

G L E N M E A D
— & —
B Y W A Y S
A S C O T

BEWLEY
HOMES PLC



*Introducing Glenmead and Byways from
Bewley Homes. This unique development comprises
just two simply stunning six bedroom family homes,
set over three floors and located within beautiful
private grounds in the affluent village of Ascot.*



exquisite living in every sense

BEWLEY
HOMES PLC



Ascot

A WORLD CLASS ADDRESS

Set within perfectly manicured gated grounds at the heart of one of Berkshire's most desirable villages, Glenmead & Byways is ideally located for enjoying all that this luxuriantly leafy area has to offer. Best known for its world famous Racecourse, home of the prestigious Royal Ascot meeting, the idyllic village is enriched by centuries of English heritage and history and surrounded by some of the country's most beautiful countryside.

Royal Windsor with its fantastic shopping, spectacular forest, expansive Great Park and beautiful stretches of the River Thames lies to the north, while to the south sits the village of Sunningdale. Here and in Virginia Water to the east, golf lovers can tackle the legendary Sunningdale and Wentworth courses or simply sit back and take in truly world-class golfing championships.

Experience the very best in fine dining and Michelin starred excellence at Sir Michael Parkinson's Royal Oak restaurant at Paley Street near Maidenhead, which boasts a wine list as impressive as its cuisine, or try mouth-watering meals at the Latymer at Pennyhill Park, recently awarded its second Michelin star. Venture north to the picturesque village of Bray and take your pick of three star eateries in the form of Heston Blumenthal's Fat Duck and the Roux Brother's Waterside Inn.

Families will be spoilt for choice when it comes to exceptional education facilities. Eton is located nearby but the village itself also plays host to several fine private schools including St George's, St Mary's and Hurst Lodge, as well as Papplewick, widely considered to be one of Britain's

leading preparatory schools. In addition, you will find a number of Ofsted 'outstanding' rated state run schools, such as Charters in Sunningdale and the Ascot Heath Infant School, enviably close at hand.

Although it enjoys an unrivalled rural setting amidst unspoiled countryside, Ascot is anything but remote. The M3 at Junction 3 is within easy reach, affording you swift access to the M25 at Junction 12/2 and beyond to the M4 at Junction 15/4B. From Ascot station, less than five minutes from home, London Waterloo is just 57 minutes away while for travel further afield Heathrow is 15 miles from your door.

Discover everything you would expect from one of Ascot's most elegant new addresses, and more, at Glenmead & Byways.



Each new home is constructed with a concrete ground and first floor system with traditional brick and block external cavity walls.

High quality fixtures & fittings

- Double glazed sliding sash timber windows with multi-point locks
- Painted white 3 panel smooth internal doors
- Black hardwood 3 panel front entrance door
- Chrome door furniture
- Architectural black decorative metal balustrade with chrome handrail
- Decorative moulded skirting boards and architraves
- White painted smooth finished ceilings
- Roof lantern to orangery and kitchen
- Internal walls painted Almond White emulsion with woodwork painted White Satinwood
- Bespoke wardrobes as per floor plans
- Stone flooring to hallway and ground to 1st floor staircase

Heating, security & electrics

- Whole house ventilation system
- Gas fired central heating system with thermostatic controlled radiators
- Under floor heating to ground and first floor; gas central heating via radiators to second floor
- Stone fireplace surround and fire basket
- Mains operated smoke detectors
- Fully fitted security alarm system
- SAT/TV points to drawing room, family room, study and all bedrooms
- SAT/TV point at mid/high level in kitchen and family room
- BT point to drawing room, kitchen, family room, study x 2 and all bedrooms. Additional point in drawing for interactive satellite
- CAT 5E wiring and audio system
- Wiring and aerial for digital satellite system capable of receiving SkyPlus HD
- Shaver socket in bathroom and en-suite



IMMERSE YOURSELF IN
luxury



The elevations are varied with stock facing brickwork and clay tiles to the roof.

Kitchen & utility

- Bespoke Charles Rennie Mackintosh painted in-frame shaker kitchen with composite stone worktops and upstand
- Pelmet lighting
- Stainless steel finished appliances consisting of Falcon Range Cooker and extractor hood, Miele multi-function Pyrolytic oven, steam oven, warming drawers, integrated microwave combination oven, integrated dishwasher, two fridge/freezers, wine cooler, coffee machine and Quooker boiling water tap
- Miele washing machine, condensing tumble dryer and water softener fitted in utility
- Brushed stainless steel 1 ½ bowl sink with matching mixer tap with a Belfast sink to the utility
- Recessed white LED downlights with steel switches and sockets
- Ceramic floor tiles
- Boot room

Bathroom, en-suites & cloakroom

- Laufen and Villeroy & Boch bathroom suite with steel bath and chrome fittings
- Bathroom furniture
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights: master en-suite with PIR zones
- Master en-suite full height tiling
- En-suites, bathroom & cloakroom half height tiling
- Full height tiling to shower cubicle and three sides of bath
- Ceramic floor tiles
- Multi rail chrome towel warmer

Guest/Staff Suite

- Comprising bed sitting room, en-suite and kitchenette

Externals

- Electric gated entrance with video entry
- Low maintenance PVCu fascias, downpipes and bargeboards
- Driveway to be block paved
- Footpaths and patios to be Marshall Coach House Heathlands
- Landscaped to approved design
- External lights fitted to all external doors
- CCTV security system
- Lighting and power to triple garage
- Water tap to rear and front of garage
- Electric point to rear of property

Premier Guarantee

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook and full details of the scheme will be given to the purchasers on completion.

24hr Pinnacle Emergency Cover for 2 years

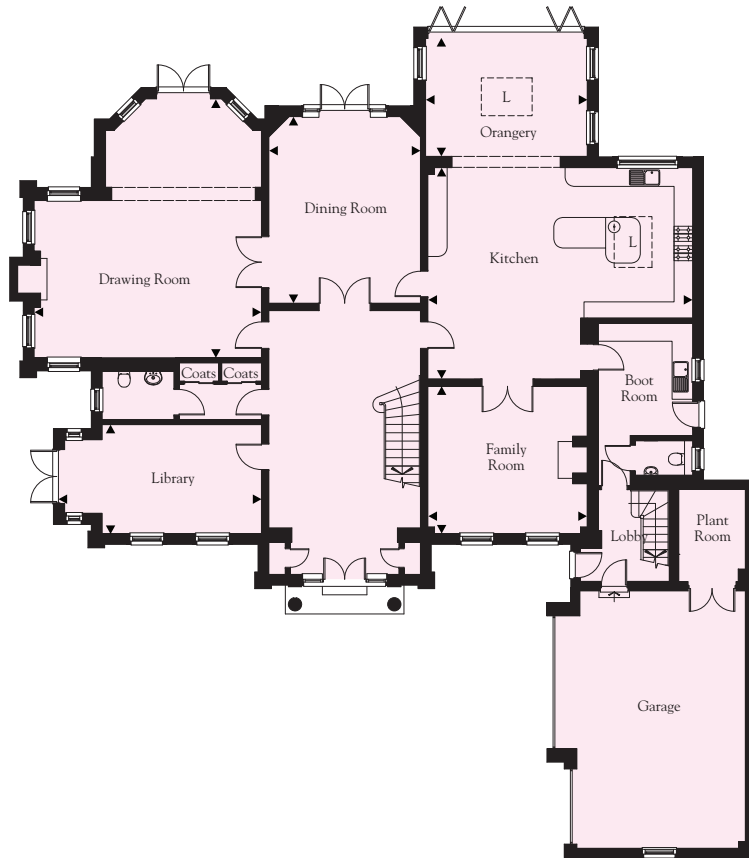




GLENMEAD

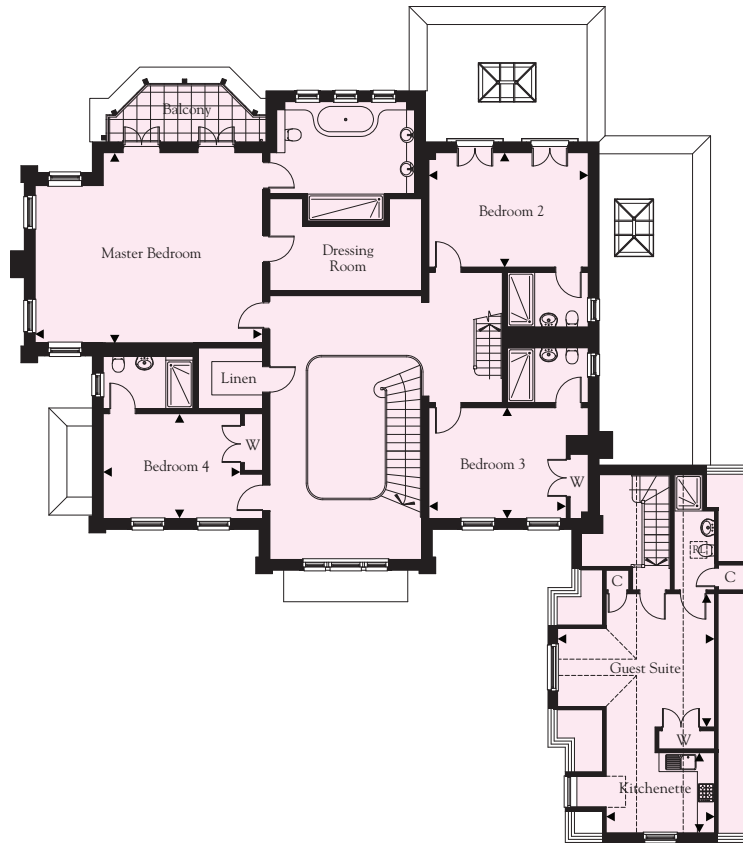


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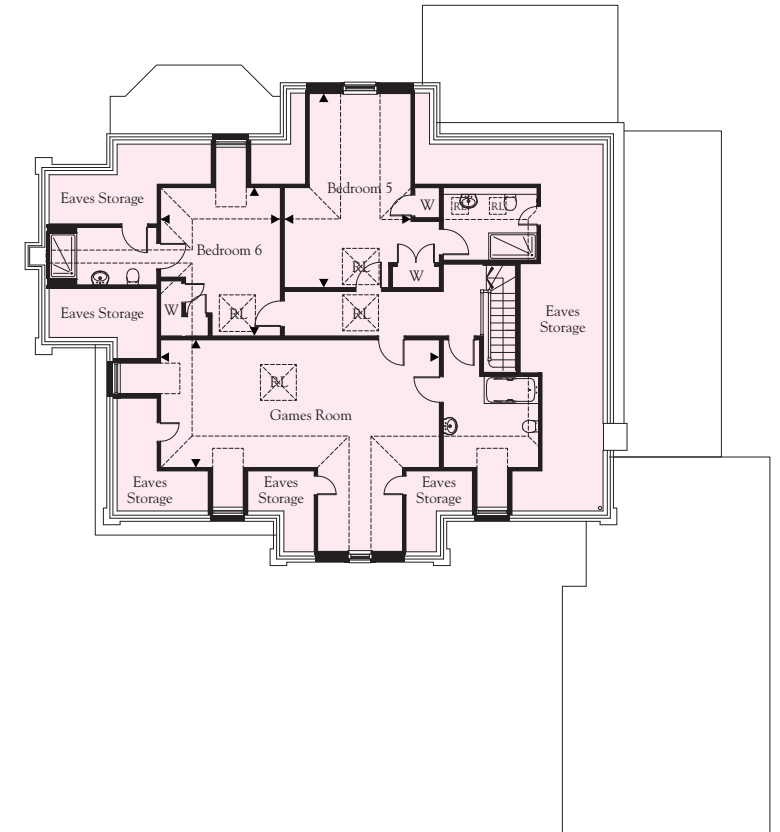
Ground Floor

| | | |
|--------------|---------------|---------------|
| Library | 6.50m x 3.61m | 21'3" x 11'9" |
| Drawing Room | 8.55m x 7.50m | 28'0" x 24'6" |
| Family Room | 5.25m x 4.87m | 17'3" x 15'9" |
| Orangerie | 5.36m x 3.89m | 17'6" x 12'9" |
| Kitchen | 8.74m x 6.97m | 28'6" x 22'9" |
| Dining Room | 6.17m x 5.00m | 20'3" x 16'3" |



First Floor



| | | |
|----------------|---------------|---------------|
| Master Bedroom | 7.50m x 6.27m | 24'6" x 20'6" |
| Bedroom 2 | 5.26m x 3.78m | 17'3" x 12'3" |
| Bedroom 3 | 4.54m x 3.65m | 14'9" x 12'0" |
| Bedroom 4 | 4.34m x 3.47m | 14'3" x 11'3" |
| Guest Suite | 5.18m x 4.39m | 17'0" x 14'3" |
| Kitchenette | 3.59m x 2.65m | 11'9" x 8'6" |



Second Floor

| | | |
|------------|---------------|---------------|
| Bedroom 5 | 6.40m x 4.19m | 21'0" x 13'9" |
| Bedroom 6 | 4.90m x 3.96m | 16'0" x 12'9" |
| Games Room | 9.20m x 4.22m | 30'0" x 13'9" |

All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot, Bewley Homes reserves the right to vary as necessary to complete the works.

-  Denotes roof light
-  Denotes roof lantern
- Denotes reduced ceiling height



BYWAYS

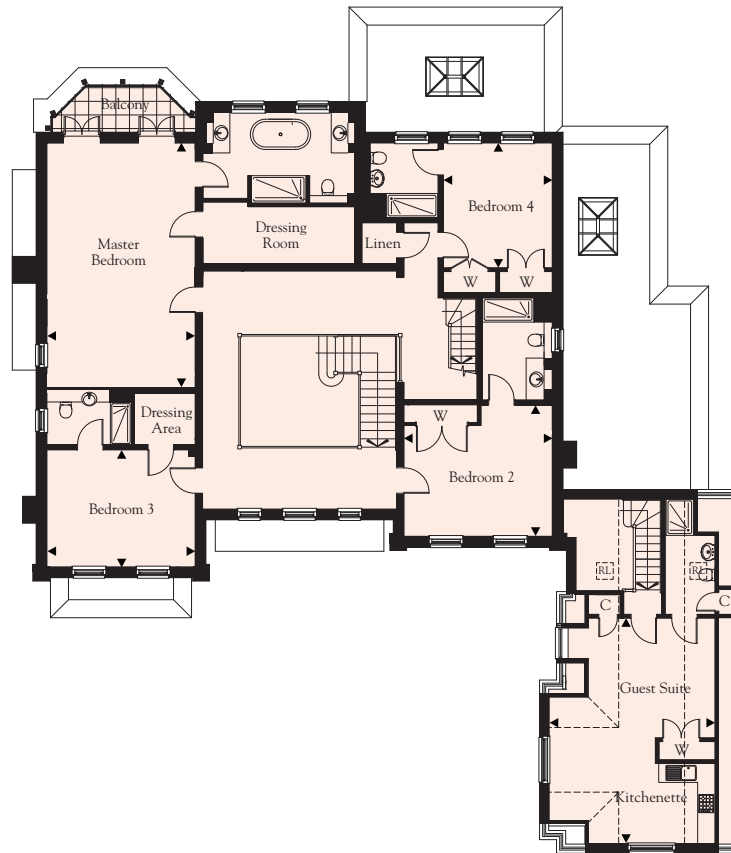


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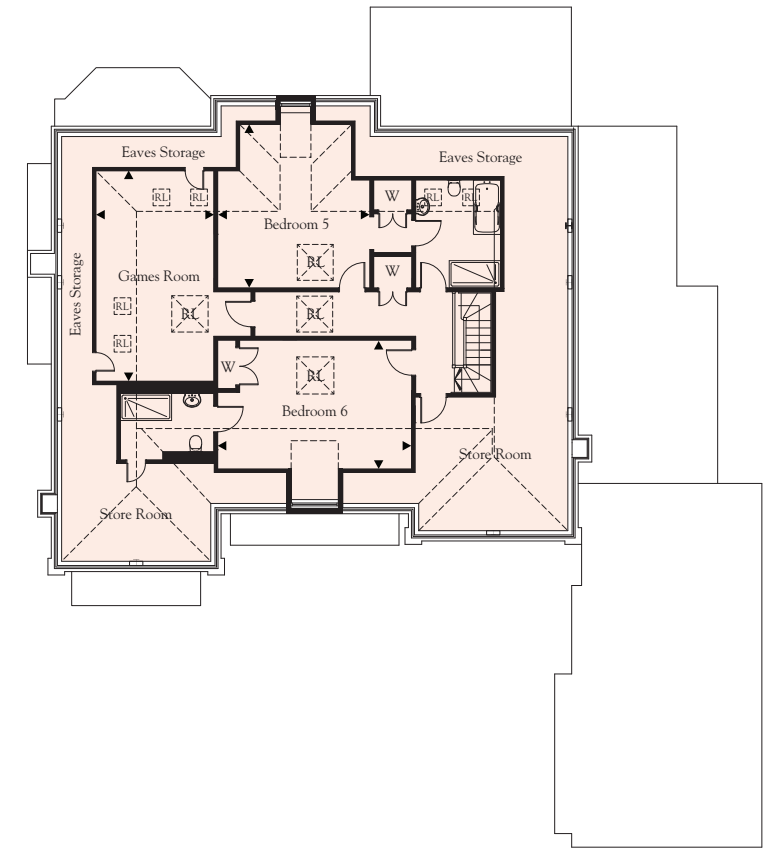
Ground Floor

| | | |
|--------------|---------------|---------------|
| Library | 4.99m x 4.90m | 16'3" x 16'0" |
| Drawing Room | 9.55m x 5.69m | 31'3" x 18'6" |
| Family Room | 5.40m x 4.90m | 17'9" x 16'0" |
| Orangerie | 5.86m x 3.48m | 19'3" x 11'3" |
| Kitchen | 8.16m x 7.27m | 26'9" x 23'9" |
| Dining Room | 5.00m x 4.90m | 16'3" x 16'0" |



First Floor




| | | |
|----------------|---------------|---------------|
| Master Bedroom | 8.13m x 4.90m | 26'6" x 16'0" |
| Bedroom 2 | 4.90m x 4.34m | 16'0" x 14'3" |
| Bedroom 3 | 4.90m x 3.87m | 16'0" x 12'6" |
| Bedroom 4 | 4.15m x 3.60m | 13'6" x 11'9" |
| Guest Suite | 7.45m x 5.48m | 24'3" x 18'0" |



Second Floor

| | | |
|------------|---------------|---------------|
| Bedroom 5 | 5.41m x 5.03m | 17'9" x 16'6" |
| Bedroom 6 | 6.41m x 4.25m | 21'0" x 14'0" |
| Games Room | 6.95m x 3.89m | 22'9" x 12'9" |

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BYWAYS



BEWLEY HOMES

About us

Whatever the price range or house style, each Bewley home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten per cent for energy efficiency.

The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award-winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence. The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs vary a little according to plot and all details should be checked at sales office. The names of the properties have been chosen for marketing purposes only and should not be taken as forming any part of the final postal address which is decided by postal and local authorities.



Elmbridge Borough Council
Design Awards

Hot Property
New Homes Awards
Winner: Innovation Award

Hart District Council
Best New Conversion
Winner: Built in Quality Award



Green Leaf Awards Winner

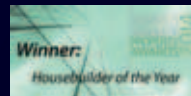
The Chartered Surveyors
UK Property and Marketing
Highly Commended

Housing Contractor Awards
Bronze Medal



Sussex Heritage Trust Award

International Property Awards
Highly Commended:
Best UK Redevelopment
Safe Home Award
Best Redevelopment



Housebuilder of the Year



Sponsored by The Sunday Times

Gold Award Winner
Best Exterior Design

Silver Award Winner
Best Luxury House
Best Renovation
Best Landscaping Design

Bronze Award Winner
Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner
Best Renovation

Bronze Award Winner
Best Starter Home
Best Luxury House
Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner
Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner
Best Renovation



Best Luxury Home: Winner

Best New Family Home:
Highly Commended
5 bedrooms or more
4 bedrooms

Best Renovation
Best New Conversion: Winner
Best 5 Bedroom Home: Winner
Best 4 Bedroom Home: Winner



Overall Winner
Best Starter Home: Runner up
Best Major Builder: Commendation
2 further Commendations

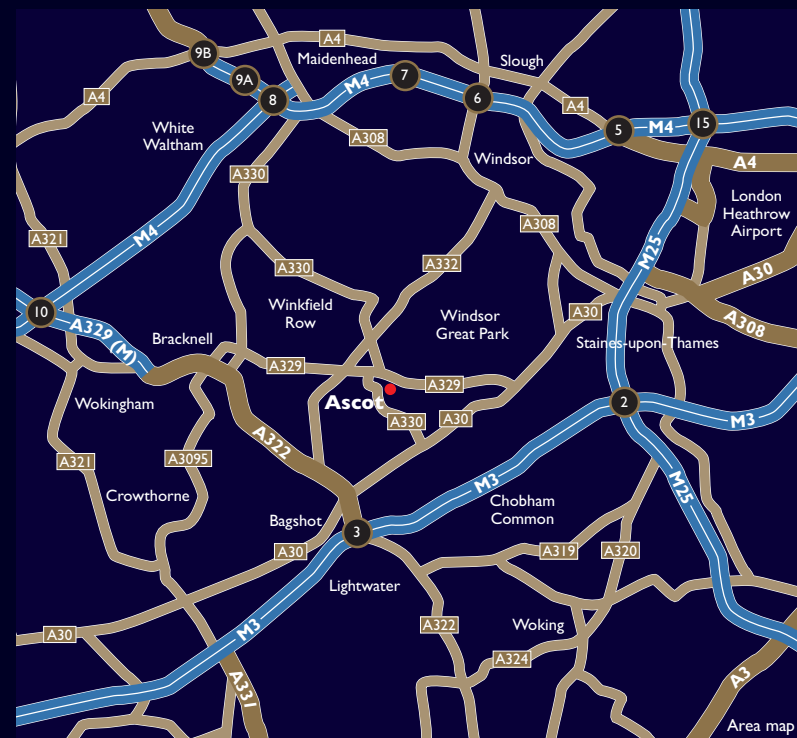


Commendations for:
Best Standard House Type
Best One Off House



Citation:
Best New Housing Project

FRIARY ROAD | ASCOT | SL5 9HD



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