

MAGNOLIAS

KNOTTY GREEN · BEACONSFIELD
BUCKINGHAMSHIRE



NATIONCREST PLC

ENTRANCE GATES

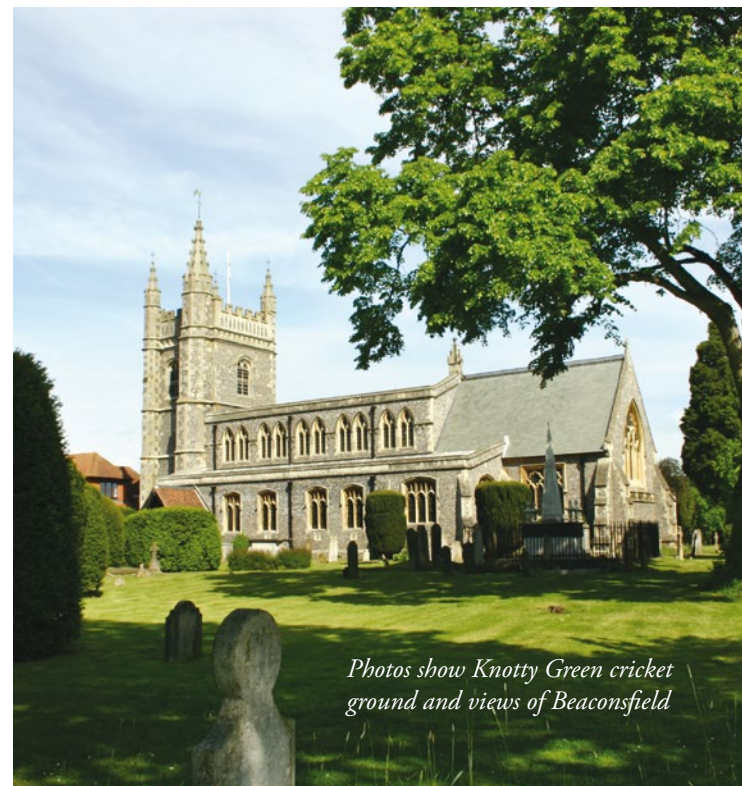


Magnolias is at the end of a private drive very close to Knotty Green cricket ground. The gardens will be landscaped with care and imagination.

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

Sporting amenities in the area include golf, tennis, squash, cricket and rugby clubs along with several health and fitness centres. There is racing at Windsor and Ascot and polo at Smith's Lawn, Windsor Great Park and The Royal Berkshire.

Magnolias is well located for commuting. Beaconsfield station is approximately one mile from where Chiltern Railways run services to London and Birmingham - journey time to Marylebone is 30 minutes by fast train. The M40 junction 2 is about three miles away giving access to the M25. Heathrow, Luton and Gatwick airports are easily accessible via the M25.

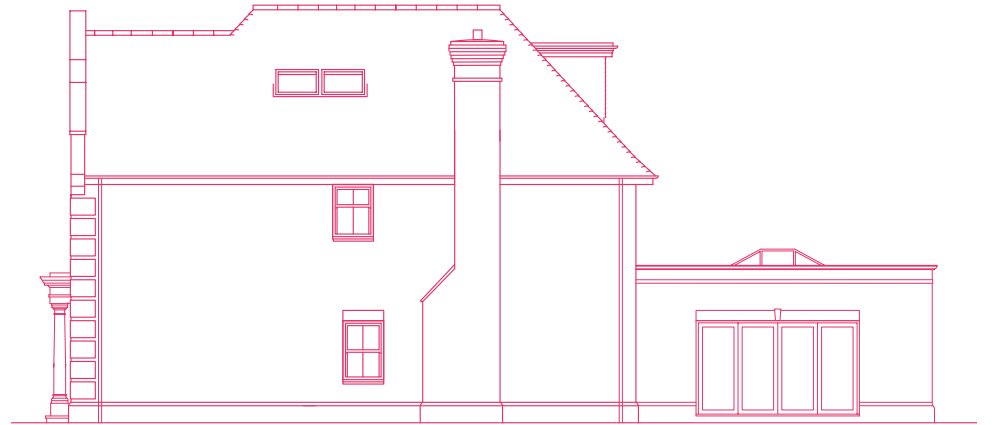
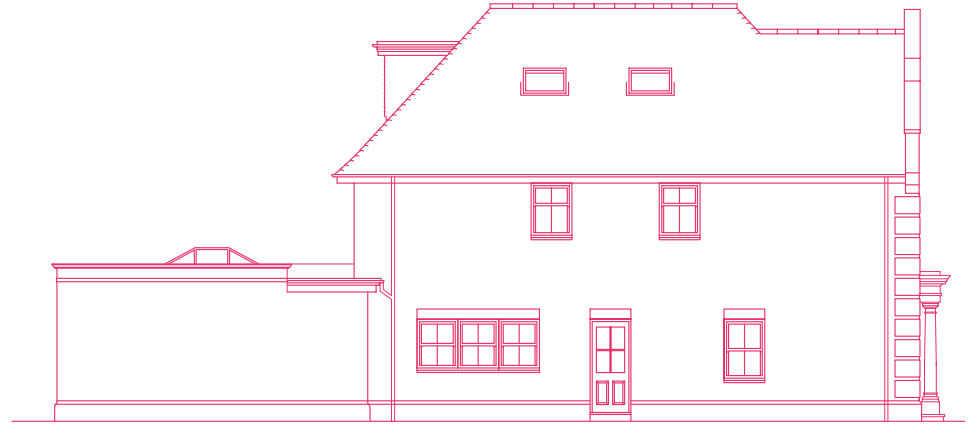
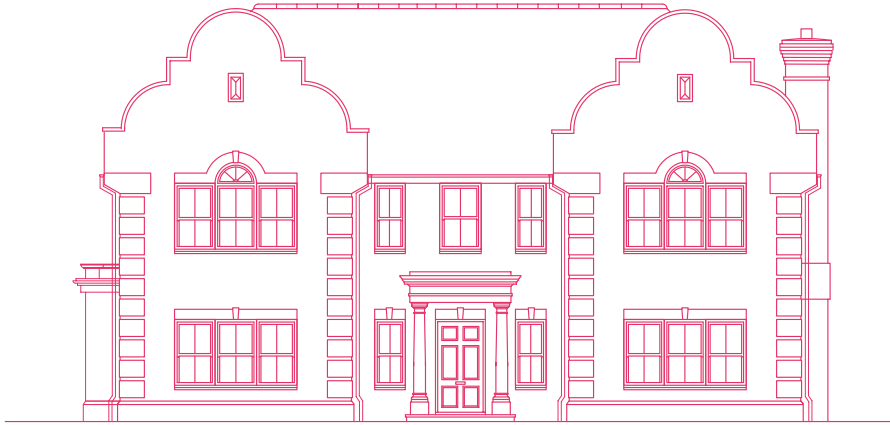


Photos show Knotty Green cricket ground and views of Beaconsfield

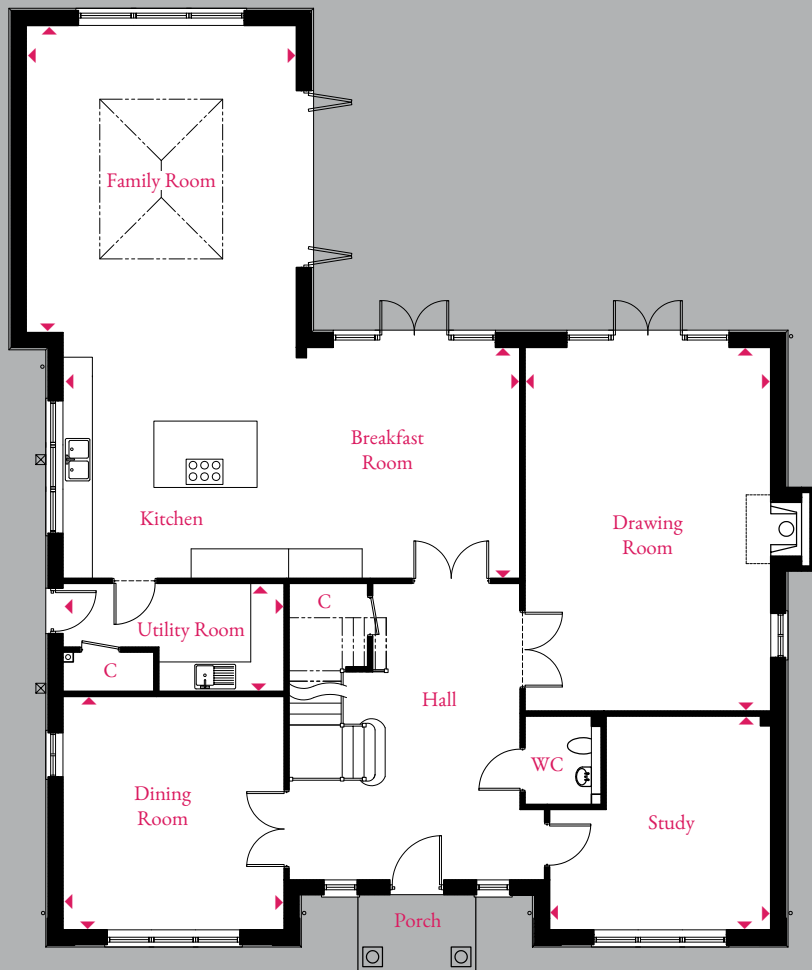
MAGNOLIAS



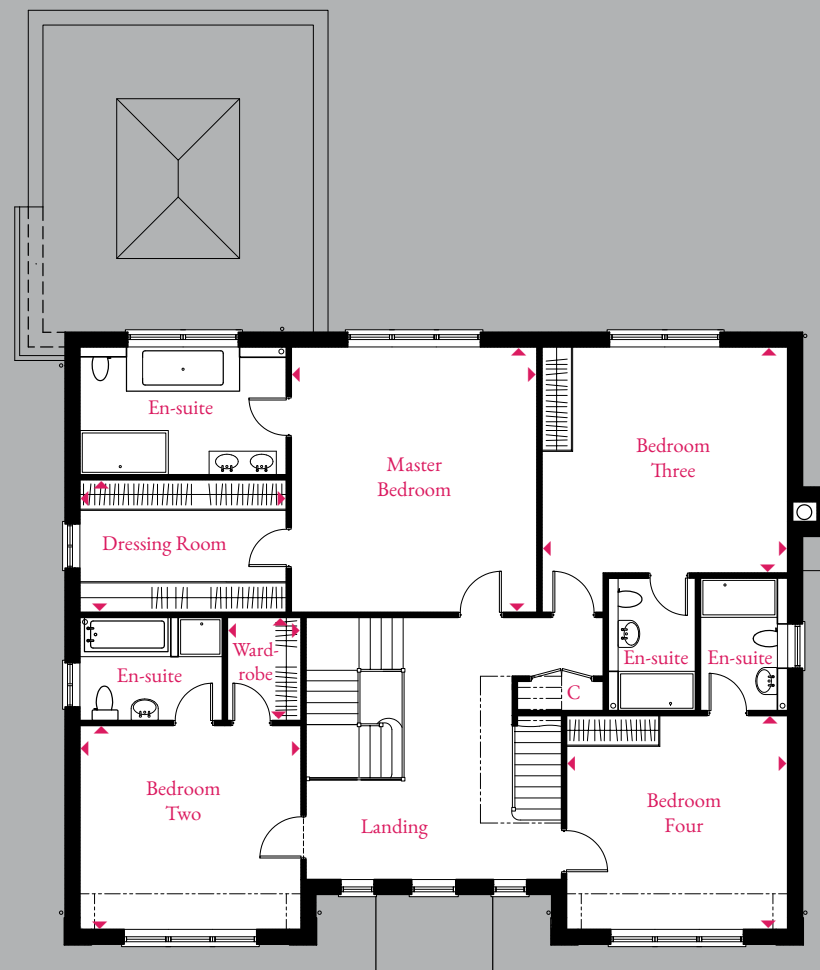
ELEVATIONS



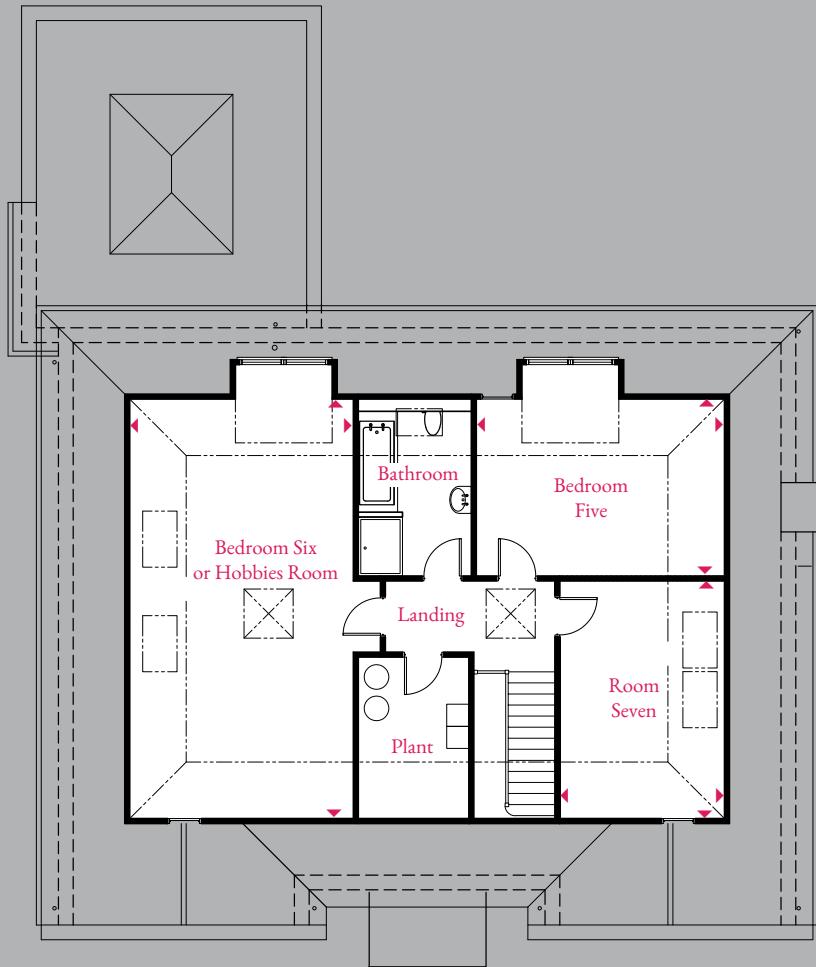
FLOOR PLANS



Ground Floor



First Floor



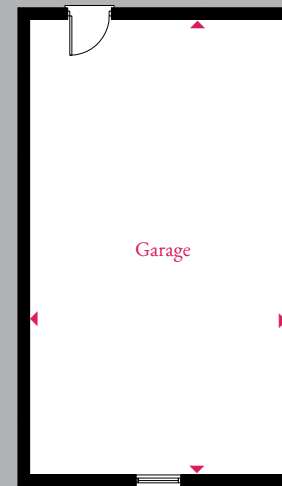
Second Floor

Ground Floor

| | | |
|----------------------------|---------------|----------------|
| Drawing Room | 7.37m x 4.97m | 24'2" x 16'4" |
| Dining Room | 4.72m x 4.47m | 15'6" x 14'8" |
| Study | 4.47m x 4.32m | 14'8" x 14'2" |
| Kitchen/ Breakfast Room | 9.27m x 4.67m | 30'5" x 15'4" |
| Family Room | 6.22m x 5.47m | 20'5" x 17'11" |
| Utility Room | 4.47m x 2.17m | 14'8" x 7'1" |
| Triple garage | 9.22m x 5.14m | 30'3" x 16'10" |

First Floor

| | | |
|---------------|---------------|---------------|
| Bedroom One | 5.37m x 4.97m | 17'7" x 16'4" |
| Dressing Room | 4.17m x 2.67m | 13'8" x 8'9" |
| Bedroom Two | 4.47m x 4.12m | 14'8" x 13'6" |
| Wardrobe | 2.07m x 1.47m | 6'9" x 4'10" |
| Bedroom Three | 4.97m x 4.57m | 16'4" x 15'0" |
| Bedroom Four | 4.47m x 4.32m | 14'8" x 14'2" |



Garage

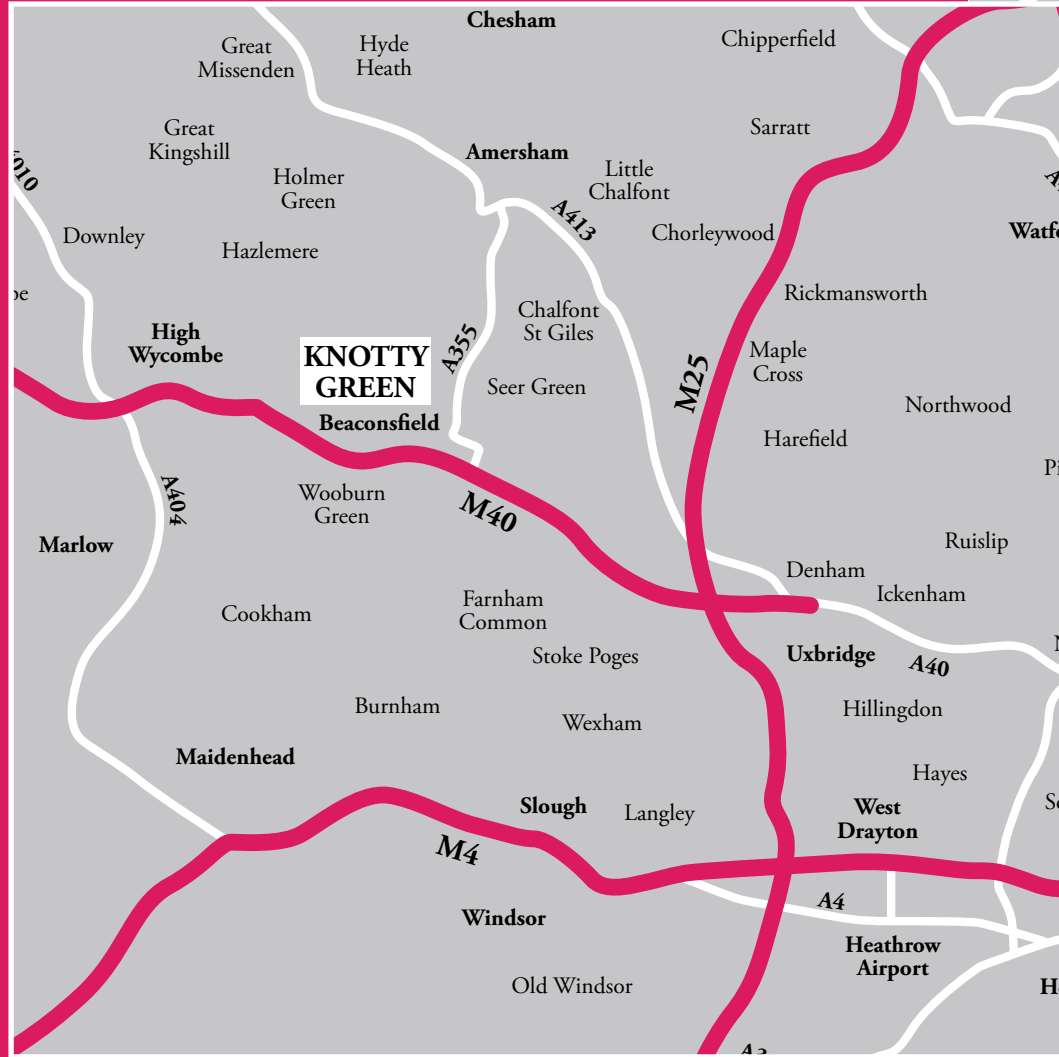
Second Floor

| | | |
|---------------|---------------|-----------------|
| *Bedroom Five | 5.02m x 3.57m | 16'6" x 11'9" |
| *Bedroom Six | 8.51m x 4.52m | 27'11" x 14'10" |
| *Room Seven | 4.81m x 3.32m | 15'9" x 10'11" |

**These rooms have partially restricted headroom
Measurements shown are indicated by arrow heads.
All measurements have been scaled from the architect's plans and
may differ from built dimensions.*

SITE PLAN





LOCATION

SPECIFICATION

GENERAL CONSTRUCTION

- ❑ Traditionally constructed in brick and block beneath a clay tiled roof.
- ❑ Concrete ground and first floors to reduce sound transmission.
- ❑ Sliding sash windows fitted with argon filled double glazed units.

INTERNAL FEATURES

- ❑ Drawing room fireplace: Rudloe Stoneworks Georgian style in Bath cast stone with slate hearths.
- ❑ All staircases in American White Oak.
- ❑ Ornate plaster cornice to ground and first floors and to second floor landing.
- ❑ Oak veneered panelled doors to all reception rooms and bedrooms. Glazed double doors to drawing room, dining room and kitchen/breakfast/family room.
- ❑ Fitted wardrobes from the Lawrence Walsh range in dressing rooms to master bedroom and bedroom 2, plus bedrooms 3 and 4.
- ❑ Chrome finished door and window furniture.
- ❑ Floor coverings:
Porcelain tiles: Hall, kitchen/breakfast/family room, utility, cloakroom, bathrooms and plant room.
French Oak Hardwood: Dining room and study.
Carpets: Drawing room, stairs, landings, all bedrooms, dressing rooms and store.



KITCHEN

- ❑ Fronts: White gloss lacquer and metallic grey gloss.
- ❑ Worktops: Quartz stone.
- ❑ Appliances: Miele Pureline cooking oven, steam oven, microwave oven, two warming drawers, induction hob, wine conditioner, integral fridge, integral freezer (including ice maker), dishwasher, Falmec ceiling mounted stainless steel extractor, Quooker boiling water tap.
- ❑ Provision for washing machine and tumble dryer in utility.

BATHROOMS AND CLOAKROOM

- ❑ Villeroy and Boch sanitaryware 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.
- ❑ Lower energy LED downlights in most rooms.
- ❑ Courtesy lights in all wardrobes and cupboards.
- ❑ Chrome finished sockets and switch plates throughout (except inside cupboard and in garage).
- ❑ Full fire alarm system, including smoke and heat detectors.
- ❑ Carbon Monoxide detector in drawing room.
- ❑ Garage doors electrically operated.



MEDIA INSTALLATIONS

- ❑ Pre-wired for multi room sound system.
- ❑ TV and FM points in most rooms.
- ❑ Pre-wired for four playback systems for SKY+.
- ❑ Star wired telecom structure with CAT5 cable.
- ❑ Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- ❑ High level wiring positions for flat panel screen televisions in family room, breakfast area, master bedroom and bedroom 2.
- ❑ Bedroom 6/hobbies room wired for Home Theatre speakers and facility for projector and screen cabling.
- ❑ TV and radio aerials and satellite dish installed.

PLUMBING AND HEATING

- ❑ Boilers in plant room provide central heating and hot water.
- ❑ Heating for each floor is separately zoned.
- ❑ Underfloor heating throughout the ground floor, first floor landing, bathrooms and second floor bathroom.
- ❑ Radiators in all bedrooms, dressing rooms, store and second floor landing.
- ❑ Immersion heaters fitted to unvented hot water cylinders.
- ❑ Water softener.
- ❑ Two outside taps.

SECURITY

- ❑ Intruder alarms with detectors in principal rooms and garage.
- ❑ BT point adjacent to burglar alarm control panel.

- ❑ Panic buttons on all key pads and in master bedroom.
- ❑ Wiring for CCTV points on front and rear elevations.
- ❑ Flood lighting at eaves level on front and rear elevations.
- ❑ Eurolock cylinder and Espagnolette multi point locking systems on external doors.
- ❑ Audio entry phone from shared main entrance gates to each floor.

OUTSIDE

- ❑ Natural stone patio and paths.
- ❑ The gardens will be laid to lawn and landscaped.
- ❑ Driveways finished in brick paving.
- ❑ Automated main entrance gates operated via a video entry system, with gate and drive lighting.

SERVICES

- ❑ All mains services available.
- ❑ Shared electricity supply to gates and drive lighting.

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 CHECK

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

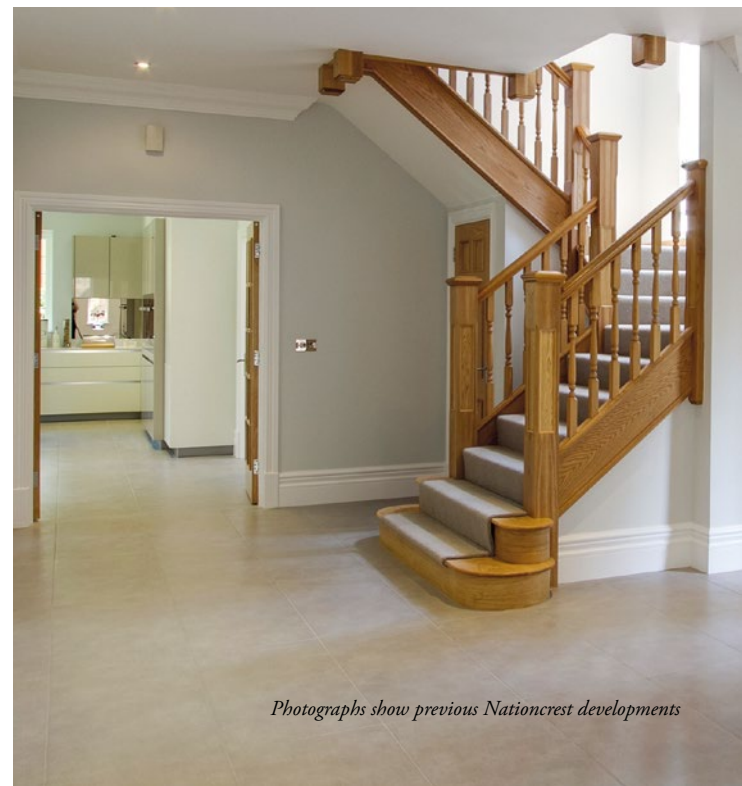
NOTE

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

Computer generated illustrations show Magnolias kitchen

NATIONCREST INTERIORS





Photographs show previous Nationcrest developments

NATIONCREST

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.



NATIONCREST PLC



Photographs show previous Nationcrest developments



Michaelmas, Great Missenden, Buckinghamshire



Windrush, Ascot, Berkshire



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*The particulars contained in this brochure including artist's impressions, computer generated illustrations, floor plans, site plan 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.*