

ASTON MEAD
— WINDSOR —

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QUALITY CONSTRUCTION
CONTEMPORARY INTERIORS
BEAUTIFULLY FINISHED

Computer generated image



ASTON MEAD

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ASTON MEAD is our latest development of two adjoining properties in Windsor, just a short distance from the historic town centre.

The houses are designed, constructed and finished to our rigorous standards, by our team of trusted architects, builders and craftspeople and we offer the peace of mind of a ten year building warranty.

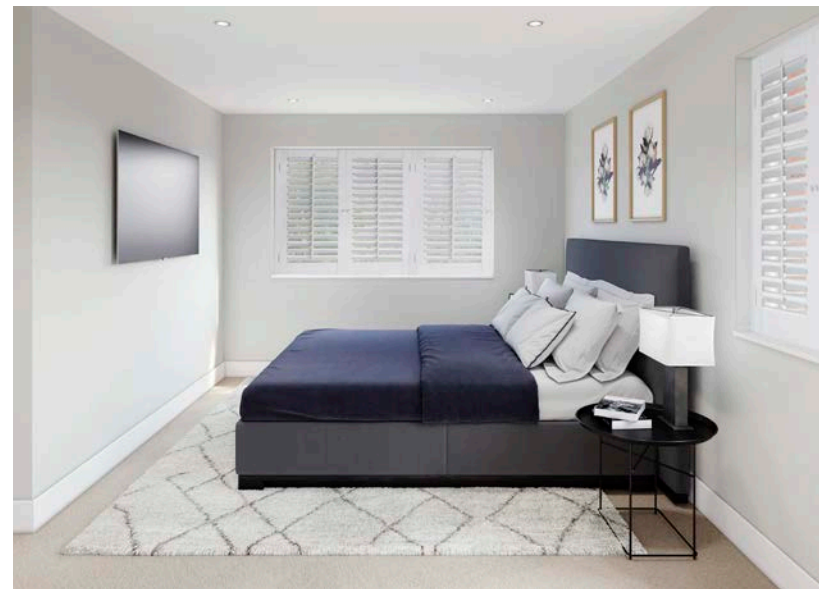
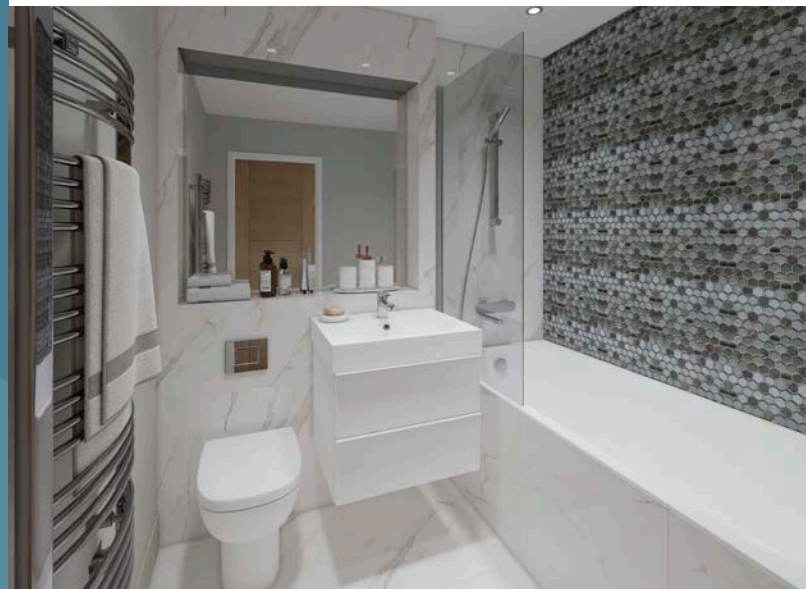
The attractive interior of each house features integrated kitchen appliances, bi-fold garden doors and an ensuite shower room. Contemporary grey windows and an attractive storm porch complete the look of the exterior.

We are a local developer based in Buckinghamshire with a reputation for the high quality of our homes.

ASTON MEAD

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IDEAL LOCATION
GENEROUS SPECIFICATION
STYLISH FEATURES



A ROYAL GEM ON YOUR DOORSTEP

ASTON MEAD is situated in an excellent location close to Windsor town centre, with everything you need nearby, for family life, work and leisure. The River Thames is just a few minutes' walk away, and there are plenty of local parks and green spaces, including Alexandra Park and of course the grounds of Windsor Castle.

This stylish pair of new houses sits in a quiet, mature area less ten minutes by bike or car from the town centre and station, and around 30 minutes from Paddington by train and 10 minutes from the M4.

We design and build our homes beautifully, to ensure that every detail is taken care of and every feature is installed with the utmost care. The contemporary styling of our kitchens and bathrooms includes extra touches such as quartz stone work surfaces and high quality brassware.

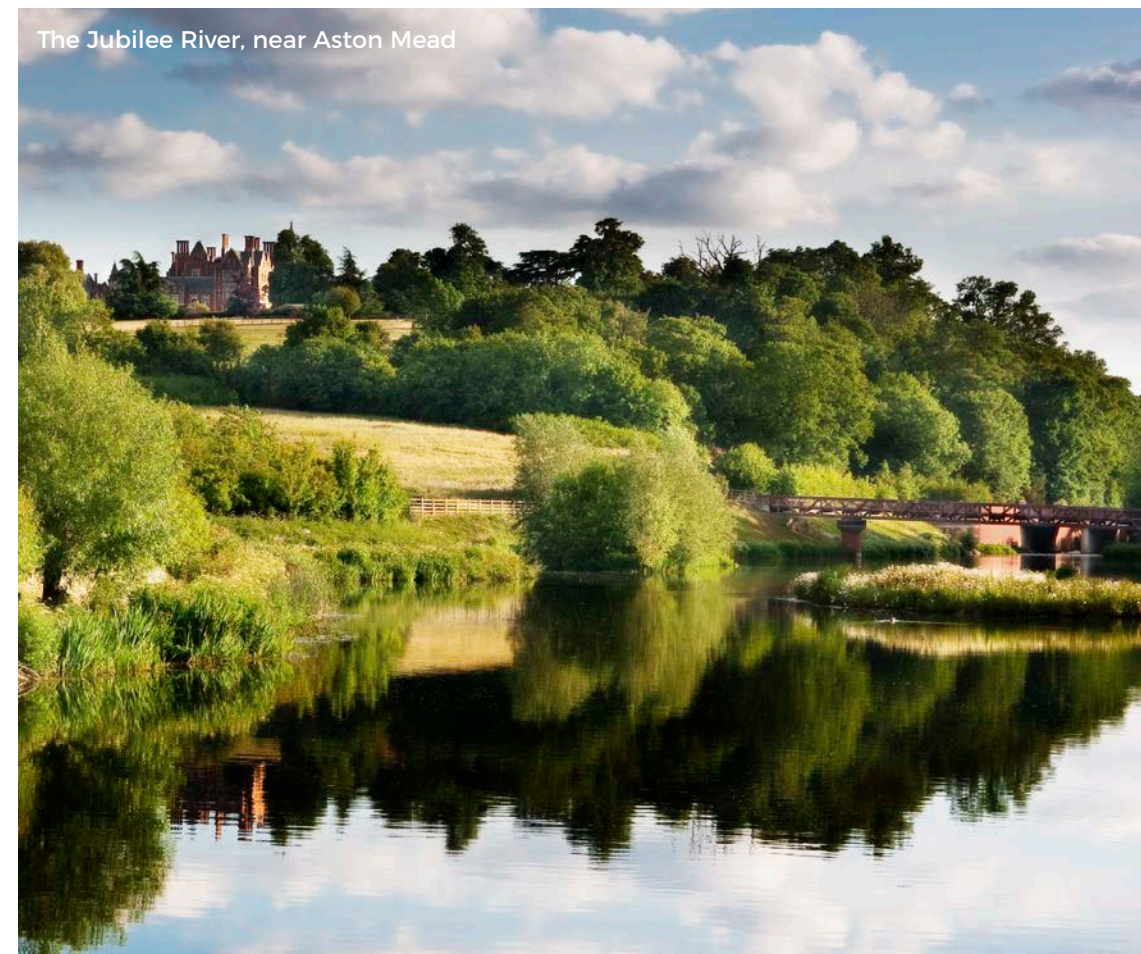
ASTON MEAD is a stylish place to call home in this well-located, attractive and historic town.



Windsor Castle



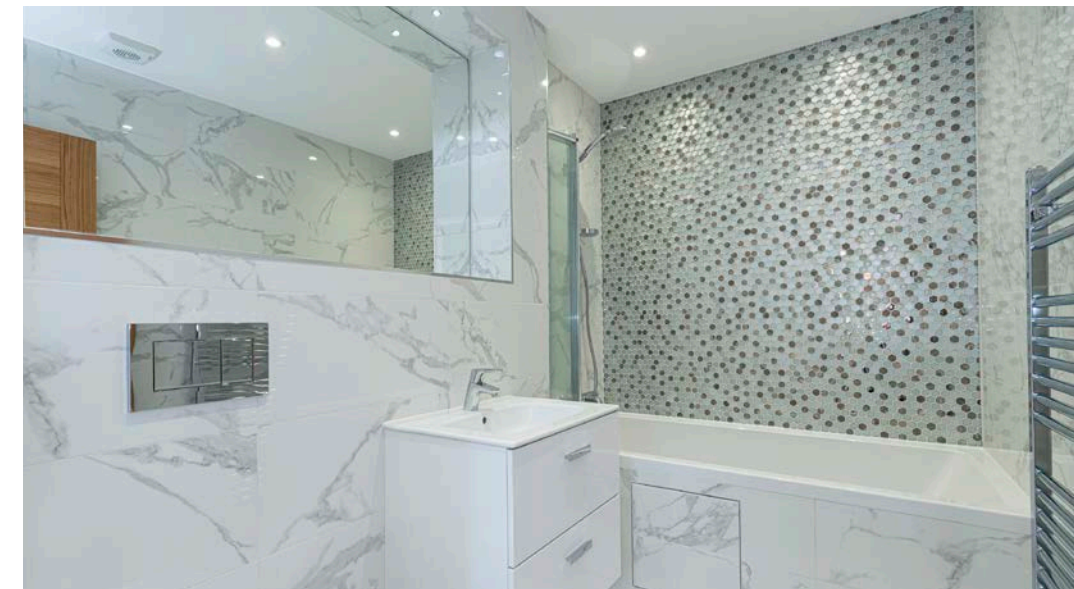
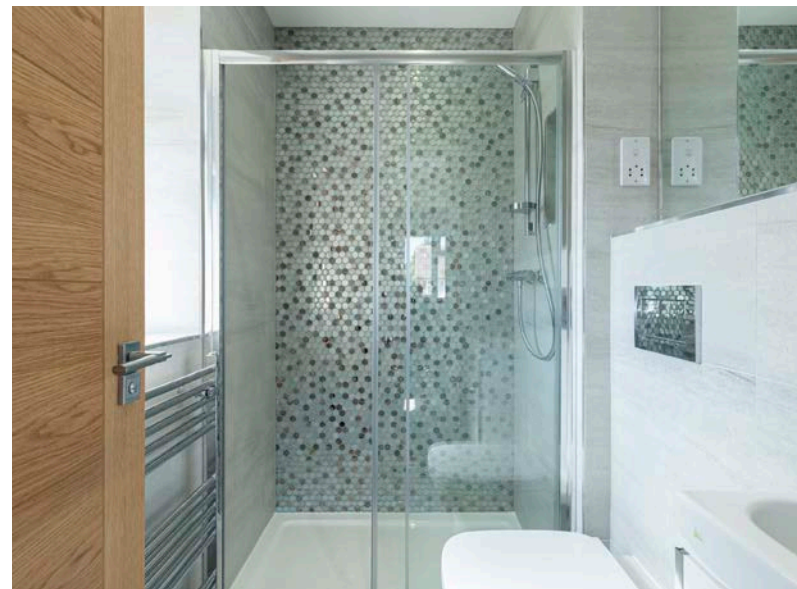
Windsor Town Centre



The Jubilee River, near Aston Mead

ASTON MEAD
- WINDSOR -

THIS PAGE: PLOT 2
OPPOSITE: PLOT 1



PLOT
ONE



⊖ DIMENSIONS - PLOT 1

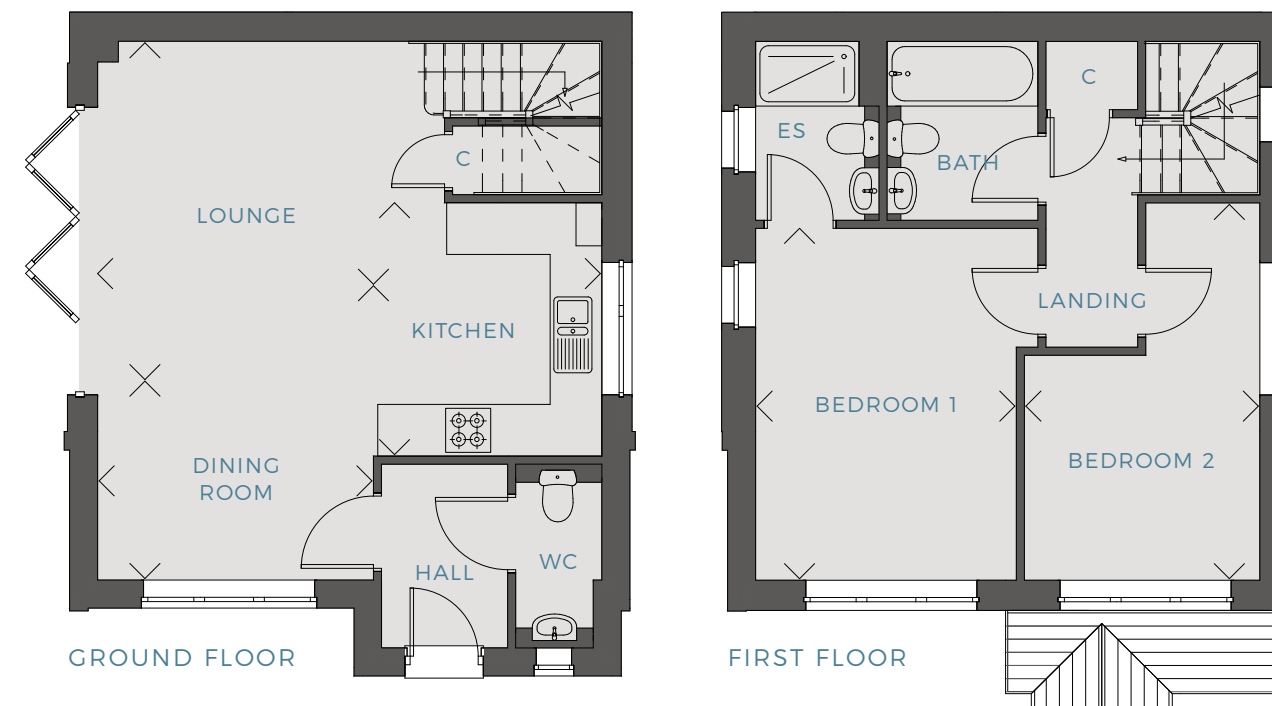
Lounge	4.85m x 3.23m	15' 11" x 10' 7"
Dining room	2.63m x 2.30m	8' 8" x 7' 7"
Kitchen	4.23m x 2.63m	13' 11" x 8' 8"
Master bedroom	3.63m x 3.25m	11' 11" x 10' 8"
Bedroom 2	4.28m x 2.58m	14' 0" x 8' 6"
Bedroom 3	3.97m x 2.18m	13' 0" x 7' 2"

⊕ INTERIOR DIMENSIONS - PLOT 2

Lounge	3.93m x 3.20m	12' 11" x 10' 6"
Dining room	3.20m x 2.33m	10' 6" x 7' 8"
Kitchen	2.94m x 2.65m	9' 8" x 8' 8"
Bedroom 1	4.08m x 3.03m	13' 5" x 9' 11"
Bedroom 2	4.38m x 2.73m	14' 4" x 9' 0"

- C Cupboard
- ES Ensuite
- WC Cloakroom

PLOT
TWO

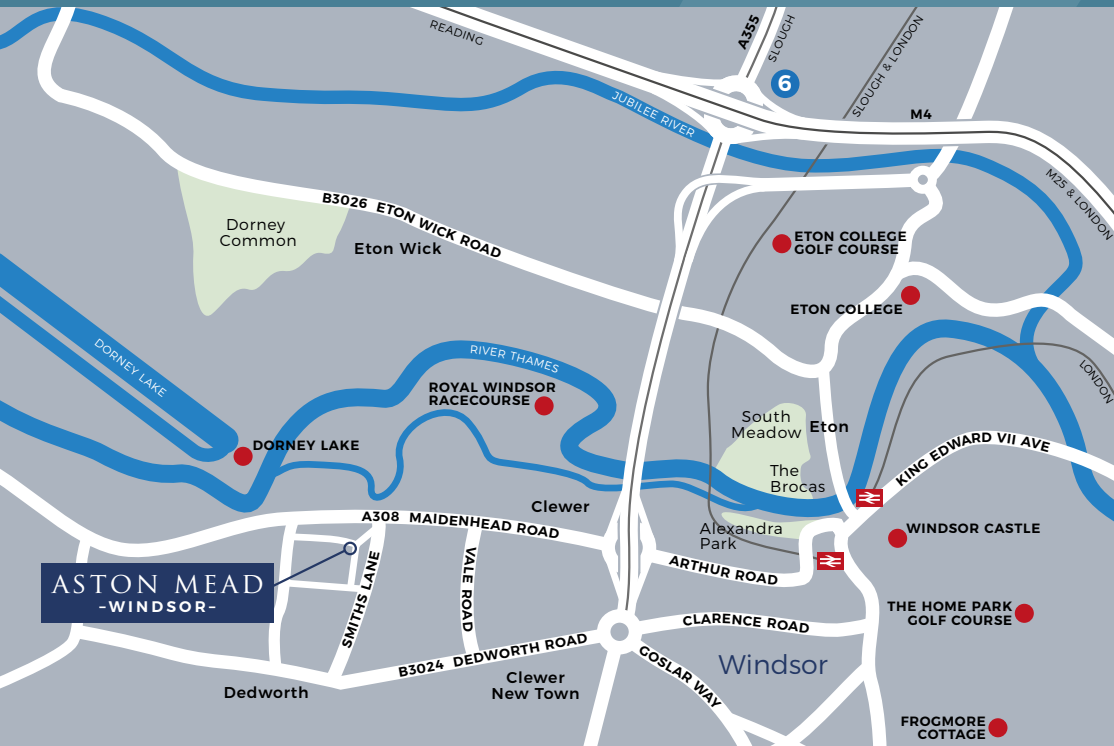


WELL CONNECTED

WINDSOR is ideally located for travel around the region and the country, close to the M4 and with frequent rail connections to Paddington and Bristol.

Windsor Central Station	1.75 miles	7 min
Windsor Riverside Station	2 miles	8 min
Windsor town centre	2 miles	8 min
M4 Junction 6	2.5 miles	10 min
Dorney Lake	6 miles	17 min
Heathrow Airport	11 miles	17 min
London Paddington		29 min

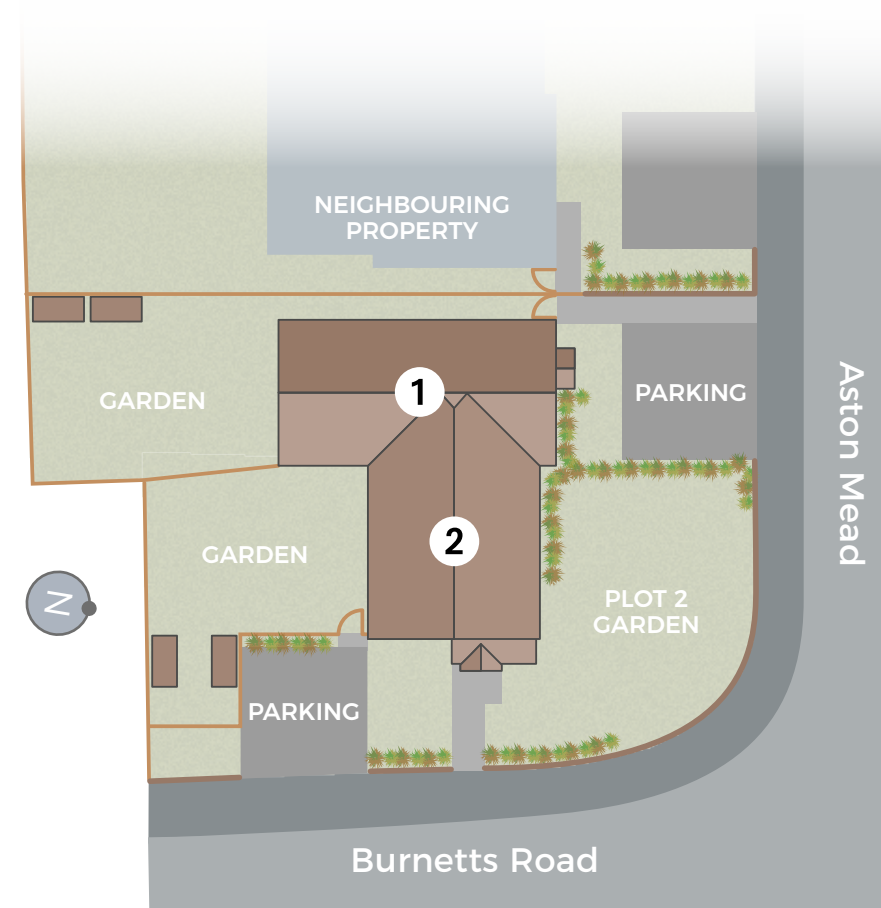
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SL4 5PW



TIMES ARE INDICATIVE AND MAY VARY AT BUSY TIMES. MAP IS NOT TO SCALE.

SITE LAYOUT

ASTON MEAD is located in a quiet neighbourhood less than two miles from Windsor town centre and close to the Thames and local parks. The new houses have been designed to blend with other housing in the area to ensure that they quickly look part of the neighbourhood.



SITE PLAN IS NOT TO SCALE AND IS INDICATIVE ONLY

SPECIFICATIONS

KITCHEN

- Fully fitted contemporary kitchen with quartz stone worktops and upstand
- Integrated Hotpoint appliances including induction hob, single electric oven, dishwasher, fridge/freezer and washing machine
- Externally ducted Hotpoint extractor
- Stainless steel 1½ bowl sink and contemporary chrome mixer tap
- Under-unit lighting

BATHROOM, ENSUITE & CLOAKROOM

- Porcelain wall and floor tiling
- Contemporary white Roca and Duravit sanitaryware including back-to-wall WC with concealed cistern
- Stylish brassware
- Heated chrome towel rail

HEATING

- Underfloor heating on ground floor with radiators on first floor
- Worcester Bosch combination boiler

ENTERTAINMENT & ELECTRICAL

- TV and USB charging points in lounge and all bedrooms
- BT point in lounge

INTERIOR FINISH

- Bespoke staircase with oak handrail, base rail and glass panelling
- 'Hampshire' oak finish internal doors with contemporary chrome and nickel lever-on-rose fittings; glazed door to lounge
- 'Loch Ness' UV rustic grade oiled oak engineered flooring throughout ground floor
- Nautilus grey carpet in bedrooms and on landing
- Walls painted in contemporary pale grey matt emulsion, with woodwork in brilliant white satinwood
- LED lighting throughout

EXTERIOR FINISH

- Wienerberger Cassandra red multi brickwork with white through-colour render to specified areas and Phalempin weathered red clay tiles
- Anthracite grey UPVC fascias and soffits
- Anthracite grey double glazed windows and external doors throughout
- Bi-fold doors in kitchen/dining room
- Turfed rear garden
- Patio area to rear and paths laid with Marshalls Sandstone paving
- Outside lighting and power points
- Outside tap



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For further details or to arrange a visit, please contact our selling agents

HORLER
Windsor's Premier Estate Agent

Windsor office
01753 621234



Backed by HM Government

The developer expressly reserves the right to amend or vary the specification without notice. Items detailed in literature or showhomes may not form part of the standard specification.

