

LANDMARK — GROUP —

Farnham, Lodge, Templewood Lane, Farnham Common, Buckinghamshire



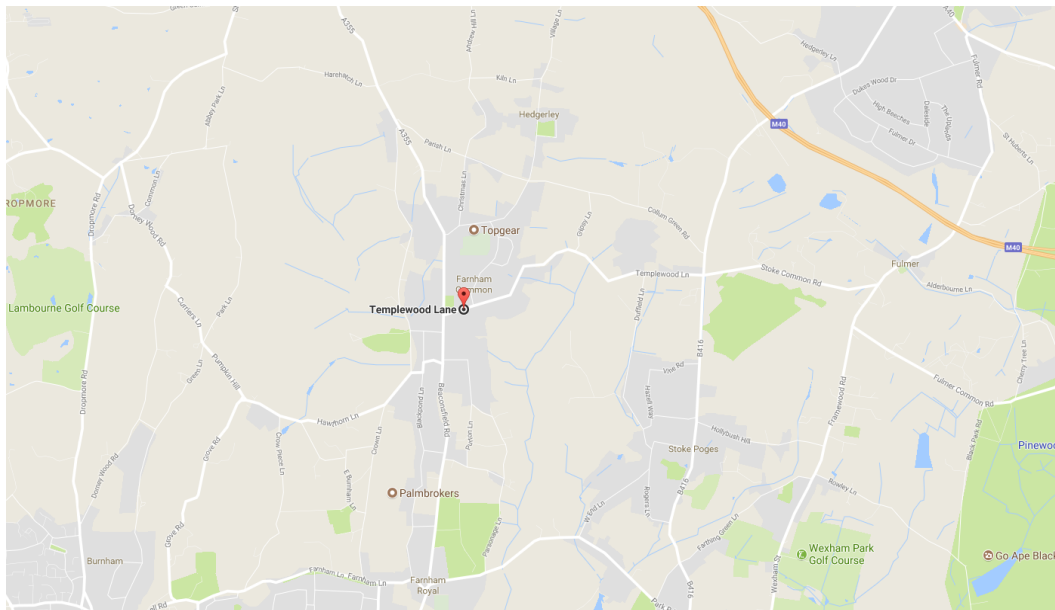
Location

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

The town is well supported for families, with several Bucks/Berkshire grammar schools. In addition, there are a range of private schools in the vicinity such as St Mary's and 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), Slough, High Wycombe (Eden centre) & Windsor.

in addition, the development is close to many local amenities such as Gerrards Cross Sports Club, which offers tennis, cricket & hockey and Bull Lane Tennis Club. Families are well catered for by Legoland, Windsor Resort, Windsor Great Park and Black Park.





Slough– 4.3 miles
 Gerrards Cross– 2.7 miles
 Maidenhead- 8.0 miles
 Wembley– 16.7 miles



Heathrow Airport– 15.2 miles
 Gatwick Airport-52.1 miles



Ascot– 13.5 miles
 Windsor– 6.9 miles



Gerrards Cross Golf club– 4.7 miles
 Buckinghamshire Golf Club– 6.7 miles
 Gerrards Cross Sports Club– 2.9 miles
 Legoland Windsor Resort– 8.1 miles



St.Mary's School– 3.4 miles
 Windsor Girls School– 7.1 miles
 Beaconsfield High School– 4.7 miles
 Thorpe House School- 3.7 miles



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

An eye for luxury

Two beautiful brand new family homes built with modern day living in mind. Built over three floors, these stunning homes offers spacious and versatile accommodation.

The mission for Landmark is to design two bespoke homes with their own unique character. Each house has be designed to promise a combination of luxury, comfortable living as well as offering tremendous space for family entertainment.





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

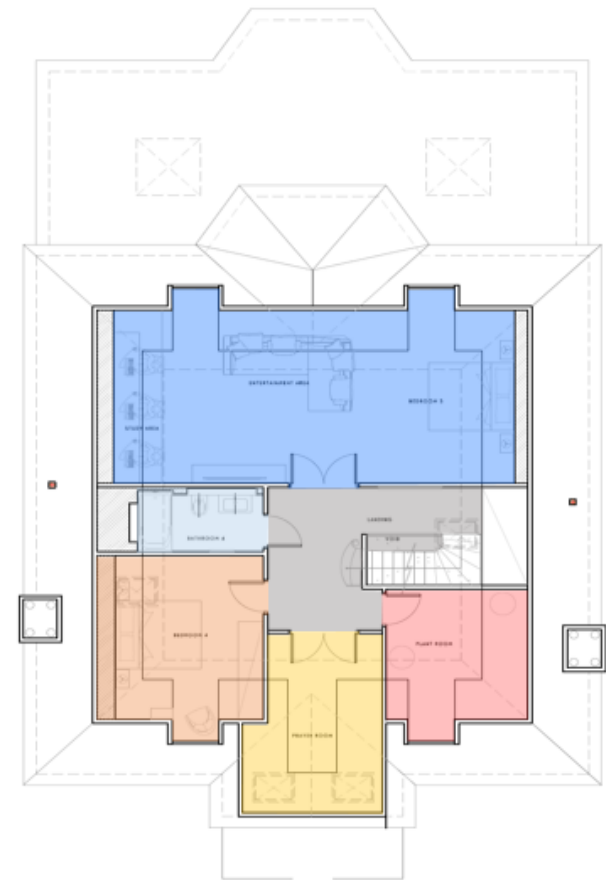
Heating

- 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.
- ACV hot water cylinder.

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.

Floor plans



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

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