

The Officers Quarters

[Yorchester] / [XXX developer]

(names changed throughout)

[p.3 Welcome]

[h1]:

Where Luxury and History Combine

[opening para]:

Situated within a site of significant historical interest, The Officers Quarters is a unique transformation of one of Yorchester's most prestigious heritage properties into just eight truly exceptional luxury homes of two and three bedrooms.

[text]:

The Officers Quarters is just a short walk from Yorchester's vibrant town centre yet tucked away in a private turning, shielded by trees and overlooking one of the most important Roman finds in Britain's history. Originally constructed in 1875 as officers' quarters, extended in 1904, and possibly the grandest structure within the sizable Victorian Thorpe Tar Barracks complex, the Grade II listed building was recognised for its high architectural merit, with much of its elaborate decoration, fixtures and fittings surviving intact to the present day.

Without doubt, this is a highly-anticipated opportunity to acquire a sensational luxury home - and a genuine slice of history - in a prime location within Britain's first Roman city.

[closing line]:

Welcome to The Officers Quarters

[p.7 The development]

[h1]:

Officer-class residencies

[text]:

The true character of this building has been lovingly brought back to life, with modern additions faithful to the original Victorian architecture and refined contemporary interiors seamlessly integrated into the design. Intended from the outset as superior accommodation, and set in a commanding location, these properties are naturally impressive from first sight through to the finest details.

[p.14-15 Design]

[h1]:

Architecture of Empire

[text]:

The Officers Quarters stands out as the pre-eminent building in the Thorpe Tar neighbourhood. Combining classical design with military functionality and the Victorian decorative style, its refined facade is punctuated by four exquisite entrance-ways, faithfully refurbished to an exceptional standard and crowned by classically-styled stone archways. This impressive structure has been cleverly segmented into the eight exclusive residencies you see today, marrying the very best of both old and new in its stairways, windows and architectural details.

[closing para]:

The Officers Quarters beautifully captures the character and subtleties of Victorian imperial design, and effortlessly incorporates contemporary additions so both are able to shine.

[p.16-17 Surroundings]

[h1]:

An exclusively discrete situation

[text]:

The Officers Quarters occupies a highly desirable location close to Yorchester town centre, yet retains a tranquil, secluded atmosphere, surrounded by established mature trees, neatly-trimmed grass areas, discrete access roads and immaculate boundaries. Positioned where the Thorpe Tar development meets the tree-lined avenues and open green space of Abbey Park, residents will easily be able to enjoy physical exercise or relaxation within a charming environment and calm walks amongst historic remains of national significance.

[closing para]:

A naturally inspirational structure, The Officers Quarters presented both an opportunity and a vision: the creation of a residential collection that stands as testimony to the legacy of this country's grandest era and the quality of Victorian design.

[p.18-19 Interior design]

[h1]:

Stunning Interiors

[opening para]:

The interior of every home within The Officers Quarters has been thoughtfully curated and configured by expert designers to deliver an impeccable balance of luxury, functionality and elegance. With generously-sized, sophisticated spaces constructed by carefully chosen local craftsmen to optimise natural light and clean lines, these homes provide the perfect backdrop for residents' personal additions.

[text]:

Every aspect of the accommodation reveals an unsurpassed attention to detail, from sleek work surfaces to superior cabinets, exquisite flooring, premium branded appliances, elegant fixtures and a refined colour palette. Everything has been thoughtfully selected and finished to an exclusive standard, to enhance the living experience at every turn - all complemented by secluded courtyard gardens to the rear with convenient street access.

[p.Xa 'Living in history' section]

[h1]:

Take your place amongst centuries of history

[text]:

Yorchester's long and proud military history dates from the Roman era, when the 20th Legion Valeria Victrix founded the first permanent garrison close to this site following Emperor Claudius's conquest of Britain in 43AD. As an important Roman centre, Yorchester saw significant developments at the time, including its formidable walls and a monumental chariot circus, with the remains of the starting gates visible in the semicircular lawn outside The Officers Quarters.

Yorchester continued as an important garrison through the centuries. Following the Crimean War an extensive brick-built barracks complex was constructed to house several thousand men, with further major additional facilities established around Abbey Park in the years following. Originally designated as the officers' quarters, the structure was completed in 1875 at the head of the barracks parade ground, and extended at either end in 1904. The building saw active use throughout both World Wars and was a functioning element of the garrison for over 120 years.

Built to last, these were prestigious quarters for their time and continue to be so today, with the building taking pride of place at the head of a tree-lined approach to the old barracks site. One of the most anticipated conversion projects in Yorchester's recent history, the building's signature features have been painstakingly restored to their full glory, with high-quality additions and contemporary interiors studiously curated to carefully balance ancient and modern.

At The Officers Quarters, residents will find themselves sharing space with centuries of military history whilst enjoying all the contemporary comforts that a bespoke modern home can provide, with all the attractions of town just a short walk away among Yorchester's broad tapestry of ancient remains.

[p.Xb 'Face of history' section]

[h1]:

Honouring the heritage of a proud era

[text]:

As a Grade 2 listed building, the approach to the restoration and conversion of The Officers Quarters required absolute diligence down to the finest details, with careful consideration given to the refurbishment and preservation of existing features at every opportunity, and all replacement items sourced to be as faithful and sympathetic to the originals as possible. Every aspect of the property breathes authenticity from the moment you walk in.

Before work began, designers studiously examined the existing doorways, coving, skirting and architrave to ensure new additions were a perfect match for the originals. Bespoke sash windows with elegant recessed shutters were commissioned on a like-for-like basis and wood panelling was reinstated in many sleeping quarters. Meanwhile, the sourcing of every single fixture and fitting was carefully researched, so that door knobs, bannisters, stair brackets, shelf supports, window latches and more are all as close to the original items as possible.

To the exterior, new plantings, classically styled balustrades and enhancements to the original entrances help the collection to be secure by design, with dedicated parking spaces and a spacious gated communal turfed lawn area provided to the front of the property.

The result is an outstanding transformation of a former military block into a truly remarkable residential collection that bears the weight of history on its shoulders with a surprising lightness, bringing a new shine and lease of life to its surroundings.

[p.28-31 Locality, connections]

[h1]:

Close to Home

[opening para]:

The Officers Quarters is ideally situated in the heart of Yorchester. Residents will not only be minutes from the comprehensive range of amenities, department stores, high street brands, specialist shops, galleries, museums, parks, heritage sites, gyms, theatres, pubs, bars and exceptional restaurants contained within the town's historic streets, but will also find wide open green spaces for fitness and relaxation within touching distance of home.

[insert text]:

Directly opposite the collection, the peaceful expanse of Abbey Park is a haven for both restful walks and physical exercise. Once home to the Yorchester garrison's sports and

training grounds, it is now a public hub of sporting and health activity, from cricket, hockey and athletics clubs to outdoor training groups, regular runners and family fun.

[h2]:

Conveniently Connected

[text]:

Yorchester is a meeting-point for travel throughout the East Anglian region, with a plethora of further opportunities for shopping, leisure, culture and entertainment within easy reach. Skirting the north side of Yorchester, the A12 grants direct access to the city of Chelmsford, the M25 and central London in around 90 minutes. To the north, the A12 links with the A14 to bring you closer to Suffolk's incredible countryside and the beautiful Norfolk coastline. Meanwhile, to the south-east the A120 will conveniently connect residents to all the outdoor activities, sublime views, sensational beaches and charming waterside towns of the Tendring Peninsula.

If you prefer to leave the car at home, trains run frequently from Yorchester mainline station into London Liverpool Street with typical intercity journey times of around 50 minutes. The imminent arrival of Crossrail at Shenfield will also make trips through central and west London to Reading even quicker, whether travelling for work or pleasure.

[p.35 Shopping]

[h1]:

From high street names to designer brands

[text]:

The ancient streets and modern squares of Yorchester's thriving town centre host a complete spectrum of retail outlets, from familiar high street fashion names through to stylish boutiques, chic salons and specialist stores, with the sensational modernised frontage of the highly-regarded Fenwick department store - home to an exclusive selection of designer brands and high-quality accessories - taking pride of place on the High Street.

Everyday household requirements are easily catered for in a variety of town-centre supermarkets, artisan market stalls and international convenience stores, with customary major supermarket branches and out-of-town retail parks just a short drive away.

[p.36 Eating out]

[h1]:

Cuisine to suit every taste

[text]:

With The Officers Quarters being just a short walk from the town centre, you'll be spoilt for choice when it comes to eating out. Whether for a quick lunchtime meeting or a relaxed evening meal, Yorchester's impressive array of eateries offer everything from snacks in well-known popular franchises and intimate tea rooms through to elegant fine dining establishments and delicious meals from every continent in the latest trendy artisan restaurants and friendly family bistros.

Alternatively, head out of town to sample the finest gastropubs in the region within the network of picturesque villages and waterside towns from Manningtree to Tendring, Tolleshunt D'Arcy, Halstead, Coggeshall and more. And for world-class oysters, a visit to Mersea Island's Company Shed is a must.

[p.41+42 Outdoors & sports]

[h1]:

Surrounded by nature and the great outdoors

[text]:

Yorchester's Castle Park, Sybbeline Meadows and Ronnel River banks present idyllic backdrops for relaxing walks, but the wider region also offers extensive opportunities for exploring the great outdoors. Heading east into the Tendring Peninsula, the golden beaches and inspirational views along Essex's 'Sunshine Coast' between Clacton and Walton-on-the-Naze are a joy, while to the north on the Suffolk border, 'Constable Country' and the stunning Dedham Vale Area of Outstanding Natural Beauty are there to be discovered. Closer to home, walkers will love to explore the areas around Abberton Reservoir, the Blackwater Estuary, Wivenhoe, Mersea Island and the Roman River Valley.

[h1]:

Sports and pursuits

[text]:

Keen golfers will be pleased to note pleasant links at Yorchester Golf Club and the intimate village atmosphere of Maple Golf Club just to the south of the town. Alternatively, both Essex Golf & Country Club and Stoke-by-Nayland Hotel, Golf & Spa centre offer luxurious days out in beautifully-maintained countryside surroundings. Boating clubs and marinas at Brightlingsea, Manningtree, Mersea Island and Walton are ideally placed to make the most of the region's attractive waterways, while the area around Yorchester is also home to many popular signposted cycle routes perfect for regular road cyclists, either solo or as part of a local peloton.

[p.44+45 Schools]

[h1]:

Educational excellence

[text]:

Yorchester is home to several first rate primary and secondary schools, including some of the most sought-after selective schools in the country. Close to the home, highly-rated Hamilton Road Primary is only half a mile away, while much-loved St Peter's Green Primary is even closer, enjoying excellent modern facilities just the other side of Abbey Park. Less than a 15-minute walk away, Yorchester Royal Grammar School is well known for its exceptional facilities and standards, while within a mile radius you will also find Yorchester County High School for Girls, St Bernhard's Catholic College and St Jude's School for Girls, all of which provide an outstanding education. Yorchester Sixth Form College is also conveniently placed close to the town centre, while Essex University's impressive campus is nearby within the glorious environment of Wivenhoe Park.

[Housetypes]

[h1]:

House 1

[text]:

Part of the 1904 extension to the building, both floors were originally additional officers' quarters to accommodate new personnel as the barracks expanded. Entering from the secure lobby, you are immediately greeted by the ornate original stairwell and access to the elegant downstairs shower room. In the living room, beautiful sash windows allow light to flood into the dining and relaxation areas, which are separated by an original arched wooden partition. Both provide walk-through access to the exceptionally-appointed open-plan kitchen with stylish serving island and additional room for seating near French windows opening onto the wide rear patio. Upstairs, you'll find two exceptional double bedrooms with en-suite bathing and dressing areas, and a third room serving as a single bedroom or study.

[h1]:

House 2

[text]:

Formerly part of comfortable accommodation for Field Offers No.1 and No.2, the entrance to this exceptional 2-bedroom property opens onto a generously-proportioned, versatile living room lit by three bespoke-fitted sash windows. Walking through, you enter the stunning open-plan designer kitchen and dining area, beautifully appointed to include superior work surfaces, high quality cabinets and carefully selected branded appliances. Doorways to the rear give access to the downstairs cloakroom, the characterful stairwell and glazed double doors leading out onto the landscaped rear garden with a dedicated paved parking area. Upstairs, the accommodation comprises two outstanding double bedrooms both with luxury en-suite bath or shower rooms, as well as extra storage space on the landing.

[h1]:

House 3

[text]:

Originally rooms accommodating Field Officers No.1 and No.2 and their servants, this impressive 3-bedroom property provides a range of versatile, outstandingly-refurbished spaces to suit the modern family. Downstairs, the layout has retained the partial partitions within the rooms, allowing for a comfortable living room, a dedicated dining area, the phenomenal designer kitchen with extended breakfast bench, walk-through storage space and a cosy snug area with glazed double doors opening onto the rear garden with dedicated parking space. The magnificent hallway gives access to a convenient utility room, a downstairs cloakroom and the distinctive original staircase leading upstairs, where you'll find two generous double bedrooms with en-suite bathroom and dressing areas and a third single bedroom.

[h1]:

House 4

[text]:

Spanning three floors, this sensational property formerly contained the main mess hall, offers and staff quarters, and assorted storerooms. The impressive basement comprises the sizable primary bedroom with luxury en-suite and glazed doorway onto the large external lightwell to the front. To the rear, you'll find a substantial designer kitchen with serving island and space for extra seating lit beautifully by full-length glazed bi-fold doors that open out onto the stylish sunken courtyard. The main floor comprises a beautifully-appointed open-plan living room and dining area, lit from both ends by bespoke reproduction sash windows. A new enclosed stairwell accesses other floors while double doors from a corner vestibule lead onto an elegant external walkway over the courtyard to the garden and dedicated parking area. Upstairs features a stunning family shower room and two double bedrooms, one with an impressive en-suite bathroom and dressing area.

[h1]:

House 5

[text]:

Originally housing the pantry, wine cellar, servants quarters, kitchen rooms and coal store, this has been transformed into a truly unique family home. The sizable basement comprises a sleek double bedroom with outdoor access to the refurbished lightwell, with a feature spiral staircase to the ground level, while a neat vestibule leads to a convenient downstairs shower room. To the rear, the exceptional designer kitchen with breakfast bar extension is bathed in natural light from full-length glazed bi-fold doors opening out onto the sunken rear courtyard with access to an additional storeroom. The original stairway leads upwards from the kitchen to a well-lit enclosed landing with convenient cloakroom before you enter the outstanding open-plan dining and living room areas. Double doors then lead onto an external raised walkway to the garden and dedicated parking space. Upstairs, the accommodation is completed by a single-bed suite with dressing room and en-suite bathroom, and a sizable double bedroom with en-suite shower room.

[h1]:

House 6

[text]:

Formerly housing the mess's bar area and quarters for Officers 8 & 9, this is now an exceptional four-bedroom family home. Entering from the charmingly restored lobby, you are immediately greeted by the characterful feature staircase and long hallway with downstairs cloak/shower room to the rear. The far door opens onto the sensational open-plan kitchen, dining and living space that spans the property from front to rear, beautifully lit by a series of bespoke sash windows at either end with glazed double doors opening out onto the neat rear garden and dedicated parking court. Upstairs, you'll find two sizable double bedrooms, a single room or study space and a truly impressive principal bedroom complemented by an en-suite shower room and dressing space, with a luxurious family bathroom located off the halfway-landing.

[h1]:

House 7

[text]:

Originally part of the mess's bar area and servants quarters, these rooms have been thoroughly reconfigured to create a superior family home. The broad hallway with downstairs cloak/shower room gives onto a spacious living room area with a semi-partitioned study area beyond, all lit by tall signature sash windows. To the rear, the beautiful designer kitchen has been cleverly incorporated within the existing partial partition next to the spacious, versatile dining area with glazed double doors leading out onto the neatly-landscaped garden and parking court. Upstairs, the accommodation is completed by two generous double bedrooms both complemented by en-suite bath or shower rooms and dressing areas, with a third single bedroom to the front.

[h1]:

House 8

[text]:

An extension to the building dating from 1904, both floors were formerly additional officers' quarters to accommodate the expanding barracks' extra personnel. Entering from the original lobby, you are immediately struck by the expansive living room space, lit by three superb reproduction sash windows and incorporating a feature gas stove. To the rear, the extensive open-plan kitchen and dining area is without doubt the heart of the home, featuring a stunning designer kitchen with stylish serving island, exceptional space for seating, discrete downstairs cloakroom and double doors opening onto the neatly-landscaped garden. The notable rear stairway leads upwards to extra storage and broad hallways, where the accommodation is completed by a double bedroom, a single bedroom or study, an exquisitely-appointed family bathroom and the impressive principal bedroom benefiting from a sizable en-suite shower room and dressing area.

--- END ---