



  
KINGS WAY  
FARNHAM COMMON  
BUCKINGHAMSHIRE







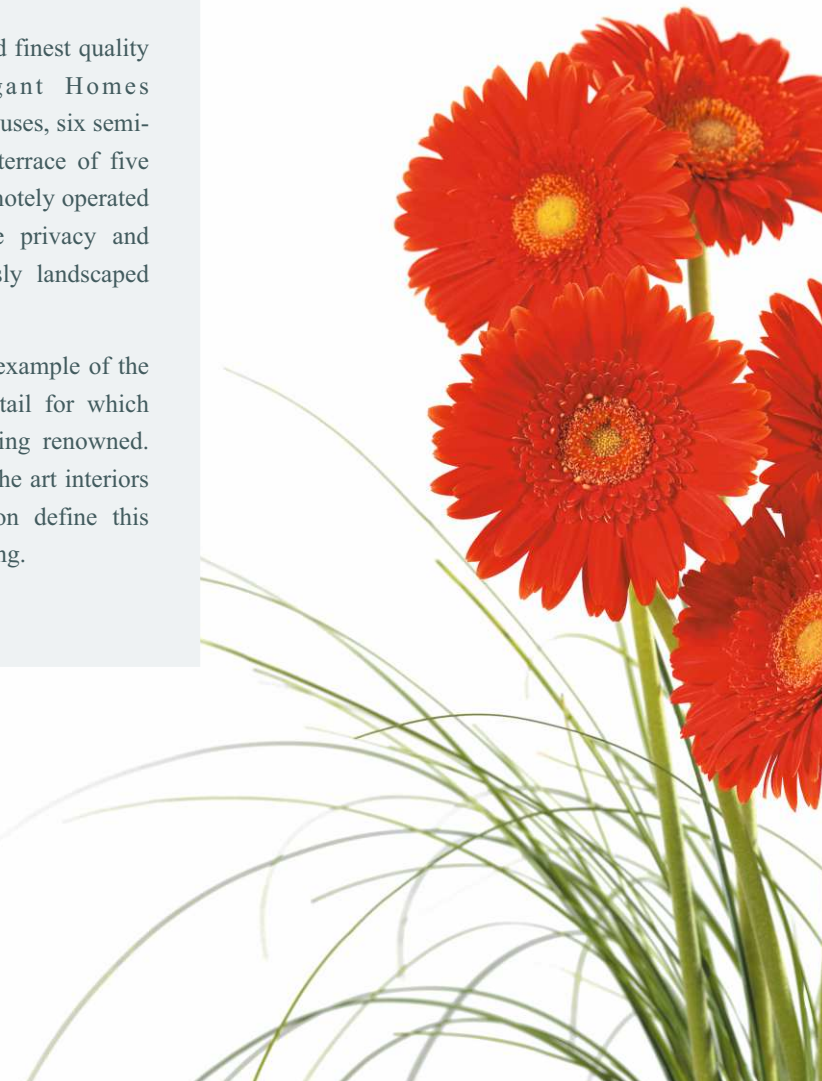


# KINGS WAY

FARNHAM COMMON  
BUCKINGHAMSHIRE

'Kings Way' is the latest and finest quality development by Elegant Homes comprising two detached houses, six semi-detached and a handsome terrace of five executive town houses. Remotely operated wrought iron gates ensure privacy and security in this meticulously landscaped development.

Kings Way is an excellent example of the design and attention to detail for which Elegant Homes are becoming renowned. Stylish elevations, state of the art interiors and a pleasing specification define this development as truly inspiring.









# KINGS WAY

FARNHAM COMMON  
BUCKINGHAMSHIRE

## FARNHAM COMMON

The Buckinghamshire village of Farnham Common is semi rural yet has a vibrant community. 'The Broadway' caters for everyday needs and evening entertainment with a selection of supermarkets, banks, restaurants, bars and boutiques.

The area offers excellent communications with access to M40 (J2) M25 and M4 Motorways and London Heathrow airport within approximately 30 minutes by road. Educational facilities for all ages are served by established state and private sector schools and for those who enjoy the outdoor life there are a host of recreational options and venues such as prestigious golf courses, country clubs and racing at ascot. Renowned cultural centres such as Windsor, Cliveden House and Burnham Beeches are all within easy access.



\*PLOT 3a designated for future development





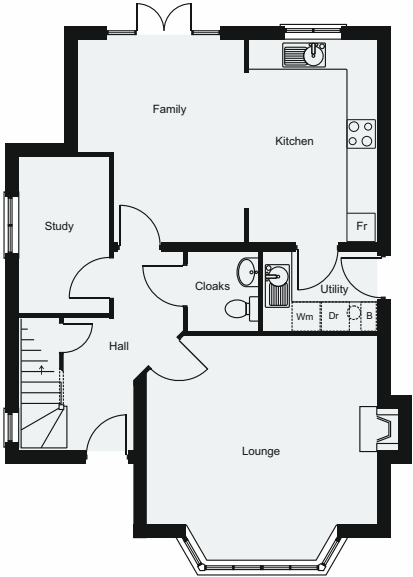




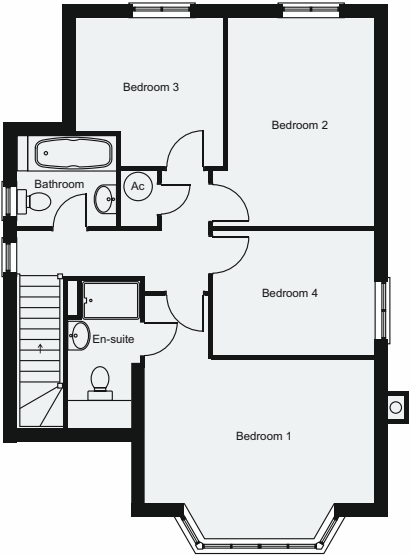
# LEXHAM HOUSE & ASH HOUSE

## Floor Areas

	Total 1,765 sq ft	Total 164 sq m
Kitchen	14'0" x 8' 8"	4275 x 2700
Family/dining	14'0" x 11'4"	4275 x 3500
Lounge (inc bay win)	26'6" x 15'52"	8118 x 4729
Study	10'8" x 6'2"	3305 x 1900
Master bed (inc bay win)	26'6" x 12'4"	8118 x 3779
Bedroom 2	14'4" x 11'1"	4390 x 3400
Bedroom 3	10'2" x 10'1"	3125 x 3100
Bedroom 4	11'1" x 8'5"	3400 x 2600



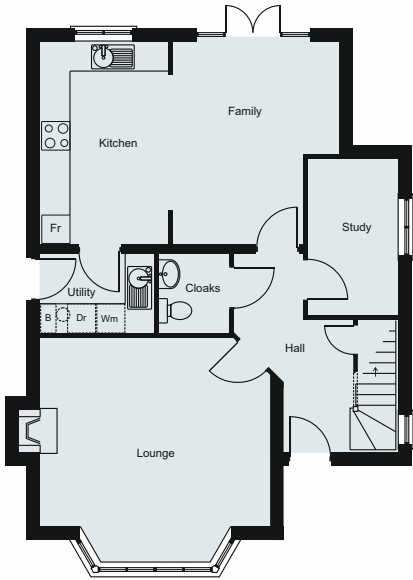
Lexham House Ground Floor



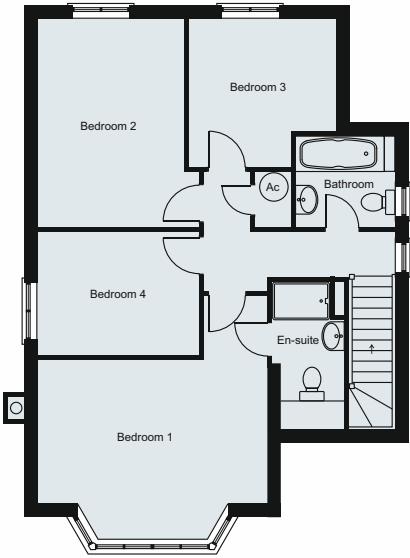
Lexham House First Floor



Floor plans shown are indicative only and the room dimensions are approximate.



Ash House Ground Floor



Ash House First Floor





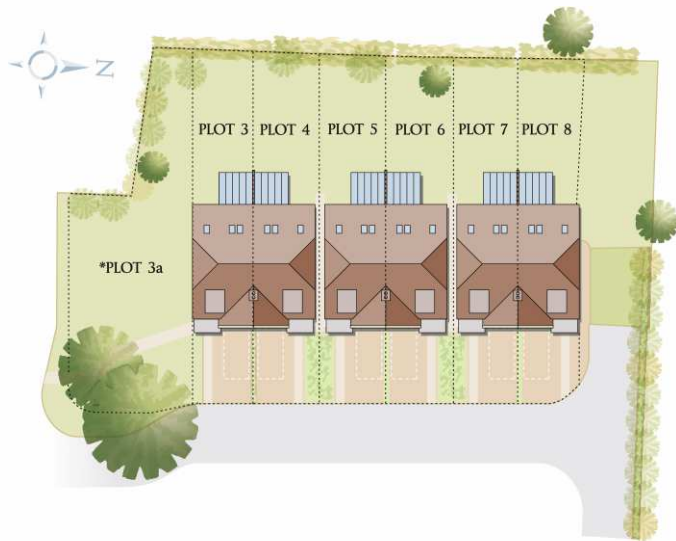


KINGS WAY MEWS

Floor Areas for Plots 3 to 8

	<sup>‡</sup> Total 2,185 sq ft	Total 203 sq m
Kitchen / Family	18'5" x 13'1"	5650 x 4000
Conservatory	10'5" x 10'5"	3205 x 3205
Lounge	16'6" x 10'8"	5075 x 3300
Master Bed	14'7" x 10'0"	4480 x 3050
Bedroom 2	14'6" x 12'1"	4450 x 3700
Bedroom 3	12'2" x 10'8"	3718 x 3300
Bedroom 4	13'1" x 8'2"	4000 x 2500
Garage	18'3" x 10'0"	5580 x 3070

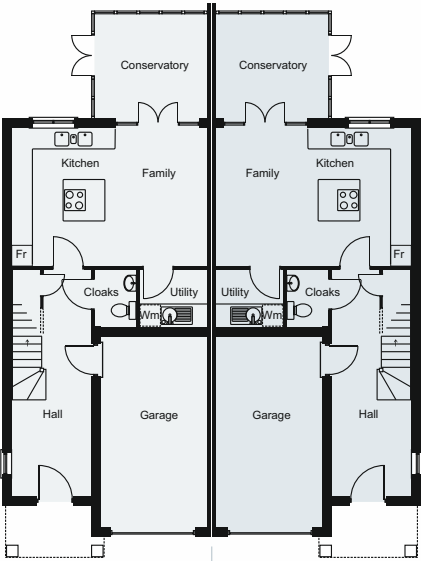
<sup>‡</sup>Excluding Garage



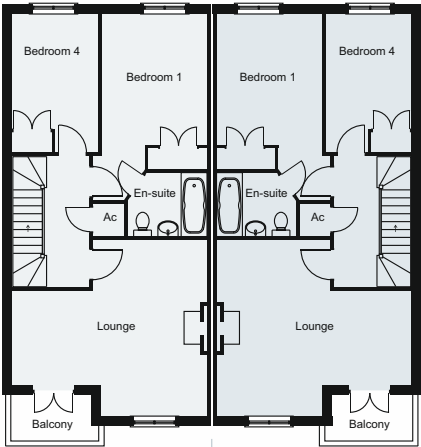
\*PLOT 3a designated for future development

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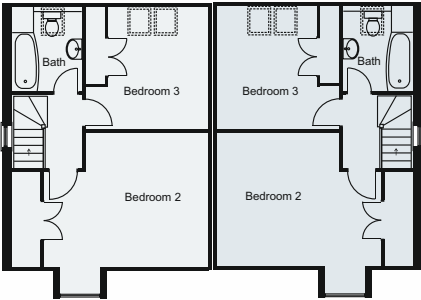
Plots 3 to 8  
Ground Floor



Plots 3 to 8  
First Floor



Plots 3 to 8  
Second Floor









# KINGS WAY MEWS

## Floor Areas for Plot 9

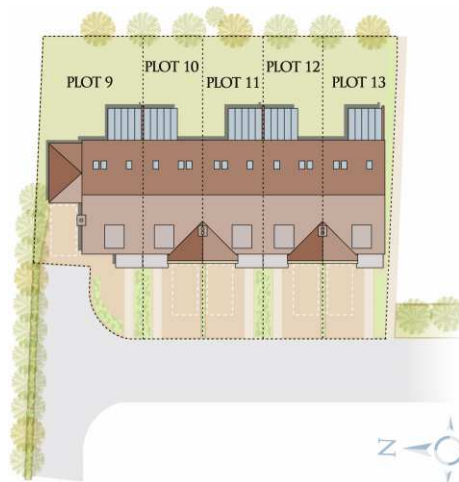
	<sup>‡</sup> Total 2,260 sq ft	Total 210 sq m
Kitchen / Family	18'5" x 13'1"	5650 x 4000
Conservatory	10'5" x 10'5"	3205 x 3205
Dining	15'6" x 10'6"	4755 x 3245
Lounge	18'5" x 13'7"	5650 x 4175
Master Bed	14'7" x 10'0"	4480 x 3050
Bedroom 2	14'6" x 12'1"	4450 x 3700
Bedroom 3	10'8" x 12'2"	3300 x 3718
Bedroom 4	13'1" x 8'2"	4000 x 2500
Garage	17'7" x 9'8"	5366 x 2944

<sup>‡</sup>Excluding Garage

## Floor Areas for Plots 10 to 13

	<sup>‡</sup> Total 2,088 sq ft	Total 194 sq m
Kitchen / Family	18'5" x 13'1"	5650 x 4000
Conservatory	10'5" x 10'5"	3205 x 3205
Lounge	16'6" x 10'8"	5075 x 3300
Master Bedroom	14'7" x 10'0"	4480 x 3050
Bedroom 2	14'6" x 12'1"	4450 x 3700
Bedroom 3	10'8" x 12'2"	3300 x 3718
Bedroom 2	13'1" x 8'2"	4000 x 2500
Garage	19'4" x 10'1"	5880 x 3070

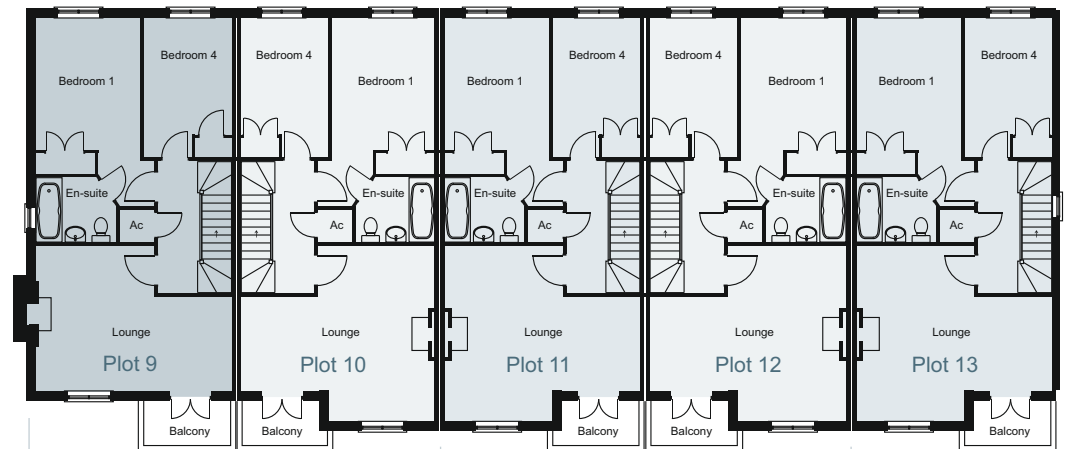
<sup>‡</sup>Excluding Garage



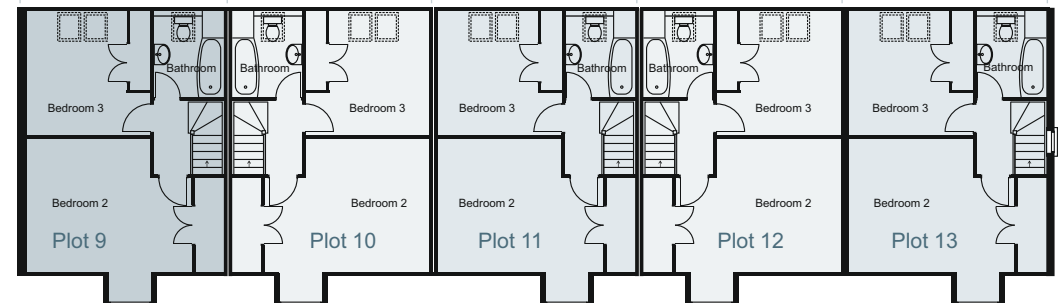
Ground Floor



First Floor



Second Floor



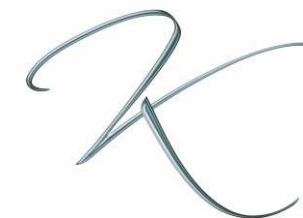
Floor plans shown are indicative only and the room dimensions are approximate.







## HOUSE SPECIFICATIONS



*Each home can be created in a number of styles to accommodate all tastes and requirements.*

### Kitchens

- A designer fully fitted kitchen
- Fitted with integrated brushed stainless steel oven, hob and extractor
- Fitted with integrated fridge freezer
- Wine cooler cabinet
- Fitted washer/dryer
- Dishwasher
- Stone Italiana worktops and upstands
- High quality ceramic flooring with underfloor heating
- Inset spot and pelmet lighting

### Bathrooms

- Luxury white Laufen suites
- Stylish fitted furniture to maximise on storage
- Modern mono-block taps
- Chrome fittings and towel rail
- Thermostatic Hansa shower
- Glass shower screen over bath
- Glass shower doors to ensuites
- Fully tiled shower areas
- High quality ceramic tiled floors
- Inset lighting

### Decorative finish

- Internal walls finished in soft neutral tones
- Smooth ceilings
- White/oak grained doors
- Seven inch skirting
- Chrome and brushed steel hardware
- throughout

### Lighting/power and security

- Electric gates to driveway of development
- Property is fully wired for alarm system
- Mains powered smoke alarm
- Property is pre-wired for speakers in kitchen, lounge, study and master bedroom (please ask for further details)
- Property is pre-wired for both plasma screens above fireplaces or in the traditional position in alcove (please ask for further details)
- Security lighting to front and rear
- 5 amp sockets
- Low voltage lights

### Heating and Plumbing

- Full gas central heating to radiators via combination boiler
- Under floor heating

### Conservatories

Quality materials and latest manufacturing processes combined with skilled craftsmanship result in a high quality finish which can be enjoyed throughout the year.

### Double Glazing

Properties are fitted with cutting edge Rehau double glazing system with chrome satin hardware.

### External

The development offers lawned areas to front and patio doors leading to fully enclosed landscaped gardens to rear with natural stone patio area. Each home has its own allocated parking.

### NHBC Guarantee

The National House Building Council (NHBC) will independently survey each house during the course of construction and upon satisfactory completion will issue their NHBC build mark 10 year warranty.









# APARTMENTS CARNEGIE COURT

## Floor Areas

<b>Apt. 1</b>	<b>Total 786 sq ft</b>	<b>Total 73 sq m</b>
Lounge / kitchen	24'5" x 11'4"	7477 x 3475
Bedroom 1	12'2" x 10'1"	3722 x 3100
Bedroom 2	11'9" x 7'9"	3646 x 2422

<b>Apt. 2</b>	<b>Total 786 sq ft</b>	<b>Total 73 sq m</b>
Lounge / kitchen	24'5" x 11'4"	7477 x 3475
Bedroom 1	11'8" 10'1"	3610 x 3100
Bedroom 2	11'9" x 7'9"	3646 x 2422

<b>Apt. 3</b>	<b>Total 743 sq ft</b>	<b>Total 69 sq m</b>
Lounge / kitchen	17'5" x 11'4"	5356 x 3488
Bedroom 1	11'8" x 10'1"	3610 x 3100
Bedroom 2	11'9" x 7'9"	3646 x 2408

<b>Apt. 4</b>	<b>Total 743 sq ft</b>	<b>Total 69 sq m</b>
Lounge / kitchen	17'5" x 11'4"	5356 x 3488
Bedroom 1	12'2" x 10'1"	3722 x 3100
Bedroom 2	11'9" x 7'9"	3646 x 2408

<b>Apt. 5</b>	<b>Total 657 sq ft</b>	<b>Total 61 sq m</b>
Lounge / kitchen	20'0" x 11'4"	6112 x 3500
Bedroom 1	12'2" x 10'1"	3722 x 3100
Bedroom 2	8'7" x 8'0"	2680 x 2446

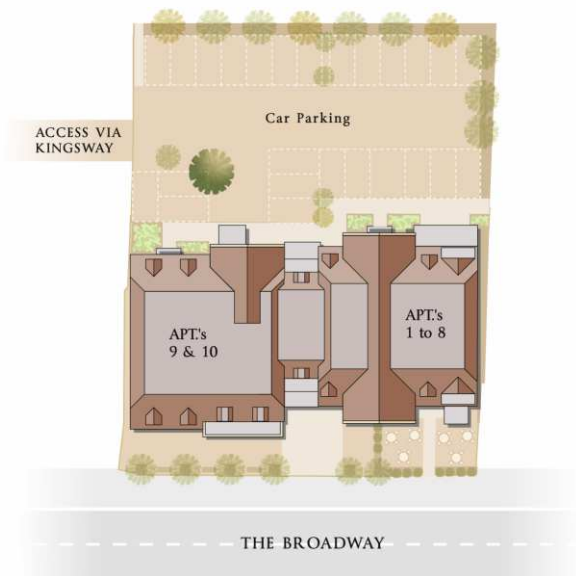
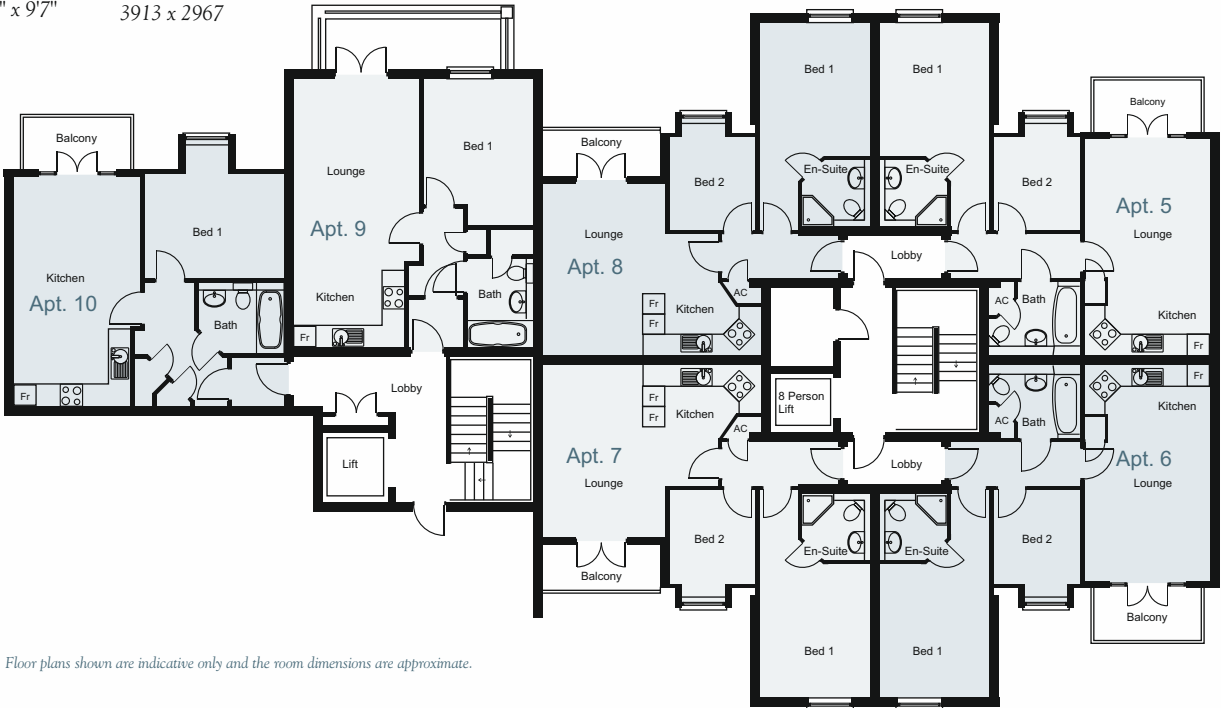
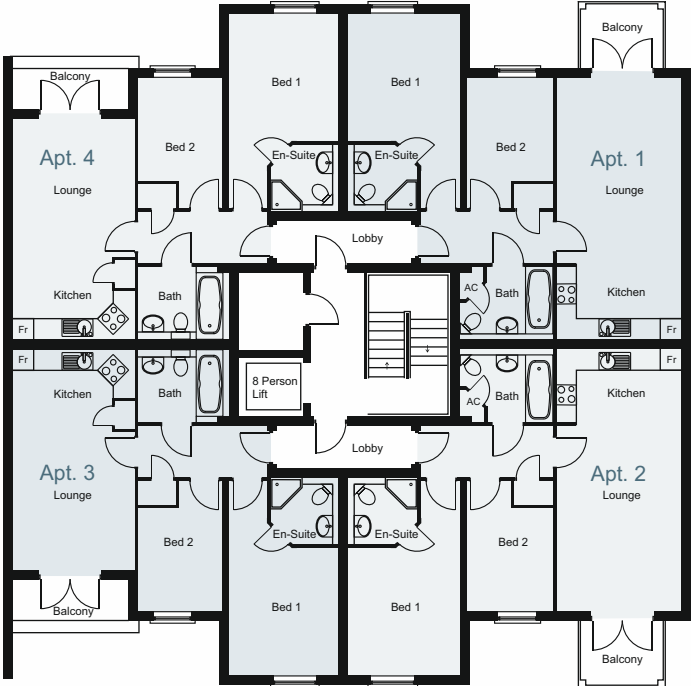
<b>Apt. 6</b>	<b>Total 657 sq ft</b>	<b>Total 61 sq m</b>
Lounge / kitchen	20'0" x 11'4"	6112 x 3500
Bedroom 1	11'8" x 10'1"	3610 x 3100
Bedroom 2	8'7" x 8'0"	2680 x 2446

<b>Apt. 7</b>	<b>Total 624 sq ft</b>	<b>Total 58 sq m</b>
Lounge / kitchen	20'3" x 16' 0"	6190 x 4900
Bedroom 1	11'8" x 10'1"	3610 x 3100
Bedroom 2	8'7" x 8'0"	2680 x 2446

<b>Apt. 8</b>	<b>Total 624 sq ft</b>	<b>Total 58 sq m</b>
Lounge / kitchen	20'3" x 16'0"	6190 x 4900
Bedroom 1	12'2" x 10'1"	3722 x 3100
Bedroom 2	8'7" x 8'0"	2680 x 2446

<b>Apt. 9</b>	<b>Total 592 sq ft</b>	<b>Total 55 sq m</b>
Lounge / kitchen	24'8" x 11'5"	7559 x 3530
Bedroom 1	13'5" x 10'2"	4119 x 3125

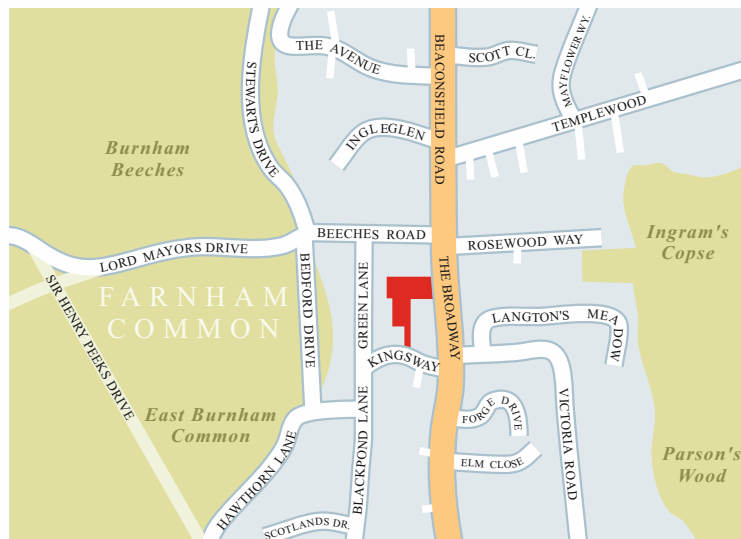
<b>Apt. 10</b>	<b>Total 570 sq ft</b>	<b>Total 53 sq m</b>
Lounge / kitchen	21'2" x 11'5"	6474 x 3532
Bedroom 1	12'8" x 9'7"	3913 x 2967



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## LOCATION



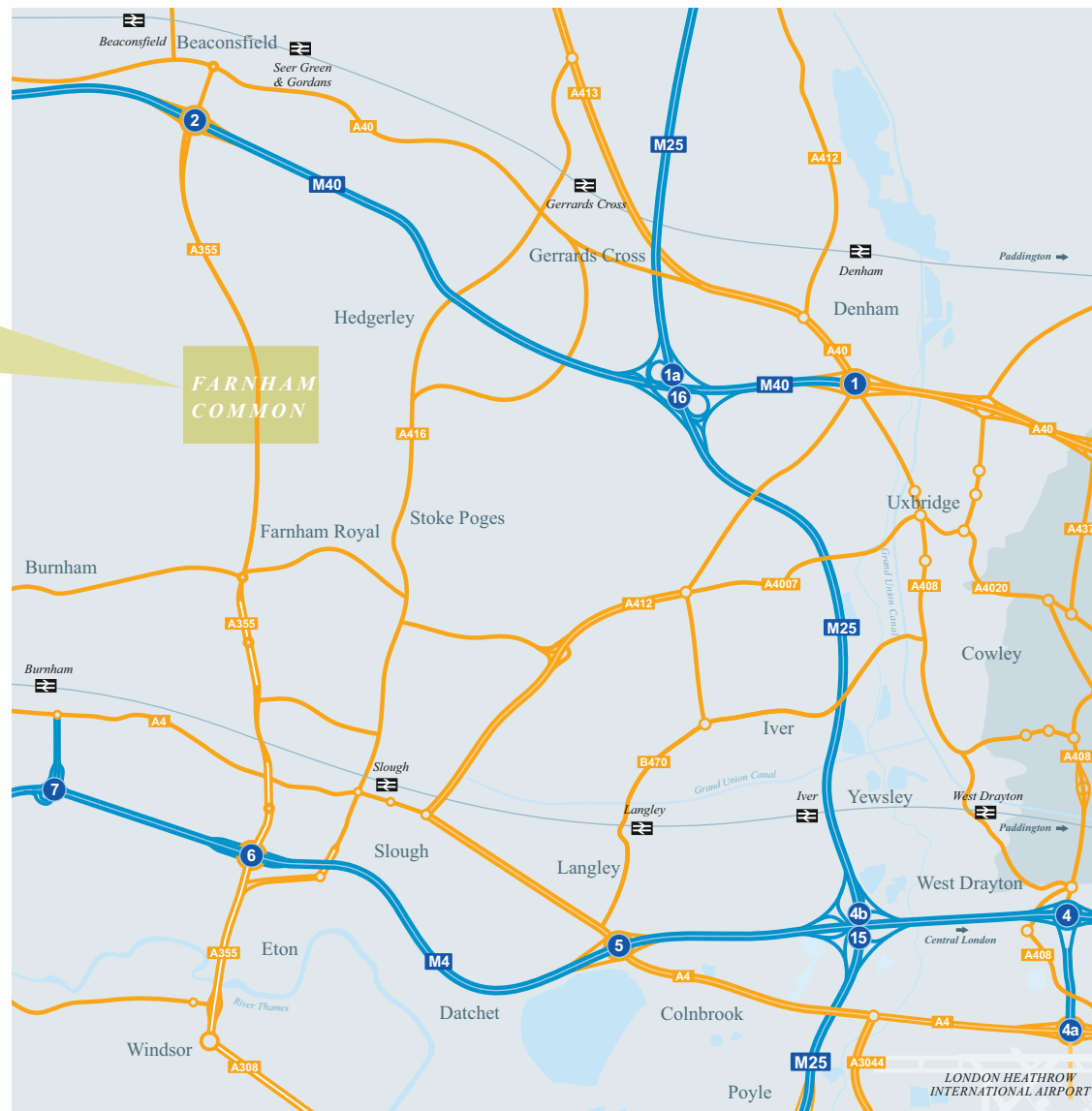
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M40 Junction 2	2.8 miles (4.5 km)
M25 Junction 6	3.9 miles (6.2 km)
Burnham Railway Station	2.5 miles (4.0 km)
Uxbridge Tube Station	6 miles (9.6 km)
Heathrow Airport	9 miles (14.5 km)



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