



# RAINBIRD PLACE

COXTIE GREEN ROAD • BRENTWOOD • ESSEX CM14 5PT





## RAINBIRD PLACE

WELCOME TO A SPLENDID COLLECTION OF JUST TWELVE  
TRADITIONAL TWO, THREE, FOUR AND FIVE BEDROOM HOMES  
SET OFF COXTIE GREEN ROAD IN BRENTWOOD

### ABOUT SUNBURY HOMES

Sunbury Homes are Essex based with offices in Maldon, and was established in 2011 and run by experienced house-building professionals, all with a stake in the business, who have held senior positions within the UK's largest and most respected housebuilders. Together, with well over 70 years of experience the directors strive to bring passion, pride, thought and consideration to every aspect of the design and build at all our developments.

During the sales, moving process and beyond we will give you a personal point of contact with a Director who will ensure that any questions you have are answered and that the process runs as smoothly as possible.

We hope that you appreciate the individual design quality, the well thought out accommodation and spaces both within and outside the new homes at Rainbird Place in Brentwood.

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Welcome to Rainbird Place, a smart selection of two, three, four and five bedroom homes in a fine location. Perfect for enjoying life in thriving Brentwood and ideal for the busy commuter.

Traditional architecture with clean, contemporary profiles are the hallmark of these attractive new homes, with buff and red brick exteriors, contrasting roof tiles and traditional detailing to the property frontages. These smart houses are designed and built for 21st century living.

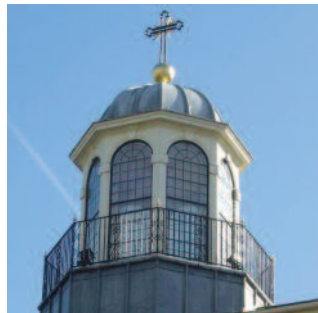
Inside your new home you'll discover attractive fitted kitchens with integrated oven, hob and hood, all as standard together with utility rooms to some plots. With modern white sanitaryware with chrome fittings, thermostatically controlled showers and stylish heated towel rails to bathrooms and en-suites.

Owning a new Sunbury home also means that maintenance promises to be minimal for many years to come. Our environmentally-friendly homes are built to high standards and will feature as standard, uPVC windows and French doors, highly efficient gas boilers for central heating and energy-saving insulation techniques to further boost the green credentials and to keep running costs low.

## HELP TO BUY

The government has created the Help to Buy scheme to assist you purchase your new home with as little as 5% deposit and as low as a 75% mortgage. Please ask to see if your purchase at Rainbird Place would qualify.





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Rainbird Place is a fine collection of new homes set within private landscaped surroundings on the fringes of Brentwood's vibrant town centre.

Set off Coxtie Green Road this superb range of new homes have been sensitively designed and created by Sunbury Homes.

Brentwood is the quintessential Essex town and one of the few that still boasts a traditional high street running through its centre which features some of the UK's biggest retailers as well as independent boutiques.

Restaurants and pubs are plentiful in the area and offer flavours from around the world.

The town offers many fine amenities from its numerous national parks to the Brentwood Centre which is a gym, swimming pool, squash court and concert hall all in one!

Road and rail connections around the town are good with the A12 and M25 providing access to London and Brentwood's mainline railway station taking you into London Liverpool Street via Stratford within 38 minutes. The imminent arrival of Crossrail will improve on an already highly regarded rail service.



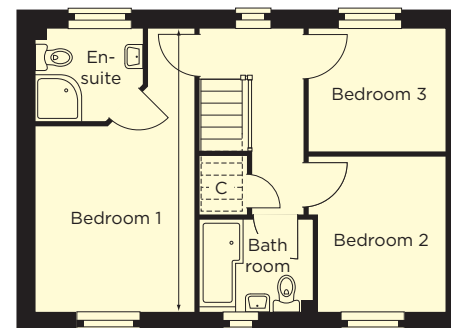
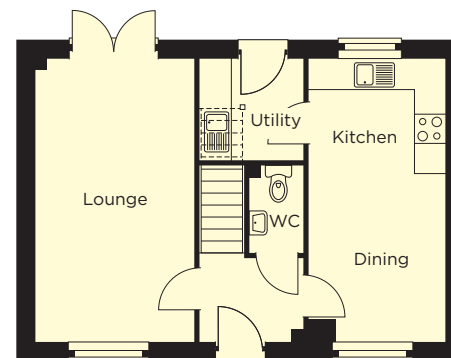


- The **Stour** Plot 1
- The **Bourne** Plots 2, 4 & 6
- The **Roding** Plots 3 & 5
- The **Beam** Plots 7 & 8
- The **Stanford** Plots 9 & 12
- The **Harnford** Plots 10 & 11



Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a guide only. Ground levels and other variances are not shown.

# THE STOUR Three bedroom house (plot 1)



## GROUND FLOOR

Kitchen/Dining Area	5530 x 2838 mm	(18'2" x 9'4")
Lounge	5530 x 3090 mm	(18'2" x 10'2")
Utility Room	1972 x 2009 mm	(6'6" x 6'7")

## FIRST FLOOR

Bedroom 1*	5530 (max.) x 3090 mm	(18'2" max. x 10'2")
Bedroom 2	3034 x 2657 mm	(10'0" x 8'9")
Bedroom 3	2372 x 2838 mm	(7'10" x 9'4")

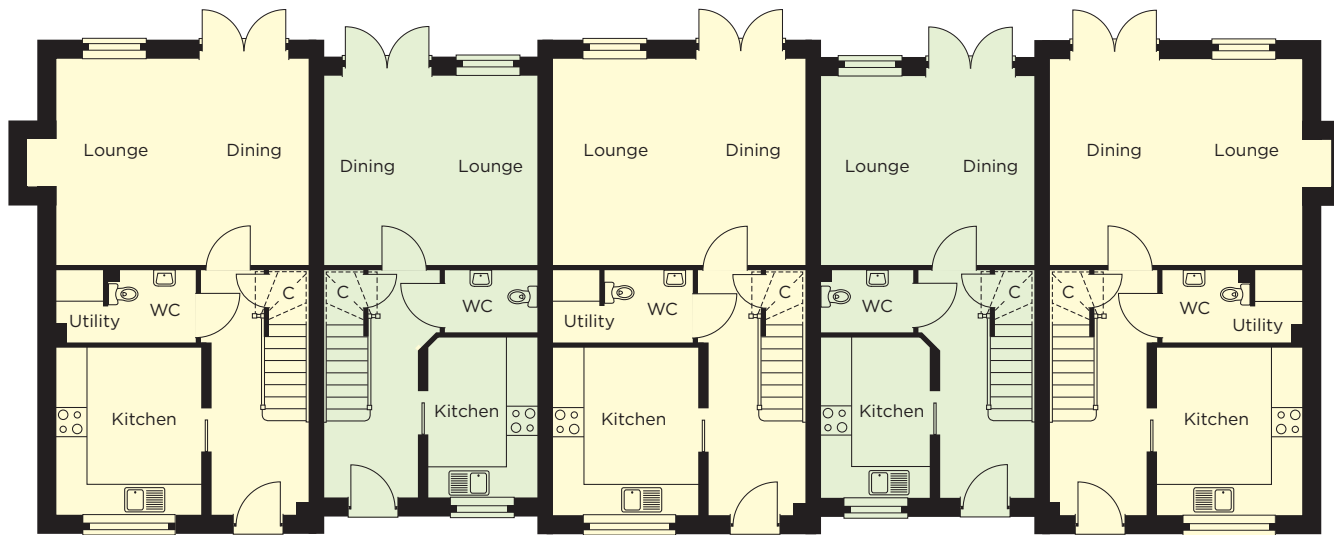
\*Incorporating en-suite

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**THE BOURNE** Three bedroom house (plots 2, 4 & 6) and **THE RODING** Two bedroom house (plots 3 & 5)







**The BOURNE** (plots 2, 4 & 6)

GROUND FLOOR

Lounge/Dining	4921 x 3996 mm	(16'2" x 13'1")
Kitchen	3245 x 2866 mm	(10'8" x 9'5")
Utility/WC	2717 x 1381 mm	(12'7" x 4'7")

FIRST FLOOR

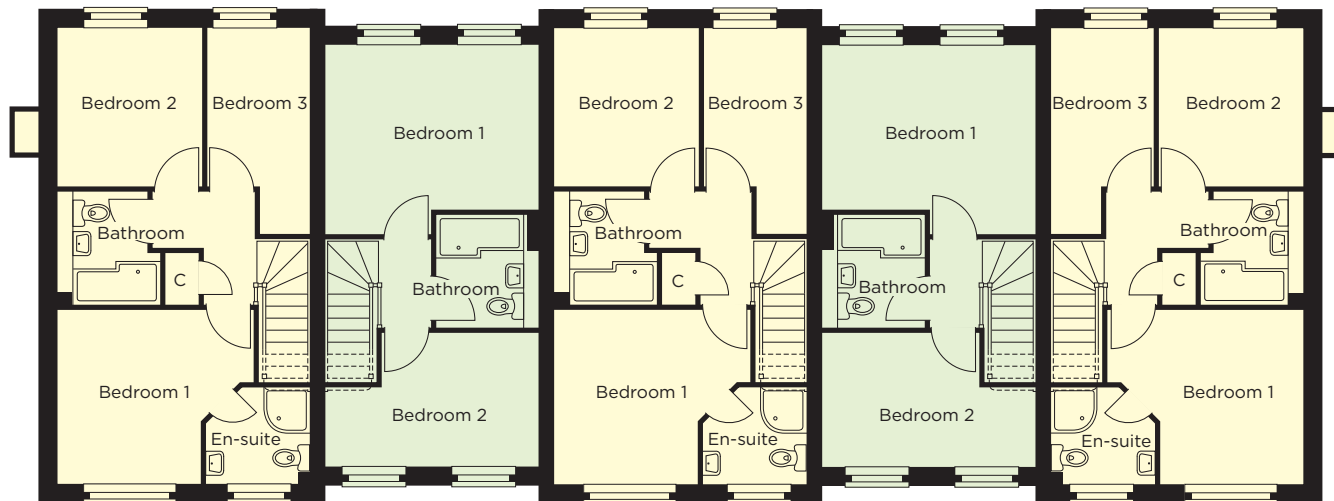
Bedroom 1	3817 (max.) x 3372 mm	(12'6" max. x 11'1")
Bedroom 2	3059 x 2808 mm	(10'0" x 9'3")
Bedroom 3	4014 (max.) x 1989 mm	(13'2" max. x 6'6")

ROOF SPACE

Attic	3600 x 9000 mm	(11'9" x 29'6")
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(Ask for details)

Plot 6                                      Plot 5                                      Plot 4                                      Plot 3                                      Plot 2



**The RODING** (plots 3 & 5)

GROUND FLOOR

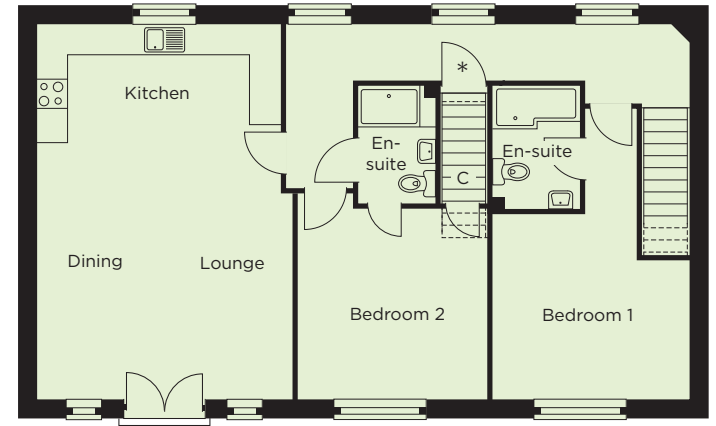
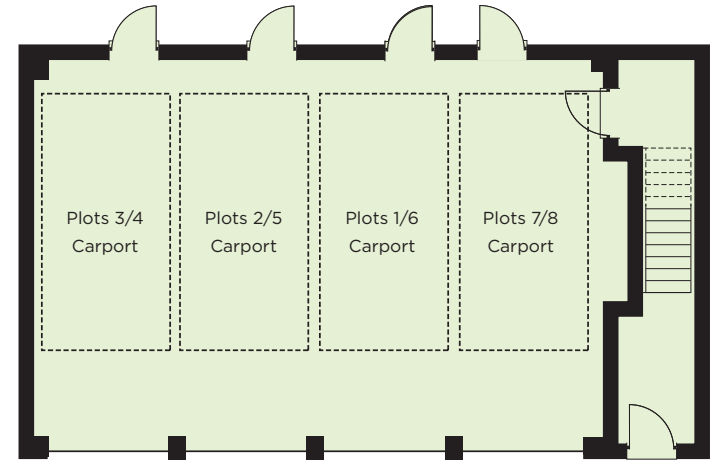
Lounge/Dining	4164 x 3658 mm	(13'8" x 12'0")
Kitchen	3116 x 2158 mm	(10'3" x 7'1")
WC	1790 x 1190 mm	(5'11 x 3'11")

FIRST FLOOR

Bedroom 1	4164 x 3676 mm (max.)	(13'-8" x 12'0" max.)
Bedroom 2	2602 (max.) x 4164 mm (max.)	(8'7" max. x 13'8" max.)

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# THE BEAM Two bedroom home (plots 7 & 8)



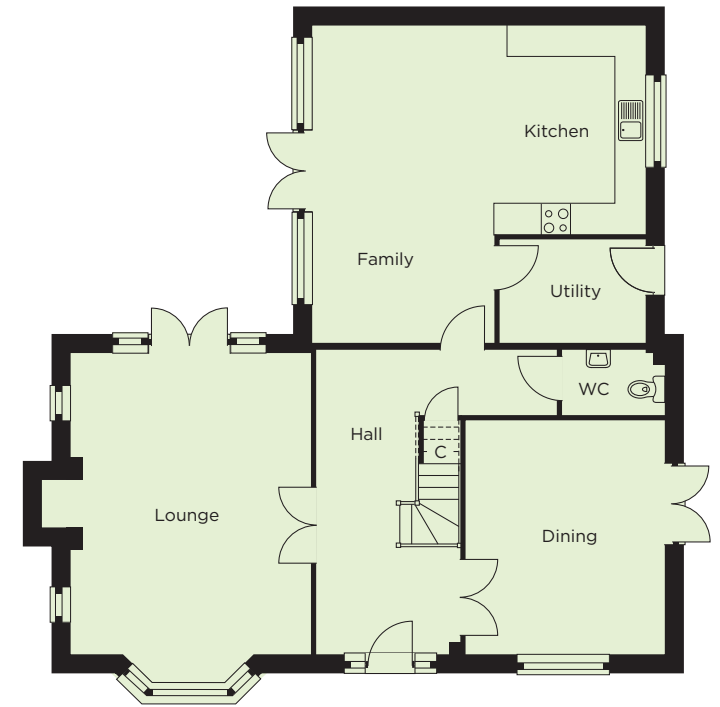
\* Staircase to boarded attic space - please ask for further details.

## FIRST FLOOR

Kitchen/Dining/Lounge	7330 x 4979 mm (max.)	(24'0" x 16'4" max.)
Bedroom 1	3818 x 3602 mm (max.)	(12'7" x 11'10" max.)
Bedroom 2	3823 x 3685 mm	(12'7" x 12'1")

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# THE HARNFORD Four bedroom house (plots 10 & 11)



Plan for plot 10 illustrated.  
Plot 11 is handed.



## GROUND FLOOR

Kitchen/Family	6496 x 6179 mm (max.)	(21'4" x 20'3" max.)
Lounge	5867 x 4672 mm	(19'3" x 15'4")
Dining Room	4553 x 3860 mm	(14'11" x 12'8")
Utility Room	2831 x 1991 mm	(9'3" x 6'-7")

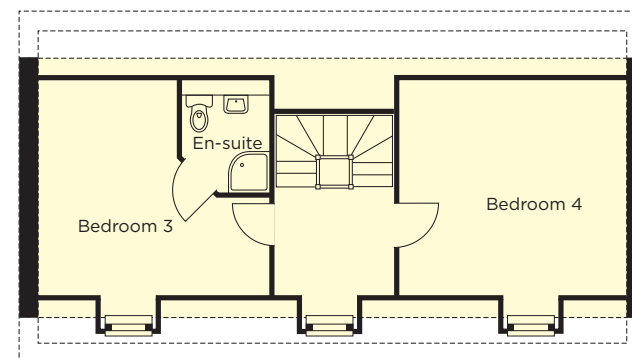
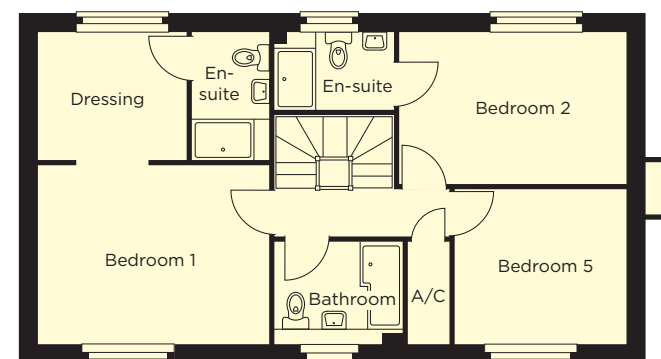
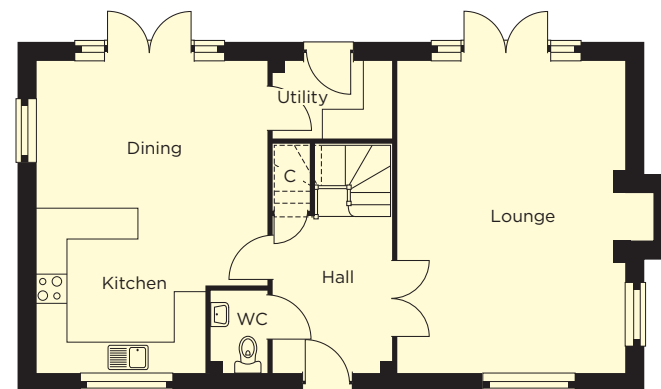
## FIRST FLOOR

Bedroom 1	6169 (max.) x 4255 mm	(20'3" max. x 13'11")
Bedroom 2	4313 x 3878 mm	(14'2" x 12'9")
Bedroom 3	4990 x 3090 mm	(16'5" x 10'2")
Bedroom 4	4990 (max.) x 2653 mm	(16'4" max. x 8'9")

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# THE STANFORD

Five bedroom house (plots 9 & 12)



## GROUND FLOOR

Kitchen/Dining Area	6084 (max.) x 4484 (max.) mm (20'0" max. x 14'9" max.)
Lounge	6084 x 4402 mm (20'0" x 14'5")
Utility Room	2314 x 1494 mm (7'7" x 5'11")

## FIRST & SECOND FLOORS

Bedroom 1	4493 x 3490 mm	(14'9" x 11'6")
Dressing	2888 x 2479 mm	(9'6" x 8'2")
Bedroom 2	4429 x 2949 mm	(14'7" x 9'8")
Bedroom 3	4190 x 4502 mm (max.)	(17'0" x 14'9" max.)
Bedroom 4	4190 x 4429 mm	(17'0" x 14'7")
Bedroom 5	3339 x 3020 mm	(10'11" x 9'11")

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# GARAGES



Plots 1 - 8 at Rainbird Place come with two parking spaces, one of which is in the form of a car port.

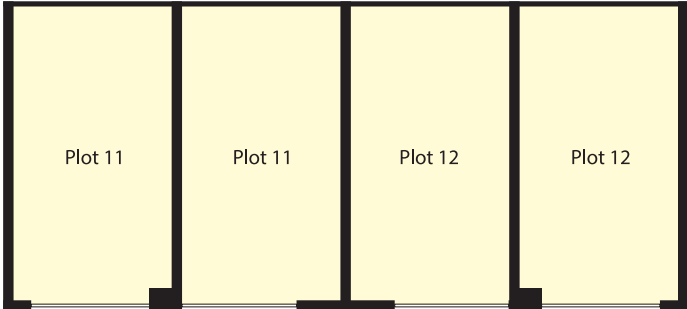
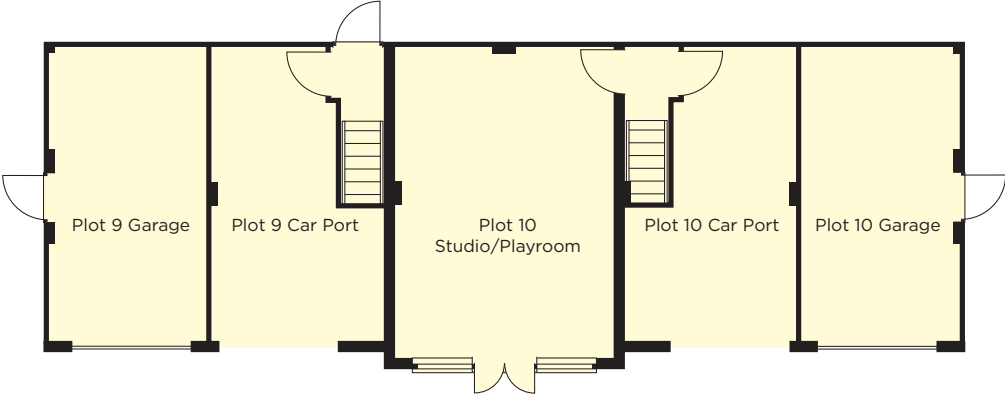
Plots 9 and 10 each have a car port, garage and a parking forecourt located within curtilage. These two plots also benefit from a storage 'loft' within the roof space above the garages.

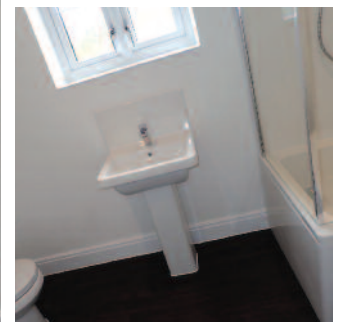
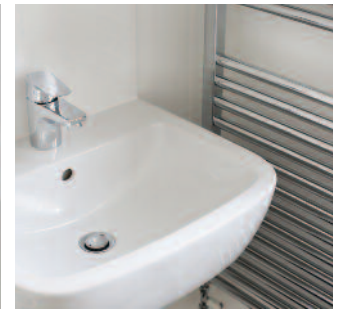
In addition plot 10 has a versatile studio/ playspace built to a shell offering the potential of fit-out for a variety of uses, ancillary to residential use. Please ask for more detail.

Plots 11 and 12 are provided with an 'oversized' double garage with two single up-and-over doors accessing a space approximately 6.5 metres wide and 5.75 metres deep, more than adequate to accommodate two full sized cars, with additional parking in front of the garages.

All garages (plots 9, 10, 11 and 12) come equipped with lighting, power and an external tap.

The garage for plot 10 includes a ground floor open area with stairs to storage above.





Interior photographs of previous Sunbury Homes developments. Specification will vary. Please ask for details and refer to the specification sheet.

# A SPECIFICATION TO SUIT YOUR LIFESTYLE

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## KITCHEN

- Fully fitted kitchen with a choice of finish\* including worktop and upstand, stainless steel bowl and half sink with Franke tap.
- Integrated oven and induction hob.
- Stainless steel and glass chimney hood.
- Integrated dishwasher (plots 9, 10, 11 & 12).

## UTILITY ROOMS (plots 1, 9, 10, 11 & 12)

- Sink base unit, laminate worktop.
- Single bowl stainless sink and drainer and mixer tap.
- Space and services for free standing washing machine/tumble drier.

## BATHROOMS AND EN-SUITES

- Stylish white sanitary ware by Ideal Standard with chrome finish taps and controls.
- P shaped shower bath to main bathroom with thermostatic controlled bath filler and shower diverter valve (except plots 7 & 8 where bath is in en-suite).
- Shaver Point.

## HEATING AND HOT WATER

- Underfloor heating to ground floor plots 9 - 12.
- Energy efficient gas fired central heating via radiators to plots 1 - 8 and above ground floor to plots 9 - 12 – separate zones for ground and first floor.
- Mains pressure hot water – thermostatically controlled

to baths and showers.

- Heated chrome ladder towel rail to bathrooms and en-suites.

## ELECTRICAL

- Energy efficient LED down-lighters to hallway, kitchen, cloakroom, bathroom and en-suites.
- Chrome electrical fittings to kitchen, bathrooms and en-suites.
- Media points to living room, wired to accept Sky+ decoder (by others). TV points to living room, kitchen and all bedrooms. (Additional phone socket outlets to bedroom 3 for home working)
- Power socket and primary BT socket in under-stairs cupboard for wireless hub installation (by others).

## INTERNAL FINISHES

- All walls and ceilings skim coat plastered prior to decoration.
- White vinyl matt emulsion throughout to all walls and ceilings.
- Skirting, architrave finished in white satinwood.
- White satinwood staircase with varnished oak handrail and newel caps.
- White painted 4 panel internal doors with chrome finish ironmongery.
- Wood-grain effect composite front door with multi

point locking and chrome effect ironmongery.

- Vinyl wood-strip or tiled effect flooring to WC, kitchen, bathroom and en-suite.

## EXTERNAL FEATURES

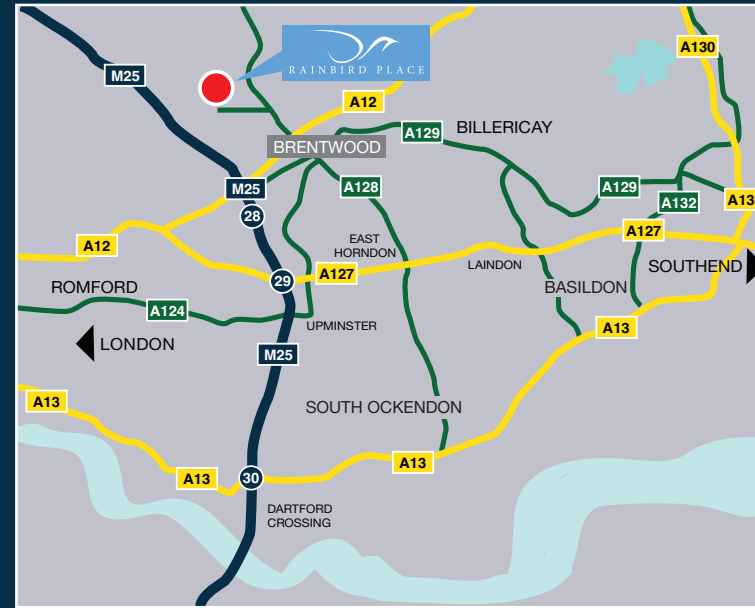
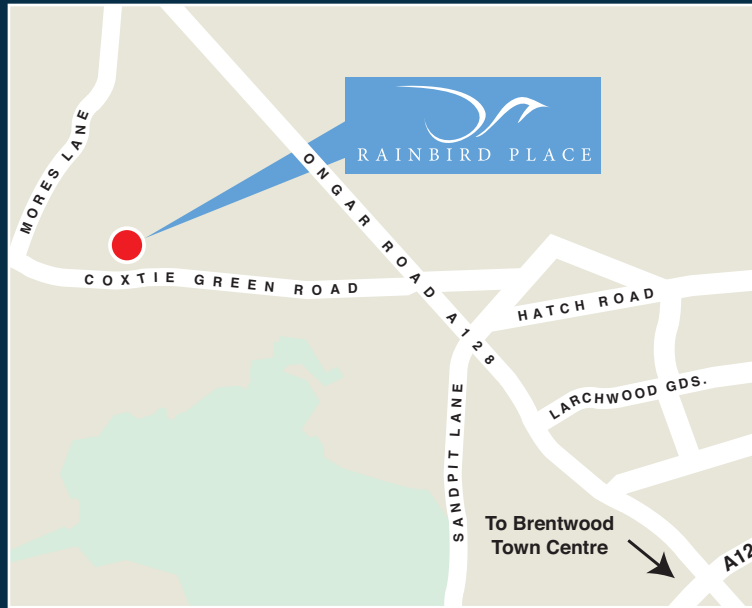
- Generous paved patio area to rear
- Off street parking for at least 2 cars
- Garages to plots 1, 9, 10, 11 & 12, carports to other plots.
- Outside tap and power socket to rear garden.
- Front gardens fully landscaped, rear gardens top-soiled, levelled and ready for preparation for turf laying (by others).
- 1.8m high timber close-boarded fence or timber rail fence to rear boundaries with side entrance gate.

## SECURITY AND PEACE OF MIND

- Specification for dwellings complies where possible with “Approved Document Q” criteria including door and window locking and PIR external lighting.
- Dedicated fused spur for future installation of wire-free alarm system (by others)
- High standard of wall, loft and floor insulation.
- 10 year LABC Structural Warranty
- Consumer Code for home Builder Consumer Protection

\*Choice subject to stage of construction. Internal photographs are from previous Sunbury Homes developments.





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Selling agent



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