

Taylor
Wimpey

EMBERTON GRANGE

BURNHAM-ON-CROUCH | ESSEX



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

EMBERTON GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Emberton Grange.

Here you'll find a choice of 2, 3 & 4 bedroom homes waiting for you in the historic town of Burnham-on-Crouch, Essex. Situated on the banks of the River Crouch, this desirable location offers tranquil riverside living just 69 minutes from London.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIVE AND LOVE WATERSIDE LIFE

The peaceful town of Burnham-on-Crouch offers an unspoilt place to enjoy life by the water. Its attractive main street leads from the local railway station to the quayside, all the way lined with essential shops such as a supermarket, pharmacy, bakery and opticians, along with pubs, cafés, restaurants and even an independent art-deco cinema.

This unique charm continues onto the quayside itself, which is characterised by boat-building yards and sailing clubs that reflect the town's reputation as a yachting centre. Health, fitness and leisure are taken care of by the local gym and spa, a brisk walk around the country park or a seal-spotting trip to Wallasea Island via the Burnham Ferry. Add to this nearby local schools, and you have a fantastic place to thrive.



Grab an ice-cream and enjoy a walk along The Quay.



Burnham-on-Crouch primary school rated 'Outstanding' by Ofsted.



Burnham-on-Crouch train station is found less than half-a-mile away.

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Emberton Grange has great road links – the A130 and A127 are conveniently accessible, meaning trips into Chelmsford, Southend, or London is easy, plus Southend Airport can be reached in 37 minutes. Meanwhile, Burnham-on-Crouch railway station is less than a mile away and connects to London Liverpool Street in 69 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



Local amenities within Burnham-on-Crouch town.



Plan your travels from London Southend Airport, which is less than 24 miles away.



Catch up on the latest films at the Art Deco Rio Cinema.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know

EMBERTON GRANGE

BURNHAM-ON-CROUCH | ESSEX

At Emberton Grange you'll find a choice of two, three & four bedroom homes in Burnham-on-Crouch, Essex. Enjoy tranquil riverside living on the banks of the River Crouch.



1 BEDROOM BUNGALOW

- 1 bedroom bungalow
Plots: 1-5*

2 BEDROOM HOMES

- The Beauford**
2 bedroom home
Plots: 12, 13, 14, 15, 19, 20, 26, 27, 33, 51, 67, 68, 77, 86 & 89

- The Beauford V**
2 bedroom home
Plots: 11, 16, 32, 52, 76, 85 & 88

- 2 bedroom home
Plots: 29†, 30†, 57*, 58*, 63*, 64*, 70-75* & 79-84*

3 BEDROOM HOMES

- The Ardale**
3 bedroom home
Plots: 6, 7, 18 & 22

- The Byford**
3 bedroom home
Plots: 8, 9, 25, 36, 37, 38, 49, 50, 54 & 55

- The Byford Special V1**
3 bedroom home
Plot: 24 & 35

- The Kingdale**
3 bedroom home
Plot: 31

- The Woodman**
3 bedroom home
Plots: 53, 65 & 78

- The Woodman V**
3 bedroom home
Plot: 28, 56 & 69

- 3 bedroom home
Plots: 46-48†, 59-62*

4 BEDROOM HOMES

- The Lanford**
4 bedroom home
Plots: 17, 23, 66 & 90

- The Waysdale**
4 bedroom home
Plot: 34

- The Waysdale V1**
4 bedroom home
Plots: 10, 21, 39 & 87

1 & 2 BEDROOM APARTMENTS

- 1 & 2 bedroom apartments
Plots: 40-45†

- *ah/r = Affordable Homes/Rented
- †ah/so = Affordable Homes/Shared Ownership
- BS = Bin Store
- CS = Cycle Store
- = Garage Access
- LEAP = Local Equipped Area of Play
- SS = Sub Station
- V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. Please speak to our sales executives regarding the tenure of our new homes. 46767/April 2022.

Taylor Wimpey

THE BEAUFORD

2 BEDROOM HOME



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THE BEAUFORD

The 2 bedroom Beauford will appeal to first time buyers, couples and families alike. A kitchen/dining area opens through double doors to the rear garden, making it perfect for entertaining and al fresco dining. A living room, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises of bedroom 1 with an en suite, a family bathroom and a further double bedroom.

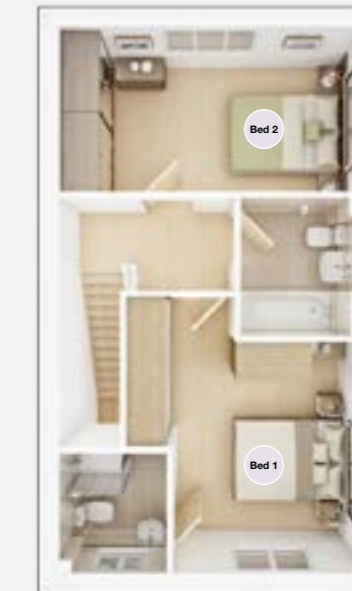
TOTAL 81 sq. m. / 874 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.70m x 2.89m	15'5" x 9'6"
Living Room	4.06m x 3.69m <i>max</i>	13'4" x 12'1" <i>max</i>

FIRST FLOOR



Bedroom 1	3.69m x 3.59m	12'1" x 11'9"
Bedroom 2	4.70m x 2.56m	15'5" x 8'5"

 **Plots:** 11-16, 19, 20, 67, 68, 76, 77, 85, 86, 88 & 89

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 46767/June 2021.

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor, the kitchen/dining area opens through double doors to the private rear garden. A good-sized living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises of bedroom 1 with an en suite shower room, a double bedroom, the family bathroom and a bedroom which could also be used as a study or playroom.

TOTAL 91 sq. m. / 976 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	5.06m x 2.87m	16'7" x 9'5"
Living Room	4.24m x 3.98m max	13'11" x 13'1" max

Bedroom 1	3.98m x 3.00m	13'1" x 9'10"
Bedroom 2	2.86m x 2.57m	9'3" x 8'5"
Bedroom 3	3.91m x 2.15m	12'10" x 7'1"

Plots: 8 & 9

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THE ARDALE

3 BEDROOM HOME



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THE ARDALE

The 3 bedroom Ardale is a family-sized property with plenty of space for contemporary living. A dual aspect living room has double doors out to the private rear garden, while there's also a light and airy open-plan kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 94 sq. m. / 1,012 sq. ft.

GROUND FLOOR



Kitchen	3.18m x 2.50m	10'6" x 8'3"
Dining Area	2.91m x 2.11m	9'7" x 6'11"
Living Room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Bedroom 1	4.15m x 3.07m	13'7" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

Plots: 6, 7 & 18

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THE KINGDALE

3 BEDROOM HOME



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THE KINGDALE

The Kingdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the private garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to bedroom 1 with an en suite, two further bedrooms and a family bathroom.

TOTAL 97 sq. m. / 1,040 sq. ft.

GROUND FLOOR



Kitchen	3.37m x 3.35m	11'1" x 11'0"
Dining Area	2.27m x 2.04m	7'5" x 6'8"
Living Room	5.41m x 3.07m	17'9" x 10'1"

FIRST FLOOR



Bedroom 1	4.16m x 3.09m	13'8" x 10'2"
Bedroom 2	3.34m x 2.95m	11'0" x 9'8"
Bedroom 3	3.43m x 2.37m	11'3" x 7'9"

Plot: 31

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THE WOODMAN

3 BEDROOM HOME



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THE WOODMAN

A 3 bedroom home, perfect for first time buyers, couples and families looking for a little extra space. On the ground floor there is a good-sized living room and a large kitchen/dining room which opens through double doors to the rear garden. The first floor comprises of bedroom 1 with an en suite shower room, a family bathroom, a well-proportioned guest bedroom and a bedroom which could also be used as a study or play room.

TOTAL 102 sq. m. / 1,098 sq. ft.

GROUND FLOOR



Kitchen	4.55m x 2.50m	14'11" x 8'2"
Dining Room	3.15m x 2.75m	10'4" x 9'0"
Living Room	4.55m x 3.62m	14'11" x 11'11"

FIRST FLOOR



Bedroom 1	3.55m x 3.06m	11'8" x 10'1"
Bedroom 2	4.55m x 2.56m	14'11" x 8'5"
Bedroom 3	3.22m x 2.75m	10'7" x 9'0"

 Plots: 65, 69 & 78

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THE LANFORD

4 BEDROOM HOME



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THE LANFORD

The 4 bedroom Lanford features a traditional double-fronted design with a spacious interior layout that makes it an ideal family home. Downstairs, an open-plan kitchen/dining area has double doors onto the private garden. The good-sized living room, study and guest cloakroom complete the ground floor. Upstairs, you'll find bedroom 1 with an en suite and three further bedrooms, along with a family bathroom and built-in wardrobes to 3 bedrooms.

TOTAL 116 sq. m. / 1,251 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.87m max x 3.15m max	
	22'7" max x 10'4" max	
Living Room	4.59m x 3.24m	15'1" x 10'8"
Study	2.21m x 2.19m	7'3" x 7'2"

FIRST FLOOR



Bedroom 1	3.49m x 3.32m	11'5" x 10'11"
Bedroom 2	2.83m x 2.71m	9'4" x 8'11"
Bedroom 3	2.86m x 2.60m	9'5" x 8'7"
Bedroom 4	3.12m x 2.62m	10'3" x 8'7"

Plots: 17, 66 & 90

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THE WAYSDALE

4 BEDROOM HOME



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THE WAYSDALE

The Waysdale is a 4 bedroom home ideal for growing families. A kitchen/breakfast/family area forms the heart of the home for day-to-day life and leads you through to the rear garden via double doors. Plus, a separate living room and dining room, perfect for entertaining. There's also a guest cloakroom downstairs as well as useful storage space. Bedroom 1 boasts an en suite shower room, whilst three further bedrooms and a family bathroom complete the first floor.

TOTAL 144 sq. m. / 1,549 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area	6.82m max x 3.50m	22'5" max x 11'6"
Dining Room	3.05m x 2.89m	10'0" x 9'6"
Living Room	4.62m x 4.47m	15'2" x 14'8"

FIRST FLOOR



Bedroom 1	6.07m max x 3.50m	19'11" max x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.56m x 2.78m	11'8" x 9'2"

Plots: 10, 21 & 87

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Taylor Wimpey



STANDARD SPECIFICATIONS

EMBERTON GRANGE

Marsh Road, Burnham-on-Crouch,
Essex, CM0 8PY

TELEPHONE
01621 731 654

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

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.

General	2	3	4
Double glazed PVCu windows with lockable fasteners and easy clean hinges	✓	✓	✓
Composite front doors with multi-point lock	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓
White emulsion to walls	✓	✓	✓
Doorbell	✓	✓	✓
Front outdoor light	✓	✓	✓
Energy-efficient pendant ceiling lights to kitchen and habitable rooms	✓	✓	✓
White sockets and switches throughout	✓	✓	✓
Chrome door furniture	✓	✓	✓
White internal doors	✓	✓	✓
Amtico Spacia to kitchens, bathroom, en suite and WC	✓	✓	✓
Amtico Spacia to living rooms (where there is an open-plan Kitchen/Living/Dining or Kitchen/Living area only)	✓	✓	✓
Carpet to all areas excluding wet rooms	✓	✓	✓
Gas central heating	✓	✓	✓
Mains operated smoke detector with battery back-up	✓	✓	✓
External features			
Turf to rear garden	✓	✓	✓
Light and power to garage within the boundary of the property	✓	✓	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓	✓
Other features			
NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓	✓

Kitchen	2	3	4
'Symphony' kitchen units and laminate worktops with a choice from the standard range	✓	✓	
'Symphony' kitchen with a selection of doors, 40mm laminated worktops & upstands choices from our 'Option 2' range			✓
Soft closed doors/drawers	✓	✓	✓
1.5 bowl stainless steel sink with monobloc tap	✓	✓	✓
Stainless steel double oven in tall housing (where design permits) or built under single oven	✓	✓	
Stainless steel double oven in tall housing (where design permits)			✓
70cm stainless steel chimney hood			✓
60cm integrated hood with stainless steel splashback	✓	✓	
75cm stainless steel gas hob with glass splashback			✓
Space and plumbing for a washing machine, dishwasher (where space allows)	✓	✓	
Space for fridge/freezer	✓	✓	
Integrated washing machine, dishwasher and 70/30 fridge/freezer			✓
Under wall unit lighting	✓	✓	✓
Plinth lighting			✓
USB charge point to double socket	✓	✓	✓
LeMans corner carousel (where design permits)			✓
Tall pull-out larder (where design permits)			✓
Living room			
Multi-socket (power/Aerial/Satellite/BT) to be connected by the purchaser	✓	✓	✓
Bedroom			
TV & BT socket to master bedroom – to be connected by the purchaser	✓	✓	✓



STANDARD SPECIFICATIONS

EMBERTON GRANGE

Marsh Road, Burnham-on-Crouch,
Essex, CM0 8PY

TELEPHONE

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Standard bathroom, en suite & cloakroom	2	3	4
White sanitaryware throughout with max 180 ltr bath	✓	✓	✓
Chrome mixer tap with restricted flow to wash hand basins in bathroom, cloakroom and en suite	✓	✓	✓
Thermostatic shower over bath with screen and bath filler to 1 bathroom properties – all with restricted flow	✓		
Bath filler and hand-held shower to bathroom with en suite – all with restricted flow	✓	✓	✓
Thermostatic shower to en suite	✓	✓	✓
Splashback tiling to wash hand basins to cloakroom, bathroom and en suite	✓	✓	✓
1 course tiling to bath without shower	✓	✓	✓
Full-height tiling to length and end of bath with shower (1 bathroom properties)	✓		
Full-height tiling to shower cubicle	✓	✓	✓
Batten mounted ceiling light to bathrooms	✓	✓	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓	✓	✓



OPTIONAL UPGRADES

EMBERTON GRANGE

Marsh Road, Burnham-on-Crouch,
Essex, CM0 8PY

TELEPHONE
01621 731 654

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Kitchen	2	3	4
Various integrated options	✓	✓	
Single oven and microwave in tall housing (where design permits) if integrated kitchen selected	✓	✓	✓
Sleek inline upgrade	✓	✓	✓
Granite/Silestone worktop	✓	✓	✓
Upgrade to Ceramic/Induction hobs	✓	✓	✓
Coloured glass splashback	✓	✓	

Bathroom	2	3	4
Upgrade taps	✓	✓	✓
Adjustable height thermostatic chrome shower over bath with glass screen	✓	✓	✓
Extend wall tiling to ½ or full height	✓	✓	✓
Upgraded wall tile when ½ or full height selected	✓	✓	✓
Mirror above basin when ½ height tiling selected	✓	✓	✓
Chrome heated towel rails	✓	✓	✓

Electrical	2	3	4
Extra double socket with or without USB port in white or chrome	✓	✓	✓
Extra TV or BT point in white or chrome	✓	✓	✓
Alarm system	✓	✓	✓
Weatherproof external socket	✓	✓	✓
Additional shaver socket	✓	✓	✓
Upgrade all sockets and switches from white to chrome	✓	✓	✓
Rear light with or without P.I.R.	✓	✓	✓
Downlighters to wet rooms only	✓	✓	✓

Wardrobes	2	3	4
A range of mirrored, hinged and sliding wardrobes available	✓	✓	✓

Flooring	2	3	4
Choices of various qualities and colours	✓	✓	✓
Ceramic floor tiles (available to ground floor only)	✓	✓	✓

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. These are the only options available and are subject to stage of construction. We will not be able to accommodate any changes to the specification or layout other than the options available.

Options are correct at time of going to print, but are subject to plot size.

FROM LOOKING ROUND TO MOVING IN...



EMBERTON GRANGE

Marsh Road
Burnham-on-Crouch
Essex
CM0 8PY

CONTACT US ON

01621 731 654

SATNAV

CM0 8PY

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

FROM A130:

- Take the exit towards Wickford/South Woodham Ferrers/A132
- At Hawk Hill roundabout take the exit onto A1245
- At Rettendon Turnpike roundabout take the 4th exit onto Burnham Road/A132
- Over the next three roundabouts, take the 2nd, 2nd & 1st exits
- Turn right onto Lower Burnham Road/B1010
- Turn left onto Maldon Road/B1010
- Turn left onto Church Road/B1021
- Turn right onto Marsh Road, the sales office will be on your left



FROM A414:

- Head south-east on Chelmsford Road/A414
- At the roundabout, continue straight onto Burnham Road/B1010
- Turn right onto Fambridge Road/B1010
- Turn left onto Lower Burnham Road/B1010
- Turn left onto Maldon Road/B1010
- Turn left onto Church Road/B1021
- Turn right onto Marsh Road, the sales office will be on your left

