

Mulberry House & Brampton House

Two individual six bedroom luxury homes

A Unique Opportunity

Broads Properties Limited is able to offer for sale two unique building plots which have full planning permission to create two individually designed substantial properties over three floors.

This will include 6 double bedrooms (4 en suite's), spacious and social open plan Kitchen including family and dining areas. Utility room, Study / Library, Dining room / Family room and Drawing room, second floor Hobbies room, Store room and Bathroom, Ground floor cloakroom and detached double garages.



Location

Gorelands Lane is situated in the beautiful picturesque village of Chalfont St. Giles, nestled within the stunning countryside of Buckinghamshire.

Chalfont St. Giles is an affluent, popular village that can be found 25 miles/40 km from London and bordered by the equally sought-after neighbourhoods of Beaconsfield, Gerrards Cross, Seer Green and Little Chalfont.

Chalfont St. Giles has exceptional transport links, with close proximity to the M25 and M40 motorways, only a short distance to Heathrow airport (18 miles) and fast direct train access into Central London (23 minutes to London Marylebone). With its enviable location, it is clear why Chalfont St. Giles is a resounding winner with both professional people and families alike, offering them multiple opportunities for business, dining, entertainment, sports and leisure.

Education

Chalfont St. Giles is ideally situated in an area of outstanding academic achievement, offering the highest standard of education for all ages.

From well-respected nurseries and primary schools, to highly regarded secondary schools. Buckinghamshire still retains the state grammar school system including Dr. Challoner's High School for Girls, Dr. Challoners Boys Grammar School and the Royal Grammar School offering unrivalled academic opportunities. Highly renowned independent schools in this area include Wycombe Abbey, Godstowe, Maltman's Green, Gayhurst, Davenies, Merchant Taylors and the Royal Masonic school, all of which showcase their achievements in both academic and sporting excellence.



Plot & Build Concept

Buyers will purchase one of the individual building plots and pay the relevant stamp duty land tax (“SDLT”) on the land cost only. This will result in a substantial stamp duty saving when compared with the SDLT that would be payable on a newly completed home of this stature.

Buyers will then enter into a building contract with Broads Properties Limited for their new home to be built and will pay for the construction of their new home with monthly stage payments as the build progresses with each stage of construction meeting the satisfaction of a RICS appointed Chartered Surveyor.

The property will be inspected throughout construction and will be handed over once complete with a 10 year building and defects warranty policy.

This would provide the buyer with the opportunity to choose their preferred finishes (subject to build stage) in order to create their very own bespoke home including;

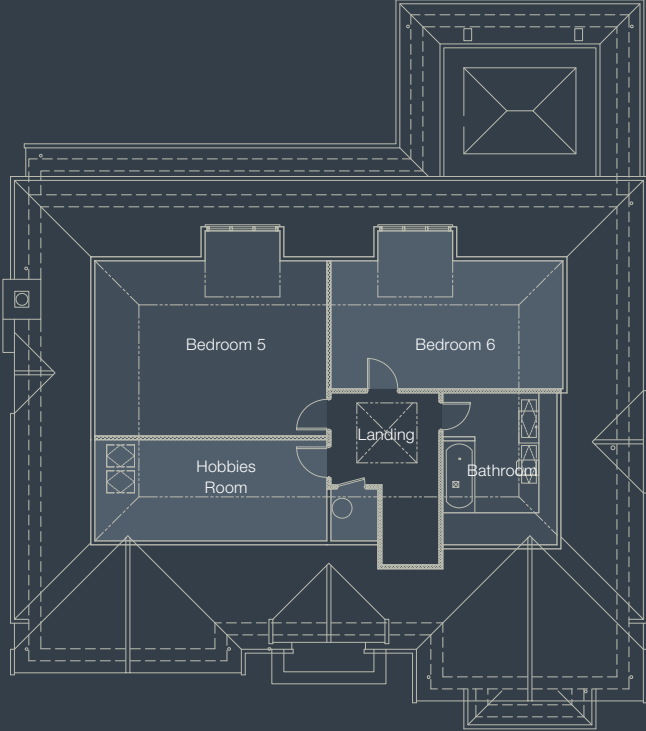
- Kitchen / Utility finishes
- Bathroom finishes
- Tiles
- Floor finishes
- Fire and surround
- Coving, Architraves and skirting
- Internal decorative colour schemes
- Patio & Driveways

A full generous Preliminary Cost (PC) sum allowance will be supplied to the client prior to agreeing the build contract. The summary of the SDLT position is believed to be accurate at the time of printing, but buyers should take their own advice on this and Broads Properties Limited accepts no responsibility in this respect.

External Specification

- Construction – The homes will be constructed using traditional materials.
- Architecturally designed home.
- Elegant stone detail to house elevations including window surrounds / sill's and entrance porches.
- Low maintenance aluminium rainwater guttering and downpipes inset into lower brick plinth.
- Low maintenance windows and external doors.
- Feature stone detail to the main entrance with a half glazed main entrance door, furnished with chrome accessories.
- Detached double garages will be equipped with a Hormann double sectional door and Hormann automation. the internal walls will be rendered and painted.
- Stylish bonded gravel finish to driveways with granite edging sets to the planted area.
- Landscaped gardens and lawns with a variety of mature shrubs to the beds.
- Spacious terrace finished in Indian sandstone to Kitchen and Living room.
- Brick entrance piers with automated entrance gates (subject to planning consent) operated via remote controllers, keypads on the entrance piers for coded access and internal visual and audio receivers.
- External lighting to front and rear elevations.
- 2 external taps and 1 external power point.

Mulberry House - Floor Plans



Ground Floor	Metric (MM)	Imperial (FT)	First Floor	Metric (MM)	Imperial (FT)	Second Floor	Metric (MM)	Imperial (FT)
Kitchen / Breakfast / Family Rm	9735 x 8825	31.94 x 28.95	Master Suite	5350 x 4375	17.55 x 14.35	Bedroom 5	5800 x 5100	19.03 x 16.73
Drawing Room	7400 x 4450	24.28 x 14.60	Dressing Area	3900 x 2800	12.80 x 9.19	Bedroom 6	5800 x 3900	19.03 x 12.80
Dining / Family Room	5100 x 4350	16.73 x 14.27	Guest Suite / Bedroom 2	4600 x 4350	15.09 x 14.27	Hobbies Room	5800 x 2525	19.03 x 8.28
Study / Library	5200 x 4600	17.06 x 15.09	Bedroom 3	4250 x 4125	13.94 x 13.53			
Reception Hall	5925 x 4050	19.44 x 13.29	Bedroom 4	4350 x 4125	14.27 x 13.53			
Utility Room	3600 x 2675	11.81 x 8.78				External		
						Garage	5500 x 5450	18.04 x 17.88

Disclaimer: This plan is for layout guidance only. Not drawn to scale unless stated. All dimensions are maximum measurements L x W. Window 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 decisions reliant upon them.

Mulberry House

Brick plinth, full ivory rendered, slate roof, decorative beams



Internal Specification

Finishings

Feature limestone fireplace surround and hearth to drawing room with inset gas fire. Decorated timber doors throughout furnished with contemporary chrome furniture. Bespoke decorated staircase to both floors. Feature plaster coving to all rooms (except second floor), contemporary architraves and skirting design. Tiles to entrance hall, cloakroom, Kitchen/breakfast/family area, all ensuite's and second floor bathroom with accent wall tiling to the wet areas. Remaining areas laid to carpet.

Bathroom & Ensuites

Individually designed luxury en suites, second floor bathroom and ground floor cloakroom mainly incorporating contemporary sanitaryware by Villeroy & Boch complimented by fitted vanity furniture. Chrome towel rails, shaver sockets to the ensuite's and feature lighting.

Bedrooms

Dressing room with bespoke fitted units to the master bedrooms, bespoke fitted wardrobes to bedrooms 2,3 and 4.

Heating & Water

Central Heating - Under floor central heating is provided to the ground and first floors with individual temperature controls to each room, and a wet radiator system to the second floor. The water system will be pressurised and provides equally pressured hot and cold water to the bathroom sanitaryware.

Utility Rooms

Range of bespoke fitted floor and wall units, washing machine and dryer. Stone work surfaces.

Brampton House

Brick plinth and elevations
to first floor with ivory render
above stone string, slate roof



Kitchen

Luxury Kitchen with a range of bespoke fitted floor and wall units complimented with appliances by Miele or Siemens (2 ovens / microwave / steam oven/ full height fridge & full height freezer). Other appliances include wine cooler and insinkerator. Stone work surfaces. Social central Island including breakfast area (subject to designer's layout). Feature roof lantern to Family area.

Construction

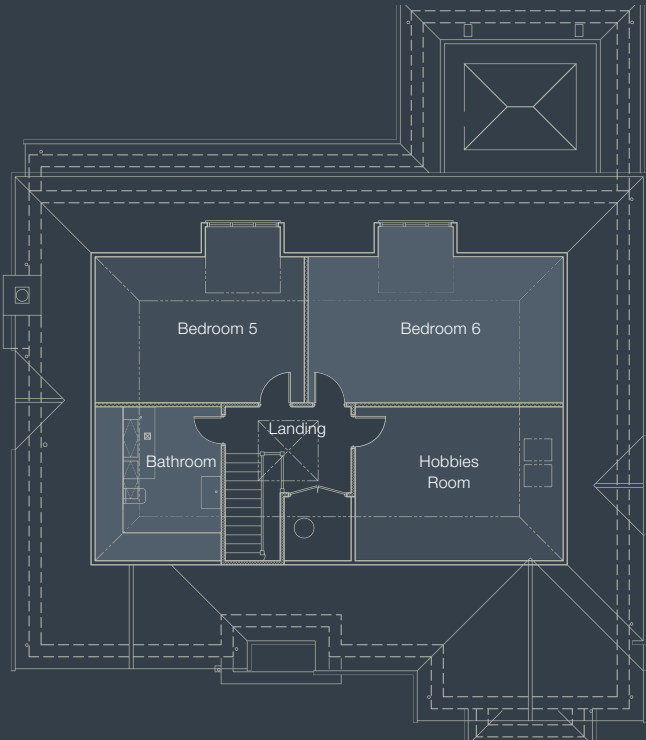
Solid block & beam ground and first floors with solid blockwork walls.

Electrical & Lighting

Polished chrome LED down lighters throughout with dimming facility to the principal ground floor rooms, polished chrome light switches and sockets throughout. Comprehensive security alarm system with keypad fitted to front door areas, first floor landing and pre-wiring to Utility room. Panic button to the Master bedroom and separate automated entry system to the entrance gates via video / two way audio and gate operation from the ground and First floor landings. Telephone points with Cat5 data points to principal

rooms and bedrooms for future network capability. Home entertainment (visual) - Pre wiring will be installed to Drawing room, Kitchen family area; Family / Dining room to allow future surround sound and HDMI system installations. TV points to principle rooms and bedrooms with Cat 5 / 6E provision for future connections. Home entertainment (sound) – pre wiring has been installed to principal ground floor rooms and bedroom 1 to allow future multi room music installations

Brampton House - Floor Plans



Ground Floor	Metric (MM)	Imperial (FT)	First Floor	Metric (MM)	Imperial (FT)	Second Floor	Metric (MM)	Imperial (FT)
Kitchen / Breakfast / Family Rm	9735 x 8825	31.94 x 28.95	Master Suite	6400 x 5000	21.00 x 16.40	Bedroom 5	5225 x 4300	17.14 x 14.11
Drawing Room	7300 x 4450	23.95 x 14.60	Dressing Area	4300 x 1975	14.11 x 6.48	Bedroom 6	6375 x 4300	20.92 x 14.11
Dining / Family Room	5800 x 4350	19.03 x 14.27	Guest Suite / Bedroom 2	6300 x 4800	20.67 x 15.75	Hobbies Room	5200 x 3850	17.06 x 12.63
Study / Library	4600 x 4450	15.09 x 14.60	Bedroom 3	5300 x 4350	17.39 x 14.27			
Reception Hall	5825 x 5300	19.11 x 17.39	Bedroom 4	4500 x 3900	14.76 x 12.80	External		
Utility Room	3050 x 2575	10.01 x 8.45				Garage	5500 x 5450	18.04 x 17.88

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Transport

Car		Rail			
From Gorelands Lane		Gorelands Lane to the station		Trains to Marylebone	
M25 junction 18 Chorleywood	6.3 miles	Chalfont & Latimer	2.8 miles	Chalfont & Latimer	35 mins
M40 junction 1/2 Denham	6.3 miles	Seer Green & Jordans	3.6 miles	Seer Green & Jordans	30 mins
Heathrow Airport	18 miles	Gerrards Cross	3.8 miles	Gerrards Cross	23 mins
Central London	25 miles				
Gatwick Airport	56 miles				

Purchase Terms & Conditions

- 10% deposit payable on exchange of contracts. Balance of the purchase is payable on legal completion to purchase the plot.
- Stamp Duty Land Tax is only payable on the purchase price of the plot, providing completion occurs prior to construction commencing.
- Monthly stage payments will be paid within 7 days of notice.
- Any additional costs under the building contract as a consequence of the buyers variations to the specification will be charged as extras.
- Changes to specification are only possible by agreement with the developer and if sufficient notice is provided and will only be accepted if documented in advance and are subject to build stage.
- The above specification is subject to change, however Broads Properties Limited would use as similar product as possible and to the same cost level.
- The timeframe for the projected build is approximate and may vary due to changes in specification, weather conditions and other reasons outside of the developers control in which case the developer cannot be held responsible for any delays in the project.



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