THE SAND + LINEN HOME DESIGN COLLECTION

THE SMART HOME BUILDING GUIDE

How to save thousands and create a home that feels distinctly yours





A NOTE FROM FIONA

Welcome — let’s make the journey feel clearer

Building or renovating brings possibility, investment and hundreds of connected decisions. This guide has been created to help you slow the process down, organise what matters and move forward with greater confidence.

Use it as both inspiration and a practical working tool. The time you spend planning now will shape how beautifully your home supports everyday life.

WARMLY

Fiona
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YOUR GUIDE

Contents

01 Before you meet your builder 04

02 Plan your lifestyle first 05

03 Where to spend and save 06

04 Review the floor plan 07

05 Create a timeless home 08

06 Kitchen planning 09

07 Storage matters 10

08 Colours and materials 11



PLAN BEFORE THE BUILDER

The strongest projects begin with clarity

Define your lifestyle, priorities and non-negotiables before comparing plans or signing contracts. Early thinking protects both your budget and the way your home will function.

FIONA'S TIP

Every decision resolved on paper is easier than the same decision made on site.



LIFESTYLE FIRST

Design for the way you live

Map mornings, evenings, entertaining, work, storage and future family needs. Your routines should shape room relationships, access and proportions.

FIONA'S TIP

Design an ordinary Tuesday before you design the show-home moment.



BUDGET WISELY

Where to spend — and where to save

Invest in planning, cabinetry, flooring, lighting, hardware and the elements you touch every day. Stage decorative pieces, furniture and landscaping where appropriate.

FIONA'S TIP

Protect a contingency before adding upgrades.



PLANS MATTER

Review the floor plan carefully

Test orientation, natural light, privacy, furniture, storage and circulation. Standard plans are a starting point, not a finished answer.

FIONA'S TIP

Move walls while they are still lines.



A LASTING HOME

Choose timeless foundations

Use honest materials, warm neutrals and functional architecture. Add personality through artwork, textiles and details that can evolve.

FIONA'S TIP

Timeless does not mean plain — it means considered.



THE HEART OF HOME

Plan the kitchen around work zones

Coordinate preparation, cooking, cleaning, pantry and beverage zones. Check island clearances, appliance doors, bins, power and bench space.

FIONA'S TIP

Draw every appliance door open on the plan.



A PLACE FOR EVERYTHING

Storage that earns its space

Plan by category and location: linen, cleaning, school bags, luggage, technology, pantry goods and outdoor equipment.

FIONA'S TIP

Internal fittings matter as much as cupboard size.



ONE CONNECTED STORY

Coordinate colours and materials

Select flooring, joinery, stone, tile, paint, metal finishes and lighting as one palette. Review large samples together in relevant light.

FIONA'S TIP

Keep a photographed master palette on your phone.

YOUR ACTION PLAN

Planning checklist

- [ ] Our priorities are documented.
- [ ] The plan reflects our routines and future needs.
- [ ] Furniture and clearances have been tested.
- [ ] Storage is allocated by category.
- [ ] Kitchen work zones function well.
- [ ] Lighting and electrical align with furniture.
- [ ] Finishes form one cohesive palette.
- [ ] Selections and lead times are recorded.
- [ ] A contingency is protected.
- [ ] Professional advice has been sought early.

MAKE IT YOURS

Notes & decisions

OUR THREE PRIORITIES

QUESTIONS AND DECISIONS

NEXT ACTIONS

FINAL THOUGHTS

Thoughtful planning changes everything



The most successful homes are not created through one perfect choice. They emerge from a sequence of informed decisions that support the same clear vision.

Pause when you need to, test assumptions and keep the whole home in view. Clarity now creates confidence throughout the build — and a home you will love living in for years.

READY FOR THE NEXT STEP?

Let’s create a home that feels like you.

Sand + Linen Design Studio brings calm, cohesion and thoughtful expertise to the decisions that shape your home.

BOOK YOUR DESIGN CONSULTATION

