

ROSEGATE & LAVENDERS

BLACKPOND LANE, FARNHAM COMMON, BUCKINGHAMSHIRE SL2 3EL





MODERN STYLISH LIVING

Nationcrest PLC, a long established and well respected local house builder are pleased to offer Rosegate and Lavenders, two elegant houses constructed to an exacting specification.

Situated in a sought after leafy lane within easy reach of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant. The towns of Gerrards Cross and Beaconsfield are close by and offer a fast mainline railway communication to London Marylebone and a larger selection of shops and supermarkets.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, idea for its attractive country walks, cycling paths and a relaxing café. Stoke Park, the popular Golf and Country Club is close by with its famous golf course, Spa and Gym.

The historic town of Windsor is six miles away in addition to other desirable other locations such as Maidenhead, Cookham and Henley on Thames. Farnham Common is perfectly situated for transportation links with easy access to the M40 and M4 motorways, close proximity to Heathrow Airport. In 2018/19 Crossrail at nearby Burnham and Taplow will provide commuters with easy access across central London to Canary Wharf.

The area is well regarded for its excellent grammar schooling along with a good number of state and independent schools including Caldicott (boys preparatory) in Farnham Common, Dair House (mixed preparatory) in Farnham Royal and Maltmans (girls preparatory) in Gerrards Cross. For a full list of catchment schools visit bucksec.gov.uk



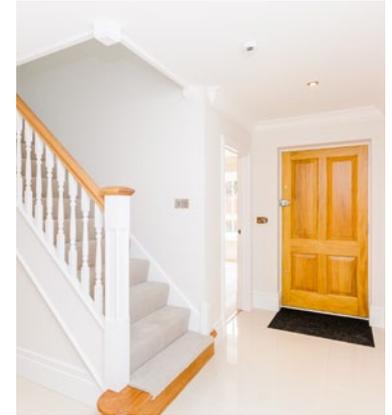
CONSTRUCTED TO AN EXACTING SPECIFICATION

ELEGANT AND SOPHISTICATED

Sitting in attractive grounds and approached via a gated driveway, Rosegate and Lavenders offer stylish but practical space, fulfilling the desires of the discerning home buyer. The houses have been designed to offer a combination of comfortable family living as well as providing fabulous space for entertaining.

Rosegate and Lavenders both offer generous living space with large open family living / kitchen areas, spacious entrance halls and landings and elegant drawing rooms.

Gardens are beautifully landscaped with a mixture of patio and lawned area and a selection of interesting plants and shrubs.





STYLISH BUT PRACTICAL SPACE

ROSEGATE

Rosegate offers well planned and elegant family accommodation with an emphasis on light and space. The house is approached via a gated entrance and block paved driveway.

The internal accommodation totals 2508 sq ft (233 sq metres) with a detached garage of 364 sq ft (24 sq metres). The ground floor accommodation comprises of an elegant entrance hall, open plan family / dining and kitchen area with an adjacent utility room. There is an elegant drawing room and a large study. On the first floor there is a master bedroom suite with dressing room and en suite bathroom. There are three further bedrooms, one with an en suite bathroom and a separate family bathroom.

EPC - B

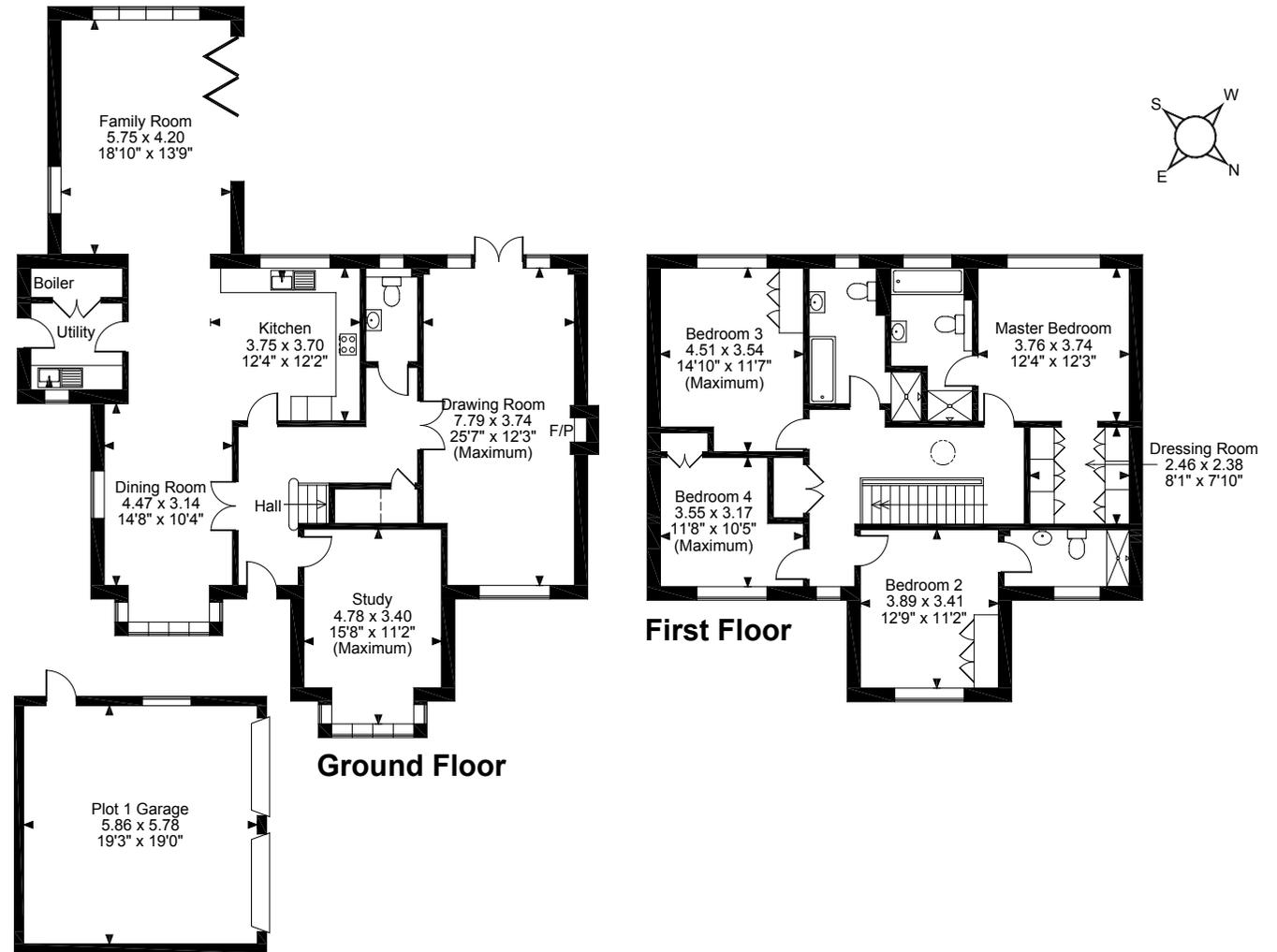


Approximate Gross Internal Area

Main House = 2508 Sq Ft/233 Sq M

Garage = 364 Sq Ft/34 Sq M

Total = 2872 Sq Ft/267 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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LAVENDERS

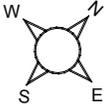
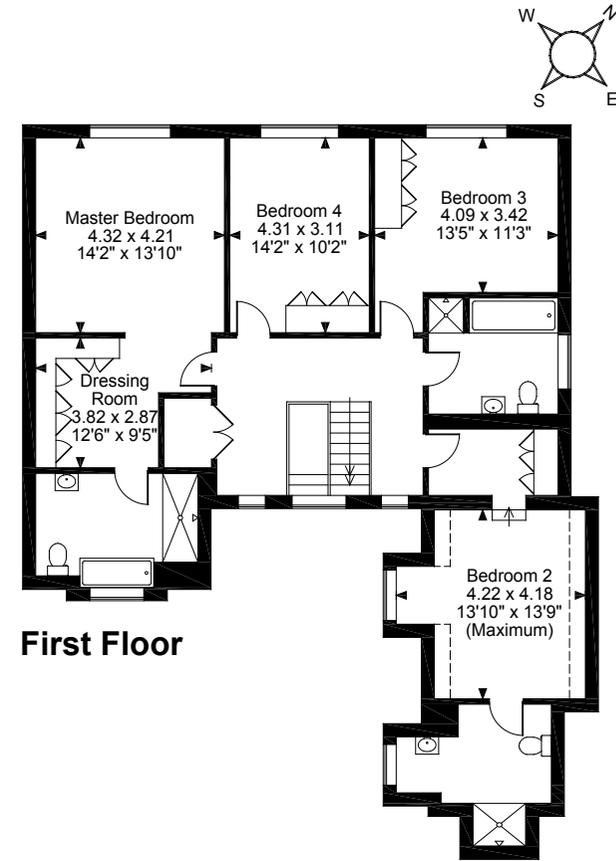
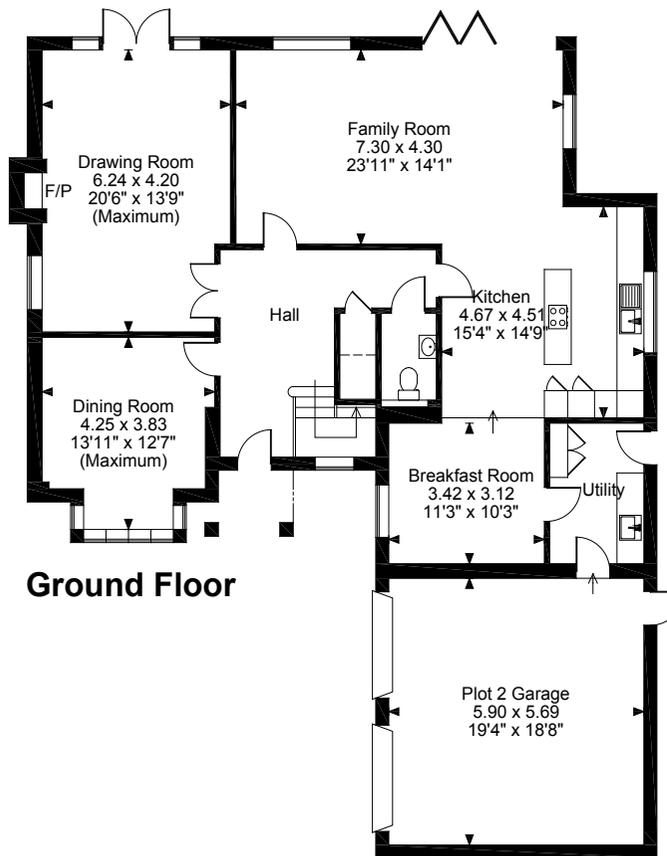
Designed to offer exceptional and adaptable living space, Lavenders features an attractive open family living area offering contemporary and stylish living with a practical element.

For more formal living and entertaining, there is a separate drawing room and dining room which could be used as a study if so desired. The first floor offers a particularly elegant and spacious master suite with dressing room and en suite bathroom. There is a separate guest bedroom with en suite shower room, two further bedroom and family bathroom. Lavenders also includes an integral double garage with access to the house via the utility. The house has a total accommodation of 2716 sq ft (252 sq metres) and a garage of 361 sq ft (34 sq metres).

EPC - B



Approximate Gross Internal Area
 Main House = 2716 Sq Ft/252 Sq M
 Garage = 361 Sq Ft/34 Sq M
 Total = 3077 Sq Ft/286 Sq M



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EXACTING SPECIFICATION AND ATTENTION TO DETAIL

Each house is traditionally constructed in brick with a high level of insulation and concrete floors to reduce sound transmission. Many of the rooms have an ornate cornice, oak veneered doors and fitted wardrobes by Lawrence Walsh. The flooring is a mixture of high quality carpet, attractive porcelain tiles and engineered timber.

The Kitchens are from the Design Matters bespoke collection and feature high gloss units with quartz stone worktops and fitted with a complete range of high level appliances. The Bathrooms are all of high quality with chrome finished fittings and attractive tiling throughout.

Outside, there are attractive landscaped rear gardens with a westerly aspect, patio areas, and block paved driveways with wrought iron entrance gates.

In both houses there is provision for all modern entertainment systems with pre wired surround sound, CAT5e cabling and LAN/RJ45 outlets in most rooms. For peace of mind, there are security features in both houses comprising of alarms, flood lighting to the front and rear and double cylinder mortice locks to all external doors.

SPECIFICATION

General Construction

- Traditionally constructed in brick and block beneath a clay 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

- Living room fireplace: Winchester style fire surround in Portland Caststone with slate hearth and polished cast iron fire basket by Rudloe Stoneworks.
- Ornate cornice in the hall, landing, reception rooms and bedrooms.
- Decorative staircase, hand painted with Oak handrails and newel caps,
- Oak veneered Suffolk style doors to all reception rooms, glazed double doors to the living room.
- Fitted wardrobes from the Lawrence Walsh ranges in bedrooms 1,2,3 and 4,
- Chrome finished door and window furniture.
- Floor coverings
 - Porcelain tiles - hall, kitchen, dining and family area, snug, utility, WC and bathrooms.
 - Engineered Timber (French Oak) - study.
 - Carpets - living room, stairs, landing, all bedrooms and master bedroom and 2 walk-in wardrobes.

Kitchen

- Furniture: Design Matters bespoke collection.
- Fronts: High gloss metallic grey and gloss white acrylic.
- Worktops: Quartz stone.
- Appliances: Bora induction hob with integral extractor, Neff multi function oven, microwave combination oven, fully integrated dishwasher and fridge freezer.
- Provision for washing machine and tumble dryer in utility.

Bathrooms and Cloakrooms

- Quality sanitary ware 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 living 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 landing.
- Heat detectors in kitchen and utility.
- Carbon monoxide detector in living 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 W, (One loop configured for satellite viewing at all TV points).
- Star-wired telecom structure with CAT5e cable.
- Computer wiring LAN/RJ4s outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in family area, bedroom 1 and bedroom 3.

Plumbing and Heating

- Gas fired boiler located in the garage 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 an un-vented hot water cylinder.
- 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 bedroom 1 and on key pads adjacent to front door and in garage.
- Flood lighting on front and rear elevations.
- Europrofile double cylinder mortice locks to all external doors.
- IP video control and automation for gate entry.

Outside

- Brick edged natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveways finished in brick paving.
- Wrought Iron entrance 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 Checks

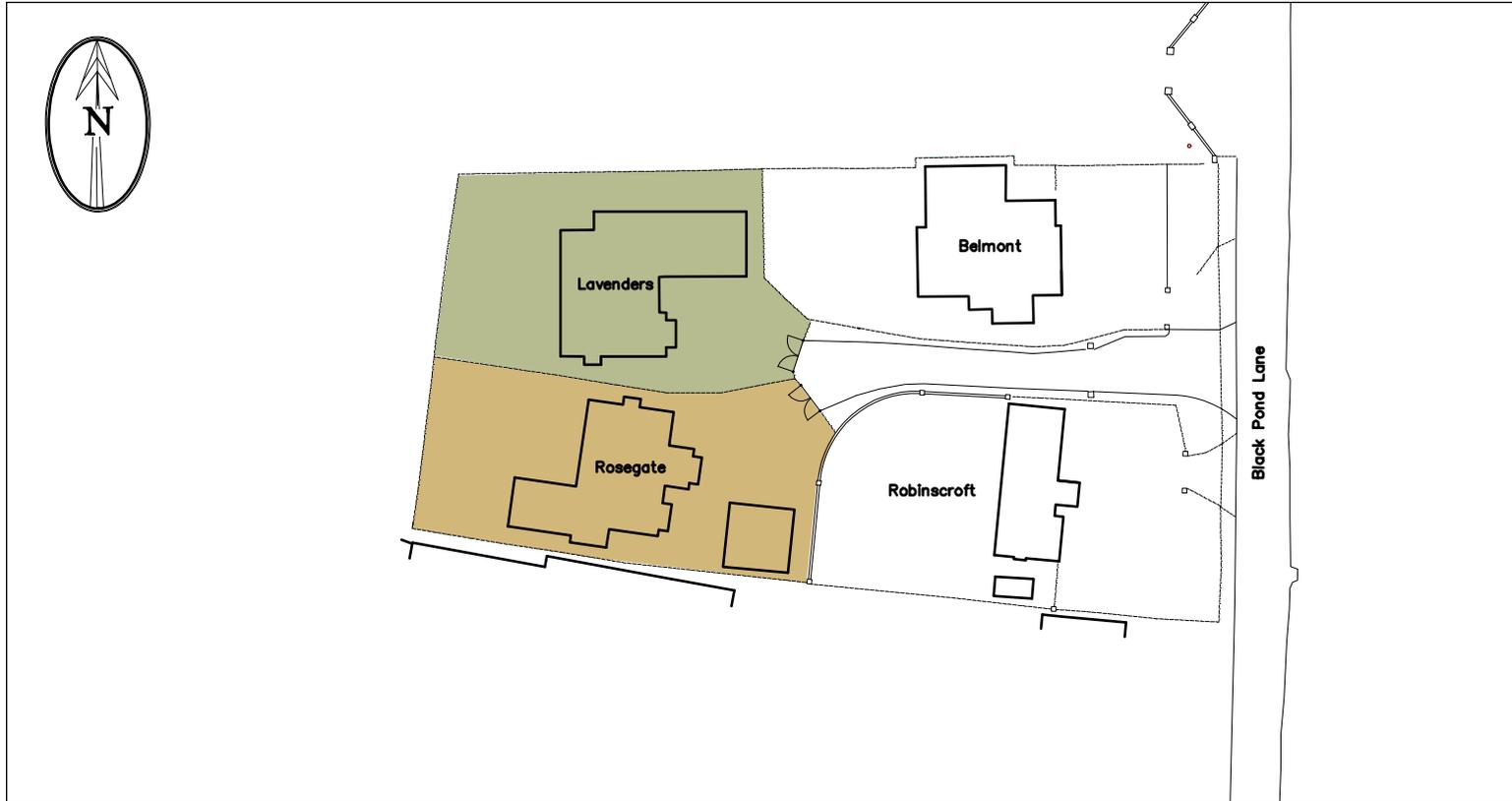
Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary,

Note

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









LOCATION

From M40 – Leave the M40 at junction 2. At the roundabout take the exit onto the A355 and continue for approximately 4 miles, passing through the village of Farnham Common. Take the first right hand turn into Kingsway and follow the road, passing Green Lane on the right. Before the next right turn, continue straight ahead into Blackpond Lane. Rosegate and Lavenders will be found on the right hand side.

From M4 – Leave the M4 at junction 6 and take the A355. Continue straight across the first roundabout, cross the A4 signposted Beaconsfield and M40. Continue along the A355 until coming to two mini roundabouts at Farnham Royal. Continue north along the A355 until entering the village of Farnham Common. Take the first right (opposite the Foresters Pub) into Kingsway and follow the road, passing Green Lane on the right. Before the next right turn, continue straight ahead into Blackpond Lane. Rosegate and Lavenders will be found on the right hand side.

Important Notice Foreman King give notice to anyone reading these particulars that: 1) The particulars do not constitute part of an offer or contract. All negotiations are subject to contract. 2) The particulars including text, photographs and plans are for the guidance only of the prospective purchasers and must be relied upon as a statement of fact. 3) The descriptions above therein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact. All measurements are approximate. 4) Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that the services are in good working order.



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