

51°46.46'N | 0°54.02'E

THE FLOORPLANS

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PHASES 1, 2 & 3



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.





# THE VISION

## PHASES 1, 2 & 3

### 2 BEDROOM HOUSES

THE BARROW  
Plots 37 & 38

### 3 BEDROOM HOUSES

THE PLUMTREE  
Plots 68, 69, 82 & 83

THE CLAYTON  
Plots 21 & 22

THE BRIDGEMARSH  
Plots 56 & 59

THE WALLASEA  
Plot 4

### 4 BEDROOM HOUSES

THE RUSHLEY  
Plots 75 & 76

THE LANGDON  
Plots 34, 41, 74 & 84

THE LAMBOURNE  
Plots 39, 42, 45, 46, 47, 66 & 71

THE STAMFORD  
Plots 70 & 78

THE NEW ENGLAND  
Plots 35, 36, 40, 43, 44 & 72

THE THUNDERSLEY  
Plot 64

### 5 BEDROOM HOUSES

THE DANBURY  
Plot 73





# 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.





**TWO BEDROOM  
HOMES**

# THE BARROW

Gross Internal Area 87 sq m | 935 sq ft

2 BEDROOM SEMI-DETACHED HOME  
PLOTS 37 & 38



Computer generated image is indicative only.

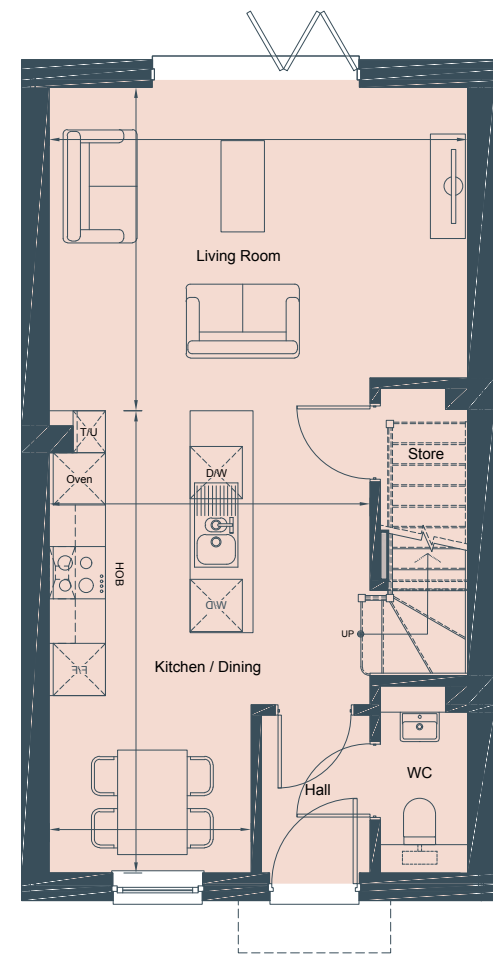
## GROUND FLOOR

PLOT 37			
Living Room	4.81m x 3.72m	15'9" x 12'2"	
Kitchen/Dining	5.31m x 3.69m	17'5" x 12'1"	
PLOT 38			
Living/Dining Room	4.81m x 4.90m	15'9" x 16'1"	
Kitchen	4.13m x 3.69m	13'7" x 12'1"	

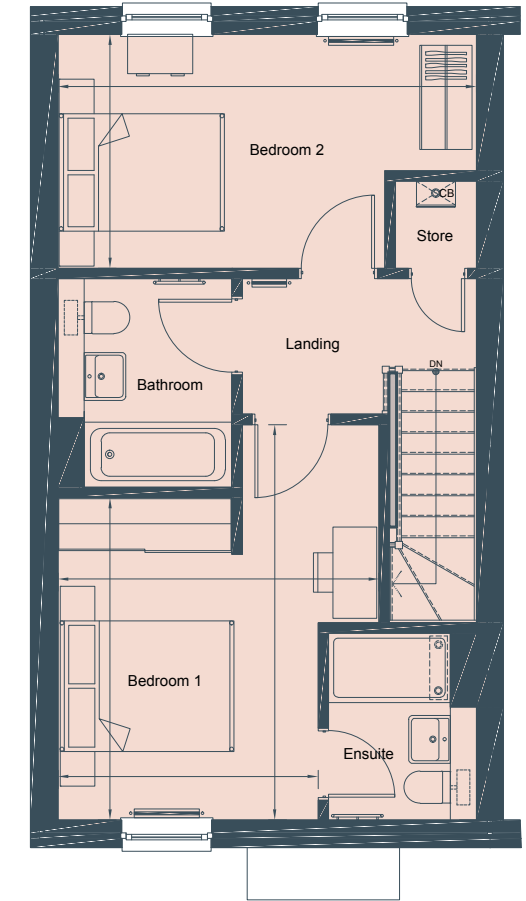
## FIRST FLOOR

Bedroom 1	4.55m x 3.69m	14'11" x 12'1"
Bedroom 2	4.81m x 2.69m	15'9" x 8'10"

PLOT 37

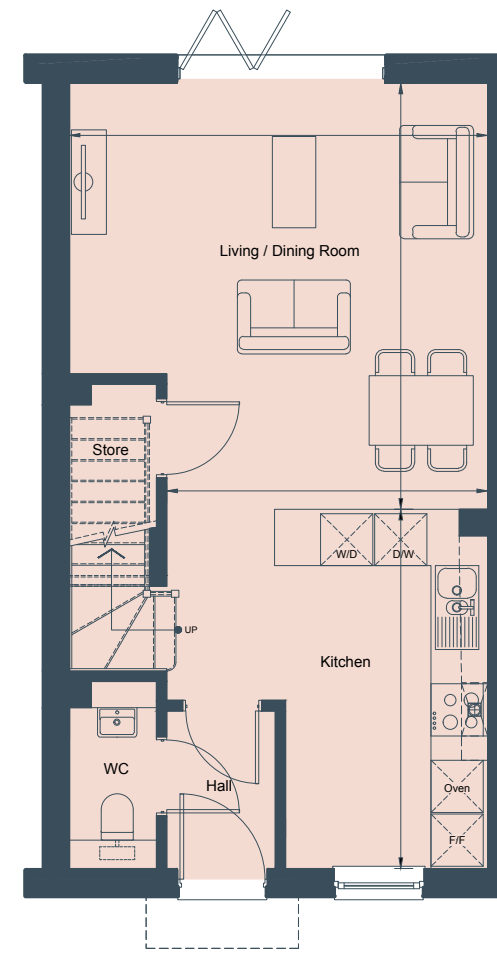


GROUND FLOOR



FIRST FLOOR

PLOT 38



GROUND FLOOR



FIRST FLOOR



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# THREE BEDROOM HOMES

# THE CLAYTON

Gross Internal Area 121 sq m | 1,303 sq ft

3 BEDROOM DETACHED HOME  
PLOTS 21 & 22



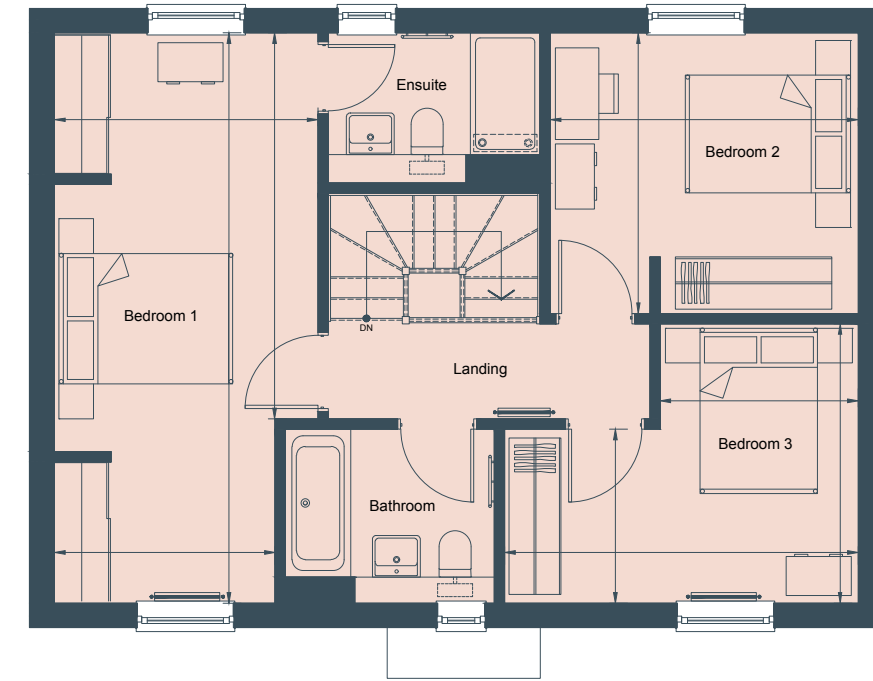
Computer generated image is indicative only.

## GROUND FLOOR

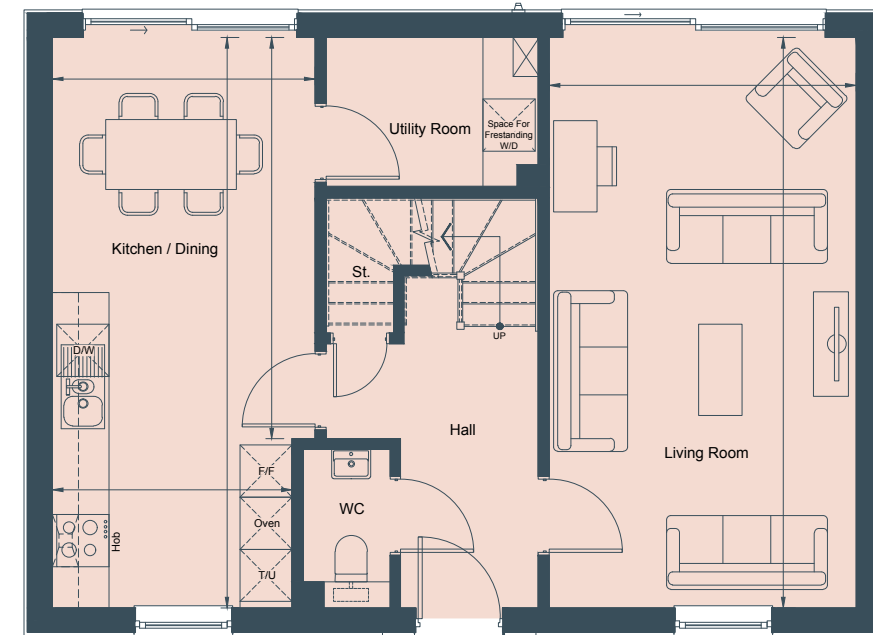
Living Room	6.56m x 3.53m	21'6" x 11'7"
Kitchen/Dining	6.56m x 3.03m	21'6" x 9'11"

## FIRST FLOOR

Bedroom 1	6.56m x 3.03m	21'6" x 9'11"
Bedroom 2	3.54m x 3.23m	11'7" x 10'7"
Bedroom 3	4.06m x 3.21m	13'4" x 10'6"



FIRST FLOOR



GROUND FLOOR



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# THE WALLSEA

Gross Internal Area 121 sq m | 1,303 sq ft

## 3 BEDROOM DETACHED HOME

PLOT 4



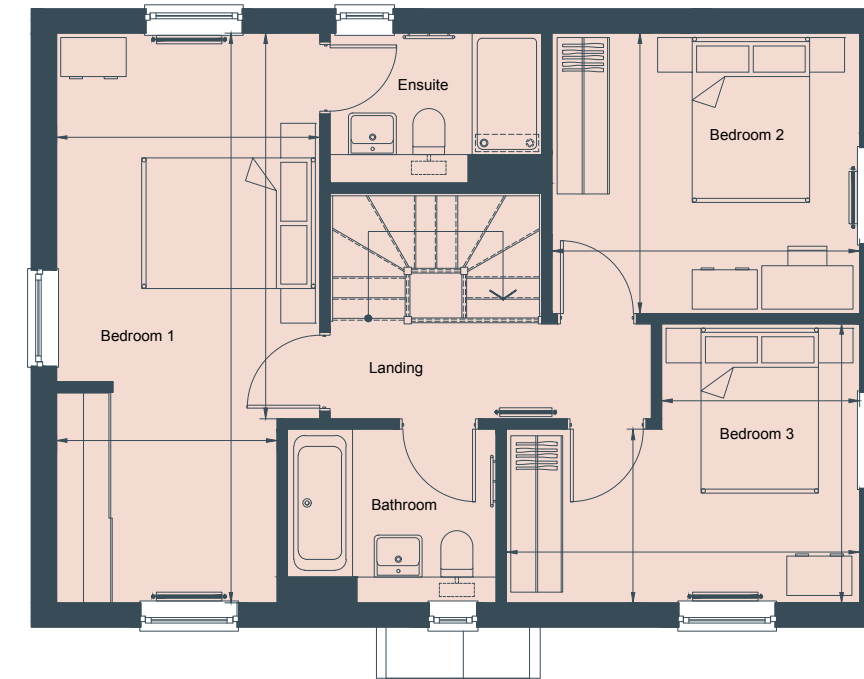
Computer generated image of plot 4 is indicative only.

### GROUND FLOOR

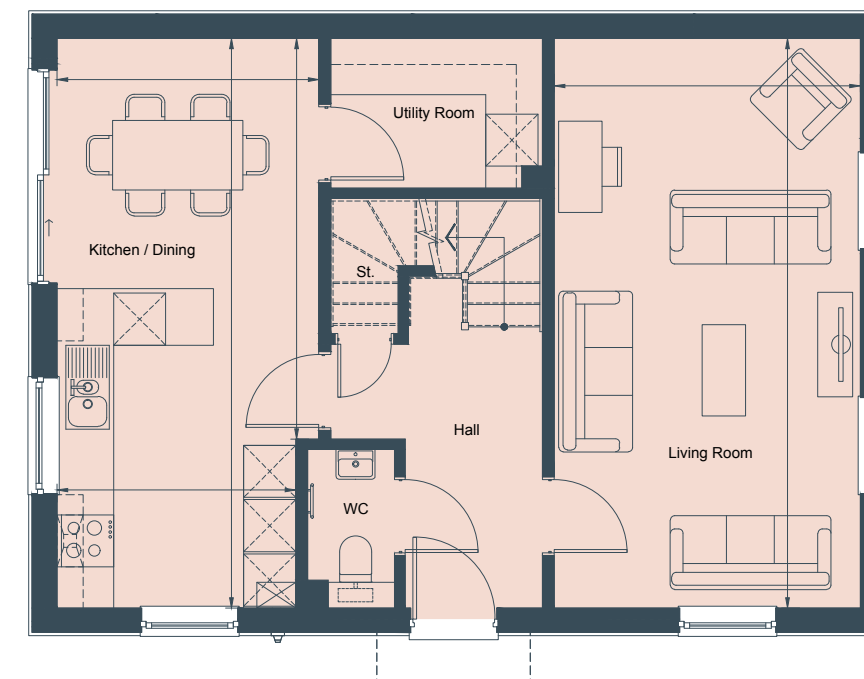
Living Room	6.56m x 3.54m	21'6" x 11'7"
Kitchen/Dining	6.56m x 3.03m	21'6" x 9'11"

### FIRST FLOOR

Bedroom 1	6.56m x 3.03m	21'6" x 9'11"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"



FIRST FLOOR



GROUND FLOOR



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# THE BRIDGEMARSH

Gross Internal Area 121 sq m | 1,303 sq ft

3 BEDROOM SEMI-DETACHED HOME  
PLOTS 56 & 59



Computer generated image of plot 56 is indicative only.

## GROUND FLOOR

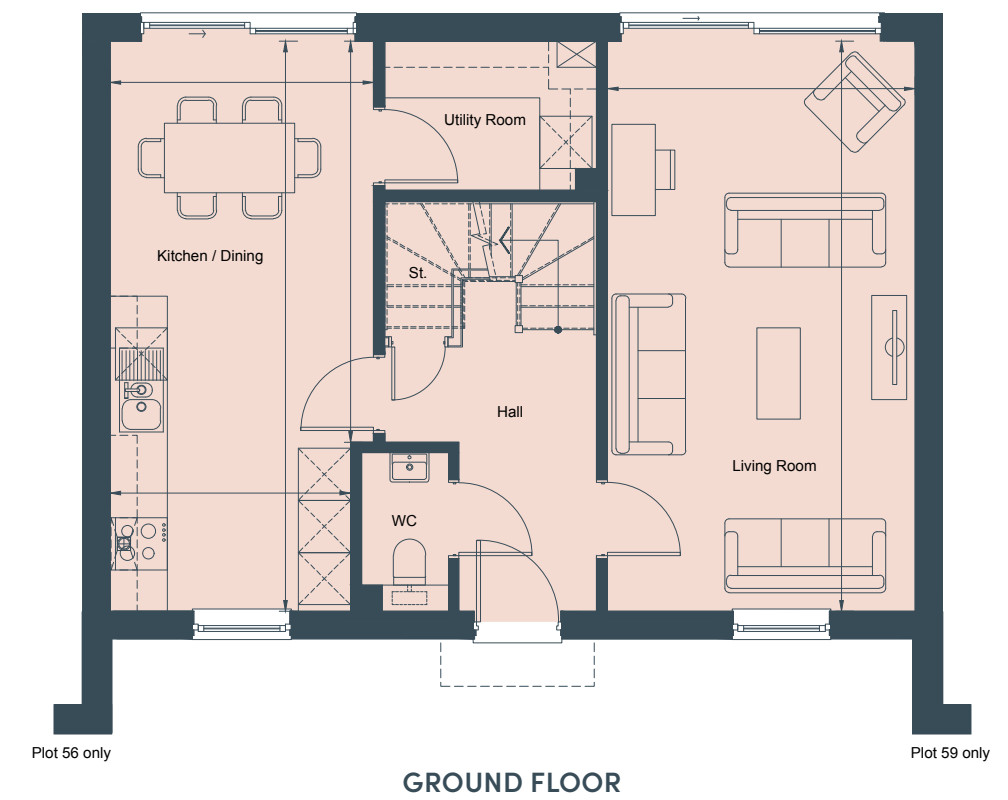
Living Room	6.56m x 3.54m	21'6" x 11'7"
Kitchen/Dining	6.56m x 3.03m	21'6" x 9'11"

## FIRST FLOOR

Bedroom 1	6.56m x 3.03m	21'6" x 9'11"
Bedroom 2	3.55m x 3.23m	11'7" x 10'7"
Bedroom 3	4.07m x 3.21m	13'4" x 10'6"



FIRST FLOOR



GROUND FLOOR



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# THE PLUMTREE

Gross Internal Area 126 sq m | 1,356 sq ft

## 3 BEDROOM DETACHED HOME

PLOTS 68, 69, 82 & 83\*

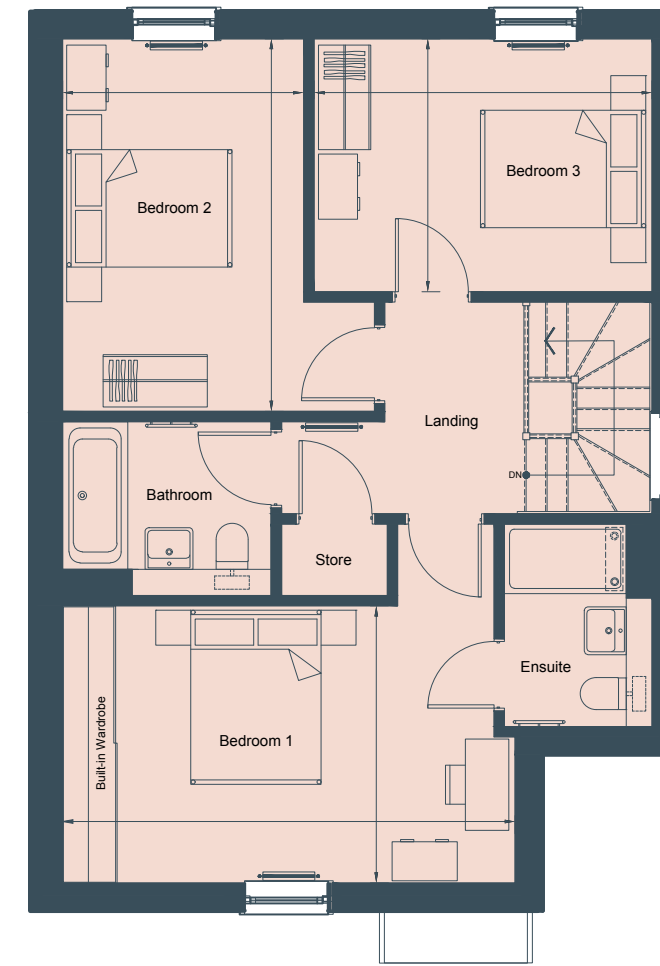


### GROUND FLOOR

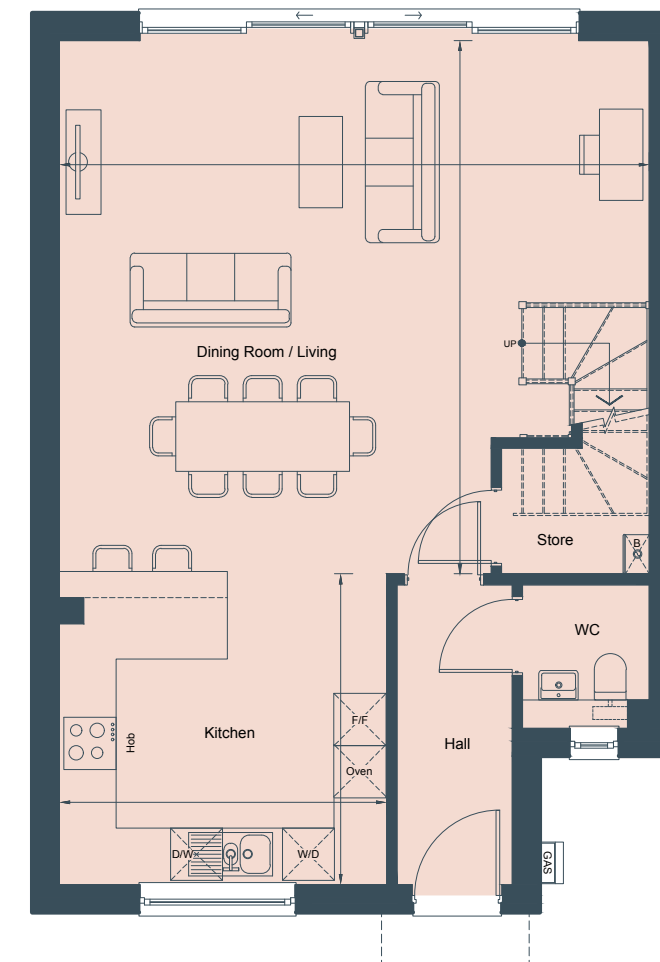
Dining Room/Living	6.78m x 6.13m	22'3" x 20'1"
Kitchen	3.76m x 3.57m	12'4" x 11'9"

### 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"



FIRST FLOOR



GROUND FLOOR



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**FOUR BEDROOM  
HOMES**



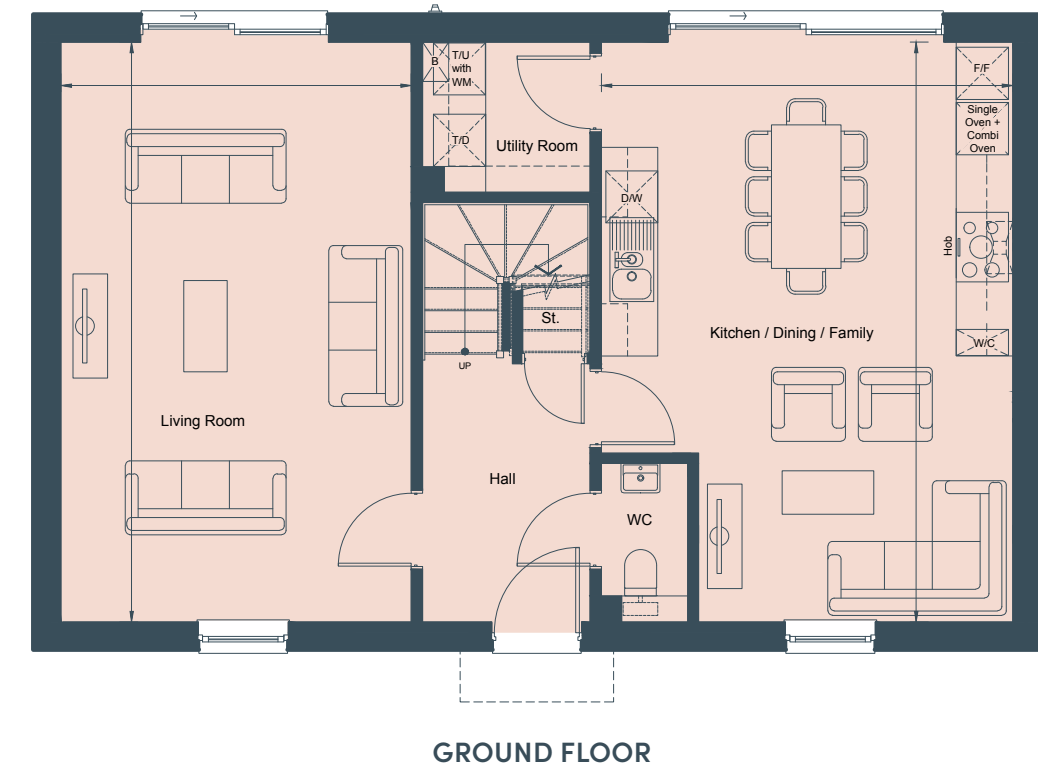
# THE RUSHLEY

Gross Internal Area 146 sq m | 1,571 sq ft

4 BEDROOM DETACHED HOME  
PLOTS 75 & 76



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"



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# THE LANGDON

Gross Internal Area 159 sq m | 1,708 sq ft

## 4 BEDROOM DETACHED HOME

PLOTS 34, 41, 74 & 84



### 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"

\*Plot handed to floorplan shown



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FIRST FLOOR



GROUND FLOOR



# THE LAMBOURNE

Gross Internal Area 163 sq m | 1,760 sq ft

4 BEDROOM DETACHED HOME

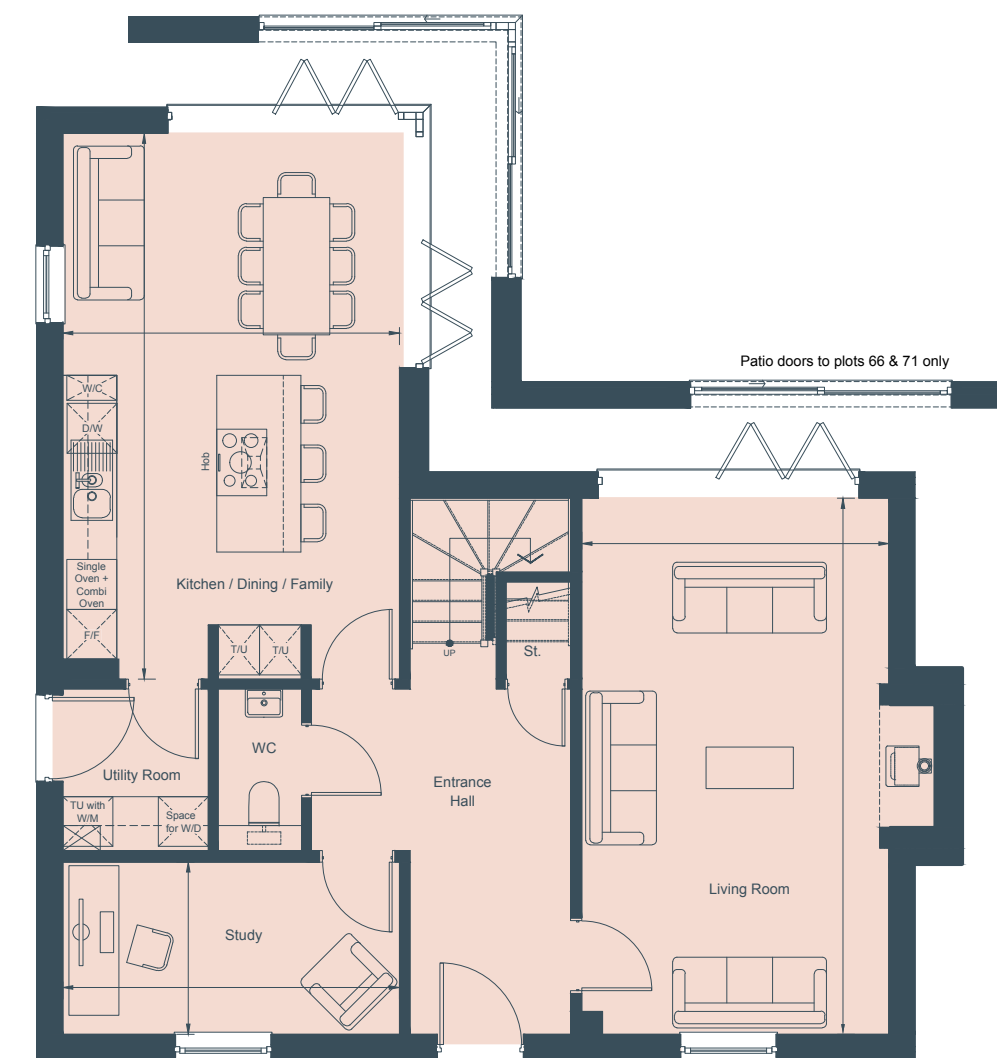
PLOTS 39, 42\*, 45\*, 46\*, 47\*, 66 & 71\*



Computer generated image is indicative only.



FIRST FLOOR



GROUND FLOOR

## 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"

\*Plot handed to floorplan shown



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# THE NEW ENGLAND

Gross Internal Area 172 sq m | 1,856 sq ft

## 4 BEDROOM DETACHED HOME

PLOTS 35, 36\*, 40, 43, 44 & 72



### GROUND FLOOR

Living Room	6.34m x 3.75m	20'9" x 12'4"
Kitchen/Dining/Family	4.27m x 8.13m	14'0" x 26'8"
Study	4.11m x 2.14m	13'6" x 7'0"

### FIRST FLOOR

Bedroom 1	5.44m x 2.84m	17'10" x 9'4"
Bedroom 2	4.29m x 3.36m	14'1" x 11'0"
Bedroom 3	3.78m x 3.06m	12'5" x 10'0"
Bedroom 4	3.64m x 2.84m	11'11" x 9'4"

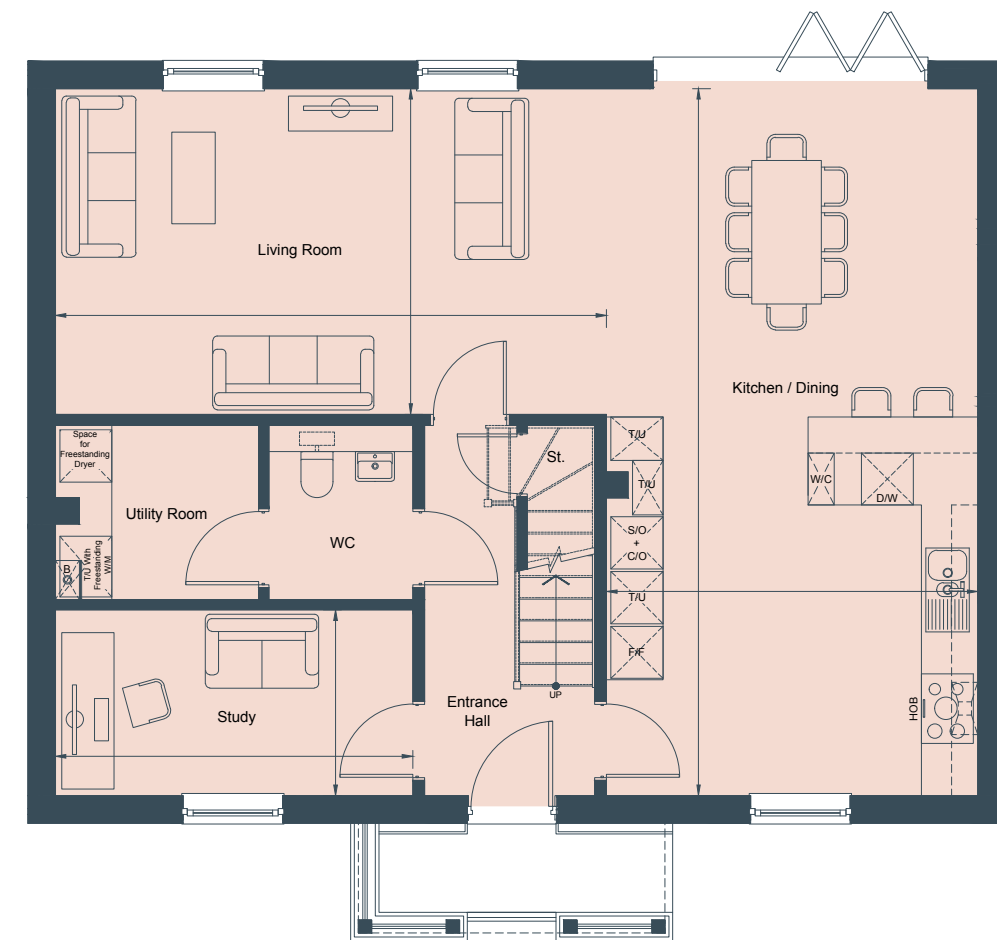
\*Plot handed to floorplan shown



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FIRST FLOOR



GROUND FLOOR



# THE THUNDERSLEY

Gross Internal Area 243 sq m | 2,614 sq ft

4 BEDROOM DETACHED HOME  
PLOT 64



Computer generated image of plot 64 is indicative only.

## GROUND FLOOR

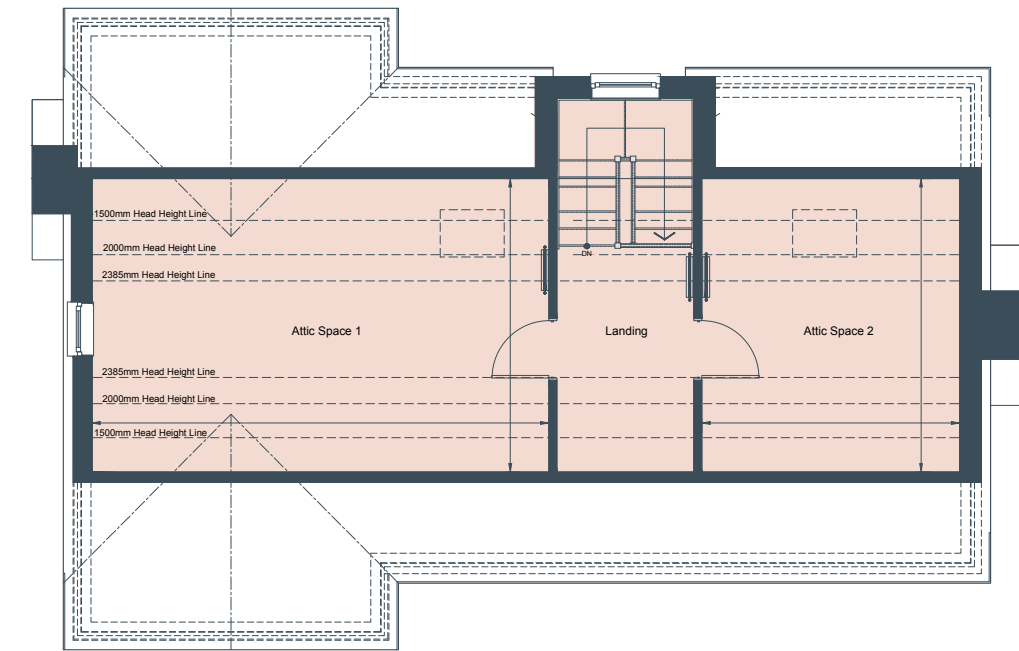
Living Room	6.67m x 3.79m	21'11" x 12'5"
Kitchen/Dining/Family	8.58m x 6.32m	28'2" x 20'9"

## FIRST FLOOR

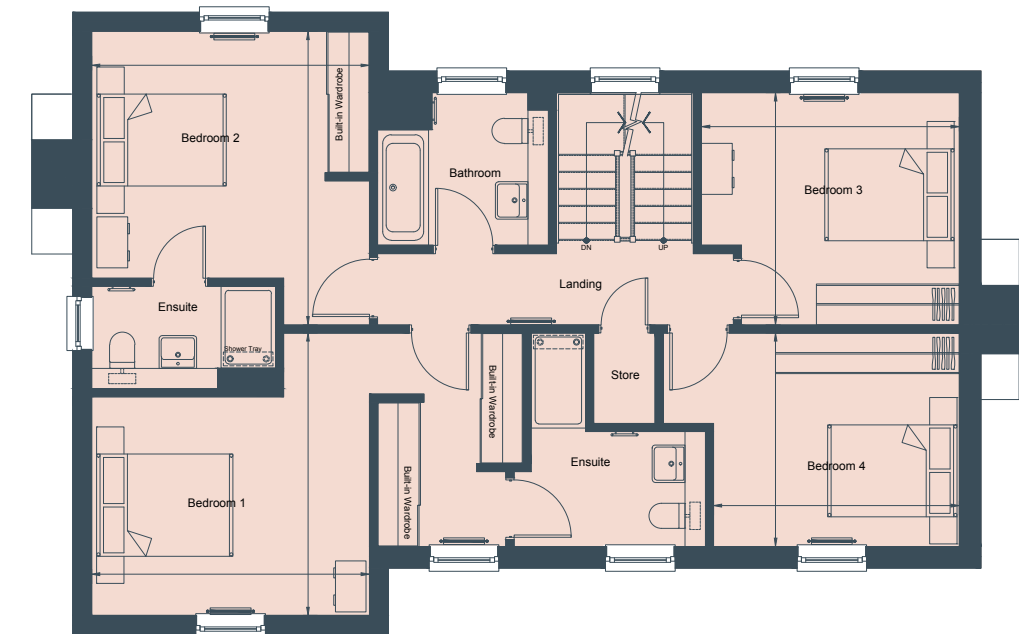
Bedroom 1	4.15m x 4.08m	13'7" x 13'5"
Bedroom 2	4.31m x 4.08m	14'2" x 13'5"
Bedroom 3	3.79m x 3.41m	12'5" x 11'2"
Bedroom 4	3.61m x 3.14m	11'10" x 10'4"

## SECOND FLOOR

Attic Space 1	6.71m x 4.31m	22'0" x 14'2"
Attic Space 2	4.31m x 3.79m	14'2" x 12'5"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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# THE STAMFORD

Gross Internal Area 243 sq m | 2,618 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"

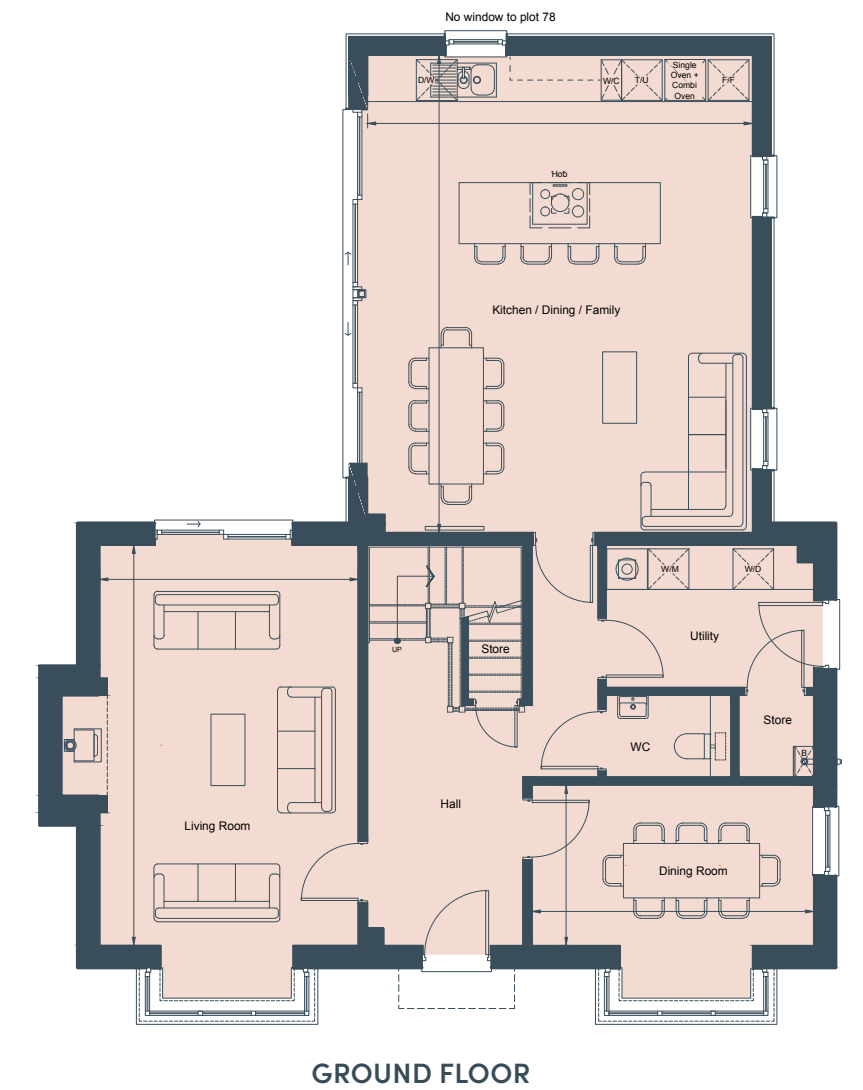
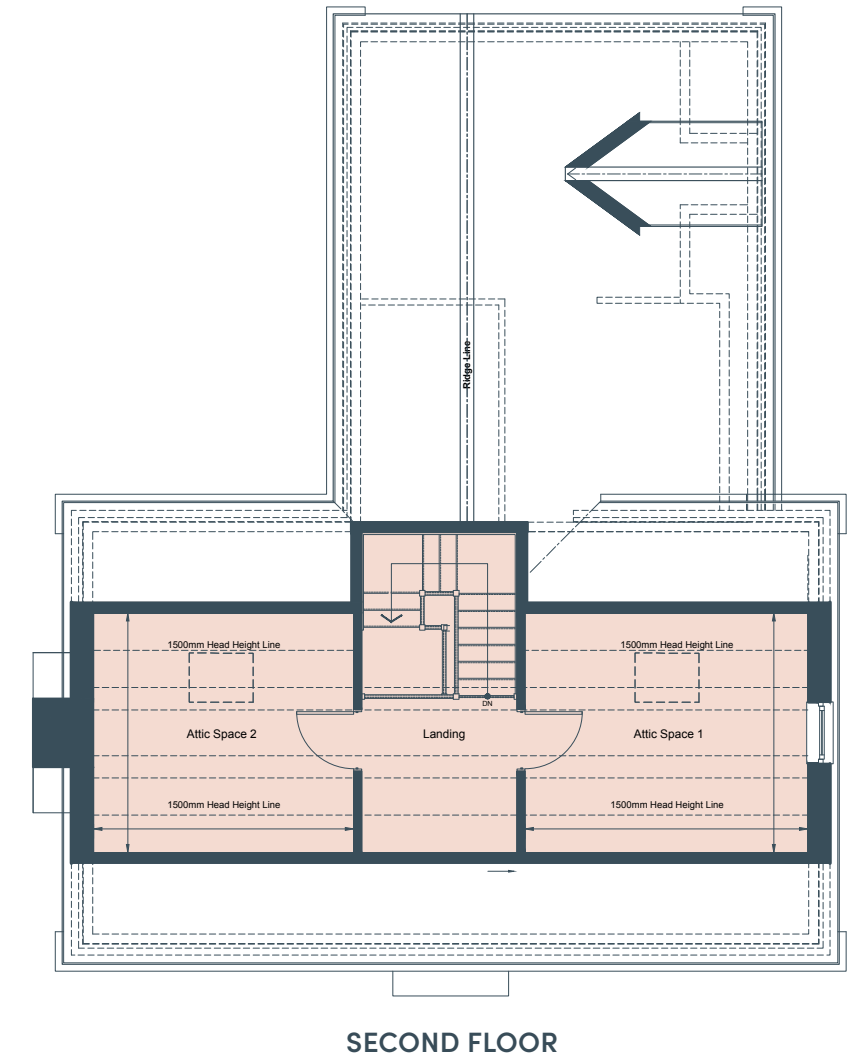
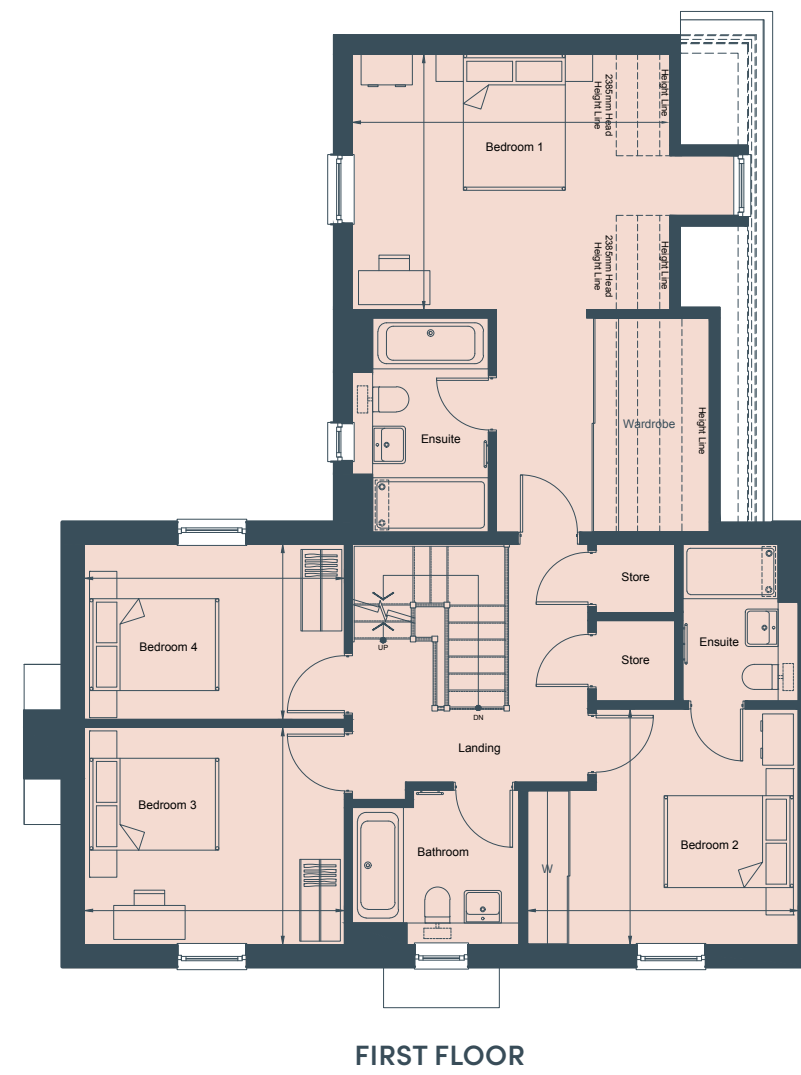
## SECOND FLOOR

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.



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**FIVE BEDROOM  
HOME**



# THE DANBURY

Gross Internal Area 275 sq m | 2,965 sq ft

5 BEDROOM DETACHED HOME  
PLOT 73



Computer generated image of plot 73 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

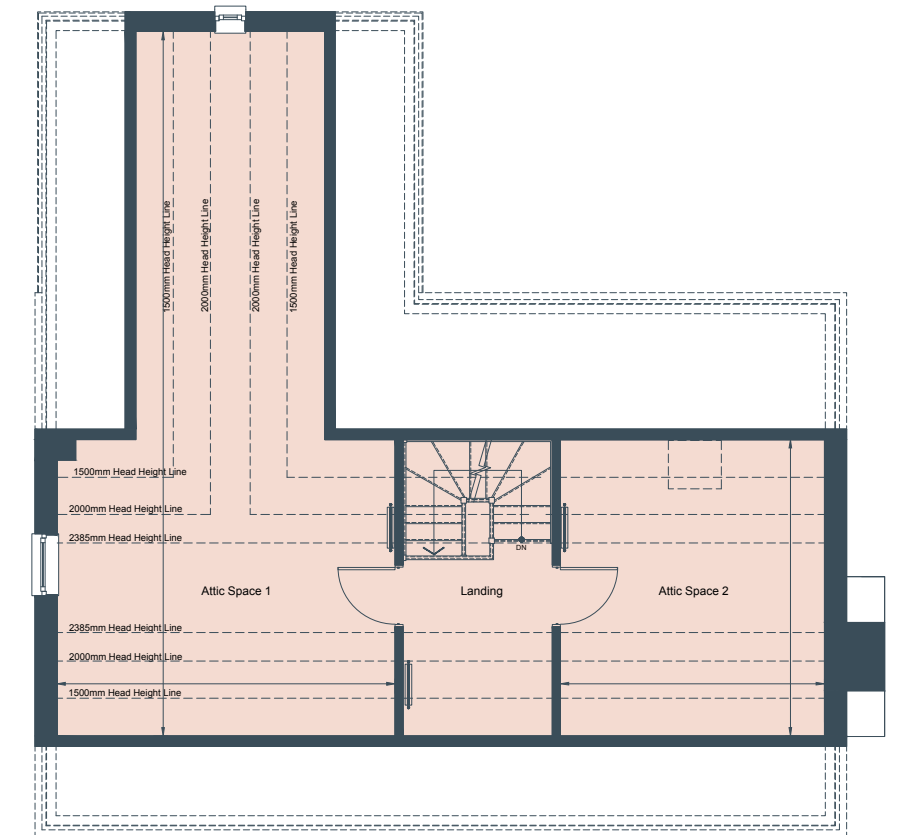
Bedroom 1	5.09m x 2.93m	16'9" x 9'7"
Bedroom 2	3.88m x 3.39m	12'9" x 11'1"
Bedroom 3	3.84m x 2.75m	12'7" x 9'0"
Bedroom 4	4.74m x 2.59m	15'7" x 8'6"
Bedroom 5	3.55m x 2.95m	11'8" x 9'8"

## SECOND FLOOR

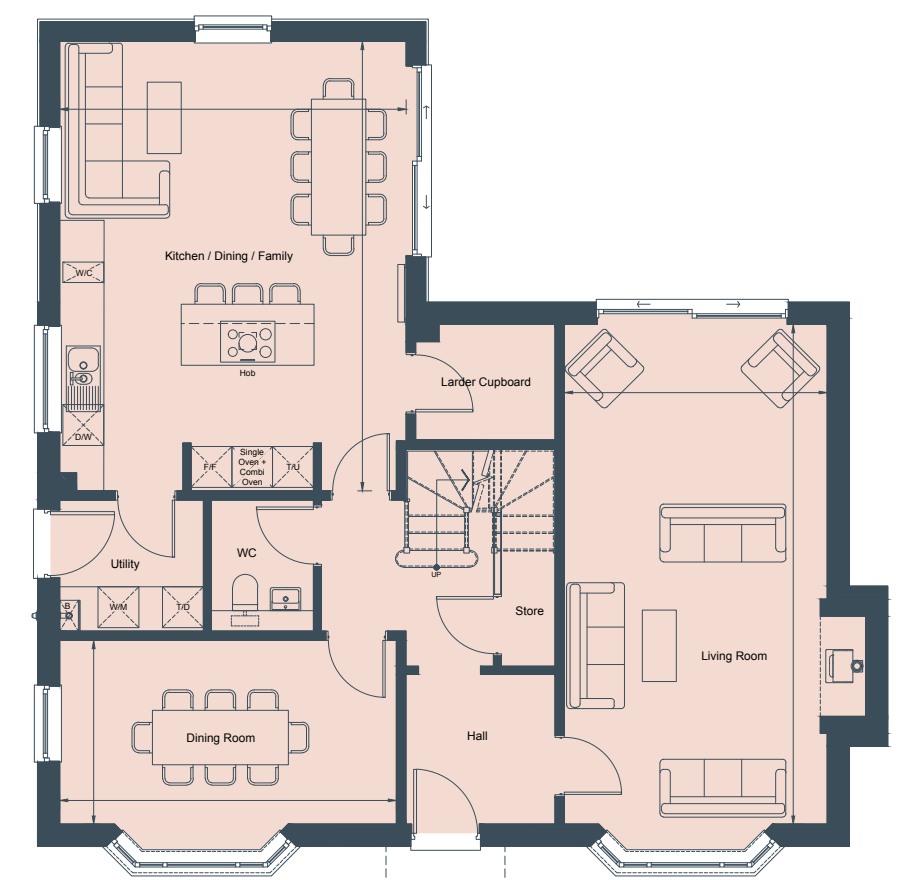
Attic Space 1	10.35m x 4.97m	33'11" x 16'4"
Attic Space 2	4.35m x 3.88m	14'3" x 12'9"



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



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# 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 over 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



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



Map from Google Maps



DISCLAIMER. 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. Computer generated images and photography of product and lifestyle are indicative only. Maps are not to scale and show approximate locations only. House type photography is of other City & Country properties and showhomes not located at this development and may include optional upgrades. Imagery is indicative only. Product related images contained within this brochure may be from other City & Country developments and do not necessarily relate exactly to the specification of Sanderling Reach. 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 particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves as to their correctness. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. This information does not constitute a contract or warranty. Sanderling Reach is a marketing name and does not form a part of the postal address. If 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 managed to a high standard. These properties are offered subject to availability. Applicants are advised to contact City & Country to ascertain the availability of any particular type of property. For full details of the design and specification of the property you are looking to purchase, please always refer back to the Sales Executive at your chosen development. Travel times sourced from tfl.gov.uk, Google Maps and National Rail.





Sanderling  
Reach

THE ART OF LIVING

CITY & COUNTRY