

LANDMARK

— GROUP —



2b Fulmer Drive, Gerrards Cross, Buckinghamshire



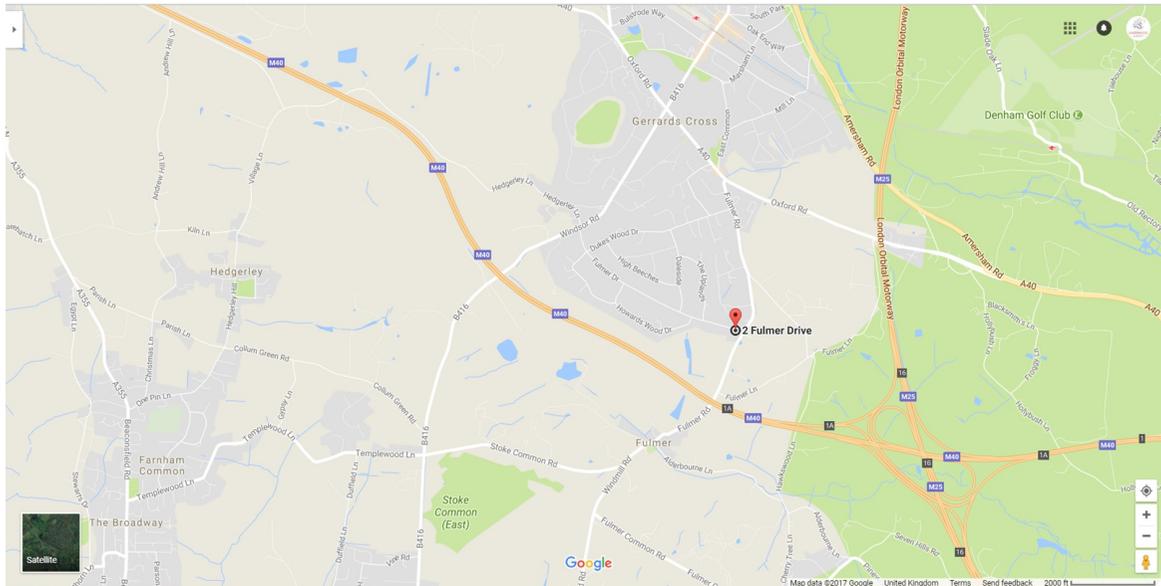
Location

The development is located on Fulmer Drive in in Gerrards Cross, Buckinghamshire. This locale is considered a highly desirable commuter town, due to being within a 30-minute journey into Heathrow and a mere 18 minutes from London Marylebone via Chiltern Railways.

The town has an OFSTED rated “Outstanding” CoE primary school and is within catchment for several Bucks grammar schools. In addition, there are a range of private schools in the vicinity such as St Mary’s, Gayhurst, Maltman’s Green & Thorpe House. There is a lively high street with cafes, boutiques, supermarkets and over 20 restaurants in the area. Larger shopping centres can be found in Uxbridge (The Chimes), High Wycombe (Eden centre) & Watford (Harlequin).

In addition, the town is well served with the Gerrards Cross Sports Club, which offers tennis, cricket & hockey and Bull Lane Tennis Club. Golfers are well catered for by Gerrards Cross Golf Club, Denham Golf Club and Stoke Park Golf and Country Club.





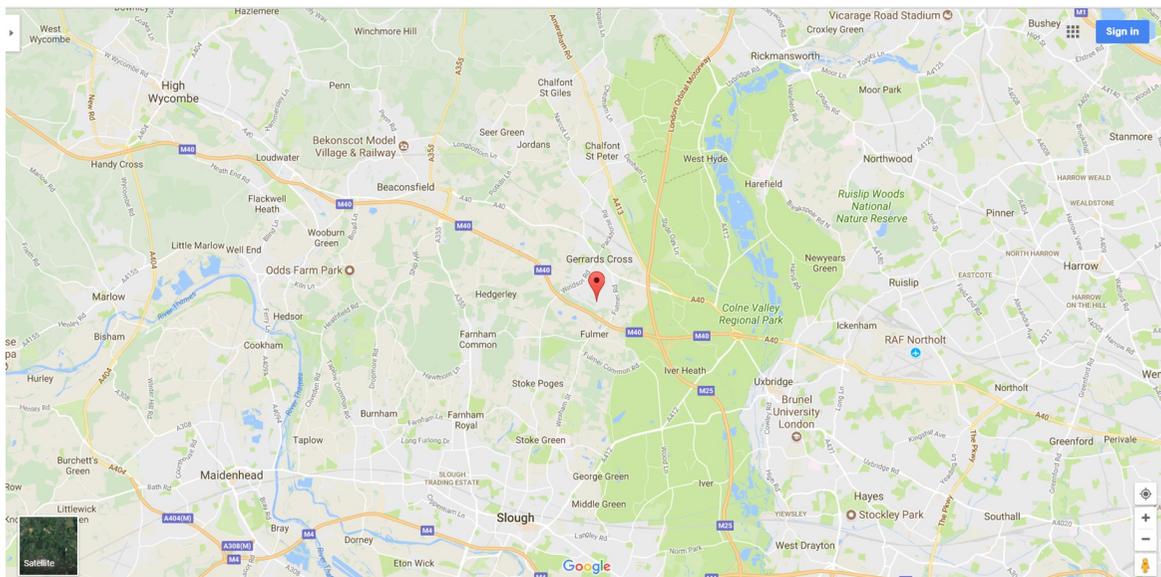
Slough– 5.5 miles
 Gerrards Cross– 1.8 miles
 Beaconsfield- 4.2 miles
 Wembley– 14.7 miles



Heathrow Airport– 13.5 miles
 Gatwick Airport-53 miles



Ascot– 15 miles
 Windsor– 8.6 miles



Gerrards Cross Golf club– 3.3 miles
 Buckinghamshire Golf Club– 4.8 miles
 Gerrards Cross Sports Club– 0.9 miles
 Legoland Windsor Resort– 10 miles



St.Mary's School– 2.0 miles
 Windsor Girls School– 8.9 miles
 Beaconsfield High School– 5.5 miles
 Thorpe House School– 2.6 miles



Beaconsfield train station-
 London Marylebone- 22 minutes
 Gerrards Cross train station-
 London Marylebone- 18 minutes

An eye for luxury

The mission for Landmark is to design a bespoke home with its own unique character. Plot 2b has been designed to deliver a combination of luxury, comfortable living as well as offering tremendous space for family entertainment.

This Plot is the largest of all our developments on Fulmer drive, with just over 5,600 square feet of living space. The area to the outside of the property has been beautifully landscaped to maximise the space.





Specification

Exterior

- The homes are traditionally constructed with brick and block insulated cavity walls, plain clay roof tiles, concrete ground and first floors with timber joisted second floors.
- External brick elevations are enhanced with re-constructed bath stone detailing and front entrance porticos.
- Soft and hard landscaping to front and rear areas.
- External lighting and water taps to front and rear..

Kitchen/Breakfast Area and Family Room

- Bespoke fitted kitchen with pelmet lighting, designed by Extreme of Gerrards Cross.
- Granite breakfast bar/island, worktops and splash back.
- Fully integrated Siemens appliances to include – twin full height refrigerator, freezer, dishwasher and microwave, oven. Filter boiling tap.
- Stainless steel five/six ring gas hob with two single ovens and chimney extractor.

Utility Room/laundry room

- Utility room comprising fully fitted furniture
- Free standing Siemens washing machine and tumble dryer.
- Stainless steel sink and drainer with tap.

Bathrooms/En-suites

- Villeroy & Boch white bathroom suites and basin (s), toilet and bidet.
- Hansgrohe taps.
- Bathrooms fitted with individually designed vanity units and fitted furniture.
- Chrome ladder -style heated towel rails to all bathrooms and cloakrooms.

Additional Features

- Recessed downlighters to all rooms.
- Polished chrome flush plate light switches and sockets.
- Sculptured coving to the ground floor.
- Built in wardrobes to all bedrooms.
- Data points- including BT and Sky+ connection points.
- Cat 6 cabling, wiring provided for home network system to allow later installation of audio and video systems/PC connections

Heating

- Underfloor heating to all the ground floor and first floor including bathroom and en-suites (controlled by Crestron).
- Top floor heating supplied via thermostatic controlled radiators powered by gas fired energy efficient condensing boiler.

Security and Peace of Mind

- Quality front door with high specification ULTION security locks.
- High specification zoned alarm system with panic security button to hall and master bedroom with infrared detectors.
- Mains operated smoke detectors to all habitable rooms with battery back up.
- LED security lighting to front and rear with movement sensors.
- Automatic electric gates with video entry system.

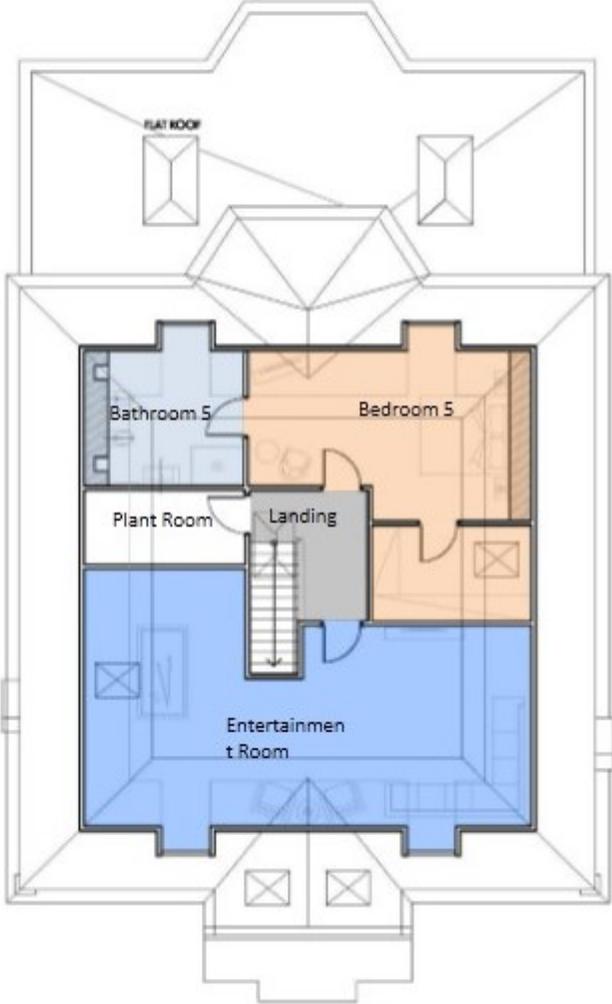
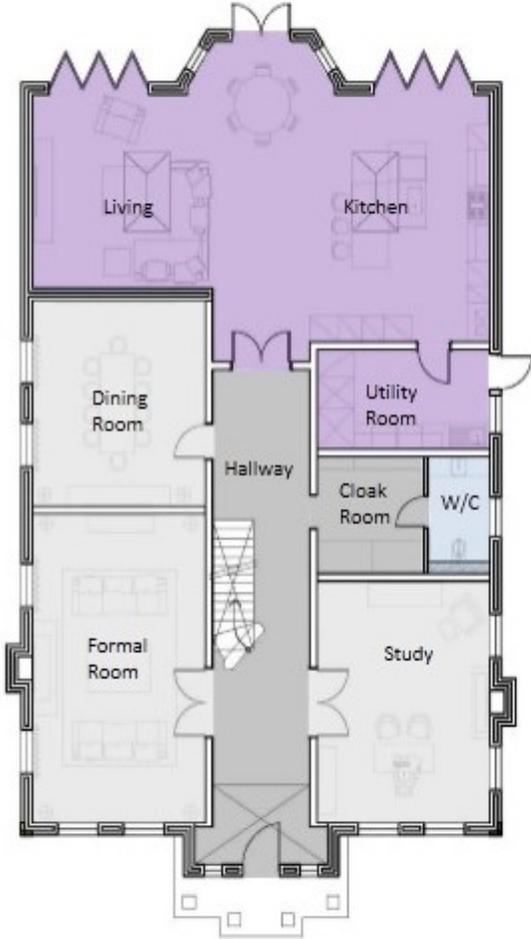
Plot 2 Floor plans

Total = 520.68 m² / 5604.55 f²

Ground Floor: 236.50 m² / 2545.66 f² (excluding portico area)

First Floor: 166.53 m² / 1792.54 f² (excluding front gallery area)

Second Floor: 117.65 m² / 1266.37 f²



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Landmark Group provides a 10 year warranty on
new homes through CRL.

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