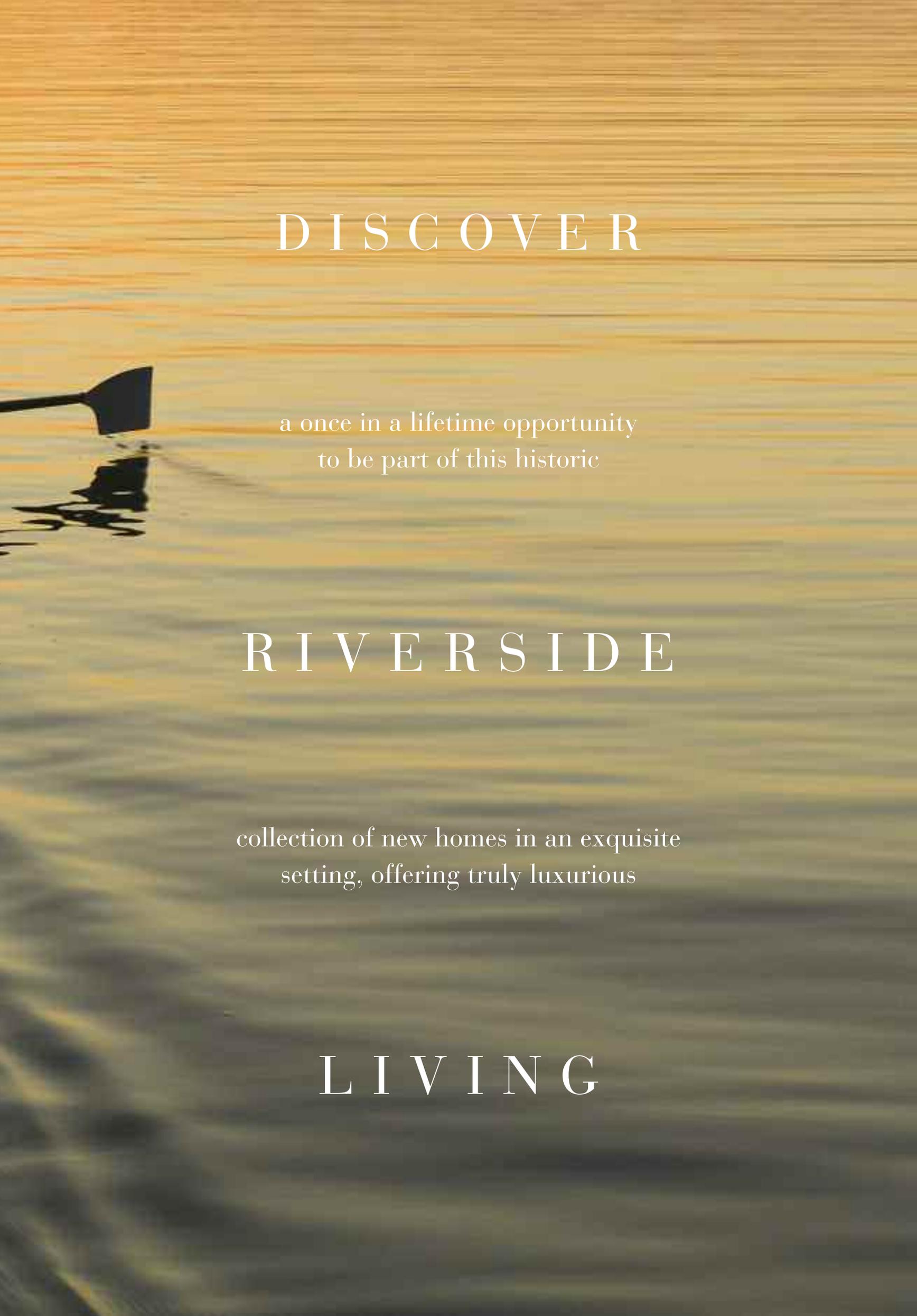


— ETON —
THAMESIDE

BEWLEY
HOMES PLC





DISCOVER

a once in a lifetime opportunity
to be part of this historic

RIVERSIDE

collection of new homes in an exquisite
setting, offering truly luxurious

LIVING



— AN EXCEPTIONAL —

LOCATION



Nestled on the banks of the Thames in the beautiful Berkshire village of Eton, this stunning new collection of waterside homes beside the famous Brocas Meadows enjoys breathtaking terrace views across the river to Windsor Castle.





— A LANDMARK —

ADDRESS



Eton Thameside is a unique development of thirteen properties comprising Mews Houses, Apartments, Conversions and Town Houses in an historic and prestigious location. Most benefit from river view terraces to the front and balcony views over the village of Eton to the rear.



— A DISTINGUISHED —

HISTORY

Eton Thameside proudly stands on the site of the former Rafts Boathouse which once served Eton College for its principal boating activities on the river. Here, generations of future statesmen, prime ministers and monarchs learned to row and cox, and the world-famous Eton Boating Song was born.

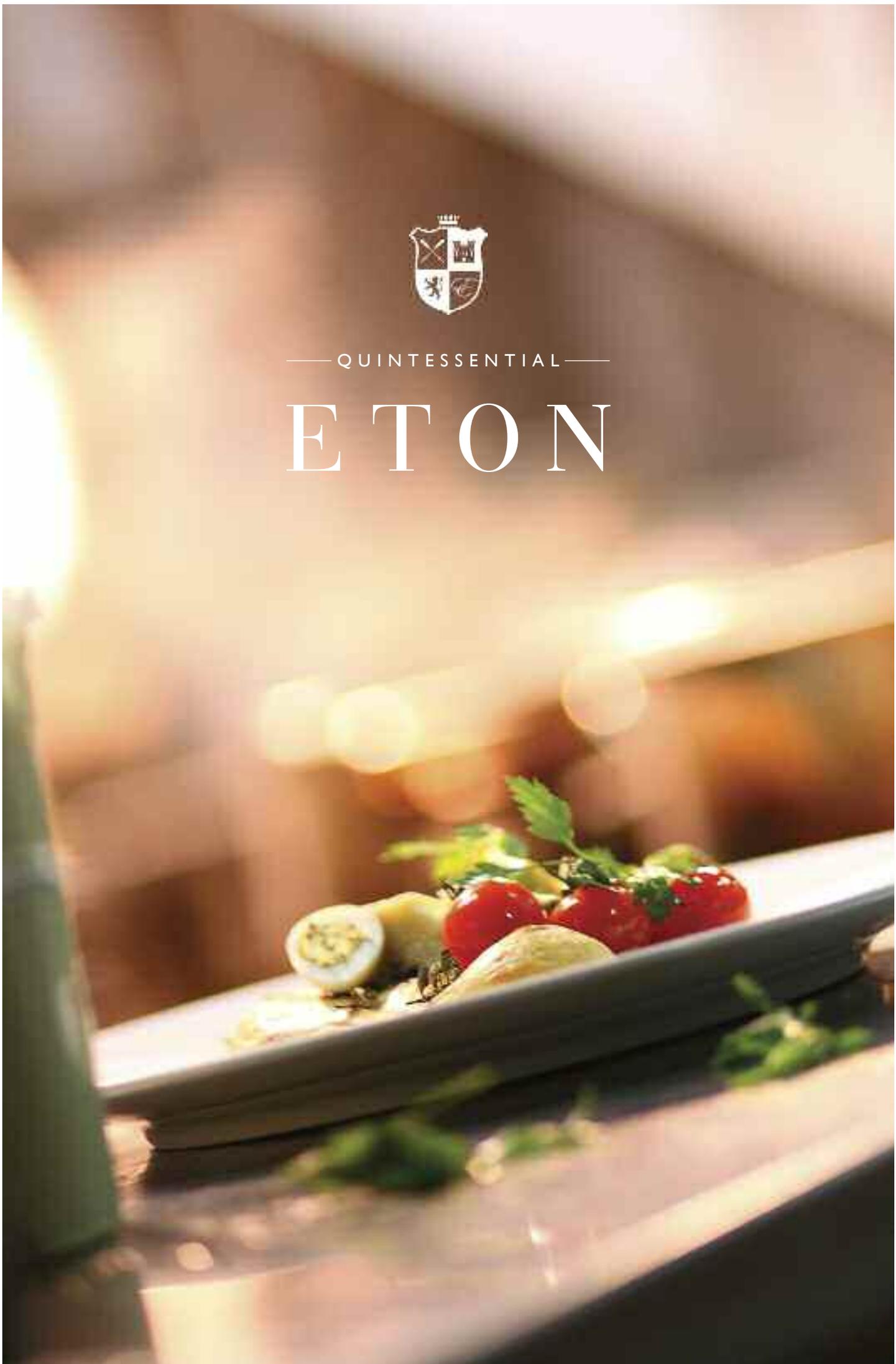
Now, award-winning developers Bewley Homes have worked in close partnership with Eton College to sympathetically develop and restore this important site, retaining historic original features while creating a landmark new riverfront vista.





— QUINTESSENTIAL —

ETON



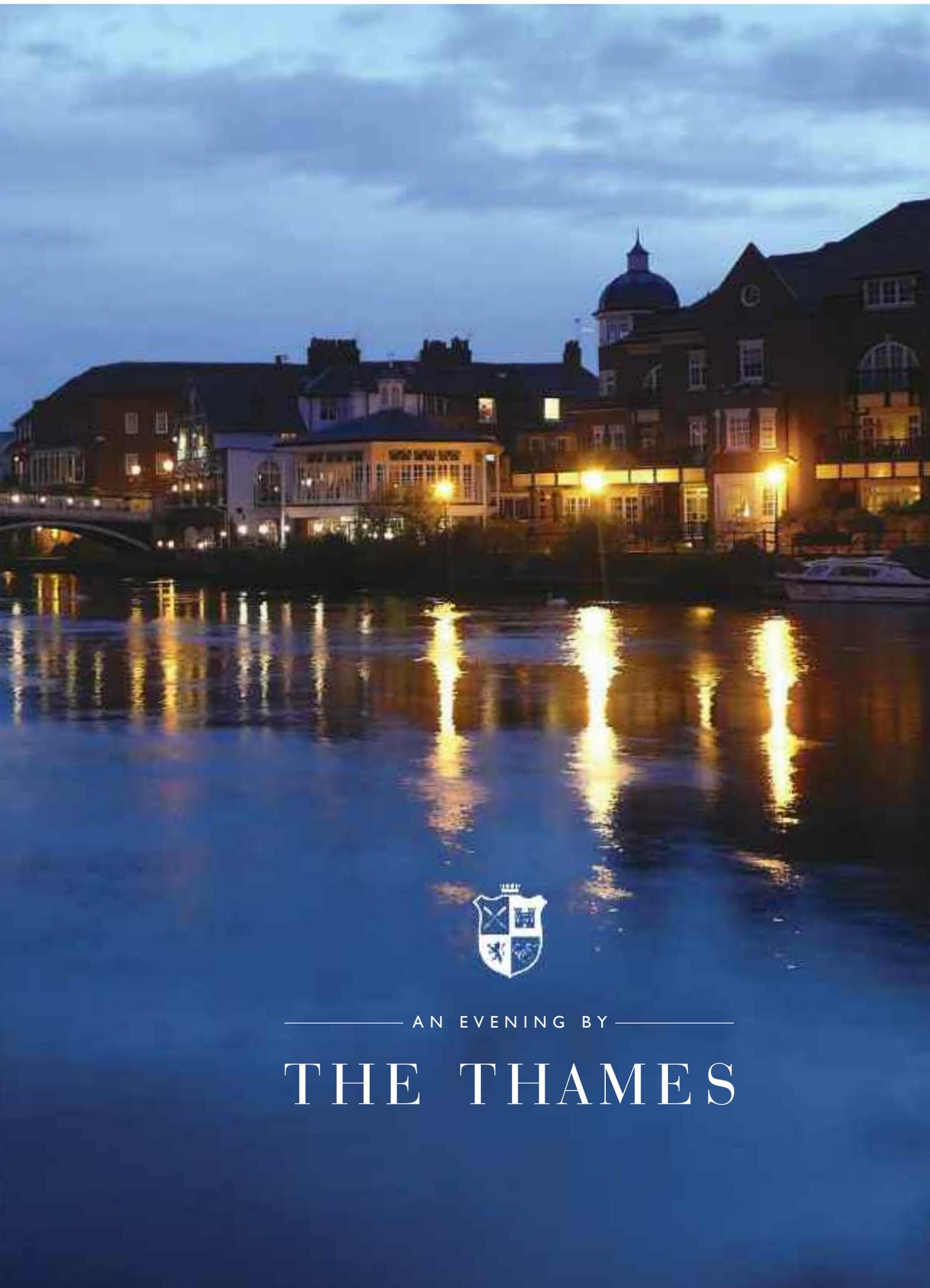


Recently acclaimed as one of the Ten Most Beautiful Villages in England by Travel Pages, Eton is a truly superb place to call home. Bordered by the River Thames to the south and east and enclosed by river meadows and playing fields, it retains an attractive and genuine rural charm. Eton is, of course, home to one of the most famous, historic and exclusive schools in the world, and quite naturally enjoys an unmistakable air of affluence and sophistication.

Eton High Street is a joy to explore. Famous for its enchanting antique shops, you'll also find plenty of upscale boutiques and imaginative independent crafts and home furnishing shops, as well as an excellent delicatessen and enticing speciality shops. For everyday shopping, there is a convenient branch of Waitrose just across the river in Windsor. There are a number of good restaurants, including Gilbey's – a bistro recommended in the pages of Vogue – and the lively Ayoush restaurant which serves distinctive Moroccan fare, as well as traditional country pubs and inns.







— AN EVENING BY —

THE THAMES



A FIRST CLASS

TRADITION

It's impossible to think of Eton without thinking of the school that bears its name. Celebrated as the world's finest and most exclusive school for boys, Eton College was founded in 1440 by King Henry VI. No less than nineteen of Britain's prime ministers have been schooled here, as well as countless distinguished statesmen and illustrious members of the world's aristocracy and royalty. Amongst notable British royalty, Prince William and Prince Harry are both Old Etonians.

However, you don't need to have a child at Eton to benefit from the quite exceptional educational opportunities to be found locally. There are numerous other public schools close by, offering both single sex and mixed education to the very highest standards. Eton has its own C of E First School, rated 'Good' by Ofsted and there is an excellent choice of other acclaimed primary and secondary schools in the Windsor area.

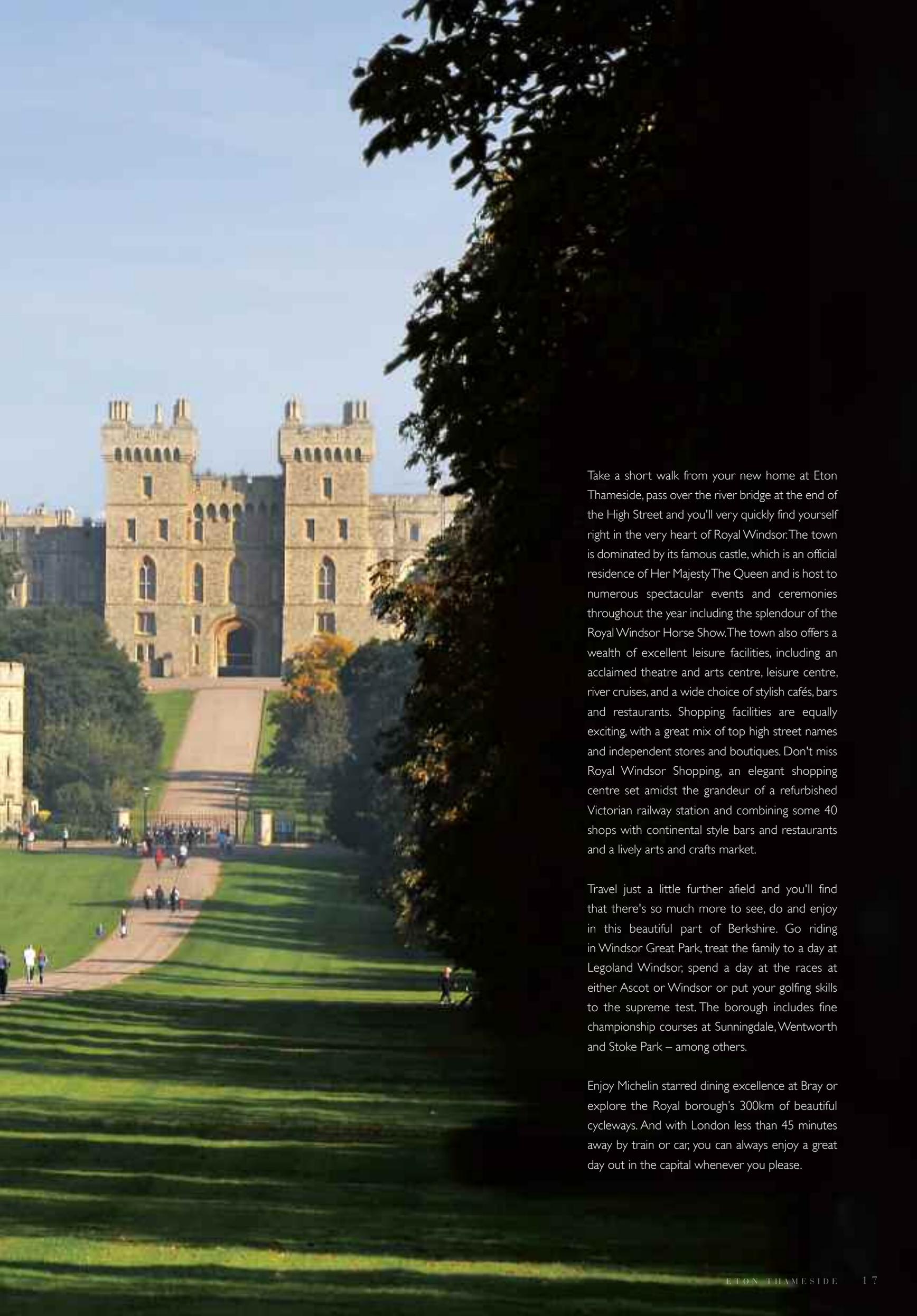






DISTINGUISHED

NEIGHBOURS



Take a short walk from your new home at Eton Thameside, pass over the river bridge at the end of the High Street and you'll very quickly find yourself right in the very heart of Royal Windsor. The town is dominated by its famous castle, which is an official residence of Her Majesty The Queen and is host to numerous spectacular events and ceremonies throughout the year including the splendour of the Royal Windsor Horse Show. The town also offers a wealth of excellent leisure facilities, including an acclaimed theatre and arts centre, leisure centre, river cruises, and a wide choice of stylish cafés, bars and restaurants. Shopping facilities are equally exciting, with a great mix of top high street names and independent stores and boutiques. Don't miss Royal Windsor Shopping, an elegant shopping centre set amidst the grandeur of a refurbished Victorian railway station and combining some 40 shops with continental style bars and restaurants and a lively arts and crafts market.

Travel just a little further afield and you'll find that there's so much more to see, do and enjoy in this beautiful part of Berkshire. Go riding in Windsor Great Park, treat the family to a day at Legoland Windsor, spend a day at the races at either Ascot or Windsor or put your golfing skills to the supreme test. The borough includes fine championship courses at Sunningdale, Wentworth and Stoke Park – among others.

Enjoy Michelin starred dining excellence at Bray or explore the Royal borough's 300km of beautiful cycleways. And with London less than 45 minutes away by train or car, you can always enjoy a great day out in the capital whenever you please.



ENJOY A UNIQUE

RIVER LIFESTYLE







CAPITAL

CONNECTIONS



From the heart of rural Berkshire to the bright lights
of London – in under 45 minutes by rail or road



Despite its delightful rural setting, Eton enjoys both excellent rail and road connections with London. Whether you need to visit the city for business or want to take full advantage of the capital's unrivalled cultural, leisure and shopping facilities, the local train services are fast and convenient.

Windsor & Eton Riverside Station is less than a five minute walk from Eton Thameside, offering a direct service to London Waterloo in under an hour. Only a further five minutes walk away, Windsor & Eton Central Station provides a good service to London Paddington in approximately 30 minutes, with a single change at Slough. There are also express services from Slough, arriving into London Paddington in as little as 17 minutes.

By road, Junction 6 of the M4 is only 3.4 miles away, providing an ongoing connection with the M25 and the wider motorway network at Junction 15/4B as well as onward travel into the heart of London.

Brocas Meadows	1 min
Windsor Bridge	1 min
Windsor & Eton Riverside Station	4 mins
Eton College (College Chapel)	8 mins
Alexandra Park	9 mins
Windsor & Eton Central Station	9 mins
Windsor Castle	9 mins
Waitrose, Windsor	11 mins
Windsor Royal Shopping	11 mins
Home Park	15 mins

BY ROAD

Slough	3.2 miles
M4, Junction 6	3.4 miles
Burnham Beeches	6.1 miles
Maidenhead	7.1 miles
Windsor Great Park	8.7 miles
Heathrow Airport	9.2 miles
Ascot (Racecourse)	9.5 miles
Sunningdale (Golf Club)	11.2 miles
M25 Junction 15	14.8 miles
Central London (Charing Cross)	23.2 miles

All times/distances shown are approximate only and by the fastest route.
Sources: Google Maps; www.nationalrail.co.uk





— A LESSON IN —

LUXURY



— STYLE AND —

QUALITY

High quality fixtures & fittings

- Purpose-made double glazed timber windows
- Oak veneered flush internal doors and polished chrome door furniture (white painted doors to cupboards and en-suite bathrooms)
- Wardrobes with automatic lighting to all bedrooms

Heating, security & electrics

- Underfloor heating
- Fully fitted security alarm system
- TV points for Sky Plus to living room, kitchen, study and bedrooms
- CAT 5 wiring for BT and data wired to central hub
- LED lighting except to bedrooms

Kitchen & utility

- Contemporary designer kitchen with Silestone worktops and upstand with laminate worktops to utility rooms
- Miele stainless steel finished appliances consisting of single multi-function oven, combination microwave oven, induction hob, warming drawer, integrated fridge/freezer, integrated dishwasher, integrated extractor hood and either integrated washer dryer or separate freestanding washing machine and dryer
- Ceramic floor tiling

Bathroom, en-suite & cloakroom

- Laufen Pro bathroom suite with Kaldewei steel bath and Crosswater chrome fittings
- Ceramic floor and wall tiling with stone vanity shelf
- Multi-rail curved stainless steel towel warmer in bathroom and en-suite

Communal areas

- Passenger lift to apartments 10 to 13
- Platform lift to car park
- Gated pedestrian access
- Wiring and dome cameras for CCTV security
- Secure car parking
- Secure cycle storage
- Riverside walkway
- Energy saving ground source heat pumps serving underfloor heating systems and hot water systems

Premier guarantee

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

24hr Pinnacle emergency cover for two years

In addition, a number of guarantees will be available covering such items as 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.

BEWLEY HOMES PROMOTES ENVIRONMENTALLY RESPONSIBLE DESIGNS AND SPECIFIES BUILDING TECHNIQUES THAT TYPICALLY SCORE IN THE TOP TEN PER CENT FOR ENERGY EFFICIENCY.

— BEWLEY HOMES —

ABOUT US

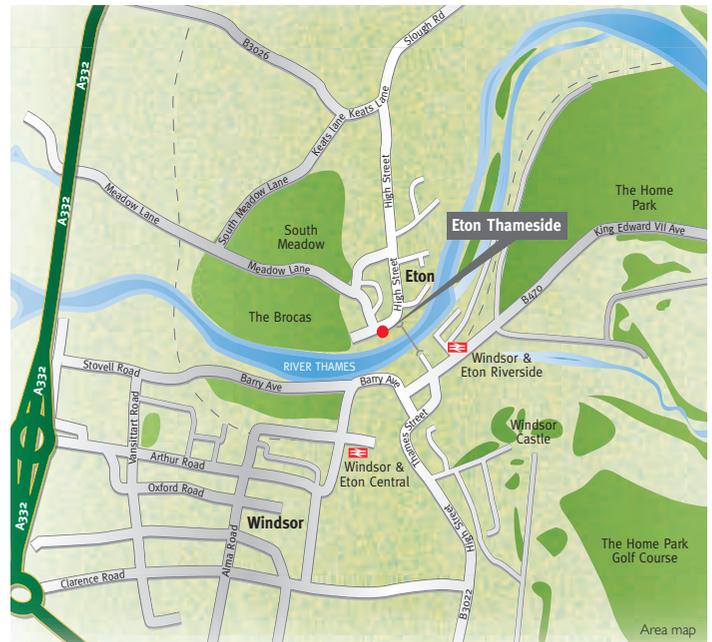
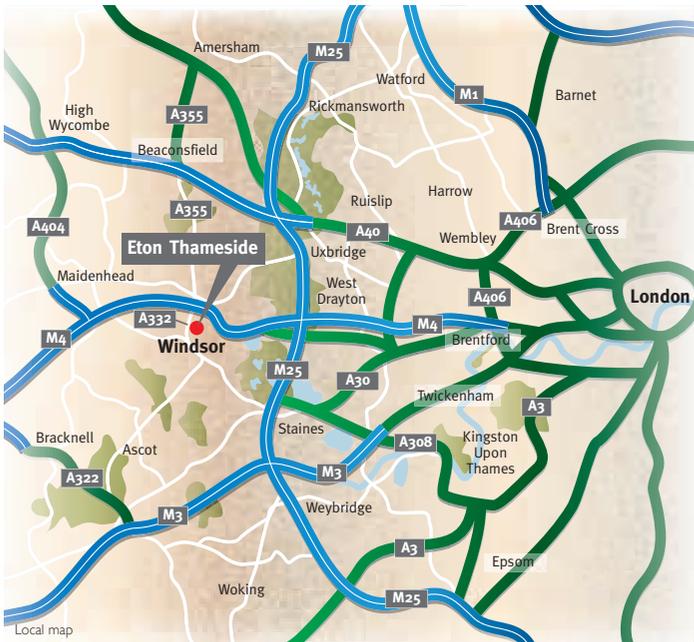
Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and internal detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

The company also has a clearly defined policy regarding landscaping and protecting the environment and, as a result, is a consistent winner of Green Leaf Awards for its extensive new plantings, creating habitats for local wildlife and for the implementation of eco-friendly products such as hazel-hurdle fencing. 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.

BEWLEY
HOMES PLC



— ETON — THAMESIDE



Maps not to scale.

ETON | WINDSOR | SL4 6BW

Inhurst House, Brimpton Road, Baughurst, Hampshire RG26 5JJ

Telephone: +44 (0) 118 970 8200 | Facsimile: +44 (0) 118 970 8202 | Email: sales@bewley.co.uk



www.bewley.co.uk

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. Computer generated images are indicative only.



— ETON —
THAMESIDE

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