



NATIONCREST PLC

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# HANOVER HOUSE

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HANCOCK'S MOUNT  
ASCOT





## HANOVER HOUSE

HANCOCK'S MOUNT · ASCOT

BERKSHIRE · SL5 9PQ

A substantial property of great quality  
individually designed for the discerning buyer.  
Hanover House is traditionally built offering  
luxurious, spacious accommodation and  
state-of-the-art energy saving, media and  
security systems



Hanover House is located in Hancock's Mount, a quiet residential road in South Ascot within easy reach of Ascot town centre and the station.

Ascot is well known for hosting the world's most famous race meeting. Royal Ascot is held in June every year and attended by the royal family who arrive in horse drawn carriages.

Ascot High Street has a variety of shops including a supermarket, restaurants, cafés and boutiques.

There are several excellent independent schools in the area.

Heatherwood Hospital in London Road offers a minor injuries unit and both inpatient and outpatient services.

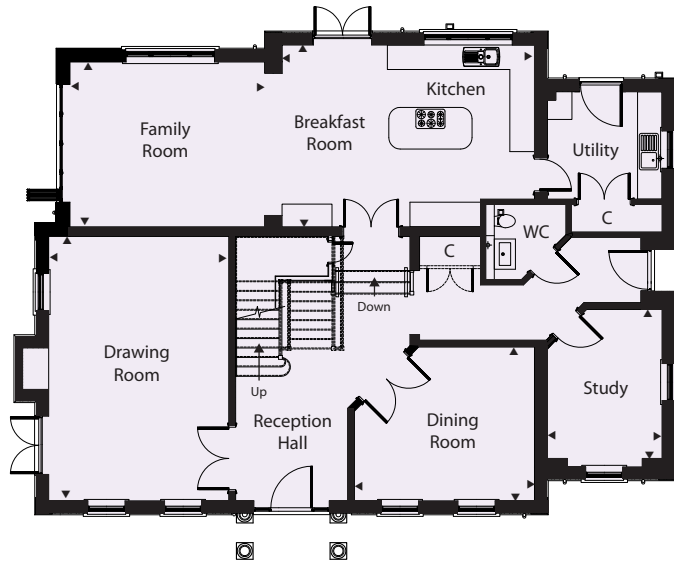
Ascot is a popular location for commuters as the station offers a frequent train service to London Waterloo and to Reading.





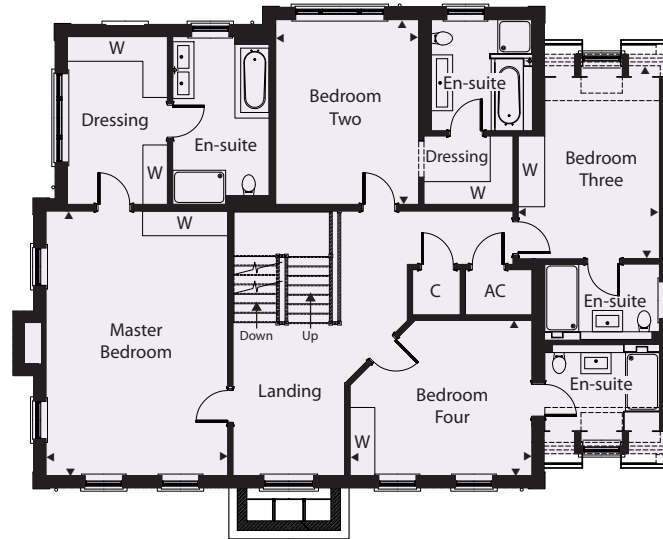
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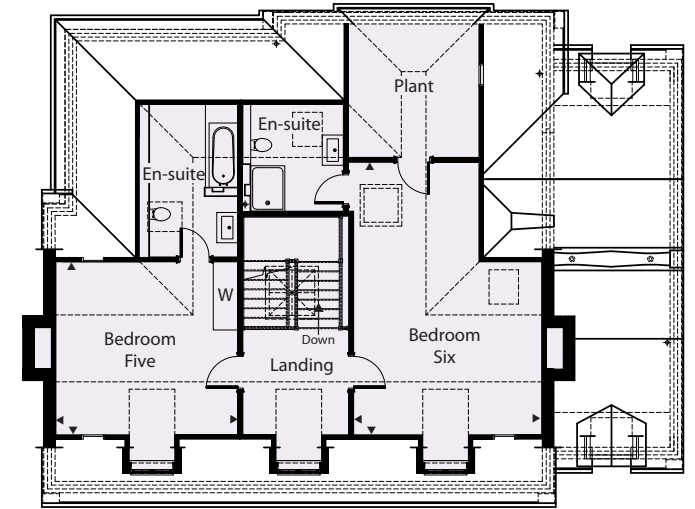
## Ground Floor

|                        |               |               |
|------------------------|---------------|---------------|
| Drawing Room           | 7.00m x 4.77m | 23'0" x 15'8" |
| Dining Room            | 4.77m x 4.08m | 15'8" x 13'5" |
| Study                  | 4.17m x 3.04m | 13'8" x 10'0" |
| Family Room            | 5.10m x 4.37m | 16'9" x 14'4" |
| Kitchen/Breakfast Room | 6.67m x 4.78m | 21'0" x 15'8" |
| Utility                | 2.81m x 3.04m | 9'3" x 10'0"  |



## First Floor

|                |               |               |
|----------------|---------------|---------------|
| Master Bedroom | 7.00m x 4.77m | 23'0" x 15'8" |
| Dressing Room  | 4.44m x 2.64m | 14'7" x 8'8"  |
| Bedroom Two    | 5.87m x 3.75m | 19'3" x 12'4" |
| Bedroom Three  | 5.08m x 3.71m | 16'8" x 12'2" |
| Bedroom Four   | 4.76m x 4.12m | 15'7" x 13'6" |



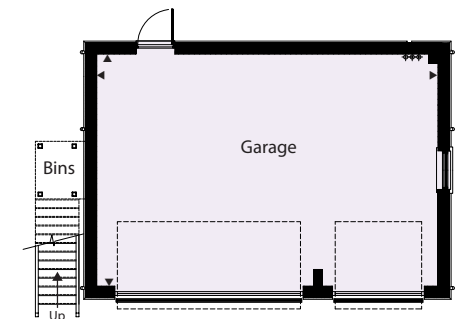
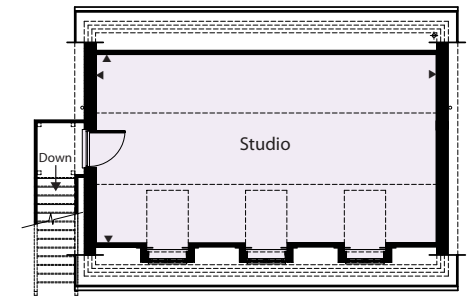
## Second Floor

|               |               |                |
|---------------|---------------|----------------|
| Bedroom Five* | 4.62m x 4.54m | 15'2" x 14'10" |
| Bedroom Six*  | 7.25m x 4.94m | 23'9" x 16'2"  |

## Garage

|                        |               |               |
|------------------------|---------------|---------------|
| Garage                 | 9.05m x 6.25m | 29'8" x 20'6" |
| Studio* (above Garage) | 9.05m x 4.97m | 29'8" x 16'4" |

\*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. Artist's impression is for guidance only and its accuracy is not guaranteed.



Photographs show previous  
Nationcrest developments



# HANOVER HOUSE SPECIFICATION

## GENERAL CONSTRUCTION

Traditionally constructed in brick and block beneath a clay tiled roof.

Stone entrance portico and columns.

Concrete floors to reduce sound transmission.

Sliding sash windows fitted with argon filled double glazed units. Side hung casements to second floor and garage dormer windows.

## INTERNAL FEATURES

Living room fireplace: Bolection stone surround with slate hearth and Chesney basket with spherical dogs.

Oak staircase.

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 living room, dining room and kitchen/family room.

Fitted wardrobes from the Lawrence Walsh ranges in bedrooms 1 - 5.

Chrome finished door and window furniture.

Floor coverings:

Porcelain tiles: Hall, family room, kitchen/breakfast room, utility, bathrooms and cloakroom.

French Oak: Dining room and study.

Carpets: Living room, stairs, landings, all bedrooms and dressing rooms.

## KITCHEN

Kitchen furniture from the Airo range with gloss lac 9010/natural oak fronts and quartz stone worktops.

Appliances include two Miele multifunction pyrolytic ovens, steam oven, combination oven, two warming drawers, refrigerator, dishwasher, induction hob, Falmec ceiling mounted stainless steel extractor, Quooker boiling water tap.

Large freestanding freezer in utility.

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 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 most rooms.

Courtesy lights in all wardrobes and cupboards.

Chrome finished sockets and switch plates throughout (except cupboards and garage).

Smoke detectors on all floors.

Heat detectors in kitchen and utility room.

Carbon monoxide detector in living room.

Garage doors 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 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, bedrooms 1, 2 and 6 and studio above garage.

Bedroom 6 wired for Home Theatre speakers and facility for projector and screen cabling.

#### PLUMBING AND HEATING

Air source heat pumps provide central heating and hot water.

Heating for each floor separately zoned.

Underfloor heating on ground, first floor and second floor bathrooms. Radiators in bedrooms 5 and 6.

Electric radiators in studio above garage.

Immersion heater fitted to Megaflow 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 all elevations.

Flood lighting at eaves level on left flank and rear elevations.

Europrofile double cylinder mortice locks or five-lever deadlocks to all external doors.

Audio entry phone from entrance gates and pedestrian gate to each floor in house and to studio.

#### OUTSIDE

Natural stone patio and paths.

The gardens will be laid to lawn and landscaped.

Driveway finished in clay brick paving.

Electronically operated wrought iron entrance gates and pedestrian gate.

#### 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.



Photographs show previous  
Nationcrest developments

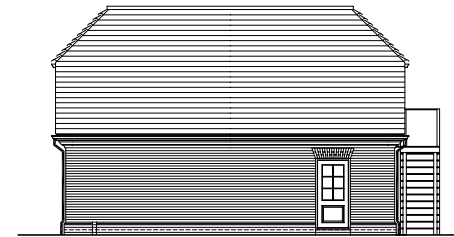




Front Elevation



Side Elevation



Rear Elevation



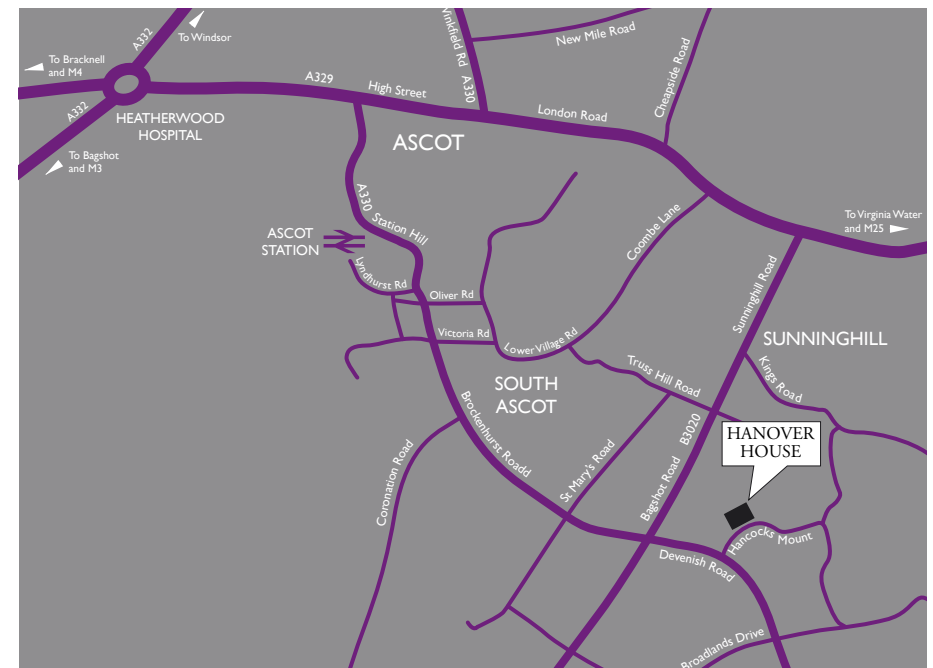
Side Elevation



Garage Elevations



Site Plan





## NATIONCREST PLC

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 to the highest quality and there are no standard house types. Every scheme 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.



The particulars contained in this brochure including artist's impression, 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.



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