

ABBOTSWOOD

A SELECTION OF LUXURY APARTMENTS
In Beaconsfield, Buckinghamshire



FERN LEAF
DEVELOPMENTS



Abbotswood in Beaconsfield

Space and modern living in the sought after “Golden Triangle” of Beaconsfield New Town

Imagine an exclusive development where traditional architecture goes hand-in-hand with modern living in one of the most beautiful parts of England.

In essence, that’s what Abbotswood represents – well appointed three bedroom luxury apartments in an all new development close to the heart of Beaconsfield New Town.

Nestling comfortably at the edge of the beautiful Chiltern Hills – an Area of Outstanding Natural Beauty – Beaconsfield is a picturesque market town surrounded by protected green belt.

You’ll be pleasantly surprised by the range of amenities, by how easy it is to reach London – and escape once more to something altogether different.

Beaconsfield is a great place to live and work, and one of England’s most affluent towns. In so many ways, Abbotswood reflects the mood of the town – traditional values wrapped in a vibrant modern package: understated excellence that is unmistakably English in style and character.





Computer Generated Image for illustrative purposes only

Abbotswood, Gregories Road, Beaconsfield

Three-bedroom luxury
apartments with generous
space and high specification

With its prestigious location and impressive presence, Abbotswood is a fitting addition to this high quality area.

The development comprises seven spacious apartments in an imposing three storey building with attractive architectural detail in fully landscaped grounds. An impressive helical staircase is a stunning feature in the main entrance hall. This is complemented by an eight person passenger lift.

Just three luxury first floor apartments are available, each with three bedroom suites including fully fitted dressing rooms to master bedrooms. All three apartments have well-proportioned rooms with high ceilings – and each has its own spacious balcony.

The excellent specification confirms the status of these luxury apartments, with state of the art kitchens and bathrooms finished with fittings from leading manufacturers, including Villeroy & Boch and Hansgrohe. Security and fire alarms are fitted as standard. A secure basement provides two dedicated car parking spaces and a private store. There are additional parking spaces for visitors.

Specification

COMMON AREAS

- » Feature helical staircase to main entrance hall
- » 8 person passenger lift

EXTERNAL

- » Bucks multi facing brickwork with contrasting brick quoins, architectural cast stone heads and cills and plain clay roof tiles
- » High performance UPVC vertical sliding sash and casement windows
- » Hardwood finish engineered timber main entrance door

BASEMENT

- » Automatic gates at top of ramp and at entrance to basement car park
- » Two dedicated car parking spaces in secure basement
- » Shared use of five parking spaces at basement level and one at ground level, which are to be restricted to use by visitors
- » Lock up store in basement with electrical power point

INTERNAL : GENERAL

- » Concrete floors with concrete blockwork to internal walls
- » Flat plaster finish to walls and ceilings
- » Brintons True Velvet fitted carpet to entrance hall, living rooms and bedrooms
- » Porcelanosa Urbatek floor tiles to kitchens, laundry rooms, cloakrooms and bathrooms
- » 8"/6" painted moulded skirtings as appropriate to room size, with matching architraves
- » Fully fitted dressing rooms and wardrobes
- » Engineered timber internal doors with hardwood veneer inlaid finish by Vicaima, with polished stainless steel ironmongery
- » All internal walls and ceilings to be Dulux paint finished
- » Fibrous plaster cornices

KITCHEN AND LAUNDRY

- » Bespoke kitchen design by Lida Cucina to include:
 - Fridge/freezer
 - Dishwasher
 - Feature pyrolitic oven
 - Combination microwave
 - Coffee machine
 - Wine cooler
 - Induction hob
 - Contemporary hood
 - Warming drawer
- » All appliances by Siemens or similar
- » Granite or high quality composite stone worktop with 100mm upstand
- » Waste disposal under sink
- » Laundry room – single sink, Siemens washing machine and separate dryer



Library photographs from Lida Cucina





BATHROOMS, SHOWER ROOMS AND CLOAKROOMS

- » Villeroy and Boch sanitary ware
- » Ample storage in vanity units and/or mirror cabinets
- » Hansgrohe showers and taps from the Axor range
- » All bathrooms and shower rooms fully tiled, with Porcelanosa Urbatek tiles

SERVICES

- » High efficiency gas fired system boiler for heating and hot water with pressurised hot water system for mains pressure showers
- » Energy efficient gas fired hot water underfloor heating to all rooms with individual temperature control to all principle zones, bathrooms, shower rooms and hall
- » Electric heated chrome towel rails to bathrooms and shower rooms
- » Real flame gas fire to lounge
- » Energy efficient "Whole House" heat recovery mechanical ventilation
- » Water conditioner to incoming mains cold water supply
- » Recessed energy saving / low voltage down lighters
- » Scene setting light switches to lounge, kitchen, dining and main bedroom
- » 5 amp lighting sockets installed in lounge, dining and bedrooms for standard lamps etc
- » Chrome finished power sockets and matching Cat 5 data outlets in all main rooms
- » Video/audio door entry access control system for visitor access to car park and main entrance
- » TV aerial points to all main rooms plus facility to connect to a communal satellite facility for the purchaser's future subscription (Sky HD)
- » HDMI connection point to main bedroom suite and lounge
- » Cat 5 data outlets networked to all main rooms, hard wired back to an AV hub cupboard for purchaser's specialist data, audio and video installation
- » Security alarm system, covering main entrance and all main rooms, operated via the Cat 5 data system or a local key pad
- » Mains operated fire alarm sensor sounder with emergency light and battery back-up will be fitted in entrance hall to meet NHBC and Building Regulations requirements

OUTSIDE AND GARDEN

- » Fully landscaped garden including:
 - Marshalls Tegula 'Piora', harvest colour paving to access and ground level parking
 - Breedon golden amber self binding gravel to footpaths
 - Stuart Garden Architecture gazebo
 - Versailles timber planters to entrance area
 - Planted timber pergola to garden store
 - Black metal, bow topped, interlaced decorative railings to front boundary
 - Black metal security fence and gates along building line



Beaconsfield, Buckinghamshire

Enviably situated at the edge of the beautiful Chiltern Hills – yet less than 30 miles from central London – the market town of Beaconsfield is a great place to live and work.

It's one of the most prosperous places in the country – with amenities to match.

When it comes to shopping, there's a wide choice of specialist local shops as well as big-name supermarkets such as Sainsbury's and Waitrose, as well as Marks & Spencer Simply Food. There's also a bustling market held every Tuesday.

You'll find a wide selection of pubs, bars and restaurants in both the New Town and the Old Town. These range from national chains to smaller specialist restaurants and traditional inns, with many delightful country pubs in the surrounding area.

Beaconsfield Golf Club is an established private members club. There are many other golf clubs within a 20-mile radius of the town. Beaconsfield is also home to squash, tennis and rugby clubs, all within easy reach.

At the gateway to the Chilterns, Beaconsfield is an ideal starting point for many wonderful walks in the picturesque countryside of Buckinghamshire.

Buckinghamshire retains the grammar school system for secondary education. There are excellent private and state schools catering for pupils of all ages.





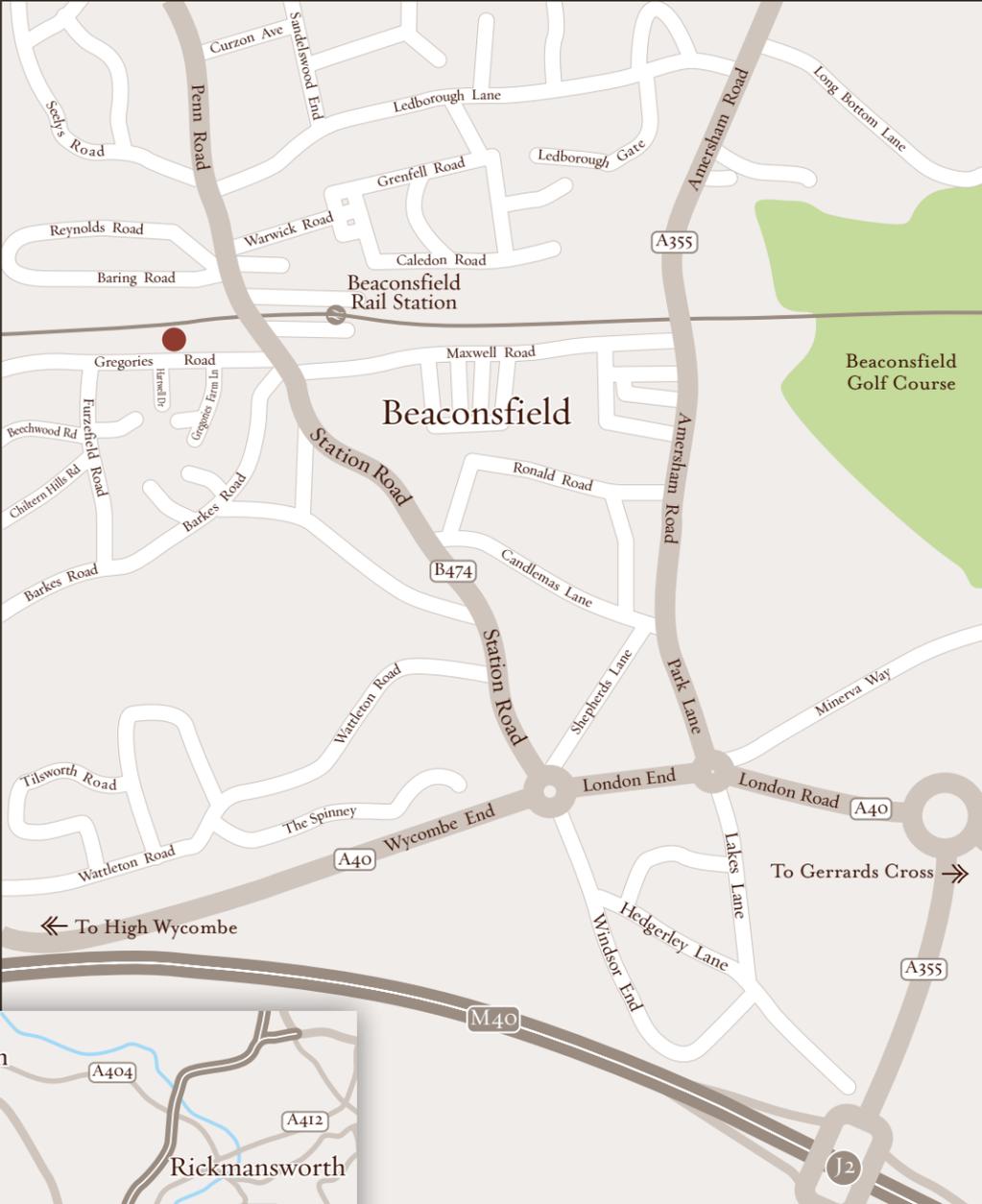
Superb Transport Links

A major attraction of Beaconsfield – for commuting, business or leisure is its superb road and rail links...

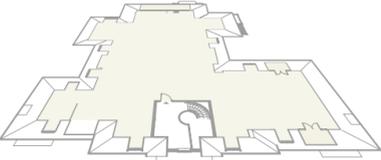
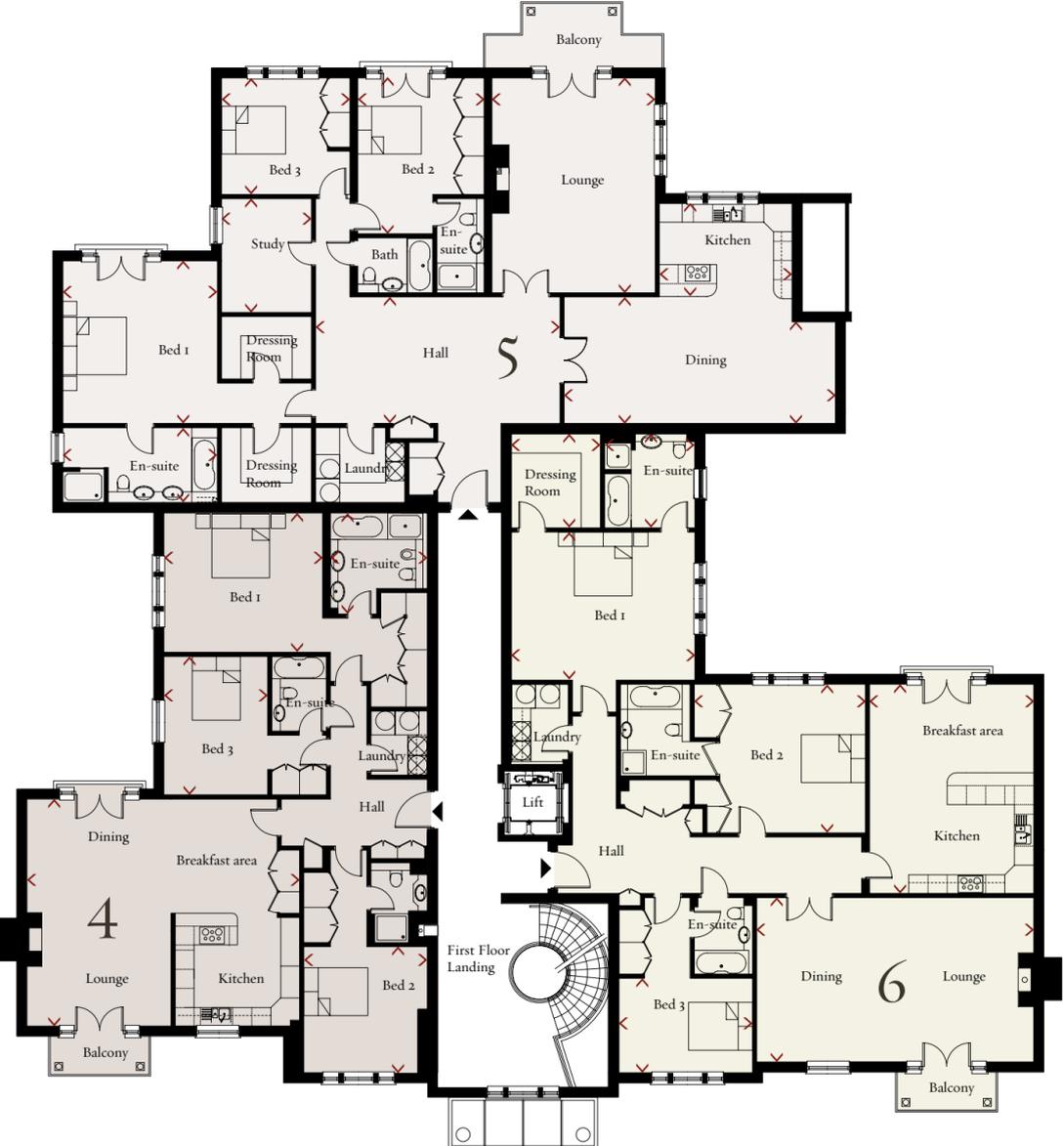
Motorway links include the nearby M40 for London, Oxford and Birmingham. The M25 and M4 motorways are also easily accessible. Nearby towns include Amersham, Gerrards Cross, Marlow, Windsor, Uxbridge and High Wycombe.

Beaconsfield's train station, served by the Chiltern Line, is within easy walking distance. London Marylebone is a 30-minute journey whilst Birmingham is easily accessible.

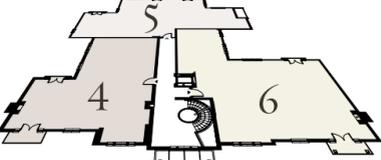
With Heathrow less than 30 minutes away by car and Luton, Gatwick and Stansted all within an hour's drive, Abbotswood is ideally located for the international traveller. The sea ports of Dover, Portsmouth and Southampton, as well as the Channel Tunnel, can all be reached within two hours.



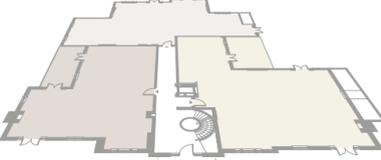
First Floor Floor Plan



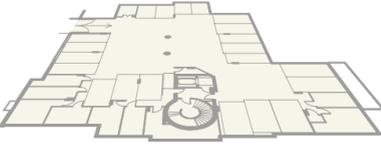
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT CAR PARKING

| | | |
|---|--------------------|--------------------------|
| APARTMENT 4 | | |
| » Lounge / Dining / Breakfast / Kitchen | 8.50m x 7.11m | (27' 11" x 23' 4") |
| » Bedroom 1 | 4.90m x 4.36m | (16' 1" x 14' 4") |
| » Bedroom 1 En-Suite | 3.26m x 3.00m | (10' 8" x 9' 10") |
| » Bedroom 2 | 3.94m x 3.84m | (13' 0" x 12' 7") |
| » Bedroom 3 | 4.33m x 3.21m | (14' 3" x 10' 6") |
| APARTMENT 5 | | |
| » Lounge | 6.72m x 5.09m | (22' 1" x 16' 8") |
| » Hall | 7.62m x 4.00m | (25' 0" x 13' 1") |
| » Dining Room | 8.46m x 3.96/3.17m | (27' 9" x 13' 0"/10' 5") |
| » Kitchen | 4.13m x 2.93m | (13' 7" x 9' 7") |
| » Study | 3.56m x 2.79m | (11' 8" x 9' 2") |
| » Bedroom 1 | 5.09m x 4.81m | (16' 8" x 15' 9") |
| » Bedroom 1 En-Suite | 4.81m x 2.37m | (15' 9" x 7' 10") |
| » Bedroom 2 | 4.87m x 3.95m | (16' 0" x 12' 11") |
| » Bedroom 3 | 3.99m x 3.64m | (13' 1" x 11' 11") |
| APARTMENT 6 | | |
| » Lounge / Dining Room | 8.63m x 5.15m | (28' 4" x 16' 11") |
| » Kitchen / Breakfast Area | 6.55m x 5.12m | (21' 6" x 16' 9") |
| » Bedroom 1 | 5.71m x 4.63m | (18' 9" x 15' 2") |
| » Bedroom 1 Dressing Room | 2.97m x 2.76m | (9' 9" x 9' 1") |
| » Bedroom 1 En-Suite | 2.97m x 2.85m | (9' 9" x 9' 4") |
| » Bedroom 2 | 5.33m x 4.65m | (17' 6" x 13' 5") |
| » Bedroom 3 | 4.16m x 2.95m | (13' 8" x 9' 8") |



Site Plan





FERN LEAF

DEVELOPMENTS

Fern Leaf Developments is a member of the Farmglade Group, a substantial property investment and development company based in South Buckinghamshire.

With a wealth of experience in high-end residential design and development, the Fern Leaf Team are driven by a passion for design and attention to detail.

Abbotswood is one of a number of high quality projects Fern Leaf are in the process of developing on superbly located sites in Beaconsfield and other prestigious locations in West London and the Chilterns.

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The information in this brochure is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters from time to time prescribed by any order made under the Property Misdescriptions Act 1991. Dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Designed by gqdesign.com 2010.

