

riverView

HOMES WITH A VIEW

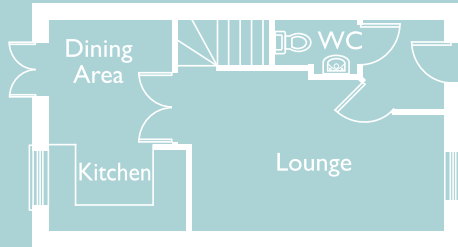


Swan Cottage  
2 Bedroom Cottage

Plot 12 – 2 Bedroom Cottage



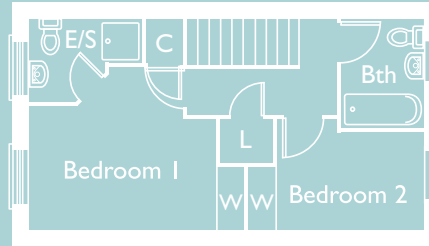
## ground floor



### Ground Floor

Lounge	19'8" x 10'9" (6m x 3.3m)
Kitchen	9'9" x 6'6" (3m x 2m)
Dining Area	9'9" x 8'6" (3m x 2.6m)

## first floor

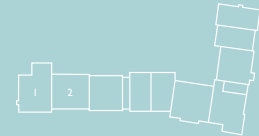


### First Floor

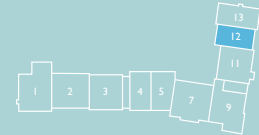
Bedroom 1	13'9" x 8'6" (4.2m x 2.6m)
Bedroom 2	11'9" x 7'6" (3.6m x 2.3m)
Dining Area	9'9" x 8'6" (3m x 2.6m)

Total	898 sq ft	83.4 sq m
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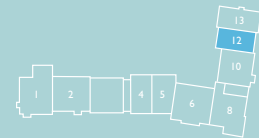
### Plot Locator



### Second Floor



### First Floor



### Ground Floor

### Key

- Bth = Bathroom
- C = Cupboard
- E/S = En-Suite
- L = Linen Cupboard
- W = Wardrobe

## Plot 12 – 2 Bedroom Cottage Swan Cottage

\* Room dimensions, sizes and layout may vary from final build. Please note some plots are handed from drawings shown.

# CONTACT

## Directions to Station Rd, Kelvedon

### Via A12 from London

Leave the A12 at junction 23 then merge onto London Rd (B1024) signposted Kelvedon. Continue 0.8 miles and then bear left into Saint Mary's Square (B1024). Bear right into High Street (B1024 signposted Colchester). Continue 0.7 miles and Station Road is on your left.

### Via A12 from Ipswich

Leave the A12 at Junction 24, then merge onto B1024 (signposted Kelvedon). At the mini roundabout continue forward onto B1024. Continue 0.6 miles; Station Road is on your right.

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Liverpool St (51mins)   Stratford (39min)   Chelmsford (13min)   Kelvedon   Colchester (11min)   Ipswich (11min)   Norwich (1hour 20min)

— Stansted Airport 24 miles

— Braintree Freeport Shopping 6 miles

— Bluewater Shopping 45 miles



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