



NATIONCREST PLC

ANGELICA

HAMMERSLEY LANE · PENN
BUCKINGHAMSHIRE
HP10 8HG

PENN

The village of Penn is located in an area of outstanding natural beauty in the Chiltern Hills. It is said that on a clear day it is possible to see eight other counties from the tower of Holy Trinity Church. Penn is joined to the neighbouring village of Tylers Green and together they have several attractive pubs, a village pond, two churches and local schools.

Nearby High Wycombe (3 miles) offers a wide range of retail outlets, a theatre, cinemas, restaurants and bars. Beaconsfield (4 miles) has a good selection of independent local shops and a wide choice of restaurants and pubs.

Penn is extensively wooded and criss-crossed by lanes and footpaths ideal for walking and horse riding. There are several golf courses in the area and extensive leisure and sporting facilities in High Wycombe.

Travel links are excellent with the M40 junction 3 at Loudwater being just over 2 miles away giving easy access to London, Oxford, Birmingham and the M25. Chiltern Railways run services to London and Birmingham from High Wycombe and Beaconsfield stations - the fastest journey time is 23 minutes to Marylebone. The London Underground runs from Amersham. Heathrow, Luton and Gatwick airports are all easily accessible via the M25.

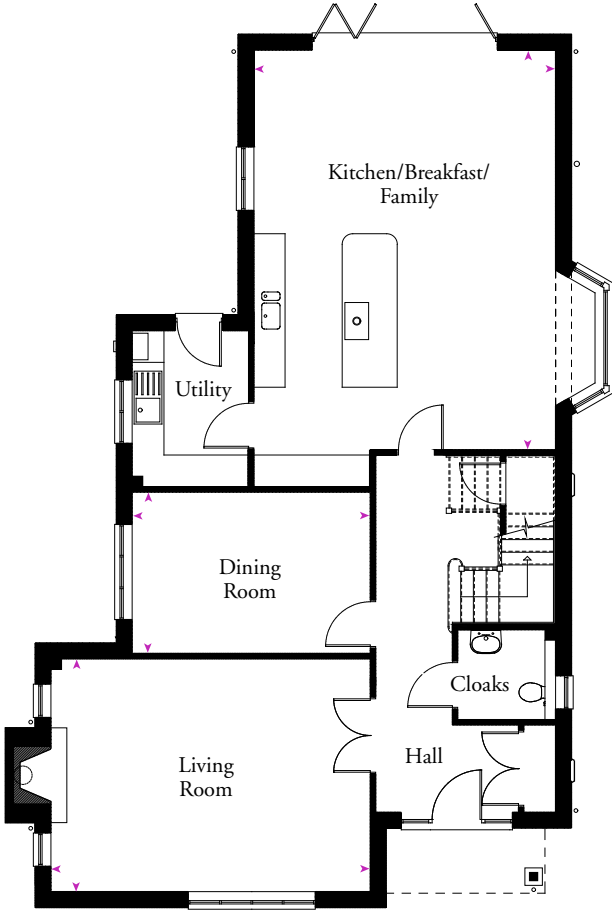
Photographs taken in Penn



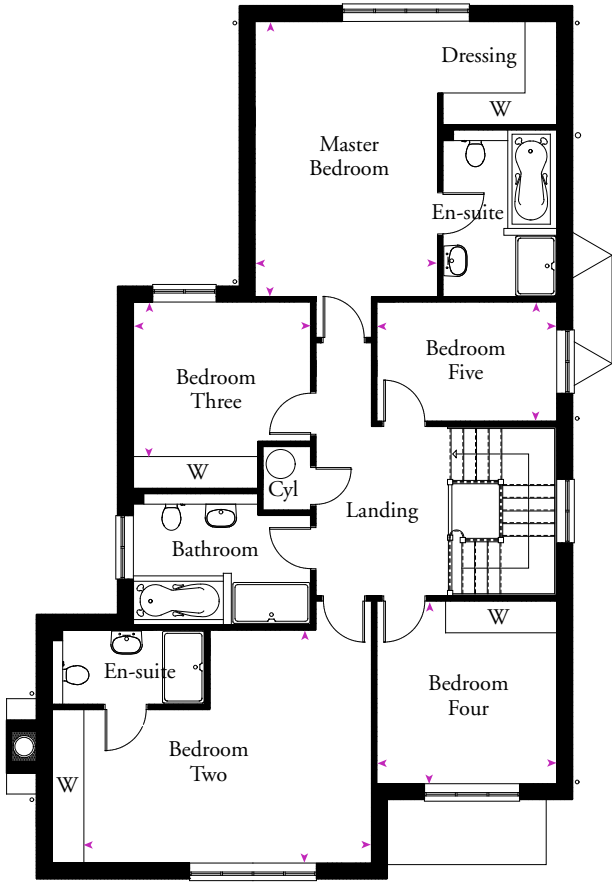
MODERN STYLISH LIVING

Nationcrest PLC, a long established and well respected local house builder, are pleased to offer Angelica, an individually designed five bedroom detached house traditionally constructed to an exacting specification.

ANGELICA



Ground Floor			
Kitchen/Breakfast/Family	7.55m x 5.70m	24'9" x 18'8"	
Living Room	6.08m x 4.40m	19'9" x 14'5"	
Dining Room	4.50m x 3.05m	14'9" x 10'0"	



First Floor			
Master Bedroom	5.20m x 3.45m	17'1" x 11'4"	
Bedroom Two	5.44m x 4.40m	17'10" x 14'5"	
Bedroom Three	3.35m x 2.90m	11'0" x 9'6"	
Bedroom Four	3.45m x 3.40m	11'4" x 11'2"	
Bedroom Five	3.40m x 2.25m	11'2" x 7'5"	

Measurements shown are indicated by arrow beads. 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 first floor 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: “Aegean Limestone” fire surround by Capital Fireplaces with polished cast iron fire basket.
- Ornate cornice in all rooms.
- Decorative staircase, hand painted with Oak handrail and newel caps.
- Oak veneered five panel Iseo style doors to all reception rooms, living room, kitchen/breakfast/family area, dining room, utility, cloaks, coats cupboard and understairs cupboard.
- Fitted wardrobes from the Lawrence Walsh ranges in all bedrooms 1 (dressing area), 2, 3 and 4.
- Chrome finished door furniture.
- Floor coverings:-
Porcelain tiles – hall, kitchen/breakfast/family area, utility, cloaks, coats cupboard, understairs cupboard and bathroom/en-suites.
Engineered timber (European Oak) – living room and dining room.
Carpets – stairs, landing, cylinder cupboard and bedrooms 1 (including dressing area), 2, 3, 4 and 5.

KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: Hartside – Light Grey and Blue.
- Worktops: Quartzstone – Malo White
- Appliances: Integral Siemens stainless steel “Activeclean” single oven, Compact 45 combi microwave oven, fridge, warming drawer, freezer and dishwasher.
- Bora glass induction hob with cooktop extractor.
- Quooker Flex tap and spray.
- Provision for washing machine and tumble dryer in utility.

BATHROOMS AND CLOAKROOM

- 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 bathrooms/en-suites.

ELECTRICS / 100% LOW ENERGY LIGHTING

- Circuit lighting in living room and bedroom 1.
- 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 electronically operated.

MEDIA INSTALLATIONS

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for HD distribution and satellite TV.
- Star-wired telecom structure with CAT5e/6 cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system.
- High level wiring for flat panel screen televisions in kitchen/breakfast/family area and bedroom 1.
- TV and radio aerials and Satellite dish installed.

PLUMBING AND HEATING

- Gas fired boiler located in the utility 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.
- Europrofile double cylinder mortice locks to all external doors.

OUTSIDE

- Clay pavior edged natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveways finished with granite setts and gravel/granite chippings.

SERVICES

- All mains services available.

CONSTRUCTION STANDARDS

The property is independently inspected during construction by the Local Authority Building Control and ICW Building Warranty 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.

PLEASE NOTE

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

The photographs used are from a previous development by Nationcrest PLC and are for guidance only.



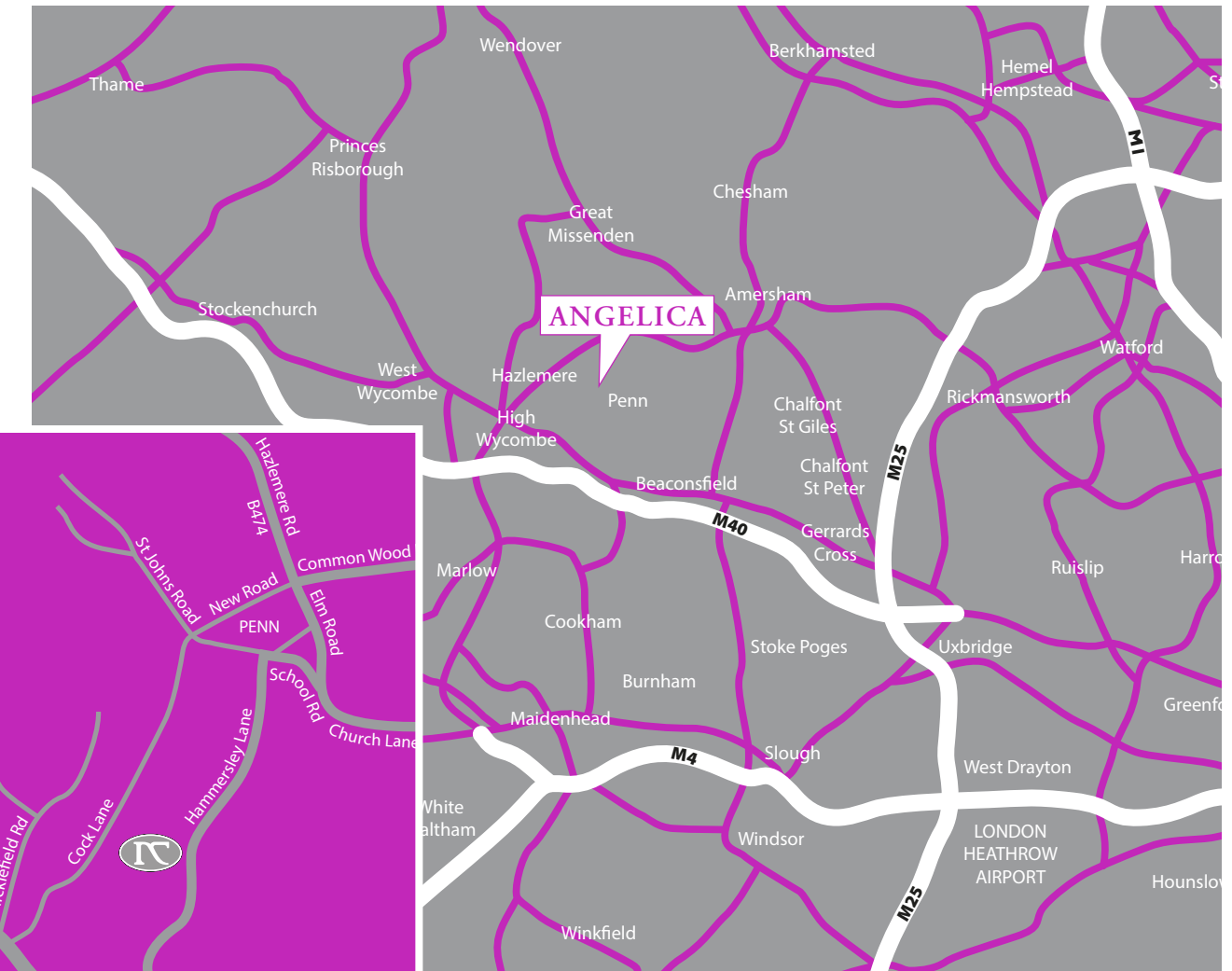


ANGELICA

A distinctive new house traditionally constructed to an exacting standard in an elevated position amongst the charming Buckinghamshire countryside.

Angelica has a good sized plot with ample parking and a detached double garage. The gardens will be laid to lawn and beautifully landscaped with a variety of interesting plants and shrubs.

The gated driveway will be finished with granite setts and gravel/granite chippings. Patios and paths will be in natural stone with clay pavior edging.



Angelica
Hammersley Lane
Penn
Buckinghamshire
HP10 8HG



NATIONCREST PLC

We are a privately owned house building company established over 40 years ago and well known for our individual, beautifully designed homes of the finest quality. We have a very selective development programme throughout Buckinghamshire, Berkshire, Oxfordshire and Hertfordshire.

Our homes are meticulously constructed in traditional brick, tile and stone by our own builders and specialist subcontractors. We attach great importance 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 and shrubs are planted to provide greater interest, privacy and screening.

Our homes are designed for the discerning buyer who appreciates luxury, spacious accommodation, security and state-of-the-art technology.

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

Photographs show previous Nationcrest developments



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