

AVA

GARDENS

INSPIRE HOMES

Present an exclusive collection of
detached new homes in Frating, Essex

Fenn Wright

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fennwright.co.uk

Welcome to
AVA GARDENS



Discover a high-quality retreat of new homes in the heart of Essex's Tendring countryside.

Ava Gardens is an attractive collection of just seven detached houses in Frating, Essex. Meticulously designed for modern living, each home offers a well-considered layout that maximises space and light– so it flows seamlessly whether you are relaxing, entertaining or working from home.

At Ava Gardens, you can enjoy all the benefits of a brand new home, whilst being able to explore a wide range of outdoor pursuits, including coastal activities, cycling and leisurely rural walks.



Sleek, contemporary and professionally built to very high standards, Ava Gardens is a luxury development that residents will be proud to call home for many years to come.

Conveniently positioned between the larger destinations of Colchester and Clacton, the location provides the very best of all worlds – offering a semi-rural lifestyle and excellent amenities, with the stunning Essex countryside on your doorstep.

Inside, every detail has been thoughtfully designed and these impressive homes offer everything from generous open-plan reception areas, a study, desirable fittings, good sized bedrooms, contemporary bathrooms and beautifully-appointed en-suites.

Outside, all the homes feature a turfed rear garden, patio areas, ample off-street parking and a garage – and the thoughtfully planned landscaping around the development creates an attractive environment to relax and call home.



A stunning collection of new houses offering versatility and functionality, as well as being finished to a very high level. Spacious and well planned, they are designed to meet and exceed the needs of today's lifestyles.

1 5 Bedroom House Page 8

2 4 Bedroom House Page 9

3 4 Bedroom House Page 10

4 5 Bedroom House Page 11

5 4 Bedroom House Page 12

6 4 Bedroom House Page 13

7 5 Bedroom House Page 14

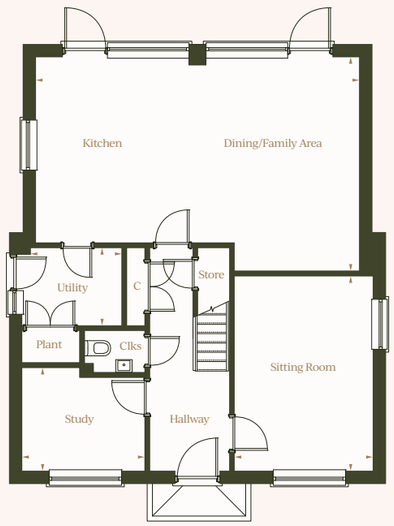
Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Details are indicative and may vary. Purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

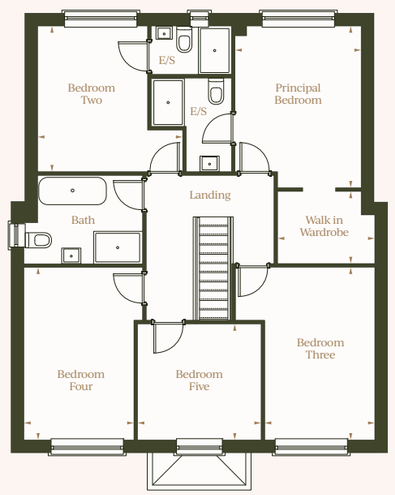


Plot One.

A beautiful five bedroom detached house with garage and parking.

Five Bedrooms | Three Receptions | Three Washrooms





Kitchen/Dining/Family	8.160 m x 4.692 m	26'9" x 15'5"
Sitting Room	4.917 m x 3.497 m	16'2" x 11'6"
Study	3.107 m x 2.617 m	10'2" x 8'7"
Utility Room	2.527 m x 1.970 m	8'3" x 6'6"

Principal Bedroom	4.077 m x 3.192 m	13'5" x 10'6"
Walk in Wardrobe	2.465 m x 1.830 m	8'1" x 6'0"
Bedroom Two	3.677 m x 2.787 m	12'1" x 9'2"
Bedroom Three	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Four	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Five	3.110 m x 2.931 m	10'2" x 9'7"

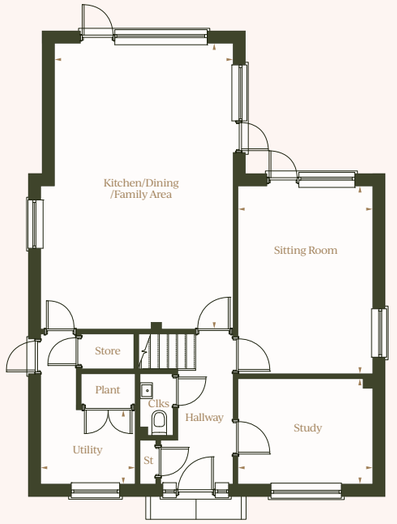
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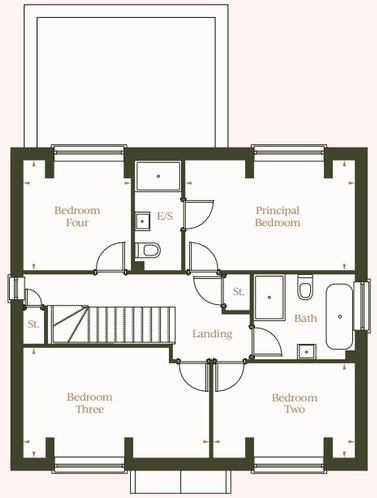


Plot Two.

A remarkable four bedroom detached house with garage and parking.

Four Bedrooms | Three Receptions | Two Washrooms





Kitchen/Dining/Family	7.430 m x 5.002 m	24'5" x 16'5"
Sitting Room	4.877 m x 3.507 m	16'0" x 11'6"
Study	3.507 m x 2.732 m	11'6" x 9'0"
Utility Room	2.467 m x 1.932 m	8'1" x 6'4"

Principal Bedroom	4.417 m x 2.892 m	14'6" x 9'6"
Bedroom Two	4.837 m x 2.837 m	15'10" x 9'4"
Bedroom Three	3.697 m x 2.437 m	12'2" x 8'0"
Bedroom Four	2.892 m x 2.812 m	9'6" x 9'3"

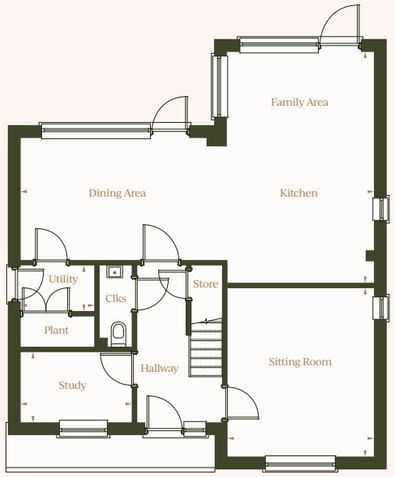
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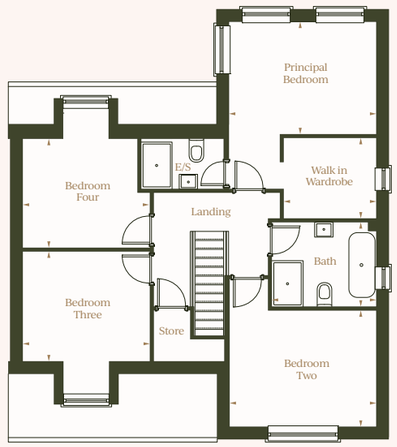


Plot Three.

An outstanding four bedroom detached house with garage and parking.

Five Bedrooms | Three Receptions | Two Washrooms





Kitchen/Dining/Family	9.285m x 6.087m	30'6" x 20'0"
Sitting Room	4.447mx 3.877m	14'7" x 12'9"
Study	1.972m x 1.230m	6'6" x 4'0"
Utility Room	2.962m x 1.887m	9'9" x 6'2"

Principal Bedroom	3.877m x 2.987m	12'9" x 9'10"
Walk in Wardrobe	2.462m x 2.130m	8'1" x 7'0"
Bedroom Two	3.877m x 3.062m	12'9" x 10'1"
Bedroom Three	3.352m x 3.057m	11'0" x 10'0"
Bedroom Four	3.057m x 3.027m	10'0" x 9'11"

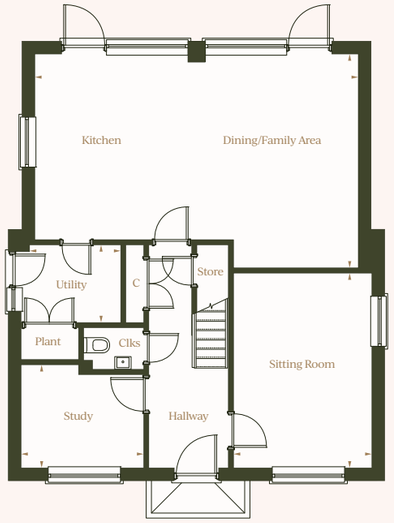
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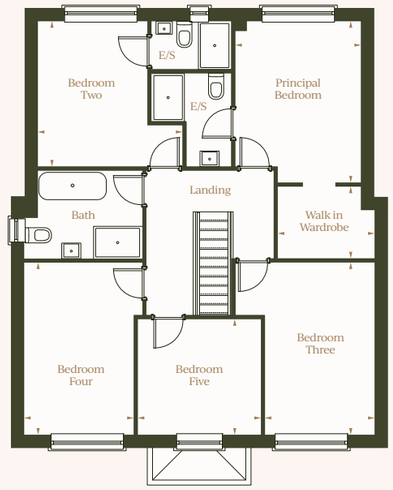


Plot Four.

An impressive five bedroom detached house with garage and parking.

Five Bedrooms | Three Receptions | Three Washrooms





Kitchen/Dining/Family	8.160 m x 4.692 m	26'9" x 15'5"
Sitting Room	4.917 m x 3.497 m	16'2" x 11'6"
Study	3.107 m x 2.617 m	10'2" x 8'7"
Utility Room	2.527 m x 1.970 m	8'3" x 6'6"

Principal Bedroom	4.077 m x 3.192 m	13'5" x 10'6"
Walk in Wardrobe	2.465 m x 1.830 m	8'1" x 6'0"
Bedroom Two	3.677 m x 2.787 m	12'1" x 9'2"
Bedroom Three	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Four	4.352 m x 2.787 m	14'3" x 9'2"
Bedroom Five	3.110 m x 2.931 m	10'2" x 9'7"

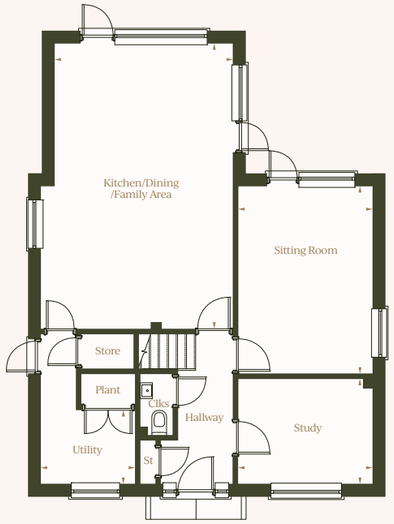
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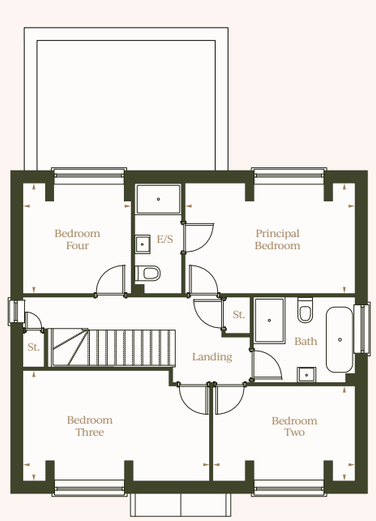


Plot Five.

A welcoming four bedroom detached house with garage and parking.

Four Bedrooms | Three Receptions | Two Washrooms





Kitchen/Dining/Family	7.430 m x 5.002 m	24'5" x 16'5"
Sitting Room	4.877 m x 3.507 m	16'0" x 11'6"
Study	3.507 m x 2.732 m	11'6" x 9'0"
Utility Room	2.467 m x 1.932 m	8'1" x 6'4"

Principal Bedroom	4.417 m x 2.892 m	14'6" x 9'6"
Bedroom Two	4.837 m x 2.837 m	15'10" x 9'4"
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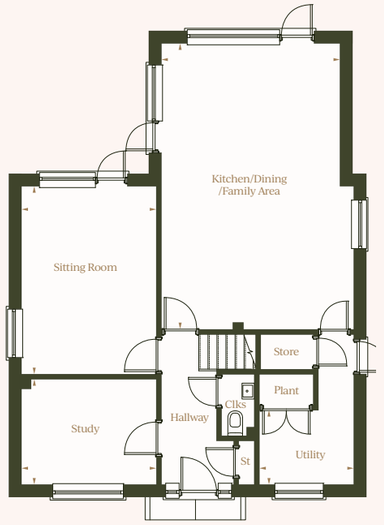
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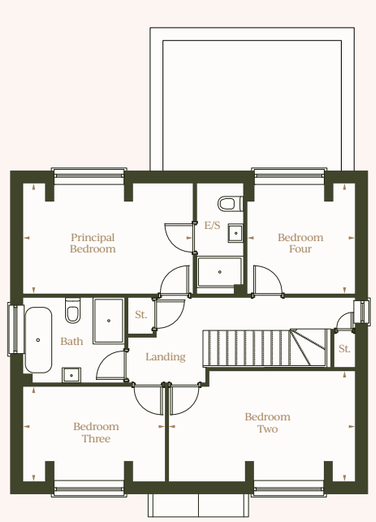


Plot Six.

A striking four bedroom detached house with garage and parking.

Four Bedrooms | Three Receptions | Two Washrooms





Kitchen/Dining/Family	7.430 m x 5.002 m	24'5" x 16'5"
Sitting Room	4.877 m x 3.507 m	16'0" x 11'6"
Study	3.507 m x 2.732 m	11'6" x 9'0"
Utility Room	2.467 m x 1.932 m	8'1" x 6'4"

Principal Bedroom	4.417 m x 2.892 m	14'6" x 9'6"
Bedroom Two	4.837 m x 2.837 m	15'10" x 9'4"
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Bedroom Four	2.892 m x 2.812 m	9'6" x 9'3"

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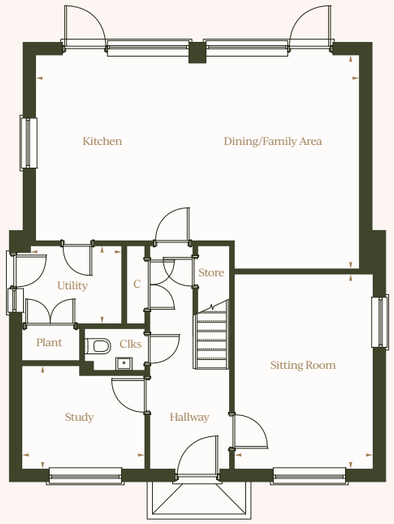
Plot Seven.

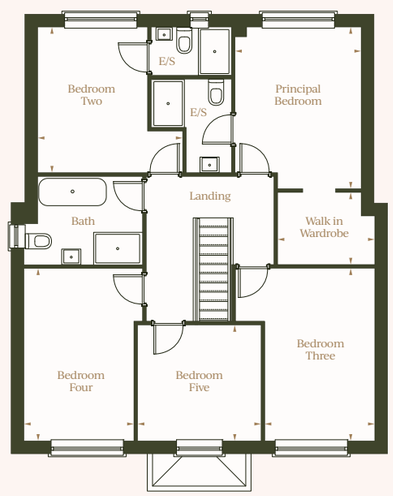
A beautiful five bedroom detached house with garage and parking.

Five Bedrooms

Three Receptions

Three Washrooms





Kitchen/Dining/Family	8.160 m x 4.692 m	26'9" x 15'5"
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Finer details

Kitchen and Utility Rooms

- Shaker style kitchen in a choice of colours with Island
- Soild quartz worktops and upstands
- Fully integrated Neff appliances
- Washer and dryer included in utility room

Bathrooms

- Tiled floors and walls
- White sanitaryware with chrome fittings and fitments
- Towel heater
- Glass shower enclosures with thermostatic mixer controls

Decorations and Finishes

- Contemporary oak doors with chrome handles throughout
- Carpet to lounges and first floor (choice of colours)
- LVT (choice of colours) to ground floor
- White painted ceilings and walls
- Choice of paint colour to sitting room and bedrooms
- Oak porches to front

Electrics

- Downlights to hallways, kitchens and bathrooms
- Smoke detectors in hallways and landings dual smoke and heat detector in kitchen
- External lighting to entrance and exit points
- Electric vehicle charging point

Plumbing and Heating

- Air source heat pump
- Underfloor heating to ground floor
- Radiators to first floors
- Heated towel rails in bathrooms

External Finishes

- Aluminium bi-folding doors
- Traditional red multi brick
- White render to Plot 4
- Cladding to Plots 2, 3, 5 and 6

Garages

- Electric roller doors with key fob
- Additional lighting and sockets

Gardens and Outside

- Large patio areas
- Fully turfed front and rear gardens
- Close-boarded fences to sides
- Post-and-rail fencing to rear (field views)
- Block paved driveways
- External tap

Choices

- Subject to reservation and build programme.
- Payable extras to be discussed

Warranty

- Individual warranty to electrics, plumbing and heating.
- Appliances and fitments may include additional manufacturer's warranty.
- 10 year Structural Warranty provided by ICW

Specification correct as intended at the time of going to print and any choices available are subject to reservation timing / build programme.



INSPIRE
HOMES

As a local, family-run developer, we specialise in creating exclusive collections of beautifully crafted homes rather than large-scale developments. This approach allows us to focus on quality over quantity, ensuring every property is finished to an exceptional standard.

Each home is thoughtfully designed and meticulously constructed by experienced local tradespeople and trusted specialist contractors who share our commitment to excellence. We carefully select premium materials, high-specification finishes, and trusted building products to create homes that are not only beautiful but built to stand the test of time.

From the first design concepts through to the final finishing touches, every decision is made with quality, practicality, and longevity in mind. Our homes combine timeless architecture with modern living, energy-efficient construction, and carefully considered interiors, creating places that are both elegant and comfortable.

At Inspire Homes, our reputation is built on honesty, craftsmanship, and a personal approach. We take immense pride in every home we create, delivering properties that reflect our values and provide lasting quality for generations to come. When you choose an Inspire Home, you're choosing exceptional craftsmanship, outstanding attention to detail, and the confidence that comes from buying from a developer who genuinely cares about every home they build.

Surrounded by beautiful countryside, yet within easy reach of amenities, this is a location for everyone.

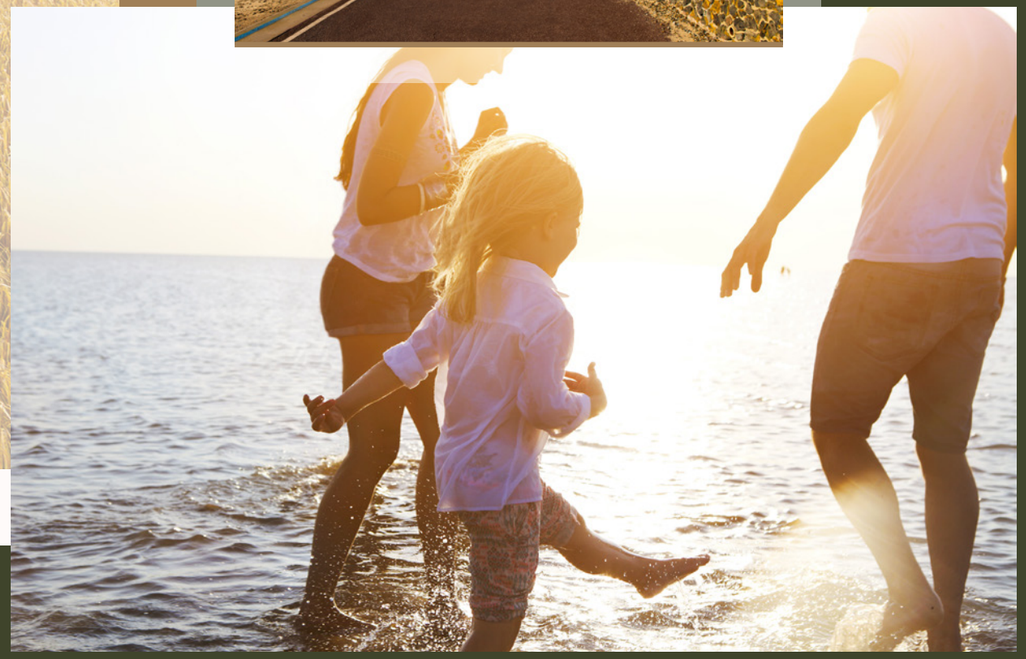


Although set amongst the rolling fields of Tendring, the bustling towns of Manningtree, Colchester and Clacton are all within easy reach of home.

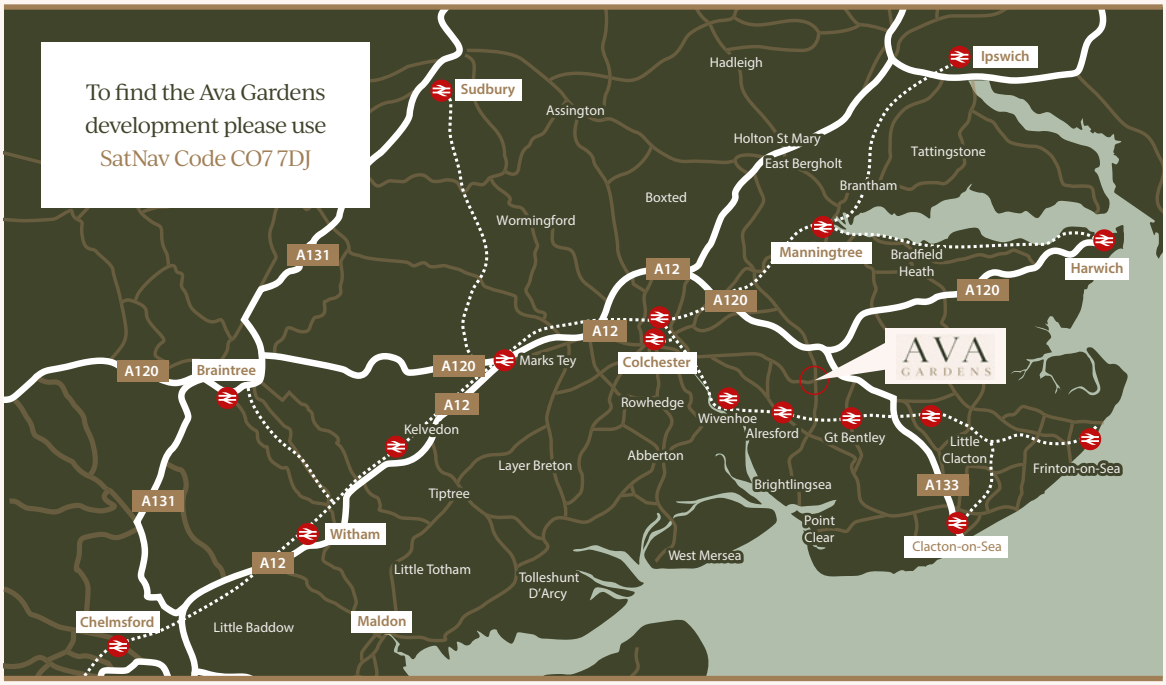
Collectively offering something to suit all tastes and each member of the family, you will find an array of shops, salons and boutiques – both national and independent – in these popular destinations, as well some excellent pubs and family friendly eateries.

This celebrated part of region will also perfectly position you to enjoy a wealth of entertainment, culture and outdoor activities whilst being within touching distance of "Essex's Sunshine Coastline" – which opens up a further range of unique leisure opportunities, both energetic and relaxing.





Ava Gardens, Main Road, Frating, Essex



Positioned in the heart of Tendring Peninsula, and well-connected to the region's highlights, Frating is a superb location for families and commuters alike.

Destinations

Brightlingsea	4.5 Miles
Manningtree	7.5 Miles
Colchester	7.5 Miles
Point Clear Bay	8 Miles
Clacton-on-Sea	9 Miles
Frinton-on-Sea	10.5 Miles
Harwich	12.5 Miles

Rail Travel

Great Bentley (Station)	2.5 miles from home
Colchester [COL]	18 Minutes
Chelmsford [CHM]	45 Minutes
Shenfield / Crossrail [SNF]	55 Minutes
Stratford [SRA]	1h 15 Minutes
London Liverpool Street [LST]	1h 25 Minutes
Canary Wharf [CWX]	1h 45 Minutes

FennWright

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