: 132m <sup>2</sup> / 1420.8ft <sup>2</sup>		

Allow +/- 50mm margin for room sizes



### EXTERNAL FEATURES

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### INTERIOR FEATURES

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- Flooring - tile laid in kitchen, WC and bathroom. Negotiable carpeting available

### KITCHEN & APPLIANCES

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### BATHROOM FEATURES

- Modern contemporary white suite with all-chrome brassware

### SECURITY FEATURES

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- Smoke detection alarm

### GENERAL

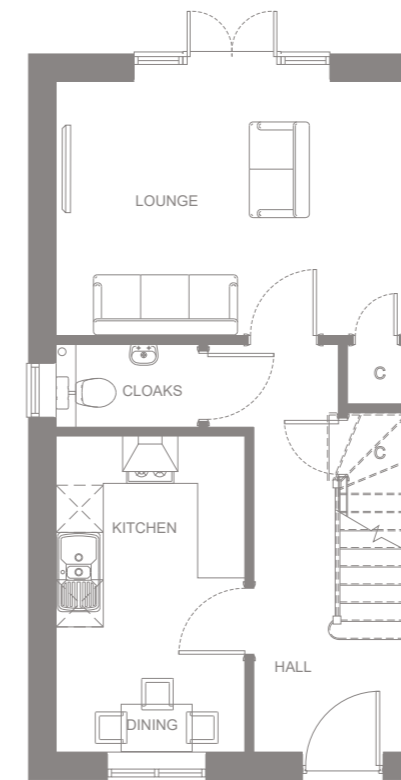
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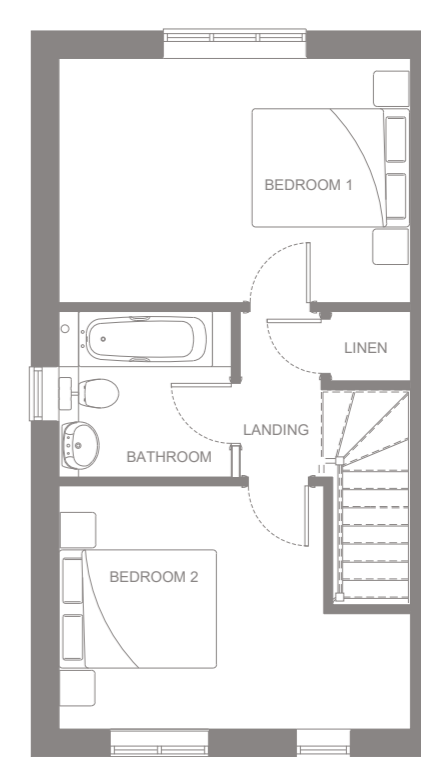


DIMENSIONS		
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FIRST FLOOR		
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Total gross internal floor area: 76m <sup>2</sup> / 818 ft <sup>2</sup>		

Allow +/- 50mm margin for room sizes



GROUND FLOOR



FIRST FLOOR

ATTRACTIONS

MANNOCK PARK IS SURROUNDED BY SOME OF OUR FINEST BEACHES AND COASTLINE, ALL WITHIN AN EASY DRIVE. CULTURE BOTH OLD AND NEW ARE PRESENT IN SEASIDE TOWNS LIKE MARGATE WHERE THE TURNER CONTEMPORARY ART GALLERY RESIDES COMFORTABLY ALONGSIDE A REGENERATED OLD TOWN. GOLDEN SANDY BEACHES ARE AN ADDED BONUS AT POSTCARD RESORTS LIKE BROADSTAIRS. AND HISTORY IS NEVER FAR AWAY, WITH THE VILLAGE OF MANSTON'S RICH MILITARY AVIATION PAST AND THE CATHEDRAL CITY OF CANTERBURY A HALF HOUR DRIVE FROM MANNOCK PARK.



Margate - Turner Contemporary (12 mins by road)

Margate - Main sands (12 mins by road)



Broadstairs - Viking Bay (15 mins by road)



Ramsgate - Harbour (14 mins by road)



Manston - Spitfire & Hurricane Memorial Museum



Images courtesy of Thanet District Council and the Spitfire & Hurricane Memorial Museum, Manston.

LOCATION





