



The Nenhurst

Buckler's Park, Crowthorne, RG45 6LL



Prices From
£750,000



Overview

- Four bedroom homes of 1,653 sq ft
- Garden room
- Utility room, WC and study to ground floor
- French doors to the garden
- Single garage and two parking spaces
- Open plan kitchen/family room



Interested? Please contact our New Homes team to find out more, or to book a viewing.

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Property description

READY TO MOVE INTO*!

There's a sense of SPACE and STYLE from the moment you step into the Nenhurst. An elegant hallway leads you past the WC to a GRAND-SIZED KITCHEN/FAMILY ROOM. OPEN PLAN access to the GARDEN ROOM creates the perfect chill-out space and on sunny days you can open the PATIO DOORS and step outside. The UTILITY room also has a door into the GARDEN and back up the hallway you'll find a separate sitting room with an attractive BAY WINDOW, along with a snug STUDY. Upstairs you have four large bedrooms, two complete with EN-SUITE and BUILT-IN-WARDROBES, the other two are conveniently located for the luxurious family bathroom.

Set in the leafy village of Crowthorne, each home at Buckler's Park is located within walking distance of a new 100 acre country park and will benefit from a new Hall & Woodhouse bar and restaurant, a community garden and neighbourhood centre.



Further details

Sitting room
19'1" x 11'11"

Study
8'10" x 8'5"

Kitchen/Family room
20'4" x 12'3"

Garden room
11'11" x 7'9"

Bedroom 1
12'1" x 11'1"

Bedroom 2
12'1" x 8'11"

Bedroom 3
12'4" x 8'6"

Bedroom 4
12'0" x 7'9"

General Note

Local Authority: Bracknell Forest Council
Council Tax Band: To be confirmed

Agents Note

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from CALA Homes. They do not reflect the layout and finishes of this home.

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Specification

Kitchen**

- * Individually designed kitchen by Manor Kitchens
- * Silestone work surfaces with matching up stand
- * Stone splashback to the hob
- * Under cupboard lighting
- * Bosch built-in single oven
- * Microwave/oven combi
- * Bosch 5 burner gas hob with wok-burner
- * Bosch chimney hood
- * Bosch integrated dishwasher and fridge/freezer
- * Amtico flooring in the open plan kitchen area
- * Carron Phoenix Onda 651, reversible 1.5 inset stainless steel bowl with single drainer
- * Vado Sky Mono kitchen mixer with swivel spout in chrome

Utility Room

- * Individually designed utility room
- * Laminate work surfaces with matching up stand
- * Carron Phoenix Onda 651, reversible 1.5 inset stainless steel bowl with single drainer
- * Vado Sky Mono kitchen mixer with swivel spout in chrome
- * Bosch free standing washing machine
- * Bosch free standing tumble dryer
- * Amtico flooring

Cloakroom, Bathroom and En-Suites

- * White Roca sanitaryware
- * White wall hung vanity unit to the basin in the bathroom and the master en-suite
- * Vado mixer taps
- * Vado showers with glass shower doors
- * Porcelanosa tiling to walls ***
- * Amtico flooring
- * Shaving point in the bathroom and the en-suites

Internal Finishes

- * Carpets in the living room, stairs and landing and all the bedrooms
- * Wardrobe/dressing area to bedroom 1
- * Amtico flooring in the entrance hall
- * Smooth ceilings finished in white paint
- * All walls finished in white paint
- * All woodwork finished in white paint (satinwood)
- * Timber stairs finished in white paint to houses

Plumbing and Heating

- * Gas fired boiler heating system with radiators
- * Chrome ladder style radiators in the cloakroom, bathroom and en-suites

Electrical

- * White LED downlights in open plan kitchen/family/dining area to cloakroom, bathroom and en-suite(s)
- * Pendant lighting in all of the other rooms
- * External lights to the front and rear of the house
- * External light outside of the utility door (where applicable)
- * White electrical fittings in all rooms
- * External power point to the rear of the house
- * TV points (High and low level position) in the living room
- * Phone point in the kitchen and bedroom 1
- * Master socket/connection in the downstairs cupboard, with CAT6 cabling to slave points in lounge and smallest bedroom (home office setup)
- * USB charging points above the kitchen worktop
- * USB charging points either side of bedroom 1 position
- * Alarm system fuse spur for future installation
- * Power and lighting in the garage or car barn (where applicable)
- * Fused spur in the garage (where applicable) for the future installation of an electric garage door opener

External details

- * Slabbed paths and patio areas
- * Landscaping to the front garden
- * Turf to the rear garden
- * External garden tap
- * External lighting to the private roads

Doors and Windows

- * PVCu windows
- * PVCu French doors leading out to the garden
- * Internal doors with 4 horizontal grooves finished in white paint (satinwood)

Management Services

* CALA Homes will appoint a professional managing agent who will provide ongoing management services. Please refer to your Sales Consultant for further details.

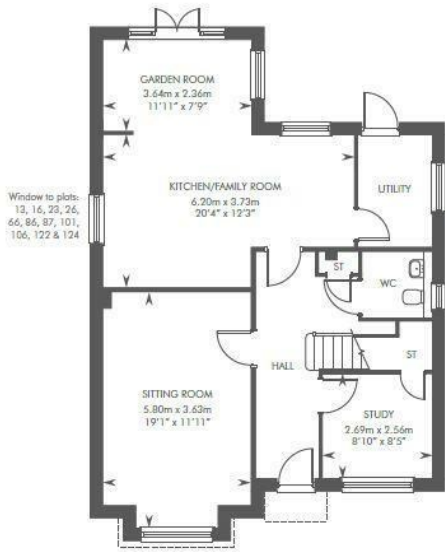
** Design subject to change, please ask your Sales Consultant for further information.

*** Speak to Sales Consultant for wall tiling specification detail.

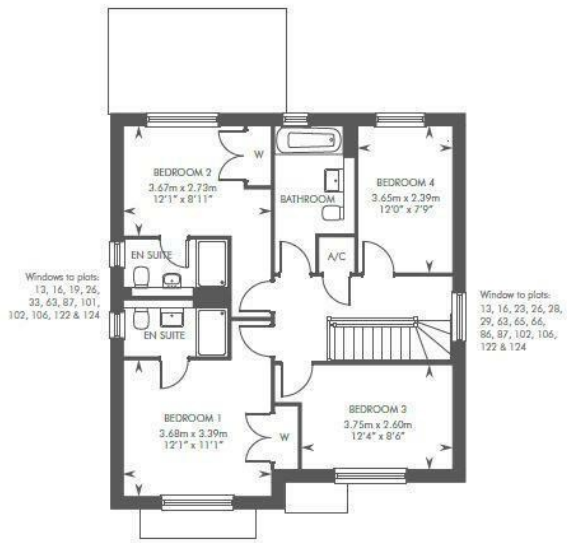
Floorplan

THE NENHURST

PLOTS 13, 23, 26, 28, 33, 63, 66, 86, 102 & 106 – AS SHOWN
 PLOTS 16, 19, 29, 65, 87, 101, 122 & 124 – HANDED



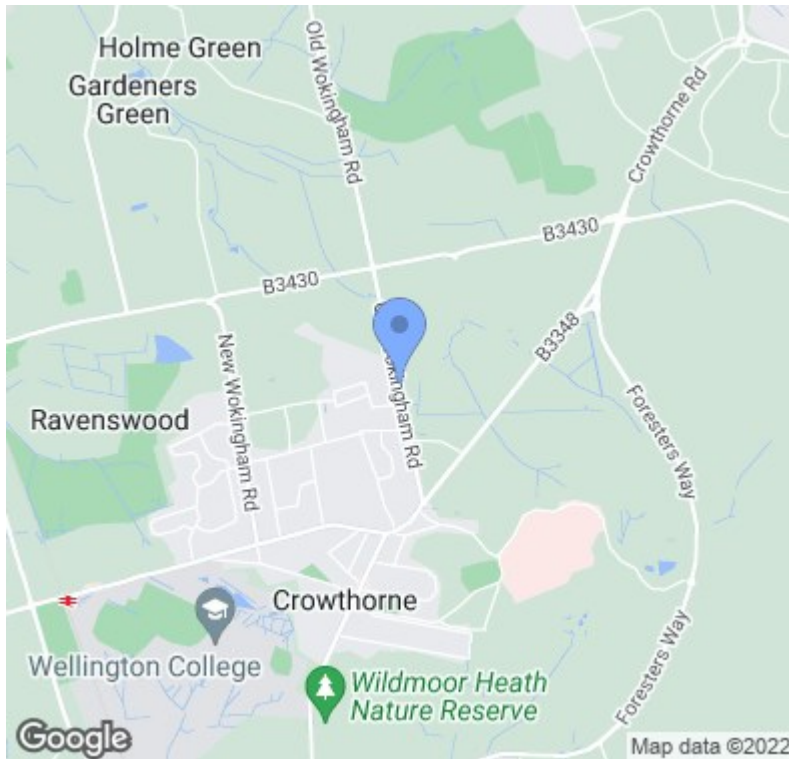
GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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