



BEAULIEU  
HOMES

*striving for excellence*

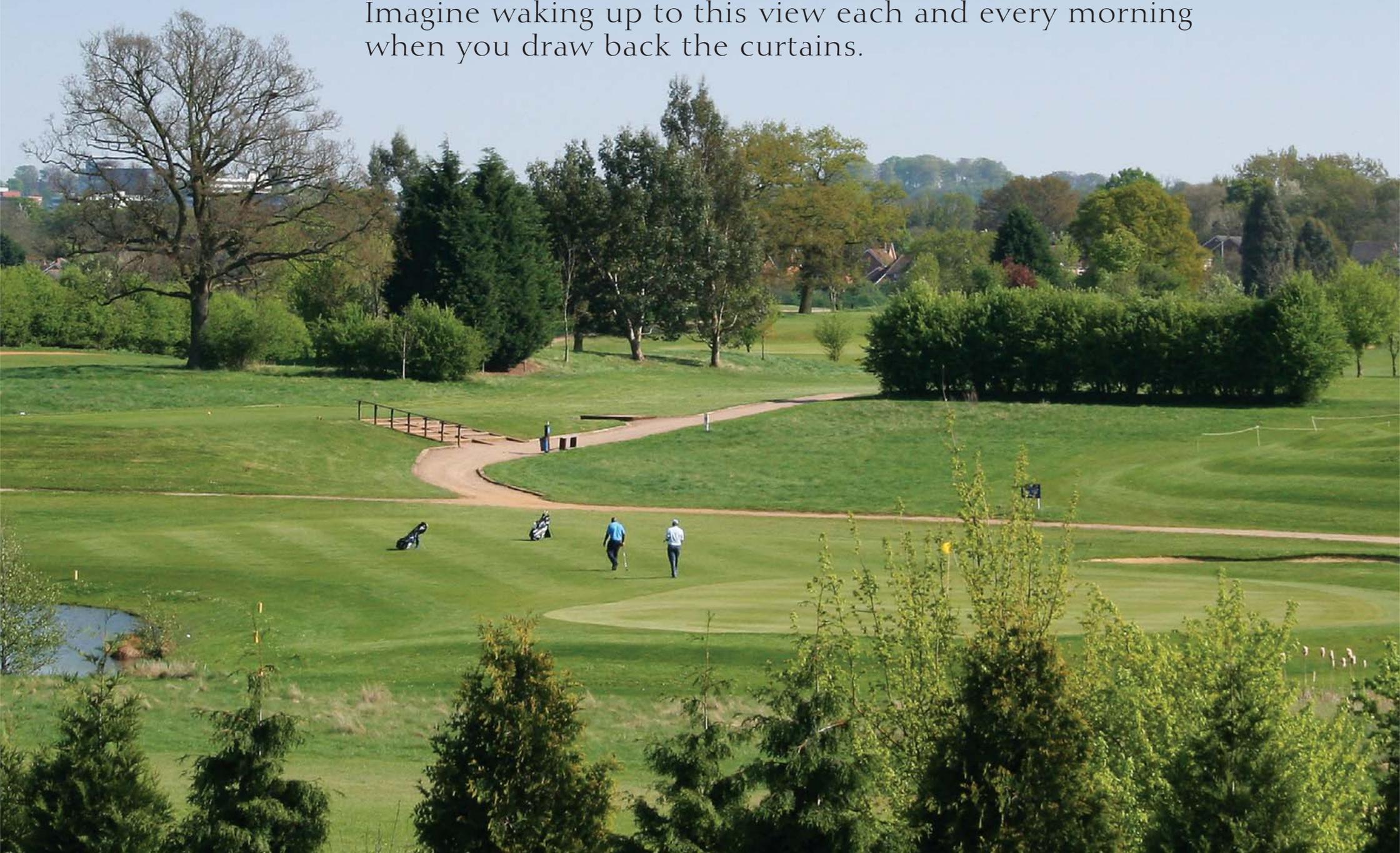


fairway views

A NEW DEVELOPMENT OF LUXURY HOMES IN BINFIELD BERKSHIRE

# fairway views

Imagine waking up to this view each and every morning when you draw back the curtains.





# BINFIELD

Derived from the original title of 'Bent Grass Field', the Berkshire Village of Binfield sits at the centre of the famous Windsor Forest. The village is steeped in history, having played host to royalty, a prime minister and famous persons from English History. Henry VIII and Elizabeth I used what is now the village's most historic inn, the 'Stag and Hounds', (with parts of the building dating back to the 14th Century), as their Royal Hunting Lodge. Known as the 'Great Commoner', Sir William Pitt, who twice held office as the country's Prime Minister, had residence within Binfield Manor.

Generally regarded as the greatest English poet of the eighteenth century, the famous writer, Alexander Pope, lived at Pope's Manor in Popeswood and sang in the church choir as a boy in the early 1700's. Pope would later describe the countryside around the house in his poem 'Windsor Forest'.

To this day, Binfield remains a quiet Berkshire Village, surrounded by countryside creating a much sought after environment in which to live.

Within Binfield itself is a good selection of pubs, restaurants, local stores, library and the very popular Binfield C of E Primary School. Within a few miles drive is the traditional market town of Wokingham and the college town of Bracknell.

Both towns offer a multitude of shops, restaurants, lively bars, sports/leisure and arts facilities including Wokingham Theatre and South Hill Park. Binfield itself hosts the John Nike Centre which features an ice rink and dry ski slope.



Local golf clubs include The Blue Mountain 18 hole course and Billingbear.

For the commuter, journeys to the centre of London and Heathrow airport are made simple via the M4 motorway, accessible via the A329M. Bracknell and Wokingham stations provide train links direct to London Waterloo station and to London Paddington via Twyford.

You could say Binfield has the best of both worlds making it a perfect place to set up home for you and your family.

Fairway Views is an exclusive development of four 3 storey town houses on the outskirts of Binfield. Each property is built to a very high specification and has external character features making the development distinctive and unique. Traditional brickwork with features including soldier courses are complemented by portland stone sills and keystones.





## fairway views : binfield

Each property has its own private rear garden and shared communal front access drive leading to the individual garages and front entrances. The brindle block paved driveway is fronted by a large strip of landscaping featuring many types of flora. To admire the outstanding views of pasture and golf course, each home features an impressive wrought iron and glass balcony with discreet opaque side panelling and a large dormer window to the top floor. Internally you'll be entering an environment designed for 21st century living. As you step over the threshold, you'll find yourself in a spacious entrance hall which gives access to the contemporary fully fitted

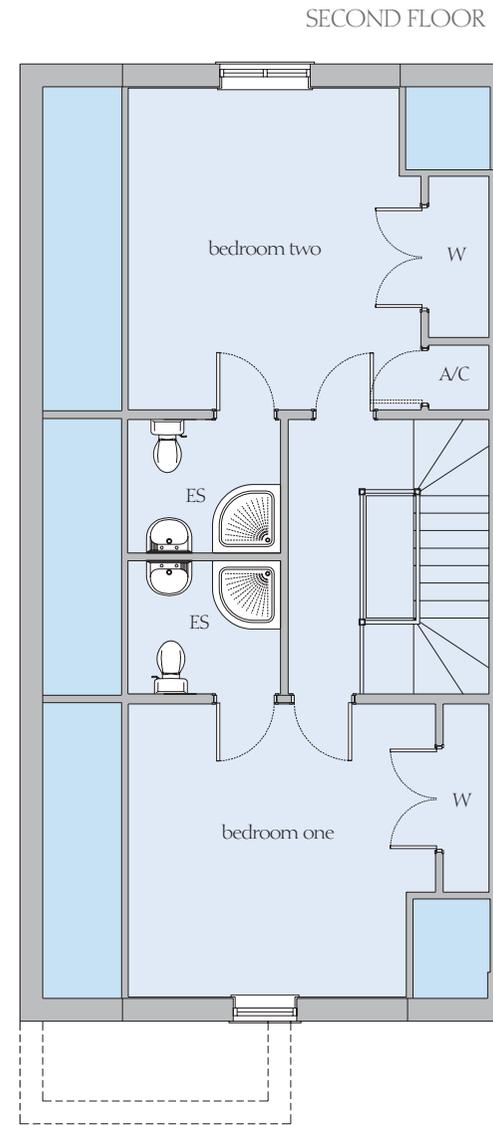
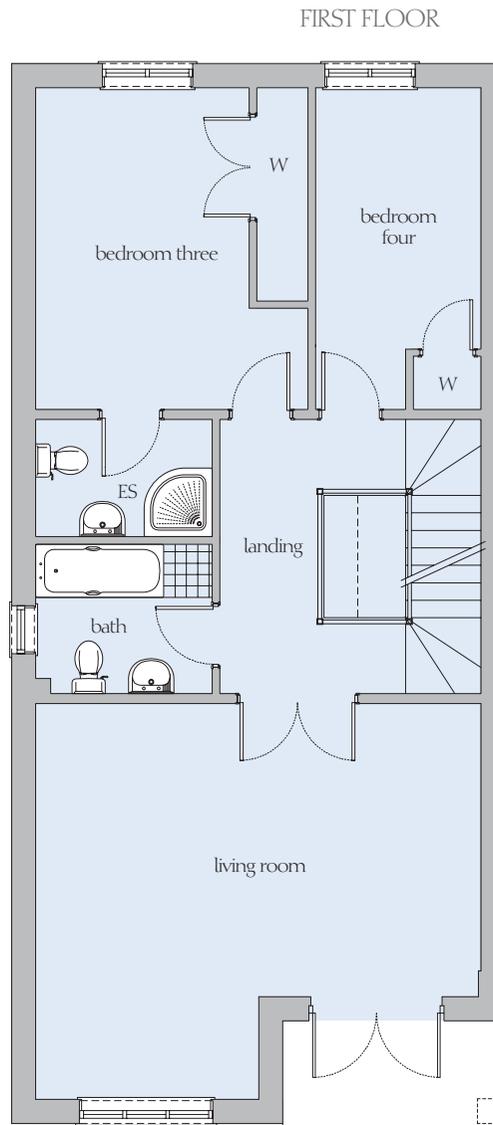
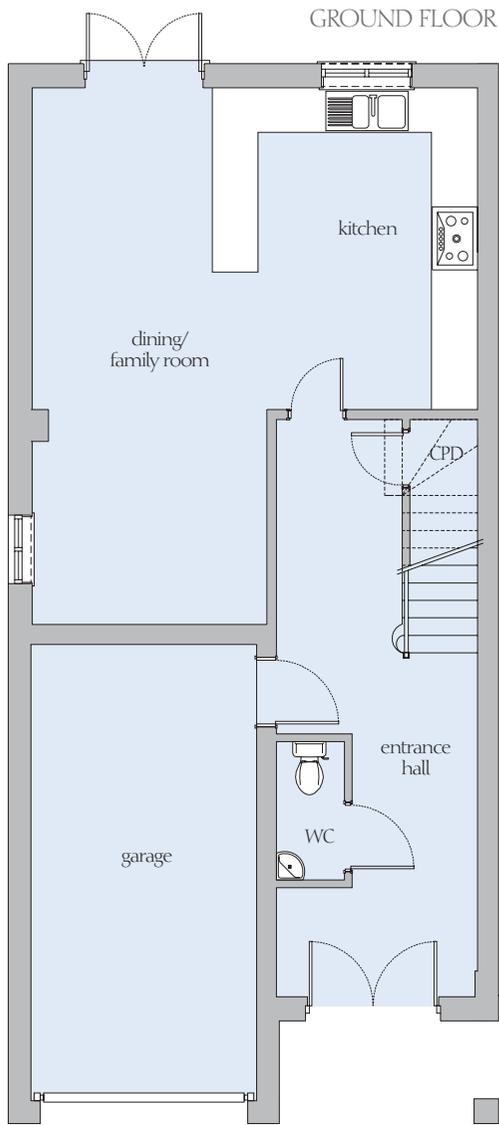


kitchen featuring a range of stainless steel appliances complemented by a porcelain sink adorned with chrome fittings. The bathrooms, WCs and en suites all feature white sanitaryware with top quality chrome fittings complemented by heated towel rails. All bathrooms feature ceramic floor and wall tiling, with a feature frieze at half height to walls. Nothing has been overlooked when it comes to the aesthetics. Cornicing and sculpted skirtings, neutral toned paintwork throughout so you can add the colour and character with your own furnishings and fixtures, ample electrics and electronics throughout for your work, entertainment and connectivity.

Fairway Views by Beaulieu ~ beautifully done.



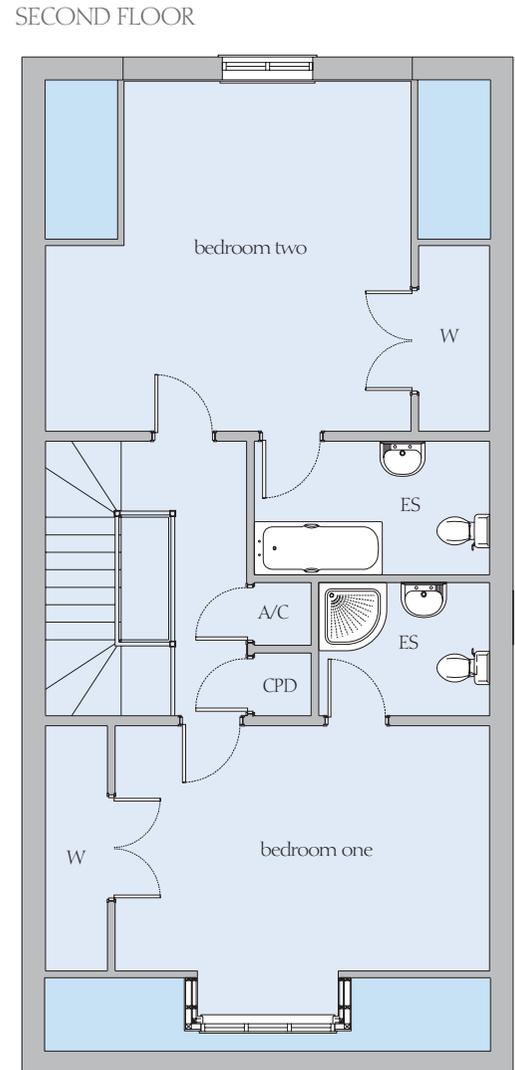
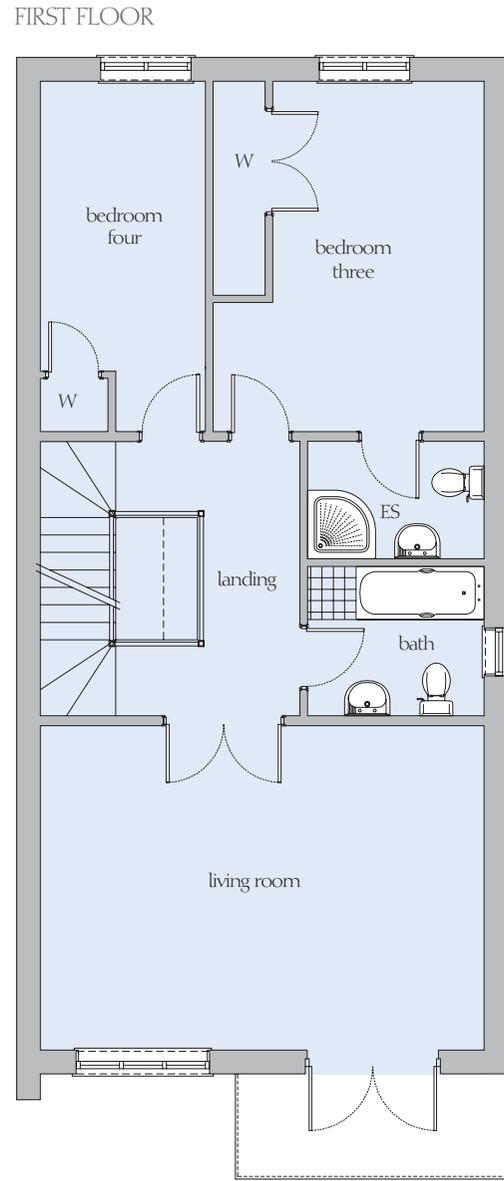
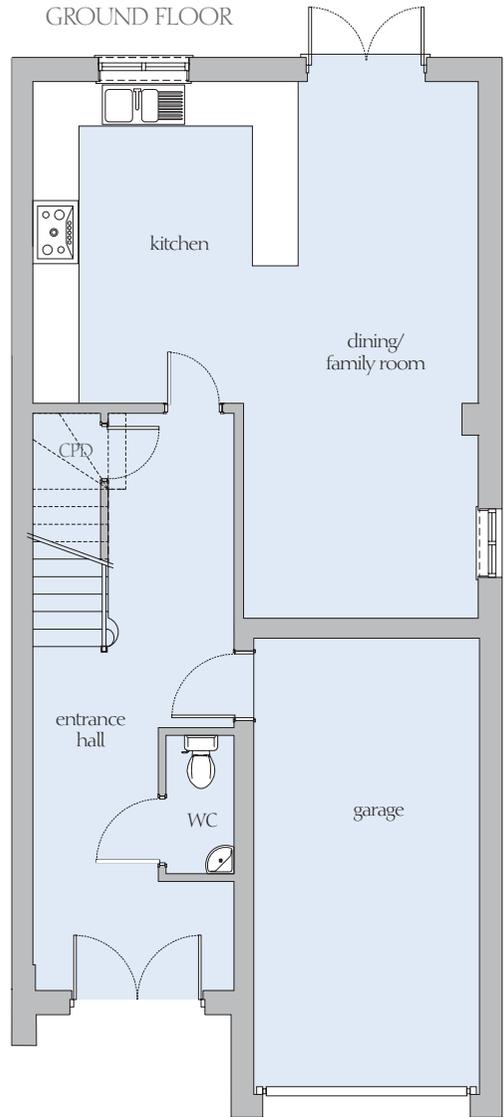




AREA	METRIC	IMPERIAL
kitchen/dining/family	7090 x 5935	23'3" x 19'5"
living room	5935 x 5237	19'5" x 17'2"
bedroom one	4505 x 3887	14'8" x 12'8"
bedroom two	4505 x 4263	14'8" x 13'10"
bedroom three	4263 x 3643	13'10" x 11'10"
bedroom four	4263 x 2220	13'10" x 7'3"

All dimensions shown are the maximum measurements in each case.

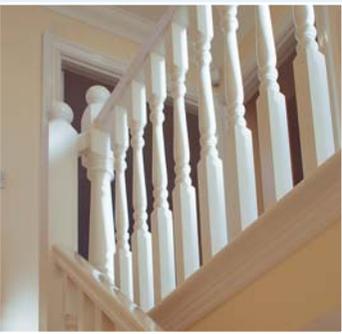




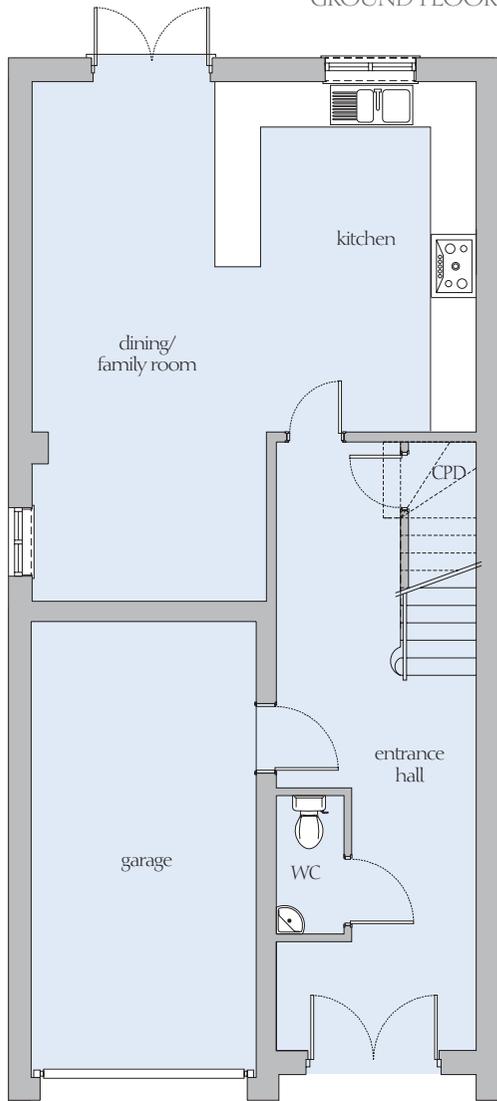
AREA	METRIC	IMPERIAL
kitchen/dining/family	7875 x 5915	25'8 x 19'4
living room	5915 x 4297	19'4 x 14'1
bedroom one	5915 x 3257	19'4 x 10'7
bedroom two	5915 x 4623	19'4 x 15'2
bedroom three	4638 x 3623	15'2 x 11'9
bedroom four	4638 x 2220	15'2 x 7'3

All dimensions shown are the maximum measurements in each case.

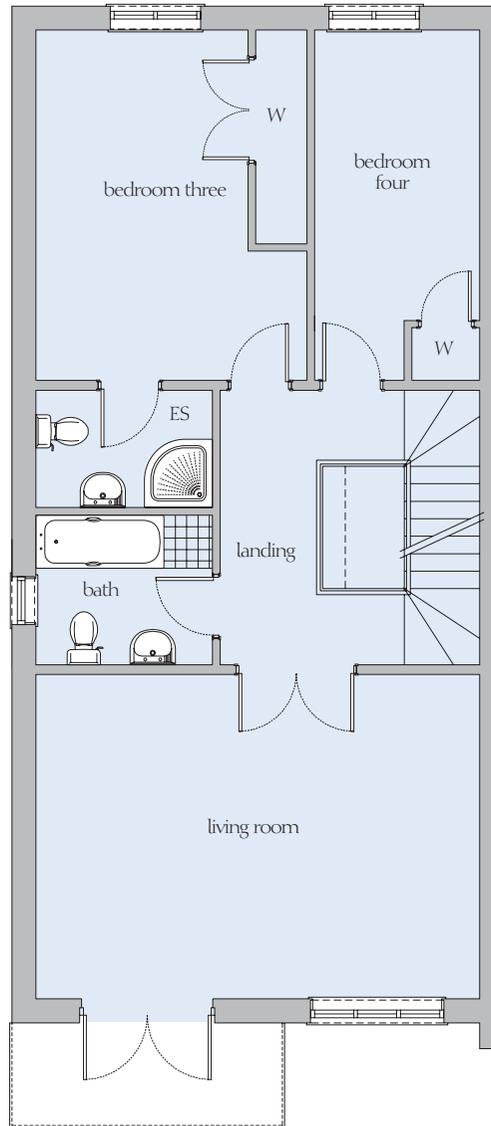




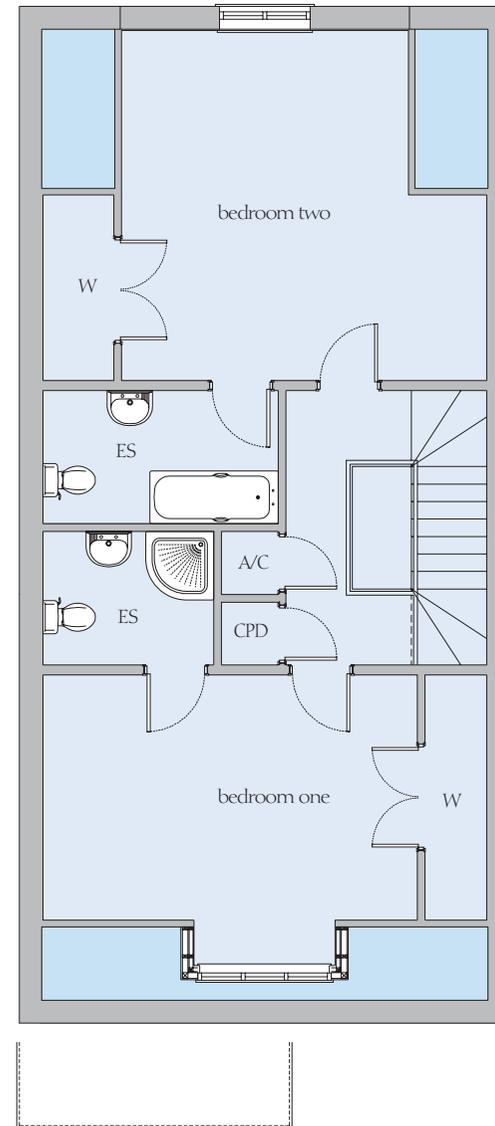
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



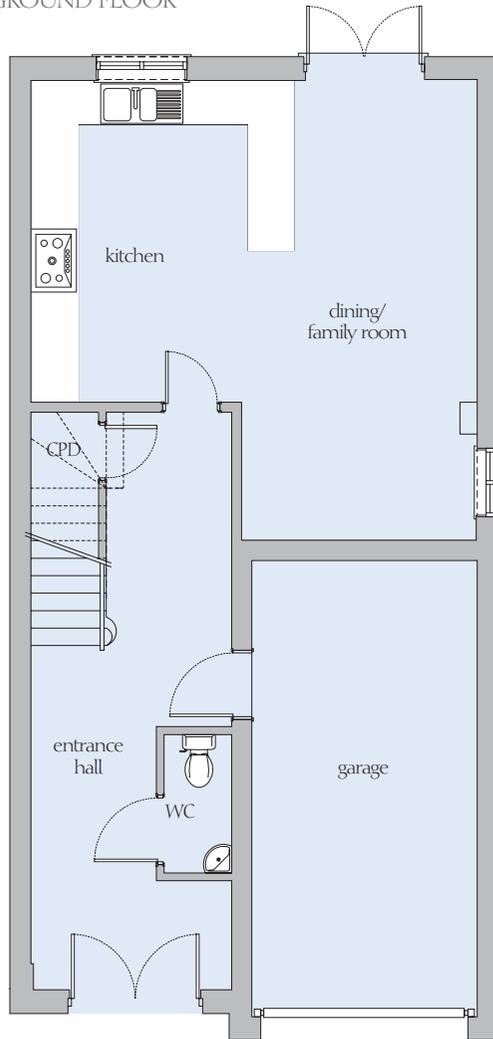
AREA	METRIC	IMPERIAL
kitchen/dining/family	6865 x 5915	22'5 x 19'4
living room	5915 x 4297	19'4 x 14'1
bedroom one	5915 x 3257	19'4 x 10'7
bedroom two	5915 x 4623	19'4 x 15'2
bedroom three	4638 x 3623	15'2 x 11'9
bedroom four	4638 x 2220	15'2 x 7'3

All dimensions shown are the maximum measurements in each case.

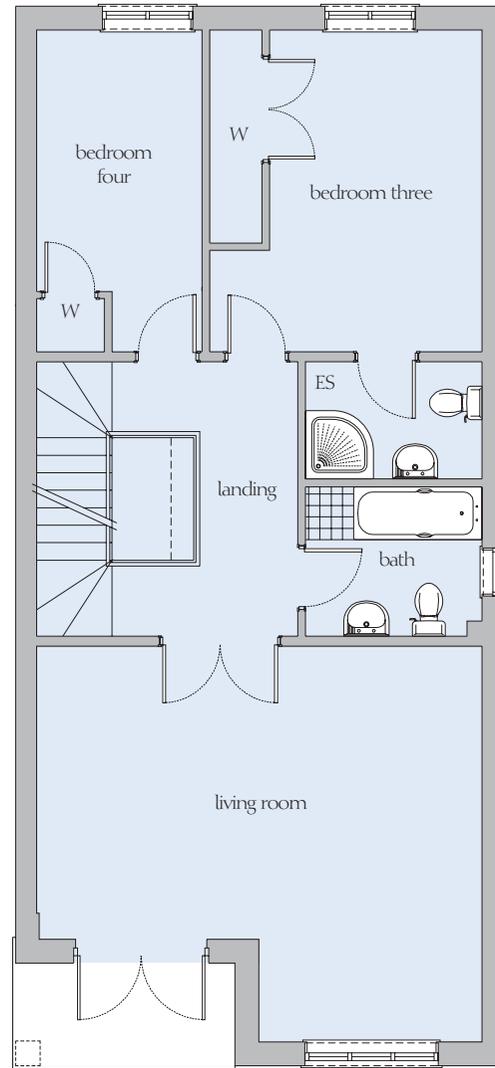




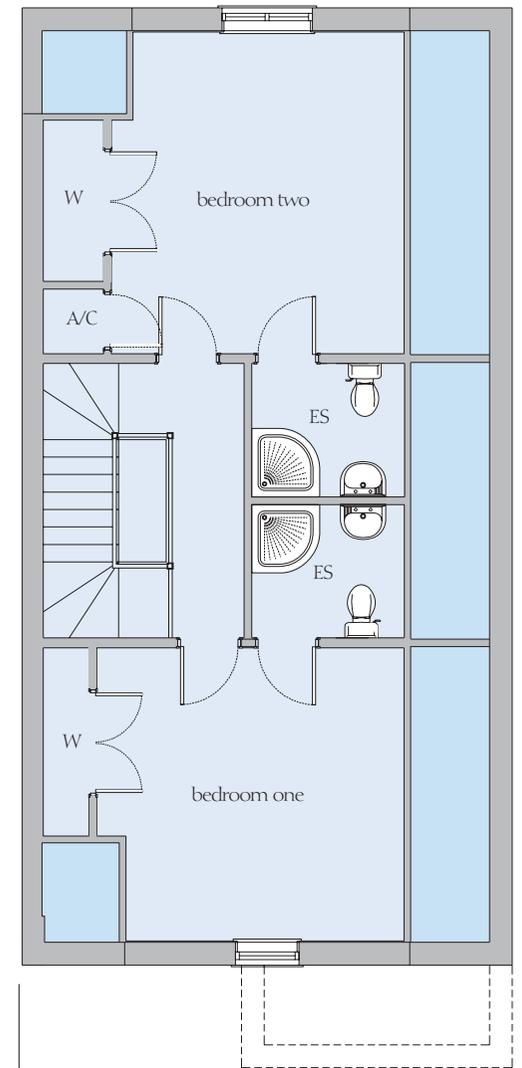
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AREA	METRIC	IMPERIAL
kitchen/dining/family	6080 x 5935	19'9 x 19'5
living room	5935 x 3887	19'5 x 12'8
bedroom one	4505 x 3887	14'8 x 12'8
bedroom two	4505 x 4263	14'8 x 13'10
bedroom three	4263 x 3643	13'10 x 11'10
bedroom four	4263 x 2220	13'10 x 7'3

All dimensions shown are the maximum measurements in each case.



# specifications



## KITCHEN / BREAKFAST ROOM / DINING

- The kitchen is equipped with a traditional comprehensive range of stylish cream painted wall and floor cupboards with emerald black granite worktops and upstands.
- A 1 ½ bowl under-mounted white ceramic sink is provided.
- Natural steel finish appliances to include a 5 burner gas hob with stainless steel glass canopy, wine cellar/cooler, fridge/freezer tower, double eye level electric oven, dishwasher and extractor cooker hood.
- Space for washer/dryer.
- Underfloor heating throughout.
- Natural indian desert stone flooring laid (in random pattern) throughout.

## BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white sanitary ware with chrome fittings.
- Chrome towel ladder to bathroom and shower rooms.
- Shower doors with clear glass, chrome effect frames.
- Ceramic floor and wall tiling with feature frieze at half height to walls.

## CERAMIC WALL AND FLOOR TILING

- Feature ceramic wall tiling to bathroom and shower rooms.
- Ceramic floor tiling to all family bathrooms and en suites.
- Natural indian stone flooring laid in random pattern to hall, cloakroom, kitchen, dining and family room.

## DOORS

- 6 panel smooth white internal doors with chrome furniture, fire check where necessary.
- Composite black double front doors with security locking.



At Beaulieu Homes, we like to think that the passion and professionalism of our highly motivated team sets us apart from our competitors, helping us to produce a quality home within a pleasing environment. We pride ourselves on our attention to detail with regard to design and planning, materials used and building standards, while maintaining a strong emphasis on traditional build methods such as brick and block structures, as well as energy saving measures to reduce utility costs. Every new home we build is designed and finished, not only to meet, but exceed the stringent NHBC guidelines.

We are a privately owned company established in 1997, and as an independent company, we have the ability to provide our own distinct design to homeowners, adding character and individuality where others may be constrained by normal market dictation.

For inspired designs, together with high specification and traditional construction methods with modern materials, you need to look no further than Beaulieu Homes - we continually strive for excellence in order to produce homes with timeless appeal.

At Beaulieu Homes, we're not only interested in building new homes, but also creating sustainable places to live, with a real community spirit. We firmly believe that any home should complement the local environment and the surrounding countryside, and should positively reflect the character and style of the locality.

Beaulieu - beautifully done.

#### **Beaulieu Homes Limited**

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Telephone (0118) 9735502 · Fax (0118) 9731112

[www.beaulieuhomes.co.uk](http://www.beaulieuhomes.co.uk)

#### STAIRCASE

- The staircase is finished in high gloss white including handrail newels and balusters. Feature gallery allows light to pour down through the light well from the electric roof light above.

#### WINDOWS

- Sealed unit double glazed PVCu windows with Espagnolette security locking mechanisms are fitted to all ground floor windows and doors.

#### CENTRAL HEATING

- Energy efficient gas fired condensing boiler with traditional radiators with thermostatic valves to the upper floors.
- Underfloor primary heating to the ground floors with separate thermostatic temperature controls.
- Pressurised hot water system eliminating the need for shower pumps.

#### INTERNAL DECORATION AND FINISH

- All walls and ceilings have a smooth plaster finish.
- Sculptured coving throughout excluding wardrobes.

#### FLOOR FINISHES

- Natural indian stone to ground floors throughout.
- Ceramic flooring to all remaining bathrooms and en suites.

#### BALCONIES

- Balconies accessed via casement doors from first floor drawing room, all with panoramic golf course views.
- Black polyester powder coated stainless steel handrail/balusters with infill 10mm toughened glass panels.

#### ELECTRICAL INSTALLATION

- Recessed low voltage downlighters and white finish light switches throughout.

#### TELEPHONE AND TELEVISION

- Telephone outlets to the drawing room, kitchen/breakfast room, study and all bedrooms
- TV points to the drawing room, family room, kitchen and all bedrooms. TV points wired to a central position with an adjacent power supply for customers to supply and fit an aerial of their choice.
- All TV points incorporate satellite wiring to allow for customer subscription and connection (subject to service provider).

#### EXTERNAL FINISHES

- The patio and paths are finished in buff riven paving.
- The gardens are laid to lawn with mulched shrub borders where required.
- The driveway is finished in herringbone block paving with complementary edgings.
- An external tap is provided to the rear of the properties and within the garage to the front.

#### GARAGES

- Water tap for car washing facilities
- Electric roller shutter white garage doors with obscure top light windows.
- Power and light supplied.
- Cold water supply and waste outlet for the provision of further utility appliances.

#### SECURITY AND PEACE OF MIND

- NACOSS approved security system installed.
- Mains smoke detectors to upper and lower halls.
- External lighting to garage and entrance porches.
- The National House Building Council will independently survey the property and, upon satisfactory structural completion, issue their 10 year NHBC Buildmark warranty.



# fairway views : binfield : berkshire : RG42 4HR



BY RAIL FROM BRACKNELL STATION\*  
 Reading 19 minutes  
 London Waterloo 62 minutes

BY RAIL FROM TWYFORD STATION\*  
 Reading 10 minutes  
 London Paddington (fast train) 33 minutes  
 London Paddington 51 minutes

\*Taken from [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

MAIDENHEAD  
 WINDSOR  
 ASCOT

BY ROAD FROM FAIRWAY VIEWS\*\*

Bracknell Centre & station 2.5 miles  
 Wokingham town centre 3.7 miles  
 Twyford station 6.2 miles  
 Junction 10 M4 via A329M 3.1 miles  
 Heathrow airport 22.0 miles  
 Gatwick airport 48.5 miles  
 London Central 42.0 miles

\*\*Taken from [www.theaa.com](http://www.theaa.com)

BRACKNELL  
 BAGSHOT  
 M3 MOTORWAY

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BRACKNELL  
 WOKINGHAM  
 A329M AND M4 MOTORWAYS

FROM BLUE  
 MOUNTAIN  
 GOLF COURSE

BRACKNELL  
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 A329M AND M4 MOTORWAYS

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