GREEN GATES

MAIDENHEAD / SL6 1DE

BY SPITFIRE BESPOKE HOMES

GREEN GATES

MAIDENHEAD

LUXURY LIVING IN SERENE SETTINGS

Set in the historic, market town of Maidenhead, Green Gates offers an exclusive collection of high-specification residences, designed by Spitfire Bespoke Homes.

Green Gates is a private, gated development off the main Braywick Road. This collection of homes comprise of three 5 bed detached and four 4 bed semi-detached houses. The homes are luxurious and spacious with well-proportioned bedrooms.

With traditional exteriors, the properties have been designed to add a modern twist to the architectural heritage of the surrounding area. Inside, they offer spacious, open-plan accommodation designed to support a comfortable modern lifestyle.

Riverside walks, summer boat trips and dining on the waterfront are staples for life in Maidenhead.

RIVER THAMES, MAIDENHEAD

A SCENIC RIVERSIDE TOWN

The town occupies a sought-after position on one of the most beautiful stretches of the River Thames.

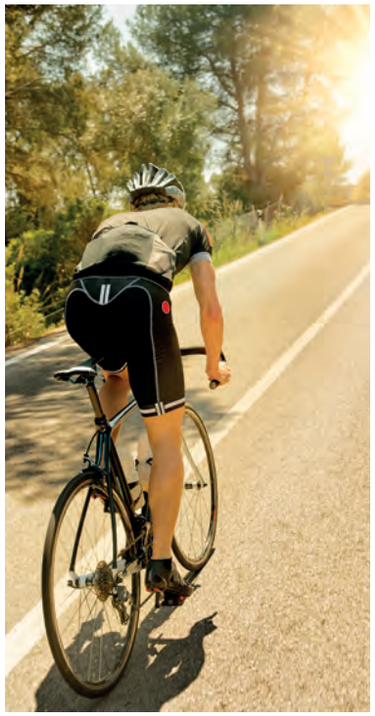
Green Gates is within walking distance of the train station and Maidenhead town centre, where you can shop, take in a movie or enjoy a meal in one of the many international restaurants.

Town centre shops include a variety of independent stores alongside Waitrose and the Nicholsons Shopping Centre. The town also enjoys regular markets from artists, farmers and continental traders. A further selection of shops with easy parking can be found in the Bishops Centre.

The area benefits from a number of excellent gyms, health clubs and leisure centres, including David Lloyd by the station, with Braywick Park and Sports Ground located on the other side of Braywick Road to Green Gates. Covering 40 hectares in total, a walk around the perimeter of the Park will provide 7,420 steps. The Braywick Sports Centre offers an abundance of sporting and leisure activities including archery, rugby, football, athletics and a golf centre. In addition, the Park also houses SportsAble, the Sports Association for the disabled.

Golf and Cricket Clubs are also located close-by and the River Thames which flows through Maidenhead offers a host of activities to be enjoyed.

The town centre is currently undergoing a £300m regeneration project which will breathe new life into the area and introduce further opportunities for leisure, shopping and eating out.



TRANSPORT FOR LONDON
EVERY JOURNEY MATTERS

BOATING ON RIVER THAMES, MARLOW

CENTRES FOR LEARNING AND DEVELOPMENT

Maidenhead offers an excellent selection of local and private schools. Lowbrook Academy, St Edmund Campion Catholic Primary School, and Oldfield Primary School all have 'outstanding' Ofsted ratings, while St Mary's Catholic Primary School and All Saints CofE Junior School were both rated 'good'.

For older children, Desborough College, Burnham Grammar School and Newlands Girls' School achieved a 'good' Ofsted rating.

DELIGHTFUL SURROUNDINGS

Maidenhead benefits from a rich surrounding area. Many places of interest are within a two-mile radius, ideal for cycling or taking longer walks.

The local village of Bray is a haven for food-lovers. It is home to the renowned Heston Blumenthal's Fat Duck and The Waterside Inn, founded in 1972 by Michel and Albert Roux, each of which have 3 Michelin stars.

Walks through Maidenhead Thicket can be enjoyed all year round. This National Trust gem has a natural beauty that changes with each season, from spring snowdrops to canopies of golden autumn leaves. Family friendly walking routes offer opportunities for wildlife spotting, bug hunting and den building.

The village of Holyport is located nearby. Quintessentially English, it has a large central green and a selection of traditional pubs. It is a perfect destination for a bike ride or for whiling away a lazy Sunday afternoon.

Travel six miles north and you will discover the historic town of Marlow, where evenings can be spent catching up with friends in stylish bars or dining at fine local restaurants.

HOLYPORT, BERKSHIRE

HESTON BLUMENTHAL'S FAT DUCK

GREEN GATES

MAIDENHEAD

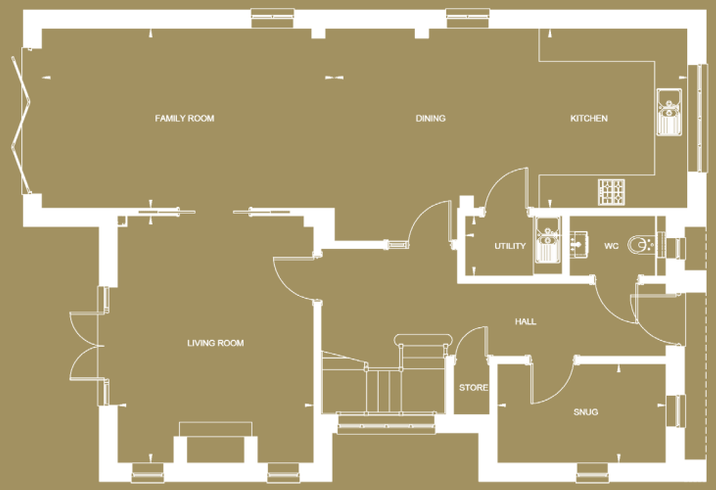
WELCOME HOME

Green Gates, by Spitfire Bespoke Homes is a private, gated drive, and accessed from Braywick Road via a leafy side road. A backdrop of mature trees, with low-level bollard lighting creates a warm and welcoming ambience as darkness falls.

No. 1

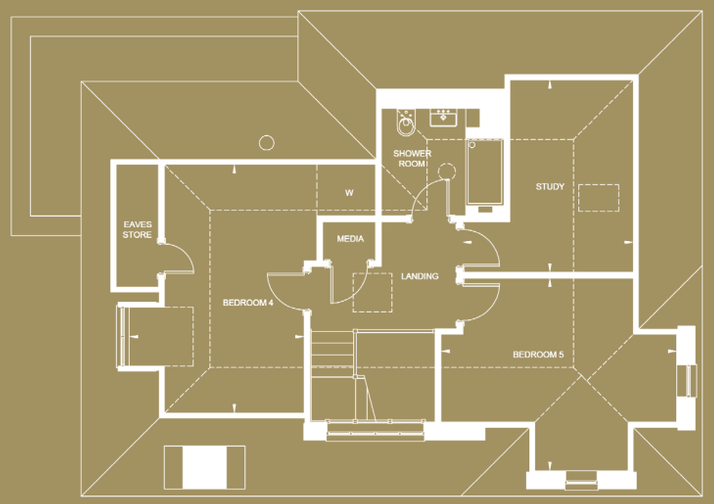
DIMBLEBY

GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

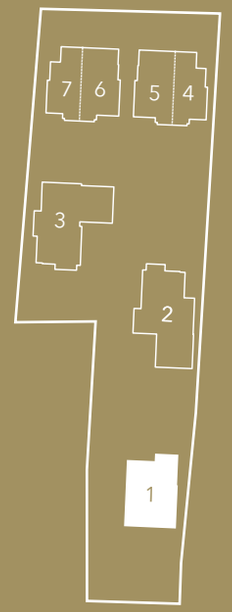
Living Room	5138 x 4072mm	16'10" x 13'4"
Kitchen / Dining	7337 x 3735mm	24'0" x 12'3"
Family Room	6073 x 3735mm	19'11" x 12'3"
Utility	2023 x 1253mm	6'8" x 4'1"
Study	3510 x 2070mm	11'6" x 6'9"

FIRST FLOOR

Bedroom 1 (Master)	5138 x 4073mm	16'10" x 13'4"
Bedroom 2	5138 x 3510mm	16'10" x 11'6"
Bedroom 3	4832 x 3735mm	15'9" x 12'3"
Dressing Room	2273 x 1861mm	7'5" x 6'11"

SECOND FLOOR

Bedroom 4	5138 x 3632mm	16'11" x 11'11"
Bedroom 5	4893 x 4002mm	16'0" x 13'1"
Leisure Room	4001 x 3542mm	13'1" x 11'7"

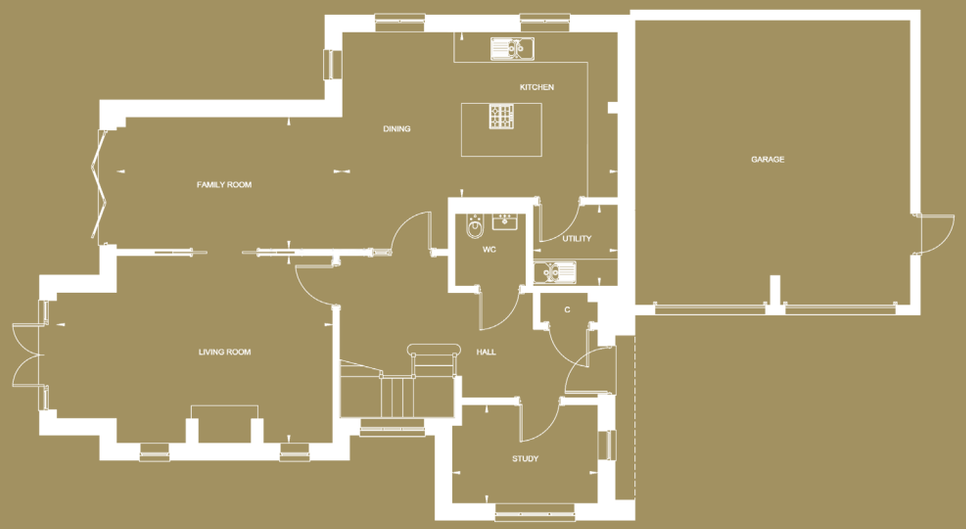


Indicative floor plans and dimensions which may be subject to change. Please check with the selling agent.

No. 2

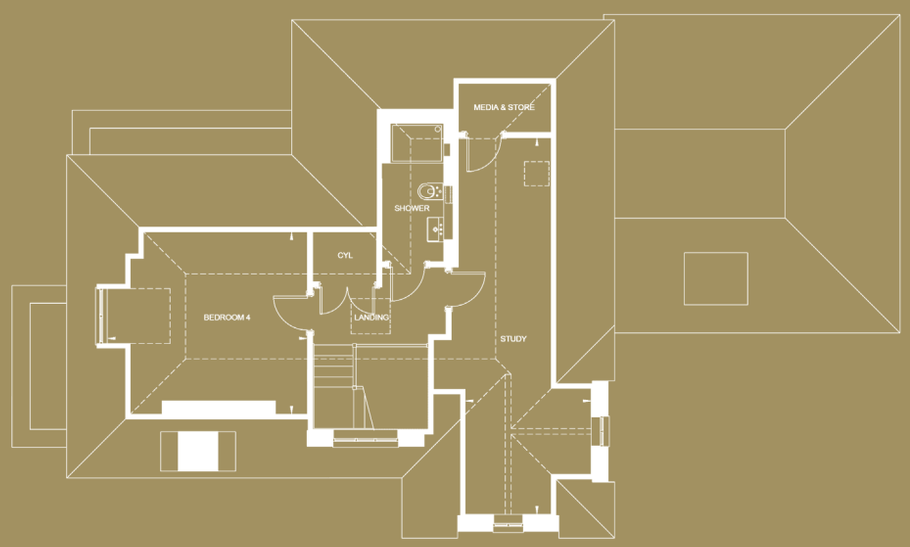
HORNBY

GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

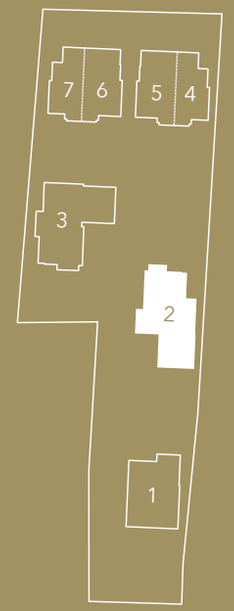
Living Room	6210 x 4215mm	20’4” x 13’8”
Kitchen / Dining	6210 x 3727mm	20’4” x 12’2”
Family Room	5062 x 2970mm	16’6” x 9’9”
Utility	1917 x 1836mm	6’3” x 6’0”
Study	3285 x 2227mm	10’9” x 7’4”

FIRST FLOOR

Bedroom (Master)	4861 x 4215mm	15’11” x 13’10”
Dressing Room	1844 x 1694mm	6’0” x 5’6”
Bedroom 2	4883 x 3574mm	16’0” x 11’8”
Bedroom 3	4866 x 4700mm	15’11” x 15’4”
Bedroom 5	3735 x 3186mm	12’3” x 10’5”

SECOND FLOOR

Bedroom 4	4478 x 4108mm	14’7” x 13’5”
Study	8470 x 2834mm	27’8” x 9’3”



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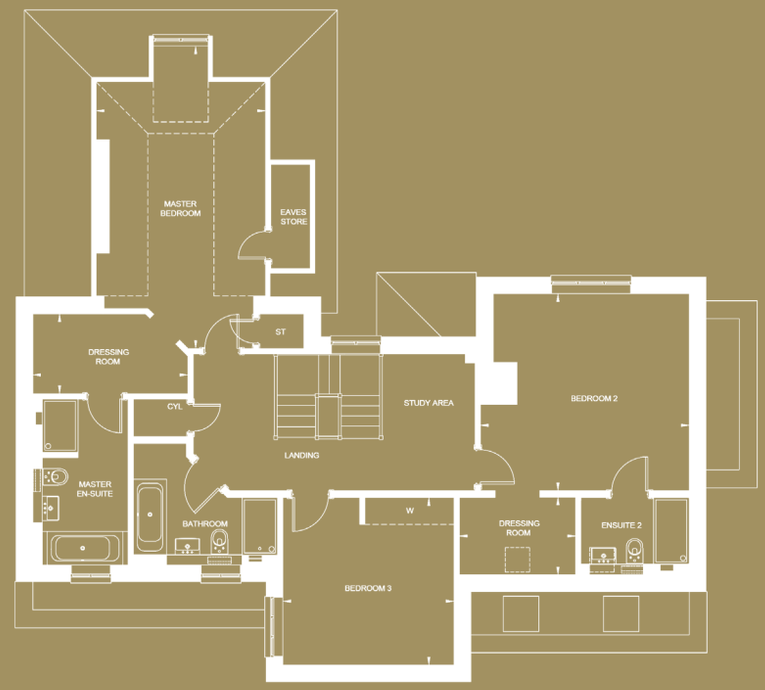
No. 3

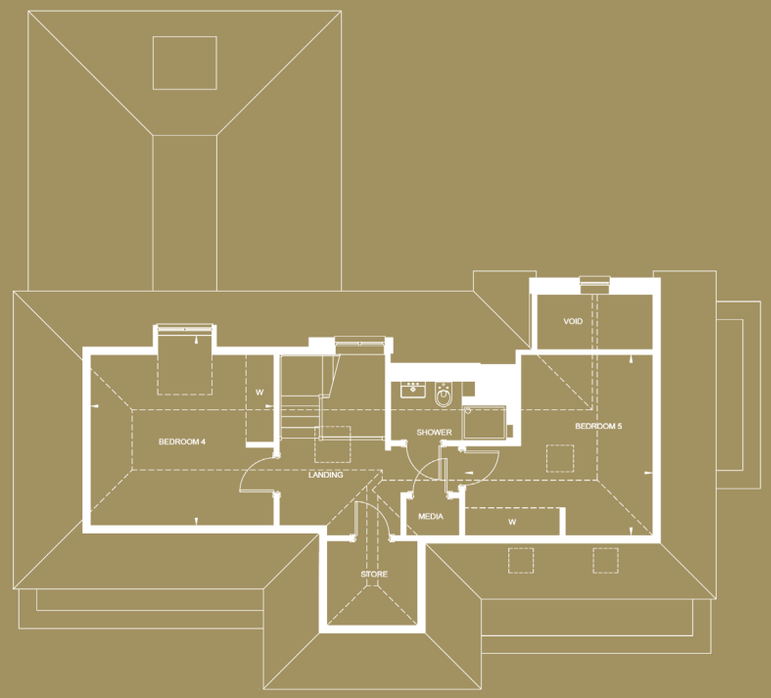
BOULTING

GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

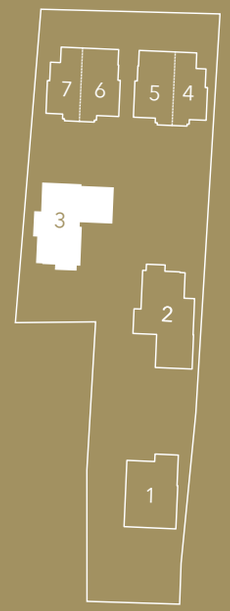
Living Room	5787 x 4433mm	18'10" x 14'6"
Dining Room	3847 x 3765mm	12'7" x 12'4"
Family Room	5287 x 3090mm	17'4" x 10'1"
Utility	3455 x 1750mm	11'3" x 5'9"
Kitchen	5225 x 4760mm	17'1" x 15'7"

FIRST FLOOR

Bedroom (Master)	6798 x 3811mm	22'3" x 12'6"
Dressing Room	3486 x 1797mm	11'4" x 5'9"
Bedroom 2	4693 x 4433mm	15'4" x 14'6"
Dressing Room	2613 x 1739mm	8'6" x 5'7"
Bedroom 3	3847 x 3765mm	12'7" x 12'4"

SECOND FLOOR

Bedroom 4	4275 x 4132mm	14'0" x 13'6"
Bedroom 5	4228 x 4070mm	13'4" x 13'10"



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No. 4-7

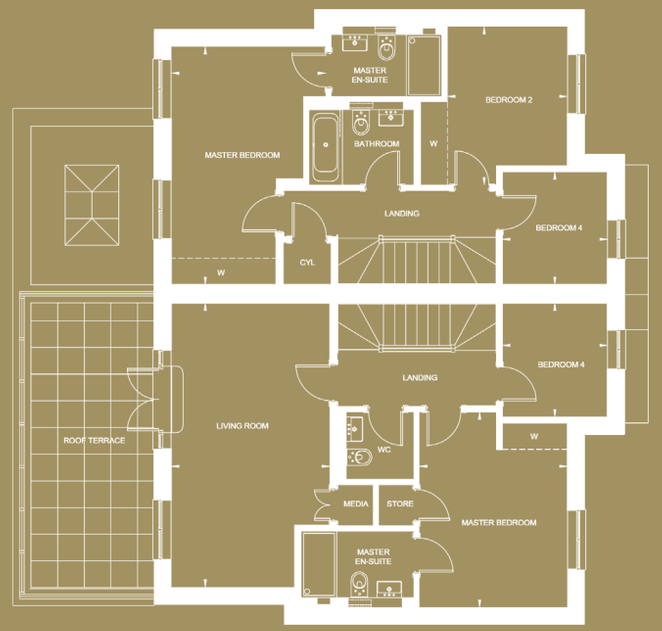
WINTON & SHAW

PLOT 4 & 7

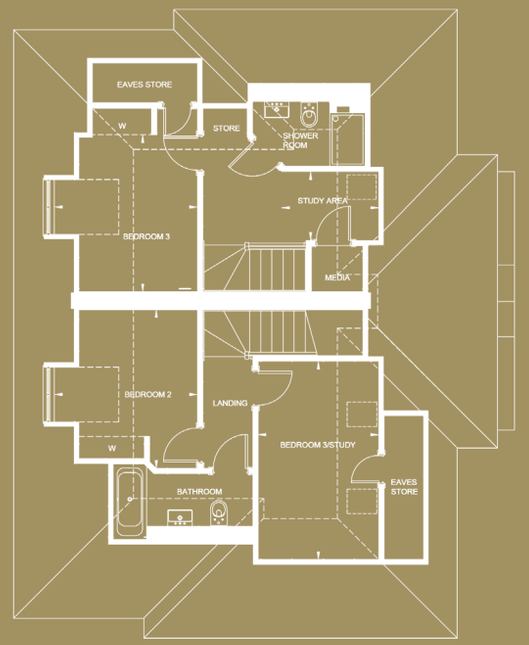
PLOT 5 & 6

GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



20/21

PLOT 4 & 7 - GROUND FLOOR

Living Room	6330 x 3567mm	20'8" x 11'8"
Kitchen / Dining	8910 x 3550mm	29'2" x 11'7"

FIRST FLOOR

Bedroom (Master)	5367 x 3481mm	17'7" x 11'4"
Bedroom 2	3573 x 2704mm	11'7" x 8'9"
Bedroom 4	2555 x 2368mm	8'4" x 7'9"

SECOND FLOOR

Bedroom 3	3530 x 3215mm	11'6" x 10'6"
Study	2180 x 1546mm	7'2" x 5'0"

PLOT 5 & 6 - GROUND FLOOR

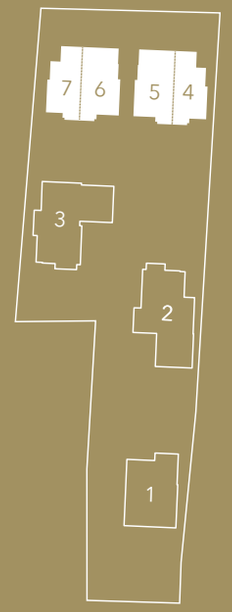
Kitchen / Dining / Family Room	6405 x 5820mm	21'0" x 19'1"
Utility	2386 x 991mm	7'8" x 3'3"

FIRST FLOOR

Living Room	6405 x 3573mm	21'0" x 11'8"
Bedroom (Master)	4409 x 3335mm	14'5" x 10'11"
Bedroom 4	2580 x 2368mm	8'5" x 7'9"

SECOND FLOOR

Bedroom 2	3569 x 3216mm	11'7" x 10'6"
Bedroom 3 / Study	4460 x 2711mm	14'7" x 8'11"



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EXCEPTIONAL SPECIFICATION MEETS TIMELESS STYLE

INTERNAL FINISHES & FEATURES

- Hardwood oak veneer panelled front door
- Gas fired under floor heating on ground floor, with thermostatically controlled radiators on first floor
- Bespoke fully fitted wardrobes
- Oak wood veneer with walnut inlay internal doors
- Aluminium bi-folding doors (where applicable)
- Ceramic floor tiles to kitchen, family, utility and cloaks (where applicable)
- Engineered oak flooring to hallway
- Staircase with oak handrail, newels and glass infill panels

KITCHEN

- Individually designed Spitfire Bespoke Kitchens with Silestone quartz worktops and glass splashbacks
- Integrated Siemens appliances to include hob, double oven and hood, microwave,dishwasher and fridge freezer

BATHROOM & ENSUITE

- White contemporary sanitary ware by Villeroy and Boch with polished chrome fittings by Hansgrohe
- Wall tiling by Porcelanosa
- Multi-rail chrome towel warmer
- Amtico flooring
- Built-in feature mirrored cabinet, shelving and lighting

ELECTRICAL & LIGHTING

- Contemporary style satin sockets and switches throughout
- LED downlighters to kitchen, living, dining, hall and landing
- 5 amp lighting sockets to living, dining, family room and master bedroom

MEDIA & COMMUNICATIONS

- Sound system hard wiring to family area, living room, kitchen and master bedroom suitable for Sonos system
- Integrated television reception system, digital terrestrial, Sky+ provision, DAB and FM radio including aerial and amplifier

ENVIRONMENTAL DETAILS

- A-rated appliances and dual-flush mechanisms to toilets
- Energy efficient thermostatically controlled gas central heating with A-rated Worcester Bosch boiler
- Double glazed composite white aluminium-clad timber windows providing a high level of thermal insulation & reduced heat loss
- Dusk to dawn sensors on external communal lighting

SECURITY & PEACE OF MIND

- 10 year Premier Guarantee Warranty
- Wiring for NSI approved alarm system
- Lighting to external doors with PIR sensors

EXTERNAL DETAILS

- Turfed garden areas with paved patios and pathways
- External waterproof sockets and water tap to rear of property

Spitfire Bespoke Homes carefully design properties and street scenes to be individual, selecting materials and specifications that are bespoke to a location. The opportunity to personalise internal finishes and specifications will be provided subject to the stage of construction.

EXCELLENT CONNECTIONS

Maidenhead is a perfect location for commuters, with excellent transport links to Central London and other major cities.

The M4 motorway is within easy reach, offering road access to Slough, Reading, Swindon, Bristol, Newport, Cardiff and Swansea. The M4 also has links with the M25 and the M40, which heads north towards Birmingham.

Green Gates is just a short walk from Maidenhead Railway Station. From here there are regular services to London Paddington and Reading.

From 2019, the Crossrail project will see the opening of the Elizabeth Line which will shorten journey times to Central London, East London and Reading.

For international travel, Heathrow Airport is just a 20-minute drive from Maidenhead. Trains are also available, with a journey time of 43 minutes.

TRANSPORT FOR LONDON
EVERY JOURNEY MATTERS

GREEN GATES
MAIDENHEAD

LONDON IN JUST 39 MINUTES

Heathrow Airport
20 MINUTES

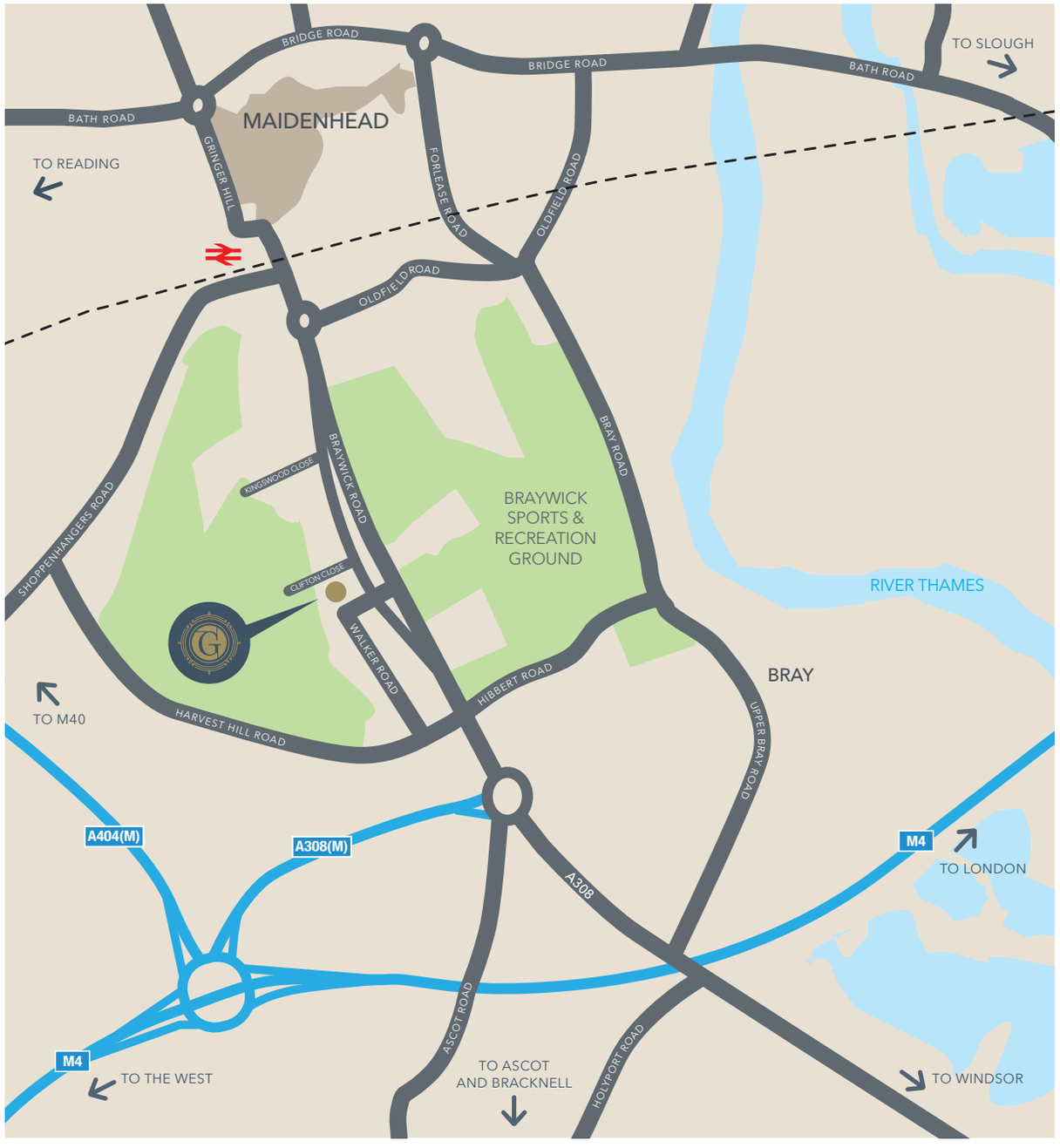
Knightsbridge
50 MINUTES

King's Cross
St Pancras International
60 MINUTES

GREEN GATES
MAIDENHEAD

GREEN GATES
BRAYWICK ROAD,
MAIDENHEAD,
BERKSHIRE,
SL6 1DE

Green Gates is ideally located off the main tree lined Braywick Road that runs into Maidenhead, just 0.6 miles from Maidenhead station.



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BUILDING A REPUTATION FOR EXCELLENCE

Spitfire is passionate about design, sustainability and quality. These elements are the cornerstones of each exclusive development. For our customers, the result is a home that satisfies the most discerning tastes while promoting a balanced, modern lifestyle.

All properties benefit from outstanding design and meticulous attention to detail. Each aspect is carefully considered to combine striking aesthetics with superior practicality.

As a forward-thinking company, we take our environmental responsibilities seriously. We take great care in sourcing sustainable materials, installing ecological features and using resource-efficient processes.

Quality is fundamental to each Spitfire home. From solid construction, luxurious finishes and premium fixtures and fittings, to outstanding customer service and after sales support.

SPITFIRE
bespoke homes

insider RESIDENTIAL PROPERTY AWARDS 2016 WINNER Bespoke & Urban Developer of the Year

housebuilder awards 2016

GOLD WINNER WhatHouse? AWARDS 2016

www.spitfirepg.co.uk

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