

# Sanderling Reach

*Superbly appointed & excellently crafted*



The homes at Sanderling Reach have been designed by City & Country's specialist team of Architects and Interior Designers to offer the discerning homebuyer the best of everything. Our superior specification and attention to detail are intrinsic in the appeal of our homes. From spacious, light-filled living areas to contemporary kitchens and luxuriously appointed bathrooms, every appliance, fixture and finish has been carefully considered.

Each home has been designed to truly reflect its location and our attention to detail means everything works together in harmony. Beautiful designs and carefully considered materials have been paired with neutral coastal colour palettes to create living spaces that are modern yet offer a sense of natural simplicity and informal luxury. Walk into any home at Sanderling Reach and you will see that thoughtful layouts, superior build and high-quality finishes seamlessly combine to create homes that not only function perfectly but also look and feel special.



Externally, traditional historic Essex detailing paired with carefully selected materials that reflect the local vernacular architecture gives the homes a warmth and sense of character.

Double glazing and high levels of insulation, combined with heating systems and appliances by leading manufacturers ensure a home that is as stylish as it is energy-efficient, whilst the latest technology offers maximum control and security features for your peace of mind. All homes have superfast broadband, and the infrastructure ready for the installation of electric car charging which ensures that our homes are ready for now and the future.



# CONTEMPORARY ELEGANCE



*"West Mersea has some wonderful old buildings close to the historic waterfront, dominated by traditional timber boarded houses, barns and boat sheds, as well as Victorian red brick houses. In the architecture of the homes at Sanderling Reach we have taken influence from these vernacular buildings reflecting their materials and detailing to provide a unique development that reflects its location."*

*We have also selected the latest tried and tested modern technology to help make the homes efficient, secure, reliable, controllable and future proof, making them cost effective to run and easy to manage."*

**Simon Vernon-Harcourt**

*Design & Restoration Director, City & Country*



## IRONMONGERY & WINDOWS

- Timber front door painted in dark grey
- Traditional proportioned and profiled vertical sliding sash windows with satin chrome ironmongery in white UPVC
- Large sliding doors in white UPVC lead from living areas to gardens
- Some of the larger properties also have secondary entrance doors, in white UPVC

## DETAILING & MATERIALS

- Homes have been designed to take inspiration from the traditional Essex architecture and complement the local area
- Traditional clay brickwork in varying red and orange tones with deep brick reveals to the openings. Hardiplank prefinished weather boarding to other houses
- Natural handmade clay or slate roof tiles with matching ridge tiles
- Chimneys finished in matching clay bricks\*
- Traditional features include crafted joinery eaves, barge boards, fascias, pentice boards and entrance canopies\*

## GARDENS & PARKING

- All private gardens are turfed, with planting to the front gardens\*
- Pathways and patio areas will be laid with Raj Indian sandstone paving slabs
- Outside garden tap
- Depending on the plot position, boundary fencing includes traditional brickwork, timber boarded fencing and galvanized metal estate railings
- Allocated parking spaces include garages, carports, on plot parking and parking close to the properties

## STYLISH & FUNCTIONAL KITCHENS

- German kitchen with sleek, handleless, flat panelled doors in a matt finish chosen from a neutral palette of contemporary hues
- Silestone worktops, upstand and hob splashback, as well as drainage grooves adjacent to sink
- Stainless steel undermount sinks with monobloc mixer tap in chrome
- Elica integrated telescopic extractor hood to all homes apart from the Lambourne which features an Elica island extractor mounted on the ceiling
- Bosch oven to two and three-bedroom homes
- Bosch single oven and combination microwave to four bedroom homes
- Bosch induction hob to all homes, with 800mm wide Bosch induction hob to four-bedroom homes
- Fully integrated Zanussi dishwasher and fridge freezer
- Caple wine cooler to four-bedroom homes
- Fully integrated Zanussi washer dryer when situated in the kitchen or plumbing for a washing machine in the utility room/store
- Laminate worktop to separate utility rooms
- Under wall unit lighting
- Kitchen designs and layout are tailored to each house type, please speak to our sales executive for further information and detailed layouts

## ELEGANT BATHROOMS

- Contemporary styled bathrooms incorporating Laufen ceramics
- Brassware from Vado in chrome finish, monobloc mixer taps and thermostatic showers with concealed shower valves
- Modern wall hung Laufen ceramics including concealed cistern, chrome flush plate and soft close seat
- Chrome shaver sockets
- Porcelain tiles to en-suite and bathroom walls and floors with tiled skirtings
- Chrome heated towel radiators to bathrooms and en-suites
- Shower rooms to have both a fixed and hand held shower enclosed behind a glass screen
- Bathrooms to have bath consisting of fixed shower head over bath and hand held shower
- Lambourne en-suite is comprised of a fixed and hand held shower enclosed behind a glass screen as well as a separate bath with hand held shower
- New England en-suite is comprised of a shower enclosure with both a Vado fixed head and hand-held shower and Laufen twin basins



## INTERIOR FINISHES & FITTINGS

- Traditional four panel internal doors painted in grey with polished chrome ironmongery
- Walls, skirting and architrave painted in a contemporary white
- Painted staircase with solid oak handrail and newel caps
- Sun-bleached oak Amtico flooring to open plan living, kitchen and dining areas with a 25-year warranty
- All stairs, bedrooms and separate living rooms have 100% wool carpets in a neutral colour
- Porcelain floor tiles to all bathrooms, en-suites and WCs
- Sun-bleached oak Amtico flooring to be laid within utility rooms
- Fitted wardrobes with glass sliding doors to principal bedroom
- Dressing rooms, where present, are fitted with open shelves and hanging rails
- Fitted wardrobes to the second bedroom in four+ bedroom homes



## HEATING

- Double glazing and high levels of insulation throughout
- Energy efficient combination gas boiler to two and three bedroom homes. Gas boiler and cylinder to four+ bedroom homes
- Underfloor heating to ground floor, white flat panel radiators to upper floors with chrome thermostatic radiator valves
- Heatmiser Neo smart thermostats to all properties
- Open flue system with bespoke timber fireplace surround to some homes allowing buyers to install a log burner



# HOME ENTERTAINMENT & COMMUNICATIONS

- Both Openreach and Grain infrastructure provide a choice of fibre broadband and telephony services to all homes. Openreach are Gigabit enabled and currently offer up to 300mb, making home working and download speeds some of the best
- Grain have a market leading Gigabit upload and download speed with point-to-point connection all the way to the router, with the router preinstalled to allow instant connection and a free trial period when moving in
- Homes are connected via Grain infrastructure to Terrestrial TV, Freeview with Sky Q available. Sky cabling provided to the living room, and wireless repeaters are available from Sky to access Sky in other rooms
- TV points to living room, breakfast or family area (as applicable), and all bedrooms
- Telephone points to living room/area and principal bedroom
- USB charging points provided in the kitchen and selected bedrooms

# ELECTRICAL & LIGHTING

- White finished switches and sockets throughout
- Combination of recessed LED downlighters to most kitchen areas, all bathrooms and en-suites
- Pendant light fittings to all other rooms
- External lighting to front door and rear gardens to certain properties
- Light to loft
- External power socket
- All garages have lighting and a power supply, as well as remote controlled garage door
- Provision for electric car 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 a 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

**01206 598 223**

**sanderlingreach@cityandcountry.co.uk | sanderlingreach.com**

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*"In designing the interior of the homes we have created something modern that reflects the latest trends and the coastal location, but also classic to stand the test of time. We have selected the latest in appliance and sanitaryware from leading manufacturers and chosen beautiful and practical floor finishes to complement the overall design.*

*The layouts have been carefully considered to be both elegant and practical to live in, providing a range of spaces to suit different homeowner's requirements."*

**Georgina Tarn**

*Interior Design Manager, City & Country*

# SECURITY & PEACE OF MIND

- Google Nest Hello Smart Doorbell allows you to see and speak to those at your door remotely via a mobile phone app. Additional video cameras can be purchased and installed which enables the homeowner to expand the coverage in and around your home
- All homes feature intruder alarms and mains operated smoke detectors
- 2-year defects liability warranty from City & Country and a 10-year structural warranty from Q Assure

# CUSTOMER OPTIONS

- The specification for this development has been carefully selected, however, dependent upon the stage of build, we are able to offer buyers the opportunity to choose from a limited & carefully considered palette of flooring, tiling, kitchen doors and worktop options\*\*

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