



## PRIORY FIELDS

ST OSYTH

Nestled beside the historic St Osyth Priory, Priory Fields is a thoughtfully designed community that blends the charm of traditional East Anglian architecture with the character of the surrounding villages. Offering a collection of high-specification homes, this exclusive development is set within beautifully landscaped surroundings, where timeless design meets modern living. Residents will enjoy the perfect balance of heritage and contemporary comfort, with spacious interiors, premium finishes, and a strong sense of community, all just moments from the stunning Essex coastline and countryside.



### DETAILING & MATERIALS

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

### IRONMONGERY & WINDOWS

- Composite front door in dark grey
- Traditional proportioned and profiled vertical sliding UPVC sash windows with satin chrome ironmongery for superb appearance and minimum maintenance
- Large aluminium bi-fold doors to the ground floor onto gardens
- Some of the larger properties also have secondary entrance doors, either in composite or UPVC

### GARDENS & PARKING

- All private gardens are turfed, with planting to 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

- Shaker-style kitchen doors with painted finish in a neutral hue.
- Silestone worktops, upstand and hob splashback, as well as drainage grooves adjacent to the sink
- Stainless steel under-mount sinks with monoblock mixer tap in chrome
- High-quality integrated telescopic extractor hood to all homes
- Venting hobs if hob is located on island/peninsula
- Two and three-bedroom homes benefit from a single Bosch oven
- Four and five-bedroom homes benefit from Bosch twin ovens, overstacked in tall housing
- High-quality induction hob to all homes, with 800mm wide induction home to four and five-bedroom homes
- Fully integrated dishwasher to all homes
- Integrated fridge freezer to two and three-bedroom homes
- Separate integrated tall fridge and separate freezer, or twin fridge freezers to four and five-bedroom homes
- Integrated 30cm wine cooler to four and five-bedroom homes
- Fully integrated washer dryer when situated in the kitchen
- Space and plumbing for a washing machine in the utility room/store to two and three-bedroom homes where integrated washer dryer is not included in the kitchen
- Space and plumbing for separate washing machine and tumble dryer in the utility room to four and five-bedroom homes where space allows
- Laminate worktop to separate utility rooms
- Sink to utility room, where space allows\*
- Under-wall unit lighting
- Kitchen designs and layout are all tailored to each house type, please speak to our Sales Team 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 WC with concealed cistern, chrome flush plate and soft close seat
- Shaver socket
- Bathrooms to have a bath with fixed showerhead over the bath, and a hand-held shower behind a glass screen
- Ensuites to have both a fixed and hand-held shower enclosed behind a glass screen
- Porcelain tiles to all bathroom and ensuite floors, full height to shower enclosure and half height to bathroom surrounds
- Chrome-heated towel radiators to all bathrooms and ensuites
- Bathrooms and ensuites come with a mirrored vanity cabinet, finished with a stone shelf and mood lighting





"Inspired by local heritage, these homes reflect the region's rich building traditions while offering modern comfort and style. Tree-lined avenues weave through the neighbourhood, connecting homes to scenic green spaces, tranquil ponds, and inviting footpaths—creating a seamless connection between village life and the beautiful countryside."

Design & Planning Director, Simon Vernon-Harcourt

## ELECTRICAL & LIGHTING

- White finished switches and sockets throughout
- Combination of recessed LED downlighters to the kitchen, all bathrooms and ensembles
- Pendant light fittings to the lounge, dining room, hallways, studies, utility room and bedrooms
- External lighting to front door and rear gardens to certain properties
- Light to loft
- External power socket
- All garages and carports have lighting and a power supply
- Garage doors are remote-controlled
- Provision for electric car charging at each home with cable taken to car charging location from the consumer unit. Owners are responsible for installing any electric car equipment as required to charge their car. The infrastructure has been designed to provide enough capacity to allow all homes to charge an electric car
- PV panels will be installed to dwellings

## HOME ENTERTAINMENT & COMMUNICATIONS

- Triconnex infrastructure provides fibre broadband and telephony services to all homes via Open Fibre Networks which currently offer speeds up to 450mbs and a choice of 15 internet service providers Homes are connected via Open Fibre Networks infrastructure to Terrestrial TV, Freeview with Sky Q available through the Communal Sky dish
- TV points to living room, breakfast or family area (as applicable) and all bedrooms
- USB charging points provided in the kitchen and all bedrooms

## SECURITY & PEACE OF MIND

- SimpliSafe 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 their home
- Four and five-bedroom homes benefit from SimpliSafe outdoor security camera with floodlight
- SimpliSafe smart intruder alarm system, including Base Station, key pad, internal camera, entry sensors and motion sensors. In addition, owner can pay a subscription to SimpliSafe for 24-hour monitoring
- Two-year defects liability warranty from City & Country and a 10-year structural warranty from appointment third party



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CITY & COUNTRY

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## INTERIOR FINISHES & FITTINGS

- Shaker-style four-panel internal doors painted in grey with polished chrome ironmongery
- Walls, skirting and architrave painted in a contemporary white
- Staircase handrail and newel cap in oiled oak, the rest to be finished in painted white solid oak
- All homes to feature Amtico flooring laid to hallways, WC, kitchen, and open plan living/kitchen/dining area
- All stairs, bedrooms, separate dining rooms/study and separate living rooms to have carpets in a neutral taupe colour
- Porcelain floor tiles to all bathrooms and ensuites
- Fitted wardrobes to the principal bedroom
- Dressing rooms (where present) are fitted with open shelves and hanging rails

## HEATING

- Double glazing and high levels of insulation throughout
- Energy efficient combination gas boiler to two and three-bedroom homes. Air Source Heat Pump and cylinder to four and five-bedroom homes
- Underfloor heating to ground floor, white flat panel radiators to upper floors with thermostatic radiator valves
- Heatmiser Neo smart thermostats to all properties that can be controlled through a mobile phone app
- Future provision for open flue system with bespoke timber fireplace surround to some homes allowing buyers to arrange professional installation of log burner

"Our vision for Priory Fields was to create interiors that reflect the natural beauty of the surrounding landscape whilst offering all the comforts of modern living. We carefully selected a neutral palette paired with high-quality finishes to deliver timeless interiors. Every detail, selecting premium finishes, has been thoughtfully curated to enhance functionality, durability and style, creating spaces that are as beautiful as they are practical."

Interior Design Manager, Georgina Tam

