



Crest
NICHOLSON

Portland Gardens

MARLOW

THE HOUSES



The Art of Fine Living

**WELCOME TO PORTLAND GARDENS, A DISTINGUISHED
COLLECTION OF LUXURY 2 BEDROOM APARTMENTS
AND 3, 4 AND 5 BEDROOM HOUSES IN THE CENTRE OF THE
BEAUTIFUL GEORGIAN TOWN OF MARLOW, BUCKINGHAMSHIRE.**

These stunning homes are tucked away from the hustle and bustle of the High Street and sheltered amongst mature trees and ornate plants. Each home has been finished to the highest specification and blends clean and contemporary interior design with classic exteriors. Although residents will come home to a peaceful oasis, there are a variety of amenities on the doorstep including a selection of fine eateries, wine bars and boutique shops.

Visiting the bright lights of London is still made easy, with the train station just a short walk away, and conveniently the M4 is also nearby. Set on the banks of the River Thames and benefiting from excellent transport connections, Portland Gardens offers residents the ultimate in rural, urban living.



A picturesque Georgian town

THIS STUNNING MARKET TOWN IS FULL OF HISTORY AND CHARACTER, WITH CHARMING COBBLED STREETS TO EXPLORE AND A VARIETY OF ATTRACTIONS TO ADMIRE.

The town is most famous for its river crossing. The 19th century suspension bridge, designed by William Tierney Clark, remains in the town today and joins the counties of Buckinghamshire and Berkshire. There are numerous other historic landmarks to discover, including the house where Mary Shelley penned the horror novel *Frankenstein*. The town is also famous for its rowing club, which has been the training ground for Olympic oarsmen including Sir Steve Redgrave, and it's well known for the annual Regatta and Festival.

The event takes place every June and hosts a range of festivities including the canoe regatta and dragon boat racing.

The eclectic mix of restaurants, shops and cafés coupled with the natural beauty of the Chiltern Hills makes this a truly unique place to live.

Fine living & fine dining



Marlow boasts all of the amenities you might need for everyday life. There's a Sainsbury's and Waitrose for the weekly shop, a number of hairdressers and beauty salons, a plethora of boutiques to browse in and a wide selection of bars and restaurants to sample.



If you are looking to indulge in some retail therapy, you will find well-known brands in the centre including The White Company, Jack Wills and Whistles and there are also a number of quirky, independent shops.

When it comes to dining out, your taste buds will be spoilt for choice. The Hand and Flowers is the only UK pub to be awarded with two Michelin stars and serves up a delicate menu all-year-round as well as award-winning beers, brewed locally by the Rebellion Beer Company.

For an intimate dinner, The Vanilla Pod offers a varied menu as well as an extensive wine list. For those that prefer a traditional pub atmosphere, The Two Brewers has a variety of real ales on draught and the Chequers has live music most weekends.

With the stunning Chiltern Hills on your doorstep, the great outdoors is your playground. You can explore wild woodland trails, stroll through the pristine lawns of Higginson Park or take a cruise along the River Thames to Windsor Castle. The Thames Path National Trail winds through Marlow and heads to the picturesque village of Cookham, where you can stop for a picnic or enjoy a day out at the Stanley Spencer Gallery.

The enchanting countryside surrounding West Wycombe Park is also within easy reach. You can wander through the grounds of this 18th century mansion, which has featured on various television programmes including Downton Abbey, or head further afield to Henley-on-Thames, Eton or central London, which all offer fun-filled days out.

**“To eat well
is to live well.”**



Conveniently connected

Marlow is well connected, with the A4155 running through the town centre and the M40 and M4 both within easy reach. There are regular bus services to nearby towns including High Wycombe, Henley-on-Thames and Reading. Marlow Train Station is less than a mile away from Portland Gardens and offers regular connections to the surrounding area including central London.

FROM MARLOW BY CAR (IN MILES)



Distances are approximate and sourced from Google maps.

FROM MARLOW BY TRAIN (IN MINUTES)



Times are approximate and sourced from National Rail.

Modern, Sustainable Living

PORTLAND GARDENS HAS BEEN CAREFULLY CONSIDERED IN ITS DESIGN,
TO ENSURE IT OFFERS RESIDENTS THE HIGHEST QUALITY OF LIFE.



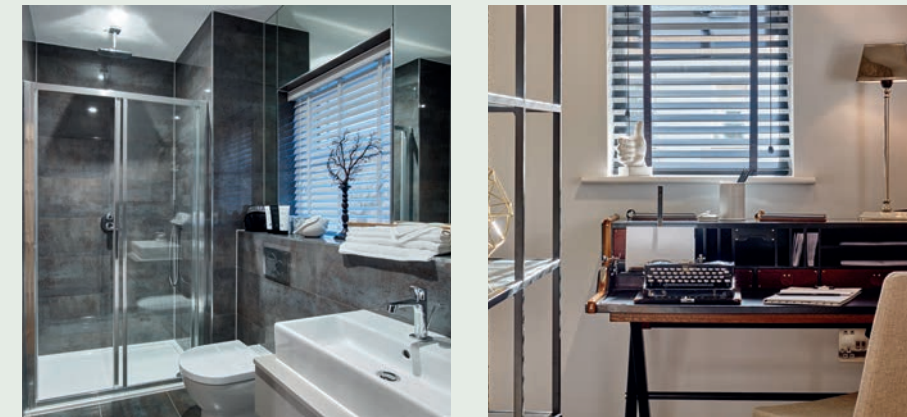
Digital illustration is indicative only.



Typical Crest Nicholson interiors.

Every home is environmentally friendly and designed to save energy. The interior layouts encourage natural light to flood in, reducing the need for internal lighting, whilst the A rated appliances in the kitchen,

efficient heating system and double glazed windows will all help to reduce your household bills. There are also recycling facilities provided in each home and water meters fitted, to help you save on water consumption.



There are ample opportunities to reduce your carbon footprint at Portland Gardens. You will be positioned near to shops, schools, employment opportunities and leisure facilities, so you won't have to rely on your car to travel. You can travel by foot or bicycle and there are regular bus services to High Wycombe, Henley and Reading. The train station is also within walking distance, so there are alternative modes of transport available to help reduce carbon emissions.

Local wildlife and habitats have also been considered throughout the development of Portland Gardens, to support local species and promote biodiversity. Mature trees have been beautifully retained and there are a number of bird and bat boxes placed throughout the site, creating natural homes for swifts and other wildlife species.

“Art is a harmony parallel with nature.”

Development Layout



The Houses

FIVE BEDROOM HOUSES

■ **The Harman**
Home 1

FOUR BEDROOM HOUSES

■ **The Talbot**
Homes 2 & 3

■ **The Shaw**
Homes 11 & 12

■ **The Stanley**
Homes 13 & 16

■ **The Andrews**
Homes 14 & 15

■ **The Redgrave**
Homes 17 & 18

THREE BEDROOM HOUSES

■ **The Faulkner**
Home 10

The Villas

■ **Three Bedroom Villas**
Homes 4, 5, 6, 7, 8 & 9

Windsor Court Apartments

■ **Two Bedroom Apartments**
Homes 19-52

■ **Affordable Homes**

CS - Cycle Store
RS - Refuse Store

Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Crest Nicholson reserves the right to amend the layout and specification as necessary and without notice. Please ask the Sales Advisor for further details.

Specification

KITCHEN & UTILITY

- Fully fitted kitchen from Manor Interiors with soft close doors and drawers
- Silestone worktops with glass splashback
- Integrated Siemens brushed steel double oven with gas hob, and feature extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Integrated washer/dryer to kitchen or utility
- Undermounted 1 ½ bowl stainless steel sink with Hansgrohe mixer tap
- Pull out recycling bins fitted to one kitchen cupboard

BATHROOM & EN SUITE

- Fully fitted Villeroy & Boch bathroom suite in white (with Roca Renaissance bath)
- Glass sliding shower enclosure
- Chrome Hansgrohe taps and shower fittings
- Porcelanosa wall tiles
- Full height tiling to bathroom, en suite and shower enclosure. Half height tiling to cloakrooms
- Mirror to bathroom and en suite (subject to layout)

JOINERY & DOORS

- Secured by Design front door with chrome ironmongery and multipoint locking
- Oak veneer four panel internal doors with polished chrome ironmongery
- French doors in white with chrome ironmongery and multipoint locking
- Wooden Bifold doors with chrome ironmongery
- Built-in wardrobe with sliding glass doors to bedroom 1

EXTERNAL

- Rear garden turfed
- Water butt to rear garden
- External tap
- External sockets

DECORATION

- Ceramic floor tiling to bathroom, cloakroom, en suite, kitchen and utility
- Internal walls painted with off-white emulsion throughout
- Pure Brilliant white painted ceilings
- Eggshell white painted, door frames, window boards, skirtings and architraves

ELECTRICAL

- 100% energy efficient lighting throughout
- Low energy downlighters in kitchen, bathroom, en suite, ground floor hall and cloakroom
- Media plate to living/dining room and master bedroom
- TV/FM and Sky+ points* provided to kitchen/dining room, living room, study/family room, master bedroom and bedroom 2 (and bedroom 5 in Home 1)
- Shaver socket to bathroom and en suite
- Wireless front door bell
- PV panels to Homes 2, 3, 13, 14, 15, 16, 17 & 18

CENTRAL HEATING

- Gas fired condensing boiler system with radiator system
- Multi Fuel Stove with Wakehurst Limestone and polished granite hearth, to Homes 17 & 18 only
- Chrome towel rail to bathrooms and en suite
- Underfloor heating to ground floor of Houses 1, 2 & 3 (with tile warming to en suite and bathroom)

SECURITY & PEACE OF MIND

- Mains operated interconnected smoke and carbon monoxide detectors, with battery back up
- Low energy external security light fittings with solar sensor

WARRANTY & AFTER CARE

- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you
- Crest Nicholson 2 year customer care warranty

* Subject to customer subscription to Sky services



Typical Crest Nicholson interiors.

The Harman

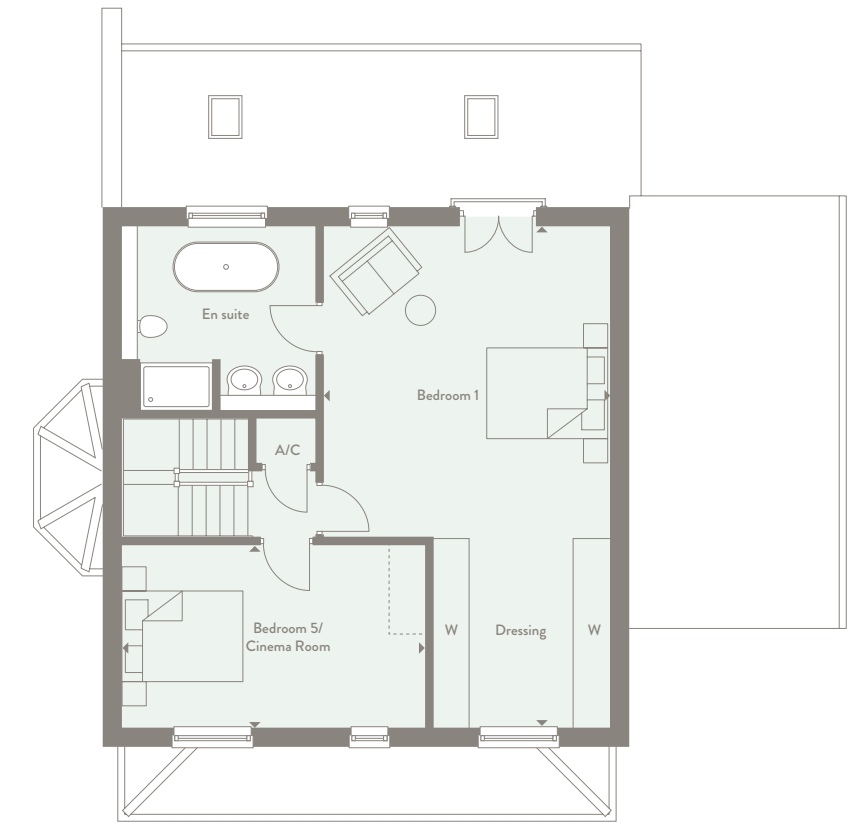
HOME 1 | 5 BEDROOM HOUSE



Digital illustration is indicative only.

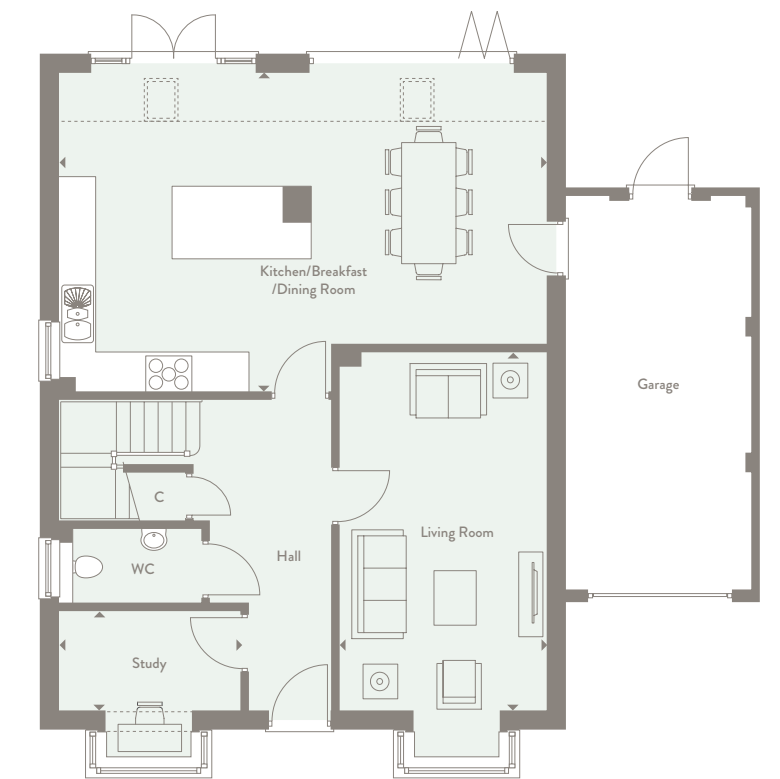
SECOND FLOOR

Bedroom 1	8285mm • x 4736mm •	272" • x 157" •
Bedroom 5/Cinema Room	5024mm x 2990mm	16'6" x 9'10"



FIRST FLOOR

Study 2	2141mm x 1900mm	7'0" x 6'3"
Bedroom 2	4057mm • x 3603mm •	13'4" • x 11'10" •
Bedroom 3	4568mm x 2516mm	15'0" x 8'3"
Bedroom 4	3187mm x 2990mm	10'6" x 9'10"



GROUND FLOOR

Kitchen/Breakfast/Dining Room	8060mm • x 5260mm •	26'6" • x 17'3" •
Living Room	5925mm x 3435mm	19'5" x 11'3"
Study	3015mm x 1655mm	9'11" x 5'5"

Total area	222 sqm	2392 sqft
-------------------	----------------	------------------

KEY

W - Wardrobe C - Cupboard A/C - Airing Cupboard • - Max Dimension
 ---- - Reduced Ceiling Height ☐ - Velux Window

The Talbot

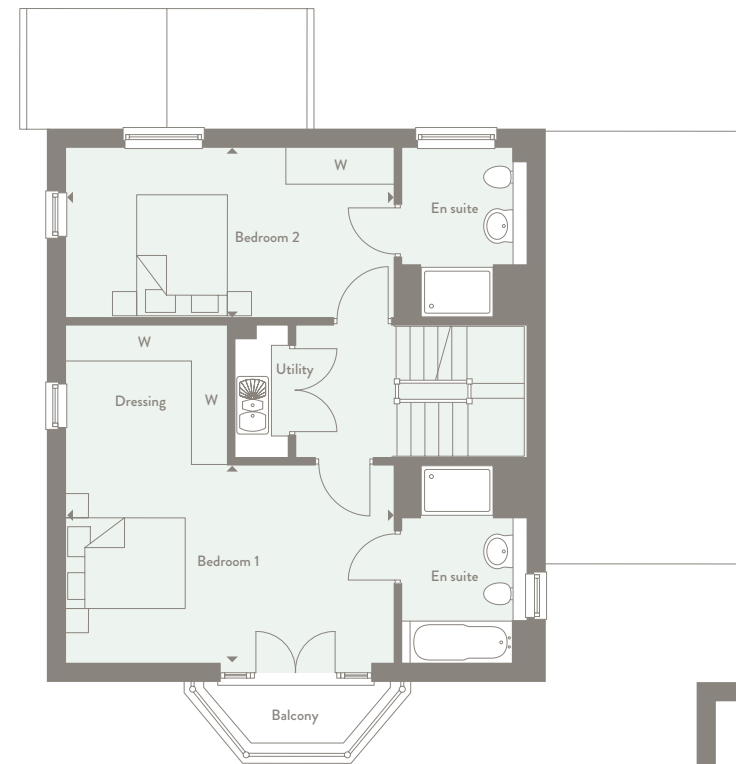
HOMES 2 & 3 | 4 BEDROOM HOUSE



Digital illustration is indicative only.

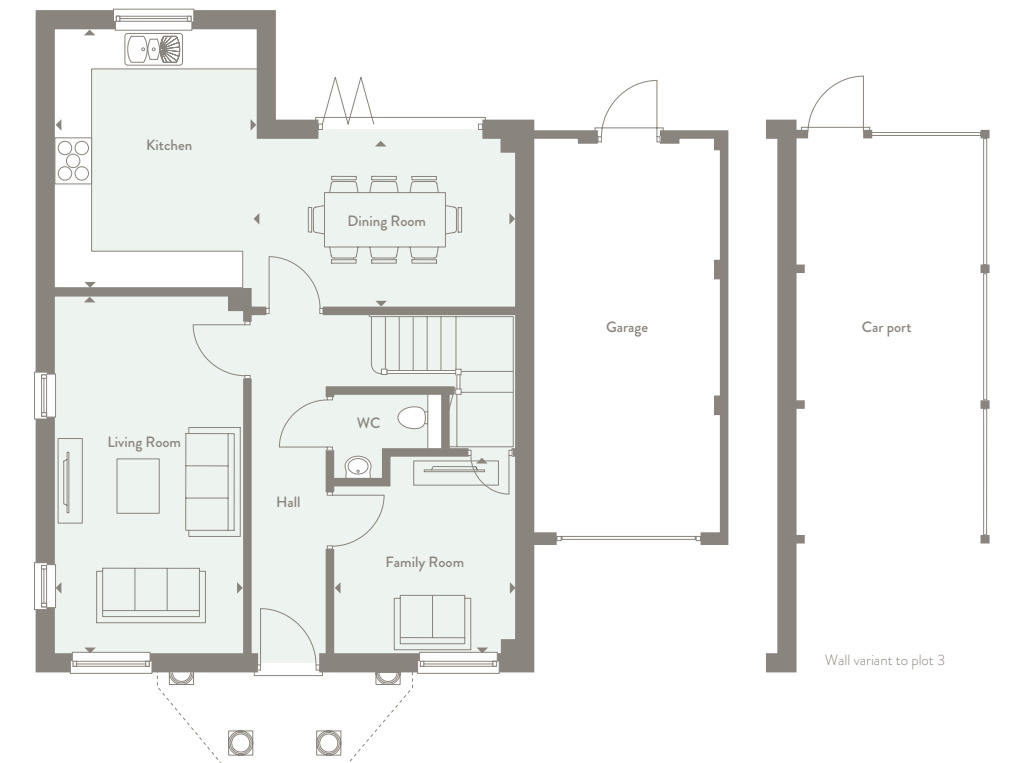
SECOND FLOOR

Study	2282mm x 2200mm	7'6" x 7'3"
Bedroom 3	4149mm x 3274mm	13'7" x 10'9"
Bedroom 4	4149mm x 2808mm	13'7" x 9'3"



FIRST FLOOR

Bedroom 1	5588mm x 5428mm	18'4" x 17'10"
Bedroom 2	5430mm x 2808mm	17'10" x 9'3"



GROUND FLOOR

Kitchen	4268mm x 3335mm	14'0" x 10'11"
Dining Room	4319mm x 2772mm	14'2" x 9'1"
Living Room	5892mm x 3113mm	19'4" x 10'3"
Family Room	3238mm x 3001mm	10'8" x 9'10"

Total area	189 sqm	2034 sqft
-------------------	----------------	------------------

KEY

W - Wardrobe C - Cupboard A/C - Airing Cupboard • - Max Dimension

Wall variant to plot 3

The Shaw

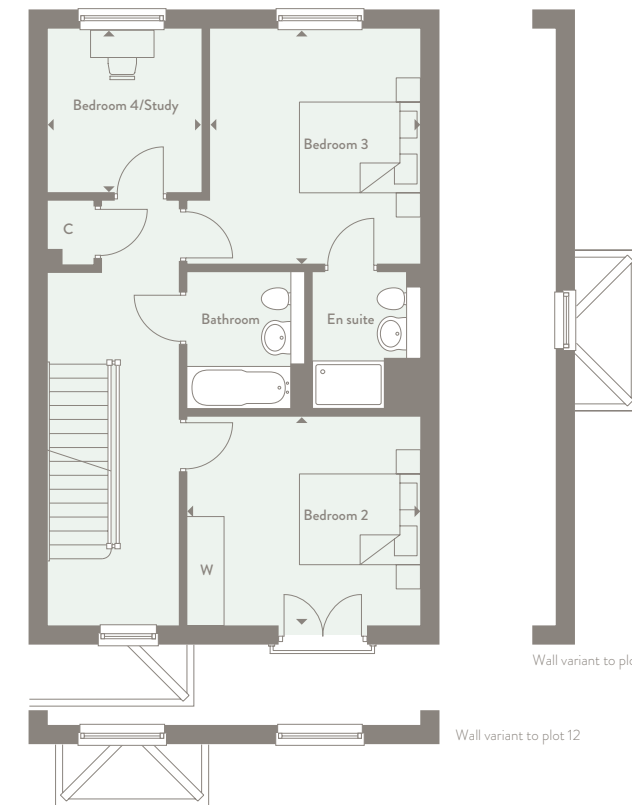
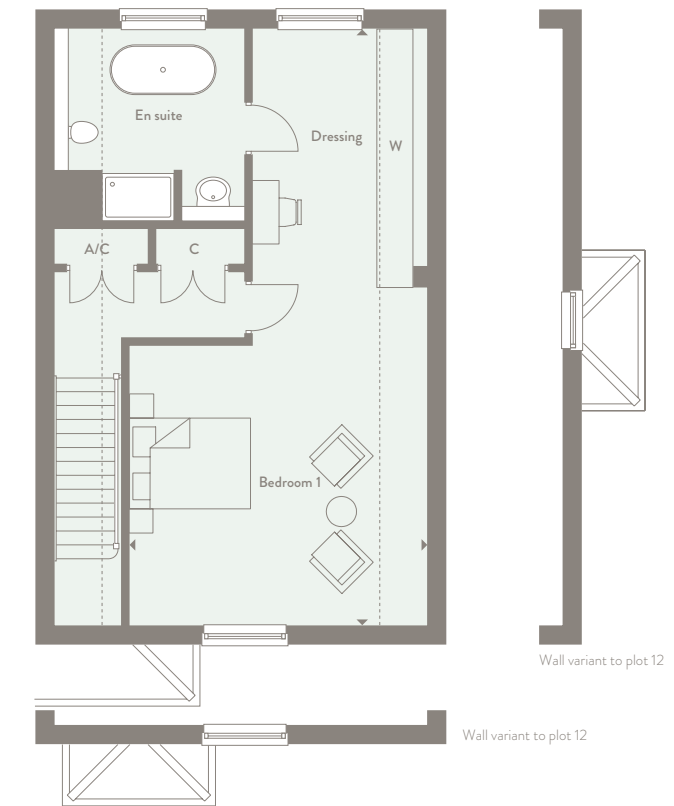
HOMES 11 & 12 | 4 BEDROOM HOUSE



Digital illustration is indicative only.

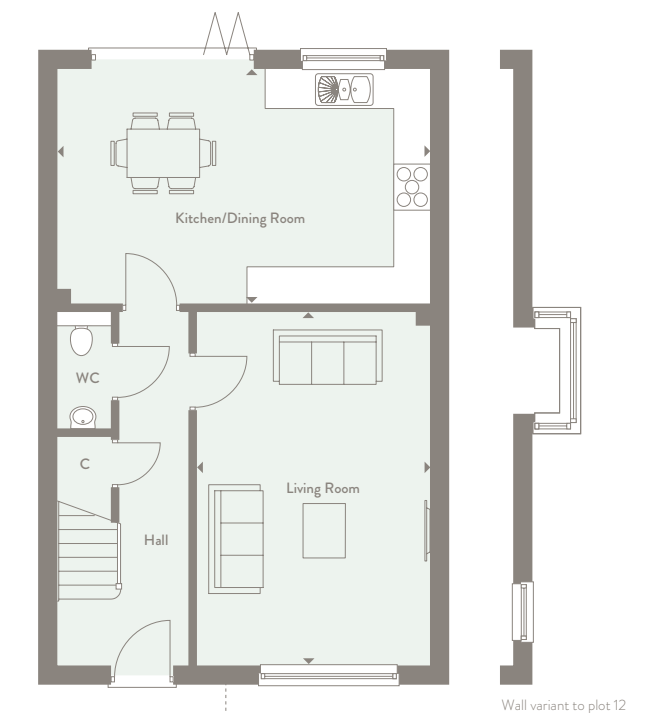
SECOND FLOOR ▶

Bedroom 1	9860mm • x 4935mm •	32'4" • x 16'2" •
-----------	---------------------	-------------------



FIRST FLOOR ◀

Bedroom 4/Study	2709mm x 2547mm	8'11" x 8'4"
Bedroom 2	3847mm x 3464mm	12'8" x 11'4"
Bedroom 3	3873mm x 3500mm	12'9" x 11'6"



GROUND FLOOR ▶

Kitchen/Dining Room	6161mm x 3872mm	20'3" x 12'9"
Living Room	5838mm x 3848mm	19'2" x 12'8"

Total area		
Home 11	182 sqm	1962 sqft
Home 12	183 sqm	1970 sqft

KEY

W - Wardrobe C - Cupboard A/C - Airing Cupboard • - Max Dimension
 ---- - Reduced Ceiling Height

The Stanley

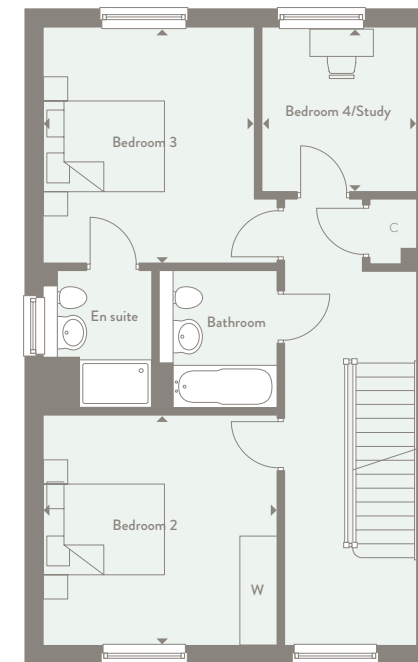
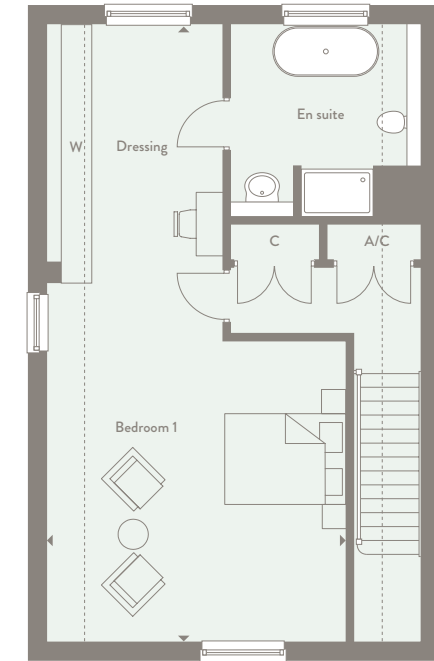
HOMES 13 & 16* | 4 BEDROOM HOUSE



Digital illustration is indicative only.

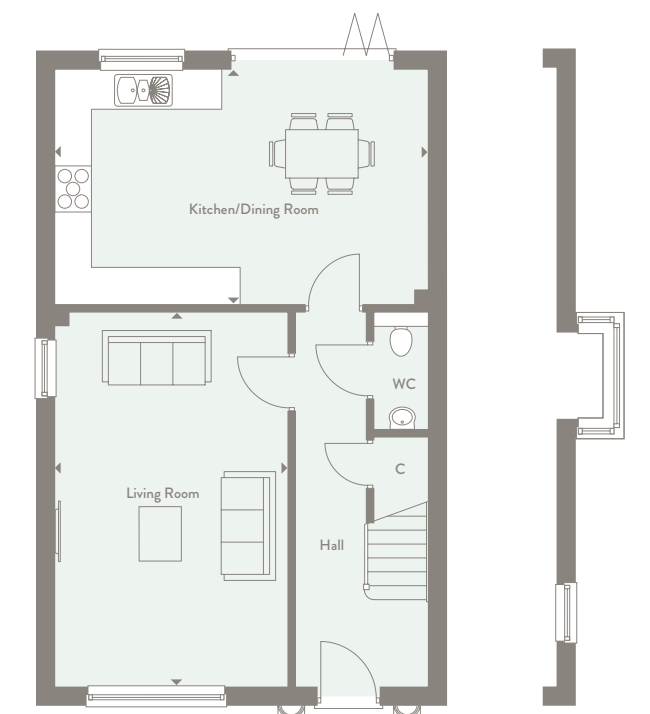
SECOND FLOOR

Bedroom 1	10197mm • x 4970mm •	33'6" • x 16'4" •
-----------	----------------------	-------------------



FIRST FLOOR

Bedroom 4/Study	2709mm x 2559mm	8'11" x 8'5"
Bedroom 2	3847mm x 3802mm	12'8" x 12'6"
Bedroom 3	3872mm x 3500mm	12'9" x 11'6"



Wall variant to plot 16

GROUND FLOOR

Kitchen/Dining Room	6172mm x 3871mm	20'3" x 12'9"
Living Room	6175mm x 3847mm	20'3" x 12'8"

Total area		
Home 13	189 sqm	2031 sqft
Home 16	190 sqm	2044 sqft

KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension

---- – Reduced Ceiling Height * Indicates handed to plot shown

The Andrews

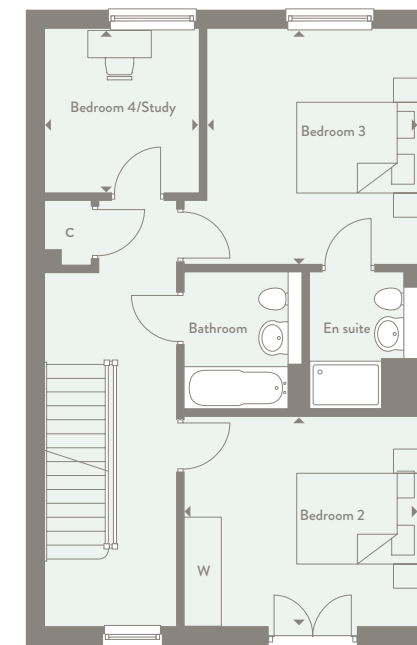
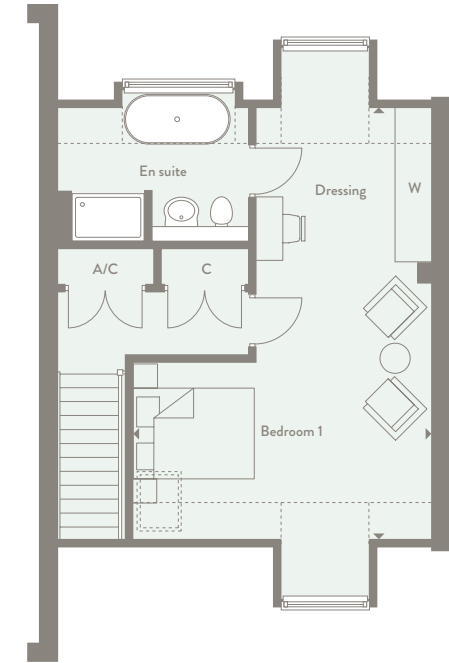
HOMES 14 & 15* | 4 BEDROOM HOUSE



Digital illustration is indicative only.

SECOND FLOOR ▶

Bedroom 1	7138mm • x 4962mm •	23'5" • x 16'4" •
-----------	---------------------	-------------------



FIRST FLOOR ◀

Bedroom 4/Study	2709mm x 2550mm	8'11" x 8'4"
Bedroom 2	3847mm x 3464mm	12'8" x 11'4"
Bedroom 3	3872mm x 3499mm	12'9" x 11'6"

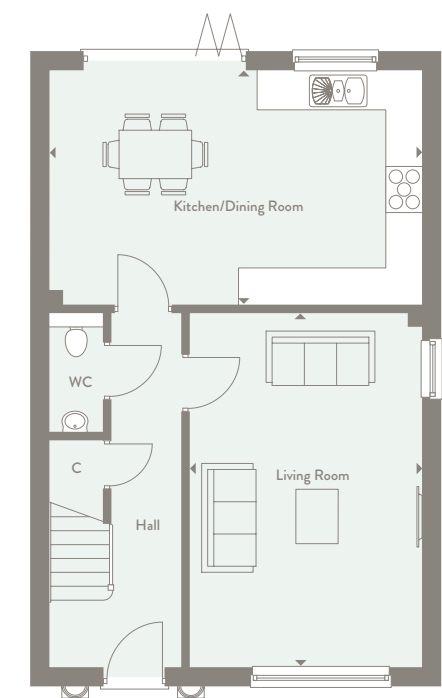
GROUND FLOOR ▶

Kitchen/Dining Room	6164mm x 3872mm	20'3" x 12'9"
Living Room	5838mm x 3847mm	19'2" x 12'8"

Total area	169 sqm	1816 sqft
-------------------	----------------	------------------

KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension
 ---- – Reduced Ceiling Height ☐ – Velux Window * Indicates handed to plot shown



The Redgrave

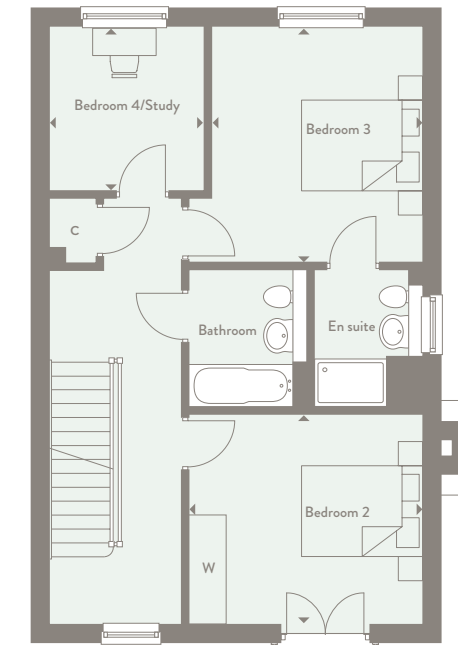
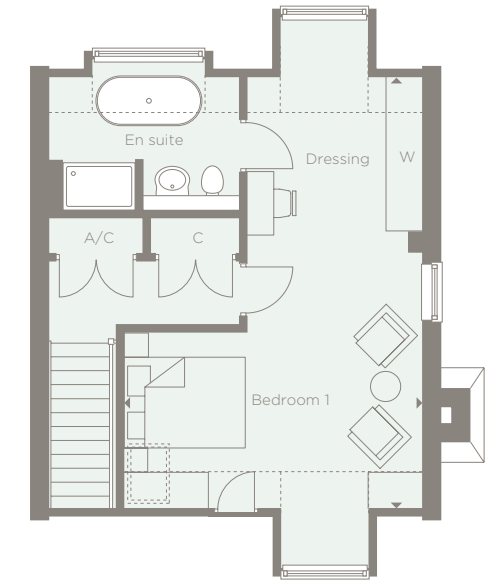
HOMES 17* & 18 | 4 BEDROOM HOUSE



Digital illustration is indicative only.

SECOND FLOOR

Bedroom 1	7137mm • x 4947mm •	23'5" • x 16'3" •
-----------	---------------------	-------------------



GROUND FLOOR

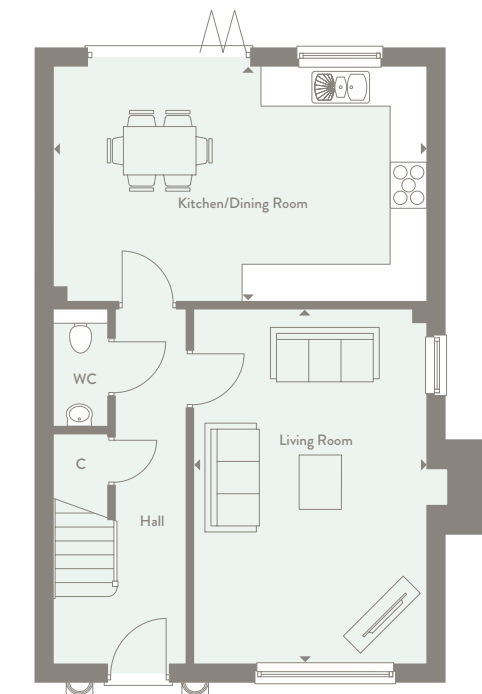
Kitchen/Dining Room	6161mm x 3872mm	20'3" x 12'9"
Living Room	5838mm x 3847mm	19'2" x 12'8"
Total area	169 sqm	1817 sqft

KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension
 ---- – Reduced Ceiling Height [] – Velux Window * Indicates handed to plot shown

FIRST FLOOR

Bedroom 4/Study	2709mm x 2561mm	8'11" x 8'5"
Bedroom 2	3847mm x 3461mm	12'8" x 11'4"
Bedroom 3	3872mm x 3498mm	12'9" x 11'6"

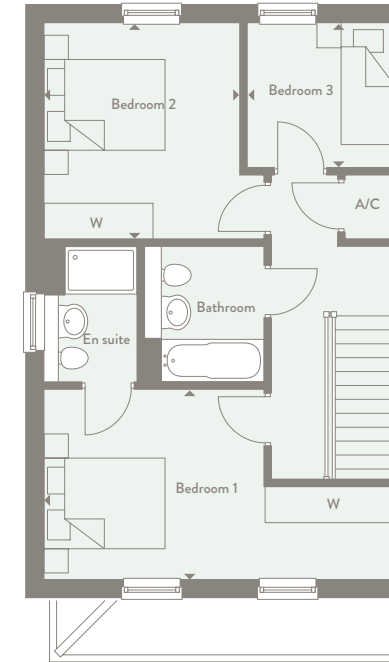


The Faulkner

HOME 10 | 3 BEDROOM HOUSE



Digital illustration is indicative only.



FIRST FLOOR

Bedroom 1	5811mm • x 3141mm •	19'1" • x 10'4" •
Bedroom 2	3570mm x 3236mm	11'9" x 10'8"
Bedroom 3	2461mm x 2385mm	8'1" x 7'10"

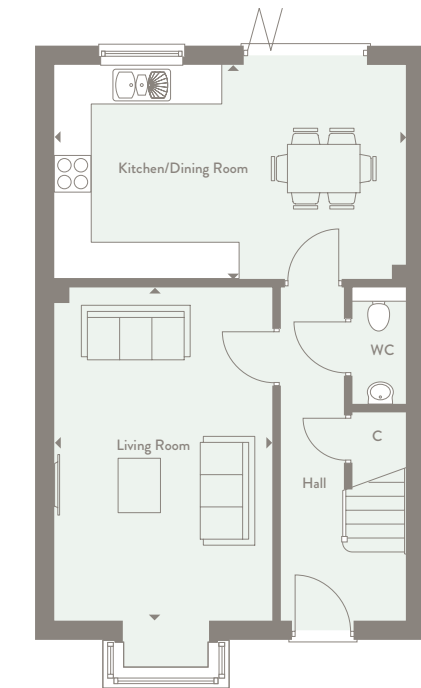
GROUND FLOOR

Kitchen/Dining Room	5813mm x 3535mm	19'1" x 11'7"
Living Room	5500mm x 3598mm	18'1" x 11'10"

Total area	108 sqm	1162 sqft
-------------------	----------------	------------------

KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension





Park Avenue, Sunbury-on-Thames.

Seal of excellence

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.

A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

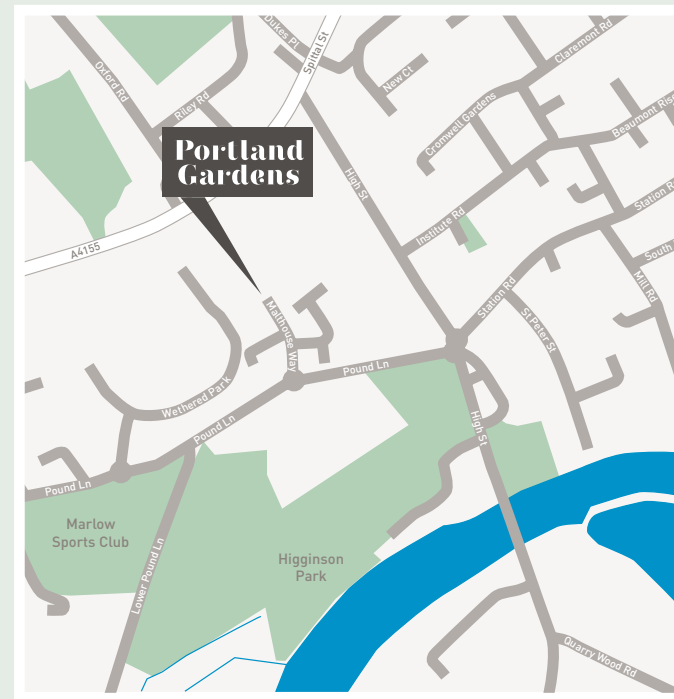
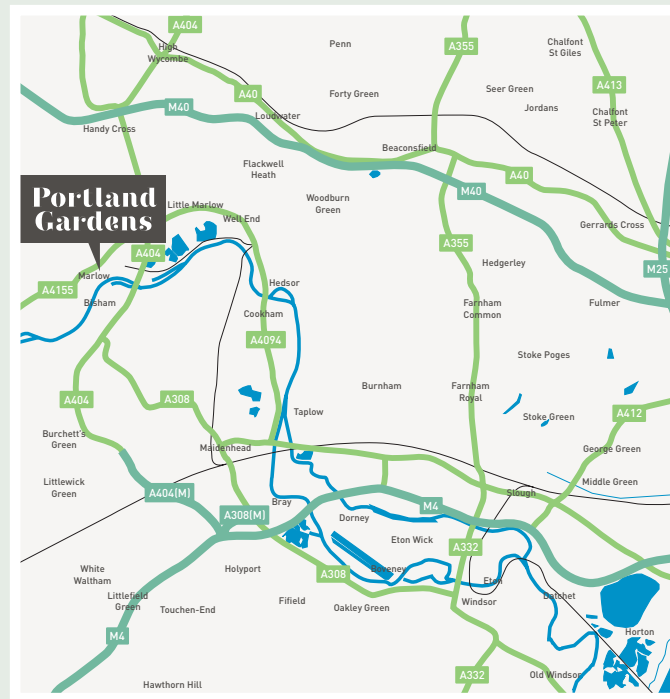
And, this is why 9 out of 10 of Crest Nicholson home owners* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CBE Gold Building for Life Awards than any other developer.

This continues to reaffirm both our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



Portland Gardens

M A R L O W

Portland Gardens, Marlow, Buckinghamshire, SL7 2UE
01628 565 304 | portlandgardens@crestnicholson.com

Get to know us – Search Crest Nicholson



www.crestnicholson.com/portlandgardens

Crest Nicholson South, a division of Crest Nicholson Operations Limited, Crest House,
Pycroft Road, Chertsey, Surrey, KT16 9GN T: 01932 580444 F: 0870 336 3991

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and Computer generated images are indicative only. November 2016.

Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask Sales Advisor for further details.

