



WESTCOMBE PARK

Maldon, Essex



COUNTRYSIDE
Homes

countrysidehomes.com

WESTCOMBE PARK

Maldon

Use this guide to see what features are included in your new home.

	2 bedroom The Brambling The Osprey	3 bedroom The Blythe The Chaffinch The Kite The Kittiwake The Lapwing	4 bedroom The Avon The Pochard The Robin The Sparrow The Wagtail	5 bedroom The Yellowhammer
KITCHEN				
Individually designed kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laminate worktop and upstand with glass splashback to hob	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1.5 bowl sink with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Single oven, 4 ring ceramic hob with extractor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated fridge / freezer or separate fridge and freezer. Please speak to a sales consultant for details	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated washing machine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Two single ovens, 5 ring induction hob with extractor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Under cupboard LED lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
UTILITY ROOM				
Fitted units, colour to match kitchen	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laminate worktop and upstand	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BATHROOM				
White sanitaryware with chrome mixer taps	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hand basin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Single ended bath	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic mixer tap and shower over bath with shower screen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floor mounted WC with soft close seat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heated chrome towel rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full height tiling around main walls of bath, half-height to all other walls with sanitaryware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EN SUITE				
White sanitaryware with chrome mixer taps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic shower mixer with shower tray, shower head and sliding door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floor mounted WC with soft close seat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heated chrome towel rail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full height tiling around main walls of shower, half-height to all other walls with sanitaryware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



- 2 bedroom
The Brambling
The Osprey
- 3 bedroom
The Blythe
The Chaffinch
The Kite
The Kittiwake
The Lapwing
- 4 bedroom
The Ayon
The Pochard
The Robin
The Sparrow
The Wagtail
- 5 bedroom
The Yellowhammer

GENERAL FINISHES

Semi-solid core doors painted white with matching skirting, architraves and staircase	■	■	■	■	■	■	■	■	■	■	■
Chrome door furniture	■	■	■	■	■	■	■	■	■	■	■
Walls and ceilings painted in white	■	■	■	■	■	■	■	■	■	■	■
Internal white UPVC windows	■	■	■	■	■	■	■	■	■	■	■

HOME ENTERTAINMENT & COMMUNICATIONS

Wiring only to aerial and satellite dish (aerial and satellite dish not provided)	■	■	■	■	■	■	■	■	■	■	■
Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)	■	■	■	■	■	■	■	■	■	■	■

HEATING, LIGHTING & ELECTRICAL

Gas fired central heating and hot water system with central programme	■	■	■	■	■	■	■	■	■	■	■
Energy-efficient downlighters to kitchens, utility rooms, bathrooms, en suites and WCs	■	■	■	■	■	■	■	■	■	■	■
Pendant lighting to living / dining areas, separate living and dining rooms, landings, hallways and bedrooms	■	■	■	■	■	■	■	■	■	■	■
White switches and sockets	■	■	■	■	■	■	■	■	■	■	■
Honeywell thermostat	■	■	■	■	■	■	■	■	■	■	■
Radiators with individual thermostatic controls	■	■	■	■	■	■	■	■	■	■	■
Chrome heated towel rail to bathrooms	■	■	■	■	■	■	■	■	■	■	■
Smoke alarms and heat detectors positioned where required throughout	■	■	■	■	■	■	■	■	■	■	■

EXTERNAL

Landscaped front gardens	■	■	■	■	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■	■	■	■	■
Patio to rear garden	■	■	■	■	■	■	■	■	■	■	■
Electrical vehicle charger	■	■	■	■	■	■	■	■	■	■	■

SECURITY

Spur for future alarm provided to all plots	■	■	■	■	■	■	■	■	■	■	■
---	---	---	---	---	---	---	---	---	---	---	---

■ Fitted as standard - included in the property



COUNTRYSIDE
Homes

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant. March 2025.