



HARDY-KING
ESTATE AGENTS

THE SALTINGS

A collection of eight outstanding homes positioned
off Maldon Road, Goldhanger

arbora
HOMES





ABOUT

GOLDHANGER

Goldhanger is a small village on the north bank of the Blackwater Estuary. It is a place of character and charm coupled with walks and views over the Essex countryside. Goldhanger lies approximately four miles from Maldon, a market town with various shops and amenities. The village is home to St Peters Church, believed to date back to the 11th century. Also, in Church Street there are two public houses, The Chequers and The Cricketers. If you enjoy walking, the Sea Wall offers walks along the Estuary to both Tollesbury and the Marina at Heybridge Basin. Wheatland's Nursery is popular with families catering for children under four years old. For the commuter, Witham train station is approximately 9.5 miles away and offers a direct service into London Liverpool Street. The A12 can also be accessed at both Witham and Rivenhall.



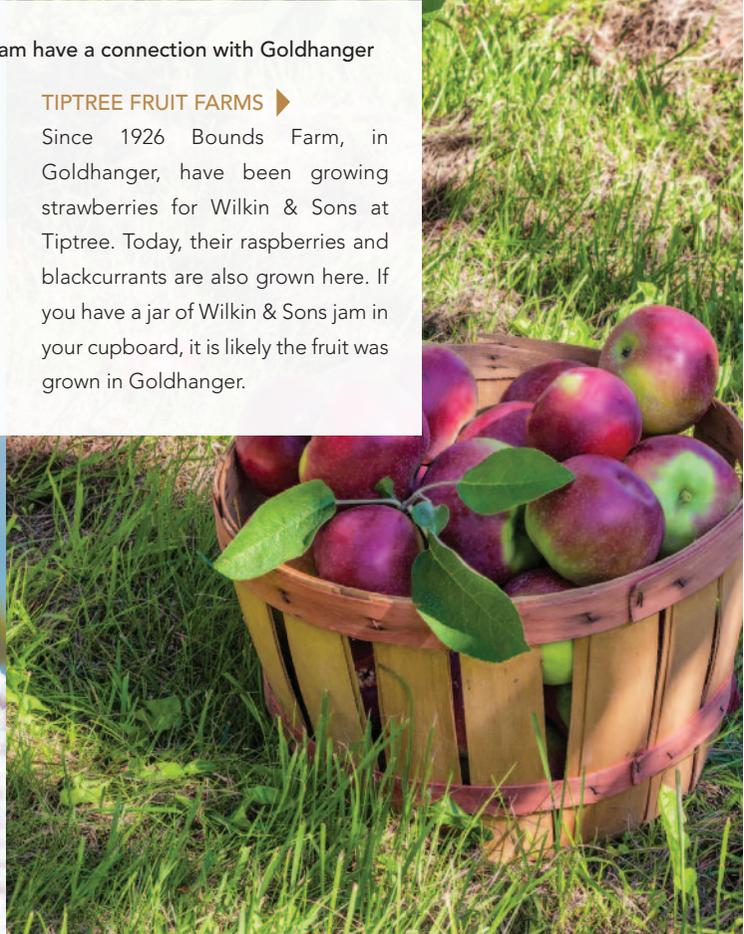
Both Maldon Salt and Wilkin & Sons Jam have a connection with Goldhanger

◀ MALDON SALT

For over 2000 years the east coast of Essex has played host to the age-old craft of harvesting salt from the sea. The famous Maldon Salt was the last survivor of the Essex saltmakers and proud standard bearer of traditional high quality salt making.

TIPTREE FRUIT FARMS ▶

Since 1926 Bounds Farm, in Goldhanger, have been growing strawberries for Wilkin & Sons at Tiptree. Today, their raspberries and blackcurrants are also grown here. If you have a jar of Wilkin & Sons jam in your cupboard, it is likely the fruit was grown in Goldhanger.



- Plot 1 = Oystercatcher (A)
- Plot 2 = The Heron
- Plot 3 = The Swift
- Plot 4 = The Swift
- Plot 5 = The Swift
- Plot 6 = The Heron
- Plot 7 = Oystercatcher (A)
- Plot 8 = Oystercatcher (B)

Field

DEVELOPMENT LAYOUT

A superb collection of three and four bedroom homes.

Each of the eight properties at The Saltings has been thoughtfully placed to make the most of their setting and all the homes combine a fantastic blend of style and living functionality. All are built to a high quality specification with stylish, elegant finishes for the best in modern living.



THE OYSTERCATCHER



A detached four bedroom family home, located in a development of only eight properties. The accommodation is over two floors and measures approximately 1584 sqft. The ground floor offers a lounge, snug, wc, utility room and stunning kitchen/dining room. Bi-folding doors lead from the kitchen into the garden which overlooks the neighbouring farm land. The first floor is home to four bedrooms, two en-suites and a family bathroom. Each Oystercatcher comes with ample off-road parking and a garage.



THE HERON

A detached three bedroom family home, located in a development of only eight properties. The accommodation is over two floors and measures approximately 1263 sqft. The ground floor offers a lounge, wc, utility room and an impressive kitchen/dining room with bi-folding doors overlooking the garden and neighbouring farm land. The first floor has a master bedroom with en-suite, two further bedrooms and a family bathroom. The Heron has ample off-road parking and a garage.

THE SWIFT

A detached four bedroom family home, located in a development of only eight properties. The accommodation is over two floors and measures approximately 1417 sqft. The ground floor offers a lounge, wc, utility room and an impressive kitchen/dining room with bi-folding doors overlooking the garden and neighbouring farm land. The first floor has one master bedroom with en-suite, three further bedrooms and a family bathroom. The Swift has ample parking and an integral garage.



SPECIFICATION

KITCHEN

- Lubina fitted kitchen
- Corian work surface with upstand
- Stainless steel NEFF appliances including single oven, induction hob and extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

BATHROOM & EN-SUITE

- Contemporary Roca sanitaryware
- Heated chrome towel rails
- Floor and full-height wall tiling in bathroom from the Stonedesign range
- Floor and half-height wall tiling in en-suite from the Stonedesign range

ELECTRICAL FITTINGS

- Contemporary switches and sockets throughout
- USB combined socket in kitchen and master bedroom
- LED recessed downlighters and pendant fittings
- Up and down external lighting
- Electric shaver points to all bathrooms

HOME ENTERTAINMENT

- Wiring for digital TV and Sky+ with media plate (including telephone main outlet) in lounge and outlet in master bedroom

HEATING

- Air source heat pump for central heating and hot water
- Underfloor heating to ground floor
- Flat panel radiators to upper floors

SECURITY & PEACE OF MIND

- Mains-powered smoke and heat alarms
- Multipoint locking front door
- NHBC 10-year warranty cover

FINISHING TOUCHES

- Natural timber doors with oak finish
- External water tap and electric socket
- Waste and recycling points
- Tegula block driveway

GENERAL

- Tenure - freehold
- Predicted energy ratings 74% to 76% (Band C)*

ARBORA BESPOKE

Arbora Homes have developed an "Arbora Bespoke" concept which offers a variety of options for those buying at an early stage of construction (all choices are subject to stage of construction. Please speak to our Sales Agent for more details)

KITCHEN

- Choose from our range of Lubina designed kitchens
- Choose from our range of Corian worktop and upstand
- Choice of paint colour on walls from Dulux trade range

BATHROOM & EN-SUITE

- Choice of paint colour from Dulux trade range
- Choose from our range of floor tiles from Stonedesign
- Choose from our range of wall tiles from Stonedesign

OPTIONAL EXTRAS

- Integral Neff or Siemens Appliances – Washing Machine, Tumble Dryer
- Free Standing Neff or Siemens Appliances – Washing Machine, Tumble Dryer
- Feature fireplaces (suitable for wood burning stoves only)
- Turfed garden
- Mains wired security alarm
- Floor finishings

ENERGY OPTIONS

As well as building great homes, we are energy experts too. We want to make sure an Arbora home is a future-proof energy home. Set out on your journey to energy independence and lower bills!

PLUG AND PLAY ENERGY

- Retro-fitting renewable energy, stoves or water tanks can be a messy and intrusive business. We've built your home so that these options can be added in the future, with the minimum of fuss.

SOLAR PHOTOVOLTAIC SYSTEM

- There are now over 1 million homes in the UK with solar panels. Produce more of what you use on-site, without relying on ever more expensive energy from the grid. Solar panels also work really well with air-source heat pumps or as a means to charge up your electric car for free. Your home is designed with at least one roof aspect that would be good for solar panels. We've also pre-fitted the right electrical fittings and cabling between the roof space and the consumer unit.

SOLAR THERMAL HOT WATER SYSTEM

- If you are likely to be using a lot of hot water, a solar thermal system could be the answer. Your home is designed with at least one roof aspect that would be good for solar thermal panels. You also have a water tank fitted with the capability to incorporate a solar thermal system easily.

ELECTRIC CAR CHARGER

- Car batteries require lots of energy and typically mean an upgrade to the cabling and electrical fittings in the home, even in new homes. To save you digging up your driveway and drilling walls in future, we've fitted the right ducting, cabling and connectors to mean that you are ready to go. We think many people will want a fast charger, so have also made sure that the cables under the roads are serviced with larger 3-phase power to your home. This means that at any time your upgrade from a single-phase meter to a 3-phase meter is just a phone call away. With 3-phase you can have a Fast Charge Station in your property.

WOOD BURNER

- Nothing beats a wood-burning stove on a winter's evening. Our feature fire-places are designed with stoves in mind.



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