

Wordsworth House
The Spinney

Gerrards Cross • Buckinghamshire SL9 7LS



Superior newly built five bedroom family home

 **Clearview Homes**

www.clearviewhomes.co.uk

Building Homes for the Future

The ideal location for a home ...

Gerrards Cross has often been named as one of the most desirable places to live in England, surrounded by stunning countryside it is easy to see why.



This Buckinghamshire village is located minutes away from the M40 and M25, with London also easily reached by train within 35 minutes. These excellent transports links are not the only reason for Gerrards Cross' popularity.




At the heart of the village there are a wide range of well known and local speciality shops, small boutiques, and everything for your daily needs plus a wide variety of places to eat.


Just outside the centre of the village is Gerrards Cross common an open space that provides a place for children to play and adults to relax. For the golf enthusiast the nearby Gerrards Cross and Buckinghamshire golf clubs, with their 18 hole courses, are ideal.



... in Gerrards Cross

The Spinney is located in a desirable residential enclave to the south of the Gerrards Cross town centre, off Dukeswood Drive, accessed from Oxford Road (A40) and Windsor Road (B416).

 Gerrards Cross (Chiltern Railways)
- Marylebone 25 minutes

 Central London (A40), Heathrow (M4), the West (M40/M4) and the Midlands (M1)

Whether heading for the city lights of central London, or the rural tranquility of the countryside - whatever your family's choice - from Wordsworth House you're never going to be that far away.



In every Clearview Home, high quality comes as standard

Wordsworth House is located in the highly sought after Dukeswood Drive estate, boasting spacious accommodation built to Clearview Homes' award winning standards. This five bedroom detached home offers an open plan kitchen and family room with ensembles to bedrooms one and two.



RECEPTION HALL

- Polished ceramic floor tiles
- Storage / cloakroom
- WC with vanity unit and heated towel rail
- Chrome low voltage downlighters.

KITCHEN / BREAKFAST AREA AND FAMILY ROOM

- Fully fitted kitchen units from a selected range with pelmet lighting
- Siemens fully integrated appliances include – full height refrigerator, two under counter freezers, dishwasher, microwave and coffee machine, with a built in wine cooler
- Under mounted single bowl sink with pull out mixer tap
- Stainless steel six ring induction hob with two single ovens and chimney extractor
- Granite breakfast bar, worktops and splashback
- Under cupboard pull down LCD TV
- Chrome low voltage downlighters
- Polished ceramic floor tiles.

UTILITY ROOM

- Stainless steel sink and drainer with monoblock tap and water softener
- Polished ceramic floor tiles
- Free standing Bosch washing machine and tumble dryer.

DRAWING ROOM

- Limestone fire surround and hearth (appliance excluded)
- Chrome low voltage downlighters.

LANDING

- Oak staircase
- Chrome low voltage downlighters.

MASTER BEDROOM

- Sky+ and audio points.

DRESSING ROOM

- Osborne furniture, fully fitted wardrobes to dressing area.

ENSUITE TO MASTER BEDROOM

- Contemporary sanitaryware from Villeroy & Boch selected range
- 'Tribeca' freestanding bath with Hansgrohe 'Axor Cittero' bath shower mixer
- Twin basin vanity unit
- 'Vivid Cube' 150 x 80 mm walk-in shower
- Ceramic floor tiles
- Chrome heated towel rail and shaver socket
- Unique demisting mirror
- Chrome low voltage downlighters
- Half tiled walls.

FAMILY BATHROOM

- Contemporary sanitaryware from Villeroy & Boch selected range
- Vileroy & Boch bath with Hansgrohe taps
- 1000mm x 1000mm shower with Hansgrohe 'Raindance' shower head
- Villeroy & Boch vanity basin with Hansgrohe taps
- Chrome towel rail
- Unique demisting mirror
- Shaver socket
- Ceramic floor tiles and fully tiled walls.

HEATING

- Under floor heating to all of the ground floor, first floor bathroom and en suites
- All bedrooms and top floor heating supplied via thermostatic controlled radiators powered by gas fired energy efficient condensing boiler
- Mega flow pressurised hot water cylinder.

FEATURES

- Oak front door with high security locks
- Pre-finished timber white double glazed windows and french doors
- Internal doors – Vicaima Oak veneer with Oak inlay
- Chrome door furniture throughout
- Contemporary cornice to ground floor, bedroom one and the landing (excluding wet areas)
- Sculptured coving to the first floor (excluding wet areas)
- Built in wardrobes to bedrooms two, three, and four
- All switches and sockets to entire ground floor and master bedroom to be screwless satin chrome flush plates
- Mains connected smoke detectors
- Fully fitted alarm system with panic buttons to master bedroom
- BT and TV points to drawing room, kitchen and all bedrooms
- Satellite TV point in drawing room, bedrooms one and two and family bathroom
- Cat 5 cabling to study, drawing room and all bedrooms
- The property is pre-wired for audio system to include ceiling speakers to the lounge, kitchen and master bedroom, dining & family room and external speakers to the rear of the patio area.

EXTERIOR

- Automated gates to existing road
- Soft and hard landscaping to front areas
- Paths and patio to rear of the property in Indian Sandstone paving slabs
- External lighting to the rear and front of the property
- Electrically operated garage door via remote
- External walk-on balcony off the gallery landing.

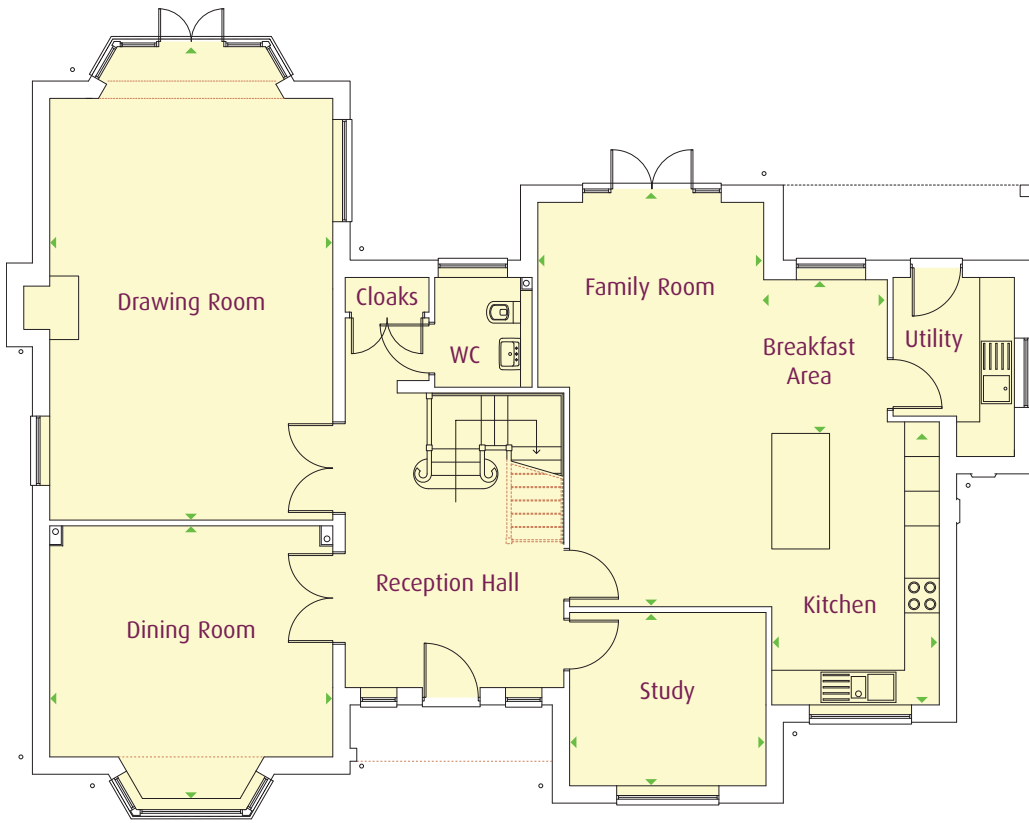
PEACE OF MIND

- High predicted EPC ratings. This amounts to increased energy efficiency thus reducing running costs and the carbon emissions impact on our environment
- 10 year NHBC warranty
- Clearview Homes after care service.

Clearview Homes pride themselves as providers of high quality homes exceeding the requirements of Building Regulations and Industry Standards, by implementing a higher specification of materials and construction detailing.

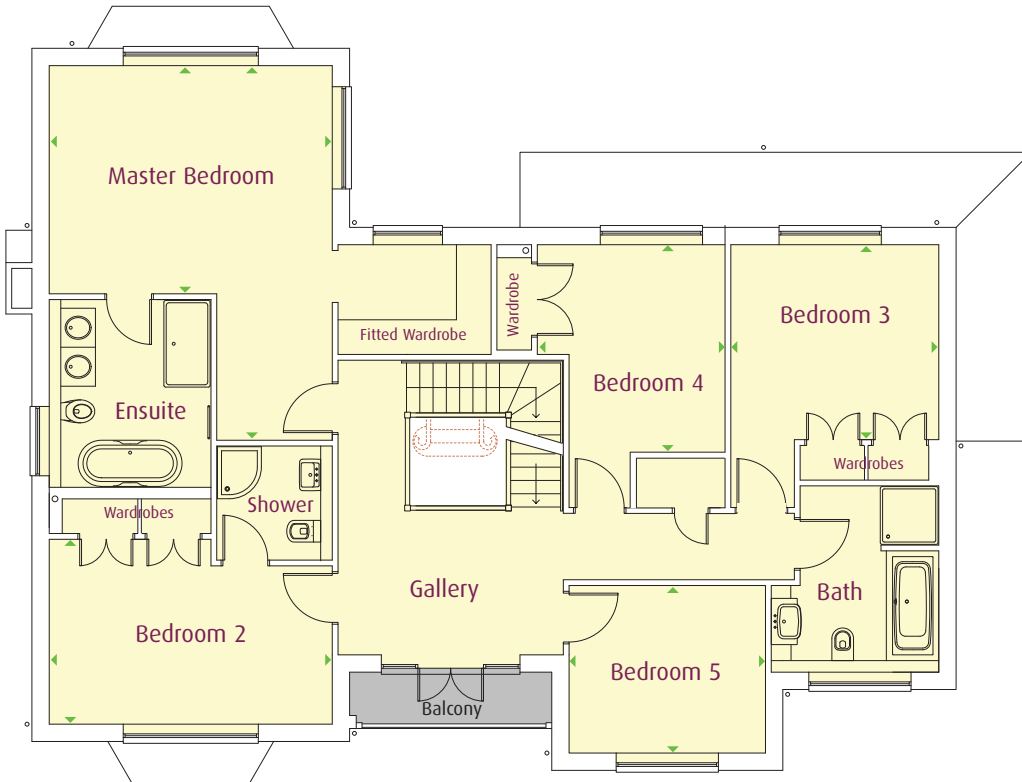


Clearview Homes are recent winners in the prestigious Daily Mail UK Property Awards, confirming our reputation as a developer of quality homes.



Ground Floor

Family Room	6.90 x 3.85 m	22'10" x 12'8"
Breakfast Area	2.35 x 2.15 m	7'9" x 7'1"
Kitchen	4.95 x 2.85 m	16'3" x 9'4"
Utility Room	2.95 x 2.01 m	9'8" x 6'7"
Drawing Room	8.20 x 4.82 m	27'0" x 15'9"
Dining Room	4.82 x 4.70 m	15'9" x 15'5"
Study	3.35 x 2.96 m	11'0" x 9'9"
Reception Hall		
WC		
Cloakroom		



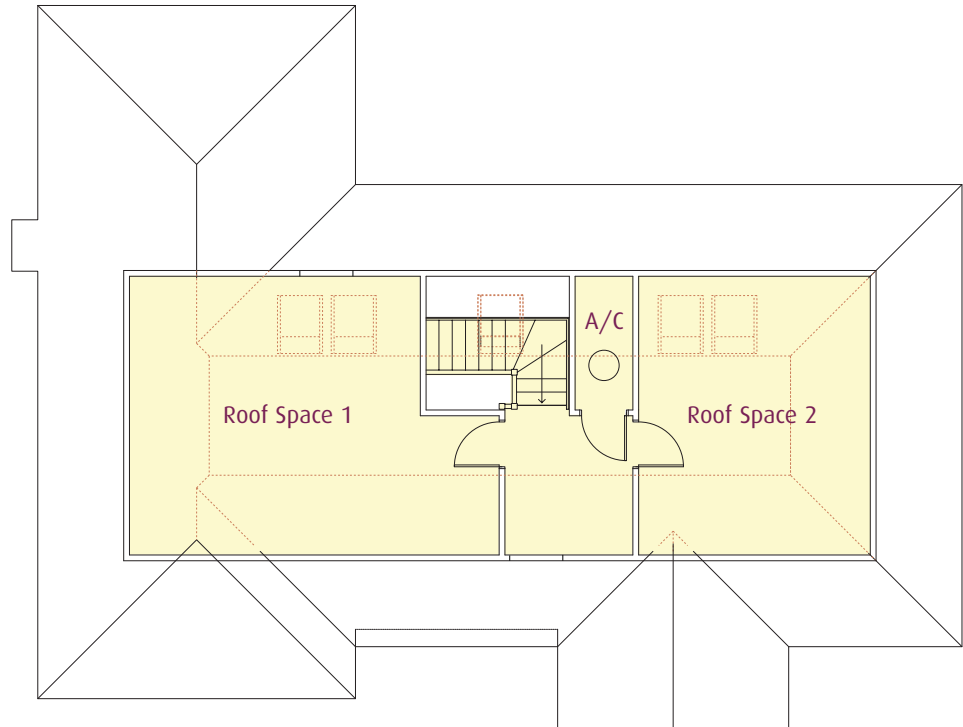
First Floor

Master Bedroom	6.40 x 3.90 x 4.82 m	21'0" x 12'9" x 15'10"
Ensuite Bath & Changing Room		
Bedroom 2	4.85 x 3.15 m	15'11" x 10'4"
Ensuite Shower & Wardrobe		
Bedroom 3	3.51 x 3.25 m	11'6" x 10'8"
Bedroom 4	3.50 x 3.58 m	10'0" x 11'9"
Bedroom 5	3.33 x 2.82 m	10'11" x 9'3"
Bathroom		
Gallery		
Balcony		

Roof Space

Roof Space 1
6.32 x 4.75 m 20'9" x 15'7"

Roof Space 2
4.75 x 3.90 m 15'7" x 12'10"



All dimensions shown are approximate and may vary depending on internal finishes. Artists impression and floor plans are indicative only.

Exterior

Double Garage
5.30 x 5.19 m 17'4" x 17'0"

Landscaped garden with mature trees

Electric operated gates to development entrance

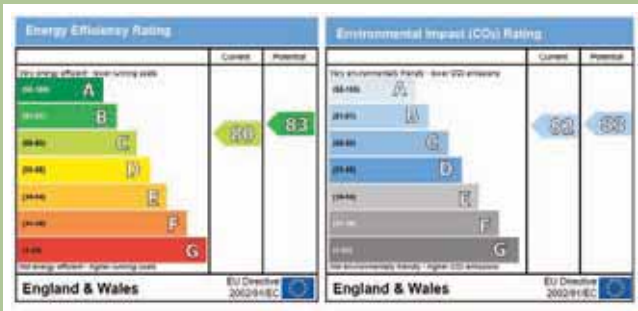
High-security door and window locks



Predicted Energy Assessment

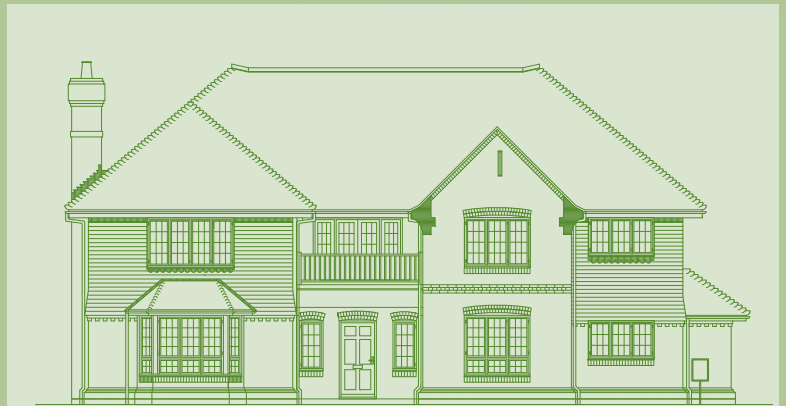
A Predicted Energy Assessment is required to be included in a Home Information Pack for a property marketed when it is incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack will be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

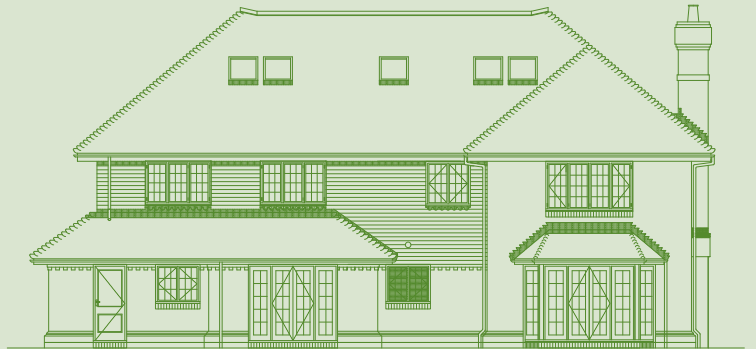


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Front Elevation



Rear Elevation



Every Clearview Home comes complete with a 10-year NHBC warranty - that's our commitment to quality ... and your assurance of total satisfaction.



Building Homes for the Future

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All dimensions are approximate and floor plans are for guidance only. Clearview Homes Limited operates a policy of continuous improvement and therefore individual details may change. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form any part of any contract.

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