



AQUINNA HOMES

FARNHAM MEWS

VICTORIA ROAD | FARNHAM COMMON | BUCKINGHAMSHIRE | SL2 3FE

AN EXCLUSIVE DEVELOPMENT OF JUST FIVE LUXURY, THREE BEDROOM FAMILY HOMES,
ALL LOCATED ON A PRIVATE ROAD, WITH PRIVATE GARDENS AND PARKING, FOUR OFFERING A GARAGE

WWW.AQUINNAHOMES.COM

AQUINNA' S LATEST EXCLUSIVE DEVELOPMENT 'FARNHAM MEWS', IS LOCATED IN THE HEART OF THE DELIGHTFUL BUCKINGHAMSHIRE VILLAGE OF FARNHAM COMMON.

Close to open countryside, these five beautiful three bedroom luxury homes offer bright and spacious open plan living with great entertaining space.

All located on a private road, with private gardens and parking, with facilities for two cars; four have their own garages, whilst Plot 4 has two parking spaces instead. Each individually designed to a high specification, including ceiling lanterns (except Plot 4 which benefits from a further second floor attic room), twin wash basins in the master-en-suite and bi-folding doors internally and externally to maximise light. All reflect the local vernacular architecture, whilst fully utilising the latest technology in new-build house innovation.

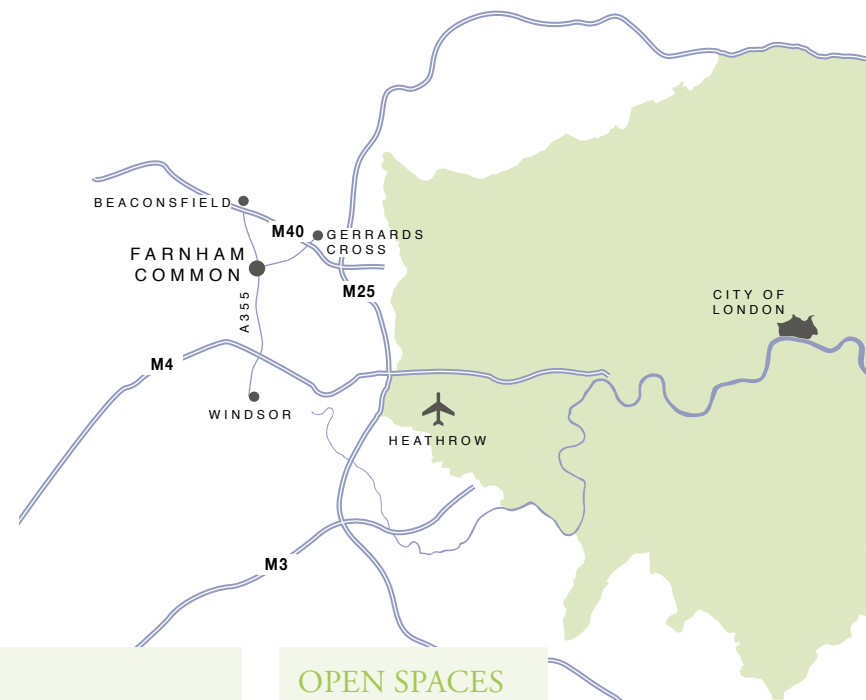
These homes conveniently located off the Beaconsfield Road and offering exceptional access to the M25, M4 and M40.

aspire...



BUCKINGHAMSHIRE...

West of London, right in the heart of a perfect Buckinghamshire 'village', with exceptional entertainment, recreational and leisure facilities. Farnham Common, along with Beaconsfield and Gerrards Cross, has an exceptional array of local amenities; a wonderful variety of relaxing country pubs, clubs and traditional outdoor pursuits as well as sophisticated Private Member's Country Clubs with golf, gyms, spas, restaurants and hotels (to indulge your every whim). Yet close enough to walk to local supermarkets, boutiques, florists and coffee bars, for your everyday convenience. The superb selection of some of the best state, grammar and independent schools in the country make it highly sought after, along with fantastic access to M25, M40 and M4.



**Cross Rail
services will
be operational
in 2018**

RESTAURANTS

The Crazy Bear
Brasserie Blanc
The Stag and Hound

RECREATION

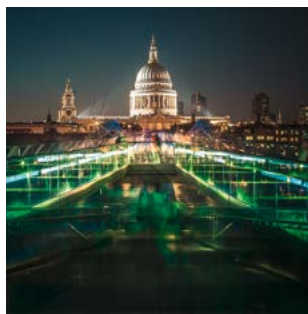
Stoke Park Golf and Country Club
Wexham Park Golf course
Langley Country Club
Denham Golf Club
Hedgerley Park
Burnham Beeches Open Air Theatre

SCHOOLS

Wycombe Abbey
Beaconsfield High School
Caldecott Boys Preparatory
Farnham Common Junior School
Davenies School, Beaconsfield
Dair House Mixed Preparatory
Farnham Royal
Maltman's Girls Preparatory
Gerrards Cross
Highfield Brookham Preparatory School
St George's School, Windsor

OPEN SPACES

Burnham Beeches
Burnham Beeches Golf Course
Ascot Race Course



CENTRAL LONDON / 27.6 MILES

M40 JUNCTION 2 / 3.4 MILES

STOKE PARK COUNTRY CLUB 2.8 MILES

*Times and distances from Google

SSSI – SITE OF SPECIAL SCIENTIFIC INTEREST

NNR – NATURAL NATURE RESERVE

BURNHAM BEECHES

ENGLAND'S ANCIENT WOODLAND,
OF OUTSTANDING NATURAL BEAUTY



HEATHROW 15.1MILES / 23 MINS BY CAR

BEACONSFIELD 4.6 MILES / 13 MINS BY CAR

GERRARDS CROSS

SAC EUROPEAN SPECIAL AREA OF CONSERVATION

3.746 KM2 / 2.5 MI2



Buckinghamshire symbolic swan – since the mid 16th century



Train links from nearby Gerrards Cross and Beaconsfield offer mainline services to London Marylebone, whilst nearby Burnham and Slough offer train services to Heathrow and London Paddington.

Cross Rail services will be operational in 2018

4 MILES / 11 MINS BY CAR

PICCADILLY 26.7 MILES

GERRARDS CROSS TO LONDON MARYLEBONE / 18 MINS



THE AERIAL VIEW OF FARNHAM MEWS

Five Luxury 3 bedroom family homes located on a private road, with private gardens, parking and garaging

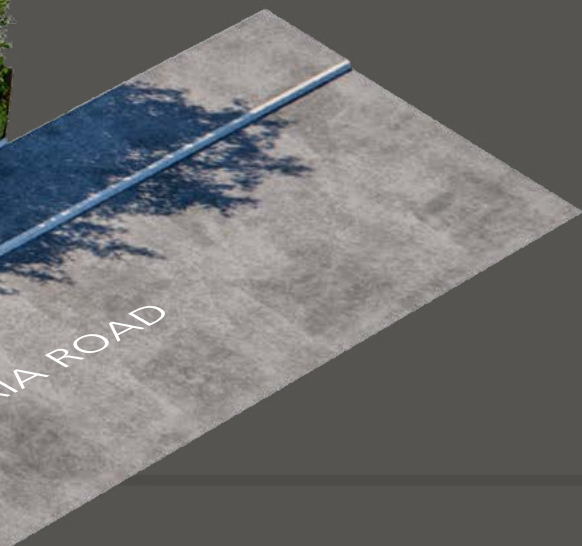


...DESIGN IT

BUILD IT

LOVE IT

LIVE IT...





PLOTS 1 & 2 – NORTH FACING ELEVATION

Each 3 bedroom home individually designed with a mix of brick, pantiles and timber porches, with interior ceiling lanterns, bi-fold doors, glass balustrades & little luxuries such as double basins in the master en-suites.



PLOTS 3, 4 & 5 – EAST FACING ELEVATION

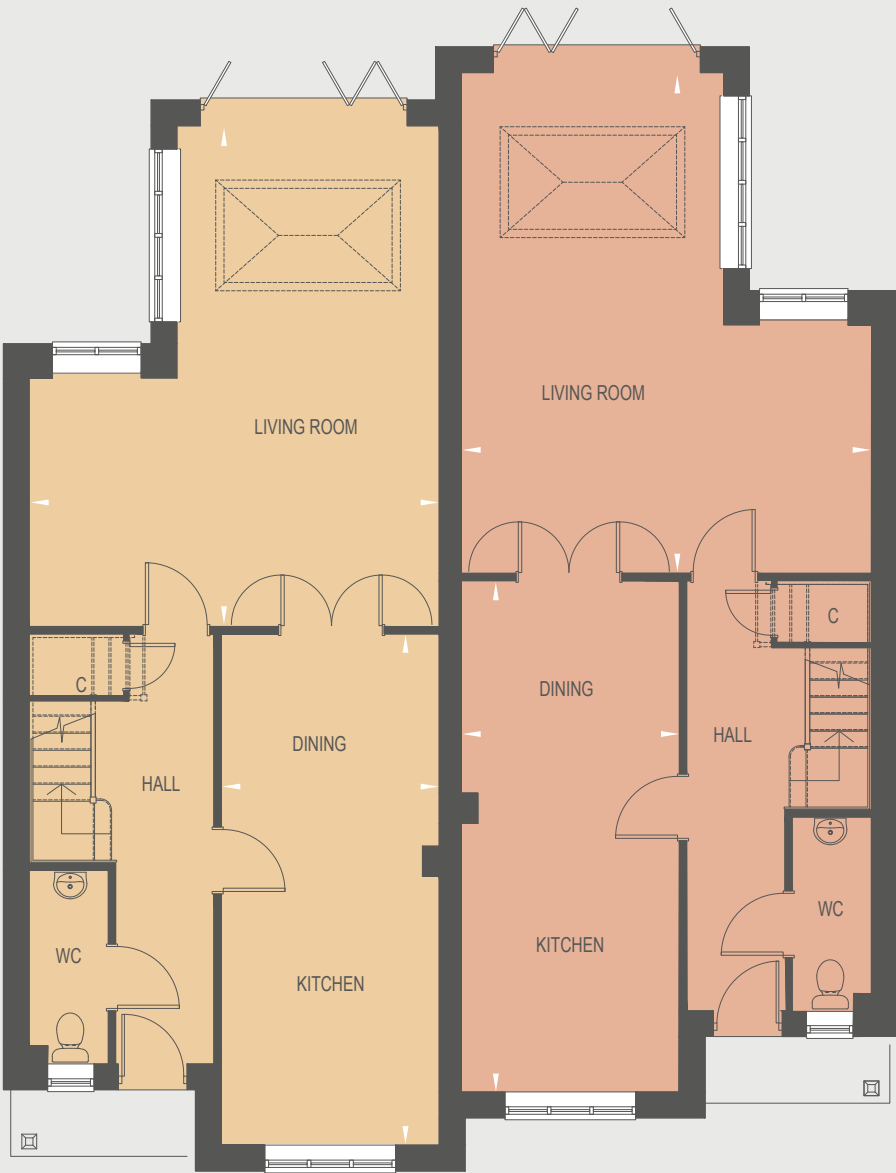
Each 3 bedroom home comes with its own private garden and garage, except plot 3 – which benefits from an extra car parking space instead and a second floor attic room.

PLOTS 1 & 2

GROUND

	m	ft
Living	6.74 x 5.51	22'1 x 18'1
Kitchen/Dining	6.88 x 2.91	22'7 x 9'6

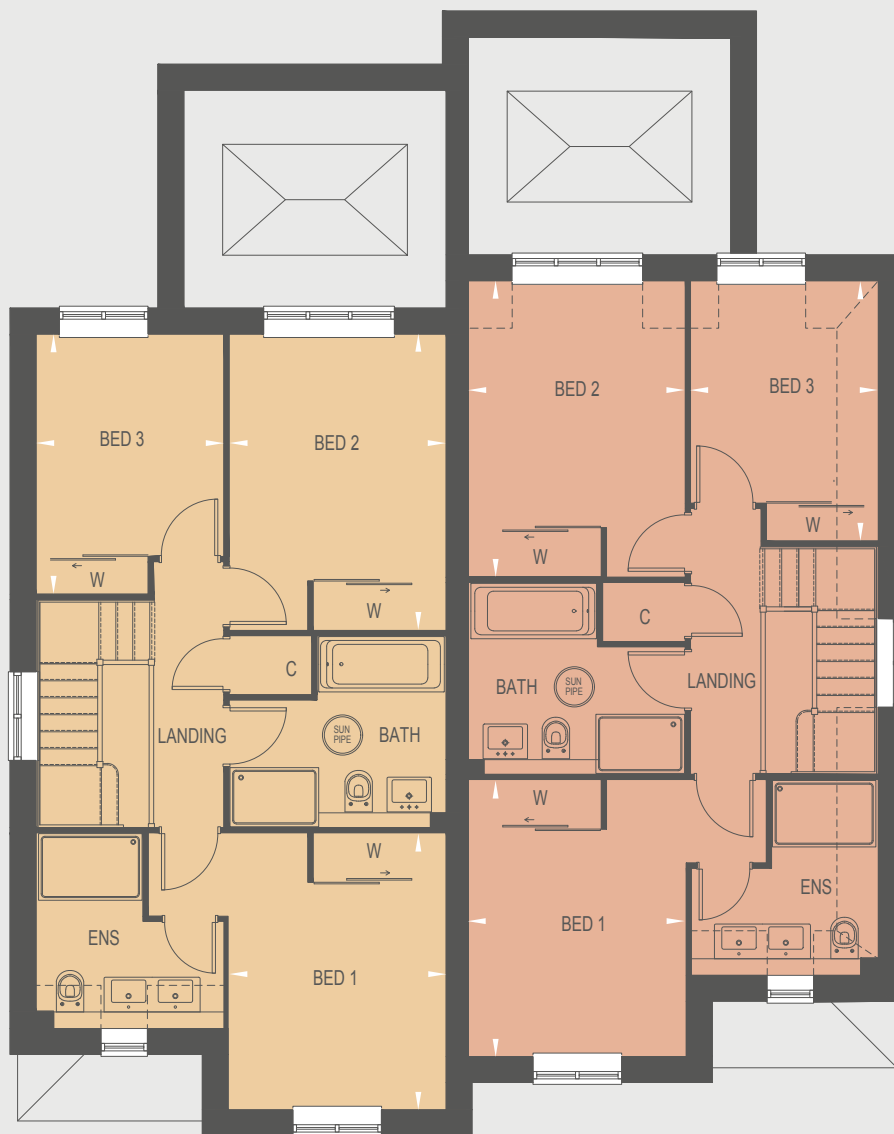
Gross internal floor area:
120.8 sq. m / 1300 sq. ft.



PLOT 2

PLOT 1

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



PLOT 2

PLOT 1

FIRST

	m	ft
Bedroom 1	3.72 x 2.92	12'2 x 9'7
Bedroom 2	3.98 x 2.90	13'1 x 9'6
Bedroom 3	3.49 x 2.51	11'5 x 8'3

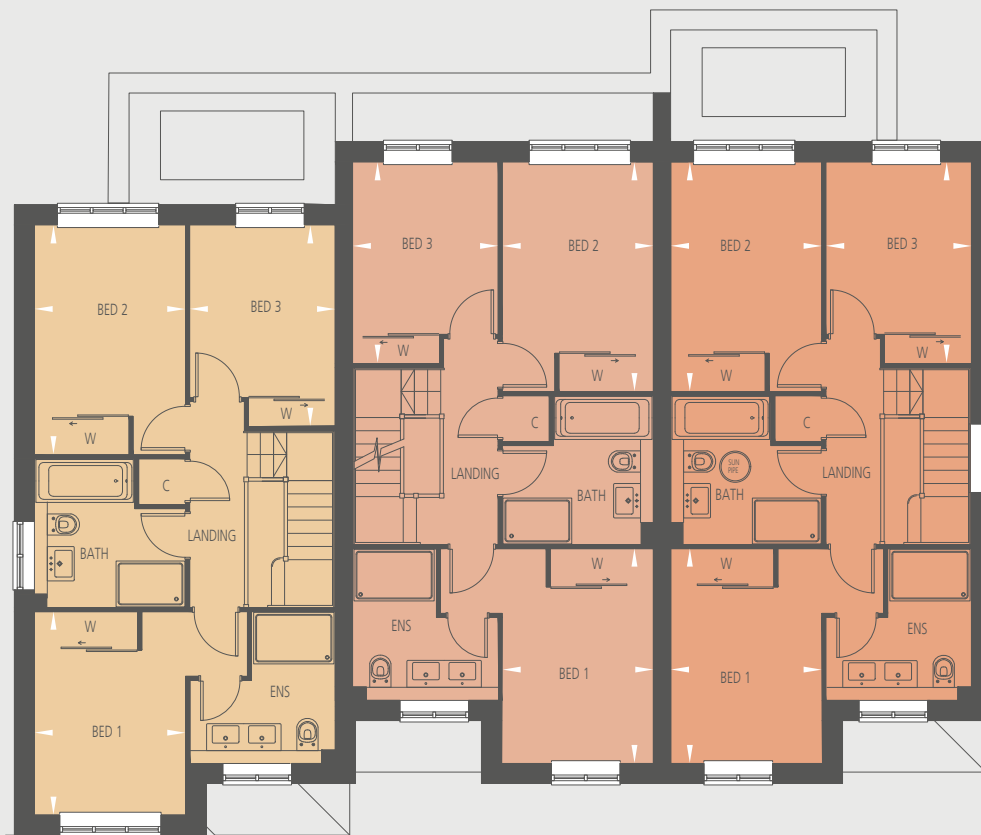
Dotted line denotes extent
of full height ceiling

PLOTS 3, 4 & 5



Gross internal floor area:
Plot 3: 111.1 sq. m / 1196 sq. ft
Plot 4: 140.1 sq. m / 1508 sq. ft
Plot 5: 115.5 sq. m / 1224 sq. ft

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



PLOT 5

PLOT 4

PLOT 3

FIRST

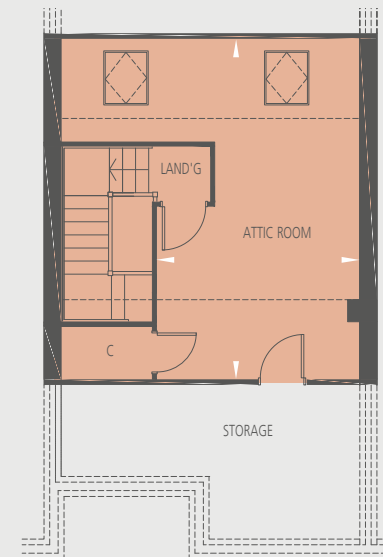
Plot 5

	m	ft
Bedroom 1	3.52 x 2.61	11'6 x 8'7
Bedroom 2	3.98 x 2.60	13'1 x 8'6
Bedroom 3	3.49 x 2.51	11'5 x 8'3

Plots 3 & 4

	m	ft
Bedroom 1	3.71 x 2.61	12'2 x 8'7
Bedroom 2	3.98 x 2.60	13'1 x 8'6
Bedroom 3	3.49 x 2.51	11'5 x 8'3

Dotted line denotes extent
of full height ceiling



PLOT 4

SECOND

Plot 4 only

	m	ft
Attic Room	5.96 x 3.54	19'7 x 11'7

THE FINER DETAILS

GENERAL



Gas-fired underfloor central heating to ground floor and radiators to first and second floors via high efficiency condensing boiler

Built-in wardrobes to all bedrooms

Energy efficient downlighters to all rooms

Brushed stainless steel effect socket and light switches

Porcelanosa ceramic flooring to Hall and Kitchen

Bi-fold rear patio doors

Oak staircase with contemporary glass balustrade and oak handrail

Engineered oak effect front door and garage door

Contemporary architraves and skirtings

Contemporary style corninging to Hall and Living

Light and power socket to loft areas

White UPVC windows

Energy efficient PV panels

SECURITY & HOME ENTERTAINMENT

Fully-fitted alarm

BT points to Living Room, Study and Master Bedroom

High level TV points and Sky+ wiring to Living Room and Master Bedroom

TV wiring to Dining Room and all other bedrooms



Hard-wired CAT 6 connectivity to ethernet socket in Living, Dining and all Bedrooms to enable faster data transfer to Smart TV, Sky Box, PC, etc. (Smart TV, Sky Box, PC and router not included)

BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted contemporary Leicht kitchen cabinets to include pelmet lighting

Co-ordinated 20mm thick silestone quartz work surfaces and splash-backs to kitchen

Under slung stainless steel sink with fluted drainer in silestone work surface

Four zone induction hob and extractor hood by Siemens

Single multifunction electric oven and microwave by Siemens

Integrated fridge/freezer by Siemens
Integrated dishwasher by Siemens

Main sink tap with three water functions, including steaming hot water

Insinkerator food waste disposal unit

Integrated Siemens washer dryer to all plots

Integrated Siemens dishwasher to all plots

Wine coolers to plots 1, 2 & 5

EXTERNAL SPACE

Access to rear garden via bi-folding doors

External tap to rear

External power socket

Indian Sandstone paved patio area to rear

Turfed garden

Automated garage doors to plots 1, 2, 4 & 5



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic tap (Bathrooms)

Wall mounted WC with concealed cistern

Fully tiled walls to Bathrooms/ En-suites and two thirds height tiles to WC by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Heated ladder style chrome towel rail

Co-ordinated Porcelanosa ceramic floor

Villeroy & Boch vanity units under basins (En-Suite and Bathroom)

Fully fitted shower enclosure with chrome shower door and Hansgrohe thermostatic shower valve (En-suite and Bathroom)

Hansgrohe thermostatic shower valve with handset and showerpipe to Master En-suite

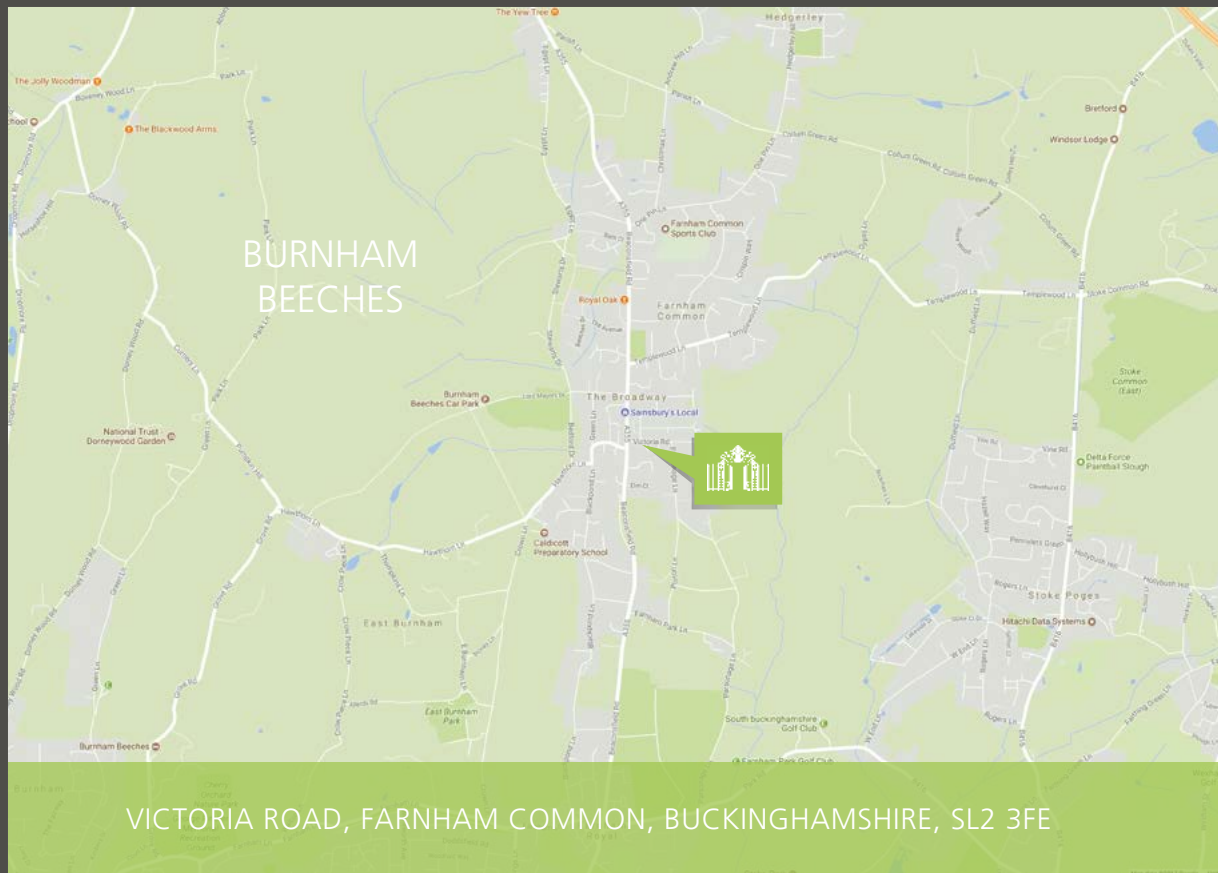
Electric underfloor heating to Master En-Suite

NHBC

10 year NHBC Buildmark Warranty







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 AGENTS



01753 643222

Email: enquiries@foremanking.com

Website: www.foremanking.com

2/3 Robin Parade, The Broadway, Farnham Common, Bucks, SL2 3QL

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. Summer 2017.