

01

Welcome to Furzefield.

Idyllic rural living with all the right connections.

Furzefield is a collection of 4-bedroom detached and 3-bedroom semi-detached homes close to the picturesque village of Winkfield, just a few miles from Ascot in Berkshire.

This collection of homes being built in a range of traditional finishes, with classically proportioned features that include simple front entrance porches, contrasting window detailing, bay windows and front gables with areas of tile hanging and decorative ridge tiles, to suit the architecture of the local area.

Location

Ascot is just a few miles away, and is home to one of the world's most famous racecourses, but there's more to Ascot than fancy hats and horse racing, it also has fantastic amenities too...

Whether you want fashion, art, or simply to buy food and garden supplies, the area around this horseracing town is prime shopping territory. It is the perfect balance of countryside living with town comforts.

The surrounding area also has much to offer, from peaceful villages and ancient woodland to olde English pubs and royal castles.

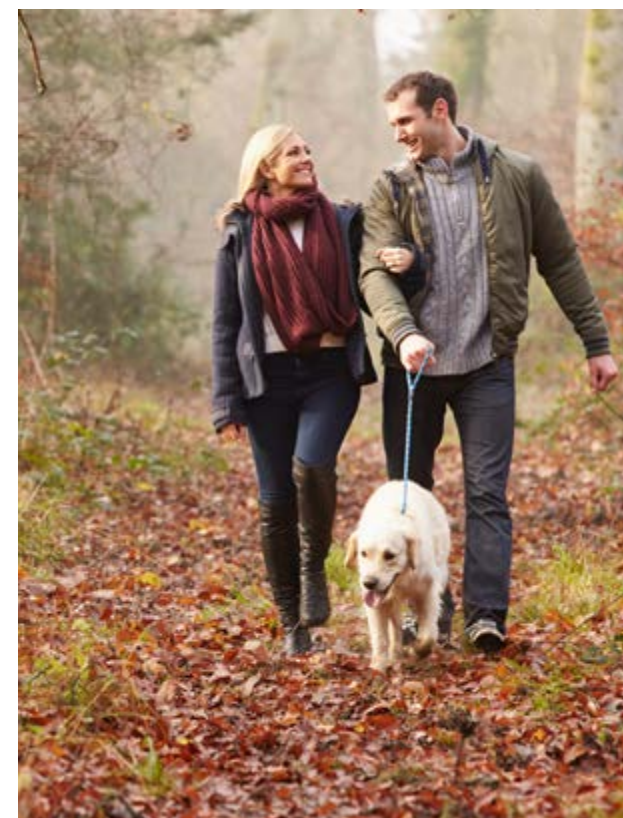
If you like country walks, Berkshire's wooded green valleys and chalk downland meadows are on your doorstep, or visit the ancient woodland and forest trails of nearby Windsor Great Park.

If you prefer two wheels to two feet, there's off-road biking with a selection of trails in nearby Swinley. Wentworth Golf Course is nearby, as is Sunningdale's PGA course. Plus LegoLand – a great day out for all the kids – is a short drive away.

There are some excellent places to drink traditional ales and eat fine food, many with interesting histories. The Old Hatchet, a traditional 16th century pub, was once a set of woodman's cottages. The 17th century White Hart Inn, used to be the local Court House, where Judge Jeffreys sat in judgment.



Don't be deceived by the peace & calm of village life, there's plenty to do



The Duke of Edinburgh, once a local post office is now a sporting pub where famous football players and golfers can occasionally be spotted among the clientele. Other well-regarded restaurants and gastropubs include the Winning Post in Maidens Green and Michelin-starred Royal Oak in Paley Street.

Lambrook is an independent preparatory school with an excellent reputation for day and boarding pupils between 3–13. Community schools nearby are rated good or outstanding.

Winkfield even has its own polo school – La Brava Polo, run by Oscar Mancini, one of Argentina's best international players.



Medieval history, the latest technology, ancient forests or royal residences: there's so much within easy reach. You'll never be at a loss for something fun to do and everything is just a short drive away. If the weather's fine, you might even prefer a leisurely stroll.

London is within easy reach too, but if you prefer a shorter commute to work, Britain's Silicon Valley offers lots of exciting employment opportunities just a few miles away. If you're going further afield the M25 and Heathrow Airport is also just a 20-minute drive away.

Winkfield has a long history. It was recorded in the Domesday book as Wenesfelle with 20 households. Its name comes from Wineca's field, meaning Little Friend. And in AD 942, when it was

the subject of a detailed charter, it was owned by a nun named Saethryth.

Today, it's still a small village, with just a couple of thousand residents. However, it offers all the comforts of modern living.

Bracknell forest, including nine sites of special scientific interest, is less than five miles away. Here you'll find acres of grassland, meadows and ancient woodlands all linked through green corridors and public footpaths or take the cycle path if you prefer. Heathlands provides an important safe environment for a spectacular variety of birdlife, including warblers, nightjars, woodlarks and hobbies.

Britain's Silicon Valley means plenty of exciting employment opportunities are close at hand. This major high-tech hub along the M4 includes nearby Bracknell, Slough, Windsor and Reading and is home to many informational technology and financial services businesses like Cisco, Microsoft, ING Direct, Oracle, Prudential, Ericsson and Vodafone.

Windsor Castle is just 6 miles from Ascot. The original castle was built in the 11th century after invasion of William the Conqueror. Since the time of Henry I, it has been used by the reigning monarch and is the longest-occupied palace in Europe.



**A charming village
that's nearer to
the big city than
you think**



03

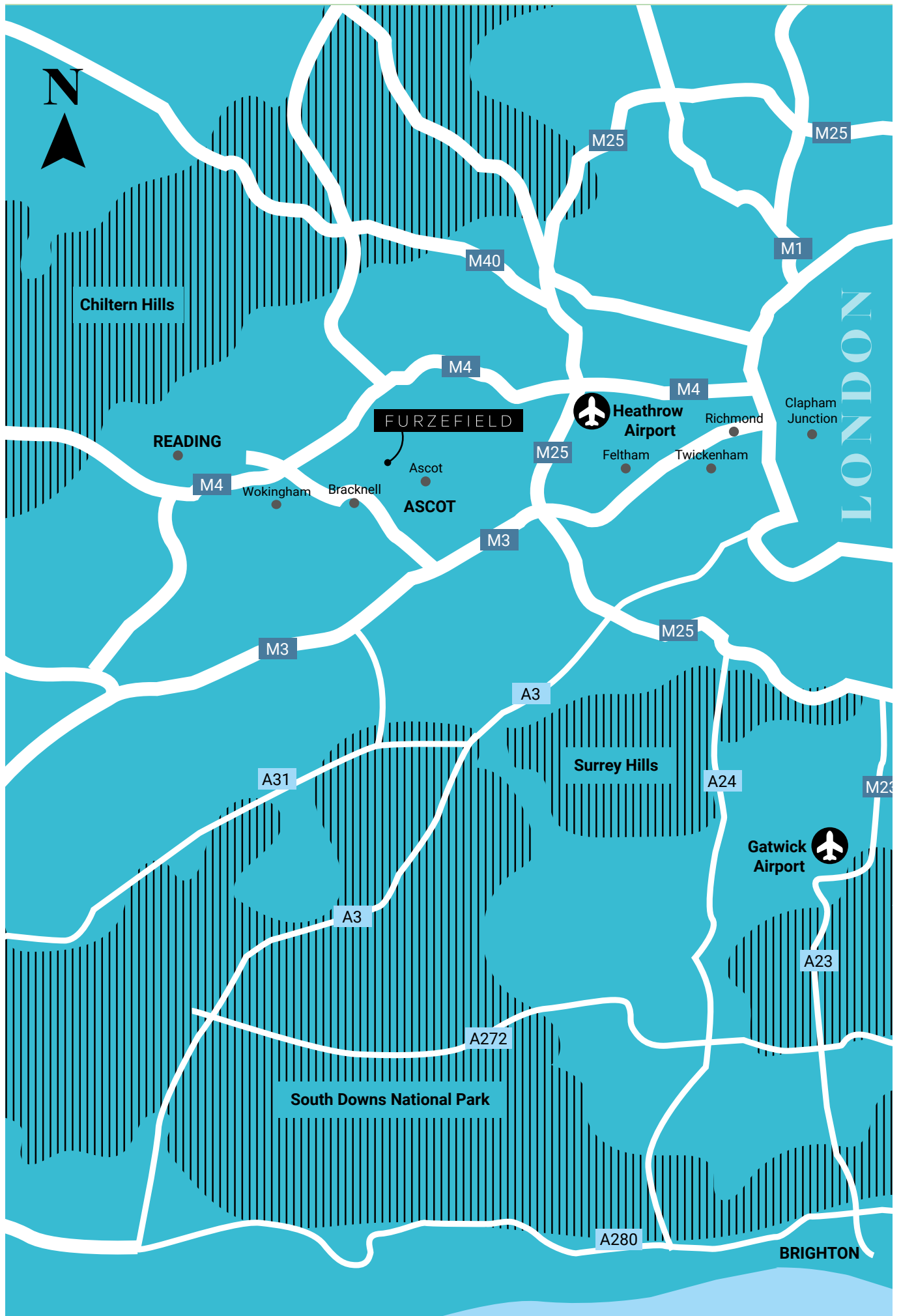
Transport

Furzeffield offers you the calm and serenity of a tranquil village life or jump into a car and you can be in the capital in less than an hour.

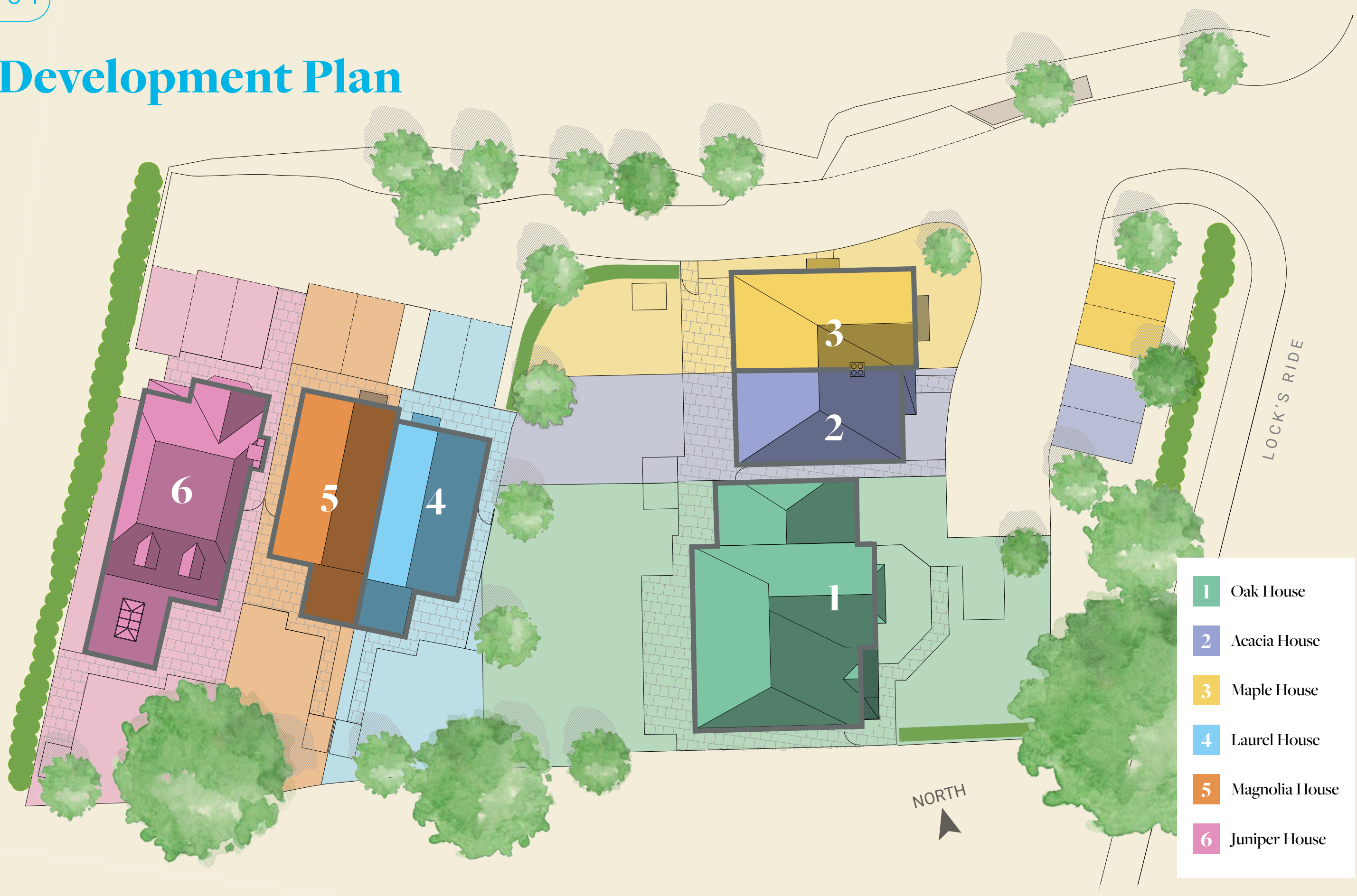
- The M4 and M25 are just a couple of miles away, and you can drive to central London in under an hour.
- A train runs every 30 minutes to London from nearby Ascot station.
- Reading is 15 miles or just a half hour drive from here too.

**London is under
an hour but feels a
million miles away**





Development Plan

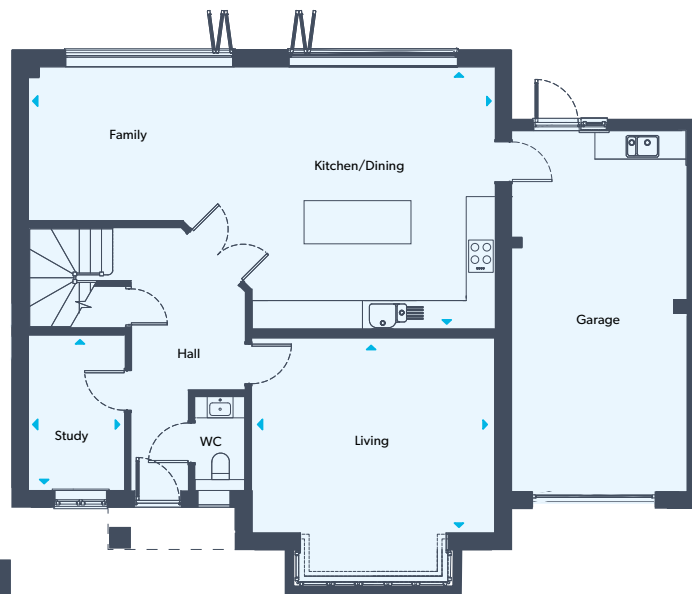


- 1 Oak House
- 2 Acacia House
- 3 Maple House
- 4 Laurel House
- 5 Magnolia House
- 6 Juniper House



1 | Oak House

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining/Family 9860 x 5540mm / 32' 4" x 18' 2"

Living 5135 x 4125mm / 16' 10" x 13' 6"

Study 3290 x 2025mm / 10' 9" x 6' 7"

Master Bedroom 5135 x 3490mm / 16' 10" x 11' 5"

Bedroom 2 5210 x 2710mm / 17' 1" x 8' 10"

Bedroom 3 4600 x 3310mm / 15' 1" x 10' 10"

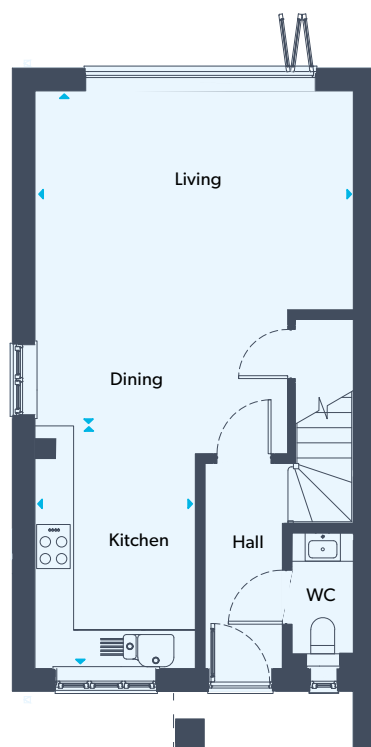
Bedroom 4 3270 x 3055mm / 10' 8" x 10' 0"

KEY W wardrobe



2 | Acacia House

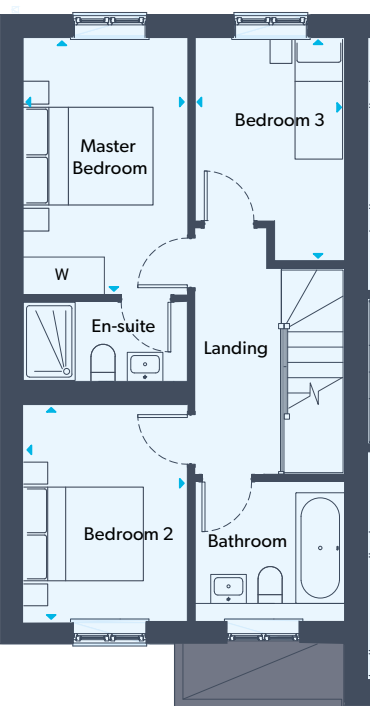
GROUND FLOOR



Living/Dining 5155 x 4935mm / 16' 11" x 16' 2"

Kitchen 3800 x 2485mm / 12' 5" x 8' 1"

FIRST FLOOR



Master Bedroom 3945 x 2520mm / 12' 11" x 8' 3"

Bedroom 2 3325 x 2520mm / 10' 10" x 8' 3"

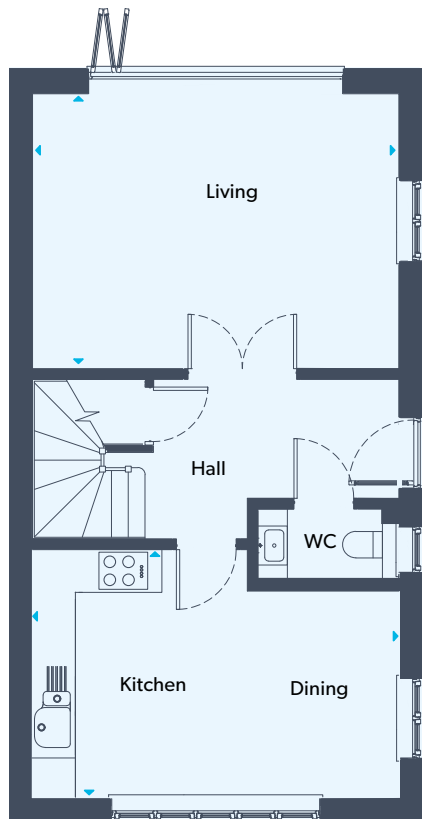
Bedroom 3 3420 x 2290mm / 11' 2" x 7' 6"

KEY W wardrobe

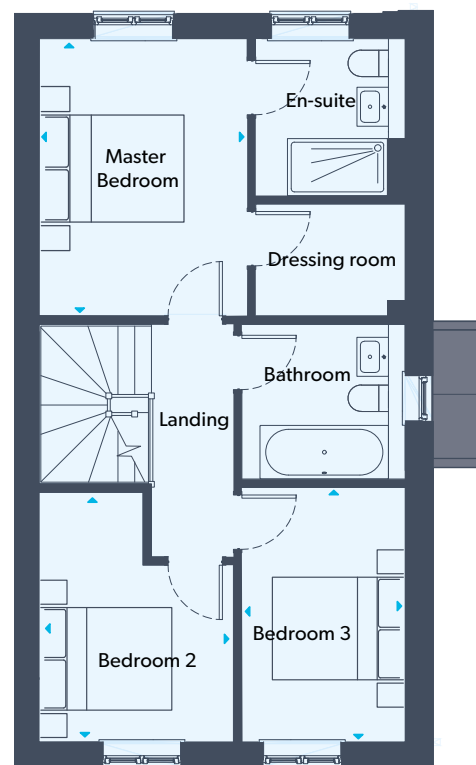


3 | Maple House

GROUND FLOOR



FIRST FLOOR



Living 5135 x 3855mm / 16' 10" x 12' 7"

Kitchen/Dining 5135 x 3465mm / 16' 10" x 11' 4"

Master Bedroom 3880 x 2920mm / 12' 8" x 9' 7"

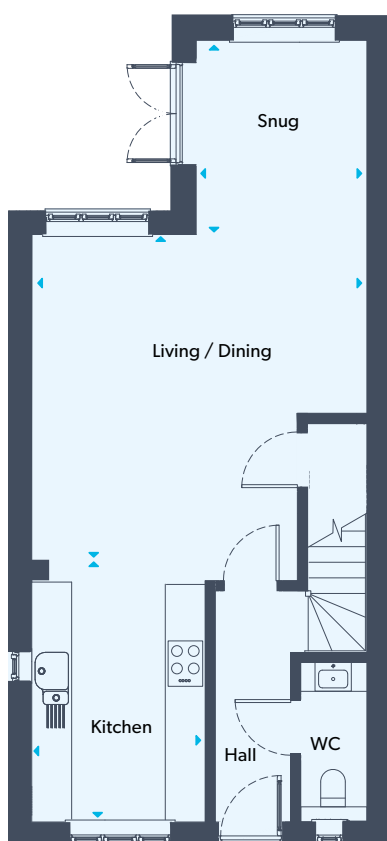
Bedroom 2 3495 x 2725mm / 11' 5" x 8' 11"

Bedroom 3 3565 x 2285mm / 11' 8" x 7' 6"



4 | Laurel House

GROUND FLOOR

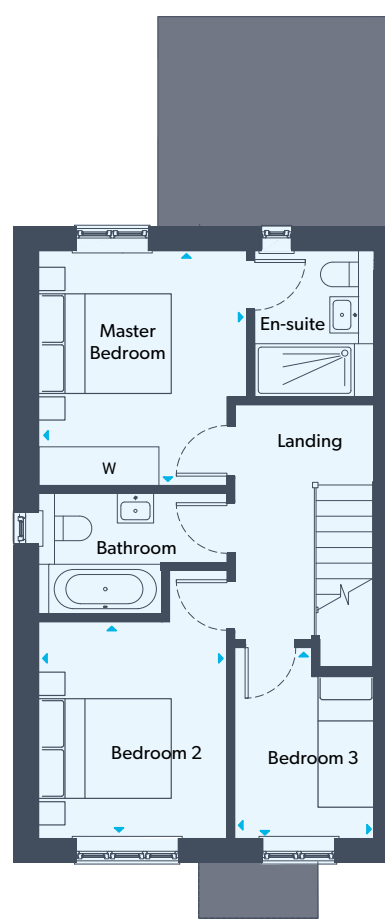


Living/Dining 5205 x 5050mm / 17' 1" x 16' 6"

Kitchen 3665 x 2610mm / 12' 0" x 8' 6"

Snug 2575 x 2925mm / 8' 5" x 9' 7"

FIRST FLOOR



Master Bedroom 3530 x 3130mm / 11' 7" x 10' 3"

Bedroom 2 3260 x 2830mm / 10' 8" x 9' 3"

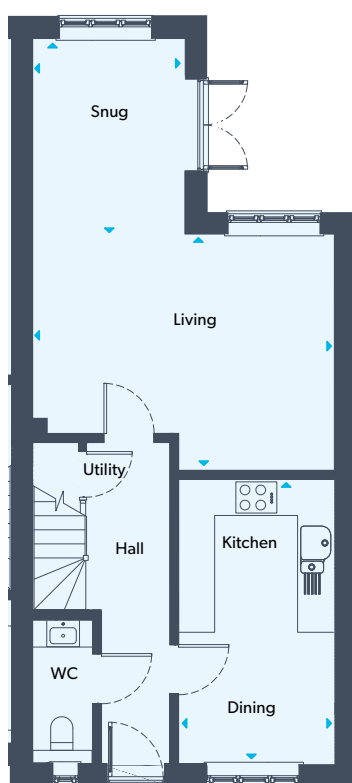
Bedroom 3 2870 x 2095mm / 9' 5" x 6' 10"

KEY W wardrobe

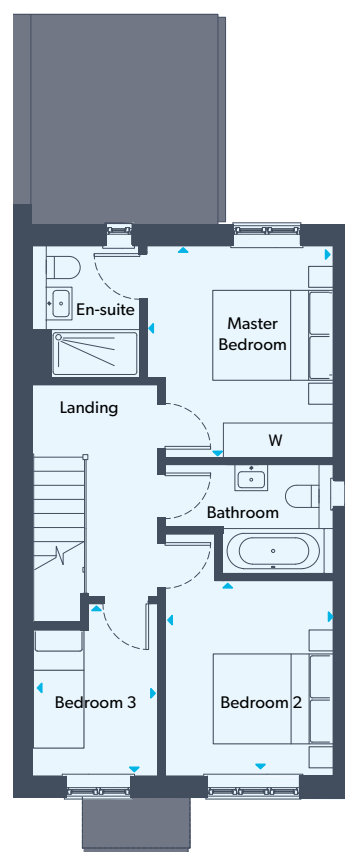


5 | Magnolia House

GROUND FLOOR



FIRST FLOOR



Living 5020 x 3945mm / 16' 5" x 12' 11"

Kitchen/Dining 4750 x 2585mm / 15' 7" x 8' 5"

Snug 2545 x 3260mm / 8' 4" x 10' 8"

Master Bedroom 3530 x 3100mm / 11' 7" x 10' 2"

Bedroom 2 3260 x 2800mm / 10' 8" x 9' 2"

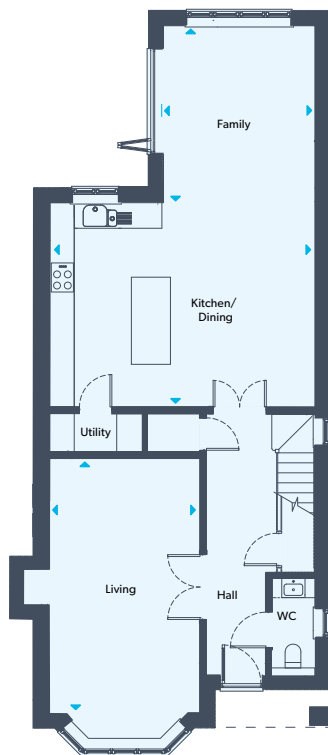
Bedroom 3 2870 x 2095mm / 9' 5" x 6' 10"

KEY W wardrobe

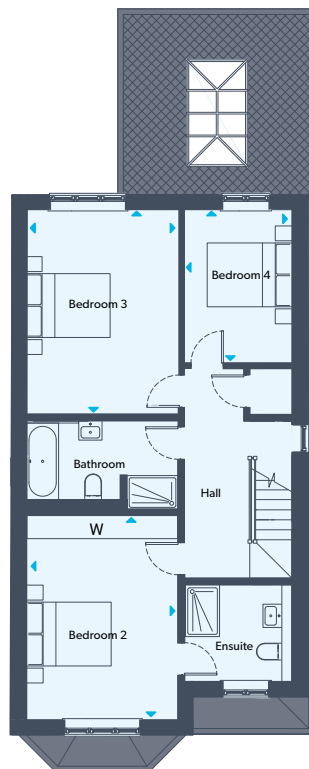


6 | Juniper House

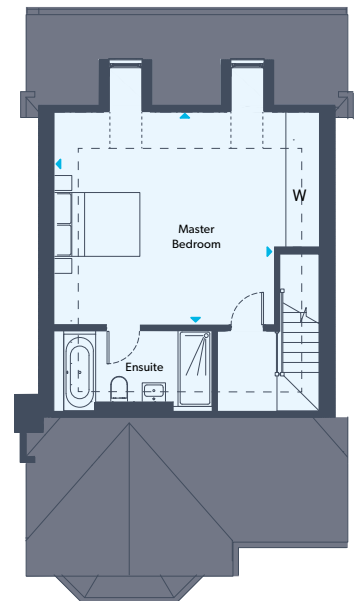
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Living 3560 x 5995mm / 11' 8" x 19' 8"

Kitchen/Dining 6260 x 4800mm / 20' 6" x 15' 9"

Family 3560 x 4160mm / 11' 8" x 13' 7"

Bedroom 2 4825 x 3560mm / 15' 10" x 11' 8"

Bedroom 3 4800 x 3590mm / 15' 9" x 11' 9"

Bedroom 4 3610 x 2550mm / 11' 10" x 8' 4"

Master Bedroom 5190 x 5030mm / 17' 0" x 16' 6"

KEY W wardrobe

----- s/ceiling line

Home Comforts

Kitchen & Utility

- Contemporary fitted kitchens in a range of colours *
- Stone worktops and upstands * (excl. utility)
- Under mounted 1½ bowl stainless steel sink with mixer tap
- Stainless steel double oven to 4-bedroom homes
- Stainless steel single oven to 3-bedroom homes
- 5-zone induction hob to 4-bedroom homes and 4-zone hob to 3-bedroom homes
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washer dryer to homes with no utility area
- Stainless steel extractor
- Under-cabinet LED lighting
- Soft close doors and drawers
- Plumbing for washing machine/ tumble dryer to the utility

Bathrooms and en-suites and cloakrooms

- White sanitaryware throughout, accessorised by stylish chrome taps and showers
- Vanity units for storage are fitted in bathrooms and en-suites, with illuminated mirrors and shaver sockets
- Heated chrome towel rails

- Showers with chrome/glass screens with overhead shower and handset
- Showers are fitted over baths (where there is no separate shower within the bathroom) with chrome/glass screens
- Ceramic floor and wall tiles, full height around bath (where shower over) and shower enclosures with half height to all other walls where sanitaryware fitted *

Interior decor

- Internally painted throughout in contemporary yet classic tones: ceilings are white, with skirtings, architraves, stairs and walls painted in neutral taupe
- Stylish panelled internal doors (painted to match other woodwork) come with polished chrome ironmongery
- Fitted wardrobes to the master bedroom and bedroom 2 in houses 1 & 6

Heating and Electrical

- Gas fired central heating throughout
- Downlights to kitchen, hall, bathroom, en-suites and cloakroom, with pendant lighting elsewhere
- BT router point and TV connection Sky Q compatible
- Light switches and sockets in chrome downstairs with white sockets on first and second floors

- Living room, kitchen and all bedrooms have a socket with USB port for easy charging
- Smoke and carbon monoxide alarms
- Photovoltaic panels to assist the energy efficiency of your new home

External

- Power and light to garage with electrically operated garage doors
- Lighting to front and rear with external waterproof socket to rear patio area
- Rear gardens with fully laid lawn and patio
- External taps
- Close-board fencing to a height of 1.8 metres between properties, with access gate to each rear garden
- Paved road and driveway
- Solar bollard lighting to development road
- Landscaping in accordance with plans approved by the local authority.

** Choices are offered subject to stage of construction at the time of reservation, and available from Nicholas King Homes range.*





**We've been building homes
for over a quarter of a century**



06

Nicholas King Homes

Nicholas King Homes has over 25 years' experience in building homes.

At the heart of what we do are our customers. The service they receive from their initial enquiry to handing over the keys is seamless, professional and friendly – it's all in the detail.

We go beyond just the bricks and mortar – our friendly Client Liaison team are here to make sure moving into your new home is worry-free! Little extras are included as standard such as our handyman for half a day to help your new house feel like home.

Contact



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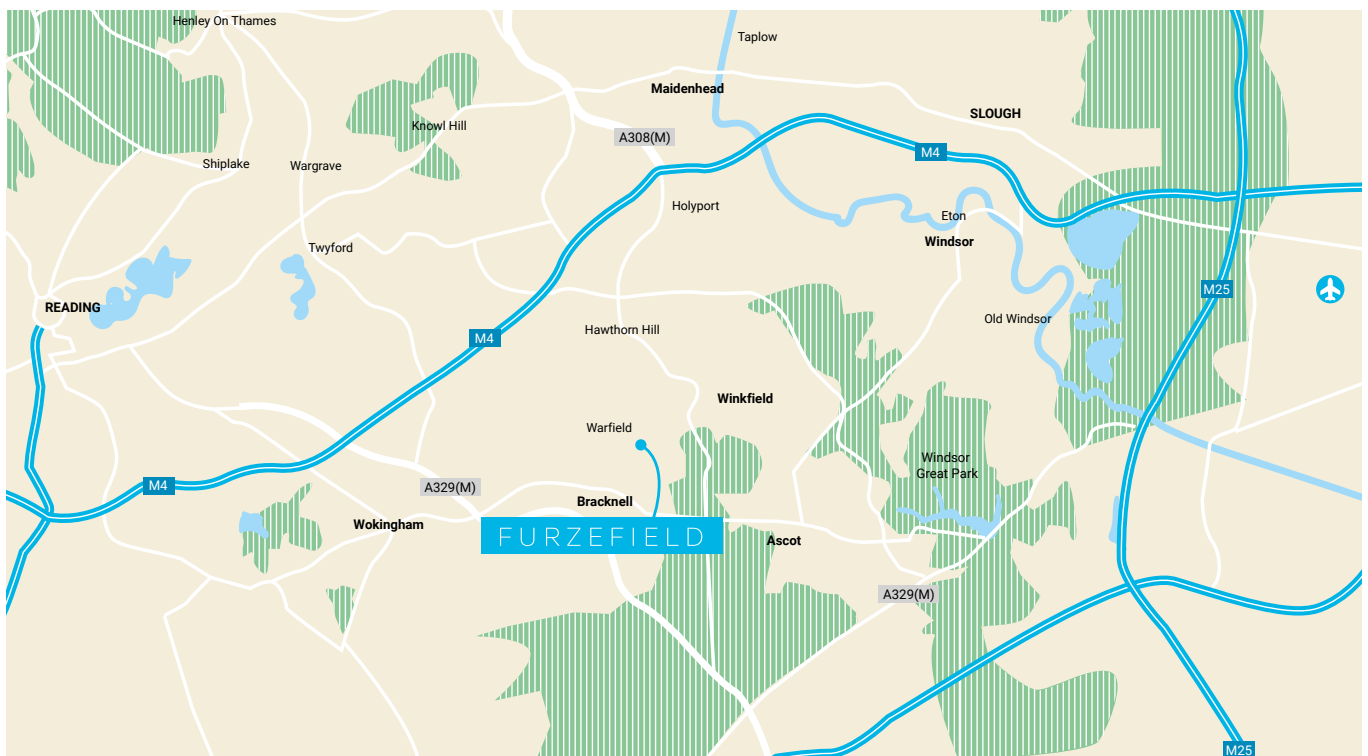
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