

GLADE

IN THE SPINNEY, GERRARDS CROSS

A DEVELOPMENT BY
SPITFIRE
bespoke homes





GLADE IN THE SPINNEY

Located in a sought after, established residential area, Glade in The Spinney comprises seven individually designed, five bedroom, four bathroom detached houses. Glade is an extension to The Spinney, a gated cul-de-sac off Dukes Wood Drive which benefits from the absence of any passing traffic.

Each property features an outstanding interior specification, which includes luxe, branded fixtures and fittings; each house has been designed to provide substantial, spacious accommodation over three floors.

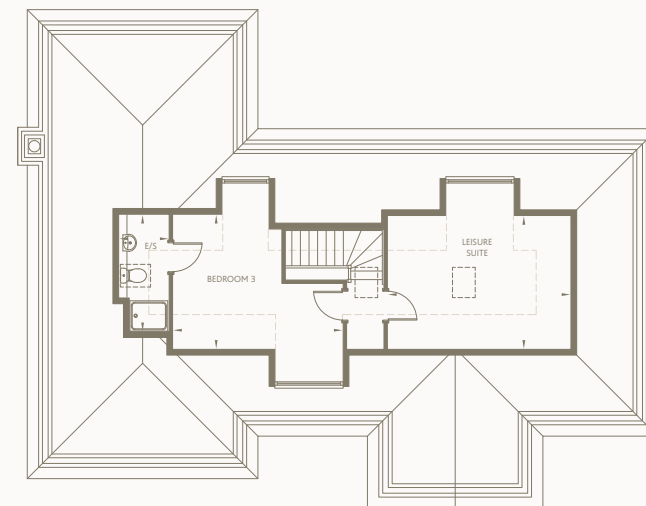
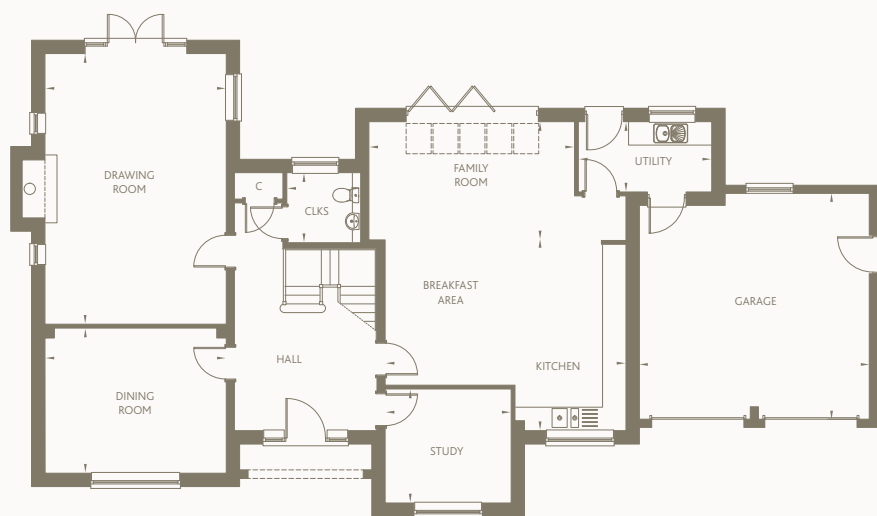


Computer generated image is illustrative only.



NORTHANGER

Total net internal area: 3347 sq ft (311 m²)



GROUND FLOOR

Kitchen/breakfast area	20' 9"	×	16' 6"	6333mm	×	5045mm
Family room	17' 9"	×	10' 1"	5403mm	×	3088mm
Drawing room	23' 4"	×	15' 7"	7118mm	×	4767mm
Dining room	15' 7"	×	12' 6"	4767mm	×	3800mm
Study	10' 9"	×	9' 9"	3295mm	×	2976mm
Utility	11' 5"	×	5' 12"	3490mm	×	1822mm
Garage	19' 11"	×	19' 7"	6085mm	×	5983mm

FIRST FLOOR

Master bedroom	20' 10"	×	15' 7"	6345mm	×	4757mm
Master dressing area	12' 7"	×	6' 1"	3848mm	×	1854mm
Master en-suite	11' 2"	×	9' 8"	3408mm	×	2942mm
Bedroom 2	14' 9"	×	12' 8"	4507mm	×	3856mm
En-suite 2	7' 7"	×	5' 11"	2327mm	×	1800mm
Bedroom 4	15' 7"	×	10' 5"	4757mm	×	3183mm
Bedroom 5	11' 3"	×	10' 10"	3430mm	×	3295mm
Bathroom	9' 6"	×	9' 2"	2897mm	×	2787mm

SECOND FLOOR

Bedroom 3	14' 8"	×	11' 7"	4474mm	×	3535mm
En-suite 3	10' 1"	×	4' 3"	3070mm	×	1297mm
Leisure suite	15' 10"	×	11' 6"	4817mm	×	3500mm

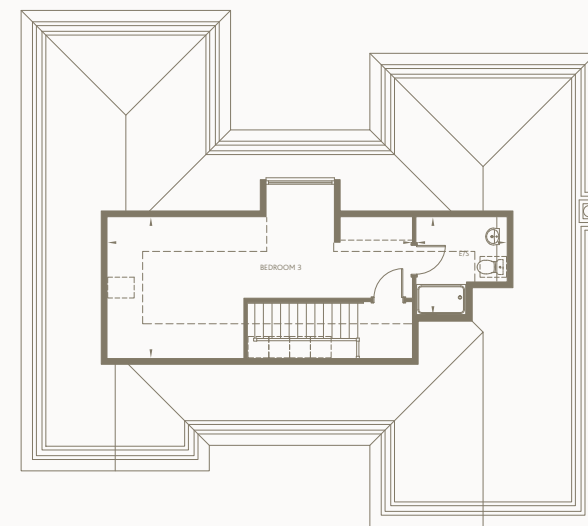
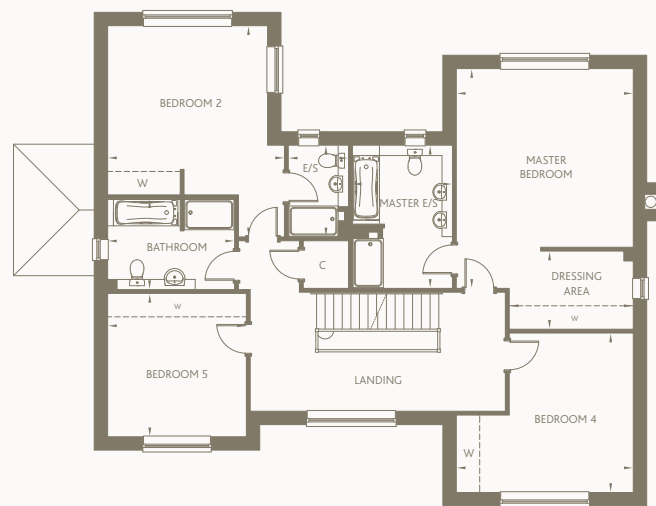
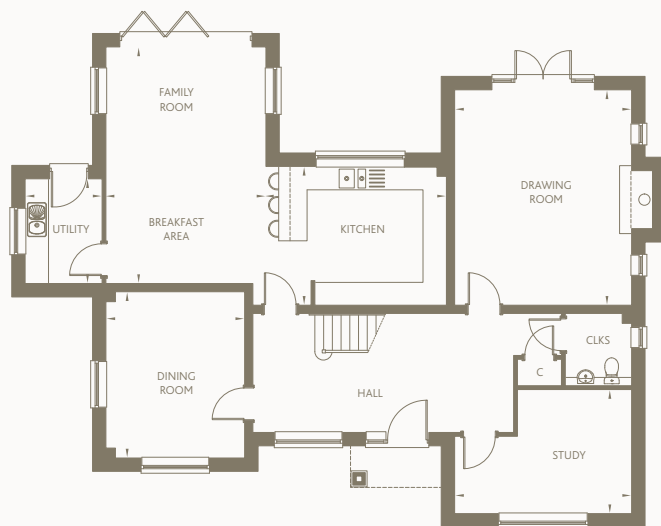


Computer generated image is illustrative only.



BRINKLEY

Total net internal area: 3310 sq ft (308 m²)



GROUND FLOOR

Kitchen/breakfast area	15' 8"	×	11' 11"	4775mm	×	3633mm
Family room	20' 5"	×	13' 10"	6220mm	×	4215mm
Drawing room	18' 7"	×	15' 3"	5658mm	×	4545mm
Dining room	14' 3"	×	11' 11"	4357mm	×	3633mm
Study	15' 3"	×	11' 11"	4645mm	×	3243mm
Utility	8' 11"	×	6' 7"	2732mm	×	1997mm

FIRST FLOOR

Master bedroom	18' 11"	×	15' 3"	5773mm	×	4645mm
Master dressing area	10' 8"	×	6' 8"	3244mm	×	2027mm
Master en-suite	12' 3"	×	8' 7"	3748mm	×	2608mm
Bedroom 2	18' 2"	×	15' 3"	5548mm	×	4641mm
En-suite 2	7' 10"	×	5' 1"	2388mm	×	1556mm
Bedroom 4	15' 3"	×	13' 8"	4645mm	×	4177mm
Bedroom 5	12' 4"	×	11' 11"	3751mm	×	3633mm
Bathroom	10' 11"	×	7' 9"	3322mm	×	2364mm

SECOND FLOOR

Bedroom 3	26' 4"	×	12' 2"	8042mm	×	3714mm
En-suite 3	8' 5"	×	7' 9"	2574mm	×	2378mm



Computer generated image is illustrative only.



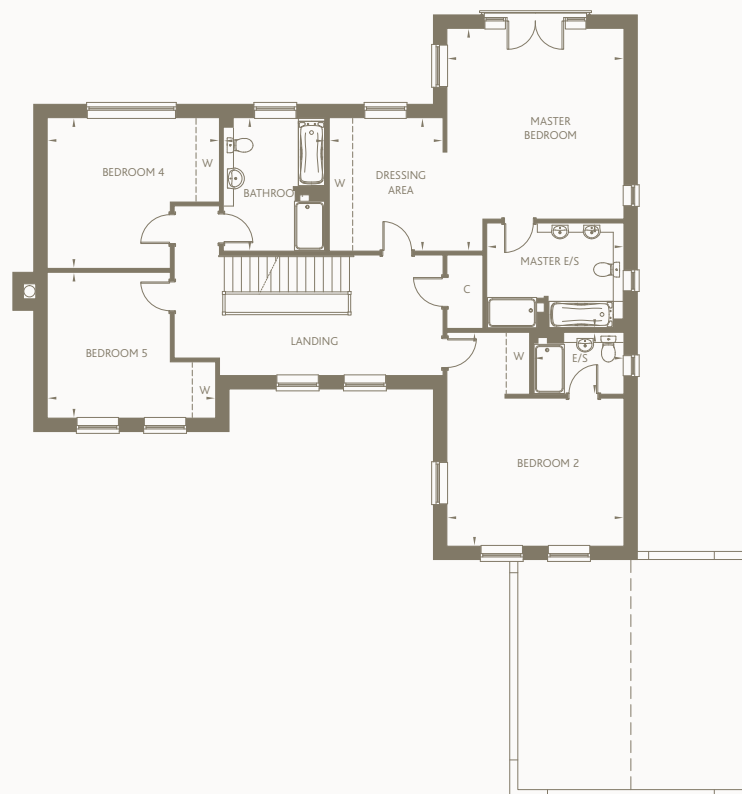
DEVERILL

Total net internal area: 3508 sq ft (326 m²)



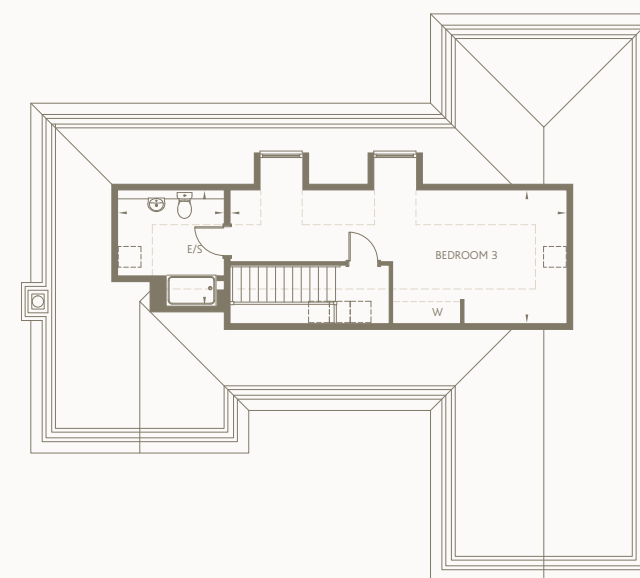
GROUND FLOOR

Kitchen/breakfast area	21' 5"	×	18' 6"	6524mm	×	5636mm
Family room	15' 3"	×	7' 9"	4546mm	×	2363mm
Drawing room	25' 11"	×	14' 6"	7908mm	×	4420mm
Dining room	15' 3"	×	11' 4"	4654mm	×	3451mm
Study	15' 2"	×	5' 6"	3080mm	×	1677mm
Utility	10' 1"	×	6' 7"	2732mm	×	1997mm
Garage	19' 11"	×	19' 7"	6085mm	×	5983mm



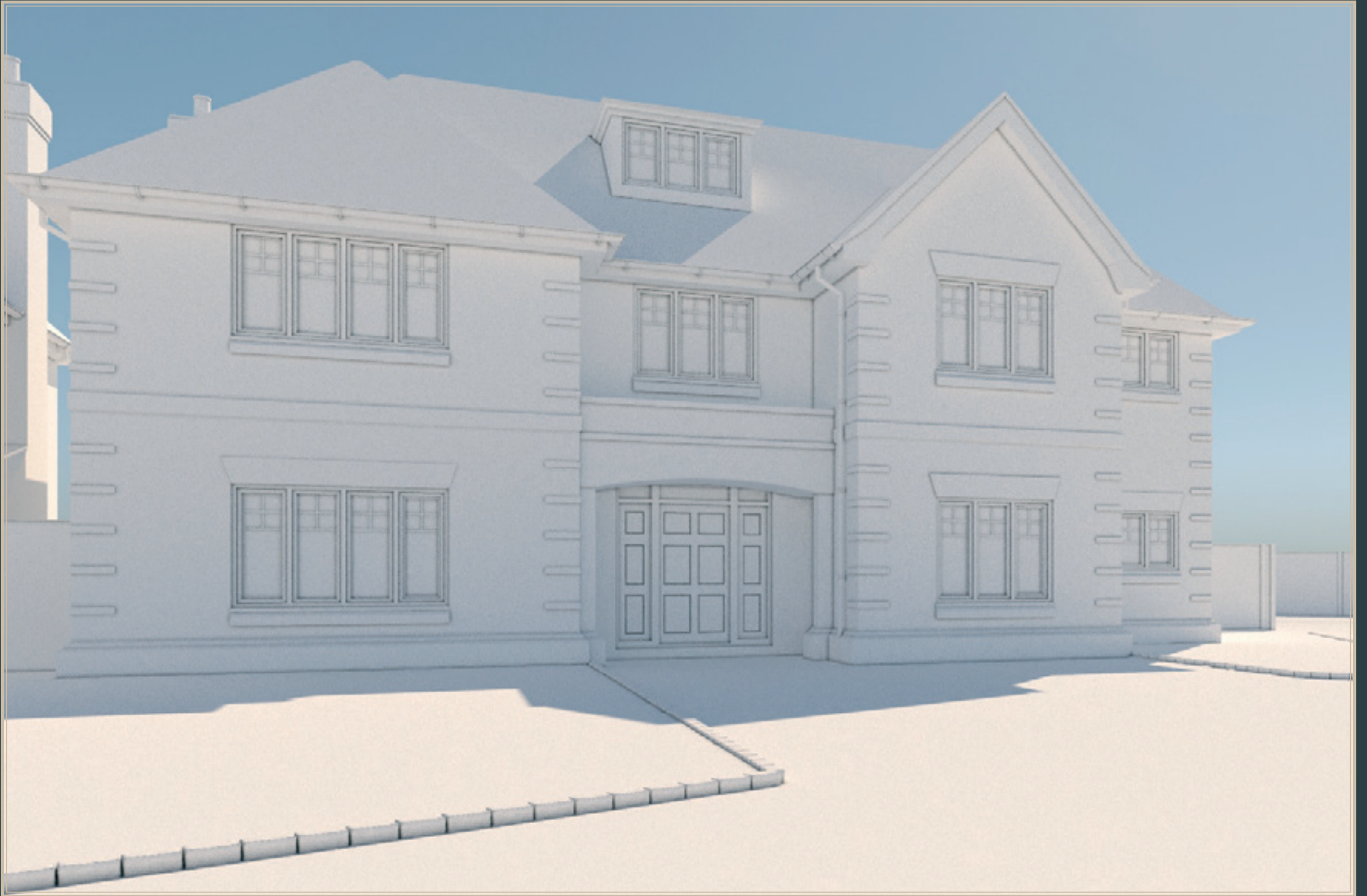
FIRST FLOOR

Master bedroom	19' 2"	×	15' 3"	5854mm	×	4645mm
Master dressing area	11' 5"	×	9' 9"	3491mm	×	2971mm
Master en-suite	11' 9"	×	9'	3591mm	×	2751mm
Bedroom 2	18' 5"	×	15' 3"	5617mm	×	4645mm
En-suite 2	7' 9"	×	5' 3"	2356mm	×	1600mm
Bedroom 4	14' 10"	×	12' 11"	4520mm	×	3948mm
Bedroom 5	14' 6"	×	12' 6"	4420mm	×	3820mm
Bathroom	11' 5"	×	8' 9"	3491mm	×	2664mm



SECOND FLOOR

Bedroom 3	26' 4"	×	12' 2"	8042mm	×	3714mm
En-suite 3	8' 5"	×	7' 9"	2574mm	×	2378mm

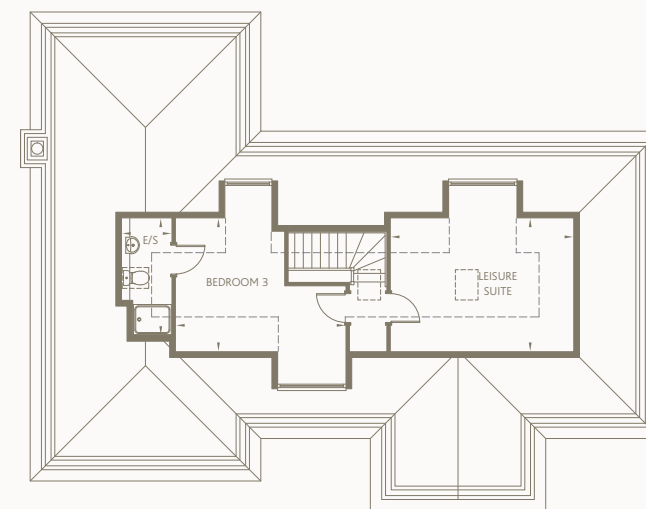
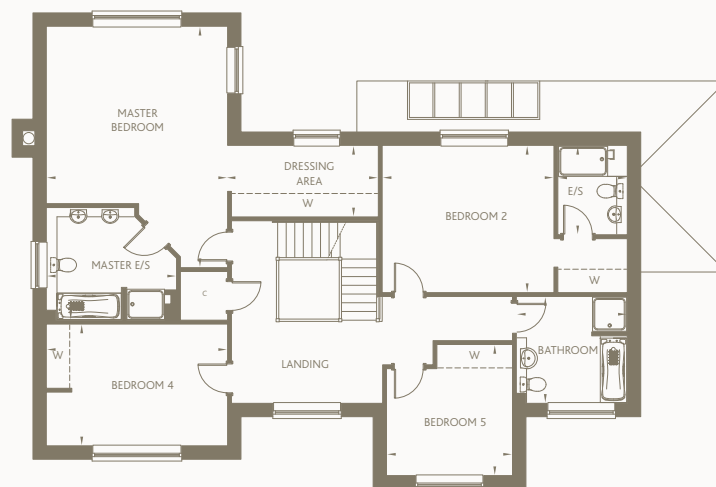
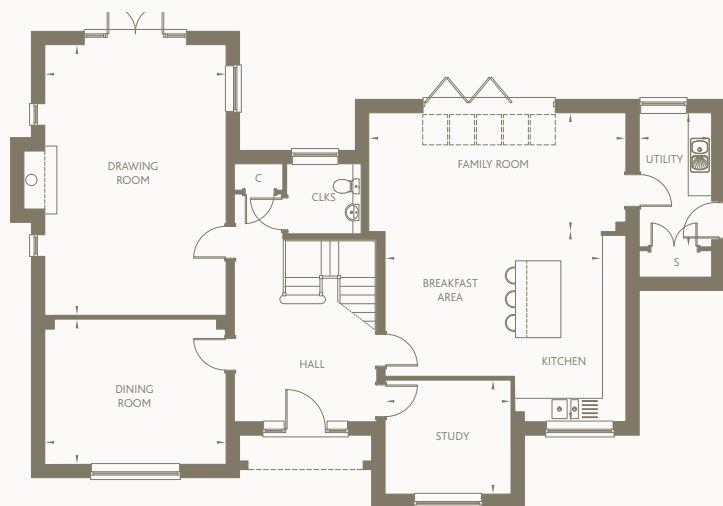


Computer generated image is illustrative only.



MANDERLEY

Total net internal area: 3488 sq ft (324 m²)



GROUND FLOOR

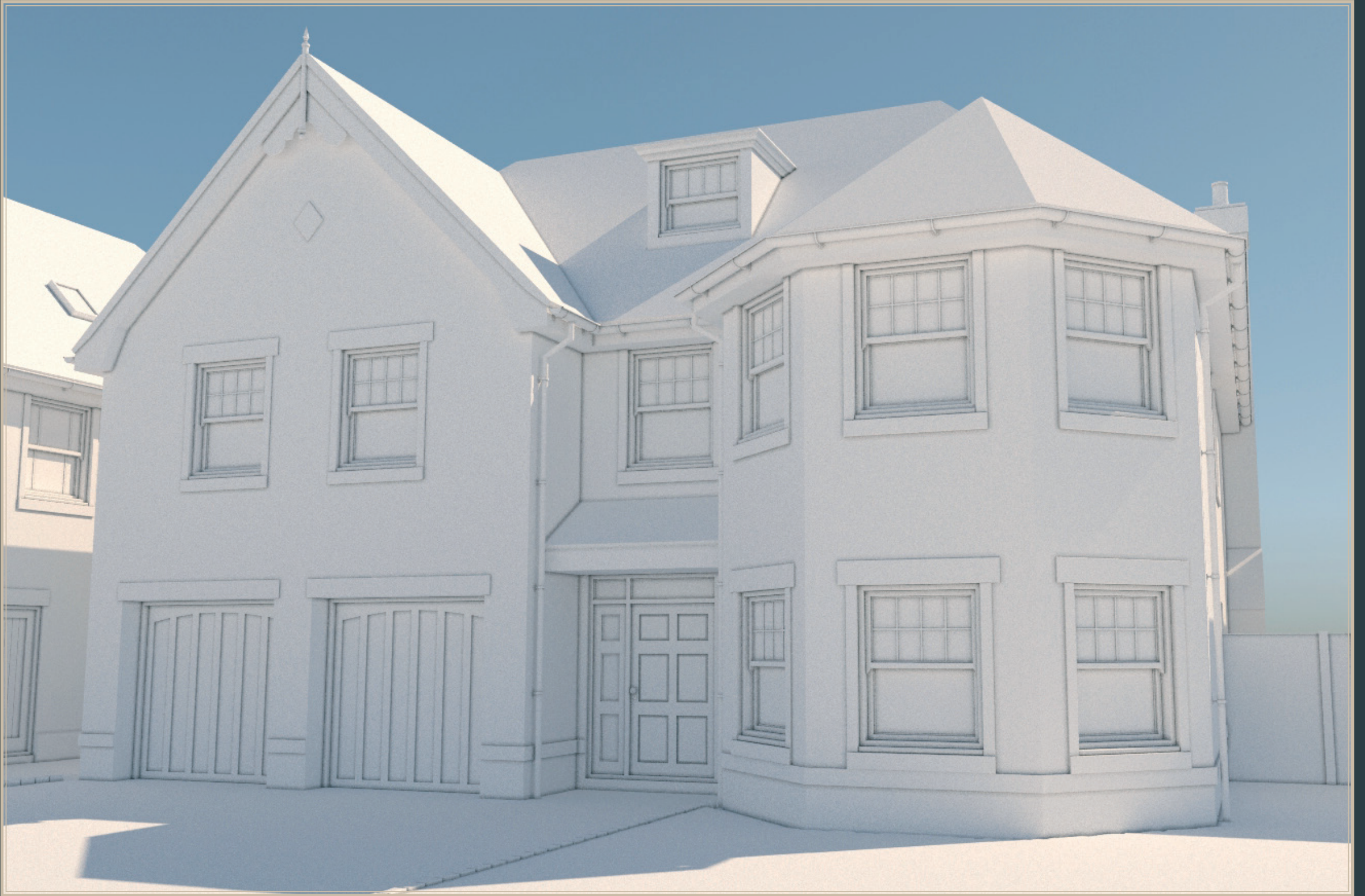
Kitchen/breakfast area	18' 8"	×	16' 6"	5683mm	×	5030mm
Family room	22' 2"	×	10' 2"	6763mm	×	3103mm
Drawing room	23' 4"	×	15' 7"	7118mm	×	4757mm
Dining room	12' 5"	×	15' 7"	4757mm	×	3800mm
Study	15' 2"	×	5' 6"	3295mm	×	2976mm
Utility	10' 10"	×	9' 9"	2732mm	×	1997mm

FIRST FLOOR

Master bedroom	20' 10"	×	15' 7"	6345mm	×	4757mm
Master dressing area	13' 1"	×	6' 1"	3988mm	×	1854mm
Master en-suite	11' 2"	×	9' 8"	3408mm	×	2942mm
Bedroom 2	14' 9"	×	12' 8"	4507mm	×	3856mm
En-suite 2	5' 11"	×	7' 7"	2327mm	×	1800mm
Bedroom 4	15' 7"	×	10' 5"	4757mm	×	3183mm
Bedroom 5	11' 3"	×	10' 0"	3430mm	×	3295mm
Bathroom	9' 6"	×	9' 2"	2897mm	×	2787mm

SECOND FLOOR

Bedroom 3	14' 8"	×	11' 6"	4474mm	×	3500mm
En-suite 3	10' 1"	×	4' 3"	3071mm	×	1297mm
Leisure suite	15' 10"	×	11' 6"	4817mm	×	3500mm

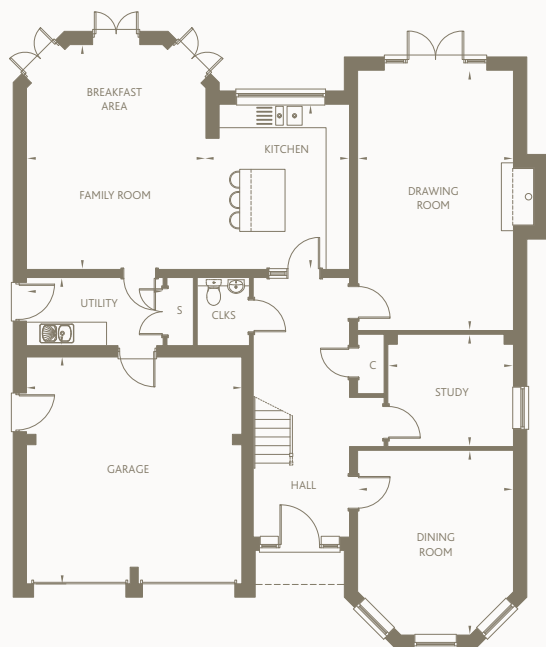


Computer generated image is illustrative only.



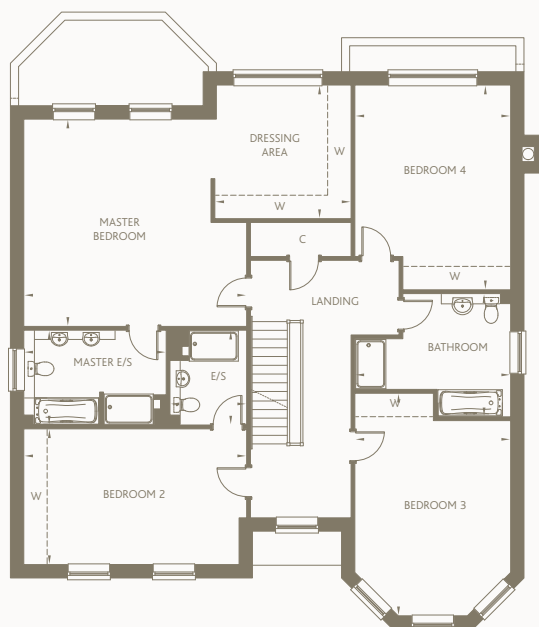
PEMBERLEY

Total net internal area: 3950 sq ft (367 m²)



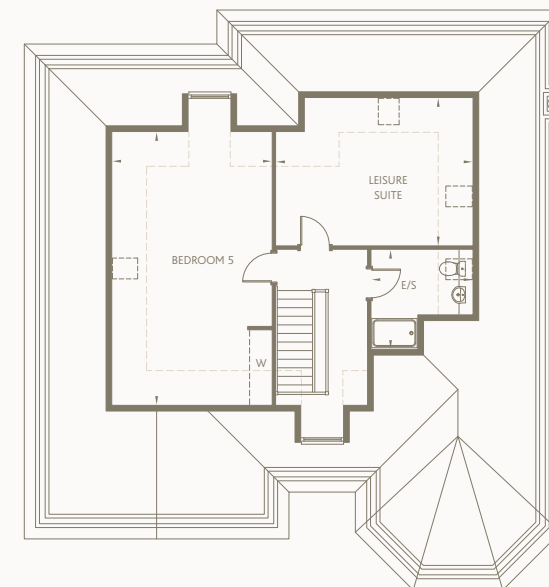
GROUND FLOOR

Kitchen	14' 2"	×	12' 5"	4327mm	×	3799mm
Family room/breakfast area	19' 4"	×	15' 5"	5904mm	×	4705mm
Drawing room	22' 5"	×	13' 5"	6843mm	×	4082mm
Dining room	15' 11"	×	13' 5"	4845mm	×	4082mm
Study	10' 9"	×	9' 7"	3282mm	×	2928mm
Utility	11' 9"	×	5' 9"	3574mm	×	1760mm



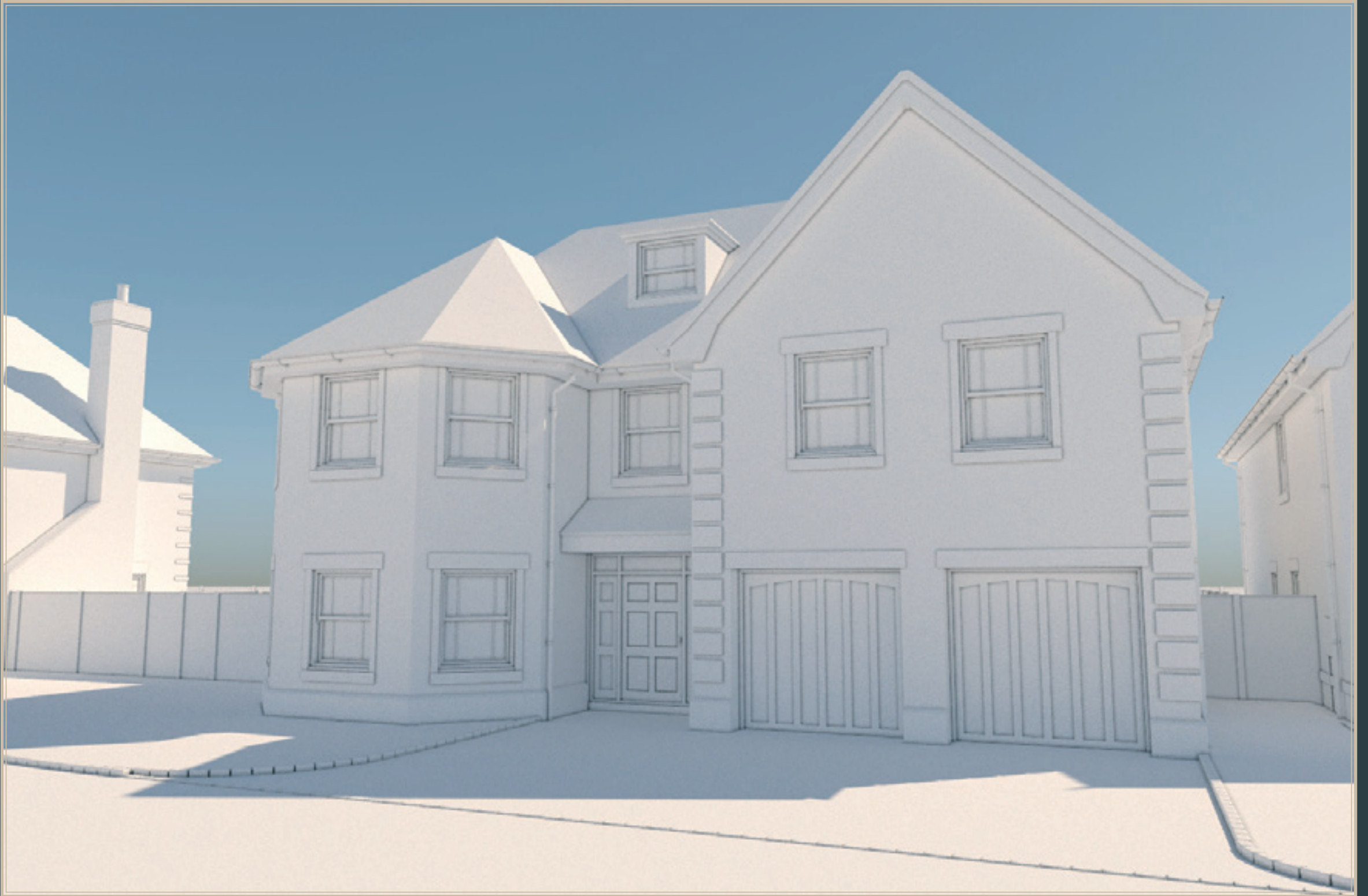
FIRST FLOOR

Master bedroom	19' 2"	×	17' 10"	5857mm	×	5442mm
Master dressing area	11' 8"	×	11' 5"	3565mm	×	3494mm
Master en-suite	12' 3"	×	8' 1"	3725mm	×	2469mm
Bedroom 2	19' 2"	×	11' 8"	5857mm	×	3551mm
En-suite 2	8' 1"	×	6' 6"	2469mm	×	1989mm
Bedroom 3	19' 2"	×	13' 5"	5847mm	×	4082mm
Bedroom 4	17' 8"	×	13' 5"	5376mm	×	4082mm
Bathroom	13' 5"	×	10' 7"	4082mm	×	3218mm



SECOND FLOOR

Bedroom 5	23' 7"	×	13' 9"	7201mm	×	4207mm
Bathroom	8' 9"	×	8' 7"	2660mm	×	2608mm
Leisure suite	17' 0"	×	12' 9"	5183mm	×	3884mm



Computer generated image is illustrative only.



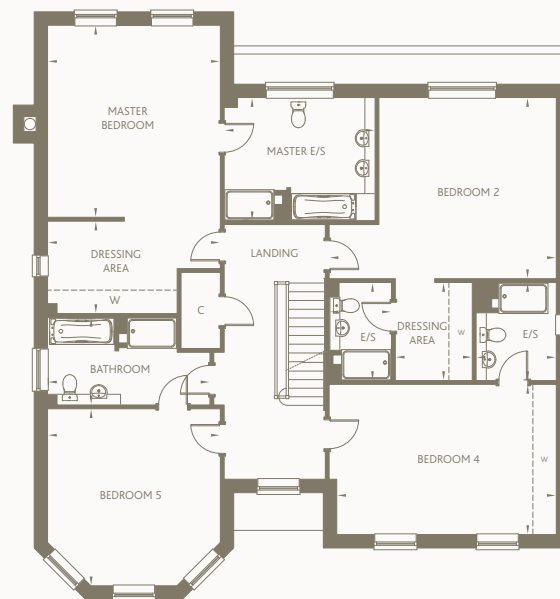
WILDFELL

Total net internal area: 3875 sq ft (360 m²)



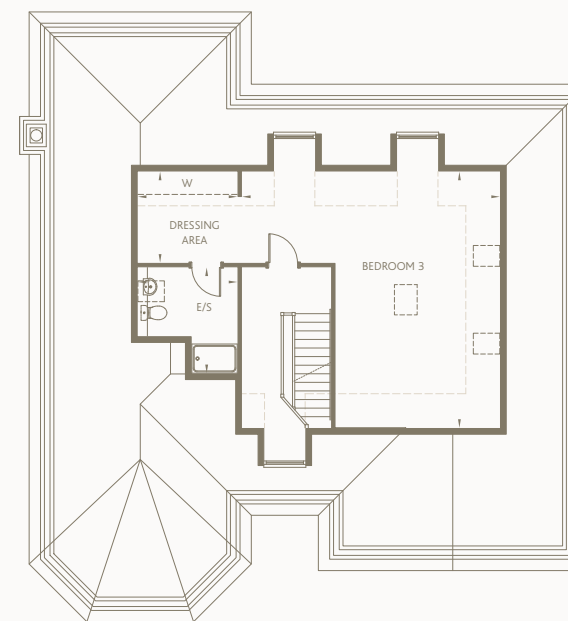
GROUND FLOOR

Kitchen/family room	14' 2"	×	12' 5"	6396mm	×	4532mm
Drawing room	21' 0"	×	14' 10"	6843mm	×	4082mm
Dining room	17' 8"	×	14' 10"	5390mm	×	4532mm
Study	10' 1"	×	8' 11"	3077mm	×	2717mm
Utility	15' 9"	×	12' 11"	3929mm	×	1760mm
Garage	19' 8"	×	19' 1"	6000mm	×	5810mm



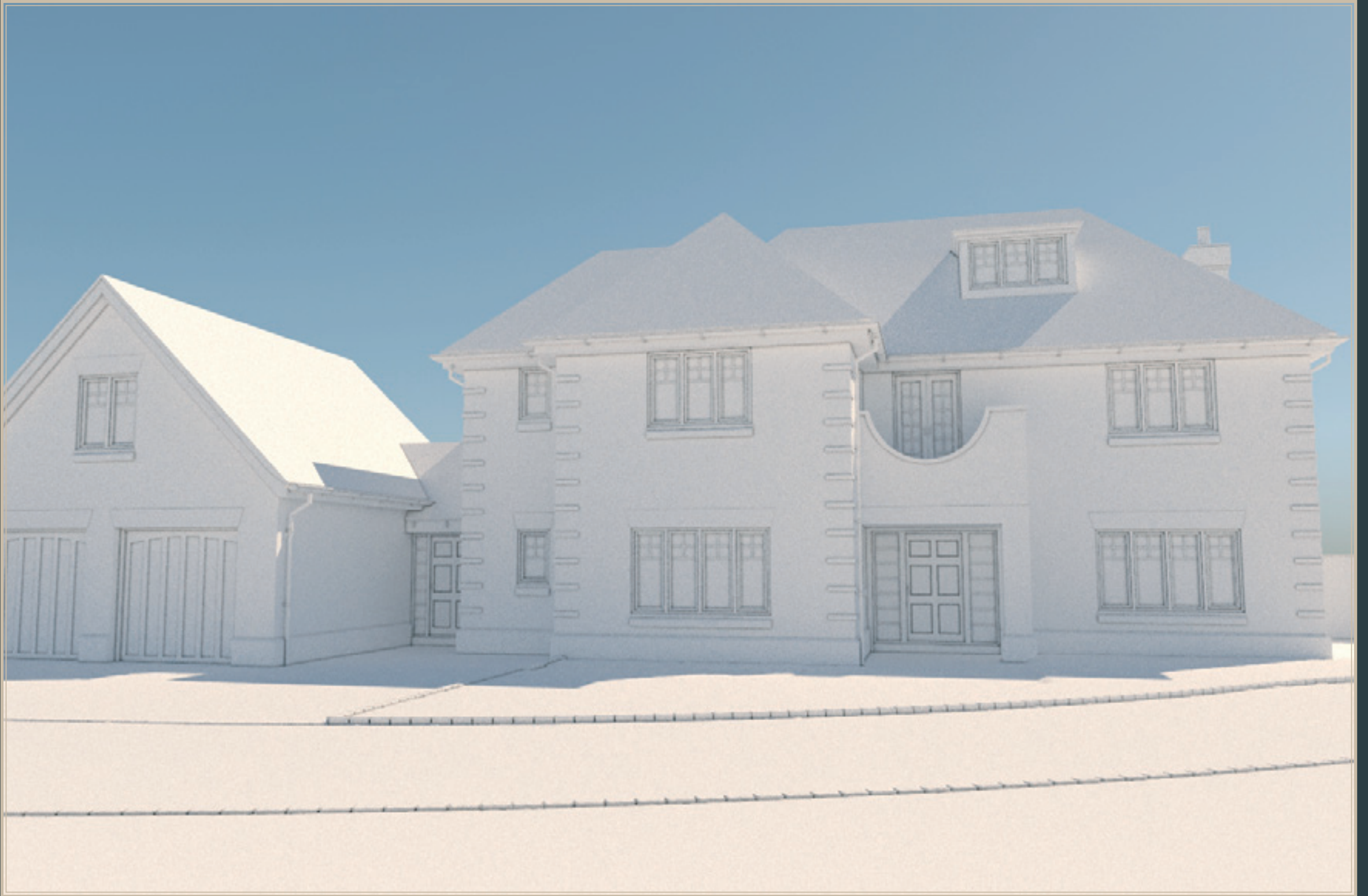
FIRST FLOOR

Master bedroom	16' 6"	×	14' 10"	5040mm	×	4532mm
Master dressing area	14' 10"	×	7' 11"	4532mm	×	2405mm
Master en-suite	13'	×	10' 7"	3953mm	×	3217mm
Bedroom 2	19' 7"	×	15' 7"	5970mm	×	4751mm
En-suite 2	8' 4"	×	5' 3"	2554mm	×	1610mm
Bedroom 4	18' 11"	×	12' 11"	5770mm	×	3932mm
Bedroom 5	15' 3"	×	14' 10"	4641mm	×	4532mm
Bathroom	13' 12"	×	7' 6"	4253mm	×	2277mm



SECOND FLOOR

Bedroom 3	22' 2"	×	12' 4"	6817mm	×	6771mm
Dressing area	8' 7"	×	7' 11"	2628mm	×	2406mm
En-suite	9' 2"	×	8' 7"	2792mm	×	2628mm

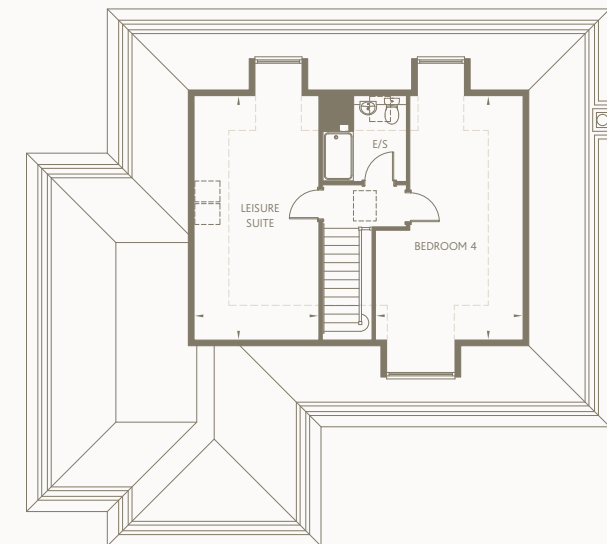
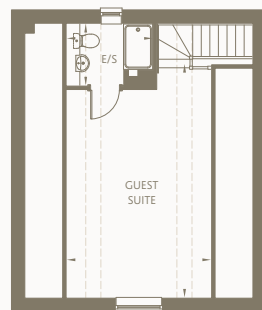
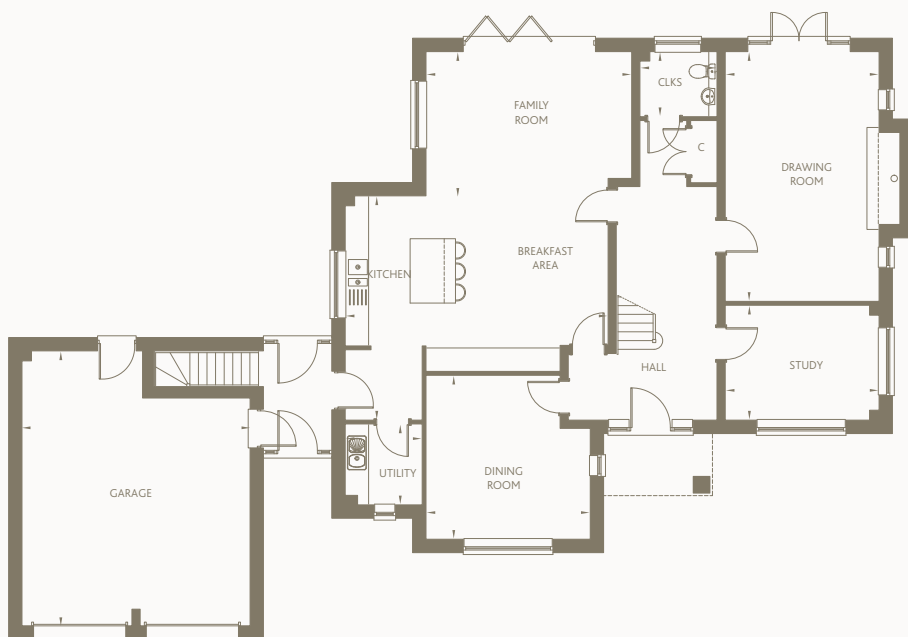


Computer generated image is illustrative only.



FLAMBARDS

Total net internal area: 4083 sq ft (379 m²)



GROUND FLOOR

Kitchen/breakfast area	22' 8"	×	19' 4"	6917mm	×	5893mm
Family room	17' 9"	×	12' 6"	5404mm	×	3815mm
Drawing room	21' 0"	×	14' 10"	6567mm	×	4031mm
Dining room	14' 1"	×	14' 1"	4307mm	×	4299mm
Study	13' 3"	×	9' 10"	4031mm	×	3001mm
Utility	6' 11"	×	6' 7"	2100mm	×	1998mm
Garage	23' 9"	×	19' 9"	7252mm	×	6035mm

FIRST FLOOR

Master bedroom	18' 1"	×	16' 3"	5519mm	×	4945mm
Master dressing area	9' 2"	×	9' 1"	2802mm	×	2760mm
Master en-suite	13' 5"	×	13' 3"	4090mm	×	4030mm
Bedroom 2	16' 1"	×	16'	4894mm	×	4873mm
En-suite 2	7' 9"	×	6' 7"	2377mm	×	1998mm
Bedroom 3	17' 6"	×	13' 3"	5338mm	×	4030mm
Bedroom 5	13' 11"	×	9' 10"	4246mm	×	3001mm
Bathroom	12' 2"	×	7' 10"	3720mm	×	2397mm
Guest suite	20' 3"	×	12' 6"	6172mm	×	3813mm
En-suite	7' 5"	×	5' 4"	2270mm	×	1623mm

SECOND FLOOR

Bedroom 4	21' 1"	×	12' 8"	6425mm	×	3866mm
En-suite	7' 4"	×	7' 2"	2230mm	×	2186mm
Leisure suite	21' 1"	×	10' 8"	6425mm	×	3263mm



Photos of previous Spitfire developments





SPECIFICATION & DISTINGUISHED FEATURES

Spitfire Bespoke Homes has gained a reputation across all of its developments for creating distinctive homes of style and elegance.

The thinking behind the specification is to provide a home that delivers on all levels with emphasis on style and sophistication through thoughtful design and a peerless finish.

Using classic materials sourced from the finest specialists in Europe and the expertise of the Award winning Interior Designer, Alexander James Interiors, Glade in The Spinney features timeless fixtures and fittings designed for your home now and in the future.

KITCHEN & UTILITY ROOM

Siematic, a family business started in 1929 have applied their Company ethos to the kitchens at Glade in The Spinney, with innovative designs, precision workmanship and the use of high quality materials to produce individual kitchen designs where personal taste can be celebrated.

- Each kitchen incorporates a combination of matt, hi-gloss and glazed contrasting wall and floor cupboards complemented by a composite Silestone worktop.
- Gaggenau appliances in a natural steel finish include an electric oven, combination steam oven, warming drawer and a flex induction hob.
- A stainless steel double bowl sink is fitted to the kitchen.
- Integrated Siemens appliances include a built-in fridge/freezer, dishwasher and wine cooler.
- A water softener and Insinkerator tap are also provided.
- Utility rooms feature complementary cupboards and composite Silestone worktops and incorporate a Siemens freestanding washing machine and tumble dryer.

FLOORING

- Ceramic flooring provides the elegant base for the entrance hall, dining room, kitchen/breakfast room, family room, utility room and cloakroom.
- Ceramic tiles are fitted to the bathroom and en-suites.

CLOAKROOM, BATHROOM & EN-SUITES

- White porcelain sanitaryware is supplied by Villeroy & Boch complemented by chrome fittings from Hans Grohe and ceramic wall tiles.
- Polished chrome finish heated towel rails are provided to the bathroom and en-suites.
- Discreet mirrored cabinets are provided to the master en-suite and the bathroom with demister mirrors fitted to the remaining en-suites.

FIREPLACE

- A contemporary wood burning stove is fitted to the drawing room.

DECORATION & FINISH

- Decorative cornice is fitted to selected rooms.
- Moulded skirting and architraves are fitted to interior walls and door surrounds where appropriate.
- A coffered ceiling with discreet lighting is incorporated into the dining room.
- The dressing room to the master bedroom is equipped with a combination of hanging space, drawers and shoe racks in an Oak effect finish.
- Wardrobes are fitted to bedrooms 2, 3 and 4 with Oak effect shelving and chrome hanging rails.
- Paint finish features wall colours chosen by our Interior Designer.
- All woodwork is finished in Satinwood White.
- Ceilings to the ground and first floors are finished in White.

CORE DETAIL

- Each house benefits from a solid concrete floor to the first floor level.



Photos of previous Spitfire developments



STAIRCASE

- The staircase features Oak newels and handrail with sleek clear glass balustrading.

INTERNAL DOORS & WINDOWS

- Solid internal doors finished in Oak are complemented by polished chrome door furniture.
- White timber windows are featured throughout.

ELECTRICAL INSTALLATION

- At the heart of the home is a comprehensive electrical system providing inset ceiling downlights and feature pendant lights in specifically identified positions.
- Hard wiring is in place for a sophisticated lighting system.
- Polished chrome sockets and switches are provided throughout.
- Shaver sockets are fitted to the bathroom and en-suites.
- Smoke detectors are located in carefully designated areas.
- External power points and lights are fitted to optimise the use of the outside space.

MEDIA & COMMUNICATION

- A number of television, data, and telephone points are fitted to selected reception rooms and all bedrooms. Television points are wired centrally with an adjacent power supply for purchaser aerial installation.
- A selection of 5amp sockets are fitted to the Drawing Room, Dining Room and Master Bedroom.
- CAT 6 and CAT 5 cabling is in place for customer preferences for television/home audio settings.

SECURITY

- A comprehensive approved hardwired security system is provided with PIR sensors to all external lighting.
- A multi-point locking system is an integral part of all external doors.
- CCTV wiring is in place to the front, side and rear of each property.

CENTRAL HEATING

- An underfloor gas wet heating system is provided to the ground and first floors with individual thermostatic controls provided to all habitable rooms.
- Radiators are fitted to the second floor featuring individual thermostatic controls.

EXTERIOR FINISHES

- The gardens have been thoughtfully designed with creative flair allowing the outside space to become an immediate and integral part of the home.
- Quality seed grown turf and mature trees and shrubs are featured throughout.
- Grey finished slabs are fitted to all patio areas and pathways.
- External taps are provided to each property.
- The driveways are finished with tegula block paving.

GARAGES

- Internal walls and floor are painted.
- An electrically operated door finished in Spitfire Grey or Black are fitted to the garages.

FINAL DETAIL

- A 10-year Premier Guarantee Warranty is provided.





CONNECT TO THE CAPITAL & BEYOND

The town benefits from superb local travel connections with one of the UK's most reliable rail networks, the Chiltern Line, offering direct services into London Marylebone in 22 minutes* and Wembley Stadium in 14 minutes*.

The national motorway network serviced from Junction 1 of the M40 (3.3 miles** distant) provides excellent access to the M25 and the M4.

SAT NAV: SL9 7LS



*Source: www.chilternrail.co.uk **Google Maps



A SOUGHT AFTER ADDRESS

Glade at The Spinney benefits from a highly desirable location off Dukes Wood Drive. Dukes Wood Drive is the main arterial road through the Dukes Wood Estate, a residential area of large, detached properties built predominantly during the 1920s, 30s and 50s.

Originally farm and woodland before being developed, the 14 roads which form the estate benefit from a proliferation of mature trees, and houses which lay back from the roads in spacious plots, giving the area a pleasantly open, sedate feel.

Gerrards Cross is named after the Gerrard family who in the 17th Century owned a local manor house, although the history of the area can be traced back to an Iron Age hill fort close to the town's centre. Just to the south of the town is Fulmer, often referred to as South Buckinghamshire's prettiest village, and a frequent winner of the county's 'Best Kept Village' award.

In 2014 a major national surveying company named Gerrards Cross as the most sought after commuter town in their London Hot 100 report.



All photography is from the local area



Local area photography

A THRIVING TOWN CENTRE CLOSE BY

Gerrards Cross town centre is a popular destination locally, and less than two miles from Glade in The Spinney. Referred to locally as ‘the village’ it is home to a variety of chain and independent restaurants, bistros and cafes as well as the town’s library. A more recent addition has been an Everyman Cinema, which, as well as screening mainstream films, also hosts a programme of classic cinema, talks and one-off movie themed events.

The town boasts a variety of independent shops and, for everyday shopping, two large supermarkets: including a Waitrose.

Sports enthusiasts are well catered for: Gerrards Cross Golf Club in nearby Chalfont St Peter is one of the UK’s highest ranked and has a particularly

active ladies’ membership. Gerrards Cross is also home to two tennis clubs: The Gerrards Cross Lawn Tennis Club and The Gerrards Cross Dukes Wood Lawn Tennis Club, the latter being very close to Glade at The Spinney.

Cricket is also popular – Gerrards Cross Cricket Club on Dukes Lane hosts an all-year-round programme and has been responsible through its Colts Section for a number of international players including former England test captain Andrew Strauss, who played for the club during the 1990s.

More general fitness facilities can be found in the leisure centre at the newly refurbished Crowne Plaza hotel; Stoke Park Golf Club and Spa is also nearby, offering a wide range of leisure amenities and social activities.



All photography is from the local area



OPEN SPACES & OFSTED RATINGS

Gerrards Cross is understandably popular with families as it benefits from a wealth of green open spaces complemented by some of the area's highest ranking schools as accredited by Ofsted. Located between the village centre and Glade in the Spinney is Gerrards Cross Common, a historic open space bordered by a variety of 18th and 19th century 'gentlemen's residences.' Divided into East and West, the East Common is home to a popular children's playground; the West Common boasts a picturesque duck pond and attractive woodland.

Slightly further afield, Black Park, approximately three miles from the development, offers 400 acres of open space with a lake; nearby Langley Park is an unusual recreational space characterised by a proliferation of Scots Pines.

Not surprisingly, given its popularity with families, Gerrards Cross and the surrounding area offers a wealth of good state and private schools. Gerrards Cross Church of England School, which is affiliated to St James Church on the Oxford Road, is considered locally to be one of the best reception age schools for pupils aged four to 11 years old. It also boasts a consistently high OFSTED rating.

Older pupils are catered for by two excellent local grammar schools. Dr Challoners Grammar School in nearby Amersham is a high ranking boys' school; Little Chalfont Grammar in Little Chalfont is exclusively for girls. Chalfont Community College, in Chalfont St Peter, is a large secondary mixed school with a sixth form ranked as Outstanding by OFSTED. Other schools of note in the area include The Royal Grammar School (for boys), Beaconsfield High School (for girls) and Chesham Grammar School, which is co-educational.



All photography is from the local area

SPITFIRE
bespoke homes

SPITFIRE BESPOKE HOMES

We are a forward thinking, modern, privately-owned property development company specialising in the construction of sustainable, high-quality bespoke residential dwellings.

Passionate about design, sustainability and quality of construction, we have the skills, experience and creative flair to blend the latest trends in interior styles with practical modern day living. And because we are a niche house building company, we carefully consider each home as if it was our own.

As important as the design, specification and construction of your new home is the ease of the purchasing process and quality of the after sales support. That's why when you reserve a new home with Spitfire we'll make the legal and financial procedures as smooth and hassle free as possible, delivering an excellent level of customer service both before and after you've moved in.



Statements contained within this brochure are believed to be correct at time of print but any prospective buyer should make their own enquiries. The computer generated images are created from plans and are for illustrative purposes only. This brochure does not form part of any contract and whilst every effort has been made to ensure that the information contained within this brochure is correct, Spitfire Bespoke Homes reserves the right to make alterations to the specification, layout and appearance of the development at any time without formal notice.

