
TAPLOW
RIVERSIDE
BUCKINGHAMSHIRE

Mill Island House
3 BEDROOM
Home

No. 209



Berkeley
Designed for life

MILL ISLAND

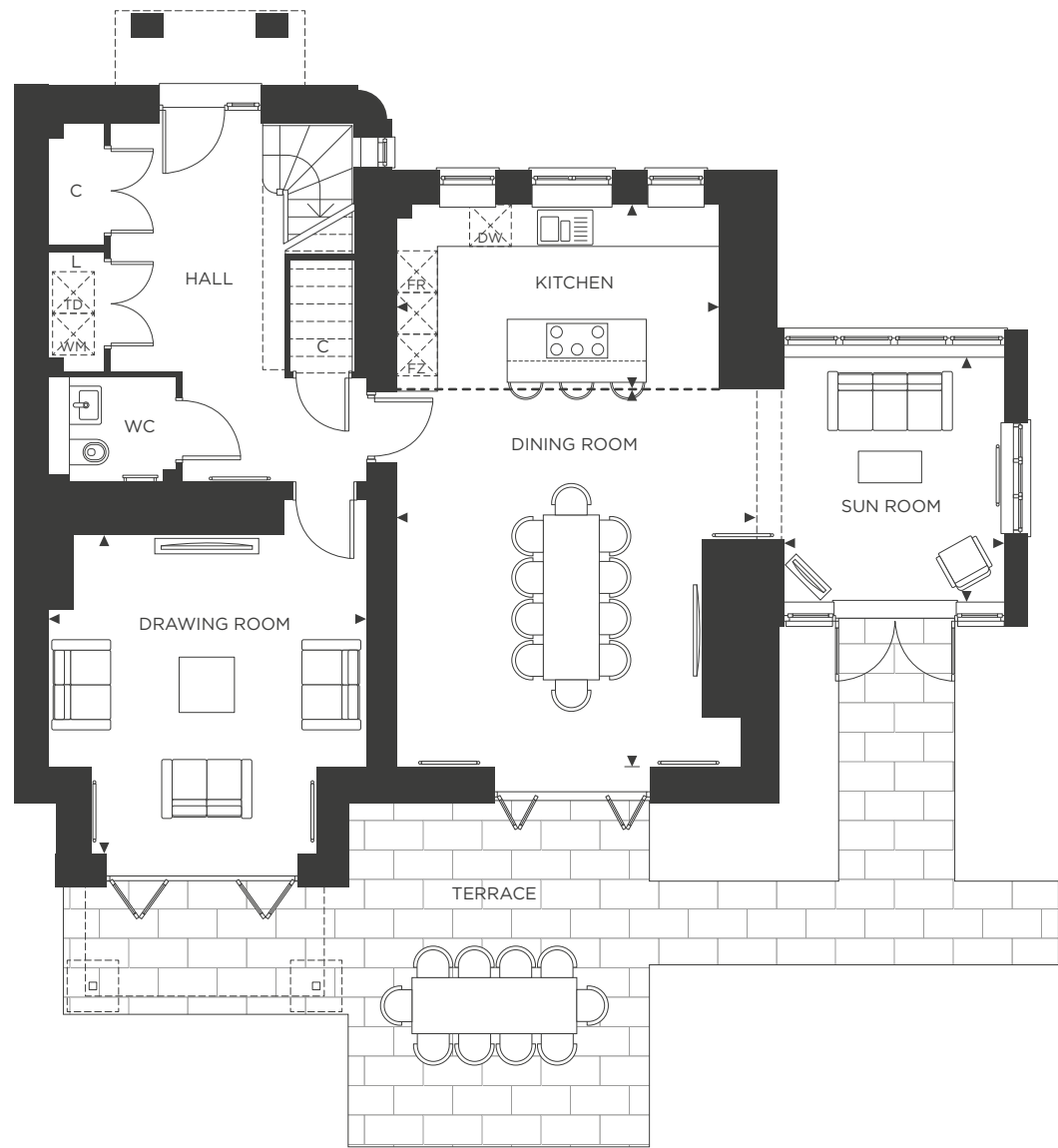
House

No. 209

Enjoy luxury living with riverside views.

This newly designed home is perfect for family living as well as entertaining. The downstairs benefits from a spacious open-plan kitchen and dining room as well as an adjoining sun room and drawing room – all leading out onto the terrace. Each of the bedrooms features high quality fixtures and fittings, while the master bedroom has its own private balcony directly overlooking the Thames.





GROUND FLOOR

Kitchen	4.63m x 2.69m	15'2" x 18'10"
Dining Room	5.41m x 5.22m†	17'9" x 17'2"†
Sun Room	3.13m x 3.57m	10'3" x 11'9"
Drawing Room	4.56m x 5.07m†	14'12" x 16'8"†

†Maximum measurement

FEATURES

- Open plan kitchen with breakfast bar, dining room leading into the sun room
- Drawing room, with bi-fold doors leading into riverside garden
- Garden leading to private mooring
- Detached single garage with electric door



FIRST FLOOR

Master Suite	4.65m x 4.60m†	15'3" x 15'1"†
Bedroom 2	3.21m x 3.70m	10'6" x 12'2"
Bedroom 3	4.61m x 3.39m†	15'1" x 11'1"†
Balcony	3.17m x 1.46m	10'5" x 4'9"

†Maximum measurement

FEATURES

- Master suite with vaulted ceiling, ensuite walk-in wet room, dressing room and balcony overlooking the River Thames
- Bedroom 2 with built-in wardrobe
- Bedroom 3 with built-in wardrobe
- Family bathroom

	Bi-fold doors		FZ Tall Freezer		C Cupboard		Vaulted Ceiling to Master Bedroom		Television
	TD/WM Fitted tumble dryer and washing machine		L Laundry		W Wardrobe		Bulkhead to Kitchen		CY Cylinder
	FR Tall Fridge		RL Roof Light		AC Airing Cupboard		Measurement points		S Shelves
	N Niche		Measurement points		S Shelves				

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.



Photography of No. 209, Kitchen



Computer Generated Image of No. 209, indicative only

Quality Specification - A Berkeley Hallmark

STYLISH KITCHENS

- Handcrafted kitchens manufactured by British furniture company Charles Yorke
- Composite worktop and matching upstand
- Siemens integrated appliances throughout including:
 - Multifunction single oven with microwave function
 - Multifunction single oven
 - Integrated multifunction dishwasher
 - Induction hob - 5 zone
 - Fully integrated tall fridge
 - Fully integrated tall freezer
- Extractor to suit design
- Blanco stainless steel 1.5 bowl under-mounted sink with Blanco polished chrome mixer tap
- Integrated pull-out waste bin
- Recessed LED downlights throughout with feature lighting to peninsula
- Feature LED lighting to underside of wall units
- Porcelain floor tiles

LAUNDRY CUPBOARD

- Post-formed laminate work surface
- Fitted tumble dryer and washing machine
- Porcelain floor tiling

Contemporary Bathrooms

MASTER ENSUITE

- Bespoke lacquered single drawer vanity unit with stone countertop and under-mounted basin with wall mounted chrome basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Walk-in wet room with matt mosaic shower area and glass shower wall
- Villeroy & Boch bath with chrome mixer
- Mirrored cabinet positioned over vanity unit
- Shower area includes recessed tiled niche, with downlight
- Modern heated towel rail
- Downlights fitted throughout
- Polished / matt porcelain wall tiling
- Polished / matt porcelain floor tiling

FAMILY BATHROOM

- Villeroy & Boch wall hung basin with chrome basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Villeroy & Boch bath fitted with a two panel bath screen and chrome thermostatic mixer/diverter with wall mounted shower bar and hand shower
- Recessed mirrored cabinet positioned above basin and WC
- Bath/shower area includes recessed tiled niche, with downlight
- Modern heated towel rail
- Downlights fitted throughout
- Matt porcelain wall tiling to selected areas
- Matt porcelain floor tiling

CLOAKROOM

- Cast mineral hand washbasin and chrome basin mixer with white glass fronted single vanity below
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Mirror fitted above basin
- Modern heated towel rail
- Downlights fitted throughout
- Matt porcelain wall tiling to WC and Basin wall/s
- Matt porcelain floor tiling

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- TV aerial and satellite dish fitted
- SkyQ / Satellite point to Drawing Room and TV points (Terrestrial / Freeview) to all reception rooms and Bedrooms
- Data points will be provided adjacent to every television point
- Telephone points to all reception rooms, Master and Guest Bedroom
- Ceiling speakers to Kitchen / Dining Room, Drawing Room, Master Bedroom and Master Ensuite
- Pendant lighting to Drawing Room, Sun Room and Bedrooms
- 5-Amp lighting circuits to Drawing Room and Bedrooms
- Recessed LED downlights to Dining Room, Drawing Room, Laundry Cupboard, Bathrooms, Hallway and Landings
- External power and light (where applicable)
- Polished chrome socket outlets and USB within Kitchen
- White metal sockets and switches throughout remainder with slimline white plastic fittings to cupboards

INTERIOR FINISHES

- Two panel satin painted internal doors with polished chrome door furniture
- Feature glazed doors to Kitchen / Dining and Drawing Room, with polished chrome door furniture
- Satin painted skirting and architraves to complement internal doors
- Painted staircase - with oak newel caps, handrail and bottom tread, carpet to remaining treads
- Decorative cornice to feature throughout reception rooms and hallway
- Bespoke fitted wardrobe with lacquered hinged doors to master bedroom, internal fittings to include single hanging, double hanging and drawers
- Wardrobes within remaining bedrooms will feature internal doors with shelf and hanging rail
- Wood effect porcelain tiling laid to Hallway on ground floor
- Carpet laid to the remainder of property

HEATING

- Gas fired central heating and hot water system
- Column radiators throughout

SECURITY & PEACE OF MIND

- Installed intruder alarm
- Smoke detectors and heat detectors hardwired with battery back-up
- Multi-point locking to front entrance door
- Hardwired doorbell
- 10-Year Premier Guarantee

EXTERNAL FEATURES

- Turf to the rear
- External tap to the rear of the property
- Patio area to rear
- Single garage to each property with an electric garage door

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

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Open daily 10am-5pm
Thursday 10am-7pm

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