

The new homes at St Osyth Priory are traditionally designed with a premium specification, benefiting from ease of maintenance and running efficiency. The interiors are contemporary and stylish, presenting every convenience for modern living, with homes boasting a study or spaces to work from home, coupled with high speed broadband. Our in-house design team have carefully designed each home to maximise space and natural light, with attention paid to every detail of the interior finishes.

## Kitchens

The kitchens have been fitted with contemporary units and benefit from fully-integrated appliances.

- Contemporary flat matt doors in soft pale grey
- Silestone worktops, upstand and hob splashback
- Stainless steel undermount sinks with monobloc mixer tap
- Bosch induction hob, island extractor hood [where applicable] and single oven. Four bedroom homes benefit from two single ovens
- Elica telescopic extractor hoods elsewhere
- Zanussi dishwasher, fridge freezer and washer dryer [when situated in the kitchen]
- Laminate worktop to separate utility rooms



*"Although I have worked as an Interior Designer at City & Country for over 20 years I never tire of the thrill of sourcing new interesting specifications for our developments. We constantly strive to bring quality, inspirational interior specifications to our homes for our customers to enjoy and be proud of". - Karen Cox*

## Bathrooms

Bathrooms are modern and understated, featuring quality brands.

- Modern wall hung Laufen Pro sanitaryware
- Chrome brassware from Vado - monobloc mixer taps and thermostatic showers with concealed shower valves
- Chrome towel radiators and shaver sockets
- Porcelain tiles to en suite and bathroom walls



## Flooring

- Lifestyle floors Chelsea range laminate flooring in thames oak to open plan living, kitchen and dining areas with 20 year warranty
- All stairs, bedrooms and separate living rooms have 100% textured wool carpets in a neutral colour
- Porcelain floor tiles to halls, all bathrooms, en suites and WCs

## Wardrobes & Lofts

- Dressing rooms to master bedrooms are fitted with open shelves and hanging rails. Other master bedrooms include fitted wardrobes with glass sliding doors where possible
- Fitted wardrobes to the second bedroom in four bedroom houses
- Accessible lofts to certain properties with fitted loft ladders\*



01255 388 612

e: [stosythpriory@cityandcountry.co.uk](mailto:stosythpriory@cityandcountry.co.uk) | w: [www.cityandcountry.co.uk/stosythpriory](http://www.cityandcountry.co.uk/stosythpriory)

## Detailing

- Traditional four panel internal doors painted in Dulux Heritage Mudlark with brushed chrome ironmongery
- Front doors painted in Dulux Heritage range
- Walls painted in Dulux Heritage Ash White
- Finished with brickwork, timber finished weatherboarding or rendered with handmade clay, slate or plain roof tiles.

## Ironmongery & Windows

- Predominantly sliding sash, some casement windows\*
- Ground floor windows and some first floor windows have satin locking handles
- Timber windows and entrance doors

## Heating

- Gas fired combination boiler with radiators upstairs and underfloor heating downstairs. All apartments have underfloor heating.
- Open flue system with bespoke timber fireplace surround in some homes with the potential to install a log burner\*
- Heatmiser Neostat and Neohub smart thermostats to four bedroom houses, Danfoss to all other properties

## Connectivity

- A wide variety of hyperoptic broadband packages available\*
- Many properties have a study or specific space within the living area, ideal for use as a home office

## Electrical

- Combination of recessed downlighters to all bathrooms, en suites and most kitchen areas, all other areas have pendant fittings
- External lighting to front door
- All garages and carports have lighting, garages also have power supply and electrical doors with remote control to operate
- Residents can install smart meters\*

## Security

- All homes feature intruder alarms and mains operated smoke detectors
- Secure environment with movement-activated gates at entrance. Number plate reading technology to record all vehicle movements in and out of the development

## Gardens

- All private gardens are turfed with Raj Indian sandstone paving slabs for pathways and patio areas



*"We endeavour to create modern family homes which sit harmoniously within their context, in this instance, the historic setting of St Osyth Priory. This has been achieved by working closely with City & Country's in-house specialists, from planning through to the final internal fits outs, in order to achieve the highest quality homes". - Wighton Architects.*

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