

WINDRUSH  
PLACE

# WINDRUSH PLACE

QUALITY CONSTRUCTION  
CONTEMPORARY STYLING  
BEAUTIFULLY FINISHED

Computer generated image



# WINDRUSH PLACE

**WINDRUSH PLACE** is our stylish new development of just four contemporary properties, just a short distance from High Wycombe town centre and close to Wycombe's amenities and green spaces such as The Rye and King's Wood.

The houses are designed, constructed and finished to our rigorous standards,

by our team of trusted architects, builders and craftspeople and we offer the peace of mind of a ten year building warranty.

The beautifully styled interior of each house features integrated kitchen appliances, underfloor heating, bi-fold garden doors and an ensuite shower room.

# WINDRUSH PLACE

PERFECT LOCATION  
GENEROUS SPECIFICATION  
STYLISH INTERIORS

Interior photographs show Windrush Place



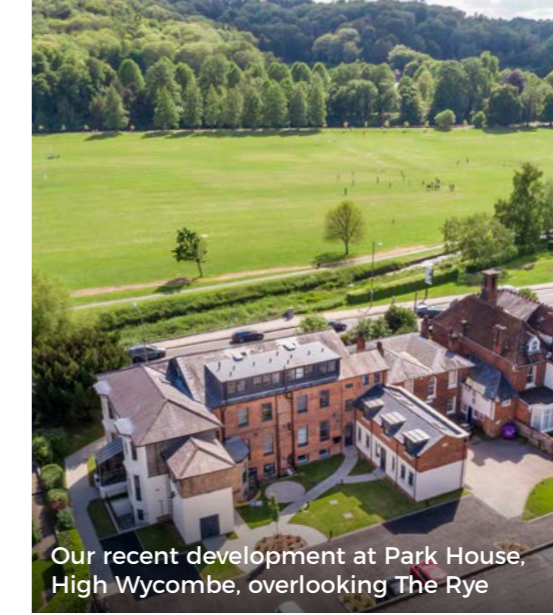
## THE PERFECT PLACE

**WINDRUSH PLACE** is perfectly located, with everything you need nearby, for family life, work and leisure. The Rye and King's Wood are just a few minutes' walk away.

These four new houses are tucked away in a quiet cul-de-sac just ten minutes by bike or 5 minutes in the car from the town centre and station, and around 30 minutes from Marylebone by train and 40 minutes from Oxford via the M40.

We design and build our homes beautifully, to ensure that every detail is taken care of and every feature is installed with the utmost care. The contemporary styling of our kitchens and bathrooms includes extra touches such as quartz stone work surfaces and high quality brassware. Underfloor heating on the ground floor produces a luxurious warmth underfoot.

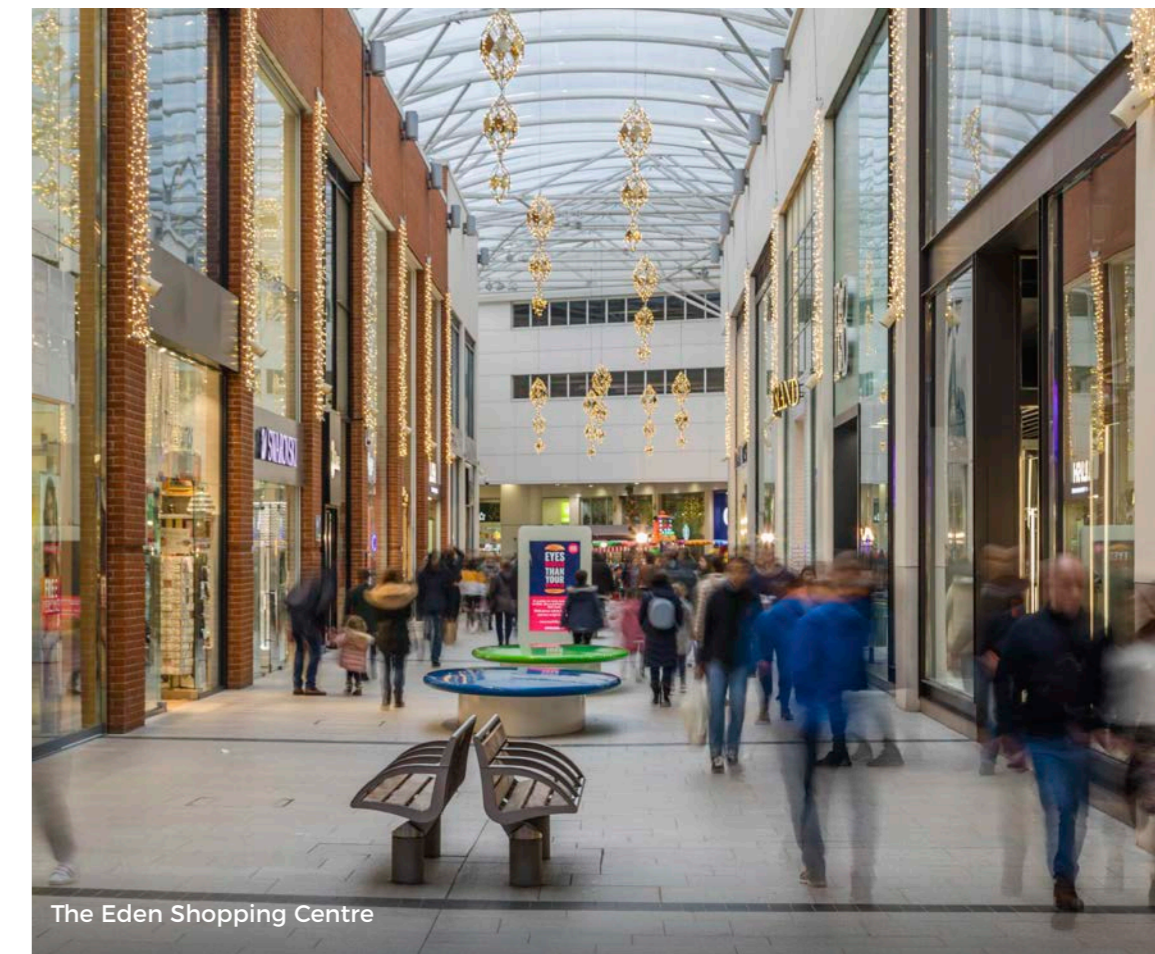
**WINDRUSH PLACE** is sure to be the perfect place to make your next move.



Our recent development at Park House, High Wycombe, overlooking The Rye

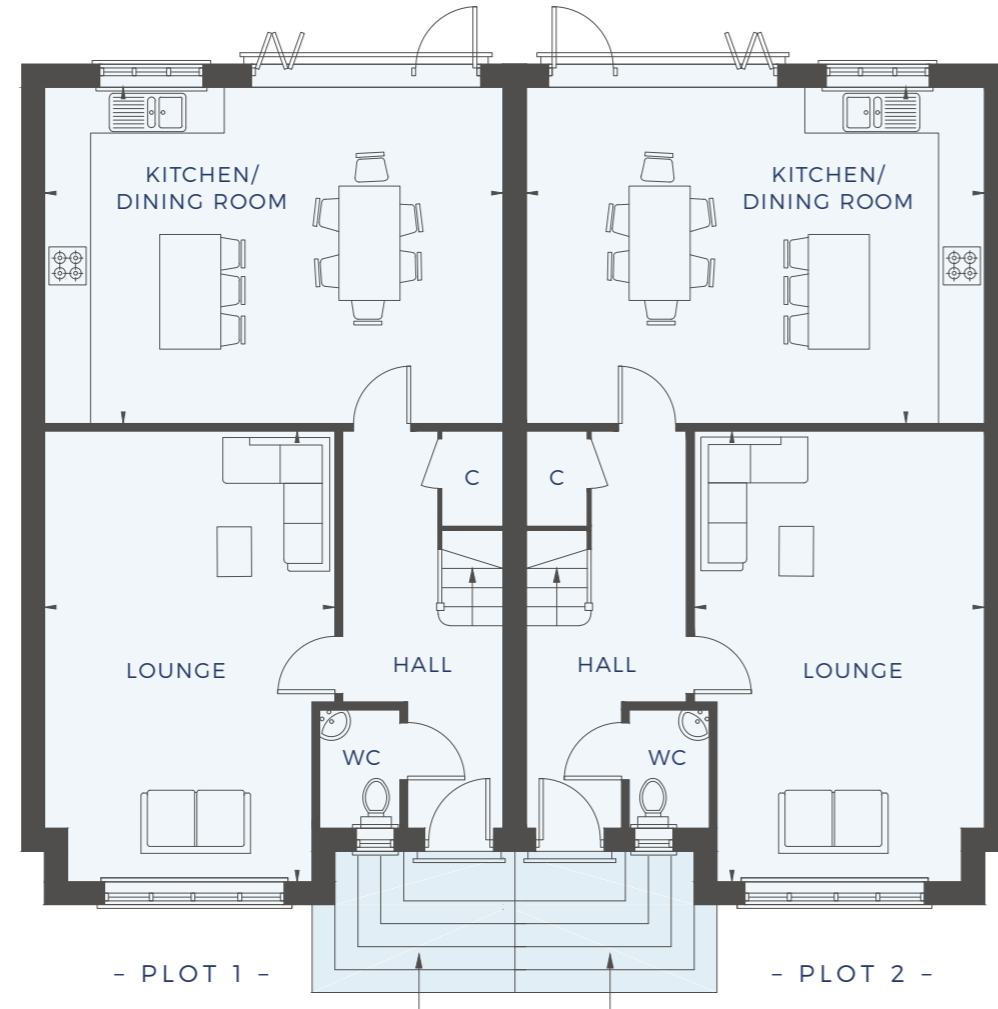


West Wycombe



The Eden Shopping Centre

GROUND  
FLOOR



FIRST  
FLOOR

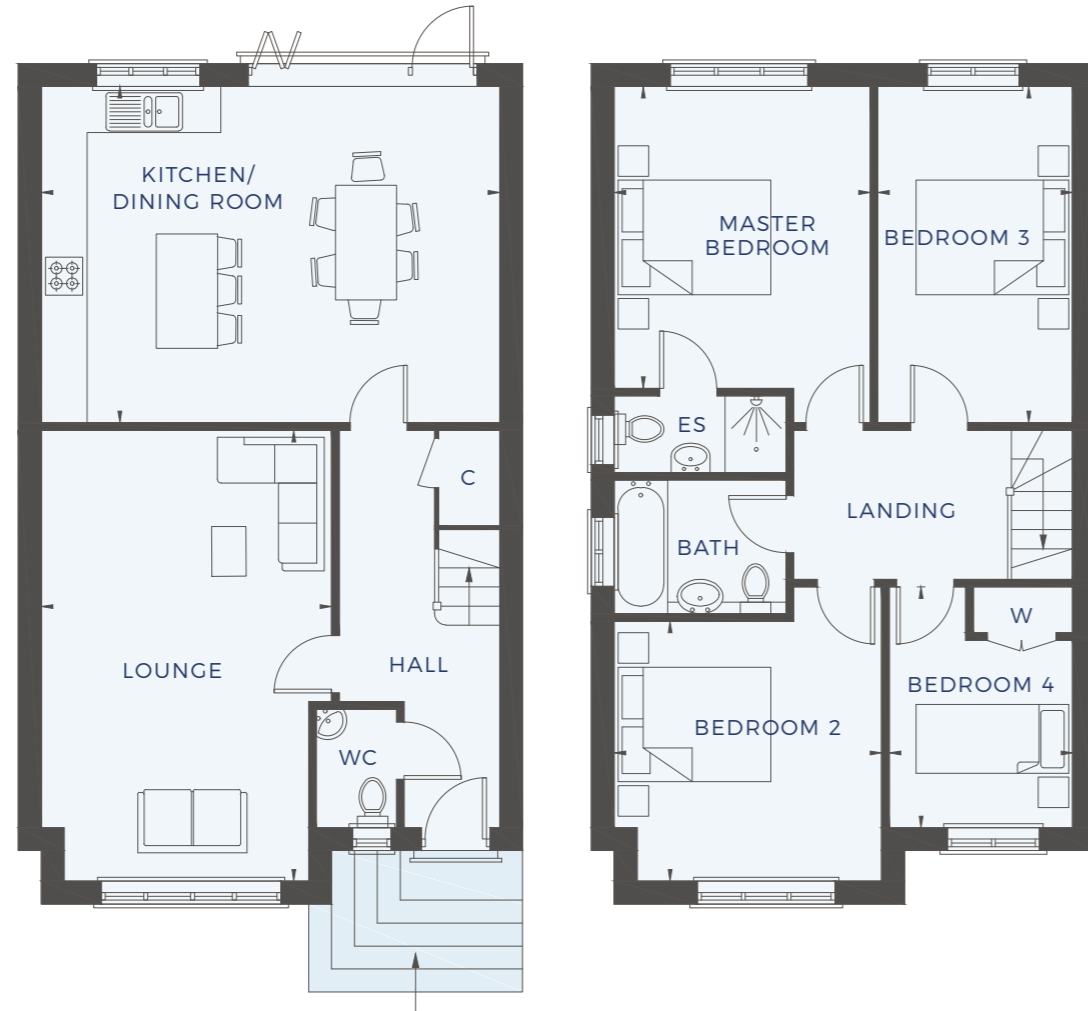


INTERIOR DIMENSIONS - PLOTS 1 & 2

Kitchen/ Dining room	6.0m x 4.4m	19' 8" x 14' 5"
Lounge	5.2m x 3.8m	17' 1" x 12' 6"
Master bedroom	3.9m x 3.3m	13' 0" x 11' 0"
Bedroom 2	3.8m x 3.5m	12' 8" x 11' 6"
Bedroom 3	4.4m x 2.5m	14' 5" x 8' 4"
Bedroom 4	3.1m x 2.4m	10' 4" x 7' 10"

**C** Cupboard  
**ES** Ensuite  
**W** Wardrobe  
**WC** Cloakroom

PLOT  
THREE



- GROUND FLOOR -

- FIRST FLOOR -

PLOT  
FOUR



- GROUND FLOOR -

- FIRST FLOOR -

INTERIOR DIMENSIONS - PLOTS 3 & 4

Kitchen/ Dining room	6.0m x 4.4m	19' 8" x 14' 5"
Lounge	5.2m x 3.8m	17' 1" x 12' 6"
Master bedroom	3.9m x 3.3m	13' 0" x 11' 0"
Bedroom 2	3.8m x 3.5m	12' 8" x 11' 6"
Bedroom 3	4.4m x 2.5m	14' 5" x 8' 4"
Bedroom 4	3.1m x 2.4m	10' 4" x 7' 10"

**C** Cupboard  
**ES** Ensuite  
**W** Wardrobe  
**WC** Cloakroom

## WELL CONNECTED

**HIGH WYCOMBE** is ideally located for travel around the region and the country, close to the M40 and with frequent rail connections to Marylebone and Birmingham.

High Wycombe station	2 miles	8 min
Eden Shopping Centre	2 miles	8 min
M40 Junction 16	3 miles	8 min
Marlow	7 miles	15 min
Oxford city centre	28 miles	42 min
Heathrow Airport	19 miles	30 min
Luton Airport	38 miles	42 min
London Marylebone		30 min

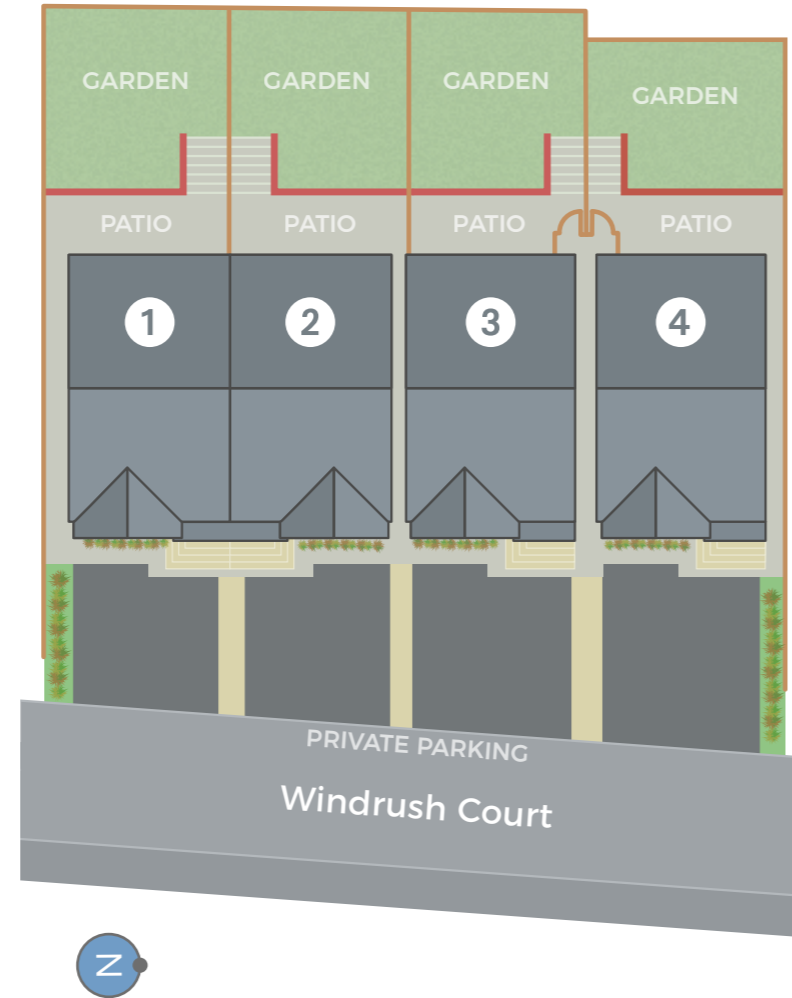
**WINDRUSH PLACE**  
HP13 7UL



TIMES ARE INDICATIVE AND MAY VARY AT BUSY TIMES. MAP IS NOT TO SCALE.

## SITE LAYOUT

**WINDRUSH PLACE** is located in a quiet neighbourhood less than two miles from High Wycombe town centre with views towards open countryside.



SITE PLAN IS NOT TO SCALE AND IS INDICATIVE ONLY

## SPECIFICATIONS

### KITCHEN

- Fully fitted contemporary kitchen with Solar grey quartz stone worktops and upstand
- Integrated Hotpoint appliances including induction hob, single electric oven, microwave, dishwasher fridge/freezer and washer/dryer
- Externally ducted Hotpoint extractor
- Stainless steel 1½ bowl sink and contemporary chrome mixer tap
- Under-unit lighting

### BATHROOM, ENSUITE & CLOAKROOM

- Wall tiling by Minoli and Domus with porcelain floor tiling by Minoli
- Contemporary white Roca and Duravit sanitaryware including back-to-wall WC with concealed cistern
- Stylish brassware
- Heated chrome towel rail



The developer expressly reserves the right to amend or vary the specification without notice. Items detailed in literature or showhomes may not form part of the standard specification.

### HEATING

- Underfloor heating on ground floor with radiators on first floor
- Worcester Bosch combination boiler

### ENTERTAINMENT & ELECTRICAL

- TV points in lounge and all bedrooms
- BT point in lounge

### INTERIOR FINISH

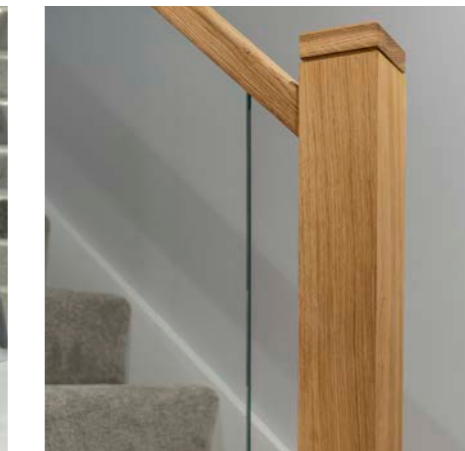
- Bespoke oak staircase with oak handrails and glass panels
- White internal doors with contemporary chrome lever-on-rose fittings; glazed door to kitchen and lounge
- Quality oak 22mm engineered board floor throughout ground floor with suitable underlay to maximise heating output
- Nautilus grey carpet in bedrooms and on landing



- Walls painted in contemporary pale grey matt emulsion, with woodwork in brilliant white satinwood
- LED lighting throughout

### EXTERIOR FINISH

- Wienerberger Seaford red multi brickwork with off-white through-colour render to the first floor and Redland charcoal grey tiles
- UPVC fascias and soffits
- Charcoal grey double glazed windows and doors throughout
- Bi-fold doors in kitchen/dining room
- Turfed rear garden
- Large patio area to rear laid with Chaucer Charcoal 600 x 600 paving
- Outside lighting and power points
- Outside tap



## WINDRUSH PLACE

For further details or to arrange a visit, please contact our selling agents

**Hurst**

High Wycombe office  
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