

AUTUMN END

FARNHAM COMMON | BUCKINGHAMSHIRE | SL2 3HL



HAMPTONS
INTERNATIONAL

Beyond your expectations



Forest Green: rear view

AUTUMN END

FARNHAM COMMON |
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Autumn End is an exclusive development of just three 5 bedroom detached homes with garages & private parking in a cul-de-sac location with large, south facing, mature and secluded gardens, including half an acre of shared woodland in Farnham Common.

FOR FURTHER INFORMATION

Please call

Hamptons International New Homes

Beaconsfield Office, 1st floor,
10 Burkes Parade,

Beaconsfield, Bucks, HP9 1NN

Tel: 01494 685140 or email

Hamptonsnewhomes@hamptons-int.com



Forest Green: front view



Forest Green: interior

SPECIFICATION

General

- 3 bespoke, architect designed houses: Forest Green; Cherrywood; and Little Orchard
- 10 Year Warranty with Build Zone
- Traditional brick and block construction with clay tiled roofs
- Under floor heating throughout
- Gas fired boilers located in utility rooms
- Water softener located in utility rooms
- Real log burners in Living Rooms
- Double height Dining Space with galleried landing space above.
- Solid concrete floors to first floor to reduce sound transmission.
- Timber cladding with 15 year solid colour coating warranty.
- High quality timber/aluminium composite windows
- 10 year insurance backed guarantee to small areas of flat roofing and terraces

Kitchens

- Forest Green: Rotpunkt (quality German made)
- Cherrywood: Laura Ashley ‘Whitby Shaker’ style
- Little Orchard: Rotpunkt (quality German made)
- Quartz stone worktops throughout

Appliances

- Neff oven, microwave combi oven, induction hob, warming drawer (Little Orchard only)
- AEG integrated; larder fridge, frost-free freezer & 13 place dishwasher

Bathrooms

- Various makes including Roca, Roper Rhodes, Kaldewei, and Matki Eau Zone
- All bathrooms include heated towel rails, vanity units and mirror cabinets with integral lights and shaver point
- 2 en suite and one family bathroom in each home

Internal Finishes

Floor coverings

- Ground floor kitchen, dining and hallway - porcelain tiles (from Mandarin Stone)
- All bathrooms, WC and utility rooms – porcelain tiles
- Garden rooms (Forest Green & Cherrywood) - engineered oak
- Living room (Little Orchard) - engineered oak
- Living rooms (Forest Green & Cherrywood) – carpet (80:20 wool mix)
- All bedrooms and landings – carpet (80:20 wool mix)

Staircases

- French Polished feature oak staircases, made in Belgium, with glass balustrades and oak handrails

Fitted Wardrobes

- To all Master Bedrooms (Little Orchard includes walk-in wardrobe)
- To Bed 3 (first floor) in Forest Green & Cherrywood
- To Bed 3 (second floor) in Little Orchard

Electrics & Media

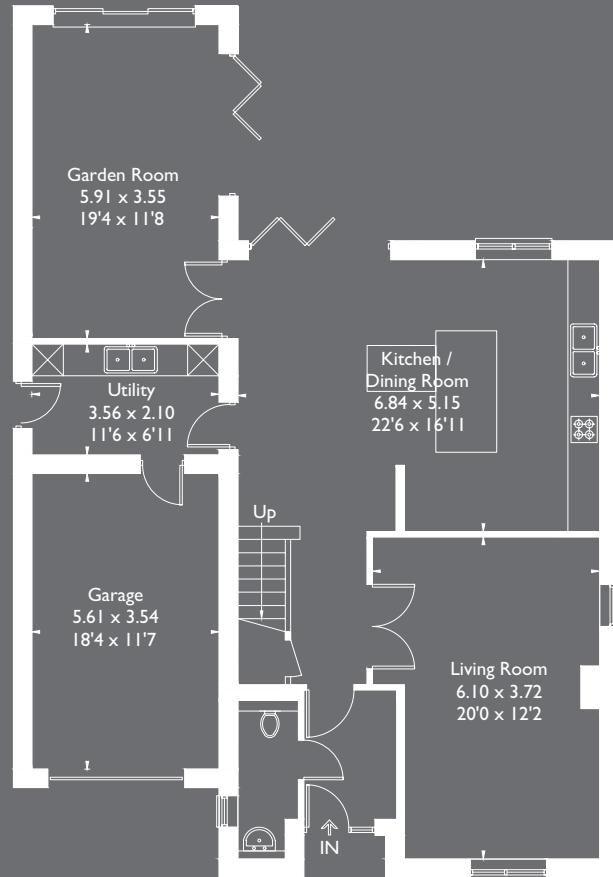
- Electrically operated garage door
- Electrically operated Velux window above stairwell (Forest Green & Cherrywood only)
- TV points for high level flat panels in Living Rooms, Garden Rooms and Kitchens (Forest Green & Cherrywood) or Study (Little Orchard)
- Other TV / data points to all bedrooms
- Brushed steel flat plate switches and sockets to all ground floor areas
- Dimmer switches to Living Rooms, Garden Rooms, Dining and Master Bedrooms
- USB charger points to Master Bedrooms and Kitchen
- Data patch panel located in the Garage
- Virgin connection available (Little Orchard only)
- PIR switch to the Garage
- Electrically operated Garage Doors

Security

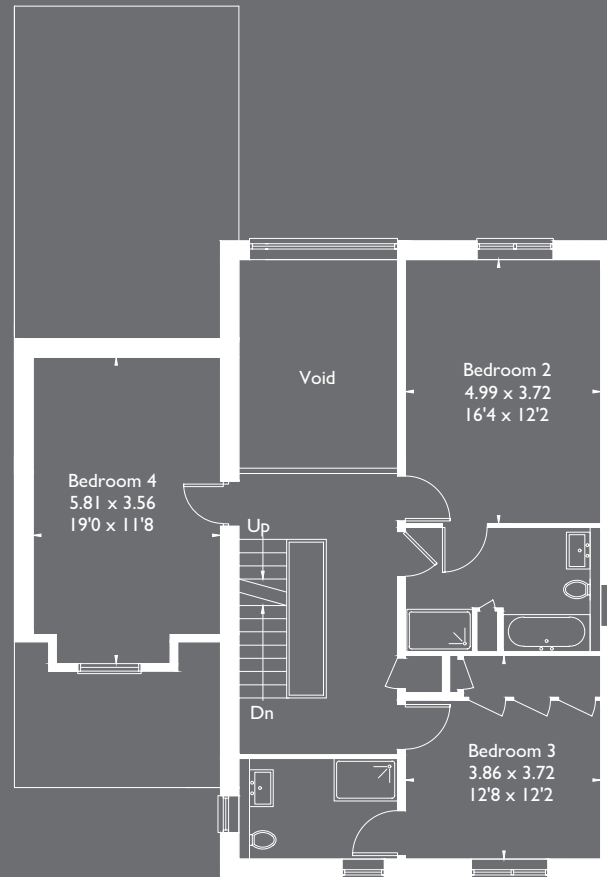
- Intruder alarm with detectors to all principal rooms and garage
- Telecom point adjacent to alarm control panel
- Panic buttons to Front Door and Master Bedroom
- PIR for flood lighting to driveways and garage
- Low level external lighting to front and back gardens

FOREST GREEN

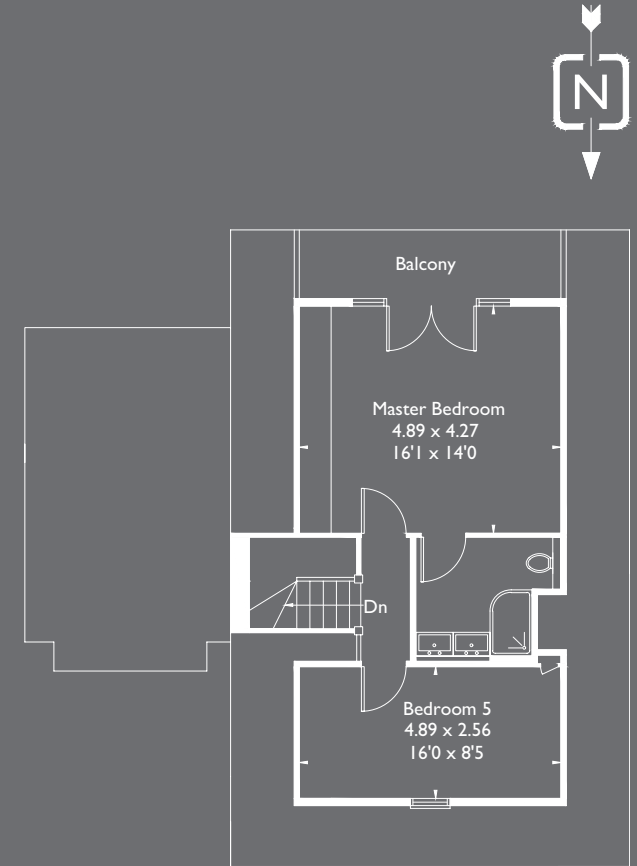
Approximate Gross Internal Area: 248.0 sq m / 2669 sq ft (Excludes Void & Includes Garage)



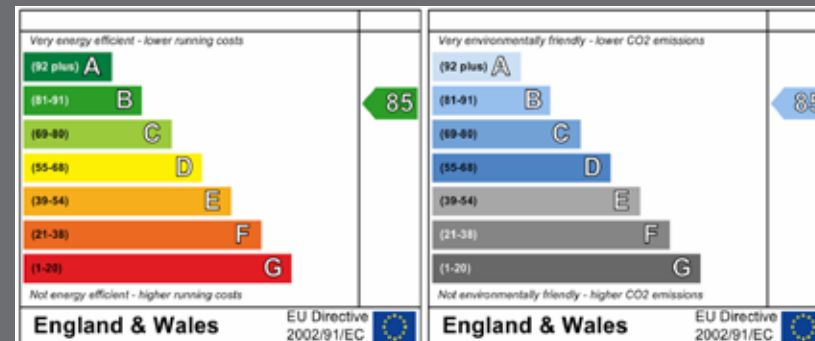
Ground Floor



First Floor



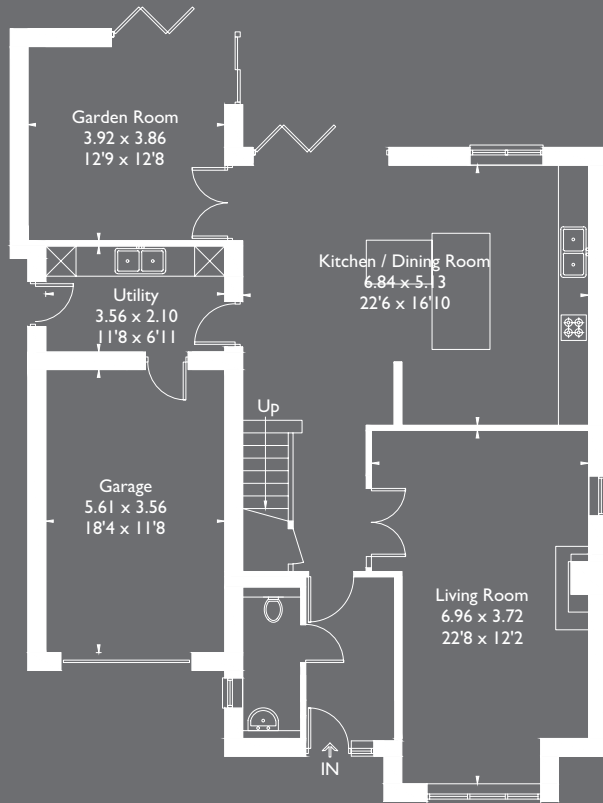
Second Floor



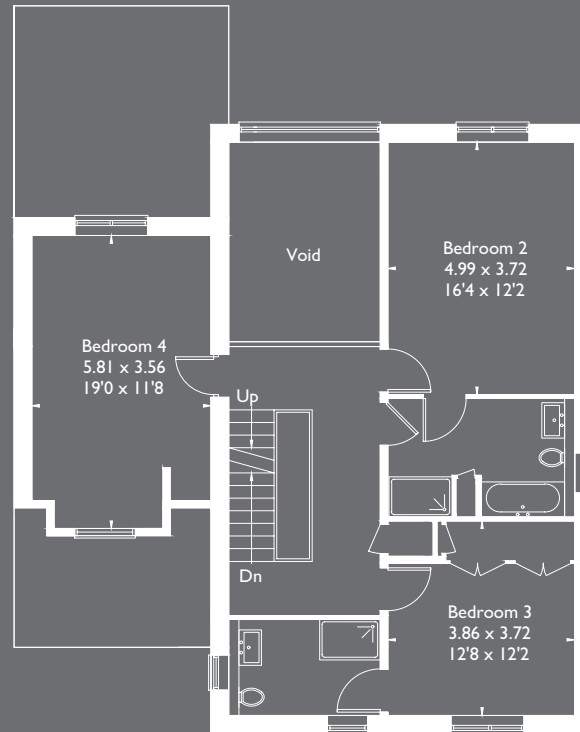
* PLANS ARE NOT TO SCALE

CHERRYWOOD

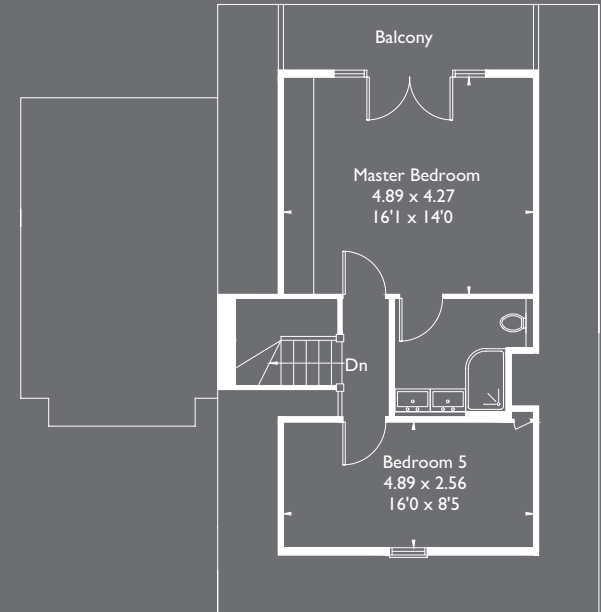
Approximate Gross Internal Area: 247.0 sq m / 2658 sq ft (Excludes Void & Includes Garage)



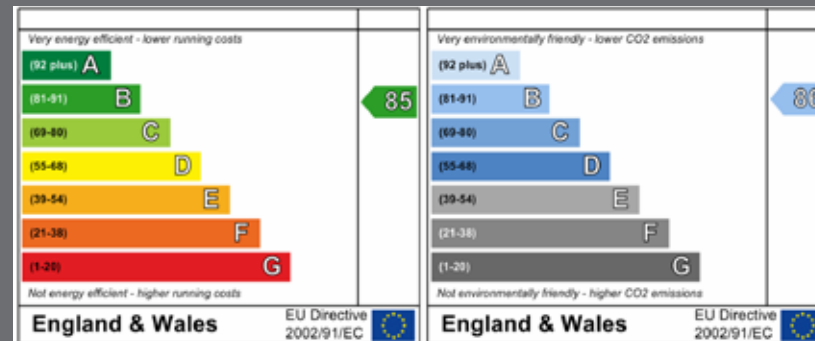
Ground Floor



First Floor



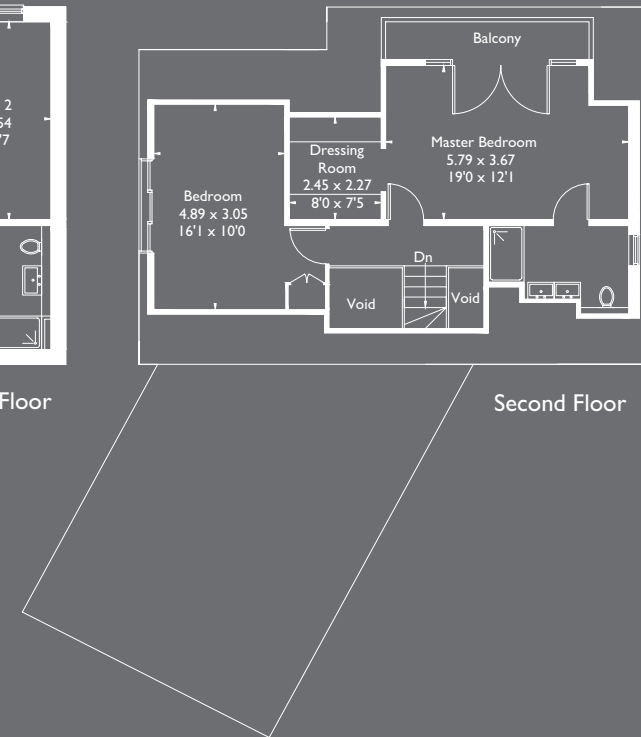
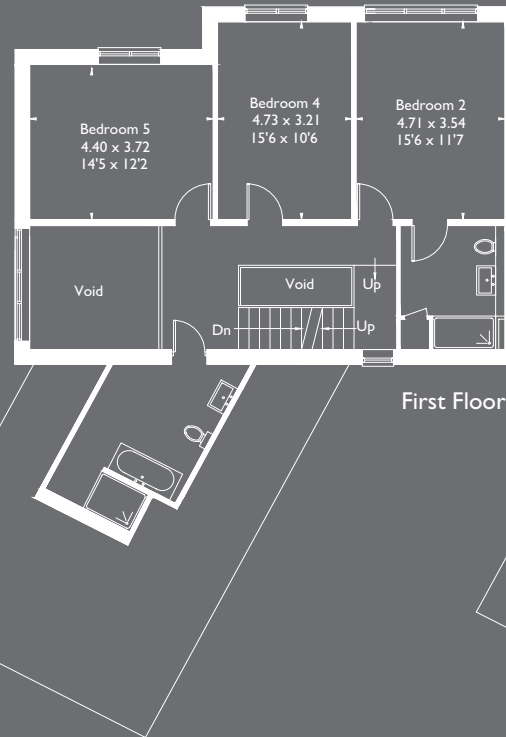
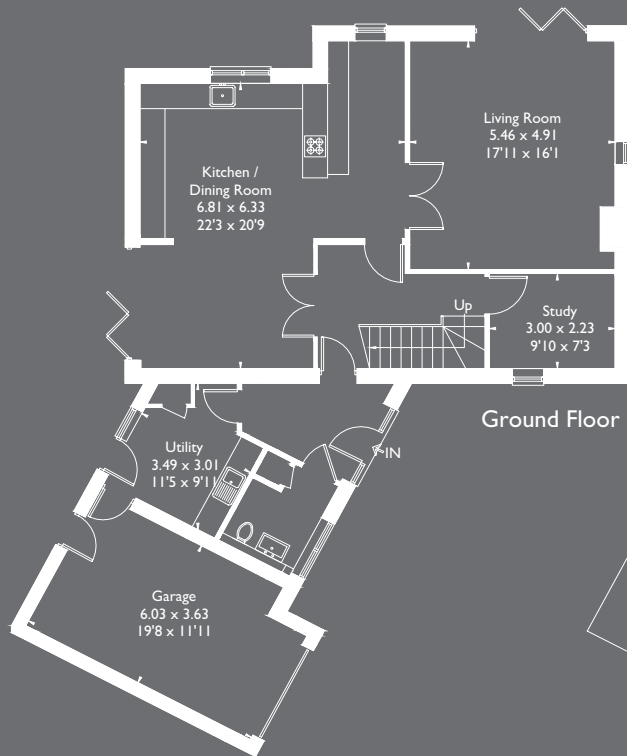
Second Floor



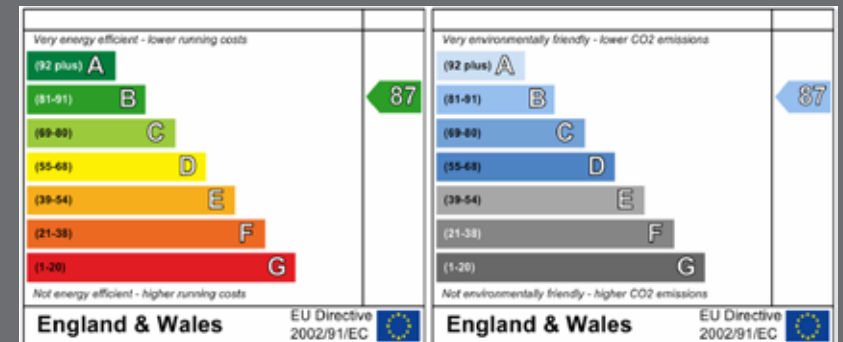
* PLANS ARE NOT TO SCALE

LITTLE ORCHARD

Approximate Gross Internal Area: 259.0 sq m / 2788 sq ft (Excludes Void & Includes Garage)



Computer Generated
Images and designs
by Vivid Architects



* PLANS ARE NOT TO SCALE



Little Orchard: rear view

LOCATION

Autumn End is located within Grange Gardens, off Templewood Lane, a quiet, well established residential road with easy access to the heart of Farnham Common village. Farnham Common offers an array of local shops and amenities, including a Tesco Express, Sainsburys Local & Costa, while still maintaining a genuine village community feel. Further shopping is available nearby at Beaconsfield, Gerrards Cross, High Wycombe, Windsor and Slough. Farnham Common has excellent transport links making it ideal for commuters. The M40 (Junction 2 Beaconsfield) is only 2.5 miles away and the M4 is approximately 6 miles away. London Marylebone is accessible via the Chiltern Rail Line from both Beaconsfield and Gerrards Cross. There are also mainline services to London Paddington from Slough and London Underground connections at Uxbridge. Recreational facilities are well catered for including excellent walking and golf in nearby Burnham Beeches.

South Buckinghamshire is renowned for its excellent range of schooling both state and independent - further information can be sourced via www.buckscc.gov.uk, www.southbucks.gov.uk, www.ofsted.gov.uk or www.schools-search.co.uk (using the Postcode SL2 3).

LANDSCAPE

- All units set within beautiful mature gardens (all over 100ft long) opening onto 0.5 acre of shared ancient woodland
- Single integral garages to all plots
- Little Orchard includes a large existing shed set back into woodland with power and lighting
- New mixed hedgerows planted between plots are designed to encourage wildlife in the long term and create further habitat for this biodiverse location







Cherrywood: rear view



Beyond your expectations

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.