



MEADOW VIEW

BEACONSFIELD
BUCKINGHAMSHIRE



FERN LEAF
DEVELOPMENTS



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SET ON THE SOUTHERN EDGE OF THE GLORIOUS CHILTERN HILLS,
AN AREA OF OUTSTANDING NATURAL BEAUTY, BEACONSFIELD
COMBINES ALL THE ADVANTAGES OF THE COUNTRYSIDE WITH THE
BENEFITS OF BEING WITHIN 30 MINUTES OF CENTRAL LONDON.

Built with style and attention to detail by Fern Leaf Developments, Meadow View comprises three detached and one pair of semi-detached homes designed with the discerning buyer in mind.

Meadow View is well positioned between the character and charm of Beaconsfield's picturesque Old Town and the facilities of the vibrant New Town. Whilst the Old Town boasts a wide selection of restaurants, pubs, and both a weekly market and monthly farmers' market, the New Town is home to the majority of the shops and amenities catering to modern family living. For families the local schooling has an enviable reputation and those keen on sport will find a wide selection of clubs and activities on the doorstep.



BEACONSFIELD

FIRST CLASS EDUCATION

South Buckinghamshire has retained the grammar school system for secondary schooling and there are excellent private and state schools situated in and around Beaconsfield, catering for pupils of all ages. Meadow View is located within the catchment of St Mary and All Saints Primary School which was noted as 'Outstanding' on its last Ofsted report.

SHOPPING AND LEISURE FACILITIES

The market town of Beaconsfield offers a wide choice of specialist local shops plus bigger supermarkets including, Waitrose and Marks & Spencer 'Simply Food'. There is a bustling market held every Tuesday and a monthly farmers' market, both held in the Old Town. Additional shopping can be found in the nearby towns of Amersham and Gerrards Cross.

Beaconsfield is also home to a number of pubs, bars and restaurants in both the New Town and the Old Town and has many delightful country pubs in the surrounding quaint villages such as Coleshill, Old Amersham and Great Missenden.

SPORTS FACILITIES

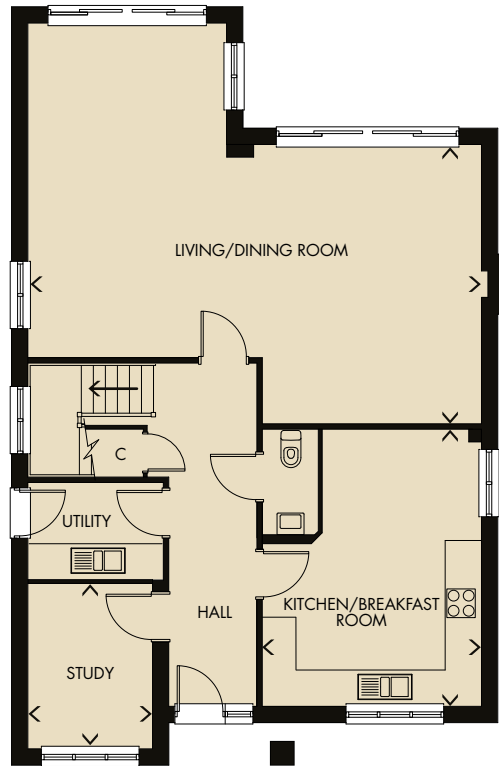
Beaconsfield is well served by a number of sporting facilities. Beaconsfield Golf Club is an established private members club with several other clubs nearby. Beaconsfield is also home to squash, tennis, rugby, cricket and football clubs, the Beacon Centre for health and fitness plus various horse riding facilities locally.



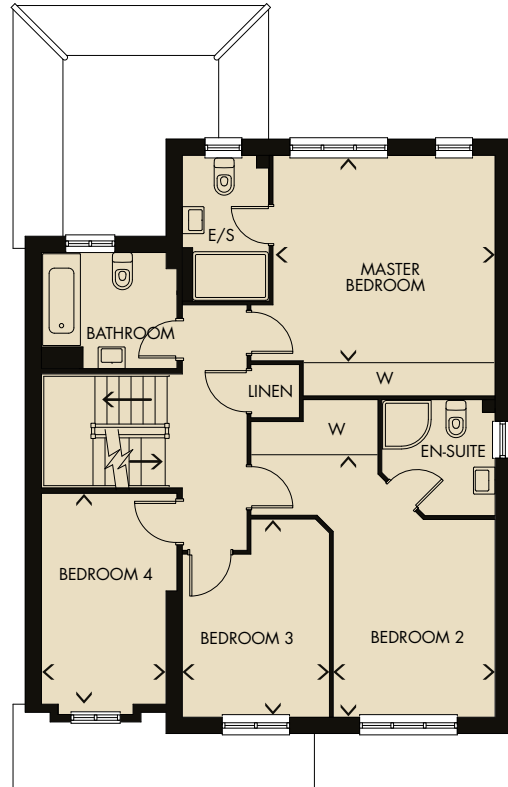




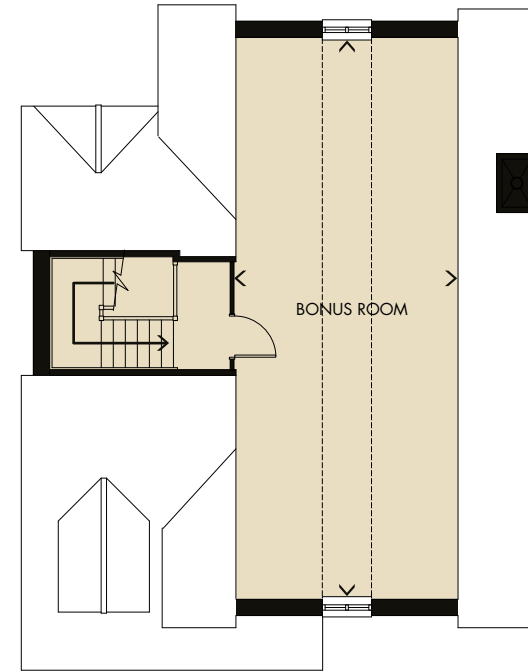
ONE MEADOW VIEW



GROUND FLOOR



FIRST FLOOR



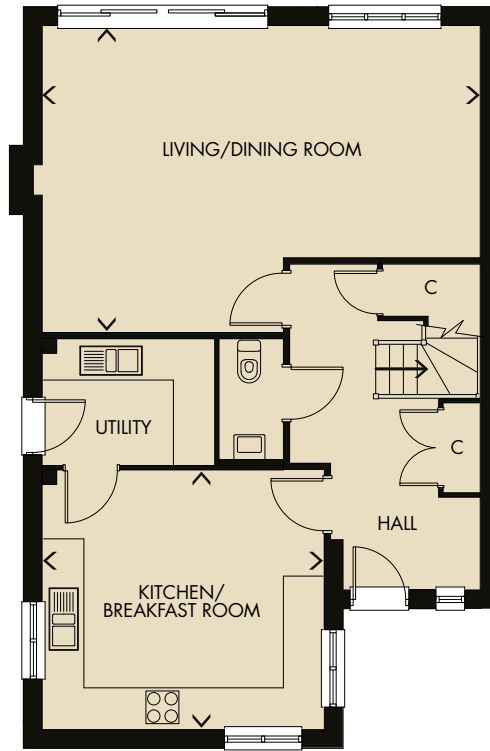
SECOND FLOOR

- » **LIVING/DINING ROOM**
8.35m x 5.12m 27'4" x 16'9"
- » **KITCHEN/BREAKFAST ROOM**
5.08m x 4.01m 16'8" x 13'1"
- » **STUDY**
2.26m x 3.02m 12'4" x 9'10"
- » **MASTER BEDROOM**
3.76m x 4.07m 14'5" x 13'4"

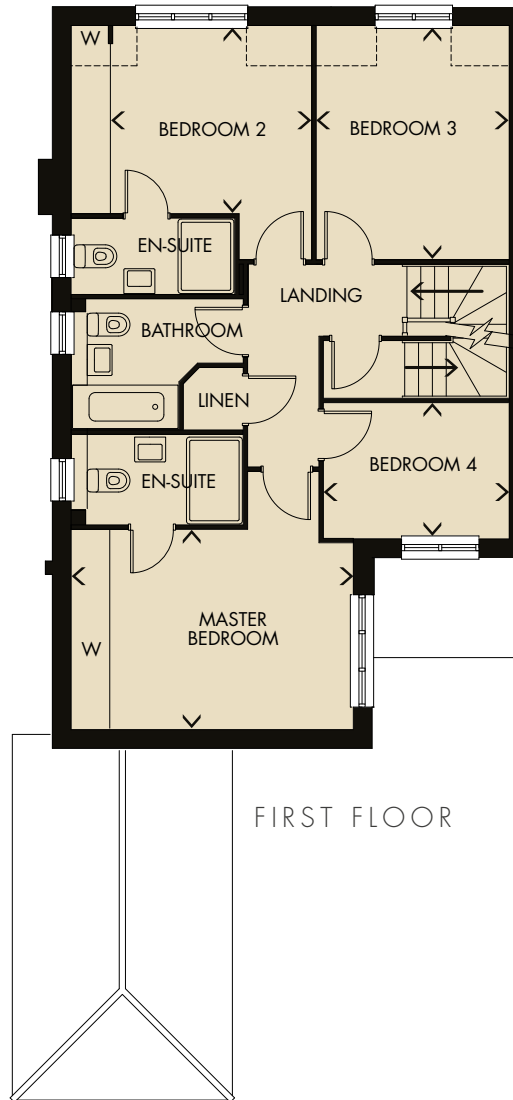
- » **BEDROOM 2**
5.19m x 2.96m 17'0" x 9'8"
- » **BEDROOM 3**
3.63m x 2.68m 11'10" x 8'9"
- » **BEDROOM 4**
3.76m x 2.25m 12'4" x 7'4"
- » **BONUS ROOM**
10.36m x 3.85m 33'11" x 12'7"

--- Denotes sloping ceiling

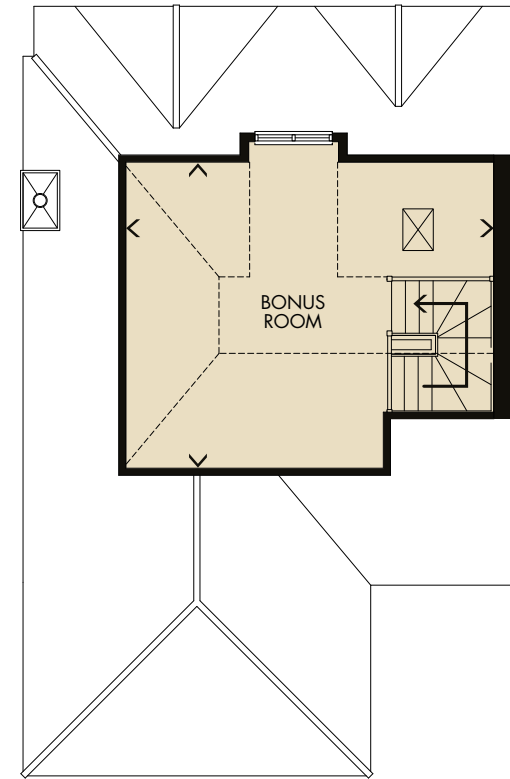
TWO MEADOW VIEW



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- » **LIVING/DINING ROOM**
7.00m x 4.89m 22'11" x 16'0"
- » **KITCHEN/BREAKFAST ROOM**
4.49m x 4.14m 14'8" x 13'7"
- » **MASTER BEDROOM**
4.49m x 3.18m 14'8" x 10'5"
- » **BEDROOM 2**
3.18m x 2.99m 10'5" x 9'9"

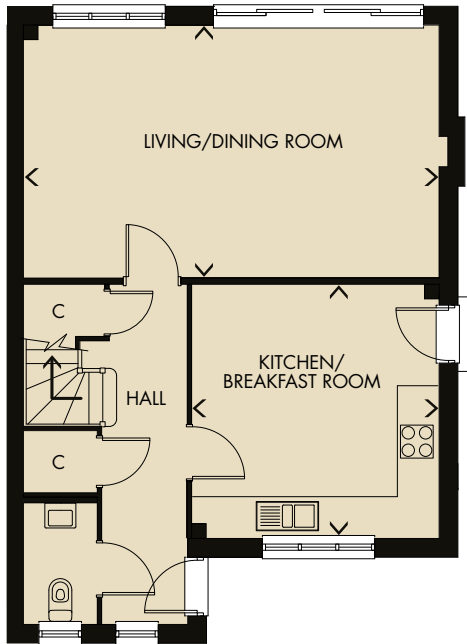
- » **BEDROOM 3**
3.73m x 3.07m 12'2" x 10'0"
- » **BEDROOM 4**
2.95m x 2.15m 9'8" x 7'0"
- » **BONUS ROOM**
5.88m x 5.00m 19'3" x 16'4"

- - - - Denotes sloping ceiling

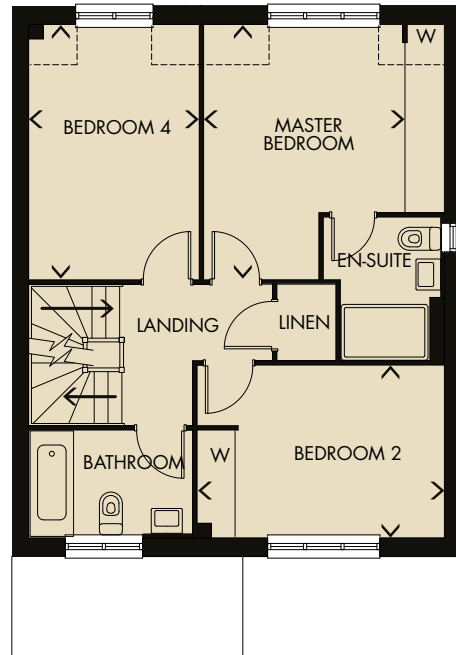




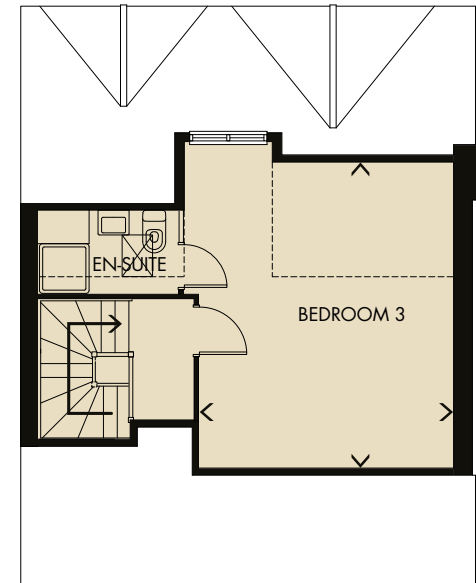
THREE MEADOW VIEW



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

» **LIVING/DINING ROOM**

6.64m x 4.02m 21'9" x 13'2"

» **KITCHEN/BREAKFAST ROOM**

4.04m x 3.94m 13'3" x 12'11"

» **MASTER BEDROOM**

4.07m x 3.18m 13'4" x 10'5"

» **BEDROOM 2**

3.94m x 2.74m 12'11" x 8'11"

» **BEDROOM 3**

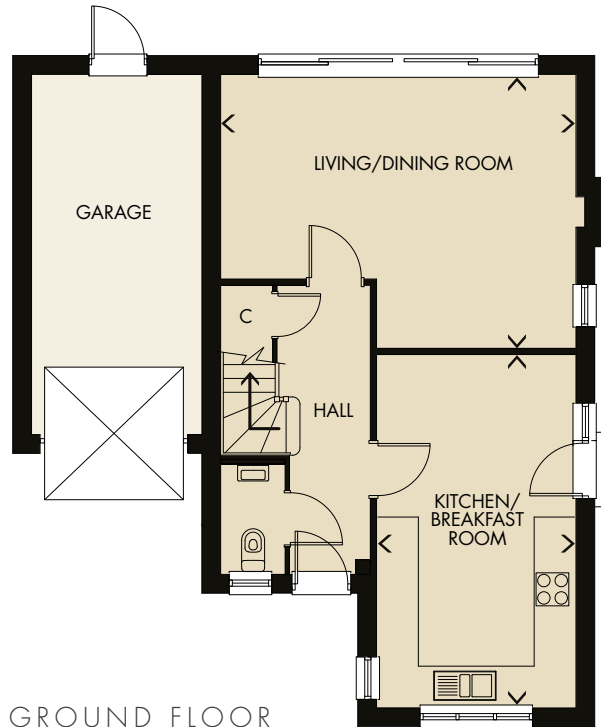
4.90m x 4.05m 16'0" x 13'3"

» **BEDROOM 4**

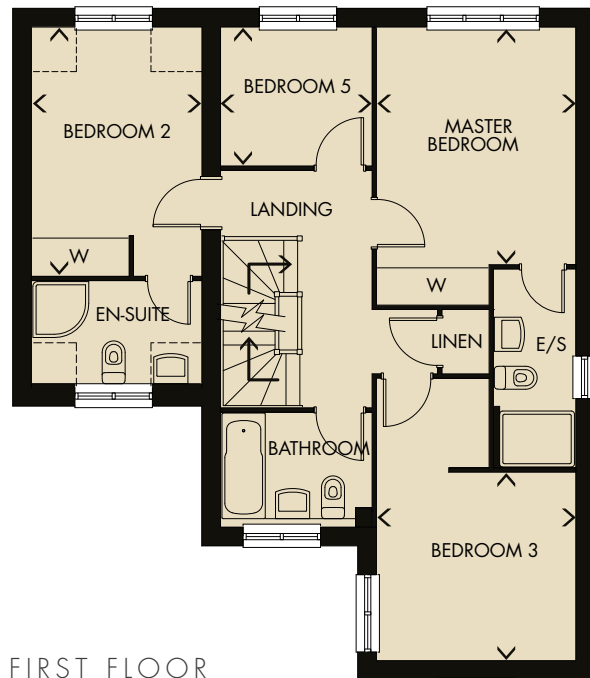
4.07m x 2.70m 13'4" x 8'10"

--- Denotes sloping ceiling

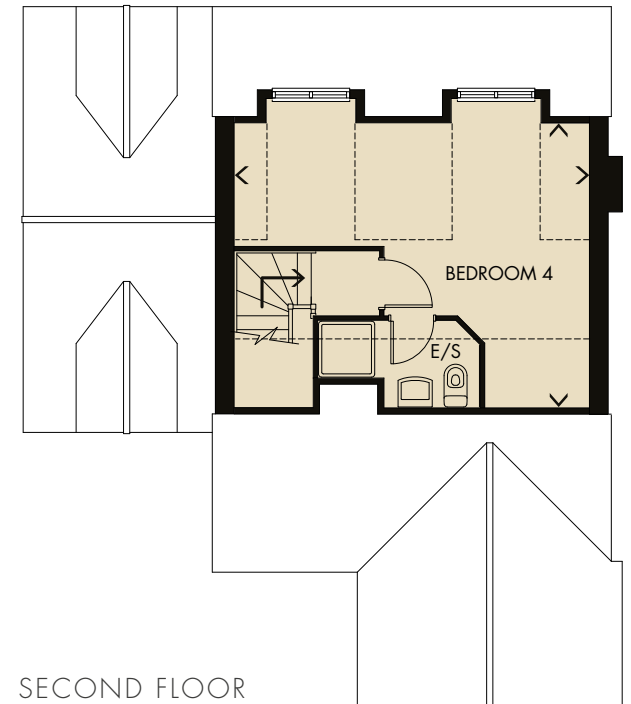
FOUR MEADOW VIEW



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

» **LIVING/DINING ROOM**

5.67m x 4.36m 18'7" x 14'3"

» **KITCHEN/BREAKFAST ROOM**

5.63m x 3.16m 18'5" x 10'4"

» **MASTER BEDROOM**

3.78m x 3.17m 12'4" x 10'4"

» **BEDROOM 2**

3.97m x 2.69m 13'0" x 8'9"

» **BEDROOM 3**

3.16m x 2.99m 10'4" x 9'9"

» **BEDROOM 4**

5.67m x 4.55m 18'7" x 14'11"

» **BEDROOM 5**

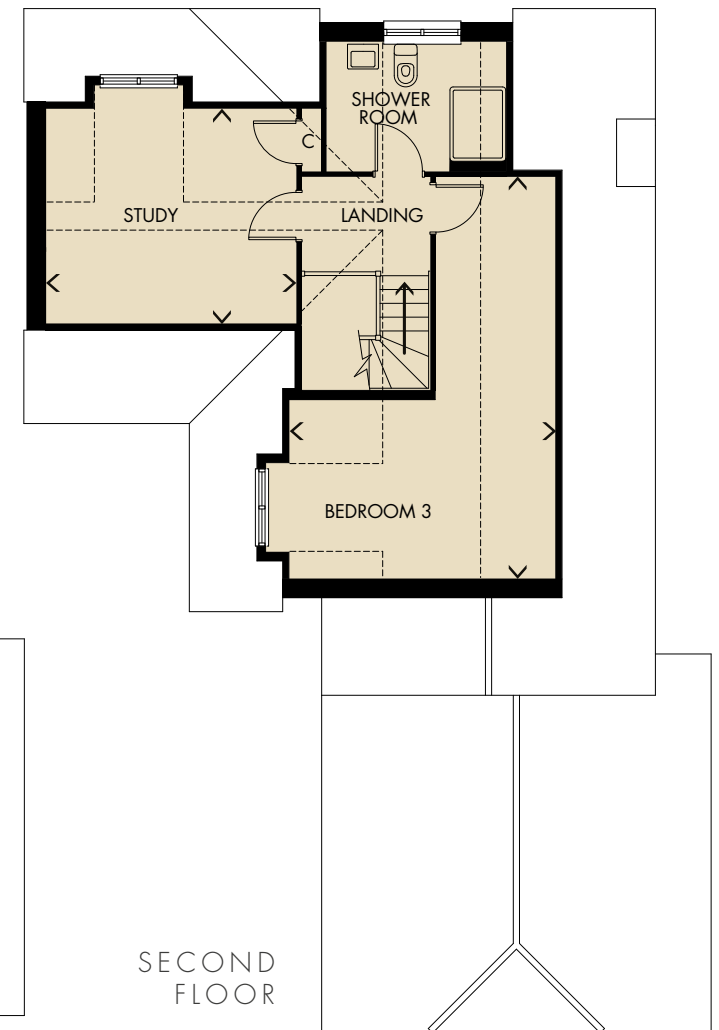
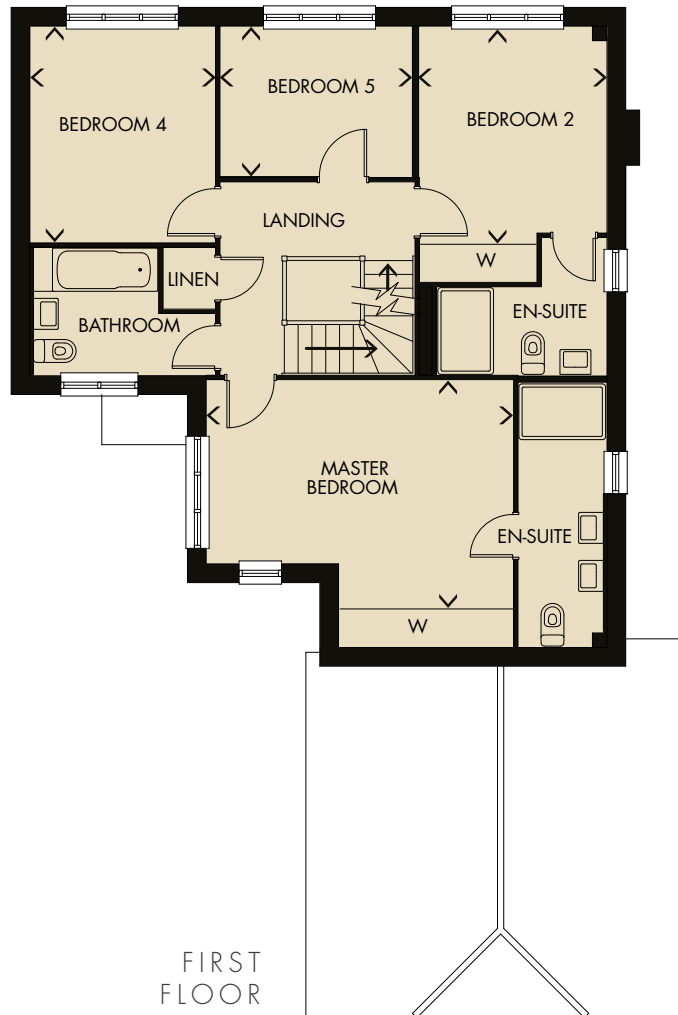
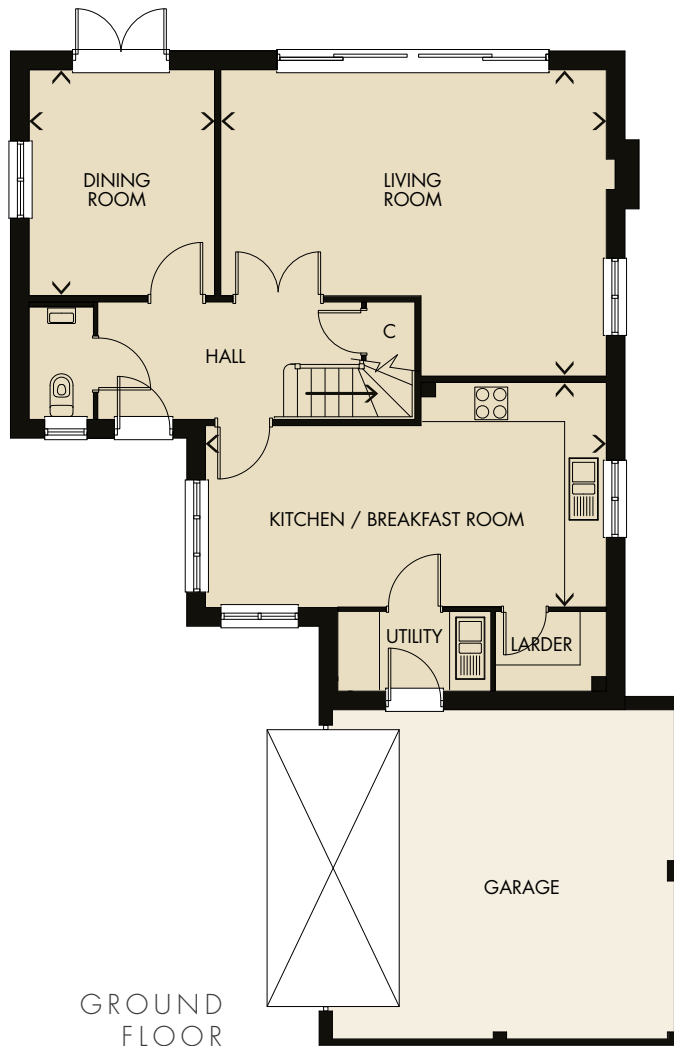
2.40m x 2.19m 7'10" x 7'2"

--- Denotes sloping ceiling





FIVE MEADOW VIEW



- » LIVING ROOM
6.17m x 4.89m 20'2" x 16'0"
- » DINING ROOM
3.60m x 2.94m 11'9" x 9'7"
- » KITCHEN/BREAKFAST ROOM
6.42m x 3.59m 21'0" x 11'9"

- » MASTER BEDROOM
4.92m x 3.62m 16'1" x 11'10"
- » BEDROOM 2
4.09m x 3.42m 13'5" x 11'2"
- » BEDROOM 3
6.46m x 4.28m 21'2" x 14'0"

- » BEDROOM 4
3.46m x 2.96m 11'4" x 9'8"
- » BEDROOM 5
3.06m x 2.40m 10'0" x 7'10"
- » STUDY
4.01m x 3.45m 13'1" x 11'3"

--- Denotes sloping ceiling



SPECIFICATION

KITCHEN

- A fully fitted contemporary designer kitchen by Cottura with high gloss floor and wall cupboards incorporating soft close doors and drawers together with pelmet lighting.
- The homes feature granite composite worktops with a matching upstand.
- Appliances are provided in a stainless steel finish and comprise a gas hob with wok burner, single multifunction PyroKlean 'self cleaning' oven and combination microwave oven by 'Siemens', with a stainless steel and glass chimney extractor hood.
- Integrated appliances include a fridge/freezer, dishwasher, washing machine and tumble dryer.
- Stainless steel 1 ½ bowl sink by 'Franke' and a contemporary chrome mixer tap by 'Smeg'.

BATHROOM, EN-SUITE AND CLOAKROOM

- The bathroom, en-suite(s) and cloakroom are equipped with contemporary 'Villeroy & Boch' sanitaryware in white with stylish chrome fittings by 'Hansgrohe'.
- The shower within all en-suites includes a 'Roman' clear glass screen or sliding door with low profile tray, full height tiling and a 'Hansgrohe' thermostatic 'Raindance' shower.
- The bathroom includes a 'Hansgrohe' thermostatic shower over the bath with 'Roman' clear glass screen.
- Half height feature heated mirror fitted to the bathroom and en-suite(s).
- Porcelain wall tiles by 'Minoli'. The bathroom and en-suite(s) are fully tiled.

- Chrome finish shaver socket and towel rail to the bathroom and en-suite(s).
- Feature tiled wall with half height mirror to the cloakroom.

DECORATION AND INTERNAL FINISH

- Each home features a smooth matt finish to the walls and ceilings.
- Contemporary architraves and skirting boards are provided with a satinwood finish.
- Feature oak handrail and balustrade to the staircase.
- The internal doors are finished in oak with a glazed door from the hallway to the living room, kitchen and dining room. All doors feature contemporary chrome furniture.
- Oak front door with 3 point locking system.
- Full height sliding wardrobes are provided to the master bedroom and bedroom 2.
- Porcelain floor tiles by 'Minoli' are provided to the kitchen, utility room, bathroom, en-suite(s), cloakroom and hallway. Carpets are fitted to all remaining rooms.
- Portugese sandstone fire surround with brushed steel trim and gas fire featured in the living room.

ELECTRICAL INSTALLATION

- Each home benefits from a combination of chrome down lighters, chrome cluster halogen lights and pendant light fittings.



- Chrome finish light switches are provided to the hallway, kitchen, living room, dining room and study.
- Chrome finish touch dimmer light switches are provided to the living room, dining room and master bedroom.
- PIR feature 'night light' with chrome down lighter is fitted to the bathroom and en-suite(s).
- A mains operated smoke detector with battery backup is fitted to the entrance hall and landing.
- Wiring is included for a future alarm system.
- External lighting is provided to the front (PIR) and rear of each home.
- A power point and light fitting are provided in the loft.

HOME ENTERTAINMENT AND TELEPHONE

- TV points are provided to the living room, kitchen, bonus room and all bedrooms. The TV points are linked to be able to provide multiple viewing capabilities from one external source.
- A mid height TV point with HDMI connection capability is supplied in the living room for an optional wall mounted flat screen television.
- BT points are provided to the living room and master bedroom. A dedicated space for a wireless router is provided within the under stair cupboard.
- A built-in ceiling mounted FM radio with remote control is provided within the en-suite shower room to the master bedroom.

ENERGY EFFICIENCY, HEATING AND INSULATION

- Gas fired central heating system with thermostatically controlled radiators.
- Mains pressure hot water system with electronic programmer.
- PVCu double glazed windows are provided throughout with feature full width sliding rear patio doors.
- Cavity wall, ground floor and loft insulation is installed to NHBC standards.

EXTERNAL FINISHES

- An external tap is provided to the property.
- The front gardens are landscaped with the rear gardens levelled and turfed ready for use.

Our homes are independently checked by the NHBC to ensure they meet current building regulations. The NHBC will issue a compliance certificate for each home upon its completion.



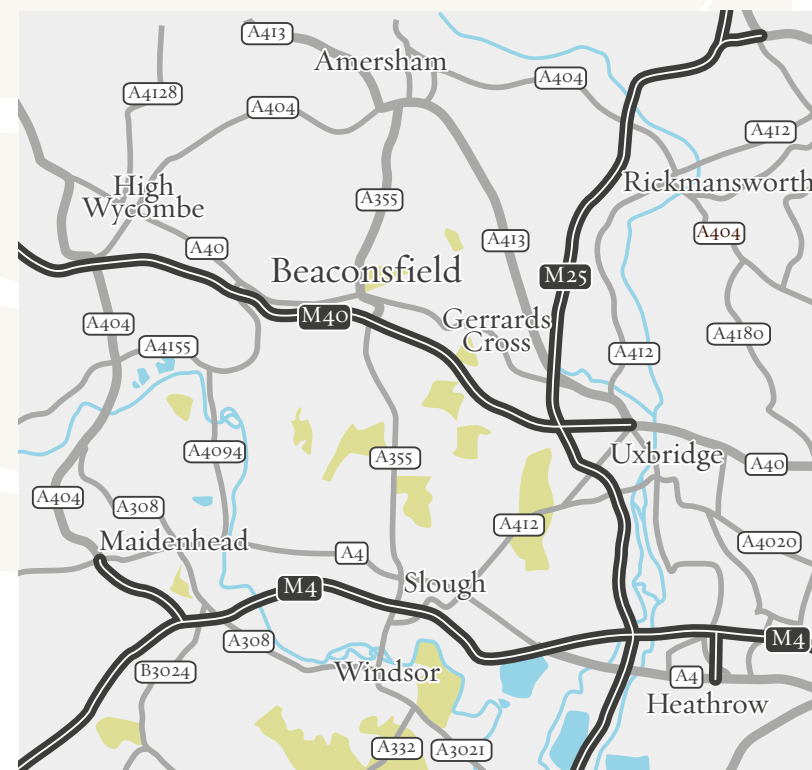
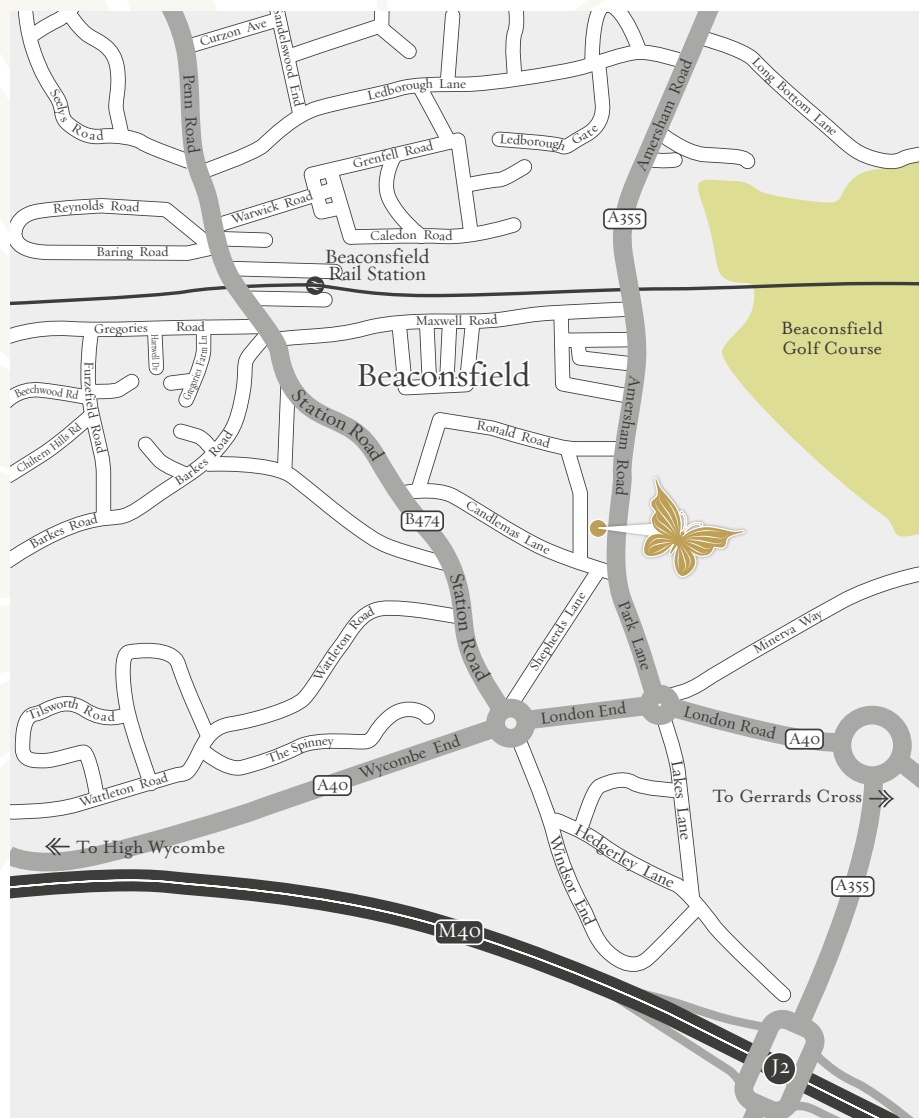
EXCELLENT TRANSPORT LINKS

Another part of Beaconsfield's appeal is the excellent road and rail links for both business and leisure with London Marylebone reached in less than 30* minutes by train.

The motorway links include Junction 2 to the M40, only a short drive away which gives access to London, Oxford and Birmingham with the M25 and M4 motorways also easily accessible.

With Heathrow less than 30* minutes away by car and Luton, Gatwick and Stansted all within an hour's* drive, Meadow View is ideally located for the international traveller. Whilst the sea ports of Dover, Portsmouth and Southampton, as well as the Channel Tunnel, can all be reached within two hours*.







MEADOW VIEW – SITE PLAN





Fern Leaf Developments is a member of the Farmglade Group, a substantial property investment and development company based in South Buckinghamshire.

With a wealth of experience in high-end residential design and development, the Fern Leaf Team are driven by a passion for design and attention to detail.

Meadow View is one of a number of high quality projects Fern Leaf are in the process of developing on superbly located sites in Beaconsfield and other prestigious locations in West London and the Chilterns.

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