



BENTONS FARM

MOLLANDS LANE • SOUTH OCKENDON





BENTONS FARM

WELCOME TO A SPLENDID COLLECTION OF JUST NINE
CONTEMPORARY THREE AND FOUR BEDROOM SEMI AND
DETACHED HOUSES IN SOUTH OCKENDON.

ABOUT SUNBURY HOMES

Sunbury Homes are locally based 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 Bentons Farm in South Ockendon.

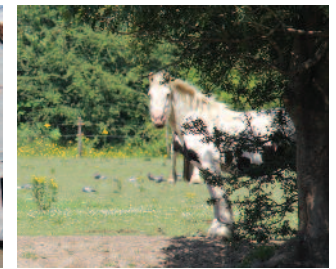
A warm welcome to Bentons Farm, a smart selection of three and four bedroom homes in a fine location. Perfect for enjoying life in a thriving Borough and perfect for the busy commuter.

Traditional architecture with clean, contemporary profiles are the hallmark of these attractive new homes, with buff and red brick exteriors, contrasting roof tiles and bay windows 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, and dishwasher 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.





South Ockendon is a settlement in the Borough of Thurrock situated in the south-west corner of Essex and borders the north bank of the Thames.

Thurrock is the gateway to London with easy access to both Kent and Essex via the M25 motorway and Queen Elizabeth II Bridge. This makes it perfect to access Londons' orbital motorway and the major road networks that link the location from it. South Ockendon is also a short drive to the A13 and its connection into central London.

Bentons Farms' location also means it's perfect for those that like to 'shop til you drop!' with both Lakeside and Bluewater retail parks close to hand.

South Ockendon is also a short 35 minute train ride away from London.

The line from Upminster to Grays separates the old village of South Ockendon from Belhus. From Upminster there are fast trains to Fenchurch Street Station and Southend, Upminster is also on the District Line of the London underground network.

South Ockendon has a good range of local shopping providing for all your everyday needs with Tesco and Lidl both prominent. There are also local primary and secondary (The Ockendon Academy) schools in the area.

If you are looking for open spaces for activities such as cycling, picnics or perhaps just a leisurely stroll there are several parks close by including Dilkes Park with a wildlife pond and Belhus Woods Country Park which has it's own golf club.



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 Bentons Farm would qualify.



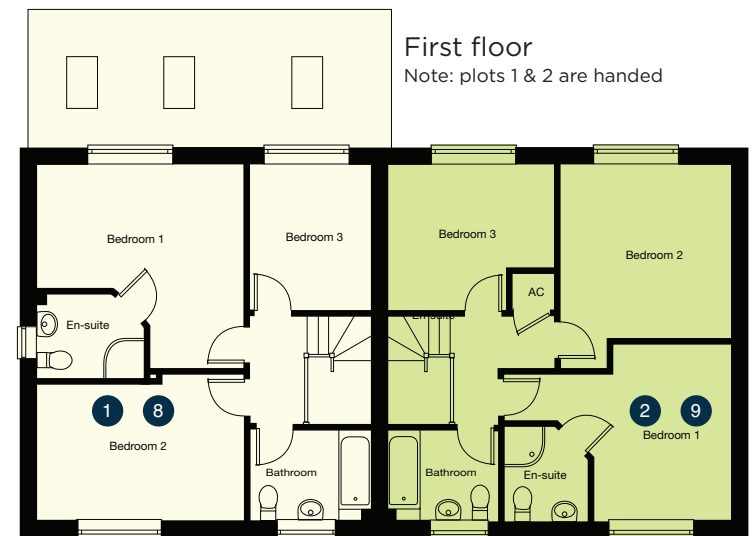
BENTONS FARM AERIAL VIEW



- Plots 1 & 8** THE ATTLEE housetype
- Plots 2 & 9** THE CHAMBERLAIN housetype
- Plots 3, 6 & 7** THE CALLAGHAN housetype
- Plots 4 & 5** THE PEEL housetype

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 ATTLEE & THE CHAMBERLAIN Three bedroom semi detached house (plots 1, 2, 8 & 9)



GROUND FLOOR (PLOTS 1 & 8)

Living Room	4.13m x 5.0m(max)	(13'7" x 16'5"max)
Kitchen/Dining	6.9m x 5.8m(max)	(22'8" x 19'1"max)
Cloakroom	1.91m x 1.31m	(6'3" x 4'4")
Utility	1.72m x 1.64m	(5'8" x 5'5")
Cloakroom		

FIRST FLOOR (PLOTS 1 & 8)

Bedroom 1	4.41m x 4.36m(max)	(14'6" x 14'4"max)
Ensuite	1.79m x 2.29m(max)	(5'10" x 7'6"max)
Bedroom 2	4.41m x 3.9m(max)	(14'6" x 10'2"max)
Bedroom 3	3.12m x 2.59m	(10'3" x 8'6")
Bathroom	1.91m x 2.59m	(6'3" x 8'6")
Family bathroom		

GROUND FLOOR (PLOTS 2 & 9)

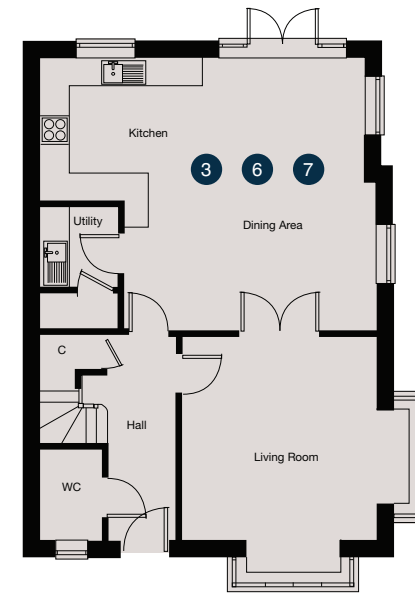
Living Room	4.33m x 4.23m(max)	(14'3" x 13'11"max)
Kitchen/Dining	7.33m x 3.89m(max)	(24'1" x 12'9"max)
Cloakroom	1.91m x 1.31m	(6'3" x 4'4")

FIRST FLOOR (PLOTS 2 & 9)

Bedroom 1	3.74m x 2.90m	(12'3" x 9'6")
Ensuite	1.79m x 1.91m(max)	(5'10" x 6'3"max)
Bedroom 2	3.71m x 3.61m	(12'2" x 11'10")
Bedroom 3	3.59m x 3.12m	(11'9" x 10'3")
Bathroom	2.39m x 1.91m	(7'10" x 6'3")

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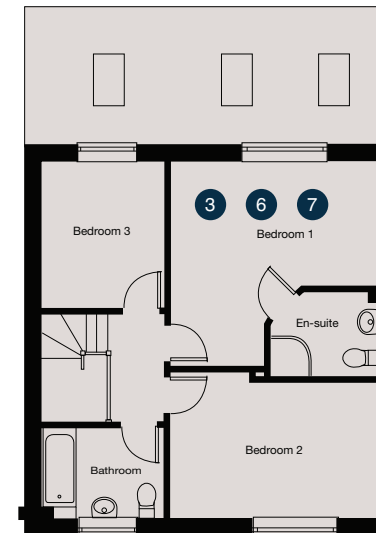
THE CALLAGHAN Three bedroom detached house (plots 3, 6 & 7)



Ground floor

Note: Plots 3 & 7 shown.
Plot 6 is handed

Note: This living room window configuration applies to plot 3 only



First floor

GROUND FLOOR

Living Room	4.13m x 5.0m(max)	(13'7" x 16'5"max)
Kitchen/Dining	6.90m x 5.81m(max)	(22'8" x 19'1"max)
Cloakroom	1.91m x 1.31m	(6'3" x 4'4")
Utility	1.72m x 1.64m	(5'8" x 5'5")
Cloakroom		

FIRST FLOOR

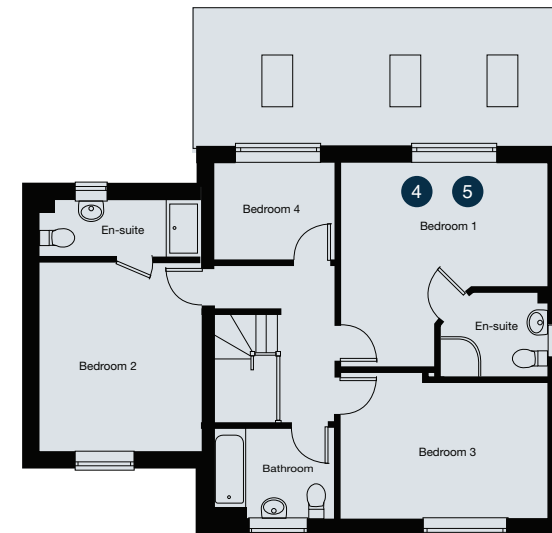
Bedroom 1	4.41m x 4.36m(max)	(14'6" x 14'4"max)
Ensuite	1.79m x 2.29m(max)	(5'10" x 7'6"max)
Bedroom 2	4.41m x 3.09m(max)	(14'6" x 10'2"max)
Bedroom 3	3.12m x 2.59m	(10'3" x 8'6")
Bathroom	1.91m x 2.59m	(6'3" x 8'6")
Family bathroom		

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THE PEEL Four bedroom detached house (plots 4 & 5)



Ground floor
Note: Plot 4 is handed



First floor

GROUND FLOOR

Living Room	4.13m x 5.0m(max)	(13'7" x 16'5"max)
Kitchen/Dining	6.90m x 5.81m(max)	(22'8" x 19'1"max)
Cloakroom	1.91m x 1.31m	(6'3" x 4'4")
Utility	1.72m x 1.64m	(5'8" x 5'5")
Cloakroom		

FIRST FLOOR

Bedroom 1	4.41m x 4.36m(max)	(14'6" x 14'4"max)
Ensuite	1.79m x 2.29m(max)	(5'10" x 7'6"max)
Bedroom 2	3.48m x 4.01m	(11'5" x 13'2")
Ensuite	3.48m x 1.19m	(11'5" x 3'11")
Bedroom 3	2.89m x 3.09m(max)	(9'6" x 10'2"max)
Bedroom 4	2.59m x 2.03m	(8'6" x 6'8")
Bathroom	1.91m x 2.59m	(6'3" x 8'6")

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SPECIFICATION

KITCHEN

- Fully fitted kitchen with a choice of finish* Quartz worktop and up-stand, stainless steel bowl and half undermount sink with Franke tap.
- Bosch Integrated oven and hob.
- Stainless steel and glass chimney hood.
- Integrated dishwasher.
- Space and services for American style Fridge Freezer.

UTILITY ROOMS (plots 1,3,4,5,6,7 & 8)

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

HEATING AND HOT WATER

- Energy efficient gas fired central heating via radiators – 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 panel to living room, wired to accept Sky+ decoder (by others). TV points to living room, kitchen and all bedrooms. (Additional phone socket outlets to bed 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 2 and 9. Car ports to plots 3,4,5,6,7 & 8.
- Outside tap and power socket to rear garden.
- Front gardens fully landscaped, rear gardens top-soiled, levelled and ready for turf (by others).
- 1.8m high timber close-boarded fence to rear and side boundaries with side entrance gate.

SECURITY AND PEACE OF MIND

- Specification for dwellings complies where possible with “Secured by Design” 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.*

SITE PLAN



JOURNEY TIMES

BY CAR

Ockendon Village centre	1.3 miles (6 minutes drive)*
South Ockendon Rail Station	1.3 miles (6 minutes drive)*
A13 Main Road link to M25	1.7 miles (6 minutes drive)*
A13 junction with M25 motorway	4.0 miles (10 minutes drive)*
London City airport	17.3 miles (34 minutes drive)*
London Southend airport	21.8 miles (47 minutes drive)*

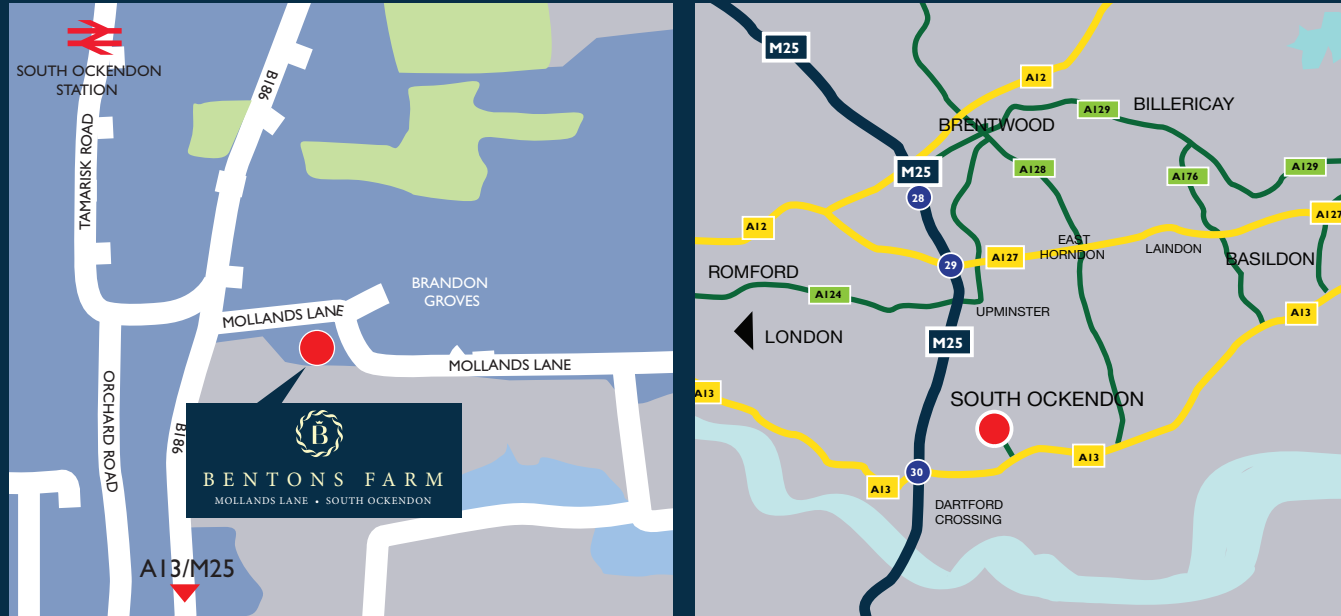
BY RAIL

Upminster Rail station (for London underground)	7 minutes*
London Fenchurch Street	32 minutes*
Southend on Sea	45 minutes*

* Source: Google maps

sunbury homes

www.sunbury-homes.co.uk



Sat Nav postcode: RM15 6DB



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 Bentons Farm is a marketing name and may or may not be adopted as the postal address.