



BEAULIEU  
HOMES

# ELLIOT COURT

BINFIELD · BERKSHIRE

A DEVELOPMENT OF SIXTEEN  
HIGH SPECIFICATION APARTMENTS

# Binfield

and the surrounding area



Binfield is an unspoilt retreat in the heart of the Thames Valley. Very few places have retained their original charm as well as Binfield, whilst offering excellent access to major commuter routes, shopping centres and leisure facilities.

Binfield has been home to many prominent families down the years and their grand residences continue to grace the area. In 1700 Alexander Pope resided in Binfield, where his father had bought a 20 acre estate in which to retire and pursue his hobby of gardening. This estate is known as 'Popes Wood' and is now open to the public as parkland.



William Pitt purchased Binfield Manor in 1754. Pitt, the first Earl of Chatham was later to be known as William Pitt the Elder, a statesman, Prime Minister and Lord Privy Seal for England. It was Pitt who built the Manor as we know it today, and landscaped the gardens and lakes. At the end of the 1700's John Constable spent part of his honeymoon in the village; during his stay he made sketches of the church.

William Pitt purchased Binfield Manor in 1754. Pitt, the first Earl of Chatham was later to be known as William Pitt the Elder, a statesman, Prime Minister and Lord Privy Seal for England. It was Pitt who built the Manor as we know it



In 1817 the enclosure of Windsor Forest began. The sheer size of the forest meant that the King and his entourage required hunting lodges where they could stop and rest. Binfield was home to one of these lodges, the 14th century Stag & Hounds Inn which may well have been a converted hunting lodge. Outside the Inn are the remains of an ancient elm tree said to be the exact centre of the forest. Queen Elizabeth I is said to have watched the maypole dancing from this building.

Today Binfield has a doctors' surgery, dental practice, veterinary surgery, library and local shops in the village, with a Tesco superstore nearby at Warfield Green. The attractive town of Wokingham is just over three miles away with a greater selection of shops and a market, whilst Bracknell, only two miles away, offers a wider selection of High Street stores and independent retailers.



The surrounding countryside offers many picturesque settings for walks and relaxation and there is an abundance of leisure facilities in the local area including: dry skiing and an ice rink at John Nike Leisuresport, a waterworld at Coral Reef in Bracknell and swimming pool at Carnival Pool in Wokingham. For health and fitness there is Holmes Place in Wokingham. South Hill Park Arts Centre, Bracknell, caters for most tastes in theatre, music and comedy, whilst The Point in Bracknell provides Cinema and Ten Pin Bowling.

Nearby, Blue Mountain Golf Centre offers 18 holes and a floodlit driving range amongst its facilities and Billingbear Park Golf Club, the oldest in the area, offers 2 9-hole courses which can be played together to make an interesting and varied 18 holes.



Schooling in the area is well catered for with a good selection of state, primary and secondary schools, plus there are many independent schools to choose from.

# ELLIOT COURT

BINFIELD · BERKSHIRE



*The illustration is an artist's impression only and does not accurately depict landscaping.*

# ELLIOT COURT

BINFIELD · BERKSHIRE



---

*Every care has been taken with the preparation of this information which has been produced for your guidance only and does not form any part of a contract.*

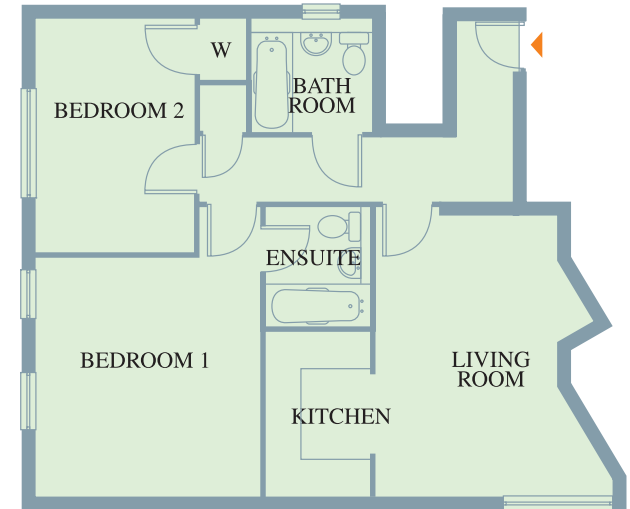
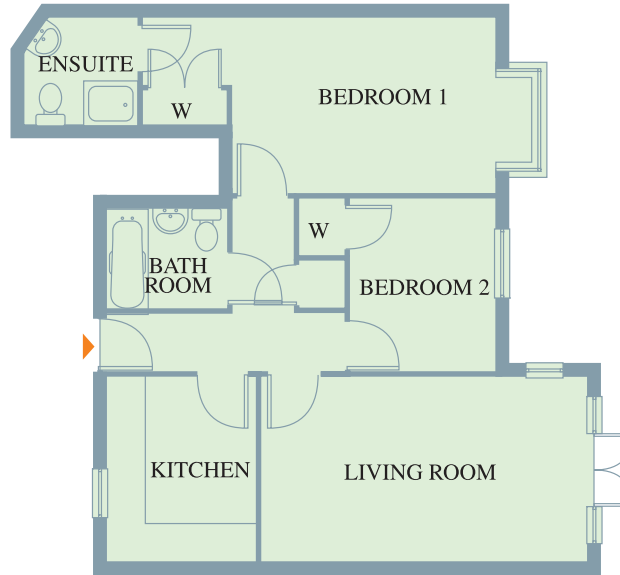
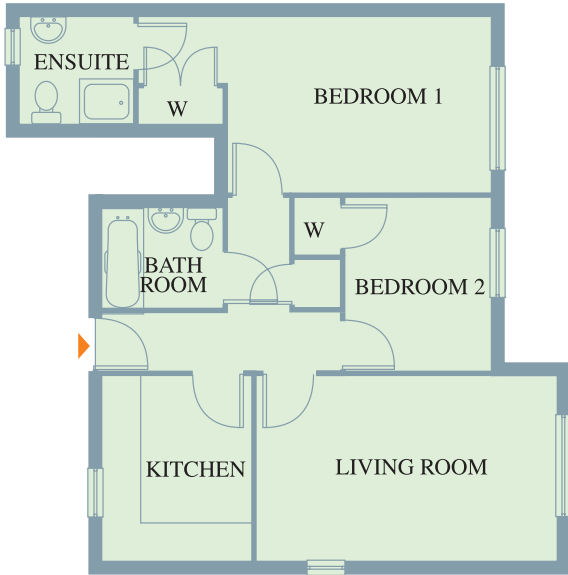
*The development layout does not show details of gradients of the land, boundary treatments, local authority street lighting and new landscaping. Please ask our sales advisor for further details on specific plots.*

---

# MASTER FLOOR PLAN LAYOUTS



*Whilst the contents of this brochure do not form part of any contract, intending purchasers are required as part of the contract conditions to examine the detail drawings and approved specifications for the house of their choice. Such details are available at the selling agents' offices. **nb:** All room sizes are approximate structural dimensions and may vary slightly due to normal building tolerances. All dimensions are given as maximum measurements, please review all critical dimensions with your sales advisor.*



### APARTMENT ONE

|                    |                 |                |
|--------------------|-----------------|----------------|
| <b>Living Room</b> | 16' 3" x 9' 8"  | 4.95m x 2.95m  |
| <b>Kitchen</b>     | 9' 8" x 8' 5"   | 2.95m x 2.57m  |
| <b>Bedroom 1</b>   | 18' 6"* x 9' 4" | 5.64m* x 2.84m |
| <b>Ensuite</b>     | 6' 7" x 5' 4"   | 2m x 1.62m     |
| <b>Bedroom 2</b>   | 9' 6" x 7' 9"   | 2.90m x 2.36m  |
| <b>Bathroom</b>    | 7' x 5' 9"      | 2.13m x 1.75m  |

*nb: See master plan layouts for position within the building.*

\* - maximum

### APARTMENT TWO

|                    |                 |                |
|--------------------|-----------------|----------------|
| <b>Living Room</b> | 17' 4" x 9' 8"  | 5.28m x 2.95m  |
| <b>Kitchen</b>     | 9' 7" x 8' 5"   | 2.92m x 2.57m  |
| <b>Bedroom 1</b>   | 18' 4"* x 9' 5" | 5.58m* x 2.88m |
| <b>Ensuite</b>     | 7' x 5' 4"      | 2.13m x 1.62m  |
| <b>Bedroom 2</b>   | 9' 5" x 7' 8"   | 2.88m x 2.34m  |
| <b>Bathroom</b>    | 7' x 5' 6"      | 2.13m x 1.68m  |

*nb: See master plan layouts for position within the building.*

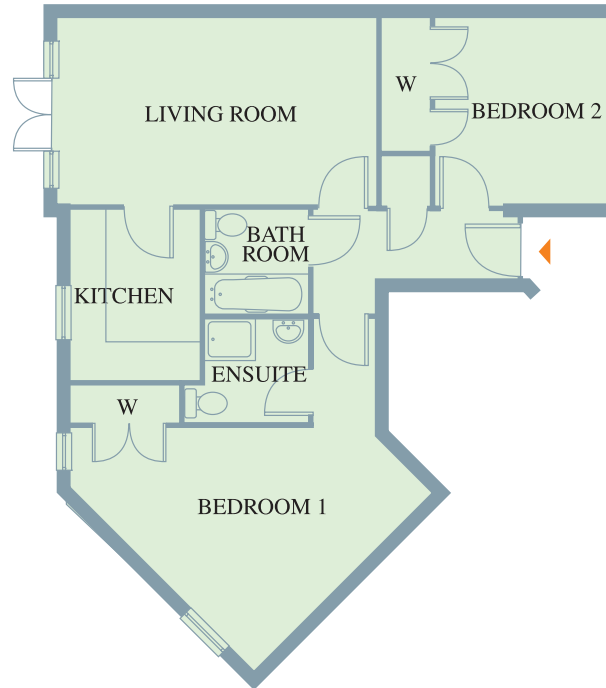
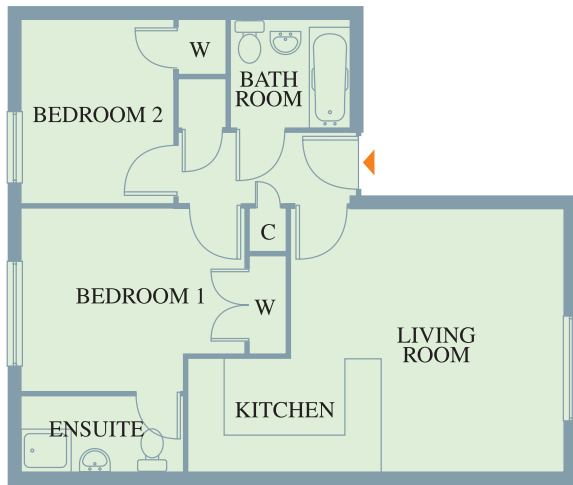
\* - maximum

### APARTMENT THREE

|                    |                 |                |
|--------------------|-----------------|----------------|
| <b>Living Room</b> | 15' 4"* x 9' 9" | 4.67m* x 2.97m |
| <b>Kitchen</b>     | 8' 9" x 5' 9"   | 2.67m x 1.75m  |
| <b>Bedroom 1</b>   | 12' 8" x 12' 3" | 3.87m x 3.73m  |
| <b>Ensuite</b>     | 6' 6" x 5' 9"   | 1.98m x 1.75m  |
| <b>Bedroom 2</b>   | 9' 5" x 7' 8"   | 2.88m x 2.34m  |
| <b>Bathroom</b>    | 6' 2" x 6' 3"   | 1.88m x 1.90m  |

*nb: See master plan layouts for position within the building.*

\* - maximum



### APARTMENTS FOUR, FIVE, ELEVEN & TWELVE

|                    |                 |               |
|--------------------|-----------------|---------------|
| <b>Living Room</b> | 15' 4" x 14' 3" | 4.67m x 4.34m |
| <b>Kitchen</b>     | 5' 7" x 6' 3"   | 1.70m x 1.90m |
| <b>Bedroom 1</b>   | 12' 2" x 9' 3"  | 3.71m x 2.82m |
| <b>Ensuite</b>     | 8' 9" x 4' 8"   | 2.67m x 1.43m |
| <b>Bedroom 2</b>   | 10' x 8' 3"     | 3.05m x 2.51m |
| <b>Bathroom</b>    | 6' 9" x 6'      | 2.06m x 1.83m |

*nb: See master plan layouts for position within the building.*

### APARTMENT SIX

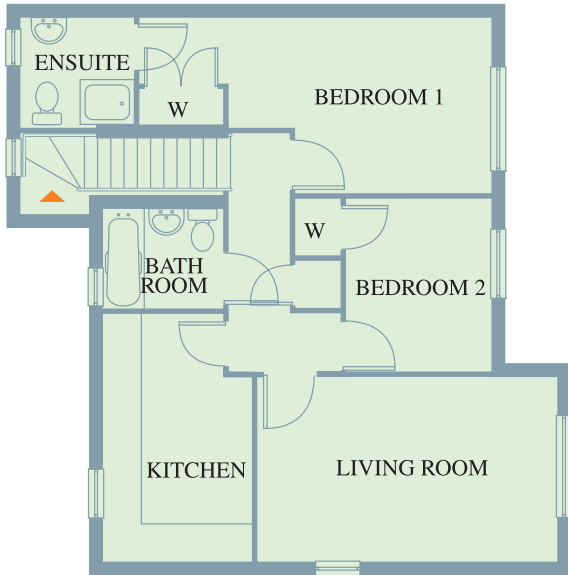
|                    |                 |               |
|--------------------|-----------------|---------------|
| <b>Living Room</b> | 12' 4" x 10' 1" | 3.75m x 3.07m |
| <b>Kitchen</b>     | 9' 2" x 7'      | 2.80m x 2.13m |
| <b>Bedroom 1</b>   | 14' 3" x 17' 3" | 4.34m x 5.26m |
| <b>Ensuite</b>     | 5' 8" x 4' 8"   | 1.73m x 1.43m |
| <b>Bedroom 2</b>   | 10' 1" x 10'    | 3.07m x 3.05m |
| <b>Bathroom</b>    | 6' 9" x 5' 8"   | 2.06m x 1.73m |

*nb: See master plan layouts for position within the building.*

### APARTMENT SEVEN

|                    |                 |               |
|--------------------|-----------------|---------------|
| <b>Living Room</b> | 15' x 10' 2"    | 4.57m x 3.10m |
| <b>Kitchen</b>     | 9' 9" x 8' 8"   | 2.97m x 2.65m |
| <b>Bedroom 1</b>   | 12' 4" x 12' 1" | 3.75m x 3.68m |
| <b>Ensuite</b>     | 5' 9" x 5' 9"   | 1.75m x 1.75m |
| <b>Bedroom 2</b>   | 13' 7" x 8' 2"  | 4.13m x 2.49m |
| <b>Bathroom</b>    | 6' 7" x 6' 1"   | 2.00m x 1.85m |

*nb: See master plan layouts for position within the building.*



## APARTMENT EIGHT

|                    |                 |                |
|--------------------|-----------------|----------------|
| <b>Living Room</b> | 16' 4" x 9' 9"  | 4.97m x 2.97m  |
| <b>Kitchen</b>     | 13' 5" x 8' 6"  | 4.09m x 2.59m  |
| <b>Bedroom 1</b>   | 18' 6"* x 9' 7" | 5.64m* x 2.92m |
| <b>Ensuite</b>     | 6' 9" x 6'      | 2.06m x 1.83m  |
| <b>Bedroom 2</b>   | 9' 9" x 7' 8"   | 2.97m x 2.34m  |
| <b>Bathroom</b>    | 6' 9" x 6' 4"   | 2.06m x 1.92m  |

*nb: See master plan layouts for position within the building.*

\* - maximum

## APARTMENT NINE

|                    |                 |                |
|--------------------|-----------------|----------------|
| <b>Living Room</b> | 17' 6" x 9' 9"  | 5.33m x 2.97m  |
| <b>Kitchen</b>     | 13' 5" x 8' 6"  | 4.09m x 2.59m  |
| <b>Bedroom 1</b>   | 18' 6"* x 9' 7" | 5.64m* x 2.92m |
| <b>Ensuite</b>     | 7' x 6'         | 2.13m x 1.83m  |
| <b>Bedroom 2</b>   | 9' 1" x 7' 8"   | 2.76m x 2.34m  |
| <b>Bathroom</b>    | 7' x 6' 3"      | 2.13m x 1.90m  |

*nb: See master plan layouts for position within the building.*

\* - maximum

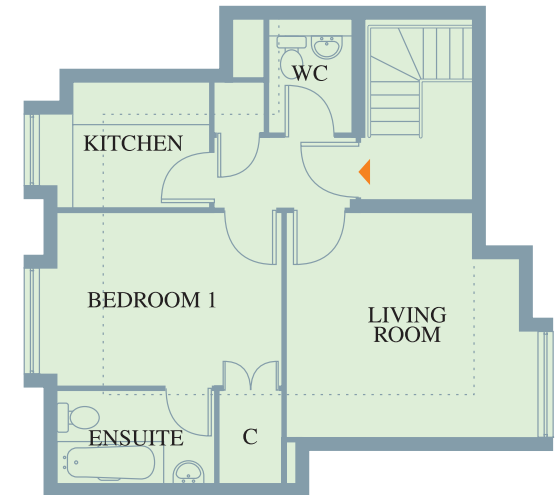
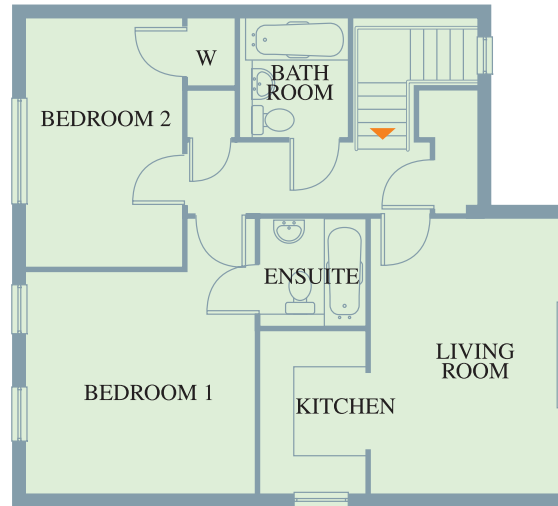
## APARTMENT TEN

|                    |                  |                |
|--------------------|------------------|----------------|
| <b>Living Room</b> | 22'* x 15' 5"    | 6.71m* x 4.70m |
| <b>Kitchen</b>     | 9' x 5' 9"       | 2.74m x 1.75m  |
| <b>Bedroom 1</b>   | 15' 9"* x 12' 3" | 4.80m* x 3.73m |
| <b>Ensuite</b>     | 5' 9" x 5' 9"    | 1.75m x 1.75m  |
| <b>Bedroom 2</b>   | 13' 9" x 8' 2"   | 4.19m x 2.49m  |
| <b>Bathroom</b>    | 6' 7" x 6' 5"    | 2.00m x 1.96m  |

*nb: See master plan layouts for position within the building.*

\* - maximum





### APARTMENT THIRTEEN

|                    |                 |               |
|--------------------|-----------------|---------------|
| <b>Living Room</b> | 12' 4" x 10' 1" | 3.75m x 3.07m |
| <b>Kitchen</b>     | 9' 2" x 7'      | 2.80m x 2.13m |
| <b>Bedroom 1</b>   | 14' 3" x 17' 3" | 4.34m x 5.26m |
| <b>Ensuite</b>     | 5' 8" x 4' 8"   | 1.73m x 1.43m |
| <b>Bedroom 2</b>   | 10' 1" x 10'    | 3.07m x 3.05m |
| <b>Bathroom</b>    | 6' 9" x 5' 8"   | 2.06m x 1.73m |

*nb: See master plan layouts for position within the building.*

\* - maximum

### APARTMENT FOURTEEN

|                    |                 |               |
|--------------------|-----------------|---------------|
| <b>Living Room</b> | 15' x 10' 3"    | 4.57m x 3.12m |
| <b>Kitchen</b>     | 8' 10" x 5' 10" | 2.69m x 1.77m |
| <b>Bedroom 1</b>   | 12' 1" x 12' 5" | 3.68m x 3.79m |
| <b>Ensuite</b>     | 5' 9" x 5' 9"   | 1.75m x 1.75m |
| <b>Bedroom 2</b>   | 13' 9" x 8' 2"  | 4.19m x 2.49m |
| <b>Bathroom</b>    | 6' 7" x 6' 5"   | 2.00m x 1.96m |

*nb: See master plan layouts for position within the building.*

\* - maximum

### APARTMENTS FIFTEEN & SIXTEEN

|                    |             |                 |
|--------------------|-------------|-----------------|
| <b>Living Room</b> | 5254 x 3465 | 17' 3" x 11' 3" |
| <b>Kitchen</b>     | 2465 x 2135 | 8' 1" x 7'      |
| <b>Bedroom 1</b>   | 3715 x 3296 | 12' 2" x 10' 8" |
| <b>Ensuite</b>     | 3715 x 3296 | 12' 2" x 10' 8" |
| <b>Bedroom 2</b>   | 2664 x 2135 | 8' 7" x 7'      |
| <b>Bathroom</b>    | 2295 x 1885 | 7' 5" x 6' 2"   |

*nb: See master plan layouts for position within the building.*

\* - maximum

# ELLIOT COURT

BINFIELD · BERKSHIRE

## SPECIFICATION

### INSIDE YOUR HOME

- Gas Central Heating, where appropriate radiators are fitted with individual thermostatic controls
- Chrome finish towel ladders are provided to bathroom and en-suite
- UPVC Double Glazed Windows with Security Locks
- Solid Doors with Oak finish
- Contemporary Chrome Door furniture
- Wardrobes with shelf and hanging rail
- Storage room in Hallways
- Comprehensive electrical system finished throughout in brushed chrome with a generous supply of double power sockets and dimmer switches in living/dining room with low-voltage chrome rimmed recessed down lighters throughout.

- Shaver sockets in bathroom & en-suite with heated mirror in en-suite
- BT points in living room and all bedrooms
- TV points in living room, kitchen and bedrooms
- Provision for alarm system to allow customer connection to a monitored service if required.
- A communal terrestrial/satellite television aerial is provided. The subscription and connection will be subject to service provider.
- Mains fed smoke detector with battery back-up in hall.
- Internal walls and ceilings throughout are smooth set and finished in emulsion paint with coved ceilings in hallways, living/dining areas.

### KITCHEN\*

- Choice of quality contemporary, bespoke range of designer base and wall cupboards with soft-close doors and drawers.
- Choice of co-ordinated work surfaces
- Under unit and plinth lighting
- Stainless steel fan assisted oven, stainless steel microwave, a five-ring gas hob with stainless steel and glass extractor hood.
- Integrated fridge/freezer, washer/dryer and dishwasher
- Ceramic floor tiling
- Isolation switching to appliances

### BATHROOM AND EN-SUITE

- White sanitary ware by Ideal Standard
- Polished chrome taps and fittings
- The bathroom provides a panel enclosed bath with mixer tap and hand shower, basin & pedestal and WC
- The en-suite has shower cubicle with chrome thermostatic shower valve, basin & pedestal and WC
- Ceramic floor and wall tiling
- Chrome heated towel ladders, shaver points

### OUTSIDE YOUR HOME

- Electric gated entrance
- Each apartment has allocated parking
- Ample visitors' parking
- Large impressive landscaped communal garden
- Cycle and bin stores
- Lighting to car park and walkway areas

### WARRANTY

- 10 year NHBC building warranty

*\*Subject to stage of construction (units etc). One bed apartments may not feature all the appliances stated.*



Beaulieu Homes have, for nearly a decade, designed some of the most prestigious properties in the area, and pride themselves on attention to detail. Their primary aim is to produce a quality home within a pleasing environment, which they have succeeded in doing with “Willow Court”.

This comes as no surprise, as Beaulieu Homes continually strive for excellence.

A strong emphasis is placed by Beaulieu Homes on traditional build methods such as brick and block structures, and energy saving measures to reduce your utility costs.

Beaulieu Homes is now delighted to offer to the market a unique and thoughtfully designed scheme of only fourteen 2 bedroom and two 1 bedroom luxury apartments situated within the prosperous and popular village of Binfield. The apartments are set within beautifully landscaped grounds, provide ample parking and are accessed via an electronically operated, gated entrance.

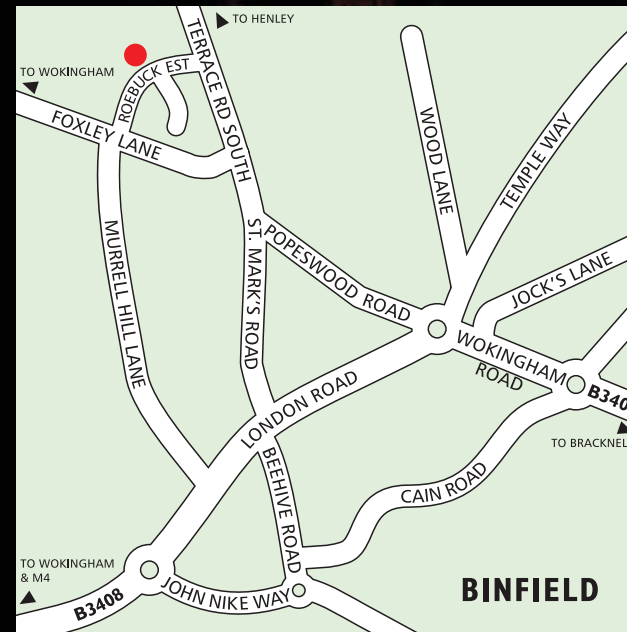
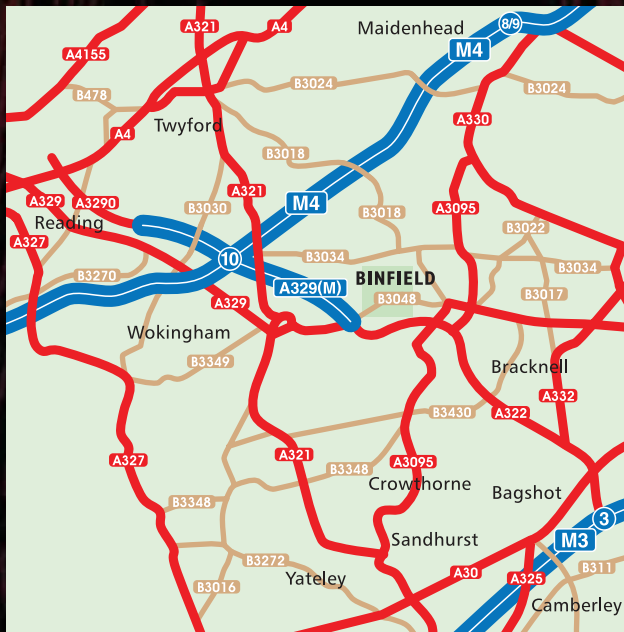
The best way to appreciate the quality of a Beaulieu Homes development is to pay a visit to the show apartment at “Willow Court” in Binfield. There, you will be amazed at the unprecedented and conscientious approach to detail, as well as the quality of the finishing and general design.

If you are looking to **live the lifestyle**, you need look no further. A real village setting, inspired design, high specification, a secure environment, and traditional construction with modern materials means that Beaulieu Homes have created a home with timeless appeal.



# ELLIOT COURT

BINFIELD • BERKSHIRE



Binfield is ideally situated in the heart of Berkshire within easy access of both the M4 and M3, via the A329(M), which give great road links to London, the West, the South West and the national motorway network.

Rail Links are provided at either nearby Wokingham or Bracknell stations with regular services to Reading, Ascot and London Waterloo and services to Paddington via Twyford Station.

*The information on this brochure is accurate at the time of printing but our policy of continuous improvement in design and construction may result in minor changes. We therefore reserve the right to alter the specification without prior notice. Please check with sales advisor prior to reservation.*