

THE OLD STABLES

LITTLEWICK GREEN

THE OLD STABLES IS AN EXCLUSIVE COLLECTION OF FOUR
EXQUISITE HOMES WITH PICTURESQUE VIEWS OF THE
SURROUNDING COUNTRYSIDE

Designed and crafted to uncompromising standards by Westbourne Homes,
this distinguished development features detached residences, all set
within spacious landscaped grounds and behind private gates.



EXCEPTIONAL DESIGN, METICULOUS ATTENTION TO
DETAIL, AND TRADITIONAL CRAFTSMANSHIP ARE AT THE CORE OF
EVERY WESTBOURNE HOME. THE RESIDENCES AT THE OLD STABLES ARE
THOUGHTFULLY DESIGNED AND BUILT WITH PREMIUM MATERIALS, STRIKING
THE PERFECT BALANCE BETWEEN STYLE AND FUNCTIONALITY. EACH HOME
FEATURES TIMBER WINDOWS, OAK-FRAMED CARPORTS, HAND-PAINTED
KITCHENS, AND ELEGANT BATHROOMS FINISHED WITH A
COMBINATION OF MARBLE AND PORCELAIN TILES.



MAKING AN IMPRESSION

Considered design and the finest materials define The Old Stables, most notably showcased in the exquisite kitchen and family area of each home.

The hand-painted and stained oak Shaker-style kitchens feature striking chimney breasts that frame the Rangemaster cooker, complemented by polished marble worktops and islands with casual seating.

The adjacent dining area, perfect for informal family gatherings, enjoys views of the beautifully landscaped gardens, creating a seamless blend of style, functionality, and comfort.





A F I T T I N G L A N D S C A P E

Outside, the homes include broad limestone paths and patio areas, complemented by gravel driveways bordered with granite set edging. A comprehensive landscaping and planting scheme enhances the whole development, featuring planted beds, native trees and climbing plants to the front of each house.

Handmade clay roof tiles add character and charm, while the homes enjoy picturesque views of the surrounding countryside, creating a truly idyllic setting.





IMPECCABLY CRAFTED STORAGE

TAILORED JOINERY DESIGNED TO BRING ORDER,
BEAUTY AND QUIET SOPHISTICATION TO THE
EVERYDAY, HARDEST WORKING SPACES.



Well-considered storage solutions offer both functionality and refined aesthetic appeal. These purpose-driven spaces are elevated through thoughtful design enabling efficient organisation while maintaining a cohesive visual identity throughout each home.



T H E L O C A T I O N

A SOUGHT AFTER SETTING

SURROUNDED BY MATURE TREES AND OFFERING PICTURESQUE
VIEWS OF THE SURROUNDING COUNTRYSIDE, THE SETTING OF
THE OLD STABLES PROVIDES A TRANQUIL AND SCENIC RETREAT.

The picturesque Berkshire village, Littlewick Green is centred around its charming village green, offering a quintessential English countryside lifestyle. The green is home to a traditional cricket pitch, which forms the heart of the community, alongside the popular and welcoming pub, The Cricketers. Surrounded by rolling countryside, the village provides a peaceful retreat while maintaining excellent connectivity to nearby towns and cities. Its tranquil setting, combined with a friendly and close-knit community, makes Littlewick Green a highly sought-after location.

Despite its rural charm, Littlewick Green benefits from convenient access to a range of amenities in nearby Maidenhead, Henley-on-Thames, and Marlow. The surrounding towns offer everything from boutique shops and independent cafés to excellent restaurants and bustling markets. With its idyllic village feel and proximity to modern conveniences, Littlewick Green perfectly blends rural serenity with practicality.



THE FINEST DINING

Just down the road Marlow includes the only pub to earn two Michelin stars, The Hand and Flowers, and at the historic Compleat Angler Hotel, diners can choose between the romantic Riverside Restaurant, or award-winning Indian cuisine at Sindhu.

Alternatively, the village of Bray is just ten minutes away, home to no fewer than three Michelin-starred restaurants: The Waterside Inn, The Fat Duck and the Hind's Head.



Castle Royale Golf & Country Club

A LEISURED LIFESTYLE

The Old Stables offers an abundance of opportunities for outdoor life and leisure, making it a haven for nature lovers and those seeking an active lifestyle. Littlewick Green's village green serves as the centrepiece, hosting traditional cricket matches that bring the community together. Surrounded by beautiful countryside, the area is ideal for leisurely walks, cycling, and exploring nearby trails, with scenic routes that showcase the natural beauty of Berkshire.

For a more refined outdoor experience, Castle Royale Golf & Country Club is just a short distance away, offering exceptional golfing facilities, and range of leisure amenities in a picturesque setting. Further afield, prestigious golf clubs include Huntercombe, Wentworth, Sunningdale and Swinley Forest all of which are top 100 courses in the UK. Additionally, polo at the Guards' Club in Windsor and racing at Royal Ascot are two very exclusive ways to enjoy the sporting and social season.

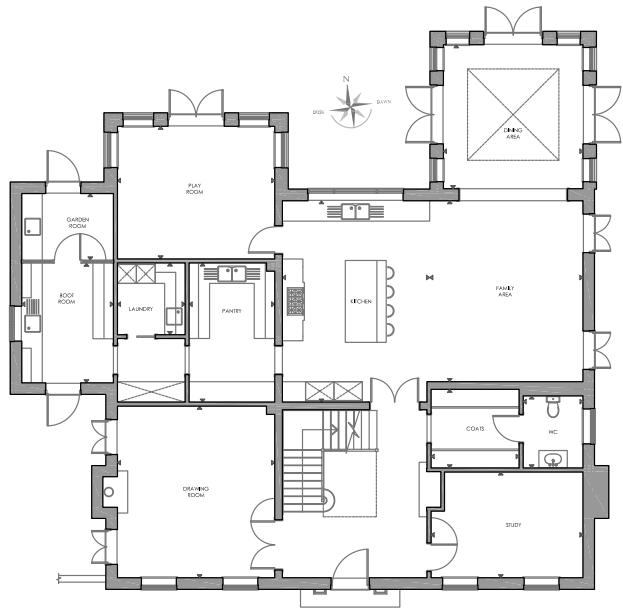
EXCELLENT CONNECTIONS

For commuters, the area provides easy access to London via the A4 and M4, as well as nearby train stations in Maidenhead and Twyford, now serviced by the Elizabeth line.

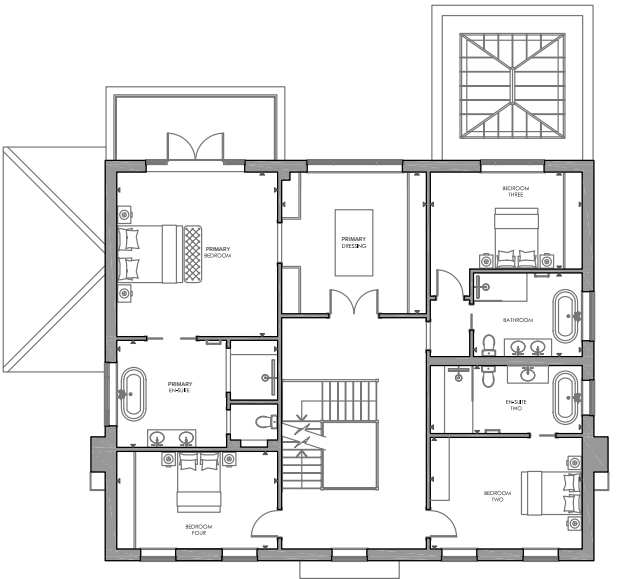
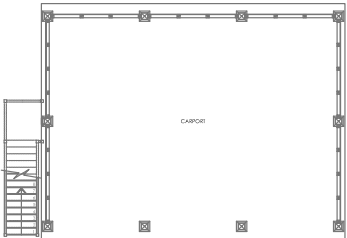


T H E F L O O R P L A N S

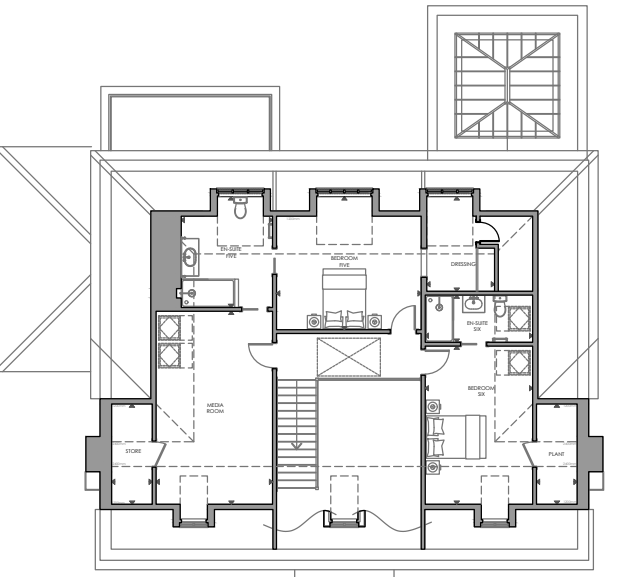
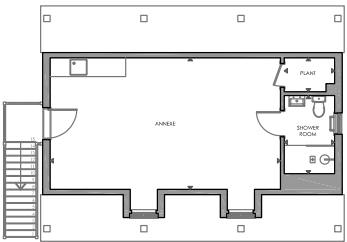
PLOT 2 – CLYDESDALE HOUSE



Ground floor



First floor



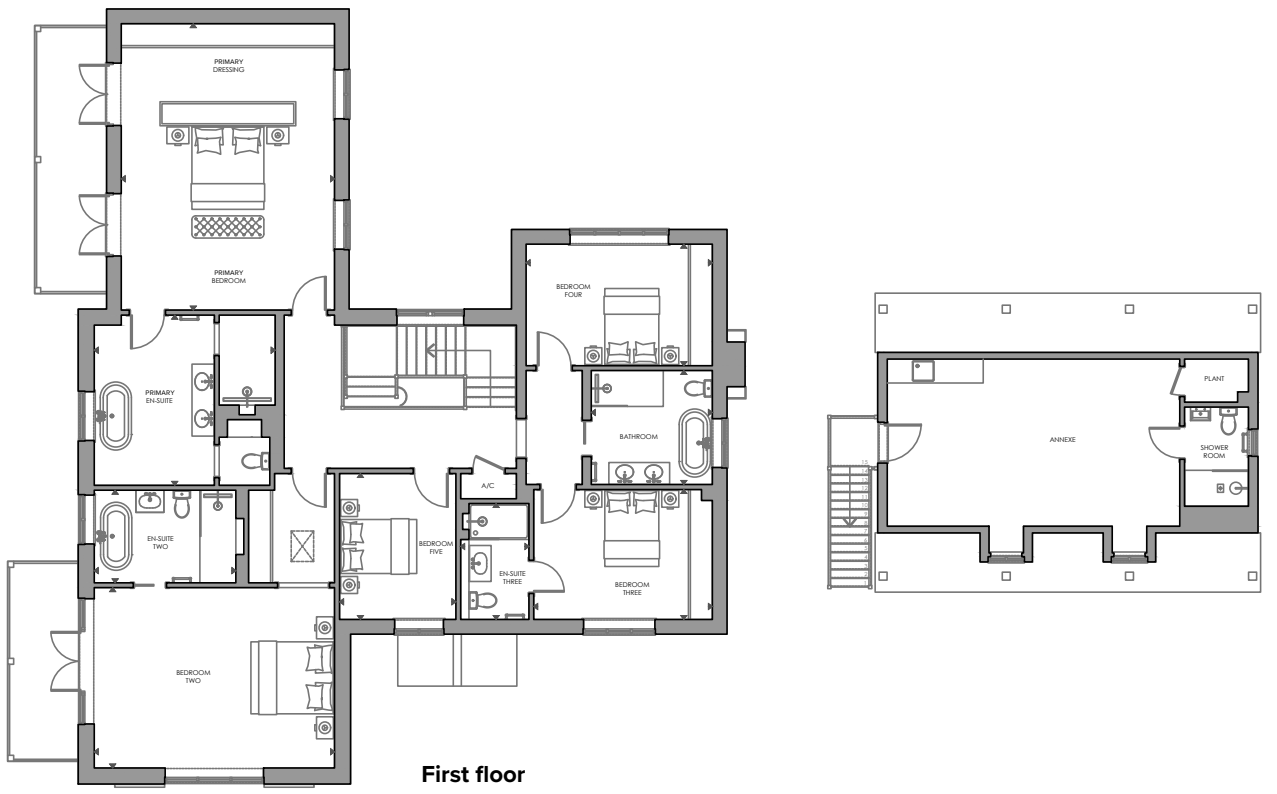
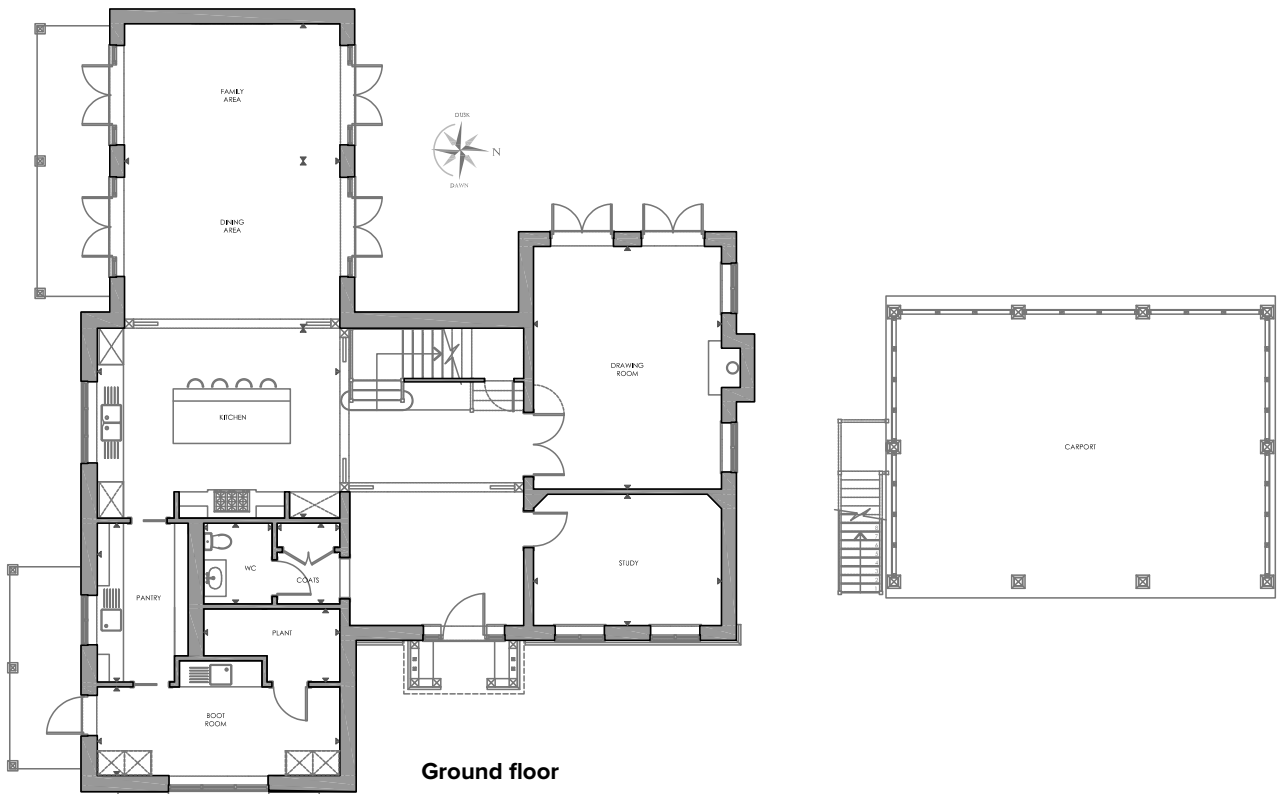
Second floor

NO. 2 CLYDESDALE HOUSE

Drawing Room	5.45m x 4.99m	17'8" x 16'3"	Ensuite Two	4.82m x 2.16m	15'8" x 7'0"
Kitchen	6.39m x 4.67m	20'9" x 15'3"	Bedroom Three	4.82m x 3.08m	15'8" x 10'1"
Family Area	5.74m x 4.86m	18'8" x 15'9"	Bedroom Four	5.11m x 3.10m	16'7" x 10'1"
Dining Area	4.57m x 4.43m	14'9" x 14'5"	Bathroom	3.45m x 2.65m	11'3" x 8'6"
Play Room	4.99m x 4.21m	16'3" x 13'8"	Bedroom Five	4.60m x 4.22m	15'0" x 13'8"
Study	4.82m x 3.35m	15'8" x 10'9"	Ensuite Five	3.51m x 2.89m	11'5" x 9'4"
Coats	2.80m x 2.50m	9'1" x 8'2"	Dressing	3.15m x 3.00m	10'3" x 9'8"
WC	2.29m x 1.90m	7'5" x 6'2"	Bedroom Six	5.02m x 3.41m	16'4" x 11'1"
Pantry	4.41m x 2.72m	14'4" x 8'9"	Ensuite Six	3.41m x 1.50m	11'1" x 4'9"
Laundry	2.28m x 2.15m	7'4" x 7'0"	Media Room	6.12m x 3.69m	20'0" x 12'1"
Boot Room	3.80m x 2.91m	12'4" x 9'5"	Plant	3.18m x 1.29m	10'4" x 4'2"
Garden Room	2.91m x 2.10m	9'5" x 6'8"	Store	3.18m x 1.29m	10'4" x 4'2"
Primary Bedroom	5.22m x 5.11m	17'1" x 16'7"	Annexe	7.31m x 4.18m	23'9" x 13'7"
Primary Ensuite	5.11m x 3.40m	16'7" x 11'1"	Shower Room	2.48m x 1.60m	8'1" x 5'2"
Primary Dressing	4.59m x 4.50m	15'0" x 14'7"	Plant	1.60m x 1.08m	5'2" x 3'5"
Bedroom Two	4.82m x 3.54m	15'8" x 11'6"			



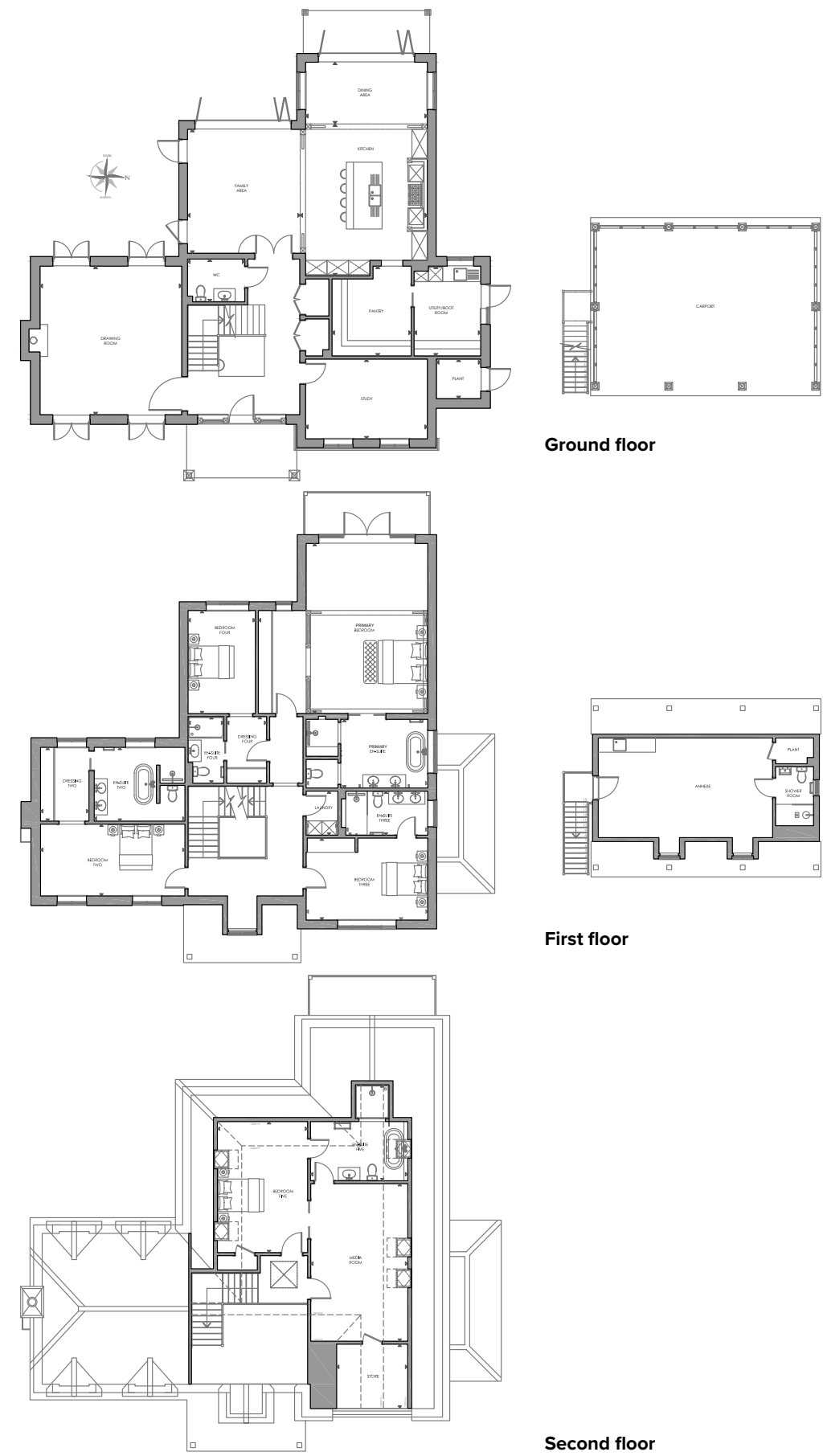
PLOT 3 – FJORD BARN



NO. 3 FJORD BARN

Drawing Room	6.00m x 4.65m	19'6" x 15'2"	Primary Ensuite	4.52m x 4.25m	14'8" x 13'9"
Kitchen	6.00m x 4.70m	19'6" x 15'4"	Bedroom Two	6.00m x 4.50m	19'6" x 14'7"
Family Area	5.34m x 3.39m	17'5" x 11'1"	Ensuite Two	3.54m x 2.31m	11'6" x 7'5"
Dining Area	5.34m x 4.13m	17'5" x 13'5"	Bedroom Three	4.46m x 3.24m	14'6" x 10'6"
Study	4.65m x 3.24m	15'2" x 10'6"	Ensuite Three	2.90m x 1.70m	9'5" x 5'5"
Coats	2.00m x 1.55m	6'5" x 5'0"	Bedroom Four	4.65m x 3.04m	15'2" x 9'9"
WC	2.00m x 1.70m	6'5" x 5'5"	Bedroom Five	3.65m x 2.90m	11'9" x 9'5"
Pantry	3.93m x 2.51m	12'8" x 8'2"	Bathroom	3.02m x 2.85m	9'9" x 9'3"
Boot Room	6.00m x 2.19m	19'6" x 7'1"	Annexe	7.31m x 4.18m	23'9" x 13'7"
Plant	3.37m x 1.81m	11'0" x 3'8"	Shower Room	2.48m x 1.60m	8'1" x 5'2"
Primary Bedroom	7.16m x 5.33m	23'4" x 17'4"	Plant	1.60m x 1.08m	5'2" x 3'5"

PLOT 4 – SHETLAND BARN



NO. 4 SHETLAND BARN

Drawing Room	6.23m x 5.94m	20'4" x 19'4"	Ensuite Two	3.80m x 3.10m	12'4" x 10'1"
Kitchen	6.37m x 5.33m	20'8" x 17'4"	Bedroom Three	5.10m x 3.44m	16'7" x 11'2"
Family Area	5.20m x 4.72m	17'0" x 15'4"	Ensuite Three	3.44m x 1.85m	11'2" x 6'0"
Dining Area	5.10m x 2.58m	16'7" x 8'4"	Bedroom Four	4.32m x 2.82m	14'1" x 9'2"
Study	5.10m x 3.35m	16'7" x 10'9"	Dressing Four	2.79m x 1.67m	9'1" x 5'4"
WC	2.40m x 1.79m	7'8" x 5'8"	Ensuite Four	2.78m x 1.50m	9'1" x 4'9"
Pantry	3.77m x 3.32m	12'3" x 10'8"	Laundry	1.85m x 1.33m	6'0" x 4'3"
Utility/Boot Room	3.77m x 2.80m	12'3" x 9'1"	Bedroom Five	5.44m x 3.74m	17'8" x 12'2"
Plant	1.86m x 1.66m	6'1" x 9'1"	Ensuite Five	4.03m x 3.98m	13'2" x 13'0"
Primary Bedroom	7.13m x 7.10m	23'3" x 23'2"	Media Room	6.54m x 4.03m	21'4" x 13'2"
Primary Ensuite	5.10m x 2.87m	16'7" x 9'4"	Store	2.95m x 2.66m	9'6" x 8'7"
Bedroom Two	6.06m x 3.01m	19'8" x 9'8"	Annexe	7.31m x 4.18m	23'9" x 13'7"
Dressing Two	3.10m x 2.03m	10'1" x 6'6"	Shower Room	2.48m x 1.60m	8'1" x 5'2"
			Plant	1.60m x 1.08m	5'2" x 3'5"

S P E C I F I C A T I O N

KITCHEN & APPLIANCES

- Bespoke shaker style cabinetry in stained oak and hand painted finish.
- Soft close drawers with oak utensil and cutlery dividers.
- Antique brass ironmongery.
- Under unit sockets and lighting.
- Bespoke chimney detail concealing kitchen extractor fan.
- Natural marble work surfaces.
- Quooker classic fusion boiling water tap in a patinated brass finish.
- Villery & Boch double Belfast sink.
- Citeaux Lacanche range cooker with induction hob. (Plot 2)
- Rangemaster Elise Luxe range cooker with induction hob. (Plots 3 & 4)
- Full height integrated Siemens fridge.
- Full height integrated Siemens freezer.
- Integrated Siemens microwave/combi oven.
- Integrated Siemens dishwasher.
- Undercounter wine chiller.
- Additional kitchenette within the annexe accommodation above the carports.

BATHROOMS & ENSUITES

- Solid stone crafted marble basin in cloakroom. (Plot 2)
- Solid oak or painted vanity units with stone work surfaces to all bathrooms.
- Traditional brassware in an antique brass finish throughout.
- Tiled wet floor shower area to all bathrooms.
- Freestanding Charlotte Edwards bath in primary ensuite. (Plots 2 & 4)
- Freestanding Lusso stone bath in primary ensuite. (Plot 3)
- Traditional cast iron freestanding baths to ensuite 2 and family bathrooms.
- Marble, porcelain or glazed tiles throughout all bathrooms and ensuites.
- Traditional floor standing toilets with soft close seats throughout.
- Traditional antique brass radiators to all bathrooms.
- Additional bathroom within the annexe accommodation above the carports.

TELEVISION & HOME AUTOMATION

- Comprehensive television wiring including Cat 6 cabling suitable for Sky TV and smart TV subscriptions.

INTERNAL FINISHES & DECORATION

- Smooth plaster finish to all walls and ceilings painted in Farrow & Ball and Little Greene colour matches.
- Traditional decorative cornices throughout all rooms and hallways.
- Full height T&G panelling to the garden room, boot room and laundry room. (Plot 2)
- Full height panelling to the WC, pantry and family bathroom (where applicable). (Plots 3 & 4)
- Half height panelling to the family bathroom. (Plot 2)
- Half height panelling to the boot room. (Plots 3 & 4)
- Traditional half height wainscot panelling to WC. (Plot 2)
- Traditional full height panelling to drawing room. (Plot 2)
- Traditional ¾ height panelling to drawing room. (Plots 3 & 4)
- Solid 2 panel painted internal doors with matching glazed doors where applicable. (Plot 2)
- Solid oak doors in a stained finish with matching glazed doors where applicable. (Plots 3 & 4)
- Ceiling heights from 2400mm to 2670mm.

HEATING, ELECTRICAL, LIGHTING & SECURITY

- Lighting system including LED dimmable downlights throughout.
- Pendant lights and chandeliers wired for in principal rooms.
- Wall lights wired for in principal rooms.
- Power sockets and TV points installed throughout.
- Data points wired for throughout.
- Smoke and heat detectors installed in accordance with current regulations.
- Sensor and time controlled outside lighting.
- NACOSS approved hardwired security alarm system with upgrade available to mobile phone app-based monitoring.
- Wet underfloor heating to all ground and first floors (electrical underfloor heating to second floor bathrooms).

WARDROBES

- Fitted cloaks cupboards with shaker style doors, shelving and hanging rails.
- Bespoke fitted wardrobes to primary bedroom with a stone top island feature. (Plot 2)
- Bespoke fitted wardrobes to bedroom 2. (Plot 2)
- Bespoke fitted wardrobes to primary bedroom and bedroom 2. (Plots 3 & 4)
- All remaining bedroom wardrobes finished with modular oak effect carcasses and shaker style doors.
- All wardrobes fitted with shelving and hanging rails.



FLOORING, STAIRCASE & FIREPLACE

- Engineered timber flooring to kitchen, pantry, living / dining area and orangery. (Plot 2)
- Honed limestone flooring with cabochons to entrance hall, coats cupboard and WC. (Plot 2)
- Tumbled limestone flooring to entrance hall, kitchen, living and dining area. (Plots 3 & 4)
- Terracotta brick flooring in utility, boot room and garden room. (Plot 2)
- Terracotta brick flooring in utility, boot room and pantry. (Plots 3 & 4)
- 100% wool carpets through drawing rooms and all bedrooms.
- Sisal carpet stair runner with leather edging.
- Annexe accommodation to be finished with timber effect laminate flooring throughout.
- Timber painted staircase with stained oak handrail.
- Wood burning stove with marble surround to drawing room. (Plot 2)
- Mock fireplace with cast stone surround and reclaimed Tudor brick chamber in hallway. (Plot 2)
- Bespoke brick fire surround with brick hearths and wood burning stoves to drawing room fireplaces. (Plots 3 & 4)

UTILITY ROOM, PANTRY & WINE CELLAR

- Bespoke cabinetry in hand painted finish.
- Antique brass ironmongery.
- Stacked Siemens tumble dryer and washing machine.
- Hauge Maximiser water softener.
- Belfast sink in boot room.
- Oak stained wine storage. (Plot 2)
- Garden room fitted with bespoke cabinetry and antique brass cold tap. (Plot 2)

EXTERNAL AREAS

- Traditional facing brick and feature brick specials and traditional lime coloured mortar.
- Handmade clay roof tiles with clay ridge and bonnet hip tiles.
- Timber casement windows and French doors.
- Limestone path and patio areas.
- Granite set edging around Breedon buff gravel driveway.
- Private landscaped gardens.
- Comprehensive landscaping and planting scheme throughout the communal areas including planted beds to the front of all properties, hedging, trees and climbing plants on the front elevation.
- Select native tree planting and instant hedging providing privacy throughout.
- Oak framed car ports providing 3no. covered parking spaces to each property.
- External taps are provided at the front and rear to each property.
- External sockets are provided at the rear to each property.
- Outside lighting provided throughout.
- Electric vehicle charging point for each property.



W E S T B O U R N E H O M E S

WESTBOURNE

HOMES

Westbourne Homes is a privately owned luxury residential developer and interior design team, distinguished by our focus on crafting bespoke properties in carefully chosen locations across the Home Counties. Since our inception, we have upheld a commitment to excellence, carefully curating each aspect of our developments to embody sophistication and individuality.

Established in 2016, Westbourne Homes has cultivated an esteemed reputation for its meticulous approach to crafting and delivering premium residential properties of the utmost quality. Our core values are rooted in a dedication to attention to detail, traditional craftsmanship, and the pursuit of exquisite and timeless design.

At Westbourne Homes, we firmly believe that progressive design, sustainability, and technology are integral components of our ethos. As part of our commitment to environmental responsibility, we have embarked on a mission to incorporate carbon-reducing renewable energy sources into every new home we construct. This initiative not only diminishes the carbon footprint of our properties but also contributes to substantial savings in household energy expenses for homeowners.

Furthermore, our dedication to environmental stewardship extends beyond mere construction practices. We are proud to implement measures such as biodiversity net gain, extensive native landscaping, and the creation of habitats like bee hotels and hedgehog highways. These initiatives underscore our unwavering commitment to leaving each development in a healthier and more vibrant natural state than prior to our involvement.



THE OLD STABLES

LITTLEWICK GREEN

OLD STABLE WAY,
LITTLEWICK GREEN, SL6 3QD



WESTBOURNEHOMES.COM

 @westbourne_group

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