



ROSEMOUNT

KNOTTY GREEN · BEACONSFIELD

BUCKINGHAMSHIRE

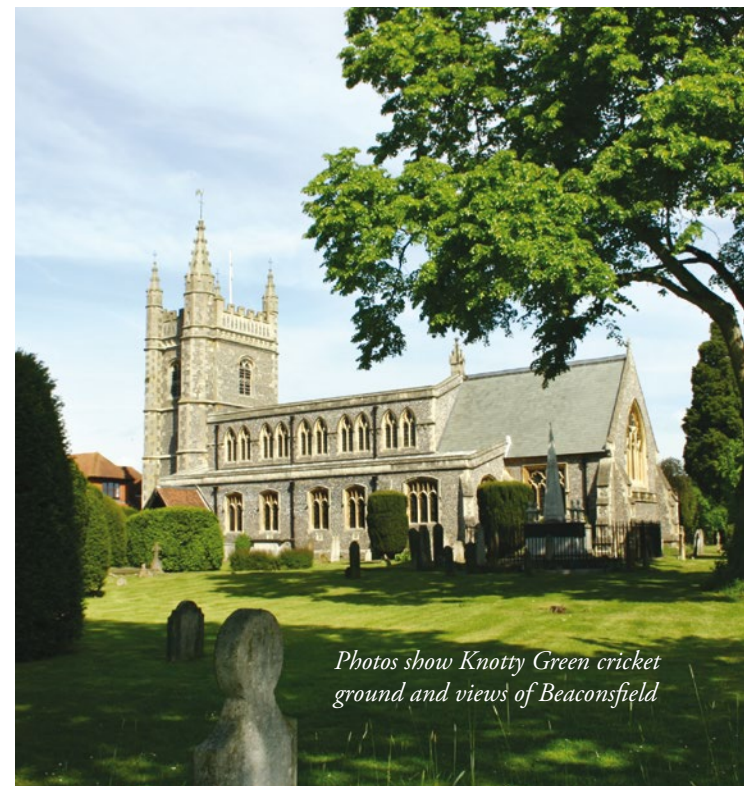
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NATIONCREST PLC



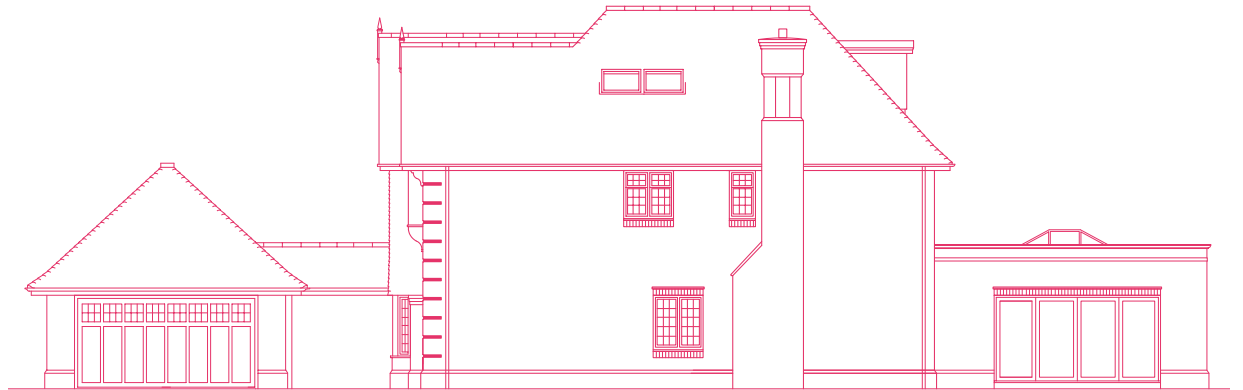
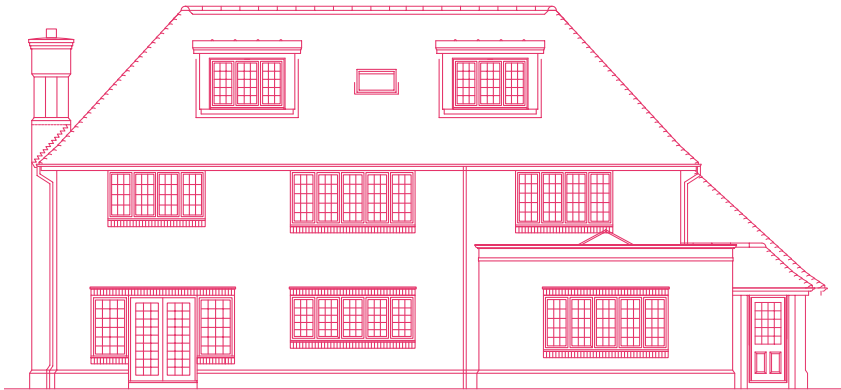
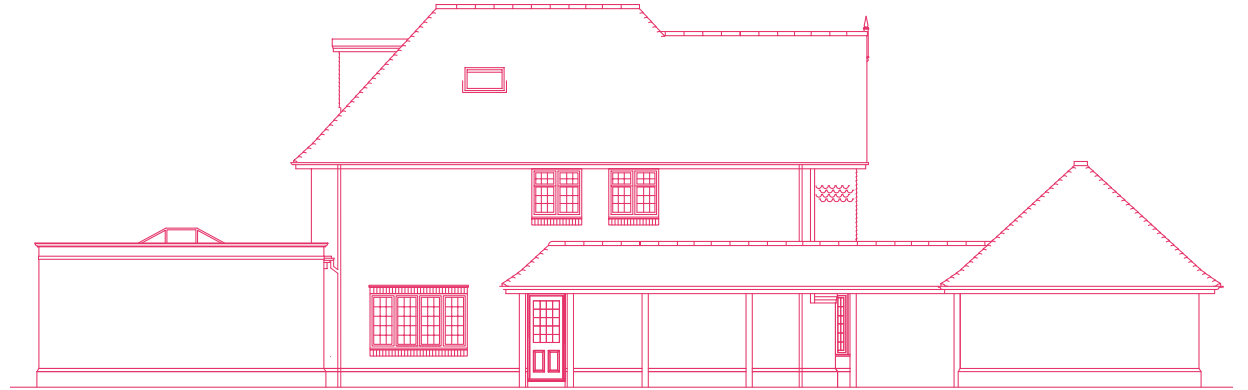
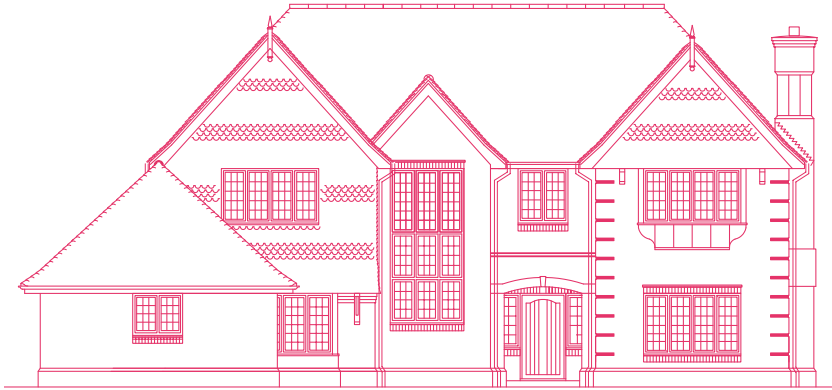
ENTRANCE GATES



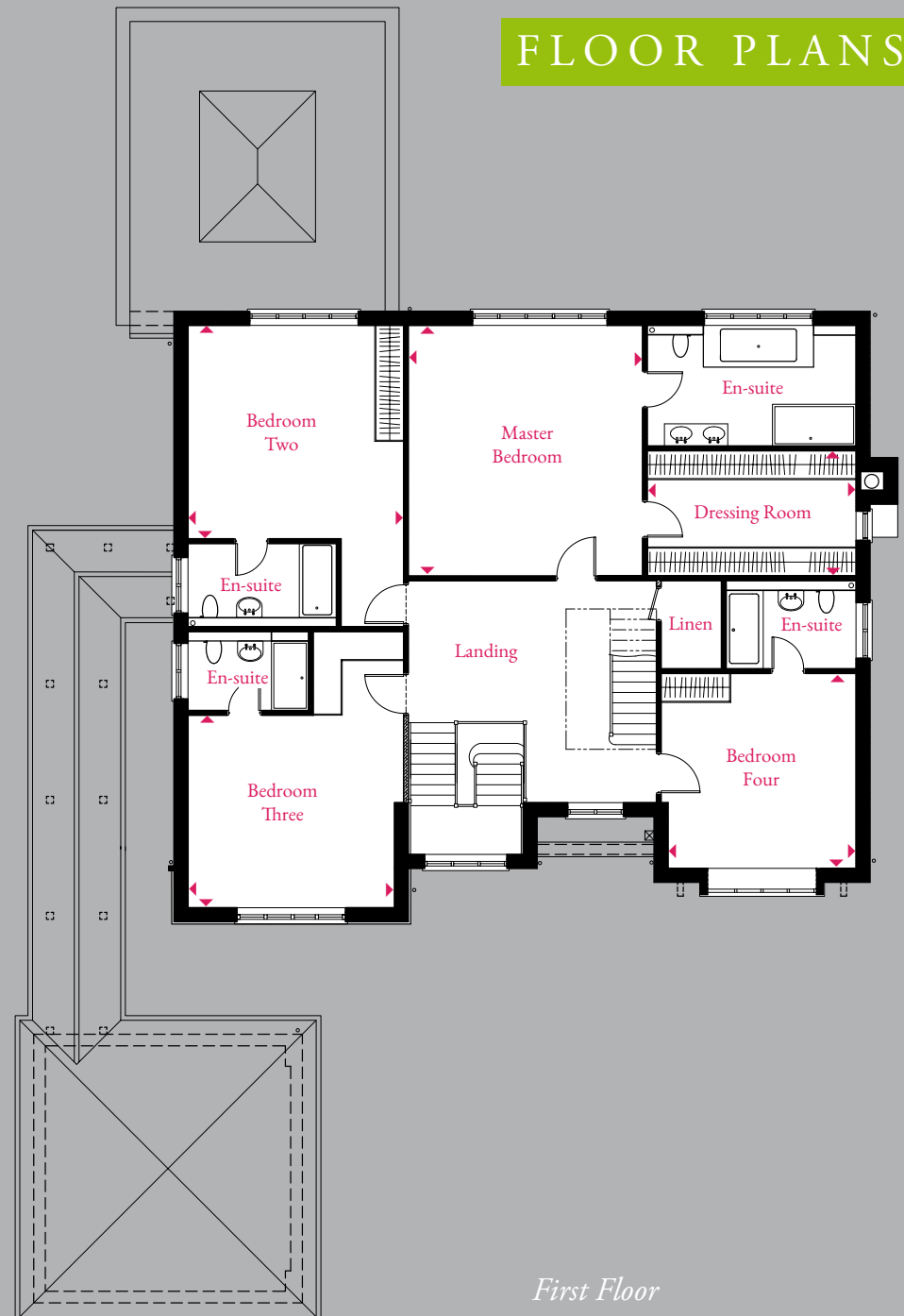
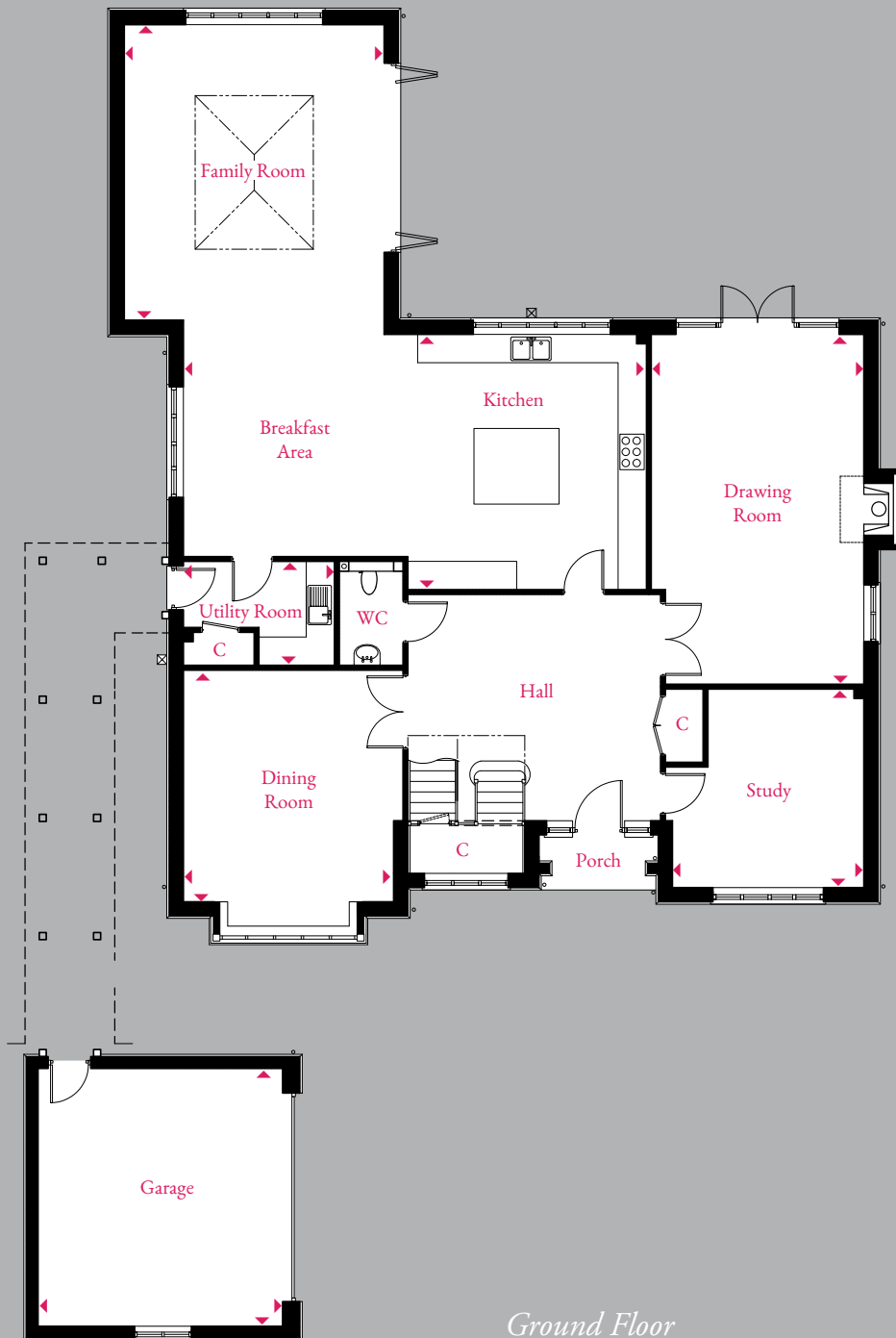
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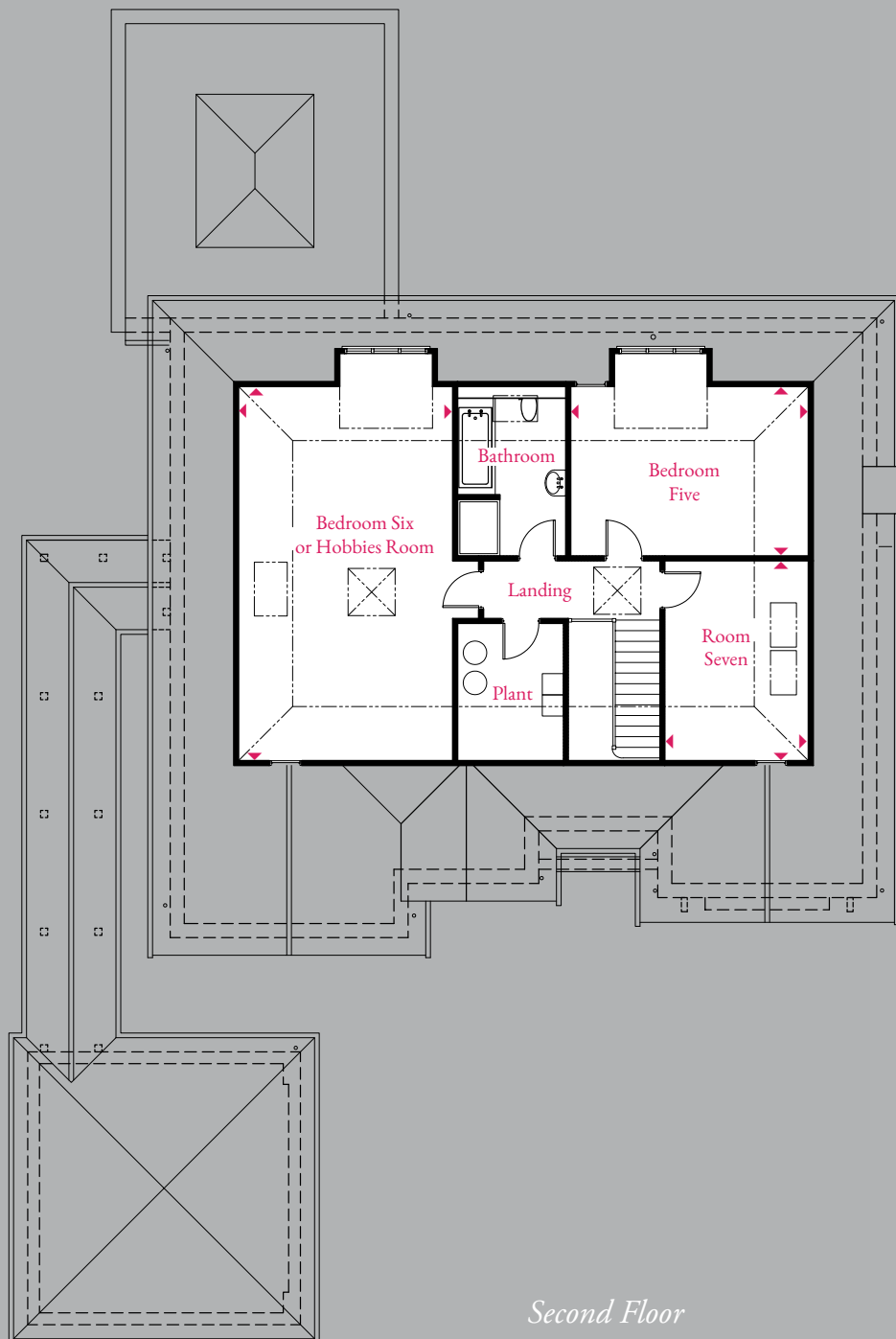


ELEVATIONS



FLOOR PLANS





Second Floor

Ground Floor

Drawing Room	7.37m x 4.47m	24'2" x 14'8"
Dining Room	4.87m x 4.42m	16'0" x 14'6"
Study	4.17m x 4.02m	13'8" x 13'2"
Kitchen/ Breakfast Room	9.77m x 5.37m	32'0" x 17'7"
Family Room	6.22m x 5.47m	20'5" x 17'11"
Utility Room	3.17m x 2.17m	10'5" x 7'1"
Garage	5.45m x 5.18m	17'11" x 17'0"

First Floor

Master Bedroom	5.37m x 5.02m	17'7" x 16'6"
Dressing Room	4.47m x 2.67m	14'8" x 8'9"
Bedroom Two	4.62m x 4.57m	15'2" x 15'0"
Bedroom Three	4.62m x 4.12m	15'2" x 13'6"
Bedroom Four	4.17m x 4.17m	13'8" x 13'8"

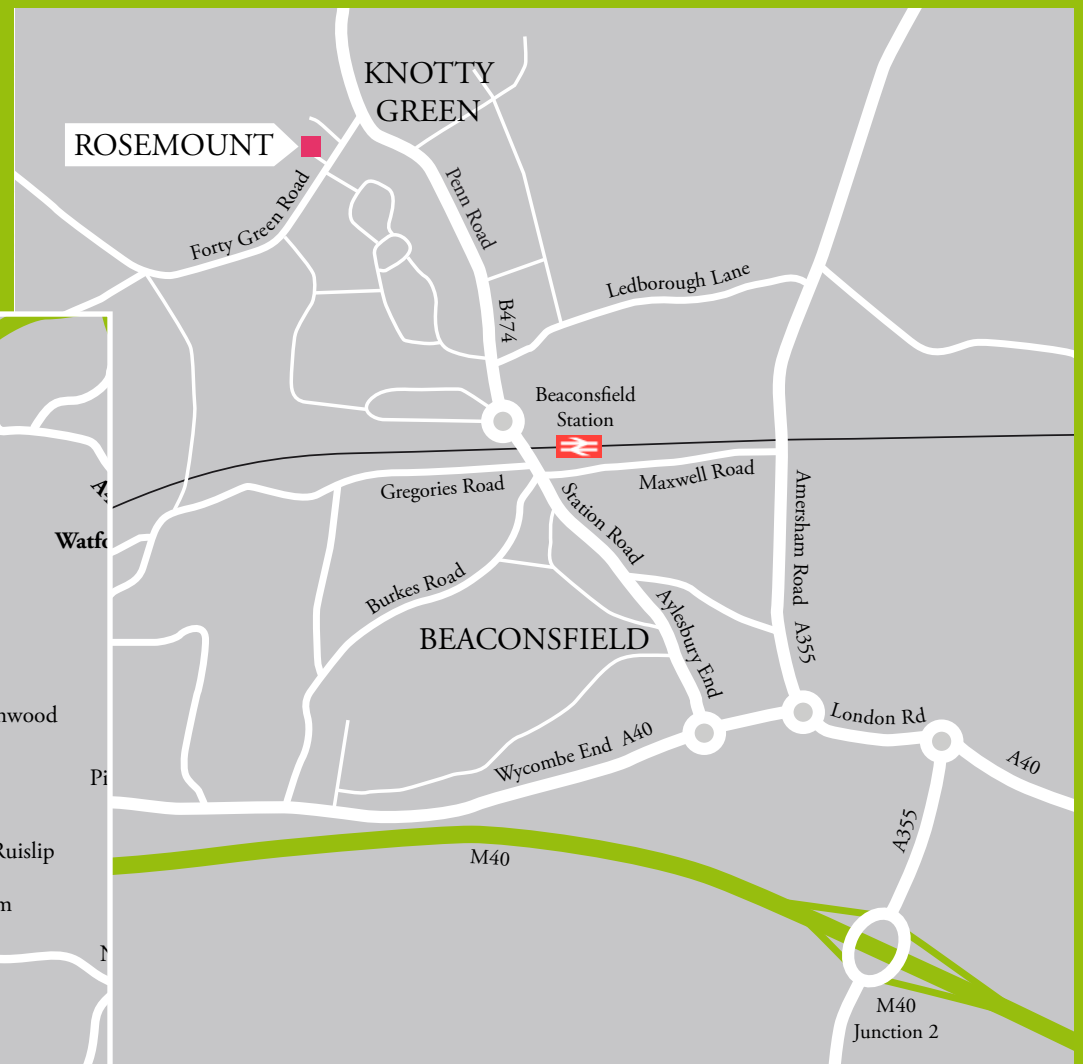
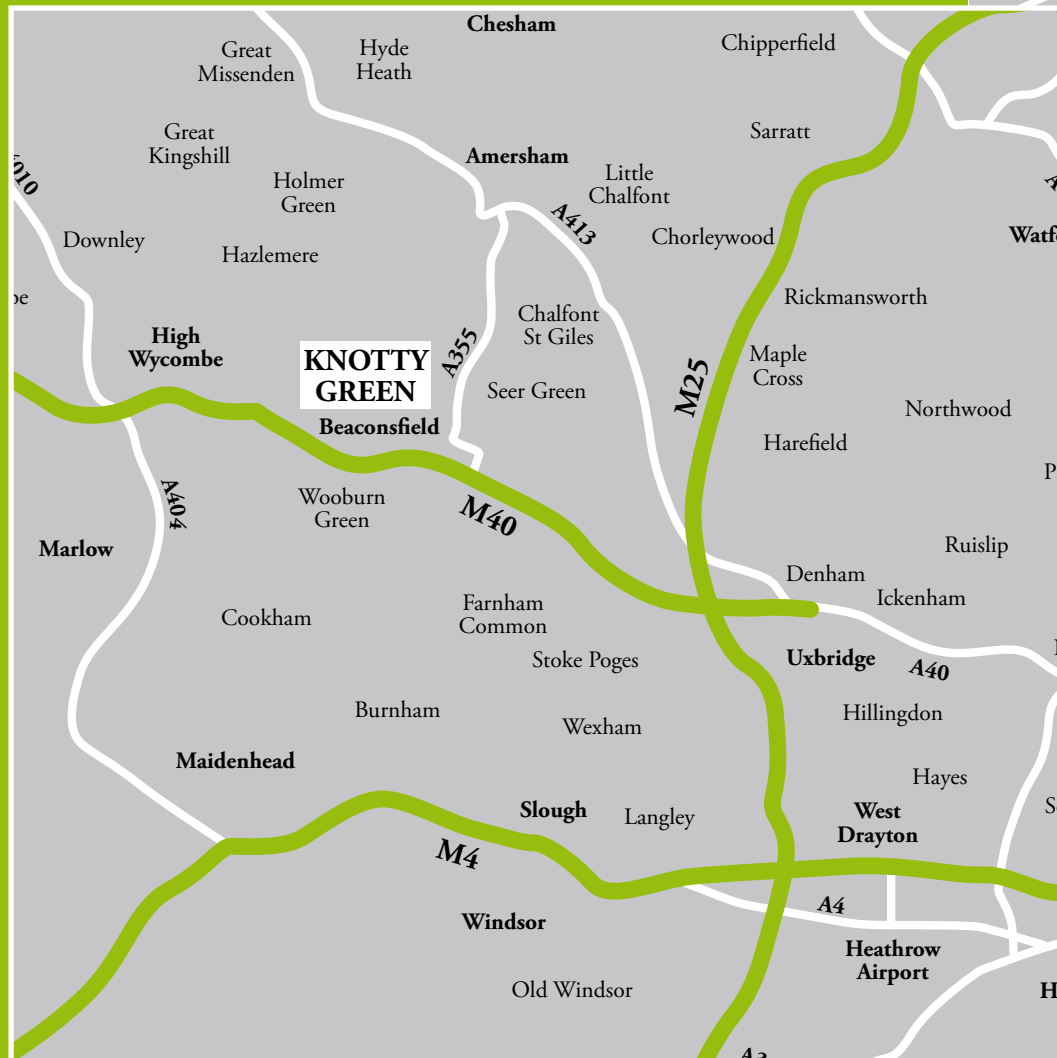
Second Floor

*Bedroom Five	5.02m x 3.57m	16'6" x 11'9"
*Bedroom Six	7.92m x 4.52m	26'0" x 14'10"
*Room Seven	4.22m x 3.02m	13'10" x 9'11"

**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.*

SITE PLAN





LOCATION

SPECIFICATION

GENERAL CONSTRUCTION

- ❑ Traditionally constructed in brick and block beneath a clay tiled roof.
- ❑ Concrete ground and first floors to reduce sound transmission.
- ❑ Side hung casement windows fitted with argon filled double glazed units.

INTERNAL FEATURES

- ❑ Drawing room fireplace: Bath Caststone “The Hartham” fire surround with a honed slate hearth and a Chesney 18” “Amhurst” polished cast iron fire basket.
- ❑ All staircases in American White Oak.
- ❑ 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 drawing room and dining room.
- ❑ Fitted wardrobes from the Lawrence Walsh range in the dressing room to the master bedroom and bedrooms 2, 3 and 4.
- ❑ Chrome finished door and window furniture.
- ❑ Floor coverings:
Porcelain tiles: Hall, kitchen/breakfast/family room, utility, cloakroom, bathrooms and plant room.
French Oak Hardwood: Dining room and study.
Carpets: Living room, stairs, landings, all bedrooms, dressing rooms and store.



KITCHEN

- ❑ Fronts: White gloss lacquer and metallic grey gloss.
- ❑ Worktops: Quartz stone.
- ❑ Appliances: Miele Pureline cooking oven, steam oven, microwave oven, two warming drawers, induction hob, wine conditioner, integral fridge, integral freezer (including ice maker), dishwasher, Falmec ceiling mounted stainless steel extractor, Quooker boiling water tap.
- ❑ Provision 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.
- ❑ Lower energy LED downlights in most rooms.
- ❑ Courtesy lights in all wardrobes and cupboards.
- ❑ Chrome finished sockets and switch plates throughout (except inside cupboard and in garage).
- ❑ Full fire alarm system, including smoke and heat detectors.
- ❑ Carbon Monoxide detector in drawing room.
- ❑ Garage door electrically operated.



MEDIA INSTALLATIONS

- ❑ Pre-wired for multi room sound system.
- ❑ TV and FM points in most rooms.
- ❑ Pre-wired for four playback systems for SKY+.
- ❑ Star wired telecom structure with CAT5 cable.
- ❑ Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- ❑ High level wiring positions for flat panel screen televisions in family room, breakfast area, master bedroom and bedroom 2.
- ❑ Bedroom 6/hobbies room 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 plant room provide central heating and hot water.
- ❑ Heating for each floor is separately zoned.
- ❑ Underfloor heating throughout the ground floor, first floor landing, bathrooms and second floor bathroom.
- ❑ Radiators in all bedrooms, master dressing room, store and second floor landing.
- ❑ Immersion heaters fitted to unvented hot water cylinders.
- ❑ Water softener.
- ❑ Two outside taps.

SECURITY

- ❑ Intruder alarms 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 points on front and rear elevations.
- ❑ Flood lighting at eaves level on front and rear elevations.
- ❑ Eurolock cylinder and Espagnolette multi point locking systems on external doors.
- ❑ Audio entry phone from shared main entrance gates to each floor.

OUTSIDE

- ❑ Natural stone patio and paths.
- ❑ The gardens will be laid to lawn and landscaped.
- ❑ Driveways finished in brick paving.
- ❑ Electronically operated shared main entrance gates with gate and drive lighting.

SERVICES

- ❑ All mains services available.
- ❑ Shared electricity supply to gates and drive lighting.

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.

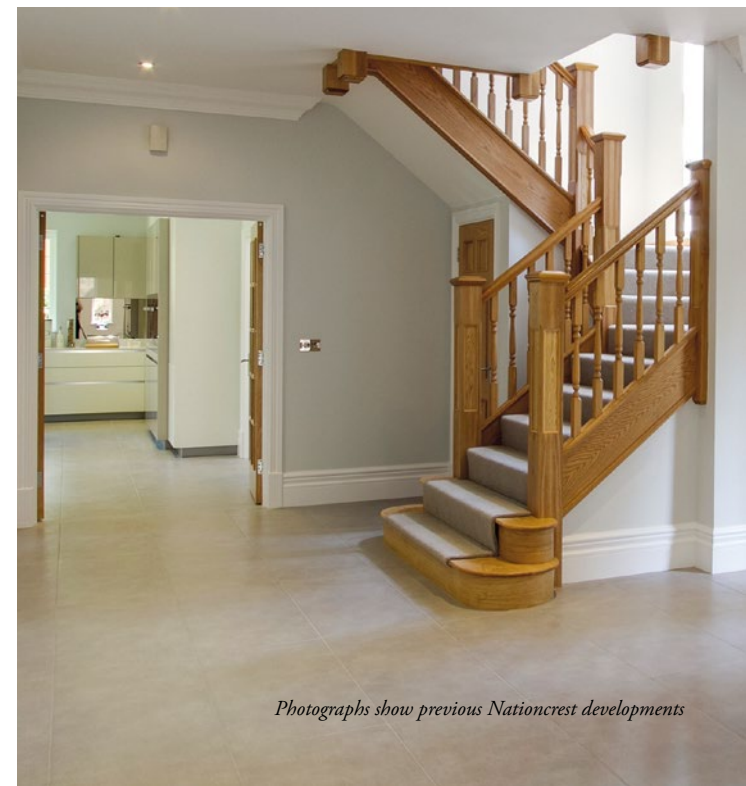
NOTE

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

Computer generated illustrations show Rosemount kitchen

NATIONCREST INTERIORS





Photographs show previous Nationcrest developments

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.



NATIONCREST PLC



Photographs show previous Nationcrest developments



Michaelmas, Great Missenden, Buckinghamshire



Windrush, Ascot, Berkshire



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*The particulars contained in this brochure including artist's impressions, computer generated illustrations, 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.*