

Kingstfield

W E S T M E R S E A

MERSEAHOMES

EST. 1947



*"A holiday island within reach
of London - the world is your
oyster here"*

The Times, 2020

WELCOME TO

Kingsfield



An exquisite collection of 3, 4 and 5 bedroom homes set in the tranquillity of Mersea Island.

Welcome to Kingsfield by Mersea Homes, a small community nestled on the picturesque island of Mersea, just a stones throw away from the vibrant city of Colchester and it's convenient rail connections to the capital. Our meticulously crafted homes at Kingsfield are designed for modern living, incorporating the latest materials and techniques to ensure comfort, versatility, and energy efficiency. Enjoy the convenience of off-road parking, inviting open spaces, and of course the nearby coastline.

MERSEAHOMES

EST. 1947

Discover beautiful new island homes in superb countryside surroundings

Surrounded by open fields, just a short walk or bike ride from West Mersea village centre and the charming waterfront, Kingsfield's unique location leaves little to be desired. When combined with a thoughtful layout and extensive green space, the result is a community that puts quality of life first.

Kingsfield

A NEW NEIGHBOURHOOD

Timeless in style

Striking an impressive balance between contemporary beauty and sensitivity to the local vernacular, Kingsfield is a place you will be proud to call home.



AN IMPRESSIVE

Parkside setting

The Kingsfield development has been thoughtfully designed to incorporate extensive green space, teeming with wildlife and breathtaking natural scenery. This amenity guarantees convenient access to enriching open spaces, promoting overall well-being and vitality within the community.

DISCOVER THE

Magic of the Island

On Mersea Island, you're never more than a few minutes from the water, meaning the fresh sea air flows through every aspect of life.

Stroll along beautiful stretches of beach, with the North Sea lapping against the shore; explore rich marshland teeming with wildlife on the bank of the Strood Channel; or enjoy a coffee by the marina listening to the gentle chime of rigging hitting masts in the breeze. However you choose to enjoy it, there's something wonderfully healing about life by the water.



CLOSE TO

Everything

Kingsfield

Kingsfield

The White Hart Inn

A spacious modernised gastro pub with a restaurant and rooms in the centre of the village. Enjoy a casual drink, lunch or dinner.

33 minutes



9



West Mersea Church

A picturesque church and important hub for the local community in the centre of West Mersea.

9 minutes

Cudmore Grove Country Park

A large country park leading to the beach with walking trails through meadows, a playground and the ruins of a 16th-century fort.

14 minutes



The Strood

The causeway linking Mersea Island to the mainland, first built by the Romans in around 700AD.

6 minutes



FLOW

A state-of-the-art fitness facility. FLOW (For Love of Wellness) helps bring a personal touch back to gyms and fitness.

19 minutes



Posture Pilates

Paddleboard pilates provides a new way to workout on the water. SUP Pilates takes place at both Mersea Island Watersports and Mersea Boating Lake.

Mersea Island Watersports: 34 minutes
Mersea Boating Lake: 42 minutes



Waterfront Pizza

Watch the sun set over the water whilst you enjoy freshly crafted handmade pizzas at this buzzing restaurant.

35 minutes



West Mersea Anchorage

Watch oystermen bringing in their catch and busy working boatyards at this historic local harbour.

36 minutes



The Company Shed

Sample some of the freshest seafood you'll ever taste in authentic surroundings down by the water.

36 minutes



Kingsfield

Mersea Island

Mersea Island School

A popular community primary school set in over four acres of open space, including a pond and wildlife area.

20 minutes



Mersea Vineyard

This vineyard, shop and café offers a variety of wines and real ales along with a venue perfect for weddings and local events.

42 minutes



Mersea Beach

A south-facing sand and shingle beach that's perfect for walking or relaxing with a backdrop of colourful beach huts.

20 minutes



The Village

The village centre is a bustling hive of activity with local businesses, cafés, pubs and restaurants to enjoy.



The art of local

Thrive in the hustle and bustle of West Mersea where characterful eateries sit side by side with independent shops and services.



While a choice of convenience stores take care of the essentials, it's the local businesses that give this place its true individuality. For example, Arthur Cock and Sons butchers has been family-run for over 100 years, while Baldwins Department Store is part of a small local chain selling a unique variety of goods.

There is also no shortage of places to eat and drink, not least The Company Shed. Renowned

for its no-nonsense, sustainable seafood, including the famous Mersea oysters, booking ahead is essential.

Alternatively, there is a great selection of cafés serving coffee and cake by the water, along with plenty of local pubs for something a little stronger. If you're heading out for family lunch, the dog-friendly Mersea Barns and its messy play space make the perfect venue.



Kingsfield

Artisanal pizza

HOMEMADE EVERY DAY

Grab a slice of island life

Waterfront Pizza is located in the centre of the laidback seaside town of West Mersea on the Essex coast. From the buzzing interior of the restaurant, or out on the covered deck, you can watch the sun set over the water while you crunch your crust and sip your tipple.



110 Coast Rd, CO5 8NA |
waterfront-pizza.com

Kingsfield

Posture Pilates



REALIGN & RESET

Swapping the mat for a board! SUP pilates includes all mat pilates exercises performed on the paddleboard.



“

The moving craft provides for the ultimate core strengthening workout and the benefits of being out on the water soothes the mind.

– Rebecca

Posture Pilates



Classes take place at:

Mersea Boating Lake Rewsalls
Lane CO5 8SX

Mersea Island Watersports
110 Coast Rd CO5 8NA

posturepilates.life



With community at its heart



Strong community is all about coming together and that's something the residents of Mersea Island do very well.

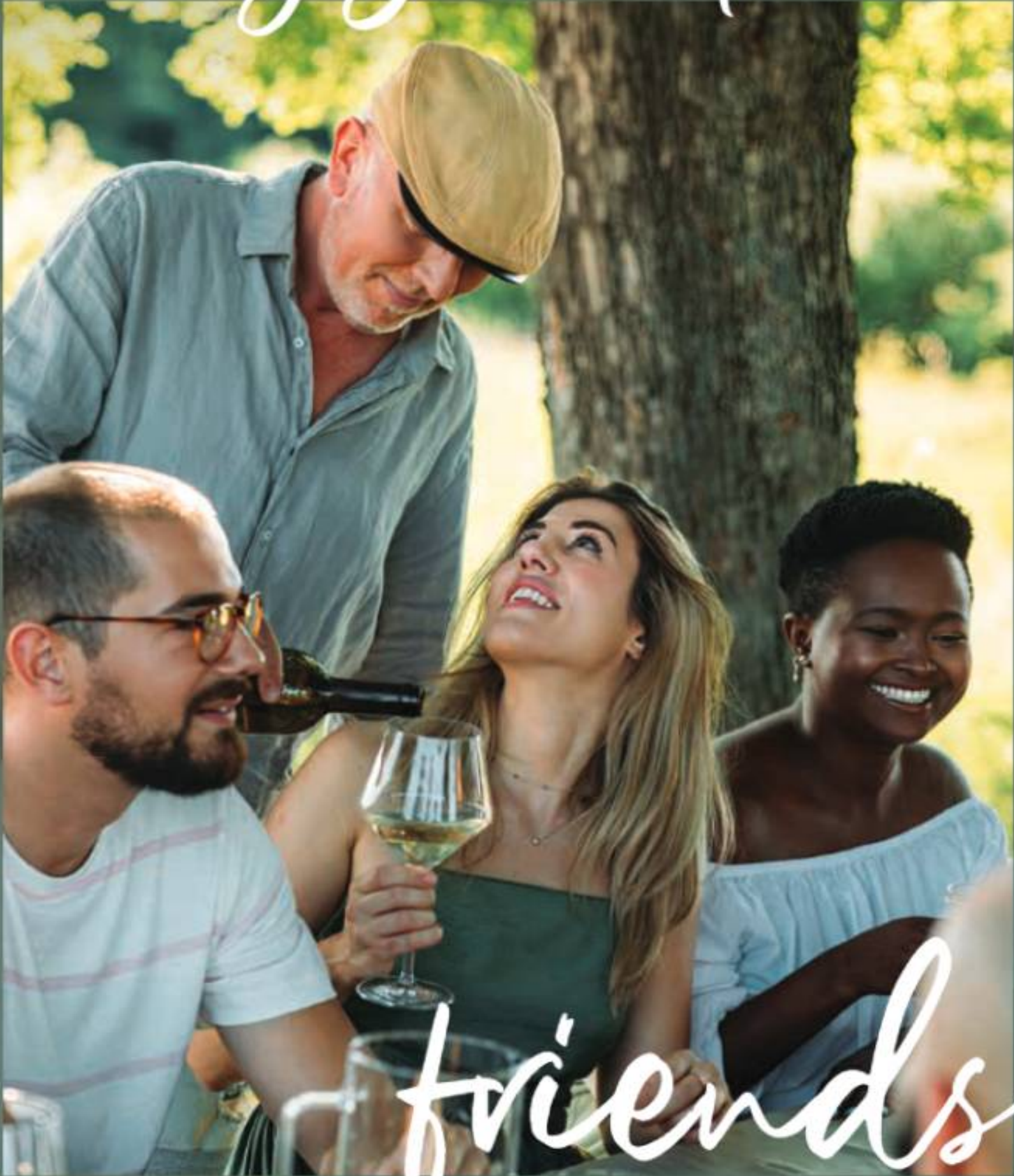
For over 170 years, islanders have gathered each summer for the West Mersea Town Regatta, a vibrant event featuring sailing, boat races, water sports, stalls, food, and fireworks. It's a fantastic occasion that never fails to entertain, with the crowd favourite event being 'Walking the Greasy Pole'.

Alternatively, Island Open Studios offers a unique chance to explore Mersea's art scene annually, showcasing galleries, studios, and workshops. Meanwhile, the Mersea Island Community Association Centre offers a packed schedule of entertainment, clubs, and activities throughout the year.

Combined with a great local school, various sports and sailing clubs, and a welcoming atmosphere, West Mersea boasts all the elements of a vibrant island community.



Best enjoyed with



friends

It's all about creating great wines and beers at Mersea Island Vineyard, established in 1985. With ten acres and five grape varieties, the vineyard produces some twenty thousand bottles of fine wine and real ale each year.



Mersea Island Vineyard makes four unique wines and five real ales, one of which is an award-winning stout that includes real oysters. They are all available at a number of local stockists, but the best way to get hold of a bottle is the Cork 'n' Cap – an on-site shop selling the full range of drinks, along with a variety of other local produce.

While you're there, stop off at the vineyard café for a glass of your favourite, accompanied by one of a variety of lunch dishes.

Alternatively, sample some of the best local ales at the Mersea Island Beer Festival, which takes place throughout Easter. There are over 35 East Anglian real ales to try along with a wide range of ciders. Add live music and a hog roast for a great annual event.

Local stories, local people

TALES FROM THE LAND



“
No more Yo-Yo
approaches. Goodbye
boring diets. See ya
later dull workouts.
We help you achieve
your goals, improve
your wellness and feel
your best, judgement
free in a community
that feels like family
- Tom and Atlanta

FLOW (For Love Of Wellness) is a state-of-the-art 6,000 sq ft fitness facility located at one of Mersea's most iconic and historic locations.

Originally set up by local couple Thomas and Atlanta Bonds, FLOW offers a unique Group Personal Training approach dedicated to helping Mersea Island get fitter and stronger.

47 Kingsland Road, CO5 8RA | flowmersea.com



TALES FROM THE SEA

An exhilarating sport has taken flight on West Mersea's vibrant coastline. Kite surfing captivates adventure seekers with its breathtaking blend of wind and waves. Spectators watch in awe at the colourful kites soaring above the water and the surfers execute mesmerising tricks.

Individuals have created a tight-knit community with their shared love for the sport, supporting and inspiring each other with shared tips, stories, social events and workshops, nurturing the sport's growth.



“
The unmatched adrenaline rush and
breathtaking moments on the water keep
pulling me back for more.
- Drew



MERSEA CADETS

The vibrant sailing community for children is a beacon of adventure and camaraderie. Here, young sailors embark on a journey, learning the ropes of maritime skills and developing a deep connection with the sea. Every summer the Island comes alive with laughter and excitement of kids discovering the joys of sailing, creating memories that will last a lifetime.

“

Sailing on Mersea is the best part of my summer! I've made so many new friends and learned so much about sailing and the sea

-Cody



With over 60 acres of beautiful grounds and commanding far-reaching views across the estuary, Essex Outdoors offers many thrilling outdoor adventures for all ages.

Offering over 20 activities from archery and bushcraft through to team challenges and zipwire, there is always something new and exciting to experience.

Mersea's coastal location is quite special – the surrounding marshes and beaches create the ideal environment for shore-based studies and local creeks and areas of special scientific interest can be accessed by boat.



A Heritage

FULL OF FLAVOUR

Tracing back to Roman times, Mersea's oysters have been harvested and cultivated by a dedicated community of oyster farmers for centuries, establishing West Mersea as one of the oldest oyster-producing regions.

This tradition, passed down through generations, involves a labour-intensive process requiring patience, skill, and ecological understanding.

Carefully selecting the best oyster larvae, farmers strategically place them in designated beds to foster optimal growth and flavour development.

The oyster farmers of West Mersea are not just keepers of a coastal tradition; they serve as custodians of a delicate ecosystem and guardians of a rich heritage, promoting sustainable practices. Their tireless efforts ensure the preservation of their way of life for future generations, allowing seafood enthusiasts to continue savouring the distinct flavour of the West Mersea oyster.



Live the wild life

With an abundance of parkland, hedgerows and coastline, Mersea is a haven for local wildlife.



“

A more desolate region can scarcely be conceived, and yet it is not without beauty.

WEST MERSEA FAMOUSLY
DESCRIBED IN 1880

A day exploring Mersea's many walking routes makes the perfect way to spot a wide variety of flora and fauna. Between the grazing marsh and salt marsh that line the picturesque coastline, you can see ducks, geese, wading birds, and much more.

Cudmore Grove Country Park's rich meadows are a designated Site of Special Scientific Interest (SSSI) and attract many small mammals, lizards

and insects, along with the kestrels and barn owls that hunt them.

There is even a population of red squirrels on the island. A total of 20 squirrels were reintroduced in 2012 and are now thriving, with regular sightings throughout the area.

Pay a visit to the Cudmore Grove wildlife hide next to the pond with some binoculars and little bit of patience and you're sure to be rewarded.

EXPLORE ESSEX

While Mersea Island does make the perfect escape, it still enjoys excellent links to nearby towns, cities and capital connections.

Further
afield

Cross The Strood to the mainland and it's around 25 minutes by road to both Colchester Station and the A12, while the Foot Ferry provides excellent access to nearby Brightlingsea.



COLCHESTER

Famous for being Britain's first city, Colchester is a thriving community with rich history running through its streets. Whether you're exploring the fascinating Norman castle and adjacent park, browsing the excellent shopping or sampling the diverse cuisine, entertainment and nightlife, Colchester offers something for the whole family to enjoy.

MALDON

The Maldon District is world-renowned for its history, wildlife and stunning 75-mile coastline and famous Maldon Sea Salt which is produced in the area.

The Hythe Quay is home to many of the remaining Thames Barges and the Promenade Park is probably the most visited location in Maldon. The town itself includes a number of charming independent shops, cafés, pubs and restaurants.

DEDHAM

Dedham Vale is the only designated Area of Outstanding Natural Beauty in Essex, made world famous by the landscape paintings of renowned artists John Constable and Thomas Gainsborough. Dedham itself is one of the most attractive villages in Essex and features a wealth of impressive period properties, characterful village pubs, restaurants and tea rooms; perfect for relaxing in after a day out exploring the local area.



BRINGING

Balance home

At Kingsfield, every home is crafted with meticulous attention to detail, seamlessly blending luxury and practicality.

High ceilings, spacious layouts, and an abundance of natural light are all things that come as standard in our homes, but we haven't forgotten these spaces also need to be functional. Cleverly designed interiors and high-quality finishes perfectly combine with irresistible home comforts, maximising both form and function.

“

At Mersea Homes, our design philosophy is centred on harmonising elegance with usability, ensuring that every element contributes to a seamless and enriching living experience.

– Charlotte Cock

Mersea Homes Interior Designer



The Heart of the home

The kitchen not only serves as a space for preparing meals but also as a gathering place for family and friends to connect and share experiences.

Our kitchen designs prioritise efficiency and convenience, with ergonomic layouts and intuitive storage solutions that keep essentials within reach. By understanding the needs and habits of homeowners, we create spaces where being in the kitchen becomes a pleasure, allowing individuals and families to unleash their creativity and culinary skills without constraints.



Discover your local delicatessen. The Mersea Deli, located on the quaint high street, offering a delightful selection of coffee, and freshly baked goods.

Renowned for their on-site baking of fresh pastries every morning. The Mersea Deli is a culinary gem. We've collaborated with the deli to share one of their delicious recipes below.



Salmon and Asparagus Quiche

Ingredients

Plain flour for dusting	100ml milk
700g shop-bought short crust pastry or homemade pastry	300g skinless salmon fillets
50g butter	300ml double cream
1 onion, thinly sliced	3 large eggs, beaten
1 tsp fennel seeds	1/2 small bunch of dill, stalks removed
1 bunch of asparagus (approx. 400g), woody ends trimmed, then halved lengthways	Zest of 1 lemon
	100g cheddar, grated



Method

STEP 1

Heat oven to 180C/160C fan/gas 6. Place a baking sheet in the oven to heat up. Dust a clean work surface with flour, then roll out 600g of the pastry to line a 20 x 30cm tin. Trim the edges with scissors so that the pastry sits 2-3mm higher than the sides of the tin. Prick the surface all over with a fork, then line with baking parchment and add an even layer of baking beans. Place on the hot baking sheet and blind-bake for 15 mins.

STEP 2

Meanwhile, heat the butter in a frying pan over a low heat and add the onion. Cook gently for 15-20 mins or until soft, then stir in the fennel seeds and take off the heat. Leave to cool in the pan.

STEP 3

Remove the tart case from the oven and set aside while you cook the rest of the filling. Add the asparagus to a large sauté pan, cover with 2-3cm of water, bring to a simmer and cook for 5 mins. Drain, then rinse in cold water to cool down quickly. Leave to dry on kitchen paper. Put the empty pan back on the hob, add the milk and salmon, and bring to a gentle simmer. Cook for 4 mins, turning once.

STEP 4

Carefully take the salmon out of the milk and lay on a plate. Pour the milk into a large heatproof jug and set aside. Spoon the onion and fennel seeds in an even layer across the base of the pastry case. Add the asparagus and, when the salmon is cool enough to handle, break chunks of it over the asparagus. Add the cream to the milk along with the rest of the eggs, the dill, and lemon zest, then season. Pour the mixture into the pastry case, top with the cheese, then carefully put back in the oven for 45 mins-1 hr or until the filling is set and the cheese on top is turning golden. Serve warm or cold with a fennel and rocket salad.



Energy efficient homes

**Better for you,
better for the environment.**

We are committed to incorporating energy-efficient technologies into every home we build at Kingsfield. This approach ensures we help to create homes that are designed with sustainability in mind, helping to reduce environmental impact.



Smart Thermostatic Radiator Valves (TRVs)

- 1 Wiser multi-zone heat hub with smart TRVs.
- 2 Smart TRVs are all individually programmable via the Wiser Home app. Each room has a TRV on the radiator and can be controlled in isolation. This gives you complete, flexible control over your heating, thereby helping to reduce energy costs.
- 3 Heating can be controlled by your mobile phone whether you are home or away.

Solar Panels

- 1 Our PV (photovoltaics) panels are fitted via an in-roof system to minimise their presence and provide a flush appearance.
- 2 Plots with a hot water cylinder will have a Solar iboost installed which will power the immersion heater via the PV system.
- 3 The energy generated by the panels will firstly be used in your home for general electric use and iboost and surplus generation fed back to the grid.
- 4 Customers can monitor the system remotely via smartphone app or web portal.

Waste Water Heat Recovery (WWHR)

- 1 Hot wastewater from your shower will pass through the WWHR unit and heat up incoming cold water. This reduces the demand for the boiler to deliver new hot water and saves energy.

Electric Car Charging

- 1 Every plot will have provision for an electric car charging point. This is delivered by an upgradeable outside socket.





Inspirational living

Carefully crafted and designed to the highest standards inspired by contemporary lifestyles, experience Mersea Homes' reputation for quality.

As an award-winning developer renowned in the region, we specialise in delivering well-designed, high-quality homes. Our process begins with identifying exceptional sites that we master plan and meticulously deliver, ensuring that our purchasers find homes they love.

We blend traditional craftsmanship with modern building methods to guarantee outstanding energy efficiency and low maintenance. Our focus extends beyond construction; we prioritise harmonising our developments with the local environment, seeking to protect and enhance it wherever possible.

Choosing a property from Mersea Homes means investing in seventy years of craftsmanship, experience, and intimate knowledge of the area from a family-run builder dedicated to upholding a strong reputation. Your purchase with us transcends mere transaction; it signifies a commitment to your property, your family, and your future. Our dedicated team ensures you receive the best possible experience, with every property benefiting from a ten-year structural warranty and two-year aftercare as standard.

At Mersea Homes, your journey to a new home is supported by tailored professional advice across various areas, from part exchange to legal and mortgage services, ensuring a seamless transition to your new home.

MERSEAHOMES
EST. 1947

Developments made of more than homes. We build entire communities in desirable locations. Believe in true craftsmanship. We invest time into perfecting the details, and have an unrivalled reputation for quality formed over generations.



Local map



Area map

Sat Nav: CO5 8HL
Tel: 01206 591013
Email: kingsfield@merseahomes.co.uk
Web: merseahomes.co.uk

Maps not to scale

Sales office and show home – Dawes Lane, West Mersea, CO5 8HL

