

Christopher Wren
DEVELOPMENTS

Seymour House

Watersplash Lane, Warfield, Berkshire RG42 6AA

Introduction to Christopher Wren

> *"A reputation of excellence for harmonising both quality and individual design."*

Since Christopher Wren was established in 1978, we have been involved in all aspects of property development, both residential and commercial, including various renovations. We try to ensure that each new project is individually and carefully designed to take full advantage of its particular location, carefully harmonising quality, materials and fittings.

Crafted to our highest standard, both the internal and external finishes produce homes that buyers can be justifiably proud to own, complemented by the latest standards of energy efficiency conforming to the latest codes. Time permitting, we can bespoke your new home to your specific requirements.

Our wide range of homes has evolved over 45 years, developing 1 and 2 bedroom flats, 3 and 4 bedroom semi-detached houses and 4, 5 and 6 bedroom individual bespoke detached homes in and around East Berkshire, West Surrey and North Hampshire.

Our dedicated team of professionals are committed to producing a home that reflects aspirations of modern-day living requirements, with attention to detail, that enables our purchasers of 'living the reality' rather than dreaming of the unattainable'. We are also totally committed to sustainability and are consistently incorporating the very latest methods and technologies to ensure our homes meet the demands of the eco-conscious homeowner.

At Christopher Wren, we consider ourselves to be 'Professionals in Property' and continue **to strive to reflect our strong brand image despite the ever-changing trends and needs of today's housing market**. We proudly concentrate our emphasis on strong customer focus and need which, after all, drives the demand for all 'homes of distinction'.

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Warfield

History reflects, that the area was primarily part of the Royal hunting grounds of Windsor Forest in days gone by. The area over the centuries has changed significantly though since then.

Today, nearby Bracknell town benefits from the new 'Lexicon Shopping Centre', offering a wide variety of shops and stores, including a Fenwick's. There is also ample choice of Restaurants, Cafés and Pubs within the immediate area.

Transport

Trains from Bracknell Station, some two miles distant provide regular services to Waterloo, whilst Twyford and Maidenhead (both approximately, some seven and a half miles away) serve Paddington and on a fast train it can take as little as around 32 and 22 minutes respectively. In addition, they now also benefit from trains, on the Elizabeth Line, offering direct services to the City.

Schools

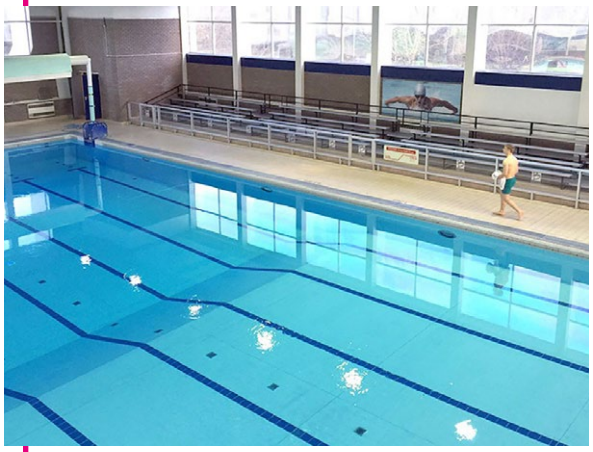
The area provides a selection of both private independent and state schools for children of all ages, most within an easy car drive. For the motorist, the M4 can be joined at either junction 8/9 or 6 (Windsor) or if going West junction 10 (Wokingham) whilst the M3 is accessed at Lightwater (junction 3).

Recreation

There are various sporting opportunities including golf at many well known local courses including Wentworth and Sunningdale. For the racing enthusiast, there are courses at Ascot, Windsor and Newbury. There are also many walks and rides in the adjacent surrounding countryside. Whilst Bracknell Sports Centre, offers a variety of both indoor and outdoor activities with a fully equipped Gym, fitness studios and swimming pool. The is also a Spa and soft play area for children. Outside there is an Athletics Track, and Football Pitches with both natural and artificial grass.

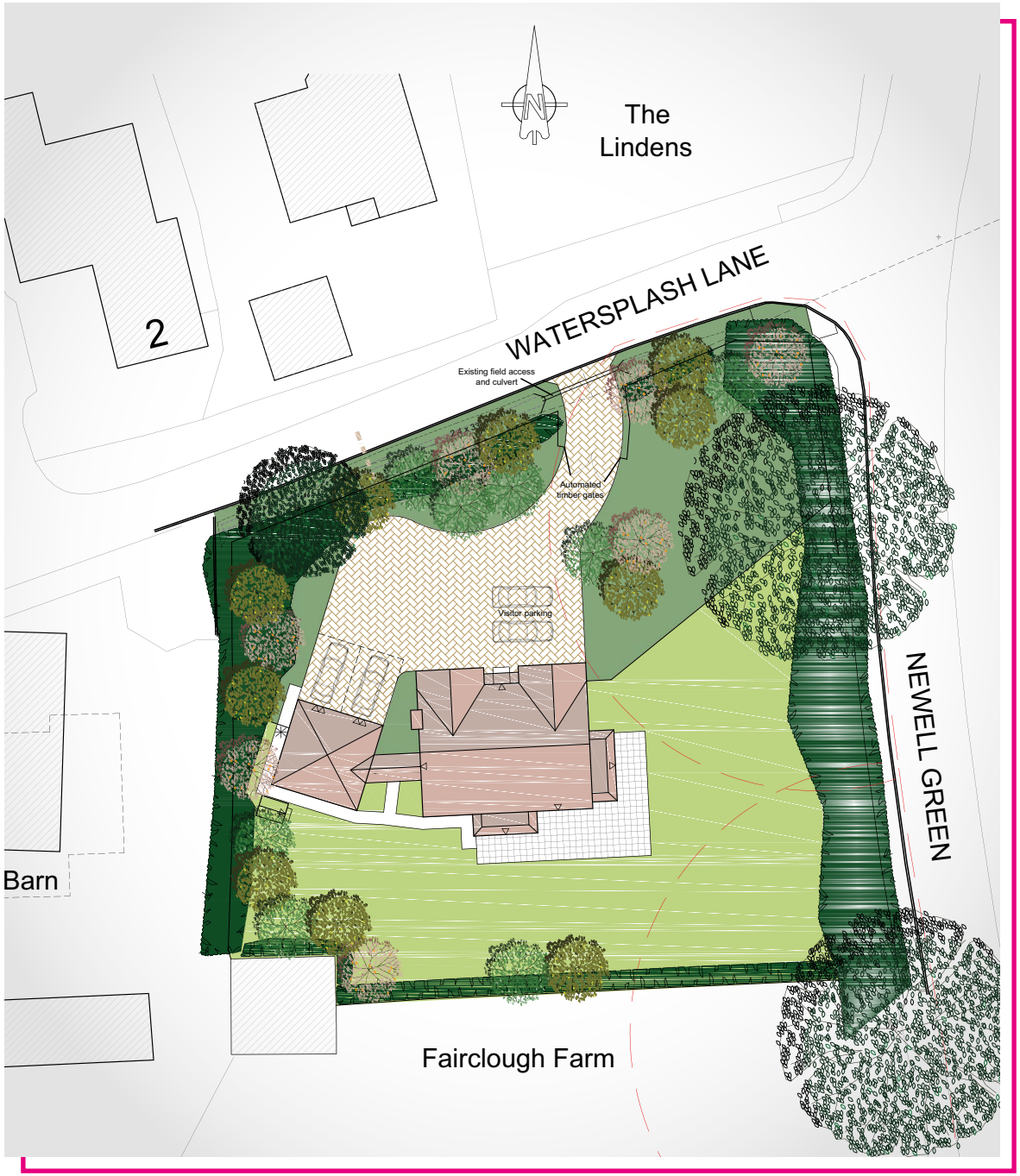








The computer generated image of this development, together with the photographs within the brochure, are purely for illustrative purposes only and may not necessarily depict the final actual approved materials, colouring or landscaping.



Seymour House

Seymour House is conveniently situated in Watersplash Lane (being a no through road).

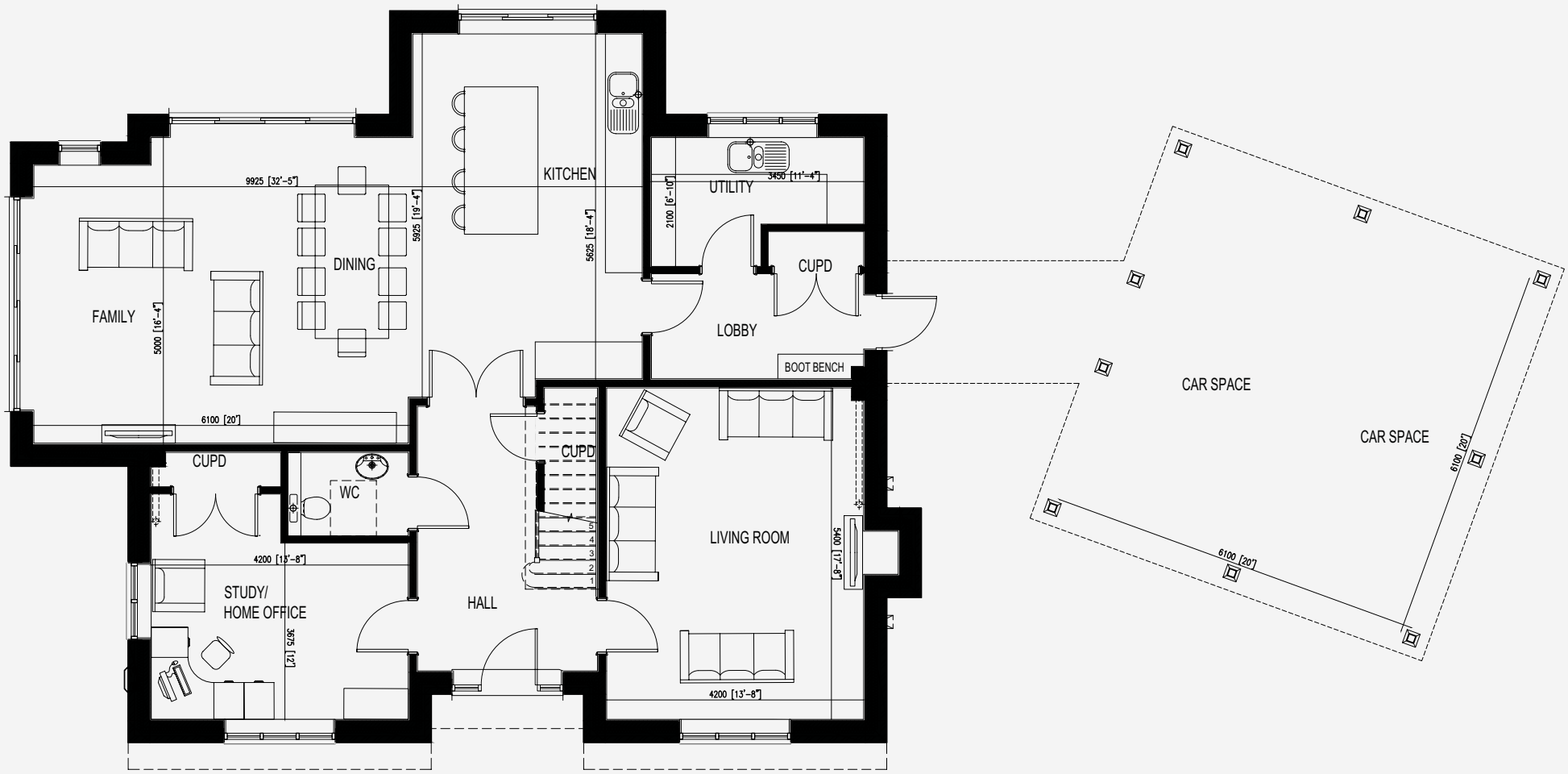
Approached over a driveway leading to a fully landscaped forecourt area for both resident and visitor car parking.

The property will enjoy an exceptionally generous plot.

Site Plan for illustrative purposes only, this does not form or constitute any part of a contract.

Ground Floor

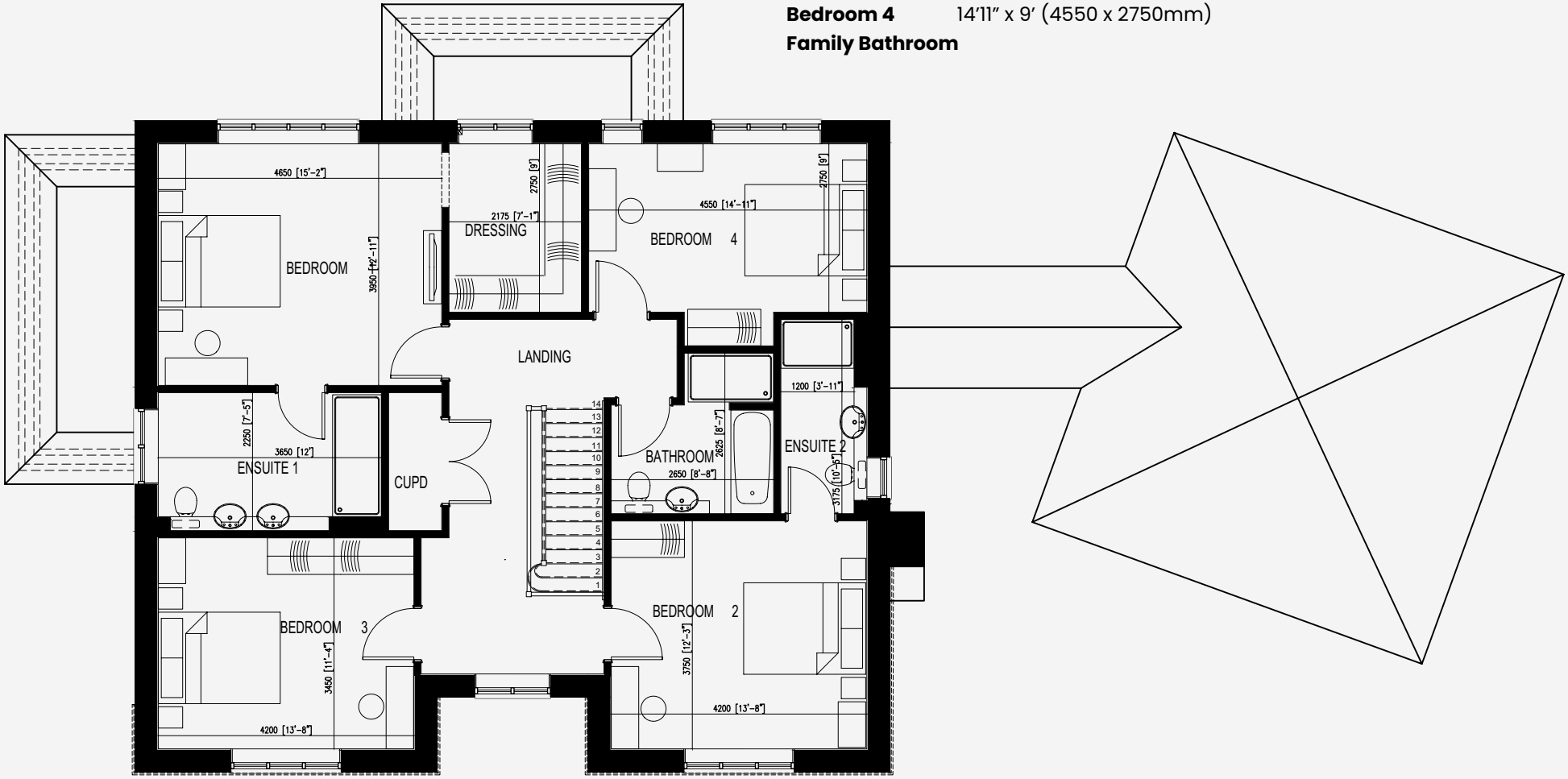
Living Room	17′ 8″ x 13′ 8″ (5400mm x 4200mm)
Study	13′ 8″ x 12′ (4200mm x 3675mm)
Kitchen, Breakfast & Family	32′ 5″ x 16′ 4″ max (9925mm x 5000mm)
Utility	11′ 4″ x 6′ 10″ max (3450mm x 2100mm)



Floorplans are not to scale and dimensions are only approximate. Intending purchasers should satisfy themselves on site as to their correctness.

First Floor

Bedroom 1	15′ 2″ x 12′ 11″ (4650 x 3950mm)
Dressing Room	9′ x 7′ 1″ (2750 x 2175mm)
Ensuite	Bathroom
Bedroom 2	13′ 8″ x 12′ 3″ (4200 x 3750mm)
Ensuite	Shower Room
Bedroom 3	13′ 8″ x 11′ 4″ (4200 x 3450mm)
Bedroom 4	14′11″ x 9′ (4550 x 2750mm)
Family Bathroom	



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Specifications

A combination of subtle and well-planned features combine to give notable style and presence and include:

Internal

- Oak finish to doors throughout with complementing chrome door furniture
- Glazed double doors to Kitchen, with single glazed door to the Living Room all with toughened glass and bevel edged
- Air source heat pump central heating with underfloor heating to the ground floor and radiators to the first floor
- Cornice to Kitchen/Family/Dining Area, Living Room, Study, Hall and Landing
- All walls to be finished in light grey matt emulsion
- White egg shell finish woodwork
- Floor tiling to Hall & Cloakroom
- Low energy down lighters throughout

Communications & Security

- Broadband connection availability - information obtained from Ofcom
- For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”
- CAT 5 wiring to certain area’s all routed back to Hall Cupboard
- Full Burglar Alarm System installed and commissioned
- Panic Buttons to Hall and Master Suite
- Fitted Smoke Detectors
- BT points to Hall & Master Suite

External

- Spitfire aluminium 980mm security front door with glazed side lights
- Maintenance free traditional metal guttering and downpipes
- uPVC maintenance free fascias and soffits
- Cycle store with rear garden access
- Ample gravel driveway and forecourt parking with granite edging sets
- Indian stone patios and pathways to the rear. pathways to the front. Landscaped forecourt area with Marshalls tegula priora in pennant grey or similar
- Turfed lawn to the front & seeded lawn to the rear
- Two outside taps

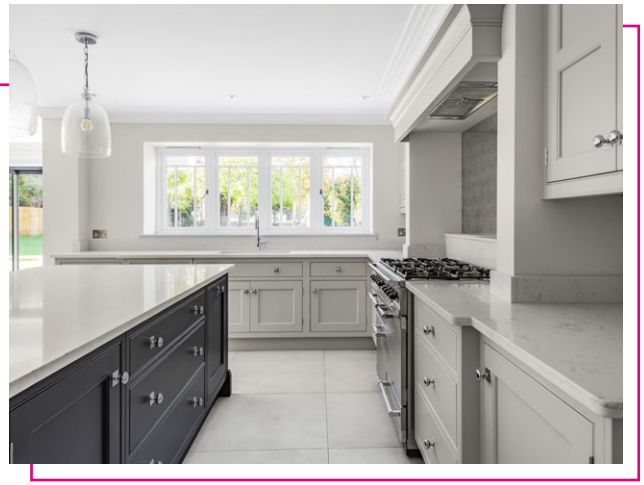
Kitchens

Individually designed bespoke fitted kitchens by a Specialist Supplier, are a feature of Christopher Wren Homes.

Where the building programme permits the Purchaser can choose, from pre-selected ranges, the style and colour of the units, as well as the working surfaces, together with the ceramic tiles to the walls and floor. Appliances are by Siemens.

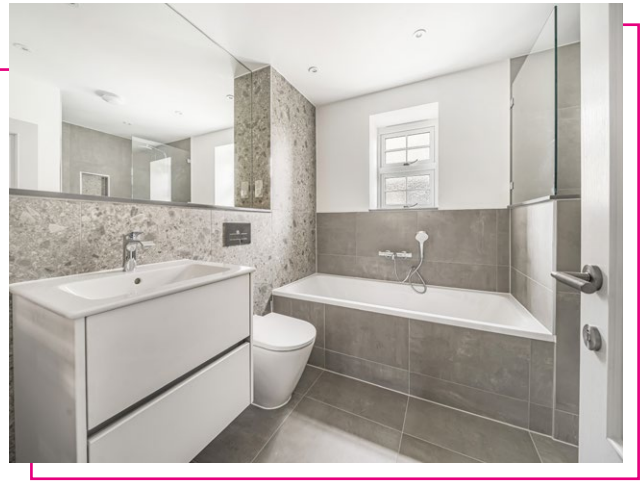
Features will include:

- Five plate electric induction hob with extractor hood over
- Two built-in ovens
- Built-in microwave oven, larder fridge, freezer
- Integrated dishwasher
- Concealed under-unit lighting to working surfaces
- Tile floor
- Quartz working surfaces
- Stylish high-quality Italian tiles are selected for Christopher Wren and again, where the building programme permits, the Purchaser can choose from pre-selected tile ranges supplied by Minoli of Oxford & London



Bathrooms

- Sanitary ware by 'Duravit' to be finished in white
- Sanitary fittings by 'Hansgrohe'
- Stylish high-quality Italian tiles are selected for Christopher Wren and again, where the building programme permits, the Purchaser can choose from pre-selected tile ranges supplied by Minoli of Oxford & London
- Bath and shower rooms will be half tiled except around the shower units which will be to full height
- Heated chrome towel rail
- Shaver point
- Showers with thermostatic fittings all in chrome



Consumer Code for NEW HOMES

NB Christopher Wren maintains a policy of continuous improvement, therefore individual features may vary or change from time to time. The sales specification is considered to be materially correct although the final specification is not guaranteed and does not form any part of any contract and is not intended to be legally binding. Intending purchasers should qualify with the sales representative actual finishes prior to contract. The photographs within the brochure, are purely for illustrative purposes only and may not necessarily depict the final actual finishes, style, materials, colouring or approved landscaping.

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