



Wellingtonia Court



PLOTS ONE & TWO
2690 sqft

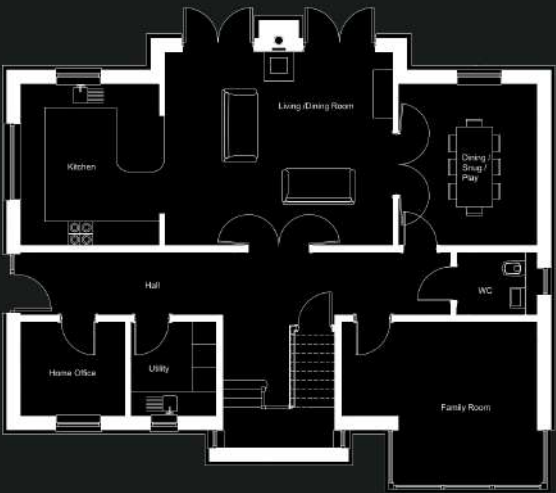


Welcome to Wellingtonia Court, an exclusive collection of 13 impressive new homes nestled within a glorious rural setting. The estate elegantly comprises 9 detached houses and 4 Georgian-inspired mews houses offering between 3 and 6 bedrooms. These luxury homes demonstrate the impeccable standard and fastidious attention to detail with high quality fixtures and fittings throughout, that you would expect from a Charlesgate home.

With exquisite interiors and impeccable finishes, the homes at Wellingtonia Court offer a luxury countryside lifestyle. The open plan living space, with beautifully bespoke kitchens allow for spending time with family or entertaining guests. With a choice of 3,4, 5 or 6 bedrooms, the spacious accommodation with elegant en-suites and Porcelanosa designed bathrooms convey style and a timeless beauty.

HISTORY OF CHARLESGATE HOMES

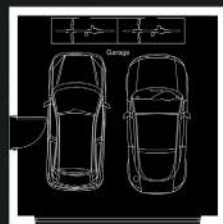
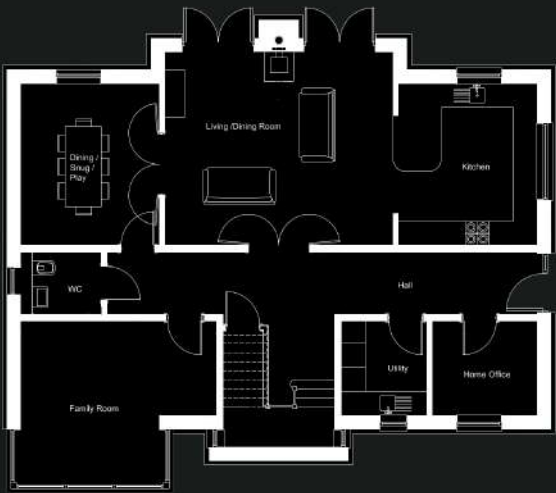
Charlesgate Homes is a family run house builder with three generations spanning over 100 years. They have developed an enviable reputation for the design and construction of exceptionally high standard homes in the most desirable locations, designing site specific schemes that maximise potential whilst meeting the needs of the local community. Every Charlesgate home is tailored specifically with a sharp eye for detail, high quality workmanship and the very best building materials.



Kitchen	4.08m x 3.50m
Living/Dining Room	5.75m x 4.87m
Home Office	2.65m x 2.39m
Dining/Snug/Play	4.08m x 3.50m

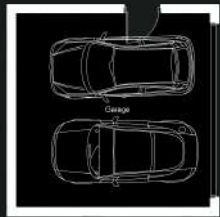
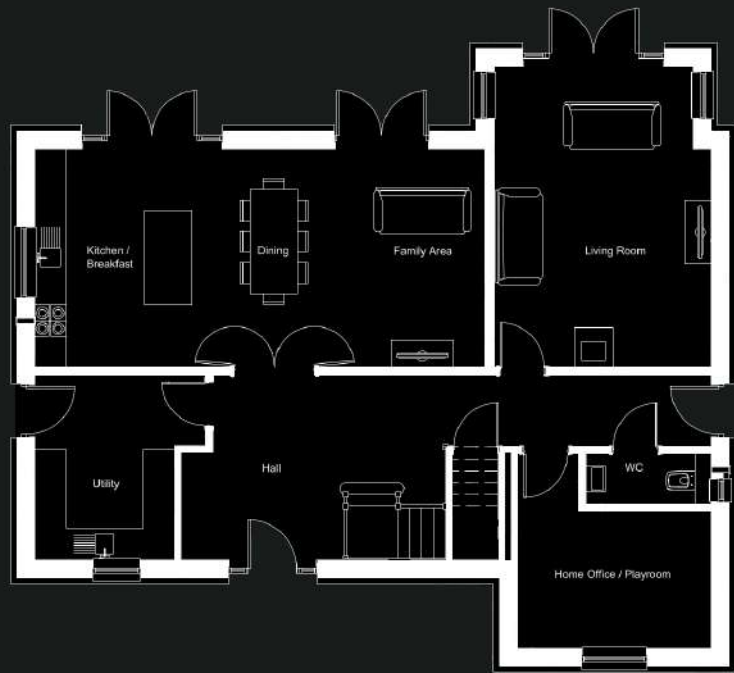


Utility	2.39m x 2.18m	En-Suite	3.73m x 2.11m
Family Room	3.96m x 4.82m	Bedroom 2	4.97m x 2.72m
Bathroom	4.87m x 1.81m	Bedroom 3	4.97m x 2.72m
Bedroom 1	4.73m x 4.71m	Bedroom 4	3.59m x 2.27m



PLOT THREE

2787 sqft

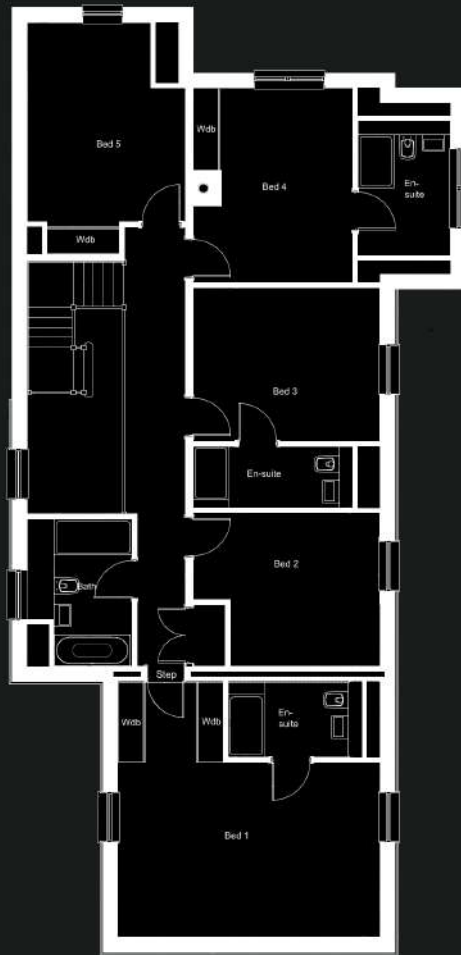
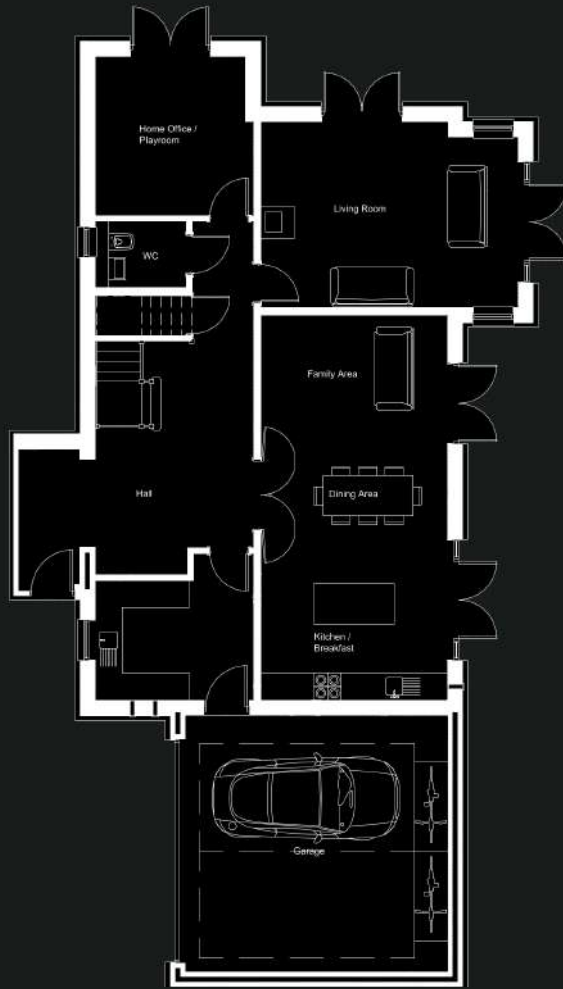


Kitchen/Dining	8.64m x 4.19m
Living Room	5.77m x 4.17m
Home Office	3.75m x 3.72m
Utility	3.56m x 2.70m
Bathroom	3.31m x 2.85m

Bedroom 1	5.77m x 4.37m
En-Suite	2.20m x 1.93m
Bedroom 2	3.76m x 3.72m
Bedroom 3	4.19m x 3.63m
Bedroom 4	4.19m x 3.44m
En-Suite	3.84m x 1.24m

PLOT FOUR

3240 sqft



Kitchen/Dining	8.64m x 4.19m
Living Room	5.77m x 4.17m
Utility	3.54m x 2.70m
Home Office	3.59m x 3.54m

Bedroom 1	5.86m x 5.65m
En-Suite	3.00m x 1.71m
Bedroom 2	4.19m x 3.45m
Bedroom 3	4.19m x 3.45m

En-Suite	3.19m x 1.40m
Bedroom 4	4.37m x 3.59m
En-Suite	2.09m x 2.89m
Bedroom 5	4.49m x 3.56m

SPECIFICATIONS



HEATING, ELECTRICAL & LIGHTING

- Zoned wet underfloor heating to ground and first floor
- Down lights to ground floor, master bedroom and bedroom 2
- TV points in the drawing room, kitchen/ family area, all bedrooms and study
- TV points to include pre-wiring for satellite TV (SkyQ) and Ethernet
- BT points fitted in principle rooms, drawing room, kitchen / family and study (where applicable)
- Fully approved security alarm system installed
- Smoke detection with heat detector to all kitchens

INTERIOR FINISHES

- Warm oak effect flooring to entrance hall and cloakroom
- Carpet to dining room, drawing room, study, landing, staircase, all bedrooms and cupboards (where applicable)
- Ceramic and porcelain tiling by Porcelanosa in the kitchen, bathroom, en suites, and utility room
- Feature staircase with an American white oak handrail, hand-painted newel posts and spindles
- Hand-painted internal doors in a satinwood finish
- Chrome door fittings
- Wood burning stoves (where applicable to drawing room)
- Wardrobes with interior fit out to master bedroom (where applicable)
- Cornice fitted to kitchen/living room, drawing room, study, landing and entrance hall

EXTERIOR FINISHES

- Wall lanterns to front and rear with photocell and over-ride switch
- Electrically operated garage doors with manual release button
- Power and lighting to garage
- External single socket to rear of house
- External tap



KITCHEN

- A bespoke range of custom painted kitchens, complemented by quartz stone worktops and soft-close doors and drawers
- Four zone induction hob, double ovens (to some plots), built in microwave oven
- Stainless steel built-in extractor with remote control
- Integrated dishwasher
- Integrated fridge and freezer
- Under-counter wine cooler (to some plots)

UTILITY ROOM

- Hand-painted utility cabinets complemented with quartz worktops and up stands
- Space for washing machine and tumble dryer

BATHROOM & EN SUITES

- Porcelanosa designed bathrooms
- The bathrooms, en-suites and cloakrooms are equipped with white Noken sanitary ware and chrome furnishings by Porcelanosa
- Vanity units fitted to all en-suites
- Heated chrome towel ladders
- Bespoke fitted mirrors
- Glass shower panels

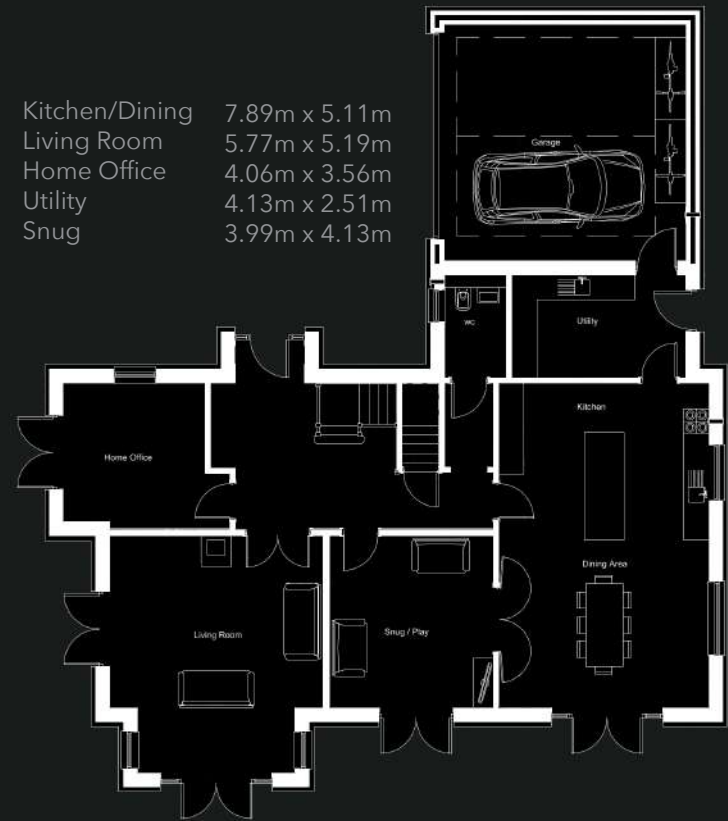
WARRANTY

- During the course of construction, Build Zone independently survey the property and, upon satisfactory structural completion, issue a 10 year Premier Warranty



PLOT FIVE

3832 sqft



Kitchen/Dining 7.89m x 5.11m
Living Room 5.77m x 5.19m
Home Office 4.06m x 3.56m
Utility 4.13m x 2.51m
Snug 3.99m x 4.13m

Bedroom 1 5.77m x 3.84m
En-Suite 3.59m x 1.71m
Bedroom 2 4.19m x 4.17m
En-Suite 3.84m x 1.40m
Bedroom 3 4.19m x 4.17m
Bathroom 2.90m x 2.79m
Bedroom 4 3.97m x 3.51m
Bedroom 5 7.12m x 5.86m
En-Suite 2.97m x 1.71m
Bedroom 6 4.07m x 3.56m



PLOTS SIX & SEVEN

3411 sqft



Kitchen 8.45m x 4.13m
Sitting Room 6.16m x 4.51m
Snug 4.06m x 3.44m
Home Office 3.61m x 2.91m
Utility 3.22m x 2.94m
Boot Area 2.94m x 2.55m
Bedroom 1 6.20m x 5.20m



En-Suite 2.52m x 1.92m
Bedroom 2 3.59m x 3.52m
Shower 3.78m x 2.78m
Bedroom 3 3.61m x 3.52m
Shower 3.78m x 2.78m
Bedroom 4 5.35m x 3.62m
Bedroom 5 3.52m x 3.36m



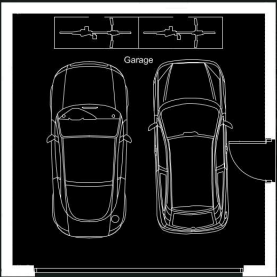
PLOT EIGHT

2712 sqft



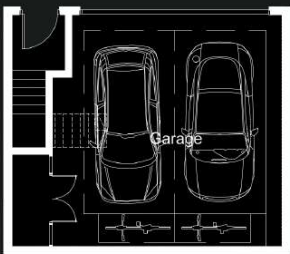
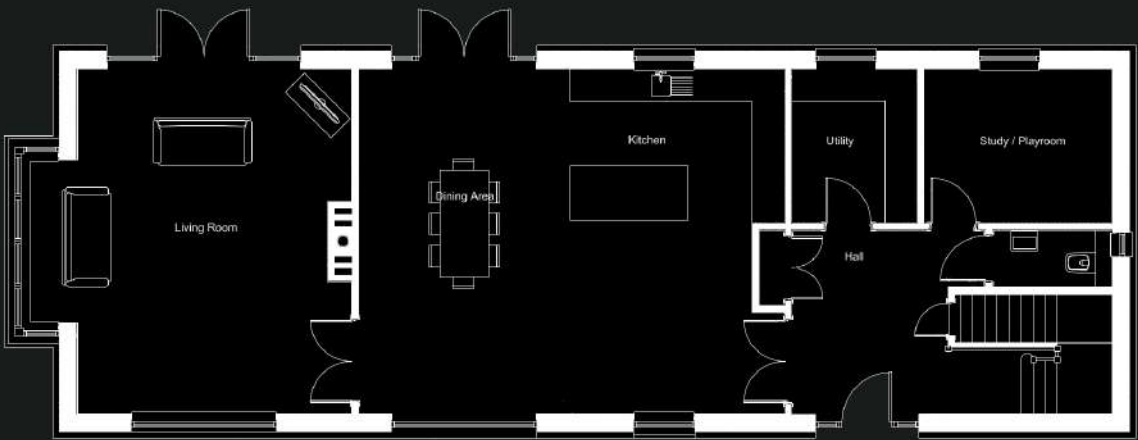
Kitchen	5.41m x 4.51m
Sitting Room	5.41m x 4.06m
Family Area	4.97m x 3.05m
Utility	2.25m x 1.95m
Dining Room	3.91m x 3.61m
Home Office	2.38m x 3.61m

Bedroom 1	5.41m x 4.07m
En-Suite	3.19m x 1.82m
Bedroom 2	3.85m x 3.72m
En-Suite	3.85m x 1.60m
Bedroom 3	3.68m x 3.53m
Bedroom 4	4.14m x 3.62m



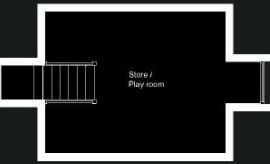
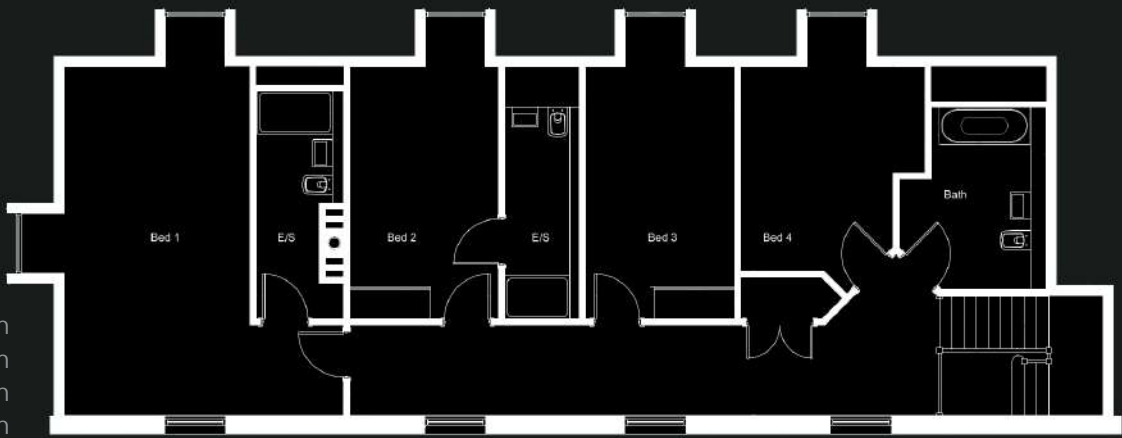
PLOT NINE

3369 sqft



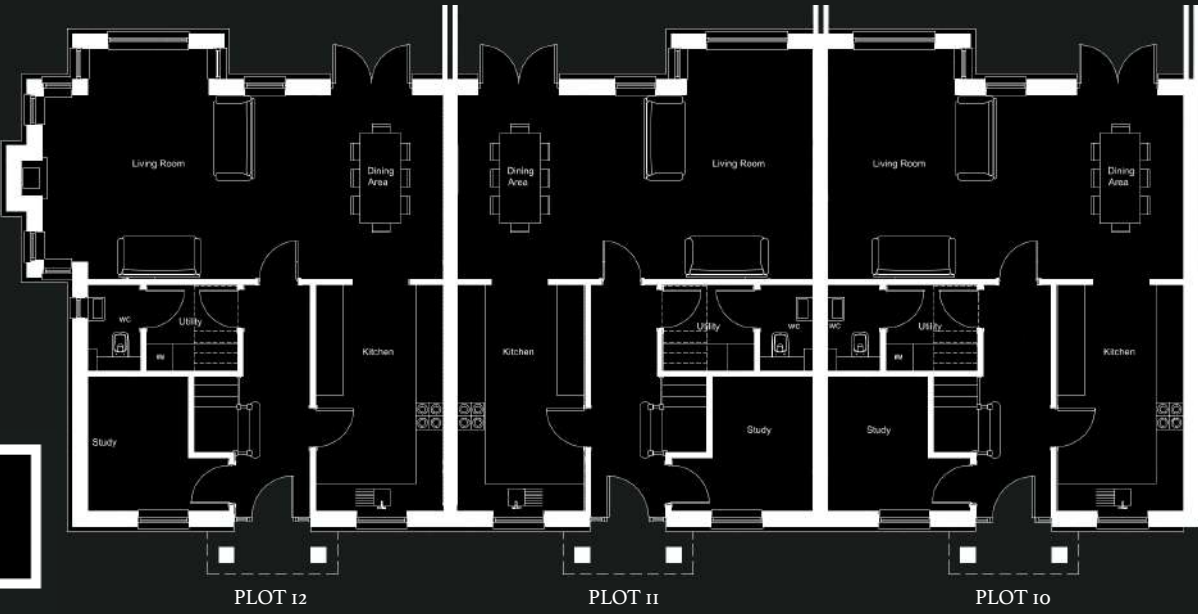
Kitchen/Dining	7.95m x 6.42m
Living Room	6.42m x 5.13m
Utility	2.36m x 2.88m
Study	3.51m x 2.88m

Bedroom 1	6.41m x 5.21m
En-Suite	4.71m x 1.65m
Bedroom 2	4.71m x 2.80m
En-Suite	4.71m x 1.40m
Bedroom 3	4.71m x 2.80m
Bedroom 4	3.82m x 3.45m



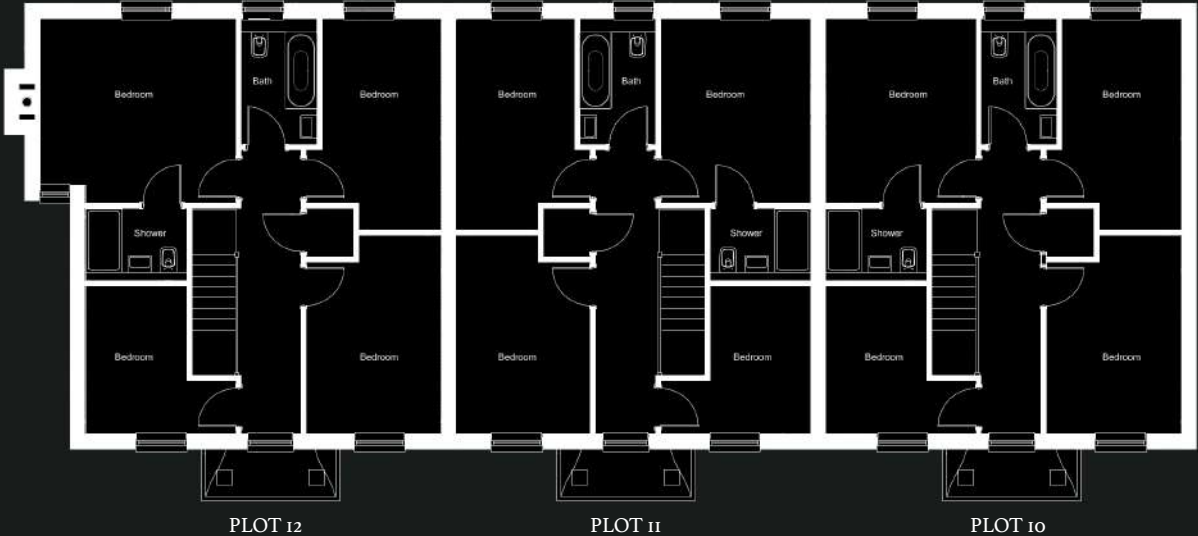
PLOTS TEN - THIRTEEN

10 - 2367 sqft 11 - 2367 sqft 12 - 2464 sqft 13 - 2336 sqft



PLOT 10	
Kitchen	5.04m x 2.83m
Living	7.91m x 5.11m
Study	3.19m x 3.00m
Utility	2.05m x 1.94m
PLOT 11	
Kitchen	5.04m x 2.83m
Living	7.91m x 5.11m
Study	3.19m x 3.00m
Utility	2.05m x 1.94m
PLOT 12	
Kitchen	5.04m x 2.83m
Living	7.91m x 5.11m
Study	3.19m x 3.00m
Utility	2.05m x 1.94m

PLOT 10	
Bedroom	4.11m x 3.36m
En-Suite	2.26m x 1.65m
Bedroom	4.71m x 2.67m
Bedroom	3.36m x 3.30m
Bedroom	4.44m x 3.02m
PLOT 11	
Bedroom	4.71m x 2.67m
Bedroom	4.11m x 3.36m
En-Suite	2.26m x 1.65m
Bedroom	4.44m x 3.01m
Bedroom	3.36m x 3.30m
PLOT 12	
Bedroom	4.34m x 4.11m
En-Suite	2.26m x 1.65m
Bedroom	4.71m x 2.67m
Bedroom	3.36m x 3.30m
Bedroom	4.44m x 3.01m





LOCATION & AMENITIES

Wellingtonia Court lies amidst glorious countryside on the fringe of Greenham and Crookham Commons - one thousand acres of open space, and yet is superbly placed just 2 kilometres from the thriving market town of Newbury in Berkshire. This dynamic and cosmopolitan market town has all the main supermarkets, specialist shops and amenities one would expect of a town of this size. You can also enjoy the shopping, restaurants and cafes of nearby Reading and Basingstoke, both within easy reach of 15 miles. For fine dining options the area boasts The Vyne Country House, a 16th Century Estate and Country House, and The Woodspeen at Newbury. The Commons are a haven for wildlife, where you can truly appreciate the beauty of nature, offering endless opportunities for cycling, walking and horse riding.

For leisure opportunities in the great outdoors you are spoilt for choice with The Nature Discovery Centre at Thatcham, Beale Park, Bowdown Woods and Snelsmore Common County Park on your doorstep.

For those with a historical and cultural interest, nearby attractions include The National Trust Greys Court in the Southern Chiltern Hills, Milestones Museum in West Basingstoke and Highclere Castle situated 5 miles south of Newbury. Highclere Castle is a 19th Century Country House set in a 5000 acre estate, and is internationally famed as the main location for the historical drama series and film Downton Abbey. The House, Egyptian exhibition and gardens are open to the public, with events such as the Battle Proms picnic concert and special guided tours.

The Famous children's book 'Watership Down' is set in Kingsclere. Watership Down (7 miles away), also known as White Hill is a great place for walking, cycling or trail running across open hillsides with spectacular views and ancient woodland that were the setting and inspiration for Richard Adams' famous novel 'Watership Down'.

Keen golfers can benefit from three excellent courses at Newbury and Crookham Golf Club, Donnington Valley and Theale. Other nearby sporting attractions include Newbury Racecourse.

TRANSPORT LINKS

This location enables you to cultivate the perfect work / life balance, providing you with village life in an impressive countryside setting, with the convenience of accessible travel routes via the M3, M4 and excellent rail links including the fast train from Reading to London Paddington in less than 30 minutes.



Brochure design



www.charlesgatehomes.com



01635 582 111
newbury@hamptons-int.com

The information in this brochure is believed to be true and correct at the time of print. Any statements made are not to be regarded as statements or representations of fact. This information does not constitute a contract, part of a contract, or warranty. Wellingtonia Court is a marketing name and will not necessarily form part of the approved postal address. The CGI's used in this brochure are only intended to serve as a guide to the general appearance of the properties, and Charlesgate Homes reserve the right to make alterations to the specification of the development at any time and in the absence of formal notice.