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TAPLOW  
RIVERSIDE  
BUCKINGHAMSHIRE

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*Jubilee Gardens*  
**4 BEDROOM**  
*Detached Houses*

Nos. 74\*, 75\*, 76, 77, 80\*, 81\*, 82 & 84



Computer generated image of Nos. 75 & 74, indicative only

**Berkeley**  
Designed for life

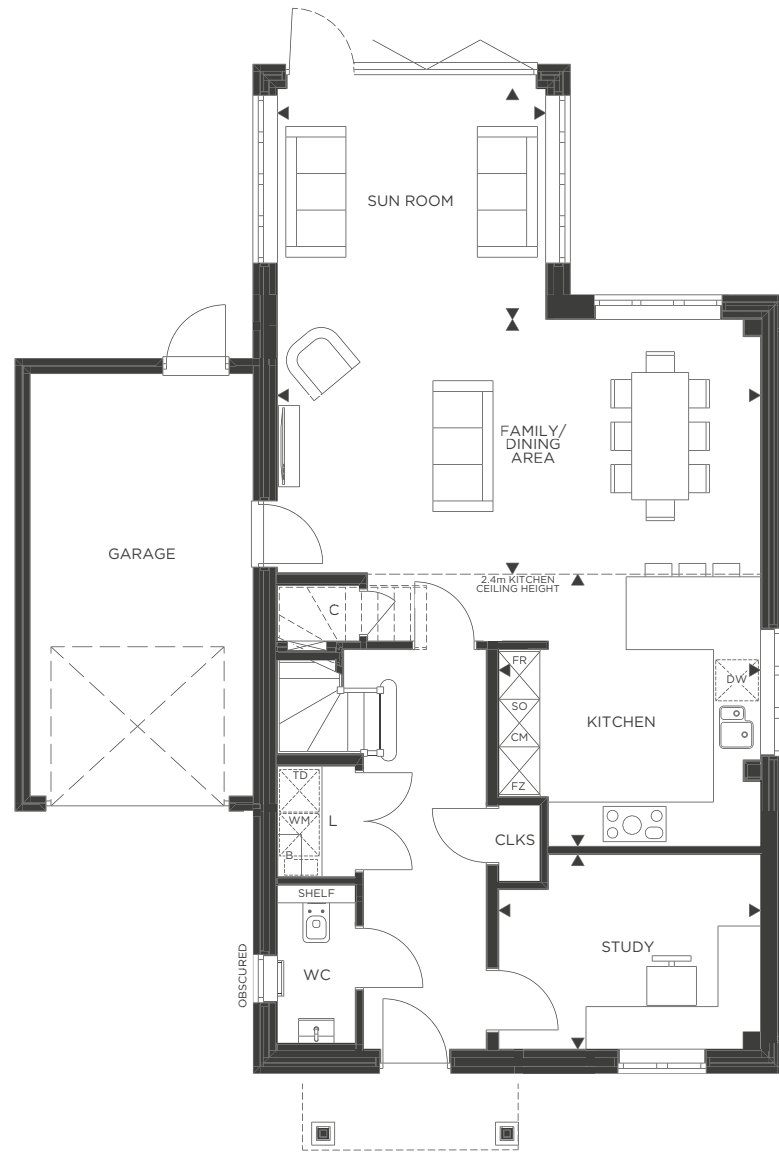
# JUBILEE *Gardens*

Nos. 74\*, 75\*, 76, 77, 80\*, 81\*, 82 & 84

*A collection of exceptional detached four bedroom houses with private gardens in the heart of Taplow Riverside.*

*These exquisitely-finished homes, are bordered by magnificent open countryside and close to riverside walks along the River Thames and Jubilee River.*





\*Nos. 74, 75, 80 & 81 as above but handed

### GROUND FLOOR

Family / Dining Area	6.83m x 3.60m	22'5" x 11'10"
Kitchen	3.70m x 3.84m	12'2" x 12'7"
Sun Room	3.79m x 3.26m	12'5" x 10'8"
Study	3.70m* x 2.75m	12'2" x 9'0"

\*Maximum measurement

### FEATURES

- Spacious study/multi-purpose room
- Open plan kitchen / family / dining area with breakfast bar and feature sun room, with doors leading into the garden through bi-fold doors
- Adjoining double garage with electric doors

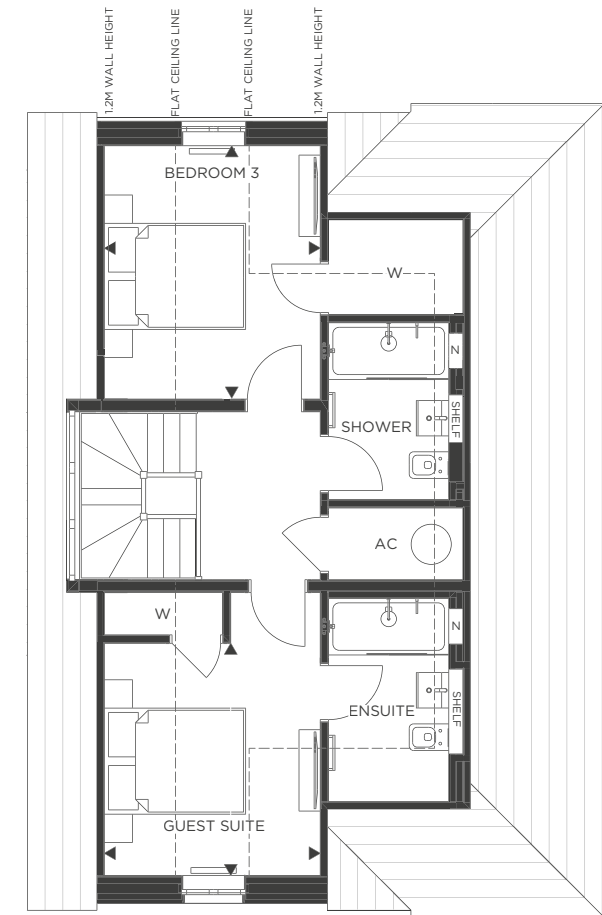


### FIRST FLOOR

Drawing Room	6.83m x 4.00m	22'5" x 13'1"
Master Suite	4.61m x 2.86m	15'1" x 9'5"
Bedroom 4	3.35m x 2.61m	11'0" x 8'7"

### FEATURES

- Master suite with ensuite walk-in wet room and built-in wardrobe
- Drawing room with balcony
- Bedroom 4



### SECOND FLOOR

Bedroom 3	3.05m x 2.86m	10'0" x 9'5"
Guest Suite	3.05m x 3.28m	10'0" x 10'9"

### FEATURES

- Guest suite with ensuite and built-in wardrobe
- Bedroom 3 with built-in wardrobes
- Family bathroom in Nos. 74 & 75 features a bath with overhead shower

Bi-fold doors	SO Single Oven	L Laundry	WM Space and plumbing for Washing Machine	--- Change in ceiling heights
Bulkhead to kitchen - reduced ceiling height	W Wardrobe	AC Airing Cupboard	DW Dishwasher	B Boiler
FR Fridge	CM Combination Microwave	N Niche	Measurement points	Radiators
FZ Freezer	C Cupboard	TD Space for Tumble Dryer		

Floorplans shown for Taplow Riverside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Site plan (including marketing names) is indicative only and subject to change.



Showhome photography of previous show home



Showhome photography of previous show home



Showhome photography of previous show home



Nearby views of River Thames

# Quality Specification - A Berkeley Hallmark

## KITCHEN

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- Handcrafted kitchen manufactured by British furniture company Charles Yorke
- Custom designed in frame kitchen with composite stone worktop & matching upstand
- Blanco stainless steel 1.5 bowl under-mounted sink
- Blanco polished chrome mixer tap
- Integrated pull-out waste bin
- Recessed LED downlights throughout with feature lighting to peninsula
- Porcelain floor tiles
- Integrated appliances throughout including:
  - Siemens multifunction single oven with microwave function
  - Siemens multifunction single oven
  - Siemens integrated multifunction dishwasher
  - Siemens induction hob 5-zone with 1 dual / extendable zone
  - Siemens fully integrated tall fridge
  - Siemens fully integrated tall freezer
  - Falmec extractor hood to suit design

## LAUNDRY

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- Laminate work surface
- Space and plumbing for free-standing washing machine & tumble dryer
- Porcelain floor tiles

## MASTER ENSUITE A LUXURIOUS WET ROOM

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- Large format polished porcelain feature shower wall
- Large format polished / matt porcelain tiling to remainder
- Recessed tiled niche within shower area with IP Rated LED downlight
- Recessed tiled niche with mirror, IP Rated LED downlight and glass shelving over bath
- IP Rated LED downlights fitted throughout
- Bespoke lacquered single drawer vanity unit with stone countertop
- Mirrored cabinet positioned over vanity (LED strip surround, glass shelving, shaver socket & concealed lighting internally)
- Undermount Villeroy & Boch basin
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended Quarryl bath with integrated overflow filler
- Walk-in wet room with glass shower wall
- Polished stainless steel heated towel rail
- Crosswater brassware in polished chrome finish including:
  - Concealed wall mounted basin mixer
  - Wall mounted shower head
  - Thermostatic mixer to shower / bath
  - Complete hand-shower set

## GUEST ENSUITE / BATHROOM

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- Large format matt porcelain floor tiles
- Large format matt porcelain wall tiles to selected areas
- Recessed tiled niche within shower area (where applicable)
- IP Rated LED downlights fitted throughout
- Keuco single drawer vanity unit with cast mineral basin & polished chrome deck-mounted basin mixer
- Recessed mirror with LED marker lights & separate shaver socket positioned over vanity unit
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended bath with tiled bath panel with overhead shower to family bathroom in Nos. 74 & 75
- Merlyn stone resin shower tray with glass enclosure to Nos. 76-82 & 84 family shower room
- Polished chrome heated towel rail
- Crosswater brassware in polished chrome finish including:
  - Wall mounted shower head (where applicable)
  - Overflow filler, thermostatic mixer / diverter & hand-shower set to bath (where applicable)
  - Thermostatic mixer / diverter & hand-shower set to showers (where applicable)

## CLOAKROOM

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- Matt porcelain tiled floor & selected walls
- LED downlights fitted throughout
- Wall hung Villeroy & Boch pan with glass dual flush
- Polished stainless steel heated towel rail
- Single drawer vanity unit in white glass with cast mineral basin & polished chrome deck-mounted basin mixer and free flowing waste
- Mirror fitted above basin

## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

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- SkyQ / Satellite to Family Area, Drawing Room, Master & Guest Bedrooms
- Data points to Family Area, Drawing Room, Master & Guest Bedrooms
- Telephone points to Family Area, Drawing Room, Master & Guest Bedrooms
- Ceiling speakers to Kitchen / Dining / Family Area, Drawing Room, Master Suite & Master Ensuite
- Feature LED lighting to Kitchen & Master Ensuite
- Pendant lighting to Drawing Room & Guest Bedrooms
- 5-Amp lighting circuits to Drawing Room, Master Ensuite & Guest Bedrooms
- Automatic lighting to cupboards
- Recessed LED downlights throughout the following areas:
  - Kitchen / Dining / Family Area
  - Drawing Room
  - Laundry Cupboard
  - Bathrooms
  - Hallway & Landings

- External power & light (where applicable)
- Sockets outlets & USB within Kitchen in polished chrome
- White metal sockets & switches throughout with slimline white plastic fittings to cupboards

## JOINERY / IRONMONGERY

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- Timber entrance doors with multi-point locking system, door viewer, handle & night latch in polished chrome
- Two panel satin painted internal doors with polished chrome door furniture
- Feature glazed doors to Kitchen Area & Drawing Room with polished chrome door furniture
- Satin painted skirting & architraves to match internal doors
- Stair detail (Staircase to feature painted balusters, string, apron, newel posts & bottom riser. Oak to Newel caps, base rail, handrail & bottom tread, remaining stair to be carpet)

## INTERIOR FINISHES

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- Decorative cornice to feature throughout Reception Rooms, Hallways & Landings
- Interior fittings to cupboards to suit situation
- Bespoke fitted wardrobes with lacquered doors to Master Suite with internal fittings to include single hanging, double hanging, drawers and shelves
- Wardrobes within remaining bedrooms will feature internal doors with shelf & hanging rail
- Wood effect porcelain tiling laid to hallway on ground floor
- Carpet floor finishes to remainder of property

## HEATING / COOLING

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- Gas fired central heating & hot water system
- Underfloor heating to ground & first floor
- Radiators to second floor where appropriate

## SECURITY

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- Property will include an intruder alarm with wireless panic button
- Smoke detectors & heat detectors hardwired with battery back-up
- Multi-point locking
- Hardwired doorbell

## PEACE OF MIND

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- 10-Year Premier Guarantee

## EXTERNAL FEATURES

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- Landscape to the front and turf to the rear
- External tap to the rear of the property
- Patio area to rear
- Garage door operated electrically

*For more information about Taplow Riverside, please visit our website or contact our Sales Team:*

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Open daily 10am-5pm  
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