



Rosamund House, Chapman Lane,
Well End, Buckinghamshire

TIM RUSS
& COMPANY



Rosamund House, Chapman Lane, Well End, Bourne End Bucks. SL8 5JP

A superb brand-new detached family home with good sized private garden and detached car port in popular location on the established outskirts of Bourne End.

- **BUILT BY ESTABLISHED LOCAL DEVELOPERS 'NATIONCREST PLC'**
- **FOUR DOUBLE BEDROOMS WITH MASTER & GUEST SUITES**
- **28ft KITCHEN/BREAKFAST/FAMILY ROOM**
- **ELEGANT DRAWING ROOM, DINING HALL & STUDY**

Price **£ 1,675,000** Freehold



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The Property

A brand new four-bedroom detached family home of individual and spacious design comprising circa 2,500 sq ft accommodation over two floors. Plot 1 has a large welcoming dining hall giving access to a front to back drawing room with wood burner, opening to the large secluded rear garden. There is a study with doors to the garden and a large and beautifully fitted kitchen/breakfast family room with integrated appliances and dual access to the garden terrace. There is a cloakroom and utility room. On the first floor there are four generous sized bedrooms with fitted wardrobes including master and guest suites and a family bathroom. There is a double length car port and ample driveway behind electrical wrought iron gates serving both properties.

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 mechanisms.
- High level of insulation throughout the house to improve energy efficiency.

Internal Features

- Drawing Room Arada Ecoburn 5 widescreen S3 wood burner with black granite hearth.
- Ornate cornice in all rooms.
- Decorative staircase, hand painted with Oak handrail and newel caps.
- Oak veneered Mendes "Corsica" doors to all reception rooms, kitchen/breakfast/family area, drawing room, utility, study, WC, and coats cupboard.
- Fitted wardrobes from the Lawrence Walsh ranges in bedrooms.
- Chrome finished door furniture.
- Floor coverings: -
Porcelain tiles – dining hall, kitchen/breakfast/familyarea, utility, WC, coats cupboard and bathroom/en-suites.
Engineered timber (European Oak) – drawing room and study.
Carpets – stairs, landing, linen cupboard, and all bedrooms.

Kitchen

- Furniture: Redkite Kitchens (Beaconsfield).

- Fronts: Glossy lacquer/stone effect.
- Worktops: Quartzstone.
- Appliances: Siemens.
- Induction hob and integrated cooktop extractor: Bora
- Quooker Flex tap and pull-out hose.
- Provision for washing machine & tumble dryer in utility.

Bathrooms & Cloakroom

- Quality sanitaryware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled, cloakroom walls half tiled.
- Heated towel rails, mirror cabinets, towel rings & toilet roll holders in bathrooms/en-suites.

Electrics / 100% Low Energy Lighting

- Circuit lighting in drawing 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 drawing room.

Media Installations

- 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 & Heating

- Gas fired boiler located in the utility cupboard.
- 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.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in bedroom 1 and on keypad adjacent to front door.
- Europrofile double cylinder and multi-point locks to all external doors.

Outside

- Porcelain slabs to patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveways finished with granite setts and traditional shingle.
- Detached timber and tiled Car Port.

Services All mains' services available.

Construction Standards

The property is independently inspected during construction by Stroma Building Control and Build-Zone Insurance who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

After Sales Quality Checks

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

Location

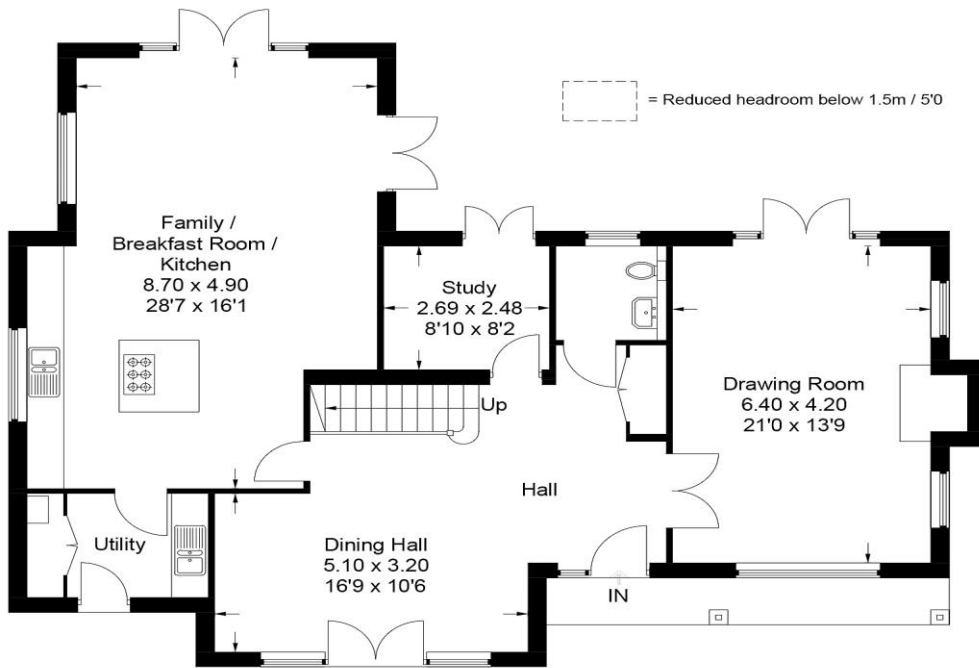
Well End is a desirable small hamlet of mainly older or individual properties on the Marlow side of Bourne End and within walking distance of the River Thames and local countryside as well as Claytons Primary school and the multiple amenities available in and around Bourne End's busy shopping parade.

There is a regular rail service from Bourne End to Maidenhead which connects to Paddington, London. Buckinghamshire is in the Grammar school catchment with popular schools for girls & boys in nearby Marlow, Beaconsfield and High Wycombe. The motor user can join the M40/M25 at junction 4 at Handy Cross, High Wycombe and the M4 at junction 8/9 at Maidenhead Thicket.

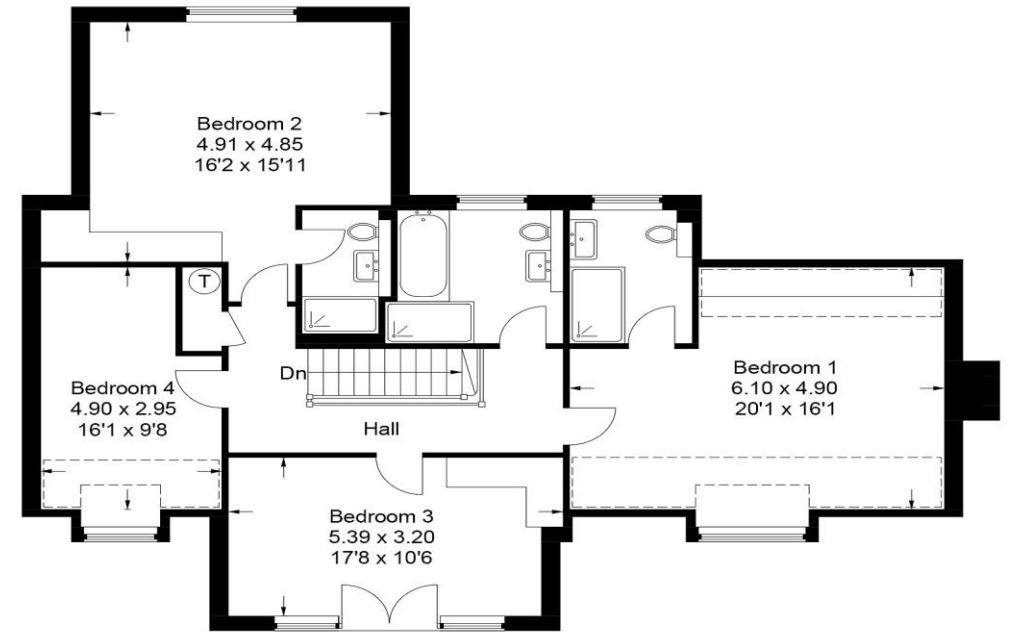
Viewing By appointment on 01494 681122

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.

Ref:



Ground Floor



First Floor

Plot 1, Chapman Lane

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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