

THE RESIDENCES, BRAY – ROOM BY ROOM SPECIFICATION

Indicative specifications

Please note that these specifications are not exhaustive and provide a general indication of the finishes available. Clients' specifications are customised to their personal preferences

Kitchen, Dining & Family Space

A beautifully curated open-plan space designed as the social heart of the home, combining architectural elegance with everyday functionality.

- Fully bespoke handleless kitchen in oak sepia and agate grey matt finishes
- Feature island with waterfall-edge Statuario Eclipse stone and integrated walnut breakfast bar
- Full suite of Miele appliances including:
 - Multi-function oven
 - Combination microwave oven with Wi-Fi connectivity
 - Warming drawer
 - Sub Zero fridge, freezer
 - Integrated dishwasher
- Lacanche/Aga or Smeg free standing cooker
- Quooker boiling water tap
- Full-height wine cooler with multi-zone temperature control
- Integrated LED lighting to cabinetry, shelving and island

Utility Room

- Bespoke cabinetry in lava black finish with soft-close mechanisms
- Statuario Eclipse stone worktops with inset sink and tap
- Miele washer and dryer
- Continuation of kitchen design language

Formal Living & Drawing Room

- Chesney's gas fireplace with marble surround
- Bio-ethanol fireplace to study
- Full-height glazing with garden access
- Farrow & Ball finishes throughout

Principal Bedroom Suite

- Premium sanitaryware by Duravit, Crosswater or Villeroy & Boch, selected for both performance and design
- Bespoke double vanity units with integrated designer basins, offering both practicality and elegance
- Wall-hung rimless WC, delivering a clean, contemporary aesthetic
- Feature mirror above vanity or full mirrored cabinet, enhancing light and spatial feel
- Freestanding bath, creating a statement focal point within the suite
- Walk-in shower enclosure with frameless glass for a seamless, minimalist finish
- Feature tiled niches with integrated LED lighting, combining functionality with subtle design detail

Dressing Rooms

- Fully bespoke fitted joinery
- Integrated hanging rails, shelving and drawer units
- Soft internal finishes and concealed lighting options
- Designed to maximise both storage and visual clarity

Principal En-Suite

A spa-inspired space defined by clean lines and premium materials.

- Freestanding luxury bath
- Walk-in shower enclosure with frameless glass
- Double vanity with designer basins
- Duravit, Crosswater or V&B sanitaryware with wall-hung WC
- Feature tiled niches with integrated LED lighting
- Heated towel rails and illuminated mirrors

Secondary En-Suites (Bedrooms 2, 3, 4 & 5)

Contemporary vanity units with integrated basins

- Duravit, Crosswater or V&B sanitaryware
- Walk-in shower enclosures
- Wall-hung WCs
- Designer tiling to walls and floors with LED lighting
- Heated towel rails and mirrors

Internal Finishes

- Elegant two-panelled internal doors in either oak or a hand-painted finish, complemented by satin chrome or antique brass ironmongery
- Bespoke satinwood skirting boards and architraves, detailed to enhance the architectural finish
- Decorative cornicing throughout, adding depth and character to principal living spaces
- Feature staircase in oak or painted/stained finish, complete with fitted carpet runner and bespoke stair rods
- Fully fitted bespoke dressing rooms to the Principal Bedroom and Bedroom Two, designed for both style and functionality
- Fitted wardrobes to Bedrooms Three and Four (Bedroom Five optional), incorporating painted internal doors, integrated shelving and hanging rails
- Full-height porcelain or ceramic tiling to all en-suite bathrooms, creating a seamless and refined finish
- Large-format porcelain floor tiles to the entrance hall and cloakroom, enhancing the sense of arrival
- Premium Amtico or Karndean herringbone flooring to the Kitchen, Living and Dining areas
- Soft carpeting with high-quality underlay to the Drawing Room, Study, Bedrooms and first floor landing

Electrical & Smart Living

An intelligent system designed to enhance everyday living.

- Lutron lighting system with programmable scenes
- LED downlights throughout
- Feature pendant and chandelier points
- Sonos speaker wiring provision
- CAT6 data cabling throughout
- Sky Q subject to your availability of SKY Purchases
- Satin, chrome or brass sockets & switches throughout

Heating & Cooling

- Underfloor heating throughout
- Air conditioning to key areas
- Air source Heat Pumps System

Security

- Gated entry with video system
- Alarm and CCTV system
- Secure locks to all access points
- Intruder alarm
- CCTV provision
- Mains supply smoke & heat detectors
- External lighting to front and rear of house

External

- Private gated development
- Professionally landscaped gardens
- Patio and decking areas
- Outdoor kitchen with gas BBQ (optional)
- External lighting, power and water connections
- Garage with power and lighting
- EV charging provision

Warranty & Aftercare

- 10-year structural warranty
- Client handover demonstration
- Optional interior upgrades available