

51°46.46'N | 0°54.02'E

THE FLOORPLANS

LARKFIELDS

Preliminary Brochure



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 2
LARKFIELDS

3 BEDROOM HOUSES

- THE CHRISHALL
Plots 7, 54, 80 & 81
- THE PLUMTREE
Plots 68, 69, 82, 83 & 85

4 BEDROOM HOUSES

- THE RUSHLEY
Plot 67
- THE LANGDON
Plot 84
- THE LAMBOURNE
Plots 66 & 79
- THE STAMFORD
Plots 70 & 78

5 BEDROOM HOUSES

- THE DANBURY
Plot 86



Development plan is indicative only and not to scale. Future development subject to change and planning.

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.





THREE BEDROOM HOMES

THE CHRISHALL

102 sq m | 1,097 sq ft

3 BEDROOM DETACHED HOME PLOTS 7 & 54



3 BEDROOM SEMI-DETACHED HOME PLOTS 80* & 81



GROUND FLOOR

Living Room	3.61m x 3.93m	11'10" x 12'11"
Kitchen/Dining	3.46m x 7.23m	11'4" x 23'9"

FIRST FLOOR

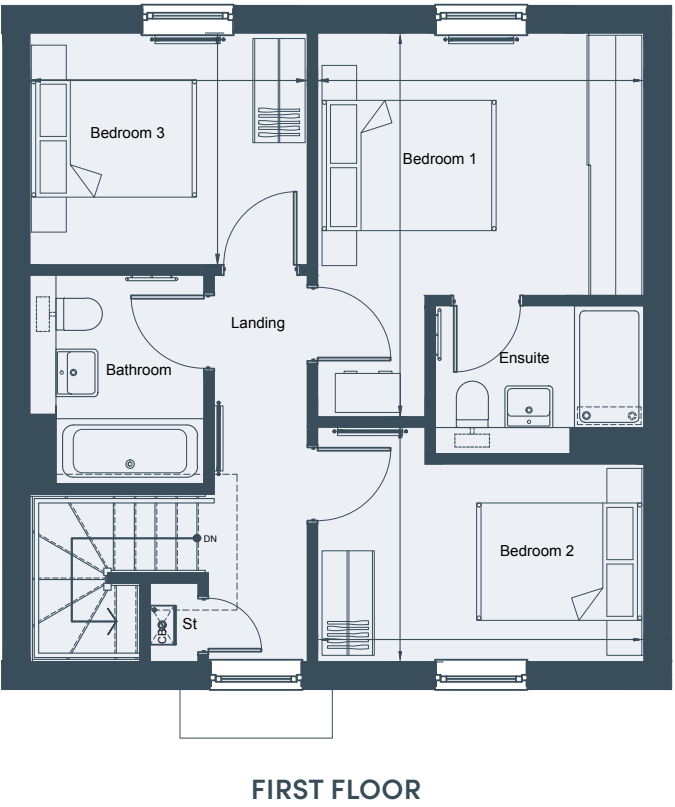
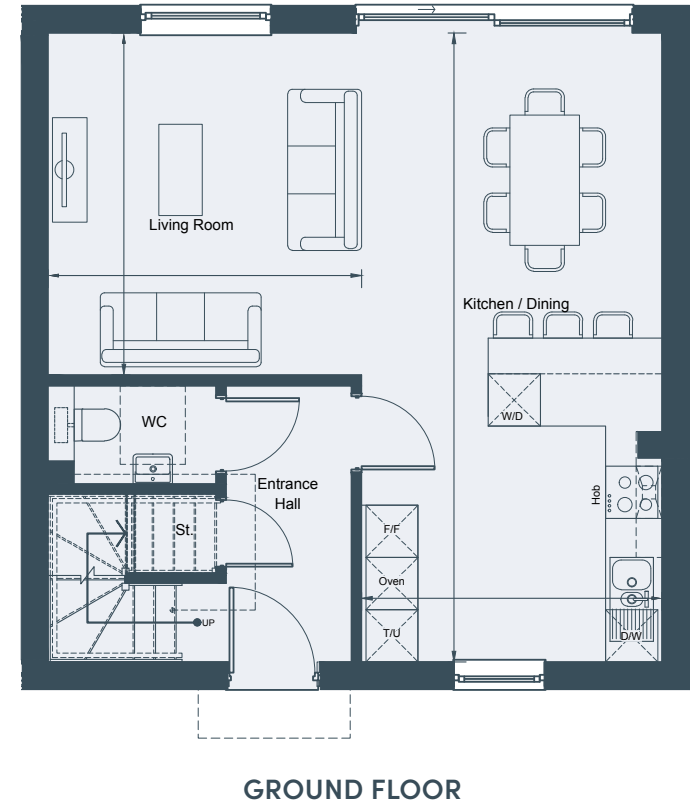
Bedroom 1	3.75m x 4.41m	12'4" x 14'6"
Bedroom 2	3.75m x 2.70m	12'4" x 8'10"
Bedroom 3	3.19m x 2.66m	10'6" x 8'9"

*Plot handed to floorplan shown

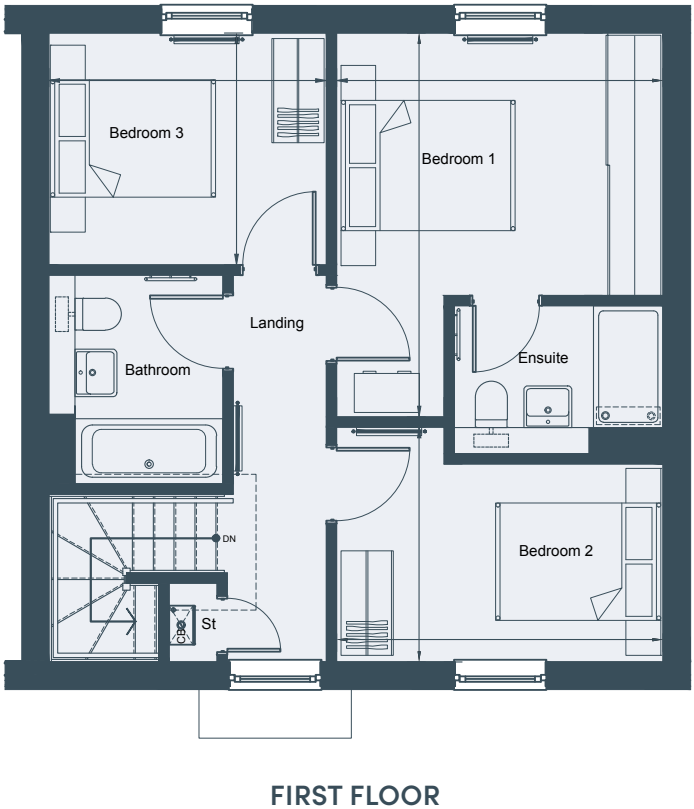
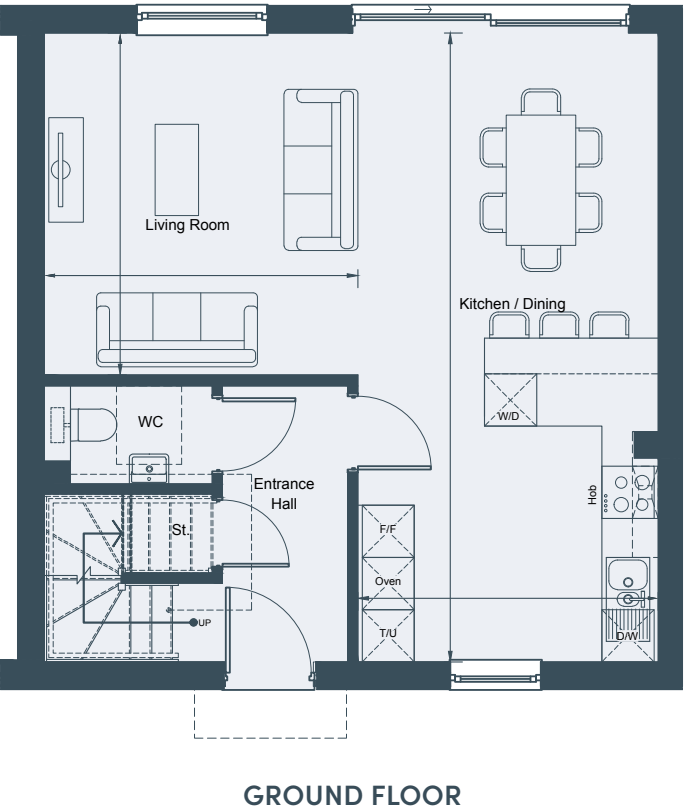


The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. 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. July 2022.

DETACHED PLOTS 7 & 54



SEMI-DETACHED PLOTS 80 & 81



THE PLUMTREE

125.96 sq m | 1,355.83 sq ft

3 BEDROOM DETACHED HOME
PLOTS 68, 69*, 82*, 83* & 85*



GROUND FLOOR

Dining Room/Living	6.78m x 6.13m	22'3" x 20'1"
Kitchen	3.76m x 3.57m	12'4" x 11'9"

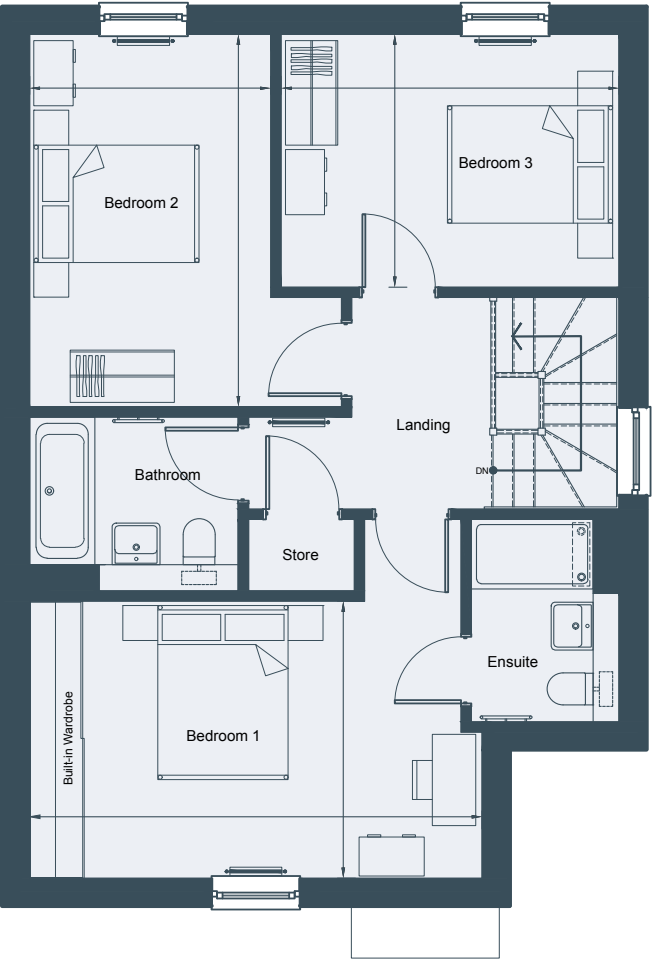
FIRST FLOOR

Bedroom 1	5.21m x 3.19m	17'1" x 10'5"
Bedroom 2	4.28m x 2.78m	14'1" x 9'1"
Bedroom 3	3.89m x 2.91m	12'9" x 9'7"

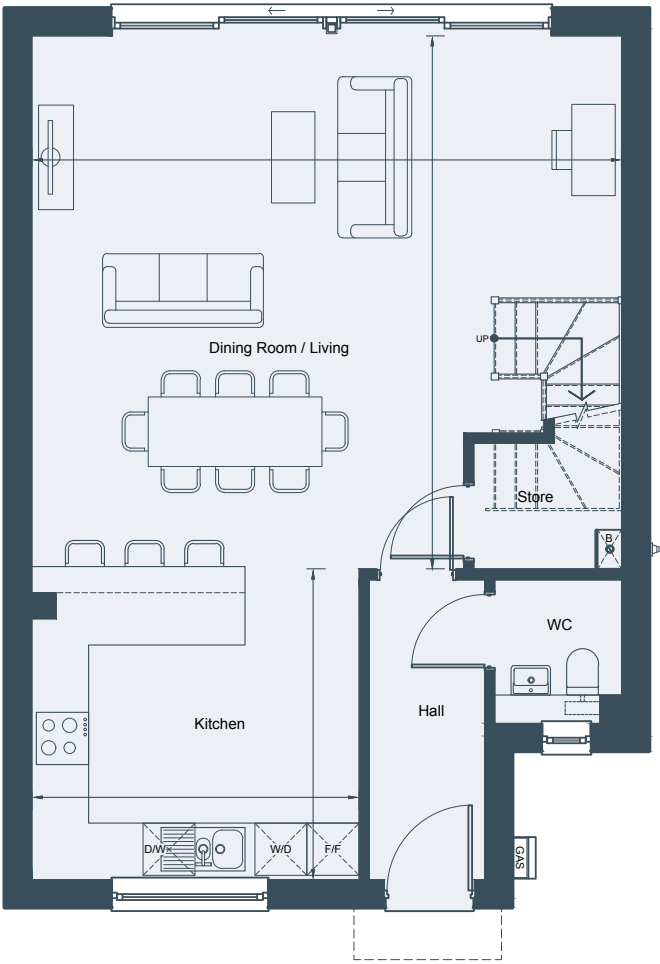
*Plot handed to floorplan shown



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 your reserved property. Floorplans not to scale. July 2022.



FIRST FLOOR



GROUND FLOOR



FOUR BEDROOM HOMES

THE RUSHLEY

145.96 sq m | 1,571.11 sq ft

4 BEDROOM DETACHED HOME
PLOT 67



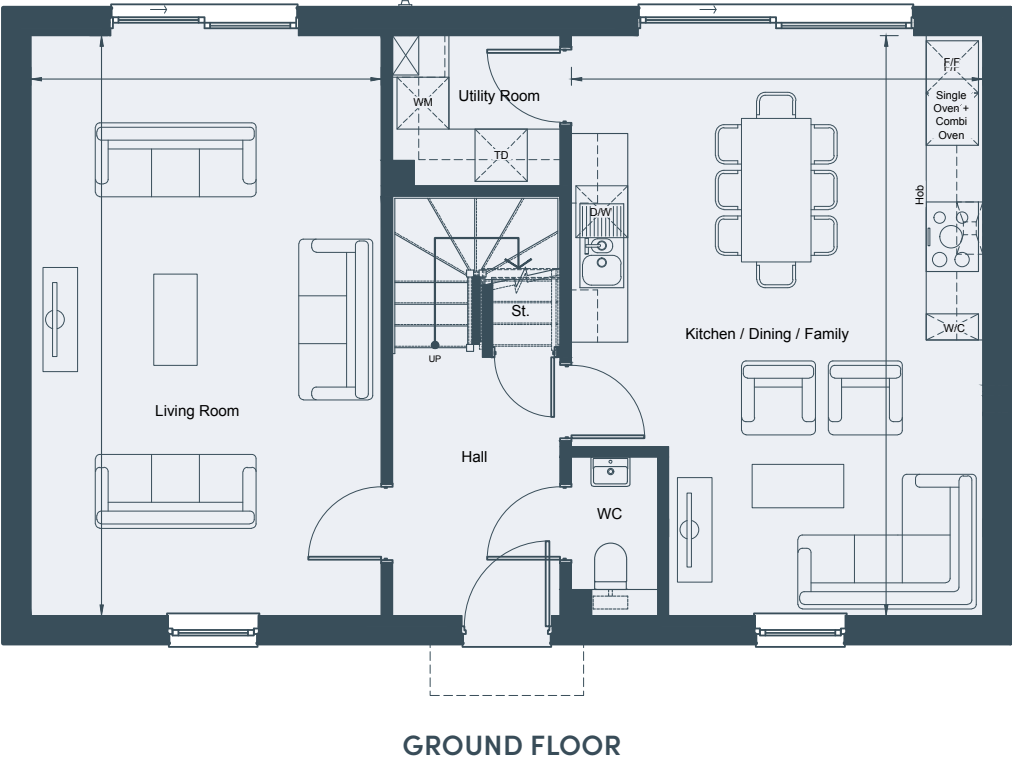
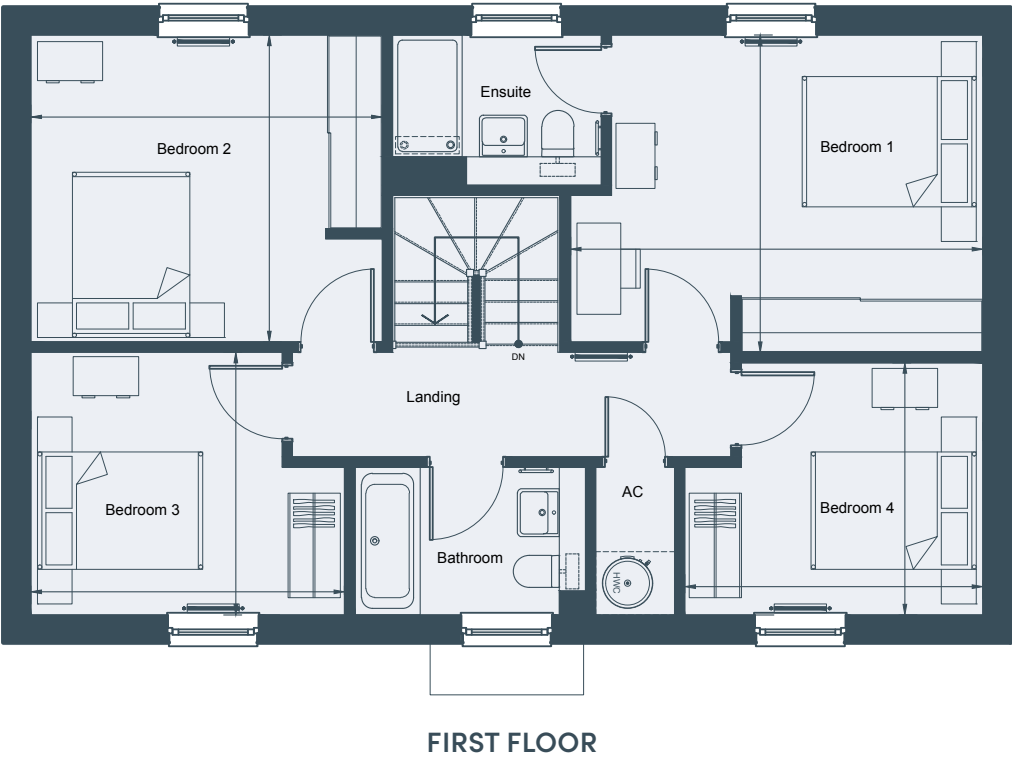
Computer generated image is indicative only

GROUND FLOOR

Living Room	6.67m x 4.03m	21'11" x 13'3"
Kitchen/Dining/Family	6.67m x 4.73m	21'11" x 15'6"

FIRST FLOOR

Bedroom 1	4.74m x 3.65m	15'7" x 12'0"
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"



THE LANGDON

158.68 sq m | 1,708.03 sq ft

4 BEDROOM DETACHED HOME
PLOT 84



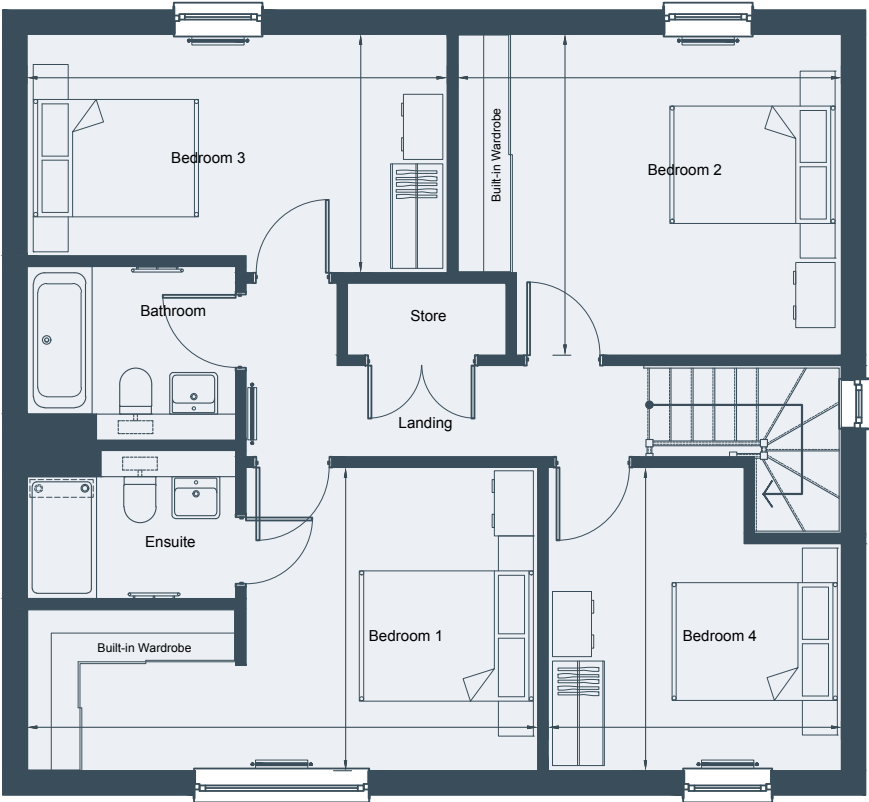
Computer generated image is indicative only

GROUND FLOOR

Living Room	5.66m x 4.21m	18'7" x 13'10"
Kitchen/Dining/Family	9.37m x 4.13m	30'9" x 13'7"

FIRST FLOOR

Bedroom 1	5.88m x 3.49m	19'3" x 11'5"
Bedroom 2	4.42m x 3.69m	14'6" x 12'1"
Bedroom 3	4.83m x 2.74m	15'10" x 9'0"
Bedroom 4	3.49m x 3.38m	11'5" x 11'1"



FIRST FLOOR



GROUND FLOOR

THE LAMBOURNE

163.48 sq m | 1,759.69 sq ft

4 BEDROOM DETACHED HOME
PLOTS 66 & 79



Computer generated image is indicative only

GROUND FLOOR

Living Room	6.44m x 3.69m	21'2" x 12'1"
Kitchen/Dining/Family	6.56m x 4.05m	21'6" x 13'3"
Study	4.05m x 2.07m	13'3" x 6'9"

FIRST FLOOR

Bedroom 1	6.67m x 4.06m	21'11" x 13'4"
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"



FIRST FLOOR



GROUND FLOOR

THE STAMFORD

243.24 sq m | 2,618.23 sq ft

4 BEDROOM DETACHED HOME PLOTS 70 & 78*



GROUND FLOOR

Living Room	5.88m x 3.80m	19'4" x 12'6"
Dining Room	4.14m x 2.36m	13'7" x 7'9"
Kitchen/Dining/Family	7.01m x 5.66m	23'0" x 18'7"

FIRST FLOOR

Bedroom 1	4.67m x 3.75m	15'4" x 12'4"
Bedroom 2	3.99m x 3.46m	13'1" x 11'4"
Bedroom 3	3.82m x 3.19m	12'6" x 10'6"
Bedroom 4	3.82m x 2.57m	12'6" x 8'5"

SECOND FLOOR

Attic Space 1	4.16m x 3.52m	13'8" x 11'7"
Attic Space 2	3.82m x 3.52m	12'6" x 11'7"

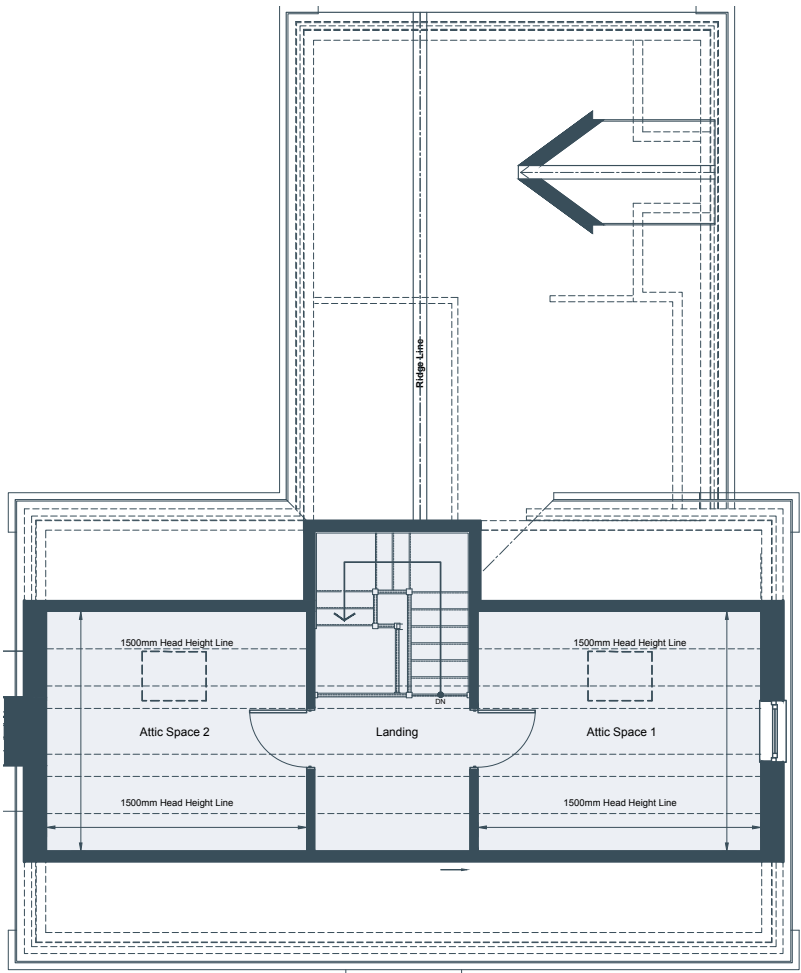
*Plot handed to floorplan shown



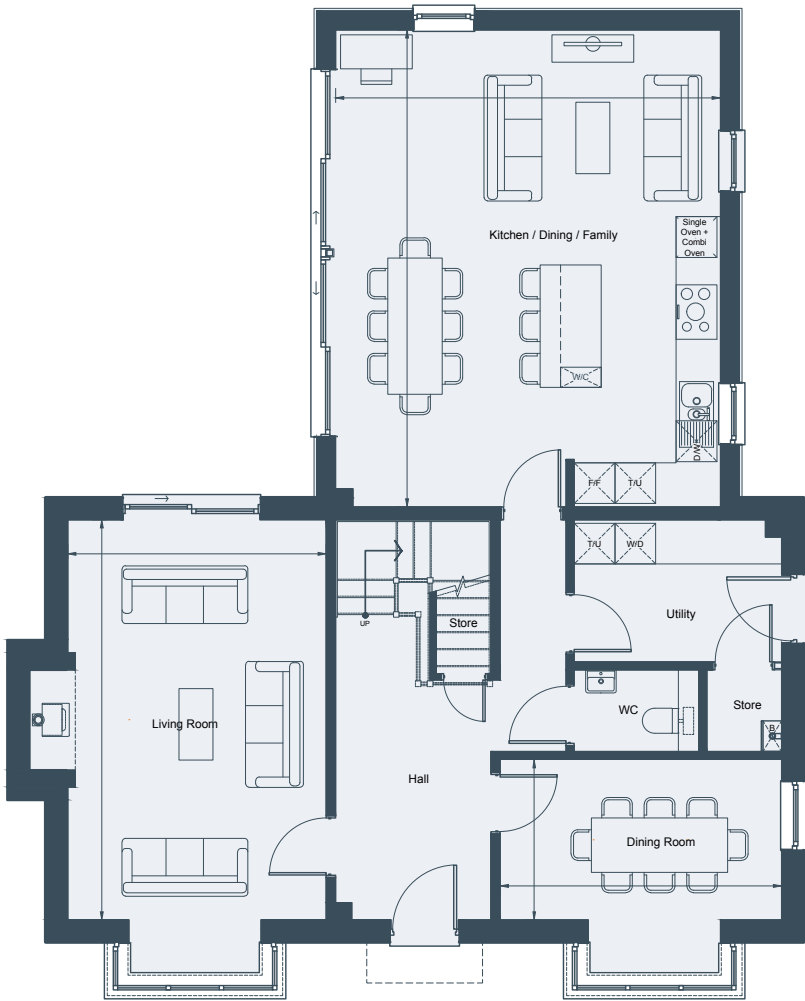
The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. 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 your reserved property. Floorplans not to scale. July 2022.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIVE BEDROOM HOME

THE DANBURY

275.46 sq m | 2,965.05 sq ft

5 BEDROOM DETACHED HOME PLOT 86



Computer generated image of plot 86 is indicative only

GROUND FLOOR

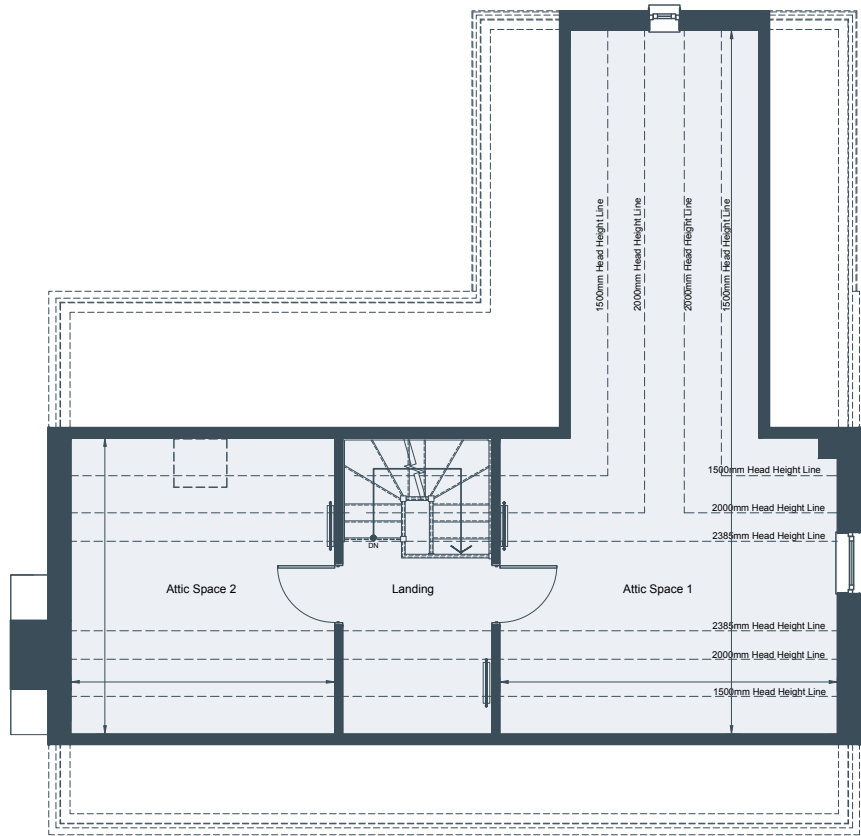
Living Room	7.34m x 3.86m	24'1" x 12'8"
Dining Room	4.95m x 2.70m	16'3" x 8'10"
Kitchen/Dining/Family	6.61m x 5.09m	21'8" x 16'9"

FIRST FLOOR

Bedroom 1	5.09m x 2.93m	16'9" x 9'7"
Bedroom 2	3.88m x 3.39m	12'9" x 11'1"
Bedroom 3	3.84m x 2.75m	12'7" x 9'0"
Bedroom 4	4.74m x 2.59m	15'7" x 8'6"
Bedroom 5	3.55m x 2.95m	11'8" x 9'8"

SECOND FLOOR

Attic Space 1	10.35m x 4.97m	33'11" x 16'4"
Attic Space 2	4.35m x 3.88m	14'3" x 12'9"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

THE FINER DETAIL



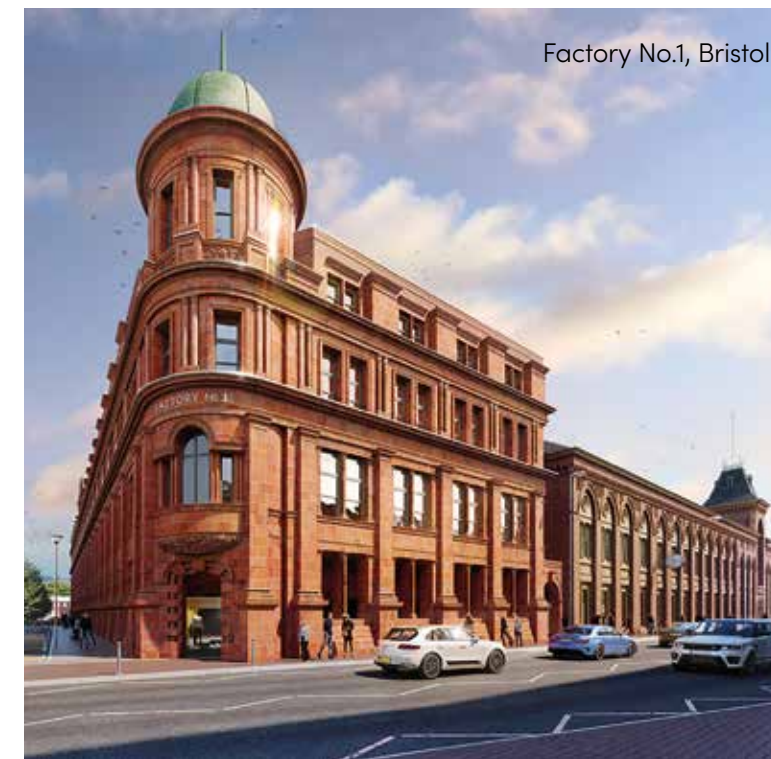
City & Country has a genuine passion to conserve, restore and newly create Britain's architectural heritage and we are immensely proud of our reputation for being the UK's leading developer of historic buildings. Through exceptional design and build standards, we embrace the best of the present and sensitively 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.



Factory No.1, Bristol



St Osyth Priory, Essex



King Edward VII Estate, West Sussex



"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 Playfair at Donaldson's, Edinburgh

GET IN TOUCH



Sanderling Reach
Seaview Avenue,
West Mersea,
Essex, CO5 8BY

01206 598 223
sanderlingreach@cityandcountry.co.uk
www.sanderlingreach.com



Map from Google Maps



DISCLAIMER. CGIs are indicative only. Photography is indicative only and of other City & Country Show Homes. Travel times sourced from Google Maps and National Rail. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. 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. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the appointed agents to ascertain the availability of any particular type of property. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves as to their correctness. Sanderling Reach is a marketing name and does not form a part of the postal address. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification of Sanderling Reach.



THE ART OF LIVING

