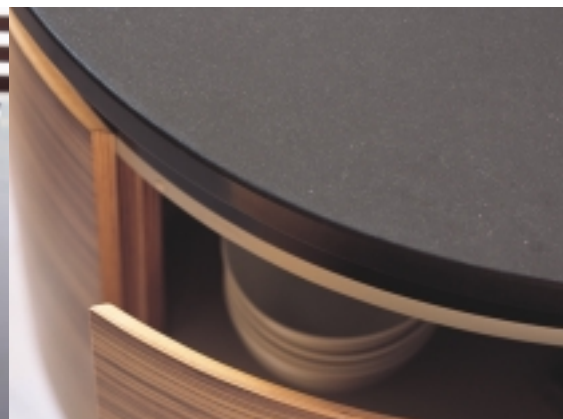




WOODCHURCH

BURLEIGH ROAD ASCOT BERKSHIRE SL5 8ER



A PRESTIGIOUS NEW FAMILY HOME FROM CROFT HOMES DEVELOPMENTS LIMITED



W O O D C H U R C H

BURLEIGH ROAD ASCOT BERKSHIRE SL5 8ER

Large entrance hall, drawing room, dining room, study, cloakroom, kitchen-breakfast room
with conservatory area, family room/home cinema, utility and rear lobby area.

Galleried landing, master bedroom suite comprising bedroom, dressing-sitting room and
en suite bathroom. 4 further bedrooms, 2 with en suite facilities, family bathroom.

Leisure room to second floor.

Integral double garage



LOCATION

Located in the highly desirable area of Ascot, Woodchurch is within close proximity to Windsor Great Park and in walking distance of the newly refurbished Royal Ascot Racecourse.

The area is renowned for its golf courses with Wentworth and Sunningdale Golf Clubs nearby and even closer, in the centre of the racecourse, is the Royal Ascot Golf Club. Founded in 1887 it is the oldest golf course in Berkshire and surrounding it is Ascot Heath, an expanse of heathland accessible to all.

Horse racing can also be enjoyed at Windsor, with the summer evening meetings a real must for anyone with a keen interest. Further equestrian facilities are plentiful with a number of local polo clubs and grounds. Excellent health and fitness centres can also be found, including the Royal Berkshire Racquet Club and the Wentworth Health Club.

For relaxation, many leisurely hours can be spent boating on the River Thames or walking and cycling in Windsor Great Park with its far reaching views across to Windsor Castle. Also within The Great Park is Savill Gardens, rated as one of the finest woodland gardens in Britain.

Dining out in this area is a delight, as there are many excellent restaurants and country village inns to explore. Also within the borough are many excellent schools, including Charters, Hurst Lodge and Licensed Victuallers.

Ascot is a thriving and compact town with a good range of shops and services. More extensive shopping facilities can be found locally at Windsor, or further afield at Camberley.



Road and rail connections in this area are excellent and from Ascot there are frequent trains to Reading and London Waterloo with a journey time of approximately 45 minutes. The M4 can be joined at Windsor, providing access to the M25 and to Heathrow Airport and the M3 at Bagshot.



SITE PLAN



GROUND FLOOR

Main Entrance Hall	3.60 x 5.70m	11'10" x 18'9"	Study	2.85 x 3.35m	9'4" x 11'0"
Drawing Room	4.90 x 6.00m	16'1" x 19'8"	Cloakroom	1.95 x 1.50m	6'5" x 4'11"
Dining Room	3.93 x 4.67m	12'11" x 15'4"	Utility Room	2.55 x 2.57m	8'4" x 8'5"
Kitchen	4.78 x 4.75m	15'8" x 15'7"	Rear Lobby	2.55 x 1.40m	8'4" x 4'7"
Breakfast Room	4.83 x 6.30m	15'10" x 20'8"	Double Garage	5.72 x 6.10m	18'9" x 20'1"
Family Room	3.93 x 4.60m	12'11" x 15'1"			



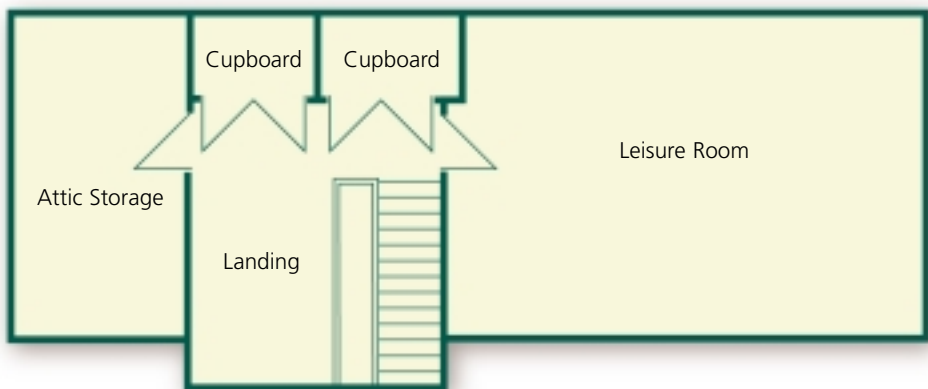
FIRST FLOOR

Galleried Landing	3.60 x 6.90m	11'10" x 22'8"	Guest/Bedroom 2	4.90 x 3.85m	16'1" x 12'8"
Master Suite			Ensuite	2.90 x 2.05m	9'6" x 6'9"
Lobby	2.00 x 3.60m	6'7" x 11'10"	Bedroom 3	3.93 x 3.95m	12'11" x 13'0"
Bedroom	5.72 x 4.00m	18'9" x 13'1"	En Suite	1.40 x 2.60m	4'7" x 8'6" (Max)
Dressing Room	5.72 x 3.10m	18'9" x 10'2"	Bedroom 4	4.11 x 4.60m	13'6" x 15'1" (Max)
En Suite	3.62 x 3.60m	11'11" x 11'10" (Max)	Bedroom 5	4.90 x 3.35m	16'1" x 11'0"
			Family Bathroom	3.78 x 3.35m	12'5" x 11'0" (Max)



SECOND FLOOR

Galleried Landing	3.60 x 4.15m	11'10" x 13'7"
Leisure Room	6.95 x 4.60m	22'10" x 15'1" (Min)
Attic Store	2.40 x 4.60m	7'11" x 15'1"





SPECIFICATION

General Construction

Woodchurch is set within a mature garden of over one third of an acre. The building is traditionally constructed with stock bricks, reconstituted stone embellishments and plain 'Redland Heathland' roof tiles. The property has Loewen high performance windows which combine a practical low maintenance aluminium external finish, with the beauty of oak stained solid Douglas Fir to the interior. There are casement doors throughout and a handcrafted front door.

There are concrete floors to the ground and first floors with Kaberdeck timber flooring to the second floor. The walls and ceilings are dry lined.

The kitchen breakfast room extends to a small vaulted conservatory area providing an enhanced feeling of space and light. Internal doors to ground, first floors and landing are high quality oak veneered finish and the staircase is solid oak.

Woodchurch has a large private master suite with handcrafted bathroom furniture, coordinated mirror and book shelving in the dressing room and bedroom.

The property is designed to meet or exceed the latest Building Regulations and is protected by an NHBC Warranty against structural defects for a ten year period following the date of completion.

Heating and Ventilation

An efficient gas fired central heating system provides underfloor heating to ground and first floors and thermostatically controlled radiators to the second floor with a pressurised unvented hot/cold water system throughout.

A low energy mechanical ventilation and heat recovery system from Nuaire Home Ventilation is installed in the property.

Lighting & Electrical

A comprehensive and sophisticated electrical system has been designed and installed to the property for safety and flexibility. Lighting schemes have been designed for all rooms incorporating mixes of central lights, wall/feature lights, downlights and 5 amp lamp sockets. The kitchen, hall and landings have been fitted with Lutron lighting control. All other principle areas are pre-wired for optional upgrade to Lutron, allowing you to create and recall lighting scenes with the multi-scene preset lighting controls (both touch and infra-red controlled).

Decorative Finishes

The property contains special decorative finishes such as elegant cornices to all principal rooms and classical coving to other rooms as appropriate on the ground and first floors. The property includes a fireplace with choice of stone, marble or timber mantels from Marble Hill of Twickenham (P.C. Sum). Many other coordinating accessories, such as gas conversions, antique mantels or mirrors are also available as optional extras.

There is porcelain or ceramic floor tiling to entrance hall, dining room, cloakroom, kitchen/breakfast room, utility areas and all bathrooms with stone worktops to vanity units as design dictates. All other rooms will be carpeted.

Home Technology and Entertainment

The property is wired to accommodate the most up-to date equipment for home technology and entertainment. The pre-cabling allows for various leading edge home technology options with wiring for multi room sound and vision control. This enables distribution of hi-fi music to any of the pre-wired rooms and, additionally, control of and distribution of vision sources such as Satellite and DVD. The system also supports viewing of optional CCTV cameras (security or gate entry cameras) on any TV. The leisure room is wired for a 5.1 home theatre system with provision for plasma screen – wall to wall magic with stunning sound and pictures.

There is the potential for a 'home office' with structured telephone and Local Area Network cabling (CAT5e star wired) pre-wiring to a central point. This could enable networking of computers (sharing files and broadband internet services) and advanced telephone functions such as a PABX with internal calling/intercom and multiple lines.

The property is wired to allow for easy installation (with no external routing of cables externally) of TV/FM aerial and/or satellite services.





Kitchen

The property contains inspirational kitchen furniture by Mowlem & Co. Each project is unique, thoughtfully tailored to the specifics of an individual brief. The design incorporates a large island unit with a solid walnut worktop, Gaggenau 90cm freestanding fridge, Liebherr wine chiller, 2 single ovens, a microwave, 6 plate gas hob and a dishwasher by Siemens or similar.

Laundry room

The property contains a comprehensive laundry room with integrated storage units, stainless steel superdeep sink, washing machine and tumble dryer.

Bathrooms/Cloakroom

The bathrooms are styled with either a classical design or bold statements. The sanitaryware by Kohler provides a high quality blend of traditional and contemporary themes across the rooms, which is combined with handcrafted bespoke bathroom furniture in walnut, and wenge or similar finishes as design dictates. Chrome fittings by Hansgrohe, are used throughout. Each bathroom has water heated towel warmers.



Security

The property benefits from a Nacoss approved house burglar alarm and zone identifying fire alarm system. Both systems are optionally upgradeable to an external telephone link for remote monitoring (such as Redcare). All external doors are fitted with high specification security locks. Entrance to the property and garden will be through electrically operated gates with key pad or RF controls and audio entry control system. This can be optionally upgraded to a video entry system and/or CCTV.

Landscaping

The driveway will be finished with tegular block paving or similar laid between granite sets. The areas adjacent to the house will be hard landscaped with terraces and paths. The front and rear gardens will be landscaped.

As an optional extra a comprehensive garden design service, water features etc. are available by Prima Flora Design & Build.

A limited choice of finishing is available subject to the build programme.

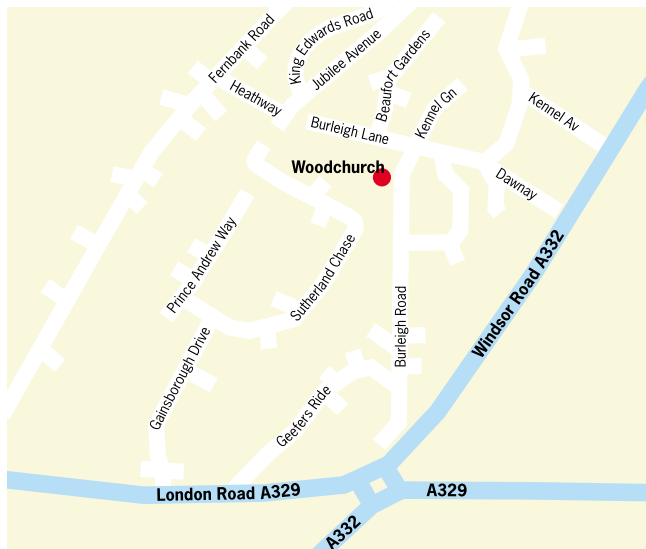


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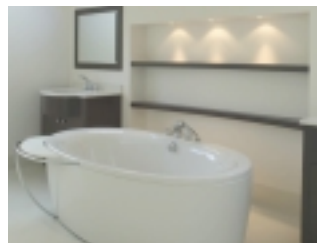


DIRECTIONS

Exit the M4 at junction 6 towards Windsor and follow the A332 Relief Road to the end. At the roundabout take the third exit (straight across) into Imperial Road, proceed to the traffic lights at the end and turn right onto Winkfield Road. Go straight across the next roundabout and continue past Legoland going straight across that roundabout. Proceed up the hill and again straight across the next roundabout. At the next peanut shaped roundabout take the third exit towards Ascot (A332). Follow the road down and straight over the double mini roundabouts onto Windsor Road. Continue until the next mini roundabout. Turn right at this roundabout into Burleigh Road. Follow the road round and Woodchurch can be found on the left hand side at the end of Burleigh Road.



CROFT HOMES



Croft Homes Developments Limited is a company dedicated to building individual homes to the highest traditional standard of British craftsmanship. The choice of each component is thoroughly researched, and must be both durable and aesthetically pleasing. Tradesmen are carefully selected and supervised. The management team have over 40 years of experience between them in building beautiful homes.



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