



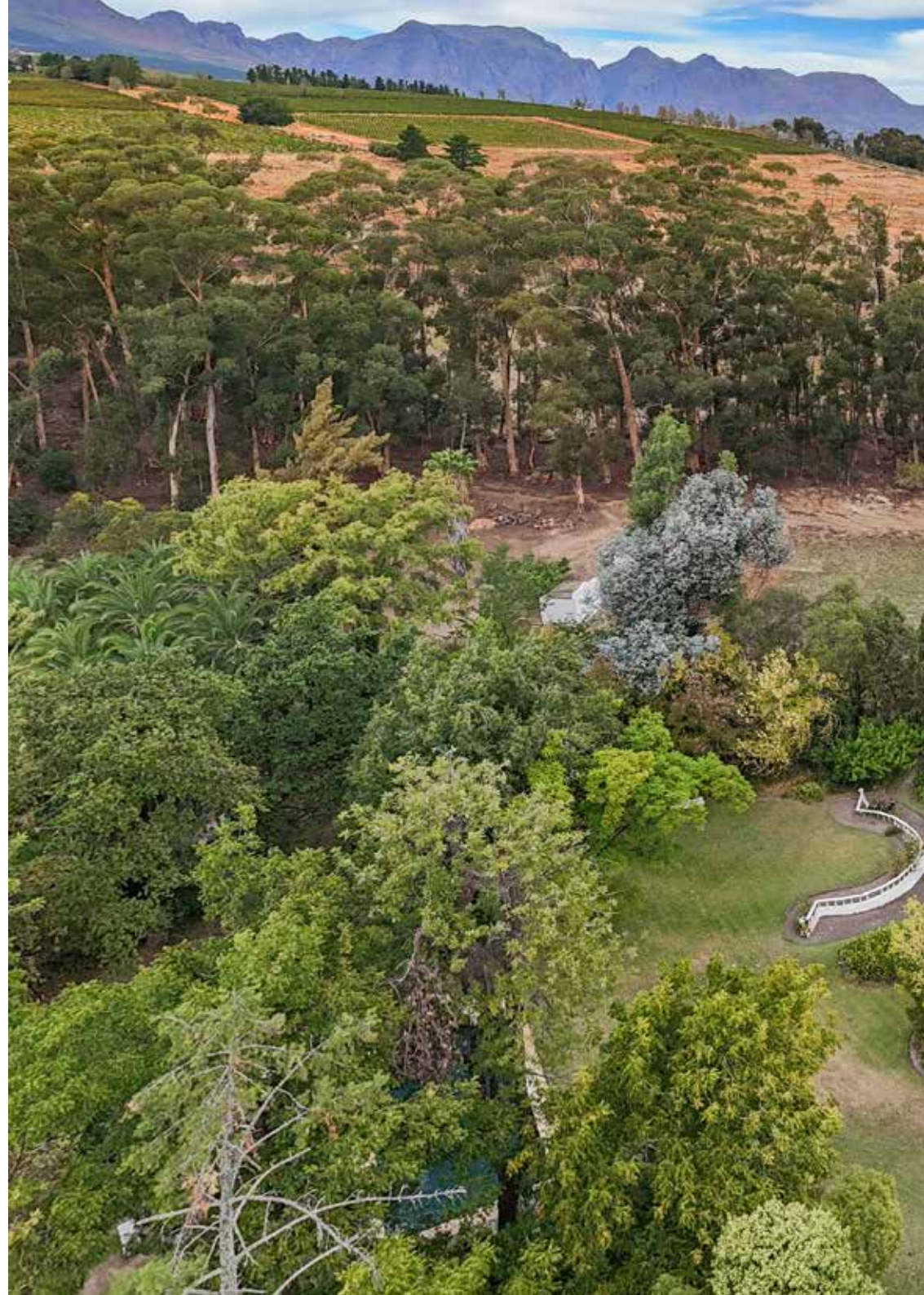
# THE MANOR GARDENS

DIEMERSFONTEIN WINE & COUNTRY ESTATE



# THE MANOR GARDENS

Priced from R3.9 million *(including VAT)*





# EXCLUSIVE LIVING FOR OVER 55's



Located on the picturesque Diemersfontein Wine & Country Estate, The Manor Gardens offer exclusive living in your golden years.

From vineyards planted across rolling hills of this 183 hectare working wine farm, Diemersfontein produces a range of award-winning wines, most notably the world famous 'coffee-chocolate' Pinotage.



## DIEMERSFONTEIN

WINE & COUNTRY ESTATE







In the late 19<sup>th</sup> century, the Diemersfontein manor house was rebuilt on the site of a former farmhouse dating from the 1700's, with its lush formal gardens established around 1890.

When the Sonnenberg family (founders of Woolworths South Africa) purchased the Wellington property as a countryside retreat in 1943, Cecilia Sonnenberg embarked on a journey to rejuvenate the Manor Gardens.

Retaining many of the mature trees that flank the garden, she wished to do away with the formal structure of the previously installed garden and instead employ a more free-form and lush approach.

She planted a selection of her favourite shrubs and flowers, with the expansive rose garden being her pride and joy.

The setting where The Manor Gardens homes will be constructed has experienced three generations of family heritage, milestones achieved and fond memories.



## AN EXCLUSIVE LIFESTYLE )f

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The generous selection of flowers and shrubs established in the Manor Gardens make for a sensory delight with lush greens, vibrant flowers and sweet scents signalling the arrival of Spring. Secluded seating in the shade of well-established trees offers tranquillity and respite during the warmer Summer months.

Transformed into a quilt of warmer tones, the garden in Autumn sees the deciduous leaves turn to tones of rich amber and gold, before Winter delivers an abundance of bulb blooms to the beds.







## PLOT & PLAN

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Consisting of 18 homes, ranging between 160m<sup>2</sup> to 225m<sup>2</sup>, these exclusive properties in The Manor Gardens offer spacious and comfortable living, with a choice between 2- and 3-bedroom options available.

These 18 homes comes with easy accessibility to the adjacent Manor House Gardens and swimming pool.







As The Manor Gardens comes to fruition, the beauty and tranquillity of its surroundings will become a platform for the spirit of community, with memories made from experiences shared.

The small cluster of homes will form a continuation of the quality of life that has become synonymous with Diemersfontein Wine & Country Estate.

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With 183 hectares of well-maintained and safe vineyards and grounds to spend time in the outdoors, and personal fitness training services available on-site, the property offers various possibilities to promote an active healthy lifestyle, including a communal swimming pool for the Manor Gardens residents.

An on-site restaurant and Tasting Room, along with a vibrant calendar of wine, cultural, and music events, create the perfect setting for residents to connect and build a sense of community.

## REFINED LIVING IN THE CAPE WINELANDS

- Assisted living ready design features including wide format doorways and a single-level walk-in shower.
- Centralised irrigation system covering the individual properties and communal spaces in the complex, and a small raised planter ideal for growing herbs and veg.
- Enclosed yard for pets.
- Solar ready electrical setup for easy installation of a solar system.



The Manor Gardens is more than just your new home; it's an expression of the heart of the Diemersfontein legacy.

Each home will herald a new chapter for its new owners, promising them a new phase of life enriched by nature, and the enduring spirit of celebration in an established and supportive community.







# DISCOVER

## DIEMERSFONTEIN



Combining countryside tranquillity with modern amenities, Diemersfontein Wine & Country Estate embodies the essence of secure farm estate living.

Vineyards and olive groves are abuzz with excitement as they yield their fruit at the start of every year, resulting in award-winning wines and a top quality Extra Virgin Olive Oil, proudly representing the Diemersfontein brand.

As a well-established residential estate, security remains a top priority, with the entire property enclosed by electric fencing. Outsourced security specialists, with a proud safety record, oversee access and patrolling services, in addition to monitoring the thermal imaging cameras along the perimeter of the estate.









Located along a main route, just outside Wellington, Diemersfontein offers convenient navigation and accessibility.

Traveling to Cape Town International Airport or the City-bowl is less than an hour's commute.

Besides the town of Wellington and its surrounds offering ample activities for the entire family to enjoy, on-site activities including biking, fishing, and horse riding are available to residents.





Be part of a community where the joys of refined living are celebrated in a serene and vibrant environment, as new friendships are made and every day brings about a new opportunity to savour the best that life has to offer.

Welcome to a lifestyle of luxury, leisure and natural beauty with your new home at The Manor Gardens within the Diemersfontein Wine & Country Estate.

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# THE MANOR GARDENS

## SITE PLAN & PERSPECTIVES





# THE MANOR GARDENS

## LAYOUT | PLAN A

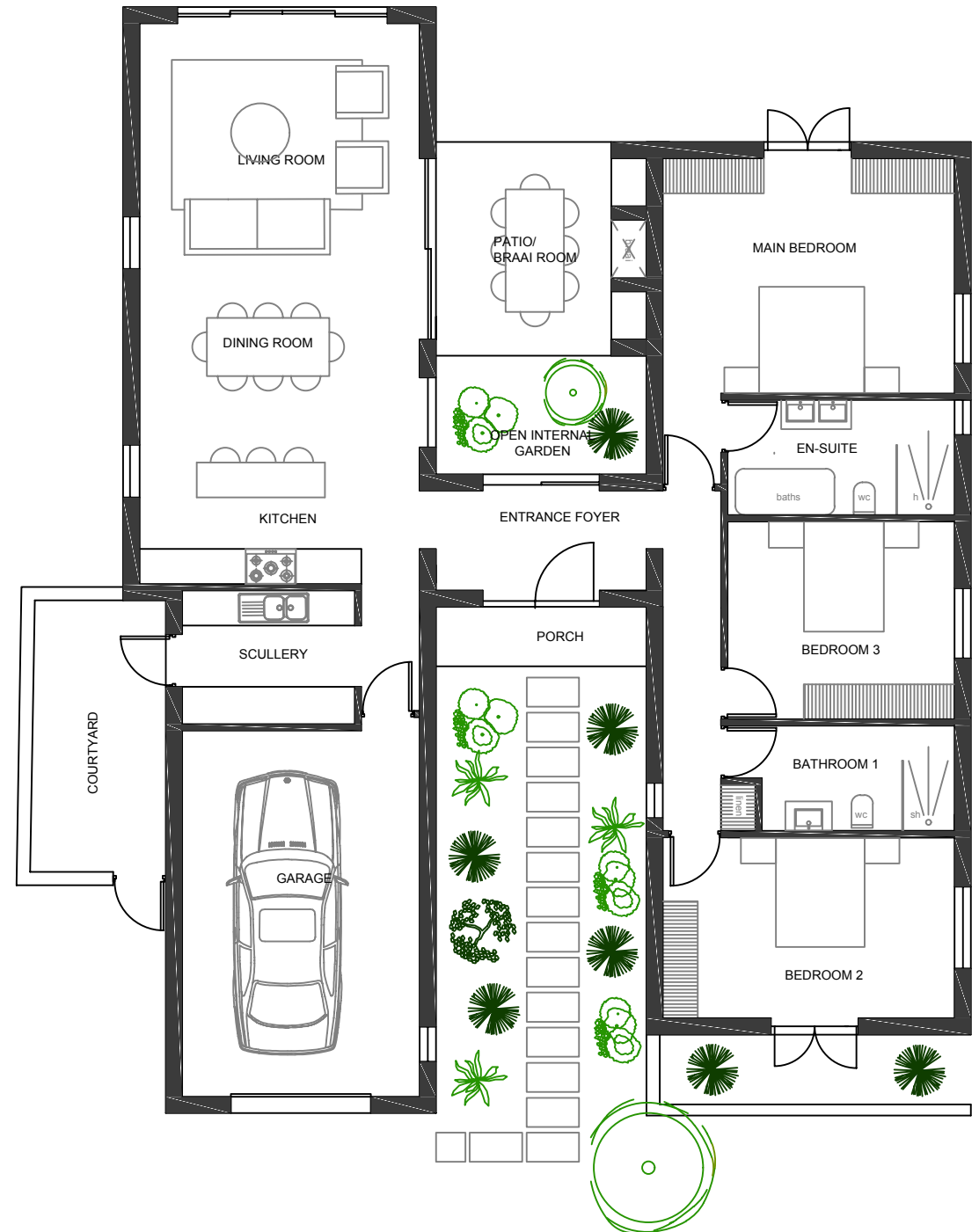
### PLAN A SIZING

Residence	- 162 sqm
Garage	- 30 sqm
Patio	- 13 sqm
<i>Total</i>	<i>- 205 sqm</i>

### PLOT ALLOCATION

Plan A can be applied to these plots:

- 8
- 16
- 18



# THE MANOR GARDENS

## LAYOUT | PLAN B

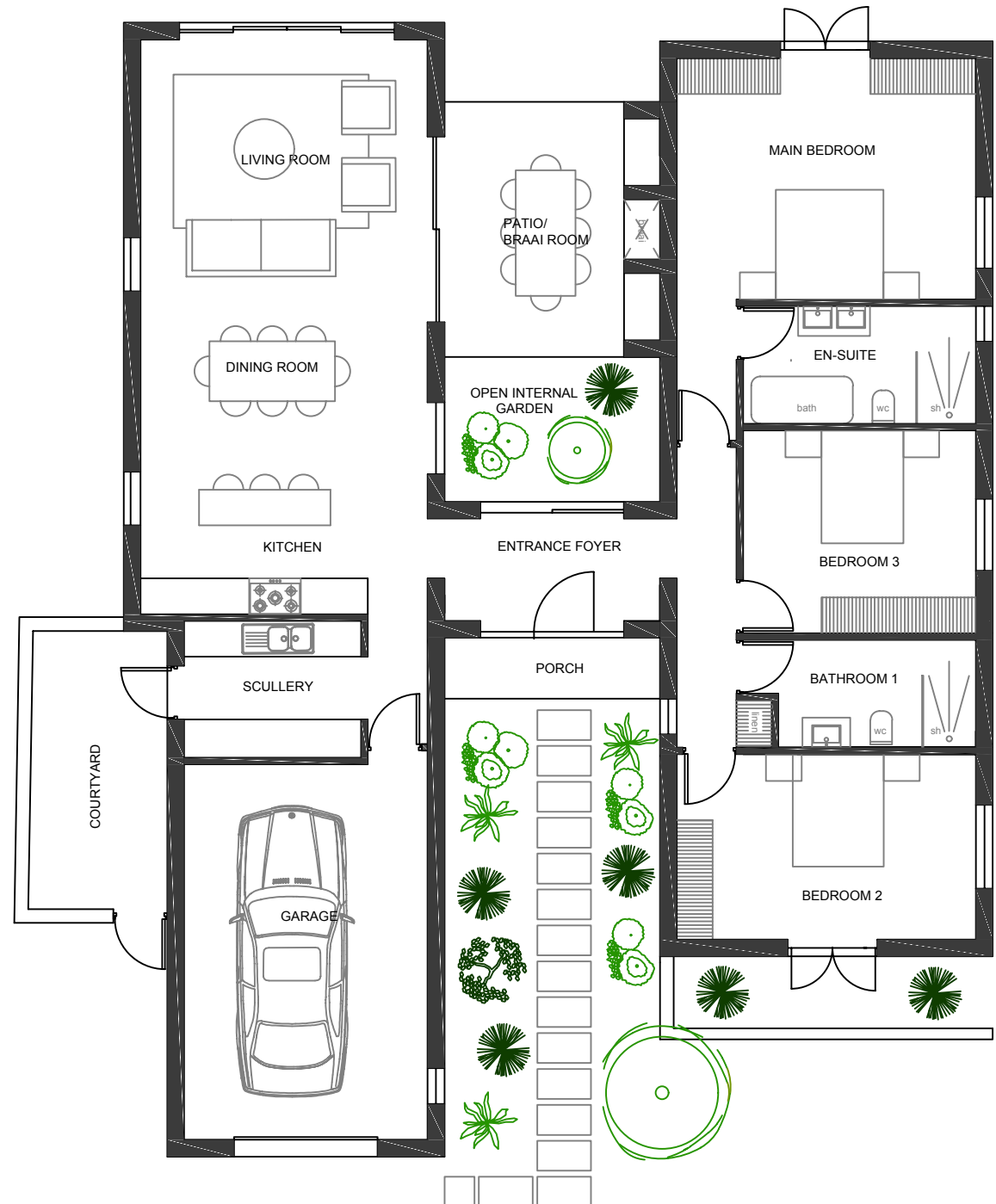
### PLAN B SIZING

Residence	– 165 sqm
Garage	– 30 sqm
Patio	– 15 sqm
<i>Total</i>	<i>– 210 sqm</i>

### PLOT ALLOCATION

Plan B can be applied to these plots:

- 4
- 10
- 18
- 9
- 11



# THE MANOR GARDENS

## LAYOUT | PLAN C

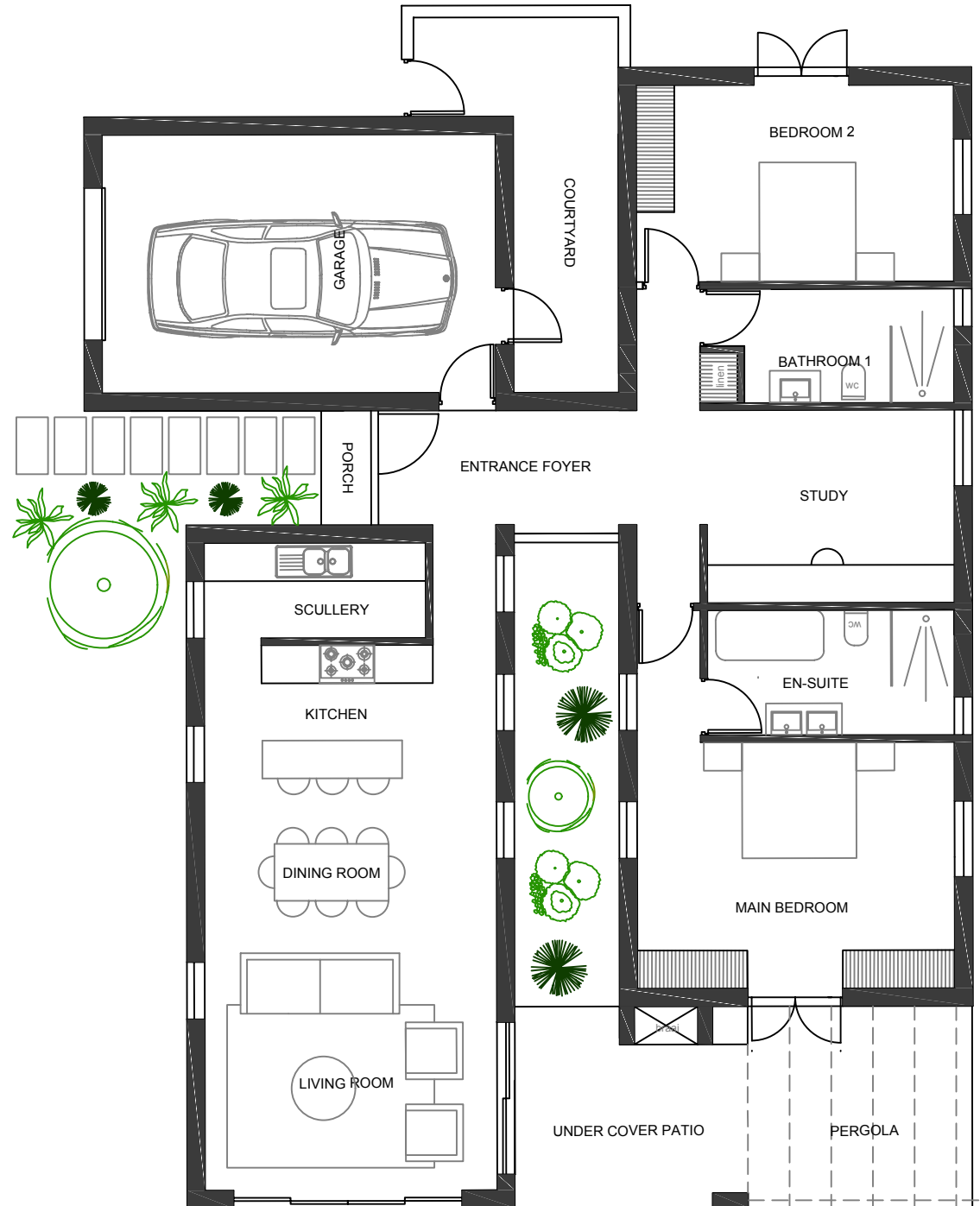
### PLAN C SIZING

Residence	- 148 sqm
Garage	- 31 sqm
Patio	- 11 sqm
<i>Total</i>	<i>- 190 sqm</i>

### PLOT ALLOCATION

Plan C can be applied to these plots:

- 2
- 6



# THE MANOR GARDENS

## LAYOUT | PLAN D

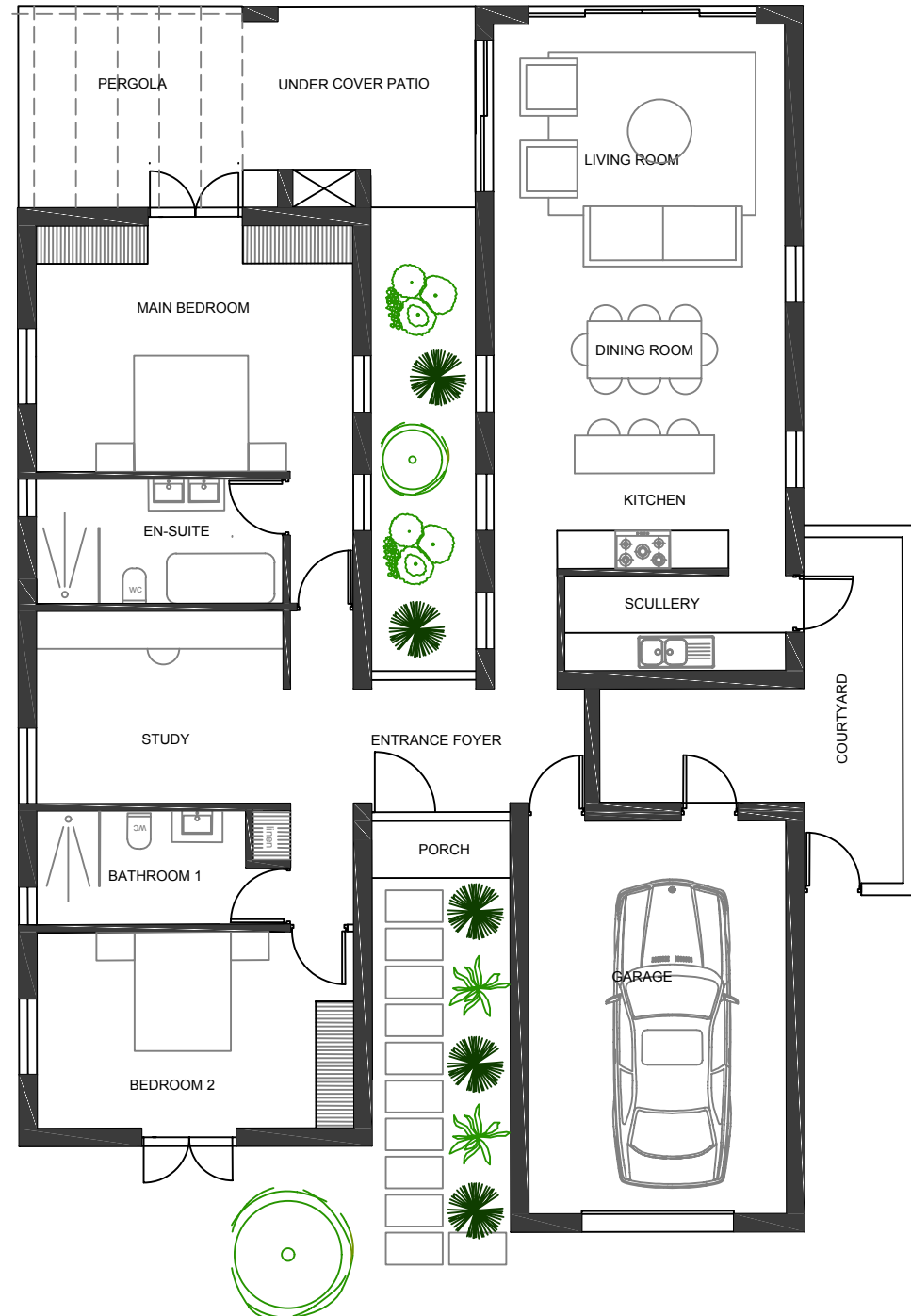
### PLAN D SIZING

Residence	– 148 sqm
Garage	– 31 sqm
Patio	– 11 sqm
<b>Total</b>	<b>– 190 sqm</b>

### PLOT ALLOCATION

Plan D can be applied to these plots:

- 1
- 5
- 9
- 11
- 13
- 15
- 17
- 4
- 8
- 10
- 12
- 14
- 16
- 18



# THE MANOR GARDENS

## LAYOUT | PLAN E

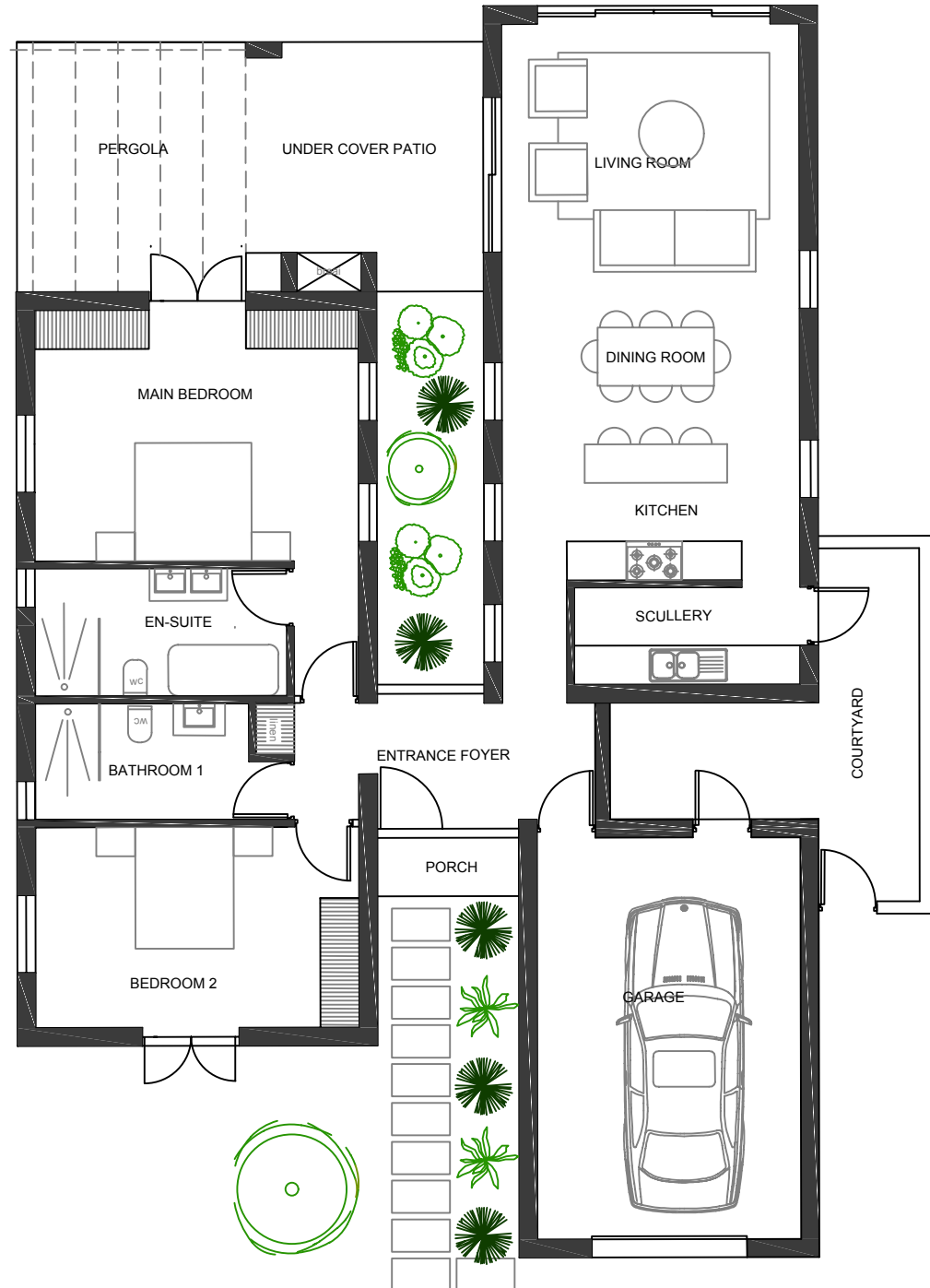
### PLAN E SIZING

Residence	- 129.9 sqm
Garage	- 31 sqm
Patio	- 14.1 sqm
<i>Total</i>	<i>- 175 sqm</i>

### PLOT ALLOCATION

Plan E can be applied to these plots:

- 1
- 5
- 9
- 11
- 13
- 15
- 17
- 4
- 8
- 10
- 12
- 14
- 16
- 18



# THE MANOR GARDENS

## LAYOUT | PLAN F

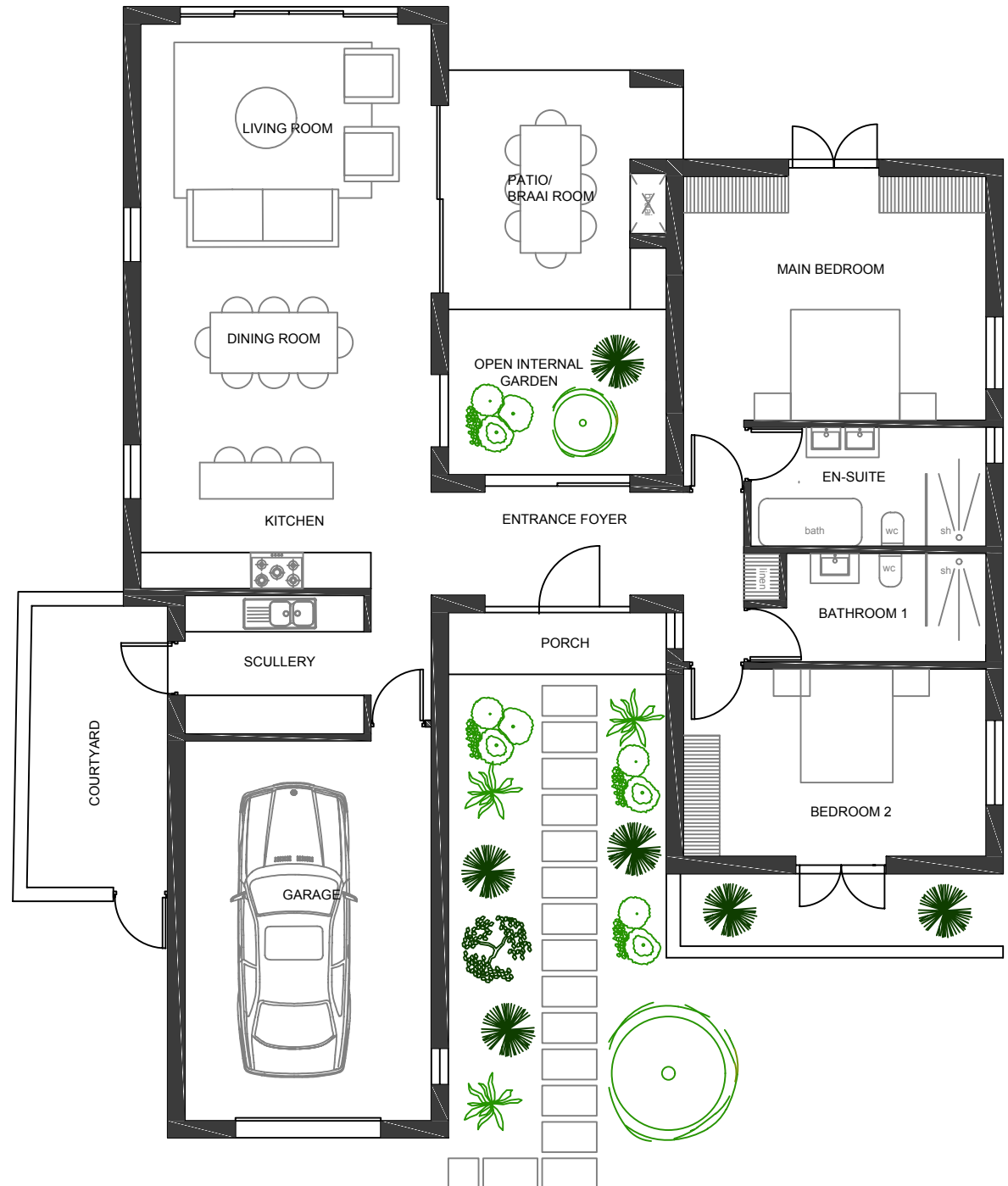
### PLAN F SIZING

Residence	- 141 sqm
Garage	- 30 sqm
Patio	- 14 sqm
<b>Total</b>	<b>- 186 sqm</b>

### PLOT ALLOCATION

Plan F can be applied to these plots:

- 4
- 9
- 12
- 18
- 8
- 10
- 16



# THE MANOR GARDENS

## SCHEDULE OF FINISHES

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### KITCHEN APPLIANCES



Extractor

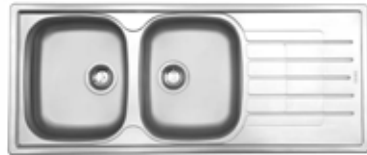


Gas Hob



Electric Oven

### KITCHEN FINISHES



Kitchen Sink



Kitchen Sink Mixer

### TILES



Floor Tile  
Option 1



Floor Tile  
Option 2



Kitchen Splashback  
Option 1



Kitchen Splashback  
Option 2

*\* The standard Brushed Stainless Steel (left) finishes may be substituted for Black (middle) or Polished Chrome (right) at an additional fee.*

# THE MANOR GARDENS

## SCHEDULE OF FINISHES

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### BATHROOM FIXTURES



Freestanding Bath



Wallhung WC



Countertop Basin

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### BATHROOM FINISHES



Basin Mixer



Shower Rose



Hand Shower

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### BATHROOM ACCESSORIES



Paper Holder



Double Towel Rail







# THE MANOR GARDENS

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DIEMERSFONTEIN WINE & COUNTRY ESTATE

## ENQUIRIES & SALES

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