



SPECIFICATION

KITCHENS/FAMILY ROOMS

- Fully fitted Alno kitchen units from Germany
- Miele appliances including single oven, combination microwave oven, induction hob, extractor and wine cooler
- Fully integrated Miele dishwasher and full height larder fridge
- Double bowl sink and drainer with designer tap and pull out spray
- Silestone worktop with upstand
- LED lighting under wall units
- Large Saloni ceramic floor tiles

EN SUITES/CLOAKROOMS

- Villeroy & Boch basins with chrome fittings
- Soft close Villeroy & Boch wall mounted W/C with chrome dual flush plate and concealed cistern
- Low profile walk-in shower trays with glazed screen to en suites
- Villeroy & Boch quartz-based Quaryl bath to master en suite
- Built-in mirrored storage cabinet with internal lighting and shaver point to master en suite
- Chrome ladder heated towel rail to en suites
- Full height Saloni ceramic wall and floor tiles

INTERNAL FINISHES

- Painted internal doors with polished chrome lever handles
- Saloni ceramic floor tiles to entrance hall*
- Glazed doors to reception rooms
- Floor-to-ceiling fitted wardrobe to all bedrooms
- Cornice to hallway and feature rooms
- Carpet to all areas (unless otherwise specified)

ELECTRICAL AND LIGHTING

- Wiring for Sky+ to living room looped to all bedrooms
- Wall mounted media plates to lounge, kitchen/family room and master bedroom, and provision for wall mounted TVs
- 100% low energy light fittings throughout
- Chrome downlights to bedrooms, bathroom, en suites, kitchen/family room and hallway
- White glass and chrome Legrand Arteor contemporary switches and sockets throughout
- Lazy light switch to all bedrooms
- Wireless electricity monitor
- Ceiling speakers to living room, kitchen/family room and master bedroom
- Five amp lighting circuit to living room and master bedroom
- Wiring for home audio and data distribution system to all rooms including ceiling speaker wiring
- All apartments benefit from a communal satellite and aerial distribution system
- Lighting to loft where appropriate in garage
- Power and lighting to garage

EXTERNAL FINISHES

- Hardwood front door with polished chrome ironmongery
- Timber double glazed windows with chrome ironmongery
- Bound gravel entrance path to Butlers Court
- Automated garage doors in light oak timber with translucent glass

UTILITY/LAUNDRY ROOMS

- Full height Miele freezer
- Miele washing machine and tumble dryer
- Post-formed worktop with utility sink
- Water softener

TERRACE

- External double socket outlet
- Paved terrace
- Lighting to terrace

GENERAL AREAS

- Garage
- Folding cycle rack to garage
- Electric underfloor heating to wet areas only
- Column radiators to all habitable areas/rooms
- Loft hatch and access ladder within garages

SECURITY AND SAFETY

- Provision for future wireless alarm system
- CO detector
- Mains-fed smoke detector to hall and landing
- Mortice and deadlock to front door
- Ten year NHBC warranty

SUSTAINABILITY

- 25% more energy efficient than build regulation requirements
- 100% low energy light fittings throughout
- 'A' rated appliances
- Wireless electricity monitor



THE BURNHAM



Victorian Walled Garden



THE BURNHAM

FIRST FLOOR
3 BEDROOM APARTMENT

* Choices are available dependent on stage of construction. Colour options are subject to time frames. If a property has not been reserved prior to fit out a default option will be chosen by St James. The specification above is indicative only and due to the St James policy of continuous improvement, the finished product may vary from the information provided.





BUTLERS COURT A PROUD HERITAGE

The restoration of Butlers Court is the final release of Queens Acre, the St James development in Beaconsfield. The mansion, dating back to 1891, has been a landmark for the local area and has historically been a private residence, Red Cross hospital and was last operated by the well known paper manufacturer Wiggins Teape.



Interior photograph indicative only

Behind the unique façade now restored to its original grandeur, St James has created six luxurious homes comprising of four two and three bedroom apartments, one three bedroom penthouse and a stunning three bedroom house.

All the lovely homes at Butlers Court benefit from their own outdoor space as well as the use of the impressive Victorian Walled garden.

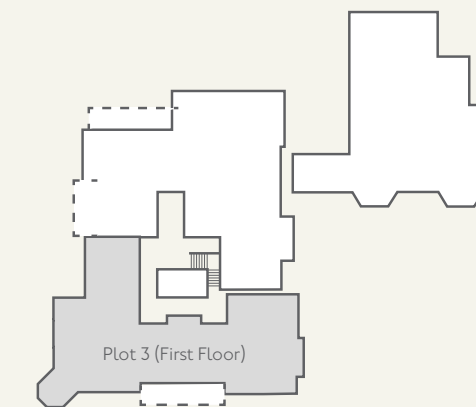
The restoration blends period features with modern specification in the perfect location. Every aspect has been carefully considered to ensure that these beautiful homes meet the demands of modern living, sleek German kitchens enhance the generously spaced living/dining room, master bedrooms benefit from four piece en suites and dressing areas. Each home has the advantage of garages with storage and dedicated parking spaces.



THE BURNHAM

FIRST FLOOR 3 BEDROOM APARTMENT

TOTAL AREA – 176 sq m / 1897 sq ft



- ⊙ - Cylinder
- - Entrance
- C - Cupboard
- W - Wardrobe
- ◀ - Depicts measurement points

Total Area	176 sq m	1897 sq ft
Kitchen/Dining/Family	8.7m max x 5.8m max	28'7" max x 19'0" max
Living Room	7.3m max x 4.7m max	23'11" max x 15'5" max
Bed 3/Study	3.8m max x 5.1m max	12'6" max x 16'9" max
Master Bedroom	5.5m max x 2.9m max	18'1" max x 9'5" max
Bedroom 2	4.1m max x 4.8m max	13'5" max x 15'9" max
Utility	2.8m max x 1.6m max	9'2" max x 5'3" max
Terrace	6.7m max x 1.6m max	21'9" max x 5'3" max