



JOSÉ POWELL
GARDENS

THORPE-LE-SOKEN | ESSEX





JOSÉ POWELL
1934-2022

José Powell moved to Thorpe-le-Soken in 1968 and joined the Thorpe Wives Club. The following year she became the Secretary of the Thorpe Women's Institute, a role she held for the rest of her life.

José served as a Thorpe-le-Soken Parish Councillor for 36 years, and as an Independent District Councillor for Thorpe, Beaumont and Great Holland for 24 years. She dedicated herself to these roles and took great pride in standing up for local residents and campaigning on local issues.

José enjoyed village life and was a prominent and active member of the community, organising the flower rota at St Michael's Church, being the Treasurer for the Thorpe Carnival and Fete, cleaning the war memorial for Remembrance Day, and giving talks to local groups across the Tendring area.



SAINT MICHAEL'S CHURCH,
THORPE-LE-SOKEN

THORPE-LE-SOKEN, ESSEX

Surrounded by coastal villages in the heart of the Tendring District, Thorpe-le-Soken dates from Saxon times, boasting a rich variety of historic buildings within an open countryside landscape. Steeped in both countryside and coastal walks, with both the Dedham Vale AONB and Suffolk Coast & Heaths AONB only short distances away, José Powell Gardens is the perfect place to enjoy the array of idyllic scenery.

For those wishing to participate, Thorpe Sports and Social Club, Thorpe Bowls Club, Lifehouse Spa in the village and a choice of Yacht and Golf Clubs nearby provide ample facilities.



THORPE BOWLS CLUB,
THORPE-LE-SOKEN



BEACH HUTS,
WEST MERSEA



COLCHESTER CASTLE,
COLCHESTER



BETH CHATTO GARDENS,
ELMSTEAD MARKET



THE BOATYARD,
DEDHAM



WALTON & FRINTON YACHT CLUB,
WALTON-ON-THE-NAZE



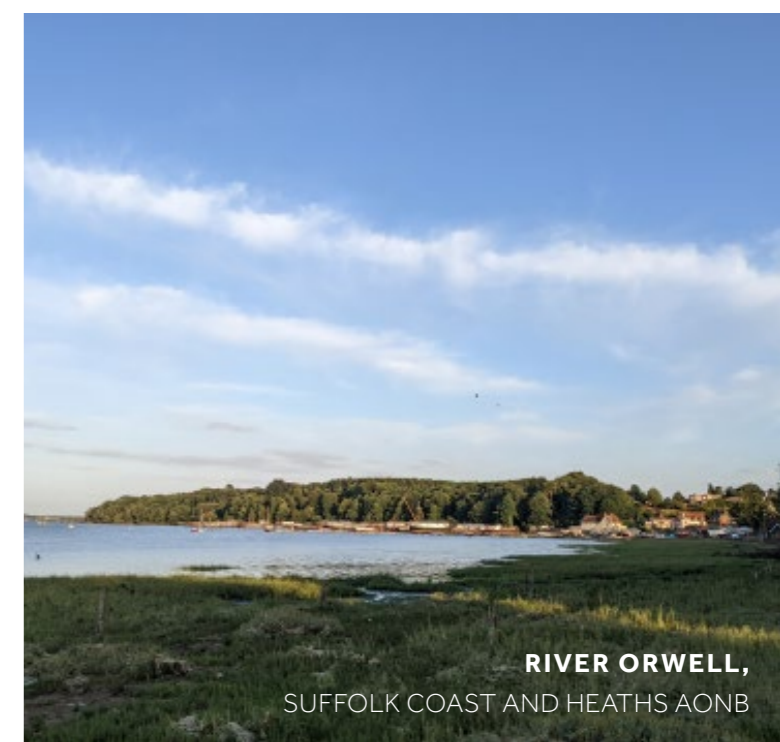
CLACTON GOLF CLUB,
CLACTON-ON-SEA



WILLY LOTT'S COTTAGE,
FLATFORD



FOSSIL CLIFFS,
WALTON-ON-THE-NAZE



RIVER ORWELL,
SUFFOLK COAST AND HEATHS AONB



SCOTT RESIDENTIAL

Scott Residential is a local, family-run business specialising in delivering high quality homes specifically designed to keep people living independently for longer.

Scott Residential build traditional properties incorporating modern technology and are finished to an extremely high standard, offering impressive, thoughtful design, featuring carefully chosen materials with meticulous attention to detail. Modern day needs are considered from the outset.

José Powell Gardens is an exclusive collection of 1, 2, 3 and 4 bedroom traditionally built homes with superb specifications.

TAILORING THE PROPERTY TO SUIT YOUR NEEDS

In addition to an extensive list of standard finishing choices on our developments, Scott Residential can carry out various alterations, up to and including internal room/wall variations, to accommodate individual needs and tastes. However, customisation to this extent is best suited to those reserving off plan.



THE PROPERTIES



THE POPPY
1 Bedroom & Bathroom
Plot 24 & 25



THE MARIGOLD
2 Bedrooms & Bathroom
Plots 21, 22, 23 & 26



THE CAMELLIA
2 Bedrooms & Bathroom
Plots 6, 7, 16 & 17



THE DAISY
2 Bedrooms, Bathroom & En suite
Plots 5 & 18



THE LILY
2 Bedrooms, Bathroom & En suite
Plots 12 & 20



THE DAHLIA
3 Bedrooms, Bathroom & En suite
Plot 27 & 28



THE HIBISCUS
3 Bedrooms, Bathroom & En suite
Plots 3 & 4



THE MAGNOLIA
3 Bedrooms, Bathroom & En suite
Plots 2 & 14



THE JASMINE
3 Bedrooms, Bathroom & En suite
Plots 1, 9, 10 & 13



THE WISTERIA
3 Bedrooms, Bathroom & En suite
Plots 11 & 19



THE AZALEA
3 Bedrooms, Bathroom & En suite
Plot 15



THE JUNIPER
4 Bedrooms, Bathroom & En suite
Plot 8





CGI indicates
Plots 24 & 25

THE **POPPY**

PLOT 24 & 25

The Poppy is a cosy, one bedroom bungalow, with a spacious open plan kitchen diner and lounge. This property has a balanced and practical internal layout, and ample storage space, providing the perfect accommodation for people looking to downsize.



Lounge & Kitchen	3.70 x 7.40m	12'2" x 24'3"
Bedroom 1	3.70 x 3.50m	12'1" x 11'6"



Approximate Gross Internal Area 55.5m² / 597.4ft²

Illustrations are for marketing purposes only; external finishes and dimensions may vary. Internal room sizes are subject to a 30-60mm reduction to all blockwork walls to allow for additional sound proofing & internal finishes.

Floor plan indicates Plot 24
Plot 25 is handed

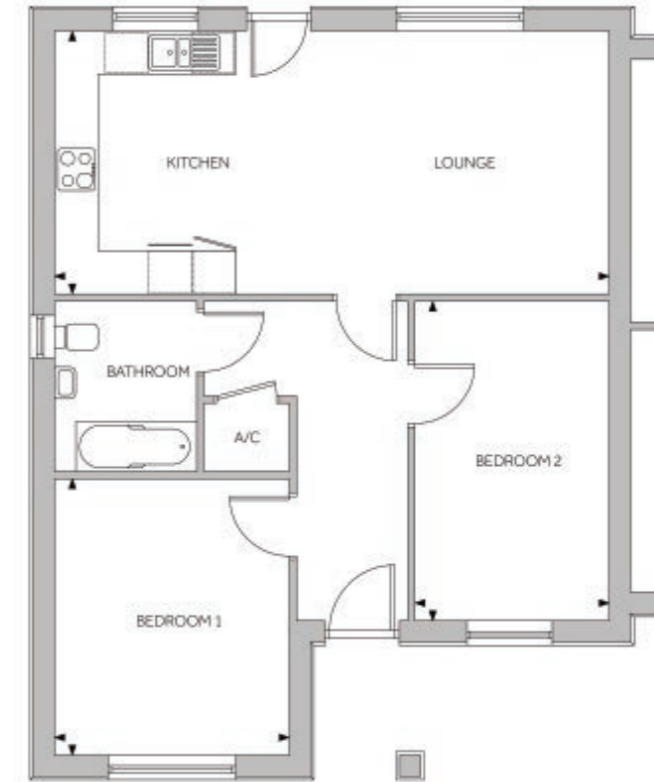


CGI indicates
Plots 21 & 22

THE MARIGOLD

PLOT 21, 22, 23 & 26

The Marigold is a semi-detached two bedroom bungalow. With a large open plan kitchen diner and lounge for entertaining family and friends, this property offers well-proportioned accommodation with a functional internal layout.



Floor plan indicates Plot 21 & 23
Plots 22 & 26 are handed

	▲ ▲ ▼ ▼	▲ ▲ ▼ ▼	
Lounge & Kitchen	3.70 x 7.80m	12'2" x 25'7"	
Bedroom 1	3.89 x 3.30m	12'9" x 10'10"	
Bedroom 2	4.50 x 2.73m	14'9" x 8'12"	



Approximate Gross Internal Area 70.9m² / 763ft²

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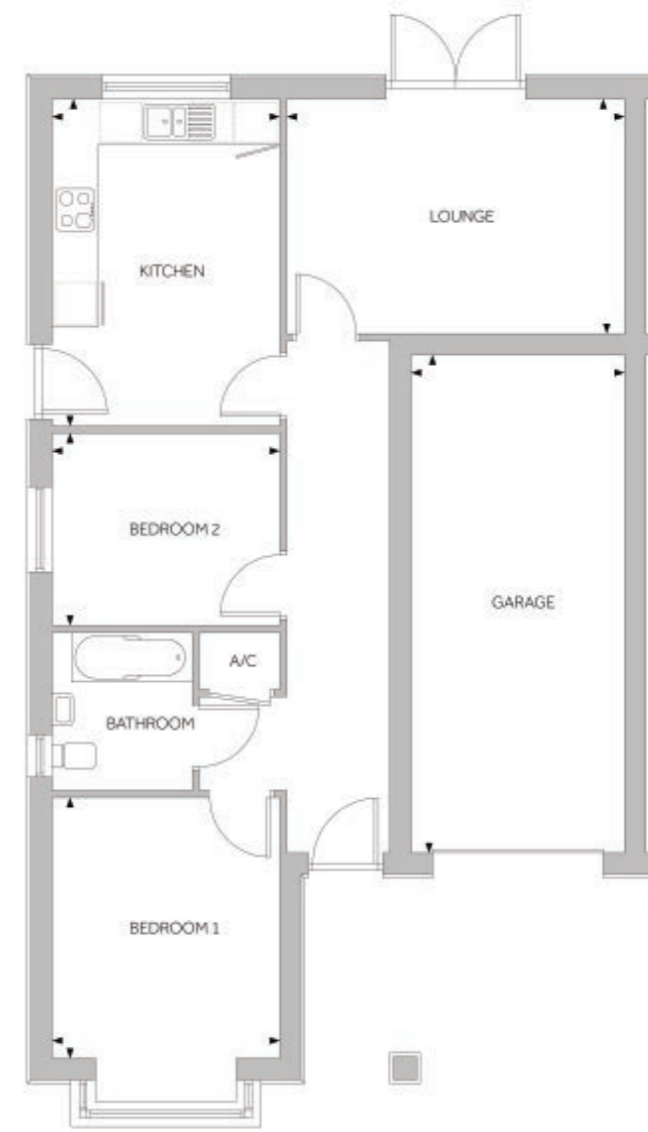


CGI indicates
Plots 6 & 7

THE **CAMELLIA**

PLOTS 6, 7, 16 & 17

This semi-detached bungalow with integral garage has been thoughtfully designed throughout, with a well proportioned lounge with french doors leading into the garden. The kitchen diner offers an additional socialising area for family and friends.



Floor plan indicates Plots 6 & 17
Plots 7 & 16 are handed

	▲ ▲ ▼ ▼	◀ ▶	▲ ▲ ▼ ▼	◀ ▶
Lounge	3.30 x 4.73m		10'10" x 15'6"	
Kitchen	4.60 x 3.20m		15'1" x 10'6"	
Bedroom 1	3.67 x 3.20m		12'0" x 10'6"	
Bedroom 2	2.70 x 3.20m		8'10" x 10'6"	
Garage	7.00 x 3.00m		23'0" x 9'10"	



Approximate Gross Internal Area 71.7m² / 772ft²

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CGI indicates
Plot 5

THE DAISY

PLOTS 5 & 18

The Daisy is a detached bungalow sitting on a wide plot with a functional internal layout. The property offers two large bedrooms with en suite shower room to master bedroom, providing the perfect accommodation for people looking to downsize.

	▲▲	▲▲	
	▼▼	▼▼	
Lounge	3.80 x 3.78m	12'6" x 12'5"	
Kitchen	4.11 x 3.20m	13'6" x 10'6"	
Bedroom 1	3.75 x 3.30m	12'4" x 10'10"	
Bedroom 2	2.90 x 3.78m	9'6" x 12'5"	
Garage	7.00 x 3.20m	23'0" x 10'6"	

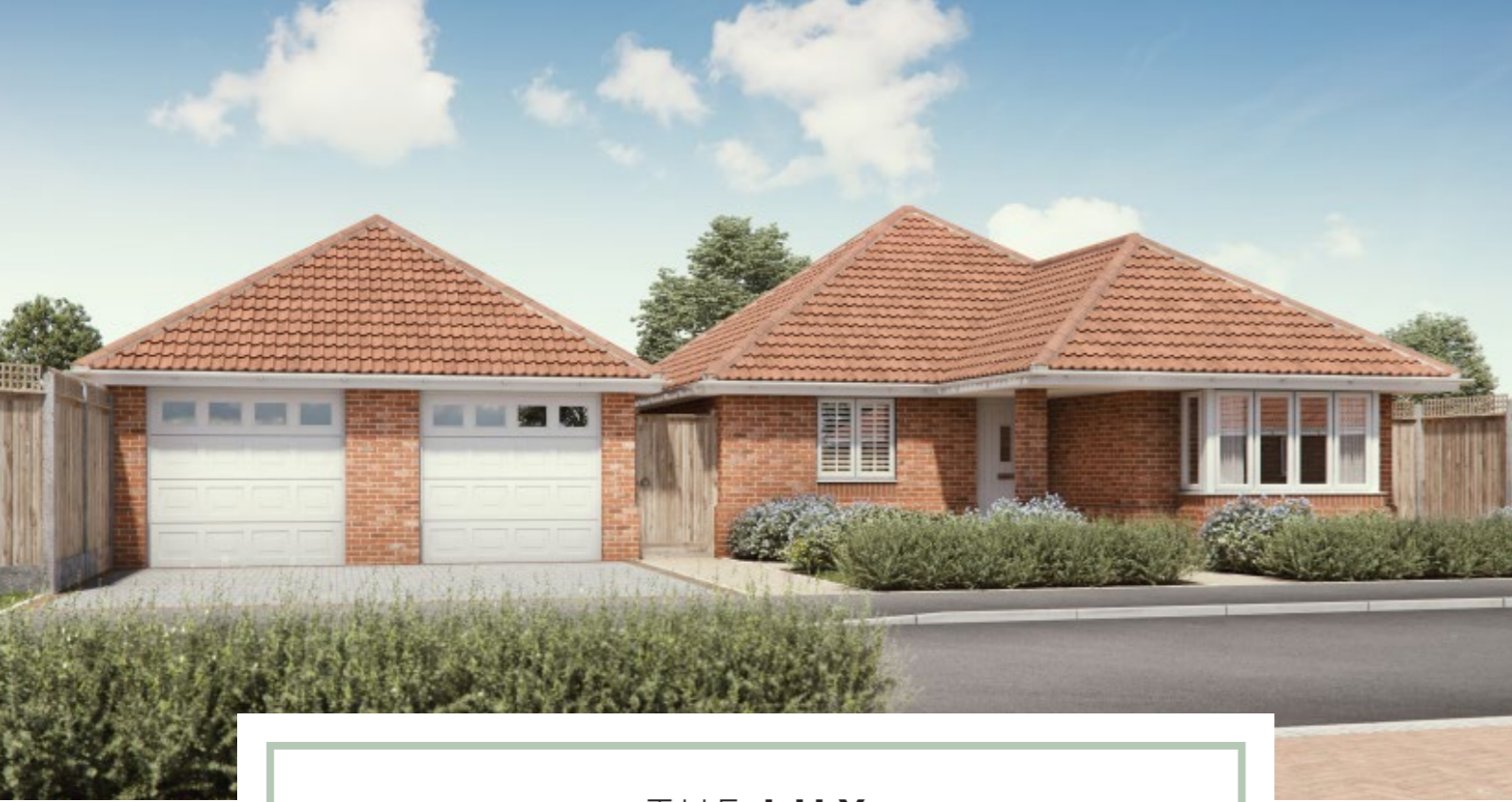


Approximate Gross Internal Area 72.1m² / 776ft²

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Floor plan indicates Plots 5 & 18
Garage location is indicative only



CGI indicates
Plot 20

THE LILY

PLOTS 12, & 20

The Lily is a detached two bedroom bungalow featuring an en suite shower room to the master bedroom providing separate bathing and shower areas, with well-proportioned accommodation throughout.



	▲ ▲ ▼ ▼	▲ ▲ ▼ ▼
Lounge	4.30 x 3.50m	14'1" x 11'6"
Kitchen	3.00 x 4.63m	9'10" x 15'2"
Bedroom 1	3.60 x 3.30m	11'10" x 10'10"
Bedroom 2	3.61 x 3.30m	11'10" x 10'10"
Garage	7.00 x 3.10m	23'0" x 10'2"



Approximate Gross Internal Area 75.3m² / 811ft²

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Floor plan indicates Plot 20
Plot 12 is handed
Garage location is indicative only

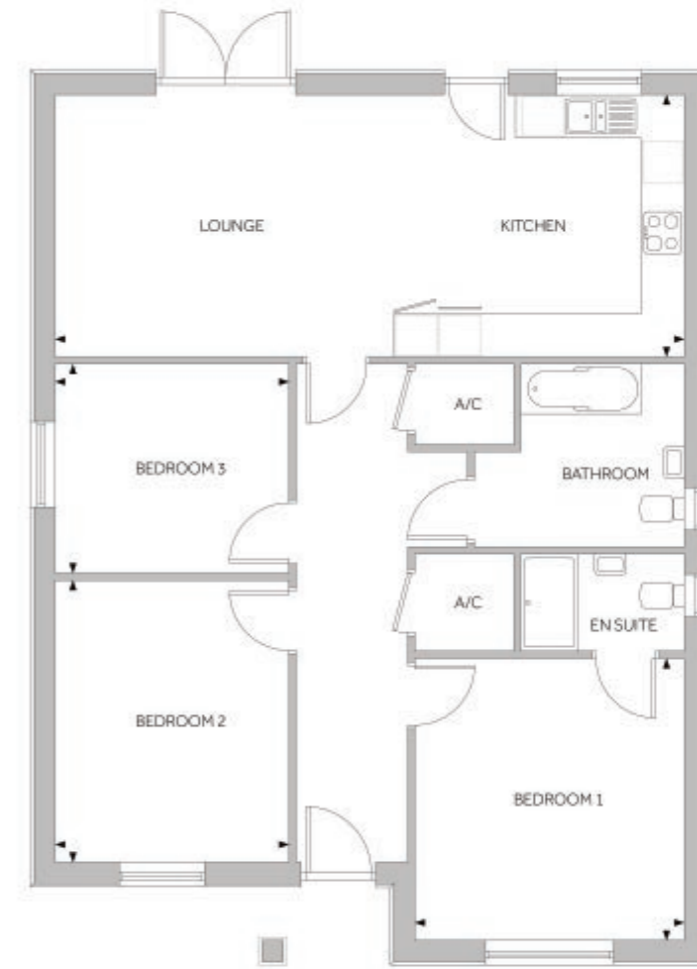


CGI indicates
Plot 27





THE DAHLIA

PLOT 27 & 28

The Dahlia is a three bedroom detached bungalow, featuring an en suite shower room to the master bedroom providing separate bathing and shower areas. With a spacious open plan kitchen diner and lounge area for family and friends, this property offers well-proportioned accommodation throughout, and ample storage space.



Floor plan indicates Plot 27
Plot 28 is handed

	 	 
Lounge & Kitchen	3.69 x 8.85m	12'1" x 29'0"
Bedroom 1	3.97 x 3.79m	13'0" x 12'5"
Bedroom 2	3.97 x 3.29m	13'0" x 10'10"
Bedroom 3	2.94 x 3.29m	9'8" x 10'10"



Approximate Gross Internal Area 99.7m² / 1073ft²

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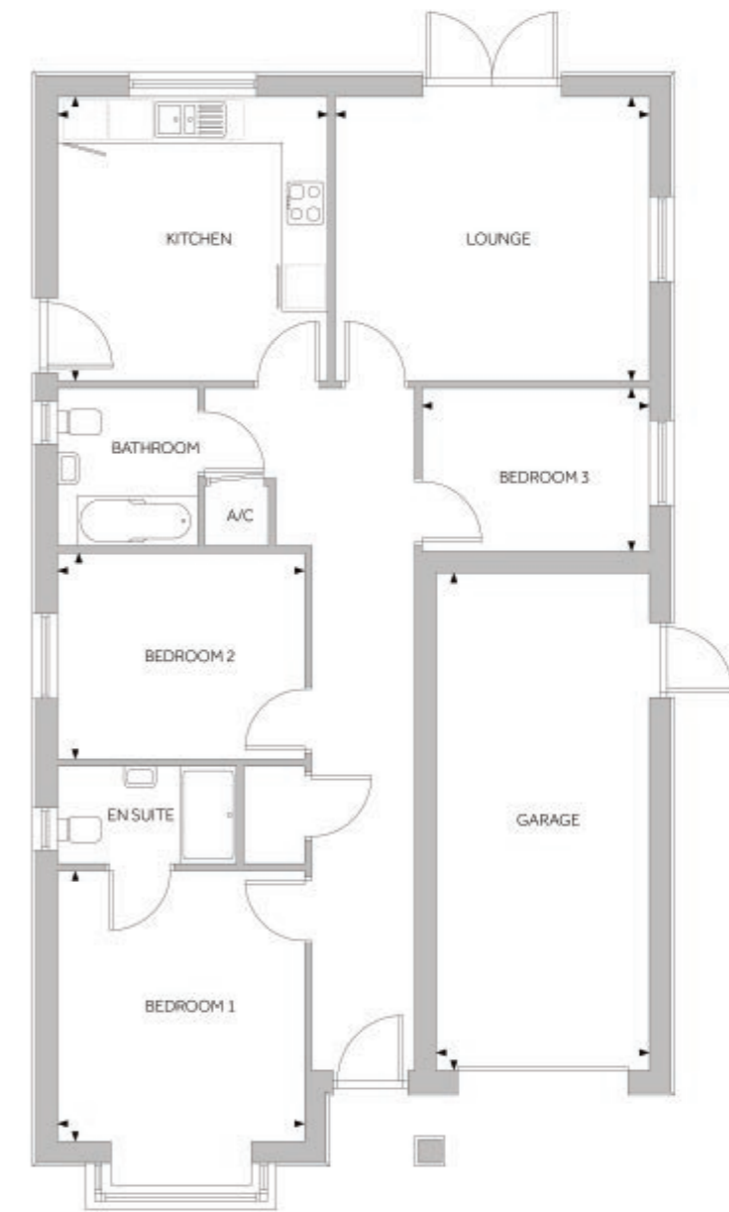


CGI indicates
Plot 3

THE HIBISCUS

PLOTS 3 & 4

The Hibiscus is a three bedroom detached bungalow with integral garage which offers efficient and comfortable living spaces. A large entrance hall, generous kitchen diner, en suite shower room to master bedroom, and a third bedroom also perfect for a study means this is a flexible and functional layout for all families.



Floor plan indicates Plot 3
Plot 4 is handed

	▲▲	◀▶	▲▲	◀▶
Lounge	4.00	x 4.42m	13'2"	x 14'6"
Kitchen	4.00	x 3.81m	13'2"	x 12'6"
Bedroom 1	3.81	x 3.50m	12'6"	x 11'6"
Bedroom 2	2.90	x 3.50m	9'6"	x 11'6"
Bedroom 3	2.30	x 3.20m	7'7"	x 10'6"
Garage	7.00	x 3.00m	23'0"	x 9'10"



Approximate Gross Internal Area 94.6m² / 1,018ft²

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Internal room sizes are subject to a 30mm reduction to all blockwork walls to allow for internal finishes.



CGI indicates
Plot 14

THE **MAGNOLIA**

PLOTS 2 & 14

The Magnolia, a three bedroom detached bungalow with detached garage, offers three large bedrooms, en suite shower room to master bedroom, and bathroom with separate bath and shower. A generous kitchen diner and spacious lounge provide ideal spaces for entertaining.



	▲▲	▲▲	▲▲	▲▲
Lounge	4.30 x 4.53m	14'1" x 14'10"		
Kitchen	5.19 x 3.60m	17'0" x 11'10"		
Bedroom 1	3.90 x 3.60m	12'10" x 11'10"		
Bedroom 2	3.50 x 3.00m	11'6" x 9'10"		
Bedroom 3	2.50 x 3.00m	8'2" x 9'10"		
Garage	7.00 x 3.10m	23'0" x 10'2"		



Approximate Gross Internal Area 96.5m² / 1,039ft²

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Floor plan indicates Plots 2 & 14
Garage location is indicative only



CGI indicates Plot 13

THE JASMINE

PLOTS 1, 9, 10 & 13

Available as detached or link-detached, and offering a variety of garage configurations, a kitchen diner with separate utility and en suite shower room to the master bedroom, this bungalow provides a practical layout without compromise. The utility area features an integrated washing machine and tumble dryer with second sink.

	▲▲ ◀▶	▲▲ ◀▶
Lounge	4.78 x 4.05m	15'8" x 13'3"
Kitchen & Utility	6.14 x 3.10m	20'2" x 10'2"
Bedroom 1	3.80 x 3.75m	12'6" x 12'4"
Bedroom 2	3.40 x 3.40m	11'2" x 11'2"
Bedroom 3	3.50 x 2.80m	11'6" x 9'2"
Garage Plot 13	7.00 x 3.10m	23'0" x 10'2"
*Garage Plots 9 & 10	7.00 x 4.00m	23'0" x 13'2"
**Garage Plot 1	7.00 x 3.55m	23'0" x 11'8"

Approximate Gross Internal Area 100.7m² / 1,084ft²

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* Variation to Plots 9 & 10

** Variation to Plot 1

Floor plan indicates Plot 13
 * Variation - linked garages to Plots 9 & 10
 ** Variation - detached garage to Plot 1

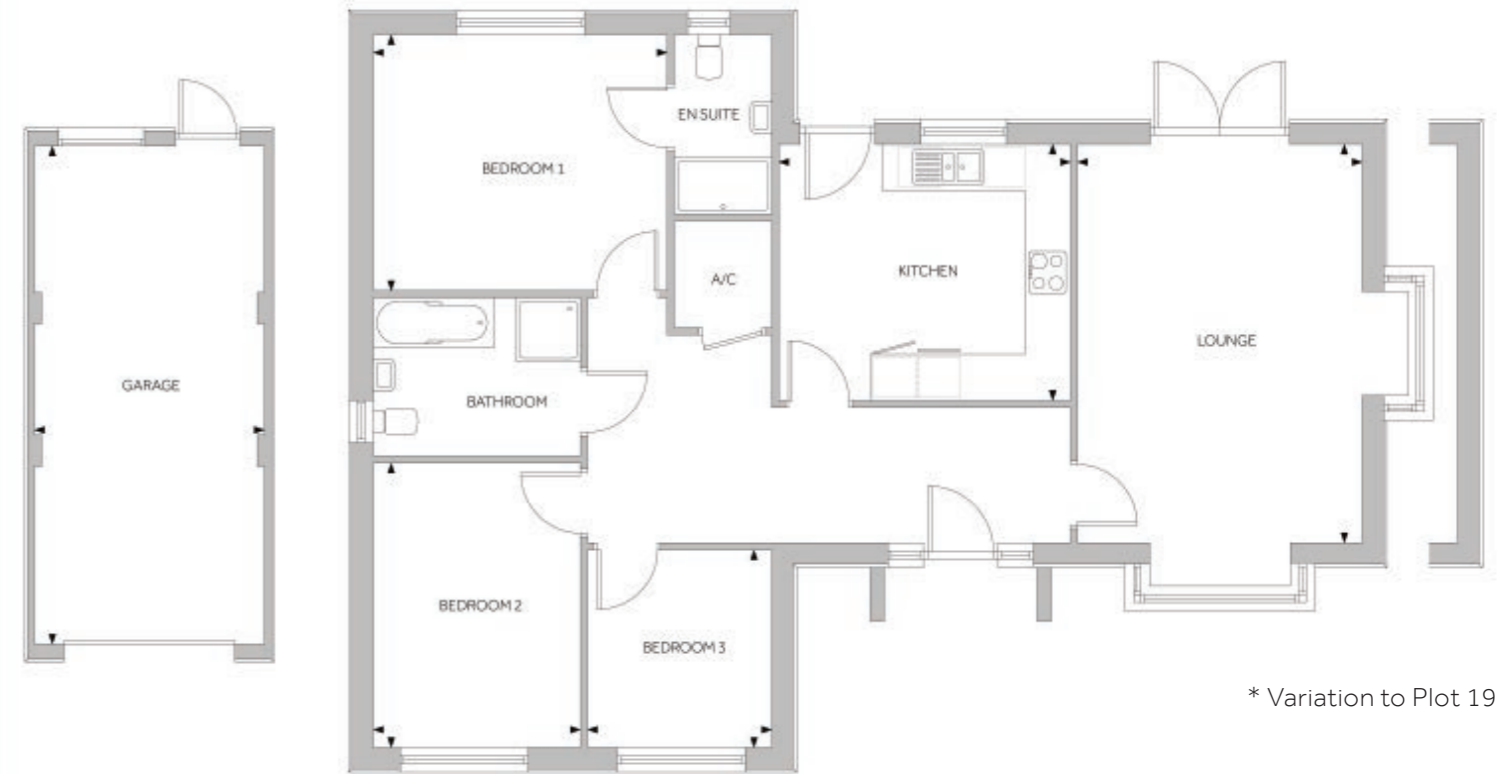


CGI indicates
Plot 11

THE WISTERIA

PLOTS 11 & 19

An elegantly light-filled three bedroom bungalow with spacious lounge complete with bay window and glazed French doors leading to the garden. The Wisteria offers an en-suite shower room, along with a bathroom featuring both a shower and bath, while also providing the perfect relaxation spaces.



* Variation to Plot 19

	▲ ▲ ▼ ▼	◀ ▶	▲ ▲ ▼ ▼	◀ ▶
Lounge	5.60 x 4.00m		18'5" x 13'2"	
Kitchen	3.60 x 4.10m		11'10" x 13'5"	
Bedroom 1	3.60 x 4.13m		11'10" x 13'7"	
Bedroom 2	4.00 x 2.91m		13'2" x 9'7"	
Bedroom 3	2.78 x 2.59m		9'1" x 8'6"	
Garage	7.00 x 3.20m		23'0" x 10'6"	



Approximate Gross Internal Area 103.8m² / 1,117ft²

Illustrations are for marketing purposes only; external finishes and dimensions may vary.
Internal room sizes are subject to a 30mm reduction to all blockwork walls to allow for internal finishes.

Floor plan indicates Plots 11
Plot 19 is handed
Garage location is indicative only



CGI indicates
Plot 15

THE **AZALEA** PLOT 15

This spacious bungalow offers three large bedrooms, with an en suite shower room to the master bedroom and bathroom with separate bath and shower. A generously sized kitchen diner with breakfast bar creates the perfect socialising and entertaining space.



	▲▲ ▼▼	◀▶	▲▲ ▼▼	◀▶
Lounge	5.00 x 4.50m		16'5" x 14'9"	
Kitchen	5.61 x 4.40m		18'5" x 14'5"	
Bedroom 1	3.80 x 3.73m		12'6" x 12'3"	
Bedroom 2	3.67 x 3.28m		12'0" x 10'9"	
Bedroom 3	2.50 x 3.28m		8'2" x 10'9"	
Garage	7.00 x 3.10m		23'0" x 10'2"	



Approximate Gross Internal Area 110.4m² / 1,188ft²

Illustrations are for marketing purposes only; external finishes and dimensions may vary.
Internal room sizes are subject to a 30mm reduction to all blockwork walls to allow for internal finishes.

Floor plan indicates Plot 15
Garage location is indicative only



CGI indicates
Plot 8

THE JUNIPER

PLOT 8

Our largest property, the Juniper is an impressive four bedroom bungalow perfect for those looking for extra space, with a bathroom including separate bath and shower, in addition to an en suite shower room to the master bedroom. The entrance hall opens into the generous hallway, leading to the spacious lounge with bay window and impressively sized open plan kitchen diner. The Juniper also boasts a large garage.



	▲ ▲ ▼ ▼	◀ ▶	▲ ▲ ▼ ▼	◀ ▶
Lounge	5.00 x 4.50m		16'5" x 14'9"	
Kitchen	5.61 x 4.40m		18'5" x 14'5"	
Bedroom 1	3.80 x 3.73m		12'6" x 12'3"	
Bedroom 2	3.10 x 3.28m		10'2" x 10'9"	
Bedroom 3	2.60 x 3.28m		8'6" x 10'9"	
Bedroom 4	2.30 x 3.28m		7'7" x 10'9"	
Garage	7.00 x 4.40m		23'0" x 14'5"	



Approximate Gross Internal Area 121.5m² / 1,308ft²

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Floor plan indicates Plot 8
Garage location is indicative only



SPECIFICATION

José Powell Gardens represents a refreshing blend of traditionally built homes with all of the benefits of modern, energy saving materials and appliances. Tailored to you, we provide you with choice of flooring, tiles, worktops and more, all as standard.

All of our homes are covered by an extensive NHBC Buildmark 10 year warranty.

Scott Residential properties are Secured by Design approved. Secured by Design is a flagship UK police initiative to help 'design out' crime through the use of high-quality innovative products and processes. We have always achieved Gold standard, the highest level of accreditation, and would expect José Powell Gardens to follow suit.



INTERNAL FINISHES

Walls finished with Super Matt emulsion and Diamond Matt emulsion to bathrooms, kitchen and utility

Four panel oak interior doors with polished chrome ironmongery

Chamfered and grooved skirting and architrave finished with white Satinwood paint

Choice of carpets to lounge, bedrooms and hallway

Choice of luxury vinyl flooring to kitchen, utility, bathroom and en suite



BATHROOM & EN SUITES

Bathroom suite including shower head over bath where applicable, and shower enclosure to en suite

LED mirrors with demisting pad and integrated shaver point

Ceiling mounted extractor fans

Wash hand basin with mixer tap and vanity unit

Large low profile shower tray to en suite

Large choice of glazed wall tiles to wet areas



KITCHEN & UTILITY

Large choice of laminate 40mm worktops, glazed wall tiles and Tarkett Inspiration Luxury Design vinyl floor tiles

Eye-level built-in double fan oven and grill, electric or gas hob and stainless steel glass extractor hood with light

Luxurious shaker style units and matching eye-level cabinets with under cabinet lighting

Stainless steel one and a half bowl sink unit with Monobloc sink mixer tap

Energy efficient integrated Neff appliances; washing machine, dishwasher and fridge freezer, with tumble dryer where applicable





ELECTRICAL & CONNECTIVITY

- Wired intruder alarm system and wired 'Ring' video doorbell to front door
- Wired smoke alarm, carbon monoxide alarm and linked heat sensor
- Multimedia points to lounge, kitchen and bedrooms
- Double sockets with USB connections in all rooms
- Downlights to kitchen and bathroom areas, with pendant lighting to all other rooms and wall light fittings to lounge



- Lighting at all exterior door locations
- External 240v socket to rear of property

CENTRAL HEATING

- Ideal Logic Combi Gas Boiler
- Radiators throughout with thermostatic valves, with towel radiator to bathrooms and en suites



EXTERNALLY

- Level access to front of property
- Double glazed UPVC windows & doors
- Paved patio area
- Outside tap to rear of property
- Cultivated turf to front and rear gardens
- Landscaped planting to front garden
- Timber fence panels with trellis, concrete posts and gravel boards



GARAGE

- Garador electric Georgian panelled sectional door with remote control
- Side or rear entry personnel door and window where applicable
- Fluorescent lighting and 240v double sockets
- Designated wiring installed for electric car charging port





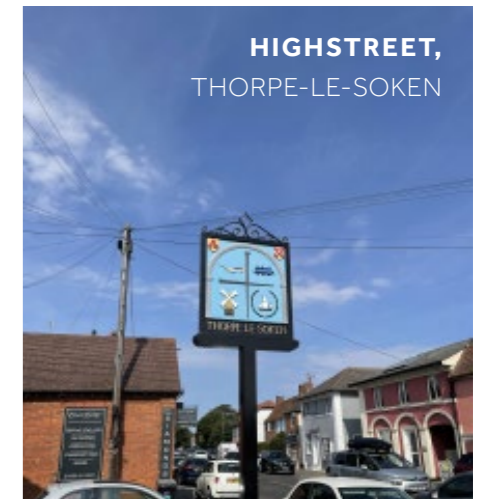
**THE BELL INN,
THORPE-LE-SOKEN**



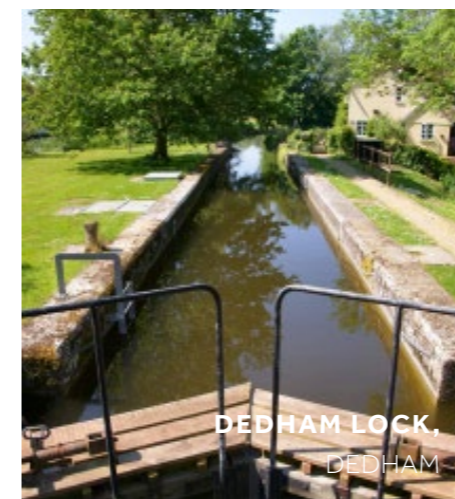
**MANNINGTREE WALLS,
MANNINGTREE**



**LIFEHOUSE SPA,
THORPE-LE-SOKEN**



**HIGHSTREET,
THORPE-LE-SOKEN**



**DEDHAM LOCK,
DEDHAM**



**CLACTON SHOPPING VILLAGE,
CLACTON**



**HARRY'S BAR & RESTAURANT,
THORPE-LE-SOKEN**



**FLATFORD MILL,
FLATFORD**



LANDERMERE CREEK,
THORPE-LE-SOKEN



FRINTON GOLF CLUB,
FRINTON-ON-SEA

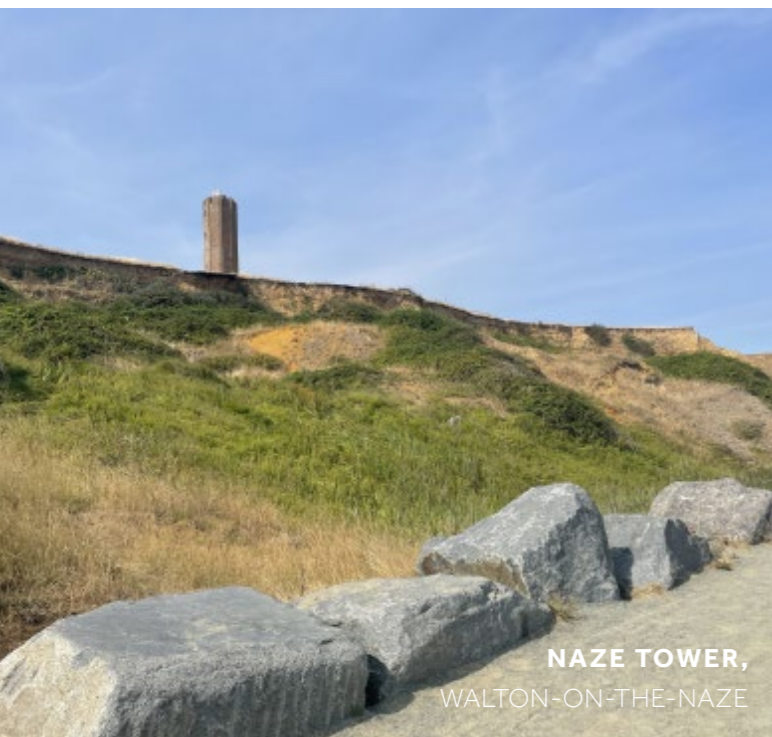
THE LOCATION

José Powell Gardens is perfectly positioned, whether travelling for leisure or exploring the countryside.

José Powell Gardens,
Henderson Road,
Thorpe-le-Soken, Essex,
CO16 0EQ



PARKER'S GARDEN CENTRE,
FRINTON-ON-SEA



NAZE TOWER,
WALTON-ON-THE-NAZE



A HOUSE FOR ESSEX,
WRABNESS



CLOSE BY

Bus Stop – 0.5 miles
Thorpe-le-Soken High Street – 0.8 miles
Thorpe-le-Soken Train Station – 1.3 miles
Brooklynn Farm Shop – 2.0 miles
Parker's Garden Centre – 3.9 miles
Frinton Golf Club – 5.5 miles



RAIL LINKS

Clacton-on-Sea – 9 minutes
Colchester – 18 minutes
Chelmsford – 41 minutes
Ipswich – 52 minutes
London Liverpool Street – 1 hour 18 minutes



ROAD CONNECTIONS

A133-A120 junction – 7.0 miles
A120-A12 junction – 16.0 miles
Colchester Town – 13.5 miles
Ipswich – 21.0 miles
Braintree – 33.4 miles
Chelmsford – 38.0 miles



PLACES OF INTEREST

Walton-on-the-Naze – 6.0 miles
Clacton-on-Sea – 6.0 miles
Wrabness Nature Reserve – 6.9 miles
Dedham Vale AONB – 13.3 miles
Mersea Island – 21.0 miles

All travel times and distances are approximate only. Train times listed are from Thorpe-le-Soken Station based on current approximate off-peak National Rail timings. Rail journeys may be longer during peak times.



FOR FURTHER INFORMATION PLEASE CALL
THE SELLING AGENT NICHOLAS PERCIVAL
ON **01206 563222**



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