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WITCHFORD GATE
BRAY, MAIDENHEAD
BERKSHIRE



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LOCATION

Witchford Gate is located a short drive from the tranquil setting of Bray. A well known idyllic English village with a three mile frontage on the River Thames, just south west of the hustling and bustling town of Maidenhead.

There are many delightful walks and there are a number of famous, award winning eating establishments found in the village. Bray is in close proximity to the M4 and M25 providing excellent transport links for commuting to London, Windsor, Maidenhead or Reading. The village is located only 20 minutes from Heathrow; and Maidenhead train station provides a fast rail link into London Paddington.

The village has a wealth of character with properties to suit all tastes and requirements. With its unspoilt riverside scenery and excellent hotels and restaurants, this royal borough has become a very popular place to live.



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WITCHFORD GATE

THE DEVELOPMENT

Witchford Gate comprises of three detached houses, eleven townhouses and 16 apartments.

The development offers a lifestyle for everyone. Each home is thoughtfully planned with your everyday needs in mind.

Specially selected materials are then combined with contemporary simplicity, high quality and a practical finish, which ensures the development blends uniquely with you and its own surroundings.



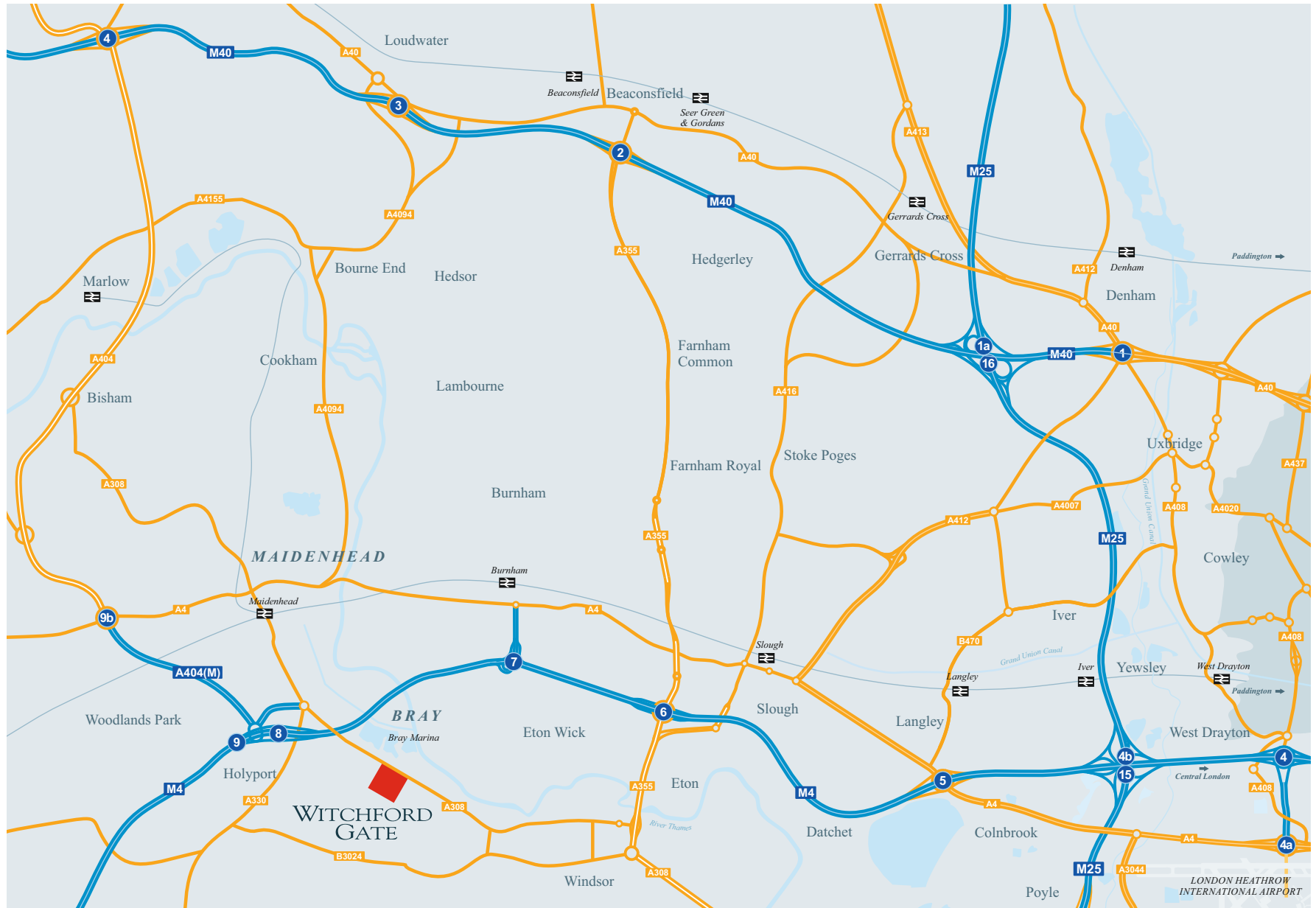
WITCHFORD GATE

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M4 Junction 8	1.8 miles (2.8 km)
M25 Junction 15	12.3 miles (19.6 km)
M40 Junction 4	11.7 miles (18.7 km)
Maidenhead Railway Station	2.3 miles (3.6 km)
Heathrow Airport	15.4 miles (24.6 km)



Witchford Gate is a marketing name only and the official postal address will be made available before exchange of contracts.

The information contained in this brochure has been prepared for guidance only and should not be relied upon for any purpose. The brochure is prepared only for the purpose of assisting prospective purchasers in deciding whether to view the property. All sizes are approximate and should not be relied on for the purpose of ordering carpets. Layouts of kitchens and bathrooms shown in the brochure are not to be relied upon and on request we will endeavour to supply specific plans. Details should not be relied on as statements or representations of fact and they do not constitute any part of a contract. Services, fittings and equipment have not been checked by ourselves and no warranty is given. As the properties may be sold prior to completion of works, we warn prospective buyers that details contained in this brochure may be subject to change. We will endeavour to advise of any changes in specification and layout etc at the earliest possible convenience. Tenure & service charge - we understand that the purchasers will be responsible for the cost and maintenance of the common parts and electric gates. Further details are available on request. We are advised that the tenure of the houses be freehold and the tenure of the apartments be leasehold. A reservation fee of £5000 (five thousand pounds) for the houses and £2000 (two thousand pounds) for the apartments will be required to reserve the plot of your choice. Purchasers will be required to exchange contracts within 28 days from the receipt of legal documentation. The deposit will be subject to contract and its status defined in the receipt. Viewing - there is no access to the property without authorisation as building works may be in progress. Viewing must be accompanied and arranged via the sales office. Information contained in this brochure is believed to be correct at time of going to print.

Windsor Lodge

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WITCHFORD GATE



Plots 21 and 25

Room	Length	Width
Kitchen/Living room	5.2 m	4.2 m
Master Bedroom	3.5 m	3.1 m
Bedroom 2	3.5 m	2.7 m

Plots 22 and 26

Room	Length	Width
Kitchen/Living room	6.9 m	4.5 m
Master Bedroom	5.6 m	3.0 m
Bedroom 2	3.2 m	2.7 m

Plots 23 and 27

Room	Length	Width
Kitchen/Living room	7.7 m	3.6 m
Master Bedroom	5.1 m	3.1 m
Bedroom 2	3.3 m	2.9 m

Plots 24 and 28

Room	Length	Width
Kitchen/Living room	8.9 m	3.9 m
Master Bedroom	4.8 m	3.8 m
Bedroom 2	4.3 m	2.7 m

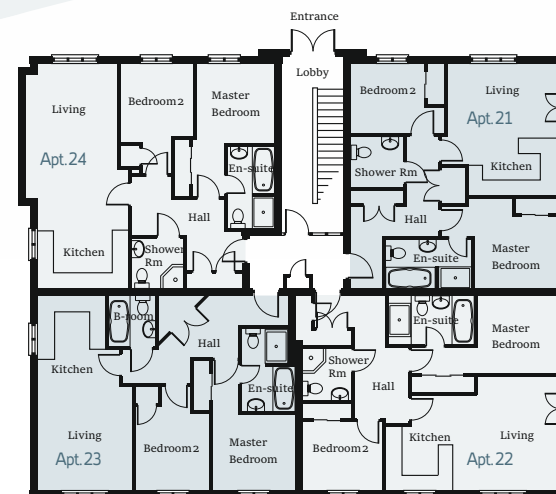
Plot 29

Room	Length	Width
Kitchen	3.6 m	3.0 m
Living room	5.7 m	5.4 m
Master Bedroom	4.8 m	3.8 m
Bedroom 2	3.2 m	3.0 m

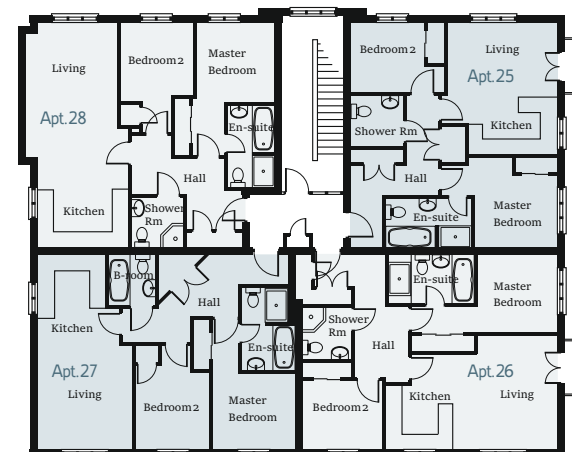
Plot 30

Room	Length	Width
Kitchen	2.8 m	2.4 m
Living room	7.6 m	3.9 m
Master Bedroom	4.9 m	3.9 m
Bedroom 2	3.8 m	3.4 m
Utility	2.5 m	2.2 m

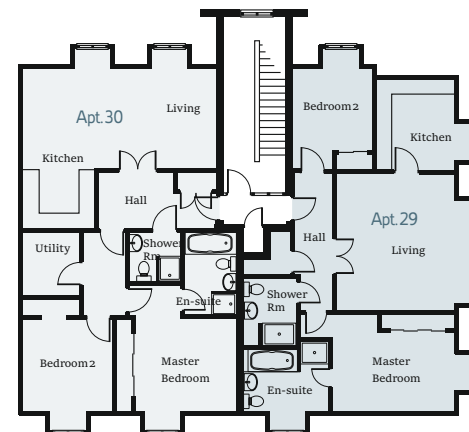
Floor plans shown are indicative only and the room dimensions are approximate.



Ground Floor



First Floor



Second Floor