

Highlands

ANDOVER ROAD, NEWBURY

Eight superb houses designed and built by Thames Vale Homes





Set on the southern side of Newbury

Highlands



Thames Vale Homes is established as a leading developer of new homes.

We specialise in building in sensitive locations where design and quality are the prime considerations. We do not build standard house types and often create new designs for each development, which combine the charm and styles of traditional homes with carefully chosen materials.

This approach to development creates the individuality which is so attractive to our purchasers. Meticulous attention to detail both inside and out, is supported by our guidance throughout the construction and purchase process to make sure your new home is personal to you.



Donnington Castle near Newbury

Built with traditional skills and materials

Highlands

Highlands is a development of just eight large houses, set in the mature grounds of a former nursing home on the southern side of Newbury. It is within one mile of the town centre, so walking to the shops, restaurants and pubs is a healthy option.

The location of Highlands provides quick access by road onto the A34 and M4. Newbury rail station, on the main West Country line, offers a regular service to and from London Paddington. Heathrow Airport is only 50 miles away via the M4.

Newbury is the principle town of West Berkshire and has an excellent range of facilities including its famous racecourse. Apart from the wide variety of shops, there is a choice of many sporting activities from health and golf clubs to fishing on the River Kennet. For entertainment, the town has its own theatre and many excellent restaurants, bistros and pubs located both in the town and surrounding villages.

West Berkshire is covered by a large Area of Outstanding Natural Beauty where there are many walks to experience, including the famous Wayfarers Walk which offers spectacular countryside views.

Views from Wayfarers Walk are far reaching over the surrounding countryside





The four bedroom town houses

The design has been inspired by the large traditional Victorian town houses which incorporate a large room on the second floor. Walking through the front door, the hall provides access to the principle ground floor rooms and first floor. Double doors with bevelled glass lead through to the dining room and the elegant drawing room with open fireplace. French doors lead to the rear terrace and garden.

The kitchen/breakfast room has a triple sided bay window and glass roof extending into the garden, ideal for family meals. The utility room leads to a single garage and the garden.

The master bedroom has an en-suite with bath and separate shower. Three further bedrooms have built-in wardrobes. The family bathroom has a bath and a separate shower.

The second floor consists of a large flexi room with Velux windows for you to adapt to fit in with your lifestyle. It could be used as a home entertainment room, study, playroom for the children or simply as a guest room - the possibilities are endless. This room also has an en-suite which includes a bath and separate shower and provides access to a storage area.



Easy access to the town and open countryside

The five bedroom detached houses

There are two period styles to choose from, with plots 5, 6 and 8 adopting features found in many Berkshire village houses, while plot 7 has features which would have been seen on properties on the outskirts of larger towns at the turn of the 20th Century.

The central hallway gives access to all main rooms on the ground floor and staircase leading to the landing and bedrooms. The rooms have been carefully planned to allow practical family living; double doors with bevelled glass provide an elegant entrance to the drawing room with its open fireplace and French doors overlooking the garden. Guests can be ushered through the matching doors from the drawing room to the dining room. The large and well fitted kitchen will accommodate a breakfast table and a door leads through to the family room, which in turn leads out into the garden. The utility room has doors leading into the garden and into the double garage. On Plot 7 the double garage is detached.

Upstairs, the five well proportioned bedrooms have been thoughtfully planned and each has built-in wardrobes. The master bedroom has the benefit of an en-suite bathroom with bath and separate shower. The guest bedroom has an en-suite shower room. The family bathroom also features bath and separate shower. Plots 5, 6 and 8 have an open traditional loft for extra storage space.



Above: The Kennet and Avon Canal passes through Newbury and through much of the West Berkshire countryside

Below: Newbury's town market

The Hurstbourne plots 1 to 4

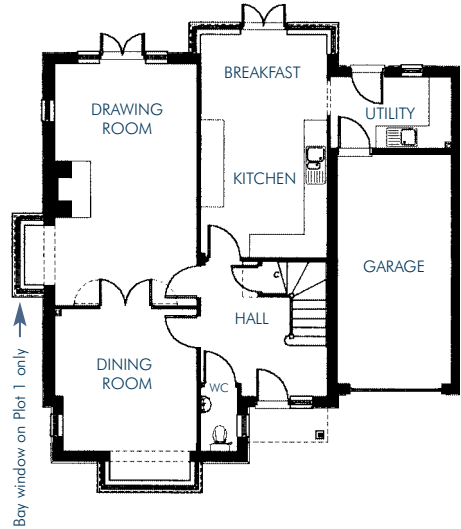


Dining room with bay window, drawing room, kitchen/breakfast room with triple sided bay window, utility room with access to single garage and garden. Master bedroom with en-suite, three further bedrooms and family bathroom. Large flexi room on second floor with en-suite and storage. The drawing room of Plot 1 also features a bay window.



FRONT OF PROPERTY

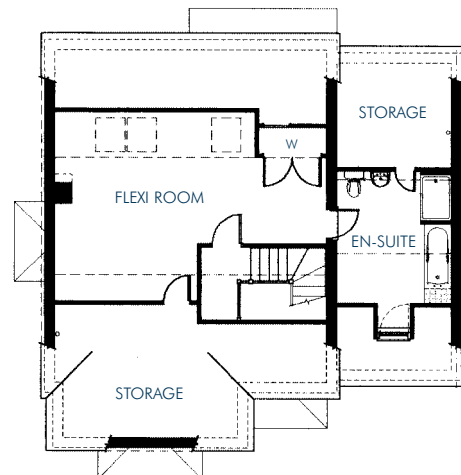
GROUND FLOOR



FIRST FLOOR



FLEXI ROOM



ROOM DIMENSIONS

Kitchen/Breakfast	19' 4" x 10' 11"	5.89m x 3.32m
Utility Room	10' 6" x 6' 2"	3.20m x 1.88m
Drawing Room	21' x 12' 5"	6.39m x 3.78m
Dining Room	14' 11" x 12' 5"	4.54m* x 3.75m *into bay window
Bedroom 1	16' 9" x 12' 6"	5.10m x 3.80m
Bedroom 2	17' 1" x 10' 6"	5.20m x 3.20m
Bedroom 3	13' x 10' 10"	3.95m x 3.30m
Bedroom 4	10' 1" x 9' 2"	3.07m x 2.80m
Flexi Room	23' 8" x 11' 4"	7.20m x 3.46m max.

The Walbury LOTS 5, 6 AND 8

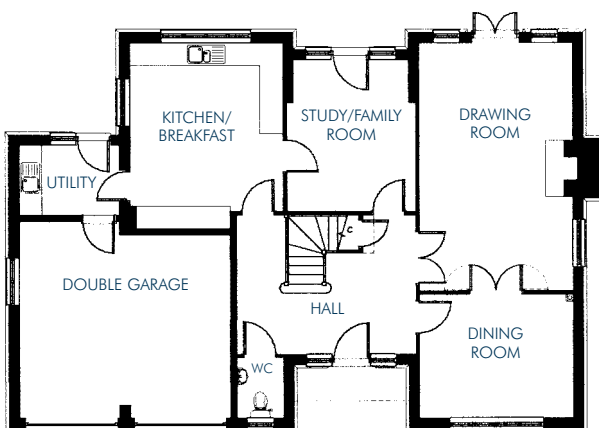


Drawing room, dining room, kitchen/breakfast room, study/family room, utility room with access to double garage and garden. Master bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and family bathroom. A traditional loft is provided for extra storage space.



FRONT OF PROPERTY

GROUND FLOOR



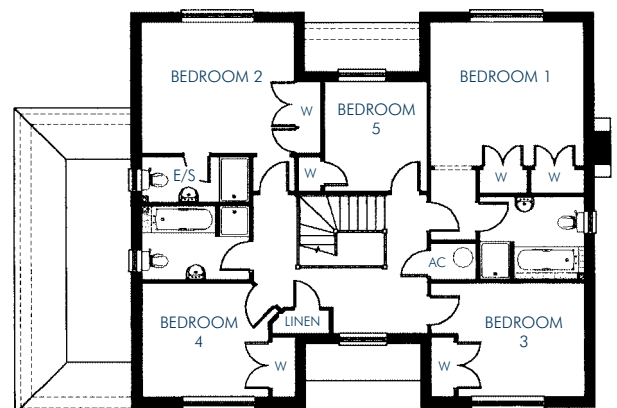
GROUND FLOOR ROOM DIMENSIONS

Kitchen/Breakfast	16' 1" x 13' 3"	4.90m x 4.05m
Utility Room	8' 9" x 6' 1"	2.66m x 1.85m
Study/Family Room	13' 2" x 11' 2"	4.00m x 3.40m
Drawing Room	21' 6" x 13' 3"	6.55m x 4.05m
Dining Room	13' 3" x 10' 8"	4.05m x 3.25m

FIRST FLOOR ROOM DIMENSIONS

Bedroom 1	13' 3" x 12' 6"	4.05m x 3.80m
Bedroom 2	13' 3" x 11' 4"	4.05m x 3.45m
Bedroom 3	11' x 9' 10"	3.35m x 3.00m
Bedroom 4	11' x 9' 10"	3.35m x 3.00m
Bedroom 5	9' 5" x 8' 10"	2.87m x 2.69m

FIRST FLOOR



The Vernham PLOT 7

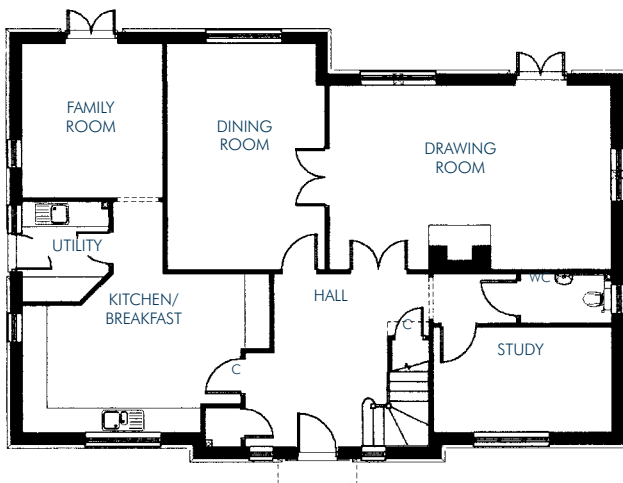


Drawing room, dining room, kitchen/breakfast room, family room, study, utility room. Detached double garage with one electronically operated door. Electronically operated entrance gates. Master bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and family bathroom. The property features a slate roof.



FRONT OF PROPERTY

GROUND FLOOR



GROUND FLOOR ROOM DIMENSIONS

Kitchen/Breakfast	19' 6" x 12' 7"	5.95m x 3.82m max.
Family Room	12' 1" x 11' 1"	3.68m x 3.38m
Study	14' 1" x 8' 3"	4.29m x 2.51m
Drawing Room	22' 3" x 14' 5"	6.78m x 4.40m
Dining Room	17' 9" x 11' 10"	5.41m x 3.60m

FIRST FLOOR ROOM DIMENSIONS

Bedroom 1	15' 1" x 14' 5"	4.59m x 4.40m
Bedroom 2	13' 1" x 12' 1"	3.99m x 3.69m
Bedroom 3	14' 1" x 11' 9"	4.29m x 3.57m
Bedroom 4	9' 3" x 9' 2"	2.81m x 2.79m
Bedroom 5	12' 6" x 9' 10"	3.81m x 3.00m

FIRST FLOOR



A Specification of the highest standard

STRUCTURE

The houses will be built of brick with tiled roofs, except plot 7 which has a real slate roof. The first floors to the detached houses are of a concrete construction to provide increased floor stability and reduced transmission of noise, while the first floor in plots 1 to 4 have a timber "silent floor" construction. Internal walls will either be of a block construction or a stud partition, both with a plaster finish, and all ceilings will have a smooth plaster finish. All windows will be white PVCu.

THE KITCHEN

The kitchens have been individually designed and will feature timber doors with a choice of colours and finishes and a granite work surface. All kitchens feature a Smeg range cooker with extractor chimney and Bosch appliances, including a fridge, freezer, dishwasher and a 1½ bowl sink with mixer tap all in stainless steel. Plot 7 has a white American style fridge/freezer. The utility will be fitted with a stainless steel sink, laminate work surface, white utility units and will have space for a washing machine and tumble dryer.

BATHROOMS

Each bathroom and en-suite is fitted with traditional white sanitary ware. Shower cubicles are fitted with Aqualisa showers and glass doors. All showers have thermostatic valves. These rooms will be fully tiled to any shower area and half height to the remaining walls with a choice of tiles from a specified range*. Towel rail radiators and illuminated shaver points are provided.

DECORATION AND FINISHING TOUCHES

All internal doors are six panel painted with white gloss. The doors into the drawing room and dining room will be glazed with small pane, bevelled glass. The stairs will have a hardwood handrail with turned softwood spindles. The drawing room and hall will have decorative plaster cornices. Plain coving is supplied to the bedrooms, landing and remaining reception rooms. Wardrobes are fitted with a shelf and hanging rail. A loft ladder is provided to plots 5, 6 and 8.

FLOORING

Thames Vale Homes have chosen Amtico flooring for its versatility and hard wearing qualities for the kitchen, family room and utility room. There is a choice from a specially selected range. Alternatively, a range of ceramic floor tiles is available.

FIREPLACE

In the drawing room a fireplace opening will be left ready to accept a standard fireplace and surround. We advise that you discuss your requirements with us prior to completion.

HEATING AND INSULATION

High levels of insulation together with double-glazing ensure that your home provides a comfortable environment. Central heating and hot water are provided by a gas-fired boiler and controlled by a seven-day programmer. All radiators have thermostatic valves, where appropriate. The heated towel rail radiators are connected to the first floor heating zone. There will be a pressurised hot water system that gives good quality shower output.



AQUALISA

Amtico

smeg

HERITAGE
BATHROOMS PLC

BOSCH

*Subject to stage of construction

A Specification of the highest standard

ELECTRICAL

The properties are generously supplied with electrical outlets. Down-lighters are provided to the kitchen, family room and all bathrooms/en-suites. An independent lamp lighting circuit is provided in the drawing room, together with wall light points. Low energy lighting points are provided in the hall, stairs and landing, drawing room and dining room. Brass finished switch plates and sockets are provided throughout the ground floor with the exception of the kitchen which will be brushed stainless steel and the utility room which will be white plastic.

COMMUNICATIONS

A network of telephone and computer sockets will be provided in all bedrooms, study, drawing room and kitchen/family room. In addition, a telecom point is located next to the alarm control panel in the hall for those purchasers who wish the alarm system to be connected to a central monitoring station. TV and FM points are provided in all bedrooms, drawing room and kitchen/family room. A video return is installed from the drawing room for distribution to all TV points. Ceiling mounted KEF speakers are provided in the kitchen wired to a wall socket.

All the NETWORK/TV/FM facilities are wired to a central control panel which provides aerial amplification and would enable a home computer network to be established. A connection point is provided for both BT services and NTL cable services.

SECURITY

A security system is installed with an internal key pad located in the hall and the utility room. The system features panic buttons fitted in the hall and bedroom one. Smoke detectors are fitted on each floor and connected to the alarm system. All external doors have five-lever security locks and each window on the ground floor can be individually locked. A light is provided to illuminate the front of the property.

EXTERIOR AND LANDSCAPING

The properties are approached over a tarmac road leading to a block paved drive. A gardener's tap to the rear of the house is provided. All gardens will be turfed to the front and rear. The garages will have power, light and a water tap. The garage doors are up and over with either a wood or metal finish. The boundary with the adjoining property is enclosed by a close board fence. A patio is provided to the rear of the house, together with an external electrical socket.

NHBC

The properties are independently surveyed during construction by the National House Building Council, who will issue their ten-year warranty certificate upon completion. Building regulation control is undertaken by West Berkshire Council.

RESERVATIONS

To reserve a property, a non-returnable reservation fee of £1000 is required. You will be asked to exchange contracts within 30 days with a 10% deposit, less the reservation fee. The balance of the purchase monies is payable on legal completion. We request that any additional items chosen from the Tailor-Made Scheme are paid for at the time of confirmation of order.





Thames Vale Home's Tailor-Made Scheme

Whilst all our homes are built to a high specification, we recognise that each purchaser has his or her own aspirations on how their home should look. This need encouraged us to introduce our Tailor-Made Scheme.

Over the years we have established a range of products that you may wish to have fitted in your new home, to suit your own individual tastes and style. We try to cover all possibilities, from kitchens, tiles and paint colours, to the installation of complex sound systems. All our purchasers have some degree of input into their new home to ensure that they can live and relax in surroundings that are in tune with them. The only restrictions are the stage the house has reached in the build programme or whether the product is appropriate to the required location.



Although not an exhaustive list, typical alterations and extras include additional kitchen units, fitted bedroom and bathroom furniture, upgrading of appliances, flooring, waste disposal units and water softeners, additional power and light points, wiring for sound systems, garden lighting and landscaping, additional patios and paths. If you have a specific requirement please discuss it with us – we will make every effort to accommodate your wishes.



Local Amenities

EDUCATION - The area provides a good choice of education for pre-school, primary and secondary levels, as well as Newbury College for further education. Private education is also well catered for in the surrounding area.

HEALTHCARE - Doctors surgeries and pharmacies are within easy reach of Highlands.

SPORTS AND RECREATION - The area is well served for the sports enthusiast with a number of golf courses nearby and numerous public and private health clubs. It is an excellent area for horseriders, and for those tempted by something a little faster, Newbury's own racecourse hosts many premium races. The racecourse also provides a popular conference venue.

SHOPPING - You are spoilt for choice in addition to the facilities Newbury affords, with shopping centres nearby in Winchester, Oxford, Southampton, Reading and Basingstoke.

From the centre of Newbury take the A343 Andover Road, proceed up the hill passing the entrance to Tydehams on the left hand side. Highlands will be found just a little further on, on the right hand side.

For further information about Highlands, to arrange a viewing or to place a reservation, please call Thames Vale Homes on 01635 33186 or Dreweatt Neate on 01635 263000

Property Misdescriptions Act 1991

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and confirmation is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected.

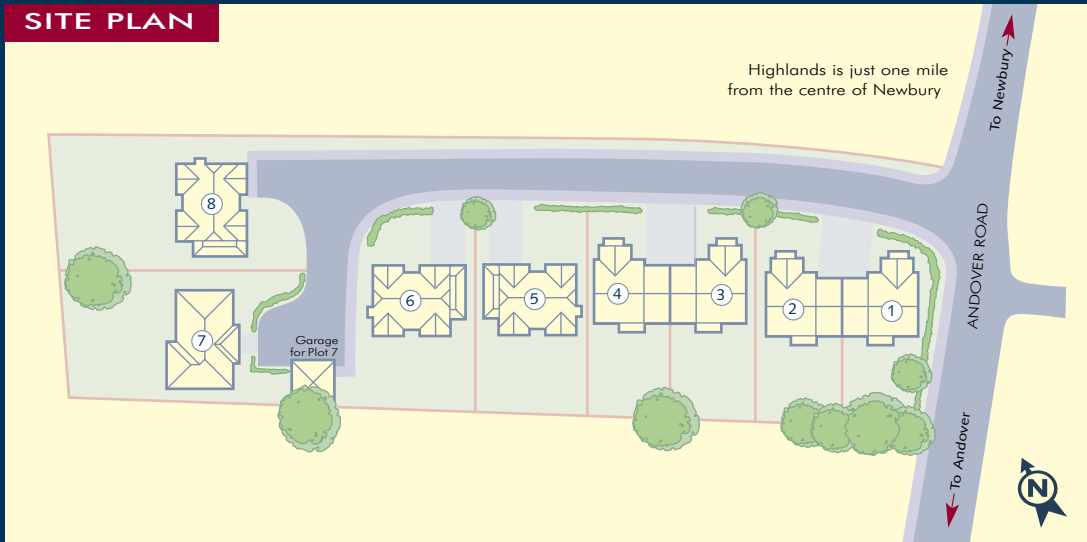
Please note that the artist's impressions were commissioned before finalisation of plans and landscaping details and as such, are for illustrative purposes only. Any landscaping shown on the artist's impression and site plan indicates possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. Thames Vale Homes Limited reserve the right to amend the specifications without prior notice.

Site Safety Notice

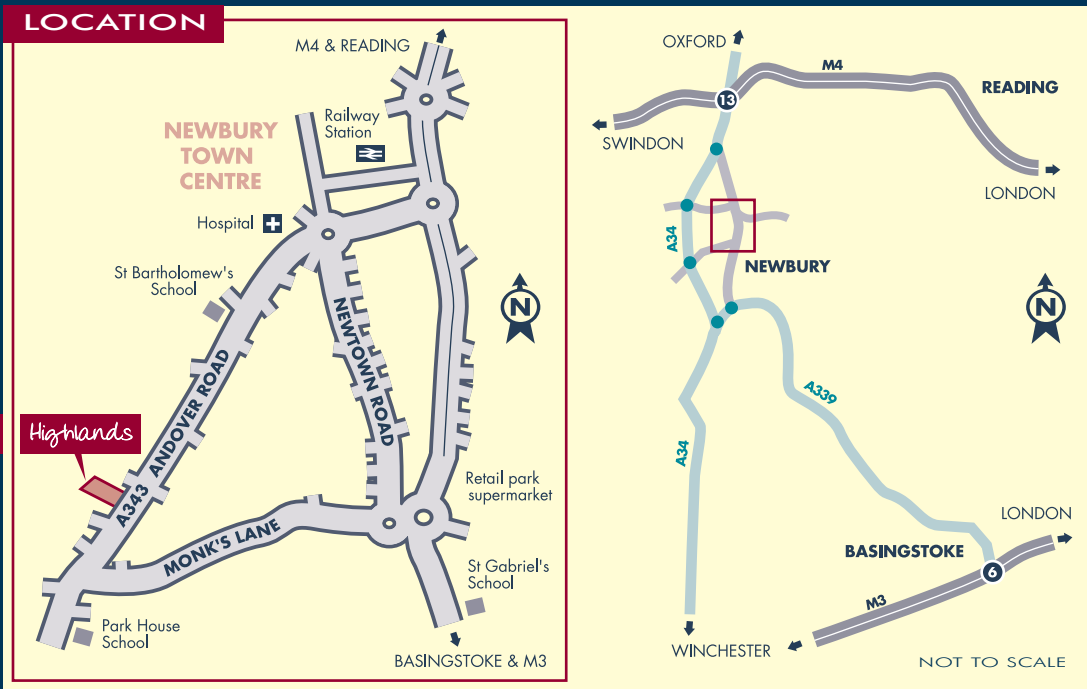
Important Note: Building sites can be dangerous. The law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet if they wish to inspect a property that is not yet completed. We also respectfully request that young children are not brought on any site visit whilst the houses are under construction.

Highlands

SITE PLAN



LOCATION




THAMES VALE
 HOMES

Telephone: 01635 33186

DREWEATT
NEATE

Telephone: 01635 263000

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