

HERITAGE GARDENS



THREE MAGNIFICENT NEW FAMILY HOMES
ON GREEN LANE IN THE CLASSIC ENGLISH VILLAGE
OF LITTLEWICK GREEN, BERKSHIRE, SL6 3RH

BELLWOOD
HOMES[®]



EST. 2002

HERITAGE GARDENS

Heritage Gardens is an exclusive collection of just three country homes in the picturesque village of Littlewick Green in Berkshire.

The three detached 5 bedroom properties, each of bespoke design, are set within three acres of private grounds with rural views and south facing gardens. Behind their pleasingly traditional exteriors, these stunning homes offer luxuriously specified and generous family accommodation.



HERITAGE GARDENS

Map not to scale.



ARCHITECTURE

The three properties are different from one another but all are influenced by the well-loved Tudor style, giving them a pleasingly homogenous look that suits the setting perfectly.

The Heritage Gardens homes share several other features; most noticeably, the high quality materials that set Bellwood Homes apart. Each has a private padock directly to the front with gated access and double garage. Residents will also enjoy exquisitely landscaped rear gardens.

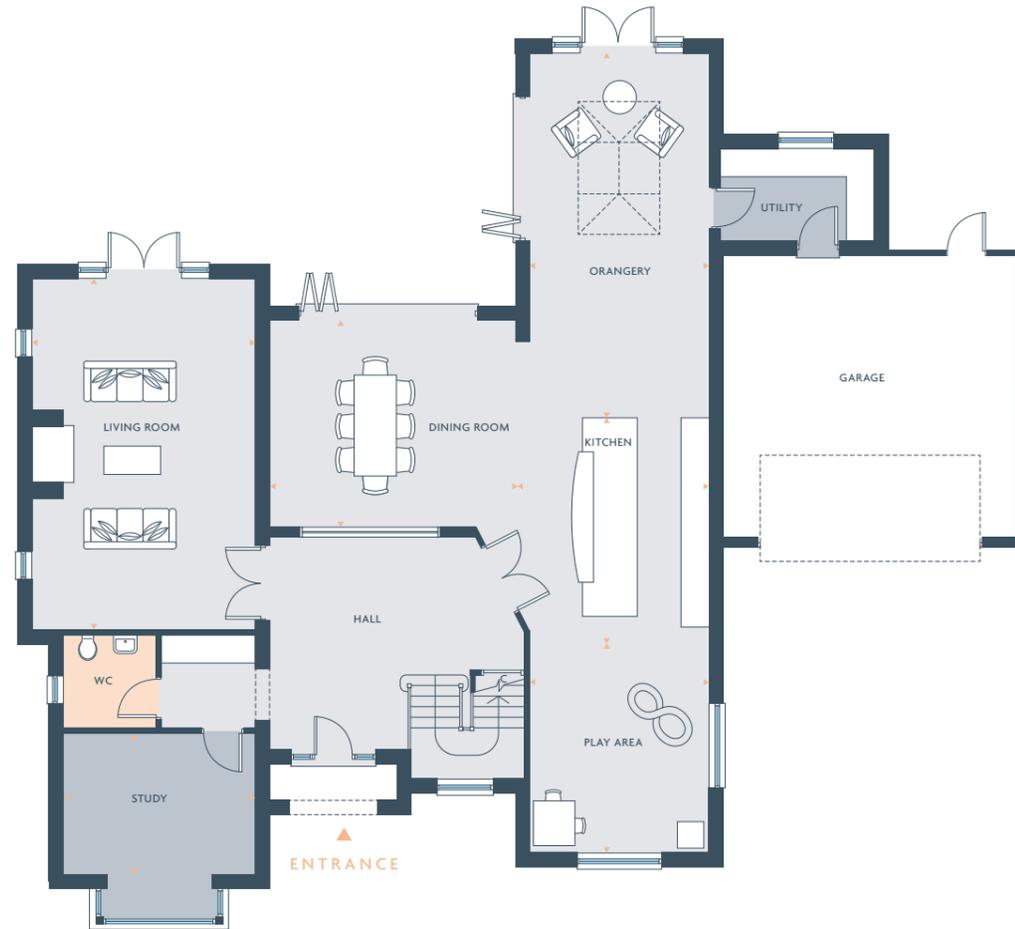


SUMMERSON HOUSE



SUMMERSON HOUSE

Total Area 372.9 sq m 4,014 sq ft*



GROUND FLOOR

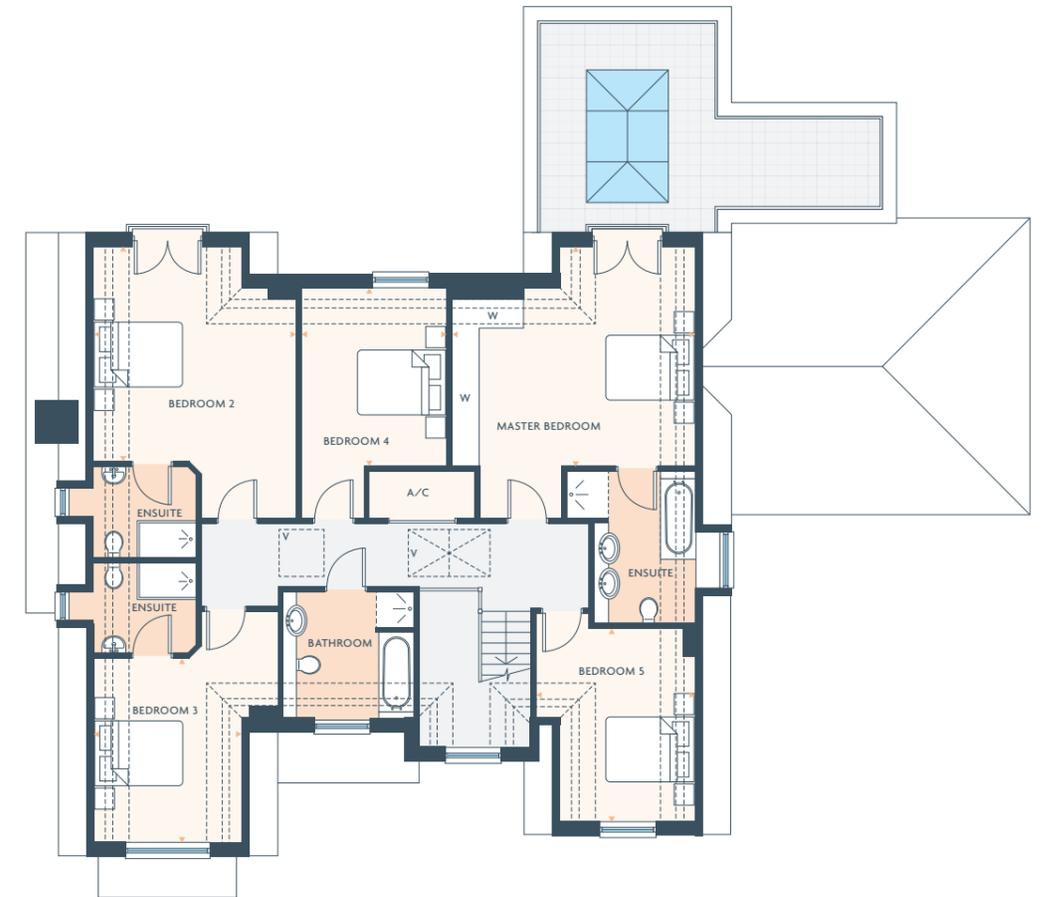
222.5 sq.m 2,395 sq.ft

Living Room	7.6m x 4.9m	25' 1" x 16' 2"
Dining Room	5.7m x 4.5m	18' 1" x 15' 0"
Kitchen	6.5m x 3.7m	21' 6" x 12' 2"
Orangerie	6.1m x 3.7m	20' 3" x 12' 2"
Play Area	4.6m x 3.9m	15' 5" x 13' 1"
Study	4.0m x 4.0m	13' 5" x 13' 3"

C Cloaks/Storage W Wardrobe ◀▶ Depicts measurement points ---- Pitched ceiling

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

*House total area excludes garage.



FIRST FLOOR

150.4 sq.m 1,619 sq.ft

Master Bedroom	5.4m x 4.6m	17' 1" x 15' 3"
Bedroom 2	4.4m x 4.4m	14' 8" x 14' 8"
Bedroom 3	4.0m x 3.8m	13' 2" x 12' 7"
Bedroom 4	3.8m x 3.0m	12' 7" x 10' 1"
Bedroom 5	4.2m x 3.7m	14' 1" x 12' 4"

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BROWDIE LODGE



BROWDIE LODGE
Total Area 366.1 sq m 3,940 sq ft*



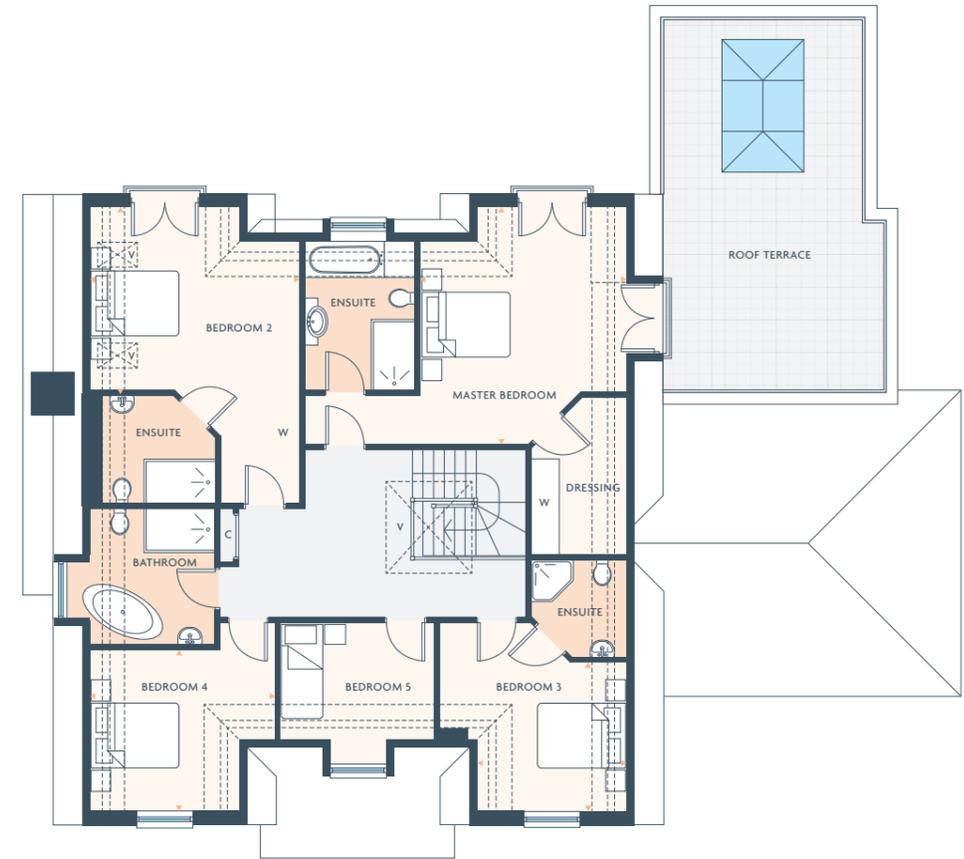
GROUND FLOOR
220.6 sq.m 2,347 sq.ft

Family Room	4.9m x 3.4m	16' 3" x 11' 4"
Orangery	4.4m x 4.1m	14' 6" x 13' 8"
Kitchen	5.2m x 4.2m	17' 2" x 13' 11"
Dining Area	4.6m x 4.1m	15' 3" x 13' 8"
Living Room	7.8m x 4.7m	25' 8" x 15' 5"
Dining Room	7.2m x 4.0m	23' 11" x 13' 2"
Study	4.0m x 3.2m	13' 2" x 10' 8"

C Cloaks/Storage W Wardrobe ◀▶ Depicts measurement points ---- Pitched ceiling

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*House total area excludes garage.



FIRST FLOOR
145.5 sq.m 1,566 sq.ft

Master Bedroom	5.3m x 4.3m	17' 6" x 14' 2"
Bedroom 2	4.9m x 4.1m	16' 1" x 13' 8"
Bedroom 3	4.2m x 3.3m	14' 0" x 11' 1"
Bedroom 4	4.1m x 3.7m	13' 8" x 12' 2"
Bedroom 5	3.2m x 3.1m	10' 9" x 10' 3"

C Cloaks/Storage W Wardrobe ◀▶ Depicts measurement points ---- Pitched ceiling

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KIDGERBURY



KIDGERBURY

Total Area 355.5 sq m 3,827 sq ft*



GROUND FLOOR

211.4 sq.m 2,275 sq.ft

Living Room	8.5m x 4.7m	27' 12" x 15' 8"
Kitchen	6.2m x 4.0m	20' 5" x 15' 0"
Orangery	5.3m x 4.2m	17' 5" x 14' 0"
Dining Area	4.7m x 3.9m	15' 9" x 13' 0"
Dining Room	5.6m x 3.8m	18' 6" x 12' 6"
Study	5.0m x 3.1m	16' 8" x 10' 3"

C Cloaks/Storage W Wardrobe ◀ ▶ Depicts measurement points - - - - Pitched ceiling

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*House total area excludes garage.



FIRST FLOOR

144.1 sq.m 1,552 sq.ft

Master Bedroom	4.8m x 4.5m	15' 10" x 14' 9"
Bedroom 2	4.5m x 3.4m	15' 0" x 11' 5"
Bedroom 3	5.2m x 4.8m	17' 3" x 15' 9"
Bedroom 4	4.7m x 3.8m	15' 7" x 12' 8"
Bedroom 5	3.0m x 2.7m	10' 2" x 9' 2"

C Cloaks/Storage W Wardrobe ◀ ▶ Depicts measurement points - - - - Pitched ceiling

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Detail and specification images are taken from other Bellwood Homes developments.

SPECIFICATION

Interior Finishes

- Glazed white double doors between entrance hall and living room
- Two panel white internal doors with polished door furniture elsewhere
- Minoli pearl matt tiles to kitchen, orangery, dining and utility room
- Large white global glass lanterns over orangery and landing
- Feature limestone fire place surround to lounge with Chesney's log burning stove
- Custom made staircase with oak hardwood treads, white risers, feature oak handrail and finished with powder coated metal spindles

Kitchen

- Bespoke SieMatic Kitchen
- Premium quartz worktops and upstands
- Spekva breakfast bar
- **Built-in Miele Appliances:** Two Pureline ovens, Pureline microwave combination oven, warming draw, induction hob, fridge, freezer, dishwasher, under counter wine cooler, semi integrated washing machine, semi integrated tumble dryer
- Faver Inca LED integrated hood
- Quooker chrome hot tap
- Units to match main kitchen in utility room

Bedrooms

- Walk in dressing room to master bedroom

Master Ensuite

- Minoli tiles to floor and walls*
- Villeroy & Boch sub-way wash hand basin
- Villeroy & Boch sub-way close-coupled WC pan
- Ambiance sub-way vanity unit
- Villeroy & Boch Oberon bath in plot 1
- Waters Marsh freestanding bath in plots 2 and 3
- Hansgrohe bath and basin mixers
- Globe steam free illuminated mirror
- Vogue chrome electric towel rail

Ensuites to bedrooms 2 & 3 & Family Bathroom

- Minoli tiles to floor and walls*
- Waters Marsh freestanding bath in plot 2
- Villeroy & Boch Oberon bath in plots 1 and 3 family bathrooms
- Vogue chrome electric towel rail

Cloakroom

- Minoli tiles to floor and walls*
- Villeroy & Boch sub-way wash hand basin
- Villeroy & Boch sub-way close-coupled WC pan
- Ambiance sub-way vanity unit
- Villeroy & Boch whitewood vanity unit and Soho wall-mounted WC
- Hansgrohe bath and basin mixers
- Globe steam free illuminated mirror

Electrical Fittings

- White finished, LED downlights
- Energy efficient feature pendant lighting to dining hall and living room
- Automatic lighting to cupboards
- SONOS sound system.: ceiling speakers to kitchen, dining room and lounge. All Powered by individual Sonos wireless amps in media cupboard
- Shaver sockets to en-suites
- Hafele 3 plug, 2 USB powerdock to kitchen
- High quality white finished switches and sockets to all rooms

Heating & Ventillation

- Viessmann system boiler and hot water cylinder with gas fired central heating and mains pressure hot water
- Underfloor heating to the ground and first floors
- Mechanical extract ventilation to kitchen, ensuites and bathroom.

Security & Peace of Mind

- Grade 2 intruder alarm with notification option
- Internal sounder
- External sounder with Battery backup
- High quality powder coated metal gates with automated entry system
- Videx Intercom Units
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchen
- 10-year NHBC build warranty

Telecommunication

- Wiring for Sky+ and TV points provided to most living areas
- Telephone points provided to study, media room and living room
- Digital aerial and satellite dish installed

Exterior

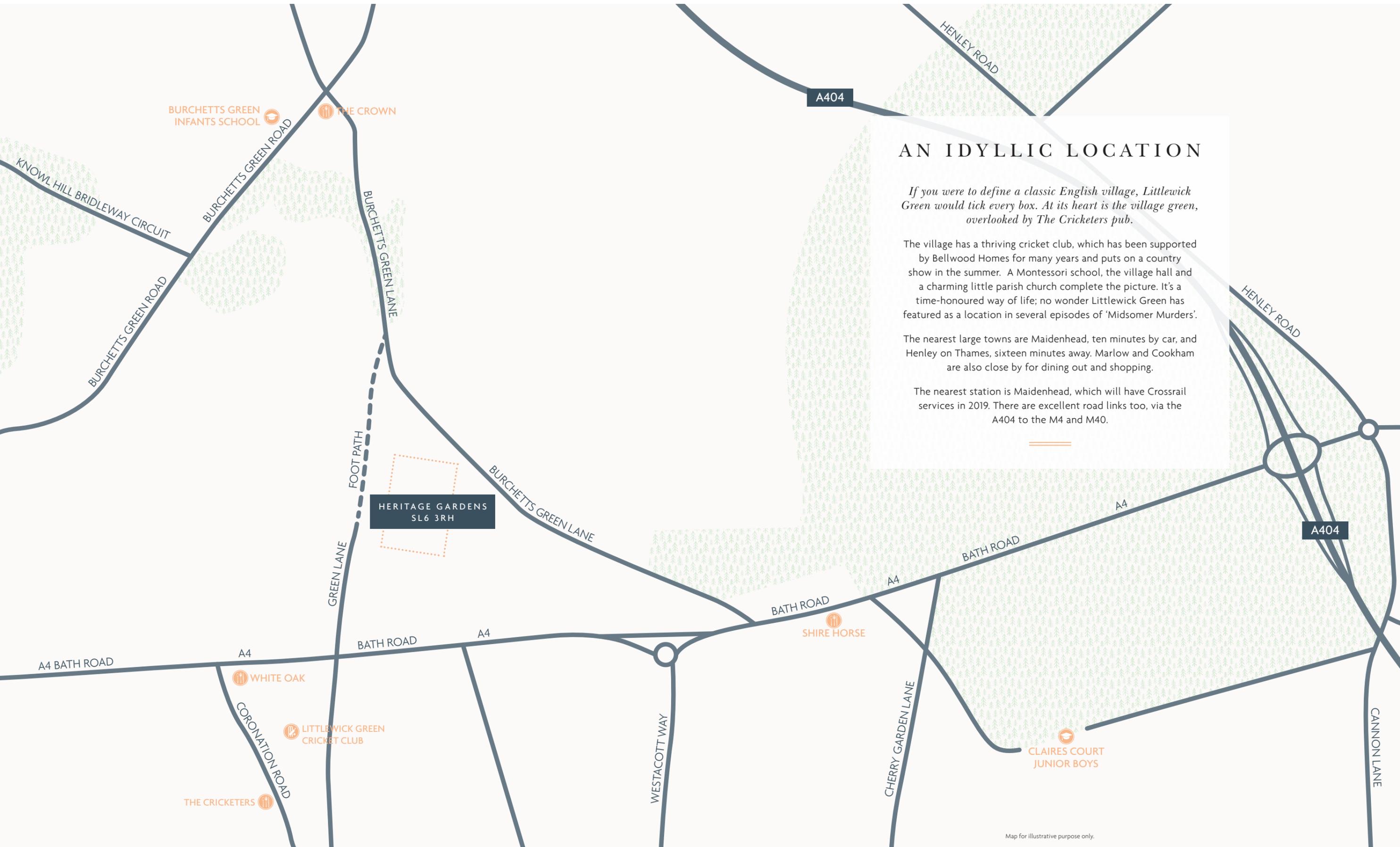
- Slimline aluminium windows, doors and bi-folding doors
- External timber to plots 1 and 2
- Large bi-fold doors leading from orangery to patio area
- Juliet balcony to master bedroom and bedroom 2
- Landscaped borders with turfed lawns and paved patio area with paved pathways
- External wall lights provided to house and garage
- External taps to property

Garage

- Double garage fitted with remote control hormann LPU door

* Ask sales advisor for more details





AN IDYLIC LOCATION

If you were to define a classic English village, Littlewick Green would tick every box. At its heart is the village green, overlooked by The Cricketers pub.

The village has a thriving cricket club, which has been supported by Bellwood Homes for many years and puts on a country show in the summer. A Montessori school, the village hall and a charming little parish church complete the picture. It's a time-honoured way of life; no wonder Littlewick Green has featured as a location in several episodes of 'Midsomer Murders'.

The nearest large towns are Maidenhead, ten minutes by car, and Henley on Thames, sixteen minutes away. Marlow and Cookham are also close by for dining out and shopping.

The nearest station is Maidenhead, which will have Crossrail services in 2019. There are excellent road links too, via the A404 to the M4 and M40.



Map for illustrative purpose only.



Marlow



Michelin starred dining at The Fat Duck in Bray



The Ivy Marlow Garden



Littlewick Green Cricket Club (Sponsored by Bellwood Homes)



Two Michelin-star gastro pub, The Hand and Flowers



Michelin-starred dining at Michel Roux's The Waterside Inn in Bray



The Cricketers Pub, Littlewick Green

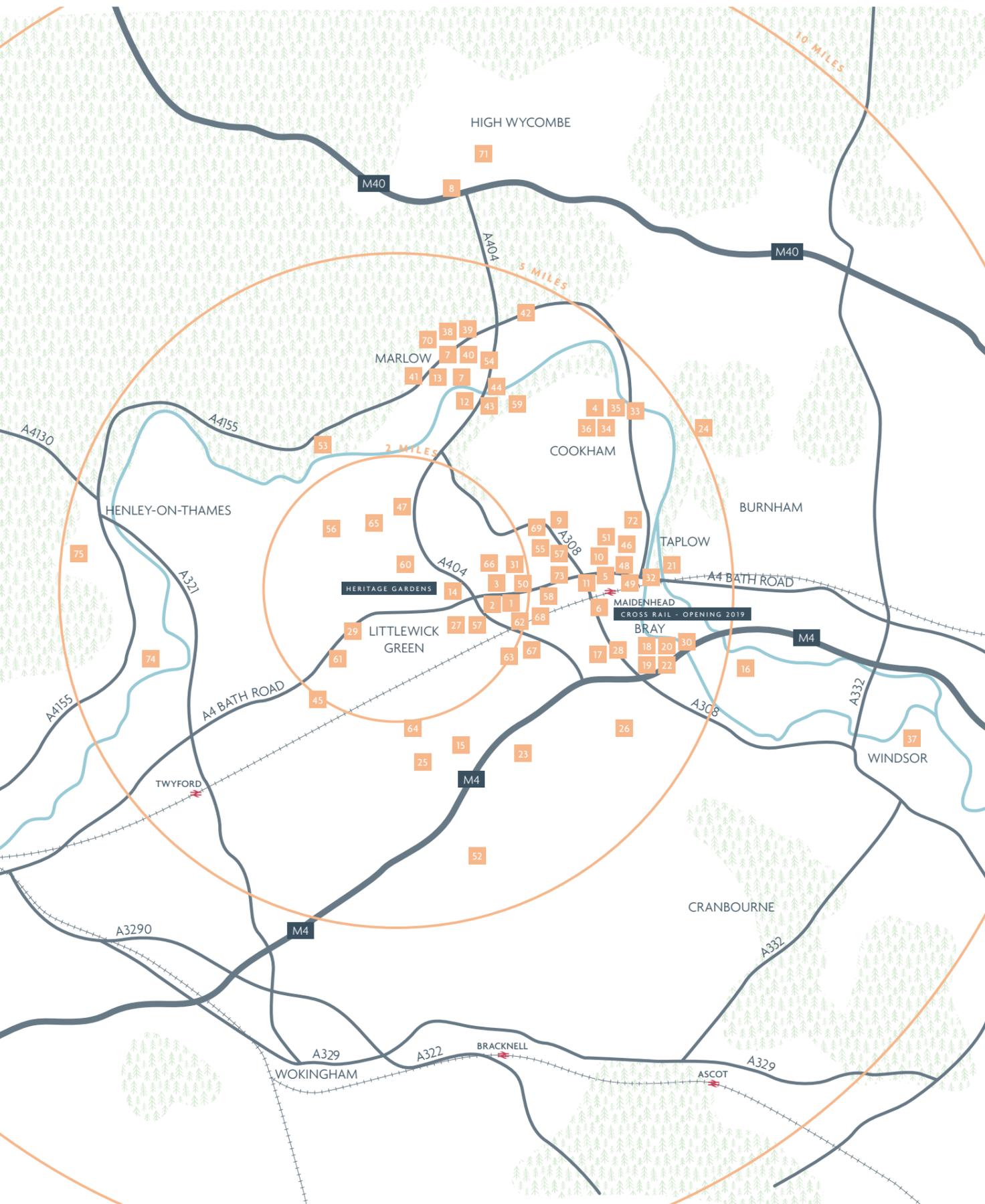


Castle Royal Golf and Country Club



Maidenhead Bridge





Map not to scale.

LOCAL AMENITIES

Shopping

Maidenhead

- 1 Waitrose
- 2 Marks and Spencer
- 3 Sainsburys
- 4 Monsoon
- 5 Boots
- 6 Homebase

Marlow

- 7 High Street:

- Fat Face
- Turners
- White Stuff
- Jack Wills
- Chesca
- Swish Boutique
- Jacu
- Daisy Boutique
- Grace
- Plume Boutique
- Whistles
- Mary Brooks
- Miso
- Mistral
- Accessorize
- Phase Eight
- Sahara
- Pure Collection
- Mint Velvet
- JoJo Maman Bebe
- Gatsby Menswear
- Hewetts
- Landmark
- Repertoire
- Moda in Pelle
- Sweaty Betty

High Wycombe

- 8 John Lewis

Coffee Shops & Cafés

- 9 Palmieri's
- 10 Costa Coffee
- 11 Caffé Nero
- 12 Fego
- 13 Burgers of Marlow
- 14 Stubbings Nursery
- 15 Waltham Place Farm Shop
- 16 Dorney Court

Pubs & Restaurants

Maidenhead

- 17 The Crown at Bray
- 18 The Hinds Head
- 19 The Fat Duck
- 20 The Waterside Inn
- 21 Boulter's Riverside Brasserie
- 22 The Crown at Bray
- 23 The Royal Oak
- 24 Cliveden House - Astor Grill
- 25 The Beehive
- 26 The Belgian Arms
- 27 The Cricketers at Littlewick Green
- 28 Emperor of India
- 29 The Novello
- 30 Caldesi in Campagna
- 31 New Inn
- 32 Blue River Café

Cookham

- 33 The Ferry
- 34 White Oak
- 35 Bel & the Dragon
- 36 Kings Arms

Windsor

- 37 The Royal Oak

Marlow

- 38 The Ivy
- 39 The Vanilla Pod
- 40 The Coach
- 41 The Hand and Flowers
- 42 The Queens Head
- 43 The Complete Angler
- 44 Sindu

Leisure

- 45 Castle Royle Golf and Country Club
- 46 Magnet Leisure Centre
- 47 Temple Golf Club
- 48 David Lloyd
- 49 Maidenhead Golf Club
- 50 Boyne Hill Cricket Club
- 51 Maidenhead Tennis Club
- 52 Birds Hill Golf Club
- 53 Danesfield House
- 54 The Marlow Club

Schools

Independent Prep Schools

- 55 St Piran's School
- 56 Beech Lodge School
- 57 Claire's Court Schools
- 58 Highfield Prep School
- 59 Herries School

Primary Education

- 60 Burchetts Green C of E School
- 61 Knowl Hill C of E School
- 62 St Edmund Campion Catholic School
- 63 Lowbrook Academy
- 64 White Waltham C of E Academy

Secondary Education

- 65 Berkshire College of Agriculture
- 66 Newlands Girls' School
- 67 Cox Green School
- 68 Altwood C of E School
- 69 Furze Platt Senior School
- 70 Sir William Borlase's Grammar School
- 71 Royal Grammar School
- 72 Claire's Court School - Senior Boys
- 73 Redroofs School for the Performing Arts
- 74 Shiplake College
- 75 Gillots School

* Shortest travel times as per google.co.uk/maps

† Shortest travel times as per nationalrail.co.uk



HERITAGE GARDENS

GREEN LANE, LITTLEWICK GREEN
BERKSHIRE, SL6 3RH

All enquiries/appointments to view via sole agents

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 **Braxton**
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braxtons.co.uk

ROMANS 
NEW HOMES
01344 753 110

For further information please contact the vendor's joint sole agents

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