

# ORCHARD PARK GERRARDS CROSS



# ORCHARD PARK

*Two fantastic brand new houses,  
due to be completed in 2018 and situated in one of the most  
sought after locations in Gerrards Cross*

## **Distances and times**

Gerrards Cross Station 0.5 miles  
London Marylebone from 18 minutes  
Beaconsfield 3.5 miles • A40/M40 4 miles  
Heathrow Airport 12 miles  
Central London 22 miles  
(all distances and times are approximate)

## **Accommodation**

Orchard Park is an outstanding new development by Birdlip Limited of two 5000 square foot houses in a private gated development in Layters Way, one of the most sought after roads in the area, under 0.5 mile from Gerrards Cross Town Centre. The properties will offer superb accommodation, designed to suit the 21st century lifestyle, with light and spacious open plan living accommodation and will be finished to exacting standards whilst enjoying their individual plots, each approaching 0.5 acre. The houses are being built by the renowned local contractor, Beejay Enterprises Limited.

This represents a fantastic opportunity to purchase the property off plan, significantly saving the stamp duty payable through an early purchase of the land, and to work with interior designer to bespoke your home.

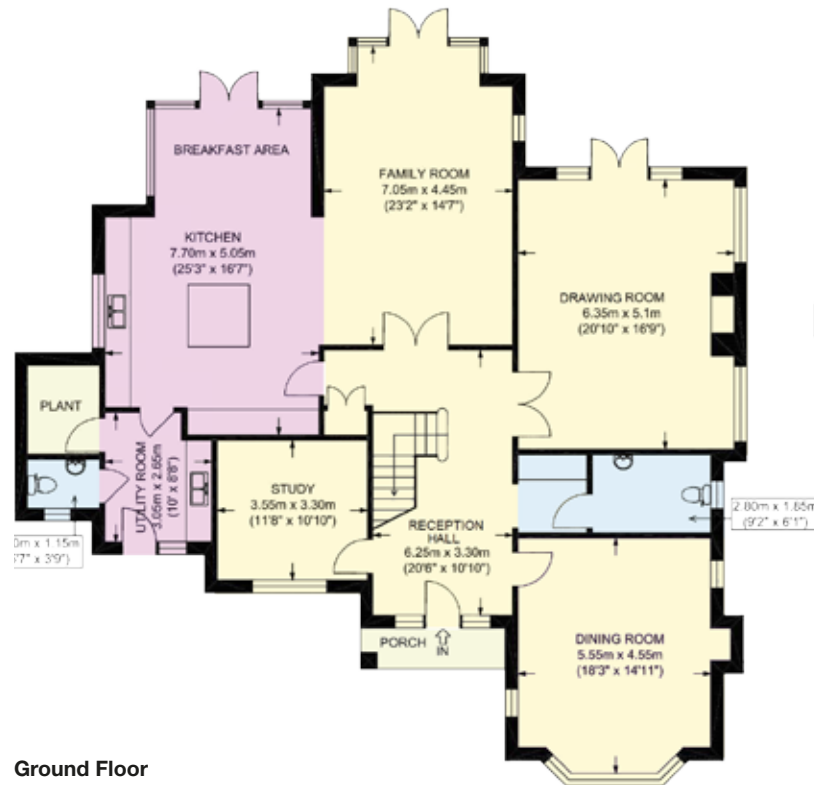
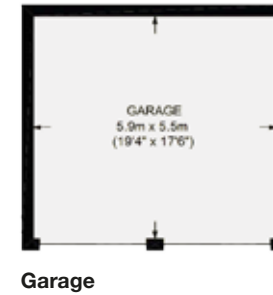
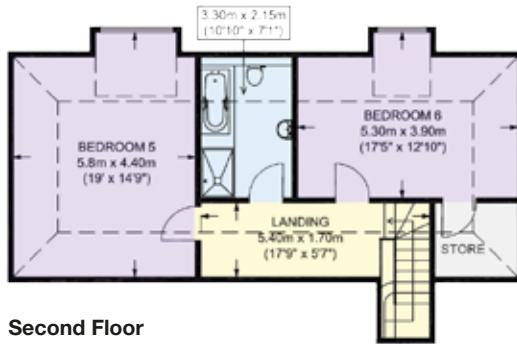
## **Specification**

- Hand made bricks and roof tiles
- Under floor heating to ground and first floors; radiators to second floor
- Video entry
- Pre-wired for a centralised HDTV distribution system
- High speed CAT5 data cabling
- Pre-wired for a Sonos audio system
- Quality bespoke kitchen and utility room with Miele appliances
- Quality contemporary bathrooms by CP Hart
- LED down lighters throughout
- Polished chrome sockets and switches throughout
- Mains smoke detectors
- Contemporary skirtings and architraving
- Fully tiled bathrooms
- Solid oak staircases
- Oak finished internal doors
- Tiled floor to entrance hall, kitchen/breakfast room, family room, cloakroom and utility room
- External lighting
- Block paved driveway
- Landscaped gardens
- Interior design by award winning Karen Cox of Cox and Co



PLOT 1  
**Approximate Gross Internal Floor Area**  
 Total 5000 SQ FT / 463 SQ M

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



PLOT 2  
**Approximate Gross Internal Floor Area**  
 Total 5250 SQ FT / 486 SQ M

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage





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This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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