

# The Lawns

FINCHAMPSTEAD | BERKSHIRE

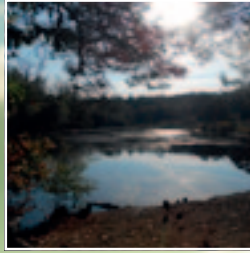
ANTLER HOMES

*Strictly limited editions*

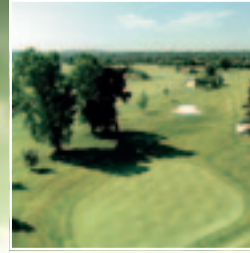
Wellingtonia Avenue



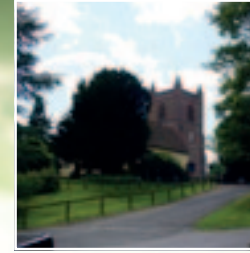
Swinley Forest



Nearby Sand Martins Golf Club



Finchampstead Parish Church



*“A perfect location  
for the modern family”*

## Location

Just two miles from The Lawns is the bustling market town of Wokingham...amongst the beautiful architecture and pedestrian streets is an excellent choice of independent and high street shops and amenities, offering a wealth of facilities for the modern family. Whilst the nearby village of Finchampstead, with its ancient parish church, historic manor houses and leafy lanes lined with quaint cottages is the epitome of rural English charm.

Finchampstead village combines the delights of a semi rural lifestyle with a thriving community spirit. In the winter, you can wrap up warmly in support of the local football club (a hot toddy at The Queen's Oak afterwards will make it all seem worthwhile), while in the summer, watching the cricket team provides a more gentle distraction. With an abundance of outside space, quality housing and superb local amenities, it's the perfect place to raise a family.

Within the village, the local Church of England primary school provides an excellent start in life

(and a flourishing social life). Of course, there is also a wide range of independent schools within a few miles of The Lawns, including Waverley School and Wellington College (Ludgrove, St Neots, The Abbey, Eagle House and Bradfield College are a few alternatives).

Just a few minutes from your front door, fresh provisions – and a lot more – are available at the post office and village stores, while Holme Grange Craft Village offers a wide range of goods and services, along with a fabulous tea shop in a historic barn opening onto a beautiful

enclosed courtyard. Finchampstead's proximity to the villages of Crowthorne and Sandhurst means you're never far from other options, with The Meadows shopping centre hosting one of the largest Marks & Spencer and Tesco stores in the UK. In addition, there is a wealth of options available for after-work diversions, from local societies and fitness and leisure clubs to simply popping down to the pub for a quiet drink with friends and neighbours.

A well-established and leafy market town, Wokingham has been described as one of the best places in Britain to live. The town's busy



*“a thriving  
community  
spirit”*

Wokingham Town Centre



shopping area offers an excellent choice of high street names, along with modern bars, cafés and a wide range of restaurants to satisfy the most discerning palate.

For more cosmopolitan shopping, the Oracle at Reading boasts numerous well known shops, while sports lovers can follow the pursuits of Reading FC or London Irish Rugby Club at the Madejski Stadium and there is a wealth of theatres and cinemas including the nearby Showcase Cinema in Winnersh.

Guildford combines historic architecture with traditional teahouses, superb shopping and an eclectic array of elegant restaurants and bars. Beyond the towns and villages is a rich tapestry of dense forests and open farmland; with Windsor Forest, the Ridges and Simon's

Wood (owned by the National Trust) offering ample opportunities for walking, cycling and horse-riding, while the California Country Park surrounds Longwood Lake, on the edge of Barkham Common.

The Look Out Discovery Centre at Bracknell offers access to 1,000 hectares of Crown Estate woodland, while the interactive science and nature exhibition will entertain children and adults alike. Bracknell also offers a diverse range of entertainments, including bowling at The Point (along with an Odeon cinema) and ice skating and skiing at the John Nike Ski Centre. There are golf courses aplenty, while racing at Ascot is nearby.

The Lawns is located just off Nine Mile Ride, a former hunting route built by George III that extends the full length of Finchampstead. It is

particularly well placed for commuters.

M4 J10	4.5 miles
M3 J4a	6.8 miles
Crowthorne train station	1.5 miles
Wokingham train station	2.5 miles
to London Waterloo	55 mins
Reading train station	10 miles
to London Paddington	25 mins
Windsor	17 miles
Guildford	22 miles
Heathrow Airport	30 miles

All mileage/times are approximate.

# Site Plan



The Eversley Show Home - House 1 **RESERVED**

The Longwater - House 2 **SOLD**

The Wellingtonia - House 3 **RESERVED**

The Farley - House 4 **SOLD**

The Downshire - House 5

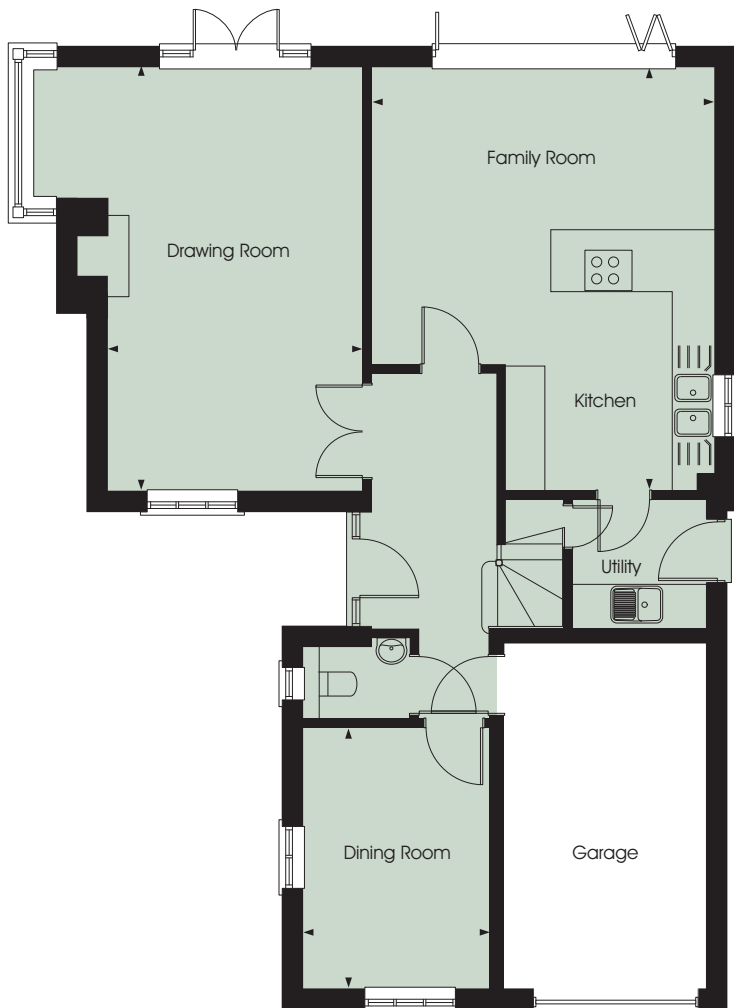
#### IMPORTANT NOTICE:

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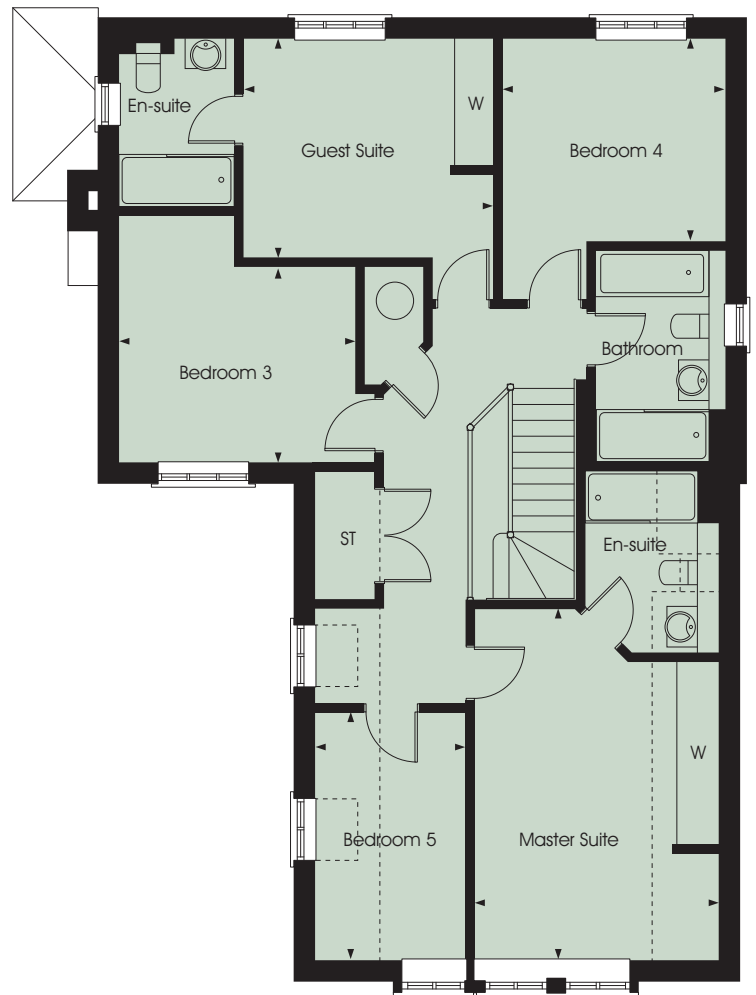
## The Eversley - HOUSE 1

A spacious five bedroom detached home featuring a large open plan kitchen / family room with bi-folding doors to rear garden, triple aspect drawing room with feature fireplace, five double bedrooms, three bathrooms and integral garage accessed via its own private drive.

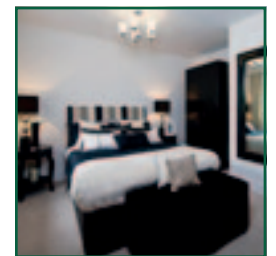
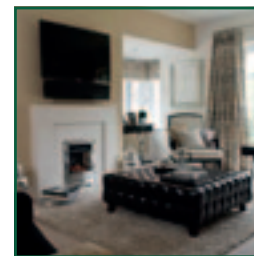


## Ground Floor

Kitchen/ Family Room	6250 x 5050	20'7" x 16'7"
Drawing Room	6250 x 3750	20'6" x 12'4"
Dining Room	3868 x 2735	12'8" x 9'0"
Master Suite	5215 x 3600	17'1" x 11'10"
Guest Suite	3750 x 3250	12'4" x 10'8"
Bedroom 3	3500 x 2900	11'6" x 9'6"
Bedroom 4	3300 x 3000	10'10" x 9'10"
Bedroom 5	3656 x 2250	12'0" x 7'5"



## First Floor

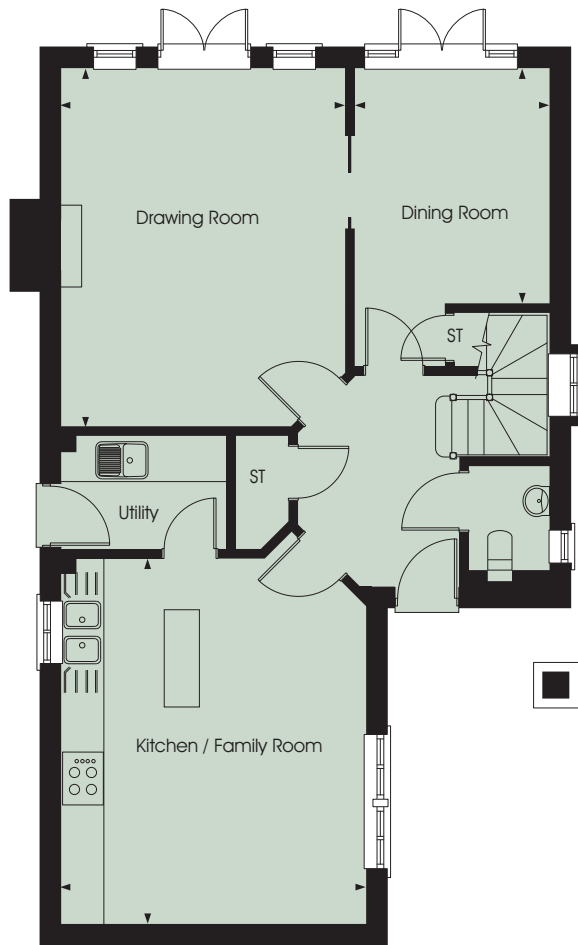




## The Wellingtonia - HOUSE 3

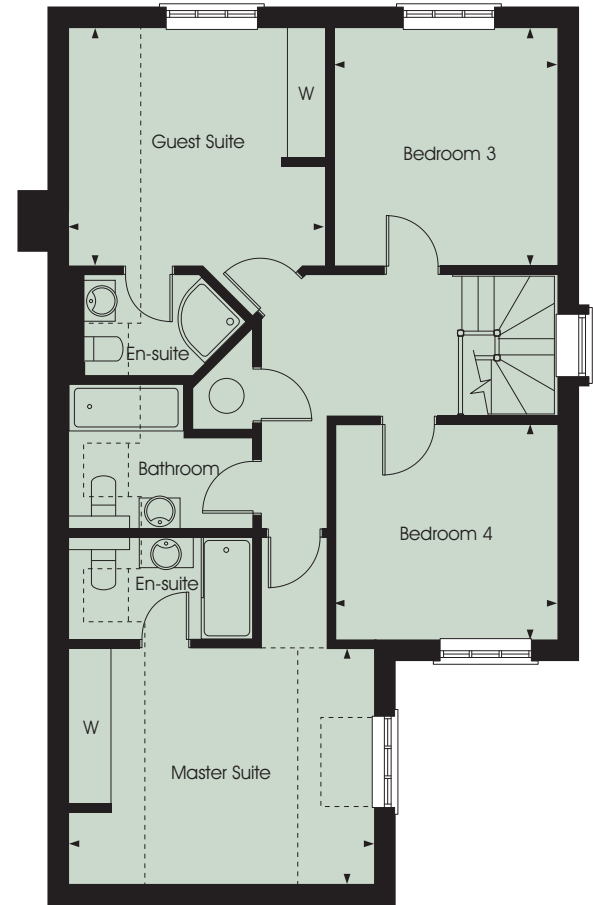
A unique four bedroom detached home offering a spacious dual aspect kitchen / family room with central island, elegant drawing room with feature fireplace and doors opening into the garden, formal dining room, four double bedrooms (two with fitted wardrobes and en-suites) and a detached garage.



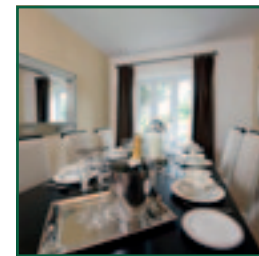


## Ground Floor

Kitchen/Family Room	5375 x 4450	17'8" x 14'7"
Drawing Room	5250 x 4150	17'3" x 13'8"
Dining Room	4379 x 2850	14'5" x 9'4"
Master Suite	4450 x 3450	14'7" x 11'4"
Guest Suite	3739 x 3494	12'3" x 11'6"
Bedroom 3	3725 x 3494	11'6" x 10'9"
Bedroom 4	3250 x 3150	10'8" x 10'4"



## First Floor





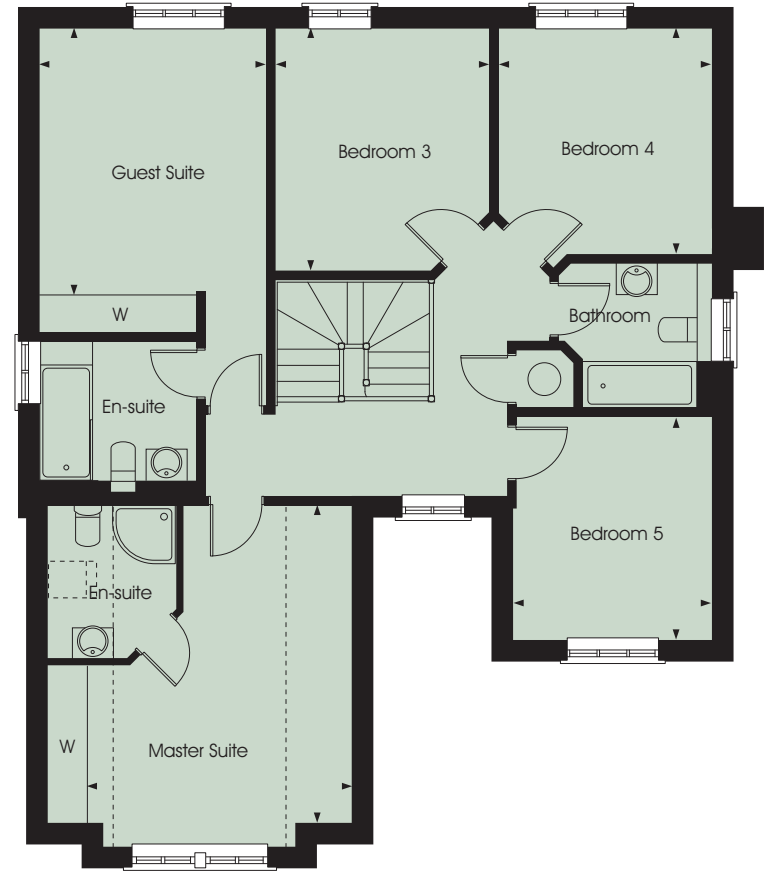
## The Downshire - HOUSE 5

A beautiful five bedroom detached home in a private position at the end of the drive, backing onto open space and grassed areas. Accommodation comprises large L-shaped kitchen / family room with bi-fold doors to the rear garden, spacious drawing room with feature fireplace, two further reception rooms, five double bedrooms (two of which have en-suites and fitted wardrobes) and detached garage.

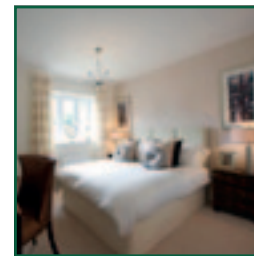


## Ground Floor

Kitchen/Family Room	6850 <sup>†</sup> x 5750 <sup>†</sup>	22'6" <sup>†</sup> x 18'11" <sup>†</sup>
Drawing Room	5650 x 3950	18'7" x 13'0"
Dining Room	4450 x 2875	14'7" x 9'5"
Study	3150 x 2887	10'4" x 9'6"
Master Suite	4988 x 4450	16'5" x 14'7"
Guest Suite	4508 x 3344	14'10" x 11'0"
Bedroom 3	3585 x 3156	11'9" x 10'4"
Bedroom 4	3335 x 3150	10'11" x 10'4"
Bedroom 5	3265 x 2887	10'9" x 9'6"



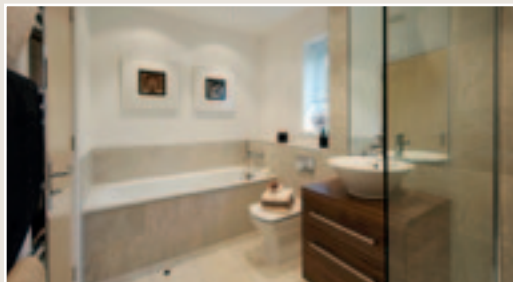
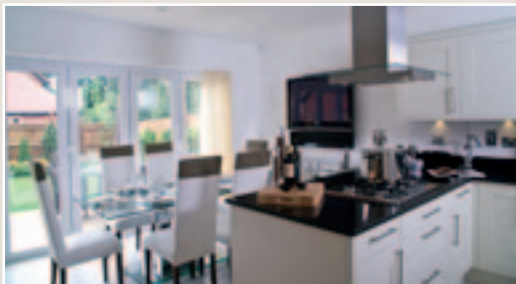
## First Floor



# Outstanding specification

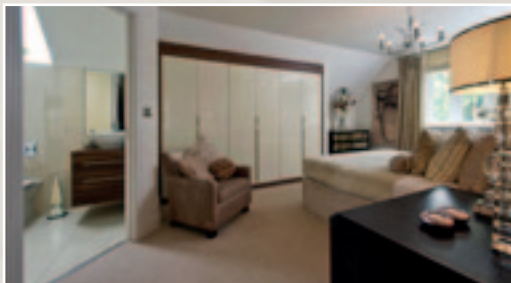
## Kitchen

- Choice of luxury custom built kitchen\*
- Granite worktops and upstand
- Double oven and gas hob, extractor hood, stainless steel splashback
- Siemens stainless steel hob
- Siemens stainless steel built-in microwave
- Integrated fridge freezer
- Siemens integrated dishwasher
- Ceramic floor tiles throughout kitchen/family room/breakfast room
- Under pelmet lighting
- Low voltage recessed downlighters



## Bathrooms & en-suite showers

- Classic white sanitaryware with chrome fittings
- Contemporary bathroom furniture in a choice of finishes\*
- Ladder heated towel rails
- Thermostatic showers
- Low voltage recessed downlighters
- Fitted mirrors to selected areas
- Choice of designer ceramic wall and floor tiles\*



## Heating, security & electrics

- Gas radiator central heating
- Stone fire surround with inset gas fire
- TV points in drawing room, kitchen/family room, study, kitchen area and all bedrooms
- Telephone sockets to drawing room, master suite, study and kitchen/family room
- Chrome shaver point to main bathroom and en-suites
- Mains operated smoke detectors
- Installed security alarm system



## Utility room

- Range of base units
- Laminate worktops
- Appliance space provided
- Stainless steel sink unit

## External

- Landscaped front and turfed rear gardens enclosed by walls or high quality fencing
- External lighting to front and rear

## Guarantee

- Every Antler home benefits from a 10 year NHBC warranty
- Antler Homes' two year warranty

## High quality fixtures & fittings

- High performance PVCu double glazed windows and French doors
- Bifold/sliding doors to family room (except The Wellingtonia)
- Softwood staircase with oak handrail and newel post
- Fitted wardrobe to master suite and bedroom 2 in a selection of finishes\*
- Ash veneered internal doors
- Chrome door furniture
- All walls and ceilings smooth painted with Dulux matt emulsion
- Contemporary styled architrave and skirtings





# Strictly Limited Editions

30 YEARS OF LUXURY HOMES

Renowned for creating impressive limited edition homes in hand-picked locations across England and the Channel Islands, Antler Homes builds properties that people will love to live in for a lifetime. Every Antler residence combines traditional detailing with contemporary design, with innovative architects and skilled craftsmen working closely together with our highly trained staff: the result is a stunning, individual home built to the highest of standards.

Embracing technology that will make your home more efficient and easier to run, the layouts and specifications of our homes are continually evolving to meet our customers' ever-changing demands and to deliver homes that will suit the way they live. Sympathetically designed to sit in harmony with their settings, each Antler home is built for today, for tomorrow, for life – for a 21st century lifestyle.

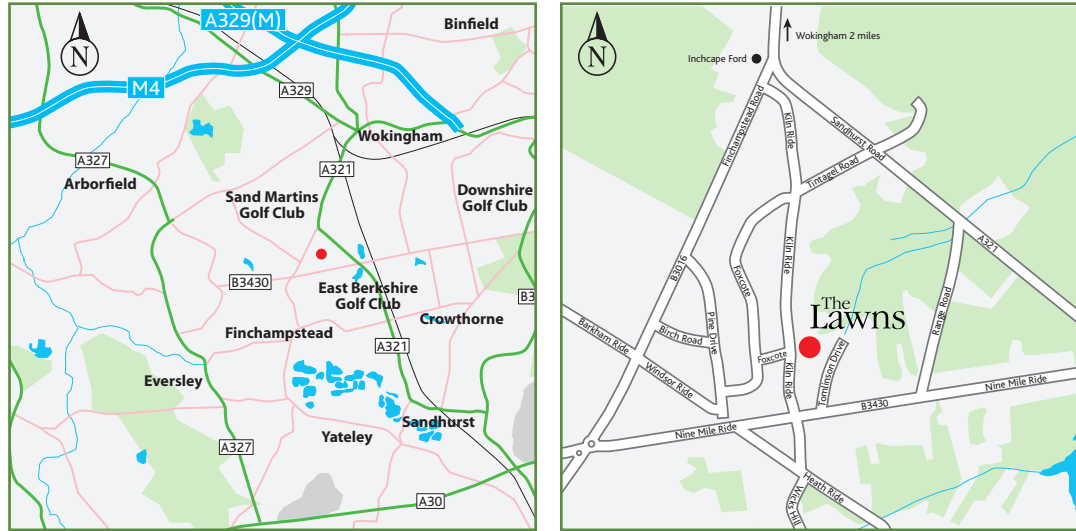


Typical Antler Homes' kitchen

# The Lawns

FINCHAMPSTEAD | BERKSHIRE

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