



TAPLOW
RIVERSIDE

BUCKINGHAMSHIRE

THE WATERFRONT VILLAS

Berkeley
Designed for life

TAPLOW RIVERSIDE

BUCKINGHAMSHIRE

Welcome to the Waterfront Villas, a collection of exclusive homes with private moorings at Taplow Riverside, on the banks of the River Thames.

Taplow Riverside is nestled in an idyllic riverside setting only a short walk from the thriving town of Maidenhead. Set amid beautiful landscaped parkland, in a highly sought-after location between the Thames and Jubilee rivers, this really is luxury living at its best.

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WATERFRONT LIVING

The Waterfront Villas offer the very best of luxury riverside living. Exceptional homes with stunning views across the River Thames, in a sublime setting.

Live in style and comfort; take in the beautiful scenery and tranquil environment, while being only a stone's throw away from a new waterfront restaurant, picnic areas and the iconic Maidenhead Bridge.

In the summer months, take to your boat, moored at the end of your garden, to enjoy a relaxed dinner at one of the many pubs and restaurants along this fine stretch of the River Thames.

BRINGING HISTORY BACK TO LIFE

The Waterfront Villas will be located where the former iconic Skindles Hotel once stood, bringing back to life this once glamorous corner of Taplow for a new generation to enjoy.

The much-loved landmark, which sadly fell into disrepair after a number of years lying vacant, will now make way for seven new luxury homes and a stunning waterfront restaurant with its own moorings.



The famous Skindles Hotel in 1920

SKINDLE'S
ORKNEY ARMS HOTEL,
MAIDENHEAD BRIDGE.

A First-class Hotel for Private Families,
Boating and Fishing Parties, with an
extensive Lawn leading down to the River.

Public and Private Sitting-rooms, commanding a View
of the River and surrounding Country.

Wines and Spirits of every Variety of the choicest
description at moderate Charges.

EXCELLENT STABLING AND LOCK-UP COACH HOUSES.

WILLIAM SKINDLE, Proprietor.



From left to right: a Skindles Hotel advertisement from 1873, the American bar of the hotel, probably late 1920s, the dining terrace of the hotel, 1920s

Images provided by the Maidenhead Heritage Centre



Computer generated image of the Restaurant and the Waterfront Villas taken from Maidenhead Bridge, indicative only

CONTEMPORARY ARCHITECTURE

*These homes have been thoughtfully designed to provide contemporary living
in harmony with their environment and respectful of their historic past.*

The Waterfront Villas offer an opportunity to escape the outside world in style, but also take in the stunning surroundings, allowing for seamless indoor and outdoor living. Each home will boast spectacular views of the River Thames with open terraces on the ground floor and elegant glass fronted balconies off the master suites.

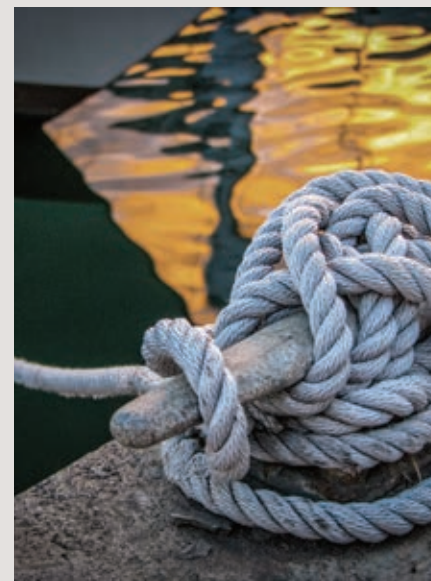
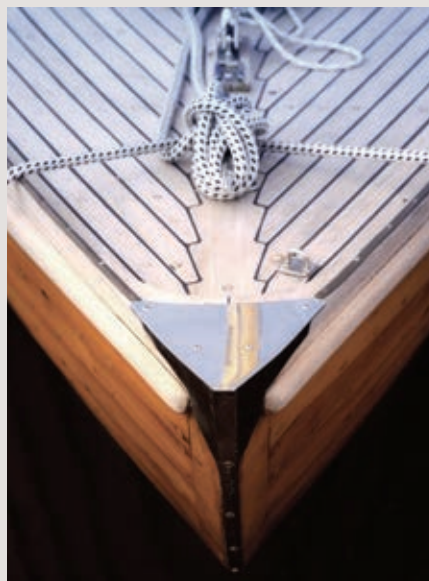


Enjoy exquisite cuisine with stunning views of the River Thames

A NEW RIVERFRONT RESTAURANT AND MARINA

Outstanding dining will only be as far as next door, when the latest culinary landmark opens on this gilded stretch of the River Thames. The restaurant will offer stunning views and exquisite cuisine at your closest convenience.

The Marina will provide exclusive private moorings, bringing riverside living even closer to home. The boatyard will also be available for maintenance, while the chandlery will provide essential nautical supplies, as well as a central hub for boating enthusiasts.



RIVERWALKS, PICNIC PARKS AND LANDSCAPED MEADOWS

Looking out over the River Thames, surrounded by landscaped parkland, the Waterfront Villas benefit from an array of shared outdoor spaces, perfect for spending time with family and friends.

Take time out to relax in the wide expanse of meadow grass and wildflowers; stroll along the riverside walks, dotted with viewing platforms; or gather for alfresco meals in the thoughtfully designed picnic areas.



Computer generated image of new footbridge, indicative only and subject to change



Computer generated image of the riverside walk, indicative only and subject to change





THOUGHTFULLY DESIGNED HOMES

Experience luxury, space and style down to the smallest detail. With vast expanses of glass throughout to truly make the most of the views across the River Thames, these are deluxe homes for lavish living.



Computer generated image of the dining area in the Waterfront Villas, indicative only

STYLISH SURROUNDINGS

*Step into one of the seven Waterfront Villas
and enter a world of sumptuous style
and sophistication.*

Providing the perfect setting for dining with friends as well as offering a riverside haven for relaxing after a busy day. From state-of-the-art, custom-designed kitchens to master suites leading onto riverfront balconies, these are homes for sophisticated living and simple pleasures.

The attention to detail is apparent in these homes and they all deliver on quality and convenience in equal measure. With high quality fittings and elegant design flourishes that adorn every room, these are spaces to enjoy.



Computer generated image of the kitchen in the Waterfront Villas, indicative only



BREATHTAKING RIVER VIEWS

Living in luxury means having the space to relax in comfort as well as entertaining friends and family in style.

The living spaces at the Waterfront Villas are generously proportioned, perfect for modern lifestyles. The light and airy rooms are designed for 21st Century living with multi-purpose data points and LED lighting all lending a sense of quality.

From each of the three floors, you will be able to enjoy delightful vistas across the Thames, making the beauty of these homes as much about the magnificent location as the luxurious living spaces.



Computer generated image of a Master Suite in the Waterfront Villas, indicative only

RELAX AND REJUVENATE

At the Waterfront Villas you will be spoilt with elegant bathrooms, ensuites and wet rooms, leading into luxurious bedrooms for the perfect escape.

Master bedrooms benefit from their own deluxe wet room with Villeroy & Boch double ended Quarryl baths, among other high quality fittings. Further rooms enjoy ensuite shower rooms and bathrooms so family and guests can all freshen up in style and comfort.



Computer generated image of a typical wet room from Jubilee Meadows, indicative only



FLOORPLANS

Discover the generous living spaces, designed to Berkeley's award winning standards, at the Waterfront Villas.

THE WATERFRONT RESTAURANT

The new restaurant is perfectly situated to take its place among the exceptional culinary landmarks that grace this stretch of river.

THE WATERFRONT VILLAS

Seven stylish four bedroom homes on the banks of the River Thames, where the old Skindles Hotel once stood.

RIVERSIDE PICNIC AREA

Gather with friends and family for alfresco meals in the thoughtfully designed picnic areas on the edge of the River Thames.

THE MARINA

Offering exclusive private moorings for a number of properties along with a chandlery providing vital nautical supplies.

TAPLOW RIVERSIDE WILL OFFER A COLLECTION OF NEW AND REFURBISHED LUXURY HOMES AND APARTMENTS AMID BEAUTIFUL LANDSCAPED PARKLAND.

HISTORIC HOMES

There are a number of beautiful old buildings at Taplow Riverside that will be carefully restored back to their former splendour.

A NEW FOOTBRIDGE

A newly created footbridge over the River Thames will make Taplow Riverside only a short walk from Maidenhead.

THE GATEHOUSE APARTMENTS

ASTOR GARDENS

ISLAND VIEW

River Thames

DUNLOE LODGE

MILL LANE

MILL ISLAND HOUSE

MILL ISLAND COTTAGE

MILLSIDE HOUSE

GLEN ISLAND HOUSE

THE STABLES

River Thames

NEW FOOTBRIDGE

RIVER CROSSING PICNIC AREA

Jubilee River

Jubilee River

COUNTRY PARK

A beautiful expanse of green space on your doorstep, with brand new country paths and ponds to enjoy.

JUBILEE MEADOWS

Three, four and five bedroom luxury family homes bordered by open countryside, with some boasting stunning views of the Jubilee River.

THE APARTMENTS

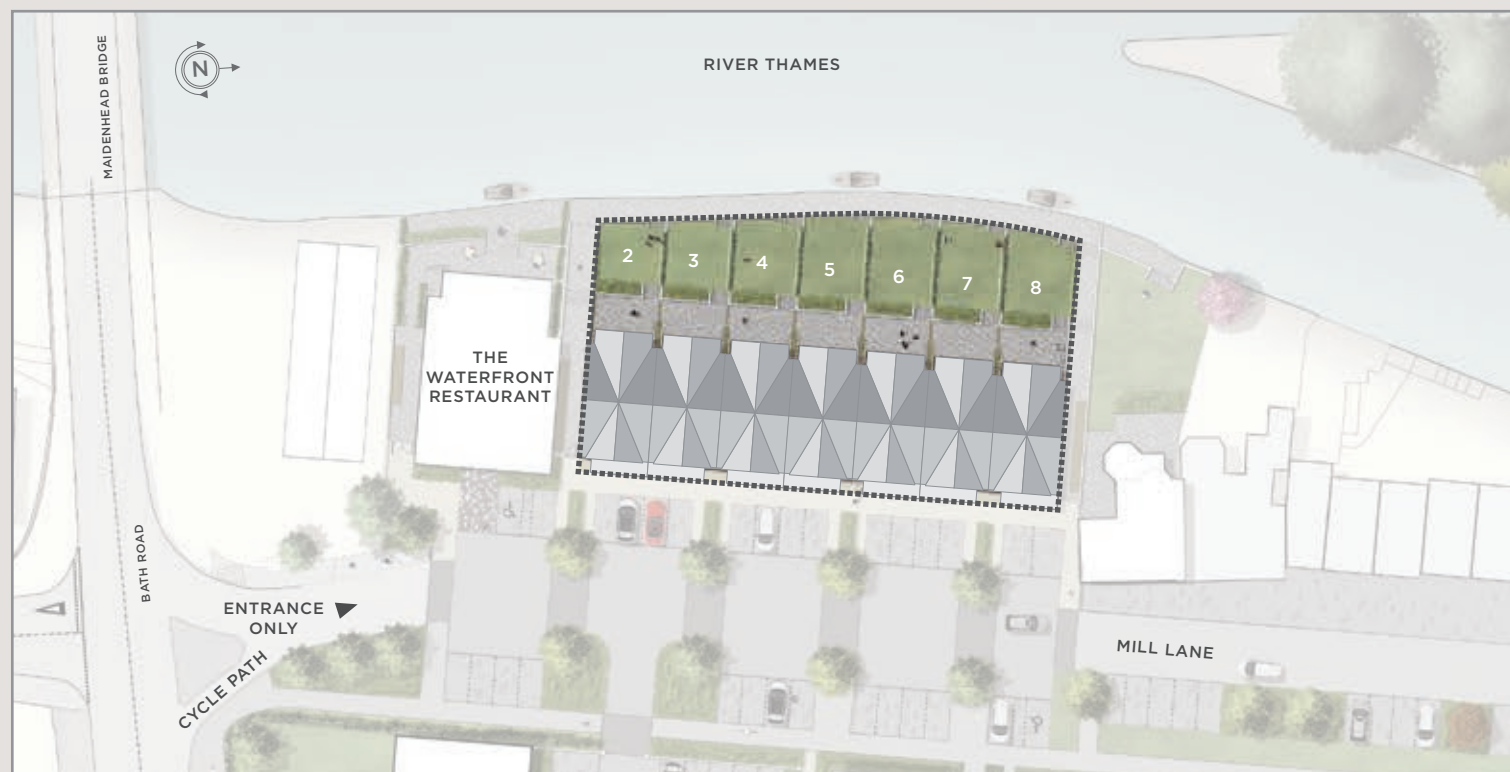
Luxurious wharf style apartments will be built where the former St Regis Paper Mill once stood.

RIVERSIDE WALK

Taplow Riverside will benefit from beautifully landscaped riverside walks, dotted with viewing platforms and picnic areas.



THE WATERFRONT VILLAS



Seven contemporary four bedroom villas that will be the epitome of luxurious riverside living.

The spacious homes will benefit from private moorings, perfect for any boating enthusiasts. Teamed with stunning river views, garages and convenient off-street parking as well as high quality interiors, the Waterfront Villas really will offer an enviable lifestyle.

Site plan (including all marketing names) is indicative only and subject to change

NO'S 2-8

4 BEDROOM HOMES

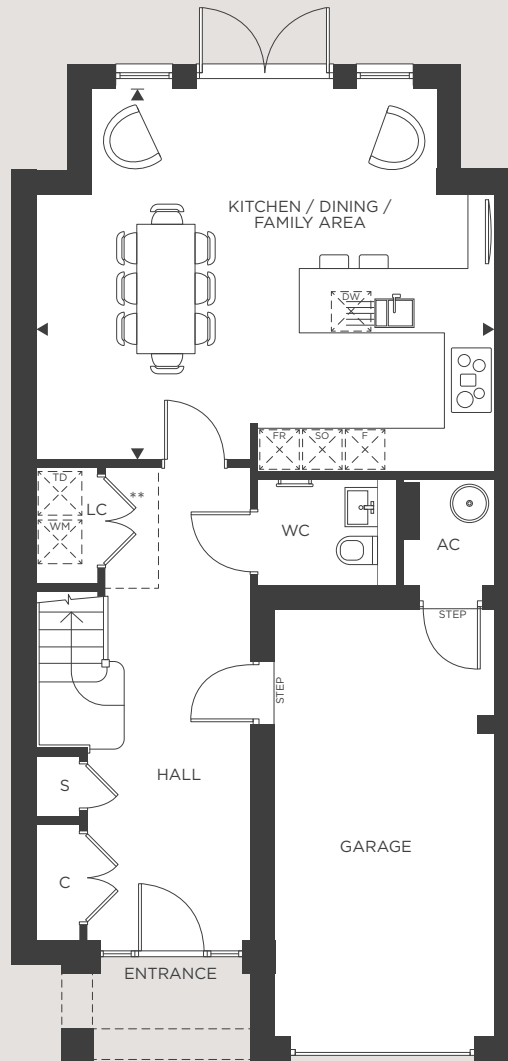
Offering spacious, luxurious living over three floors, with spectacular west facing views over the River Thames

These opulent homes are all about sunlight and space. Generous, light filled rooms open out onto balconies with breathtaking views over the Thames and beyond and with floor to ceiling windows overlooking the river, you can enjoy the view come rain or shine. Your very own west facing waterfront garden is perfect for basking in the afternoon sun and relaxing on warm summer evenings. The gardens sweep down to the riverbank, where your private moorings offer easy access to the river.

These luxurious homes have everything you need for modern life.

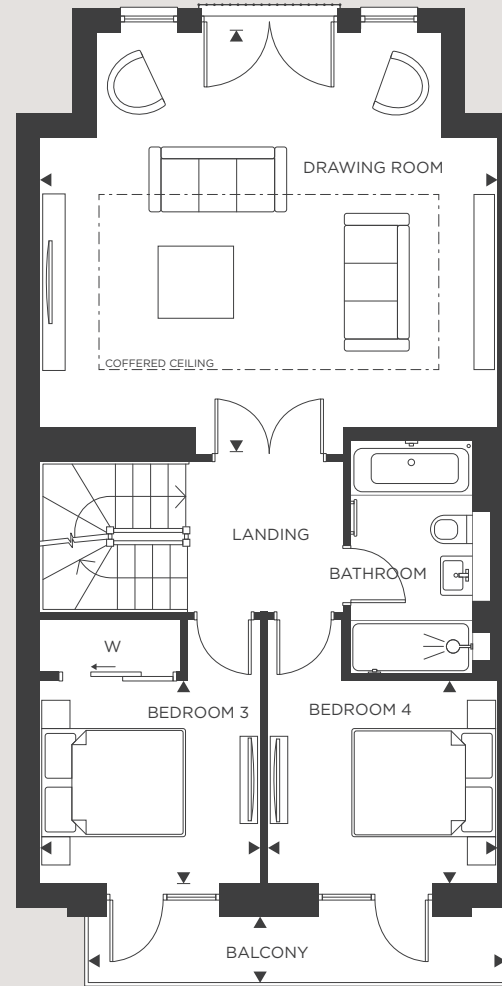


Image showing the Waterfront Villas 8-2 (left to right)



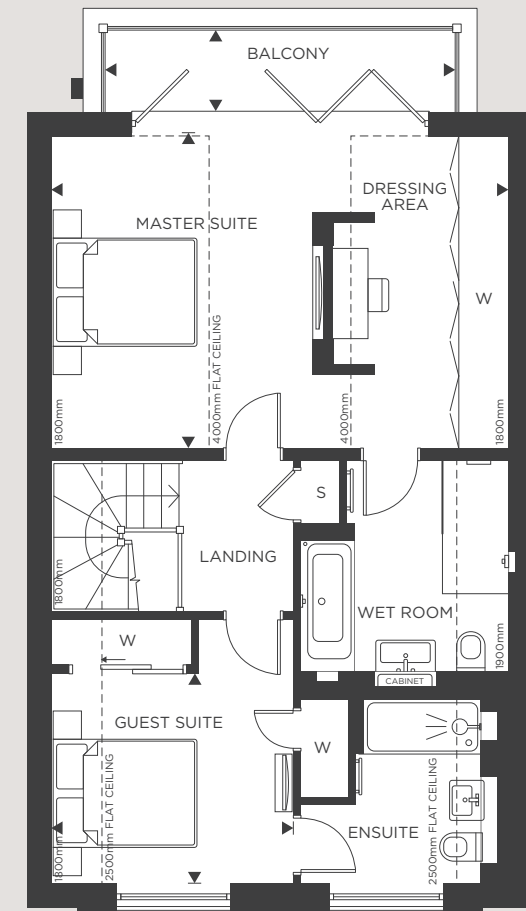
GROUND FLOOR

Kitchen/Dining/Family Area 6.30m[†] x 5.17m[†] 20'8"[†] x 16'11"[†]



FIRST FLOOR

| | | |
|--------------|---|--|
| Drawing Room | 6.35m [†] x 5.50m [†] | 20'10" [†] x 18'0" [†] |
| Bedroom 3 | 3.05m x 2.82m | 9'11" x 9'3" |
| Bedroom 4 | 3.18m x 2.80m | 10'5" x 9'3" |
| Balcony | 0.90m x 5.80m | 2'9" x 19'0" |



SECOND FLOOR

| | | |
|--------------|----------------------------|-----------------------------|
| Master Suite | 6.35m [†] x 4.33m | 20'10" [†] x 14'2" |
| Guest Suite | 3.35m x 2.92m | 10'11" x 9'6" |
| Balcony | 1.20m x 4.90m | 3'9" x 16'0" |

Bi-fold doors F Fridge FR Freezer SO 2 x Single Oven W Wardrobe C Cupboard LC Laundry Cupboard AC Airing Cupboard TD Space for freestanding Tumble Dryer
WM Space and plumbing for freestanding Washing Machine DW Dishwasher S Storage ◀▶ Measurement points ---- Flat ceiling lines 1800mm/1900mm Ceiling height at this point

*Plots 2, 4, 6 and 8 are shown, plots 3, 5 and 7 are as above but handed.
** Reduced height doors [†]Maximum dimension is shown.

SPECIFICATION

KITCHEN

- Award winning German kitchen manufacturer Leicht
- Silestone worktop and matching upstand
- Zendo stainless steel 1½ bowl under-mounted sink
- Polished chrome mixer tap
- Integrated waste bin
- Recessed LED downlights throughout with feature lighting to peninsula
- LED lighting to the underside of wall units
- Extended reduced kitchen run with TV outlet
- Porcelain floor tiles
- Integrated appliances throughout including:
 - Siemens multifunction single oven with microwave function
 - Siemens multifunction single oven
 - Siemens integrated multifunction dishwasher
 - Siemens induction hob – 5 zone with 1 dual / extendable zone
 - Siemens fully integrated tall fridge
 - Siemens fully integrated tall freezer
 - Built-in extractor hood

LAUNDRY CUPBOARD

- Space for free standing tumble dryer
- Space and plumbing for free standing washing machine
- Porcelain floor tiles

MASTER ENSUITE - A luxurious wet room

- Large format polished porcelain feature shower wall
- Large format polished / matt porcelain tiling to remainder
- Recessed tiled niche within shower area with IP Rated LED downlight
- Recessed tiled niche with mirror, IP Rated LED downlight and glass shelving over bath and WC
- IP Rated LED downlights fitted throughout
- Bespoke lacquered single drawer vanity unit with stone countertop
- Mirrored cabinet positioned over vanity (LED strip surround, glass shelving, shaver socket and concealed lighting internally)
- Undermount Villeroy & Boch basin
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended Quaryl bath with integrated overflow filler
- Walk-in wet room with matt mosaic shower floor and glass shower wall
- Polished stainless steel heated towel rail
- Crosswater brassware in polished chrome finish including:
 - Concealed wall mounted basin mixer
 - Wall mounted shower head
 - Thermostatic mixer to shower / bath
 - Complete with hand-shower set

GUEST ENSUITE

- Large format matt porcelain floor tiling
- Large format matt porcelain wall tiling to selected areas
- Recessed tiled niche within shower area with IP Rated LED downlight
- IP Rated LED downlights fitted throughout

- Keuco single drawer vanity unit with cast mineral basin and polished chrome deck mounted basin mixer
- Recessed mirror with IP Rated LED downlights and separate shaver socket positioned over vanity unit
- Wall hung Villeroy & Boch pan with glass dual flush
- Merlyn stone resin shower tray with glass shower enclosure
- Polished stainless steel heated towel rail
- Crosswater brassware in polished chrome finish including:
 - Wall mounted shower head
 - Thermostatic mixer / diverter and hand-shower set to shower

FAMILY BATHROOM

- Large format matt porcelain floor tiling
- Large format matt porcelain wall tiling
- Recessed tiled niche within shower area with IP Rated LED downlight
- IP Rated LED downlights fitted throughout
- Keuco single drawer vanity unit with cast mineral basin and polished chrome deck mounted basin mixer
- Recessed mirror with IP Rated LED downlights and separate shaver socket positioned over vanity unit
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended acrylic bath with tiled bath panel
- Merlyn stone resin shower tray with glass shower enclosure
- Polished stainless steel heated towel rail
- Crosswater brassware in polished chrome finish including:
 - Wall mounted shower head
 - Overflow filler, thermostatic mixer / diverter and hand-shower set to bath
 - Thermostatic mixer / diverter and hand-shower set to showers

SPECIFICATION

CLOAKROOM

- Matt porcelain floor tiling
- Matt porcelain half-height wall tiling to WC / Basin wall
- LED downlights fitted throughout
- Wall hung Villeroy & Boch pan with glass dual flush
- Polished stainless steel heated towel rail
- Keuco single drawer vanity unit in white glass with cast mineral basin and polished chrome deck mounted basin mixer
- Mirror cut-to-fit above WC / Basin

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Sky+ / Satellite to Kitchen, Drawing Room, Master and Guest Bedrooms
- Data points to Kitchen, Drawing Room, Master and Guest Bedrooms
- Telephone points to Kitchen, Drawing Room, Master and Guest Bedrooms
- Ceiling speakers to Kitchen / Dining / Family Area, Drawing room, Master Bedroom and Master En-suite
- Feature LED lighting to Master En-suite mirrored cabinet and niches
- Recessed coffer ceiling with LED lighting strip to Drawing Room
- Pendant lighting to Guest Bedrooms
- 5Amp lighting circuits to Drawing Room, Master Bedroom and Guest Bedrooms
- Automatic lighting to cupboards
- Recessed LED downlights throughout the following areas:
 - Kitchen / Dining / Family Area
 - Drawing Room
 - Master Bedroom

- Laundry Cupboard
- WC and Bathrooms
- Hallway and Landings
- External power and light (where applicable)
- Sockets outlets and USB within Kitchen to match work surface selection
- White metal sockets and switches throughout with white plastic fittings to cupboards

JOINERY / IRONMONGERY

- Oak entrance doors with multi-point locking system, handle, night latch and letter plate in polished chrome
- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed doors to Kitchen / Dining / Family Area and Drawing Room with polished chrome door furniture
- Satin painted modern skirting and architraves to match internal doors (refer to Sales Consultant for detail)
- Stair detail (staircase to feature painted balusters, string, apron, newel posts and bottom riser. Oak to Newel caps, base rail, handrail and bottom tread, remaining stairs to be carpet)

INTERIOR FINISHES

- Decorative modern cornice to feature throughout reception rooms, hallways and landings
- Interior fittings to cupboards to suit situation
- Bespoke fitted wardrobe with lacquered doors to Master Bedroom with internal fittings to include single hanging and double hanging where possible, with drawers and shelves
- Wardrobes within remaining bedrooms will feature internal doors with shelf and hanging rail
- Wood effect porcelain tiling laid to hallway on ground floor
- Carpet floor finishes to remainder of property

HEATING / COOLING

- Gas fired central heating and hot water system
- Underfloor heating throughout

SECURITY

- Property will include an intruder alarm with wireless panic button
- Smoke detectors and heat detectors hardwired with battery back up
- Multi-point locking
- Hardwired doorbell

PEACE OF MIND

- 10 Year Premier Guarantee

EXTERNAL FEATURES

- Turf to the rear
- External tap to the rear of the home
- Patio area to the rear of the home
- Garage door to be operated electrically
- Light and power in the garage
- External lights



BUILT BY BERKELEY

*At Berkeley, quality comes first. It influences everything
we do – from the land we purchase through to the
materials we build with.*



Cycle paths provided

SUSTAINABILITY AT ITS HEART

*Creating a sustainable living environment that is also called home,
is central to the ethos of the Waterfront Villas and the wider
Taplow Riverside development.*

The entire development was conceived with sustainability in mind – from building insulation to community and biodiversity. The Waterfront Villas have energy efficient appliances from freezers to dishwashers; enhanced thermal insulation of walls, roofs and floors; recycling facilities and energy efficient external lighting.

Away from the homes, the wildflower meadows and parklands are planted with native plant species, creating spaces that boost biodiversity and allow for communities to blossom. Cycle paths, walkways and convenient rail links make getting around healthy, hassle free and with a low impact on the environment.



BUY WITH CONFIDENCE

At Berkeley, quality comes first. It influences everything we do – from the land we purchase through to the materials we build with.

This attention to quality is not just about the properties we build, but the way we treat our customers. It is vital to us that our customers receive unrivalled support throughout the buying process. Our dedicated Customer Care Team is on hand to help look after all our customers' needs every step of the way.

As one of the UK's leading house builders, we are also able to offer our customers an unrivalled range of properties. We offer everything from a city penthouse or a country retreat, to a modern studio apartment or a traditional family home.

Our homes are designed to enhance the neighbourhoods and communities in which they are located. We achieve this through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Green living and sustainable developments are also top of our agenda. We are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Our driving aim is to create exceptional places for people to live, work and relax in, and establish communities that will thrive today and for years to come.

AWARDS

THE INSTITUTE OF CUSTOMER SERVICE

The Best Customer Focus Award - Large Enterprise 2016

RESI AWARDS 2015

Berkeley Homes

Winner: Large Developer of the Year

THE SUNDAY TIMES, BRITISH HOMES AWARDS 2015

Berkeley Homes

Winner: Home builder of the Year

THE QUEEN'S AWARDS FOR ENTERPRISE: SUSTAINABLE DEVELOPMENT 2014

The Berkeley Group Holdings plc

CONSIDERATE CONSTRUCTORS SCHEME AWARDS 2015

*Berkeley Homes Oxford & Chiltern
St. Joseph's Gate*

PLC AWARDS 2015

Berkeley Group

Winner: Achievement in Sustainability





DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Relations Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10 year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a two year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

CREATING SUSTAINABLE COMMUNITIES

Berkeley homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.



OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure that high quality services and materials are consistently provided.

COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

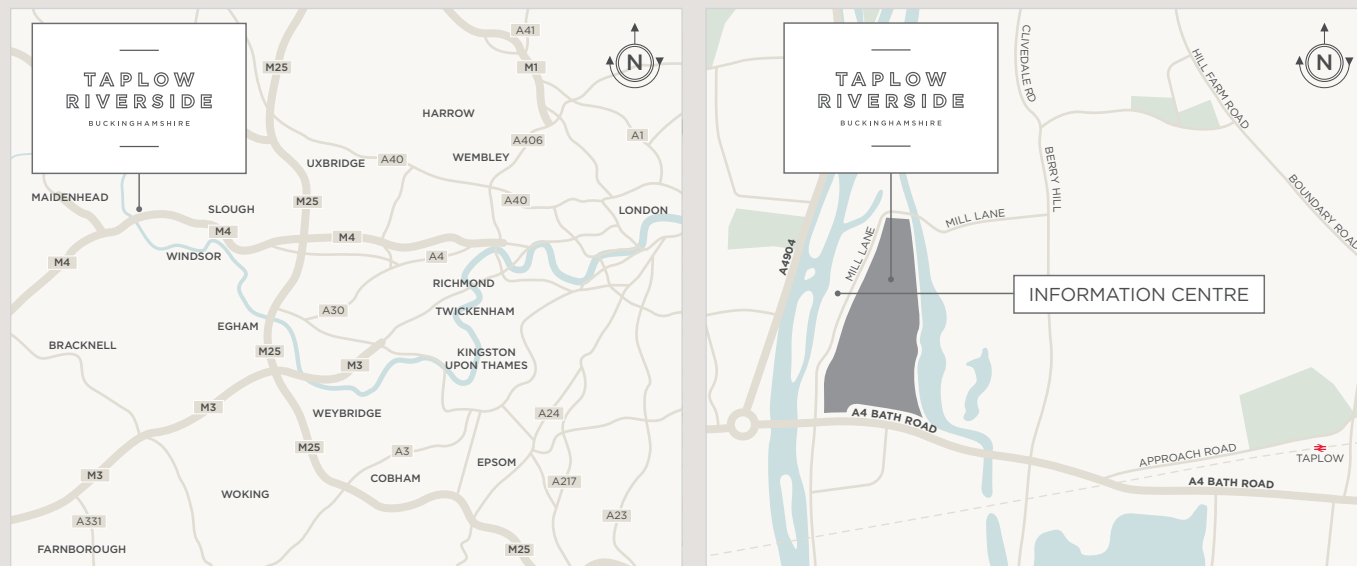


We look forward to welcoming you to Taplow Riverside.

For more information about Taplow Riverside, please visit our website
or contact our Sales Team:

www.taplowriverside.co.uk
sales.oxford@berkeleyhomes.co.uk
01753 784417

Taplow Riverside Information Centre,
Mill Lane, Taplow, Berkshire
Sat Nav Reference: SL6 0AA



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