



THE DUTCH HOUSE

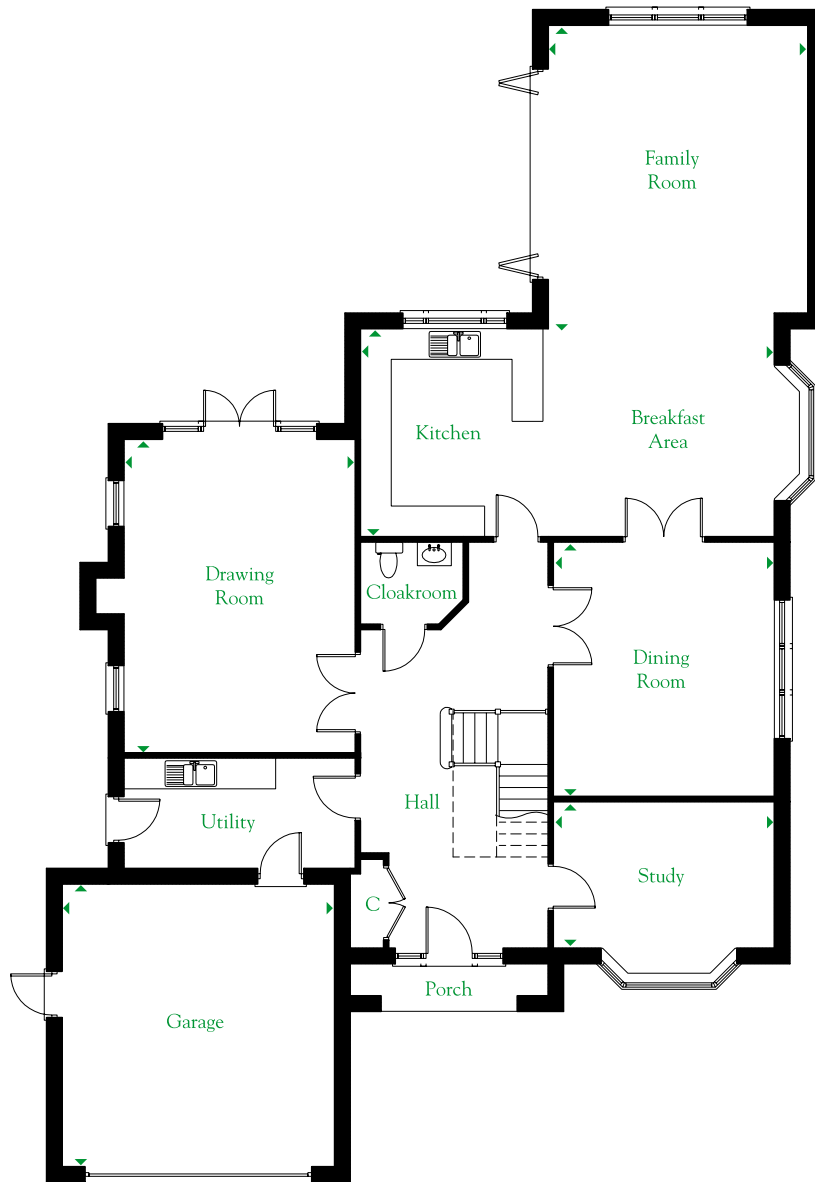
Forty Green Road
Knotty Green, Beaconsfield, HP9 1XL

A traditionally built house of great quality offering spacious accommodation including a superb kitchen/breakfast/family room, three further reception rooms, four bedrooms and four bathrooms.



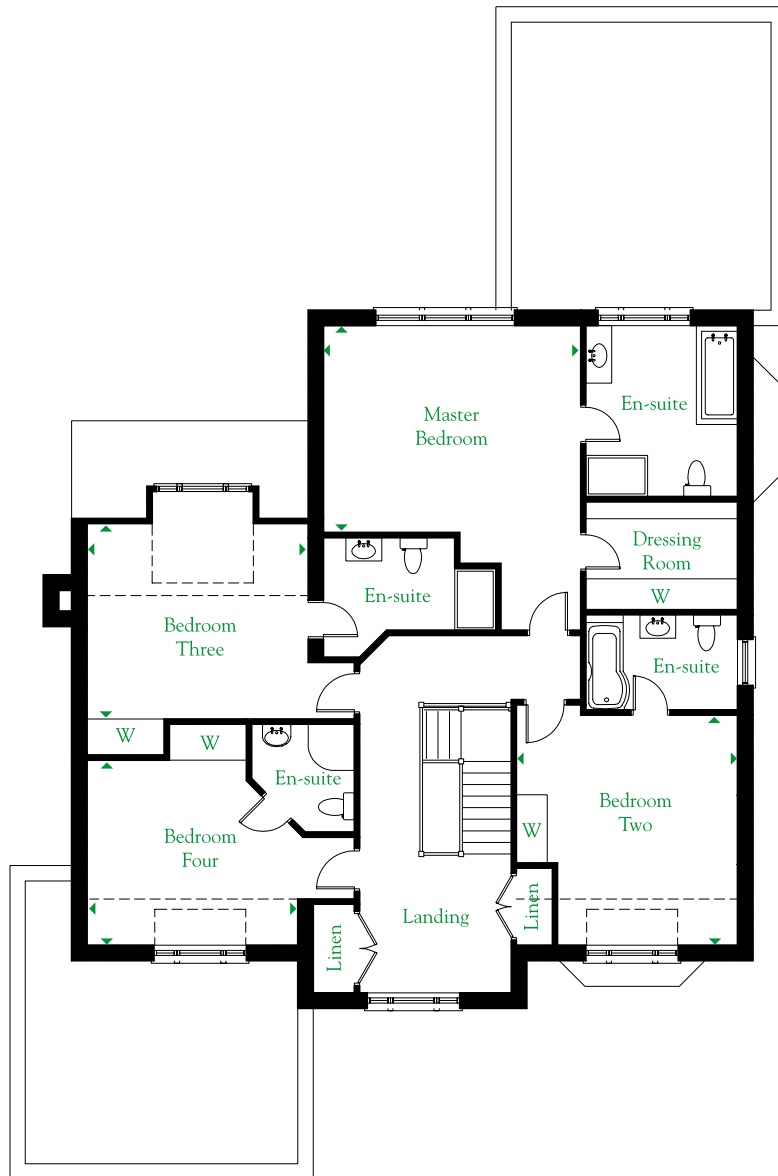
NATIONCREST PLC

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Ground Floor

Drawing Room	6.05m x 4.27m	19'10" x 14'0"
Dining Room	4.80m x 4.14m	15'9" x 13'7"
Kitchen/Breakfast Room	8.00m + bay x 3.99m	26'3" + bay x 13'1"
Family Room	5.87m x 5.00m	19'3" x 16'5"
Study	4.27m x 2.82m + bay	14'0" x 9'3" + bay
Utility Room	4.47m x 2.13m	14'8" X 7'0"
Garage	5.39m x 5.26m	17'8" x 17'3"



First Floor

Master Bedroom	4.95m x 4.57m + lobby	16'3" x 15'0" + lobby
*Bedroom Two	4.45m x 4.27m	14'7" x 14'0"
*Bedroom Three	4.27m + lobby x 3.76m + dormer	14'0" + lobby x 12'4" + dormer
*Bedroom Four	4.06m x 3.58m	13'4" x 11'9"

*These rooms have partially restricted headroom.

Measurements are indicated by arrow heads.

All measurements have been scaled from the architect's plans and may differ from built dimensions.

BRIEF SPECIFICATION

General Construction

- Traditionally constructed in brick and block beneath a clay tiled roof.
- Concrete floors to reduce sound transmission.
- Top 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: Bath Caststone – ‘Bollection II’ by Rudloe Stoneworks.
- Ornate cornice in the hall, landing, reception rooms and bedrooms.
- Staircase with turned newels, volute and walnut handrail and newel caps.
- Walnut veneered panelled doors to all reception rooms. Glazed double doors to living room and dining room.
- Fitted wardrobes from the Lawrence Walsh ranges in master bedroom dressing room and bedrooms 2, 3 and 4.
- Chrome finished door and window furniture.
- Floor coverings:-
Porcelain tiles - hall, kitchen, breakfast area, family room, utility, bathrooms and WC.
Engineered Timber (Canadian Walnut) – dining room and study.
Carpets - drawing room, stairs, landing, all bedrooms and master bedroom dressing room.

Kitchen

- Manufacturer: Systemat
- Fronts: Grey acacia and Shiny Cashmere
- Worktops: Compac with granite breakfast bar
- Appliances: Miele induction hob with Falmec extractor, Miele multi function oven, microwave combination oven, steam oven, warming drawer, fully integrated dishwasher and two fridge freezers (includes ice maker). Quooker boiling water tap.
- Provision for washing machine and tumble dryer in utility.

Bathrooms and Cloakrooms

- 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 landing.
- 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 and master bedroom.

Plumbing and Heating

- Gas fired boiler located in garage for central heating and hot water.
- Heating for each room thermostatically controlled.
- Underfloor heating throughout ground floor and in first floor 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 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 both floors of house.

Outside

- Natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveway finished in brick paving.
- Electronically operated 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 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.