

THE UPLANDS

It's a whole new
way of living

8 split level 2 and 3 storey houses some with double
height conservatories and 2 duplex apartments designed
to suit the needs of modern living



An exciting design concept results in a collection of individual houses that enjoy elevated views, and capture light and space as if they were contemporary city apartments. But these distinctive, family-friendly homes offer all the advantages of a prime commuter location.



Light, spacious, adaptable...



The Uplands comprises six, three-storey split-level houses, and two, two-storey split-level houses, together with two maisonettes.

Each plot is slightly different in levels, since the gradient on this site varies from one in five at one end to one in ten at the other, and provides a panoramic view to the west. Our architects therefore exploited these unique features, designing every home individually, and introducing further variation by locating some kitchens at the front, viewing the street scene, and some at the rear for a garden aspect.

All of the properties benefit from split-level spaces at the rear, to command high views from two or three rooms. The main living spaces in the maisonettes enjoy elevated leafy views over Uplands Park Road.

As well as the inspiring terraced gardens, the advanced excavation techniques used have created generous rear basement areas suitable for family leisure activities.

These superb homes look different, feel different... are different.

They await owners who value original thinking and the exclusivity it brings.



THE UPLANDS



Artist impression for illustrative purposes only
Rear of units K, J & H.

Specifications

Kitchens

- Fitted quality kitchens with oven, hob & extractor and fridge freezer as standard
- Plumbing for washing machine and dish washer
- Vinyl floor covering
- Tiled walls between work surfaces and wall cupboards
- Under pelmet lighting

Decoration

- Emulsion finished walls and ceilings
- White painted skirting, architraves
- Stained handrail to stairs
- Wood grained internal doors with stainless steel effect handles
- White UPVC windows with lockable fasteners
- Bathrooms to have half-height tiling. Shower cubicles fully tiled.

Electrical

- Outside light to front
- Ample BT and TV points on all three levels. Ask for details.
- Power and light to garages
- Loft light (where applicable)
- Mains linked smoke detectors
- Low voltage recessed downlighting to kitchen, bathroom and ensuite
- Intelligent wiring system BT/PC/TV
- Units cabled for alarms

Plumbing

- Gas central heating
- White sanitaryware to bathrooms and ensuites
- Mixer taps fitted as standard to baths

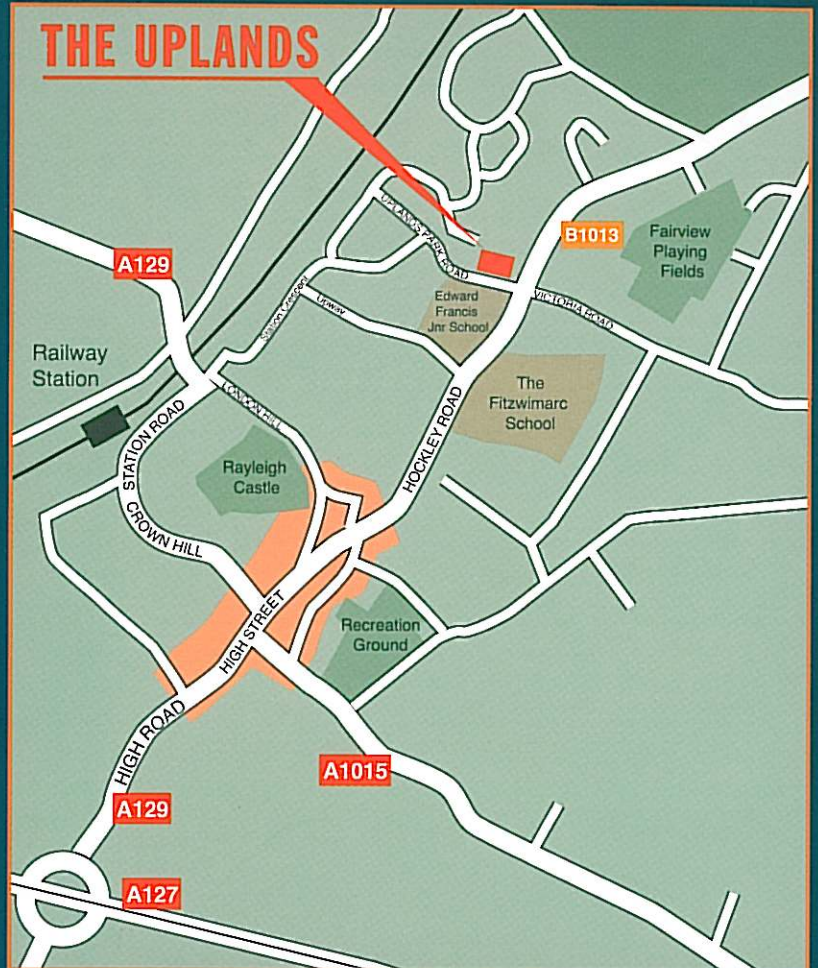
General

- Private patios to be paved
- NHBC 10 Year Guarantee

THE UPLANDS is located in a quiet, tree lined avenue in Rayleigh, less than a mile from the station and High Street.

Rayleigh's transport network offers easy access to London, Europe and beyond. The town is 14 miles from the M25 and is also serviced by the A127 and A13 to the south, and the A130 to the west with links to the A12 to the north. The new A130 bypass improves access to Chelmsford. The rail journey to London Liverpool Street takes approximately 45-50 minutes, there are good bus services in the area and Southend Airport offers flights to Jersey.

There are public and private sector choices locally in education, health care and leisure amenities, while shopping in this market town is a calm and pleasant experience.



Map not to scale

Tayross Homes are experienced in creating homes of individuality that will suit the needs of those who live, entertain and, increasingly, work in them. We are not afraid to depart from the norm and push the boat out with our spacious designs, double height glazing, and galleried areas, created to suit the requirements of modern family-life. We aim to keep ahead of the technical advances in home communication and entertainment, with our intelligent wiring systems for TV, PC and telephones.

Questions you will not be asking yourselves when viewing this development:

- Is the dining area large enough to accommodate the table when extended?
- Is there enough space to circulate around the rooms?
- Is there sufficient wardrobe space in the bedrooms?

In The Uplands the lower ground floors are designed with open plan

spaces, which can be modified at a later date to provide office space, games areas or extra sleeping or care facilities etc. There is certainly nothing predictable about the layout of these homes.

The kitchens are individually designed and there is the choice of centrally located kitchens, or kitchens with a garden level aspect.

The gardens are natural extensions to the living area. They can be accessed through conservatories, or sun lounges, onto tastefully designed patio areas.

Garages have been designed (some plots) not just as a place to park your car, but also as a combined work area. Some plots have individual workshops on the lower ground floor.

We also consider future maintenance by minimising the use of perishable materials on the externals.



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