



THE KING'S
COLLECTION

ELEGANT NEW HOMES WITH AN EXCEPTIONAL FINISH

Set between restored Gertrude Jekyll gardens, recreated heathland and chestnut coppice, each home at The King's Collection has been designed by City & Country's specialist in-house 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 glorious framed views across gardens and landscape, to contemporary kitchens and luxuriously appointed bathrooms, every appliance, fixture and finish has been carefully considered.

Thoughtfully selected materials and traditional craftsmanship ensure these homes offer sophisticated

apartment living, while complementing the Grade II* listed heritage aesthetic of King Edward VII Estate. Natural shades reflect the gloriously rural setting, and provide a calm and understated backdrop to your life. Step inside our homes and you will immediately sense the quality of the design and finish of the Arts and Crafts period.

Triple glazing, state-of-the-art heating systems and appliances by leading manufacturers ensure our new homes are energy efficient, while the latest technology offers maximum control and security features for your peace of mind.



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"When designing The King's Collection, it was important we created a building that embodied the design ethos of the sanatorium, a modern interpretation of the Grade II listed building that brings together a traditional design language and the very best in modern materials, technology and efficiency."*

SIMON VERNON-HARCOURT
Design & Planning Director



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STYLISH & HIGH PERFORMANCE KITCHENS

• 3-Bed Premium Units:

- Shaker style handled doors. Painted Dulux Heritage Mudlark
- Choice of handles
- Quartz worktop, flooded wall splashback and waterfall edges
- Siemens A-rated appliances which include single oven + combi microwave, warming drawer, induction hob, telescopic hood, *venting hob to some plots, 60cm wine cooler, 2 x integrated 70/30 fridge freezers (where space allows), 60cm integrated dishwasher, Adobe Prothia 3-in-1 hot tap
- Quartz worktop to utility rooms

• 1 & 2-Bed Units:

- Matt flat panel handleless doors. Choice of colours
- Quartz worktop and flooded wall splashback. Choice of colours
- Siemens A-rated appliances which include single oven + combi microwave, induction

hob, telescopic hood, 30cm wine cooler, integrated 70/30 fridge freezer, 60cm integrated dishwasher, Blanco Linus 5 tap

- Worktop to utility rooms

CONTEMPORARY BATHROOMS

• Main bathrooms feature:

- Bath featuring bath screen
- Crosswater MPRO chrome suite
- Villeroy & Boch sanitaryware
- Chrome heated towel rail
- Hib illuminated mirrored cabinet

Shower set-up
(selected units only):

- Chrome shower screen
- Tiling to shower tray

• En-suites feature:

- Bath featuring bath screen
- Vado Edit bronze taps and concealed overhead shower
- Villeroy & Boch sanitaryware
- Anthracite heated towel rail
- Hib illuminated mirrored cabinet

Where shower set up:

- Bronze shower screen
- Tiling on shower tray

• Bath & shower room (selected units only):

- Double-ended bath to some plots
- Villeroy & Boch freestanding double-ended bath and Vado Edit bronze floor tap to en-suites in Plots 16 and 19 only
- Vado Edit bronze suite
- Tiling to shower tray
- Villeroy & Boch sanitaryware
- Anthracite heated towel rail
- Hib illuminated mirrored cabinet



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INTERIOR FINISHES & FITTINGS

- Herringbone laid luxury vinyl tile to open plan kitchen/living/dining rooms in 3 bedroom homes
- Straight lay luxury vinyl tile to open plan kitchen/living/dining rooms in 1 & 2 bedroom homes
- Sensation carpets to bedrooms
- Floor and wall tiling to bathrooms and en-suites
- Fitted wardrobes to principal bedrooms with soft close sliding doors (drawers included in wardrobe to 3 bedroom apartments)

HEATING

- Underfloor heating
- Heatmiser New thermostat[^]
- Air conditioning to selected units

DETAILING & MATERIALS

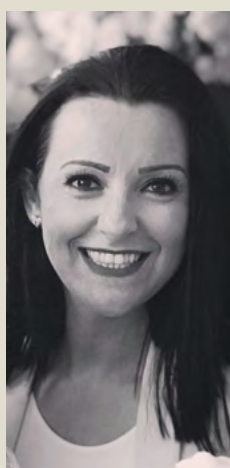
- Four-panel painted doors with chrome beehive door handles (bronze to en-suites)
- Skirting and architrave painted in Dulux Heritage Mudlark

ELECTRICAL & LIGHTING

- Combination of recessed downlighters and pendant light fittings; ceiling pendants to all living/dining areas and bedrooms
- Brushed steel finished switches and sockets throughout
- Communal satellite dish



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"The Kings Collection offers a truly exceptional living experience. The combination of historic charm with modern luxury really stands out. The spacious layouts and carefully curated interiors with high-end appliances and finishes make the apartments feel both comfortable and stylish. Every element of the interiors has been carefully considered to compliment the historic development whilst maintaining a modern edge to appeal to a wider audience and to stand the test of time."

CLEMENTINE COLLINS
Interior Designer



SECURITY

- Secure covered parking and level access from parking areas to apartments
- Building Manager during specified working hours (which will vary according to stage of development)
- NACD Video door entry system
- Simplisafe smart alarm system provided to apartments with ground/podium level access
- Mains operated smoke detectors to all homes

COMMUNAL AREAS

- Bespoke wall lights
- Bespoke designed carpets
- Bespoke artwork
- Brass ironmongery
- Access to the private landscaped gardens, grounds and communal facilities including gym, swimming pool and exercise studio within King Edward VII Estate

ULTRAFAST BROADBAND & TV NETWORKS

- Hyperoptic full fibre to each property with Openreach ONT

PARKING

- Underground allocated parking to selected apartments*
- Electric charging point to every unit with allocated parking
- Secure cycle storage areas

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CITY & COUNTRY

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