


TROY  
HOMES



CROWN GARDENS

FARNHAM ROYAL



A photograph of a dirt path leading into a dense forest. The path is made of light brown soil and is flanked by lush green trees and foliage. Sunlight filters through the leaves, creating a dappled light effect on the path. The trees are tall and thin, with green leaves. The path leads into the distance, disappearing into the forest.

Ideally located off a quiet lane in the leafy parish of Farnham Royal, Crown Gardens is an exclusive gated development of just four magnificent two storey five bedroom family homes of unprecedented quality and style.

Set within substantial secluded gardens in plot sizes each in excess of 0.3 acres and with double garages, car port and ample parking, these exceptional new properties offer a rare opportunity to embrace the ultimate in modern family living.



# A perfect place for new beginnings



Close to Beaconsfield and with acres of ancient woodland on the doorstep, Crown Gardens is an idyllic location in which to put down roots.

Within a few minutes' drive of both the picturesque village of Burnham and the bustling community of Farnham Common, these new homes boast excellent amenities: a wide range of shops and services includes everything from quality supermarkets and well-known coffee chains to a hand-made chocolate shop and eclectic antiques emporia. Fresh produce is available at the regular markets, while the area's various watering holes always offer a warm welcome; a short walk up the road, The Crown Inn is the perfect local. La Cantina del Vino in Farnham Common attracts visitors from miles around, while Michelin stars abound at the Roux brothers' Waterside Inn and Heston Blumenthal's Fat Duck in nearby Bray.

The vibrant market towns of Beaconsfield, around six miles away, and Gerrards Cross, less than five miles with superb links to London, are awash with high-street names and up-market independent stores, alongside an impressive selection of cosmopolitan cafés and gastro-pubs, while the cinemas and theatres in High Wycombe offer a wealth of entertainment.

Computer generated image of Crown Gardens is indicative and may be subject to change.



The choice of schools in the area is superb, with the popular and traditional Caldicott School for boys in Crown Lane and a primary and junior school in Farnham Common. Beaconsfield High School for girls and the Royal Grammar School in High Wycombe are Ofsted outstanding options for older children. There is also a choice of local nursery schools and a Montessori within 10 minutes drive.







# The best of the Thames Valley on your doorstep



Outside of school, there are plenty of activities to keep the whole family occupied, from simply exploring Burnham Beeches' 500 acres of protected nature reserve to enjoying the football, tennis, badminton, cricket, bowling, shooting and snooker available at local clubs. Golfers are particularly well catered for, with the championship course at Stoke Park (which also offers an indoor pool, spa and tennis courts) nearby and courses at Burnham Beeches, Gerrards Cross, Lambourne, and Huntswood all close to hand. Water sports are easily accessible both on the Thames and at Eton Dorney, while Windsor is a popular hub for polo and horse racing. And of course, the summer season brings with it the iconic events at Henley Regatta and Royal Ascot.



RAIL CONNECTION	Burnham	Beaconsfield	M Maidenhead	Langley
BY CAR	2 miles	6 miles	6 miles	8 miles
TIME TO STATION	Paddington 38 mins	Marylebone 29 mins	Liverpool Street 71 mins	Paddington 33 mins
	Reading 23 mins	Paddington 46 mins	Reading 16 mins	Bond Street 29 mins
CROSSRAIL DECEMBER 2019*	Paddington 31 mins		Liverpool Street 48 mins	Liverpool Street 36 mins
	Reading 18 mins		Reading 12 mins	Paddington 25 mins
	Liverpool Street 43 mins			
ROAD CONNECTION	Heathrow Airport 13 miles	M40 junction 2 4 miles	M4 junction 6 11 miles	M25 junction 16 17 miles

\* Crossrail due to open December 2019. Current train times given are the fastest from trainline.com





Kensington and Mayfair, Plots 1 and 2

With a striking double gable to the front, these homes open into an inviting hallway, off which a grand formal dining room, spacious study and an elegant lounge – complete with high ceilings, feature windows and a superb fireplace – create the perfect atmosphere for entertaining.

To the rear of the house, the spectacular kitchen/family room with fireplace offers both bi-fold doors and French windows into the garden. Upstairs, the five bedrooms (three with en-suite bathrooms and four with built-in dressing rooms or wardrobes) offer ample space for the whole family.

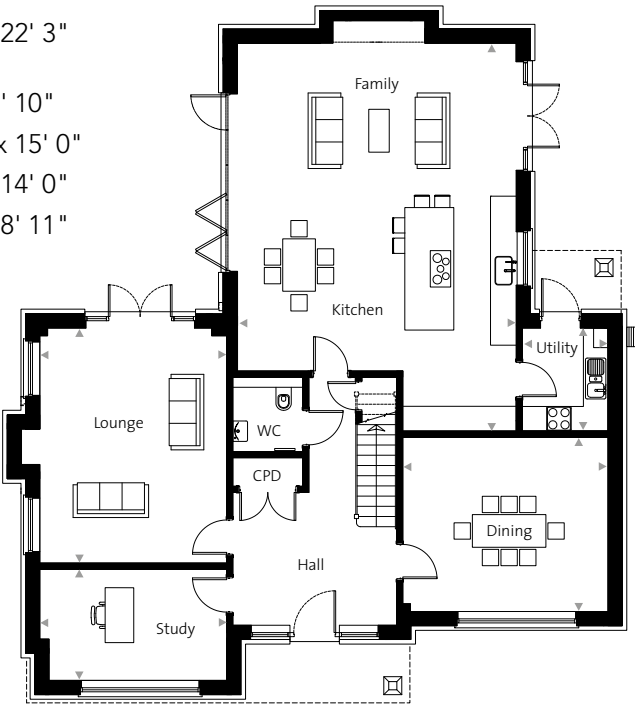
**Kensington, plot 1:** 3,246 sq ft  
**Garage and car port:** 730 sq ft  
**Garden:** 11,500 sq ft

**Mayfair, plot 2:** 3,246 sq ft  
**Garage and car port:** 730 sq ft  
**Garden:** 8,200 sq ft



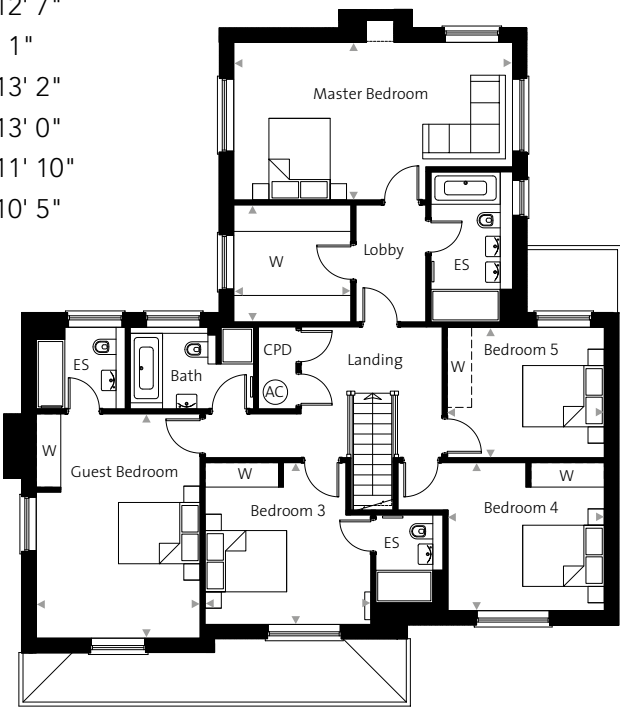
Ground Floor

	metric	imperial
Kitchen and family room	8025 x 6800mm	26' 4" x 22' 3"
Utility	2520 x 2100mm	8' 3" x 6' 10"
Lounge	5753 x 4578mm	18' 10" x 15' 0"
Dining Room	5025 x 4270mm	16' 5" x 14' 0"
Study	4578 x 2725mm	15' 0" x 8' 11"



First Floor

	metric	imperial
Master Bedroom	6828 x 3860mm	22' 4" x 12' 7"
Walk in wardrobe	2868 x 2782mm	9' 4" x 9' 1"
Guest Bedroom	5496 x 4015mm	18' 0" x 13' 2"
Bedroom 3	4062 x 3963mm	13' 3" x 13' 0"
Bedroom 4	3831 x 3625mm	12' 6" x 11' 10"
Bedroom 5	3850 x 3196mm	12' 7" x 10' 5"



▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".  
----- denote wardrobe as an optional extra. W denotes wardrobe. B denotes boiler. AC denotes airing cupboard. ES denotes en-suite.  
Computer generated image indicative of the Kensington, plot 1 and the site plan.





Belgravia and Chelsea, Plots 3 and 4

Instantly recognisable as a property of character and quality, the substantial interior of these homes provides superb accommodation, including an elegantly proportioned lounge with high ceilings, feature French windows out onto the terrace, a generous formal dining room and spacious, well-lit study at the front of the house.

Of the five bedrooms, three have en-suite bathrooms and four bedrooms offer either walk-in or built-in wardrobes. At the heart of the home is a superb kitchen/family room, complete with sleek designer units, fireplace, and bi-fold doors to let the light flood in.

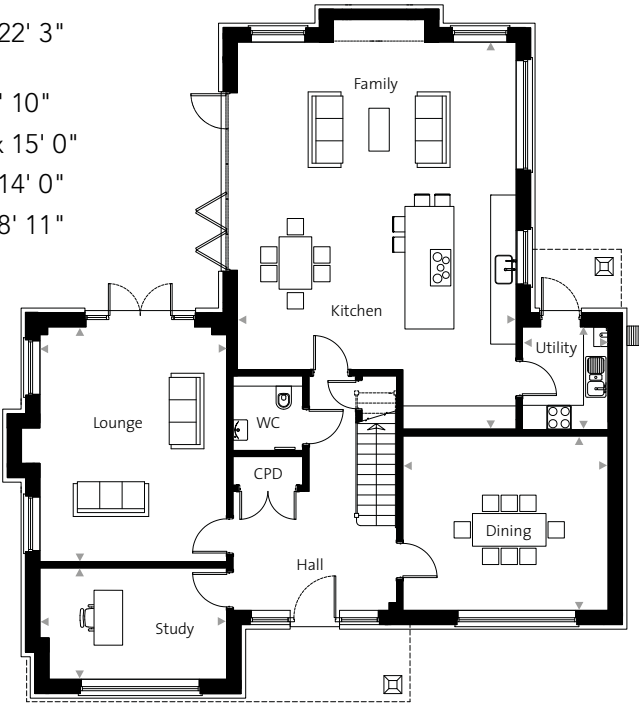
**Belgravia, plot 3:** 3,213 sq ft  
**Garage and car port:** 730 sq ft  
**Garden:** 8,500 sq ft

**Chelsea, plot 4:** 3,213 sq ft  
**Garage and car port:** 730 sq ft  
**Garden:** 10,800 sq ft



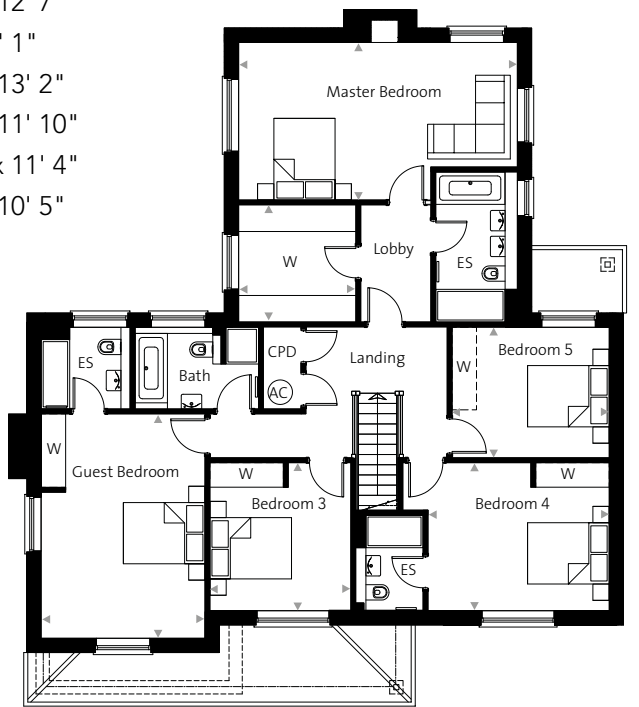
Ground Floor

	metric	imperial
Kitchen and family room	8025 x 6800mm	26' 4" x 22' 3"
Utility	2520 x 2100mm	8' 3" x 6' 10"
Lounge	5753 x 4578mm	18' 10" x 15' 0"
Dining Room	5025 x 4270mm	16' 5" x 14' 0"
Study	4578 x 2725mm	15' 0" x 8' 11"



First Floor

	metric	imperial
Master Bedroom	6828 x 3860mm	22' 4" x 12' 7"
Walk in wardrobe	2868 x 2782mm	9' 4" x 9' 1"
Guest Bedroom	5496 x 4015mm	18' 0" x 13' 2"
Bedroom 3	4440 x 3625mm	14' 6" x 11' 10"
Bedroom 4	3620 x 3453mm	11' 10" x 11' 4"
Bedroom 5	3850 x 3196mm	12' 7" x 10' 5"



▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".  
----- denote wardrobe as an optional extra. W denotes wardrobe. B denotes boiler. AC denotes airing cupboard. ES denotes en-suite.  
Computer generated image indicative of the Belgravia, plot 3 and site plan.







# Specification



## Kitchen and Utility

- High gloss handleless Neil Lerner kitchen furniture with induction hob in island
- Siemens appliances including:
  - Black glass induction hob
  - Two integrated single multifunction Eco-clean plus ovens
  - Integrated microwave
  - Integrated warming drawer
  - Integrated extractor hood above island
  - Integrated separate tall fridge and tall freezer
  - Integrated dishwasher
- Caple integrated wine cooler
- Quartz worktops and upstands, four straight drainer grooves and glass splashback
- Laminate worktops in utility
- Blanco one and a half bowl under mounted sink with Hansgrohe elbow mixer tap
- Blanco sink and tap in utility
- Blanco instant hot water tap
- Waste disposal
- Under-cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- Domus tiled flooring in choice of colours in kitchen/family room\*
- Gas supply for gas hob in utility

## Bathrooms and en-suites

- Villeroy and Boch 'Avento' sanitaryware and vanity units with Hansgrohe taps and shower
- Heated chrome towel rail to all bathrooms
- Domus tiled flooring in choice of colours\*
- Domus full height tiling around bath and shower enclosures; half height Domus tiling to all other walls with sanitaryware, where appropriate, in choice of colours\*
- Choice of Domus wall tiles\*
- Tile trims in brushed chrome

## Heating and Electrical

- Gas fired wet system underfloor heating to all floors with thermostatic controls
- Recessed downlighters in kitchen, lounge, master bedroom and bathroom
- PIR downlighters to en-suites
- Logburner and fireplace in kitchen
- Flue and fireplace in lounge and master bedroom
- Chrome sockets to ground floor rooms and landing
- White sockets to other rooms
- TV points in kitchen, lounge and bedrooms
- Satellite dish and TV/SAT distribution system
- CAT6 wiring
- BT points in hallway, study, kitchen, lounge and bedrooms
- Calor Gas tank to each home

## Hallway

- Domus tiled flooring throughout with mat-well in choice of colours\*
- White American Oak handrail

## Internal

- Backlit coffered ceiling in dining room
- Two panel grey painted doors with chrome handles
- Grey painted skirting and architraves
- All walls painted Crown Grey Lace with the exception of kitchen / family, bathrooms and en-suites which are painted white
- Fully fitted dressing room in master bedroom
- Wardrobe to guest bedroom and bedrooms 3 and 4
- UPVC windows in white with chrome handles

## External

- Painted timber front door and side windows
- Double garage with electric door, car port and ample parking
- Turf to front and rear gardens
- Patio to rear garden
- External tap to rear of property
- External power point
- External lights

## Security

- Electric main gates with video entry
- Wired for CCTV and alarm

## Guarantee

- NHBC 10 year guarantee



Computer generated image of the Kensington / Mayfair kitchen is indicative and may be subject to change. Photographs from a previous showhome.  
 \* from a selected range and subject to stage of construction. + optional extra.



# About Troy Homes

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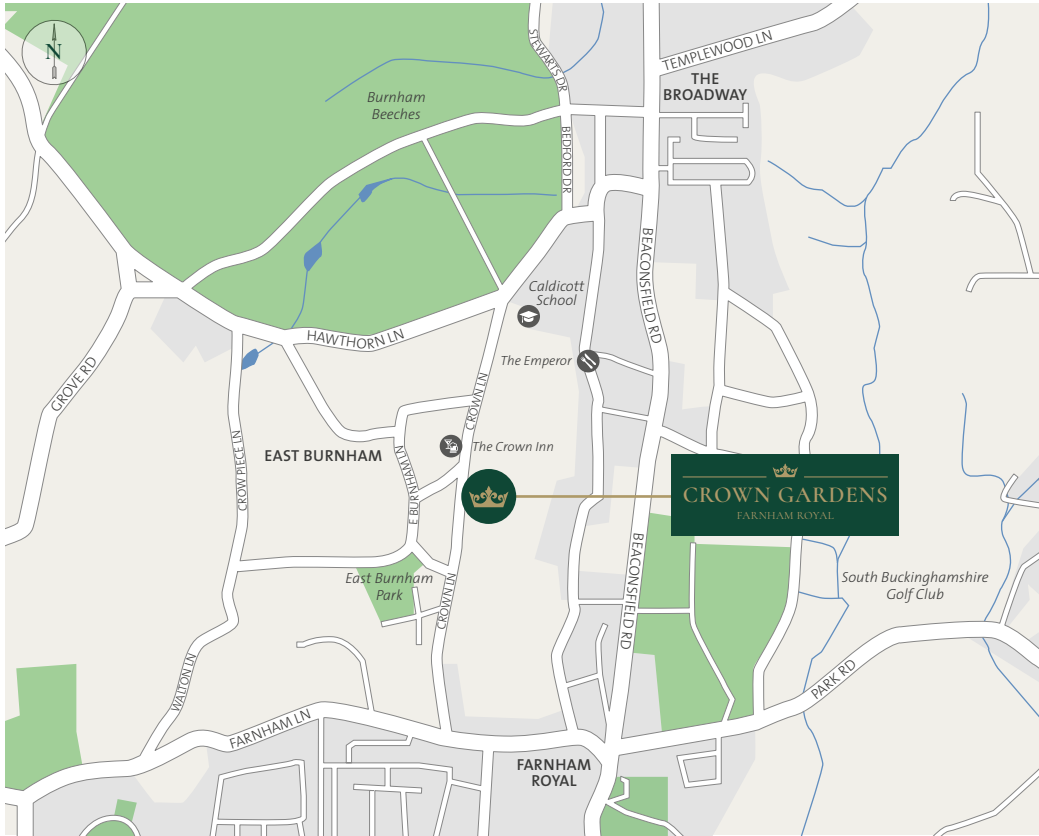
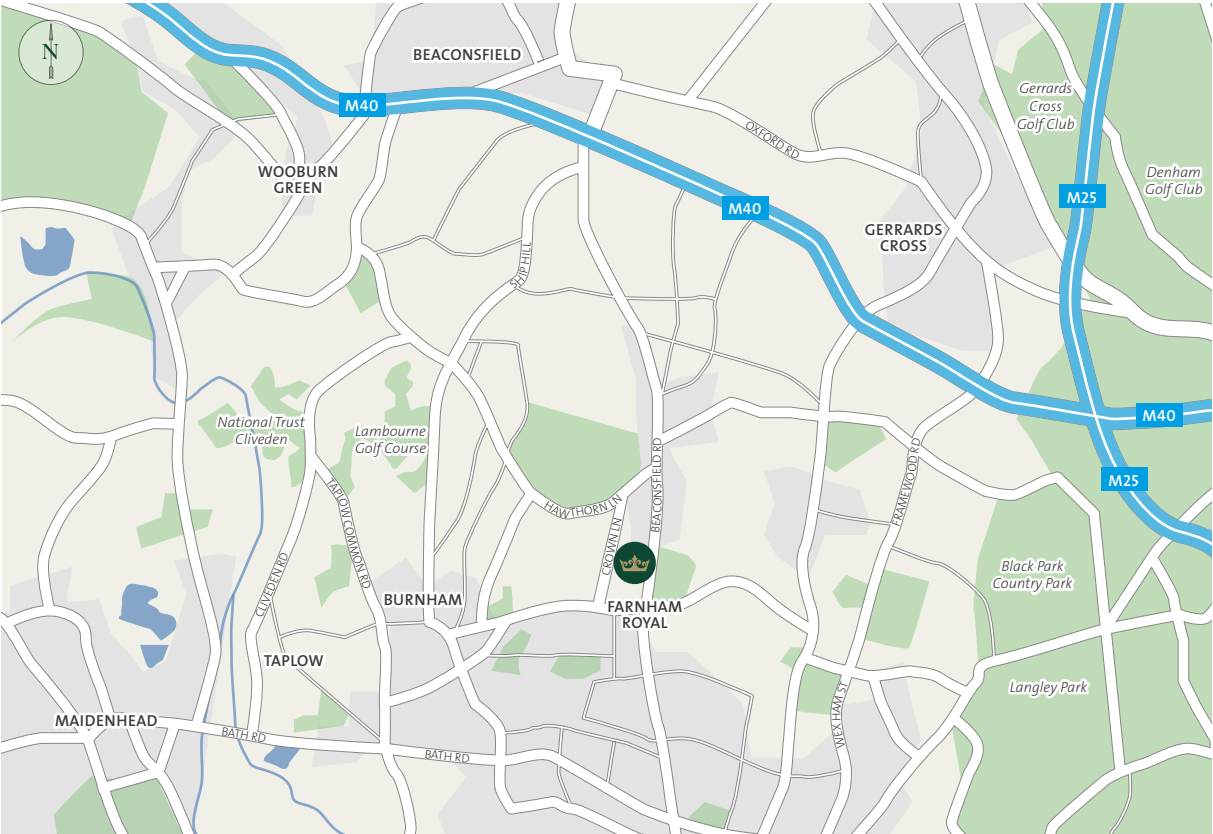


Founded in October 2015, Troy Homes specialises in small to medium sized developments across the South East of England. With an award winning team of experienced and skilled staff, Troy Homes' mission is to create homes that exceed customer expectations.

At Troy Homes, we have a passion for creating vibrant and sustainable communities, with aspirational homes that bring a sense of place to an area, through high quality design and meticulous attention to detail. Each of our sites is carefully selected with the customer at its heart. We involve architects and planning experts from day one, to ensure that our homes are well designed with excellent build quality and a specification to truly impress. From feasibility studies to detailed design through to the development, Troy Homes has a focus on the detail of each home, ensuring a scheme comes to life and complements its surroundings. Our personal and friendly approach, enables us to ensure each home is tailor-made to meet perceived customer needs.







CROWN GARDENS, CROWN LANE, FARNHAM ROYAL, BUCKINGHAMSHIRE SL2 3SG

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or different times during the progress of any development. Maps not to scale. Photographs are of the local area or are indicative lifestyle images. 09/17.





For more information please call

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