

Hitcham Court

MAIDENHEAD



SHANLY
HOMES

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Welcome to Hitcham Court

An exclusive development of eight 2 bedroom luxury apartments within walking distance of Boulton Lock and opposite the River Thames.

Hitcham Court offers an excellent specification throughout, with well considered layouts to cater for a variety of living and entertaining needs. The fusion of contemporary and luxury design creates an impressive residence to call home.

This beautiful collection of stylish new apartments offers the best of modern living and is perfectly located with superb nearby amenities in Maidenhead and convenient road and rail transport links.

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When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival.

Introducing Your New Home

Finished to Shanly Homes' exacting standards, Hitcham Court offers superb accommodation that you will be delighted to call home.

Hitcham Court is a luxurious development of just eight 2 bedroom apartments designed with modern living in mind. The apartments themselves include two allocated parking spaces each and benefit from a videophone entry security system. Inside you will find a large kitchen/living room and master bedroom with ensuite. Each carefully considered apartment also benefits from underfloor heating, a high specification bathroom, one or two ensembles and a second

bedroom. There are balconies on the upper floor flats that have elevated views looking over the local area, with the two second floor apartments benefiting from two balconies each.

The development at Hitcham Court is an excellent collection of apartments set in a fantastic location, with easy access to Maidenhead's town centre amenities and within walking distance of Boulters Lock.





Computer generated image of Hitcham Court

Nos. 1–8



These impressive apartments offer generous living space with a high quality specification throughout. Each home has a large open plan kitchen, living and dining area, contemporary kitchen units with composite stone worktops, a five ring induction hob and integrated appliances including a washer/dryer, single oven, multi function microwave,



fridge freezer and dishwasher. Off the main hallway you will find two bedrooms both with fitted wardrobes plus the master bedroom to nos. 1 to 6 has an en-suite whilst nos. 7 & 8 have an en-suite to both bedrooms. Apartments 1 to 6 also feature a family bathroom whilst 7 and 8 have a cloakroom, with all the bathrooms being fitted with white sanitary ware.



The building itself has both a front entrance and a rear entrance, leading into communal areas and a lift to upper floors. The grounds are sympathetically landscaped with both covered and uncovered parking spaces and a cycle store.

No. 1

Ground Floor

8

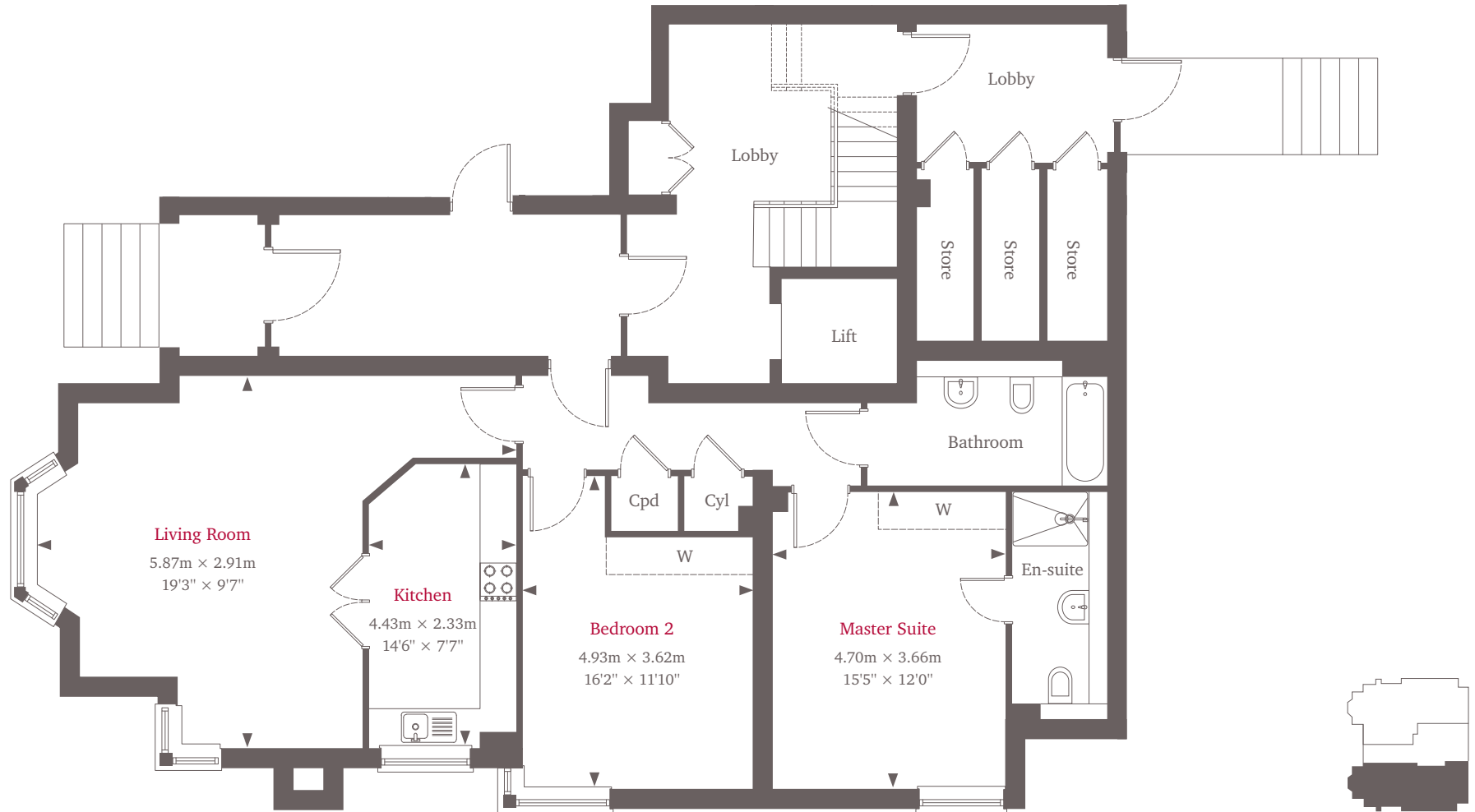
No. 1 – Ground Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots shown indicate general layout which may vary slightly. Floorplan scale may vary. W denotes wardrobe, Cpd denotes cupboard, Cyl denotes cylinder. Please consult a Sales Advisor for more information.

No. 2

Ground Floor



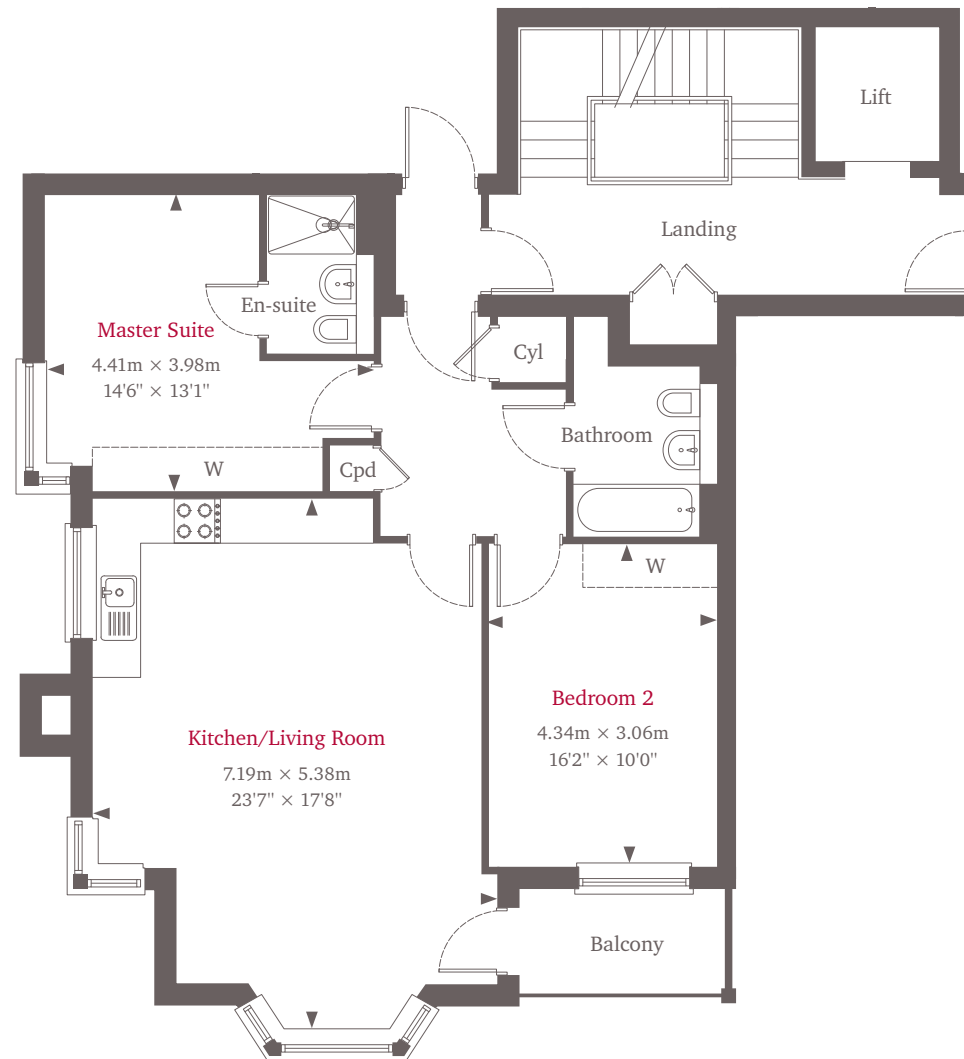
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No. 3

First Floor

10

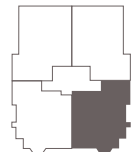
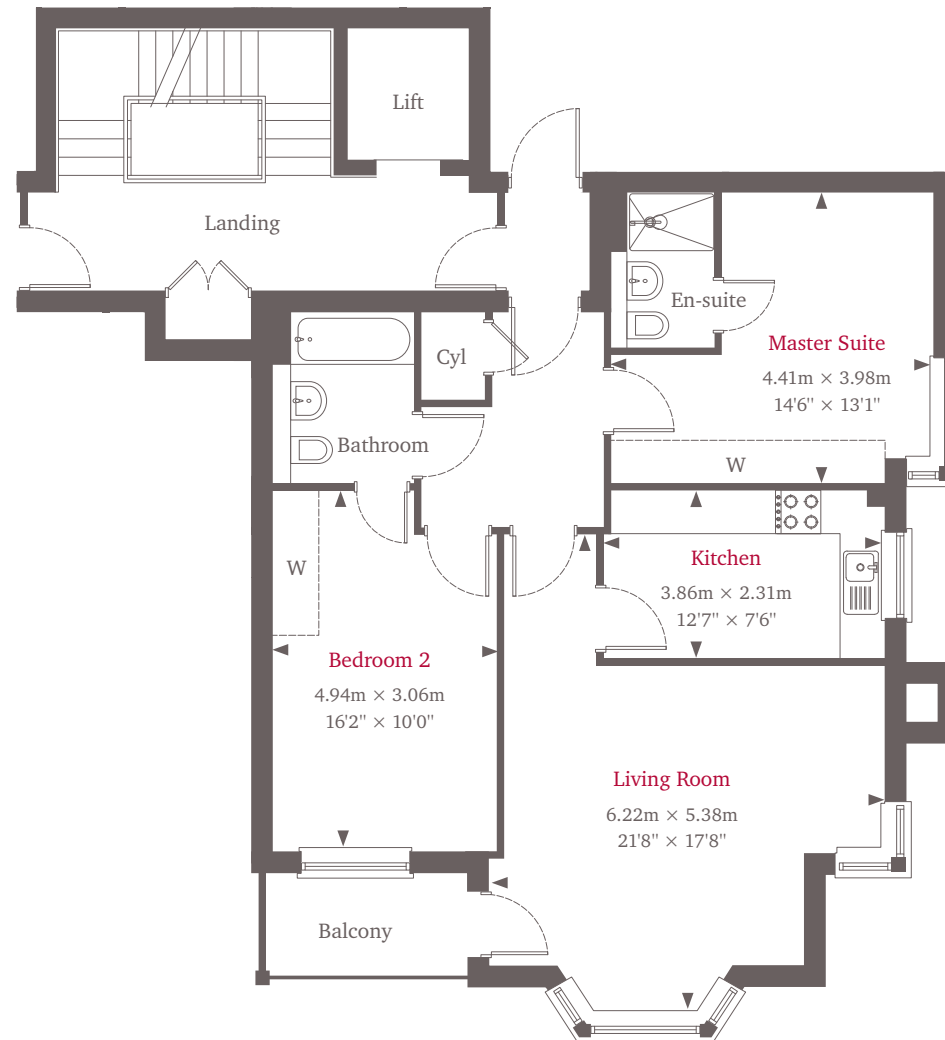
No. 3 – First Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots shown indicate general layout which may vary slightly. Floorplan scale may vary. W denotes wardrobe, Cpd denotes cupboard, Cyl denotes cylinder. Please consult a Sales Advisor for more information.

No. 4

First Floor



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No. 5

First Floor

12

No. 5 – First Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots shown indicate general layout which may vary slightly. Floorplan scale may vary. W denotes wardrobe, Cpd denotes cupboard, Cyl denotes cylinder. Please consult a Sales Advisor for more information.

No. 6

First Floor



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No. 7

Second Floor

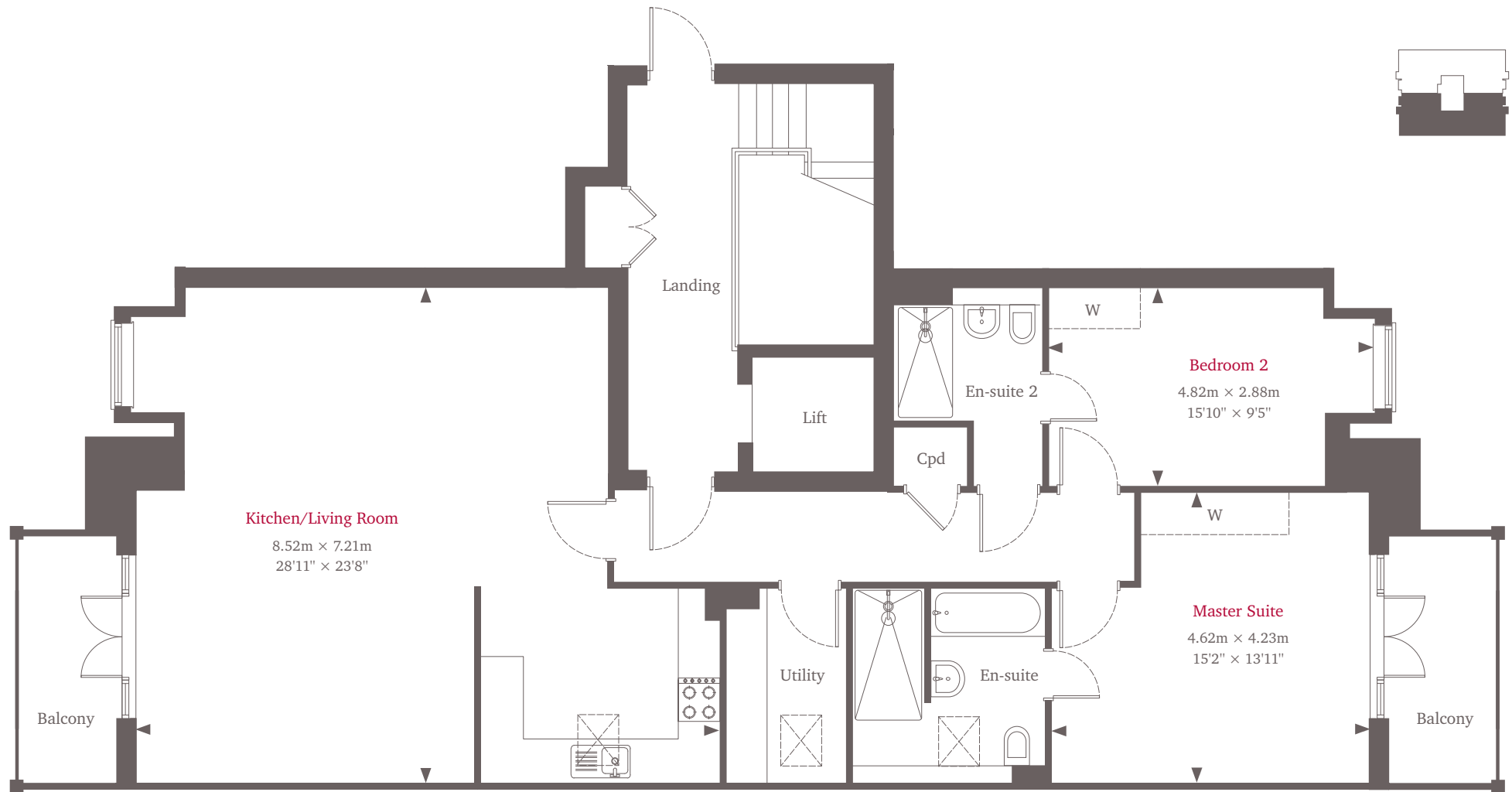
14
No. 7 – Second Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots shown indicate general layout which may vary slightly. Floorplan scale may vary. W denotes wardrobe, Cpd denotes cupboard, Cyl denotes cylinder. Please consult a Sales Advisor for more information.

No. 8

Second Floor



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Images from previous Shanly Homes development

Stylish Specification

Kitchen

- Contemporary fitted kitchen units
- Siemens integrated appliances
- Single oven
- Multi function microwave
- 5 ring induction hob
- Fridge/freezer
- Dishwasher
- Washer/dryer
- Composite stone work tops and upstands
- Stylish glass cooker hood
- Under unit lighting and plinth lighting

Bathroom & En-suite

- Clean lined white Ideal Standard sanitaryware
- Polished chrome taps
- Thermostatically controlled shower over bath
- Full height tiling around bath and shower cubicle
- Ceramic tiling to floor
- Chrome heated towel rail
- Shaver point
- Extractor fan
- Electric under floor heating to bathrooms and en-suite for your comfort

Interior

- Chrome sockets and switches throughout
- Convenient points for Sky plus and BT to living room and bedrooms
- 5 amp sockets in living room
- Wiring for audio speakers to living room, kitchen and bed 1
- Video entry phone
- Fitted wardrobes to all bedrooms
- Flush light oak doors
- Wired for burglar alarm
- Passenger lift
- Underfloor heating

Exterior

- Tegula block driveway
- Cycle store
- Bollard lighting to selected positions
- Uplighters in footpath
- Landscaped communal gardens

Environmental features at Hitcham Court

- Energy efficient gas fired boiler
- Energy efficient appliances ('A' rated where possible)
- Energy efficient light fittings
- Dual 6/4L WC systems

10
YEAR
INSURANCE BACKED
NEW HOME WARRANTY



Maidenhead and Beyond

At Hitcham court, Maidenhead town centre is virtually on your doorstep – allowing you to take full advantage of everything this popular town, known as ‘the Jewel of the Thames’, has to offer.

With excellent educational opportunities and exceptional local leisure activities, Maidenhead is perfect for families looking for the very best in life.

Shopping facilities are outstanding, with a choice of over 300 shops ranging from chic boutiques and independent stores to top high street names. The local Waitrose supermarket is only a 5 minute car journey from home, making the weekly shop a real pleasure, with Sainsbury's and Tesco also

in town. Don't miss the regular – and very popular – farmers and art markets.

By night, Maidenhead offers a tempting choice of dining facilities as well as an exciting selection of bars, pubs and cafés.

With Hitcham Court located under 3/4 mile away from Maidenhead town centre and 1.1 miles from Maidenhead railway station, you can make the most of a fast service direct to London Paddington in as little as 23 minutes.

Crossrail is planned to be finished in 2019 with even better connections across London.

At nearby Windsor enjoy a day of fabulous fun at Legoland, marvel at the splendour and majesty of world-famous Windsor Castle and spend hours rambling through Windsor Great Park. Youngsters will also be well catered for at the Look Out Discovery Centre in Bracknell Forest.

It's easy to get around by road as the A4 passes through Maidenhead and the M4 can be joined at junction 8/9, just 1.6 miles from home, opening up access to the full motorway network via the M25.

Whether you need to fly for business or for a family holiday, Heathrow airport (T4) is just 15.4 miles away by car.





Shanly Homes

Our Heritage

We understand that homes are more than just bricks and mortar, they are where memories are made.

Since our formation in 1969 the sign board in front of a Shanly development has become a well known sight in the Thames Valley and Greater London area.

Whatever the development, the same attention to detail is evident and over the years it has been this commitment to excellence that has established our

reputation for quality of architectural design and construction. Today, from our offices in Beaconsfield and Leatherhead, the company offers a depth of experience and skills spanning all areas of house and property development. With it comes the same degree of enthusiasm vital to the project's smooth running. Every property

we build embodies the knowledge and determination of our experienced teams to ensure you purchase a home you can be proud of.

We adhere to strict guidelines and all of our new build homes offer the peace of mind of an industry recognised 10 year warranty. With a strong emphasis on the traditional use of brick and block, our homes are built to incorporate sustainable features throughout.

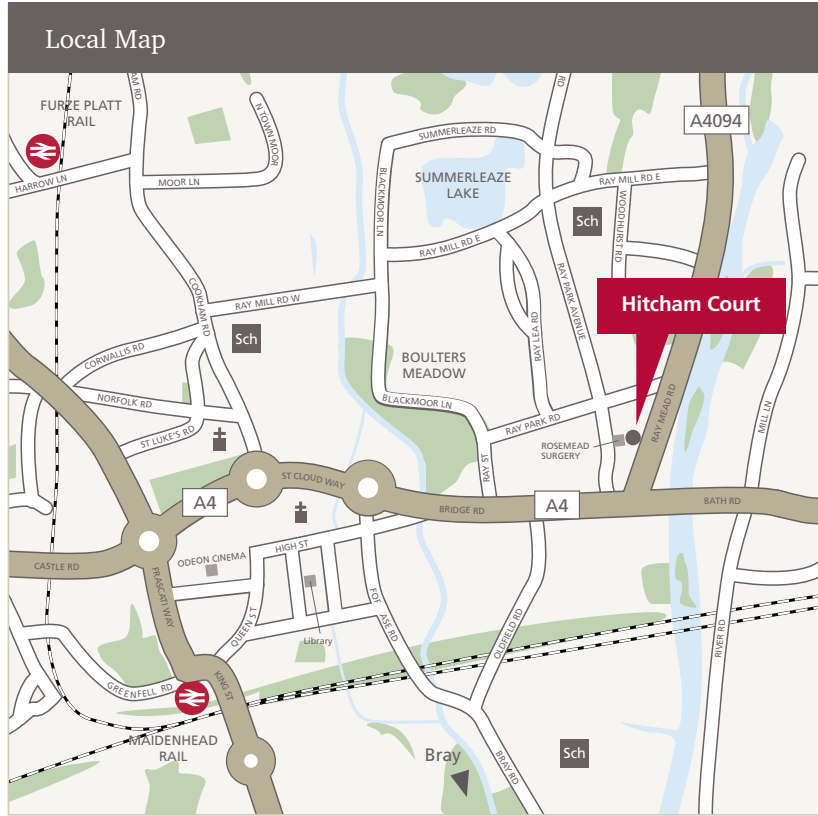
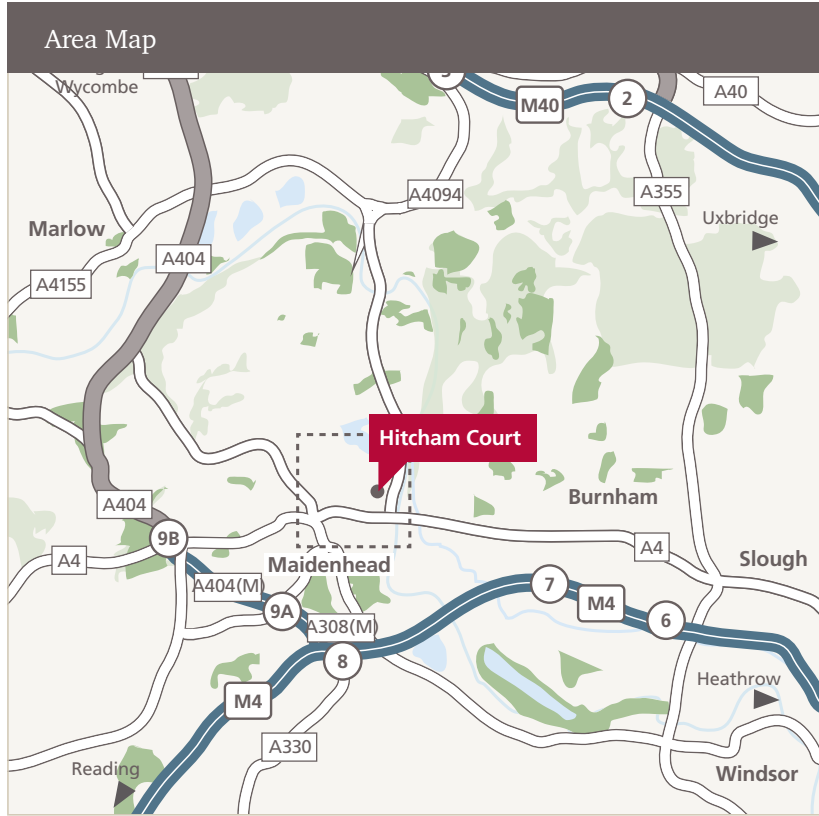
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Far left: Boulters Meadow, Maidenhead,
Left: Rehent Mews, Windsor,
Opposite: Trinity Mews, Maidenhead

Shanly Homes are proud to support





**Travel time by rail
(from Maidenhead station)**

London Paddington	23 minutes
Reading	11 minutes
Slough	7 minutes

Distances by road

Maidenhead Town Centre	0.7 miles	Reading	14.5 miles
Maidenhead Railway Station	1.1 miles	High Wycombe	10.9 miles
Windsor	6.7 miles	Heathrow	13 miles

Maps not to scale. Approximate journey times taken from National Rail and AA website (July 2014). Please note: Due to our policy of continual improvement, we reserve the right to vary specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they may not be regarded as statements or representations of fact and neither the Agents or their clients can guarantee their accuracy. The statements are not intended to form part of an offer or a contract. Computer generated images for illustrative purposes only. Please refer to Sales Advisor for details of landscaping and materials. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE MINOR ARCHITECTURAL CHANGES. KITCHEN LAYOUTS MAY VARY FROM THOSE SHOWN; THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS WITH OUR SALES OFFICE. July 2014. Ref: 1239

Hitcham Court

RAY MEAD ROAD | MAIDENHEAD SL6 8NJ

01494 685825

beaconsfield@shanlyhomes.com

Sorbon, Aylesbury End, Beaconsfield HP9 1LW

