



BEAUMORE PLACE

SOUTH PARK VIEW . GERRARDS CROSS . SL9 8HN



ELEGANT LIVING SPACES, ELEGANT DESIGN, ELEGANT HOMES



Situated near the heart of the highly desirable Gerrards Cross and set in its own, beautifully landscaped communal gardens, you will find Beaumore Place, a bespoke development of five, spectacular two and three bedroom apartments.

These impressive new homes offer superbly spacious accommodation throughout and have all been highly specified to offer their new residents a truly exceptional new home. Each apartment boasts an expansive open plan kitchen/living/dining space, perfect for entertaining, in addition to a further living area* and a stunning master suite. With each home you will also enjoy the welcome addition of your own private outside space in the form of a generous terrace or series of balconies.

From the dressing areas that accompany every master suite to the private, dedicated storage rooms and the under floor heating provided throughout - with a home at Beaumore Place, there are no compromises.



BEAUMORE PLACE



LEISURELY LIFESTYLES



The Memorial Community Centre, which forms the hub of the town, is home to a wide variety of recreational classes, while the local health and fitness club offers excellent facilities. Keen golfers are spoilt for choice. You can take advantage of the town's own golf club, play a round at the prestigious Buckinghamshire or Beaconsfield Golf Clubs, or why not pay a visit to the renowned Stoke Park Golf Club and Spa.

SUPREME SHOPPING



If you are planning a leisurely morning perusing the local shops or you are simply looking for those everyday essentials, then the town centre is perfectly equipped to meet your day to day needs. As well as Waitrose, M&S, Sainsburys, Tesco's, boutique style shops, cafes and bistros, the town is home to Jung's artisan bakery and Warner's, the traditional butcher and delicatessen.

DINING DELIGHTS



Within walking distance of Beaumont Place the town offers a variety of eateries to cater for all tastes, including award winning Indian cuisine from Malik's. If you are looking to celebrate a special occasion, then why not book yourself a table at the renowned André Garrett restaurant at Cliveden House. Here you can enjoy fine dining in unique and elegant surroundings.



SITE PLAN



BASEMENT, STORAGE
& PARKING







APARTMENT ONE



This exceptional ground floor, three bedroom apartment enjoys expansive living accommodation and a truly stunning master suite. Its private terrace runs the length of the apartment, offering superb outside space, perfect for some alfresco dining or entertaining. In addition there is a large private storage area and double garage offering the utmost in convenience.

DRAWING ROOM	4.50m x 6.66m	(14'7" x 21'9")
DINING / RELAXATION AREA	5.83m x 6.30m	(19'0" x 20'6")
KITCHEN	5.80m x 6.53m	(19'8" x 21'4")
STUDY / BEDROOM THREE	3.51m x 3.90m	(11'5" x 12'8")
MASTER BEDROOM	3.96m x 6.35m	(12'9" x 20'8")
DRESSING	2.00m x 2.51m	(6'6" x 8'2")
BEDROOM TWO	4.52m x 3.65m	(14'8" x 11'9")

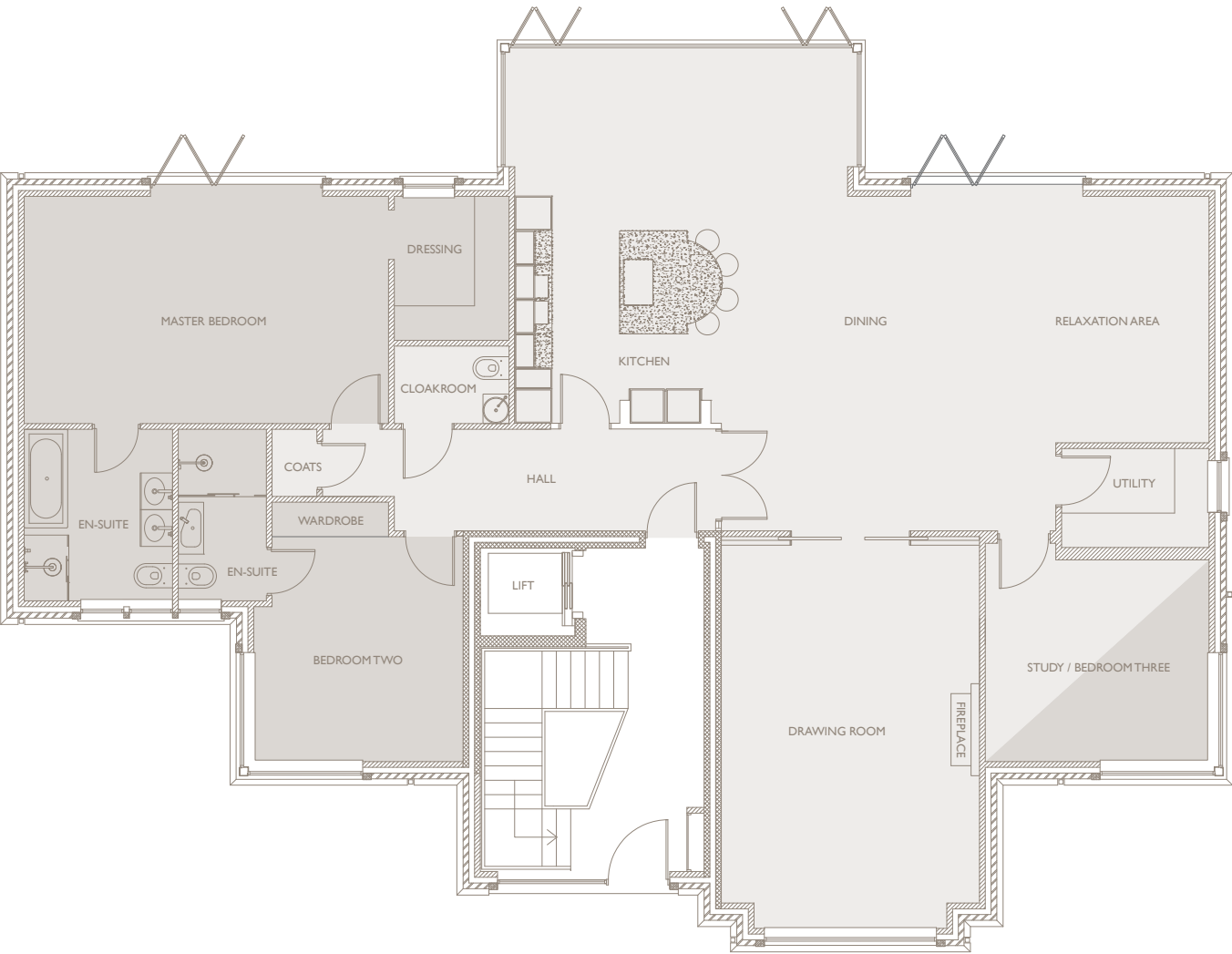


226m² (2,434ft²)

TERRACE	57m ² (613ft ²)
STORAGE	10m ² (107ft ²)
GARAGE	41m ² (440ft ²)



108m² (1,160ft²)

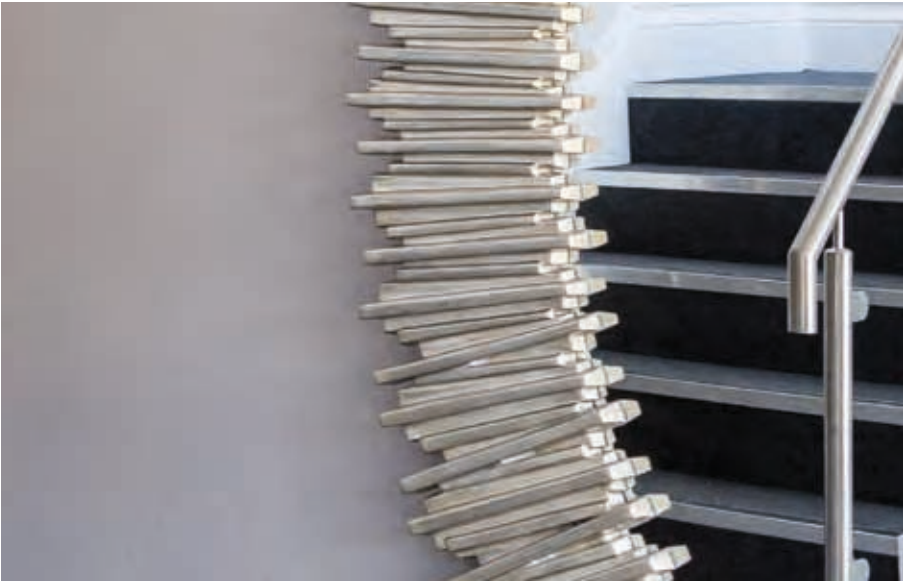


LIVING



SLEEPING

All measurements are provided as a guide only.







APARTMENT TWO

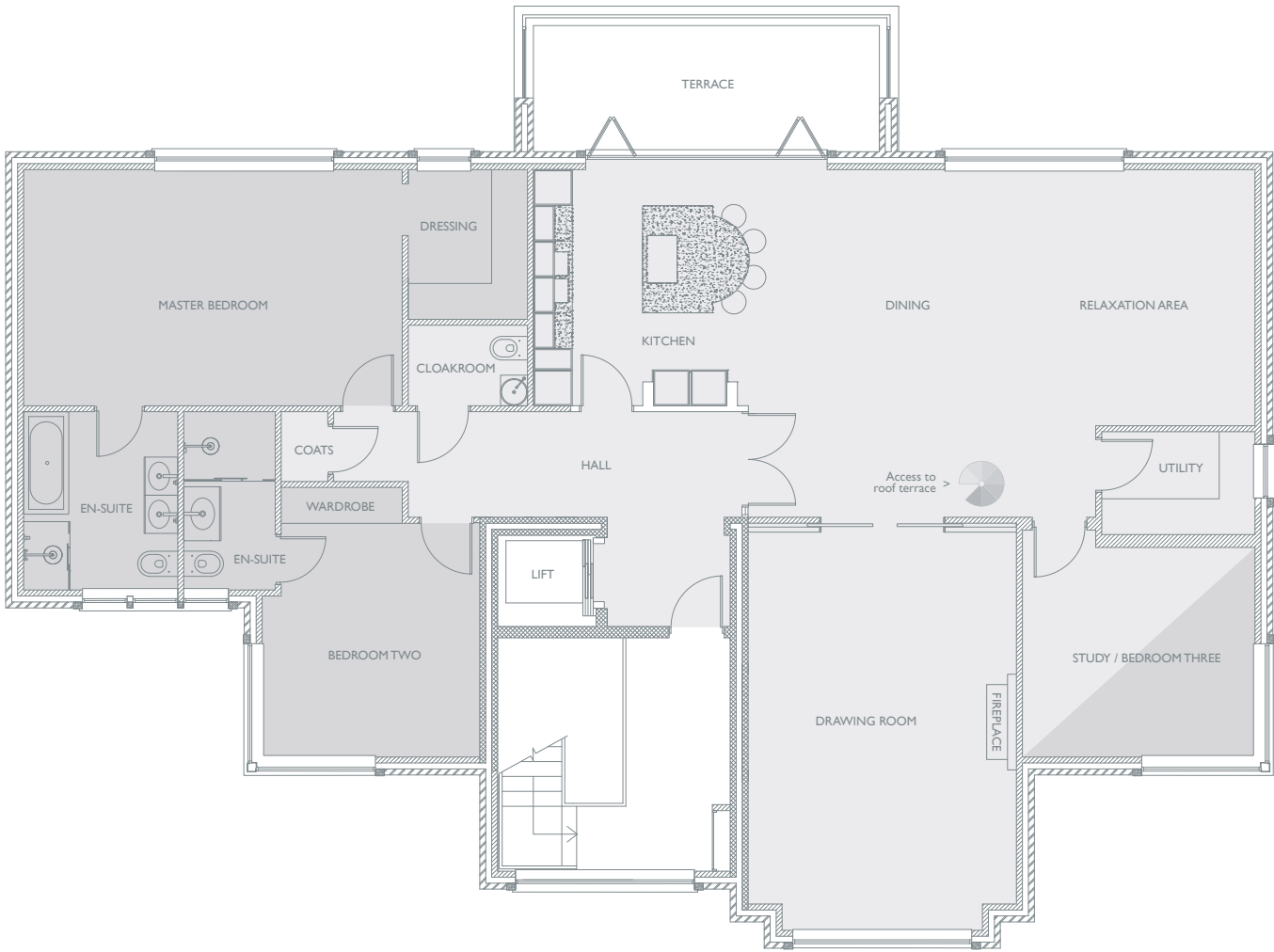
This impressive three bedroom, first floor apartment enjoys generous living accommodation throughout, while a beautifully designed spiral staircase not only makes for a striking feature but leads you up onto your own expansive and very special, private roof terrace. In addition there is a large private storage area and covered parking for two cars.

DRAWING ROOM	4.50m x 6.66m	(14'7" x 21'9")
DINING / RELAXATION AREA	5.83m x 6.30m	(19'0" x 20'6")
KITCHEN	5.80m x 6.53m	(19'8" x 21'4")
STUDY / BEDROOM THREE	3.51m x 3.90m	(11'5" x 12'8")
MASTER BEDROOM	3.96m x 6.35m	(12'9" x 20'8")
DRESSING	2.00m x 2.51m	(6'6" x 8'2")
BEDROOM TWO	4.52m x 3.65m	(14'8" x 11'9")

212m² (2,287ft²)

TERRACE	12.3m ² (132ft ²)
ROOF TERRACE	26.4m ² (284ft ²)
STORAGE	10m ² (107ft ²)
PARKING SPACES	2

48.7m² (523ft²)



- LIVING
- SLEEPING

All measurements are provided as a guide only.







IT'S ALL IN THE DETAIL

The interiors featured within each of these luxurious new apartments achieve exceptional standards. From their designer kitchens to their exquisite bathroom suites, attention has been paid to every detail to ensure that these homes not only meet but exceed expectations.



SUPERB SPECIFICATION



INTERIOR FEATURES

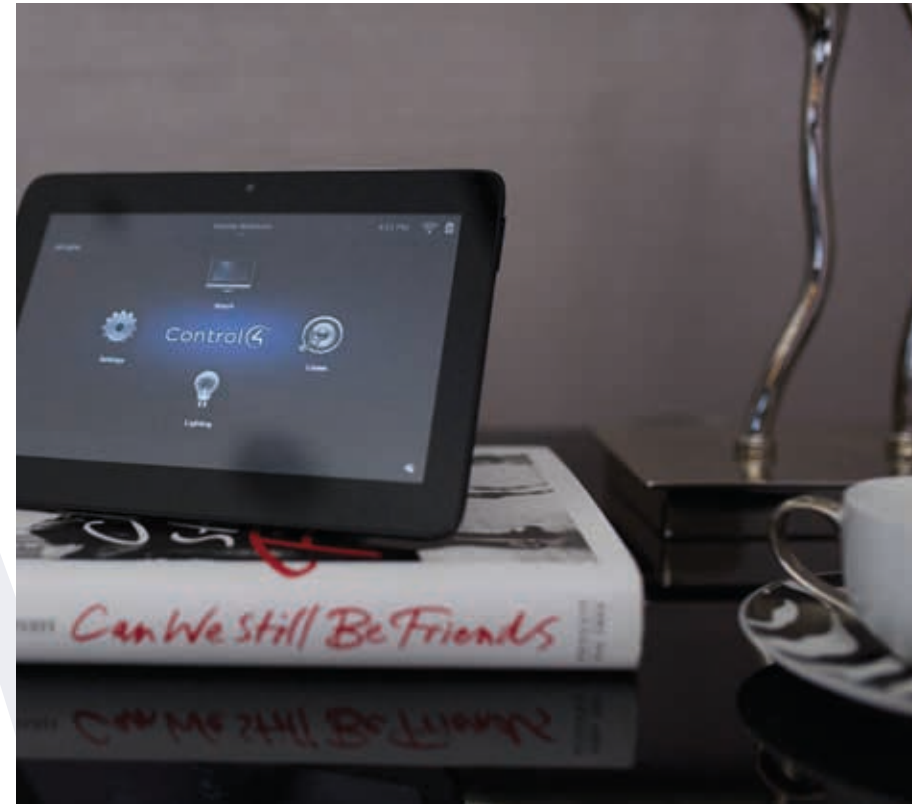
- Interior Design by **Cox & Co**
- Porcelain tiled floors to entrance hall, with feature black border
- Porcelain tiled floors to kitchen, utility, cloakroom, bathrooms and en-suites
- Carpets to all other rooms
- Coffered ceilings to selected rooms
- Feature remote control fireplace to living room
- Bespoke architraves, skirtings and decorative cornices
- Full heat recovery system with filtered air
- Intruder and fire alarms
- Bespoke kitchens by **Storm Design**
- Burr walnut island and stone work surfaces
- Appliances from Miele
- Underfloor heating
- Bathrooms supplied by **CP Hart**
- Passenger lift with access to all floors

EXTERIOR FEATURES

- Electrically operated secure gated entrance
- Beautifully landscaped gardens designed by Chelsea Flower Show award winner **Fyne Design**
- Two secure parking spaces for apartments 2,4 & 5, double garages for apartments 1 & 3
- Large, secure individual basement storage areas for each apartment
- Lighting to patios and terraces
- Large terraces and balconies to each apartment
- Outside water tap located in parking area

LIGHTING & ELECTRICAL

- Control 4 touch screen system which can provide full home automation by **iHomes**
- Downlights fitted throughout
- Feature 5 amp lighting circuit
- Brushed nickel light switches throughout



SUPERB SPECIFICATION



NETWORK & COMMUNICATIONS

- Network and telephone sockets in all principle rooms

AUDIO VISUAL

- All main functions of each apartment can be operated by Control 4 touch screen system
- Audio with fitted ceiling speakers
- HDTV network points to allow for digital and satellite TV distribution

WARRANTY

- 10 year NHBC warranty



APARTMENT
THREE

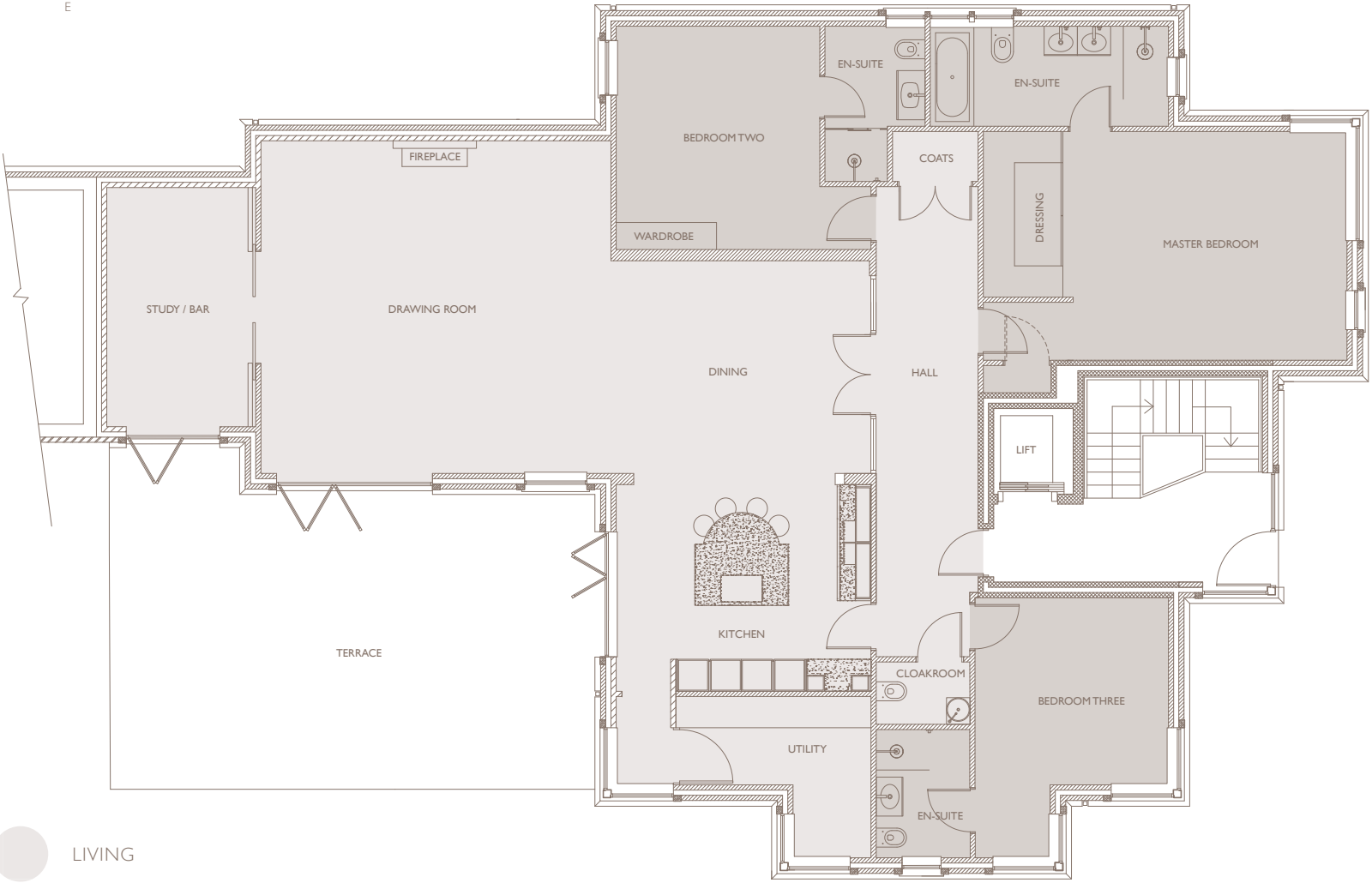
A beautiful three bedroom, ground floor apartment, which enjoys a stunning terrace with ample space for entertaining. The expansive open plan living accommodation delivers the perfect heart for this home, while the delightful master suite with dressing area and en-suite bathroom is the ideal place to escape and relax. In addition there is a large private storage area and a double garage.

DRAWING ROOM	6.40m x 6.73m	(21'0" x 22'0")
DINING	4.09m x 4.97m	(13'4" x 16'3")
KITCHEN	3.97m x 4.90m	(13'0" x 16'0")
STUDY / BAR	2.95m x 4.60m	(9'7" x 15'0")
MASTER BEDROOM / DRESSING	4.40m x 6.99m	(14'4" x 22'9")
BEDROOM TWO	3.91m x 4.29m	(12'8" x 14'0")
BEDROOM THREE	3.72m x 5.00m	(12'2" x 16'4")

244m² (2,634ft²)

TERRACE	48m ² (517ft ²)
STORAGE	17m ² (183ft ²)
GARAGE	37m ² (398ft ²)

102m² (1,098ft²)



- LIVING
- SLEEPING

All measurements are provided as a guide only.







APARTMENT
FOUR

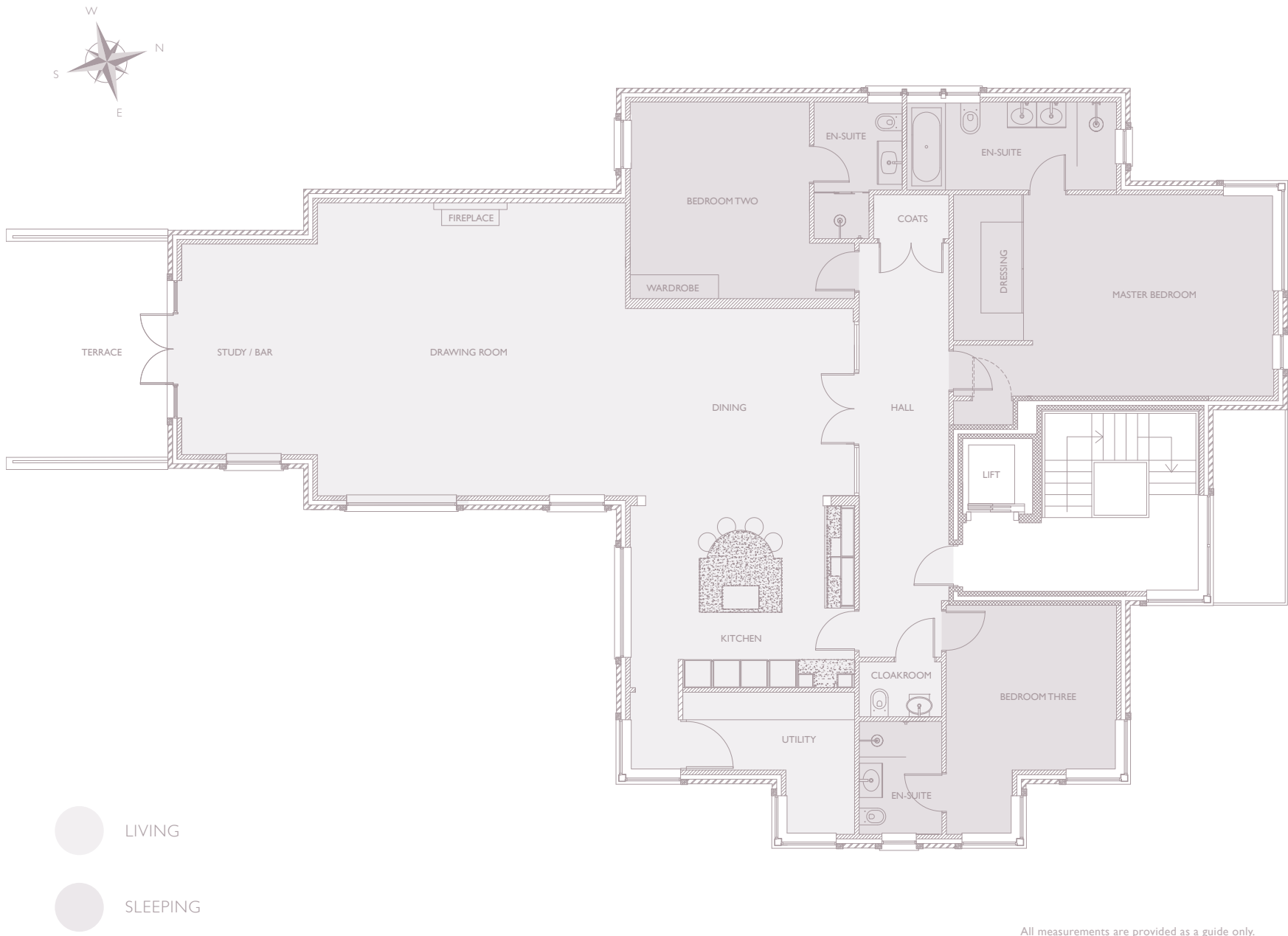
A stunning three bedroom, first floor apartment with double doors opening onto a delightful private terrace. The huge open plan living space provides ample living accommodation, perfectly complemented by a stunning master suite. In addition there is a large private storage area and covered parking for two cars.

DRAWING ROOM	6.40m x 6.73m	(21'0" x 22'0")
DINING	4.09m x 4.97m	(13'4" x 16'3")
KITCHEN	3.97m x 4.90m	(13'0" x 16'0")
STUDY / BAR	2.95m x 4.60m	(9'7" x 15'0")
MASTER BEDROOM / DRESSING	4.40m x 6.99m	(14'4" x 22'9")
BEDROOM TWO	3.91m x 4.29m	(12'8" x 14'0")
BEDROOM THREE	3.72m x 5.00m	(12'2" x 16'4")

239m² (2,576ft²)

TERRACE	37.6m ² (297ft ²)
STORAGE	15m ² (161ft ²)
PARKING SPACES	2

52.6m² (458ft²)



All measurements are provided as a guide only.







APARTMENT
FIVE

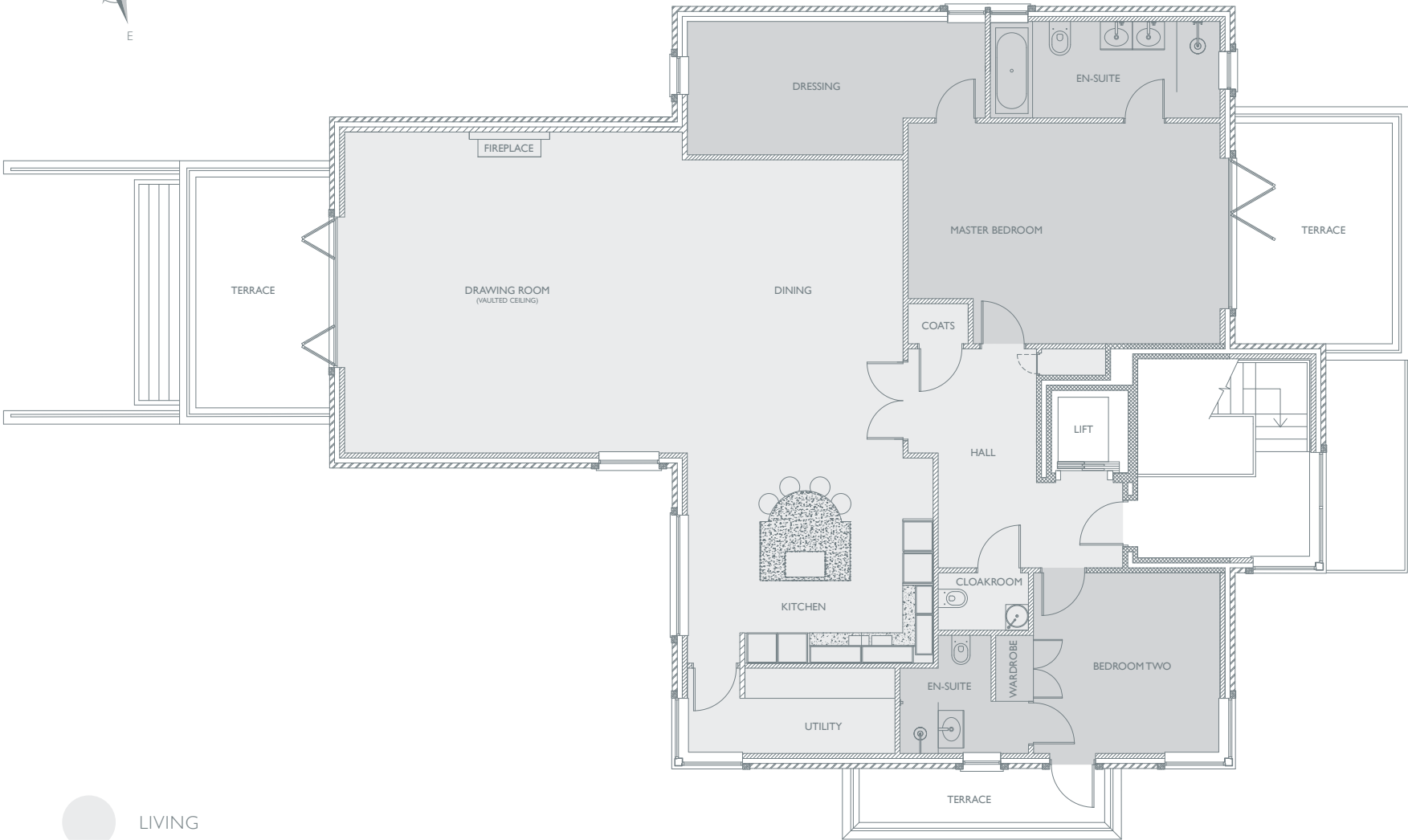
A truly special two bedroom, top floor apartment benefiting from three large balconies and a stunning living space. The master suite boasts a superb separate dressing area and a beautiful en-suite and its own private balcony. In addition there is a large private storage area and covered parking for two cars.

DRAWING ROOM	6.40m x 6.73m	(21'0" x 22'0")
DINING	4.30m x 5.84m	(14'1" x 19'2")
KITCHEN	4.09m x 4.90m	(13'4" x 16'0")
MASTER BEDROOM	4.40m x 6.22m	(14'4" x 20'4")
DRESSING	2.65m x 5.94m	(8'7" x 19'5")
BEDROOM TWO	3.60m x 3.72m	(11'8" x 12'2")

197m² (2,123ft²)

THREE TERRACES	31.2m ² (336ft ²)
STORAGE	15m ² (161ft ²)
PARKING SPACES	2

46.2m² (497ft²)



LIVING

SLEEPING

All measurements are provided as a guide only.



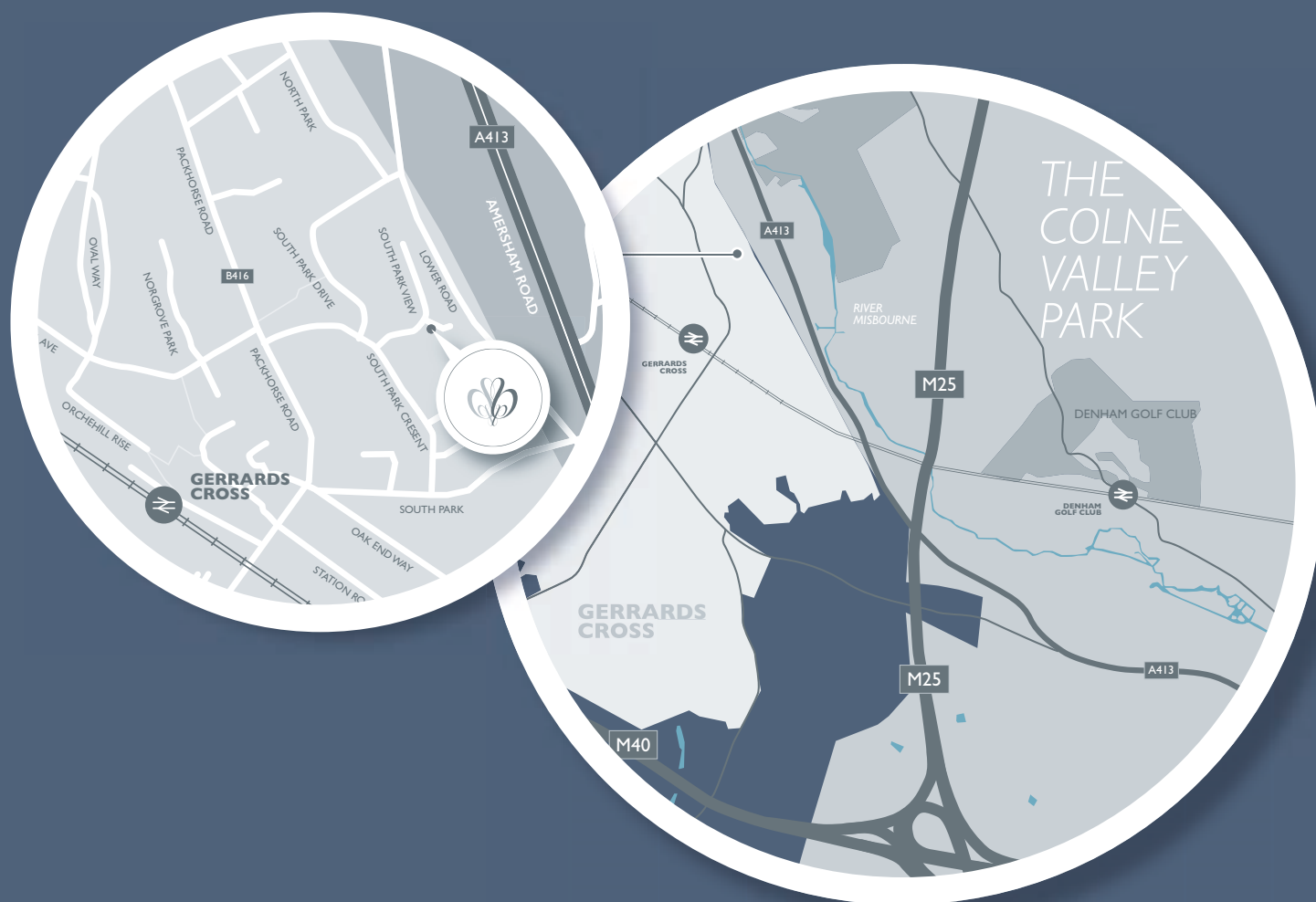




THE BEST OF BOTH WORLDS



Beaumont Place enjoys an enviable location. Whilst situated in a very private, secluded and residential spot, new residents here will find themselves just a short stroll from the heart of Gerrards Cross and all that this thriving and well regarded town has to offer. However, you remain located just an 18* minute train journey away from London, allowing you to enjoy all the benefits of the Capital city. These homes really do combine the best of both worlds.



BETTER CONNECTED

Gerrards Cross offers a superb location. Situated a short distance from the M25 and the M40 and with train journeys into London Marylebone taking just 18* minutes, it offers excellent travel links.

BY FOOT	
	GERRARDS CROSS RAILWAY STATION 0.4 MILES 9 minutes
	TOWN CENTRE 0.5 MILES 10 minutes
	WAITROSE 0.5 MILES 10 minutes
	FISHERS 0.6 MILES 12 minutes

BY TRAIN	
	GERRARDS CROSS RAILWAY STATION TO WEMBLEY STADIUM 14 minutes (Fast train)
	GERRARDS CROSS RAILWAY STATION TO MARYLEBONE 18 minutes (Fast train)
	GERRARDS CROSS RAILWAY STATION TO GATWICK AIRPORT 1 hour 32 minutes
	GERRARDS CROSS RAILWAY STATION TO PARIS 3 hours 40 minutes

BY CAR	
	M40 4 MILES TO DENHAM 6 minutes
	M25 6 MILES TO DENHAM JUNCTION 8 minutes
	HEATHROW TERMINAL 5 12.3 MILES 20 minutes
	HEATHROW TERMINALS 1, 2 & 3 13.7 MILES 24 minutes

* Train time based on the direct fast train from Gerrards Cross to London Marylebone
** All times and distances are approximate



A DEVELOPMENT BY



MANORGROVE HOMES

Manorgrove Homes is an established and highly regarded residential development company, recognised for delivering luxury homes of exceptional quality. Operating throughout Buckinghamshire and the surrounding counties, Manorgrove Homes brings together the very best in design, planning and build to ensure that each of its homes offers a premier location, complemented by superb quality. A Manorgrove Home is a truly special home.

T 01895 208555
info@manorgrovehomes.co.uk

MANORGROVEHOMES.CO.UK

IMPORTANT NOTICE

While the particulars and all information in this brochure have been prepared with due care for the convenience of intending purchasers, they are given as a guide only and do not form part of any contract and/or warranty. The developer expressly reserves the right to amend or vary the same without notice. The developer reserves the right to alter or change specification at their discretion. Items detailed in literature and/or show homes may not form part of the standard specification.

All visuals, artist impressions and photographs are for illustration purposes only. Consequently images are not to scale and are for demonstrating the proposed floor layout and as such do not form part of any contract and/or warranty. Dimensions are taken from the architect's drawings and therefore tolerances could occur with the as built product and accordingly floorplans should not be used for items such as furniture or carpets.

*Excludes apartment five.

Architecture by David Parker Associates
Brochure Design by Nicole Feuersenger & Matthew Denes for Splendid Design



MANORGROVE HOMES