



HOLCOMBE HOUSE GARDENS

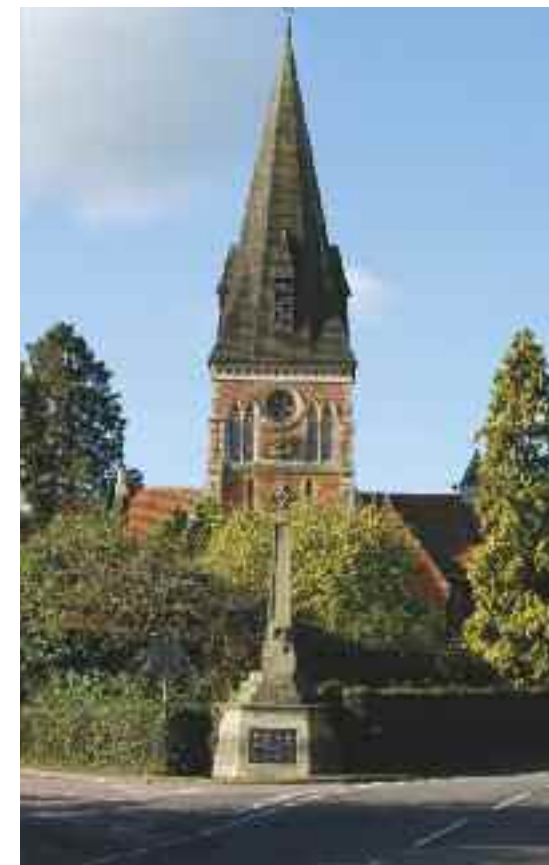
London Road | Sunningdale | Berkshire | SL5 0EY

BEWLEY
HOMES PLC



A warm welcome awaits you at Holcombe House Gardens, nestled in the heart of the beautiful Berkshire village of Sunningdale.

This is an exquisite collection of just five new homes perfect for 21st century family life. You can rest assured that each of these exclusive four and five bedroom houses has been designed, constructed and finished to Bewley Homes' exacting standards.



Beautiful homes in an idyllic location

BEWLEY
HOMES PLC



Holcombe House Gardens

THE BEST OF BOTH WORLDS

Ever popular Sunningdale offers residents the best of both worlds – a characterful English village alongside close proximity to one of the most exciting capital cities on earth.

The village benefits from a range of useful local amenities, including a Waitrose supermarket just a two minute walk away from home. There's also a dental practice, a Natwest bank, and a post office.

Wentworth Country Club is nearby and the famous Sunningdale Golf Club with its two 18 hole courses.

When you fancy time in the fresh air, you can be at Chobham Common in just five minutes in the car; Holcombe House Gardens is also less than three miles away from Windsor Great Park with its 2,000 hectares of natural beauty. What's more, the former Royal pleasure ground Virginia Water is around seven minutes' drive away, featuring a stunning lake - perfect for a picnic or a picturesque stroll.

For shopping, you'll find a selection of designer boutiques locally and in nearby Ascot, while 20 minutes' drive away in Windsor is an excellent range of high street shops and two malls.

Holcombe House Gardens is served by Holy Trinity CofE Primary School and the independent Sunningdale School, while older children attend Charters School. There's also the International School at Virginia Water.

The development is less than three miles away from the M3, affording you easy links to London and Southampton. Sunningdale has its own train station, with regular journeys into London Waterloo taking less than an hour. For international travel, whether for business or pleasure, Holcombe House Gardens is around ten miles away from London Heathrow Airport.



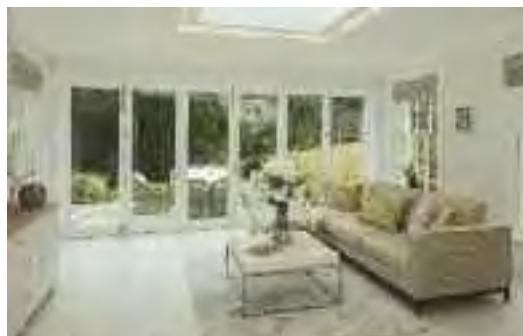


WELCOME TO *Holcombe House Gardens*

Holcombe House Gardens from Bewley Homes is everything you would want in a new property for you and your family. With just five homes available in this stunning development, you can be safe in the knowledge that each has been intricately created to offer the very best in modern living.

Set over three floors, the houses feature excellently proportioned living areas where you can work, rest and play; every member of the family will have somewhere they can call their own.

The fully-fitted kitchens or family rooms feature bi-fold doors that open out, blending outdoors and in. The well-proportioned bedrooms will offer a relaxing haven away from the hustle and bustle of daily life.



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Each new home is constructed with concrete ground and first floor systems and with traditional brick and block external cavity walls. The elevations are brick with vertical tile hanging, weatherboard, reconstituted stone window cills and plain clay tiles to the roof.

High quality fixtures & fittings

- Double glazed PVCu windows, multi-point locks with white furniture
- Oak internal doors with white painted doors to en-suite bathrooms
- Oak front entrance door in softwood frame
- Bi-fold doors
- Coffered ceilings to ground floor
- Chrome finish door furniture
- Oak newel posts, handrails and balustrading to staircase
- Decorative moulded skirting boards and architraves
- Dulux White painted smooth finished ceilings throughout
- Internal walls painted Dulux Almond White emulsion with woodwork painted Dulux White Satin
- Decorative cornice to family, dining room, living room, hall, study (plots 2 and 3 only), cloakroom, landing and first floor bedrooms
- Built-in wardrobes to master bedroom in all plots and to bedroom 4 in plots 1 and 4 only
- Sliding mirrored framed wardrobes to all other first floor bedrooms

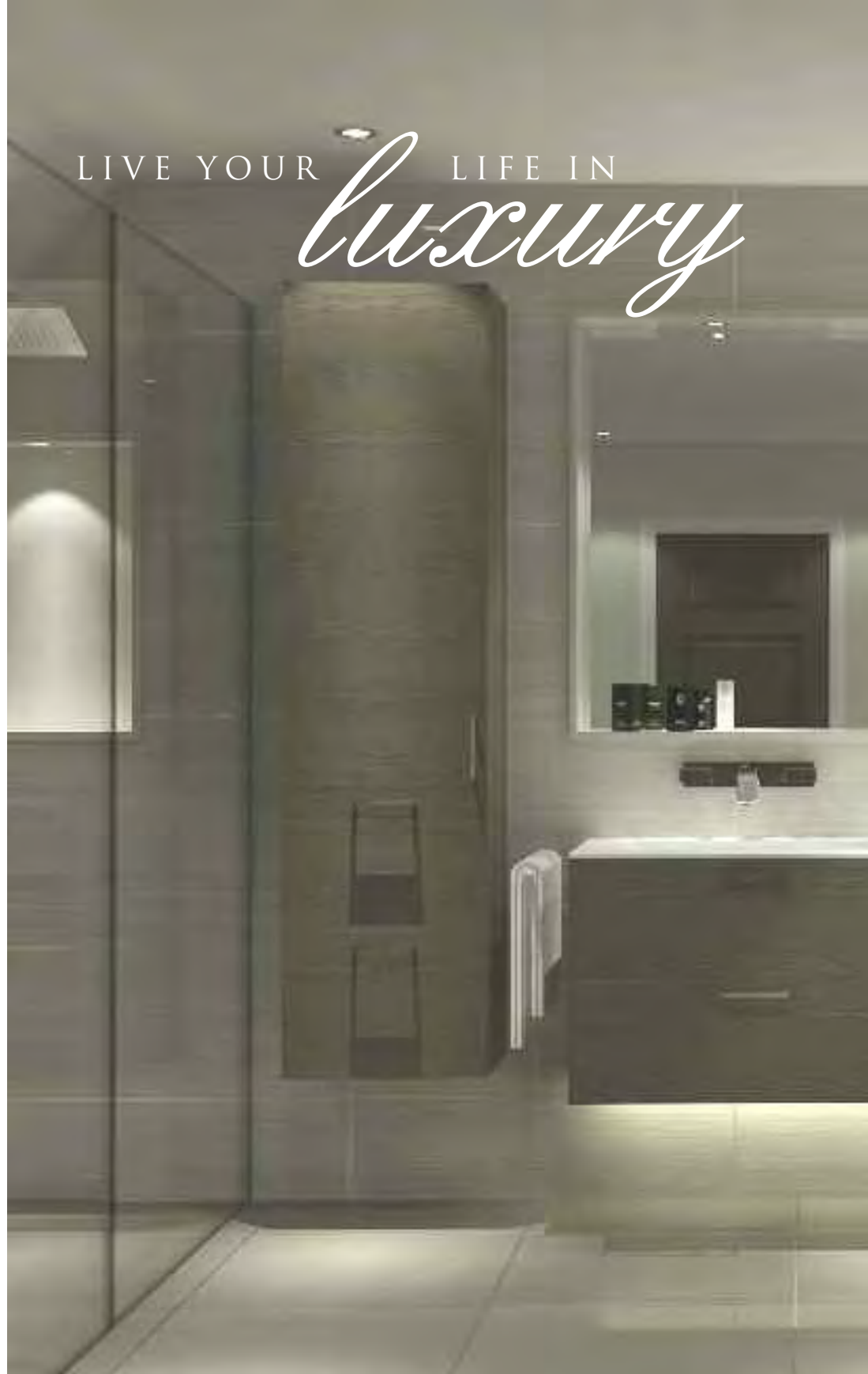
Heating, security & electrical

- BAXI gas fired condensing boiler
- Under floor heating to ground and first floor; radiators to second floor
- Smart electricity meter
- Class 1 flue with limestone fireplace surround to plots 1 to 4 and wood burning stove to plot 5
- Mains operated smoke detectors
- Zoned security alarm system
- Sky Plus points to kitchen, family room, living room, study and all bedrooms
- Data and telephone points to kitchen, family room, living room, study and all bedrooms
- Shaver socket in bathroom and en-suite
- Automatic wardrobe lighting

Kitchen & Utility

- Choice of designer kitchen units* with stone worktops and upstands and glass splash back
- Under unit lighting
- Stainless steel finished appliances by Miele comprising two integrated single ovens, 5 zone induction hob, microwave, tall freezer, tall fridge, dishwasher, under-counter wine cooler, built-in coffee maker, two warming drawers and ceiling extractor hood
- Freestanding washing machine and tumble drier in the utility
- Stainless steel 1 1/2 bowl undermount sink with Quooker PRO3 Fusion square boiling water tap
- Recessed white LED downlights
- Polished chrome switches and sockets
- Choice of ceramic floor tiling including kitchen/family/dining (excluding dining room and family room in plot 5)*

LIVE YOUR LIFE IN
luxury





CGI imagery of typical bathroom.



Bathroom, En-suite & Cloakroom

- Bespoke designer bathrooms

Externals

- Access road and driveways to be block paved
- Private footpaths and patios will be paving slabs
- Front and rear gardens turfed and landscaped to approved design
- Close board perimeter and division fencing with closed boarded gate
- Shed
- LED downlights to front entrance door
- Light and power to garage
- Water tap to rear or side of properties

Premier Guarantee

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

24 hr Emergency Cover – npa 24:7

All Bewley Homes purchasers benefit from 24-hour emergency cover, 7 days a week, provided by npa24:7.

This service is valid for a period of two years from the date of legal completion and should assistance be required includes cover for the following:-

- All calls to a 24-hour UK based call centre
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes, leaking radiators, toilets not flushing, leaks from toilet
- Electricity supply failure
- Central heating and hot water system No hot water or heating as a result of breakdown, leak or failure
- One boiler service at the end of the 1st year
- Blockages or damage to waste pipes. Blocked bath, sink, toilet or external drainage
- Main lock failure

In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

* Subject to stage of construction and availability. Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. Images indicative only.



HOLCOMBE HOUSE GARDENS

Plot 1



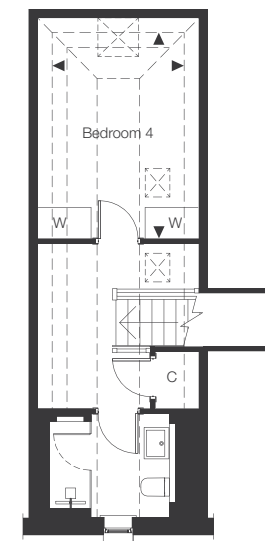
Ground Floor

Kitchen/Breakfast Area	6.07m x 4.25m	19'9" x 14'0"
Family/Dining Area	5.55m x 2.93m	18'3" x 9'6"
Living Room	5.69m x 3.44m	18'6" x 11'3"
Utility	3.05m x 1.90m	10'0" x 6'3"



First Floor

Master Bedroom	5.77m x 3.03m	18'9" x 9'9"
Bedroom 2	5.00m x 3.10m	16'3" x 10'0"
Bedroom 3	3.67m x 2.77m	12'0" x 9'0"



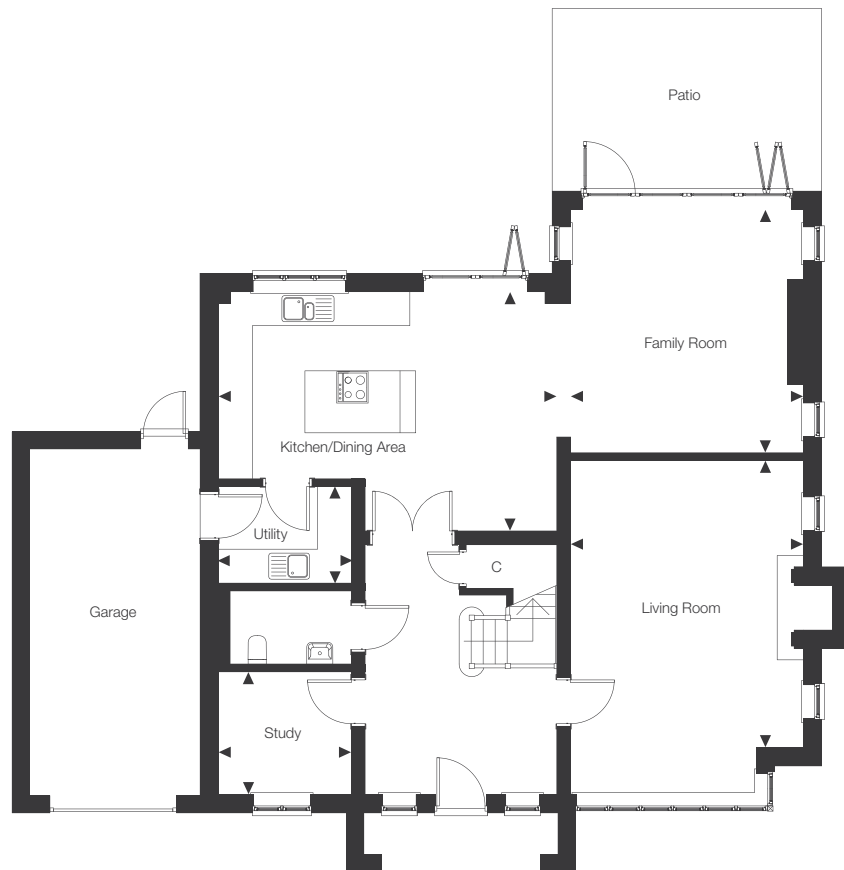
Second Floor

Bedroom 4	3.94m x 2.53m	12'9" x 8'3"
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HOLCOMBE HOUSE GARDENS

Plot 2



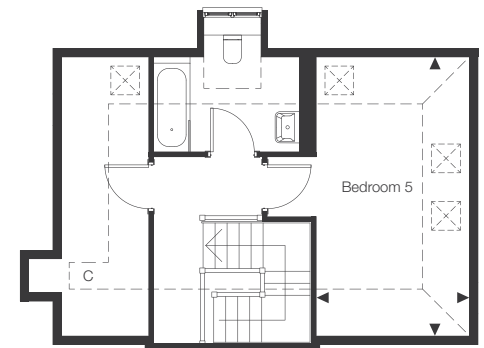
Ground Floor

Kitchen/Dining Area	6.48m x 4.58m	21'3" x 15'0"
Family Room	4.65m x 4.45m	15'3" x 14'6"
Living Room	5.50m x 4.46m	18'0" x 14'6"
Study	2.54m x 2.35m	8'3" x 7'9"
Utility	2.54m x 1.85m	8'3" x 6'0"



First Floor

Master Bedroom	5.69m x 3.70m	18'6" x 12'0"
Bedroom 2	4.57m x 3.88m	15'0" x 12'9"
Bedroom 3	4.15m x 3.06m	13'6" x 10'0"
Bedroom 4	3.42m x 2.97m	11'3" x 9'9"



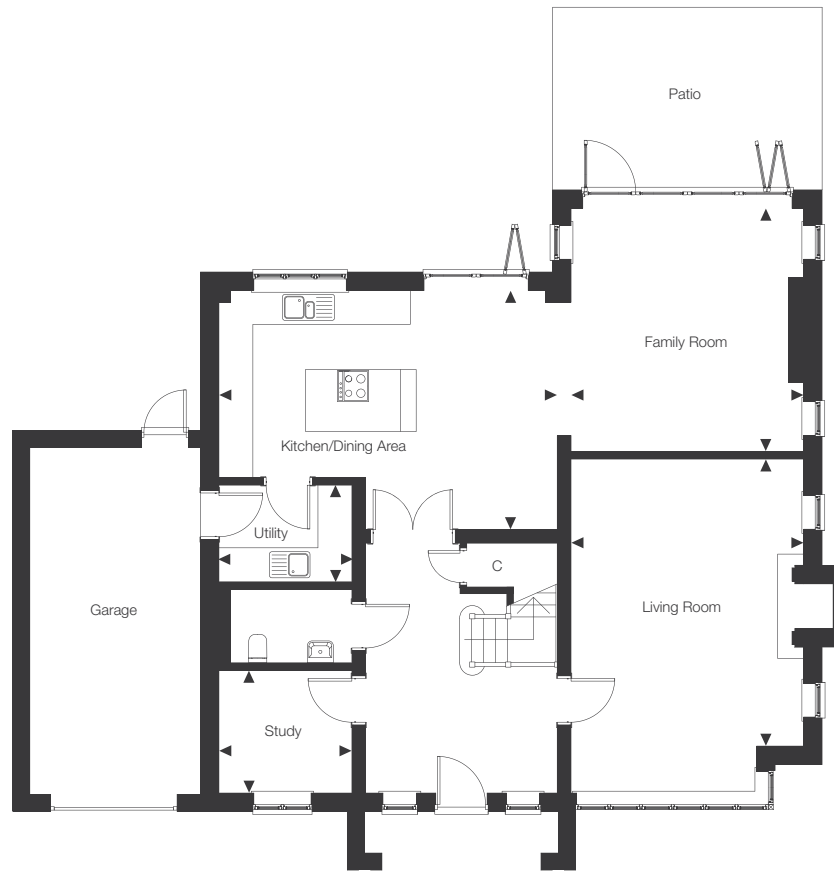
Second Floor

Bedroom 5	5.34m x 2.93m	17'6" x 9'6"
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Plot 3



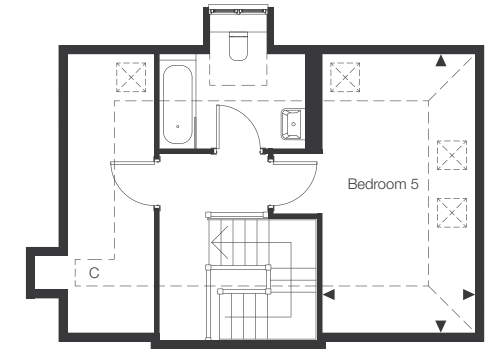
Ground Floor

Kitchen/Dining Area	6.48m x 4.58m	21'3" x 15'0"
Family Room	4.65m x 4.45m	15'3" x 14'6"
Living Room	5.50m x 4.46m	18'0" x 14'6"
Study	2.54m x 2.35m	8'3" x 7'9"
Utility	2.54m x 1.85m	8'3" x 6'0"



First Floor

Master Bedroom	5.69m x 3.70m	18'6" x 12'0"
Bedroom 2	4.57m x 3.88m	15'0" x 12'9"
Bedroom 3	4.15m x 3.06m	13'6" x 10'0"
Bedroom 4	3.42m x 2.97m	11'3" x 9'9"



Second Floor

Bedroom 5	5.34m x 2.93m	17'6" x 9'6"
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Plot 4



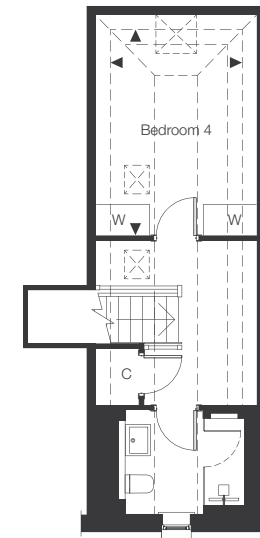
Ground Floor

Kitchen/Breakfast Area	6.07m x 4.25m	19'9" x 14'0"
Family/Dining Area	5.55m x 2.93m	18'3" x 9'6"
Living Room	5.69m x 3.44m	18'6" x 11'3"
Utility	3.05m x 1.90m	10'0" x 6'3"



First Floor

Master Bedroom	5.77m x 3.03m	18'9" x 9'9"
Bedroom 2	5.00m x 3.10m	16'3" x 10'0"
Bedroom 3	3.67m x 2.77m	12'0" x 9'0"



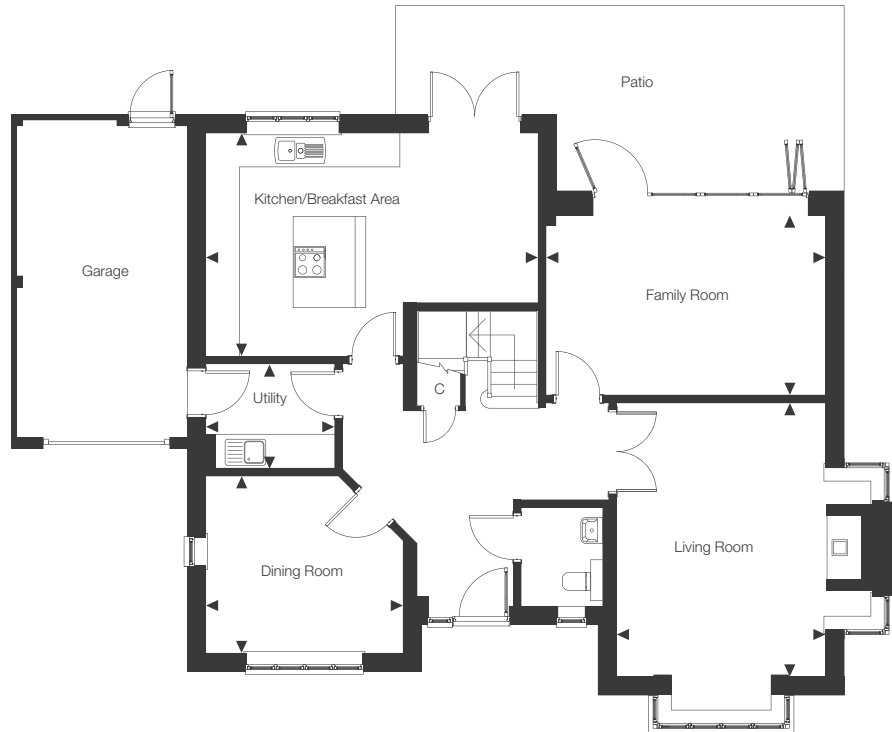
Second Floor

Bedroom 4	3.94m x 2.53m	12'9" x 8'3"
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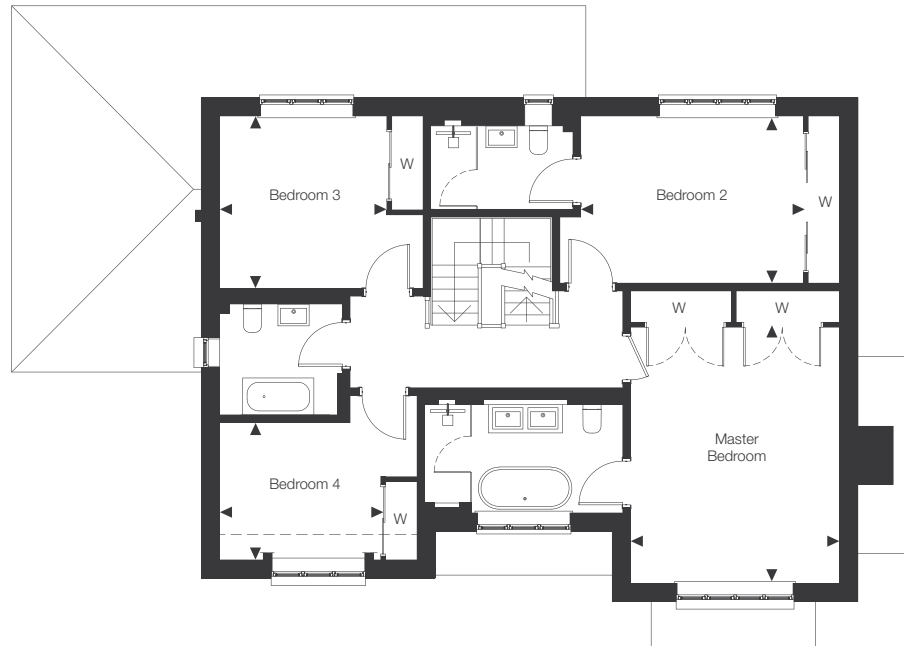
HOLCOMBE HOUSE GARDENS

Plot 5



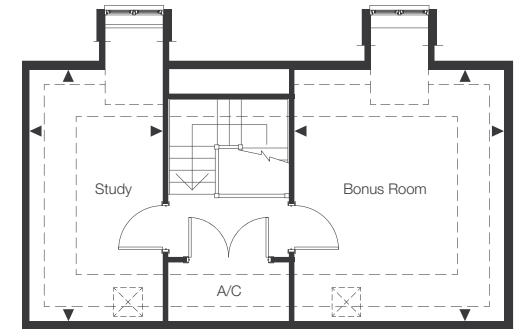
Ground Floor

Kitchen/Breakfast Area	6.37m x 4.27m	20'9" x 14'0"
Family Room	5.36m x 3.44m	17'6" x 11'3"
Living Room	5.24m x 4.00m	17'3" x 13'0"
Dining Room	3.78m x 3.39m	12'3" x 11'0"
Utility	2.47m x 2.00m	8'0" x 6'6"



First Floor

Master Bedroom	4.91m x 4.00m	16'0" x 13'0"
Bedroom 2	4.26m x 3.20m	14'0" x 10'6"
Bedroom 3	3.30m x 3.20m	10'9" x 10'6"
Bedroom 4	3.08m x 2.63m	10'0" x 8'6"



Second Floor

Study	4.83m x 2.56m	15'9" x 8'3"
Bonus Room	4.83m x 4.02m	15'9" x 13'3"

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London Road | Sunningdale | Berkshire | SL5 0EY

Development Layout

*An elite collection of just five
4 and 5 bedroom homes located
in beautiful village surroundings.*



BEWLEY HOMES

About us

Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence. Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten percent for energy efficiency. The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award-winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence.

The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

Charities

The company also supports a variety of charities through corporate events and fundraising activities including Guide Dogs for the Blind, Kent, Surrey and Sussex Air Ambulance and the Arrhythmia Alliance.



Guide Dogs for the Blind

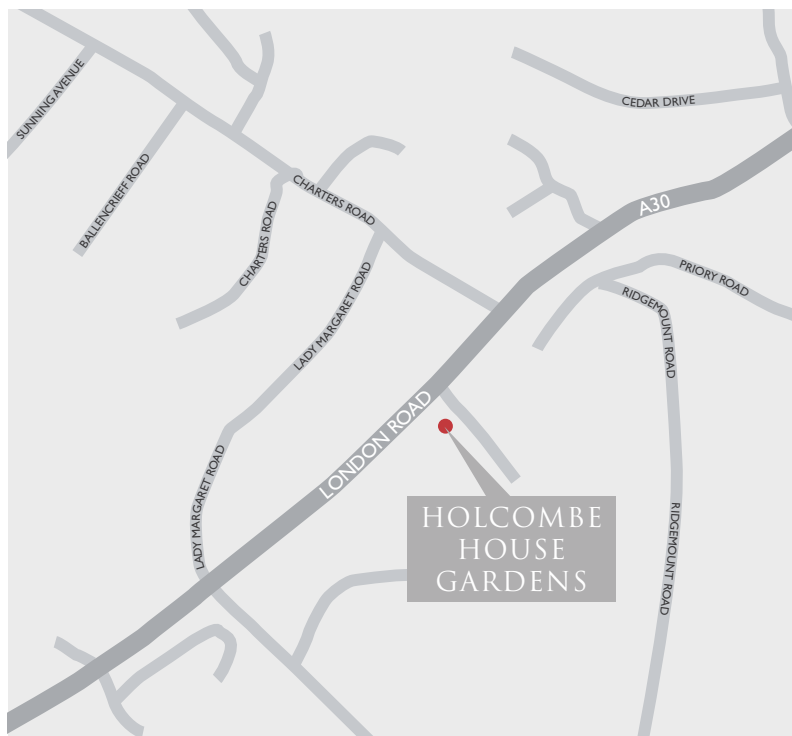


Kent, Surrey and Sussex Air Ambulance

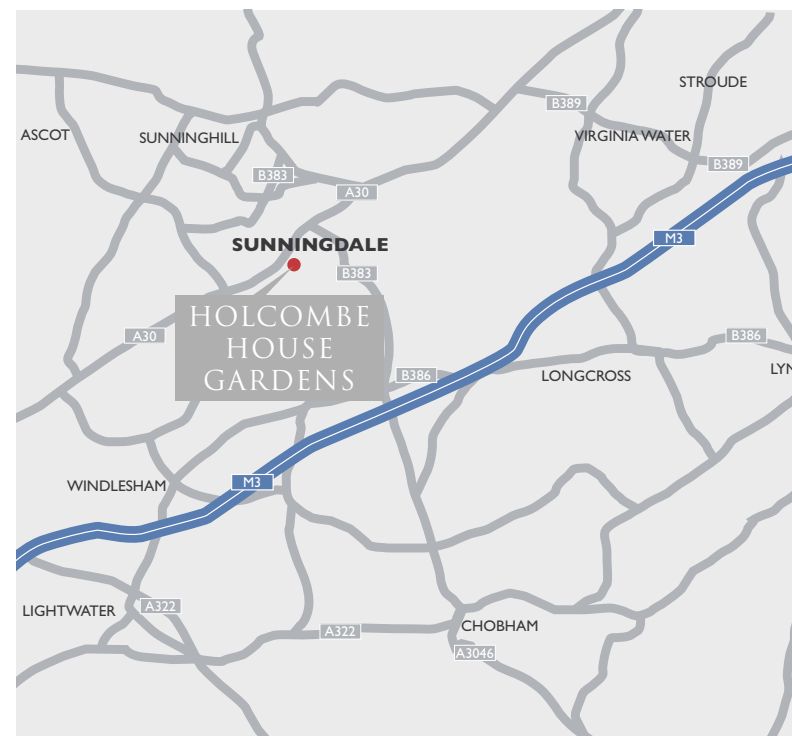


Arrhythmia Alliance

LONDON ROAD | SUNNINGDALE | BERKSHIRE | SL5 0EY



Local map



Area map

Maps not to scale

SAT NAV: SL5 0EY

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