



NATIONCREST PLC



THE SPINNEY

CLIFTON ROAD · CHESHAM BOIS · BUCKINGHAMSHIRE · HP6 5PU



THE SPINNEY

A contemporary style house traditionally constructed on a generous plot, featuring a superb kitchen/breakfast/family room, five/six bedrooms and five en-suites/bathrooms.

Ready for occupation December 2013

Interiors not yet ready to photograph

GROUND FLOOR

Drawing Room	7.01m x 5.49m	23'0" x 18'0"
Dining Room	5.33m x 4.09m	17'6" x 13'5"
Study	4.09m x 3.10m	13'5" x 10'2"
Kitchen/Breakfast Room	5.90m x 4.88m	19'4" x 16'0"
Family Room	6.00m x 5.59m	19'8" x 18'4"
Utility	2.97m x 1.83m	9'9" x 6'0"
Garage	5.54m x 4.88m	18'2" x 16'0"



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

FIRST FLOOR

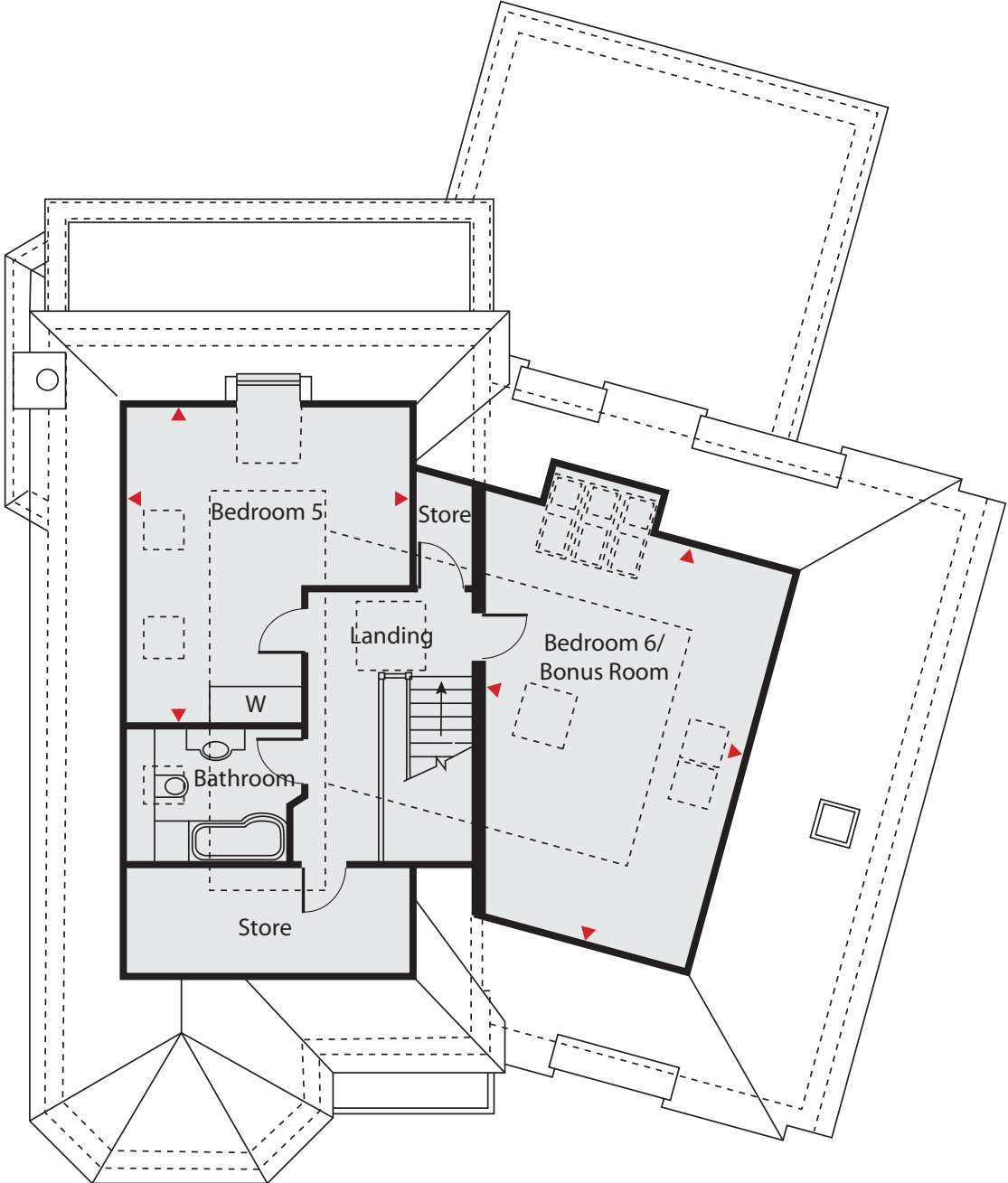
Master Bedroom	7.01m x 5.03m	23'0" x 16'6"
Bedroom 2*	6.64m x 4.03m	21'9" x 13'3"
Bedroom 3*	5.28m x 4.75m + lobby	17'4" x 15'7" + lobby
Bedroom 4	4.80m x 4.60m	15'9" x 15'1"



**These rooms have partially restricted headroom.
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SECOND FLOOR

Bedroom 5*	5.49m x 4.88m	18'0" x 16'0"
Bedroom 6/Bonus Room*	7.04m x 4.57m	23'1" x 15'0"



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SPECIFICATION

General Construction

- A contemporary style house 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: Bolection II stone surround with slate hearth and chamber, with a Chesney brushed steel multi-fuel basket.
- Oak staircase.
- Ornate plaster cornice on ground, first and second floors.
- Oak veneered panelled doors.
Glazed double doors to drawing room, dining room and kitchen/family room.
- Fitted wardrobes from the Lawrence Walsh ranges in Master dressing room and bedrooms 2, 3, 4 and 5.
- Chrome finished door and window furniture.
- Floor coverings:
Porcelain tiles: Hall, family room, kitchen/breakfast room, utility, bathrooms and cloakroom.
French Oak hardwood: Drawing room, dining room and study.
Carpets: Stairs, landings, all bedrooms and dressing rooms.

Kitchen

- Range: Design Matters Bespoke Collection – “Airo”
- Fronts: Washed Oak and Gloss Alabaster.
- Worktops: Quartz Stone.
- Appliances: Miele pyrolytic oven, combination oven, “Sous Chef” warming drawer, refrigerator, fridge/freezer, dishwasher, induction hob, Guttman ceiling extractor, Quooker Pro 3 boiling water tap.
- Provision made for washing machine and tumble dryer in utility.

Bathrooms and Cloakroom

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

Electrics / Lighting

- Wall switched 5 amp circuit lighting in drawing room and master bedroom.
- Low energy LED downlights to all habitable areas.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout all habitable areas.
- Smoke detectors on all floors.
- Heat detectors in kitchen and utility room.
- Carbon monoxide detector in drawing room.
- Garage door electrically automated.

Media Installations

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for two playback systems for Sky.
- 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 3.
- Bonus room/bedroom 6 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 garage provide central heating and hot water.
- Heating for each floor separately zoned.
- Underfloor heating throughout ground and first floors and in second floor bathroom. Radiators in bedroom 5,

- bonus room/bedroom 6 and second floor landing.
- Immersion heater fitted to unvented hot water cylinders.
- Water softener.
- Two outside taps.

Security

- Intruder alarm 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 on front and rear elevations.
- Flood lighting at eaves level on front and rear elevations.
- Winkhaus eurolock cylinder and espagnolette multi point locking system to all external doors.
- Audio entry phone at entrance gates.

Outside

- Natural stone patio and paths.
- The gardens will be laid to lawn and landscaped.
- Driveway finished in brick paving.
- Electronically automated timber gates.

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 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.

CHESHAM BOIS

Chesham Bois is nestled amongst the woodlands of the Chiltern Hills between Amersham and Chesham. It is a delightful village complete with local shops, two churches and four schools. Cricket is played on the common which also hosts the annual Chesham Bois Carnival.

The larger town of Amersham is close by and has a good selection of shops including Waitrose and Marks & Spencer Foodhall, boutiques, restaurants and coffee bars.

Amersham station is just 1.3 miles and offers both Metropolitan and Chiltern services. Journey time to London Marylebone is approximately 40 minutes by Chiltern Railways. By road, the motorway network can be reached via junction 18 on the M25 and junction 2 on the M40.

Sporting facilities are good with various activities available locally including cricket, rugby, football, hockey, swimming, diving and judo. The picturesque Harewood Downs Golf Club is 3.3 miles.

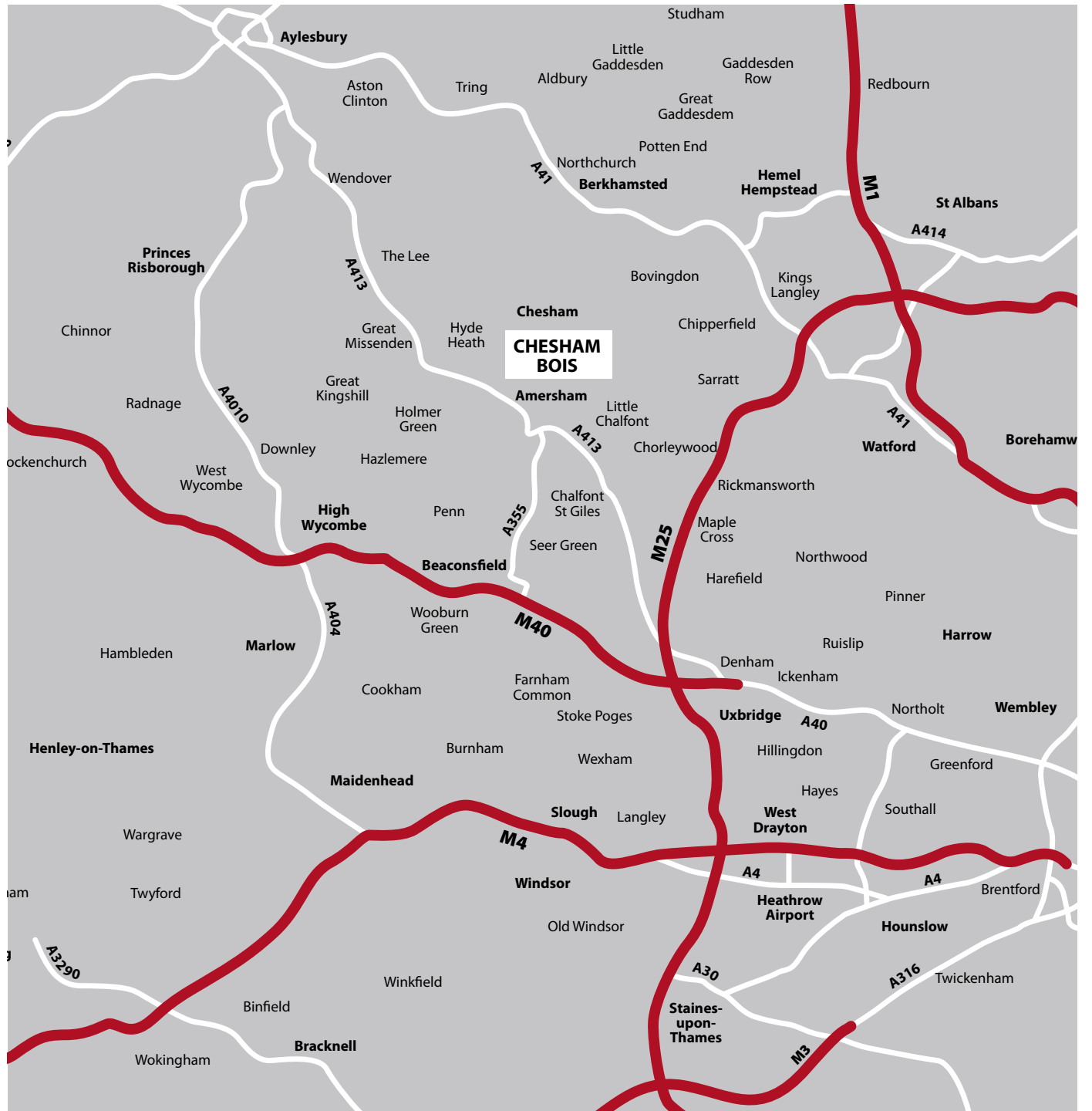
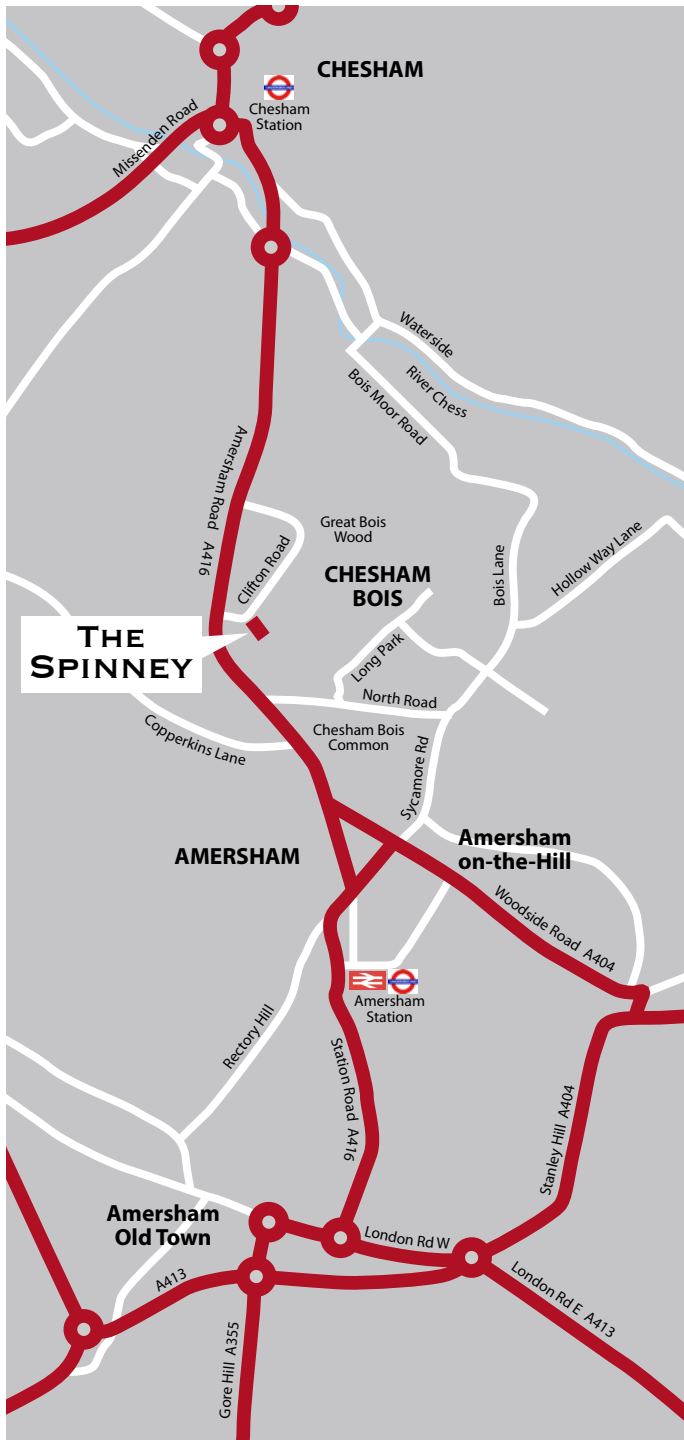
Educational facilities are excellent with several private and state schools in the area including the well-known Dr Challoner's grammar schools.

Photos show Clifton Road and Glebe Way, Chesham Bois



SITE PLAN





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.



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*The particulars contained in this brochure including 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 reserve the right to vary the specification as and when it may become necessary.*