



BURDEROP PARK

Superbly appointed
& excellently crafted



Each home at Burderop Park has been designed by City & Country's specialist in-house team to offer the discerning homebuyer the best of everything, with every detail given careful consideration. Traditional skills, contemporary elegance and a superior level of finish ensure that our homes offer the comfort, high performance and refined looks that stand the test of time.

Beautiful designs and materials have been paired with neutral colour palettes to create living spaces that are modern in style yet offer a sense of natural simplicity and informal luxury. Walk into any home at Burderop Park and you will see that thoughtful planning, superior build and premium finishes seamlessly combine to create living spaces that not only function perfectly, but also look and feel special.

Heating systems and appliances by leading manufacturers ensure a home that is as stylish as it is energy-efficient, while the latest technology offers maximum control and security features for your peace of mind.

Elegance & luxury



“The homes are set in the large and mature parkland of historic Burderop Park, with ample space for residents to walk and enjoy the landscape. The houses themselves pick up on the tradition of

estate villages, which were historically designed for workers and managers on county estates and featured a consistency of materials, carefully considered proportions, and high-quality detailing to set them above the usual standard. We have worked hard to create something that works with the history of the site and delivers wonderful homes.”

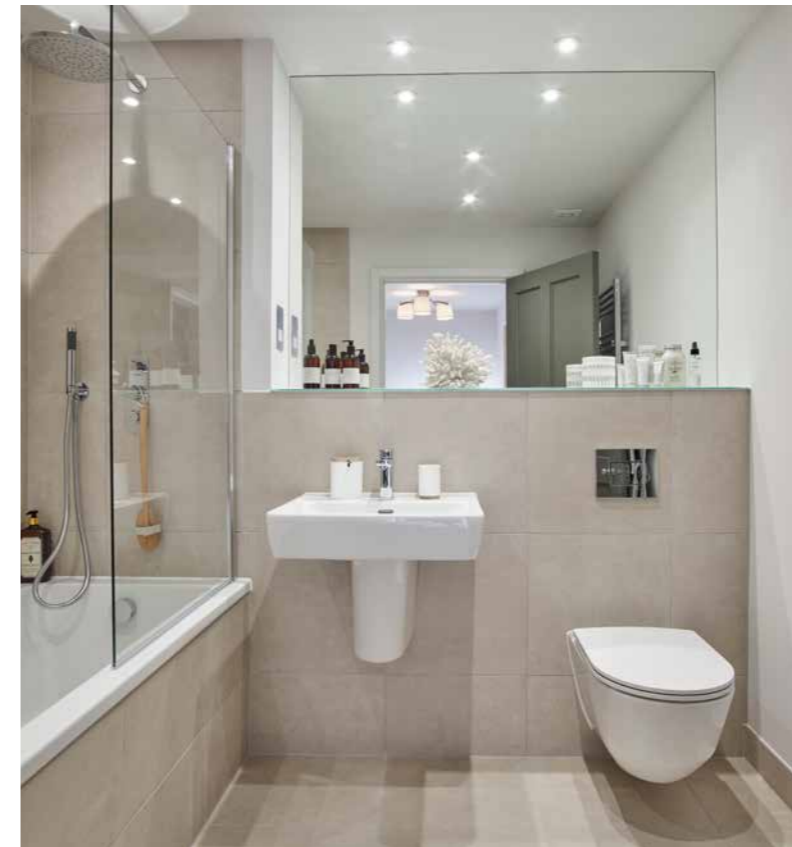
Simon Vernon-Harcourt
Design & Restoration Director

Stylish and modern designed kitchens

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

- Contemporary handleless flat matt doors in soft pale grey
- Four/Five bedroom homes have an additional feature kitchen door in a soft taupe colour
- Silestone worktops, upstand and hob splashback
- Stainless steel undermount sinks with monobloc mixer tap in chrome
- Bosch induction hob
- Island extractor hood or Elica integrated telescopic extractor hood
- Single oven and combination microwave*
- Fully integrated Zanussi dishwasher and fridge freezer
- Four/Five bedroom homes feature an American style fridge freezer
- Fully integrated washer dryer when situated in the kitchen or plumbing for a washing machine in the utility room/store
- Laminate worktop to separate utility rooms

* Kitchen designs and layout vary, please speak to our sales executive for further information



Elegant bathrooms

Bathrooms are modern and understated, featuring quality brands.

- Brassware from Vado in chrome finish, monobloc mixer taps and thermostatic showers with concealed shower valves
- Modern wall hung Laufen Pro sanitaryware
- Chrome shaver sockets
- Porcelain tiles to en-suite and bathroom walls

Flooring

- White-washed oak finish laminate flooring 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 hall, all bathrooms, en-suites and WCs

Wardrobes and lofts

- Fitted wardrobes with glass sliding doors to master bedroom
- Dressing rooms, where present, are fitted with open shelves and hanging rails.
- Fitted wardrobes to the second bedroom in four/five bedroom homes
- Accessible lofts to certain properties with fitted loft ladders



Detailing and materials

- Traditional four panel internal doors painted in grey with polished chrome ironmongery
- Walls, skirting and architrave painted in a contemporary white
- Brickwork walls with contrasting brick features*
- Natural handmade clay or slate roof tiles

Ironmongery, doors and windows

- Traditional profile windows with satin ironmongery
- Sash windows to most homes*
- French doors to patio in agate grey UPVC
- Timber front entrance doors painted in black green

Heating

- Combination gas boiler
- Underfloor heating to ground floor, radiators to upper floors
- Open flue system with bespoke timber fireplace surround to some homes. This allows buyer to potentially install a log burner
- Google Nest Smart Thermostats to all properties

Electrical and lighting

- Combination of recessed downlighters to most kitchen areas, all bathrooms and en-suites
- Pendant light fittings to all other rooms
- External lighting to front door
- All garages and carports have lighting and power supply



“Our overall design approach has been to create chic and elegant interiors, maximising space and natural light, and complementing the surroundings”

Karen Cox
Interior Designer, City & Country

Security and peace of mind

- All homes feature intruder alarms and mains operated smoke detectors
- Google Nest Hello smart doorbell
- 2 years defects liability and 10-year structural warranty from Q Assure

Gardens

- All private gardens are turfed*
- Pathways and patio areas will be laid with Raj Indian sandstone paving slabs

*turf will be time of year dependant

Home entertainment and communications

- Open Fibre Networks infrastructure provides gigabit fibre broadband, TV, Sky & telephone services to all homes and offers a variety of internet service providers to choose from
- Homes are connected to Terrestrial TV, Freeview and Sky Q
- Sky cabling to living room

Electric car charging

- Provision for electric charging at each home. Where parking spaces are not on a specific plot, either a conduit or an electric cable is taken from the home to the parking space to allow car charging to be installed at later date. Owners are responsible for installing any electric car charging cabling and equipment as required. The infrastructure has been designed to provide enough capacity to allow all homes to charge an electric car

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