



THE AVENUE
FARNHAM COMMON

Berkeley
Designed for life

Beaumont House and Marlborough House
The Avenue • Farnham Common • Buckinghamshire

Attention to detail. Refined
specification. Craftsmanship
throughout. Two magnificent
homes embracing the
Berkeley ethos of excellence.

Berkeley
Designed for life



You dream. We create.

Berkeley has developed a reputation for creating exceptional homes in the finest locations, fulfilling the desires of the discerning homebuyer. Beaumont House and Marlborough House have been designed to exceed expectations, occupying a mature setting in Farnham Common's most desirable private road. With handsome, classically designed exteriors and contemporary styled interiors these homes perfectly blend tradition with modernity for an enviable living style.

Every comfort. No compromise.



Open space. Inner peace.

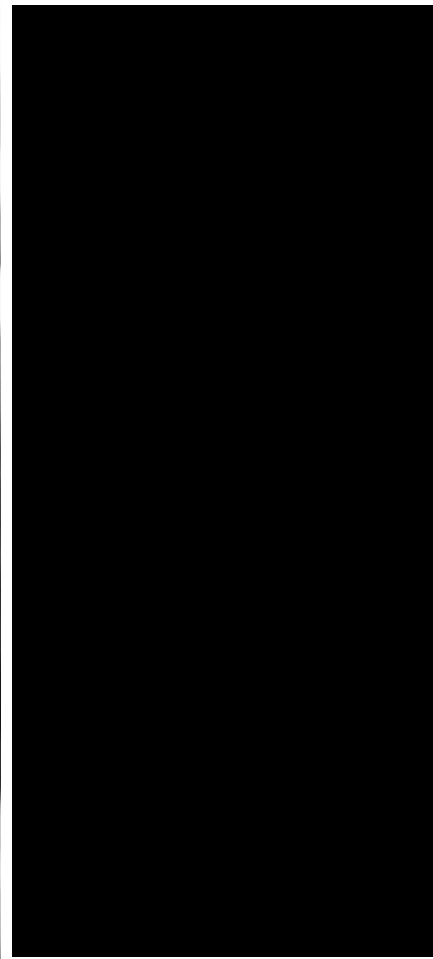
With the leafy environs of Burnham Beeches just yards from your door you'll have the opportunity to embrace the advantages of a lifestyle set against a verdant, idyllic backdrop. Covering an area of 540 acres this ancient woodland is considered to be one of Britain's finest, traversed by public footpaths and bridleways and providing an ever changing environment for you to enjoy.

It's difficult to believe that this tranquil environment is situated less than 2 miles from the M40 and under 5 miles from the M4, both providing easy access to central London and Heathrow airport. Rail travellers to London can benefit from a service from Slough to Paddington with journey times as little as 19 minutes* or from Beaconsfield to Marylebone in as little as 31 minutes.* The arrival of Crossrail in 2018 will ultimately provide a direct service from Slough to the West End, the City and Canary Wharf.



For family. For friends.

Beaumont House and Marlborough House have been designed for comfortable family living as well as providing fabulous spaces for entertaining. At the heart of the home, the comprehensively appointed kitchen/breakfast/family room of each property opens onto a large terrace, extending the living space to the outside, a benefit shared by the drawing rooms. Living spaces of both properties are generous and movement areas such as reception hall and landing are proportioned to enhance the feeling of spaciousness.





Computer generated image of Marlborough House kitchen/breakfast/family area indicative only

Attention to detail.

Beaumont House and Marlborough House have been highly specified to ensure every comfort and convenience. Kitchens are designed to be labour saving and efficient, bathrooms and en suites beautifully appointed, and materials and finishings throughout to superior standards for long lasting durability.





Beaumont House

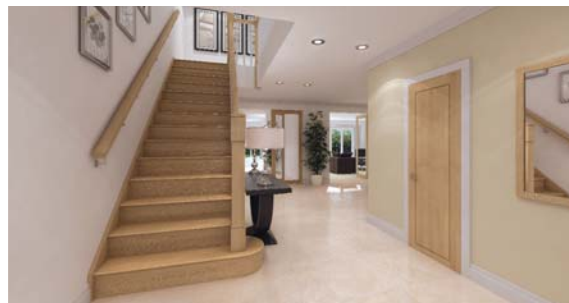
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Computer generated image of Beaumont House garden indicative only

Beaumont House

Approached through its own private gate, Beaumont House is a classically designed 6 bedroom home of immense appeal. Step through the imposing front door and the generous proportions become immediately apparent, with a spacious reception hall providing access to the principal ground floor rooms. Double doors into the drawing room and kitchen enhance the sense of grandeur. On the first floor, four bedroom suites include the magnificent master bedroom with its dressing area and full en suite with walk in shower and 'his and hers' vanity basins. Two further bedroom suites on the second floor complete the accommodation.



Computer generated images of hall and site plan indicative only



KEY

C Cupboard M Bi folding doors ◀▶ Depicts measurement points □ Velux Window



Ground Floor

Kitchen/Breakfast	7470mm x 3760mm	24'6" x 12'4"
Family Garden Room	7270mm x 4840mm	23'10" x 15'10"
Drawing Room	6990mm* x 5590mm*	22'7"* x 18'4"*
Dining Room	5400mm x 3700mm	17'8" x 12'1"
Study	3660mm x 2400mm	12'0" x 7'10"

*Dimension taken to maximum measurement

Floorplans shown are for approximate measurement only and may be subject to change

KEY

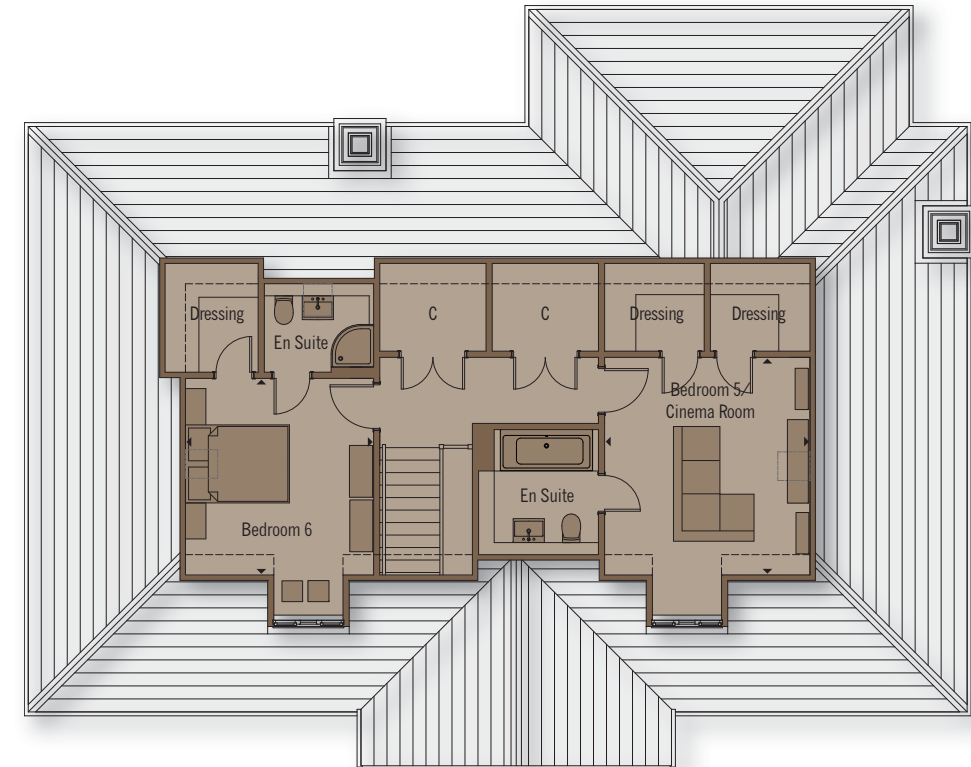
C Cupboard W Wardrobe ♦ Depicts measurement points □ Velux Window — Reduced ceiling height --- Vaulted ceiling



First Floor

Master Bedroom	6990mm* x 5660mm*	22'11"* x 18'6"*
Guest Suite	5910mm x 3610mm	19'4" x 11'10"
Bedroom 3	4920mm x 3760mm	16'1" x 12'4"
Bedroom 4	4600mm* x 3820mm*	15'1"* x 12'6"*

*Dimension taken to maximum measurement



Second Floor

Bedroom 5/Cinema Room	4180mm x 3940mm	13'8" x 12'11"
Bedroom 6	3770mm x 3610mm	12'4" x 11'10"

Floorplans shown are for approximate measurement only and may be subject to change



Marlborough House

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Computer generated image of Marlborough House garden indicative only

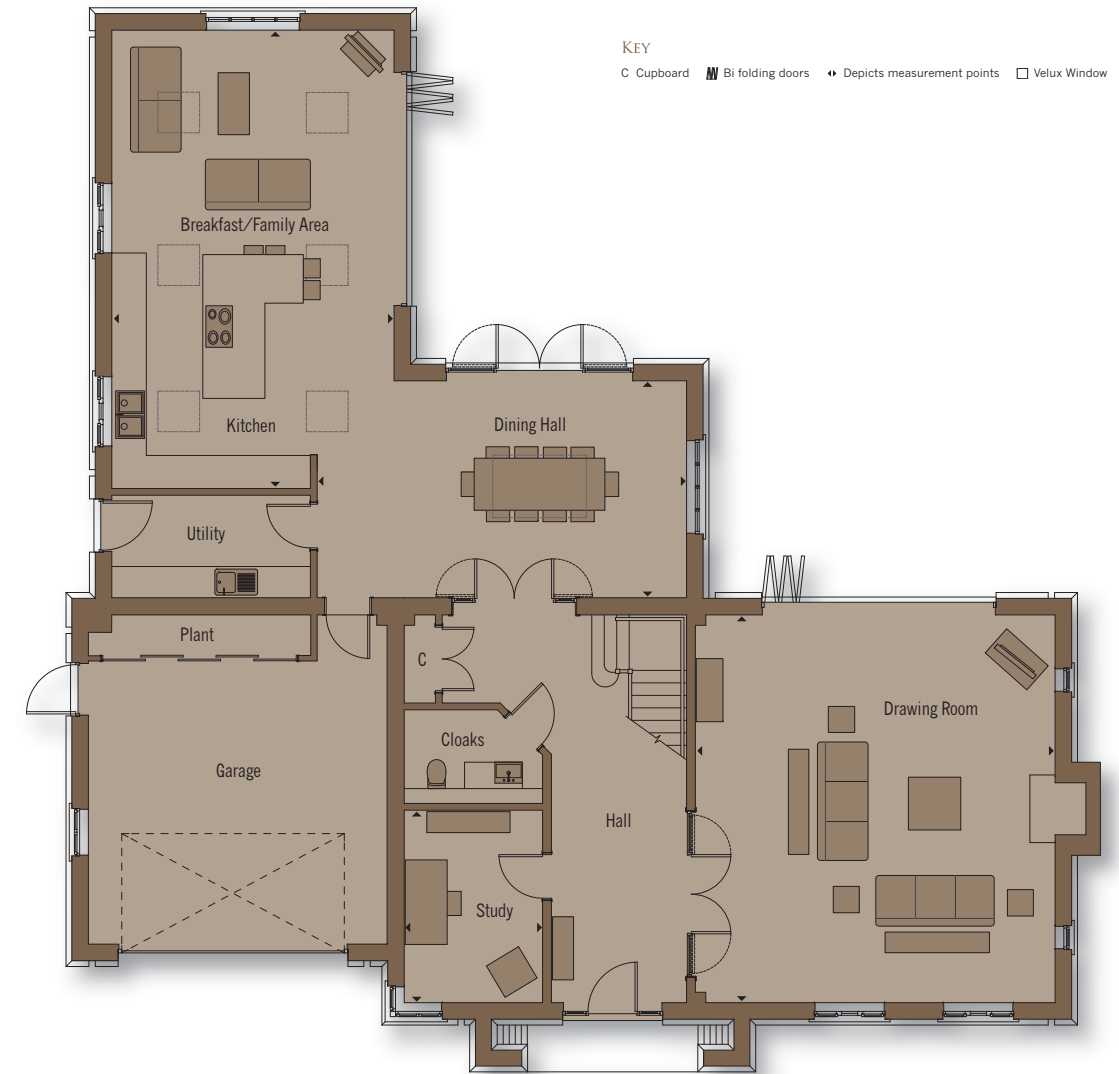
Marlborough House

5 bedroom Marlborough House is a fabulous home for entertaining, with substantial ground floor living space opening onto the rear garden. The vaulted kitchen/breakfast/family area with adjoining open plan dining hall is a spectacular feature of this elegant home, while the well proportioned drawing room, with its open fireplace, provides a comfortable, sophisticated retreat.

The split level master suite has two dressing areas and full en suite with walk in shower. Three further bedrooms, two with en suite, complete the first floor accommodation. On the second floor another bedroom with en suite provides practical space for alternative use such as a games or media room.



Computer generated images of hall and site plan indicative only



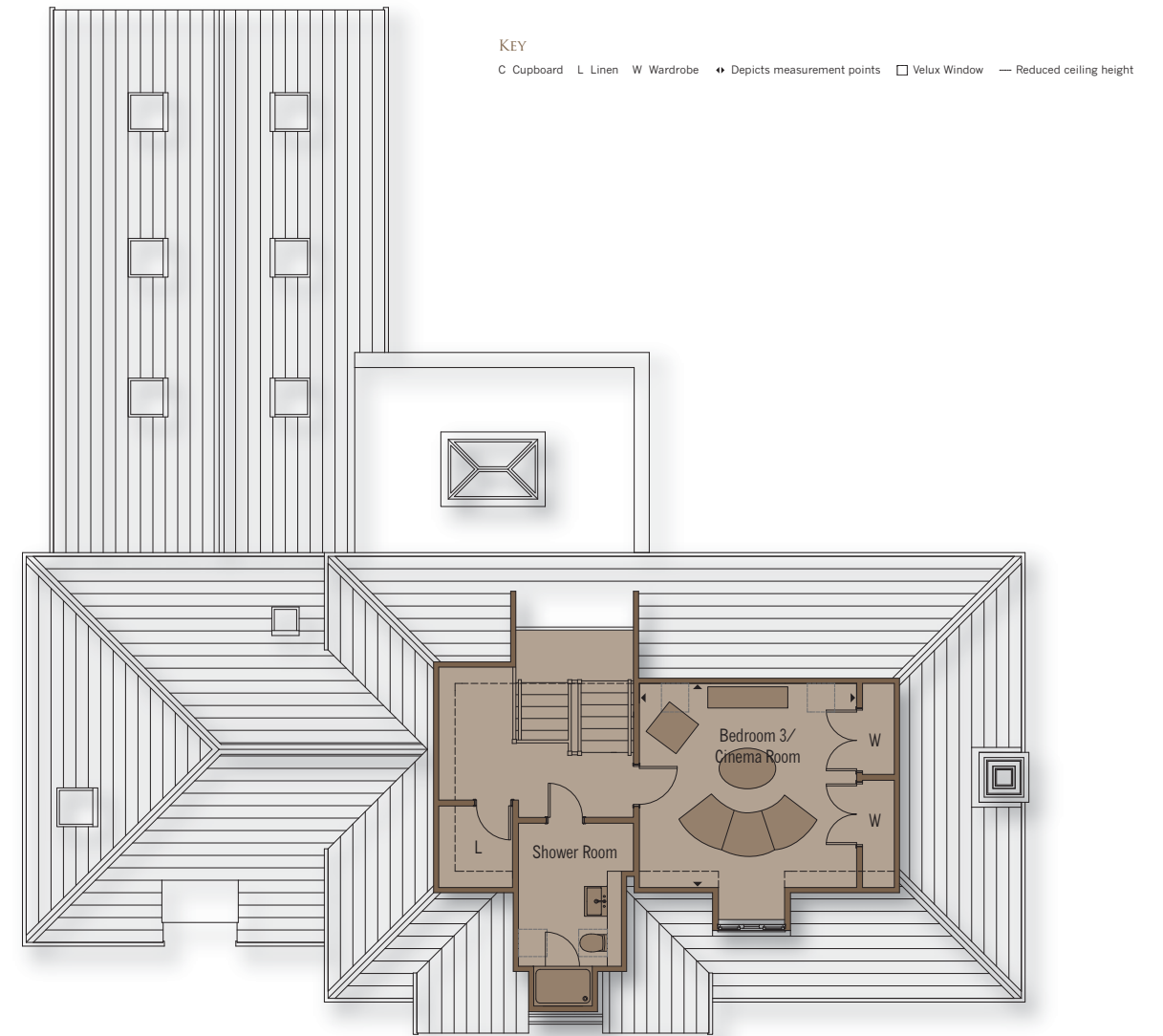
Ground Floor

Kitchen/Breakfast/Family Area	8810mm x 5420mm	28'10" x 17'9"
Dining Hall	7100mm x 4170mm	23'3" x 13'8"
Drawing Room	7450mm x 6910mm	24'5" x 22'8"
Study	3700mm x 2660mm	12'1" x 8'8"



First Floor

Master Bedroom	5740mm x 3990mm	18'10" x 13'1"
Guest Suite	3810mm x 3710mm	12'6" x 12'2"
Bedroom 4	5020mm x 2880mm	16'5" x 9'5"
Bedroom 5	3780mm x 3390mm	12'4" x 11'1"



KEY
 C Cupboard L Linen W Wardrobe ↔ Depicts measurement points □ Velux Window — Reduced ceiling height

Second Floor

Bedroom 3/Cinema Room	4370mm x 4100mm	14'4" x 13'0"
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A refined specification

Beaumont House and Marlborough House each benefit from high specifications and exceptional levels of finish throughout, ensuring your every comfort and convenience.

Stylish Kitchens

- An Individually designed kitchen by Lida Cucina, offering exclusive Italian furniture
- Full range of Siemens appliances including two built in pyroclean ovens, combination microwave, warming and accessory drawers, built in coffee machine, touch control induction hob and fully integrated dishwasher
- Full height integrated larder fridge and frost free freezer
- Downdraft retractable extractor hood with glass panel and touch controls
- Wine Cooler
- Stone work surface with matching upstand
- The utility room will include tall storage with space for washing machine and tumble dryer and an extra deep dark laminate worktop

Contemporary Bathrooms

Master En Suite, a luxurious wet room including the following features:

- Villeroy & Boch double vanity unit with under mounted washbasins (to Beaumont House) and a single vanity unit (to Marlborough House) with mirror above
- Hansgrohe Axor 'Citterio M' wall mounted basin mixers
- Villeroy & Boch wall mounted wc with chrome dual flush plate and concealed cistern
- Walk in shower area with Hansgrohe Axor 'Citterio M' concealed chrome thermostatic shower mixer with a fixed ceiling mounted shower head (to Marlborough House) and wall mounted shower head (to Beaumont House)
- Villeroy & Boch 'Squaro' quarryl bath with retractable showerhead and concealed chrome mixer tap
- Chrome ladder style heated towel rail
- Full height ceramic wall tiling
- Energy efficient LED accent lighting included within the tiles and to the underside of the vanity unit

Guest Suite:

- Villeroy & Boch white sanitaryware
- Wall mounted washbasin with contemporary three hole wall mounted basin mixer
- Wall mounted WC with chrome dual flush plate and concealed cistern
- Walk in shower area with Villeroy & Boch 'Squaro' tray and a concealed chrome thermostatic shower mixer with a fixed wall mounted shower head
- Retractable showerhead to the bath (to Beaumont House) with concealed chrome mixer tap
- Chrome ladder style heated towel rail
- Recessed mirror fronted double cabinet
- Full height ceramic wall tiling

En Suites / Bathroom:

- Villeroy & Boch white sanitaryware
- Wall mounted washbasin with chrome single lever basin mixer
- Wall mounted WC with chrome dual flush plate and concealed cistern
- Concealed chrome thermostatic shower mixer with adjustable shower head
- Retractable showerhead to the bath with concealed chrome mixer tap
- Chrome ladder style heated towel rail
- Ceramic wall tiles to selected areas

Cloakroom:

- Villeroy & Boch 'Loop & friends' surface mounted basin on Villeroy & Boch 'Shape' countertop with Hansgrohe Axor 'Citterio M' wall mounted basin mixer
- Villeroy & Boch wall mounted WC with chrome dual flush plate and concealed cistern
- Half-height ceramic wall tiles to the wall behind wc & basin with a full width mirror above
- Chrome ladder style heated towel rail

Heating

- Wet under floor heating to the ground and first floors. The second floor will be heated by radiators
- Megaflo pressurised hot water cylinders

Electrical fittings and home entertainment

- The property is pre-wired and shall have the facility to be interfaced with your own audio system and shall include ceiling speakers to kitchen/family/garden room, drawing room, dining room and master bedroom (en suite Beaumont House only). External weatherproof speakers will also be provided to the rear patio area
- TV aerial and satellite dish fitted and fully commissioned including system amplifiers to provide Terrestrial Analogue, Digital/Radio and Satellite signals to system outlet plates
- Home cinema surround sound wiring and interface plates provided including provision for plasma/LCD TV position within selected room
- Standard BT points fitted in selected rooms
- Feature lighting to selected rooms with facility to provide optional mood lighting
- 5 amp lighting circuit to drawing room, dining room, hall and all bedrooms of both houses and to family/garden room of Beaumont House
- All electrical accessories will be Ultimate screwless metal flat plate finished in brushed stainless steel
- The kitchen electrical accessories will feature Ultimate screwless metal flat plate finished in stainless steel

Interior finishes

- Vicaima Oak veneer internal doors with single panel inlay detail and chrome door furniture
- Fully glazed internal double doors will feature to two of the reception rooms
- A modern bespoke designed staircase will be fitted in an Oak and painted finish
- The dressing rooms to the master bedroom and guest suite will feature fitted interiors in an Oak effect finish. The remaining wardrobes/dressing rooms will be fitted with a shelf and hanging rail in an Oak effect finish

- Elegant modern cornice to ground floor (landing and master bedroom Beaumont House only)
- High quality tiled floors to the entrance hall, cloakroom, kitchen/family/garden rooms, utility (dining area Marlborough House only) and all first floor en suites/bathrooms
- Amtico 'Spacia' flooring to all second floor en suites
- Fitted carpets to remainder of the property

Security and peace of mind

- A full burglar alarm system will be installed with the facility for external monitoring
- Provision for CCTV cameras will be installed to the front door and rear of the property and can be fully interfaced with the audio visual system
- The front entrance gates will be fully automated and will include audio and video communication to the house via a door entry system
- Electrically operated garage doors via a remote control unit
- Smoke alarms hardwired to mains supply with battery back up
- 10 year NHBC Warranty issued on building completion
- External lighting provided

External features

- The front driveway will be finished in block paviments
- Landscaping to front and rear of the properties
- Paths and patio to the rear of the property will be laid in textured Indian Sandstone paving slabs
- External tap to garage and rear of the property
- External accent energy efficient LED lighting will be provided and shall include a four-channel remote control 'wise box' system for selected mood lighting to front and rear gardens
- Security lighting will be provided through energy efficient luminaires controlled via dusk to dawn light sensors with override facility

Berkeley offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable. Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property.

Image depicts previous Berkeley development and is indicative only



Simply a more natural way to live

vision
2020

Vision2020 Our vision for your future

Berkeley already leads the field in sustainable development, and we are now raising standards higher still with our Vision2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

An exceptional customer experience

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

Greener, more economical homes

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO2 emissions by 76%*
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

Creating sustainable communities

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

A commitment to the future

- Berkeley sets targets to reduce the water use and CO2 emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste

Some features are only applicable to selected developments. Please check with the Sales Consultant.

* Savings vary between every home. Figures based on a typical 3 bed Berkeley home achieving Code for Sustainable Homes Level 3. For further details contact: sustainability@berkeleygroup.co.uk

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.

Award-winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care 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 ten 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 2 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.

A commitment to creating sustainable communities

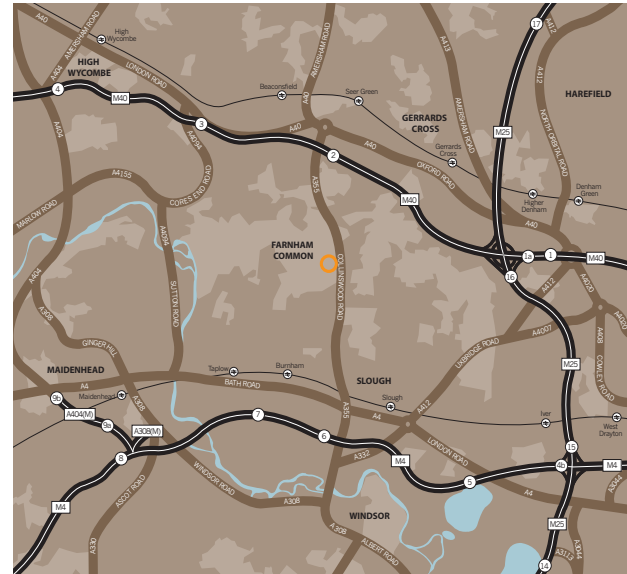
Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. 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.



Proud to be members of the Berkeley Group of companies



www.berkeleygroup.co.uk



From M40 - Leave the M40 at Junction 2. At the roundabout take the exit onto the A355, continue straight for approximately 4 miles then turn right into The Avenue, straight through the electric gates and Marlborough House and Beaumont House can be found at the end of the road on your right hand side.

From M4 - From the M4, Junction 6, take the A355 signposted Slough (Central). Continue straight on across first roundabout on the A355 signposted Slough, crossing A4 signposted Beaconsfield and M40. Continue on A355, crossing one roundabout and two mini-roundabouts, passing through Farnham Common town centre. The Avenue will be found on the left just after passing an open common space on your right. The access gates will open automatically upon approach. Pass through gates, Beaumont House and Marlborough House will be found on the right just after sharp right hand bend.

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Oxford's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Avenue, Beaumont House & Marlborough House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Oxford to ascertain the availability of any particular property. KBA/11CA February 2012

