



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.



**SAIN'T 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



**THE BOATYARD,**  
DEDHAM



**WILLY LOTT'S COTTAGE,**  
FLATFORD







**COLCHESTER CASTLE,**  
COLCHESTER



**BETH CHATTO GARDENS,**  
ELMSTEAD MARKET



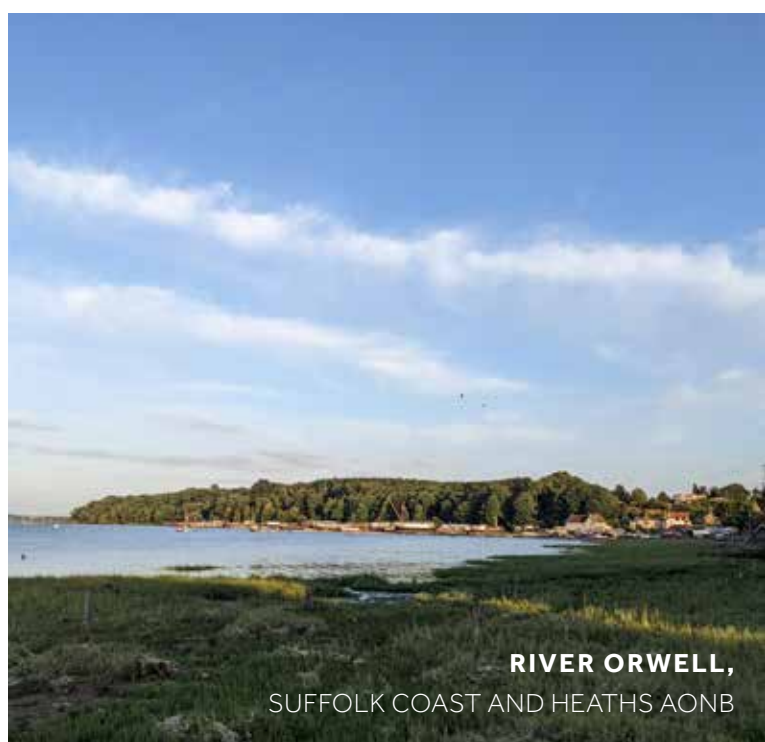
**WALTON & FRINTON YACHT CLUB,**  
WALTON-ON-THE-NAZE



**CLACTON GOLF CLUB,**  
CLACTON-ON-SEA



**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 55.5m<sup>2</sup> / 597.4ft<sup>2</sup>

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.

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 70.9m<sup>2</sup> / 763ft<sup>2</sup>

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



## 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.

CGI indicates  
Plots 6 & 7

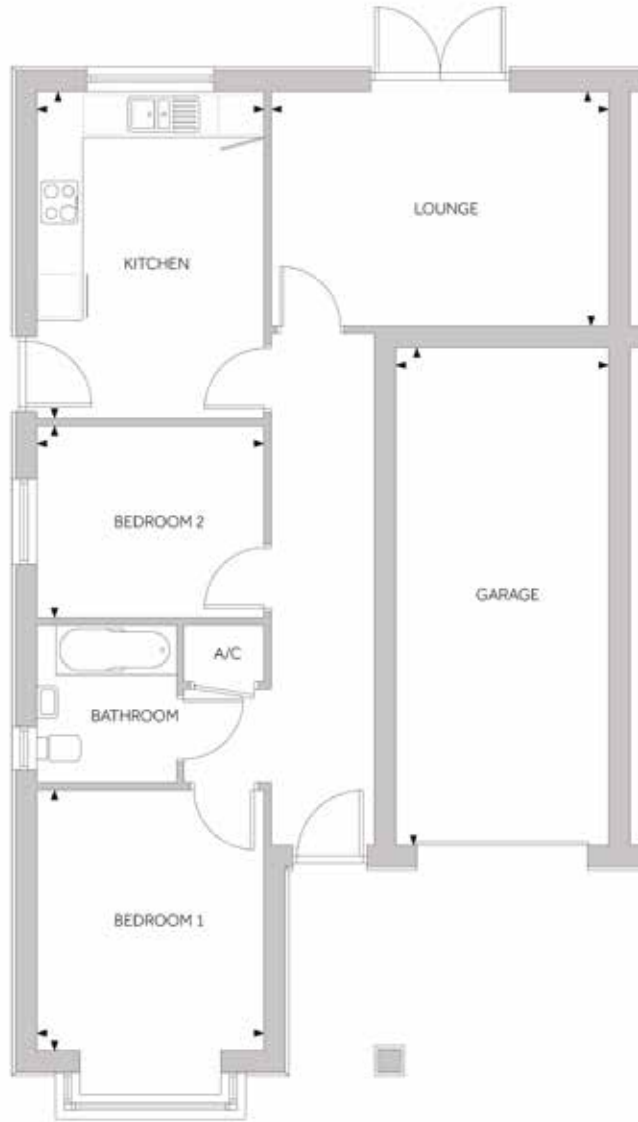
Lounge	3.30 x 4.73m	10'10" x 15'6"
Kitchen	4.60 x 3.20m	15'1" x 10'6"
Bedroom 1	3.67 x 3.20m	12'0" x 10'6"
Bedroom 2	2.70 x 3.20m	8'10" x 10'6"
Garage	7.00 x 3.00m	23'0" x 9'10"



Approximate Gross Internal Area 71.7m<sup>2</sup> / 772ft<sup>2</sup>

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



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.

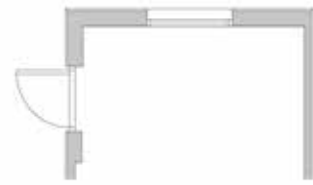
Lounge	3.80 x 3.78m	12'6" x 12'5"
Kitchen	4.11 x 3.20m	13'6" x 10'6"
Bedroom 1	3.75 x 3.30m	12'4" x 10'10"
Bedroom 2	2.90 x 3.78m	9'6" x 12'5"
Garage	7.00 x 3.20m	23'0" x 10'6"



Approximate Gross Internal Area 72.1m<sup>2</sup> / 776ft<sup>2</sup>

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





\* Variation to Plot 18



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 75.3m<sup>2</sup> / 811ft<sup>2</sup>

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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.

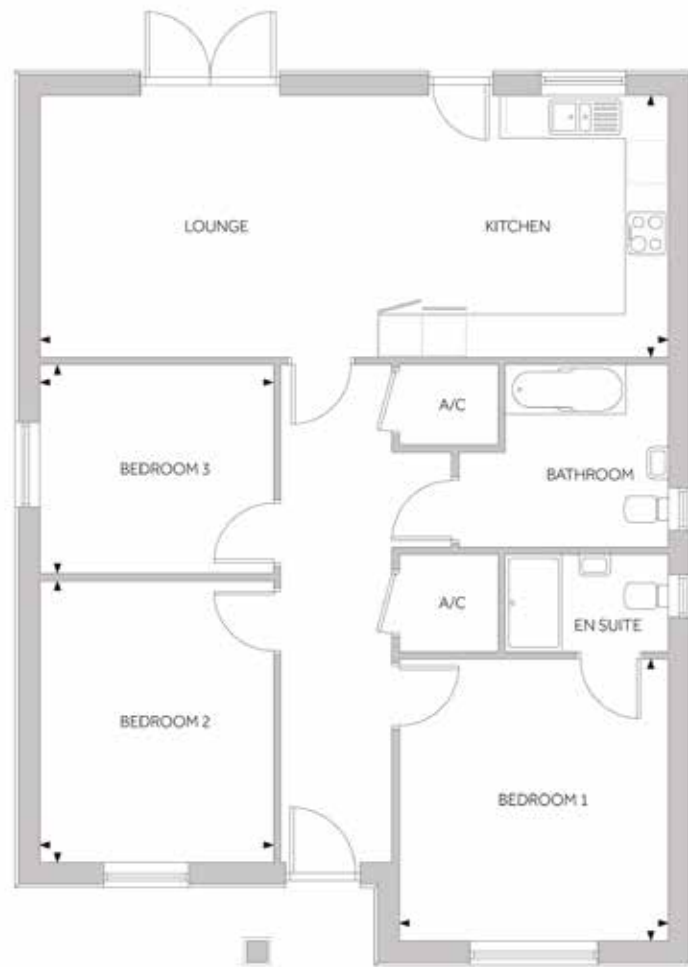
Lounge & Kitchen	3.69 x 8.85m	12'1" x 29'0"
Bedroom 1	3.97 x 3.79m	13'0" x 12'5"
Bedroom 2	3.97 x 3.29m	13'0" x 10'10"
Bedroom 3	2.94 x 3.29m	9'8" x 10'10"



Approximate Gross Internal Area 99.7m<sup>2</sup> / 1073ft<sup>2</sup>

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Floor plan indicates Plot 27  
Plot 28 is handed





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.

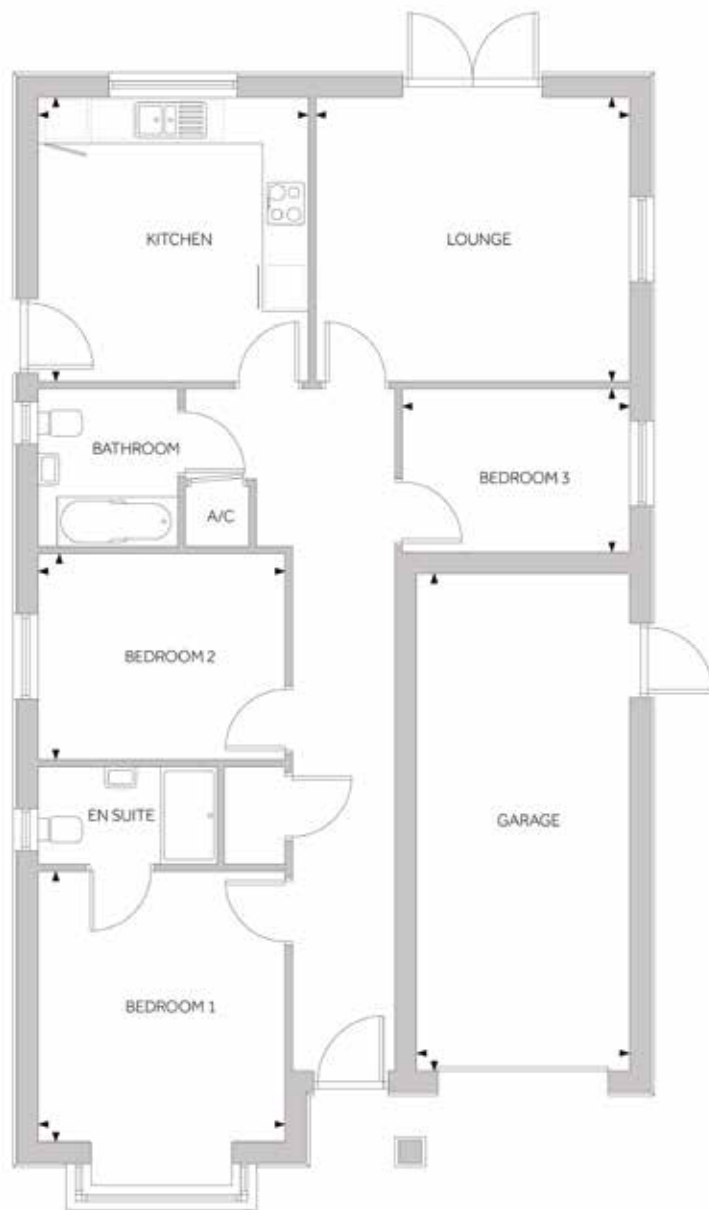
		
Lounge	4.00 x 4.42m	13'2" x 14'6"
Kitchen	4.00 x 3.81m	13'2" x 12'6"
Bedroom 1	3.81 x 3.50m	12'6" x 11'6"
Bedroom 2	2.90 x 3.50m	9'6" x 11'6"
Bedroom 3	2.30 x 3.20m	7'7" x 10'6"
Garage	7.00 x 3.00m	23'0" x 9'10"



Approximate Gross Internal Area 94.6m<sup>2</sup> / 1,018ft<sup>2</sup>

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Floor plan indicates Plot 3  
Plot 4 is handed





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 96.5m<sup>2</sup> / 1,039ft<sup>2</sup>

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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 100.7m<sup>2</sup> / 1,084ft<sup>2</sup>

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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.

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 103.8m<sup>2</sup> / 1,117ft<sup>2</sup>

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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 110.4m<sup>2</sup> / 1,188ft<sup>2</sup>

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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 121.5m<sup>2</sup> / 1,308ft<sup>2</sup>

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



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

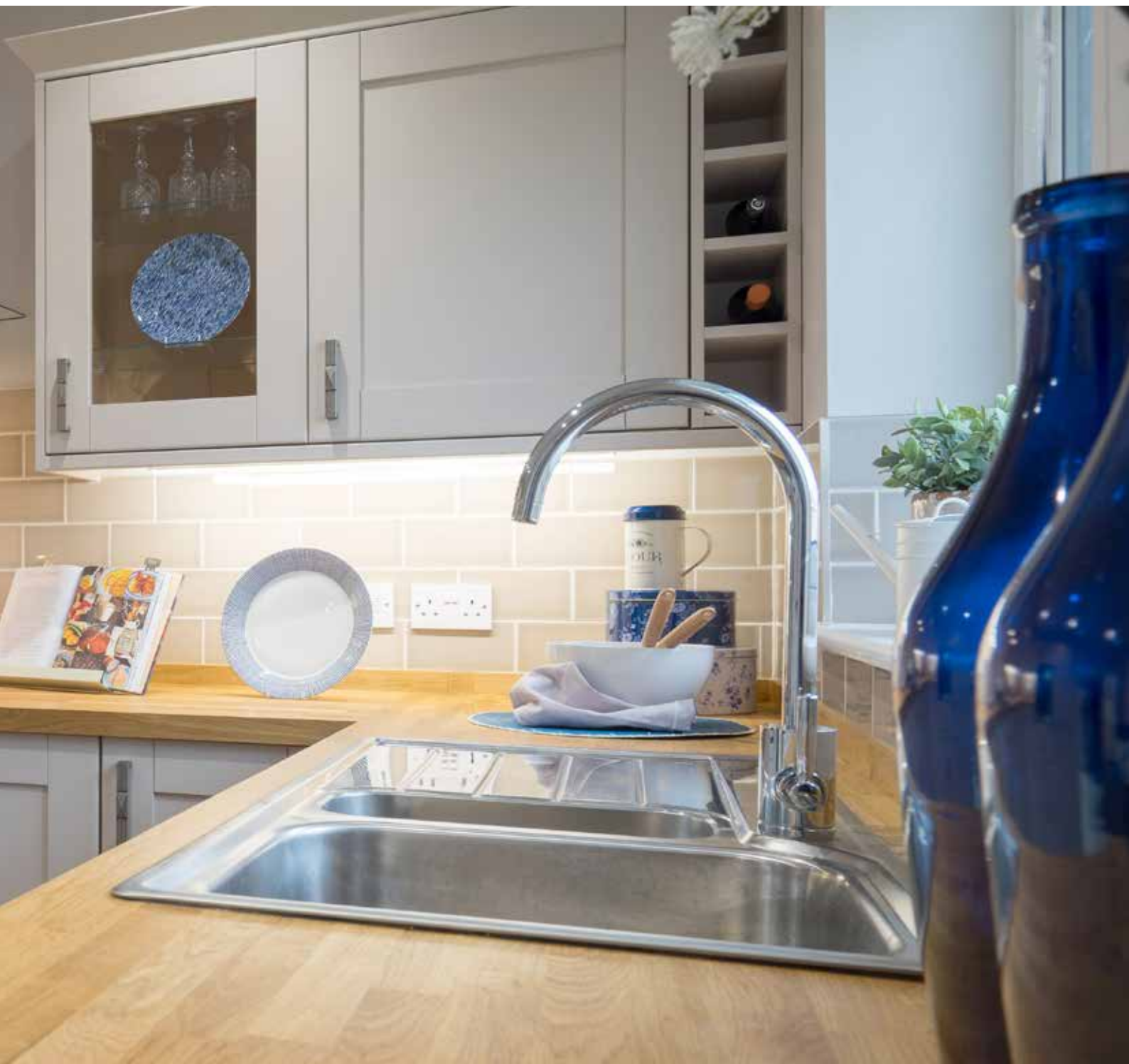
Luxurious shaker style units and matching eye-level cabinets with under cabinet lighting

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











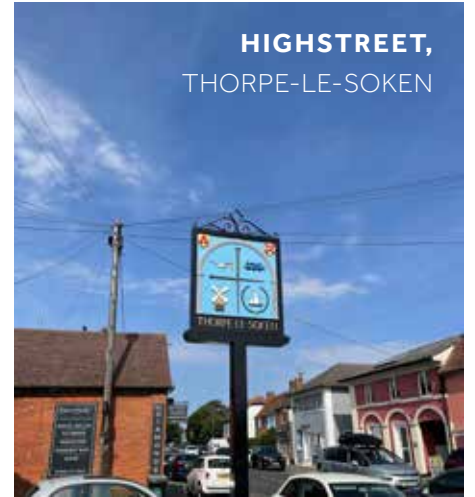
**THE BELL INN,**  
THORPE-LE-SOKEN



**MANNINGTREE WALLS,**  
MANNINGTREE



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



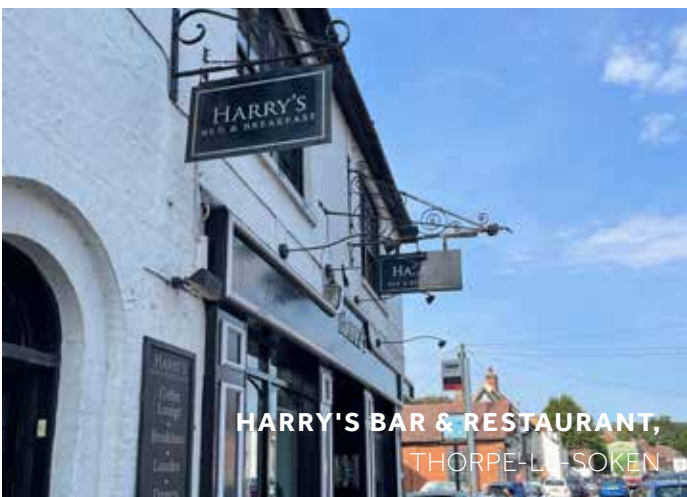
**HIGHSTREET,**  
THORPE-LE-SOKEN



**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

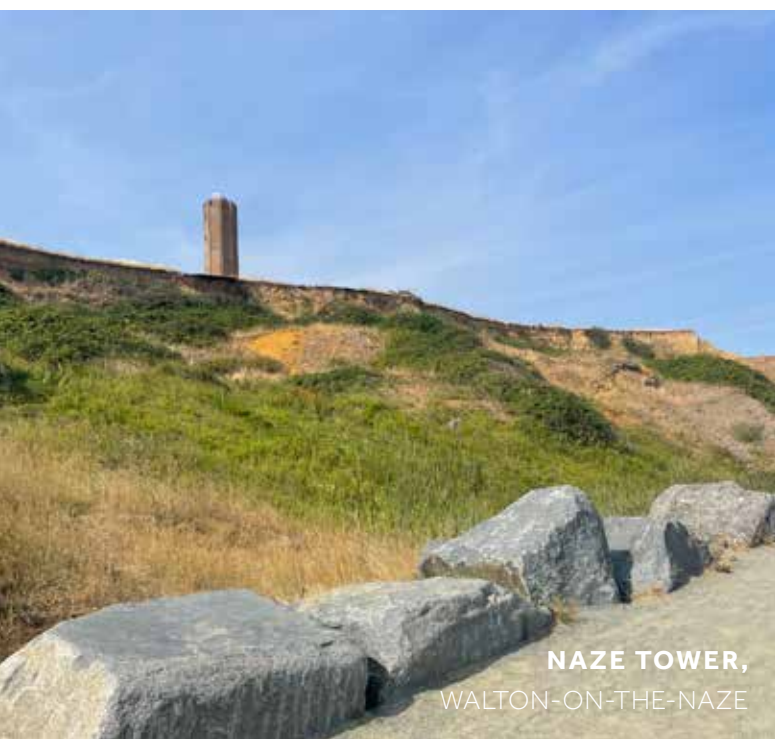
## THE LOCATION

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
- Brookelynn 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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