

WHITEGATES

WARFIELD PARK | ASCOT



HOMES
BY
HARLEQUIN

LIVE LIFE TO THE FULL

Whitegates is ideally located
between Ascot and Bracknell
for a rich and diverse lifestyle.

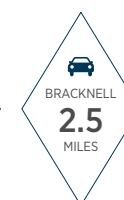


Set in a peaceful and leafy enclave, Whitegates is an appealing collection of detached 3 bedroom bungalows and 4 bedroom houses, designed to Homes by Harlequin's exacting standards.

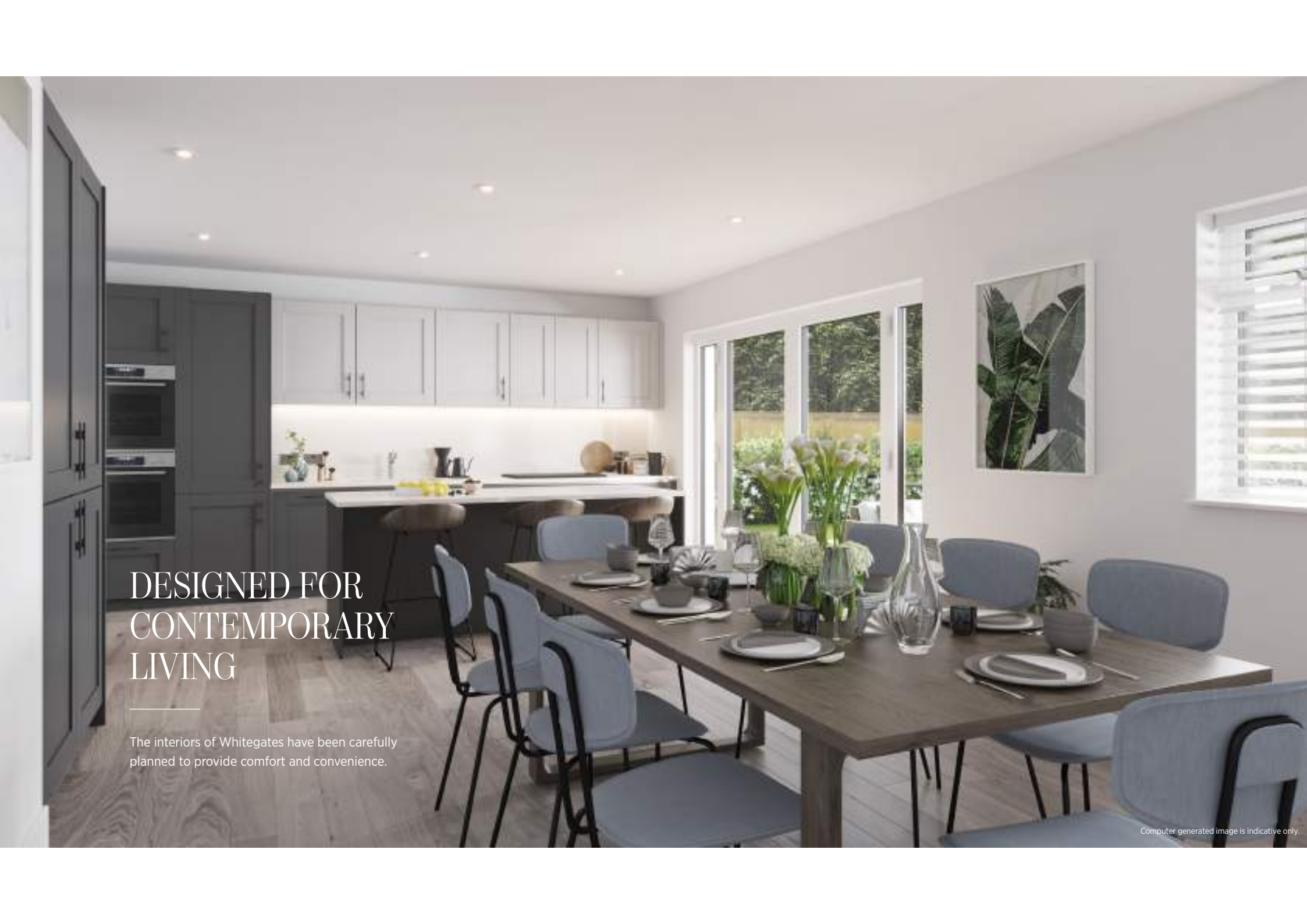
With Ascot, Bracknell and Warfield all easily accessible you'll be spoilt for choice when it comes to retail, dining and leisure options, while for those with school-age children there's a good selection of schools in both the state and independent sectors.

The great outdoors offers a wealth of opportunities – Swinley Forest with 'Go Ape', mountain biking and walking trails, Windsor Great Park with its swathes of open space, numerous golf courses and Ascot racecourse, famed for its glamorous meetings throughout the year.

You'll also feel well connected at Whitegates, with Martins Heron station (1.5 miles) providing services to London Waterloo and Reading in as little as 60 and 23 minutes respectively. Road connections are equally good with the M3, M4 and A30 within easy reach, putting Heathrow within a 14 mile drive.



*from Martins Heron Station



DESIGNED FOR CONTEMPORARY LIVING

The interiors of Whitegates have been carefully planned to provide comfort and convenience.

Computer generated image is indicative only.

SURROUND YOURSELF WITH GREEN SPACE

Bordered by mature trees, Whitegates has been thoughtfully planned, with each property benefitting from generous garden space, while wildflower planting and a woodland area to the south of the development enhance the feeling of tranquillity.



WHITEGATES

Plots 1, 2, 3, 4 & 12
THE HAREBELL

Plot 5
THE FOXGLOVE

Plot 6
THE MALLOW

Plots 7 & 13
THE WOODRUSH

Plot 8, 9, 10 & 11
THE BURDOCK



Computer generated image depicts plots 3 & 4 and is indicative only.

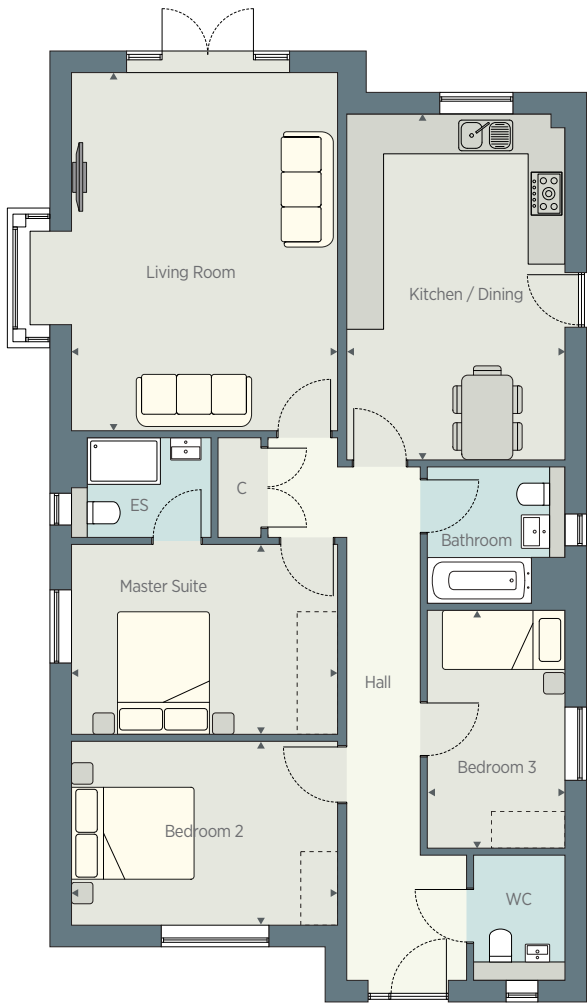
THE HAREBELL

3 BEDROOM HOME PLOTS 1, 2, 3, 4 & 12

Plots 2, 4 & 12 are mirrored



Kitchen / Dining	5.64m x 3.56m	18'6" x 11'8"
Living Room	5.84m x 4.34m	19'2" x 14'3"
Master Suite	4.34m x 3.09m	14'3" x 10'2"
Bedroom 2	4.34m x 3.00m	14'3" x 9'10"
Bedroom 3	3.88m x 2.24m	12'9" x 7'4"



C - Cupboard ES - Ensuite

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



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THE FOXGLOVE

4 BEDROOM HOME
PLOT 5



GROUND FLOOR

Kitchen / Dining	5.90m x 5.60m	19'4" x 18'4"
Living Room	8.40m x 5.30m	27'7" x 17'5"
Study	2.94m x 2.60m	9'7" x 8'6"

FIRST FLOOR

Master Suite	5.68m x 3.47m	18'8" x 11'5"
Bedroom 2	3.79m x 3.61m	12'5" x 11'10"
Bedroom 3	4.97m x 3.66m	16'4" x 12'0"
Bedroom 4	4.62m x 3.90m	15'2" x 12'9"



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THE MALLOW

4 BEDROOM HOME
PLOT 6

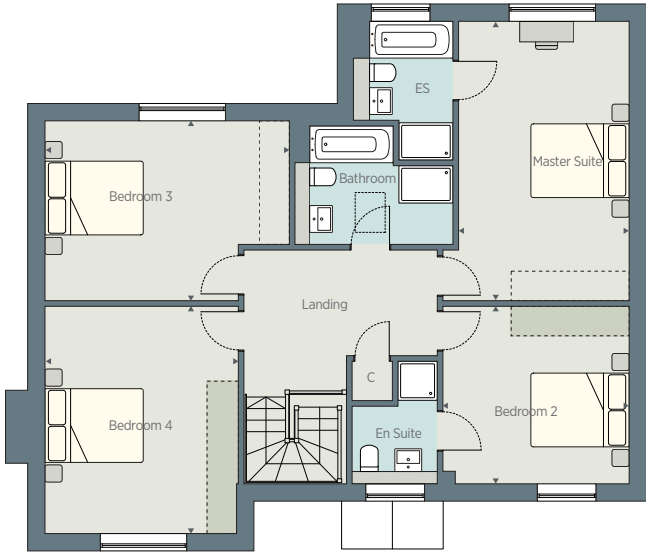


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Computer generated image depicts plot 7 and is indicative only. Plot 13 has a detached garage - please ask for details.

THE WOODRUSH

4 BEDROOM HOME PLOTS 7 & 13

Plot 13 is mirrored

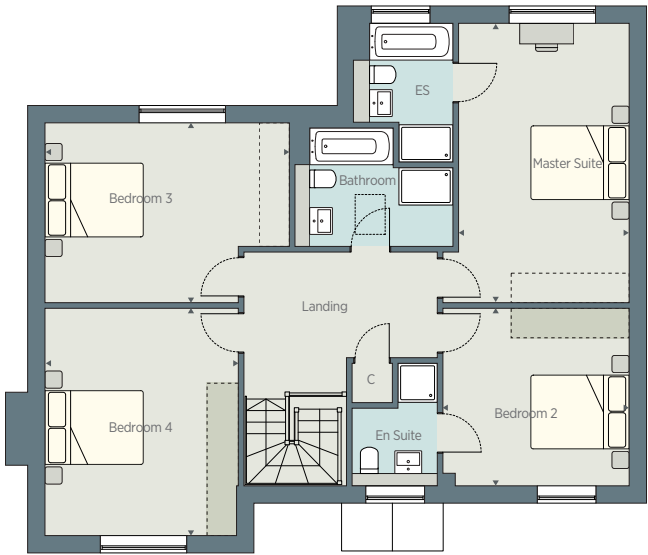


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THE BURDOCK

4 BEDROOM HOME PLOTS 8, 9, 10 & 11

Plot 11 is mirrored

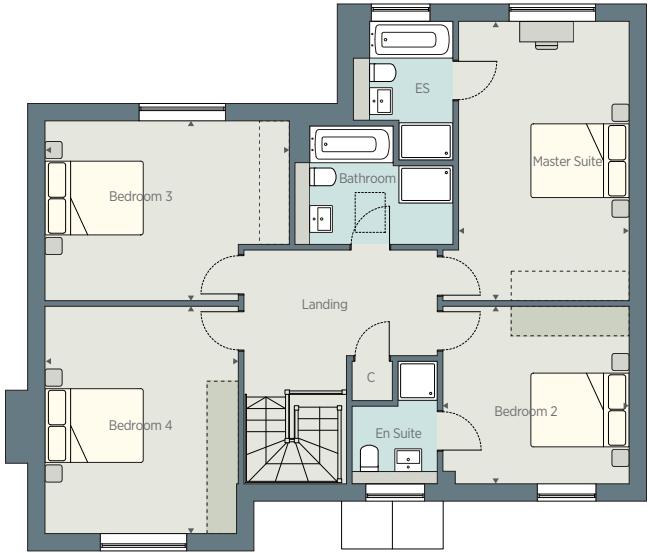


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THE SPECIFICATION

Thoughtful design, contemporary specifications and attention to detail are defining hallmarks of these attractive homes.

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen with matt lacquered doors and Silestone worktops
- Multifunctional stainless steel fan assisted oven
- Induction hob and integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel single bowl undermounted sink with chrome mixer tap
- LED under wall unit lighting

UTILITY ROOM (4 BEDROOM HOUSES ONLY)

- Utility furniture incorporating worktop and upstand
- Space and plumbing for separate washing machine and tumble dryer
- Single bowl stainless steel sink and chrome tap

QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hans Grohe chrome taps
- Mirrors to WC, bathroom and en suites
- Walk-in shower to en suites
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Thermostatically efficient air source heat pump central heating
- Underfloor heating to ground floor
- Radiators to first floor
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas
- Light to loft

HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living room, study, family / dining room, master bedroom and bedroom 2
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and master bedroom
- Cat 6 pre-wired Home Network points to study

INTERIOR FINISHES

- 4 panel white painted internal doors
- Painted staircase with oak handrail
- Satin paint finish to all internal joinery
- Flooring to kitchen, cloakroom, en suite and bathroom

EXTERNAL

- Secure by design front door with multi point locking system
- White PVCu windows
- Double garage with power and light to some plots
- Landscaped front garden and seeded lawn to rear
- Paving to front and rear door areas and patio areas
- External Tap provided

SECURITY AND PEACE OF MIND

- Wiring for external light to front and rear doors
- Wiring for future alarm system
- Mains fed smoke and carbon monoxide detector with battery backup
- 10 Year Building Warranty



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