



AQUINNA HOMES

# OVAL GROVE

28-32 OVAL WAY | GERRARDS CROSS | BUCKINGHAMSHIRE | SL9 8QB

AN EXCLUSIVE RESIDENTIAL DEVELOPMENT OF JUST 4 LUXURY FIVE BEDROOM EXECUTIVE FAMILY HOMES

SET IN THE HEART OF HIGHLY SOUGHT AFTER GERRARDS CROSS

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

## AQUINNA'S LATEST JEWEL

FOUR EXQUISITE, ELEGANT AND SPACIOUS FIVE BEDROOM FAMILY HOMES IN THE 'MOST SOUGHT AFTER' PRESTIGIOUS TOWN OF GERRARDS CROSS

EACH HOUSE IS INDIVIDUALLY CRAFTED, DESIGNED AND INSPIRED BY THE LOCAL LUTYEN'S STYLE OF ARCHITECTURE ...

These contemporary, spacious, open plan interiors and large gardens provide huge potential for entertainment and family fun, incorporating all the latest technological advances for easy modern day living.

Nestled on a quiet leafy lane, ideally suited to the needs of the commuting professional, close to the prestigious array of highly desirable boutiques, shops, bars, and restaurants, prestigious schools and of course the essential fast & frequent transport networks in & out of London and beyond.



*aspire...*

## BUCKINGHAMSHIRE AT ITS BEST... GERRARDS CROSS

Prime Location in prestigious Gerrards Cross, with a bustling Town centre, a variety of independent specialist retailers and designer boutiques, three supermarkets, a library and independent book shop, the quirky 'Everyman' cinema and a plethora of bars, bistros & restaurants and access to a wide range of recreational and country pursuits. Buckinghamshire is renowned for its education system, boasting locally some of the highest state, independent and grammar ranking schools in the country.

An aspiring retreat for the city professional, with commuters revelling in the fast and frequent trains into London's Marylebone from 18 minutes, or by car via the A40, M40, M25; Heathrow is only 17 minutes away...

### ON YOUR DOORSTEP

#### SHOPS

Waitrose / M&S Foods & Tescos  
Hairdressers and Nail bars  
Post Office, Library, Bookshop, Butchers, Deli's, Bistros, Bars & Coffee shops  
Flower Shops & Jewellers

#### RESTAURANTS

The Three Oaks  
The Apple Tree  
Wildwood  
Luna Rossa  
Jack & Alice  
The Crazy Bear (Beaconsfield)  
Lomito  
Di Paolo  
The Grocer

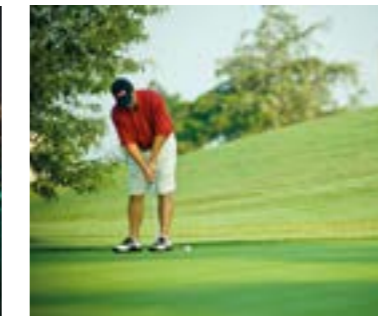
#### SCHOOLS

Gerrards Cross C of E School  
Maltman's Green  
St Mary's  
Gayhurst  
Thorpe House  
Dr Challoner's Boys  
Dr Challoner's Girls

The Royal Grammar school  
High Wycombe (Boys)  
John Hamden Grammar (Boys)  
Beaconsfield High School (Girls)  
St Joseph's Catholic Primary School

#### RECREATION

Gerrards Cross Golf Club  
Gerrards Cross Tennis Club  
Dukes Wood Tennis Club  
The Gerrards Cross Cricket Club  
Stoke Park Golf Club & Spa  
Gerrards Cross Common  
East Common / West Common with Duckpond & Woods  
Black Park 400 acres



Gerrards Cross station - the Metropolitan mainline into Marylebone (from 18mins). Little Chalfont & Amersham - the Metropolitan or Mainline service into Baker street



HEATHROW / 12.7 MILES / 17 MINS BY CAR

MARYLEBONE / FROM 18 MINS BY TRAIN



*Town...*



*Town...*

Voted most **'sought after commuter village'** in 2014 by the National Survey- London Hot 100 Report

One of the most sought after and exclusive addresses in the country.



Gerrards Cross is named after the Gerrard family, 17th century manor house, which was once an iron age hill fort.



*Explore...*

GERRARDS CROSS STATION / 0.4 MILES / 7 MINS WALK

PINEWOOD STUDIOS / 5.4 MILES / 11 MINS BY CAR

WINDSOR / 10.2 MILES / 28 MINS BY CAR

COLNE VALLEY REGIONAL PARK / 6.5 MILES / 9 MINS BY CAR



# TRADITION MEETS CONTEMPORARY ELEGANCE & *STYLE*

- 1 CHARWELTON HOUSE
- 2 WESTON HOUSE
- 2A CHILSTONE HOUSE
- 3 JUNIPER HOUSE

AERIAL VIEW



\*Garden measurements are approximate only and are subject to change

## 1. CHARWELTON HOUSE



## 1. CHARWELTON HOUSE

### GROUND FLOOR

Gross Internal Floor Area	4,526 sqft / 420.62 sqm	
Master Balcony Floor Area	98 sqft / 9.14 sqm	
Garage Floor Area	383 sqft / 35.67 sqm	
Total Floor Area	5,007 sqft / 465.43 sqm	

	m	ft
Living Room	8.30 x 3.80	27'3 x 12'6
Dining Area	4.75 x 3.29	16'3 x 10'9
Kitchen	5.12 x 4.34	16'9 x 14'3
Garden Room	4.75 x 4.27	15'7 x 14'0
Breakfast Area	5.78 x 2.79	19'0 x 9'2
Family Area	3.77 x 2.81	12'4 x 9'3
Study	3.40 x 3.15	11'2 x 10'4
Utility	3.40 x 3.30	11'2 x 10'10
WC	1.98 x 1.58	6'6 x 5'2
Entrance Hall	8.75 x 3.10	28'8 x 10'2
Garage	10.93 x 3.15	35'10 x 10'4

#### CHARWELTON HOUSE

This large 5 bedroom family house is set in its own private garden, drive & garaging, surrounded by mature trees. The open-plan breakfast, kitchen, family & garden rooms, complement the separate living/dining & study - all ideal for family entertainment. Two of the five bedrooms have their own dressing rooms & ensuites, and the grand master bedroom has its own Salon for pure luxury living.



Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

# 1. CHARWELTON HOUSE

## FIRST FLOOR

	m	ft
Master Bedroom	7.91 x 5.13	25'11" x 16'10"
Ensuite 1	4.79 x 2.66	15'9" x 8'9"
Dressing 1	5.07 x 2.72	16'8" x 8'11"
Bedroom 2	7.40 x 3.80	24'3" x 12'6"
Ensuite 2	2.66 x 2.36	8'9" x 7'9"
Dressing 2	2.25 x 1.86	7'5" x 6'1"
Bedroom 5	3.88 x 3.51	12'9" x 11'6"
Bathroom	2.31 x 2.06	7'7" x 6'9"



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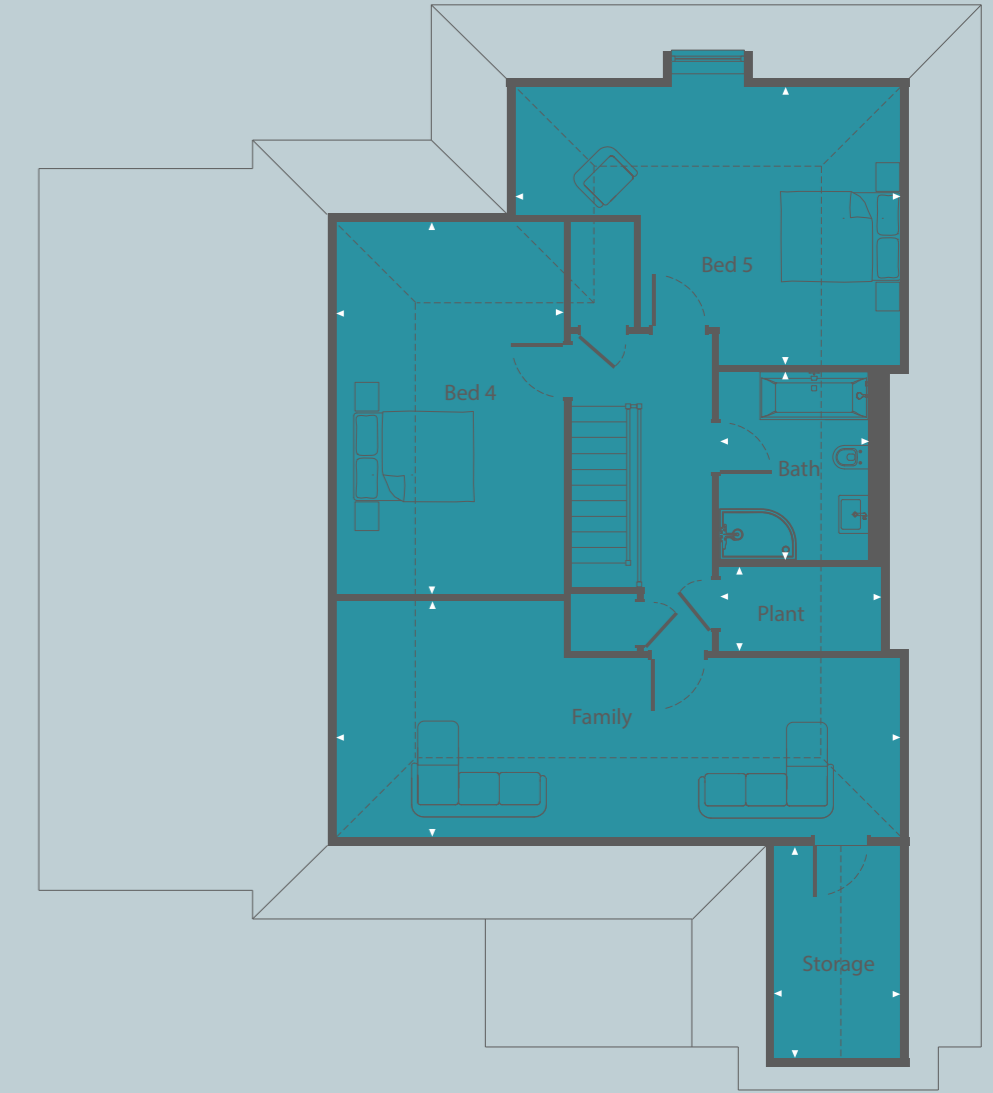
# 1. CHARWELTON HOUSE

## SECOND FLOOR

	m	ft
Bedroom 3	6.08 x 4.38	19'11" x 14'5"
Bedroom 4	5.87 x 3.60	19'3" x 11'10"
Family	8.89 x 3.72	29'2" x 12'2"
Plant	2.57 x 1.35	8'5" x 4'5"
Bathroom	2.98 x 2.57	9'9" x 8'5"



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Dotted line denotes extent  
of full height ceiling

## 2. WESTON HOUSE



## 2A. CHILSTONE HOUSE

## 2. WESTON HOUSE 2A. CHILSTONE HOUSE

PLOT 2	m	ft
Living Room	6.76 x 4.20	22'2 x 13'9
Dining Area	4.43 x 2.91	14'6 x 9'7
Kitchen	6.97 x 2.64	22'10 x 8'8
Family Area	4.73 x 4.31	15'6 x 14'2
Utility	2.44 x 1.76	8'0 x 5'9
WC	1.98 x 1.63	6'6 x 5'4
Garage	10.70 x 3.16	35'1 x 10'4
PLOT 2A	m	ft
Living Room	5.55 x 5.23	18'3 x 17'2
Dining Area	4.43 x 2.91	14'6 x 9'7
Kitchen	6.97 x 2.64	22'10 x 8'8
Family Area	4.73 x 4.31	15'6 x 14'2
Utility	2.44 x 1.76	8'0 x 5'9
WC	1.95 x 1.06	6'5 x 3'6

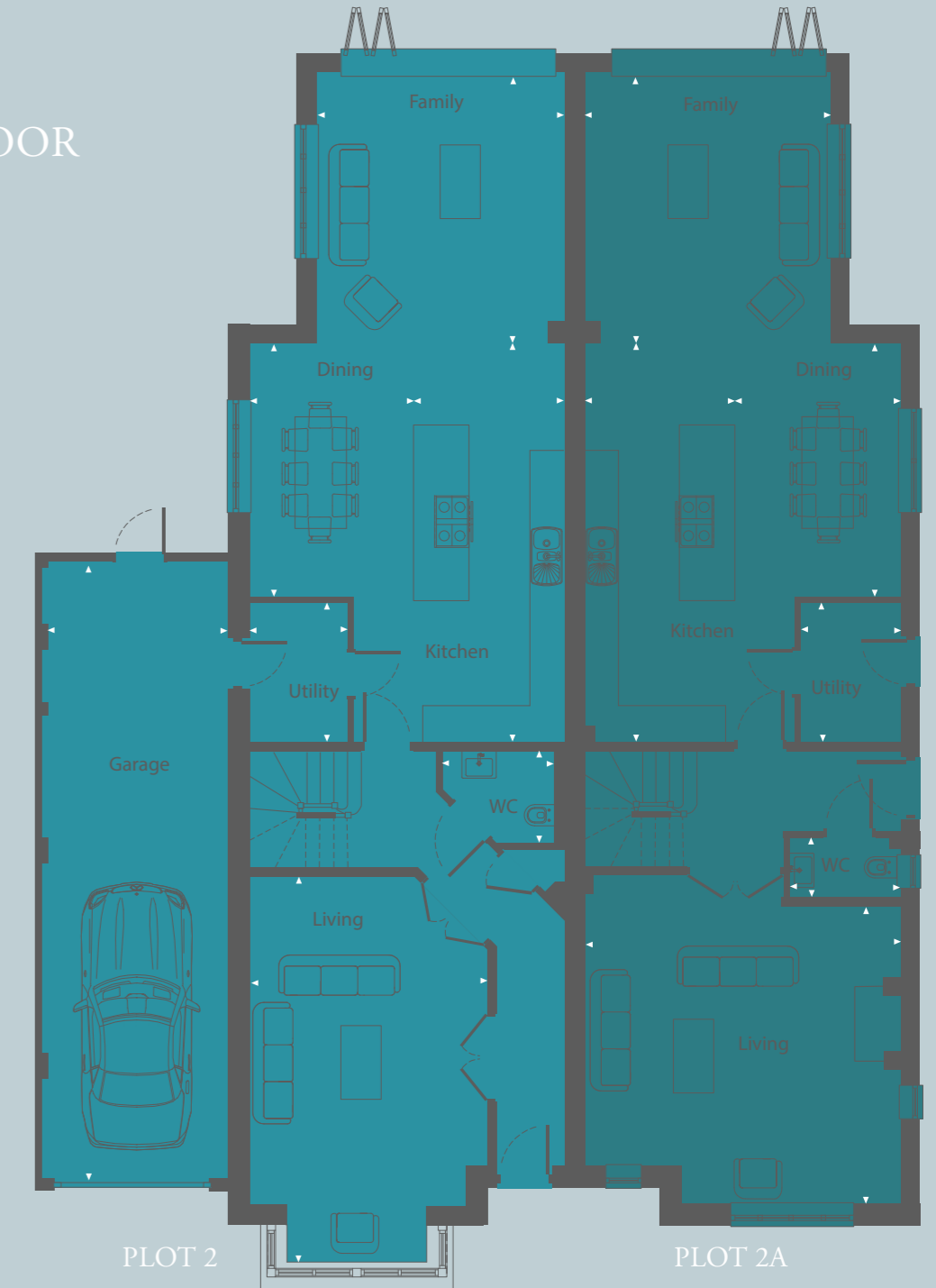
### WESTON HOUSE & CHILSTONE HOUSE

These large 5 bedroom semi - detached houses are set in their own private gardens with drive & garages\*. They are ideal for family entertainment with open plan kitchen, dining & family rooms, all dominated by the set of large bi-folding doors opening out onto mature gardens. Each home has a separate Living Room. The master has its own dressing room and ensuite.

	PLOT 2	PLOT 2A
Gross Internal Floor Area	2,568 sqft / 238.65 sqm	2,515 sqft / 233.69 sqm
Garage* Floor Area	377 sqft / 35.12 sqm	191 sqft / 17.82 sqm
Total Floor Area	2,945 sqft / 273.77sqm	2,706 sqft / 251.51 sqm

\*The garage to Chilstone House may be changed to a carport.

## GROUND FLOOR



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## 2. WESTON HOUSE 2A. CHILSTONE HOUSE

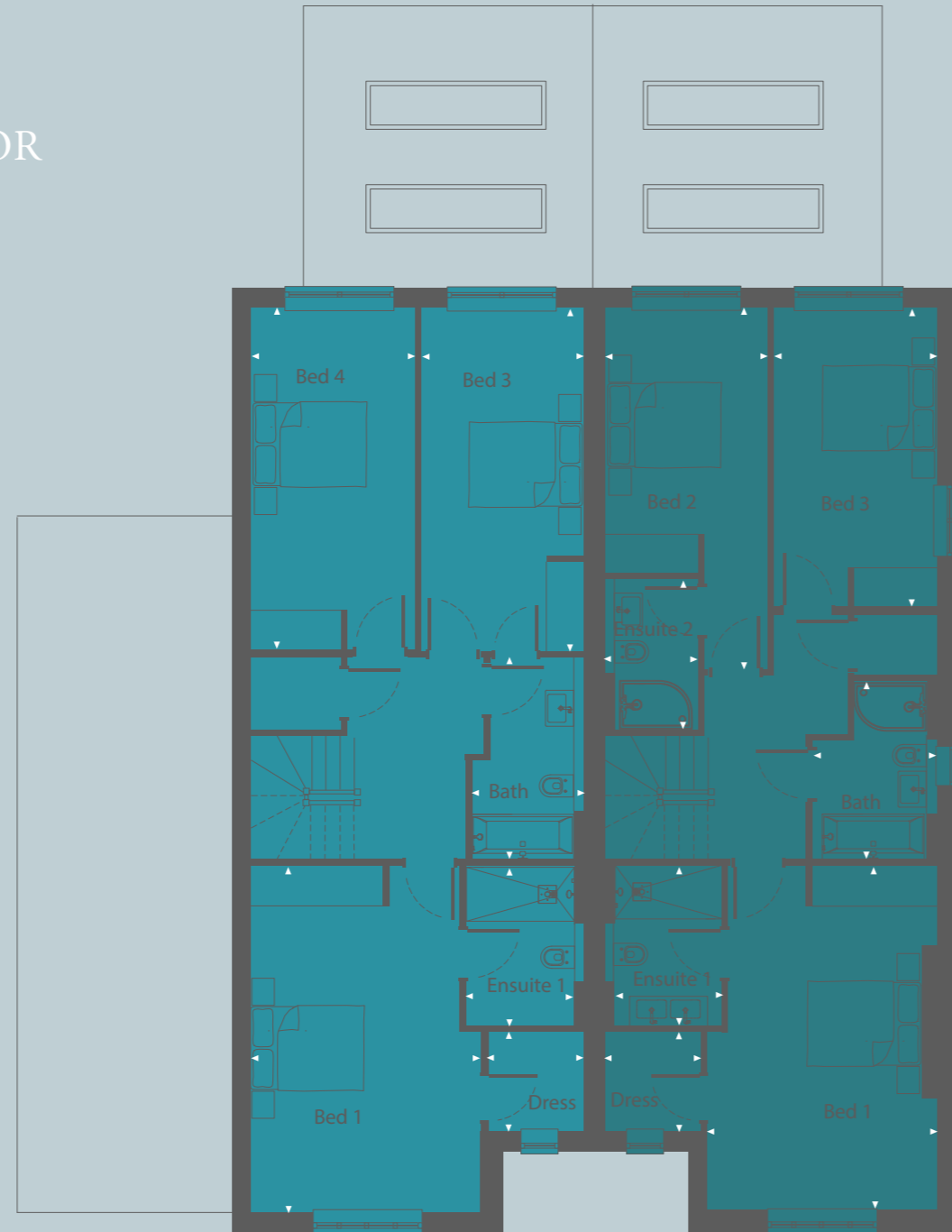
### FIRST FLOOR

PLOT 2	m	ft
Master Bedroom	5.77x 3.84	18'11 x 12'7
Ensuite	2.65 x 1.80	8'8 x 5'11
Dressing Room	1.67 x 1.62	5'6 x 5'4
Bedroom 3	5.71 x 2.72	18'9 x 8'11
Bedroom 4	5.67 x 2.76	18'7 x 9'0
J & J Bathroom	3.36 x 1.87	11'0 x 6'2

PLOT 2A	m	ft
Master Bedroom	5.77 x 3.84	18'11 x 12'7
Ensuite 1	2.65 x 1.80	8'8 x 5'11
Dress Room	1.67 x 1.62	5'6 x 5'4
Bedroom 2	6.01 x 2.76	19'9 x 9'0
Ensuite 2	2.51 x 1.58	8'3 x 5'2
Bedroom 4	4.96 x 2.72	16'3 x 8'11
Bathroom	2.96 x 2.08	9'8 x 6'10



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PLOT 2

PLOT 2A

## 2. WESTON HOUSE 2A. CHILSTONE HOUSE

### SECOND FLOOR

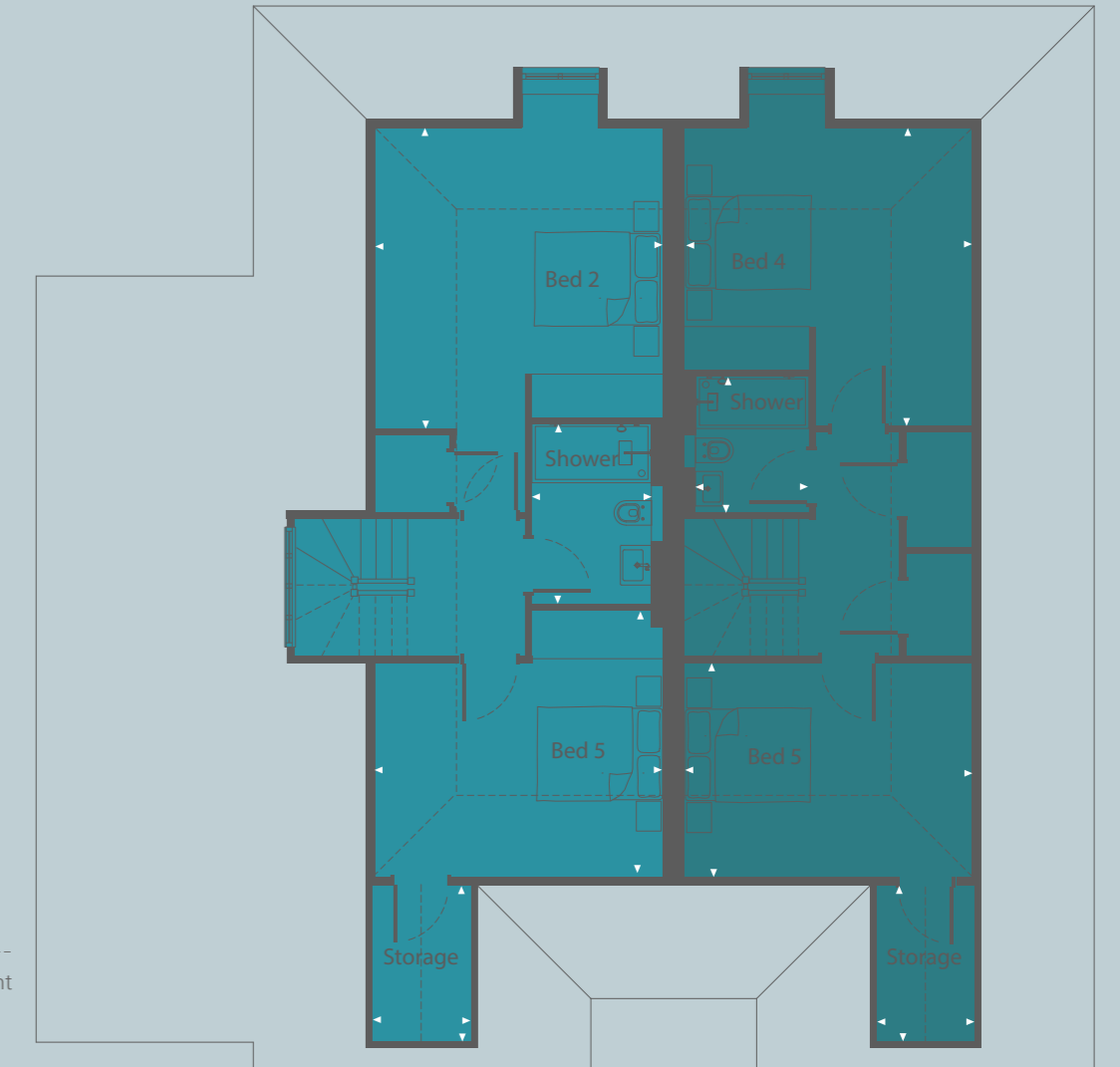
PLOT 2	m	ft
Bedroom 2	4.56 x 4.36	14'11 x 14'4
Bedroom 5	4.36 x 4.03	14'4 x 13'3
Shower	2.72 x 1.80	8'11 x 5'11
Storage	2.46 x 1.48	8'1 x 4'10

PLOT 2A	m	ft
Bedroom 3	4.51 x 4.36	14'10 x 14'4
Bedroom 5	4.36 x 3.26	14'4 x 10'8
Shower	2.06 x 1.70	6'9 x 5'7
Storage	2.46 x 1.48	8'1 x 4'10



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of full height ceiling



PLOT 2

PLOT 2A

### 3. JUNIPER HOUSE



### 3. JUNIPER HOUSE

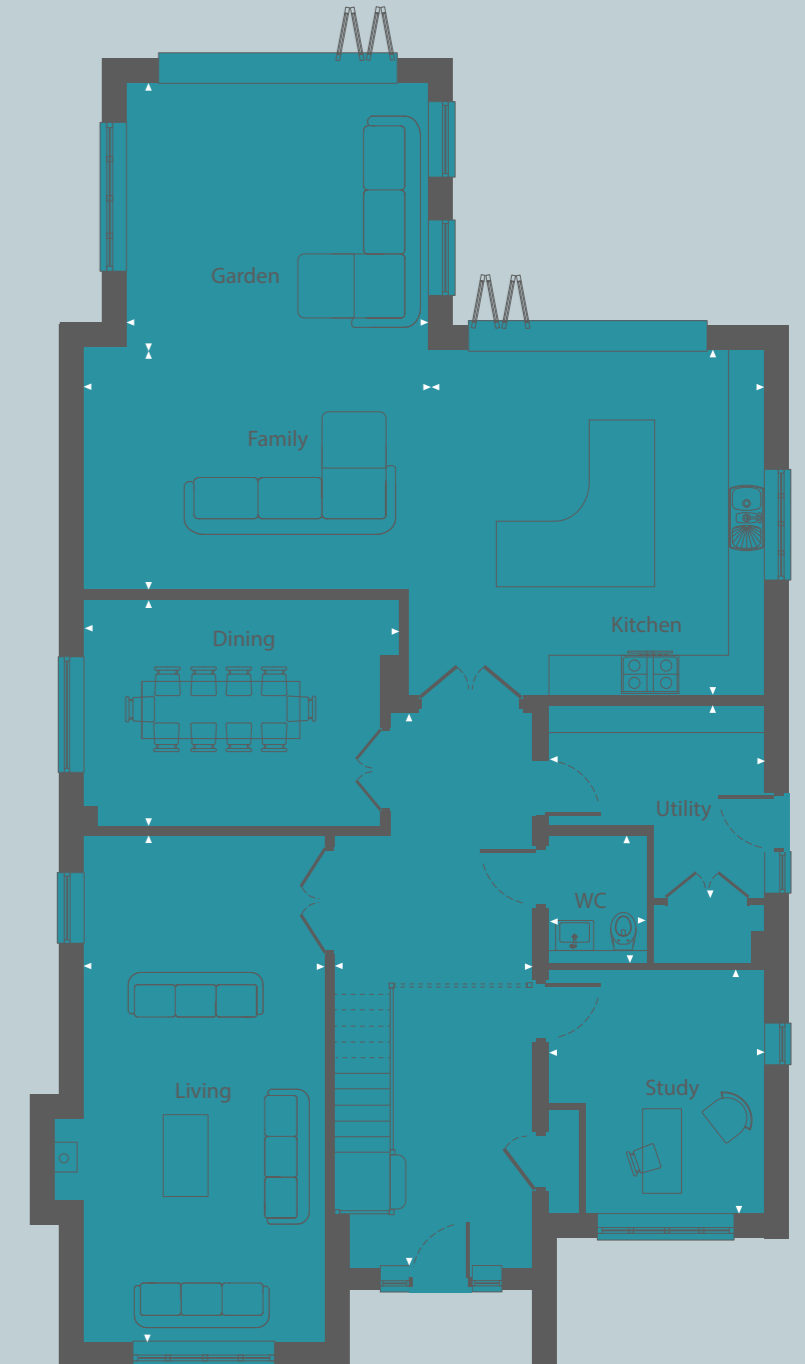
#### GROUND FLOOR

Gross Internal Floor Area	4,722 sqft / 438.82 sqm	
Master Balcony Floor Area	104 sqft / 9.66 sqm	
Garage Floor Area	423 sqft / 39.38 sqm	
Total Floor Area	5,249 sqft / 487.86 sqm	

	m	ft
Living Room	8.02 x 3.86	26'4 x 12'8
Dining Area	5.02 x 3.57	16'6 x 11'8
Kitchen	5.43 x 5.29	17'10 x 17'4
Garden Room	4.85 x 4.27	15'11 x 14'0
Family Area	5.53 x 3.75	18'2 x 12'4
Study	3.90 x 3.45	12'10 x 11'4
Utility	3.45 x 3.04	11'4 x 10'0
WC	2.00 x 1.54	6'7 x 5'1
Entrance Hall	8.73 x 3.10	28'8 x 10'2

#### JUNIPER HOUSE

This large 5 bedroom family house is set in its own private garden, drive & separate double garage, surrounded by mature trees. Two sets of bi-folding doors bring the garden into the open-plan kitchen, family & garden rooms, whist providing more intimate separate dining room, living room & study. The master bedroom has its own private salon with separate dressing rooms & ensuite. The top floor is dominated by a galleried landing with a dramatic family room.



Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

### 3. JUNIPER HOUSE

#### FIRST FLOOR

	m	ft
Master Bedroom	5.84 x 4.83	19'2 x 15'10
Parlour	4.83 x 3.17	15'10 x 10'5
En-suite 1	4.90 x 2.66	16'1 x 8'9
Dressing Room 1	3.71 x 3.10	12'2 x 10'2
Bedroom 2	6.92 x 3.86	22'8 x 12'8
En-suite 2	2.71 x 2.19	8'11 x 7'2
Dressing Room 2	2.25 x 1.91	7'5 x 6'3
Bedroom 5	4.20 x 3.56	13'9 x 11'8
Bathroom	2.31 x 2.11	7'7 x 6'11



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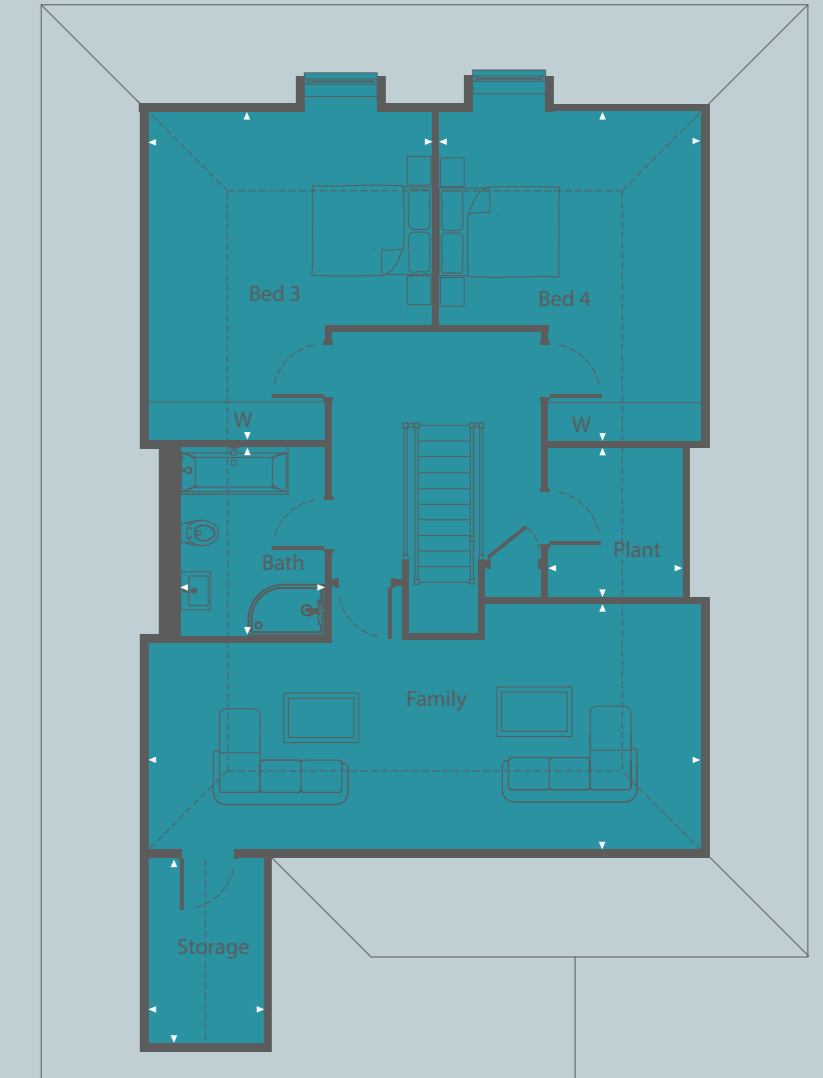
### 3. JUNIPER HOUSE

#### SECOND FLOOR

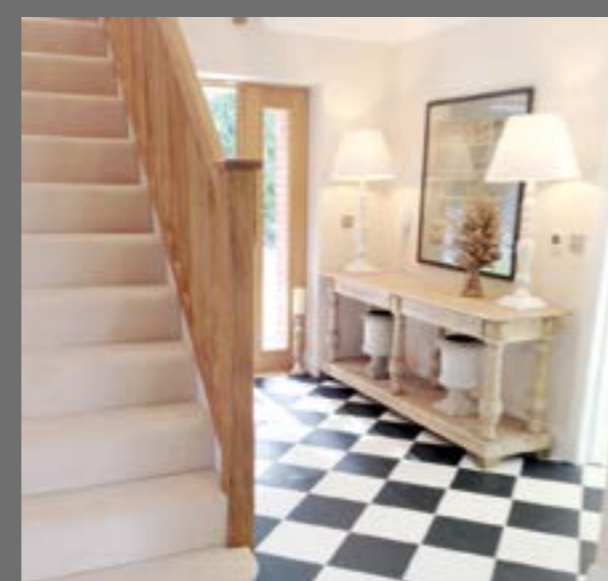
	m	ft
Bedroom 3	5.19 x 4.49	17'0 x 14'9
Bedroom 4	5.19 x 4.14	17'10 x 13'7
Family	8.73 x 3.90	28'8 x 12'10
Bathroom	2.99 x 2.30	9'10 x 7'7
Plant	2.37 x 2.12	7'9 x 6'11
Storage	2.97 x 1.86	9'9 x 6'1



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of full height ceiling



# DETAILED DESIGN SPECIFICATION

## GENERAL

Traditionally built brick and block homes with concrete ground, first and second floors

Gas fired underfloor heating throughout each home via high efficiency condensing boiler. The mains pressure hot and cold water system eliminates the need for storage tanks in the roof space and pumps for showers

The master-suite dressing room is comprehensively fitted with a bespoke range of furniture incorporating fitted drawers, shelves and hanging rails

Built in wardrobes to all other bedrooms (Except bedroom 5 on plots 2 and 2a)

Energy efficient downlighters to all rooms with pendant fittings in dining, living room, hallway, kitchen and master dressing room where illustrated

Dimmer switches to family area, living room and master-suite

Brushed chrome sockets and light switches throughout each house including USB outlets to all rooms

Custom Engraved Multi-Gang Switching to hallways and rear family room

Porcelanosa ceramic flooring to hall, kitchen, utility, family room and cloakroom

Laminate Swiss Krono timber effect flooring to dining area to detached houses

Glazed bi-fold doors to rear garden as illustrated

Walk on paved balcony with side privacy screens to master suite (detached homes only)

Oak staircase with oak handrails and glass panel balustrades

Engineered oak effect front door to plots 1, 2 and 3

Painted hardwood external doors to plot 2a with feature stone surround to front door

Contemporary architraves and skirtings

Contemporary style cornicing to hall, living, family master suite and bedroom 2

White powder coated low maintenance aluminium double-glazed windows with multipoint locking

Wessex Ashton (or equivalent) stone fireplace surround (Plots 1, 2a and 3)

Chesney Salisbury wood burning stove (Plots 1, 2a and 3)

## BESPOKE DESIGNER KITCHENS

Luxury bespoke range of fully fitted in-frame style Callerton Balham (to detached homes) and contemporary handleless Leicht (to semi-detached homes) kitchen cabinets, to include pelmet lighting

Independent bespoke island units with dedicated lighting

Plumbing for water softener (water softener to be added by customer post-occupation)

Co-ordinated Silestone work surfaces & splash back behind hob

Under slung stainless steel sink with fluted drainer in Silestone work surface

Insinkerator food waste disposal unit

Quooker sink tap with three water functions, including steaming hot water

110cm Range cooker by Britannia including two ovens and grill (detached houses only)

Induction hob and extractor hood by Miele in semi-detached houses

Electric multi-function ovens (semi-detached homes only) and microwave (to all homes) by Miele

Integrated warming drawer by Miele

Integrated full height fridge/freezer & dishwasher by Siemens

Washing machine and tumble dryer by Miele

Wine cooler by Caple

Pop-up power socket with USB charging ports to islands



## NHBC

10 year NHBC Buildmark Warranty

We operate under the Consumer Code for Home Builders



CONSUMER CODE FOR HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

## SECURITY & HOME

Intruder alarm with panic buttons to master bedroom and by front door

BT points to all rooms

Wired for future installation of CCTV security cameras by purchaser

High level TV points and SkyQ wiring to all rooms

Video door entry system to all plots via front gate

Security lighting to front and rear

## ENTERTAINMENT

Multipoint locking system to all external doors and windows

Hard-wired CAT 6 connectivity to ethernet socket in all rooms to enable faster data transfer to Smart TV, Sky Box, PC etc (Smart TV, Sky Box, PC and router not included)



## EXTERNAL SPACE

Access to rear garden via bi-fold aluminium rear doors

External tap to front and rear

External power sockets to rear

Substantial stone paved patio area to rear

Turfed garden

Infrastructure for Electric Vehicle Charging points for all plots

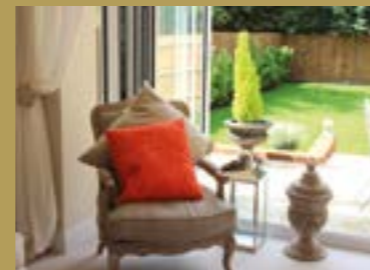
Remote control electric gate to front of property with video entry

Bound gravel driveway

Substantial garden area to rear

Each garage (where applicable) has individual electronically operated up and over doors with light and power provision and painted sealed floors (Plots 1, 2 and 3)

Low maintenance aluminium cast iron effect rainwater goods



## LUXURY BATHROOMS & EN-SUITES

Contemporary style white bathroom suite by Villeroy and Boch

Stand-alone seamless Villeroy and Boch 'Aveo' bath to master suites (detached houses only)

Villeroy and Boch 'Squaro Edge' bath with tiled bath panels to family bathrooms

Wall mounted Villeroy and Boch WC with concealed Geberit cistern

Wall mounted Villeroy and Boch bidet to master suites (detached houses only)

Villeroy and Boch vanity units to bathrooms and en-suites

Central underfloor heating to all en-suites, bathrooms and cloakrooms

Fully tiled walls to bathrooms and en-suites, and half height tiling to cloakrooms by Porcelanosa with integrated mirrors to suit

Bespoke Caesarstone shelves

Chrome Hansgrohe mixer taps

Heated ladder style chrome towel rails to all bathrooms & en-suites (connected to the primary hot water supply to enable towel drying during the summer months)

Co-ordinated Porcelanosa ceramic floor tiles

Vanity units under basins to cloakrooms

Wet room walk-in fully fitted shower area with glass wall enclosure, rain shower head and separate handset to master en-suite (all homes) and en-suite 2 (detached homes only)

Hansgrohe thermostatic shower valve with handset and shower-pipe (to second floor bathroom in detached houses)

Bath with Hansgrohe thermostatic shower and screen (as illustrated)

LED illuminated mirrors (incorporating shaver points and de-misting pads) over basins (except those in front of a window)



"South East Homebuilder of the Year 2019" Build Real Estate Property Awards.

Aquinna Homes plc is delighted to be recognised in the inaugural listing of the "Financial Times 1000 fastest growing Companies in Europe".

This follows earlier success in the "Sunday Times Virgin Fast Track 100" Highlighting Britain's private Companies with the fastest growing sales over the last three years.

In addition, in October 2016, Aquinna Homes was recognised by "Investec Mid-Market 100 ranking of the country's fastest-growing private mid-sized companies".



'OUR THINKING' sets us apart from our competitors says Stephen Brazier, who set up the Beaconsfield based Aquinna Homes plc in 2004 - building over 600 homes in 50 locations.

'INNOVATIVE SOLUTIONS & EXEMPLARY CUSTOMER CARE' With their small experienced team, 'Quality, Value & Integrity' are all Hallmarks of an Aquinna Home.

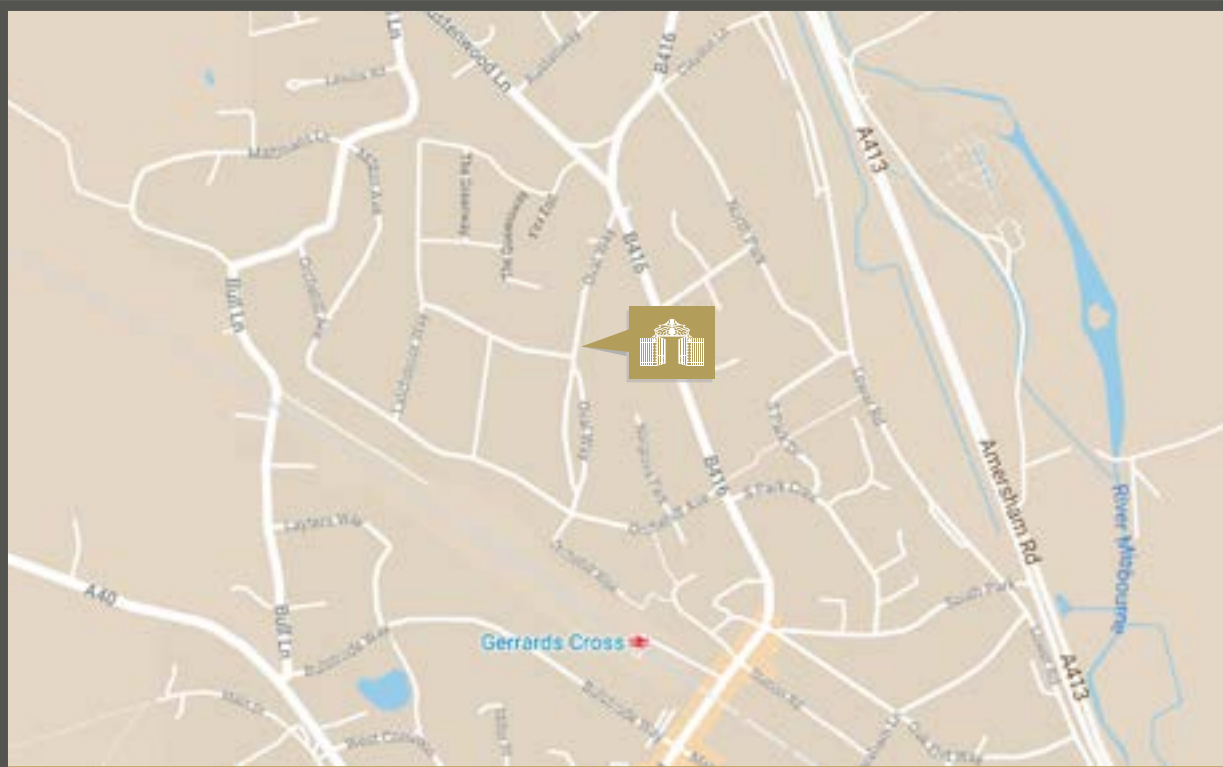
Creative & a refreshing new approach to home building within the Aspirational Residential market 'PUSHING THE BOUNDARIES OF DESIGN, MATERIALS & CONSTRUCTION'.

'Exciting, unconventional & challenging'.

BESPOKE DESIGN - realising customers' dreams.



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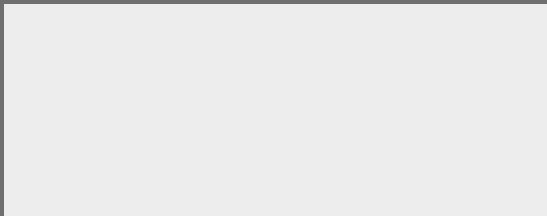
AQUINNA HOMES

01494 739 400

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

SELLING AGENTS



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