



LAND
&
DEVELOPMENT

NEWHOMES
ESTATES LIMITED



LONGCROFT

84 Packhorse Road, Gerrards Cross

Longcroft

An exclusive development of just 8 luxury apartments located in the heart of Gerrards Cross, created to set the standard in elegant looks, build specification and value for money.

Longcroft represents a landmark in our evolution as a developer of distinctive niche homes by embracing modern technology, convenience and luxury with contemporary design.

We believe Longcroft offers elegant living through design, detail, quality, high specifications and a unique location.

Amit Chohdha
Managing Director





Packhorse Road

the site

APARTMENTS 1 – 3

APARTMENT 1 – Ground floor

Living / Dining:	19' 9" x 15' 9" max	6.04m x 4.81m max
Kitchen:	13' 11" x 11' 1"	4.25m x 3.41m
Master Bedroom:	16' 1" x 10' 2" max	4.95m x 3.11m max
Bedroom 2:	12' 2" x 9' 5"	3.73m x 2.87m
Plus private patio		

APARTMENT 2 – Ground floor

Living / Dining:	19' 4" x 16' 0" max	5.91m x 4.88m max
Kitchen:	15' 9" x 10' 0" max	4.81m x 3.05m max
Master Bedroom:	13' 8" x 11' 7" max	4.19m x 3.54m max

APARTMENT 3 – Ground floor

Living / Dining:	19' 6" x 15' 8" max	5.95m x 4.80m max
Kitchen:	12' 0" x 7' 4"	3.68m x 2.24m
Master Bedroom:	14' 7" x 13' 1" max	4.45m x 4.00m max
Bedroom 2:	13' 8" x 11' 10" max	4.17m x 3.61m max
Plus private patio		



APARTMENTS 4 – 6



APARTMENT 4 – First floor

Living / Dining:	16' 9" x 16' 2" max	5.12m x 4.93m max
Kitchen:	15' 8" x 10' 0" max	4.79m x 3.05m max
Master Bedroom:	13' 8" x 11' 9" max	4.19m x 3.59m max
Plus balcony		

APARTMENT 5 – First floor

Living / Dining:	17' 0" x 15' 9" max	5.19m x 4.81m max
Kitchen:	13' 11" x 11' 2"	4.25m x 3.41m
Master Bedroom:	16' 1" x 10' 2" max	4.95m x 3.11m max
Bedroom 2:	12' 2" x 9' 5" max	3.73m x 2.87m max
Plus balcony		

APARTMENT 6 – First floor

Living / Dining:	16' 11" x 15' 8" max	5.16m x 4.80m max
Kitchen:	11' 10" x 7' 4"	3.62m x 2.24m
Master Bedroom:*	13' 1" x 14' 5" max	4.00m x 4.43m max
Bedroom 2:	13' 10" x 11' 10" max;	4.24m x 3.61m max
Plus balcony		

*Restricted height

APARTMENTS 7 – 8

APARTMENT 7 – Top floor

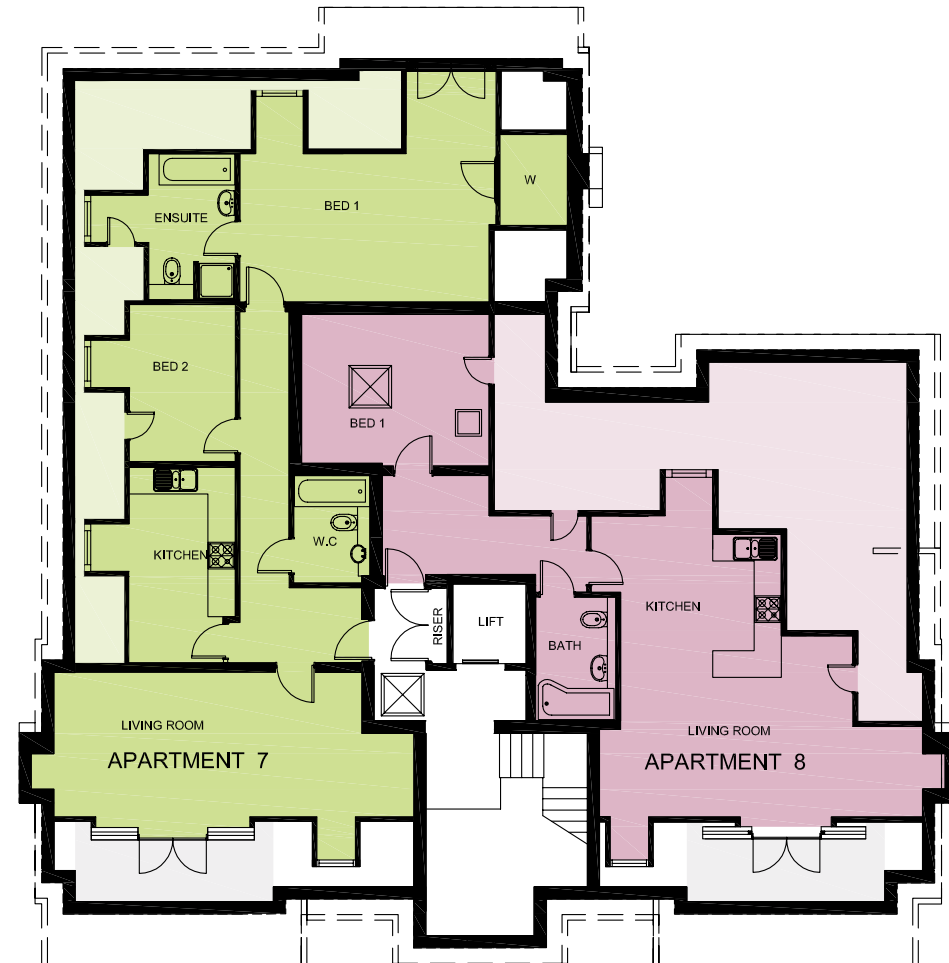
Living / Dining:	26' 0" x 11' 6" max	7.95m x 3.51m max
Kitchen:	14' 5" x 7' 8"	4.40m x 2.34m
Master Bedroom:	18' 11" x 10' 11"	5.77m x 3.33m
Bedroom 2:	11' 7" x 7' 9"	3.55m x 2.38m
Plus eaves storage		
Plus balcony + bays		

Eaves area - light green

APARTMENT 8 – Top floor

Living / Dining:	23' 5" x 14' 3" max	7.14m x 4.36m max
Kitchen:	11' 9" x 8' 8" max	3.56m x 2.64m max
Master Bedroom:	14' 6" x 11' 0"	4.42m x 3.35m
Plus eaves storage		
Plus balcony + bays		

Eaves area - light pink



WELCOME TO LONGCROFT

Our exclusive development of just 8 apartments in the very heart of Gerrards Cross

THE DEVELOPMENT

We know that 'exclusive' is an overused word in the property market. But, at Longcroft, this new development has been created to set a new standard in elegant looks, build specification and value for money.

'Exclusive' because we know you are going to be choosy. So are we. Not only on the things you can see, feel and touch. The way the building is constructed, the technical specifications, the choice of quality materials, the atmosphere. All these things matter greatly to us, as we know they will to you.

It has always been important to us to move away from a 'formulaic' methodology on the design, construction and specification of our new homes.

Longcroft achieves that by embracing modern technology and contemporary design combined with selected and tested methods of traditional construction. We have drawn heavily on our previous experience of developing a wide ranging style of properties to combine in the homes at Longcroft; both convenience and luxury, as will be seen from our following detailed specifications.



EXTERNAL SPECIFICATIONS

Landscaping to include turf and planting to the property is to be carried out in accordance with a professionally designed landscaping scheme to supplement the already mature gardens.

Timber fencing together with side gates provides security to the grounds, and vehicular and pedestrian access is secured with metal fencing and gates to the front together with a colour video entry system.

Patios to the ground floors, together with pathways are specified with Riven effect textured slabs to complement the block paved driveway and parking areas.

For the common use and convenience of the residents two circular paved areas have been set aside with provision for lighting and power.

External balconies are provided to all apartments at first and second floor levels.

Low energy external lighting, and a power and water supply are provided for the use of the gardener.

Two impressive 'gatehouses' provide an entrance to the property as well as serving a practical purpose for refuse disposal and general storage.





INTERNAL SPECIFICATIONS

SAFETY & SECURITY

Entrance to the apartment block itself is controlled through a video entry system which is interlinked to the front sliding metal gates, therefore providing a high level of security. Each apartment will have its own visual colour monitor in a central location in the hallway.

The common hallway provides a welcome to the apartments with a staircase leading to all levels, together with a nine passenger lift for the convenience and use of the residents. Internal sensor low energy lighting is provided to common hallways for energy efficiency.

In keeping with the specifications of these apartments, security provisions in addition to the above are covered by the use of sturdy door and window locks, fully independent burglar alarm for each apartment, together with door chain and eye viewer to front doors. A mains connected smoke detector is also fitted to the hallway of each apartment.

WARDROBES

The main bedroom is fitted either with a walk in wardrobe or with fitted wardrobes with railings and shelving.

BATHROOMS & CLOAKROOM

Careful attention has been given to the bathrooms and cloakrooms at Longcroft to make them stylish and distinctive.

For this we have chosen different suites from the 'Sottini' and 'Ideal Standard' contemporary ranges comprising white sanitary ware with chrome finish taps. Bathrooms incorporate, wherever possible, good sized shower enclosures provided with clear plain doors with silver frames, in addition to elegant baths. Shower cubicles are fully tiled and the shower itself includes a high pressure thermostatic shower valve with 'Moonshadow' sliding rail and variable spray head.

Bathrooms and cloakrooms are tiled using high quality 'Porcelanosa' tiles to walls and floors with large beveled edge mirrors used extensively to create a distinct, practical and relaxing area.

Where at all possible natural lighting is provided to bathrooms which is supplemented by downlighters or ceiling pendants. A heated chrome towel rail, sensor controlled extraction and shaver socket is also provided to bathrooms.

KITCHENS

Today's kitchens need to be functional, stylish and inviting and provide a wide range of top quality appliances, food preparation areas and plentiful storage. For this reason we have chosen 'Johnson & Johnson' to design, supply and fit our kitchens. We believe the resultant kitchens will be uncompromising in their attention to detail.

The range of kitchen units incorporate granite worktops with upstands, and grooved drainers and undermounted 'Franke' steel sink complete with tap and waste disposal unit. 'Neff' integrated or built in appliances with stainless steel finish include single/double oven, combination microwave/microwave, gas hob, vented feature extractor hood, integrated fridge/freezer, dishwasher and condensing washer/dryer.

Floor to kitchen areas will be fully tiled, and a splash back to hob area will be in granite to match the work surface or in a stainless steel finish. Chrome finish sockets, under lighting and downlighters will complete what we believe will be an impressive kitchen.

FITTINGS & DÉCOR

From an extensive choice of internal fittings each flat has been individually specified and Georgian/Victorian plaster cornices have been chosen for the living rooms. Gyproc swan neck coving has been specified to other areas and used extensively throughout selected areas of the apartments.

There are plain ceilings throughout finished in white matt emulsion. Profiled skirtings are painted white as are the 75mm architraves.

Stylish doors in oak or ash finish have been specified in the apartments with chrome ironmongery.

The entrance doors to the living rooms for apartments 1-7 include glazed panels. Chrome ironmongery has been used throughout with differing styles for the apartments.

All apartments make provision for the resident to install a gas fire should they so wish, and a fireplace with gas supply is therefore provided as a focal point to the living rooms.

LIGHTING & ELECTRICS

The plentiful sockets will be fitted with MK logic range except in kitchens and hallways where chrome finish lighting and power points will be used, and the living room where brushed satin or stainless steel finishes will be used to high level switches.

Recessed downlighters are provided to living rooms (with dimmer), kitchens and en-suite bathrooms. TV and telephone points are provided to living room, bedrooms and kitchen. Provision for communal TV reception equipment (satellite dish, aerial and distribution system) has been made. Provision for High Definition Television has been made in the lounge.

HEATING/WATER

A full gas central heating system is provided to all apartments, together with a gas supply to the fireplace in the lounge for fitting of the residents own fire.

Pressurised hot water supply is provided to each apartment, and apartments 1-7 also benefit from a built in back up immersion and hot water storage.

OTHER

As you would expect a 10 year NHBC guarantee is provided for each property.

A professional managing agent will be appointed to provide ongoing management services to the building and all common areas.





GERRARDS CROSS

For the young and old alike, it has so much to offer

WHAT IS THE AREA LIKE?

Gerrards Cross, is widely regarded as a very desirable place to live due to the high quality residential accommodation set in a spacious environment with excellent transport links.

Although a predominantly rural location, there is a thriving village centre with shops, restaurants, hotels, cinema, banks and many other facilities; everything to satisfy day-to-day needs whilst the larger towns of Windsor, Watford, Uxbridge and High Wycombe are close by.

The excellent primary, secondary and private schools are a particular attraction to many residents. Buckinghamshire County Council operates selection at 11 for public secondary education.

It is an excellent location for the daily commuter as it lies on the A40 only 20 miles north west of central London, close to the M25 (junction 16) and M40 (junction 1A). London Marylebone can be reached in 25 minutes by train. Heathrow (12 miles away) and Gatwick (52 miles away) are easily accessible.

Recreation pursuits are well catered for including golf courses at Gerrards Cross, Beaconsfield and Stoke Poges and other places of interest such as Bekonscot Model Village, Burnham Beeches, Eton, Windsor and other charming riverside locations.



DIRECTIONS

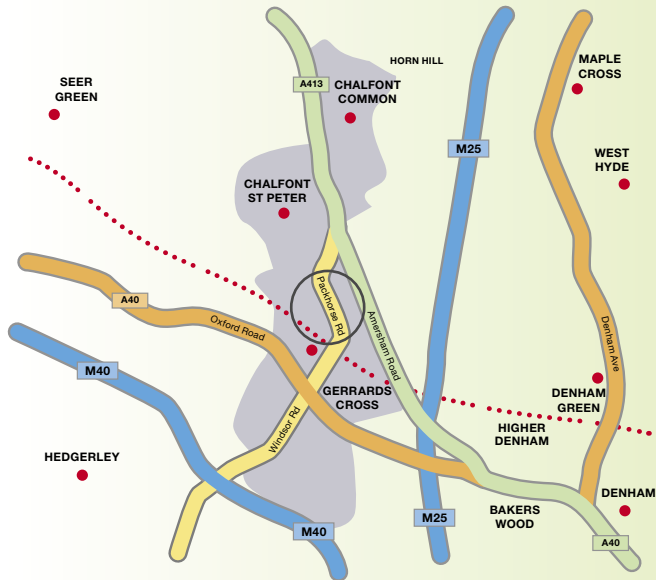
Longcroft is excellently located close to the town centre, with all the shops, station and other facilities within a short walk away.

FROM GERRARDS CROSS STATION

Upon leaving the station, cross the road and turn left. Walk past the shops and 'Longcroft' can be found on the right hand side, just past the South Park crossing.

FROM THE M40

Leave the M40 at junction 1A and follow the A40 Denham Road (Oxford Road). Continue along the Oxford Road and take the turning off towards Gerrards Cross, keeping on the A40, until you reach the main Gerrard Cross traffic lights at the B416 intersection, turn right into Packhorse Road itself. Follow the road through the town centre and Longcroft will be found on the right shortly after the shops.





NE
LAND
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DEVELOPMENT
NEWHOMES
ESTATES LIMITED

THE COMPANY

Continually building on its reputation for quality

St Leonards Road, Chesham Bois



Meadowbank Close, Amersham



WHO ARE WE

Newhomes Estates was created in 1987 and has now established itself as a builder of the finest homes. Building across a wide spectrum of home styles in the domestic field, the company has achieved a reputation for construction of the highest quality using a combination of the latest available materials and technology within a platform of traditional materials and craftsmanship.

It is our attention to the most minute details and the individuality of all our homes which sets us apart from other house builders. Externally, the difference can be seen in our exciting designs, varying rooflines, decorative brickwork and the careful use of materials chosen for their texture and colour.

A great deal of care is taken to ensure that not only are our homes in character with the surroundings but also, where possible, help to enhance the environment.

Our development at Longcroft, comprising eight luxury apartments - 5 two bedroom apartments and 3 one bedroom apartments, offers every convenience and luxury.



Belsham Close, Chesham

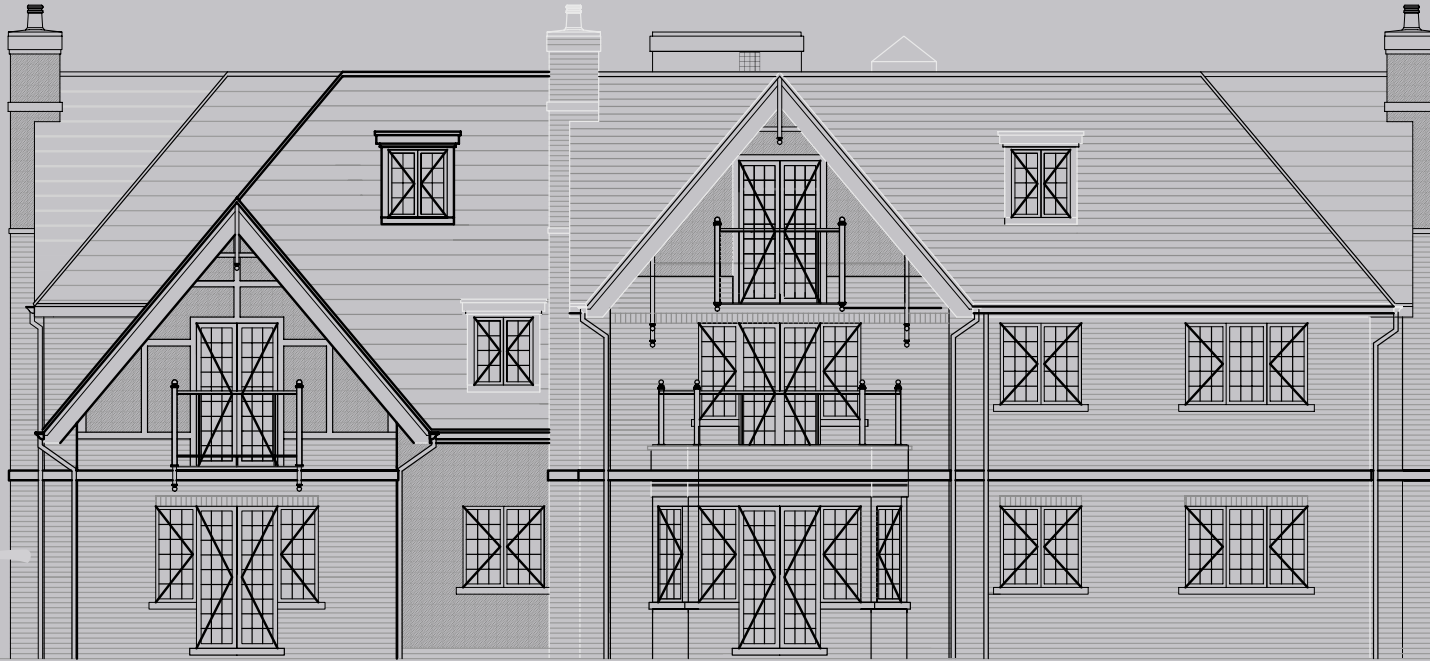


Holloway Lane, Chesham Bois



Holloway Lane, Chesham Bois

...the best move you will ever make...



LONGCROFT

NEWHOMES ESTATES LIMITED

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Disclaimer: This brochure is produced before construction is complete and details of specification and layout of floor plans may be subject to change. To provide attractive street scene, elevations, roof styles, brick and render colours and garage door design may vary from those illustrated. Artist's perspectives used in the brochure are intended to be a general guide to the appearance of the development. However, during construction it may be necessary for us to make architectural changes. Prospective purchasers must check the latest information with our sales office. Floor plans, site plans and area maps are computer generated images based on information available at the time of origination and are based on information supplied by the original architectural drawings. All metric dimensions are structural sizes and imperial dimensions are for convenience purposes only. They are not to scale and the detail may be subject to alteration before completion of the development. They are for guidance purposes only and must not be used for total accuracy or for fitting of floor coverings, and do not form a part of any agreement or contract. Full conveyancing plans will be supplied by our agent during negotiations before the completion of the sale. All floor area measurements are shown in metric and imperial and are within three inches. Purchasers or their representatives must contact the sales office for up to date specifications. Kitchen plans and photographic images are indicative only and are not intended to show the quantity or positions of appliances, base and wall units, or worktops. Please see sales advisor for detailed kitchen plans.

The information we believe to be correct at time of going to press. March 2007.