







Bewley Homes proudly presents Montrose Court and Kingsland Court. Situated in a secluded setting offering an elite collection of just five 2 bedroom homes, each featuring impressive layouts including a drawing room, dining room and well designed kitchen plus secure underground garaging.





exquisite living in every sense









ASCOT A WORLD CLASS ADDRESS

Your new gated residence will see you ideally situated in the very heart of one of Berlishire's most desirable villages. Unashamedly affluent, luxuriantly leafy and surrounded by some of Southern England's most beautiful countryside, Ascot is enriched and ennobled by many centuries of English heritage and history. World famous Ascot Racecourse, home to Royal Ascot, is virtually on your doorstep.

To the North lies Royal Windsor, with its spectacular forest, Great Parls and also some of the most beautiful stretches of the River Thames. To the immediate South sits the village of Sunningdale, with its legendary Sunningdale and Wentworth golf courses. Whether you wish to tackle the courses yourself, or just enjoy truly world class golfing championships, everything is there for you.

Educational facilities in the area are unarguably exceptional. Eton lies close by but Ascot itself is home to fine private schools including St George's and St Mary's as well as Papplewick, widely regarded as one of Britain's leading preparatory Schools. Charters, the local state secondary school in Ascot has received a 'Grade I Outstanding' assessment from Ofsted. Just a few miles outside of Ascot, near Virginia Water you will also find the American International School 'The American School in England' (TASIS) — a leading independent co educational university and college preparatory school.

If you enjoy fine dining and Michelin Star excellence, you will simply find yourself spoiled for choice. Try Sir Michael Parkinson's Royal Oak restaurant at Paley Street near Maidenhead, with a wine list as exceptional as its cuisine, or The Latymer at Pennyhill Parl: which has recently been awarded its second Michelin Star. Venture north to Bray and you'll be forced to choose between two of only four three star Michelin restaurants in the whole of Britain — Heston Blumenthai's Fat Duck and the Waterside Inn, run by the Roux Brothers.

While enjoying a truly unrivalled rural setting surrounded by history and the finest sporting facilities, Ascot is far from remote — an important consideration if you need to do business in the city or fly for business or pleasure. The M3 at Junction 3 is close at hand, providing swift access to the M25 at Junction 12/2 and onward to the M4 at Junction 15/4B. London Waterloo is just 54 minutes by train from Ascot station and Heathrow Airport under 12 miles away. In short, at your new residence you'll find everything you deserve to expect from Ascot's finest new address.





Each new home is constructed with concrete floors with traditional brick and block external cavity walls. The elevations on Montrose Court and Kingsland Court are varied with stock facing brickwork with plain clay tiles to the roof of Kingsland Court and blue-grey slates to Montrose Court. Both Kingsland Court and Montrose Court feature stone copings and window details.

High quality fixtures & fittings

- Double glazed spiral balance sliding sash timber windows with multi-point locks
- Oak veneered entrance and internal doors
- · Polished chrome door furniture
- Decorative moulded skirting boards and architraves
- Decorative comice to drawing room, dining room, hall, kitchen, cloakroom and both bedrooms. Plots 5 and 10 with comice to hall and cloakroom only. Coving to utility
- White painted smooth finished ceilings throughout
- Plastered internal walls painted
 Dulux Trade emulsion with woodwork
 painted Dulux Satinwood
- Wardrobes with automatic lighting as per floor plans
- Rooflights with integrated white blinds to bedrooms in plots 5 and 10

Heating, security & electrics

- Gas fired central heating system with under floor heating to all rooms
- · Mains operated smoke detectors
- · Fully fitted security alarm system

- TV points to kitchen and all bedrooms
- BT point to kitchen, dining room and all bedrooms
- Media plate to living room consisting of TV point, 2 x satellite points and BT point.
- · Shaver socket to en-suites
- LED downlights with LED dimmable downlights to living and dining room

Externals

- Secure underground parking via remote controlled gated entrance with video entry release
- Low maintenance PVCu eaves products
- Shared access drive and parking spaces to be block paved
- Private terraces (plots 1, 2, 6 and 7) and footpaths in Indian Sandstone
- Terrace finish to balcony areas to be Millboard decking
- Supply and installation of I 0 CCTV cameras.
 Four on each corner of Montrose and Kingsland Courts and 2 in the basement
- External lighting fitted to balconies, gate piers, bollard lighting to front and built in lighting to ramp walls









Kitchen & utility

- Choice of designer kitchen units* with Silestone. worktops, upstand and splashback (post-formed laminate worktoos in the utility).
- Pelmet lighting
 Stainless steel finished Siemens appliances consisting of single multi-function over, induction hab, integrated combination microwave, fridge/freezer, dishwasher, telescopic extractor hood and boiling water tap (island hood in olots 5 and 10)
- Washing machine and tumble dryer fitted in utility.
- Brushed stainless steel 1½ bowl undermounted sink with matching monobloc mixer tap and a single bowl to the utility
- Recessed white LED downlights with polished chrome switches and sockets (white in utility)
- Choice of ceramic floor tiles*

En-suites & cloakmon

- · Laufen Pro bathroom suite with steel bath and chrome fittings
- . En-suite furniture with stone worktop and upstand
- Freestanding bath to plots 5 and 10.
- Stone bath top and tiled panel in en-suite 1, olots 1-4.6-9
- · Concealed thermostatic mixer valve to shower cubicle
- Simpson shower screen.
- Recessed white LED downlights
- Choice of full height wall tiling* to shower cubicle. Halfheight tiling to master en-suite. Bedroom 2 en-suite with half height wall tiling* behind sanitaryware with skirting tile to remaining walls. Plots 5 and 10 master en-suite: full height wall tiling to shower cubicle, full height feature wall tiling behind freestanding bath with skirting tile. to remaining walk.



- · Choice of half height wall tiling* behind sanitaryware in cloakroom
- Choice of ceramic floor tiles*
- Multi rail chrome towel warmer to en-suites
- Mirrors above basins in en-suites 1 and 2

Communals

- Communal landscaped gardens
- Private storage areas & cycle radks in basement.
- Colour video entry system to communal timber: painted entrance doors with electronic keep for automatic opening via key fob
- DigitalTWsatellite system
- Internal woodwork Dulux Satinwood
- Plastered internal walls to lobby area and corridors Dulux Trade Emulsion with ceilings in Dulux Trade White emulsion
- Main entrance lobby limestone floor tiles
- Stone clad ground to first floor staircase All. stairs to have decorative metal balastrades
- Caroet to stairwells and hallways
- Passenger lift to all floors
- Water conditioner in basement.

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.

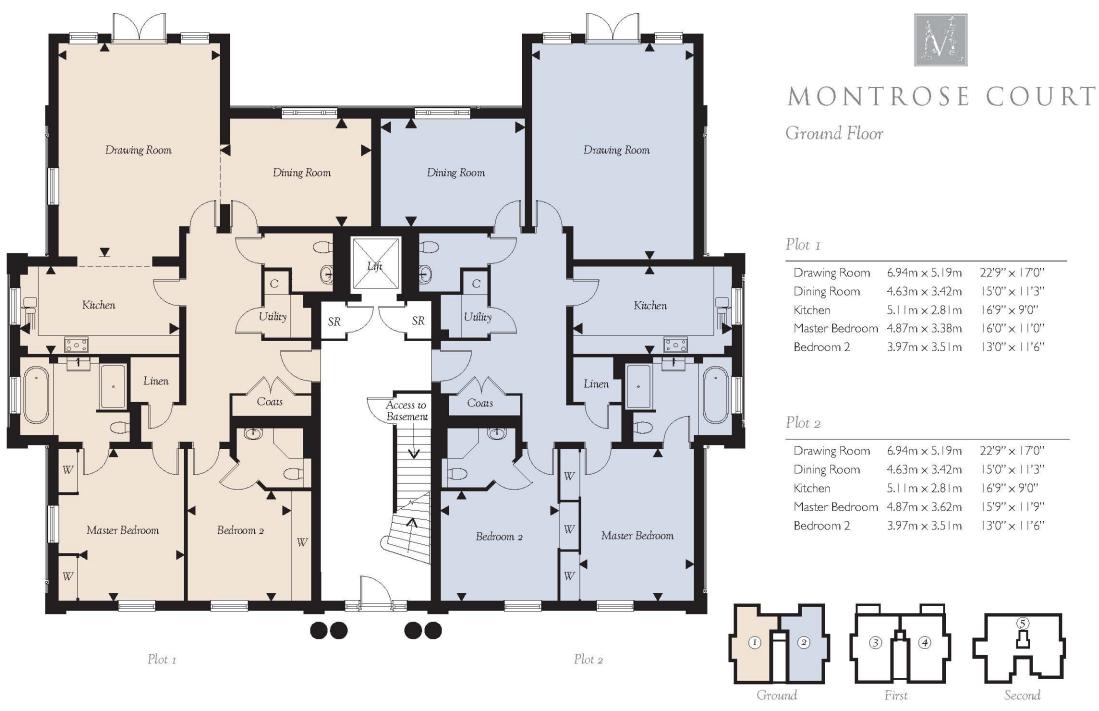
24hr Pinnacle Emergency Cover

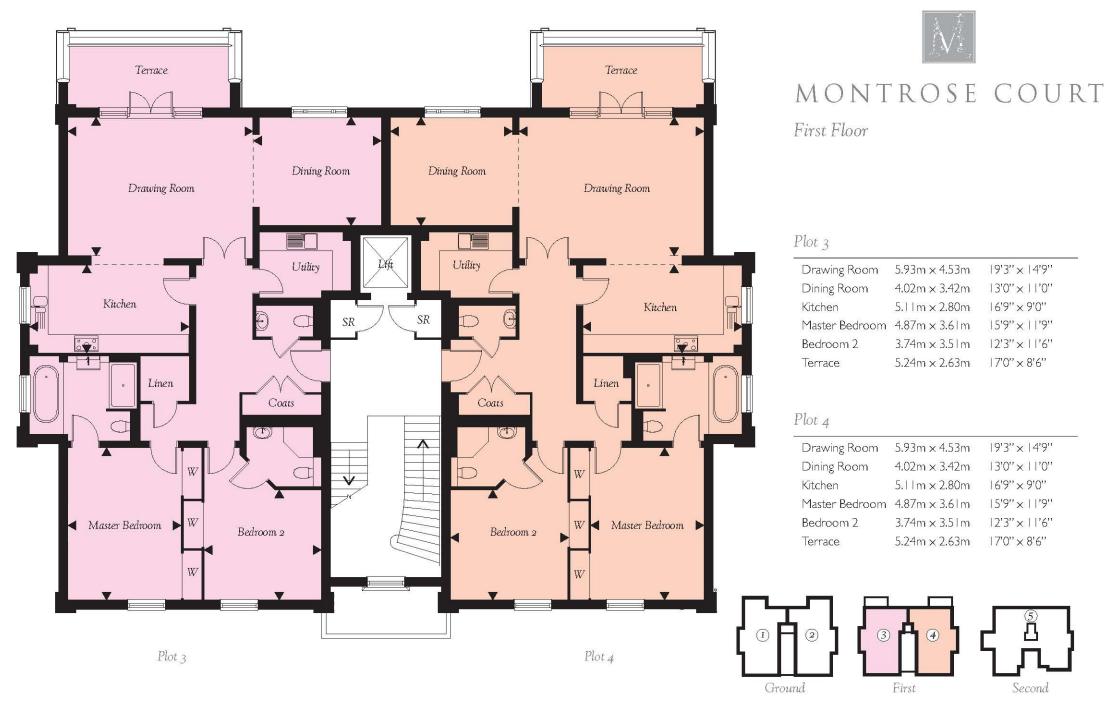
In addition, a number of guarantees will be available. covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service. engineer directly in the event of a fault developing.

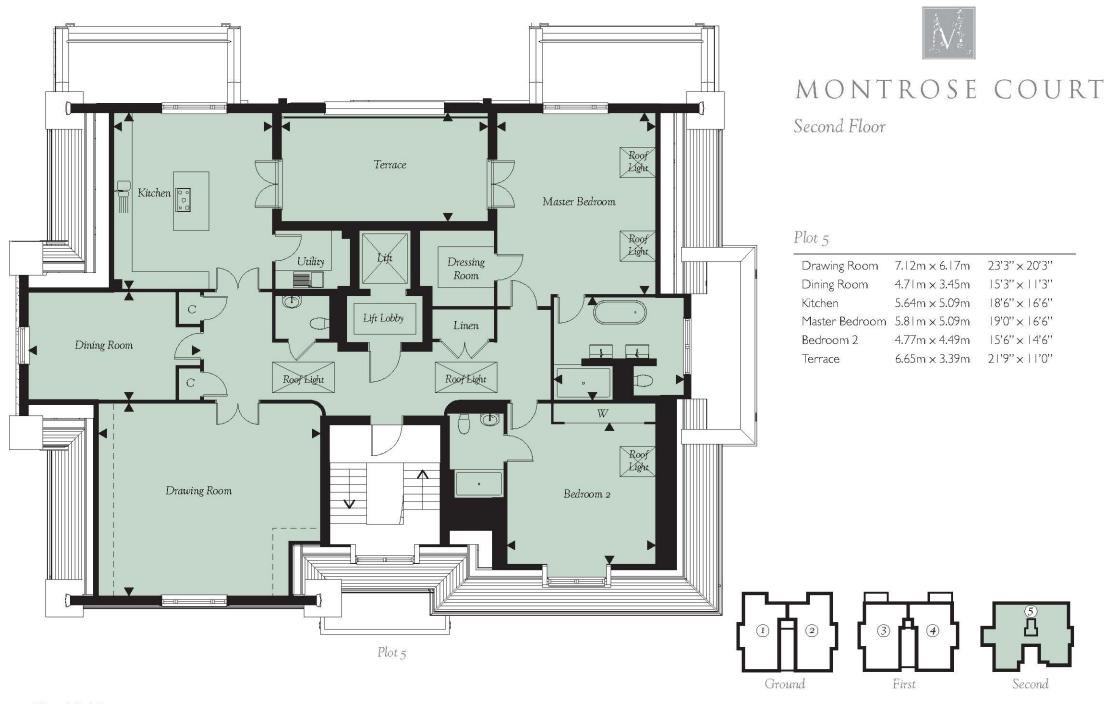
Subject to stage of construction and availability



Computer generated image of Montrose Court, for illustrative purposes only.









Computer generated image of Kingsland Count, for illustrative purposes only





KINGSLAND COURT

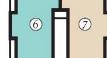
Ground Floor

Plot 6

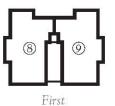
Drawing Room	$6.32 \text{m} \times 5.19 \text{m}$	20'9''×17'0''
Dining Room	$4.63 \text{m} \times 3.42 \text{m}$	15'0''×11'3''
Kitchen	$5.11m \times 2.81m$	16'9''×9'0''
Master Bedroom	$4.87m \times 3.61m$	16'0''×11'9''
Bedroom 2	$3.75 \text{m} \times 3.5 \text{lm}$	12'3"×11'6"

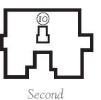
Plot 7

Drawing Room	6.32m × 5.19m	20'9''× 17'0''
Dining Room	$4.63 \text{m} \times 3.42 \text{m}$	15'0''×11'3''
Kitchen	$5.11m \times 2.81m$	16'9"×9'0"
Master Bedroom	4.87 m $\times 3.38$ m	16'0''×11'0''
Bedroom 2	$3.5 \text{lm} \times 3.33 \text{m}$	$11'6'' \times 10'9''$



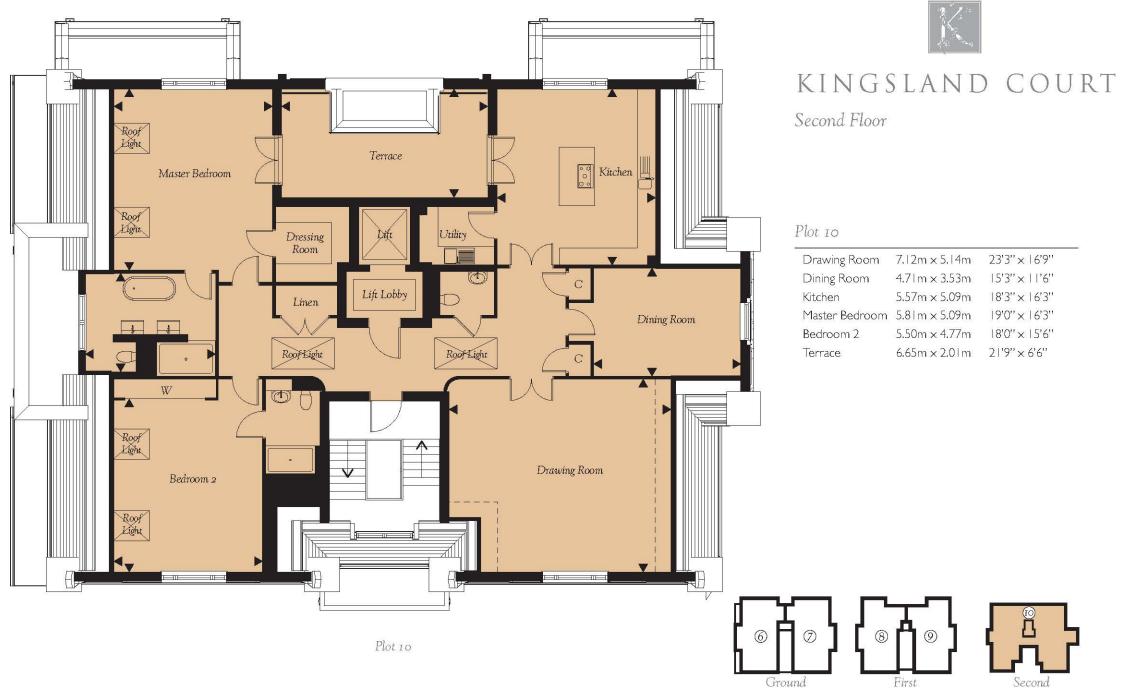
Ground





Plot 6 Plot 7





Development Layout



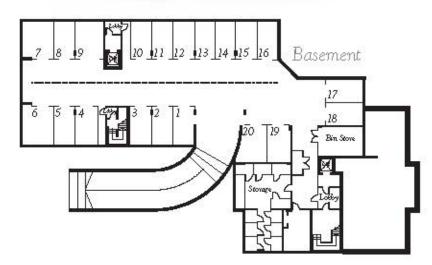
KINGSLAND COURT











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 percent 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 attails office. The names of the properties have been chosen for marketing purposes only and should not be talen as forming any part of the final postal address which is decided by postal and local authorities.



Bribridge Barough Council Design Awards

Hat Property New Hames 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



Oustomer Birst Award



Spansared by The Sunday Times

ColdAward Winner
Best Exterior Design
Sibur Award Winnar
Best Lucury House
Best Renovation
Best Landscaping Design

Bronze Cavard Winner Best Medium Sized House Builder



Spansared by The Sunday Times
Silver Award Winner

ozargi Alargina irizilangi Besit Renovation

Branze Kward Winner Best Starter Home Best Lucury House Best Boterior Design



Spansared by The Daily Telegraph
Sidner Award Winner
Best Brownfield Site



Spansared by Smart New Hames

Sibig Award Winner Best Renovation



Best Luxury Home Winner

Best New Family Hone: Highly Commended S bedrooms or more 4 bedrooms

Bost Removation 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 Aurther Commendations

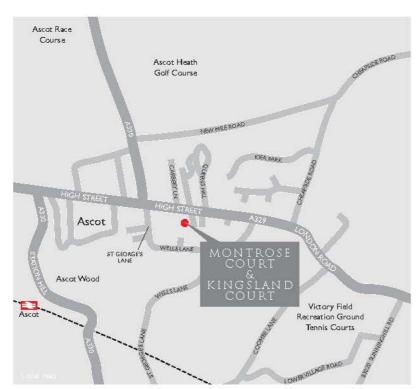


Communications for: Best Standard House Type Best One Off House



Catation: Best New Housing Project

LONDON ROAD | ASCOT | SL5 7EQ





Maps not to scale

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