

ROSEMARY PLACE

CHARTRIDGE LANE, CHESHAM, BUCKINGHAMSHIRE

A select development of three contemporary detached homes with far reaching views over the Chilterns



NATIONCREST PLC



CHESHAM OLD TOWN



LOCATION

Rosemary Place is in an enviable position with stunning views over the rolling Buckinghamshire countryside. The houses are approached via a private drive off Chartridge Lane, Chesham.

Located in south Buckinghamshire and the largest town in the Chiltern District, Chesham lies in a valley 28 miles north-west of London. Assimilating the old and the new, Chesham is a successful combination of market town and bustling community.

Chesham is a characteristic Chilterns town, with a twice-weekly general market and a monthly local produce market. The Elgiva Theatre, Lowndes Park and the open-air heated swimming pool at the Moor Gym & Swim are just some of the many public amenities available in the town.

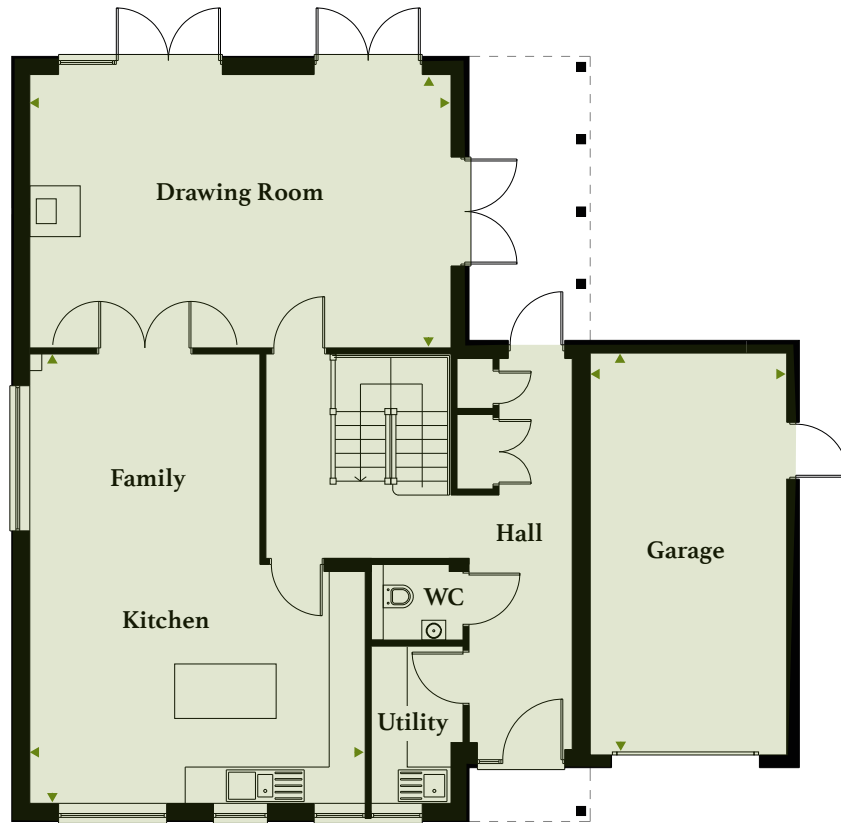
The town is renowned for its community spirit and there are many recreational and community groups catering to Chesham's diverse and active population.

At the end of the Metropolitan line, and yet surrounded by the Chilterns Area of Outstanding Natural Beauty, Chesham is a great place to begin exploring the Chilterns countryside and is the starting point for many local walks. Chesham is the birth place of the beautiful River Chess, providing wonderful scenery and wildlife habitats.

1 ROSEMARY PLACE

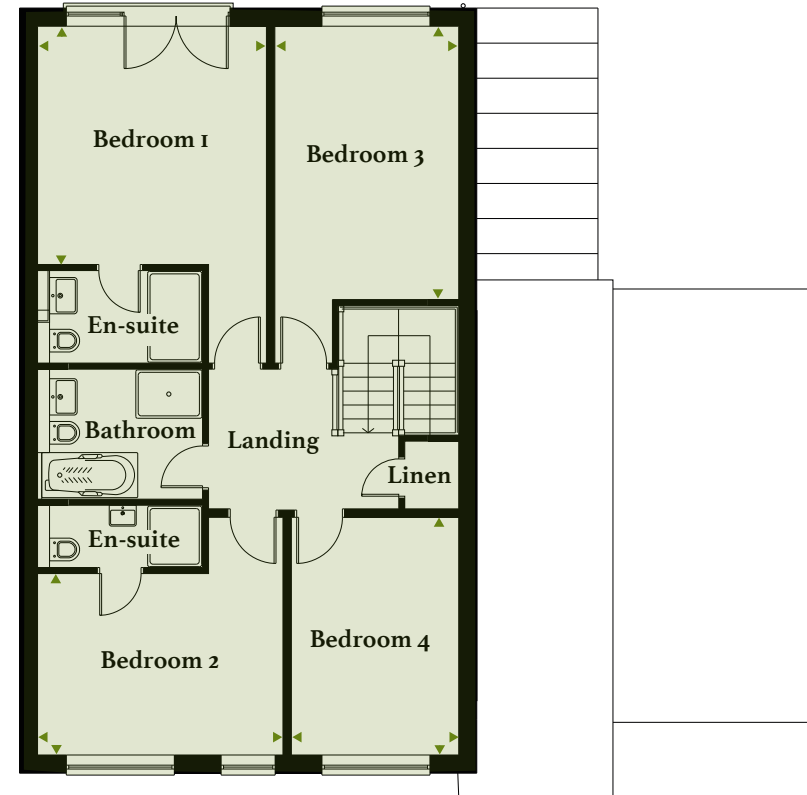


1 ROSEMARY PLACE



Ground Floor

Kitchen/family area	7.430 x 5.590	24'5" x 18'4"
Drawing room	7.020 x 4.489	23'0" x 14'9"
Utility	2.600 x 1.299	8'6" x 4'3"
Garage	6.645 x 3.275	21'10" x 10'9"



First Floor

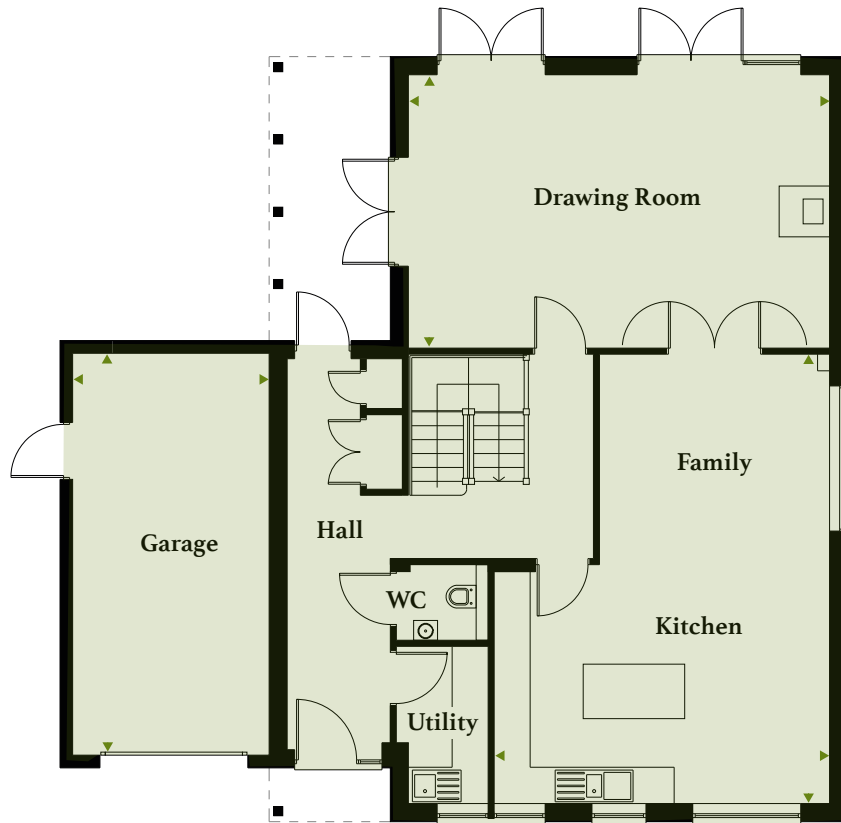
Bedroom 1	3.889 x 3.815	12'9" x 12'6"
Bedroom 2	4.090 x 2.949	13'5" x 9'8"
Bedroom 3	4.489 x 3.065	14'9" x 10'1"
Bedroom 4	3.899 x 2.790	12'9" x 9'2"

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

2 ROSEMARY PLACE

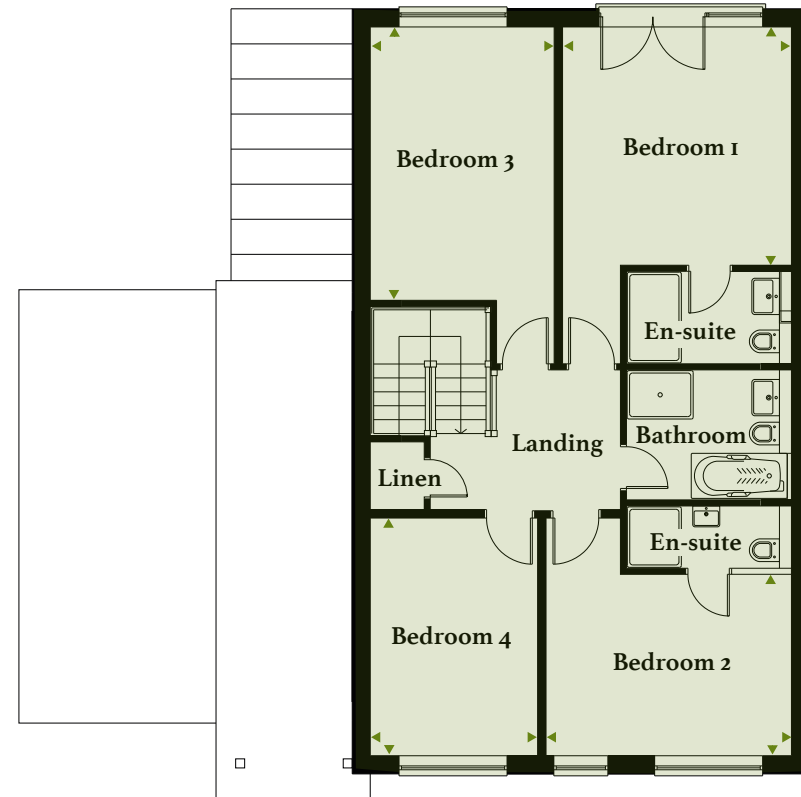


2 ROSEMARY PLACE



Ground Floor

Kitchen/family area	7.430 x 5.590	24'5" x 18'4"
Drawing room	7.020 x 4.489	23'0" x 14'9"
Utility	2.600 x 1.330	8'6" x 4'4"
Garage	6.645 x 3.275	21'10" x 10'9"



First Floor

Bedroom 1	3.920 x 3.815	12'10" x 12'6"
Bedroom 2	4.090 x 2.980	13'5" x 9'9"
Bedroom 3	4.520 x 3.045	14'10" x 10'0"
Bedroom 4	3.930 x 2.790	12'11" x 9'2"

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

4 ROSEMARY PLACE



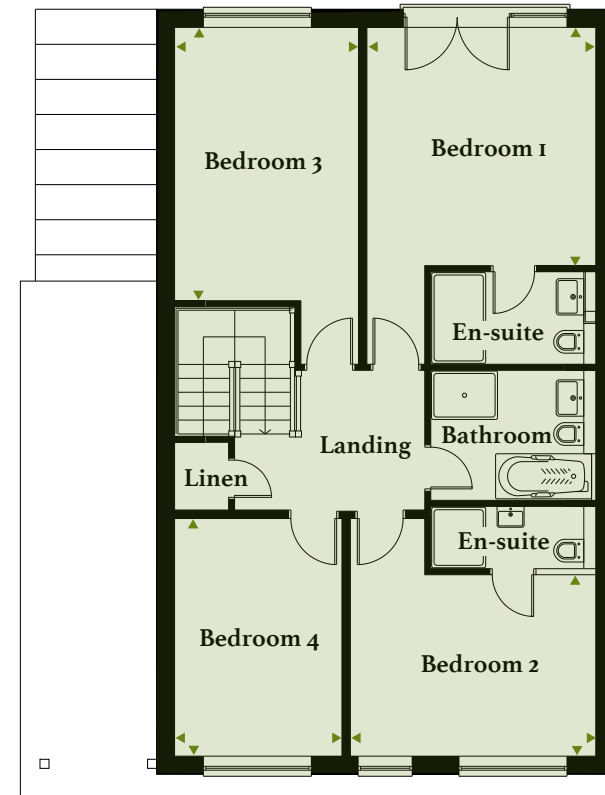
4 ROSEMARY PLACE



Ground Floor

Kitchen/family area	7.430 x 5.590	24'5" x 18'4"
Drawing room	7.020 x 4.520	23'0" x 14'10"
Utility	2.600 x 1.530	8'6" x 5'0"
Detached garage*	6.720 x 3.265	22'1" x 10'9"

* See site plan for position of garage



First Floor

Bedroom 1	3.920 x 3.815	12'10" x 12'6"
Bedroom 2	4.090 x 2.980	13'5" x 9'9"
Bedroom 3	4.520 x 3.045	14'10" x 10'0"
Bedroom 4	3.888 x 2.790	12'9" x 9'2"

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 tiled roof.
- ❖ Concrete first floor to reduce sound transmission.
- ❖ Top and side hung casement UPVC windows fitted with double glazed units and Espagnolette mechanisms.
- ❖ High level of insulation throughout the house to improve energy efficiency.

Internal Features

- ❖ Drawing room - wood burner with black granite hearth.
- ❖ Ornate cornice in all rooms.
- ❖ Decorative staircase, hand painted with Oak handrail and newel caps.
- ❖ Oak veneered doors to all reception rooms, kitchen/dining/family area, drawing room, utility, WC and hall cupboards.
- ❖ Fitted wardrobes from the Lawrence Walsh ranges in bedrooms 1, 2 and 3.
- ❖ Chrome finished door furniture.
- ❖ Floor coverings:-
Porcelain tiles - kitchen/dining/family area, utility, WC, hall, hall cupboards and bathroom/en-suites.
Engineered timber in White Oak - drawing room.
Carpets - stairs, landing, linen cupboard, and bedrooms 1, 2, 3 and 4.

Kitchen

- ❖ Furniture by Redkite Kitchens of Beaconsfield.
- ❖ Fronts: Glossy lacquer/stone effect.
- ❖ Worktops: Quartzstone.

- ❖ Appliances: Siemens.
- ❖ Quooker Flex tap and pull-out hose.
- ❖ 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 and mirror cabinets in bathrooms/en-suites.
- ❖ Towel rings and toilet roll holders in all rooms.

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 and Heating

- ❖ Gas fired boiler located in the garage Plant area in 1 Rosemary Place and 2 Rosemary Place and in the Plant cupboard in 4 Rosemary Place for central heating and water.
- ❖ Heating for each room thermostatically controlled.
- ❖ Underfloor heating throughout ground floor and first floor.
- ❖ Immersion heater fitted to an unvented hot water cylinder.
- ❖ Water softener.
- ❖ One outside tap.

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.
- ❖ Parking spaces finished with granite setts and traditional shingle.

- ❖ Access driveway finished with permeable paviers.

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.

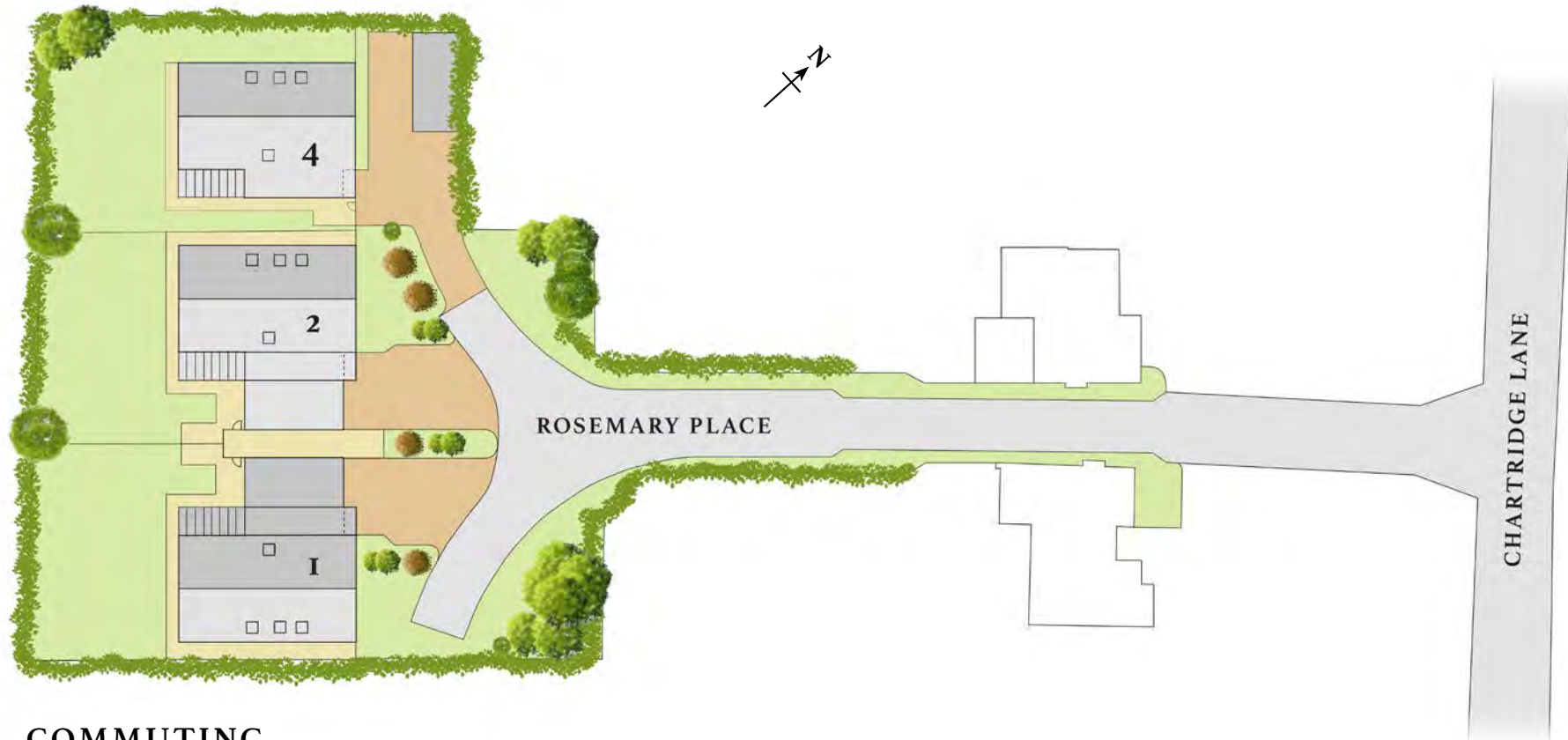
After Sales Quality Checks

Nationcrest 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.

SITE PLAN

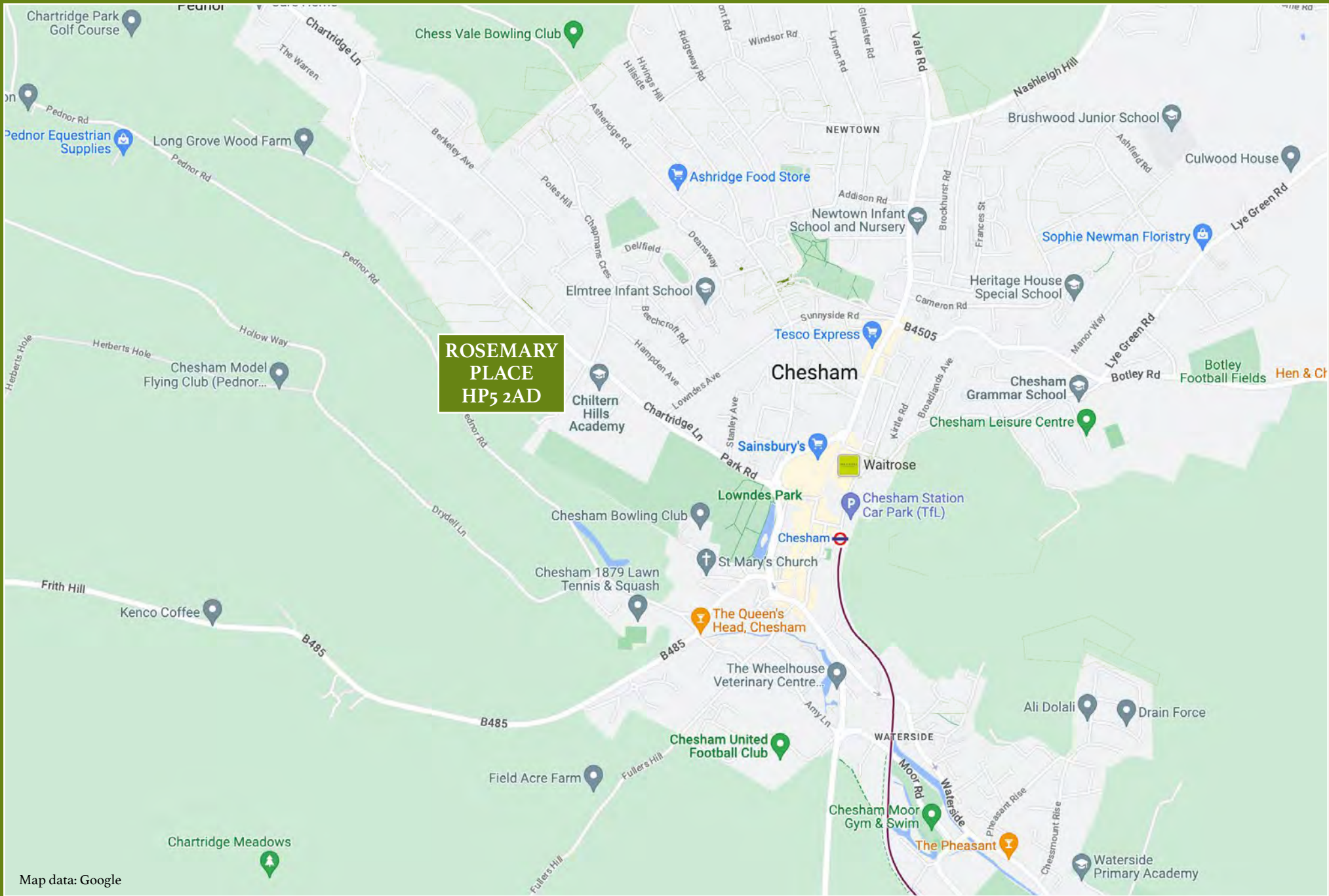


COMMUTING

Chesham Underground Station is at the end of the Metropolitan Line.

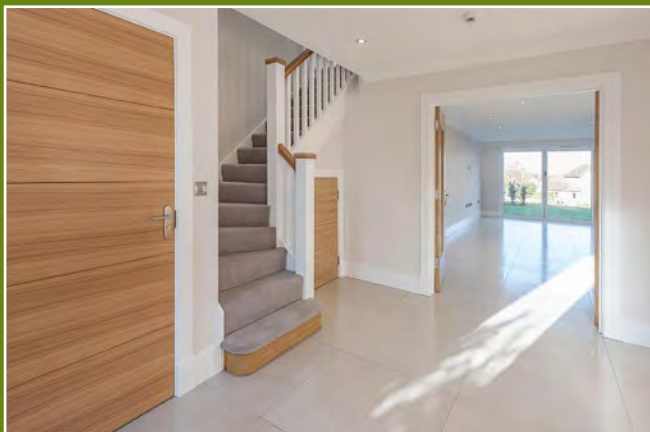
Chesham direct to:	Chalfont & Latimer	8 minutes
	Harrow-on-the-Hill	30 minutes
	Baker Street	50 minutes
	Kings Cross St Pancras	60 minutes

Chiltern Railways can be accessed at Chalfont & Latimer, journey time to London Marylebone approximately 46 minutes.



**ROSEMARY PLACE
HP5 2AD**





A selection of 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 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.

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