



# H I L L C R E S T



Forest Road Binfield Berkshire



## Hillcrest, Forest Road, Binfield

Hillcrest combines the elegance of traditional design and materials with the convenience of modern living.

With Beaulieu Homes' attention to detail this ensures that the development is as eye catching as possible.

Bricks have been carefully selected to be sympathetic and to complement the village environment, with an 'old stock' appearance, ornate brick work, stone detailing and hung tiles to the elevations.

The development comprises seven luxury apartments with good-sized living accommodation, well-equipped kitchens and contemporary bathrooms, with en-suites to master bedrooms.

Due to the enviable location within the village, many of apartments are afforded views across the golf course.

All have access to mature landscaped and tended communal gardens, with external lighting.



## Binfield

The centre of Binfield is situated only 2.5 miles from the rapidly growing town of Bracknell, but the village remains rural and is surrounded by carefully farmed lands.

The heart of Binfield boasts convenient shopping facilities with a doctors surgery, library, post office and popular local school, all of which ensure the continuing life of the village.

Of its many inns, the most interesting is the Stag and Hounds on the Forest Road, which is within a short walk. It was converted into an inn in 1727 and is said to mark the centre of the Old Windsor Forest.

Enjoyment of the village life is enhanced by the John Nike Centre, located on the north east boundary with Wokingham, which offers a hotel, ice skating rink, dry ski slope, nightclub and fitness centre. The village boasts its own football and cricket teams and the Blue Mountain golf course – of which Hillcrest enjoys views – marks the boundary between Binfield and Bracknell.

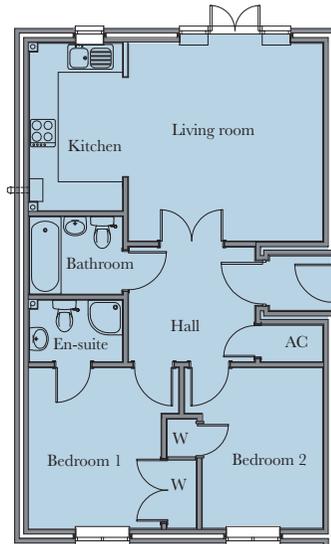
The old market town of Wokingham is just a few miles away, providing further facilities and many pleasant pubs and restaurants.

Nearby Bracknell is home to one of the country's largest art centres, South Hill Park. Other leisure and shopping facilities include a modern shopping mall, a leisure pool and watersports centre, ten pin bowling centre and ten screen cinema. Bracknell's new town centre, featuring the Bracknell Eye, a covered square, has been submitted for planning approval.



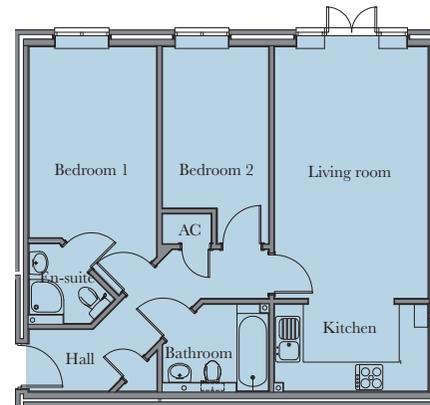


## Ground floor



APARTMENT 1

	metric	imperial
Living room	4310 x 4345	14'1 x 14'3
Kitchen	3690 x 2080	12'1 x 6'8
Bedroom 1	3540 x 3230	11'7 x 10'11
	reducing to 2930	reducing to 9'7
Bedroom 2	3540 x 3070	11'7 x 10'1
	reducing to 2680	reducing to 8'10



APARTMENT 2

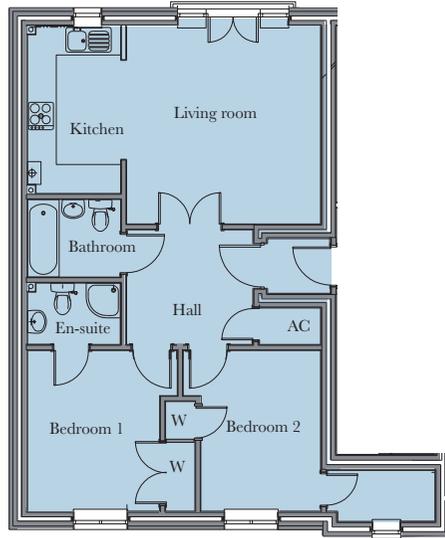
	metric	imperial
Living room	5538 x 3410	18'1 x 11'1
Kitchen	3410 x 1920	11'2 x 6'3
Bedroom 1	2838 x 5380	9'3 x 17'6
	reducing to 4180	reducing to 13'7
Bedroom 2	2375 x 4338	7'7 x 14'2
	reducing to 3558	reducing to 11'6



APARTMENT 3

	metric	imperial
Living room	6213 x 3390	20'3 x 11'1
Kitchen	3390 x 1920	11'1 x 6'3
Bedroom 1	2838 x 5200	9'3 x 17'0
	reducing to 3983	reducing to 13'0
Bedroom 2	2375 x 4338	7'7 x 14'2
	reducing to 3558	reducing to 11'6

## First floor



APARTMENT 4

	metric	imperial
14'1 x 14'3		
Living room	4310 x 4345	
Kitchen	3690 x 2080	12'1 x 6'8
Bedroom 1	3540 x 3230	11'7 x 10'11
	reducing to 2930	reducing to 9'7
Bedroom 2	3540 x 3070	11'7 x 10'1
	reducing to 2680	reducing to 8'10



APARTMENT 5

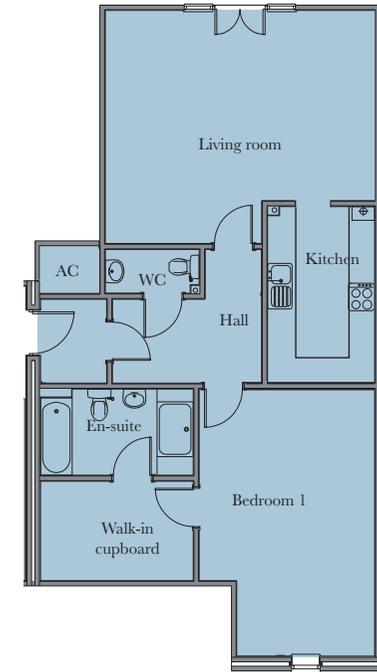
	metric	imperial
Living room	5538 x 3410	18'1 x 11'1
Kitchen	3410 x 1920	11'2 x 6'3
Bedroom 1	2838 x 5380	9'3 x 17'6
	reducing to 4180	reducing to 13'7
En suite	1780 x 1800	5'10 x 6'2
	reducing to 680	reducing to 2'3
Bedroom 2	2375 x 4338	7'7 x 14'2
	reducing to 3558	reducing to 11'6
Bathroom	2370 x 1920	7'7 x 6'3
	reducing to 1017	reducing to 3'4



APARTMENT 6

	metric	imperial
Living room	6213 x 3390	20'3 x 11'1
Kitchen	3390 x 1920	11'1 x 6'3
Bedroom 1	2838 x 5200	9'3 x 17'0
	reducing to 3983	reducing to 13'0
Bedroom 2	2375 x 4338	7'7 x 14'2
	reducing to 3558	reducing to 11'6

## Second floor

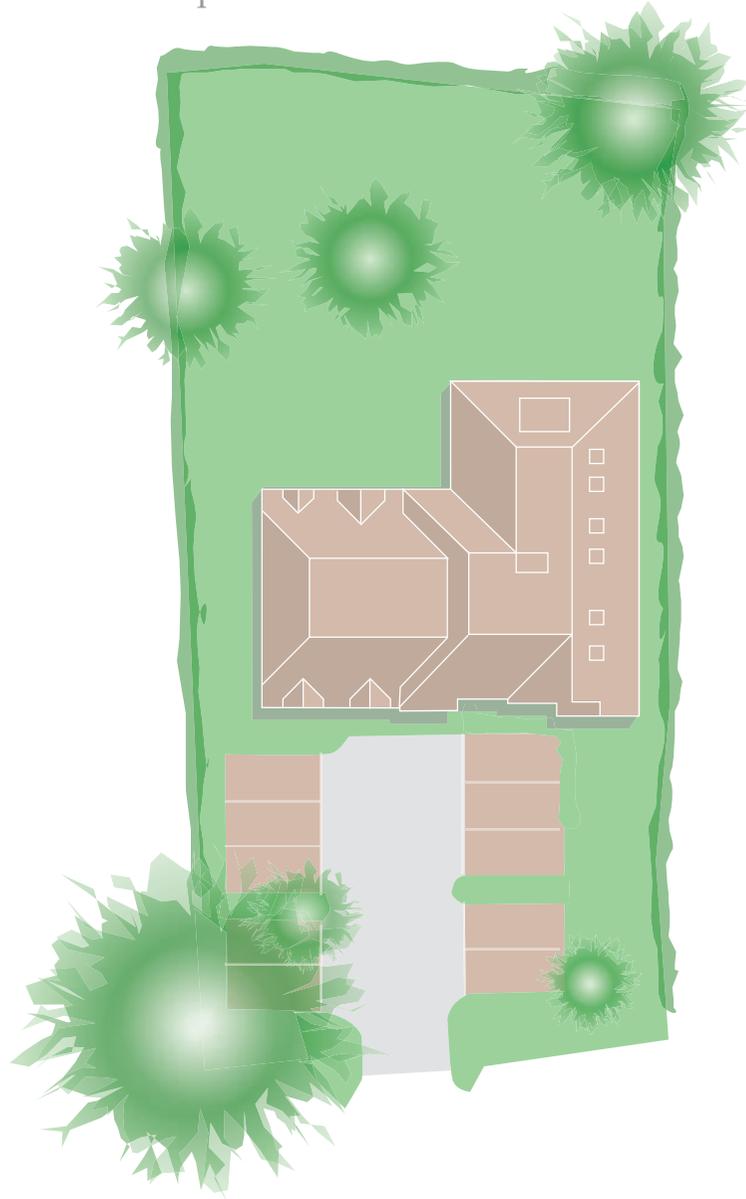


APARTMENT 7

	metric	imperial
Living room	5900 x 5139	19'3 x 16'8
	reducing to 4199	reducing to 13'7
Kitchen	3900 x 2597	12'7 x 8'5
Bedroom 1	5893 x 3909	19'3 x 12'8
	reducing to 3079	reducing to 10'1
Walk in cupboard	3395 x 2209	11'1 x 7'3
En suite	3395 x 1920	11'1 x 6'3

NB there are some reduced height ceilings in apartments 4 and 7

## The Development



## Specification

### KITCHEN

The kitchen is equipped with a comprehensive contemporary range of wall and floor cupboards, solid oak doors with granite worktops and upstands.

An undermount stainless steel sink with mixer tap.

Appliances are in natural steel finish and comprise 5 ring gas hob, an electric oven and a chimney extractor hood over.

A comprehensive range of integrated appliances are fitted including dishwasher, fridge/freezer, washer/dryer and microwave.

Ceramic tiled flooring.

### BATHROOM / EN-SUITES

Ideal Standard white Alto range sanitaryware with chrome taps

Thermostatic controlled Bristan Artisan shower

The bathroom and ensuite benefit from a chrome towel ladder radiator.

Floor to ceiling tiling

Ceramic wall and floor tiling

### DECORATION

All walls finished in gardenia with white gloss woodwork

Coving to living room and bedrooms.

### CENTRAL HEATING

A highly efficient gas fired central heating system to radiators is provided.

Where appropriate individual thermostatic controls are fitted.

Each apartment is fitted with a Megaflo high pressure system

### DOORS AND WINDOWS

Internal doors throughout are flush oak veneered fitted with chrome furnishings.

Scaled unit double glazed PVCu windows with espagnolette security locking mechanisms are fitted throughout.

### ELECTRICAL INSTALLATION

Chrome rimmed low voltage recessed downlighters are provided to all rooms except the bedrooms.

A mains fed smoke detector with battery back up is fitted in each apartment.

BT points in living room and bedrooms

Electrical point for wall hung TV in the living room.

Brushed steel electrical fittings throughout.

Approved hardwire is provided for security alarms.

### SECURITY

Pre-wired for intelligent ??? system.

Audio/video entry system.

Intruder alarm system.

### EXTERNALS

Lighting is provided to various points externally

Patios and paths are paved.

Communal gardens are laid to lawn with quality turf.

Bin store and bike store

### NHBC

The National House Building Council will independently survey the property during the course of construction and, upon satisfactory structural completion issue their NHBC Buildmark warranty





**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 to more than meet with 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.



To M4 J10

To M3 J3

M4 junction 10 is accessed via the A329M and the M3 via the A322. Both motorways join the M25 west of Heathrow and London to Waterloo trains run from Wokingham and Bracknell approximately every 15 minutes during peak hours.



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Whilst these particulars are prepared with all due care and attention to detail for intending purchasers, the information herein is intended as a guide only and shall not form part of a contract. Specific elevational treatments and details may vary from those shown in this brochure. All dimensions have been scaled from architects' plans and are approximate. Floor plans, maps and site plan are not to scale. Landscaping shown is an indication of possible mature planting. Please ask the sales representative for details of kitchen and bathroom layouts. March 2007.