



COLDRUM
HOMES

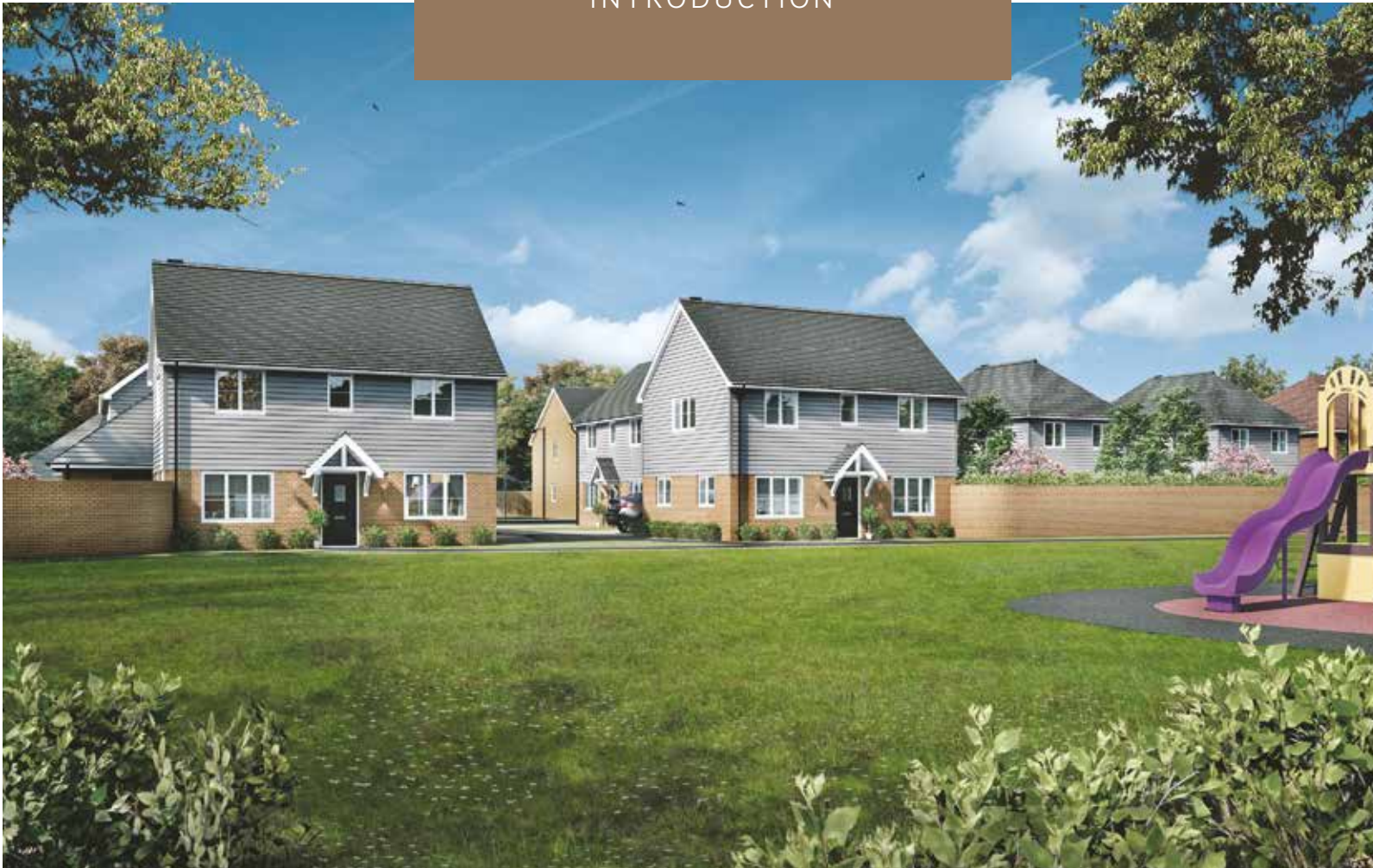
Presents



MANNOCK PARK

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THE OLD DAIRY • MAIDSTONE ROAD • ST MARY'S PLATT • SEVENOAKS • KENT TN15 8JJ
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MANNOCK PARK

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)



CARTER
PLOTS 1, 2 ,9, 10, 11 & 12



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

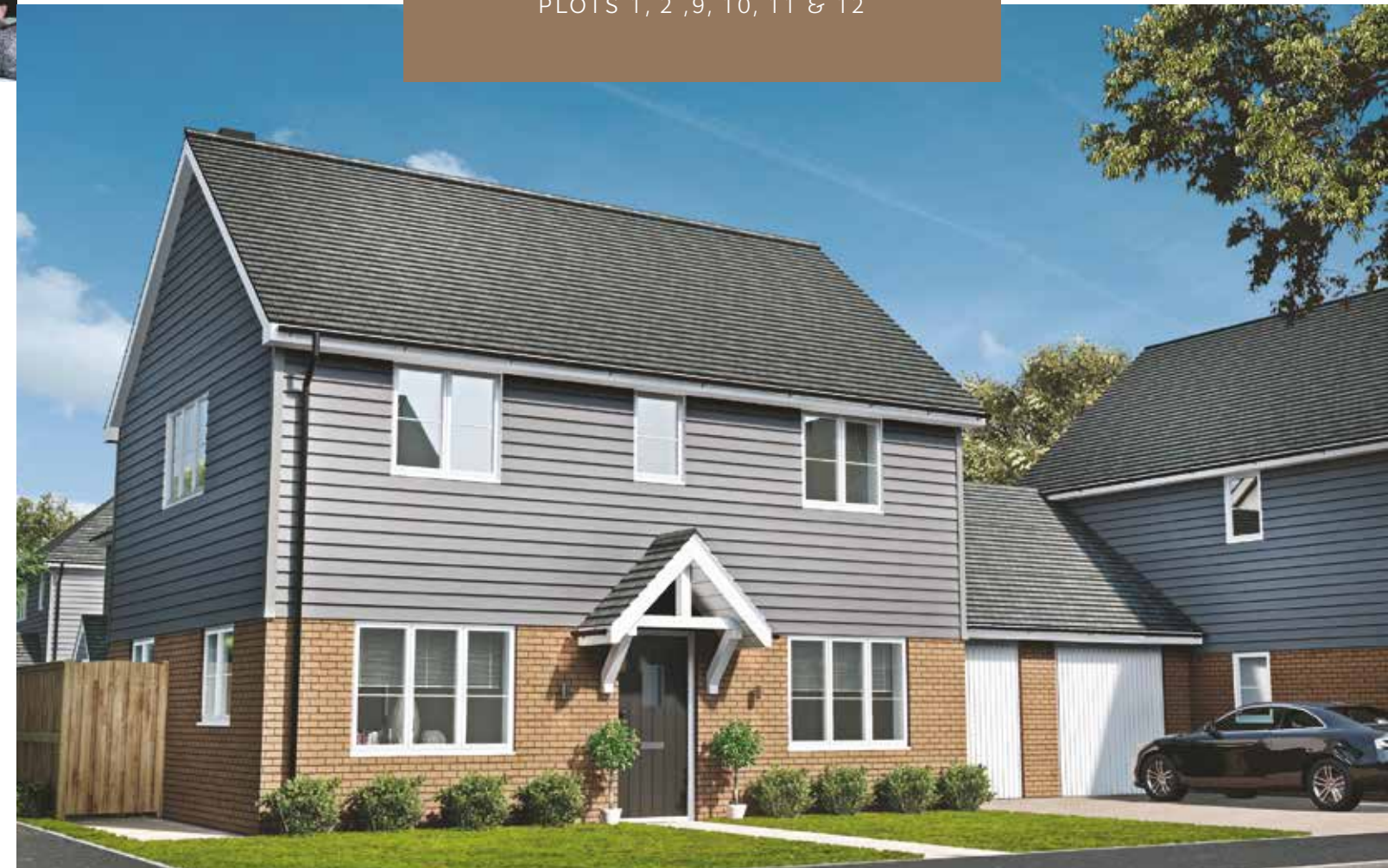
- 'Cottage One' Xtremedoor composite front door with PAS 24 2016 Enhanced Security accreditation
- Brook Security Audible Grade 2 intruder alarm
- Smoke detection alarm

GENERAL

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

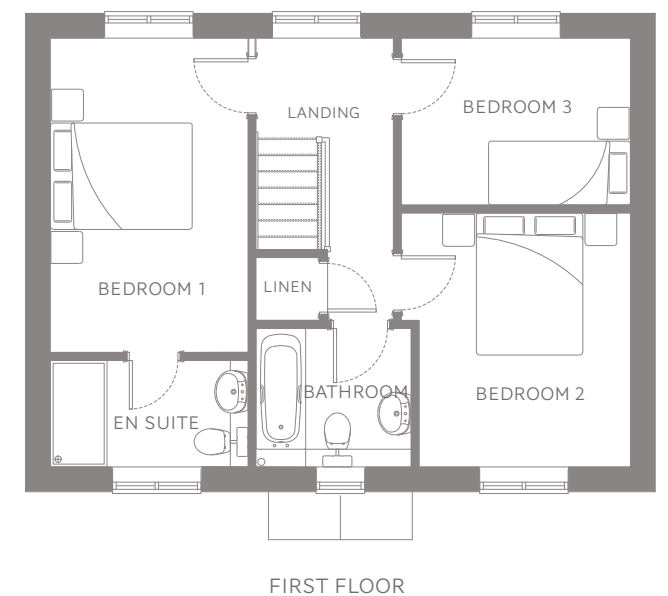
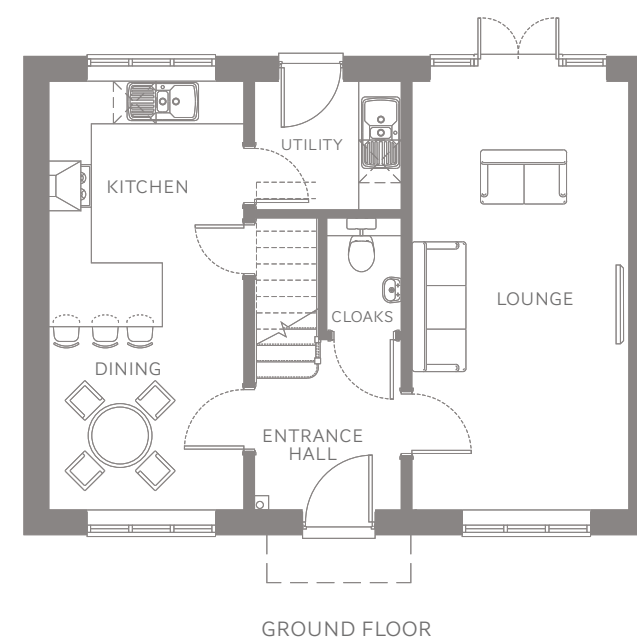
Plot 2 with 39m² double garage. Plots 9, 10, 11 & 12 each with single 19m² garage.

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 ² / 1061 ft ²			

Allow +/- 50mm margin for room sizes





HAYWARD PLOTS 3, 4, 5 & 6



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 39m² 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

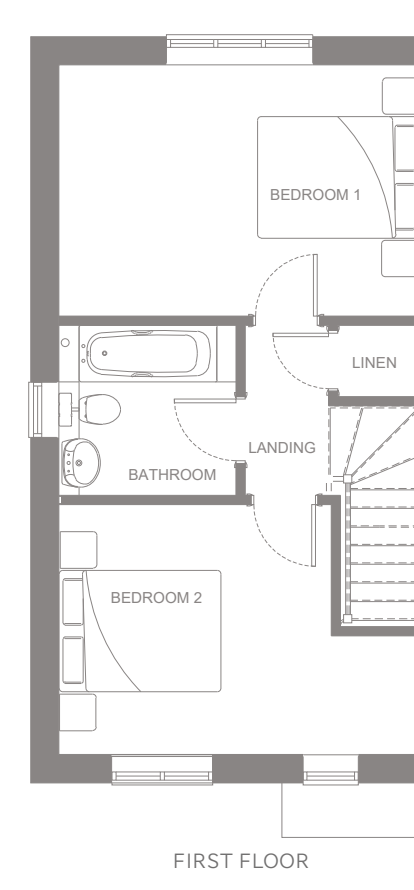
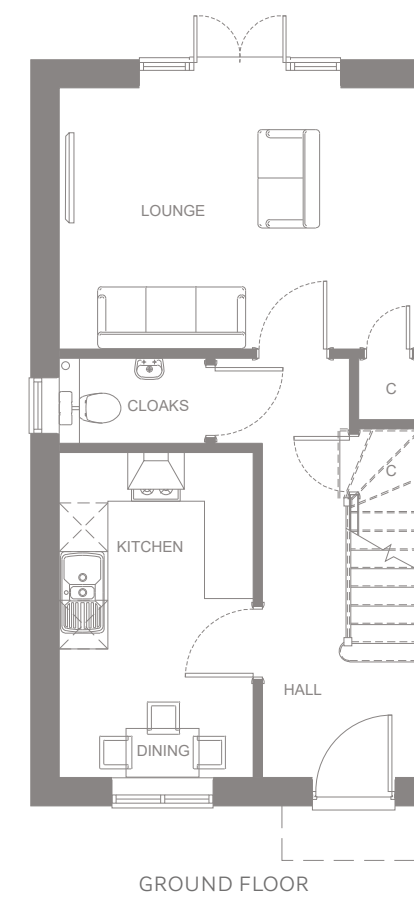
- Semi-detached
- Two bedrooms
- External street lighting
- Alpha Evoke 33 combi gas boiler

Plots 4 & 5 with combined 39m² 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 ² / 818 ft ²			

Allow +/- 50mm margin for room sizes





MAXWELL
PLOTS 7 & 8



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
- 19m² single garage
- Three bedrooms
- External street lighting
- Alpha E-Tec 30s System hot water gas boiler and Alpha sealed cylinder

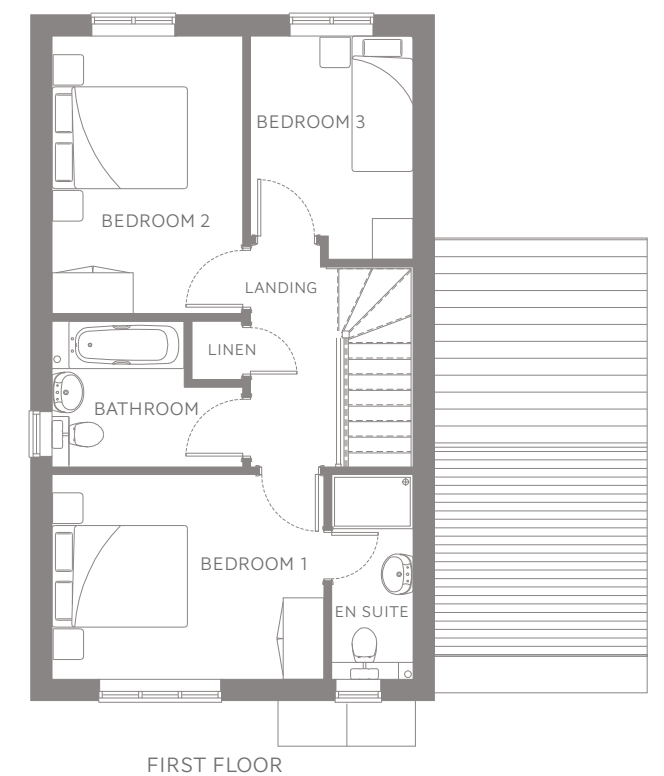
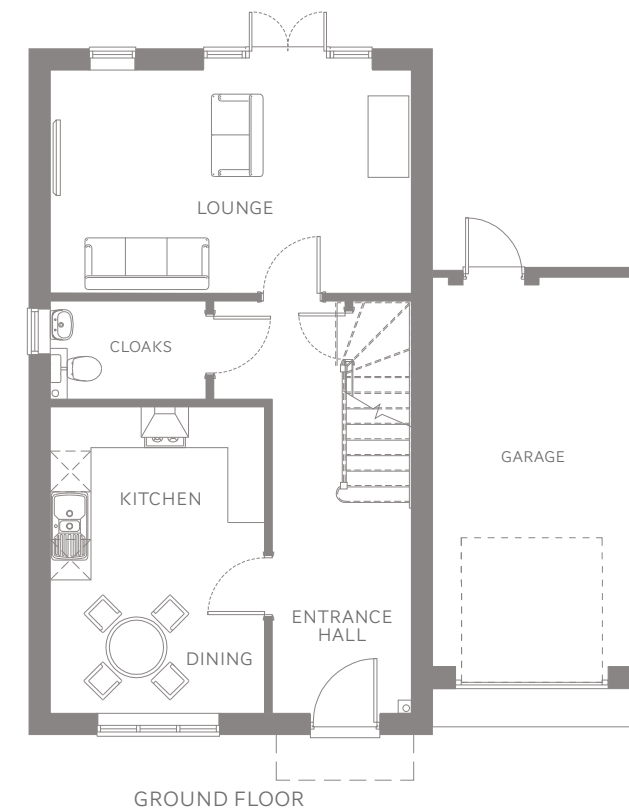


ACCESSIBILITY: PLOT IS M4(2) COMPLIANT

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 ² / 1033 ft ²		

Allow +/- 50mm margin for room sizes





MAYBERY
PLOT 13



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
- 39m² double garage
- Three bedrooms
- External street lighting
- Alpha E-Tec 30s System hot water gas boiler and Alpha sealed cylinder

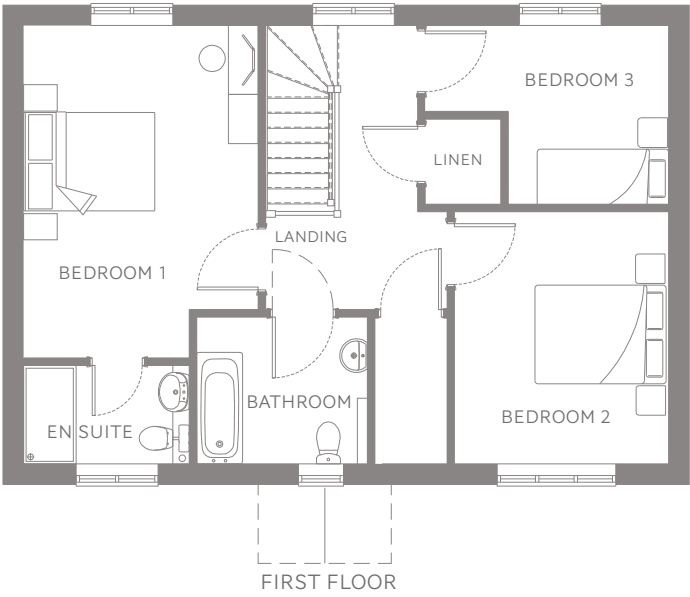
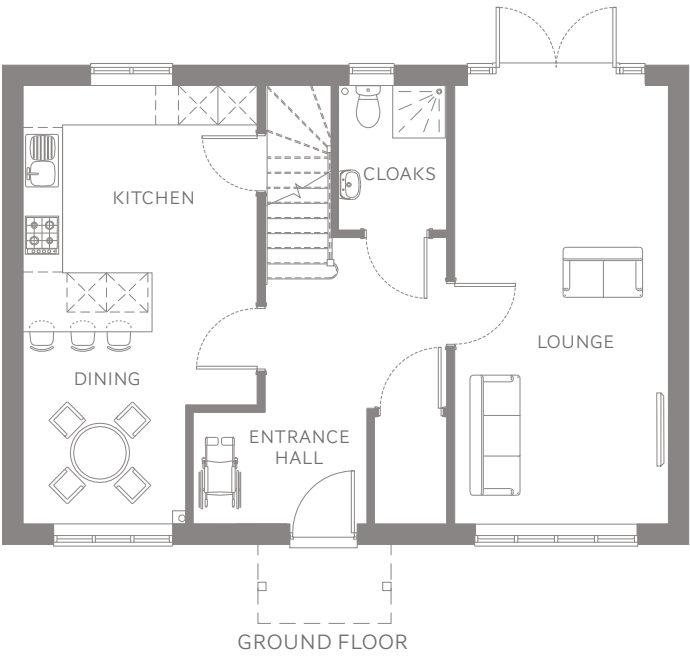
• PLOT 13 IS FULLY WHEELCHAIR COMPLIANT - M4(3)

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	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 ² / 1420.8ft ²		

Allow +/- 50mm margin for room sizes





PENTLAND
PLOTS 14 & 15



PENTLAND
PLOTS 14 & 15

EXTERNAL FEATURES

- Istock 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

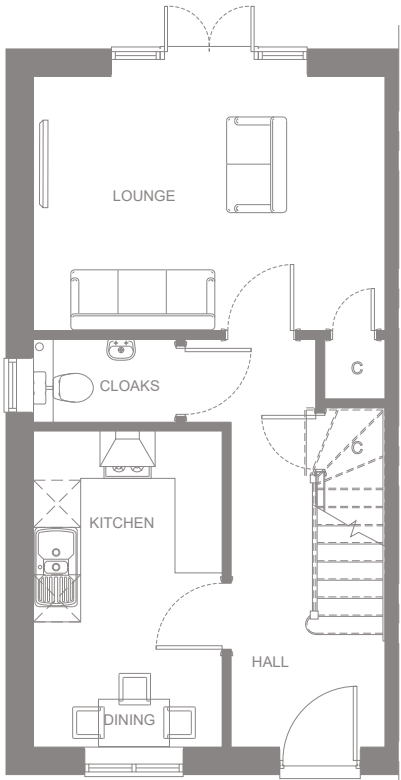
- Semi-detached
- Two bedrooms
- External street lighting
- Alpha Evoke 33 combi gas boiler

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

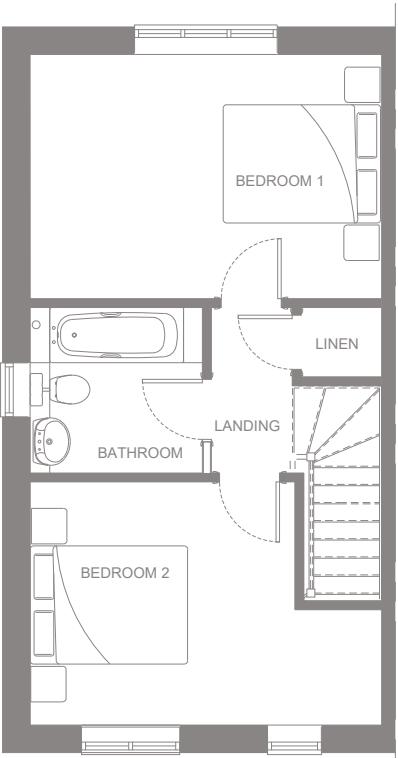


DIMENSIONS		
GROUND FLOOR	Finished room sizes (Metric - mm)	Finished room sizes (Imperial - ft)
Lounge	4465 W x 3225 L	(14.8ft x 10.7ft)
Kitchen /Dining Room	2396 W x 4012 L	(7.10ft x 13.2ft)
FIRST FLOOR		
Bedroom 1	4465 W x 3100 L	(14.8ft x 10.2ft)
Bedroom 2	4465 W x 3087 L	14.8ft x 10.2ft
Total gross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

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)



Manston - Spitfire & Hurricane Memorial Museum



Ramsgate - Harbour (14 mins by road)



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

LOCATION



