



Garden Heights · Gregories Road
Beaconsfield · Buckinghamshire · HP9 1HZ



NATIONCREST PLC





Garden Heights is an individual house of great quality. It is traditionally constructed over three storeys in brick and block with concrete floors to reduce sound transmission. The spacious accommodation includes a magnificent fully fitted kitchen/family room, six bedrooms and four ensuites/bathrooms.



A PERFECT LOCATION

The town of Beaconsfield has an extensive range of quality shops including two large supermarkets and a variety of specialist retailers. The historic 'Old Town' with its period buildings and cottages offers a wide selection of traditional shops and restaurants.

Beaconsfield station is less than a mile from the house. Chiltern Railways run services to London and Birmingham - journey time to Marylebone is 30 minutes by fast train. The M40 junction 2 is about 2½ miles giving access to the M25. Heathrow, Luton and Gatwick airports are all easily accessible via the M25.

Sporting amenities in the area include a selection of golf, tennis, squash, cricket and rugby clubs together with numerous health and fitness clubs and centres.

There is racing at Windsor and Ascot and polo at Smith's Lawn, Windsor Great Park and The Royal Berkshire. Nearby theatres include The Swan at High Wycombe and The Theatre Royal at Windsor. There is a multiplex cinema in High Wycombe.



Photographs taken in Beaconsfield



Photograph taken in Beaconsfield

GROUND FLOOR

Kitchen/Family Room 10.77 x 4.53m
35'4" x 14'10"

Drawing Room 4.47m x 6.07m
14'8" x 19'11"

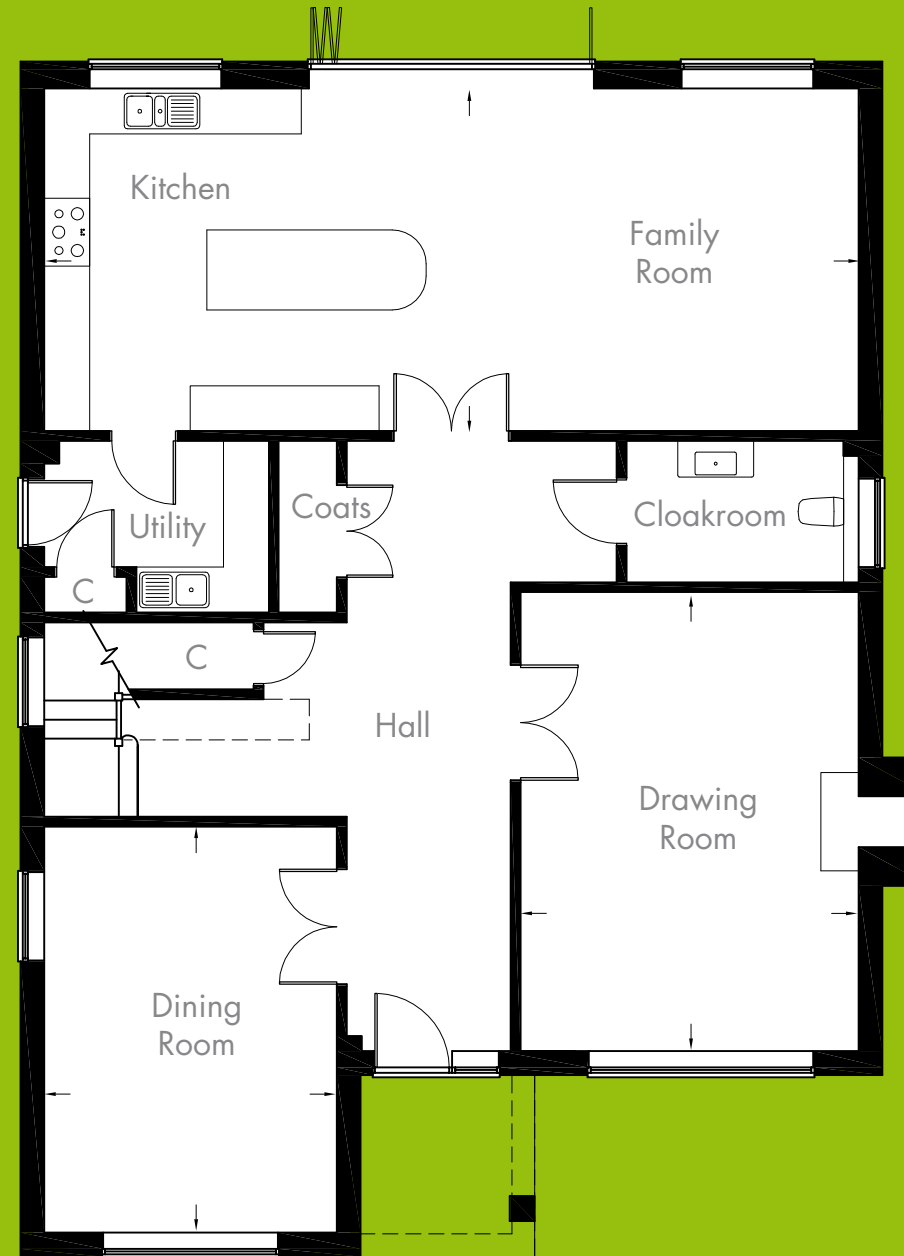
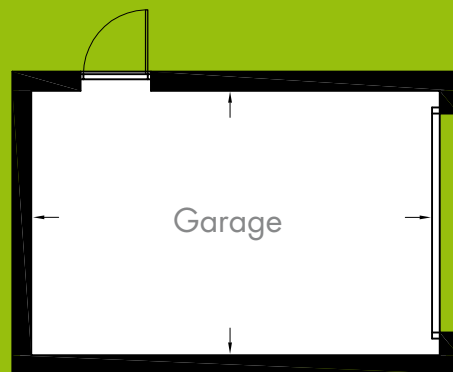
Dining Room 3.87m x 5.37m
12'8" x 17'7"

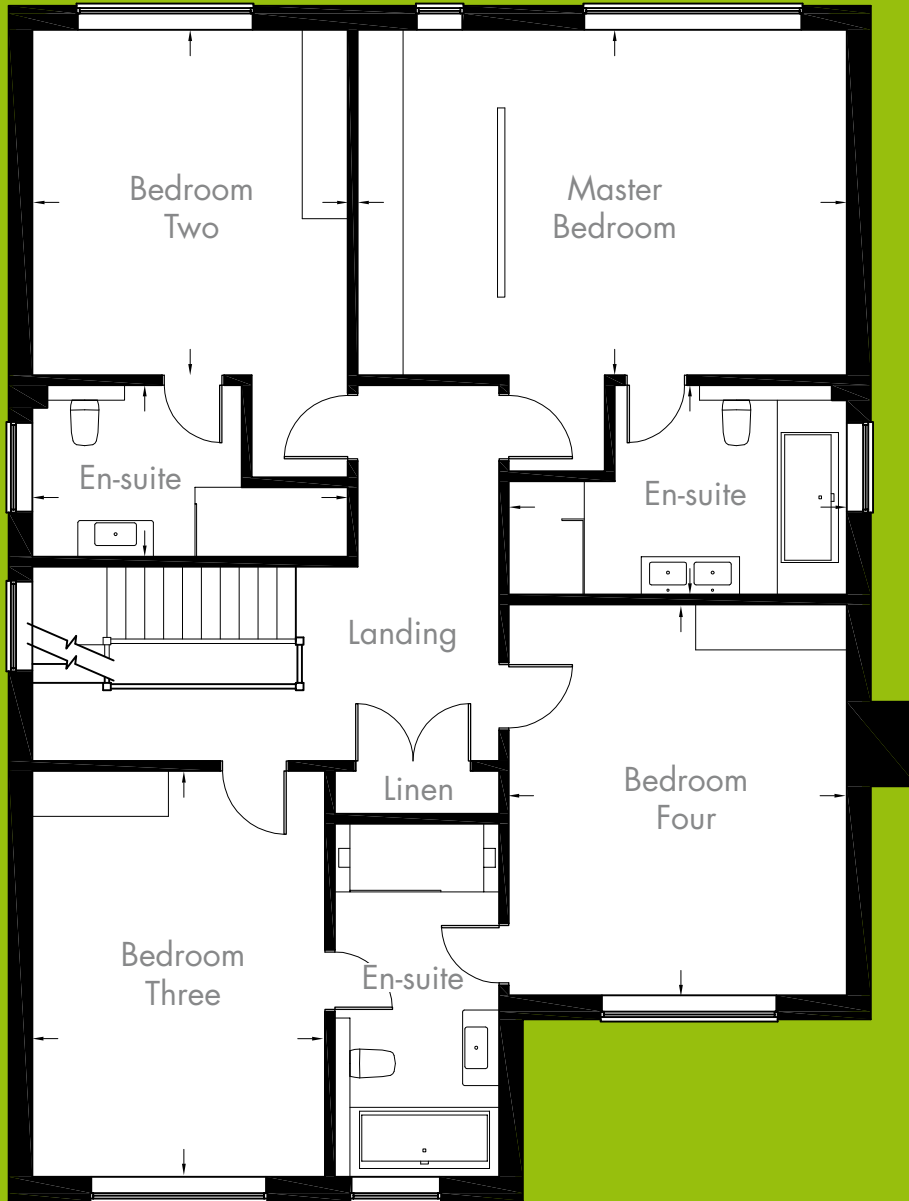
Utility 2.97m x 2.27m
9'9" x 7'5"

Cloakroom 3.07m x 1.87m
10'0" x 6'1"

Garage 5.40m x 3.50m
17'9" x 11'6"

Measurements are indicated by arrow heads.
All measurements have been scaled from the architect's plans and
may differ from built dimensions.

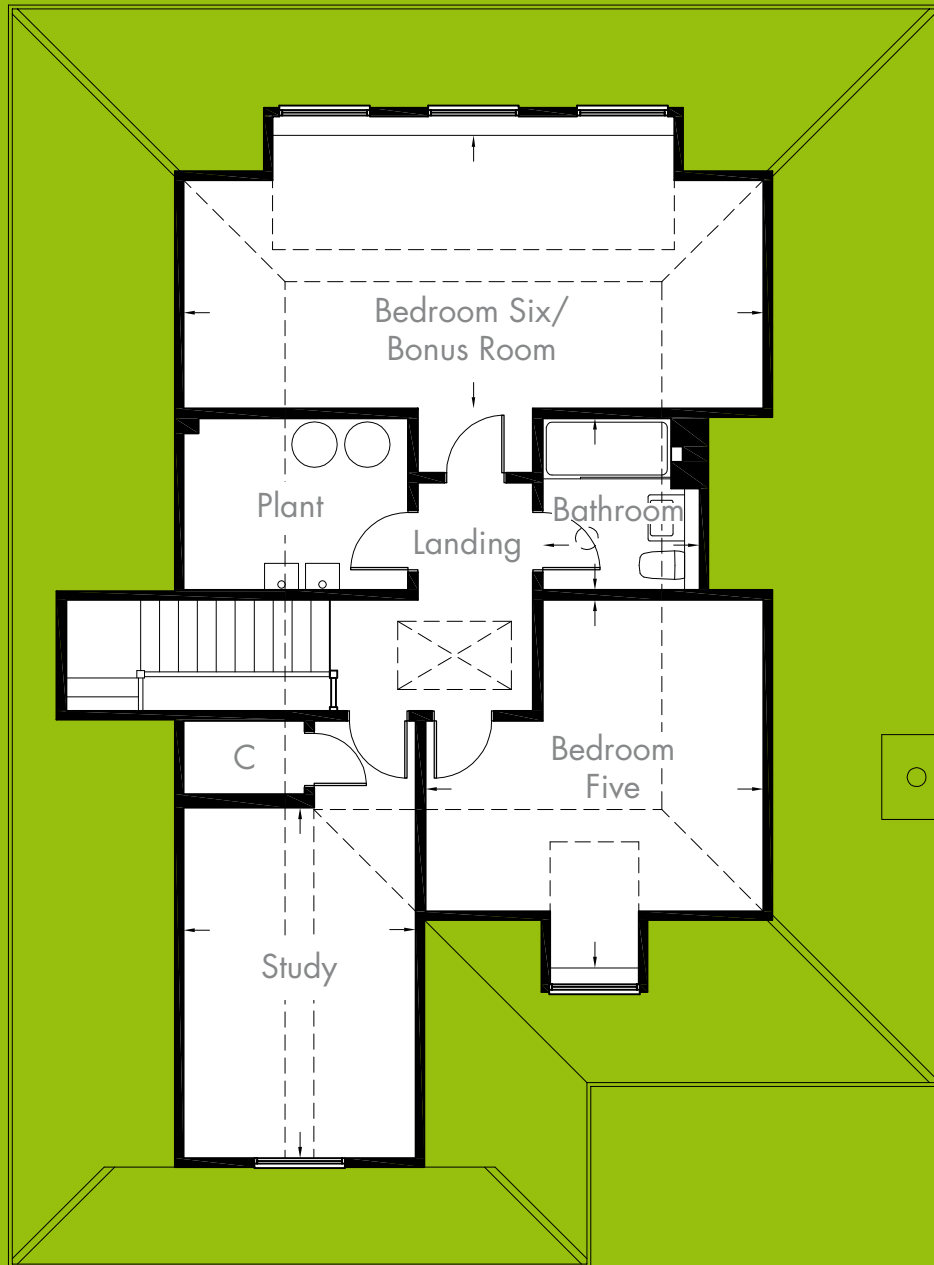




FIRST FLOOR

Master Bedroom	6.49m x 4.52m 21'3" x 14'10"
En-suite to Master Bedroom	4.47m x 2.77m 14'8" x 9'1"
Bedroom Two	4.16m x 4.58m 13'8" x 15'0"
En-suite to Bedroom Two	4.17m x 2.27m 13'8" x 7'5"
Bedroom Three	3.85m x 5.36m 12'7" x 17'7"
Bedroom Four	4.49m x 5.16m 14'9" x 16'11"
En-suite to Bedrooms Three and Four	2.17m x 4.67m 7'1" x 15'4"

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SECOND FLOOR

Bedroom Five	4.26m x 4.75m 13'11" x 15'7"
Bedroom Six/Bonus Room	7.63m x 3.60m 25'0" x 11'10"
Study	3.40m x 4.51m 11'2" x 14'9"
Bathroom	2.10m x 2.25m 6'10" x 7'4"
Plant	2.34m x 2.28m 7'8" x 7'6"

Measurements are indicated by arrow heads.
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GENERAL CONSTRUCTION

- Traditionally constructed in brick and block beneath a tiled roof.
- Concrete floors to reduce sound transmission.
- Side hung casement windows fitted with double glazed units and espagnolette locking mechanism.
- High level of insulation throughout the house to improve energy efficiency.

INTERNAL FEATURES

- Drawing room fireplace: Bolection II Bath Caststone.
- Ornate cornice in the halls, landings, reception rooms and bedrooms.
- Oak veneered panelled doors to all reception rooms and bedrooms.
Glazed double doors from the hall to the drawing room, family area and dining room.
- Fitted wardrobes from the Lawrence Walsh ranges in the master bedroom and bedrooms 2, 3 and 4.
- Chrome finished door and window furniture.
- Floor coverings:-
Porcelain tiles – hall, kitchen, breakfast area, family area, utility, bathrooms, cloakroom and plant room.
Engineered Timber (French Oak) – dining room and drawing room.
Carpets – stairs, landings, all bedrooms, study and bonus room.

KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: High gloss lacquer and Maccassar effect.
- Worktops: Quartz stone.
- Appliances: Miele induction hob with Neff telescopic extractor, two Miele multi function ovens, microwave combination oven, steam oven, fully integrated dishwasher, fridge, two warming drawers, Quooker boiling tap, Liebherr freezer with ice maker and Caple 2 zone wine cabinet.
- Provision for washing machine and tumble dryer in utility.

BATHROOMS AND CLOAKROOM

- Quality sanitaryware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled with cloakroom walls half tiled.
- Heated towel rails, mirrors and toilet roll holders in all bathrooms.

ELECTRICS / LIGHTING

- Circuit lighting in drawing room and master bedroom.
- Low energy LED downlights in all rooms.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout (except inside cupboards and garage).
- Smoke detectors in the hall and on the landings.
- Heat detectors in kitchen and utility.
- Carbon monoxide detector in drawing room.
- Garage door electrically operated.





MEDIA INSTALLATIONS

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for two playback systems for satellite TV. (One loop configured for satellite viewing at all TV points).
- Star-wired telecom structure with CAT5e cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in family room, master bedroom and bedroom 4.

PLUMBING AND HEATING

- Gas fired boilers located in the plant room for central heating and hot water.
- Heating for each room thermostatically controlled.
- Underfloor heating throughout ground floor and in all bathrooms. Remaining rooms have radiators with thermostatic control valves.
- Immersion heater fitted to two un-vented hot water cylinders.
- Water softener.
- Two outside taps.

SECURITY

- Intruder alarm with detectors in principal rooms and garage.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in master bedroom and on key pads adjacent to front door and in garage.

- Flood lighting on rear elevation.
- Europrofile double cylinder mortice locks to all external doors.
- Audio entry phone from entrance gates to hall and first floor landing.

OUTSIDE

- Natural stone patio and paths.
- The front and rear gardens laid to lawn and landscaped.
- Driveway finished in brick paving.
- Electronically operated entrance gates.
- Garden shed.

SERVICES

- All mains services available.

NHBC

The property is independently inspected during construction by the National House Building Council who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

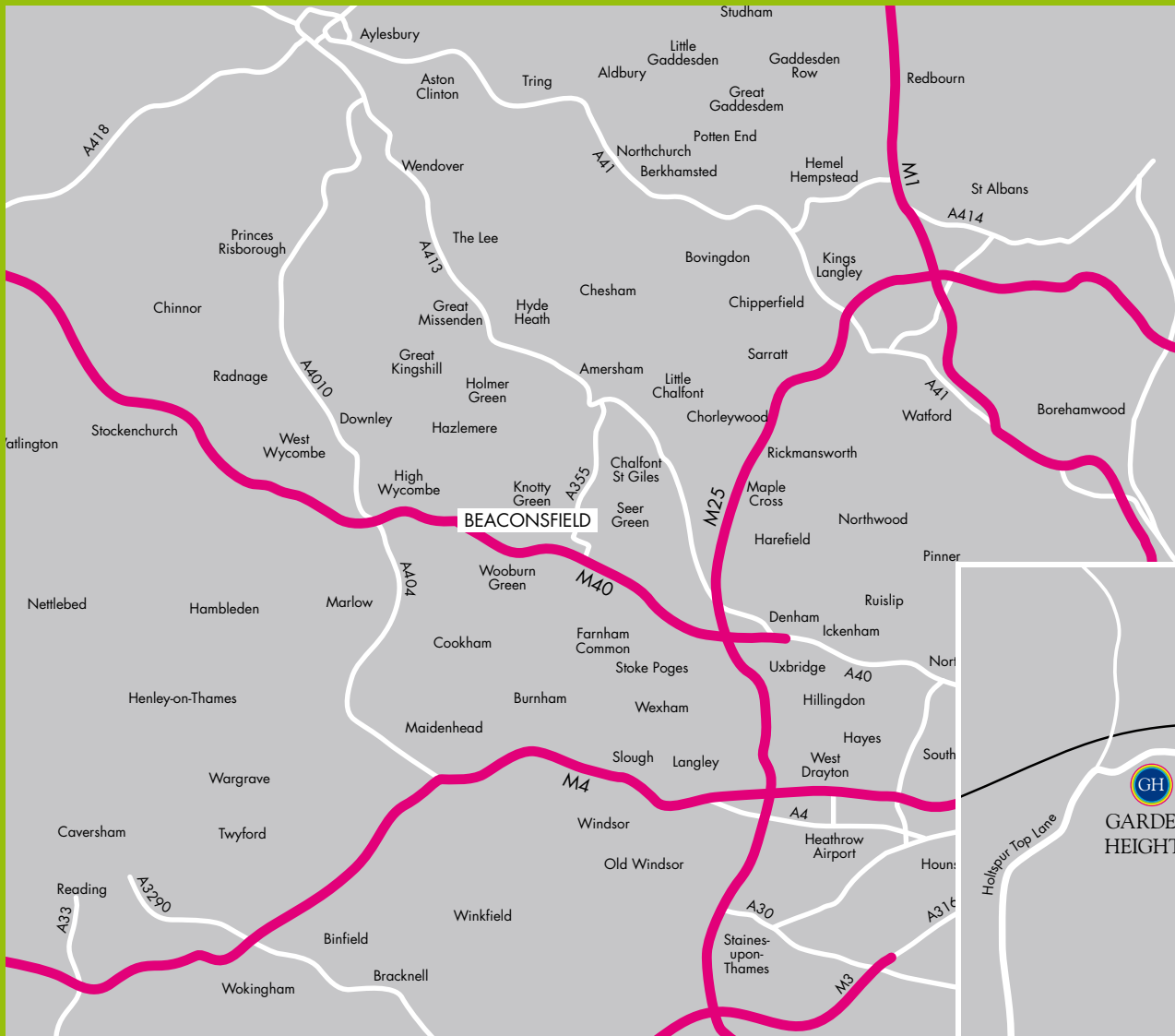
AFTER SALES QUALITY CHECKS

Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

NOTE - The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.







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113 GREGORIES ROAD
BEACONSFIELD
BUCKINGHAMSHIRE
HP9 1HZ





Photographs show previous Nationcrest developments



NATIONCREST PLC

Nationcrest PLC is a privately owned house building company with a very selective development programme in Surrey, Berkshire, Buckinghamshire and Hertfordshire. It has a record of excellence in house construction of over 40 years.

Each house is individually designed by architects and constructed to the highest quality and there are no standard house types. Every house is developed in sympathy with its local environmental characteristics. All construction is carefully carried out in traditional materials of brick, tile and stone by Nationcrest and specialist subcontractors.

Nationcrest always attaches a high priority to the standard of specification and finish internally, externally and in the detailed landscaping of the development. Mature trees are preserved where possible, and further trees are specifically planted to provide greater interest, privacy and screening.





Photograph shows previous Nationcrest development



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The particulars contained in this brochure including floor plans, specification and maps are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Nationcrest PLC reserves the right to vary the specification as and when it may become necessary.