



NATIONCREST PLC

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SOUTHWOLD HOUSE  
&  
ALDEBURGH HOUSE

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HILL RISE · CHALFONT ST PETER  
BUCKINGHAMSHIRE · SL9 9BN



## CHALFONT ST PETER

Chalfont St Peter is often described as the gateway to the Chiltern Hills. It is a large village with a vibrant community and a strong local identity. There is a busy shopping area at its heart catering for everyday needs and several local pubs and restaurants.

The village is generally regarded as a very desirable place to live particularly for commuters as it offers a rural location with the advantage of excellent access to London and the north. Southwold House and Aldeburgh House are located in Hill Rise, a private road in the heart of Chalfont St Peter, and ideally situated for some of the best private and state schools in the area. Sporting amenities include a selection of golf, tennis, squash, cricket and rugby clubs together with numerous health and fitness clubs/centres and there is racing at Windsor and Ascot. Nearby theatres include The Swan at High Wycombe and The Theatre Royal at Windsor. There is a mutiplex cinema in High Wycombe.

Gerrards Cross station is within 1½ miles from where Chiltern Railways run services to London and Birmingham - journey time to Marylebone is 19 minutes by fast train. Junctions 1 and 2 of the M40 are close by giving access to London, Oxford, Birmingham, the M25 and the rest of the motorway network.

*Photographs taken in Chalfont St Peter*



## MODERN STYLISH LIVING

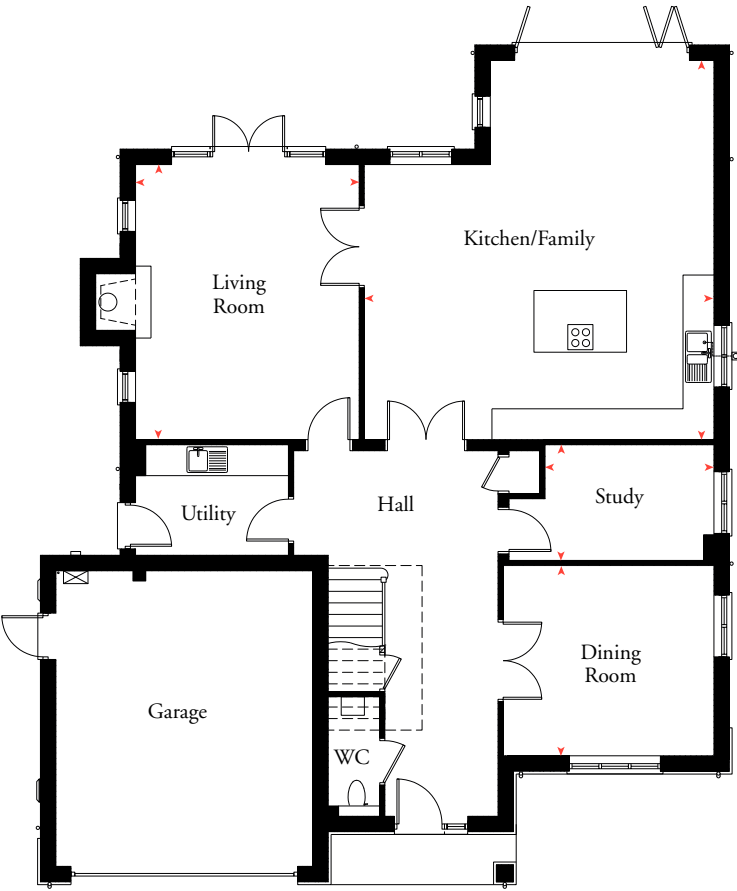
Nationcrest PLC, a long established and well respected local house builder, are pleased to offer Southwold House and Aldeburgh House, two elegant houses constructed to an exacting specification.



Computer generated illustration of Southwold House

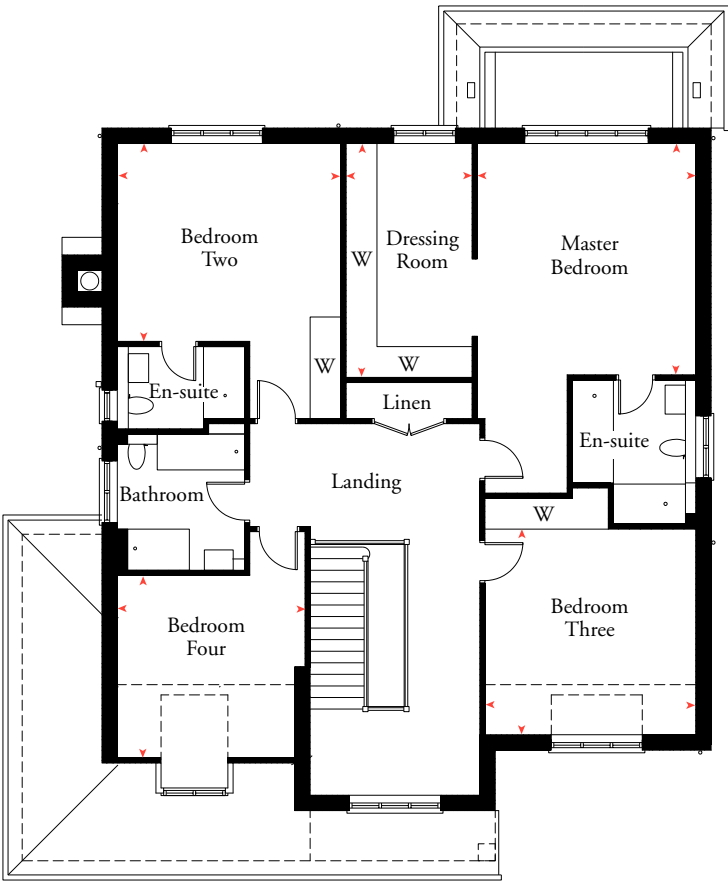


SOUTHWOLD HOUSE



GROUND FLOOR

Kitchen/Family	7.38m x 6.80m	24'2" x 22'3"
Living Room	5.35m x 4.35m	17'6" x 14'3"
Dining Room	4.10m x 3.70m	13'5" x 12'2"
Study	3.30m x 2.25m	10'8" x 7'4"



FIRST FLOOR

Master Bedroom	4.50m x 4.25m	14'9" x 13'11"
Dressing Room	4.55m x 2.45m	14'11" x 9'0"
Bedroom Two	4.35m x 3.85m	14'3" x 12'8"
Bedroom Three	4.10m x 4.00m	13'5" x 13'1"
Bedroom Four	3.65m x 3.55m	12'0" x 11'8"

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



# SOUTHWOLD HOUSE - 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 vertical boarded doors to all reception rooms, living room, kitchen/sitting area, dining room, utility, study, WC, coats cupboard and understairs cupboard.
- Fitted wardrobes from the Lawrence Walsh ranges in all bedrooms 1 (including dressing area), 2 and 3.
- Chrome finished door furniture.
- Floor coverings:-  
Porcelain tiles – hall, kitchen/sitting area, utility, WC, coats cupboard, understairs cupboard and bathroom/en-suites.  
Engineered timber (European Oak) – living room, dining room and study.  
Carpets – stairs, landing, linen cupboard and bedrooms 1 (including dressing area), 2, 3 and 4.

## KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: Ballerina range in Gloss Agate Lacquer
- Worktops: Quartz stone.
- Appliances: Integral Siemens stainless steel “Activeclean” single oven, Compact 45 combi microwave oven, fridge, warming drawer, freezer, dishwasher and Caple wine cooler.
- 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 and garage.
- 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/sitting area, bedroom 1 and bedroom 2.
- TV and radio aerials and Satellite dish installed.

## PLUMBING AND HEATING

- Gas fired boiler located in the garage plant area 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 Brett concrete block paving.

## 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

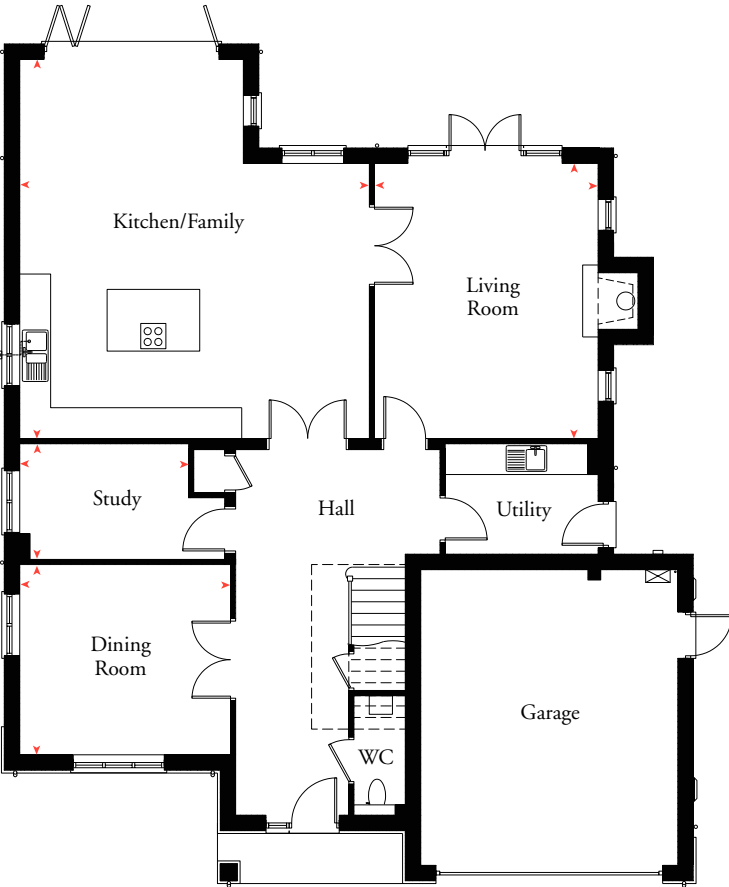
The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.

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





ALDEBURGH HOUSE



GROUND FLOOR			
Kitchen/Family	7.38m x 6.80m	24'3" x 22'4"	
Living Room	5.35m x 3.75m	17'7" x 12'4"	
Dining Room	4.10m x 3.70m	13'5" x 12'2"	
Study	3.29m x 2.25m	10'10" x 7'5"	



FIRST FLOOR			
Master Bedroom	4.50m x 4.25m	14'9" x 13'11"	
Bedroom Two	3.85m x 3.70m	12'8" x 12'2"	
Bedroom Three	4.10m x 4.00m	13'5" x 13'1"	
Bedroom Four	3.65m x 3.55m	12'0" x 11'8"	
Bedroom Five	4.55m x 3.10m	14'11" x 10'2"	

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Computer generated illustration of Aldeburgh House





## ALDEBURGH HOUSE - 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 4 panel boarded doors to all reception rooms, living room, kitchen/sitting area, dining room, utility, study, WC, coats cupboard and understairs cupboard.
- Fitted wardrobes from the Lawrence Walsh ranges in all bedrooms 1, 2 and 3.
- Chrome finished door furniture.
- Floor coverings:-  
Porcelain tiles – hall, kitchen/sitting area, utility, WC, coats cupboard, understairs cupboard and bathroom/en-suites.  
Engineered timber (European Oak) – living room, dining room and study.  
Carpets – stairs, landing, linen cupboard and bedrooms 1, 2, 3, 4 and 5.

### KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: Hartside range in Porcelain and Midnight Blue.
- Worktops: Quartz stone – “Imperial”.
- Appliances: Integral Siemens stainless steel “Activeclean” single oven, Compact 45 combi microwave oven, fridge, warming drawer, freezer, dishwasher and Caple wine cooler.
- 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 and garage.
- Garage door electronically operated.

### MEDIA INSTALLATIONS

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- 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 keypads 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 Brett concrete paving.

### SERVICES

- All mains services available.

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Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

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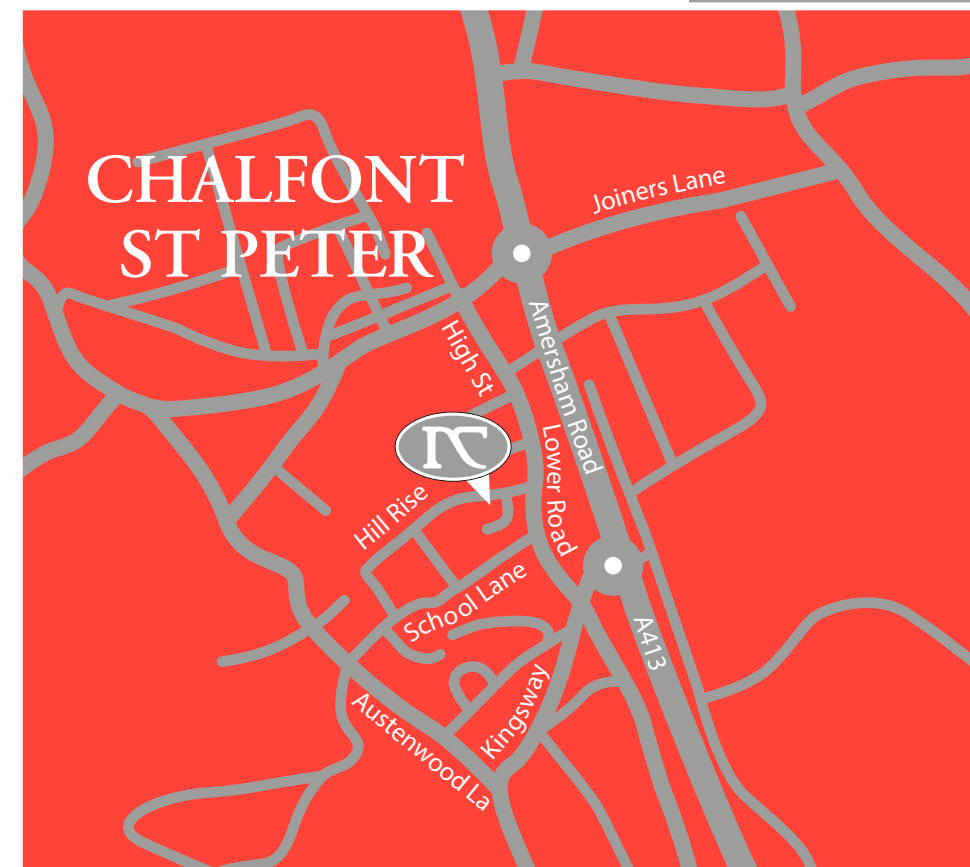


## SOUTHWOLD HOUSE & ALDEBURGH HOUSE

Hill Rise is a private road in the heart of Chalfont St Peter withing walking distance of the High Street and local schools.

Southwold House and Aldeburgh House each have good sized plots. The front and rear gardens will be laid to lawn and beautifully landscaped with a variety of interesting plants and shrubs.

Driveways will be finished with granite setts and Brett concrete paving. Patios and paths will be in natural stone with clay pavior edging.



Southwold House & Aldeburgh House  
Hill Rise  
Chalfont St Peter  
Buckinghamshire  
SL9 9BN





## 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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