

# MEADOW COURT

Iver, Buckinghamshire

An exquisitely designed collection of thirty-nine two and three bedroom apartments, set within the leafy suburb of Iver, Buckinghamshire.



# Find clarity in living

Meadow Court is an exquisitely designed collection of thirty-nine two and three bedroom apartments, set within the leafy suburb of Iver, Buckinghamshire, yet within easy reach of the city.

**It is the perfect place to call home and unwind, leaving you time to reflect and find clarity.**

An aerial photograph of a large, multi-story brick residential complex. The buildings are arranged in a U-shape, surrounding a central courtyard area. The architecture features gabled roofs with dormer windows and multiple stories of windows. A winding asphalt driveway with a black metal railing curves through the complex. Landscaping includes green lawns, manicured shrubs, and several trees, some with pink blossoms. In the background, there is a large green field with a white fence, and a barn-like structure. The overall scene is bright and clear, suggesting a high-quality, well-maintained property.

Maybe where there's clarity of air,  
there's clarity of thought.

CHET HUNTLEY, REPORTER

MEADOW COURT BY KEBBELL

Computer enhanced image is indicative only. Details of the landscaping, car parking, lighting, solar panels and bin store have been altered during the construction process. Please seek clarification from a sales representative.



## Surrounded by green space

Meadow Court's gated entrance and underground parking are complemented by beautiful landscaped gardens and framed by mature trees bordering the green belt.

Each apartment benefits from two allocated parking spaces, with at least one situated in the underground car park. There are additional visitor parking spaces and communal electric charging points at ground level.



# Welcome to Kebbell quality

A superior quality of finish and attention to detail are the enviable qualities that define a Kebbell home. Our ethos 'For How You Live', ensures that we put our customers needs at the heart of our home designs, creating homes to suit every lifestyle, now and in the future.





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There are numerous walks along historic stretches of the Grand Union Canal or glorious open countryside such as Little Britain Lake.



## Town and country

Iver is in the heart of Colne Valley Park, forty square miles of countryside just to the west of London. It is a network of country parks, lakes, rivers and canals, with farmland and nature reserves knitting it all together. Just a mile or two from Meadow Court, you have endless choices for rural pursuits and outdoor life.



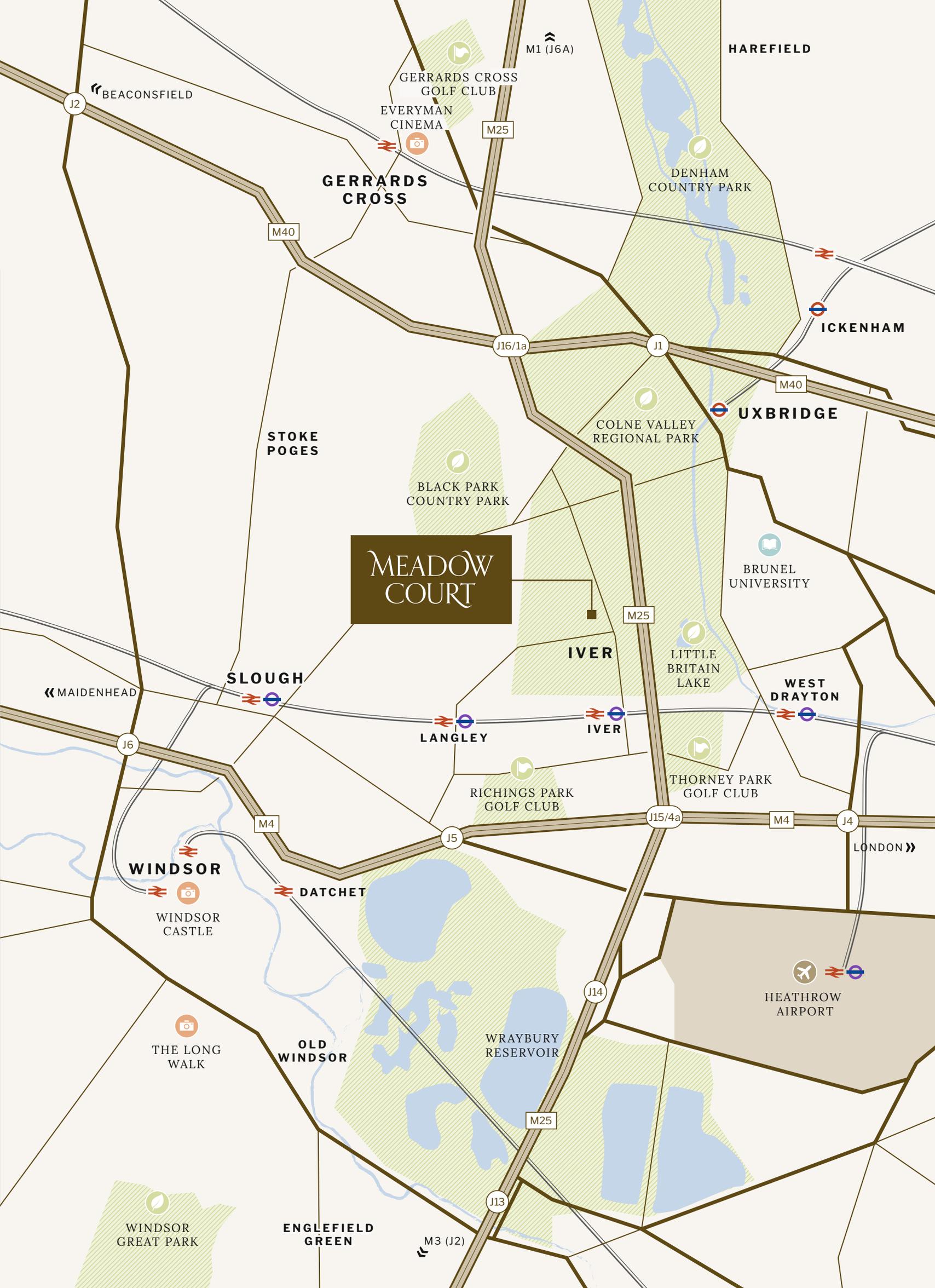
# Elizabeth Line Connections

Iver station, just a few minutes drive away, has recently been upgraded to form part of the Elizabeth Line. Great news for commuters and investors alike.

Meadow Court is a four minute drive to the station, then once on the train it's thirty-seven minutes to Bond Street, forty-four minutes to Liverpool Street, and fifty-one minutes to Canary Wharf. All very appealing 'pillow to platform' travel times.

By road Iver connects easily to the M25, the M4 and the M40. Heathrow Airport can be reached in as little as thirteen minutes.

All timings are approximate. Source: [tfl.gov.uk](http://tfl.gov.uk)



**MEADOW COURT**

HAREFIELD

M1 (J6A)

GERRARDS CROSS GOLF CLUB

EVERYMAN CINEMA

M25

DENHAM COUNTRY PARK

GERRARDS CROSS

M40

ICKENHAM

J16/1a

J1

M40

UXBRIDGE

COLNE VALLEY REGIONAL PARK

STOKE POGES

BLACK PARK COUNTRY PARK

BRUNEL UNIVERSITY

IVER

M25

LITTLE BRITAIN LAKE

WEST DRAYTON

SLOUGH

MAIDENHEAD

LANGLEY

IVER

J6

RICHINGS PARK GOLF CLUB

THORNEY PARK GOLF CLUB

LONDON

J15/4a

M4

J4

WINDSOR

WINDSOR CASTLE

DATCHET

M4

J5

J15/4a

HEATHROW AIRPORT

THE LONG WALK

OLD WINDSOR

WRAYBURY RESERVOIR

J14

WINDSOR GREAT PARK

ENGLEFIELD GREEN

M3 (J2)

J13



Photography is indicative and of a previous KEBBELL development.

Bathrooms and en suites are exceptionally stylish, with contemporary white sanitaryware and mirrored cabinets or wall hung vanity units.

## Luxury as standard

At Meadow Court, you will have underfloor heating; extremely high quality tiling, sanitaryware, fixtures and fittings; plus much more storage space than in the average apartment. The luxurious kitchens have stone work surfaces and there are multiple Sky points throughout. These items are all included as standard. That's the Kebbell difference.





MEADOW COURT BY KEBBELL

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The kitchen, the heart of your new home, has soft-closing cabinets, Silestone worktops, mirrored splashbacks and integrated Bosch appliances.



Computer generated images of Meadow Court apartments are for indicative purposes only. Final finishes may vary.



Computer generated image is indicative only. Details of the landscaping, car parking, lighting, solar panels and bin store have been altered during the construction process. Please seek clarification from a sales representative.

ELECTRIC GATES



# Choose your apartment

Meadow Court has three, three-storey apartment buildings in a courtyard-style, all with basement parking and a lift in each building. There are thirty-nine two and three bedroom apartments, with twelve different layouts in total.

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## Building 1:

Apartments 1 - 15

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## Building 2:

Apartments 16 - 30

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## Building 3:

Entrance 1  
Apartments 31 - 36

Entrance 2  
Apartments 37 - 39

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MEADOW COURT BY KEBBELL



Computer generated image shows building 2 and is indicative only. Details of the landscaping, car parking, lighting and solar panels have been altered during the construction process. Please seek clarification from a sales representative.

# Buildings 1 and 2: Apartments 1-15 and 16-30



# Buildings 1 and 2

## GROUND FLOOR

# No's 1, 5\*, 16 & 20\*

## FIRST FLOOR

# No's 6, 10\*, 21 & 25\*

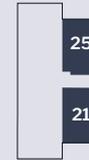
**2 BEDROOM APARTMENT**  
**94.11 SQ M / 1013 SQ FT**

### Floor Dimensions

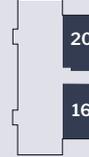
Kitchen/Dining/Living	7.40m x 4.60m	24' 3" x 15' 1"
Principal Bedroom	4.47m x 3.04m	14' 8" x 9' 11"
Bedroom 2	2.92m x 2.83m	9' 7" x 9' 3"

## BUILDING 2

### FIRST FLOOR

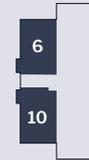


### GROUND FLOOR

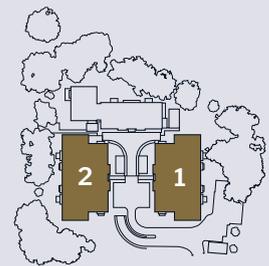
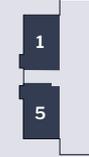


## BUILDING 1

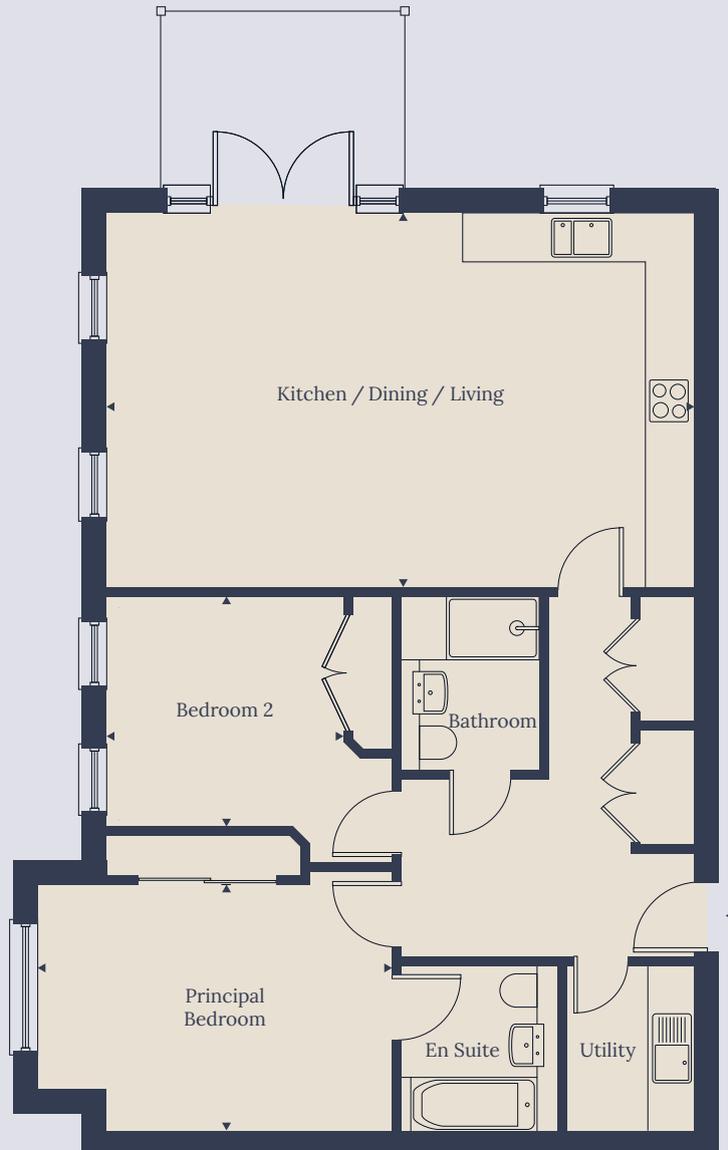
### FIRST FLOOR



### GROUND FLOOR



MEADOW COURT BY KEBBELL



\*Denotes handed apartments. Floor plan shown is No. 1 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

# Buildings 1 and 2

## GROUND FLOOR

# No's 2, 4\*, 17 & 19\*

## FIRST FLOOR

# No's 7, 9\*, 22 & 24\*

**2 BEDROOM APARTMENT**  
**103.49 SQ M / 1114 SQ FT**

### Floor Dimensions

Kitchen/Dining/Living	6.84m x 6.58m	22' 5" x 21' 7"
Principal Bedroom	3.56m x 3.10m	11' 8" x 10' 2"
Bedroom 2	3.60m x 3.20m	11' 10" x 10' 6"

## BUILDING 2

### FIRST FLOOR



### GROUND FLOOR

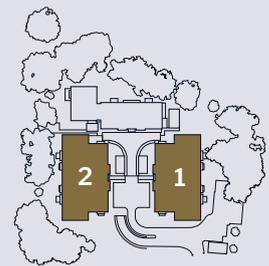


## BUILDING 1

### FIRST FLOOR



### GROUND FLOOR



\*Denotes handed apartments. Floor plan shown is No. 2 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

# Buildings 1 and 2

GROUND FLOOR

## No's 3 & 18

FIRST FLOOR

## No's 8 & 23

**2 BEDROOM APARTMENT**  
**94.30 SQ M / 1015 SQ FT**

### Floor Dimensions

Kitchen/Dining/Living	7.68m x 5.77m	25' 2" x 18' 11"
Principal Bedroom	3.39m x 3.10m	11' 1" x 10' 2"
Bedroom 2	3.10m x 2.77m	10' 2" x 9' 1"

**BUILDING 2**

FIRST FLOOR



**BUILDING 1**

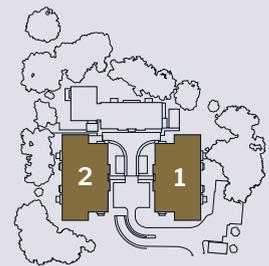
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



MEADOW COURT BY KEBBELL



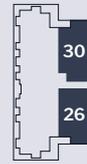
Floor plan shown is No. 3 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

# Buildings 1 and 2

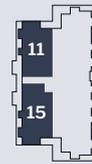
SECOND FLOOR

## No's 11, 15\*, 26 & 30\*

**BUILDING 2**  
SECOND FLOOR



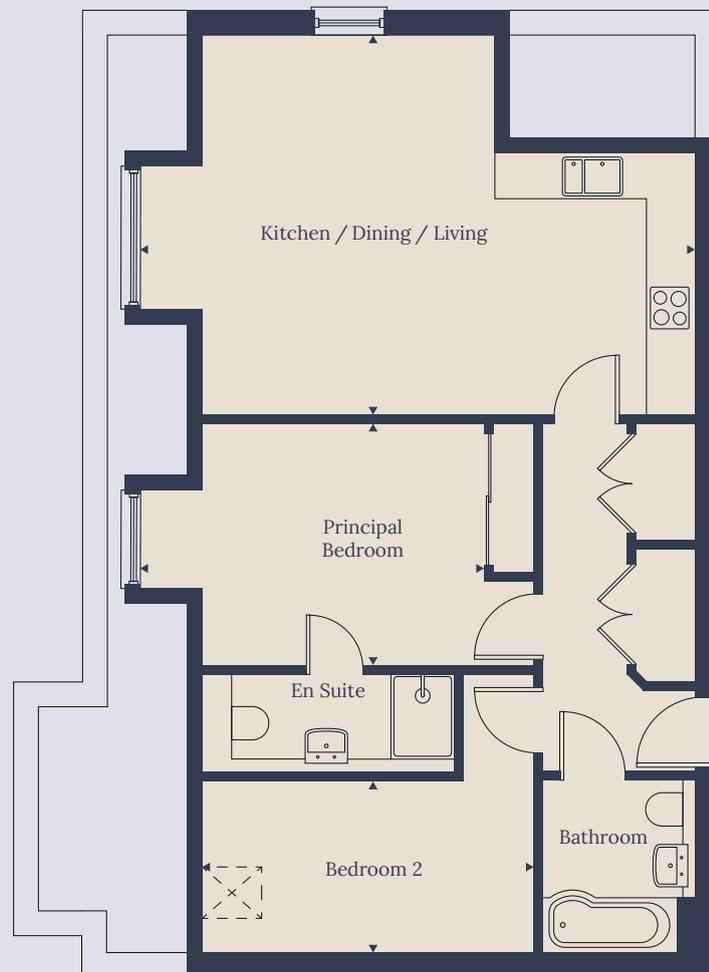
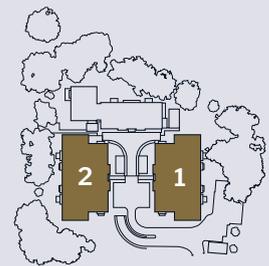
**BUILDING 1**  
SECOND FLOOR



### 2 BEDROOM APARTMENT 77.95 SQ M / 839 SQ FT

#### Floor Dimensions

Kitchen/Dining/Living	6.85m x 4.92m	22' 6" x 16' 2"
Principal Bedroom	4.05m x 3.10m	13' 3" x 10' 2"
Bedroom 2	4.59m x 2.18m	15' 1" x 7' 2"



\*Denotes handed apartments. Floor plan shown is No. 11.  
Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

# Buildings 1 and 2

SECOND FLOOR

## No's 12, 14\*, 27 & 29\*

**BUILDING 2**  
SECOND FLOOR



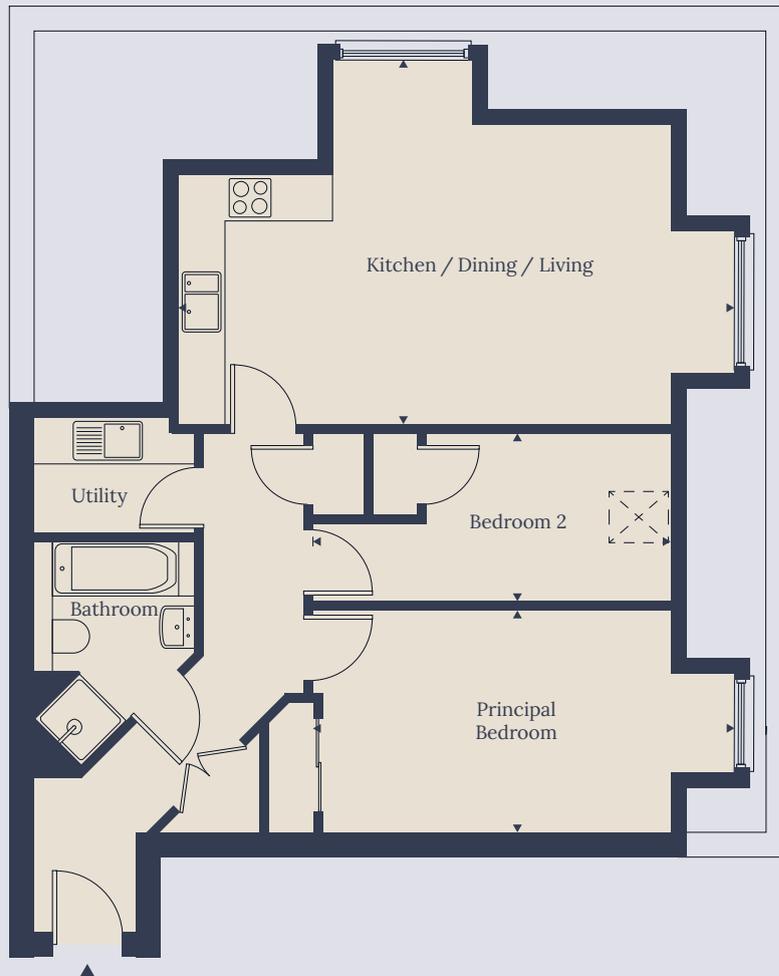
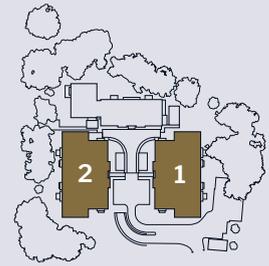
**BUILDING 1**  
SECOND FLOOR



### 2 BEDROOM APARTMENT 76.37 SQ M / 822 SQ FT

#### Floor Dimensions

Kitchen/Dining/Living	7.19m x 4.30m	23' 7" x 14' 1"
Principal Bedroom	5.01m x 2.87m	16' 5" x 9' 5"
Bedroom 2	3.47m x 2.19m	11' 5" x 7' 2"



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\*Denotes handed apartments. Floor plan shown is No. 12.  
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# Buildings 1 and 2

SECOND FLOOR

## No's 13 & 28\*

**BUILDING 2**  
SECOND FLOOR



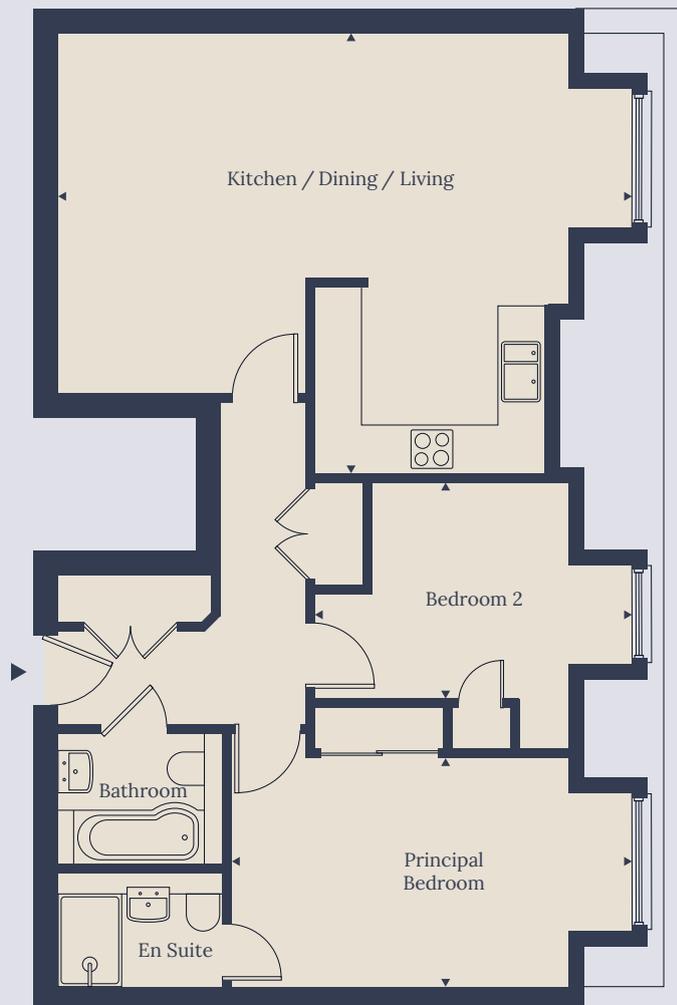
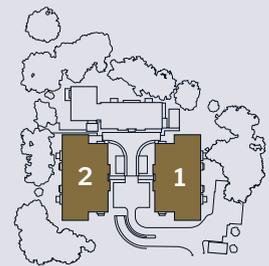
**BUILDING 1**  
SECOND FLOOR



**2 BEDROOM APARTMENT**  
**83.61 SQ M / 900 SQ FT**

### Floor Dimensions

Kitchen/Dining/Living	6.91m x 5.55m	22' 8" x 18' 3"
Principal Bedroom	4.68m x 2.81m	15' 4" x 9' 3"
Bedroom 2	2.80m x 2.79m	9' 2" x 9' 2"



\*Denotes handed apartments. Floor plan shown is No. 13.  
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# Building 3: Apartments 31 – 39

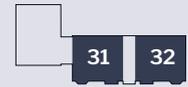


# Building 3

GROUND FLOOR

## No's 31 & 32\*

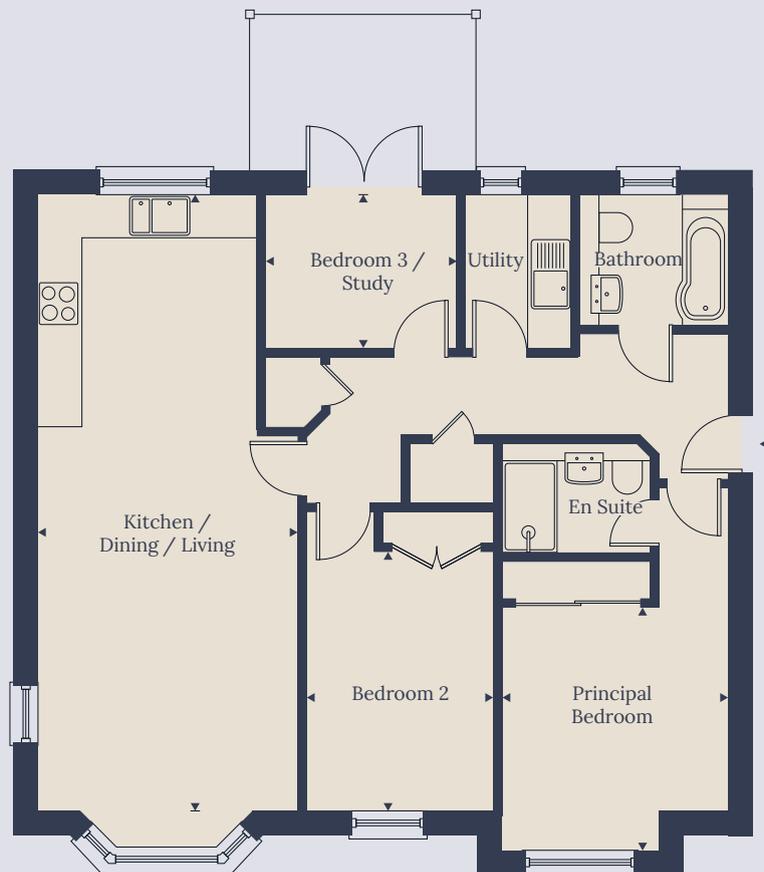
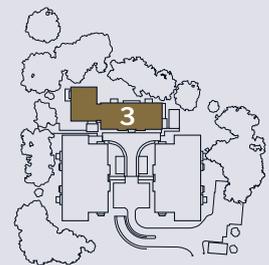
**BUILDING 3**  
GROUND FLOOR



**2/3 BEDROOM APARTMENT WITH BEDROOM 3 / STUDY**  
**101.64 SQ M / 1094 SQ FT**

### Floor Dimensions

Kitchen/Dining/Living	9.38m x 3.90m	30' 9" x 12' 10"
Principal Bedroom	4.31m x 3.73m	14' 2" x 12' 3"
Bedroom 2	3.96m x 2.84m	13' 0" x 9' 4"
Bedroom 3/Study	2.89m x 2.33m	9' 6" x 7' 8"



\*Denotes handed apartments. Floor plan shown is No. 31.  
Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

FIRST FLOOR

# No's 33 & 34\*

BUILDING 3

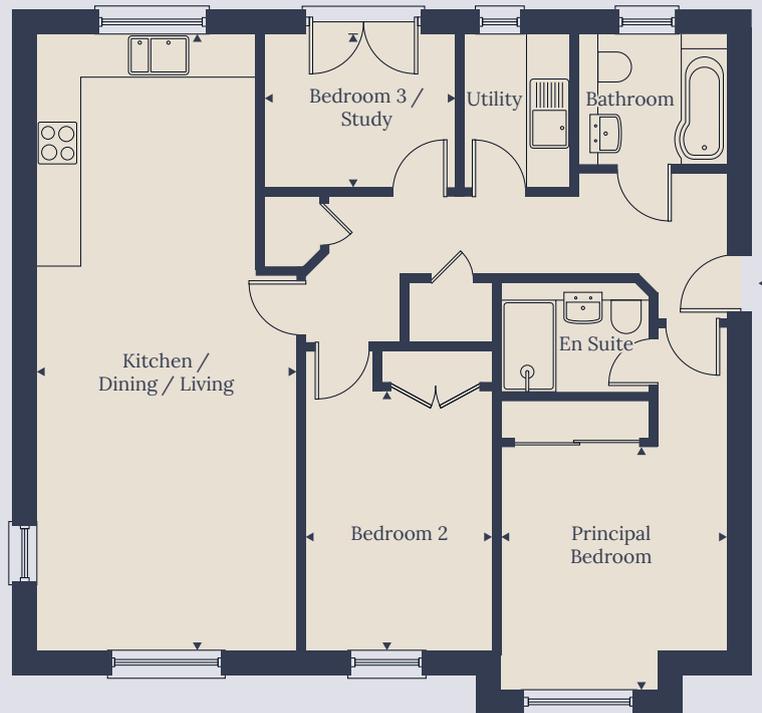
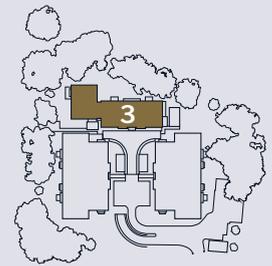
FIRST FLOOR



**2/3 BEDROOM APARTMENT BEDROOM 3 / STUDY**  
**101.64 SQ M / 1094 SQ FT**

Floor Dimensions

Kitchen/Dining/Living	9.38m x 3.90m	30' 9" x 12' 10"
Principal Bedroom	4.31m x 3.73m	14' 2" x 12' 3"
Bedroom 2	3.96m x 2.84m	13' 0" x 9' 4"
Bedroom 3/Study	2.89m x 2.33m	9' 6" x 7' 8"



\*Denotes handed apartments. Floor plan shown is No. 33.  
 Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

# Building 3

SECOND FLOOR

# No. 35

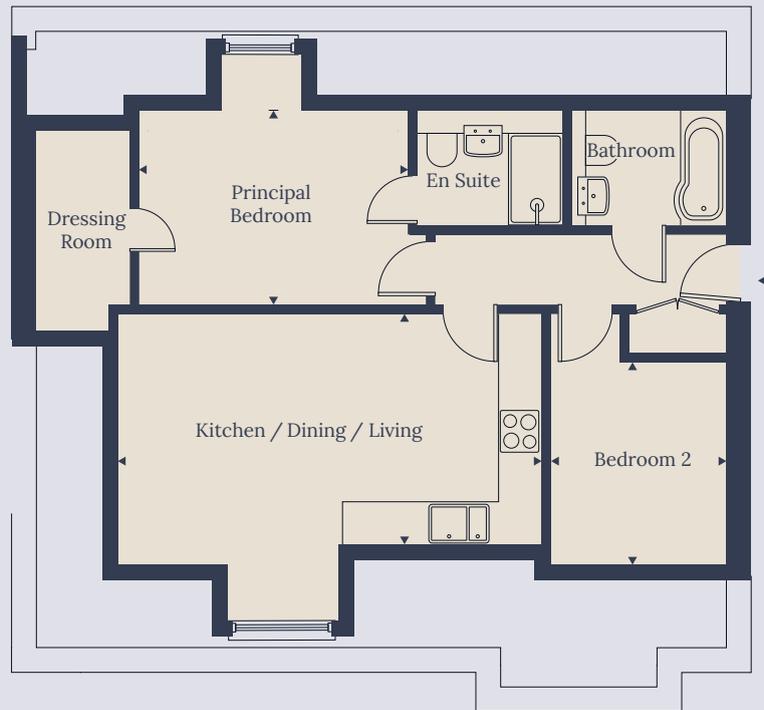
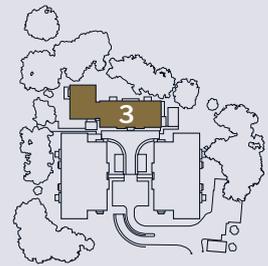
**BUILDING 3**  
SECOND FLOOR



## 2 BEDROOM APARTMENT 70.14 SQ M / 755 SQ FT

### Floor Dimensions

Kitchen/Dining/Living	6.65m x 3.39m	21' 10" x 11' 1"
Principal Bedroom	4.59m x 3.21m	15' 1" x 10' 6"
Bedroom 2	3.08m x 2.69m	10' 1" x 8' 10"



MEADOW COURT BY KEBBELL

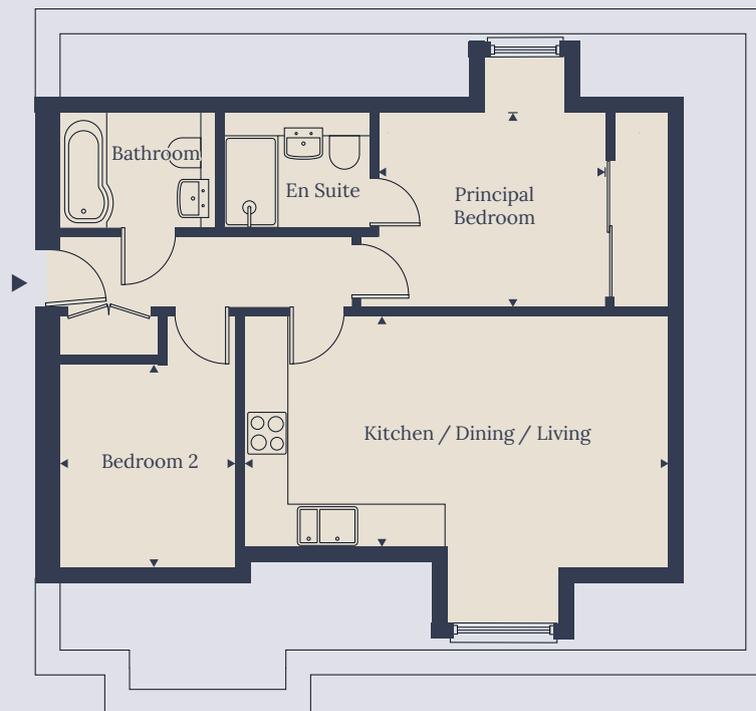
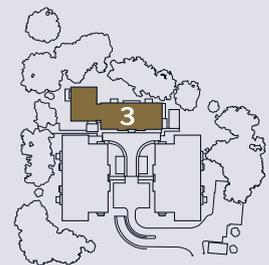
# No. 36



## 2 BEDROOM APARTMENT 66.61 SQ M / 717 SQ FT

### Floor Dimensions

Kitchen/Dining/Living	6.65m x 3.39m	21' 10" x 11' 1"
Principal Bedroom	3.99m x 3.21m	13' 1" x 10' 6"
Bedroom 2	3.08m x 2.69m	10' 1" x 8' 10"



# Building 3

GROUND FLOOR

## No. 37

FIRST FLOOR

## No. 38

**2/3 BEDROOM APARTMENT WITH BEDROOM 3 / STUDY**  
**116.50 SQ M / 1254 SQ FT**

**BUILDING 3**

FIRST FLOOR

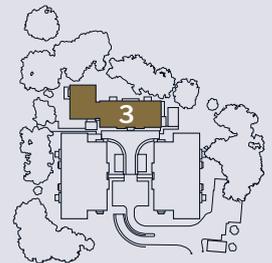


GROUND FLOOR



### Floor Dimensions

Kitchen/Dining	4.25m x 3.58m	13' 11" x 11' 9"
Living Room	5.58m x 4.79m	18' 4" x 15' 9"
Principal Bedroom	4.05m x 3.09m	13' 3" x 10' 2"
Bedroom 2	3.25m x 2.94m	10' 8" x 9' 8"
Bedroom 3/Study	2.94m x 2.29m	9' 8" x 7' 6"



MEADOW COURT BY KEBBELL

Floor plan shown is No. 37 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

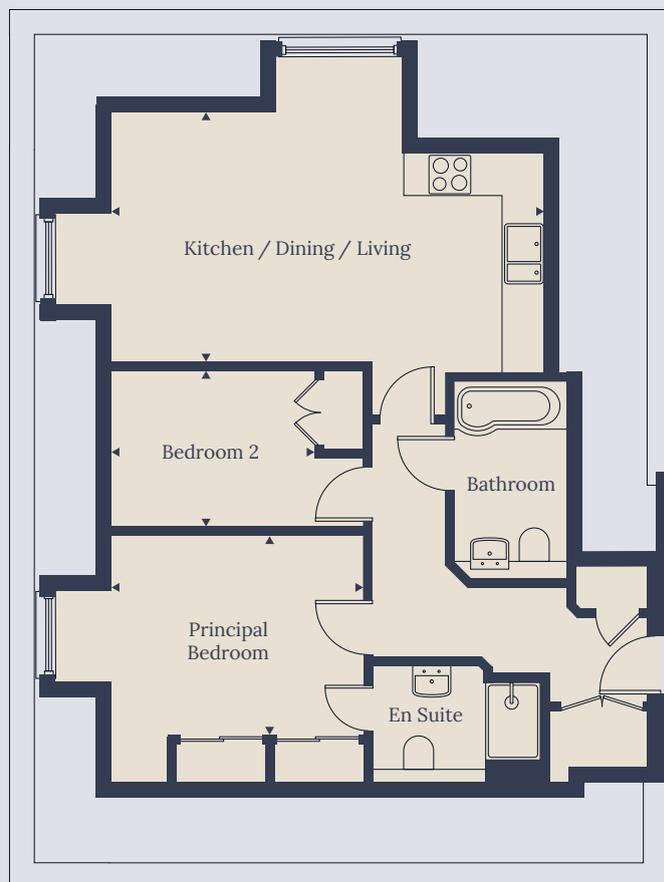
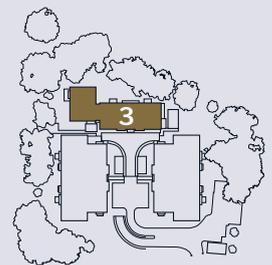
# No. 39



## 2 BEDROOM APARTMENT 76.83 SQ M / 827 SQ FT

### Floor Dimensions

Kitchen/Dining/Living	6.79m x 3.79m	22' 3" x 12' 5"
Principal Bedroom	4.29m x 3.95m	14' 1" x 13' 0"
Bedroom 2	3.95m x 2.39m	13' 0" x 7' 10"



## All in the details

You'll soon discover that an apartment designed by Kebbell is no ordinary apartment. We put a great deal of thought into every home we build, from the aesthetics to the practicalities.

At Meadow Court you will have plenty of storage space, power points exactly where you need them, a beautiful, perfectly planned kitchen and bathroom, and luxurious underfloor heating, something which is now standard in every Kebbell home.



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## Traditional design and construction

- Meadow Court is constructed using traditional brick and block method, feature brickwork, keystone lintels, black rainwater goods, and double-glazed PVCu windows.
- Glazed doors with sidelights form the communal entrances to each building, leading to lifts from the basement car park to all floors.
- The balconies, communal stairs and ramp railings have black powder coated balustrades.
- High standards of heat and sound insulation, with underfloor heating to the apartments, add immeasurably to interior comfort and energy efficiency.

## Kitchens

- Cooking, dining and entertaining is a sheer pleasure in Meadow Court's well-designed and well-equipped kitchens.
- Each is created using matt finish, soft-closing cabinets, paired with durable, 20mm Silestone work surfaces, mirrored splashbacks, LED under-cupboard lighting, and instant hot water taps by Insinkerator.
- High quality Bosch appliances are built-in and include: a single wall-mounted oven, ceramic hob, microwave, integrated fridge/freezer, integrated dishwasher and extractor.
- A washer/dryer is installed in the kitchen; or where there is a utility room space, plumbing and electricity has been fitted ready for your own appliances.

## Wall and floor finishes

- Luxury Karndean vinyl flooring is fitted in the kitchen/dining/living and utility, with ceramic Minoli tiles to all bathrooms and en suites.
- Walls are painted in a contemporary shade with woodwork in gloss white. Ceilings are painted in white emulsion.

## Doors and wardrobes

- Glazed doors link the kitchen/dining/living rooms to the hall or living room (where separate), admitting optimum light and creating the feel of seamless space.
- Principal bedrooms include fitted wardrobes by Space Pro with sliding doors, shelves and rails. No. 35 has a dressing room.

## Bathrooms and en suites

- Stylish white Roca sanitaryware makes the bathrooms and en suites streamlined and contemporary.
- En suites or bathrooms include a wall hung vanity unit with useful storage. For your ultimate comfort, the bathrooms and en suites have individually controlled underfloor heating, as well as electric chrome towel radiators with thermostatic control.

## Step outside

- Access to Meadow Court is via black wrought iron electric gates for security and privacy.
- Meadow Court is set within 1.75 acres of landscaped gardens with tree-lined boundaries and overlooks fields within the green belt.
- Each apartment has two parking spaces, with at least one in the basement car park.
- There are three visitor parking spaces.
- All communal areas, including the driveway, car park and podium have dusk to dawn controlled low energy lighting.
- Paths and terraces are surfaced in riven buff stone coloured paving, while the driveway and entrance to the car park are tarmac.
- The landscaping has been individually chosen to add maturity, privacy and tranquillity.

## Safety and security

- Of the utmost importance, multiple features are included to ensure well-being and safety.
- The entrance to Meadow Court is protected by electric gates, opened by video entry phone and vehicle detection from the inside, and by fob or code operated keypad from the outside.
- All apartment front doors are of high security construction with multi locking points and all have a Comelit video entry system.
- Inside the apartments, there are additional layers of safety and peace of mind in the form of mains-operated smoke, carbon monoxide and heat detectors with battery backup.

## Long-term peace of mind

- Every home is covered by the ten-year NHBC Buildmark Warranty and sold with a 999 year lease.

## Sustainability

- 10% renewable energy for communal use is supplied by integrated solar photovoltaic roof panels. Each apartment is fitted with underfloor heating throughout, which is not only energy efficient but brings a comfortable touch to all floors.
- There are four electric vehicle charging points in the car park for private use by Meadow Court residents.

## Connectivity

- Each apartment is fitted with an ultra-fast fibre broadband connection (subscription required)



Images clockwise from the top:  
~ Grand entrance gates at Wintersbrooke, Sunninghill.  
~ Open-plan kitchen / living area at Misbourne House, Gerrards Cross.  
~ Stunning bathroom at Aubury Place, Chiswick.

# The Kebbell philosophy

No matter how you live, a Kebbell home is for living. Our work starts with looking at everything from a customer's point of view. What will add convenience, comfort, pride and joy to your life? From that essential starting point our team of professionals design and build homes without compromise and have done so since 1953. The result is a timeless quality and an understated elegance, perfectly in tune with the life you want to live.

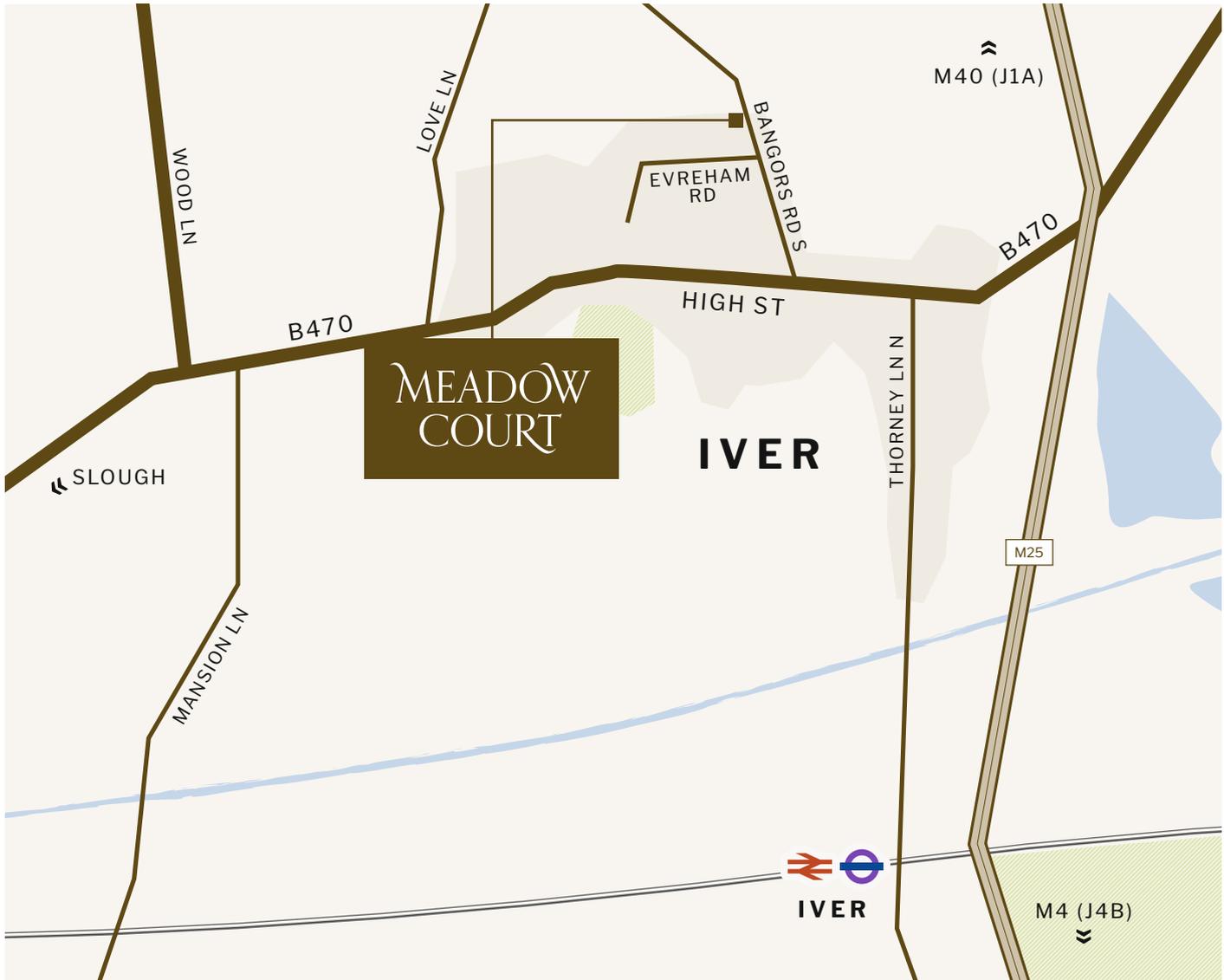
Every Kebbell home is designed to complement and enhance your life. Smart design, meticulously planned interiors, innovative use of space, the finest materials – all these elements define the way we work. With a Kebbell home, every small detail is carefully considered. Our buyers can invest with confidence in the knowledge that their new home comes with only the best in design, build and finish.



# MEADOW COURT

Bangors Road South, Iver, Buckinghamshire SL0 0AP

What3Words\* address: change.index.pilots



MEADOW COURT BY KEBBELL

\*What3Words is an easy way to identify precise locations. Every three sq m has been given a unique combination of three words: a What3Words address. Download the What3Words app to try it out.

**KEBBELL**  
COUNTRY · HOMES



Kebbell House, 21 London End, Beaconsfield HP9 2HN  
020 8901 8737 | meadowcourt@kebbell.co.uk

[kebbell.co.uk](http://kebbell.co.uk)

Designed by Avatar Creative  
[avatarcreative.co.uk](http://avatarcreative.co.uk)



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