

# PICTURE PERFECT hazel grove



GREEN LANE, DATCHET, BERKSHIRE



Photographs depict scenes in and around Datchet and Windsor

The specific situation of Hazel Grove, Green Lane, is especially convenient, being within walking distance to the village centre, cited on the main bus route and benefiting from excellent communication links both locally and into London.

## PUT YOURSELF IN THE PICTURE

Situated on the outskirts of Windsor, Datchet has a charming centre, with an excellent array of shops/café bars, an historic church and a vibrant village green. It caters for all day to day needs and there are additional extensive schooling and shopping facilities available just a short drive away in the internationally renowned town of Windsor.

In addition to Datchet's own golf club and cricket teams, excellent sporting and leisure facilities in the immediate vicinity include the internationally renowned Wentworth and Sunningdale golf clubs, the prestigious Royal Ascot racecourse and boating on the River Thames at Windsor.

It is an extremely popular location for all those who wish to live within close proximity of major amenities but do not wish to live within a city environment.



# PICTURE THIS

A striking collection of 3 bedroom homes built to a superb specification and high quality of finish.

The ultra-modern exteriors reveal a passion to solve the needs of today's households. Throughout each home, functionality and comfort in design have been interwoven to create a unique and luxurious environment in which to enjoy contemporary life.

Flexibility of use is ensured through the provision of open plan kitchens and living spaces on the ground floor. The light and bright bedrooms are each generous in size, the master bedroom benefiting from en-suite facilities. Substantial private gardens make certain the ability to indulge in outside entertaining.



Photographs depict interior style similar to that at Hazel Grove.



Computer generated illustration and site plan, shown opposite, are indicative only.

## KITCHEN

- Crown Imperial
  - Aster range with light oak doors
- Quality Porcelain floor tiling
- Integrated stainless steel oven, microwave, glass/stainless steel island extractor, ceramic hob
- Built-in fridge freezer
- Integrated dishwasher and washing machine
- Granite worktops

## BATHROOM AND EN-SUITES

- Contemporary white sanitary ware and chrome mono block PRISM\* taps
- Thermostatic showers
- Underfloor heating
- Limestone style tiles, mosaic borders to main bathroom
- Stunning cut white tiles with glass insets to en-suites
- Heated ladder-style towel rails

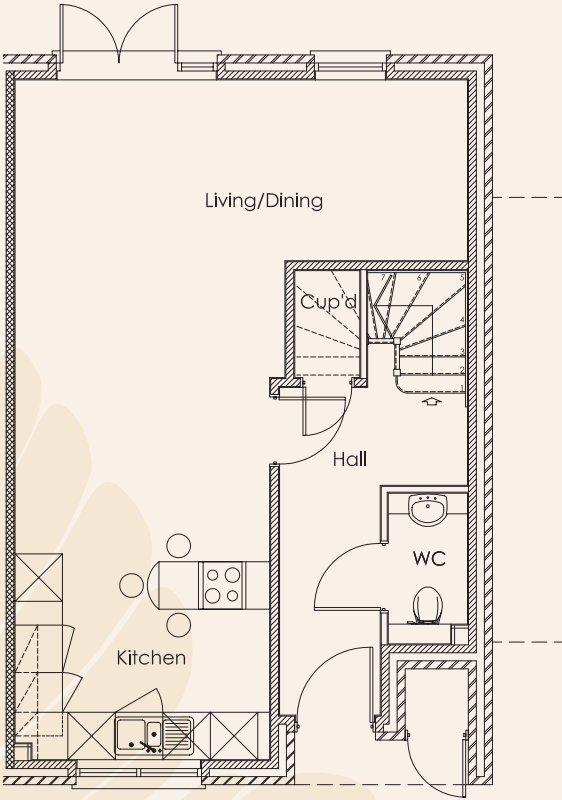
## GENERAL

- 10 year NHBC Buildmark Warranty
- Hardwood Beech flooring to ground floor
- Chrome door and window furniture
- Halogen Downlighters throughout
- Gas central heating
- Smooth white emulsion painted walls and ceilings throughout
- Wiring for Audio & Burglar Alarm

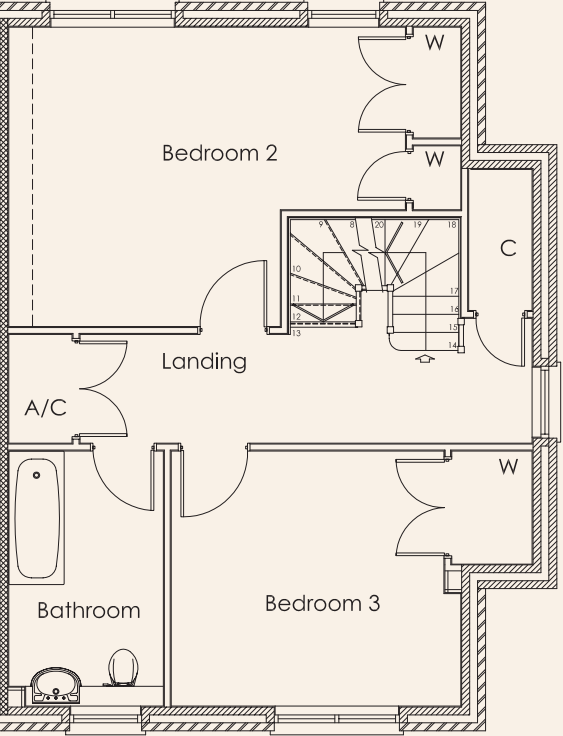
# FLOOR PLANS

The floor plans shown below are of Plot 1 and depict a typical house at Hazel Grove.  
For floor plans of other plots please contact **FPD Savills** on: **01344 295375**

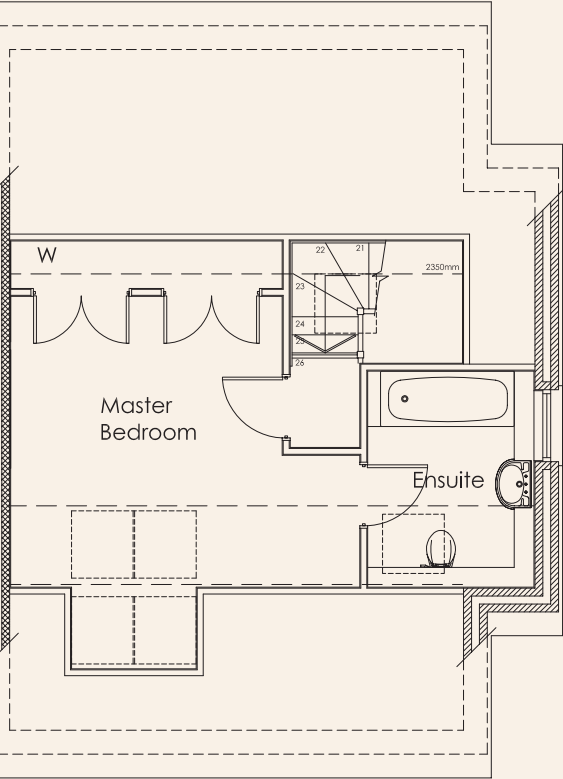
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# DIMENSIONS

Dimensions are approximate and may vary depending on the internal finishes.

GROUND FLOOR

| PLOTS             | ROOM                                | DIMENSIONS                                                 |
|-------------------|-------------------------------------|------------------------------------------------------------|
| 1,2,3,<br>5,6,7,8 | LIVING/DINING ROOM (max)<br>KITCHEN | 5743 x 6090mm 18'10" x 20'0"<br>3243 x 2520mm 10'7" x 8'3" |
| 4                 | LIVING/DINING ROOM (max)<br>KITCHEN | 5668 x 5810mm 18'7" x 19'0"<br>4332 x 2800mm 14'2" x 9'2"  |

FIRST FLOOR

| PLOT | ROOM                   | DIMENSIONS                                                   |
|------|------------------------|--------------------------------------------------------------|
| 1    | BEDROOM 2<br>BEDROOM 3 | 5743 x 3786mm 18'10" x 15'5"<br>3225 x 4565mm 10'6" x 14'11" |
| 5    | BEDROOM 2<br>BEDROOM 3 | 5743 x 3786mm 18'10" x 12'5"<br>3225 x 3687mm 10'6" x 12'1"  |
| 2,6  | BEDROOM 2<br>BEDROOM 3 | 5743 x 3786mm 18'10" x 12'5"<br>3687 x 3902mm 12'1" x 12'9"  |
| 3,7  | BEDROOM 2<br>BEDROOM 3 | 5743 x 3785mm 18'10" x 12'5"<br>3687 x 3225mm 12'1" x 10'6"  |
| 4,8  | BEDROOM 2<br>BEDROOM 3 | 6058 x 3785mm 19'10" x 12'5"<br>4002 x 3902mm 13'1" x 12'9"  |

SECOND FLOOR

| PLOTS   | ROOM           | DIMENSIONS (MAX)            |
|---------|----------------|-----------------------------|
| 1       | MASTER BEDROOM | 4443 x 4479mm 14'6" x 14'8" |
| 2,4,6,8 | MASTER BEDROOM | 4880 x 5068mm 16'0" x 16'7" |
| 3,5,7   | MASTER BEDROOM | 3435 x 4471mm 11'3" x 14'8" |



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Watersmead Homes prides itself on building homes of quality with attention to detail. Being one of the few housebuilders to be female owned, practicality & style are emphasised to meet today's demands of the discerning purchaser.

