



AQUINNA HOMES

OLD WINDSOR COURT

RIPPLESMERE CLOSE | OLD WINDSOR | WINDSOR | SL4 2SE

AN EXCLUSIVE DEVELOPMENT OF JUST ELEVEN, THREE AND FOUR BEDROOM FAMILY HOMES;
EACH WITH ITS OWN PRIVATE GARDEN AND PARKING

CLOSE TO THE VIBRANT TOWN OF WINDSOR, FAMOUS FOR ITS ROYALTY, RUNNYMEAD AND THE SIGNING OF THE MAGNA CARTA

WWW.AQUINNAHOMES.COM

AQUINNA'S LATEST NICHE DEVELOPMENT
OF JUST 11 THREE AND FOUR BEDROOM
HOMES; IDEALLY LOCATED IN THE
HIGHLY DESIREABLE AFFLUENT
BERKSHIRE VILLAGE OF OLD WINDSOR.

*What could be better than living close to Windsor
Castle with all its royal connections, pagentry,
Windsor Great Park and the majestic River Thames
passing through?*

Exceptional Private & State Schools • Exceptional Road & Rail
Connections • Close Proximity To Glorious Open Countryside
• Prime Location For Young & Old, Professionals & Families Too

All 11 luxury homes offer bright, light and spacious open -
plan entertainment space, maximising indoor/outdoor living,
most with fully extendable bi-folding doors opening out on
to secluded gardens and off-street private parking.

All 9 three bedroom homes offer a downstairs cloakroom,
master en-suite bathroom and a family bathroom. Two plots
offer an additional second floor study/fourth bedroom whilst
two have additional loft spaces.



aspire...



THE WONDERS OF WINDSOR ...

Sandwiched between Windsor Great Park and the River Thames, this affluent Royal town of Old Windsor is superbly located for exceptional outdoor recreation. This includes the famous Guards Polo Club, Legoland and Ascot Racecourse. Straight Road is located off the A308, between junctions 5 & 6 off the M4 and M25 J13 - commuting couldn't be easier ...

Famous schools such as Eton, as well as outstanding state schools attract families from far and wide ...

ON YOUR DOOR STEP

CULTURE

Royal Windsor Castle
Runnymede signing of the Magna Carta
St George's Chapel
The Savill Garden
Windsor Farm Shop

RESTAURANTS

The Fat Duck at Bray
The Bells of Ouzeley Harvester
The Oxford Blue The Jolly Gardeners
The Fox and Castle
Marco Pierre White Steakhouse & Grill
1705 Restaurant and Bar The Union Inn

SCHOOLS

Eton College
Windsor Girls School
The Windsor Boys School
St John's Beaumont Independent Boys Prep
King's Court First School (state)

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, Berkshire clubs

RECREATION & OPEN SPACES

Legoland Windsor Resort
The Long Walk
Eton's 'Dorney Lakes'
Windsor Great Park 'The Crown Estate'
Frog more House and Gardens



Datchet station 2.5 miles away



M3 JN3 / 13 MILES M4 JN4 / 11 MILES

HEATHROW / 7.7 MILES

PICCADILLY / 10.3 MILES

Aerial View of Old Windsor



WINDSOR CASTLE / 2.8 MILES

STATION / 2.5 MILES

DESIGN IT, BUILD IT, LOVE IT, LIVE IT



Royal connections



Windsor Castle and The Long Walk



The Jubilee River

*Old Windsor - Historic home
of Saxon Kings.*

PLOTS 1, 2 & 3



South-west elevation



Gross internal floor areas:
1 & 3 119.8 sq. m / 1290 sq. ft.
2 120.5 sq. m / 1297 sq. ft.

PLOTS 1, 2 & 3

GROUND FLOOR



Plots 1 & 3

	m	ft
Family/Dining	4.798 x 4.658	15'9 x 15'3
Living Room	3.341 x 4.126	11'0 x 13'6
Kitchen	2.596 x 3.400	8'6 x 11'2
WC	0.866 x 1.722	2'10 x 5'8

Plot 2

	m	ft
Family/Dining	4.700 x 3.281	15'5 x 10'9
Living Room	4.700 x 2.760	15'5 x 9'1
Kitchen	2.535 x 5.425	8'4 x 17'10
WC	2.070 x 1.125	6'9 x 3'8



PLOT 3

PLOT 2

PLOT 1

PLOTS 1, 2 & 3

FIRST FLOOR



Plots 1 & 3		
	m	ft
Bedroom 1	2.733 x 3.610	9'0 x 11'10
Bedroom 2	2.566 x 3.646	8'5 x 12'0
Bedroom 3	2.138 x 3.073	7'0 x 10'1
En-suite	2.733 x 1.400	9'0 x 4'7
Bathroom	1.971 x 2.618	6'6 x 8'7

Plot 2		
	m	ft
Bedroom 1	2.683 x 3.610	8'10 x 11'10
Bedroom 2	2.468 x 3.646	8'1 x 12'0
Bedroom 3	2.138 x 3.121	7'0 x 10'3
En-suite	2.683 x 1.400	8'10 x 4'7
Bathroom	1.923 x 2.570	6'4 x 8'5

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

PLOTS 1, 2 & 3

SECOND FLOOR

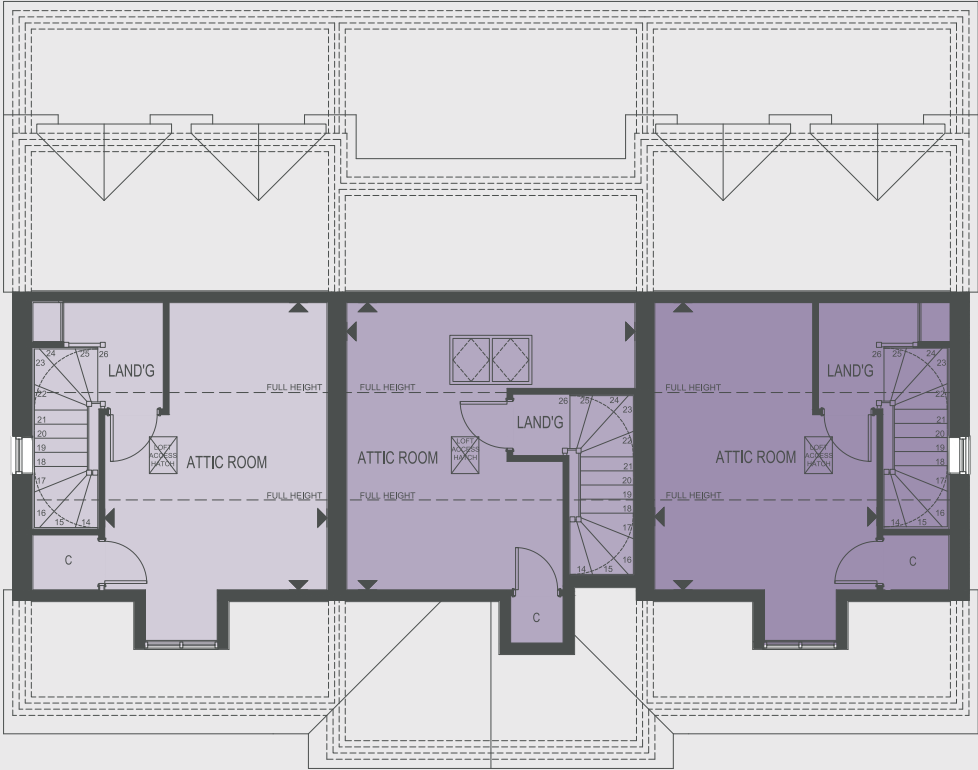


Plots 1 & 3

	m	ft
Attic Room	3.626 x 4.688	11'11 x 15'5

Plot 2

	m	ft
Attic Room	4.700 x 4.688	15'5 x 15'5



PLOT 3

PLOT 2

PLOT 1

PLOTS 4 & 5



South-west elevation



Gross internal floor areas:

4 112.7 sq. m / 1213 sq. ft.

5 115.2 sq. m / 1240 sq. ft.

PLOTS 4 & 5

GROUND FLOOR

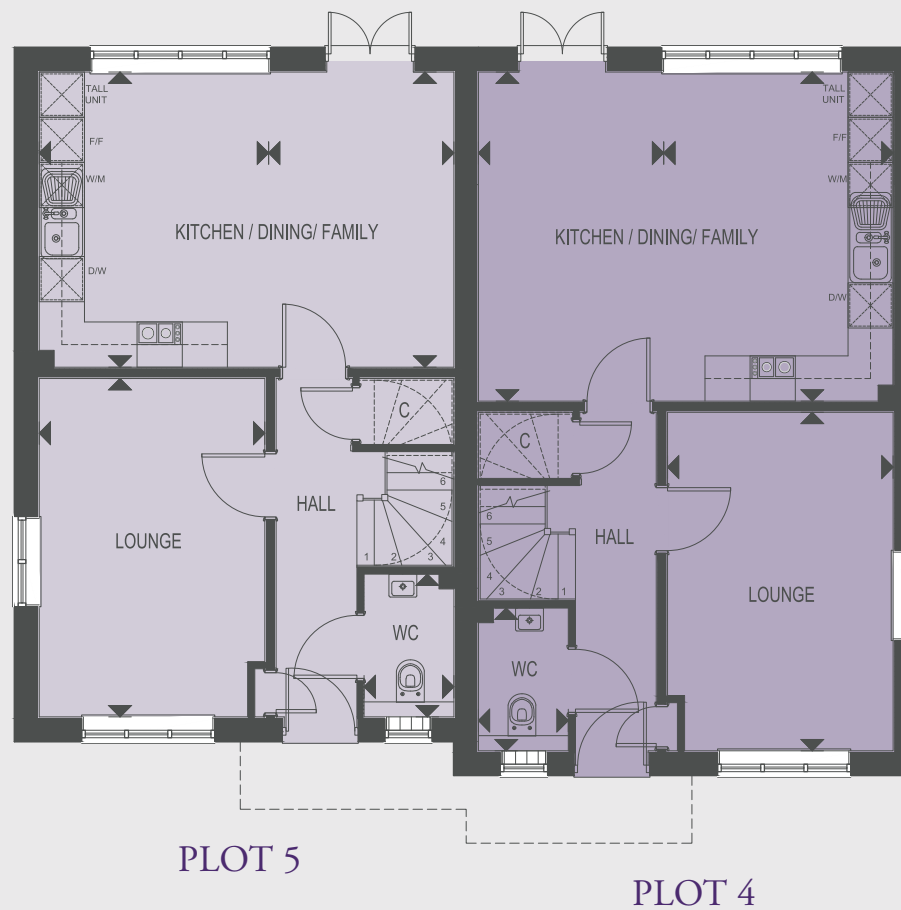


Plot 4

	m	ft
Living Room	2.998 x 4.495	9'10 x 14'9
Kitchen	3.048 x 4.371	10'0 x 14'4
Family/Dining	2.463 x 4.371	8'1 x 14'4
WC	1.194 x 1.896	3'11 x 6'3

Plot 5

	m	ft
Living Room	2.998 x 4.495	9'10 x 14'9
Kitchen	3.048 x 3.921	10'0 x 12'10
Family/Dining	2.463 x 3.921	8'1 x 12'10
WC	1.194 x 1.896	3'11 x 6'3



PLOTS 4 & 5

FIRST FLOOR



Plot 4

	m	ft
Bedroom 1	2.811 x 3.621	9'3 x 11'11
Bedroom 2	2.605 x 2.976	8'7 x 9'9
Bedroom 3	2.811 x 2.281	9'3 x 7'6
Bathroom	2.605 x 1.896	8'7 x 6'3
En-suite	1.841 x 1.475	6'0 x 4'10

Plot 5

	m	ft
Bedroom 1	2.811 x 3.621	9'3 x 11'11
Bedroom 2	2.605 x 2.976	8'7 x 9'9
Bedroom 3	2.811 x 2.281	9'3 x 7'6
Bathroom	2.605 x 1.896	8'7 x 6'3
En-suite	1.841 x 1.475	6'0 x 4'10

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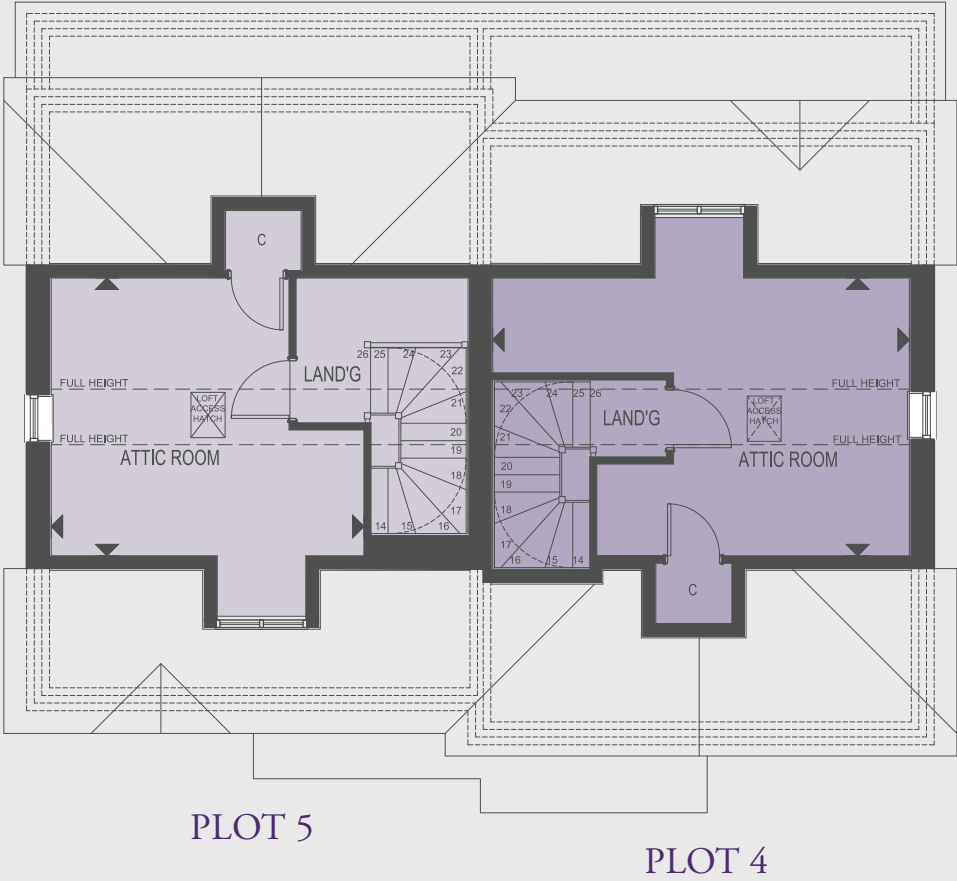
PLOTS 4 & 5

SECOND FLOOR



Plot 4		
	m	ft
Attic Room	5.511 x 3.673	18'1 x 12'1

Plot 5		
	m	ft
Attic Room	4.133 x 3.673	13'7 x 12'1



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PLOTS 6, 7, 8, 9, 10 & 11



South-east elevation

Gross internal floor areas:

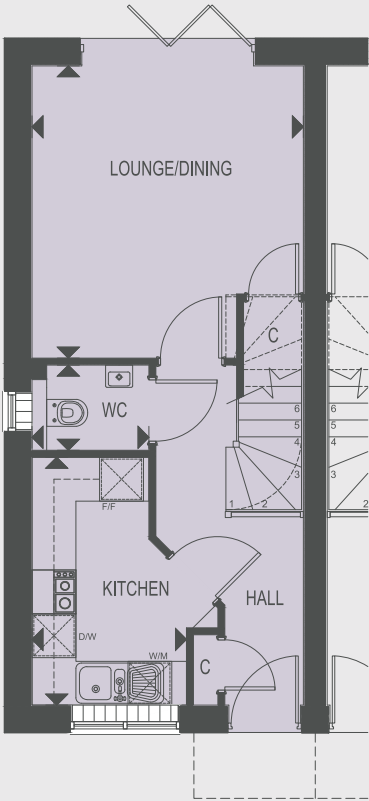
6 & 8 79.6 sq. m / 856 sq. ft.

7 & 9 79.6 sq. m / 856 sq. ft.

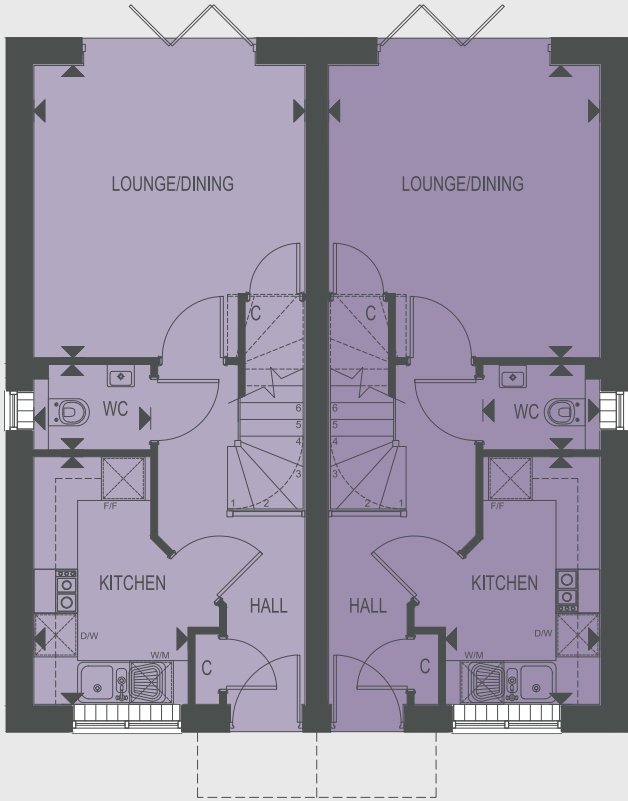


Plots 6, 7, 8 & 9

	m	ft
Living/Dining	3.713 x 4.000	12'2 x 13'1
Kitchen	2.113 x 3.393	6'11 x 11'2
WC	1.600 x 1.167	5'3 x 3'10



PLOT 6

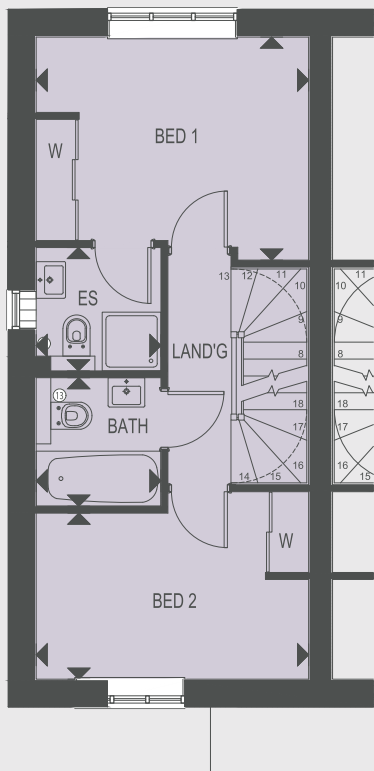


PLOT 8

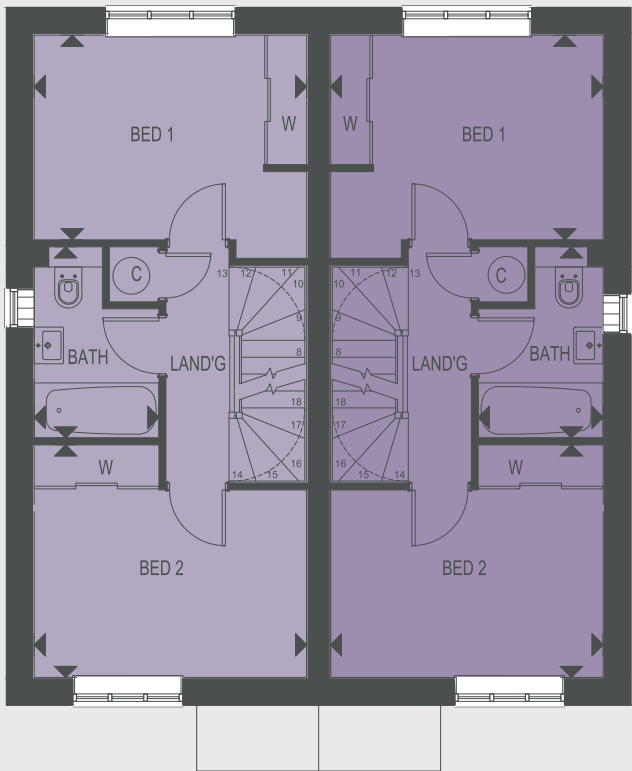
PLOTS 7 & 9

PLOTS 6, 7, 8 & 9

FIRST FLOOR



PLOT 6



PLOT 8 PLOTS 7 & 9



Plot 6

	m	ft
Bedroom 1	3.713 x 3.040	12'2 x 10'0
Bedroom 2	3.713 x 2.263	12'2 x 7'5
Bathroom	1.700 x 1.750	5'7 x 5'9
En-suite	1.700 x 1.680	5'7 x 5'6

Plots 7, 8 & 9

	m	ft
Bedroom 1	3.713 x 2.788	12'2 x 9'2
Bedroom 2	3.713 x 3.167	12'2 x 10'5
Bathroom	1.700 x 2.605	5'7 x 8'7

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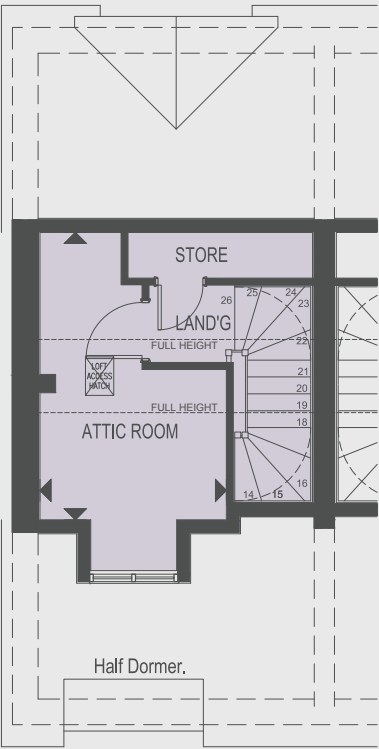
PLOTS 6, 7, 8 & 9

SECOND FLOOR

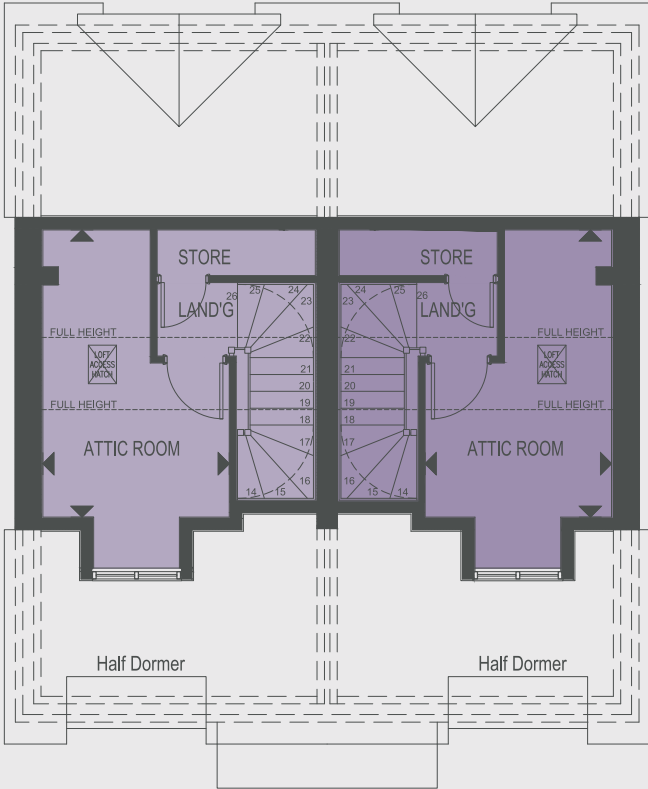


Plots 6, 7, 8 & 9

	m	ft
Attic Room	2.540 x 3.915	8'4 x 12'10



PLOT 6



PLOT 8

PLOTS 7 & 9

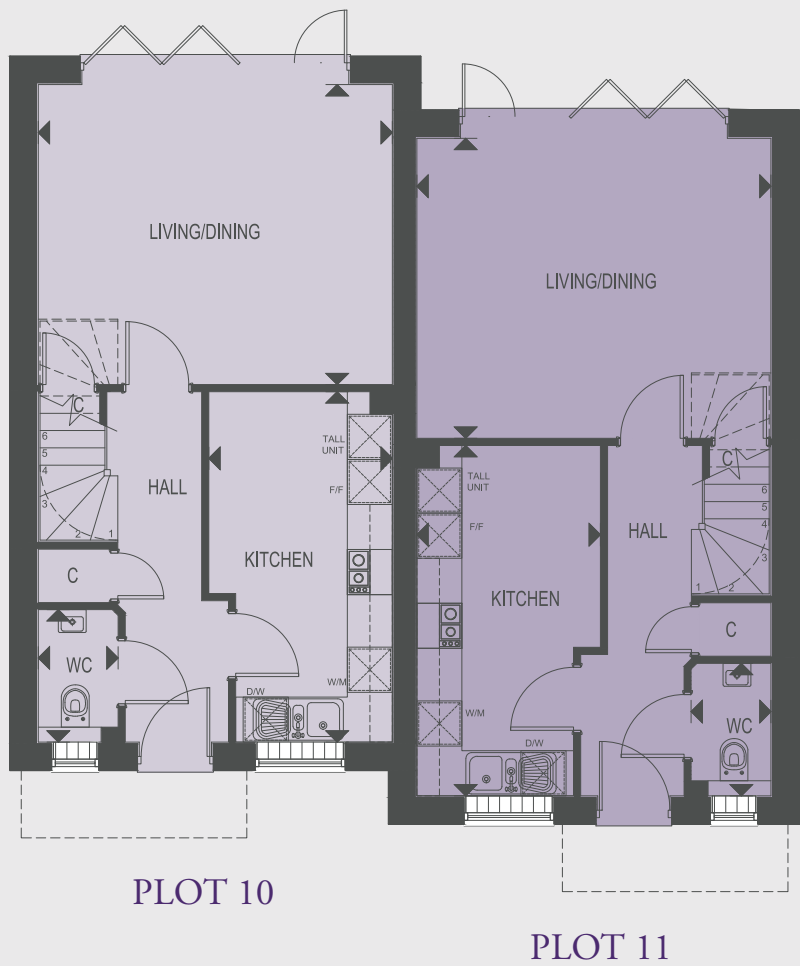
PLOTS 10 & 11

GROUND FLOOR

Gross internal floor areas:

10 104.2 sq. m / 1121 sq. ft.

11 102.7 sq. m / 1105 sq. ft.



Plot 10 & 11	m		ft	
Living/Dining	4.713	x 3.993	15'6	x 13'1
Kitchen	2.443	x 4.663	8'0	x 15'4
WC	1.063	x 1.763	3'6	x 5'9

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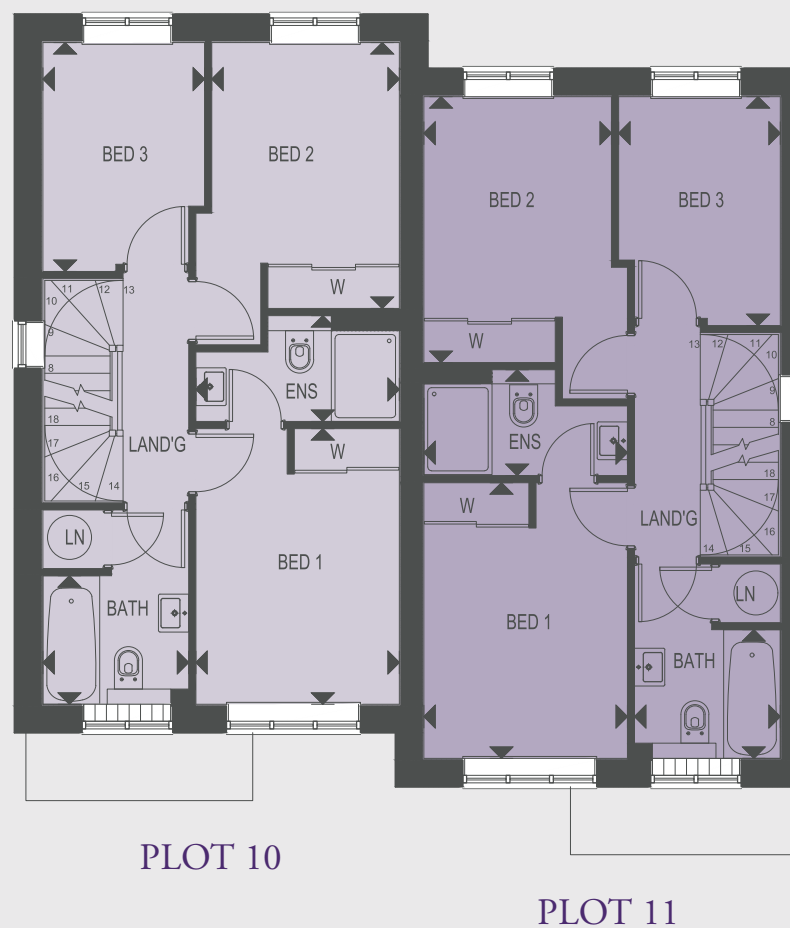
PLOTS 10 & 11

FIRST FLOOR



Plot 10 & 11

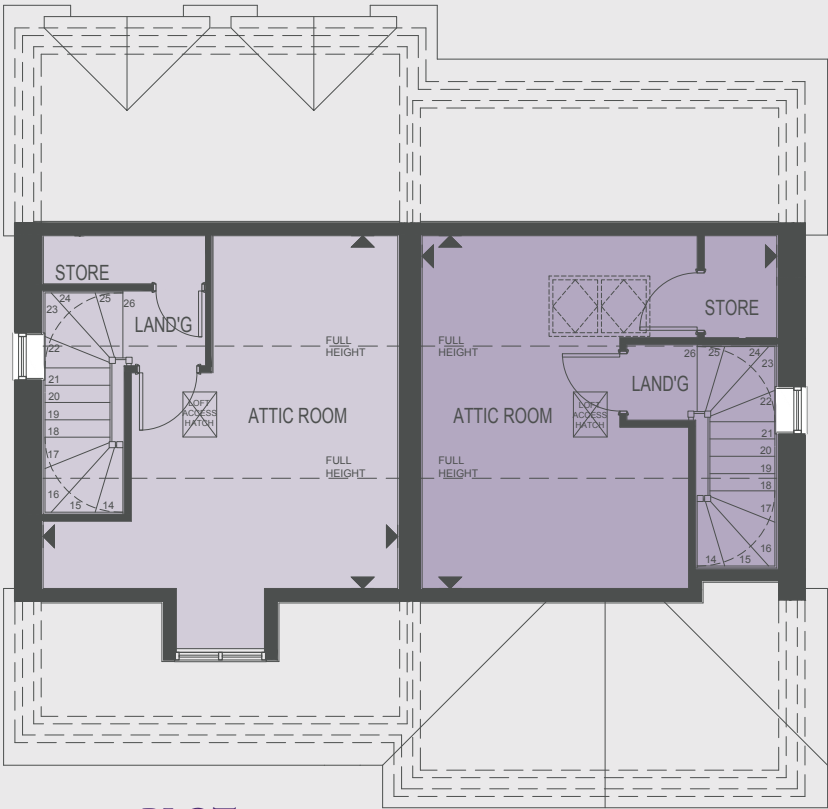
	m	ft
Bedroom 1	2.690 x 3.644	8'10 x 11'11
Bedroom 2	2.480 x 3.516	8'2 x 11'6
Bedroom 3	2.138 x 3.027	7'0 x 9'11
En-suite	2.690 x 1.400	8'10 x 4'7
Bathroom	1.927 x 1.700	6'4 x 5'7





PLOTS 10 & 11

SECOND FLOOR



PLOT 10

PLOT 11



Plot 10 & 11	m		ft	
Attic Room	4.713	x 4.688	15'6	x 15'5

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*T*RADITION
MEETS
CONTEMPORARY
ELEGANCE
& STYLE

THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

GENERAL

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

Built-in wardrobes to Bedrooms 1 and 2

Energy efficient downlighters to all rooms

Dimmer switches to Living Room and Master Bedroom

Brushed stainless steel effect sockets and switches

USB enabled socket to Living Room, Master Bedroom and Kitchen (specific sockets only)

Porcelanosa ceramic flooring to Hall, Cloakroom (Kitchen plots 2, 6, 7, 8, 9, 10, 11)

Oak and softwood staircase with contemporary glass balustrade

Engineered front door with multi-point locking

Contemporary architraves and skirtings



White PVC double-glazed windows with multi-point locking

Bi-fold rear patio doors (not plot 4/5)

Engineered flooring to living area (Kitchen plots 1, 3, 4, 5)

BESPOKE DESIGNER KITCHENS

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

Co-ordinated Silestone 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 separate microwave by Siemens

Integrated fridge/freezer by Siemens

Integrated dishwasher by Siemens to all plots

Quooker Steaming hot water tap

Wiring to allow for future fitting of under-sink food waste disposal unit

Integrated Siemens washer dryer to all plots

Six bottle single column wine cooler



LUXURY BATHROOMS & EN-SUITES

Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic shower and screen (Bathrooms)

Wall mounted WC with concealed cistern

Chrome Hansgrohe mixer tap

Fully tiled walls to shower enclosures and half height tiling to other walls by Porcelanosa with integrated mirrors to suit

Heated ladder style chrome towel rail (En-suite and Bathroom)

Co-ordinated Porcelanosa ceramic floor tiles

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

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

Electric underfloor heating to Master En-suite



EXTERNAL SPACE



Access to private rear garden via bi-folding doors (not plot 4/5)

External tap to rear

External power socket to rear

Paved patio area to rear

Enhanced cycle and bin storage to each property

NHBC & CONSUMER CODE

10 year NHBC Buildmark Warranty

We operate under the Consumer Code for Home Builders



SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser

External lights to front and rear

Multi-point locking to external doors

BT points to Living and Master Bedroom

High level TV points and SkyQ wiring to Living Room and Master Bedroom

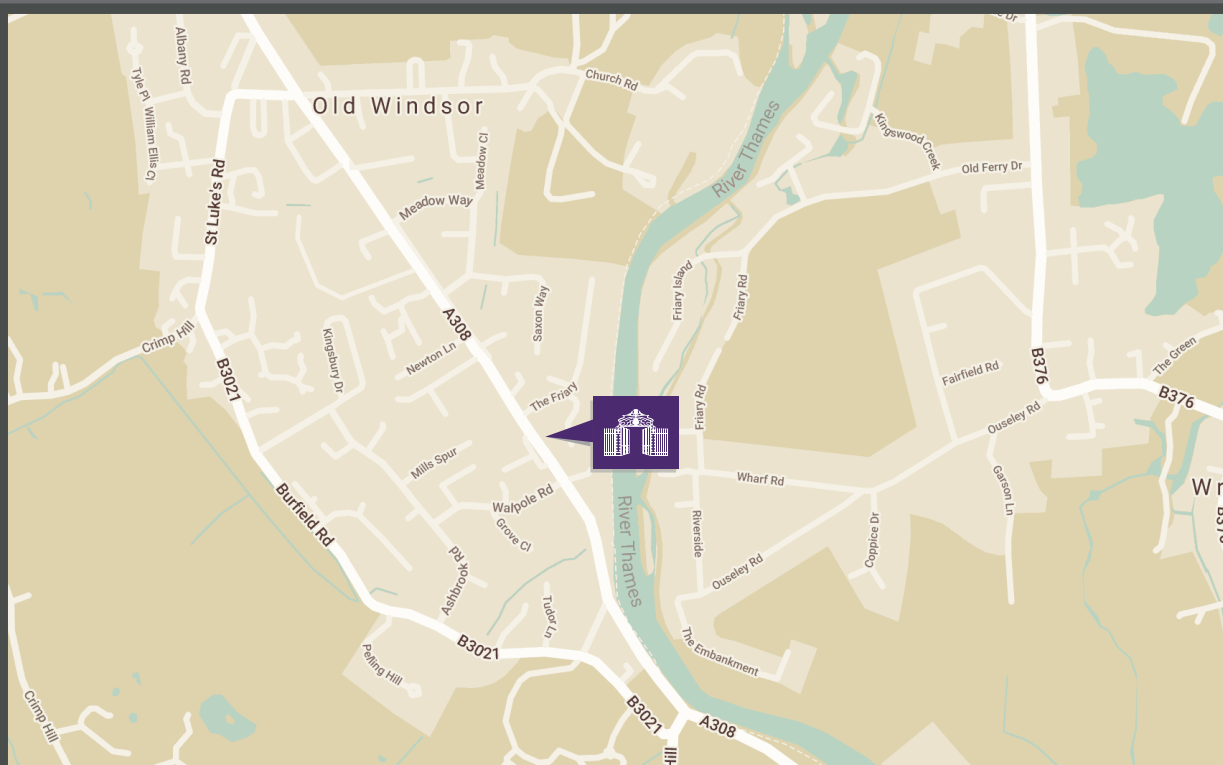


TV wiring to all other Bedrooms

Multimedia output plate to Living and Master Bedroom

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





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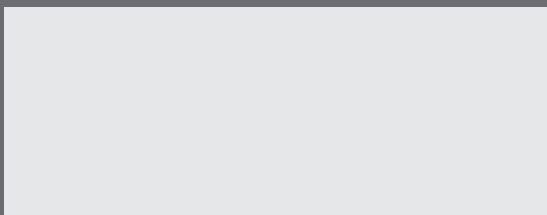
AQUINNA HOMES

01494 739 400

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Aquinna Homes plc is an award winning, 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



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 2020.