



**CREST
NICHOLSON**

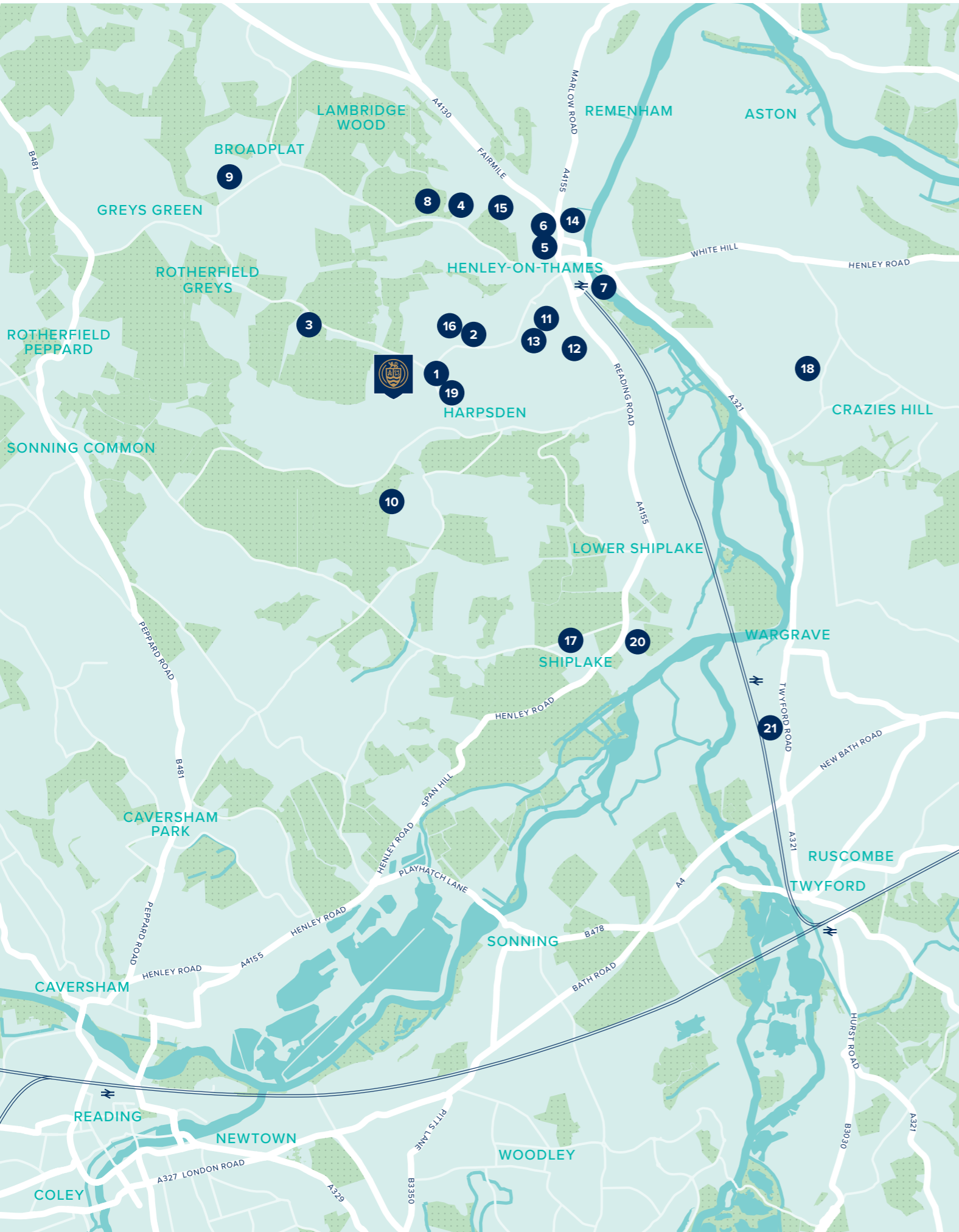
HIGHLANDS PARK

HIGHLANDS LANE • HENLEY-ON-THAMES • OXFORDSHIRE

At the foothills of the Chilterns and on the edge of one of England's most elegant towns, Highlands Park is in the perfect position.

2, 3 & 4 BEDROOM HOMES





WELCOME TO HIGHLANDS PARK

Highlands Park is located to benefit from the best both of town and country and is well placed for a range of local amenities.

On your doorstep

While the town's historic attractions are a short drive away, Highlands Park is within easy reach of shops, leisure facilities and many other amenities.

Education

Families enjoy ample choice, with options of well-regarded state and independent schools nearby, in addition to early years childcare.

Travel

With excellent road infrastructure, and a local bus service providing a rapid service between Reading and High Wycombe via Henley, Highlands Park is extremely well connected.

- 1 Henley Leisure Centre
- 2 One Stop Stores
- 3 The Maltsters Arms
- 4 Friar Park
- 5 Sainsbury's
- 6 Waitrose
- 7 Thames Boat Hire
- 8 Badgemore Park
- 9 Greys Court (National Trust)
- 10 Bones Wood
- 11 Trinity C of E Primary School
- 12 St Mary's Prep School (independent)
- 13 Sacred Heart Catholic Primary School
- 14 Rupert House School (independent)
- 15 Badgemore Primary School
- 16 Valley Road School (primary)
- 17 Shiplake C of E School (primary)
- 18 Craziess Hill C of E School (primary)
- 19 Gillotts School (secondary)
- 20 Shiplake College (secondary, independent)
- 21 The Piggott School (secondary)

- Henley train station – 14 minutes
- M4 junction 8/9 – 22 minutes
- M40 junction 4 – 26 minutes
- High Wycombe train station – 29 minutes
- Oxford – 42 minutes
- Heathrow Airport – 42 minutes
- Marlow – 18 minutes
- Reading – 35 minutes
- London Marylebone (from High Wycombe) – 33 minutes
- London Paddington (from Henley) – 44 minutes





HIGHLANDS PARK

Highlands Lane, Henley-on-Thames,
Oxfordshire, RG9 4PS

For all enquiries please call

01491 454 740

crestnicholson.com/highlandspark

THE MANY ATTRACTIONS OF THE CHILTERN

This elegant collection of two, three and four bedroom homes sits within the foothills of the Chilterns, on the edge of a historic market town.

Recently voted by The Times as one of the best places to live and a regular winner of RHS Britain in Bloom award, Henley is a picturesque and highly desirable location.

Its riverside lends itself to relaxation: the perfect location for picnics, walks and boat trips. Pretty riverside strolls lead to excellent pubs. The numerous routes through the Chilterns take in villages that regularly feature in the ITV detective drama Midsomer Murders.

Henley is imbued with history. Its existing Thursday market is believed to have been granted by a charter of King John. Three hundred buildings within the town

designated 'of special architectural or historical interest', including St Mary's Church, the Town Hall, Market Place and the 18th Century stone bridge. There's a pub where Charles I drank, a Chantry house, a butcher who smokes his own meat, a plethora of independent boutiques, elegant tea rooms and al fresco dining.

And Henley knows how to party. It is noted for a number of festivals, from the international Henley Royal Regatta to the '80s music festival Rewind. At the Festival of Music and Arts international artists perform on a floating stage to a dinner-jacketed audience, accompanied by food and fireworks. Henley's Literary

Festival takes advantage of the town's central feature, with on-the-move river readings of poetry and prose.

Further attractions include The Old Fire Station Gallery and River and Rowing Museum, which is popular throughout the year due to the permanent Wind in the Willows gallery. The Kenton Theatre is one of the oldest performing theatres in the country.

The National Trust's Greys Court and Nuffield Place together with the Grade II Listed Park Place are a short drive away, as is the opportunity to sample sparkling wine and spectacular views at Fairmile Vineyard.





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HIGHLANDS PARK

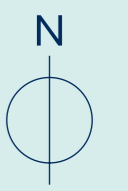
DEVELOPMENT PLAN

At the foothills of the Chilterns and on the edge of one of England's most elegant towns, Highlands Park is in the perfect position.

2, 3, 4 & 5 BEDROOM HOMES



- 2 BEDROOM HOMES**
 - The Ashtead
- 3 BEDROOM HOMES**
 - The Chesham
 - The Seaton
 - The Hatfield
- 4 BEDROOM HOMES**
 - The York
 - The Marlborough
 - The Keswick
 - The Winkfield
 - The Romsey
- Affordable Housing



V Visitor Parking
PS Pumping Station



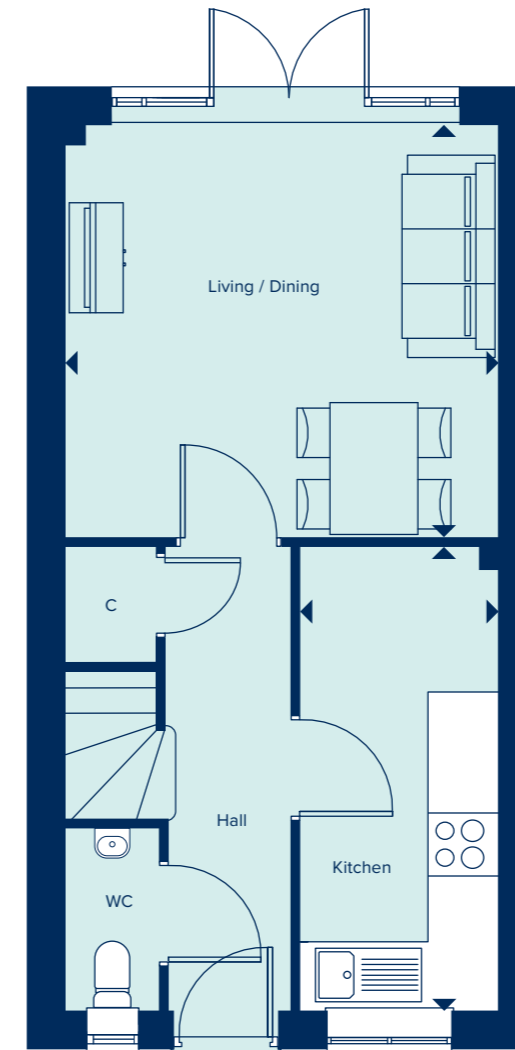
THE ASHTEAD
2 Bedroom Home
Total Area: 685 sq ft

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THE ASHTEAD

The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a combined living and dining room provides an entertainment space - which benefits from ample natural, light supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



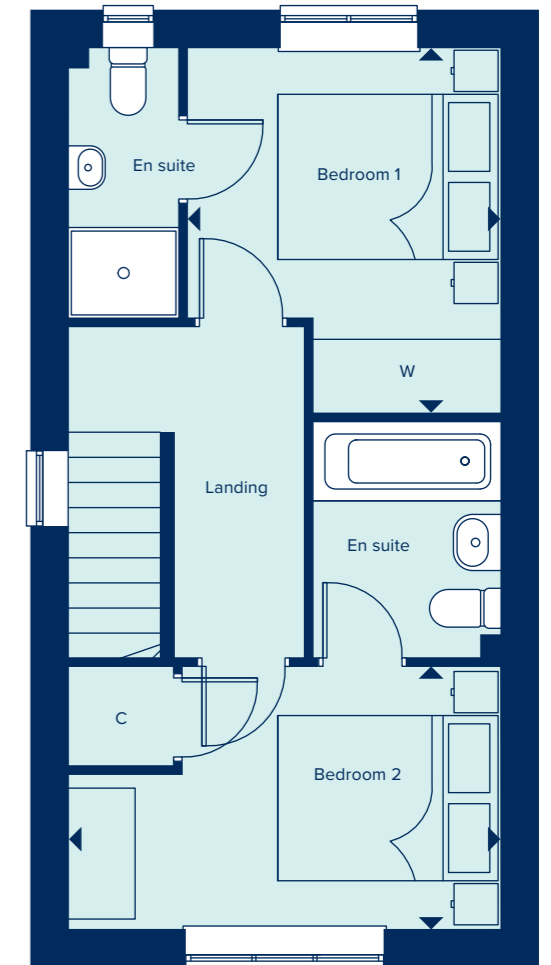
GROUND FLOOR

LIVING / DINING

3.94m x 3.75m 12'X11 x 12'4"

KITCHEN

4.21m x 1.81m 13'10" x 5'11"



FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'5"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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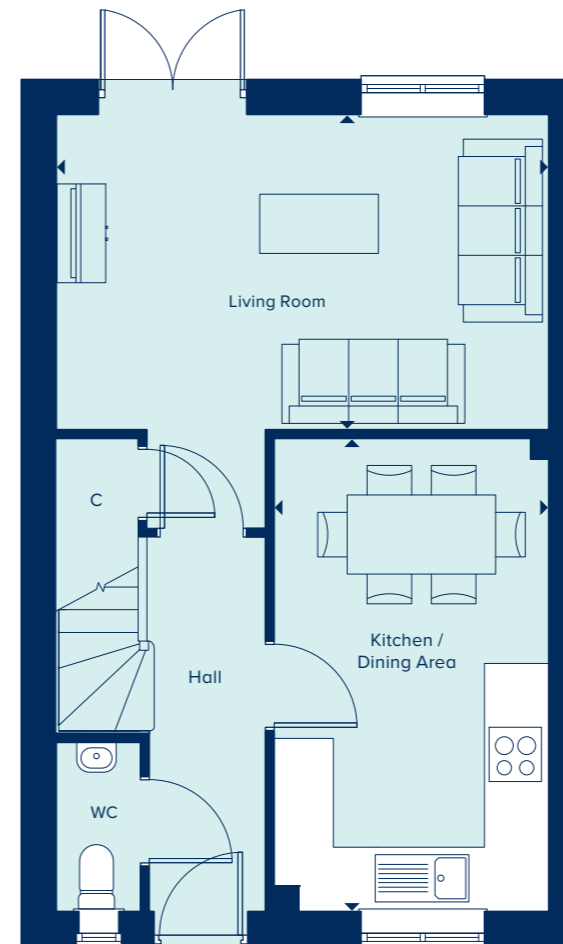
THE HATFIELD
3 Bedroom Home
Total Area: 864 sq ft

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the master bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



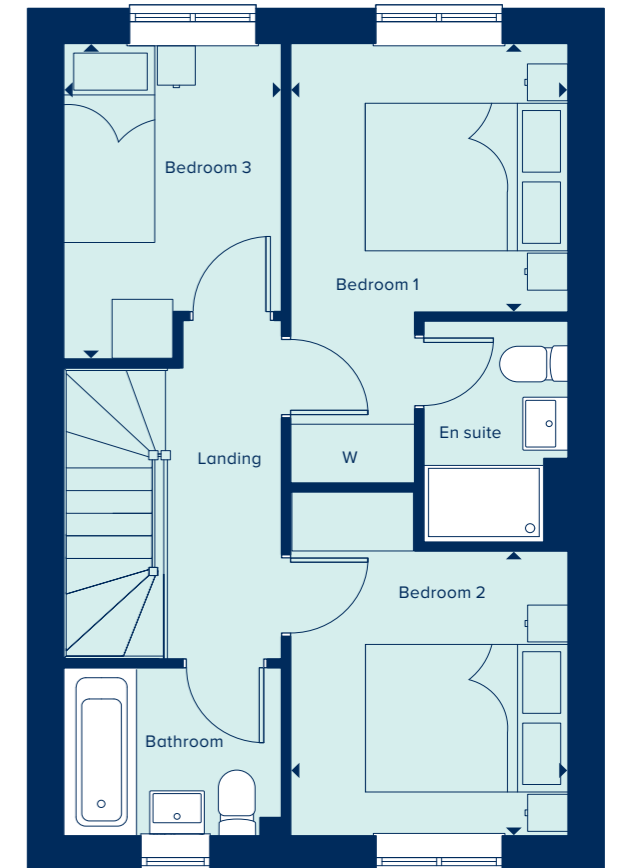
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE CHESHAM

3 Bedroom Home
Total Area: 997 sq ft

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large master bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



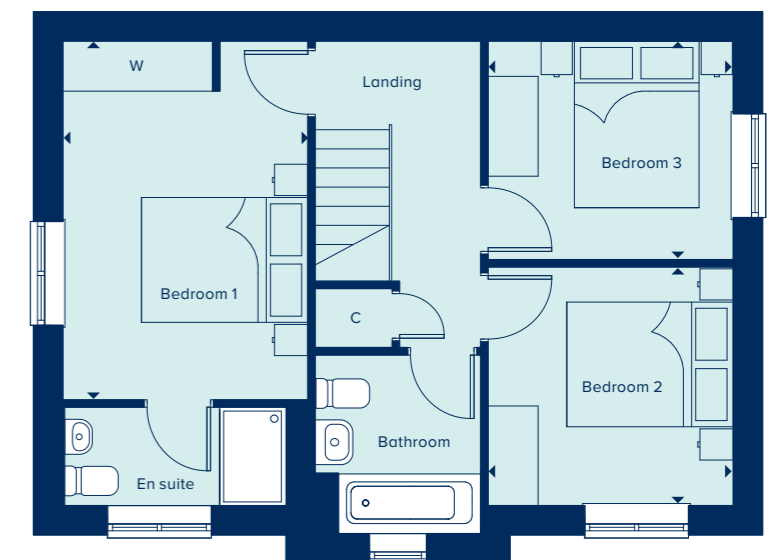
GROUND FLOOR

KITCHEN / DINING AREA	
5.57m x 2.94m	18'3" x 9'8"
LIVING ROOM	
5.58m x 2.88m	18'4" x 9'5"



FIRST FLOOR

BEDROOM 1	
4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	
2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe

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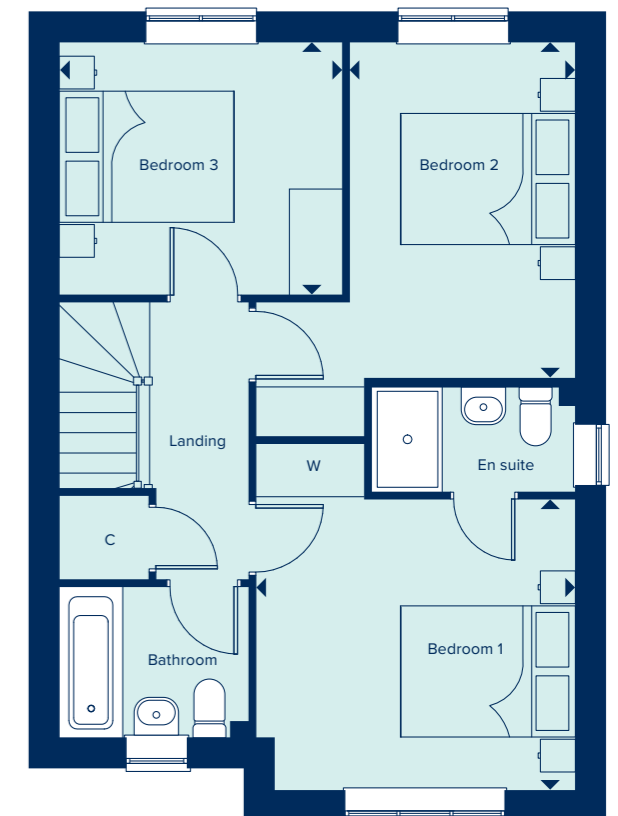
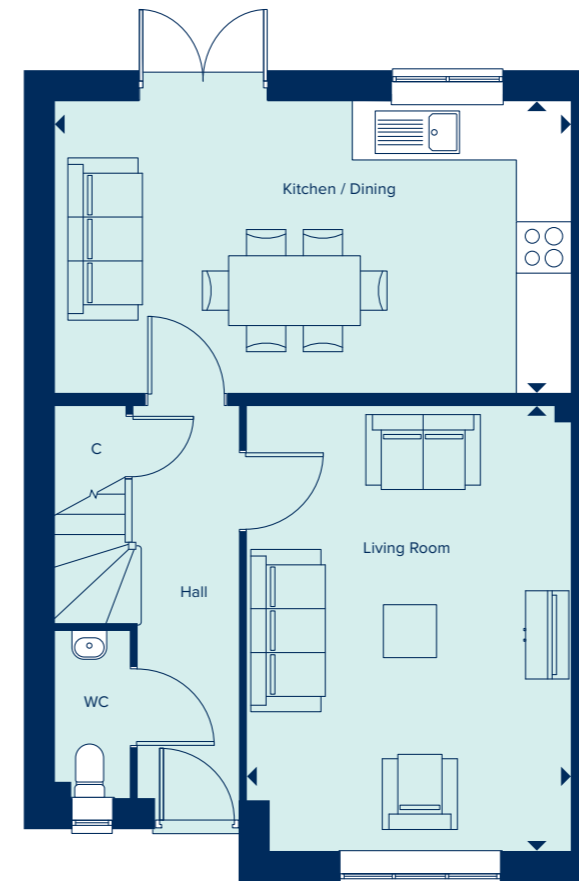
THE SEATON
 3 Bedroom Home
 Total Area: 1043 sq ft

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THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous master bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

2.56m x 3.81m 8'5" x 12'6"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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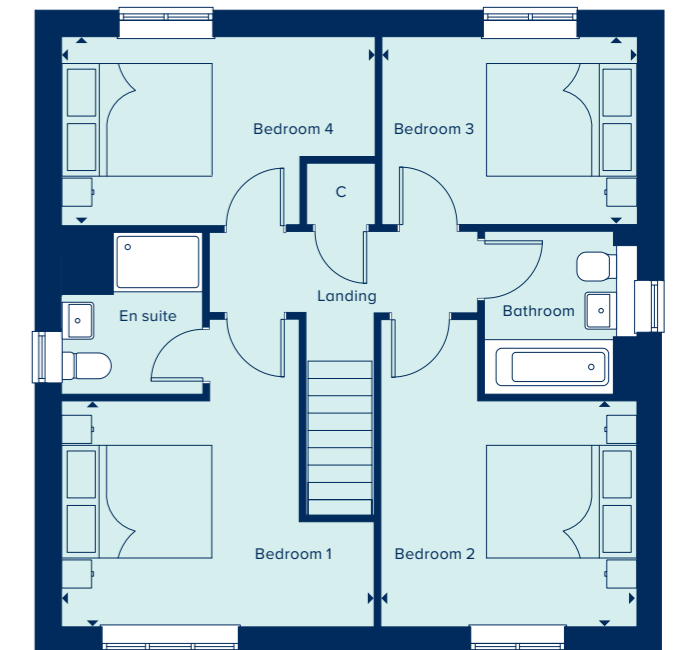
THE YORK
4 Bedroom Home
Total Area: 1103 sq ft

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THE YORK

The York has four bedrooms, each of which is generously sized and includes two bathrooms, one of which creates a master bedroom suite. An integral garage provides convenience, as does a utility room, downstairs wc outside tap and ample storage, while design attributes such as the triple panel windows which benefit both the living area and the main bedroom create a warm and welcoming atmosphere.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

GARAGE

5.99m x 3.09m 19'8" x 10'1"

FIRST FLOOR

BEDROOM 1

4.14m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe

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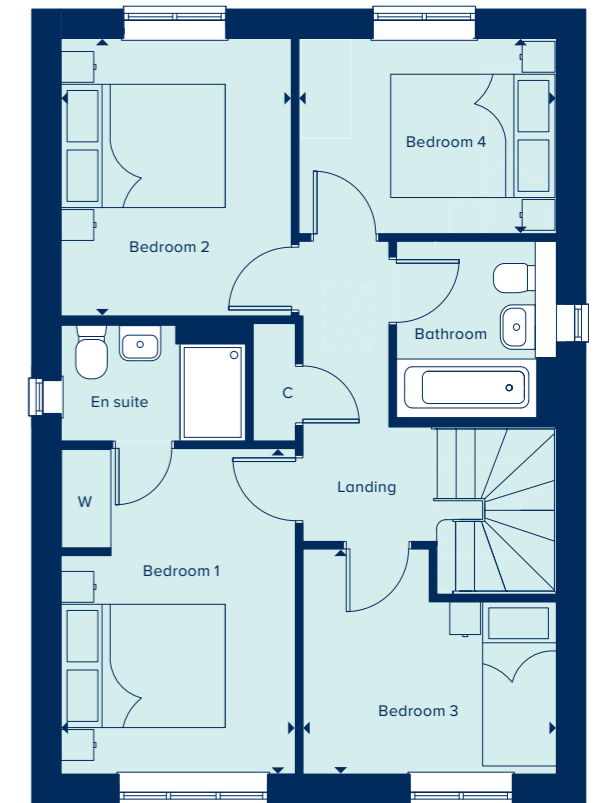
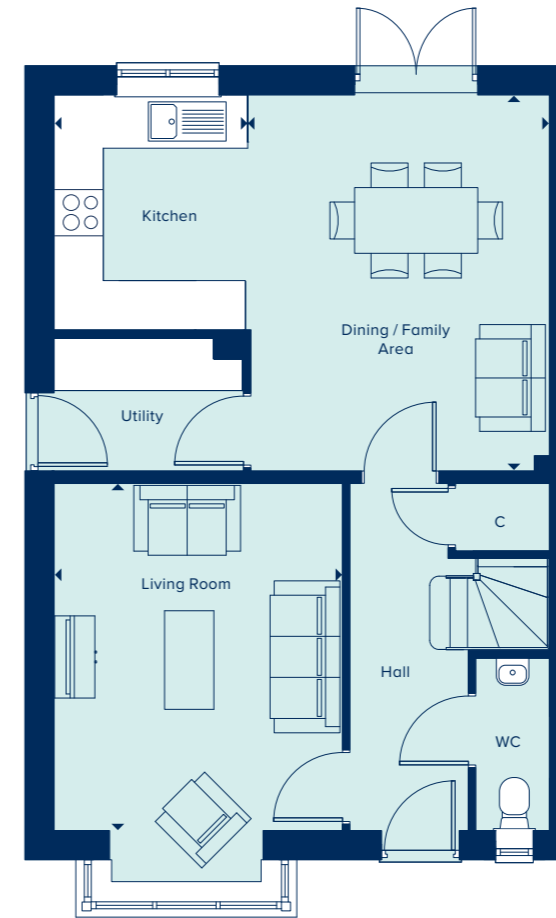
THE ROMSEY
4 Bedroom Home
Total Area: 1191 sq ft

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.58m x 3.63m 15'0" x 11'11"

KITCHEN

2.86m x 2.39m 9'4" x 7'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.85m 13'0" x 9'4"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.08m x 2.74m 10'1" x 9'0"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe

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THE KESWICK
4 Bedroom Home
Total Area: 1226 sq ft

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THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large master bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

6.70m x 2.91m 21'11" x 9'6"

LIVING ROOM

4.81m x 3.35m 15'9" x 11'0"

STUDY

3.41m x 2.47m 11'2" x 8'1"



FIRST FLOOR

BEDROOM 1

4.38m x 3.48m 14'4" x 11'5"

BEDROOM 2

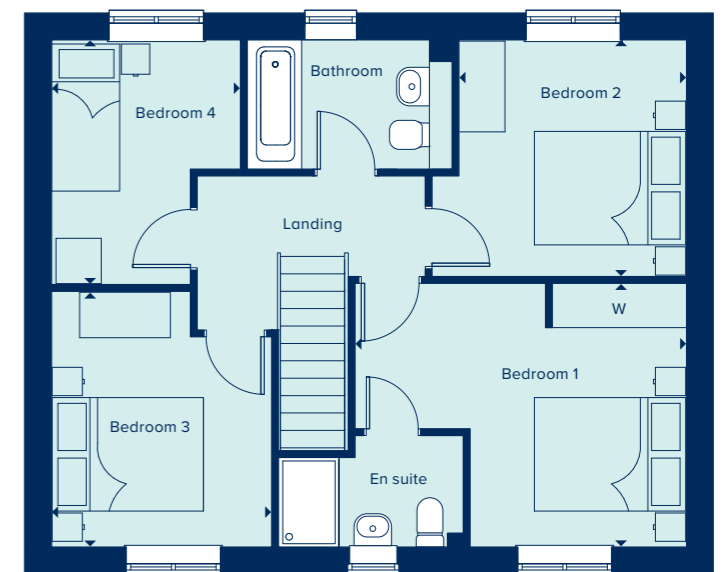
3.13m x 3.01m 10'3" x 9'10"

BEDROOM 3

3.38m x 2.91m 11'1" x 9'6"

BEDROOM 4

3.23m x 2.49m 10'7" x 8'2"



C Cupboard W Wardrobe

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THE MARLBOROUGH

4 Bedroom Home
 Total Area: 1327 sq ft

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THE MARLBOROUGH

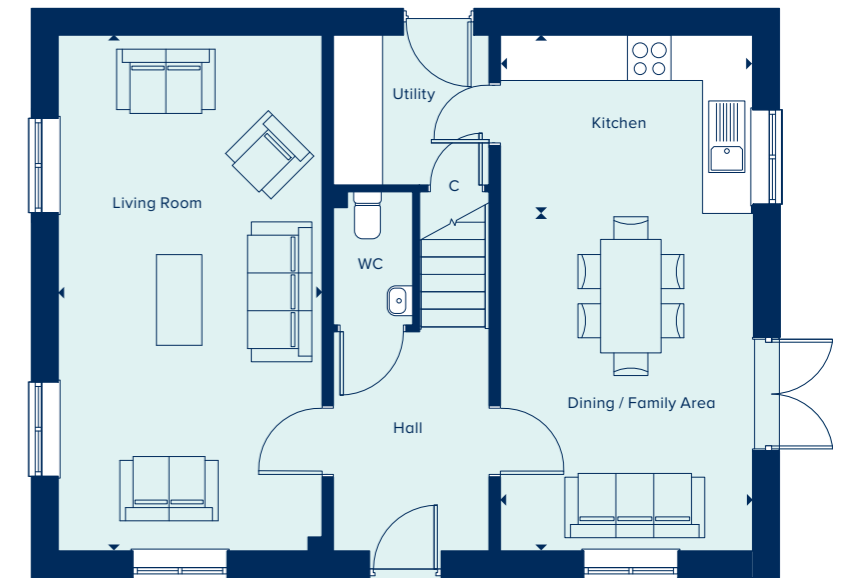
The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the master bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



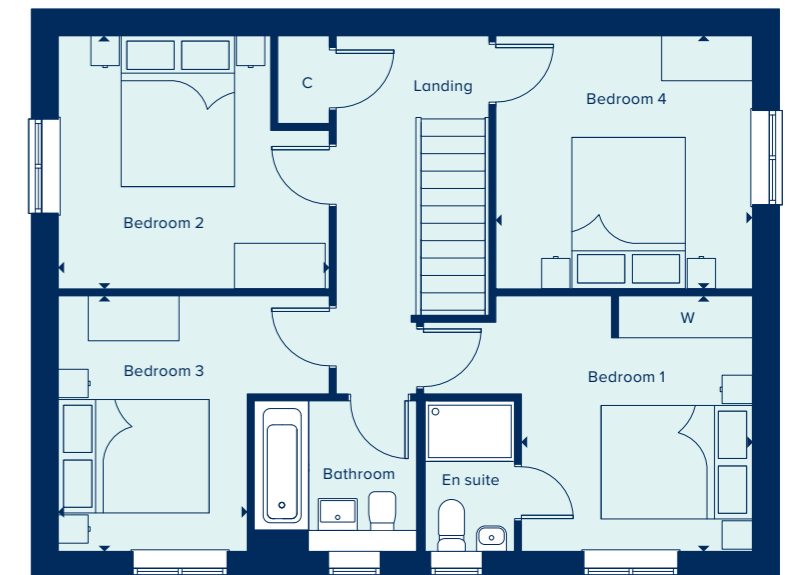
GROUND FLOOR

DINING / FAMILY AREA		
4.46m x 3.33m		14'7" x 10'11"
KITCHEN		
3.33m x 2.35m		10'11" x 7'9"
LIVING ROOM		
6.82m x 3.49m		22'4" x 11'5"



FIRST FLOOR

BEDROOM 1		
3.38m x 3.05m		11'1" x 10'0"
BEDROOM 2		
3.58m x 3.35m		11'9" x 11'0"
BEDROOM 3		
3.38m x 2.50m		11'1" x 8'2"
BEDROOM 4		
3.39m x 3.35m		11'2" x 11'0"



C Cupboard W Wardrobe

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THE WINKFIELD

4 Bedroom Home
Total Area: 1371 sq ft

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THE WINKFIELD

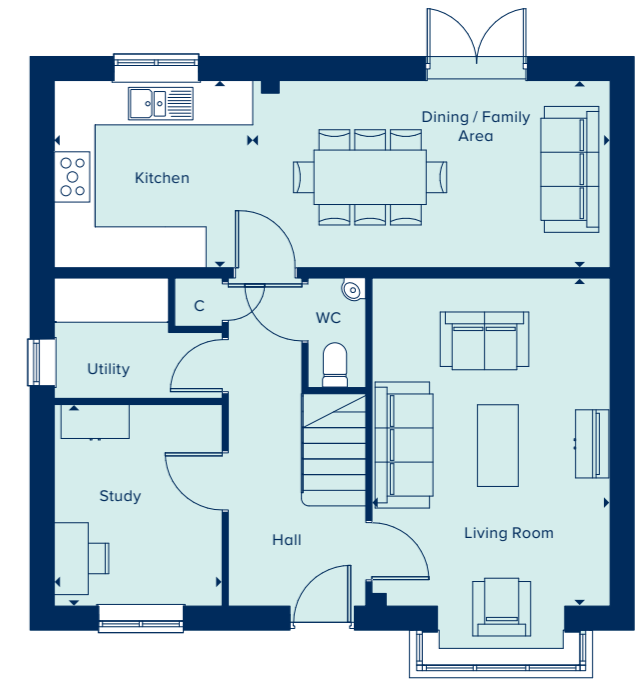
Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large master bedroom featuring an en suite bathroom.

4 BEDROOM HOME



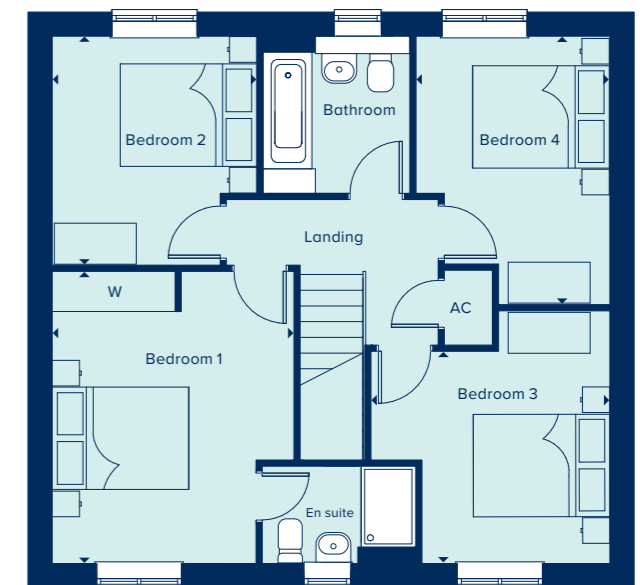
GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m		17'2" x 9'0"
KITCHEN		
2.91m x 2.75m		9'7" x 9'0"
LIVING ROOM		
4.82m x 3.50m		15'10" x 11'6"
STUDY		
2.96m x 2.46m		9'8" x 8'1"



FIRST FLOOR

BEDROOM 1		
4.27m x 3.54m		14'0" x 11'7"
BEDROOM 2		
3.35m x 2.99m		11'0" x 9'10"
BEDROOM 3		
3.50m x 3.10m		11'6" x 10'2"
BEDROOM 4		
3.93m x 2.84m		12'11" x 9'4"



AC Airing Cupboard C Cupboard W Wardrobe

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +
KITCHEN			
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•
Electric single built-in oven in stainless steel	•		
Electric built-under 1 ½ oven in stainless steel		•	
Electric built-in double oven in stainless steel			•
4 ring gas hob in stainless steel	•	•	
5 ring gas hob in stainless steel			•
Stainless steel splashback behind hob	•	•	•
Integrated extractor hood	•		
Stainless steel chimney extractor hood		•	•
Energy efficient integrated fridge/freezer	•	•	•
Energy efficient integrated dishwasher		•*	•
Energy efficient integrated washing machine	•	•**	
Single bowl sink and drainer in stainless steel	•	•	
1.5 bowl sink and drainer in stainless steel			•
Single lever chrome mixer tap	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	•	•	•
Chrome mixer taps and shower fittings	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•		
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•
Tiled splashback to basin in cloakroom	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +
ELECTRICAL			
Low energy LED 4-light spotlight bar to kitchen	•		
Low energy LED downlighters in white to kitchen		•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•
Low energy lighting in all other areas	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•
DECORATION			
White emulsion to all rooms and ceilings	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•
White internal doors with chrome ironmongery	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•
EXTERNAL FINISHES			
Front gardens to be landscaped	•	•	•
Rear gardens topsoiled and rotovated	•	•	•
External low energy security light fitted by front door	•	•	•
External tap	•	•	•
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	•	•	•
Two years warranty and aftercare	•	•	•
Complete NHBC ten year warranty	•	•	•

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease.





HIGHLANDS PARK

Highlands Lane, Henley-on-Thames,
Oxfordshire, RG9 4PS

For all enquiries please call

01491 454 740

crestnicholson.com/highlandspark



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