



AQUINNA HOMES

WARWICK GROVE

WARWICK CLOSE | HAMPTON | MIDDLESEX | TW12 2TY

3 SUBSTANTIAL, LIGHT AND AIRY, HIGHLY DESIRABLE, WELL SPECIFIED FAMILY HOMES,
TUCKED AWAY JUST OFF HAMPTON HIGH STREET AND YET MOMENTS FROM BUSHY PARK

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AQUINNA'S LATEST JEWEL.
THREE SUBSTANTIAL 'LIGHT AND
AIRY', HIGHLY DESIRABLE, WELL
SPECIFIED FOUR BEDROOM FAMILY
HOMES EACH WITH THEIR OWN OFF
STREET PARKING, GARAGES AND
PRIVATE GARDENS.

Bringing the 'outside IN' at EVERY opportunity,
these contemporary spacious, open plan interiors
provide huge potential for serious entertainment
and family fun.

Each house is flooded with natural daylight
providing a light and fresh interior created using
glass ceiling lanterns and wall to wall bi-folding
doors, leading out from the family kitchen into
private gardens.

These houses are packed with all the latest desirable
technologies from quooker instant hot water taps,
high end appliances, underfloor heating and car
charging points.



aspire...



WARWICK GROVE

HAMPTON'S LATEST LUXURY LIVING

Prime Location in the heart of Hampton, where the Thames sweeps majestically around Hampton Court Palace and The Royal Bushy Park which was once the hunting grounds of Kings.

Tucked away, these latest Aquinna homes are ideally located just off the high street, great for a casual stroll out to absorb the buzz of the stylish hub of Hampton and Hampton Hill for some shopping, or to catch up with friends for a coffee, or to simply nip across the road into Bushy Park to roam free exploring over 1000 acres of tranquil royal parkland. Commuters can revel in the fast train links into central London's Waterloo, or escape to the country via the M3, M25 and beyond, Heathrow is only 14 minutes (4.7miles).



SHOPS

Callaghan Interiors
Robson's Butcher & Deli
The Cavan Bakery
Noble Green Wines
Costa Coffee
Waitrose
Attic Homewares

RESTAURANTS

Beach House, Hampton Hill
The Mitre Hotel, Hampton Court
La Dolce Vita
The Mute Swan
Thyme by the River
Squiffy's at the Jolly Coopers

SCHOOLS

Lady Eleanor Holles	St Michael Steiner
Jack & Jill	St Catherine's
The Mall	Radnor House
Hampton High	Hampton Court House
Twickenham Prep	Tiffin Girls Grammer
Hampton Boys	Tiffin Boys

OPEN SPACES

Bushy Park	Garrick's Ait - Temple to Shakespeare
Richmond Park	
The River Thames	Strawberry Hill House
Hampton Court Palace	Hampton's Open Air Heated Pool
Kempton Park Racecourse	Fulwell Golf Course
Strawberry Hill Nature reserve	Hampton Court Palace Golf Club
West Kempton Nature reserve	



Fulwell
22 mins walk (1.1 miles)
6 mins by car

Hampton
15 mins walk (0.8 miles)
4 mins by car

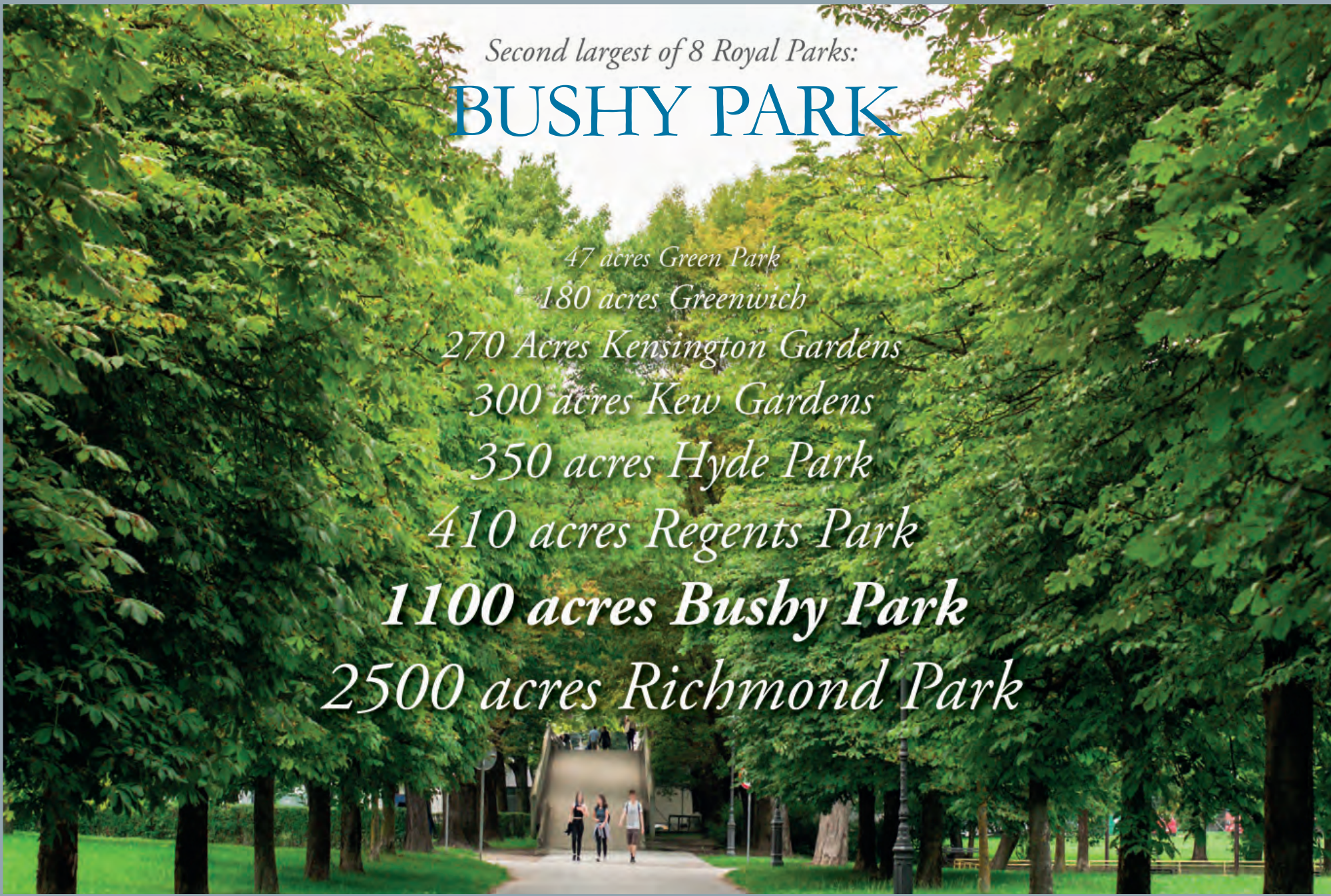
Strawberry Hill
38 mins walk (1.9 miles)
9 mins by car

Waterloo Station
43 mins (from Hampton)
Shepperton to Waterloo line

HEATHROW / 14 MINS BY CAR (4.7 MILES)

HAMPTON COURT PALACE / 5 MINS BY CAR (1.5 MILES)

HAMPTON HILL / 5 MINS WALK



Second largest of 8 Royal Parks:

BUSHY PARK

47 acres Green Park

180 acres Greenwich

270 Acres Kensington Gardens

300 acres Kew Gardens

350 acres Hyde Park

410 acres Regents Park

1100 acres Bushy Park

2500 acres Richmond Park

TOWN LIFE



COUNTRY LIFE

TOWN & COUNTRY



LIVING



SYCAMORE
HOUSE

FINMERE
HOUSE

LINGFIELD
HOUSE



MANOR GARDENS

WARWICK CLOSE

Aerial view

LINGFIELD HOUSE

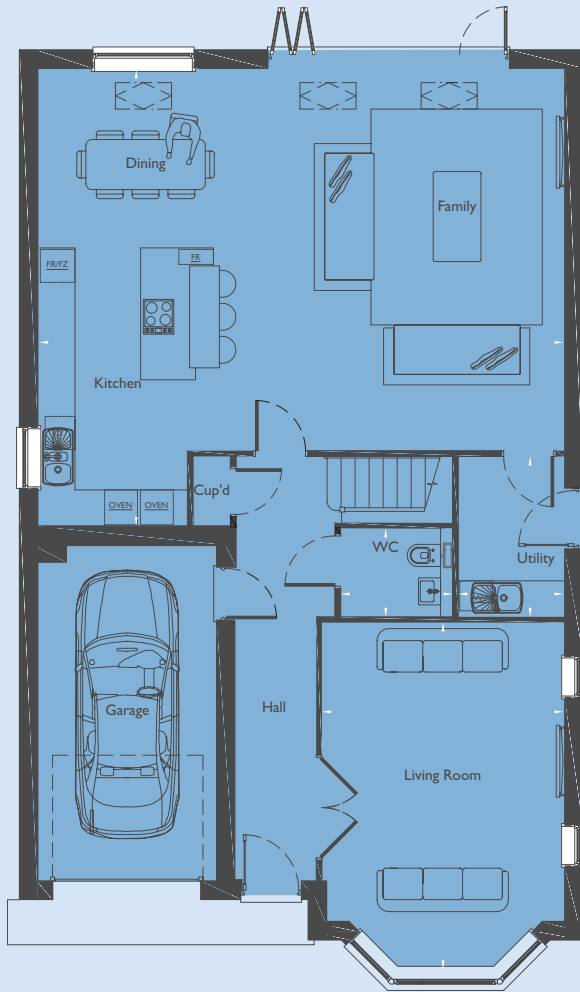
East elevation

Four bedroom detached family house
with off street parking, garage
and private garden



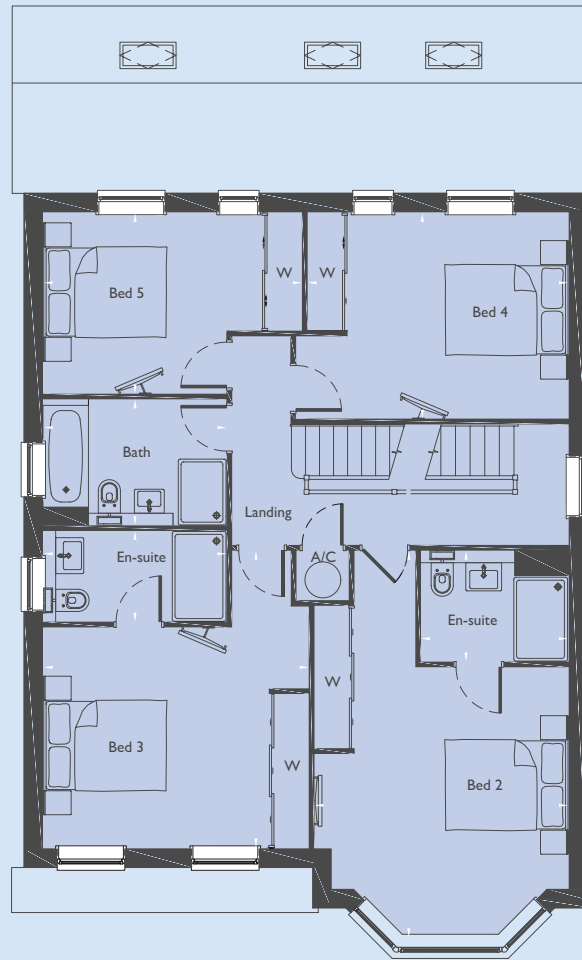
ROOM LAYOUTS

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



Ground Floor Plan

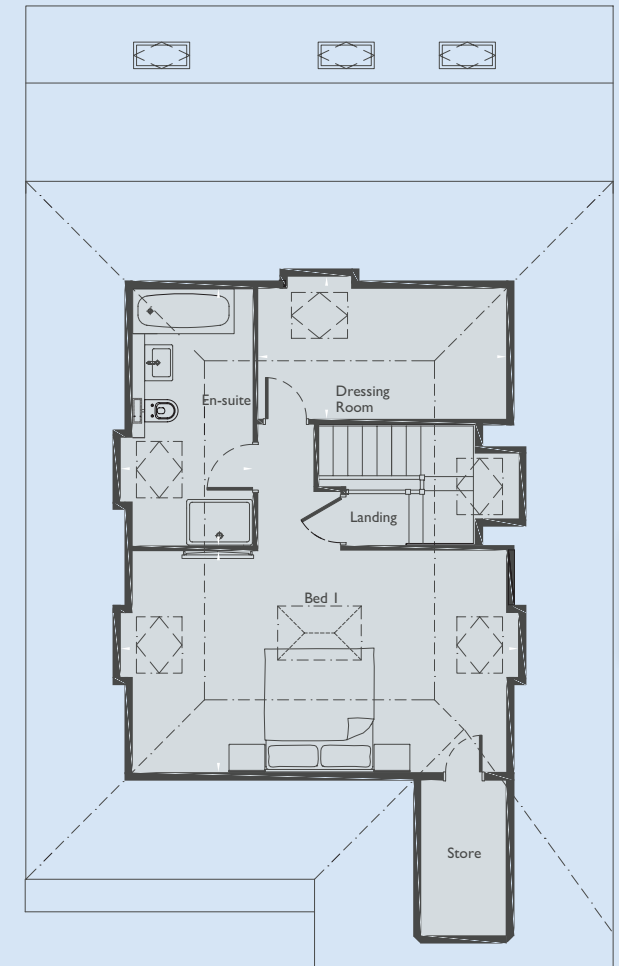
	m	ft
Living Room	5.76m x 4.05m	18'11" x 13'3"
Kitchen/Dining/Family	8.78m x 7.61m	28'10" x 25'0"
Utility	2.68m x 1.76m	8'9" x 5'9"
Garage	5.60m x 3.00m	18'4" x 9'10"



First Floor Plan

	m	ft
Bedroom 2	6.42m x 4.25m	21'1" x 13'11"
Bedroom 3	4.95m x 4.44m	16'3" x 14'7"
Bedroom 4	4.36m x 3.43m	14'4" x 11'3"
Bedroom 5	4.33m x 3.01m	14'2" x 9'11"

244.92 sqm / 2636 sqft gross internal floor area excluding garage.



Second Floor Plan

	m	ft
Bedroom 1	6.66m x 3.68m	21'10" x 12'1"
Dressing Room	4.15m x 2.37m	13'8" x 7'9"

— · — · — Dotted line denotes extent of full height ceiling



FINMERE HOUSE

East elevation

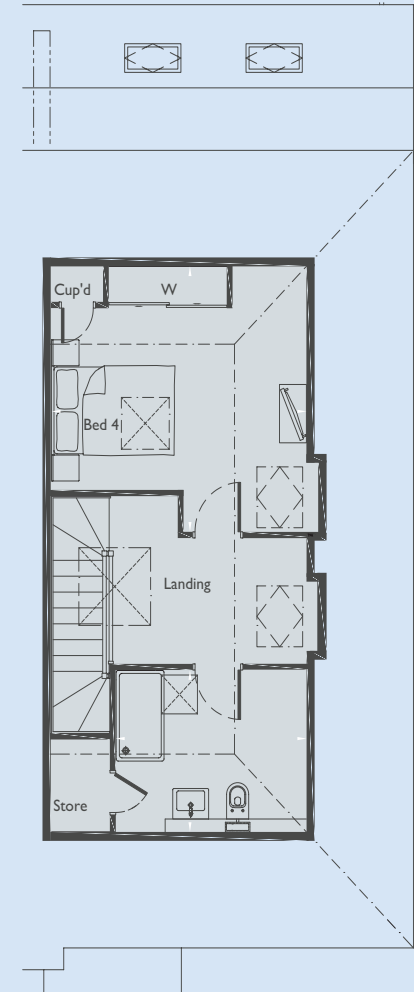
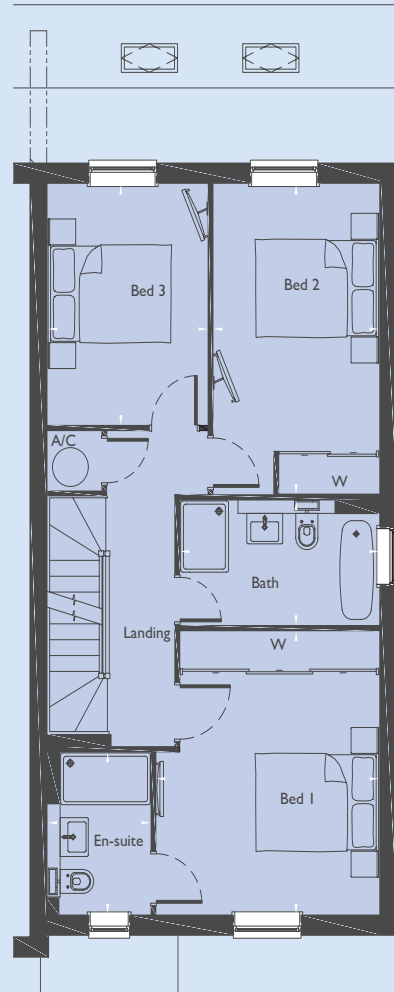
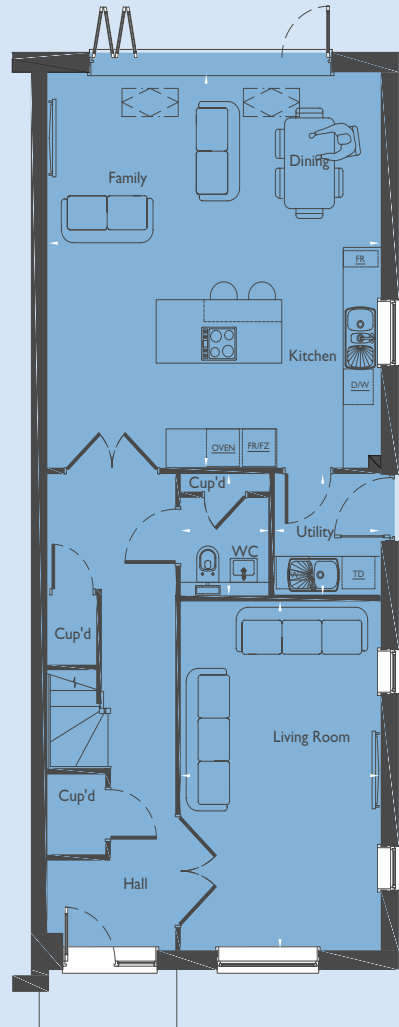
Four bedroom semi-detached family house
with off street parking, separate garage
and private garden



WARWICK CLOSE

ROOM LAYOUTS

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Furnishings not included



Ground Floor Plan

	m	ft
Living Room	5.36m x 3.32m	17'7" x 10'11"
Kitchen/Dining/Family	6.08m x 5.54m	19'11" x 18'2"
Utility	1.88m x 1.75m	6'2" x 5'9"
Garage	6.20m x 2.94m	20'4" x 9'8"

First Floor Plan

	m	ft
Bedroom 1	4.36m x 3.37m	14'4" x 12'4"
Bedroom 2	4.78m x 2.76m	15'8" x 9'1"
Bedroom 3	3.71m x 2.67m	12'2" x 8'9"

Second Floor Plan

	m	ft
Bedroom 4	4.26m x 4.10m	14'0" x 13'5"

--- Dotted line denotes extent of full height ceiling

167.53 sqm / 1803 sqft gross internal floor area excluding garage.



SYCAMORE HOUSE

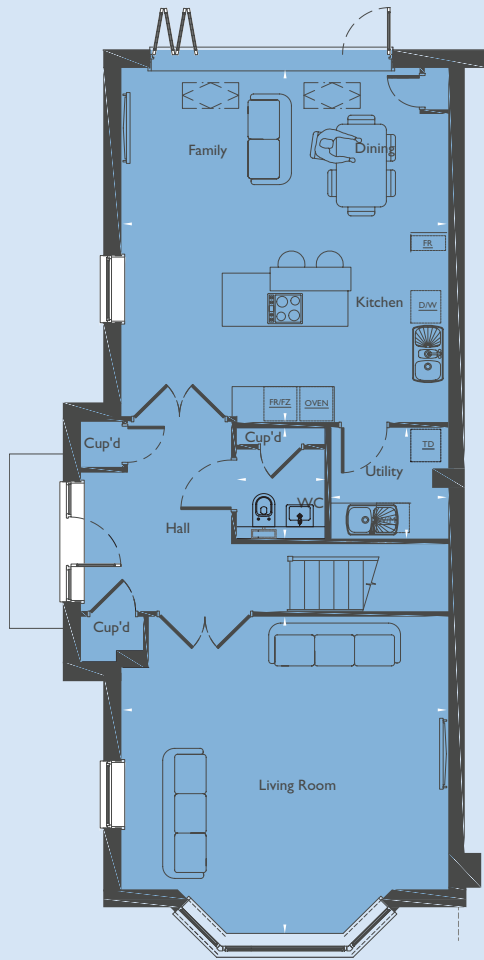
South east elevation

Four bedroom semi-detached family house
with off street parking, separate
garage and private garden



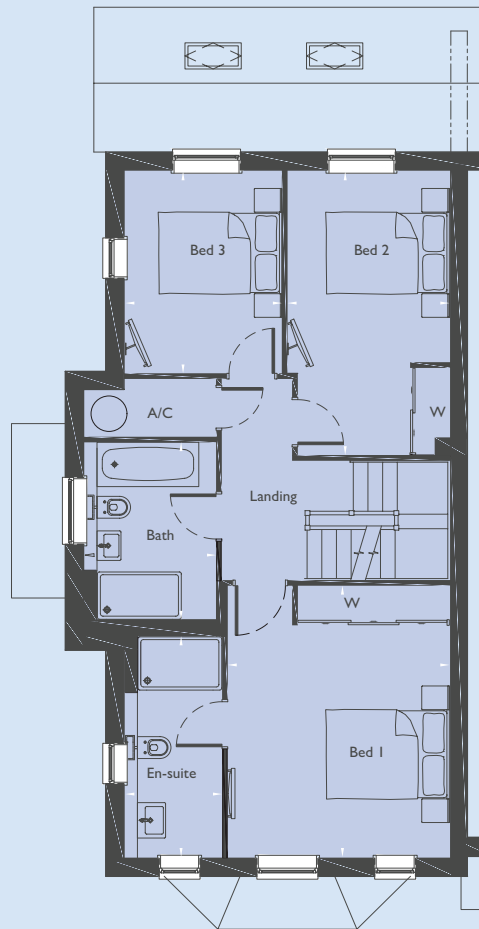
ROOM LAYOUTS

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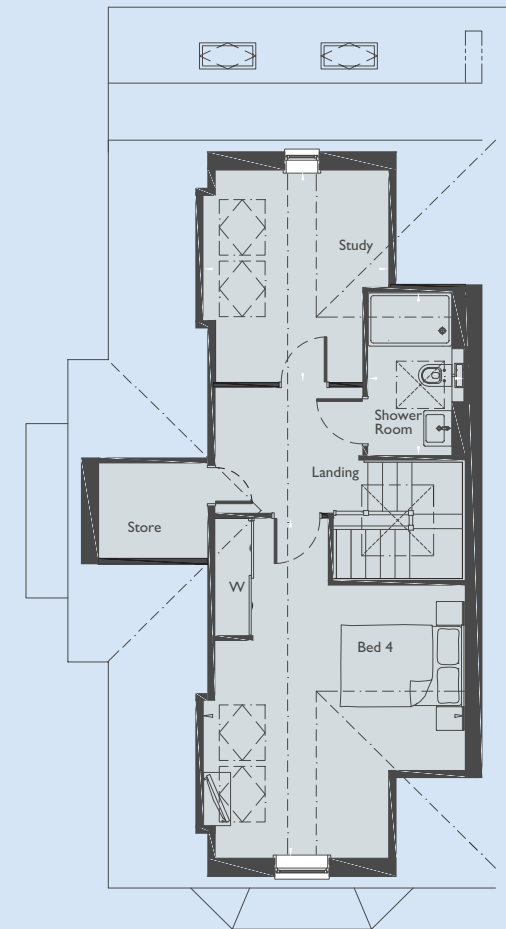
Ground Floor Plan

	m	ft
Living Room	5.41m x 5.38m	17'9" x 17'8"
Kitchen/Dining/Family	5.90m x 5.41m	19'4" x 17'9"
Utility	1.94m x 1.88m	6'4" x 6'2"
Garage	6.20m x 2.82m	20'4" x 9'3"



First Floor Plan

	m	ft
Bedroom 1	4.59m x 3.70m	15'1" x 12'2"
Bedroom 2	4.80m x 2.70m	15'9" x 8'10"
Bedroom 3	3.42m x 2.61m	11'2" x 8'7"



Second Floor Plan

	m	ft
Bedroom 4	5.72m x 4.35m	18'9" x 14'3"
Study	3.56m x 3.08m	11'8" x 10'1"

— · — · — Dotted line denotes extent of full height ceiling

185.8 sqm / 2000 sqft gross internal floor area excluding garage.



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



Traditionally built brick and block homes.

Gas-fired underfloor heating to ground floor and radiators to upper floors via high efficiency condensing boiler. The mains pressure hot and cold water system eliminates the need for storage tanks in the roof space and pumps for showers.

Energy efficient down-lighters to all rooms plus pendant fitting in dining & living room.

Dimmer switches to lounge area & master bedroom.

Built-in wardrobes to all bedrooms (Cashmere glass with mirror panels to Beds 1 & 2). *(Not bed 3 on plots 1 & 2).*

Porcelanosa ceramic flooring to hall, kitchen and cloakroom.

Bi-fold rear patio doors to garden.

Contemporary glass balustrade and oak handrail to staircase.

Engineered oak effect front door.

Contemporary architraves and skirtings.

Contemporary style cornicing to hall, living and master-suite.

Light and power socket to eaves storage areas.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room, lounge, kitchen & master bedroom 1 and 2 to all plots.

Energy efficient PV panels.

Timber double-glazed traditional sliding sash windows white finish.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted Callerton Balham kitchen cabinets to include pelmet lighting.

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

Under slung ceramic sink with fluted drainer in silestone work surface.

Four zone induction hob & extractor hood by Siemens.

Single Multifunction A+ rated electric oven & microwave by Siemens.

Integrated fridge/freezer by Siemens to all plots.

Quooker sink tap with three water functions, including steaming hot water up to 98 C.

Insinkerator food waste disposal unit.

19 bottle wine cooler by Caple.

Plumbed and wired for water softener *(water softener not included)*.

SECURITY AND HOME ENTERTAINMENT

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

Multi-point locking to external doors.

BT points to living room, study and master bedroom.

High level TV point and Sky Q wiring to living room and master bedroom.

TV wiring to lounge/dining room and all other bedrooms.

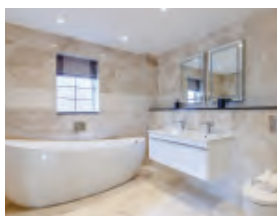
Multimedia output plate to living areas & master bedroom.

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)*.

Security lighting to front and rear.

Infrastructure for Electric Vehicle Charging points for all plots.

LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height tiles to WC by Porcelanosa with integral mirrors to suit.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (En-suite & bathroom).

Electric underfloor heating to master en-suite.

Bath with Hansgrohe Thermostatic tap (bathrooms).

Wall mounted WC with concealed cistern.

Heated ladder style chrome towel rail.

LED illuminated mirrors (incorporating shaver points and de-misting pads) to master en-suites.

Fully fitted shower enclosure with chrome shower door and Hangrohe thermostatic shower valve with handset (showerpipe to master en-suite.)

EXTERNAL SPACE

Access into garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved Patio area to rear.

Garage with power and light.

Infrastructure for Electric Vehicle Charging points for all plots.

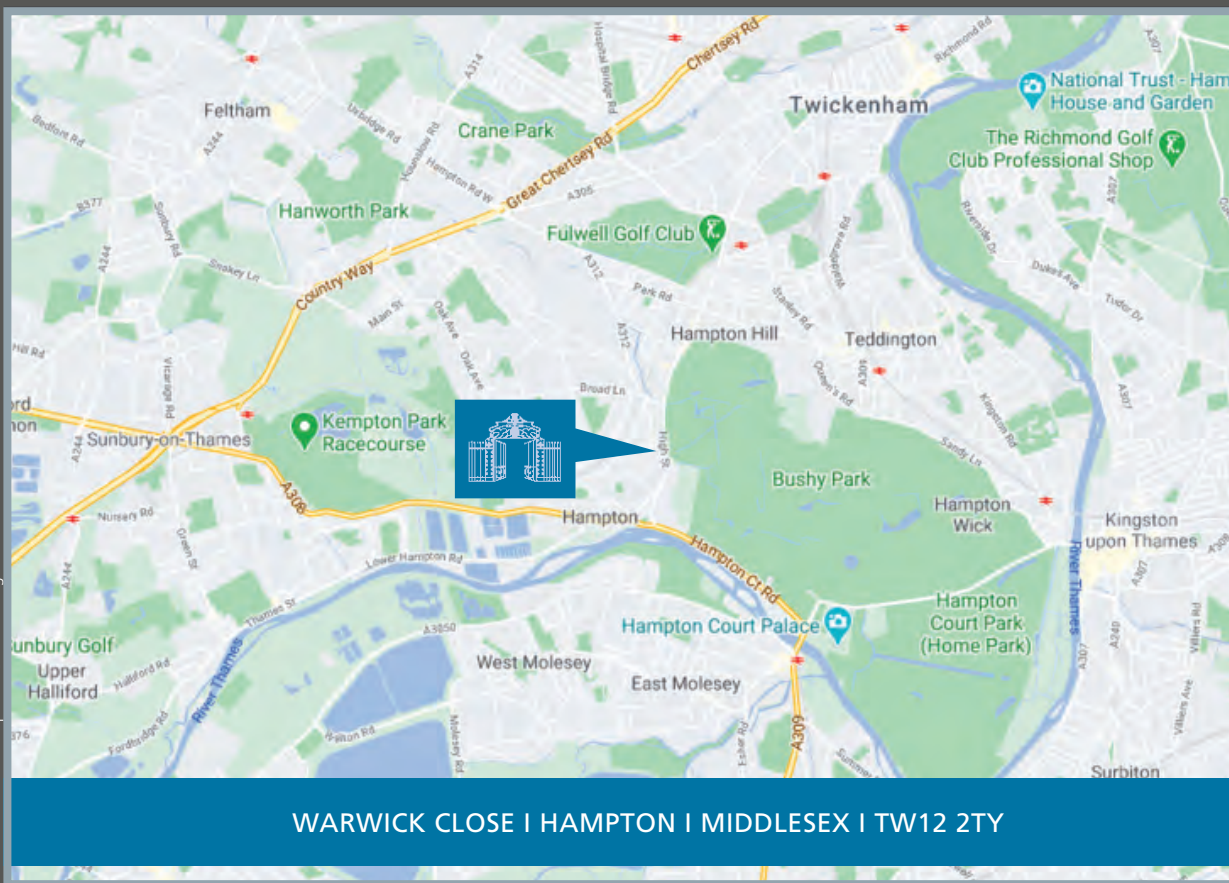


10 Year NHBC Buildmark Warranty.

We operate under the Consumer Code for Home Builders.



Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.



WARWICK CLOSE | HAMPTON | MIDDLESEX | TW12 2TY

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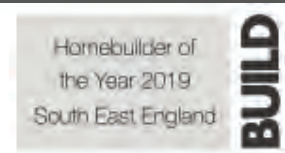
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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, 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.

Aquinna Homes plc, Award Winning Developers



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