Flagship Homes

WIVENHOE GARDENS

• WIVENHOE •

A development including a collection of two and three-bedroom shared ownership homes for purchase, built by Cala Homes.

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Welcome to Wivenhoe Gardens

Flagship Homes is proud to present Wivenhoe Gardens, an exclusive collection of two and three-bedroom shared ownership homes in the popular Essex town of Wivenhoe - built by Cala Homes.

Combining modern living with a welcoming community atmosphere, Wivenhoe Gardens is ideal for first-time buyers, families, and downsizers alike. Residents can enjoy local shops, independent cafes, riverside walks, and excellent transport links, all on their doorstep.

Discover a place where community, convenience, and countryside charm come together to create the perfect place to call home.

Feel connected

Known for its vibrant community, independent shops, welcoming cafes and picturesque waterfront, Wivenhoe offers a unique blend of coastal charm and everyday convenience. With scenic walking trails, excellent transport links and beautiful countryside on the doorstep, residents can enjoy a relaxed lifestyle while staying well connected.

Local surroundings

Wivenhoe Trail	0.5 miles
Lower Lodge Nature Reserve	1 mile
University of Essex	1 mile
Wivenhoe High Street	1 mile
Beth Chatto Gardens	2.5 miles

Local amenities

Pharmacy	0.5 miles
The Flag Inn Pub	1 mile
Wivenhoe Library	1 mile
Broomgrove School	1 mile
Wivenhoe Train Station	1 mile

Road connections

Colchester	5 miles
Brightlingsea	7 miles
Clacton-On-Sea	13 miles
Ipswich	20 miles
Chelmsford	28 miles

Rail connections*

Colchester	4 minutes
Clacton-On-Sea	21 minutes
Chelmsford	30 minutes
Manningtree	49 minutes
London Liverpool Street	1h 13 minutes

Broadband: up to 5,000Mbps

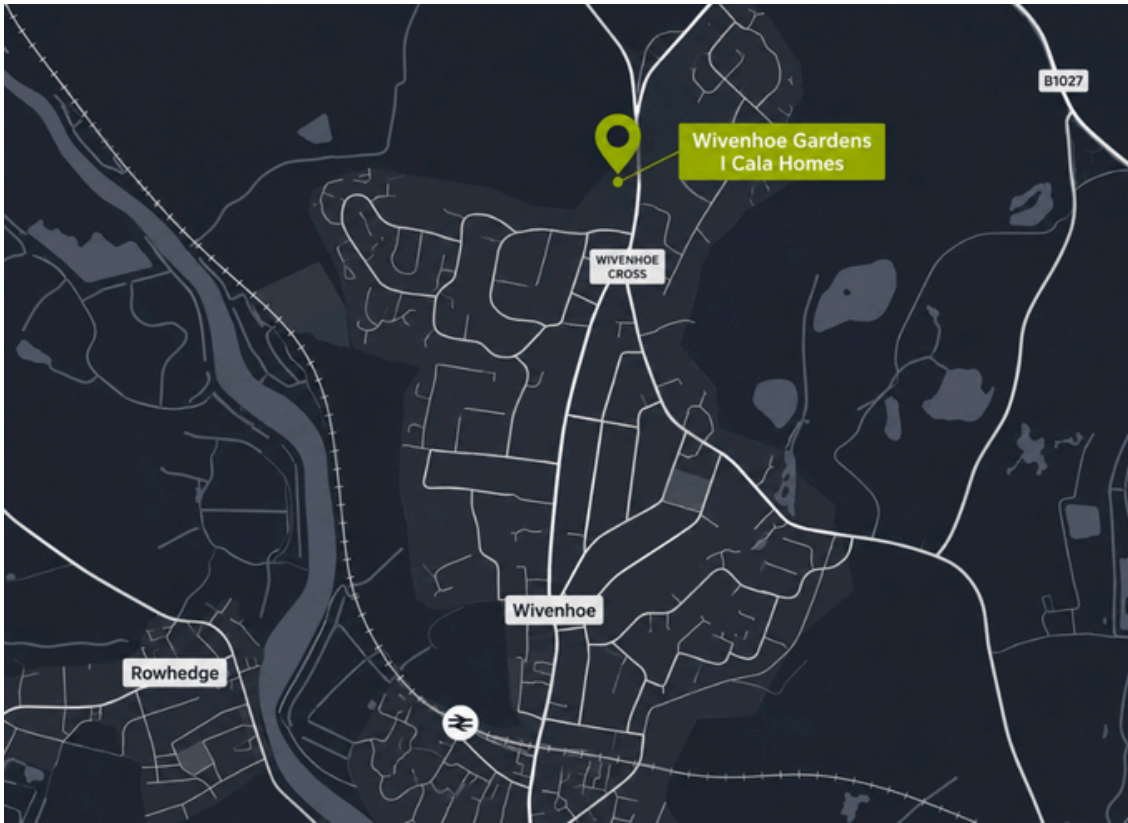
Mobile signal:

Vodafone: 74% Three: 78% O2: 75% EE: 85%

Wivenhoe Gardens, Colchester Road, Wivenhoe, CO7 9WP

*All train times are based off leaving Wivenhoe train station (1 mile from Wivenhoe Gardens) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.







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- 2 bedroom Plot 3
- 3 bedroom Plots 4 and 5
- Flagship rented homes
- what3words location

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Specification

Kitchen

- Symphony Hacienda kitchen units in 'Platinum'
- Premium laminate worktops in 'Farmhouse Oak'
- Stainless steel splashback behind the hob
- Under-wall mounted cupboard lighting and down lighting to ceilings
- Integrated fridge-freezer, dishwasher and washer-dryer
- Oven, hob and extractor fan fitted
- Amtico flooring in 'Sun Bleached Oak'

Bathroom

- Contemporary white sanitaryware
- Heated towel rail
- Porcelanosa tiling to the walls in 'Bottega Caliza'
- Amtico LVT flooring in 'Sun Bleached Oak'

Electrical

- TV points in living room and main bedroom
- EV car charging point
- Low energy external lighting to the front and rear
- Smoke and heat detectors

Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in a white satin

General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an air source heat pump
- Amtico flooring in 'Sun Bleached Oak'
- Carpets in 'Marscapone' to stairs, landing and bedrooms
- Turf to rear gardens

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.











Photos of a previous Flagship home, these properties at Wivenhoe Gardens are currently in-build



Two-bedroom end-terrace house

Plot 3

GROUND FLOOR

Kitchen: 4.25m x 2.19m | 13'11" x 7'2"

Living/Dining room: 4.63m x 4.24m | 15'2" x 13'11"

FIRST FLOOR

Bedroom 1: 4.66m x 3.15m | 15'3" x 10'4"

Bedroom 2: 4.63m x 3.02m | 15'2" x 9'11"



856 sqft. / 79 sqm.

Please note: Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary and are not intended to be used for carpet sizes, appliance sizes or items of furniture. CGI's are for illustrative purposes only and are representative of the property. External finishes, materials and specifications may vary. Please speak to your sales advisor for further information.



Three-bedroom semi-detached house

Plots 4, 5*

*Mirrored to floor plan

GROUND FLOOR

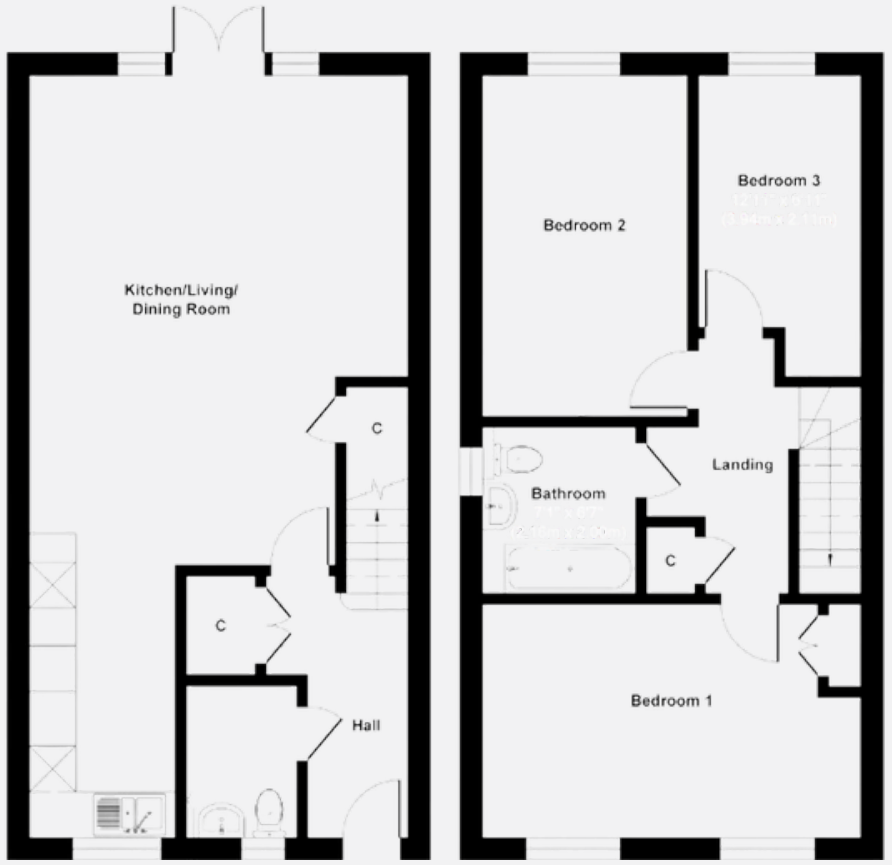
Kitchen/ living/ dining room: 9.97m x 5.11m | 32'9" x 16'9"

FIRST FLOOR

Bedroom 1: 5.11m x 3.05m | 16'9" x 10'0"

Bedroom 2: 4.52m x 2.68m | 14'10" x 8'9"

Bedroom 3: 4.00m x 2.36m | 13'1" x 7'9"



1060 sqft. / 98 sqm.

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Shared ownership explained

What is shared ownership?
Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisors will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?
For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our shared ownership guide via the link below, along with our first come first serve policy document.

Shared ownership guide
First come first serve policy

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