



# BRAMBLEWOOD ROW

CANNON COURT ROAD • MAIDENHEAD

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An exclusive collection of just  
three 4 bedroom family homes



HOMES  
BY  
HARLEQUIN

# ENJOY A BALANCED LIFESTYLE

Maidenhead has become a destination of choice for those seeking a lifestyle that blends the convenience of a vibrant town centre with the relaxing beauty of the River Thames and surrounding countryside.



Our desirable terrace of 4 bedroom homes has been designed for easy living in an attractive setting that's just over a mile from the town centre, with its mix of high street favourites, independent retailers and great choice of restaurants, bars, leisure and entertainment facilities.

State schooling locally caters for all groups with many highly rated by Ofsted and there are also a number of independent schools in the wider area.

When it comes to leisure time the Thames is a natural choice, whether it's taking a stroll along its tranquil banks, taking to the water for kayaking and paddle-boarding or just enjoying one of the many riverside pubs.

Great connectivity by road and rail enhances Maidenhead's appeal, with mainline rail services to Paddington offering minimum 23 minute travel times, or to Reading in around 15 minutes. The imminent arrival of the Elizabeth line will make access to the West End, the City and Canary Wharf easier still. Road networks put you within easy reach of Windsor and Reading and for travel further afield, Heathrow is just 16 miles away via the M4.



Source: Googlemaps  
\*from Maidenhead to Paddington

# INSPIRED BY TRADITION, DESIGNED FOR TODAY

Bramblewood Row blends classic local architectural style with contemporary specifications.



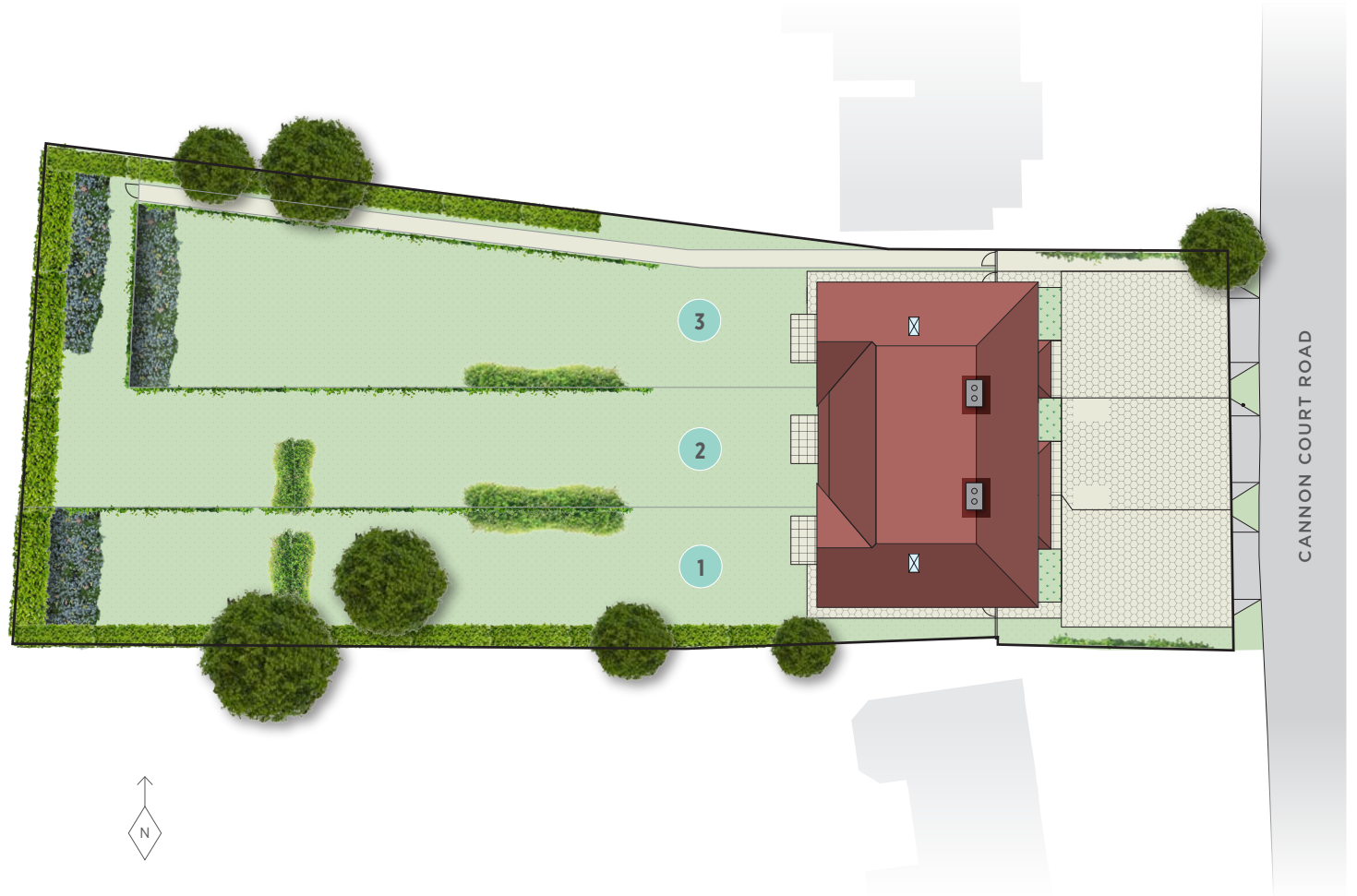
# BRAMBLEWOOD ROW

**PLOTS 1 & 3**  
THE PEMBERTON - 4 BEDROOM HOME

**PLOT 2**  
THE AUSTIN - 4 BEDROOM HOME

## ENJOY FABULOUS OUTSIDE SPACE

Each home enjoys the advantage of a generous private garden and two allocated parking spaces.

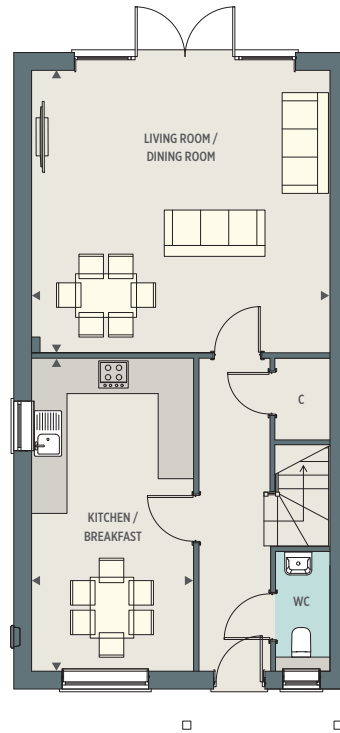


Computer generated site plan indicative only

# THE PEMBERTON

PLOTS 1 & 3 – 4 BEDROOM HOME

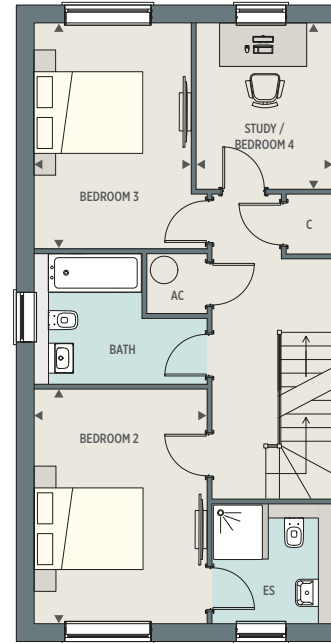
PLOT 1 SHOWN, PLOT 3 IS HANDED



## GROUND FLOOR

**Kitchen / Breakfast** 5.70m x 2.92m 18'8" x 9'7"

**Living Room / Dining Room** 5.43m x 5.13m 17'10" x 16'10"

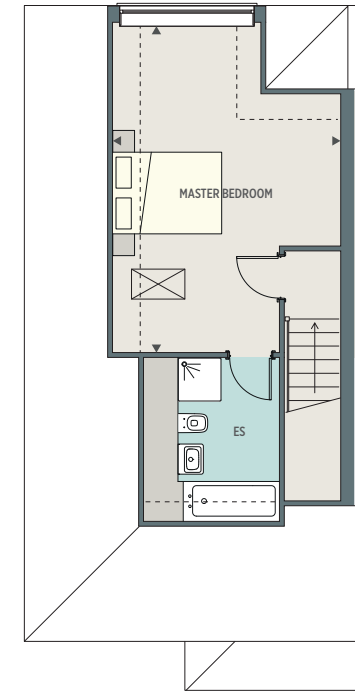


## FIRST FLOOR

**Bedroom 2** 4.26m x 3.12m 13'11" x 10'2"

**Bedroom 3** 4.10m x 2.83m 13'5" x 9'3"

**Study / Bedroom 4** 3.00m x 2.45m 9'10" x 8'1"



## SECOND FLOOR

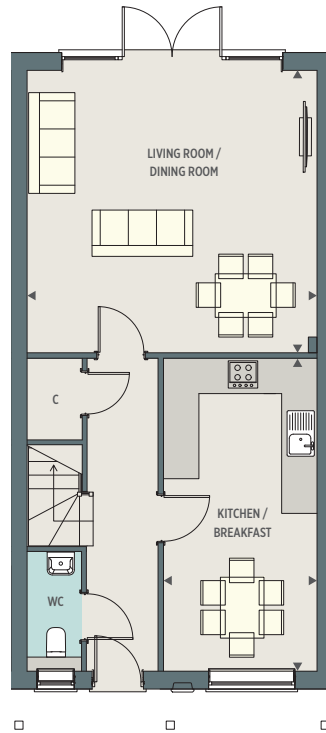
**Master Bedroom** 6.00m x 4.12m 19'8" x 13'6"

C - Cupboard ES - Ensuite AC - Airing cupboard ☒ - Skylight

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.

# THE AUSTIN

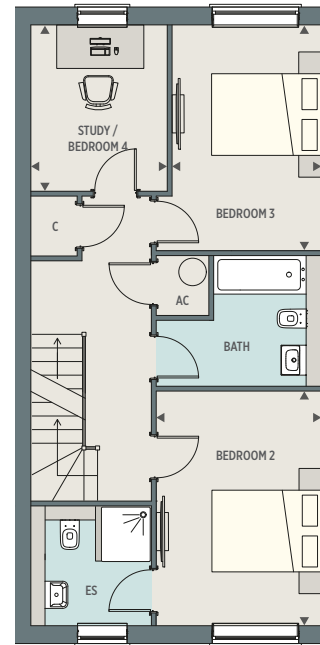
PLOT 2 – 4 BEDROOM HOME



## GROUND FLOOR

**Kitchen / Breakfast** 5.70m x 2.75m 18'8" x 9'0"

**Living Room / Dining Room** 5.27m x 5.13m 17'3" x 16'10"

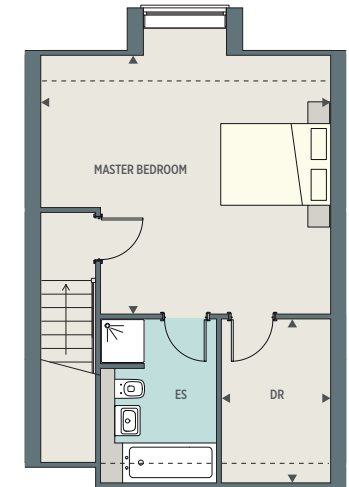


## FIRST FLOOR

**Bedroom 2** 4.26m x 2.97m 13'11" x 9'8"

**Bedroom 3** 4.10m x 2.68m 13'5" x 8'9"

**Study / Bedroom 4** 3.00m x 2.45m 9'10" x 8'1"



## SECOND FLOOR

**Master Bedroom** 5.27m x 4.70m 17'3" x 15'5"

**Dressing Room** 2.96m x 1.95m 9'9" x 6'5"

C - Cupboard ES - Ensuite DR - Dressing room AC - Airing cupboard ☒ - Skylight

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# THE SPECIFICATION

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

## INDIVIDUALLY DESIGNED KITCHEN

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

## QUALITY BATHROOMS

- Contemporary styled bathrooms with European sanitaryware and Hansgrohe chrome taps
- Mirrors to bathroom and en suites
- Walk-in shower to en suites
- Bath with shower handset to bathrooms with separate shower enclosure
- Bath with shower head on a riser rail and screen to bathrooms without separate shower enclosure
- 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 and second floors
- LED Downlights to WC, kitchen, en suites and bathroom
- Pendant lighting to all other areas

## HOME ENTERTAINMENT

## AND COMMUNICATIONS

- TV points to living room / dining room and study
- CAT 6 network point to study
- Wired for Sky Q (for future possible connection)
- Telephone points to living room and master bedroom

## 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

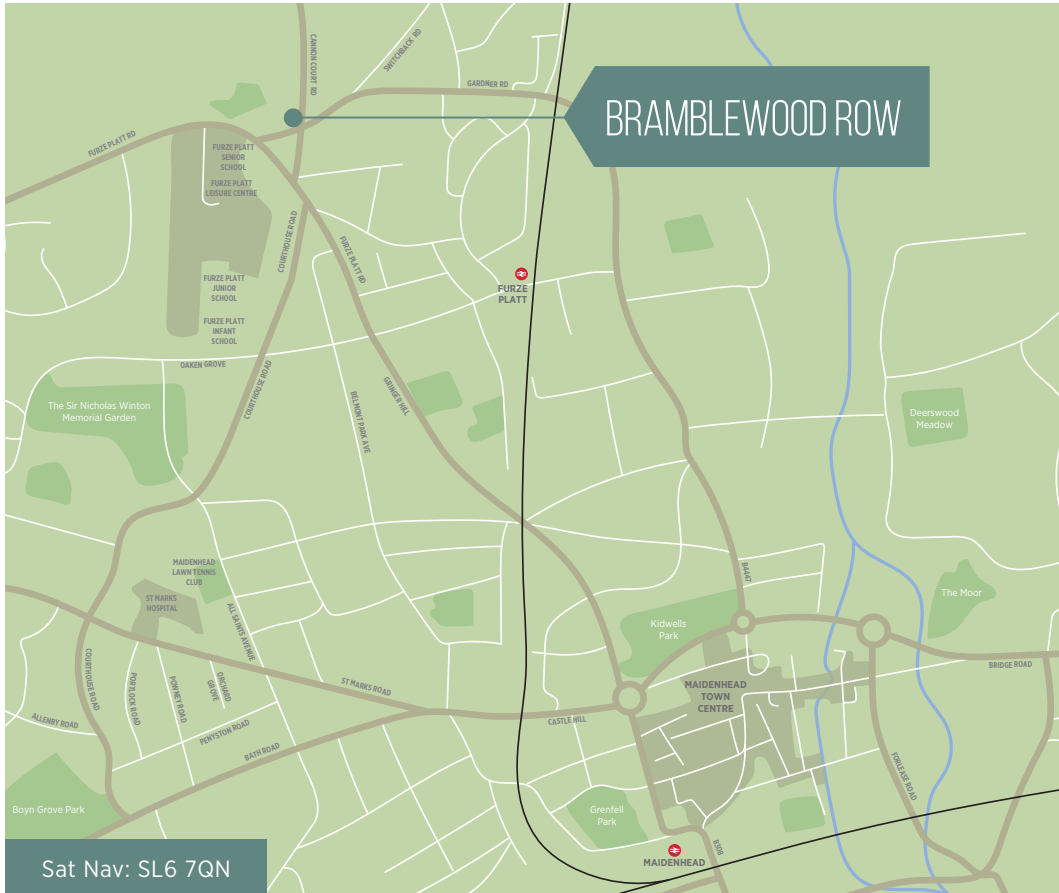
- Secure by design front door with multi point locking system
- White PVCu windows
- Seeded lawn to rear
- Paving to front and rear door areas and patio areas
- External Tap provided

## SECURITY AND PEACE OF MIND

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



Computer generated image is indicative only.



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