



NATIONCREST PLC



WINDRUSH

HANCOCKS MOUNT
ASCOT

WINDRUSH

HANCOCKS MOUNT
ASCOT · BERKSHIRE · SL5 9PQ

A substantial property of great quality
individually designed for the discerning buyer.

Windrush is traditionally built offering
luxurious, spacious accommodation.







GROUND FLOOR PLAN



Drawing Room	7.49m x 5.79m	24'7" x 19'0"
Dining Room	5.69m x 4.27m	18'8" x 14'0"
Study	4.62m x 4.34m	15'2" x 14'3"
Kitchen/Breakfast/Family Room	9.83m x 9.75m	32'3" x 32'0"
Laundry/Boot Room	6.55m x 2.67m	21'6" x 8'9"
Garage	6.73m x 5.94m	22'1" x 19'6"

*Measurements shown are indicated by arrow heads.
All measurements have been scaled from the architect's plans and may differ from built dimensions.*

FIRST FLOOR PLAN

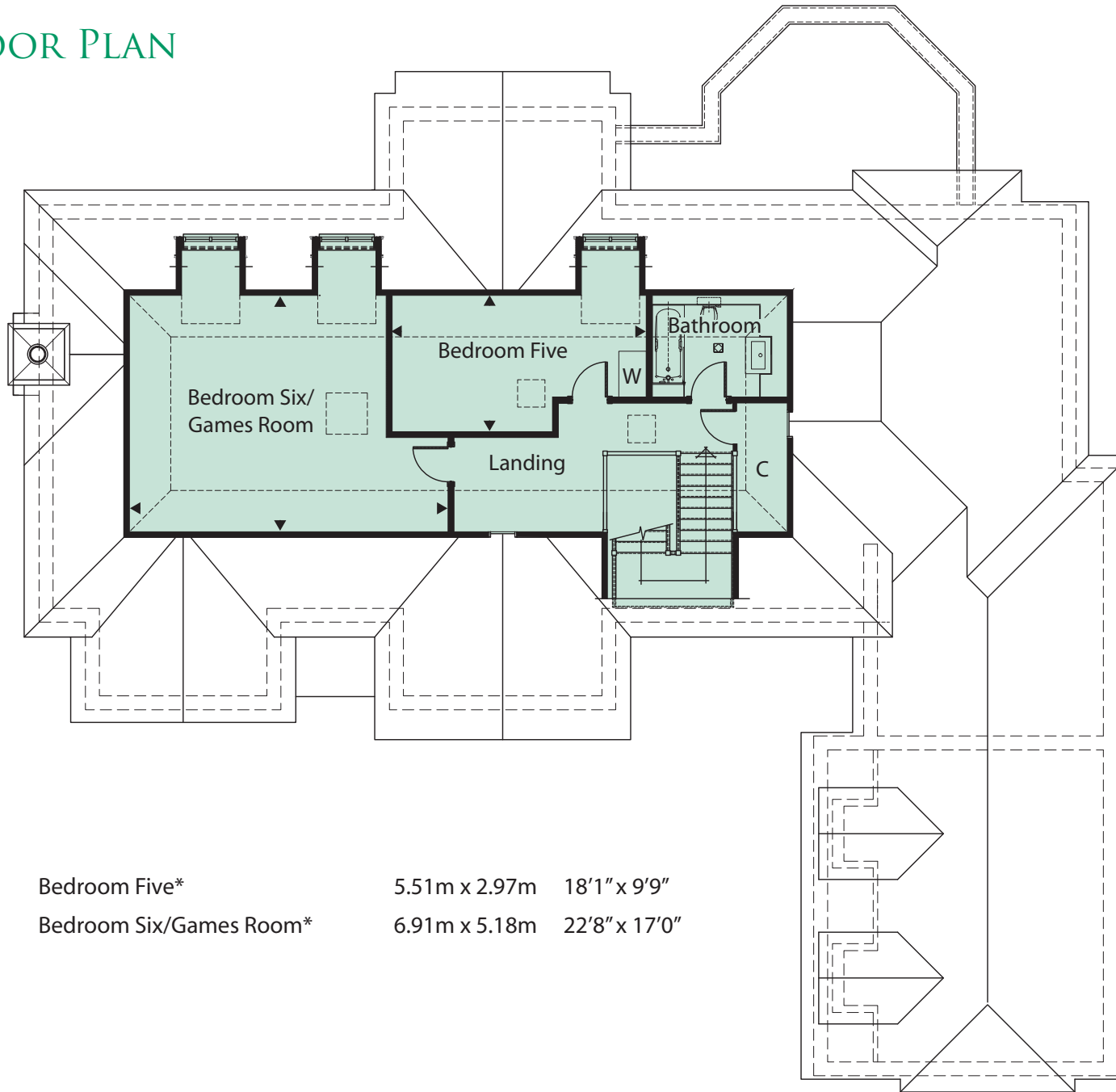


Master Bedroom	7.49m x 5.33m	24'7" x 17'6"
Dressing Room to Master Bedroom	3.28m x 3.05m	10'9" x 10'0"
Bedroom Two*	4.80m x 3.96m	15'9" x 13'0" + lobby
Dressing Room to Bedroom Two*	3.96m x 2.95m	13'0" x 9'8"
Bedroom Three*	4.85m x 4.60m	15'11" x 15'1" + lobby
Bedroom Four	3.96m x 3.40m	13'0" x 11'2"
Bonus Room (above Garage)*	6.73m x 4.90m	22'1" x 16'1"

* 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.

SECOND FLOOR PLAN



Bedroom Five*	5.51m x 2.97m	18'1" x 9'9"
Bedroom Six/Games Room*	6.91m x 5.18m	22'8" x 17'0"

**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.



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 with oak decorative surround, mantle mirror and honed matt black granite slips, hearth and inner hearth. Steel finished multi fuel basket.
- Main staircase 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 living room, dining room and kitchen/family room.
- Decorative chandeliers in gallery and in dining room.
- Fitted wardrobes from the Lawrence Walsh ranges in dressing rooms to master bedroom and bedroom 2 and bedrooms 3, 4 & 5.
- Chrome finished door and window furniture.
- Floor coverings:
Porcelain tiles: Hall, family room, kitchen/breakfast room, laundry room, bathrooms and cloakroom.
French Oak Hardwood: Dining room, study and bonus room.
Carpets: Drawing room, stairs, landings, all bedrooms and dressing rooms.

KITCHEN

- Fronts: White satin lacquer and high gloss Cashmere
- Worktops: Stone, granite and corian
- Appliances: Miele two multifunction pyrolytic ovens, steam oven, combination oven, two warming drawers, two refrigerators (including ice maker), dishwasher, induction hob, Falmecc ceiling mounted stainless steel extractor, Quooker boiling water tap.
- Provision made for washing machine and tumble dryer in laundry room.

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).
- Full fire alarm system including smoke and heat detectors.
- 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, master bedroom and bedrooms 2 and 6.
- Bedroom 6 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.
- Thermostatically and time controlled underfloor heating throughout ground and first floors and to second floor bathroom.
- Thermostatically and time controlled radiators in bedrooms 5, 6 and bonus room above garage.
- Immersion heater fitted to un-vented hot water cylinders.
- Water softener.
- Three 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 front and rear elevations.
- Flood lighting at eaves level on front and rear elevations.
- Winkhaus eurolock cylinder and espagnolette multi point locking system to external doors.
- Audio entry phone from entrance gates to each floor.



OUTSIDE

- Natural stone patio and paths.
- Gardens laid to lawn and landscaped.
- In and out driveway finished in clay brick paving.
- Electronically operated wrought iron entrance gates.
- Wrought iron railings along front boundary.

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.



ELEVATIONS



Front elevation (South East)



Side elevation (North East)

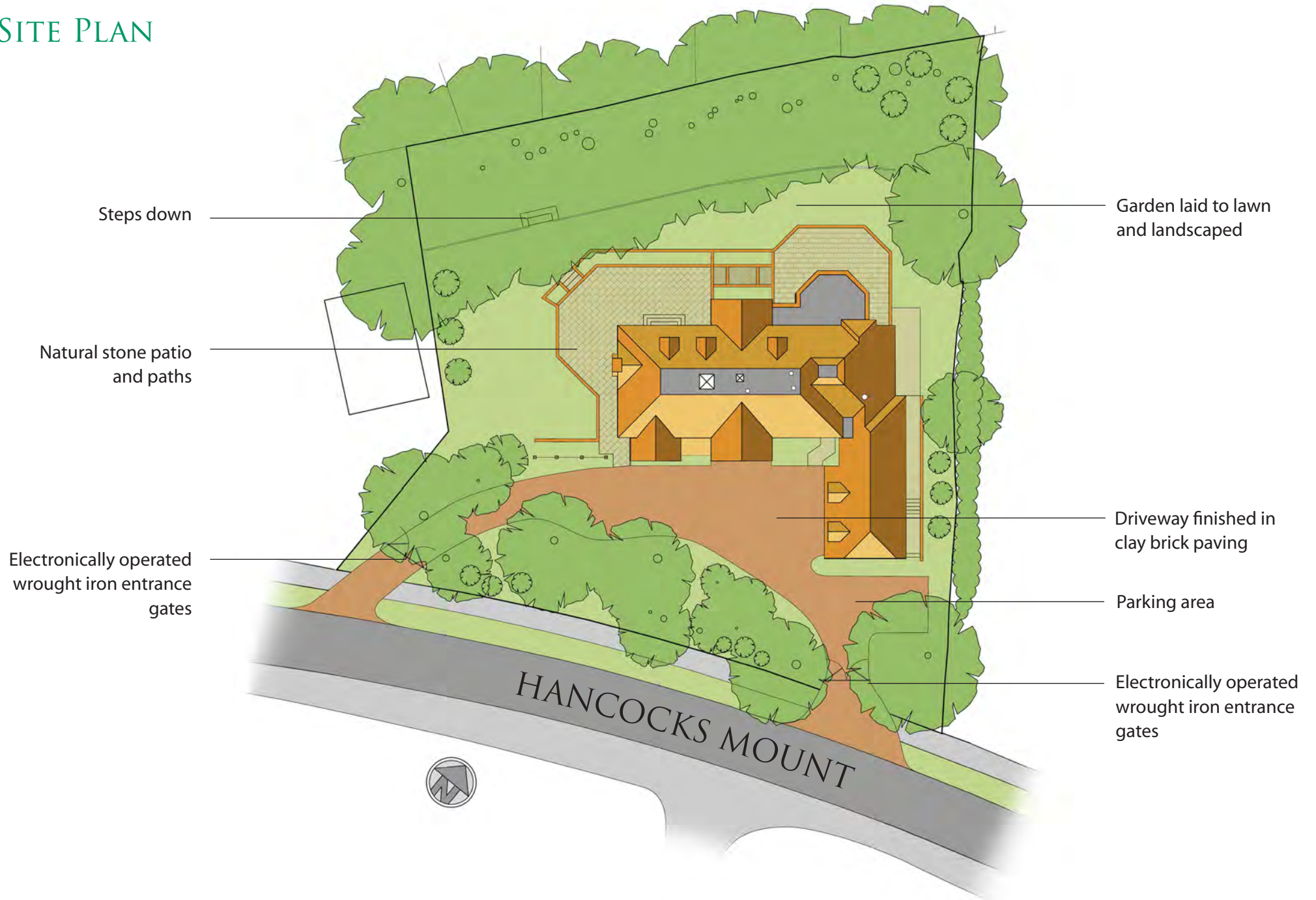


Rear elevation (North West)



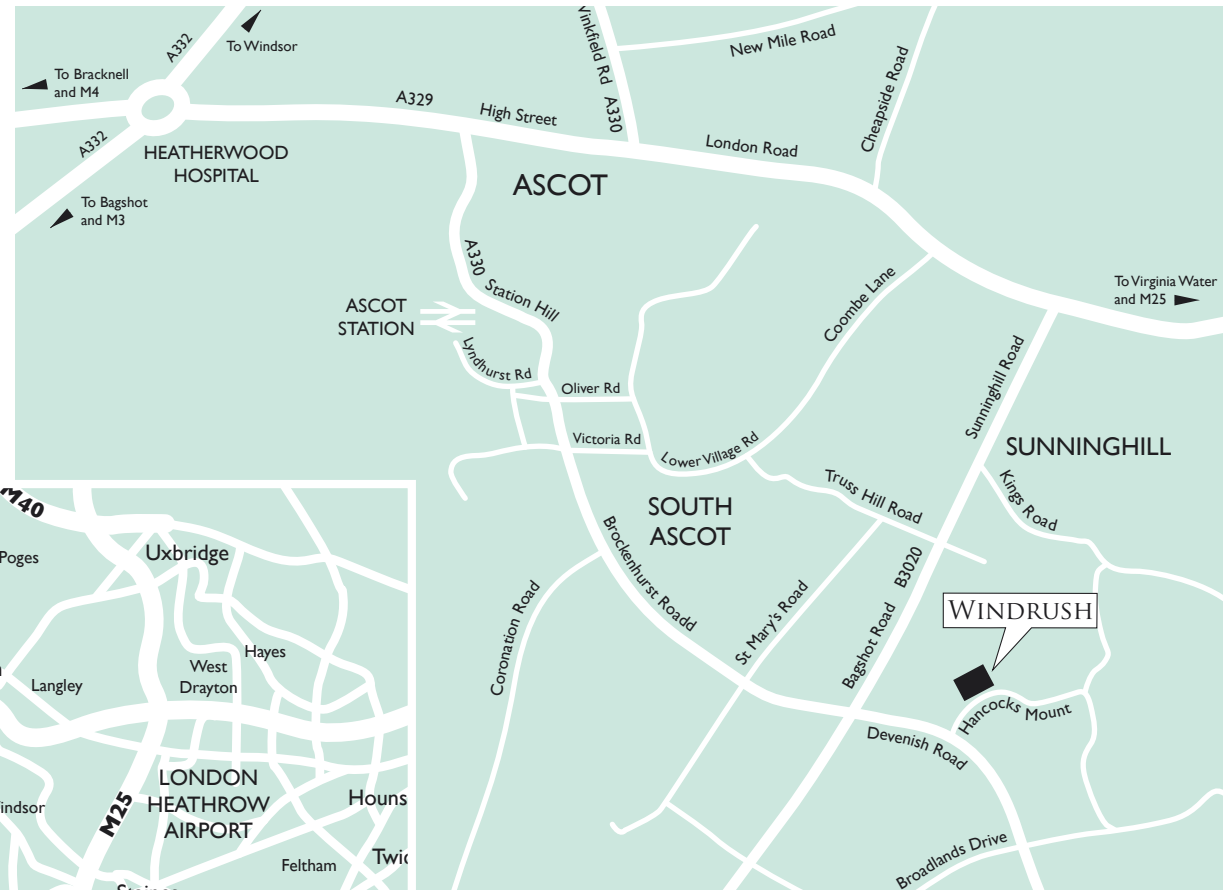
Side elevation (South West)

SITE PLAN



LOCATION

Windrush
Hancocks Mount
Ascot
Berkshire
SL5 9PQ



ASCOT

Windrush is located in Hancocks 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.



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.

Photographs show previous Nationcrest developments



NATIONCREST PLC





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The particulars contained in this brochure including 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 reserve the right to vary the specification as and when it may become necessary.