

51°46.46'N | 0°54.02'E

THE FLOORPLANS

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THE GREENBOURNE COLLECTION



# Sanderling Reach

CITY & COUNTRY



# THE ART OF LIVING

**Welcome to a place where  
you can experience the best  
of town and seaside living.**

Admire the naturally beautiful landscape, soak up stunning views of the water and sample delicious seafood any time you like. All of this within easy reach of historic Colchester and not far from the bright lights of London either. This is everyday life on Mersea Island – recently voted one of the best places to live in the UK by The Sunday Times.

At Sanderling Reach, our exclusive homes are perfectly placed in the heart of West Mersea, just a few minutes' walk from the majestic beachfront. With a selection of luxury homes, there is something here for every lifestyle. There is also an abundance of open space for you to meet the neighbours or for children to explore.



# PHASE 1 THE GREENBOURNE COLLECTION

## 2 BEDROOM HOUSES

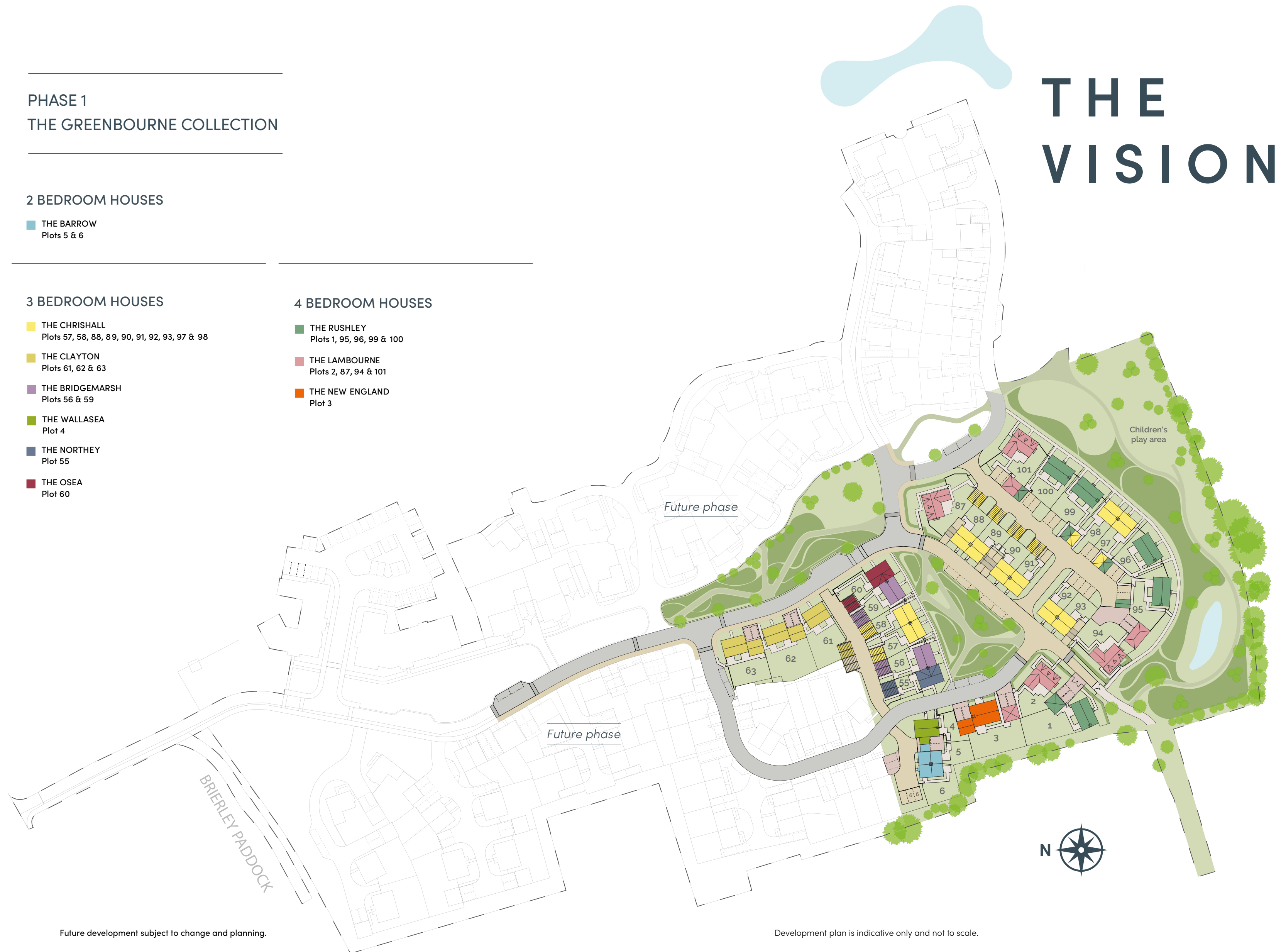
- THE BARROW  
Plots 5 & 6

## 3 BEDROOM HOUSES

- THE CHRISHALL  
Plots 57, 58, 88, 89, 90, 91, 92, 93, 97 & 98
- THE CLAYTON  
Plots 61, 62 & 63
- THE BRIDGEMARSH  
Plots 56 & 59
- THE WALLASEA  
Plot 4
- THE NORTHEY  
Plot 55
- THE OSEA  
Plot 60

## 4 BEDROOM HOUSES

- THE RUSHLEY  
Plots 1, 95, 96, 99 & 100
- THE LAMBOURNE  
Plots 2, 87, 94 & 101
- THE NEW ENGLAND  
Plot 3





# CONTEMPORARY ELEGANCE



**Feel completely at home as soon as you step through your front door at Sanderling Reach.**

Combining contemporary design with traditional craftsmanship, these homes are finished to the highest standard throughout. Thoughtfully planned layouts, quality appliances and a neutral colour palette create homes that are both stylish and incredibly comfortable to live in. Every detail has been considered to ensure you can make the most of life in this wonderful destination.





The background of the image is a dark blue-grey color with a complex, organic pattern of thin, white, wavy lines. These lines resemble topographic map contour lines or perhaps the grain of wood, creating a sense of depth and texture. The lines flow across the entire frame, with some areas being more densely packed than others.

# TWO BEDROOM HOMES

THE BARROW (OPEN PLAN)

2 BEDROOM SEMI-DETACHED HOME  
PLOT 5

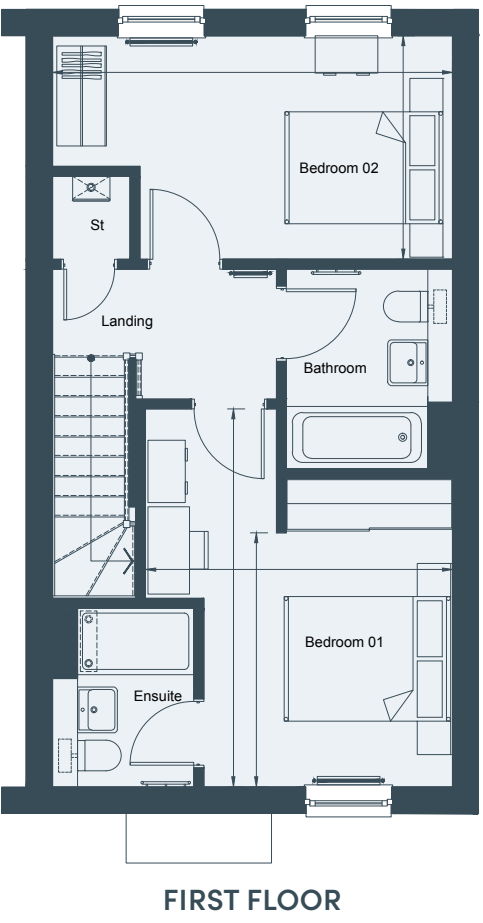
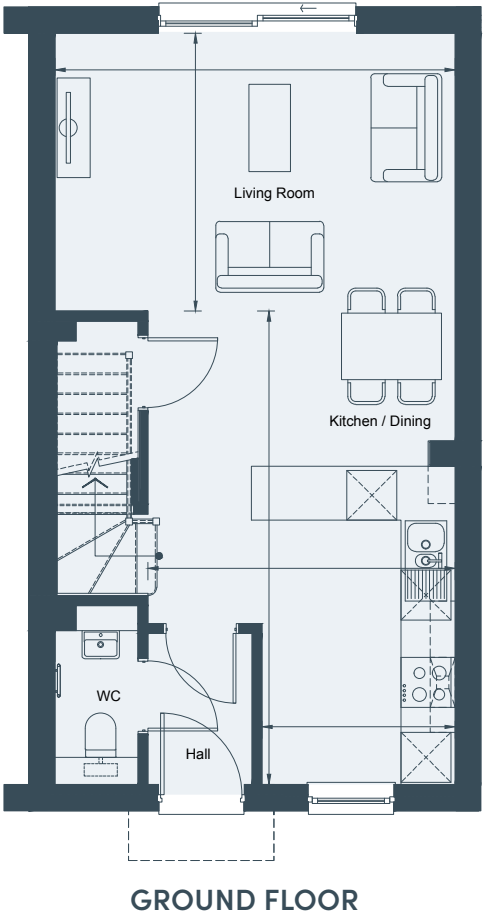
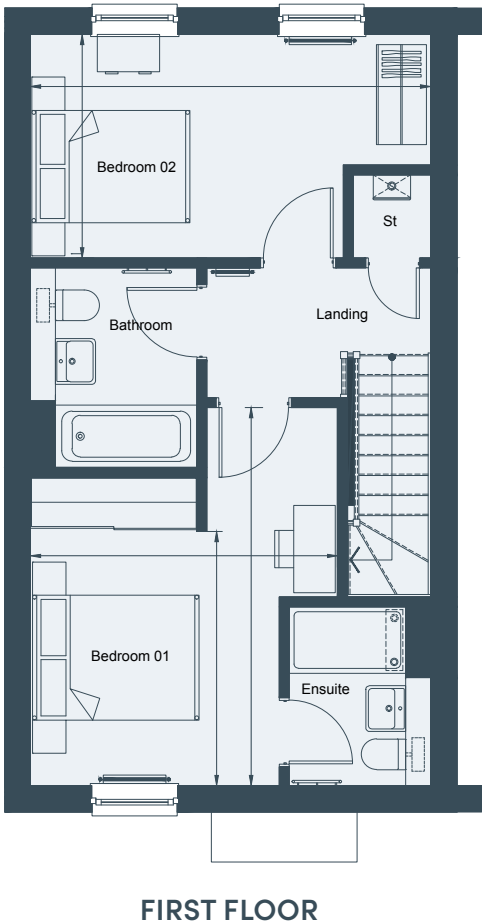
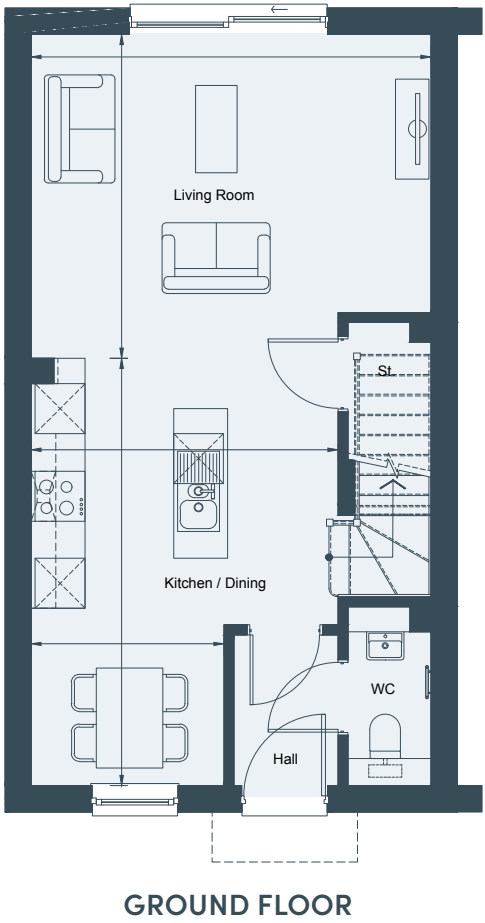
Living	4.81m x 3.89m	15'9" x 12'9"
Kitchen/Dining	3.69m x 5.14m	12'1" x 16'10"
Bedroom 1	3.69m x 4.55m	12'1" x 14'11"
Bedroom 2	4.81m x 2.69m	15'9" x 8'10"
Total Internal Area	86.88 sq m	935.16 sq ft



THE BARROW

2 BEDROOM SEMI-DETACHED HOME  
PLOT 6

Living	4.81m x 3.36m	15'9" x 11'
Kitchen/Dining	3.69m x 5.69m	12'1" x 18'8"
Bedroom 1	3.69m x 4.55m	12'1" x 14'11"
Bedroom 2	4.81m x 2.69m	15'9" x 8'10"
Total Internal Area	86.88 sq m	935.16 sq ft



The background of the image is a dark blue-grey color with a complex, organic pattern of thin, white, wavy lines. These lines resemble topographic map contour lines or perhaps a stylized wood grain, creating a sense of depth and texture. The lines are more densely packed in some areas and more spread out in others, forming a continuous, flowing pattern across the entire frame.

# THREE BEDROOM HOMES

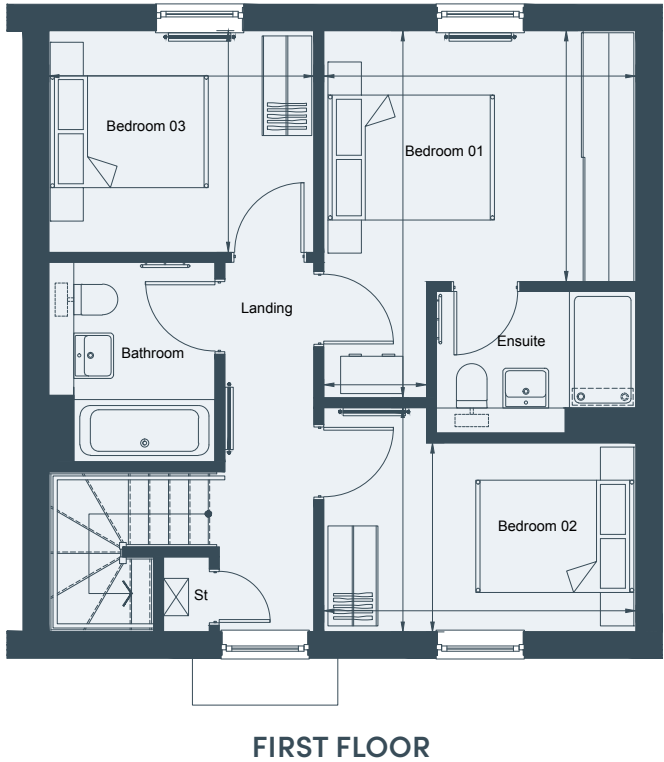
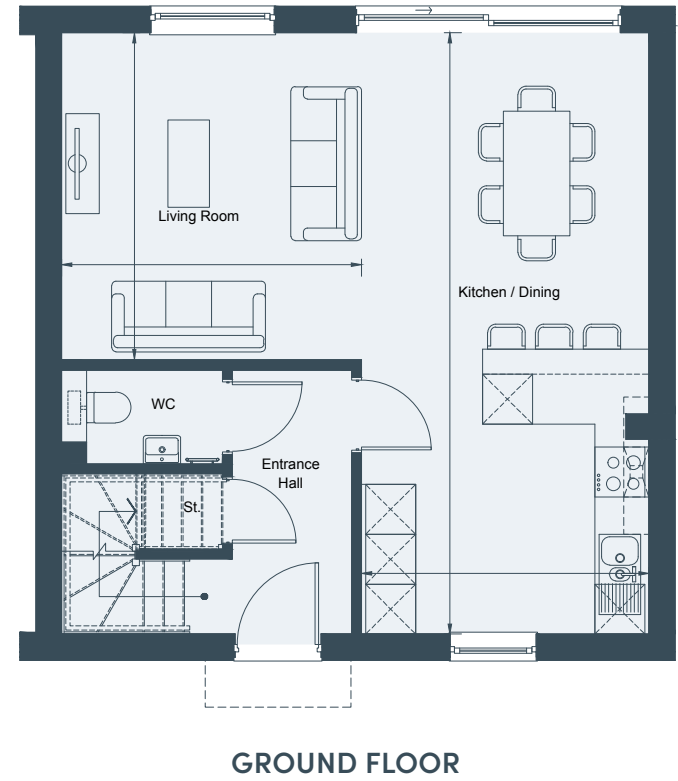


THE CHRISHALL

3 BEDROOM SEMI-DETACHED HOME  
PLOTS 57\*, 58, 88\*, 89, 90\*, 91, 92\*, 93,  
97\* & 98

Living	3.61m x 3.93m	11'10" x 12'11"
Kitchen/Dining	3.46m x 7.23m	11'4" x 23'9"
Bedroom 1	3.75m x 4.41m	12'4" x 14'6"
Bedroom 2	3.75m x 2.7m	12'4" x 8'10"
Bedroom 3	3.19m x 2.66m	10'6" x 8'9"
Total Internal Area	102 sq m	1097 sq ft

\*Handed to floorplan shown

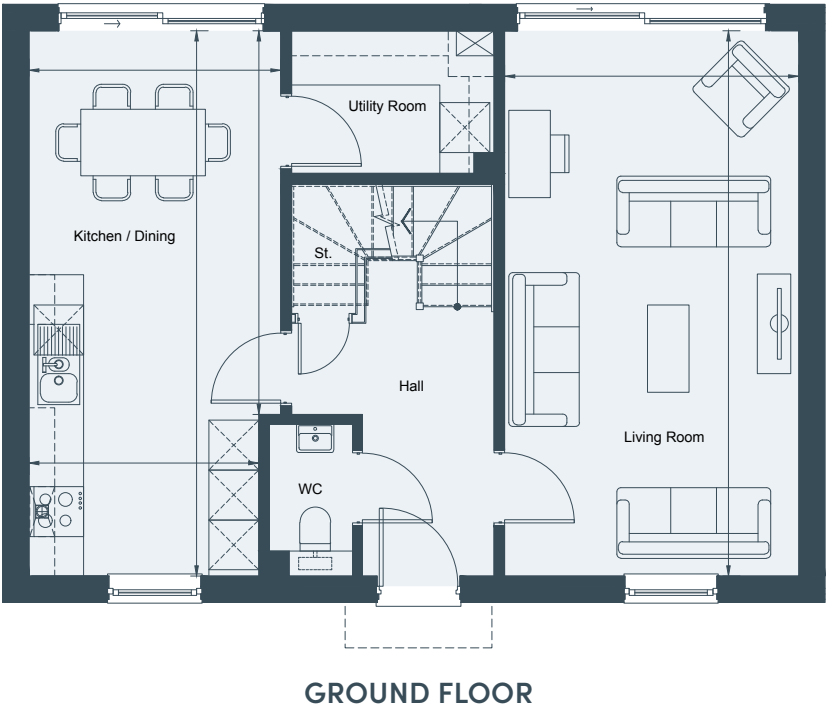
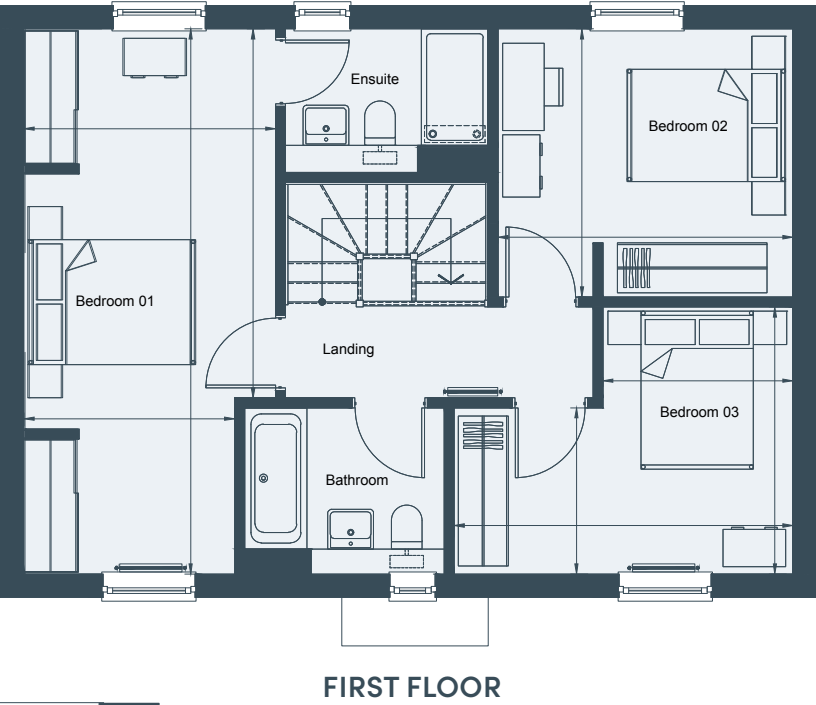


THE CLAYTON

3 BEDROOM DETACHED HOME  
PLOTS 61, 62 & 63

Living	3.54m x 6.56m	11'7" x 21'6"
Kitchen/Dining	3.03m x 6.56m	9'11" x 21'6"
Bedroom 1	3.03m x 6.56m	9'11" x 21'6"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"
Total Internal Area	121.12 sq m	1303 sq ft

Plot 61 has no garage. Plots 62 & 63 feature a double garage.  
Ask your sales adviser for more information

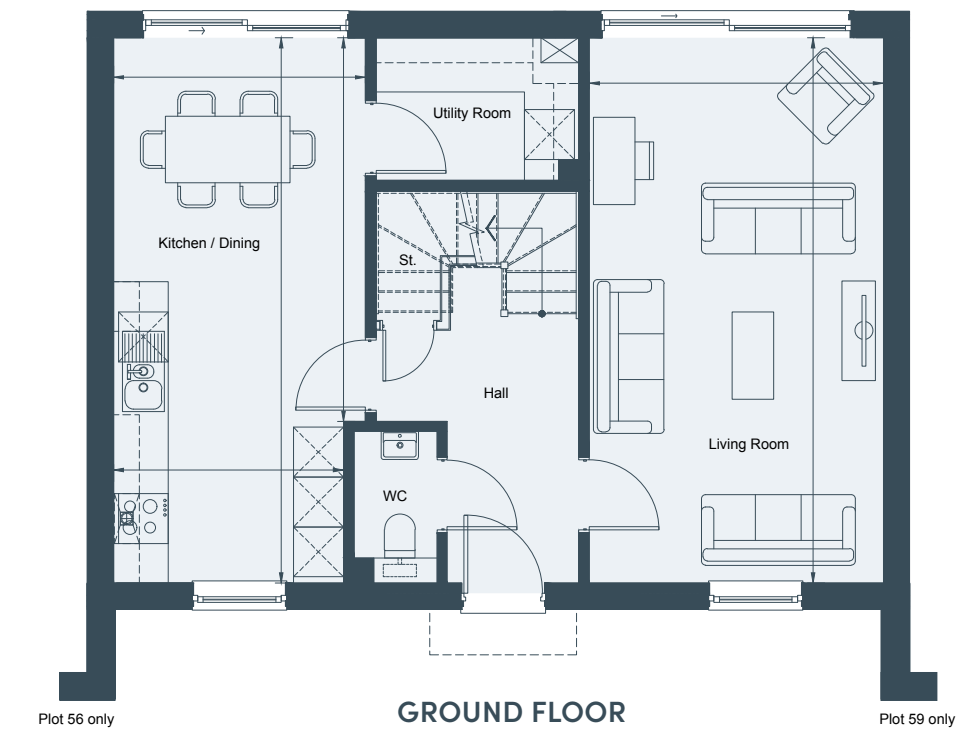
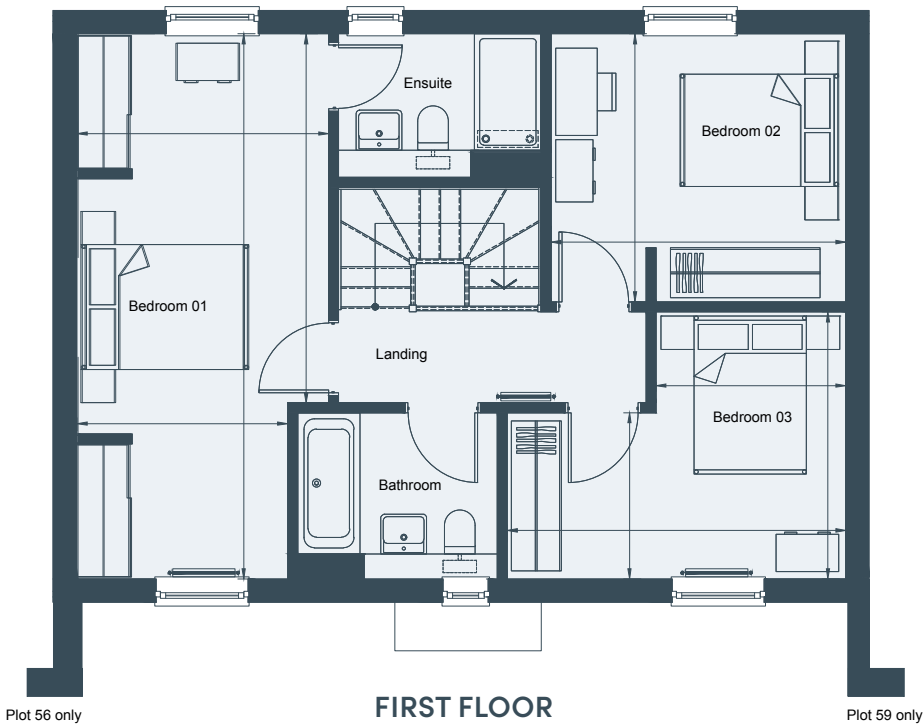




# THE BRIDGEMARSH

## 3 BEDROOM SEMI-DETACHED HOME PLOTS 56 & 59

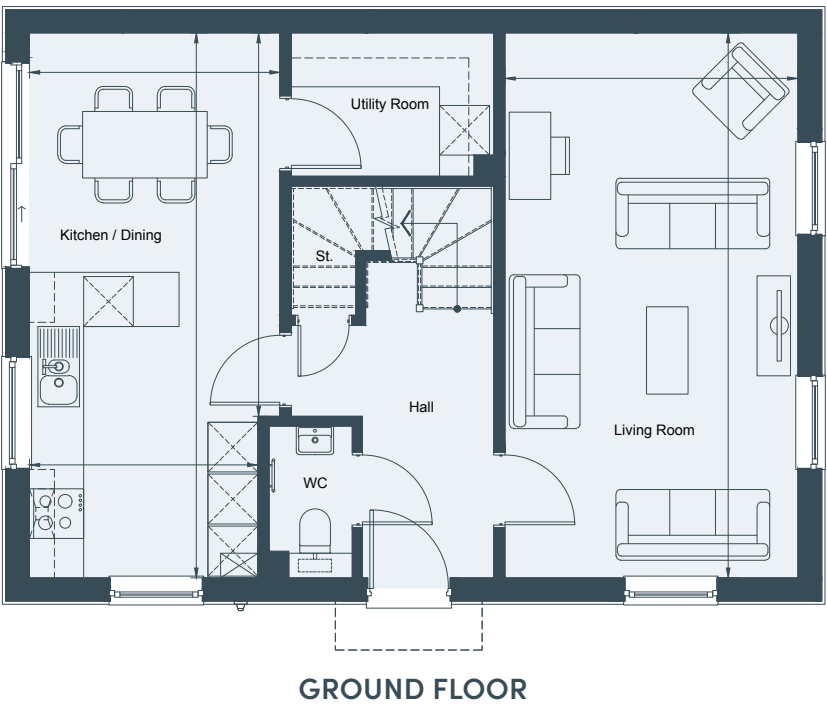
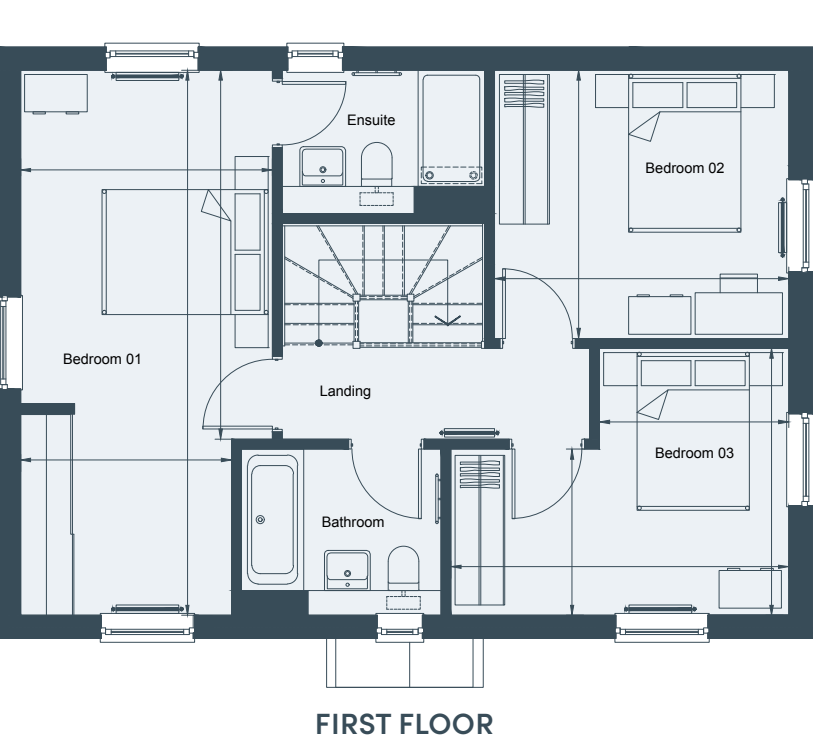
Living	3.54m x 6.56m	11'7" x 21'6"
Kitchen/Dining	3.03m x 6.56m	9'11" x 21'6"
Bedroom 1	3.03m x 6.56m	9'11" x 21'6"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"
Total Internal Area	121.12 sq m	1303 sq ft



# THE WALLASEA

## 3 BEDROOM DETACHED HOME PLOT 4

Living	3.54m x 6.56m	11'7" x 21'6"
Kitchen/Dining	3.03m x 6.56m	9'11" x 21'6"
Bedroom 1	3.03m x 6.56m	9'11" x 21'6"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"
Total Internal Area	121.12 sq m	1303 sq ft

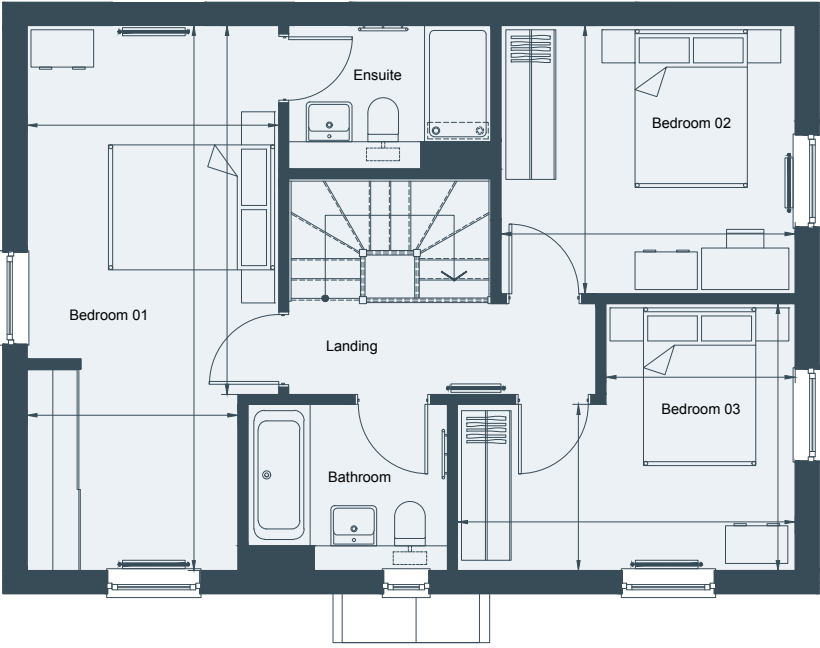




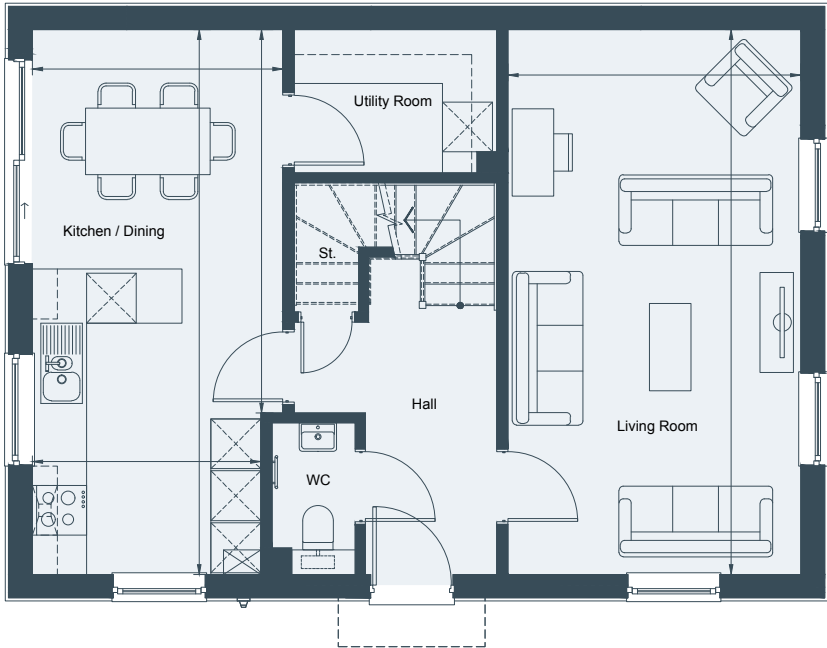
# THE NORTHEY

## 3 BEDROOM SEMI-DETACHED HOME PLOT 55

Living	3.54m x 6.56m	11'7" x 21'6"
Kitchen/Dining	3.03m x 6.56m	9'11" x 21'6"
Bedroom 1	3.03m x 6.56m	9'11" x 21'6"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"
Total Internal Area	121.12 sq m	1303 sq ft



FIRST FLOOR



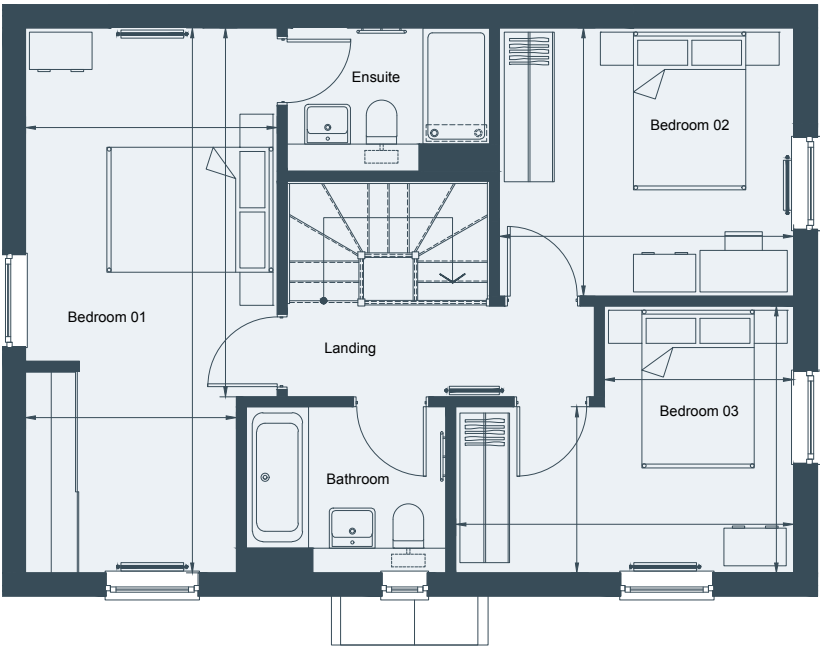
GROUND FLOOR

# THE OSEA

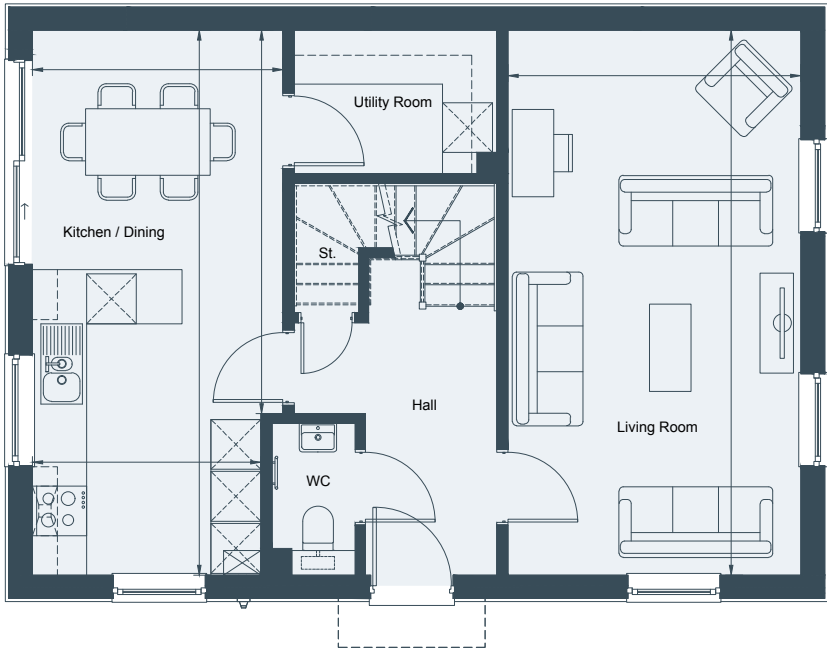
## 3 BEDROOM SEMI-DETACHED HOME PLOT 60\*

Living	3.54m x 6.56m	11'7" x 21'6"
Kitchen/Dining	3.03m x 6.56m	9'11" x 21'6"
Bedroom 1	3.03m x 6.56m	9'11" x 21'6"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"
Total Internal Area	121.12 sq m	1303 sq ft

\*Handed to floorplan shown



FIRST FLOOR



GROUND FLOOR





# FOUR BEDROOM HOMES



THE RUSHLEY

4 BEDROOM DETACHED HOME  
PLOTS 1, 95, 96, 99 & 100

Living	4.03m x 6.67m	13'3" x 21'11"
Kitchen/Dining/Family	4.73m x 6.67m	15'6" x 21'11"
Bedroom 1	4.74m x 3.65m	15'7" x 12'
Bedroom 2	4.04m x 3.53m	13'3" x 11'7"
Bedroom 3	3.61m x 3.02m	11'10" x 9'11"
Bedroom 4	3.43m x 2.90m	11'3" x 9'6"
Total Internal Area	145.96 sq m	1571 sq ft



Computer generated image of plot 1 is indicative only

THE LAMBOURNE

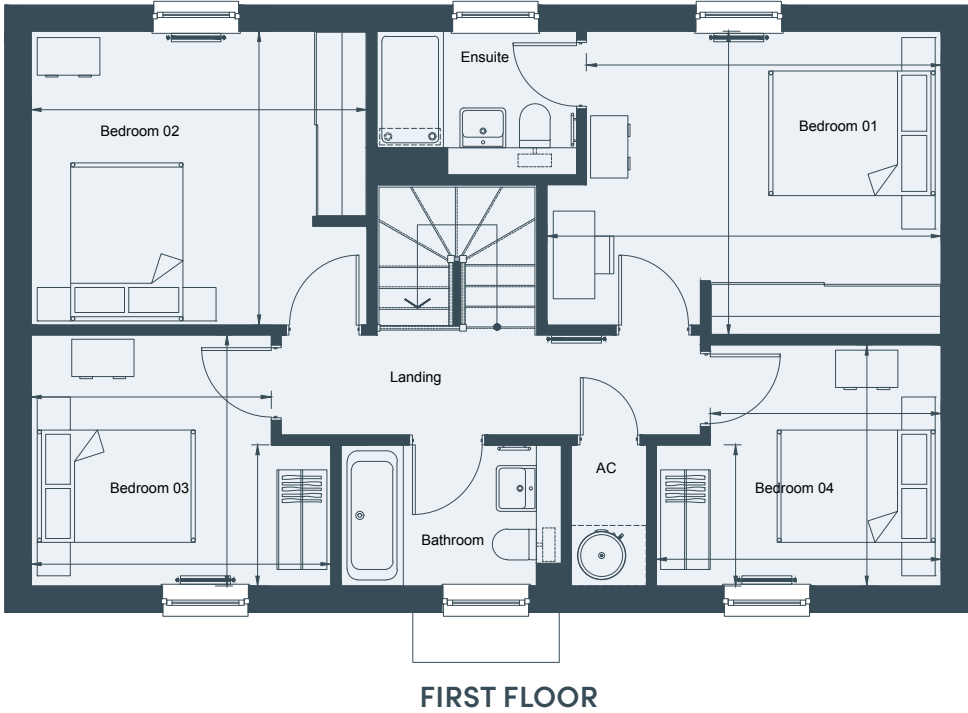
4 BEDROOM DETACHED HOME  
PLOTS 2\*, 87, 94 & 101\*

Living	3.69m x 6.44m	12'1" x 21'2"
Kitchen/Dining/Family	4.05m x 6.56m	13'3" x 21'6"
Study	4.05m x 2.07m	13'3" x 6'9"
Bedroom 1	4.06m x 6.67m	13'4" x 21'11"
Bedroom 2	3.71m x 3.47m	12'2" x 11'5"
Bedroom 3	3.71m x 2.85m	12'2" x 9'4"
Bedroom 4	3.58m x 2.84m	11'9" x 9'4"
Total Internal Area	164.3 sq m	1768 sq ft

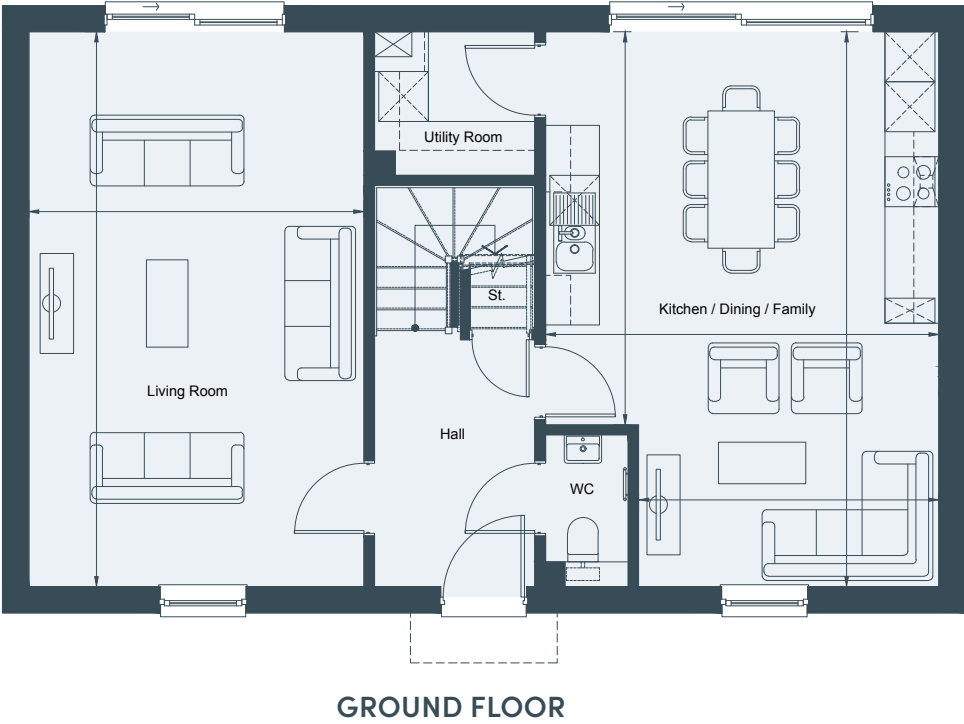
\*Handed to floorplan shown



Computer generated image of plot 2 is indicative only



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



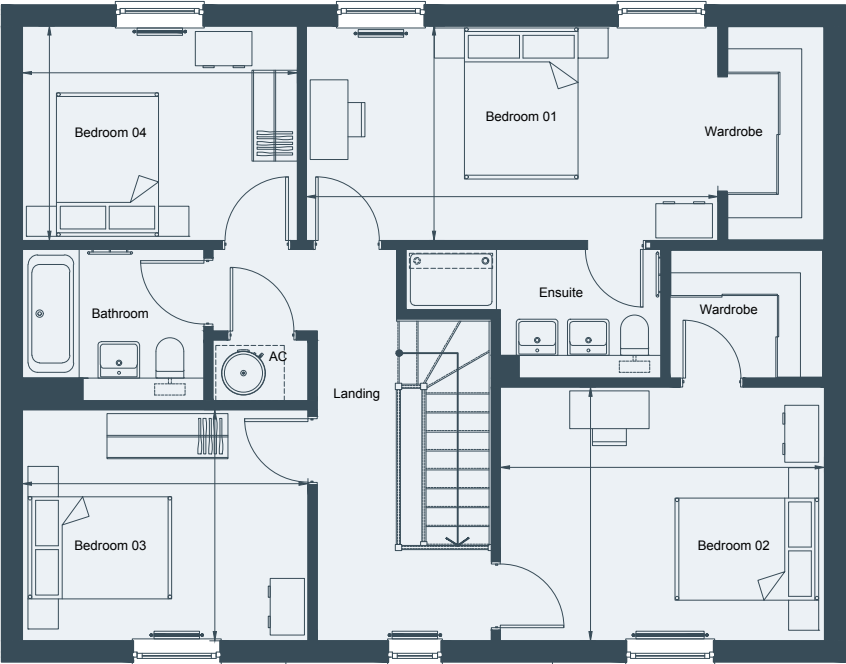
GROUND FLOOR



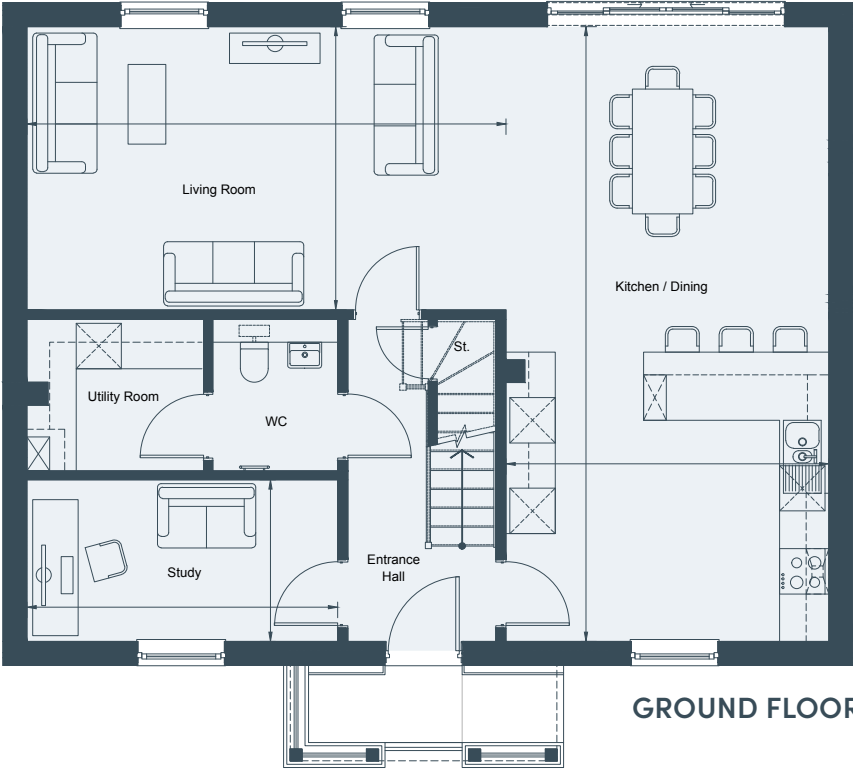
# THE NEW ENGLAND

## 4 BEDROOM DETACHED HOME PLOT 3

Living	6.34m x 3.75m	20'9" x 12'4"
Kitchen/Dining	4.27m x 8.13m	14' x 26'8"
Study	4.11m x 2.14m	13'6" x 7'
Bedroom 1	5.44m x 2.84m	17'10" x 9'4"
Bedroom 2	4.29m x 3.36m	14'1" x 11'
Bedroom 3	3.78m x 3.06m	12'5" x 10'
Bedroom 4	3.64m x 2.84m	11'11" x 9'4"
Total Internal Area	172.46 sq m	1856 sq ft



FIRST FLOOR



GROUND FLOOR

# THE FINER DETAIL



City & Country has a genuine passion to conserve, restore and newly create Britain’s architectural heritage and we are immensely proud of our reputation for being the UK’s leading developer of historic buildings. Through exceptional design and build standards, we embrace the best of the present and sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

As a family-owned business, City & Country has 60 years of experience in the restoration and conversion of historic and listed buildings, and more recently, the development of new homes within the grounds of similar historic buildings, or within sensitive conservation areas. The business has achieved considerable success through a track record of delivering inspiring projects with a consistent attention to detail, innovative approach and a refusal to compromise on quality.

We work closely with heritage specialists, local authorities, and other conservationists to find sustainable uses for historic and listed buildings, bringing them back into beneficial use and ensuring their survival for the enjoyment of future generations. Our expertise lies in restoring and converting these buildings into unique dwellings of exceptional quality and character, providing modern and stylish homes, restored with sensitivity to maintain their timeless look and atmosphere.



City & Country specialises in developing and enhancing high profile, sensitive sites which require original thinking. Often, this includes the creation of high-quality new build homes within the grounds of the heritage buildings, which allows us to fund the restoration of the historic assets. Our new build homes are built to the same exacting standards, with the same creativity and imagination as our conversion properties.

The company has a dedicated team of in-house specialists whose expertise and flair help create outstanding places to live, which blend perfectly into their unique environments. Our craftsmanship and attention to detail enables us to produce some of the finest and most immaculately finished new and conversion homes within the industry.



“The plight of Britain’s architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work.”

**George Clarke**  
City & Country’s Brand Ambassador  
and Channel 4’s Restoration Man



The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within you reserved property. Floorplans not to scale. March 2022.

# GET IN TOUCH



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Map from Google Maps



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# THE ART OF LIVING

CITY & COUNTRY