

*Signal
Walk*

MARLOW, BUCKINGHAMSHIRE



CLEARVIEW HOMES

BUILDING THE FUTURE

B E A U T I F U L M A R L O W , B U C K I N G H A M S H I R E



S I G N A L W A L K O F F E R S A U N I Q U E C O L L E C T I O N O F



Photography from previous developments



Clearview Homes are proud to present Signal Walk, a unique opportunity to own a stunning new home in the heart of the beautiful Georgian Thameside town of Marlow. Comprising of just nine 3 bedroom homes, the development is ideally located for the railway station and just a short stroll from the bustling High Street.

Each home at Signal Walk includes an exceptionally high quality specification with designer kitchens, underfloor heating, fitted wardrobes, glazed roof to the dining area and much, much more.



T H R E E B E D R O O M H O U S E S I N T H E H E A R T O F M A R L O W



Marlow is located in the quintessentially English county of Buckinghamshire, being situated just off the A404 between High Wycombe and Maidenhead and approximately 36 miles from the City of London. Easy access to the A404M, M4, M40 and M25 promises straight-forward journeys to the capital and its airports, and all parts of the UK. London Heathrow Airport is around 21 miles away.

Marlow train station, just a short walk away, offers a service to London Paddington taking approximately 1 hour 10 minutes, while nearby Beaconsfield and High Wycombe

stations provide an alternative service for London Marylebone.

Schools within about a mile of Signal Walk include Marlow C of E Infants, Bisham C of E Primary, St Peter's Catholic Primary, Foxes Piece, Spinfield, Holy Trinity C of E, Great Marlow School and Sir William Borlase's Grammar School.

The River Thames flows through this pleasant market town and is spanned by an elegant suspension bridge built in 1832. Marlow has long been a desirable place to live, former residents including Mary Shelley (author of 'Frankenstein') and T.S. Eliot. The gold medal



FLOWING THROUGH THE TOWN, THE RIVER THAMES



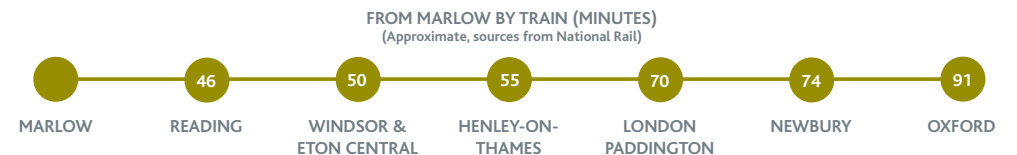
Olympic rower Sir Stephen (Steve) Redgrave was born in Marlow and is celebrated with a statue in the local park.

In addition to its fabulous setting and many historical buildings, Marlow boasts award-winning restaurants, gastro pubs, brasseries and tempting coffee and tea shops. The choice for dining out includes award-winning The Hand and Flowers, the only UK pub to be awarded 2 stars in the Michelin Guide and The Compleat Angler. When it comes to fine dining at home, the town's micro brewery The Rebellion Beer Company, M&S Food Hall, Waitrose, farm shops and regular market

provide all the necessary ingredients.

Marlow encourages health and fitness with its inviting walks (including connections to the Thames Path) and outdoor amenities in Higginson Park which spans almost 23 acres. The park is also home to Court Garden complex with its indoor swimming pool, squash courts, fitness studio and more. The local members-only options include the Marlow Club and Crowne Plaza health clubs. There are numerous clubs for all activities,

including rowing, canoeing, sailing, water-skiing, angling, golf, football, hockey, cricket and tennis. As for mental stimulation, there are archeology, arts and crafts and other groups to join. Marlow also has a museum, with cinemas to be found in nearby Maidenhead and High Wycombe. When it comes to health care, The Marlow Medical Group is reassuringly close and the NHS general hospital in High Wycombe is only a few miles away.



I S S P A N N E D B Y A N E L E G A N T S U S P E N S I O N B R I D G E

Marlow's numerous independent retailers make shopping a more enjoyable experience than in towns where they are a rarity. Of course there are also branches of the multiples including Boots, The White Company, Phase Eight, W.H. Smith, Jigsaw and White Stuff to name but a few.

Beyond the town, the Buckinghamshire countryside that has hosted many film and TV series, including *Midsummer Murders*, awaits, as do attractions such as Legoland, Thorpe Park, Royal Windsor Racecourse and several National Trust properties.



THIS GEORGIAN THAMESIDE TOWN OFFERS QUALITY LEISURE



AND SHOPPING

THE SITE LAYOUT



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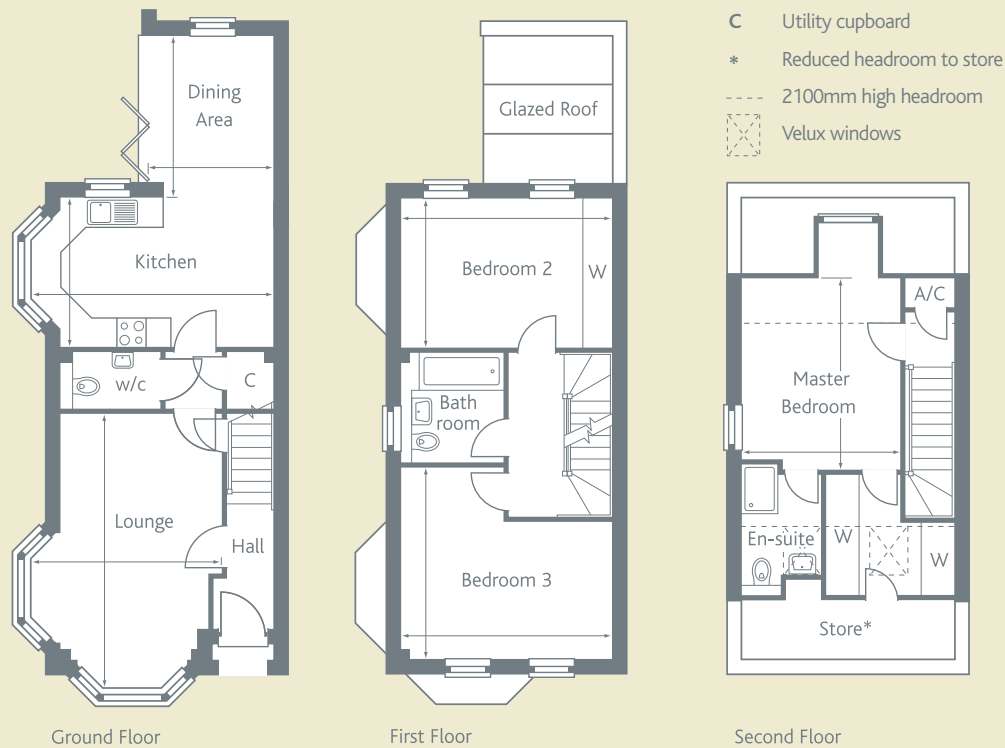
SIGNAL WALK, STATION APPROACH, MARLOW SL7 1NT



Left to right, plots 1 to 9

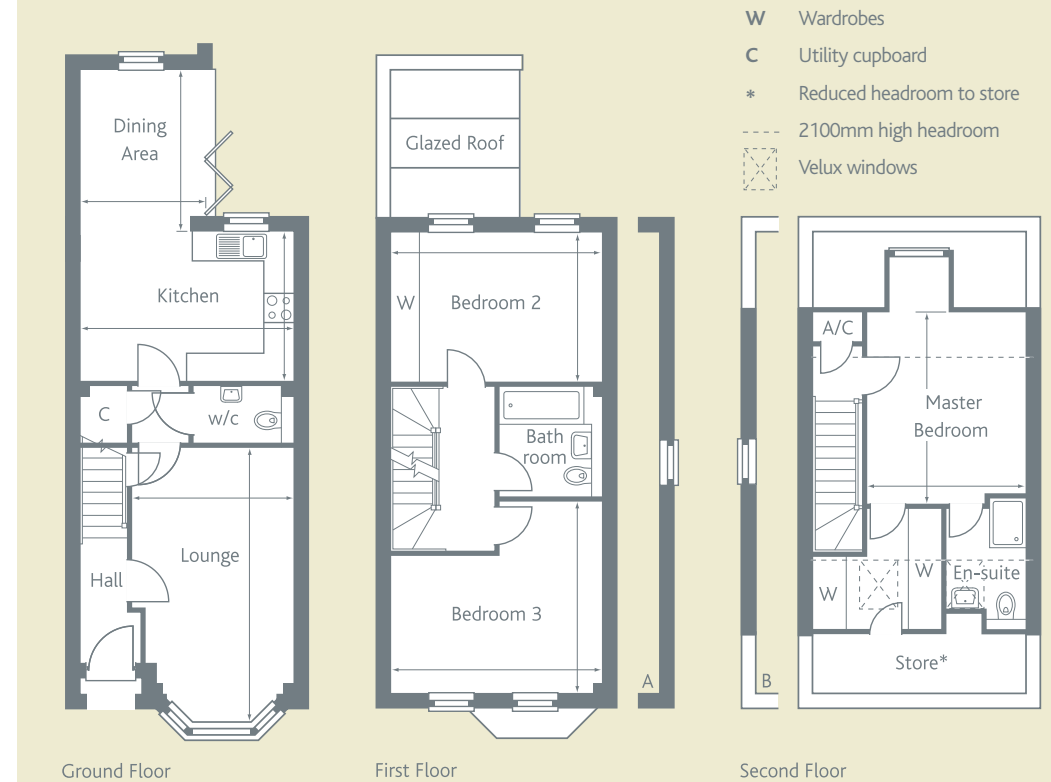


PLOTS 1 & 9



Ground Floor	Lounge	12'8" x 18'3"	(3860 x 5580 mm)	Plot 9 is handed.
	Kitchen	16'0" x 9'11"	(4890 x 3030 mm)	
	Dining Area	8'2" x 10'9"	(2510 x 3280 mm)	
First Floor	Bedroom 2	14'0" x 9'11"	(4280 x 3020 mm)	
	Bedroom 3	14'0" x 12'8"	(4280 x 3870 mm)	
Second Floor	Master Bedroom	10'6" x 12'8"	(3200 x 3880 mm)	

PLOTS 2, 3, 4, 5, 6, 7 & 8



Ground Floor	Lounge	10'8" x 18'3"	(3260 x 5580 mm)	Plots 3, 5, 6 & 8 are handed.
	Kitchen	14'0" x 9'11"	(4290 x 3030 mm)	
	Dining Area	8'2" x 10'9"	(2510 x 3280 mm)	
First Floor	Bedroom 2	14'0" x 9'11"	(4280 x 3020 mm)	Plot 6 is handed and includes an additional window to the first floor bathroom as shown (A).
	Bedroom 3	14'0" x 12'8"	(4280 x 3870 mm)	
Second Floor	Master Bedroom	10'6" x 12'8"	(3200 x 3880 mm)	Plot 5 is handed and includes an additional window to the second floor stairway as shown (B).

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A SPECIFICATION TO SUIT YOUR LIFESTYLE

KITCHEN

- Professionally designed kitchens with porcelain colour matt finish kitchen units with integrated handles
- Unistone quartz Grigio colour work surfaces with matching upstands
- Stainless steel splashback behind hob
- Under mounted stainless steel 1½ bowl sink and pull out spout tap with LED lighting
- SMEG built in double oven
- SMEG built in combi microwave
- SMEG Gas hob with 4 burners
- SMEG extractor canopy hood
- SMEG integrated 70/30 split fridge/freezer
- SMEG integrated full size dishwasher
- One pop up power tower with 3 electrical sockets and 2 USB ports to Plots 1 and 9 only. The other plots will feature wall mounted sockets
- Brushed chrome downlights
- LED pelmet lighting to kitchen units
- Stylish rectified porcelain stoneware floor tiling

UTILITY CUPBOARD

- Laminate work surface
- Space for one appliance with water supply and drainage

- Stylish rectified porcelain stoneware floor tiling

INTERIOR SPECIFICATION

- Dulux Swansdown coloured paint to kitchen and dining area
- Dulux White coloured paint to all other rooms
- All ceilings to be Dulux White
- Dulux white wood satin to skirting boards and architraves
- Charcoal veneer internal doors with dark charcoal 4 line horizontal detail
- Staircase with dark stained oak colour handrail with white spindles and newel posts
- Dressing room to master bedroom fitted with hanging rails and shelves
- Fitted sliding mirror wardrobes to Bedroom 2
- Satin chrome sockets and switches to ground floor, landing and master bedroom. The remaining sockets and switches will be white

FAMILY BATHROOM, MASTER BEDROOM EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware with Grohe taps
- Chromed edged shower screen to the bath in family bathroom
- Glass pivot shower door to master bedroom

en-suite

- Grohe thermostatically controlled shower to family bathroom and master bedroom en-suite
- Chrome heated towel rails to family bathroom, master bedroom en-suite and cloakroom
- Walnut veneer vanity unit to the basin in master bedroom en-suite
- Shaver socket to family bathroom and master bedroom en-suite
- Full height ceramic tiling to family bathroom and master bedroom ensuite. Half height tiling to cloakroom
- Co-ordinating ceramic floor tiling to family bathroom, master bedroom ensuite and cloakroom
- Fitted mirrors to the cloakroom, family bathroom and master bedroom en-suite

HEATING AND LIGHTING

- Underfloor heating to ground floor rooms
- Traditional gas radiator central heating to first and second floors
- Gas fired Worcester Bosch Combi boiler
- Recessed chrome downlights to kitchen, bathroom, master bedroom en-suite and cloakroom. Pendant light fittings to all other rooms

- Bollard lighting on dusk to dawn sensor to parking court

MEDIA AND COMMUNICATIONS

- Satellite/freeview television distribution system that allows picture output from a satellite decoder to be viewed in all rooms with a tv socket (following purchase and subscription of purchasers own reception equipment and connection)
- TV/Satellite sockets to lounge and master bedroom compatible for Sky + and/or Sky Q (following purchase and subscription of purchasers own reception equipment)
- Hi level tv points to lounge, diner and all bedrooms
- CAT 5e data link cable from high level to low level tv points to lounge allowing video or audio signal
- Telephone sockets to lounge and all bedrooms
- TV aerial installed to each home

EXTERNAL FEATURES

- Secure by Design UPVC black front entrance door with internal LED screen door viewer
- uPVC white double sliding sash windows with polished chrome handles



ALL OF THESE ITEMS ARE STANDARD IN YOUR NEW HOME

- Velux windows to second floor
- Glazed roof to dining area
- Aluminium bi-fold doors to the dining area
- Chrome bell push and internal chime
- Composite decking area to rear gardens
- Indian Sandstone paving to paths
- Hoop top black railings to the front of each home with gates
- Timber closeboard fencing to rear gardens
- Outside water tap to rear
- Landscaped front garden
- Turf to rear gardens
- Double bin stores to each home
- Allocated parking

SECURITY AND SAFETY

- Outside wall light to rear
- Porch downlight with dusk to dawn sensor
- Multi point locking system and LED screen viewer to front door
- Secure by Design accredited windows and doors
- Mains operated smoke detectors with battery back up
- Mains operated heat detector to kitchen with battery back up

ENVIRONMENTALLY FRIENDLY

- Low energy lighting
- Dusk to dawn sensors to the front door external lighting to reduce electricity usage
- A and B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- uPVC windows providing thermal insulation and reduced heat loss
- Energy efficient boiler and thermostatically controlled gas central heating system
- Increased levels of insulation to walls and floors for thermal and sound benefit
- Floors are engineered to exceed Building Regulation standards to enhance resistance to noise transmission

PEACE OF MIND

- Clearview Homes 2 year Customer Care service
- Annual servicing to boiler for the first 2 years by Clearview Homes
- 10 year CRL Management Limited Warranty



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O U R C O M M I T M E N T T O Q U A L I T Y

At Clearview Homes we pride ourselves in creating high quality homes that exceed the requirements of Building Regulations, Industry Standards and most importantly your expectations. We do this by building with carefully selected materials of high specification from sustainable sources. Our team constantly apply research and development making us the leaders in the field of the very latest cutting edge construction technology applied by highly skilled and experienced craftsmen.

This means each home is energy efficient and eco-friendly. This helps to reduce your running costs and your impact on the environment.

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

For your added peace of mind Clearview Homes include a two year after sales service dedicated to supporting you as a new home owner.



WE PRIDE
OURSELVES IN
CREATING HIGH
QUALITY HOMES
THAT EXCEED YOUR
REQUIREMENTS



SIGNAL WALK, STATION APPROACH, MARLOW SL7 1NT



Regional Map



Local Area Map

