



Samphire Meadow

FRINTON-ON-SEA, ESSEX

A beautiful collection of two, three, four and five bedroom homes nestled in the stunning town of Frinton-on-Sea, just 15 miles south east of Colchester.

Taylor
Wimpey

Contents



Welcome to Samphire Meadow

Nestled on the Essex east coast, Samphire Meadow is situated in the growing community of Frinton-on-Sea.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit an active lifestyle near the coast.



[→ View the site plan](#)

Love living by the sea

Frinton-on-Sea is the perfect place to call home with the seaside on your doorstep, a train station connecting you to London in under 90 minutes and great local Ofsted rated 'good' schools such as Frinton-on-Sea Primary and Tendring Technology College, as well as Hamford School located next to the development.

Promenade



G&Ts



Frinton Beach Hut



[Watch development video](#)



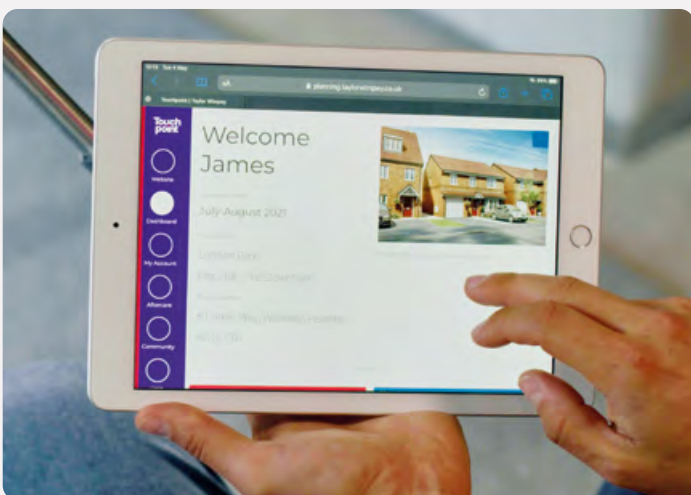
Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish stainless steel splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin, bath and thermostatic shower with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens

Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl*	✓
Stainless steel electric oven and built-in gas hob*	✓
Integrated hood with stainless steel splashback above hob*	✓
Integrated washing machine and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	

Bathrooms, en suites, utility and cloakrooms

White sanitaryware with max 180 litre bath	✓
Chrome taps and fittings*	✓
Thermostatic shower to bathroom and en suite	✓
Choice of splashback tiling from selected range (no tiling to utility)*	✓
Full height tiling to walls around bath and shower enclosure	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓
Batten mounted ceiling light to bathrooms	✓

Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators*	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

Electrical features

Power points in line with NHBC requirements	✓
Media plate to living room and TV/BT socket to bedroom one (if indicated on service layout)*	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction and options selected
 † = Where applicable

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Specification of our houses

Electrical features con't

Master telephone socket to living room	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points*	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

Finishing Touches

Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓
Luxury vinyl floor covering to all wet areas, kitchen, kitchen/diner and utility with carpets to remaining rooms*	✓
Full height tiling to walls around bath area (in all main bathrooms)*	✓

External Features

Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓

Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
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Gardens, Paths and Drives

Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓

NHBC 10-year Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓



Find out more

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Our homes



 [View the site plan](#)



The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.61 m²



GROUND FLOOR

Kitchen

2.74m × 2.11m 9'0" × 6'11"

Living/Dining Area

4.31m × 4.02m 14'2" × 13'2"



FIRST FLOOR

Bedroom 1

4.31m × 3.27m 14'2" × 10'9"

Bedroom 2 max.

4.31m × 2.51m 14'2" × 8'3"

[→ Discover more about this home](#)

[→ View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 50800 / August 2022.



The Gosford

3 BEDROOM HOME, TOTAL 886 sq ft / 80.46 m²



GROUND FLOOR

Kitchen/Dining Area

4.72m × 2.87m 15'6" × 9'5"

Living Room max.

4.26m × 3.69m 14'0" × 12'11"



FIRST FLOOR

Bedroom 1

2.96m *min* × 2.83m 9'9" *min* × 9'4"

Bedroom 2

3.30m × 2.63m 10'10" × 8'8"

Bedroom 3

3.55m × 2.00m 11'8" × 6'7"

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The Yewdale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.52 m²



GROUND FLOOR

Kitchen/Dining Area

5.10m × 2.95m 16'9" × 9'8"

Living Room

5.10m × 3.02m 16'9" × 9'11"



FIRST FLOOR

Bedroom 1

3.81m × 3.08m 12'6" × 10'1"

Bedroom 2

2.95m × 2.86m 9'8" × 9'5"

Bedroom 3

2.95m × 2.15m 9'8" × 7'1"

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The Woodman

3 BEDROOM HOME, TOTAL 1,100 sq ft / 102.20 m²



GROUND FLOOR

Kitchen

4.69m × 2.50m 15'5" × 8'2"

Living Room

4.54m × 3.60m 14'11" × 11'11"

Dining Room

3.15m × 2.75m 10'4" × 9'0"



FIRST FLOOR

Bedroom 1

3.56m × 3.05m 11'8" × 10'0"

Bedroom 2

3.22m × 2.75m 10'7" × 9'0"

Bedroom 3 max.

4.55m × 2.58m 14'11" × 8'6"

[→ Discover more about this home](#)

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The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.66 m²



GROUND FLOOR

Kitchen/Dining Area

8.11m × 3.26m 26'7" × 10'9"

Living Room

4.74m × 3.88m 15'7" × 12'9"

Study

2.61m × 2.10m 8'7" × 6'11"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.71m 12'9" × 12'2"

Bedroom 2 max.

4.02m × 3.09m 13'2" × 10'2"

Bedroom 3 max.

3.66m × 3.03m 12'0" × 10'0"

Bedroom 4 max.

3.97m × 2.75m 13'0" × 9'0"

[→ Discover more about this home](#)

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The Marford

4 BEDROOM HOME, TOTAL 1,564 sq ft / 145.32 m²



GROUND FLOOR

Kitchen

4.79m × 3.32m 15'9" × 10'11"

Family Room

3.91m × 3.26m 12'10" × 10'8"

Living Room

4.74m × 3.91m 15'7" × 12'10"

Dining Room/Study

3.04m × 2.66m 10'0" × 8'9"



FIRST FLOOR

Bedroom 1 min.

4.91m × 3.13m 16'2" × 10'3"

Bedroom 2

4.00m × 3.22m 13'2" × 10'11"

Bedroom 3 max.

4.72m × 3.32m 15'6" × 10'7"

Bedroom 4

3.81m × 2.55m 12'6" × 8'4"

[→ Discover more about this home](#)

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The Waysdale

4 BEDROOM HOME, TOTAL 1,548 sq ft / 143.84 m²



GROUND FLOOR

Kitchen/Dining Area

6.82m × 3.50m 22'5" × 11'6"

Living Room

4.62m × 4.47m 15'2" × 14'8"

Dining Room

3.05m × 2.85m 10'0" × 9'6"



FIRST FLOOR

Bedroom 1

3.77m × 3.50m 12'5" × 11'6"

Bedroom 2

4.62m × 2.95m 15'2" × 9'8"

Bedroom 3

3.05m × 2.89m 10'6" × 9'6"

Bedroom 4

3.54m × 2.78m 11'8" × 9'2"

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The Wayford

5 BEDROOM HOME, TOTAL 1,858 sq ft / 172.58 m²



GROUND FLOOR

Kitchen/Breakfast Area

5.58m × 3.35m 18'4" × 11'0"

Living Room

6.06m × 4.40m 19'11" × 14'6"

Dining Room

3.39m × 3.06m 11'1" × 10'1"

Study

3.39m × 2.34m 11'1" × 7'8"



FIRST FLOOR

Bedroom 1 min.

3.39m × 3.37m 11'1" × 11'1"

Bedroom 2 max.

3.67m × 3.47m 12'1" × 11'5"

Bedroom 3

3.81m × 3.02m 12'6" × 9'11"

Bedroom 4

4.10m max. × 2.39m 13'5" max. × 7'10"

Bedroom 5

3.22m × 2.33m 10'7" × 7'8"

[→ Discover more about this home](#)

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01255 444 293**



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



SAMPHIRE MEADOW, Elm Tree Ave, Frinton-on-Sea, Essex, CO13 0DA

CONTACT US ON 01255 444 293

Taylor Wimpey