

ASHWELL

ASHWELL HOUSE

WELCOME TO

AMBIA

A contemporary collection of 1, 2 and 3 bedroom apartments and 3 bedroom houses located within Maidenhead Town Centre.

Ambia is the second development as part of the joint venture between Countryside and Royal Borough of Windsor and Maidenhead.

Sit on the site of the former Magnet Leisure Centre, Ambia is well positioned to benefit from all that Maidenhead has to offer. Minutes away from the high street with its popular retail shops and an eclectic mix of restaurants, cafés, bars and cosy pubs. There is also a wealth of green open spaces and the River Thames close by.

Maidenhead provides fantastic connectivity into Central London via National Rail and the Elizabeth line, reaching Paddington in just 23 minutes and Heathrow in under 40 minutes.

The illustration shown is computer generated image of how the property may look and are indicative only. External details and finishes may vary, please speak to our sales consultants for specific details. Times taken from google.co.uk/maps and are approximate only.



Reading

Maidenhead Golf Club

Maidenhead train station

Marks & Spencer's

Kidwells Park

London

Sainsbury's

Maidenhead Football Club

Maidenhead High Street

Waitrose

AMBIA

The Moor

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Local highlights



PUBS & BARS		RESTAURANTS & CAFES	
1	The Maiden's Head 34 High Street, Maidenhead SL6 1QE	9	The Fat Duck High Street, Bray, Maidenhead SL6 2AQ
2	Off The Tap 105 High Street, Maidenhead SL6 1EA	10	Seasonality 26 Queen Street, Maidenhead SL6 1HZ
3	A Hoppy Place Unit C, Trinity Place, Park Street, Maidenhead SL6 1TJ	11	The Borough 15 Queen Street, Maidenhead SL6 1NB
4	The Ark 20 Ray Street, Maidenhead SL6 8PX	12	Bakedd 1a High Street, Maidenhead SL6 1JN
FITNESS		13	Padam 1 Bridge Street, Maidenhead SL6 8LR
5	Anytime Fitness Unit A & B, Cooper Court, St Ives Road, South East, Maidenhead SL6 1LF	14	Roux at Skindles Mill Lane, Taplow, Maidenhead SL6 0AA
6	David Lloyd Grenfell Island, Grenfell Place, Maidenhead SL6 1HJ	15	Chai Cocoa 83 Queen Street, Maidenhead SL6 1LR
7	Nexgen Gym Reform Road, Maidenhead SL6 8BT	SHOPPING	
8	ICON Gym 59a Grenfell Road, Maidenhead SL6 1ES	16	Waitrose 48 Moorbridge Road, Maidenhead SL6 8AF
		17	Sainsbury's Providence Place, Maidenhead SL6 8AG
		18	Mark's and Spencers 60 High Street, Maidenhead SL6 1PY

Map for illustration purposes only, not to scale.

Nature's embrace

You'll find plenty of greenery nearby at Ambia, with an abundance of parks within easy reach to help you unwind.

Take in the fresh air with over 394 hectares of open space and twelve rivers, including the River Thames. Maidenhead is well known for its wonderful nature reserves and open spaces.



Maidenhead's position on the southwestern bank of the Thames presents the opportunity to live alongside the most iconic river in the country. Relax and unwind by the water's edge, with unparalleled access to the beauty and serenity of nature. It also gives you the option to explore the local area on the water, with frequent boat trips to Windsor and back.

If you prefer to adventure on-foot, the Thames Path can be accessed at Maidenhead Bridge. It's a long-distance walking trail that follows the length of the river, allowing for spectacular treks towards Cookham and Cliveden in one direction, or towards Bray and Windsor if you decide to head downriver. Stretch your legs with a stroll along its winding banks and take in the local scenery.

 4 mins | Kidwells Park

Kidwells Park is right on your doorstep and offers something for everyone across its 3 hectares including a children's play area, skate park, and sports courts. It's also home to the Maidenhead Festival, which takes place every summer and is entirely free to attend.

 14 mins | Grenfell Park

Located close to the town centre, Grenfell Park is ideal for grabbing some fresh air on your lunch break, a friendly catchup over a coffee or giving little ones a chance to burn off some energy. Facilities include two play areas, an outdoor gym, a multi-use sports area and a café.



 5 mins | Braywick Park

Spanning 40 hectares, Braywick Park is the largest public open space in Maidenhead. 22 hectares is dedicated to providing a home for a majority of the outdoor sports activities in the area including rugby, football, athletics, archery and target shooting. It's also a crucial resource for local conservation, with the Braywick Nature Centre and nature reserve on-site.



 13 mins | Ockwells Park

Families will find lots to enjoy at Ockwells Park, which is set in 130 acres of public space. The play area is suitable for a wide age range with play equipment for toddlers all the way up to teenagers, while the indoor soft play will come in handy on rainy days. Locals can enjoy some open-air exercise on the outdoor gym equipment and stop at the café for a drink and a bite to eat.



Get moving in Maidenhead

Nestled on the southwestern bank of the Thames, Maidenhead is all about living on the water.

Discover the charm of life by the river. Bouter's Lock and Ray Mill Island let you enjoy the leisurely side of things, whether you're relaxing with a drink in-hand watching the boats go by or cruising along the water in one yourself. Riverboat trips to Windsor and back present the perfect opportunity for a relaxed day out.

Those looking for a more exciting and active way to hit the water will enjoy Engage Watersports at nearby Taplow Lake. You can hire solo and tandem kayaks, stand up paddleboards and canoes, or try your hand at wakeboarding and waterskiing.



There are plenty of ways to stay fit and active at Ambia. The area boasts a diverse fitness scene, with options to suit every taste and level of experience. Braywick Leisure Centre is close by and offers a wide range of facilities including gym, classes, pools, squash courts and more. There are also a number of local yoga and CrossFit studios in the area, plus a David Lloyd gym with a fully equipped gym, swimming pool and spa. Just a short drive away lies Dorney Lake, which hosted the 2012 Olympic rowing and offers rowing or canoeing.

Anytime Fitness



David Lloyd



The Thames Path



Braywick Leisure Centre



Taplow Lake



Dorney Lake



Neighbourly charm

Not only is Maidenhead a sought-after destination in its own right, but it's also surrounded by a plethora of charming towns and pretty villages that are full of character and history. The town's strong connections make it easy to explore neighbouring areas, with a variety of direct trains including the Elizabeth line and the M4 just minutes away.



Bray

This quiet little village is home to two of only nine three-Michelin-starred restaurants in the UK, but it has plenty more to enjoy outside the world of fine dining. You can also find a broad selection of other restaurants, cafés and bars, as well as a number of independent boutiques and shops.

Windsor

Windsor has lots to offer outside of the typical attractions and the walls of the castle. Discover a delightful mix of shops, bars and eateries, with everything from fine-dining experiences to cosy country pubs and even a local independent brewery that sells tours and hosts a number of events.

Ascot

Also close by is Ascot, famed for its racecourse but providing much more than just a day at the races. The high street has everything from the usual chains to artisan bakeries and charming boutiques. Those who enjoy the outdoors will appreciate the wealth of green outdoor spaces around the town, which also includes some revered golf courses.

London

The capital is within easy reach and has everything you could possibly need and more. Pop into the city for a morning of shopping, catch a show in the West End in the afternoon, then grab dinner and drinks at any number of award-winning bars and restaurants.



Hall & Woodhouse Taplow

A taste of Maidenhead

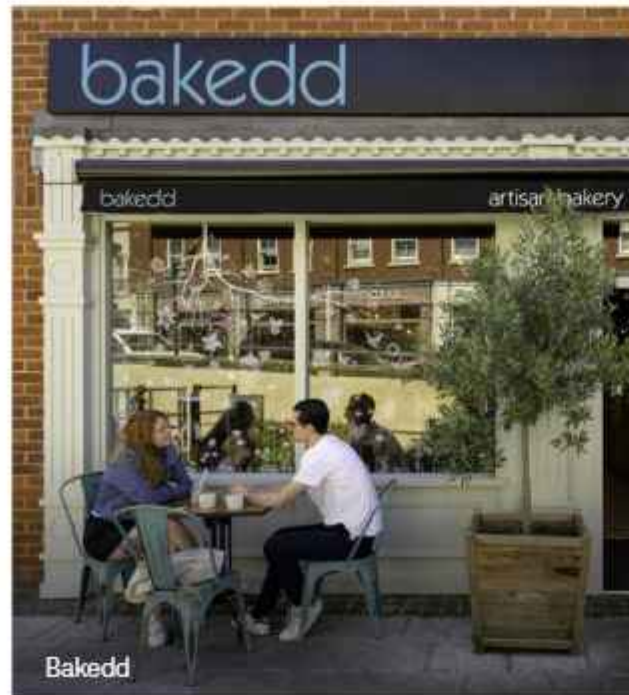
Discover local delights wherever you go, with everything from trendy cocktail bars to artisan bakeries close by.

You can eat your way around the town, with offerings to suit every mood and taste. Grab breakfast, lunch or dinner overlooking the Maidenhead Waterway at the ever-popular Coppa Club, dine on the freshest Italian cuisine at Sauce & Flour or sample the extensive wine list at The Borough.

Just down the river in the sleepy village of Bray, you'll find two of only nine three-Michelin Star restaurants in the UK. Offering differing takes on fine dining, Heston Blumenthal's The Fat Duck takes an experimental approach while Alain Roux's Waterside Inn specialises in classic French cuisine in a relaxed setting by the water.



The Fat Duck



Bakeddd



The Waterside Inn

Sauce & Flour



5 mins

bakeddd



6 mins

El Cerdo Tapas Bar



7 mins

Coppa Club



7 mins

A Hoppy Place



8 mins

Hall & Woodhouse Taplow



22 mins

The Fat Duck

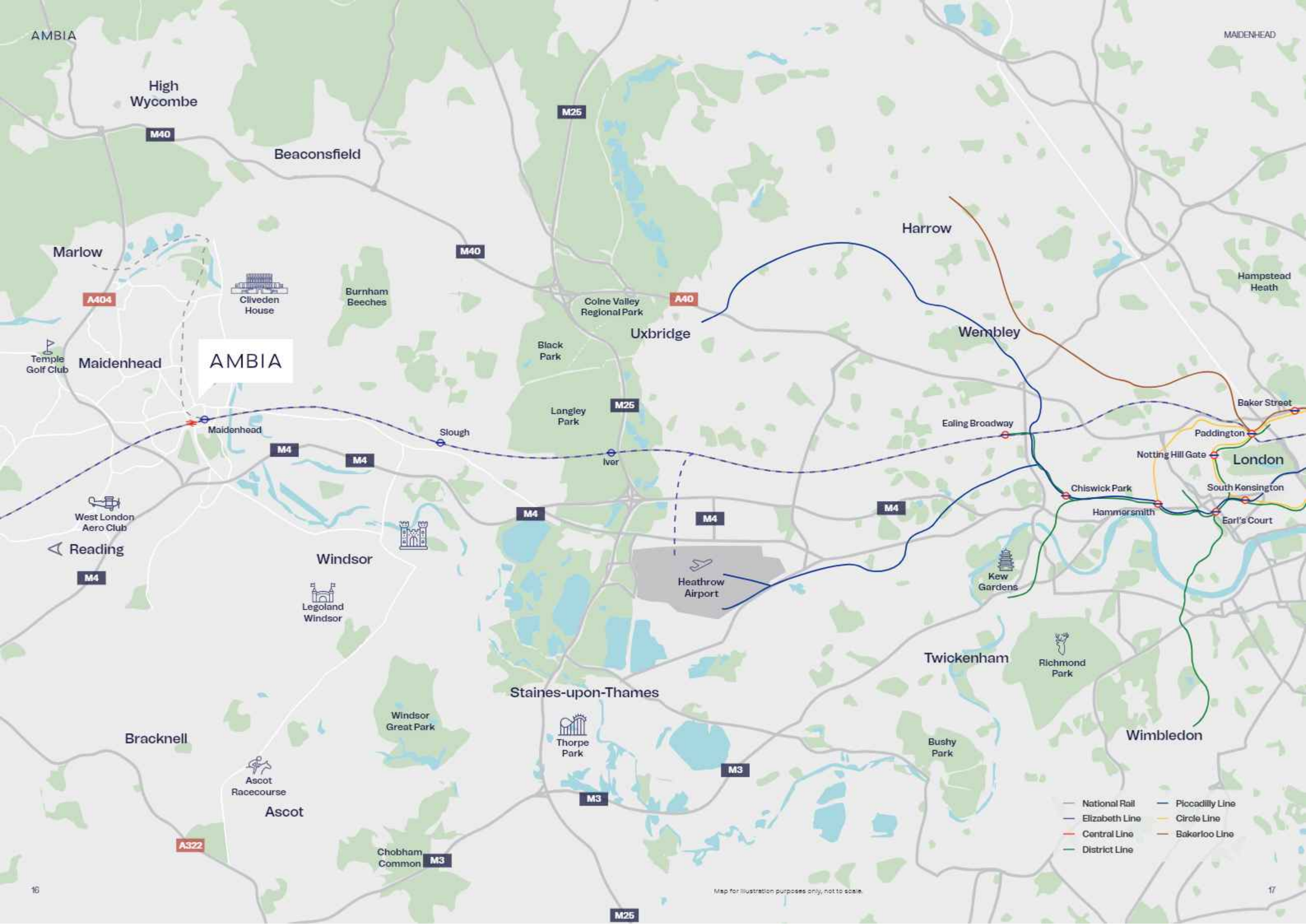


5 mins

The Waterside Inn



6 mins



AMBIA

- National Rail
- Elizabeth Line
- Central Line
- District Line
- Piccadilly Line
- Circle Line
- Bakerloo Line

Map for illustration purposes only, not to scale.

Strong connections

Ambia puts you in the perfect position to travel far and wide.

Whether it's by train, car or plane, Maidenhead is incredibly well connected to its surrounding areas. Take advantage of outstanding travel connections to London, Buckinghamshire, Berkshire and beyond.



Maidenhead railway station is just a 13-minute walk away from Ambia, offering direct trains to London, Reading, Didcot and Swindon. This includes the Elizabeth line, which runs right across London with stops at Heathrow, Paddington, Liverpool Street and more.

You're also well connected by road, with the M4 just six minutes away in the car – a 20-minute drive will get you to the M25 and Heathrow, while the other direction presents a direct route that runs all the way to Bristol.



on foot

Kidwells Park
3 mins

Maidenhead High Street
5 mins

Maidenhead station
12 mins

The Thames Path
17 mins



by train

(Maidenhead station)

Ealing Broadway
36 mins

Paddington
20 mins

Heathrow Airport
37 mins

London Liverpool Street
52 mins

Canary Wharf
62 mins



by car

Windsor
18 mins

Ascot
26 mins

Heathrow Airport
28 mins

Reading
34 mins

Specification

General finishes

- Amtico flooring in Mulled Oak pattern to hallway and living area
- TV points wired for access for digital
- TV and Sky Q (subject to subscription)
- BT connection provided
- USB socket outlet to living area
- Underfloor heating throughout
- Video door entry system
- Wood veneer apartment entrance door with spyhole and security chain. Two lever deadlock. Secure By Design certified
- Mains supply smoke and heat detection
- White finished internal doors
- White painted skirting and architraves
- Matt and vinyl silk emulsion paint finish to walls and ceilings
- Paved balcony to apartments on upper floors
- Private terraces to ground floor apartments
- External lighting to balconies and power supply to rear terraces only
- High speed Hyper Optic broadband connection (subject to ongoing subscription)

Kitchen

- Contemporary designed kitchen with fitted wall and base units
- Laminate worktop and full height splashback
- 1½ bowl undermounted sink and mixer tap
- Bosch integrated single oven
- Bosch integrated microwave (to 1 bed apartments)
- Bosch integrated compact oven with microwave function (to 2 & 3 bed apartments)
- Bosch Induction hob with extractor above
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- LED ceiling downlights
- Under pelmet feature lighting

Bedrooms

- Fully fitted Abingdon carpet in French Linen
- TV/FM and telecom point (to bedroom 1 only)
- Pendant lighting

Bathrooms and en suites

- Cashmere bath panel, storage box and basin surround
- Saloni Street Arena tile to floor and selected walls
- Fitted mirror
- Semi-recessed hand basin
- WC pan, concealed cistern and dual flush
- Bath
- Shower (to en suites)
- Glass shower screen
- Thermostatic shower mixer
- Chrome mixer taps
- Electric heated towel rail
- Extractor ventilation
- Low voltage recessed downlighters
- Shaver socket

Communal areas

- Door entry system to main block entrance
- Walls painted brilliant white
- Ground floor entrance lobby to be operated by dusk till dawn sensors

Cloaks cupboard

- Free standing Bosch washer dryer



Greener living

All of our homes employ the latest technologies to make them more energy efficient – helping you save money on bills.

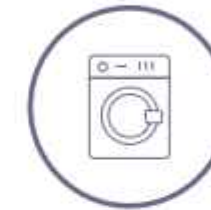
Newly built properties can offer a range of benefits including high specification and greater performance efficiency.

The benefits of buying new



Electric vehicle ready

Charge up your electric car with ease at one of the many car charging points located on-site.



Energy-efficient appliances

Brand new energy-efficient appliances included in the price of your new home.



Low flow taps

Save on water bills with our low flow taps, designed to reduce water waste.



Dual thermostats

Choose different temperatures for each floor in your home with dual thermostats.



Low energy light fittings

Fixtures and fittings designed to reduce energy costs.



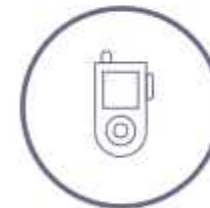
Reduced heat loss, draughts & condensation

Extra insulation to reduce heat loss.



High performance double glazed windows

Double glazing to save on energy costs and keep noise out.



Tested for air tightness

No unwanted draughts and airflow.



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Kennet Road

Holmanleaze

Phase 2

Block B

Holmanleaze

Block D

Block C

Cookham Road

Underpass

Saint-Cloud Way

- Forthcoming
- Underway
- Completed

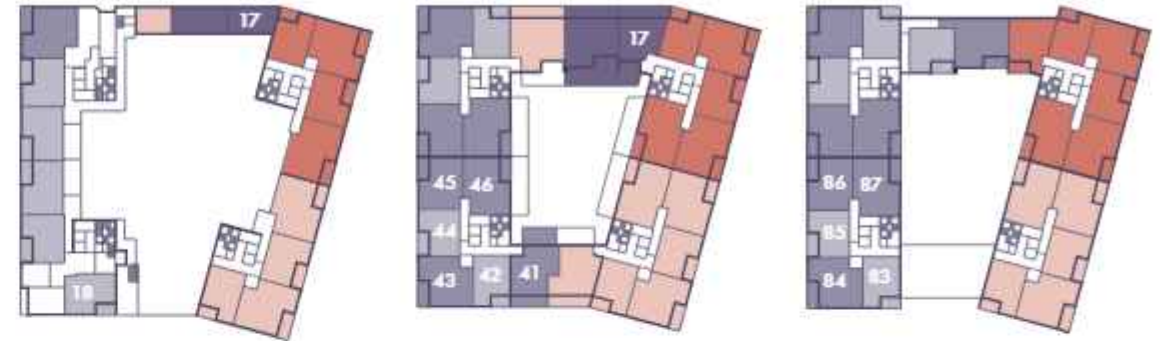
This development plan has been produced for orientation purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot with our Sales Consultants. Development layout plan correct at time of production.

Find your home.



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Block C



Upper Ground Floor

First Floor

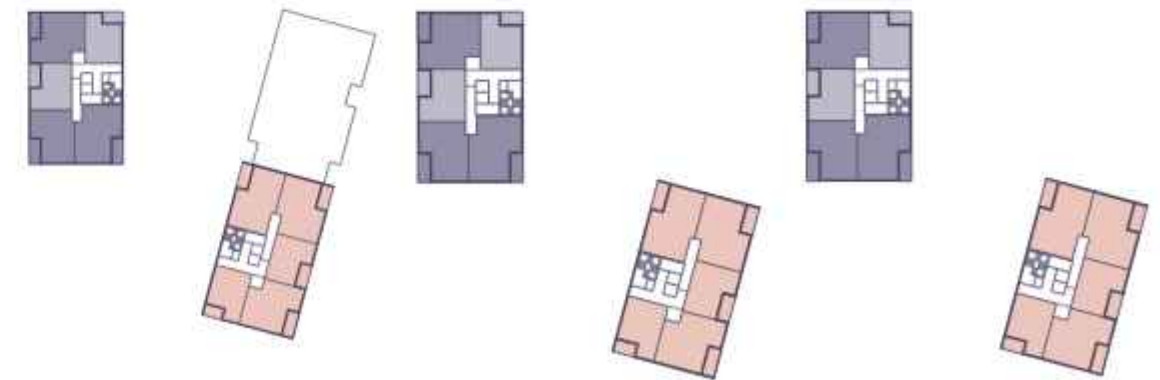
Second Floor



Third Floor

Fourth Floor

Fifth Floor



Sixth Floor

Seventh Floor

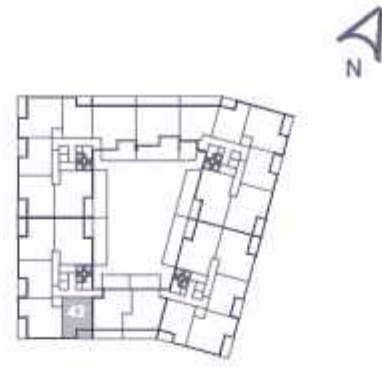
Eighth Floor

■ 1 BEDROOM ■ 2 BEDROOM ■ 3 BEDROOM ■ AFFORDABLE RENT ■ SHARED OWNERSHIP

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One bedroom apartment

Homes: 42, 123 & 161



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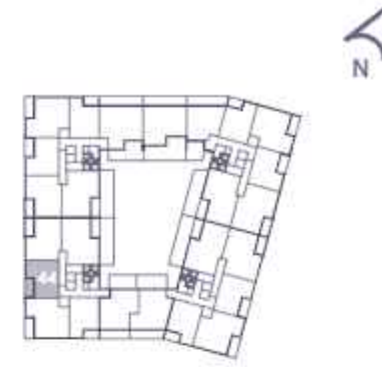
TOTAL AREA	50.5 SQ M	544 SQ FT
Kitchen/Living/Dining Area	6.89m x 3.61m	22'7" x 11'10"
Bedroom	4.31m x 2.82m	14'1" x 9'3"
Balcony	3.46m x 1.79m	11'4" x 5'10"

▲ — DIMENSIONS • FF — FRIDGE FREEZER • OV — OVEN • S — STORAGE • WM — WASHING MACHINE

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One bedroom apartment

Homes: 44, 85, 125 & 163



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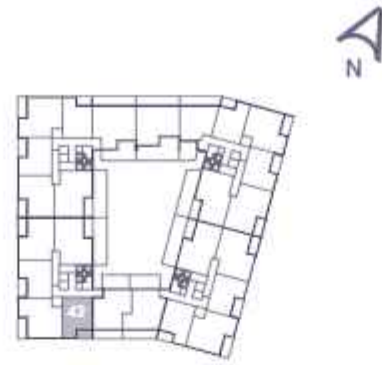
TOTAL AREA	50.8 SQ M	547 SQ FT
Kitchen/Living/Dining Area	5.26m x 4.61m	17'3" x 15'1"
Bedroom	3.88m x 3.59m	12'9" x 11'9"
Balcony	3.95m x 1.80m	12'11" x 5'10"

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One bedroom apartment

Home: 83



- 8th FLOOR
- 7th FLOOR
- 6th FLOOR
- 5th FLOOR
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR 83
- 1st FLOOR
- UG FLOOR

TOTAL AREA	50.5 SQ M	543 SQ FT
Kitchen/Living/Dining Area	6.89m x 3.61m	22'7" x 11'10"
Bedroom	4.31m x 2.82m	14'1" x 9'3"
Balcony	3.46m x 1.79m	11'4" x 5'10"

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Two bedroom apartment

Home: 41



- 8th FLOOR
- 7th FLOOR
- 6th FLOOR
- 5th FLOOR
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR 41
- 1st FLOOR
- UG FLOOR

TOTAL AREA	63.6 SQ M	684 SQ FT
Kitchen/Living/Dining Area	6.55m x 3.95m	21'6" x 12'11"
Bedroom 1	3.80m x 3.00m	12'5" x 9'10"
Bedroom 2	3.33m x 2.30m	10'11" x 7'6"
Terrace	6.76m x 1.69m	22'2" x 5'6"

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Two bedroom apartment

Homes: 43, 84, 124 & 162



TOTAL AREA	70.5 SQ M	759 SQ FT
Kitchen/Living/Dining Area	5.45m x 4.76m	17'10" x 15'7"
Bedroom 1	3.86m x 3.59m	12'8" x 11'9"
Bedroom 2	4.35m x 2.77m	14'3" x 9'1"
Balcony	4.60m x 1.79m	15'1" x 5'10"

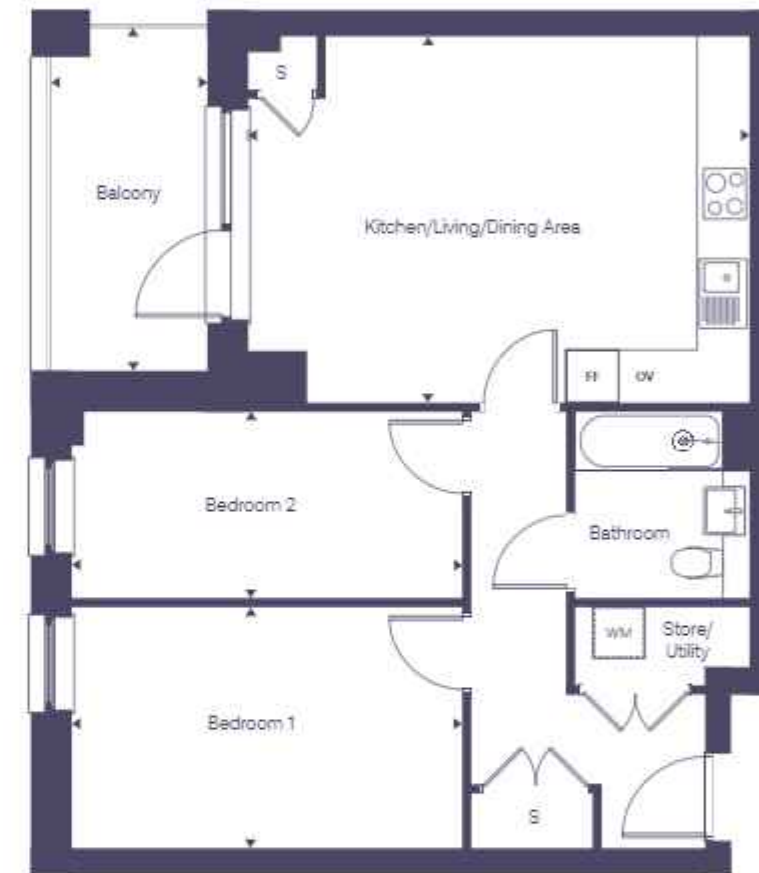
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Two bedroom apartment

Homes: 45, 86, 126 & 164



TOTAL AREA	62.8 SQ M	676 SQ FT
Kitchen/Living/Dining Area	5.76m x 4.21m	18'11" x 13'9"
Bedroom 1	4.49m x 2.78m	14'8" x 9'1"
Bedroom 2	4.49m x 2.15m	14'8" x 7'0"
Balcony	3.94m x 1.79m	12'11" x 5'10"

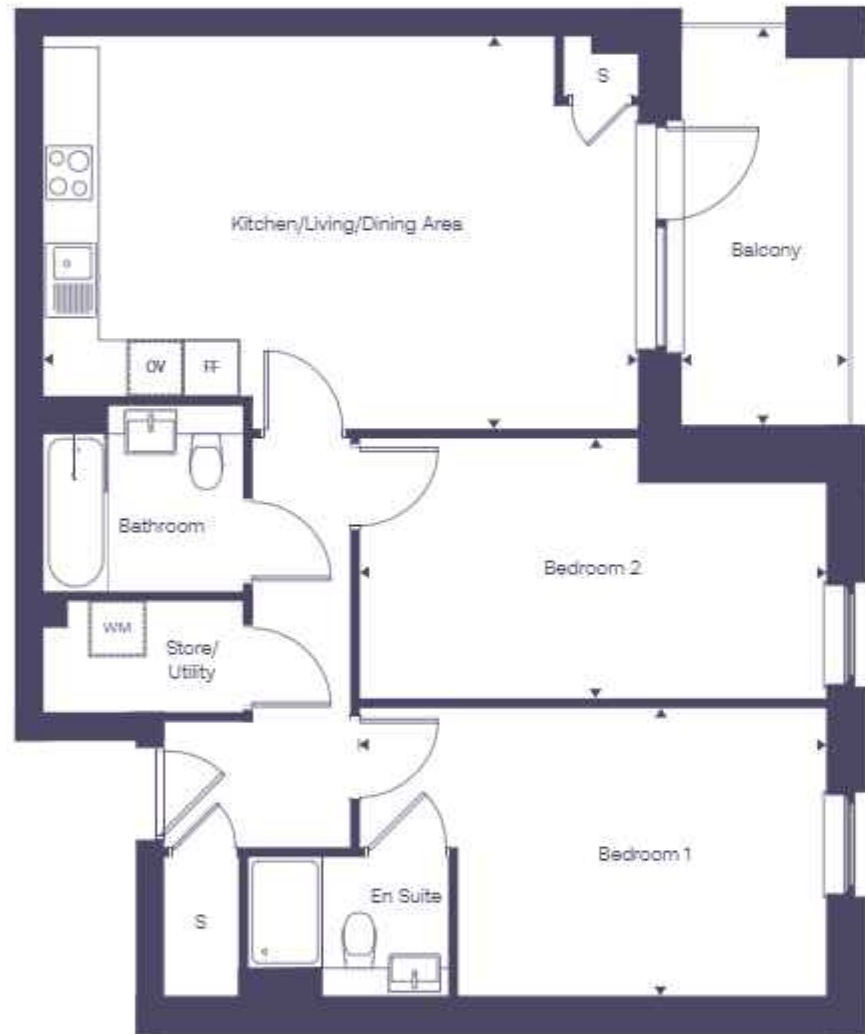
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Two bedroom apartment

Homes: 46, 87, 127 & 165



TOTAL AREA	73.6 SQ M	792 SQ FT
Kitchen/Living/Dining Area	6.38m x 4.24m	
Bedroom 1	5.00m x 3.10m	20'11" x 13'11"
Bedroom 2	5.00m x 2.80m	16'5" x 10'2"
Balcony	4.28m x 1.79m	14'0" x 5'10"

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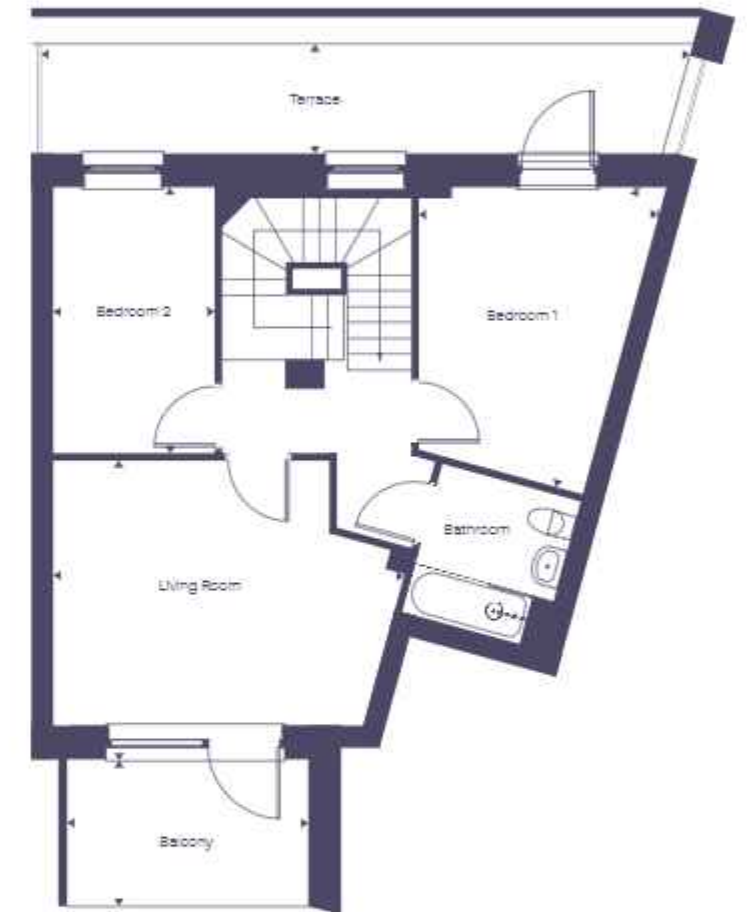
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Three bedroom apartment

Home: 17



GROUND FLOOR



FIRST FLOOR

TOTAL AREA	89.7 SQ M	966 SQ FT
Kitchen/Dining Area	4.42m x 3.4m	14'6" x 11'2"
Living Room	4.97m x 4.16m	16'3" x 13'8"
Bedroom 1	4.42m x 3.46m	14'6" x 11'4"
Bedroom 2	3.70m x 2.25m	12'1" x 7'4"
Bedroom 3	4.42m x 2.25m	14'6" x 7'4"
Balcony	3.38m x 2.02m	11'1" x 6'7"
Terrace	9.22m x 1.52m	30'3" x 5'0"

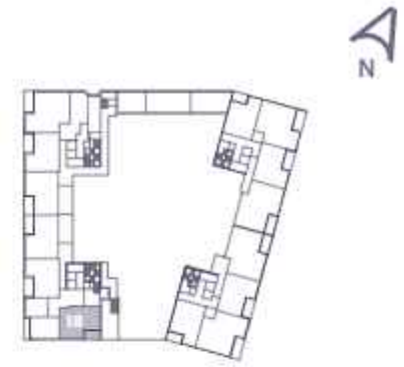
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One bedroom show apartment

Home: 18



- 8th FLOOR
- 7th FLOOR
- 6th FLOOR
- 5th FLOOR
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR
- 1st FLOOR
- UG FLOOR

TOTAL AREA	52.4 SQ M	564 SQ FT
Kitchen/Living/Dining Area	4.78m x 4.61m	15'7" x 15'1"
Bedroom	4.33m x 3.06m	14'2" x 10'8"
Terrace	6.73m x 4.11m	28'6" x 13'5"

▲ — DIMENSIONS • FF — FRIDGE FREEZER • OV — OVEN • S — STORAGE • WM — WASHING MACHINE

This floorplan has been produced for illustrative purposes only and is not to scale. Room sizes shown are between arrow points as indicated on plan. All room sizes are approximate showing maximum dimensions and should not be used other than for general guidance. Countryside Homes operate a policy of continuous product development, and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. If specific dimensions are required, please speak to our Sales Consultants.



Award winning customer satisfaction

Every home at Ambia carries our commitment to quality. You have the added assurance of every home coming with a Local Authority Building Control (LABC) Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your new home, to the day you receive your keys and beyond, a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside Homes.

All of our homes carry the LABC Warranty plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Ambia from the moment that you make your reservation, to the day you move in and beyond.

No matter who you are dealing with or what queries, questions or concerns you may have, you can be confident that our people and procedures will adhere to the terms of the New Homes Quality Code (NHQC).



The illustration shown is computer generated image of how the property may look and are indicative only. External details and finishes may vary, please speak to our sales consultants for specific details.



COUNTRYSIDE
Homes

A bit about us...

Countryside Homes, part of the Vistry Group, is a FTSE 100 company and a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

We create places people love

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time.

As a result we hold more Housing Design Awards than any other developer. From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5* developer.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

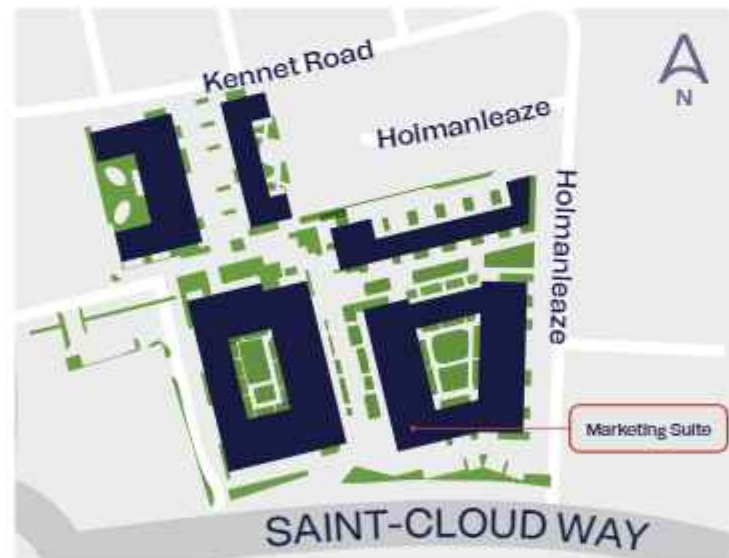




Visit our Marketing Suite:

St Cloud Way,
Maidenhead, SL6 8BH

020 3966 3022
ambia-maidenhead.co.uk
ambia@countrysidehomes.com



Getting here

Arriving into Maidenhead from the east along St Cloud Way, travel past the site on your right and at the roundabout take the 3rd exit on the roundabout onto Cookham Road. Then, turn right onto Kennet Road, and then turn right again into the public car park. The Marketing Suite is just a short walk.

Map for illustration purposes only, not to scale. Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of, and in our show homes and in our show home photography must be treated as general illustration and guidance only. The tenure of all dwellings may be subject to change throughout the course of the development. Furniture and fittings are not included. Countryside Homes operate a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Please speak to our Sales Consultants for details.



COUNTRYSIDE
Homes