



HORKESLEY
HAMLET

T O M A T O C O T T A G E

MERSEAHOMES
EST. 1947



WELCOME TO TOMATO COTTAGE

Standing proudly on land once used to grow fresh Essex tomatoes, this beautiful, bespoke home, with its exquisite, character features, is a plum choice.

Designed in careful tandem with its neighbour, Tomato Cottage presents another slice of the imagined history and evolution of Horkesley Hamlet.

Presenting as a delightful row of three pre-16th-century village homes, it opens up internally to reveal itself in reality as a single and distinct example of exclusive, contemporary design.



WELCOME HOME

With elevations in lime render and brick, as well as some subtle, painted brickwork, together with both sash and leaded light windows, externally Tomato Cottage tells a tale of its history.

Yet internally, the contrast could not be more pronounced, as it offers generous, open-plan living, with the 21st century family very much in mind.

Featuring both a reception hall and grand dining hall, this special home has been designed with splendid entertaining, as well as exceptional family living, in mind.

Family celebrations, Christmas parties and other special occasions will all take place here in the next chapter of its life, with guests spilling out into the garden on sunny days.

The kitchen, dining and family room, with its bay window, will be at the very centre of family living.

During the autumn and winter months its wood-burner, set within an impressive fireplace, with oak mantel, will crackle gently in the background.





Computer generated image



ATTENTION TO DETAIL

In the spring and summer, the French windows in the double-aspect drawing room may well remain open so family members and guests can enjoy the easily flow out on to the terrace.

A utility room and a cloakroom can also be found at ground-floor level, while up on the first floor all four double bedrooms are situated.

The impressive master suite, with its capacious en-suite bathroom and dressing room, looks out over the garden to the rear and across a swathe of green, open space to one side.

The second bedroom has a substantial en-suite shower room, while the third and fourth bedrooms share the exceptionally sized family bathroom.

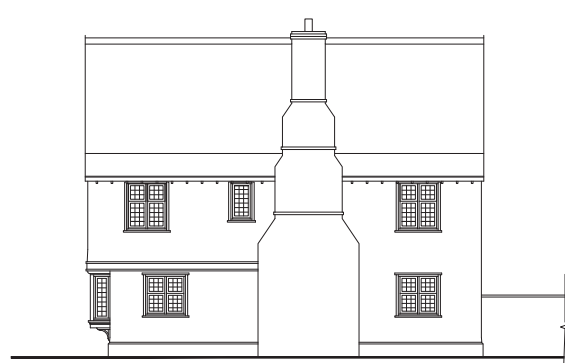
Approached from the rear via a shared driveway, Tomato Cottage benefits from a generous, private, gated parking courtyard, with double garage, and a superb, south-facing family garden.

Here the new owners will be able to dine out in the sunshine, watch their children play on the grass and simply soak up the serenity of their new life at Horkesley Hamlet.

Every last detail on each unique home was carefully worked through and then adjusted as necessary at every stage, right through to final completion.



Front Elevation



Side Elevation



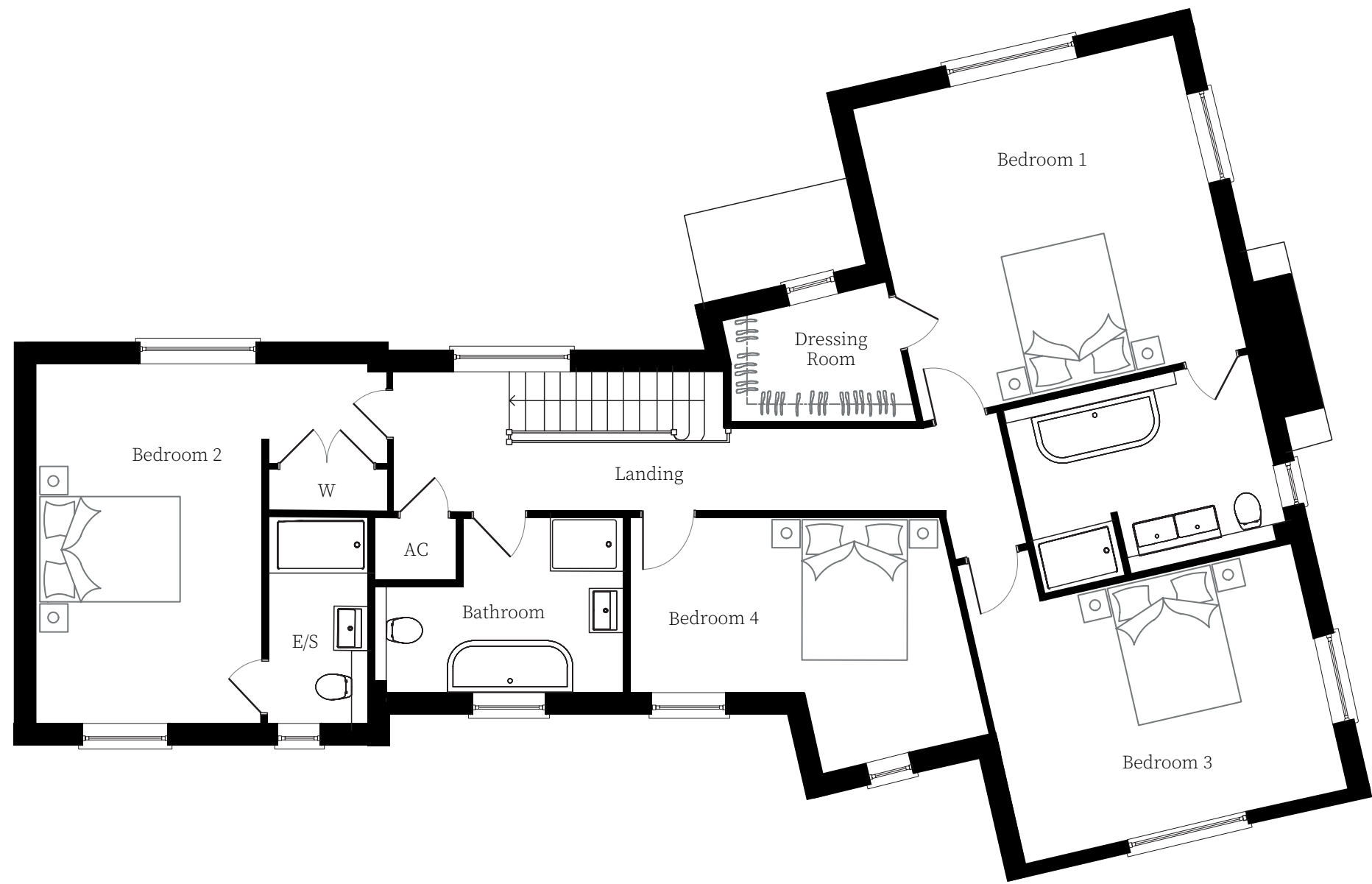
Rear Elevation

GROUND FLOOR

Kitchen/Dining/Family	21'7" x 20'4"	6.59 x 6.19m
Dining Hall	16'9" x 16'1"	5.17 x 3.74m
Drawing Room	17'1" x 15'6"	5.23 x 4.78m

FIRST FLOOR

Bedroom 1	15'6" x 15'2"	4.78 x 4.64m
Bedroom 2	17'1" x 10'6"	5.23 x 3.26m
Bedroom 3	15'7" x 11'9"	4.79 x 3.64m
Bedroom 4	15'1" x 10'4"	4.62 x 3.20m



First Floor

SPECIFICATION

GENERAL

- ~ Anglian Orange plinth, Dimity painted brickwork & render in Oxford Stone. Roof comprising of Heritage conservation weathered tile and slate. Spicer Hanbury Burmarsh brick with County pantile to garage.
- ~ Traditional double glazed timber sash and flush casement painted white.
- ~ External doors with multi lock system.
- ~ Modern living design Contemporary Classic interior approach.
- ~ Cut string painted stair case.
- ~ Master Bedroom with fitted walk-in wardrobe.
- ~ Farrow and Ball paint colours to be chosen by client subject to stage of construction.
- ~ Fitted wardrobe to Bedroom 2.
- ~ Wood burner and inglenook to Kitchen / Family Room.
- ~ Underfloor heating to ground floor. Holland Park Flooring to Kitchen, Dining, Family Room, Utility and WC.
- ~ Gas fired central heating.
- ~ Fibre to the premises superfast broadband.
- ~ NHBC 10 year new home warranty.

KITCHEN & UTILITY

- ~ Individually designed Kitchen with Granite/Quartz worktops. Finishes chosen by client subject to stage of construction.
- ~ Built in quality appliances including ovens, plate warmer, dishwasher, integrated column fridge, integrated column freezer, ice maker and waste disposal unit to sink.

ELECTRICAL

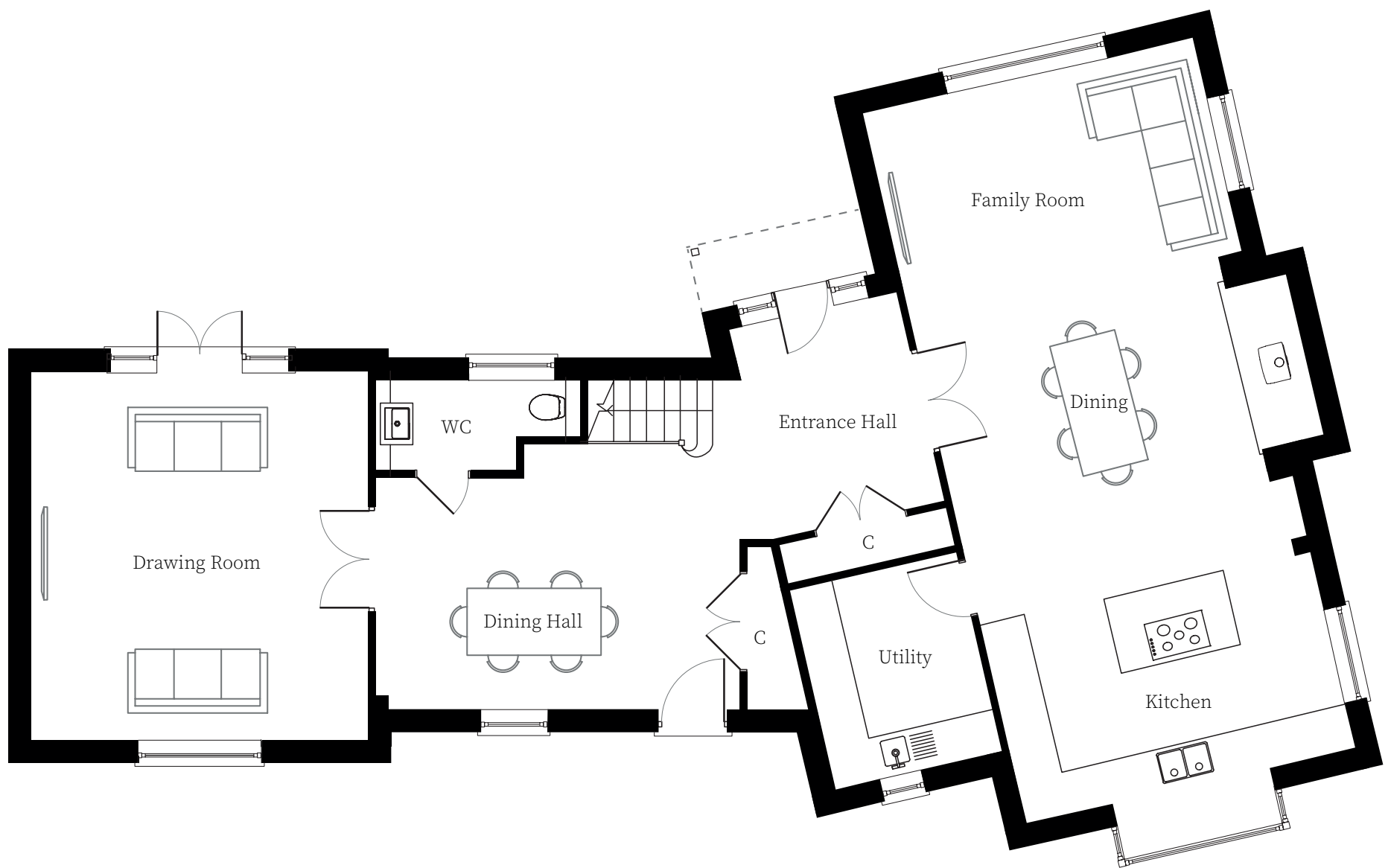
- ~ Generous provision of switches and sockets throughout.
- ~ Dimmer switches to selected rooms.
- ~ A mixture of LED downlighters and light points.
- ~ Cat6 data wiring, telephone points and TV aerial points.
- ~ Mains wired smoke alarms.
- ~ Outside lighting.

BATHROOMS & EN-SUITES

- ~ Fitted Bathrooms with Porcelanosa ceramic tiling to be chosen by client subject to stage of construction.
- ~ Villeroy & Boch vanity units and sanitaryware.
- ~ Vado brassware and shower fittings.
- ~ Merlyn shower screens.
- ~ Heated towel rails.
- ~ To be finished in Holland Park Flooring (including Cloakroom) to be chosen by client subject to stage of construction.

EXTERNALS

- ~ Landscaped front garden, rear garden turfed.
- ~ Carefully designed private road with buff rolled stone finish.
- ~ Rear paths and patios in stone paving.
- ~ Private courtyard.
- ~ Double garage and side personnel door.



Ground Floor