A stylized, dark grey silhouette of a horse's head and neck, facing left. The horse has a flowing mane and a white blaze on its face. The text 'Stables Cottage' is overlaid on the horse's head in a vibrant pink, cursive script font.

Stables Cottage

Marlow Road, Pinkneys Green, Berkshire SL6 6NR



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INTRODUCTION TO CHRISTOPHER WREN

Since Christopher Wren was established in 1978, we have been involved in all aspects of property development, both residential and commercial, including various renovations. We try to ensure that each new project is individually and carefully designed to take full advantage of its particular location, carefully harmonising quality, material and fittings. Crafted to our highest standard, both the internal and external finishes produce homes that buyers can be justifiably proud to own and occupy, complemented by the high standards of energy efficiency and confirming to the latest codes. Time permitting, we can bespoke your new home to your specific requirements.

Our wide range of homes has evolved over 30 years, developing 1 and 2 bedroom flats, 3 and 4 bedroom semi-detached houses and 4, 5 and 6 bedroom individual detached homes.

Our dedicated team of professionals are committed to producing a home that reflects aspirations of modern day living requirements with attention to detail that enables our purchasers of 'living the reality rather than dreaming of the unattainable'.

At Christopher Wren we consider ourselves to be 'Professionals in Property' and continue to strive to reflect our strong brand image despite the ever-changing trends and needs of today's housing market. We proudly concentrate our emphasis on strong customer focus and needs which, after all, drives the demand for all buildings of distinction.



**Marlow Road,
Pinkneys Green,
Berkshire SL6 6NR**

Pinkneys Green is renowned, locally, for its acres of open National Trust protected countryside and as such, has become a highly sought-after and desirable area in which to live. One of the focal points, is the Pinkneys Green Cricket Club, origins of which interestingly date back to 1885 and now they field a number of both youth and senior teams. Within a short walk and complementing the 'Village' style atmosphere is The Golden Ball pub and The Arbour restaurant that nestle adjacent to and on the fringe of, the open space.

The location offers excellent communication facilities. Maidenhead Station is a little over 2 miles distant and provides frequent express train services to Paddington (the fast service taking about 22 minutes) and the inter city service serves Bristol and the West Country. In addition, of course, the service will be linked to 'Cross Rail' in 2019 extending direct access further into London.

For the motorist, the A404 which links both the M40 at High Wycombe (junction 4) and the M4 at Maidenhead (junction 8/9) is only a few minutes' drive along the Marlow Road and can be joined at roundabout at Bisham.

Maidenhead town shopping centre with its various markets and good selection of supermarkets including Waitrose, Tesco, Sainsbury's and Lidl, along with other well known retail shops and stores, is also approximately 2 miles distant. In addition, the town offers a variety of restaurants, a choice of clubs and pubs, together with a wide selection of sporting and social facilities. The Retail Park on Stafferton Way adds to the shopping experience and out of town along the A4 towards Slough is the recently opened Bishops Centre with familiar names such as Nike and TK Max. There are also within the area toddler groups, as well as schools for children of all ages including both State and Public Schools. Although situated in Berkshire, Stables Cottage, is in the catchment area for the Sir William Borlase Grammar school in Marlow which enjoys a fine reputation.

Both Henley and Marlow which are nearby join Maidenhead in being a Thames side river towns which also offer further shopping and restaurants as well as further recreational activities.



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Stables Cottage

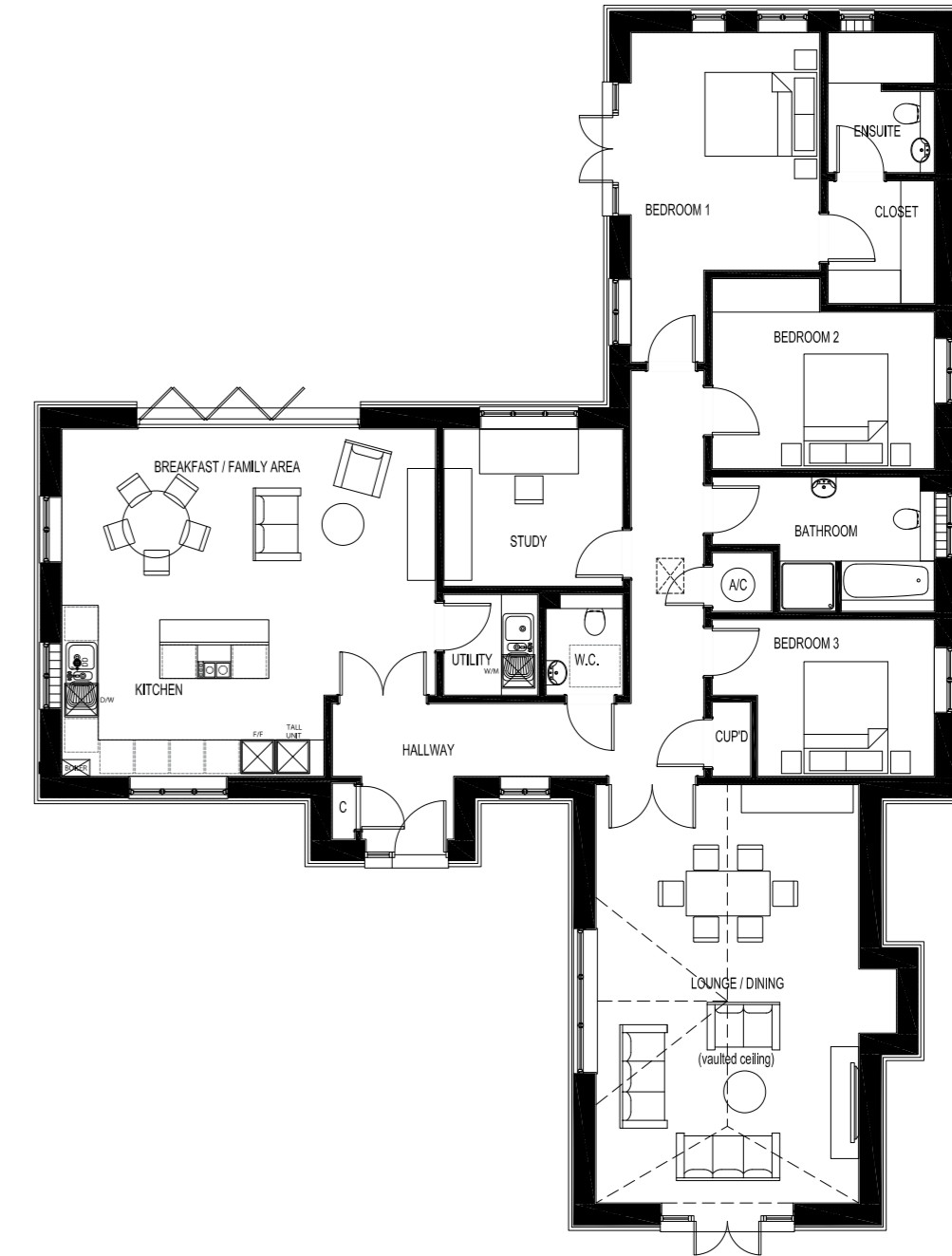
Marlow Road, Pinkneys Green, Berkshire SL6 6NR



The computer generated model of this development, together with the photographs within the brochure, are purely for illustrative purposes only and may not necessarily depict the actual approved materials, colouring or landscaping.

'The Stables' is the marketing name of this development and might not necessarily be the actual postal address.

Ground Floor	Room Sizes:	
Entrance Hall		
Cloakroom		
Kitchen / Breakfast / Family Room	6.73m x 6.25m	22'1 x 20'6
Separate Utility		
Drawing Room	7.63m x 5.45m	25'x 17'10
Main Suite		
Bedroom 1 with Separate Dressing Room & En Suite	4.29m x 3.32m	14'1 x 11'
Bedroom 2	4.02m x 3.45m max	13'2 x 11'4 max
Bedroom 3	4.02m x 2.85m	13'2 x 10'8
Bed 4 / Study	3.25m x 2.99m	10'8 x 9'9
Family Bathroom		



Floorplans are not to scale and dimensions are only approximate. Intending purchasers should satisfy themselves on site as to their correctness. This information does not and is not intended to form or be part of any contract.



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SPECIFICATION

A combination of individual and discrete finishes specially selected for this development combine with specific attention to detail to give, both style and presence, inside a Christopher Wren Home.

The quality range of Italian ceramic and porcelain tiles are supplied from Minoli based in Oxford with Showrooms also in London who have a specific studio, available time permitting, for you to select and match tiles to your specific and personal requirements.

External:

- Electric gates will facilitate access to the driveway turning area and garaging.
- The driveway and turning area will be finished in gravel shingle with granite sets.
- Electrically operated up and over garage door
- Traditionally constructed
- UPVC special wood grained effect double glazed window units and fittings
- Attractive quality hardwood front door
- Bi folding doors to Kitchen / Breakfast / Family Room Patio lighting
- Additional outside lighting
- Front gardens to be lawned with complementing landscaping
- Rear garden with patio lawns and further landscaping

Internal:

Entrance hall with oak surround architrave to all doors with complementing skirting double doors glazed to Kitchen / Breakfast / Family Room.

- Cloakroom with ceramic tiled floor
- 'Eclipse' or similar chrome door furniture
- Satin chrome finished light switches and power points
- Feature vaulted ceilings to Drawing room and Kitchen / Breakfast / Family Room

Heating & Energy Saving:

- Gas fired 5 Star Worcester Bosch Greenstar efficiency boiler
- Underfloor heating throughout
- Heated towel rails to Bathrooms
- Pressurised hot water system
- Separate immersion heater
- class A low E Argon fitted energy efficient double glazed windows
- Low energy down lighters

Security:

A full NACOSS approved security system will be installed and commissioned with the ability for remote monitoring facilities by an independent Security company or the new owner.

- Mains operated smoke detectors
- Panic buttons to entrance hall and main suite
- Multi-locking external doors
- Outside security lighting

The bespoke eye-catching Kitchen has been creatively designed and will incorporate a comprehensive range of modern appliances that you would anticipate in a quality property at this level.

Highly experienced trades will craft and detail the finish of your new Christopher Wren Home.

Kitchen:

An individually designed fully bespoke Kitchen is a true feature of this Christopher Wren Home. The quality together with striking design is nothing less than would be expected from a home of this calibre. If time permits the purchaser may have a choice from pre-selected ranges of both worktop and door finishes.

- Stainless steel finish to appliances
- Stone working surfaces
- Induction hob with extractor hood above
- Two single ovens with touch screen displays
- Separate combined microwave and oven
- Integrated dishwasher
- Integrated larder fridge
- Integrated freezer
- Plate warmer draw and separate complementing accessory storage drawer
- Separate wine chiller
- Pull out space saver waste bin cabinet
- Ceramic tile floor

Utility:

- Complementing cupboards
- Appliance space and plumbing beneath working surfaces
- Ceramic tile floor
-

Electrical:

- TV points to all bedrooms Drawing room and Kitchen / Breakfast / Family room (aerial or dish to be provided by Independent Supplier by the Purchaser)
- BT points to Drawing room Kitchen / Breakfast / Family room and principal Suite
- Second BT point for independent monitoring of security system

Bathroom & En Suite:

Stylish high quality ceramics and fittings principally by Roca have been selected especially for this new Christopher Wren Home. Where time permits the Purchaser will have the opportunity of choosing their tiles from a pre-selected Minoli range.

- Quality fitted bathroom furniture with feature stone tops where appropriate
- All quality sanitary ware finished in white with Hansgrohe chrome taps
- Half tiling to Bathroom with full tiling to shower cubicles
- Chrome heated towel rails
- Ceramic tile floors
- Underfloor Heating
- Soft close toilet seats
- Chrome heated towel rail

NB Christopher Wren maintain a policy of consistent improvement therefore individual features may vary or change from time to time. The Sales Specification is considered to be materially correct although the final specification is not guaranteed and does not form any part of any Contract and is not intended to be legally binding. Intending Purchasers should quantify with the Sales Representative the actual finishes prior to Contract.

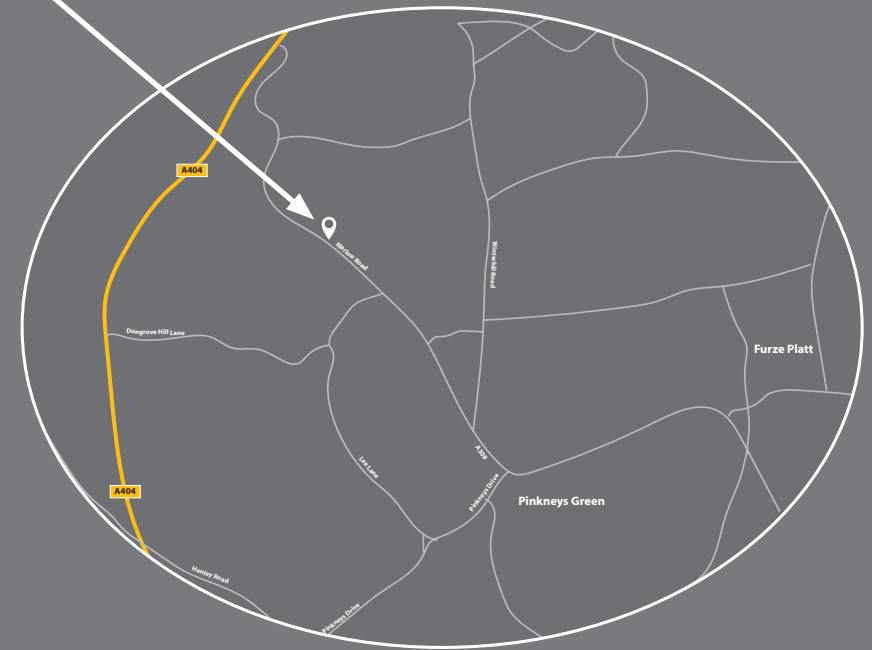


SPECIFICATION





Marlow Road, Pinkneys Green, Berkshire SL6 6NR



N.B. these maps are schematic & not to scale - purely for illustration purposes only

Another Individual
Project by



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