



AQUINNA HOMES

CROWTHORNE GRANGE

CHURCH STREET | CROWTHORNE | BERKSHIRE | RG45 7AW

AN EXCLUSIVE DEVELOPMENT OF JUST NINE TWO AND THREE BEDROOM FAMILY HOMES – INCLUDING SOME WITH AN ADDITIONAL STUDY – EACH WITH ITS OWN GARDEN, CLOSE TO THE VIBRANT HIGH STREET OF CROWTHORNE

WWW.AQUINNAHOMES.COM



AQUINNA'S LATEST JEWEL

Aquinna's latest niche development of just 9 terraced houses is ideally located in the highly desirable and affluent conservation area of a Berkshire village, with direct access onto the vibrant high street of Crowthorne.

CULTURE, COLLEGES & EASY COMMUTING

Excellent private and state schools within close proximity to glorious open countryside, make it a prime location for young professionals and families. Exceptional road and rail connections with Crossrail arriving in nearby Reading in 2019 and only 26 minutes from Reading to Paddington.

Each of the 9 luxury homes offer bright, light and spacious open plan entertainment space, maximising indoor/outdoor living, with fully extendable bi-folding doors opening out on to secluded gardens and off-street private parking.

All of the homes offer a downstairs cloakroom, a master en-suite or 'Jack and Jill' bathroom and family bathroom, with two of the plots offering an additional second floor study/fourth bedroom whilst two have additional loft spaces.

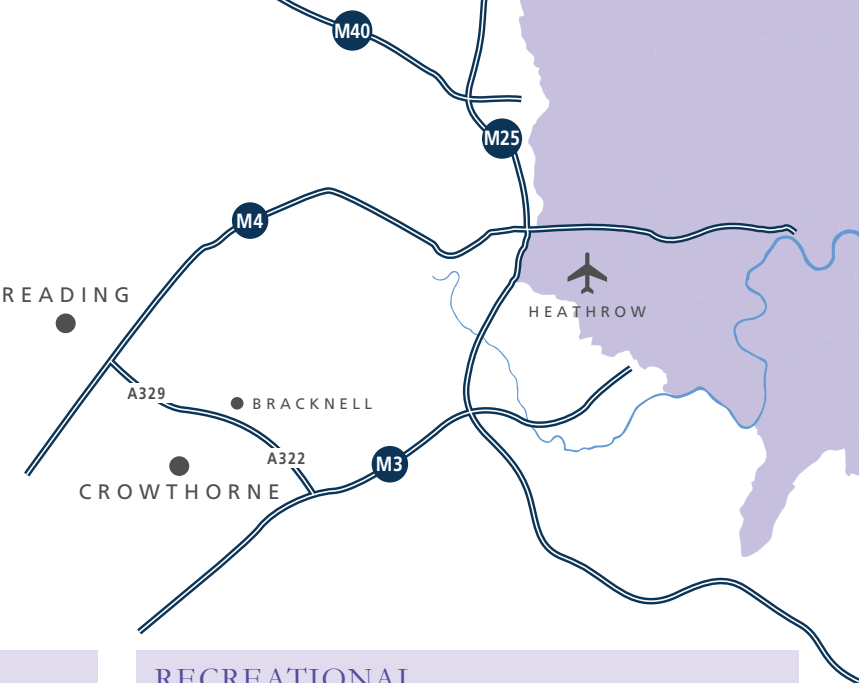
aspire...



THE BEST OF BERKSHIRE...

Located in the heart of the affluent village of Crowthorne in the Bracknell Forest district of south east Berkshire; nestled between the M3 (J4, 6 miles) and M4 (J10, 8 miles) corridors. Commuting couldn't be easier.

Famous schools such as Eton, St Mary's Ascot and Wellington College – as well as outstanding state schools – make it an attractive option for families.



RETAIL THERAPY & CULTURE

Nirvana Luxury Spa
Wellington Health and Fitness Club
David Lloyd Centre
Coral Reef Water World
New Lexicon Shopping Centre
Aviation Museum, Woodley

RESTAURANT

The Fat Duck, High St, Bray
Beatons Tea Rooms
The Oxford Blue, Old Windsor
The Fox at Peasmore, Newbury
The Elm Tree, Reading
Indo Restaurant (Indian)
Waterside Inn, Bray-on-Thames
Don Beni (Italian)

SCHOOLS

Wellington College
Luckley House
Bearwood College
Uplands Primary
Eagle House
Holme Grange
Our Lady's Preparatory
Crowthorne C of E Primary (outstanding Ofsted rating)

ACTIVITIES

East Berkshire Golf Club
Bearwood Lakes
Wentworth Golf Club
Sunningdale Golf Club
Berkshire Racquets Club
Horse racing at Ascot and Windsor
Polo at Smiths Lawn
Crowthorne Rugby Club

RECREATIONAL

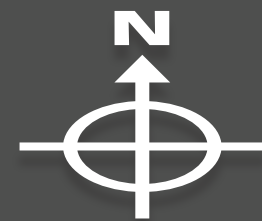
Basingstoke Canal
Castle Bolton National Nature Reserve
Caesars Camp Bracknell
Pinewood Wokingham
Royal Logistics Corp Museum
Transport Research Laboratory
Crowthorne Woods
Heath Lake SSSI Nature Reserve
Swinley Forest ('The Crown Estate')
Wildmoor Heath Nature Reserve
Edgbarrow Woods Nature Reserve



M3 • 6 MILES / M4 • 8 MILES

HEATHROW • 26 MINS BY CAR / 20 MILES

PICCADILLY • 53 MINS BY CAR / 37 MILES



Aerial view of Crowthorne Grange

*“There is nothing like staying
at home for real comfort”*

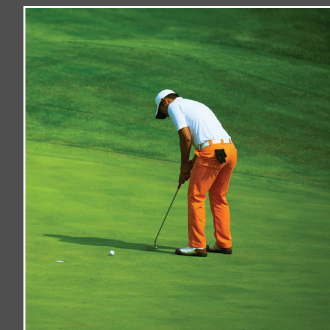
JANE AUSTEN



ASCOT
RACECOURSE



CROWTHORNE
WOODS



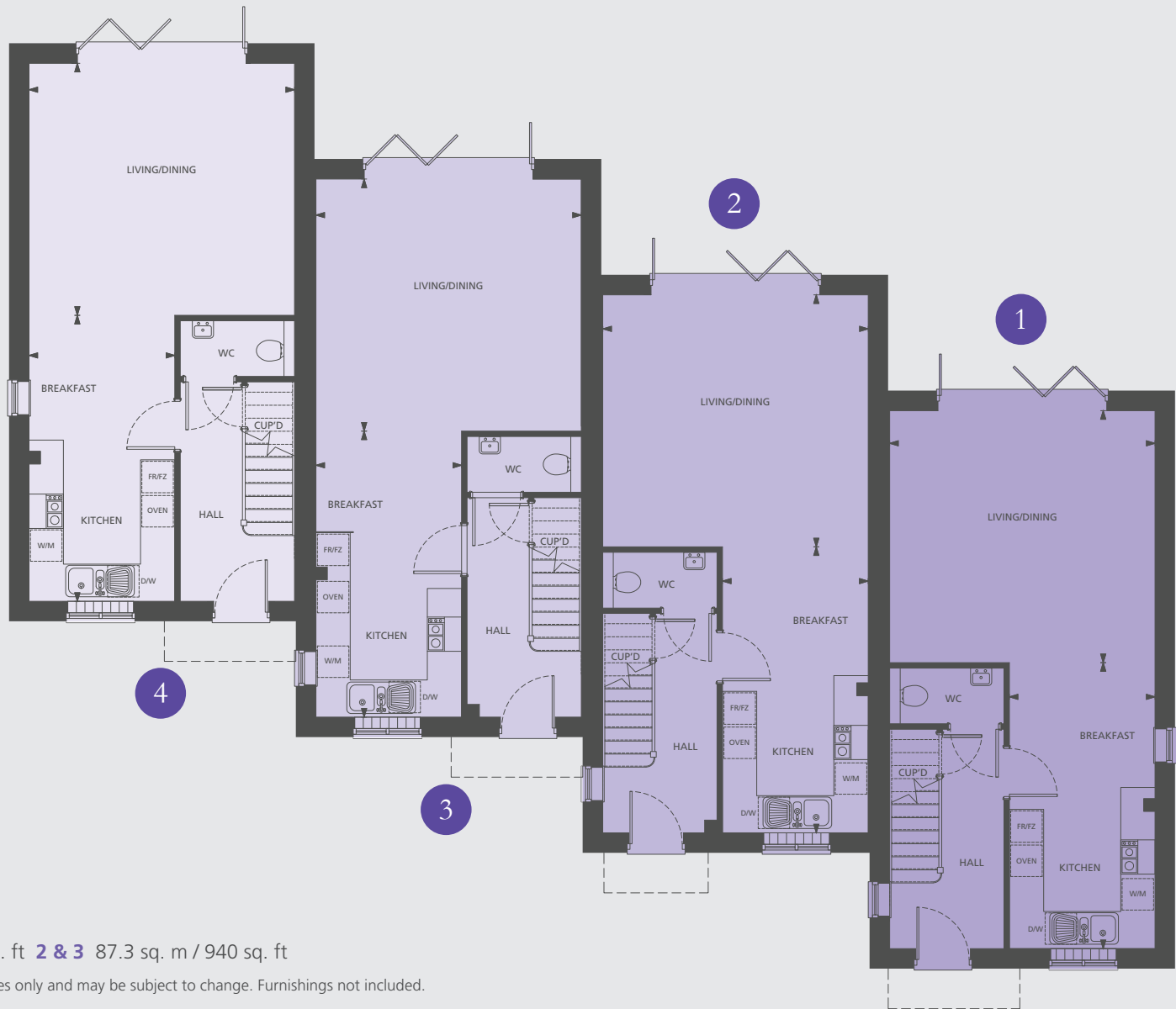
EAST BERKSHIRE
GOLF CLUB

PLOTS 1, 2, 3 & 4

GROUND FLOOR

Plots 1, 2, 3 & 4

	m	f
Kitchen	5.00 x 2.55	16'5" x 8'4"
Living/Dining	4.64 x 4.41	15'3" x 14'6"



Gross internal floor areas:
1 & 4 120.3 sq. m / 1295 sq. ft **2 & 3** 87.3 sq. m / 940 sq. ft
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

PLOTS 1, 2, 3 & 4

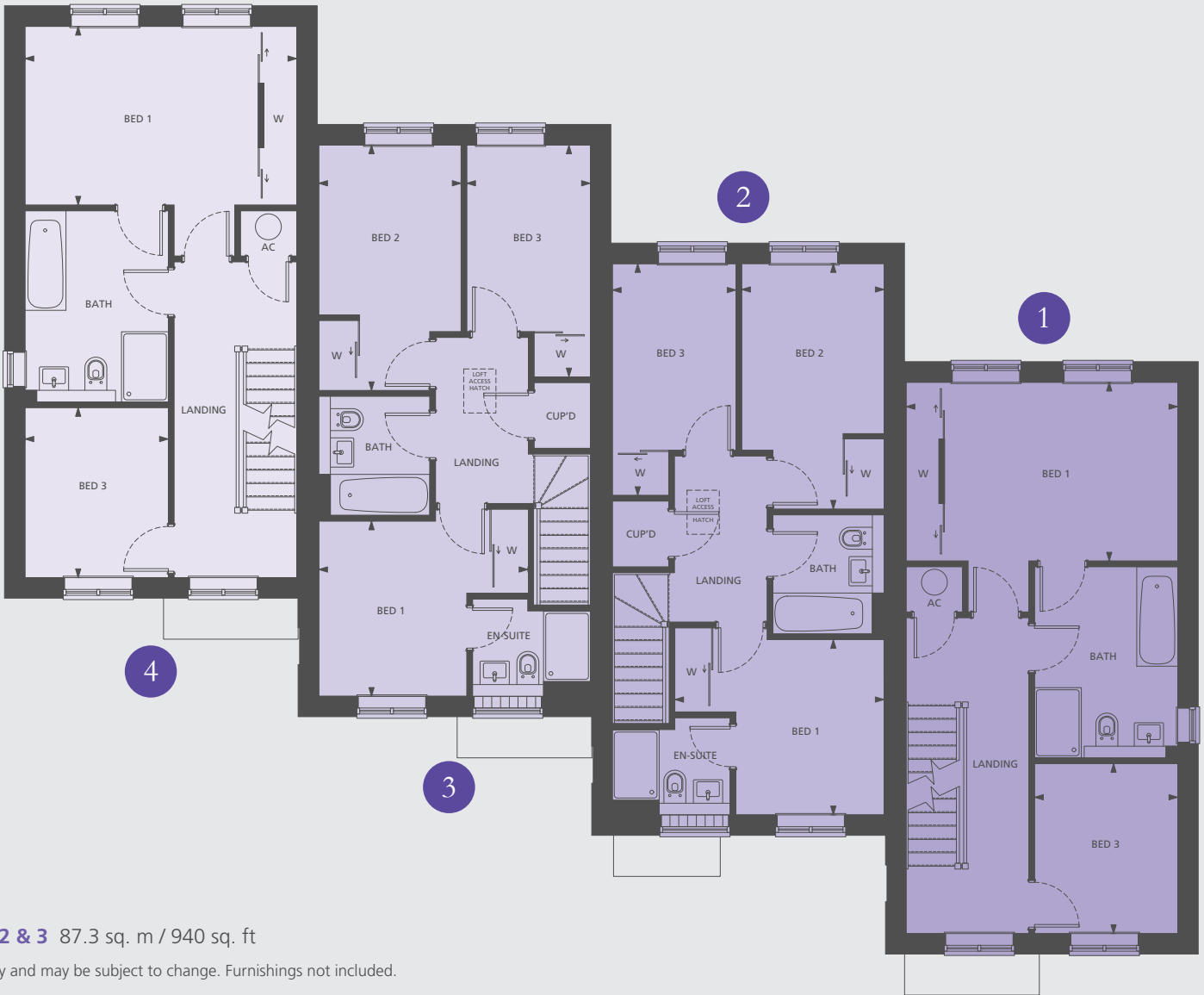
FIRST FLOOR

Plots 1 & 4

	m	f
Bedroom 1	4.64 x 3.05	15'3" x 10'
Bedroom 3	2.90 x 2.45	9'6" x 8'

Plots 2 & 3

	m	f
Bedroom 1	3.57 x 2.99	11'9" x 9'10"
Bedroom 2	4.19 x 2.43	13'9" x 8'
Bedroom 3	3.96 x 2.11	13' x 6'11"



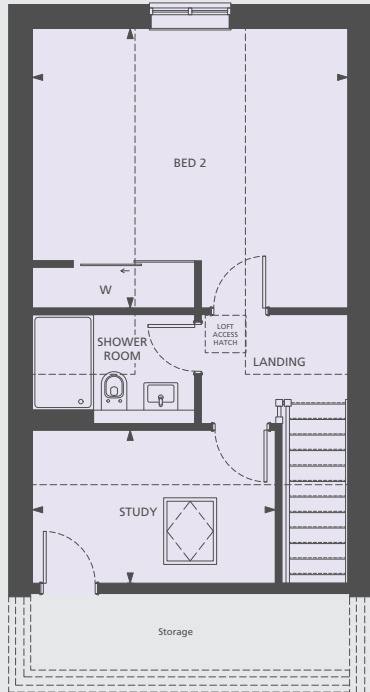
Gross internal floor areas:
1 & 4 120.3 sq. m / 1295 sq. ft **2 & 3** 87.3 sq. m / 940 sq. ft
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

PLOTS 1, 2, 3 & 4

SECOND FLOOR

Plots 1 & 4

	m	f
Bedroom 2	4.64 x 4.11	15'3" x 13'6"
Study	3.57 x 2.25	11'9" x 7'5"

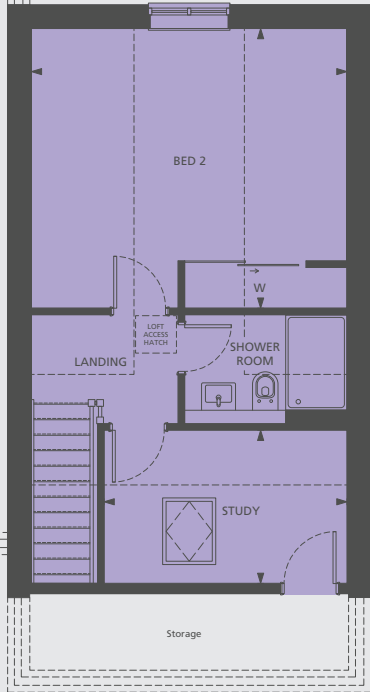


2

ROOF SPACE

ROOF SPACE

1



Dotted line denotes extent of full height ceiling.

Gross internal floor areas:
1 & 4 120.3 sq. m / 1295 sq. ft **2 & 3** 87.3 sq. m / 940 sq. ft
Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.



Three bedroom terraced family homes, with open plan kitchen/breakfast/living/dining rooms; all with bi-folding doors into the gardens and offer off street parking. All have en-suite Master bedrooms and downstairs cloakrooms. Plots 1 & 4 have slightly larger bedrooms with an extra second floor study, Plots 2 & 3 have extra loft space instead. Some of the fenestration details have been changed from the CGI; please check with the selling agent.

PLOTS 5, 6, 7, 8 & 9

GROUND FLOOR



Plots 5, 8 & 9

	m	f
Kitchen	5.30 x 2.76	17'5" x 9'1"
Living/Dining	4.85 x 4.11	15'11" x 13'6"

Plots 6 & 7

	m	f
Kitchen	4.60 x 2.54	15'1" x 8'4"
Living/Dining	4.81 x 3.85	15'9" x 12'8"

Gross internal floor areas:
5, 8, & 9 91.3 sq. m / 983 sq. ft **6 & 7** 72.5 sq. m / 780 sq. ft

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

PLOTS 5, 6, 7, 8 & 9

FIRST FLOOR



Plots 5, 8 & 9

	m	f
Bedroom 1	3.79 x 2.99	12'5" x 9'10"
Bedroom 2	3.91 x 2.75	12'10" x 9'0"
Bedroom 3	3.91 x 2.00	12'10" x 6'7"

Plots 6 & 7

	m	f
Bedroom 1	3.86 x 2.69	12'8" x 8'10"
Bedroom 2	3.86 x 2.79	12'8" x 9'2"

Gross internal floor areas:
5, 8, & 9 91.3 sq. m / 983 sq. ft **6 & 7** 72.5 sq. m / 780 sq. ft

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.



Two and three bedroom terraced family homes, each with open plan kitchen/breakfast/living/dining rooms, all with bi-folding doors into the gardens and offer off street parking. All have en-suite Master bedrooms and downstairs cloakrooms. Some of the fenestration details have been changed from the CGI; please check with the selling agent.



TRADITION

MEETS
CONTEMPORARY

ELEGANCE & STYLE

DETAILED DESIGN SPECIFICATION

GENERAL



- Gas-fired underfloor heating to ground floor and radiators to first floor via high efficiency condensing boiler
- Built-in wardrobes to all bedrooms for plots 2,3, 5-9. Built-in wardrobes to bedrooms 1 and 2 for plots 1 and 4
- Energy efficient downlighters to all rooms
- Brushed chrome effect socket and light switches to ground floor and first floor with 1 No. USB socket to kitchen/living/bedroom 1 and 2
- Porcelanosa ceramic flooring to hallway, cloakroom and kitchen
- Glass balustrade staircase with oak handrails
- Bi-fold rear patio doors
- Multi-point locking to external doors
- Contemporary architraves and skirting
- White timber windows with multi-point locking

BESPOKE DESIGNER KITCHENS



- Bespoke range of fully fitted contemporary kitchen cabinets to include pelmet lighting by Lanzet
- Co-ordinated cimstone work surfaces with up stands and splash-back
- Under slung stainless steel sink with fluted drainer in cimstone work surface
- Four zone induction hob and ceiling extractor hood by Siemens
- Electric oven and separate combination microwave by Siemens
- Integrated fridge, freezer and dishwasher by Siemens
- Integrated washer/dryer by Siemens
- Main sink tap with three water functions, including steaming hot water up to 98°C

LUXURY BATHROOMS & EN-SUITES



- Contemporary style white bathroom suite by Villeroy & Boch
- Bath with Hansgrohe thermostatic shower and screen (bathrooms plots 2, 3, 5-9)
- Wall mounted Villeroy & Boch WC with concealed cistern
- Heated ladder style chrome towel rail
- Fully tiled to bathrooms and en-suites by Porcelanosa with integrated mirrors to suit
- Chrome Hansgrohe mixer tap
- Co-ordinated Porcelanosa ceramic floor tiles
- Hansgrohe thermostatic shower valve with handset and shower pipe (master en-suite)
- Villeroy & Boch vanity units under basins
- Fully fitted shower enclosure with chrome shower door (en-suite)
- Electric underfloor heating to en-suites

SECURITY AND HOME ENTERTAINMENT



- Wiring for burglar alarm
- BT points to hallway and under-stairs cupboard
- High level TV points and Sky+ wiring to living room and master bedroom
- TV wiring to all other bedrooms
- Hard-wired CAT 6 connectivity to ethernet socket in Living and Master Bedroom to enable faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC and router not included)

EXTERNAL SPACE



- Access into garden via bi-folding doors at rear
- External tap to rear
- External power socket to rear
- Paved patio area to rear

NHBC

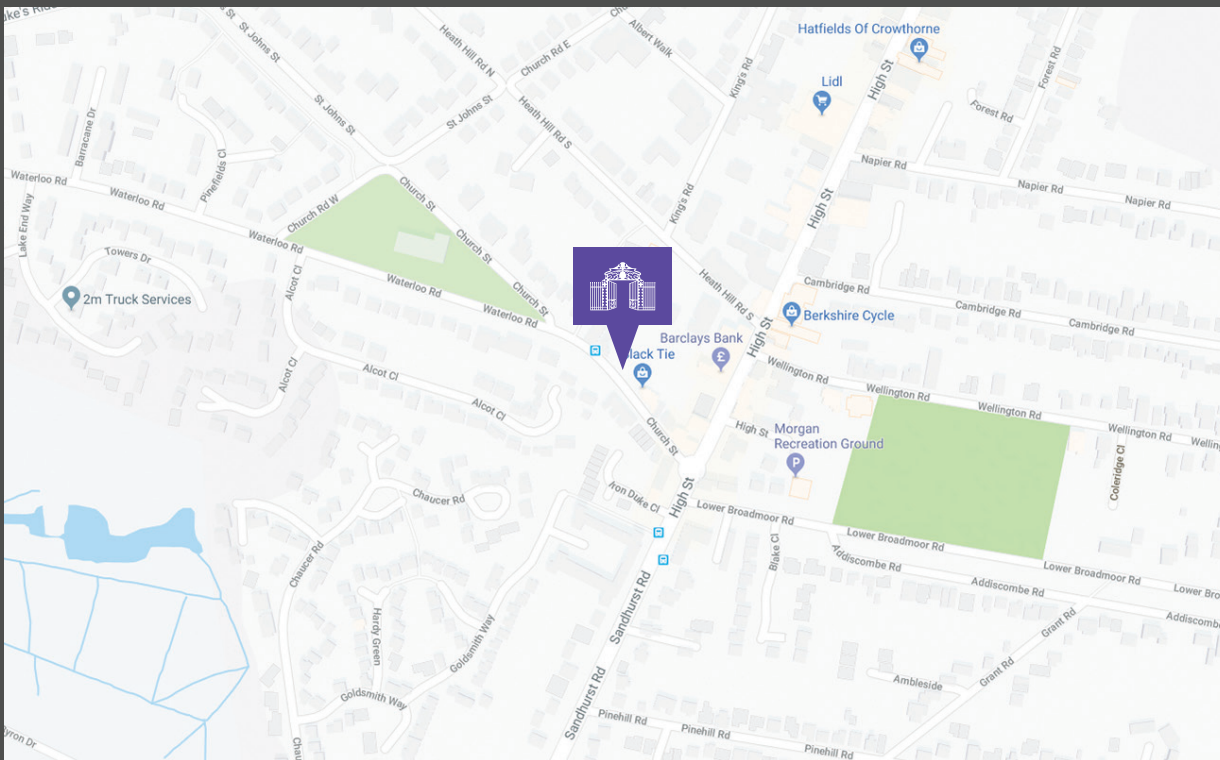


- 10 year NHBC Buildmark Warranty



Home interior images in this brochure are of previous developments by Aquinna Homes plc.





CHURCH STREET, CROWTHORNE, BERKSHIRE, RG45 7AW



AQUINNA HOMES
aspire...

01494 739 400
WWW.AQUINNAHOMES.COM

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

SELLING AGENT



PROSPECT.CO.UK

PROSPECT NEW HOMES

0118 979 7775

Email: crowthornegrange@prospect.co.uk

12-14 Broad Street, Wokingham, Berkshire, RG40 1AB

Disclaimer: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Winter 2018.