



Cedar Grove

Stanley Hill Avenue, Amersham

by **germain**
homes



Cedar Grove is a development of two individually designed houses in a quiet location in the heart of Amersham. Built to Germain Homes' exacting standards, both properties boast a large footprint and excellent design with generously proportioned accommodation over two floors.

About Amersham

Described as the "Gateway to the Chilterns", Amersham consists of two centres of population, namely Amersham Old Town and Amersham-on-the-Hill. The Old Town, built during the 17th and 18th Centuries, offers a wonderful selection of boutique shops, restaurants and pubs, while Amersham-on-the-Hill supplies more day to day requirements with an abundance of high street brands (Waitrose, Marks & Spencer, Waterstones), amenities and coffee shops.

The town's location in the Chilterns Area of Outstanding Natural Beauty offers easy access to the motorway network, airports, and fast tube and rail links to London. Amersham continues to be a very popular commuter base, with an additional attraction being the number of high quality schools in the area, both state and private.

15 and 16 Cedar Grove are situated less than half a mile level walk from the railway station and Amersham-on-the-Hill at the end of a cul de sac.

About Germain Homes

Germain Homes is a Beaconsfield-based residential property development company specialising in creating bespoke, traditionally-built homes for the private sector.

For us, the old adage of "Location Location Location" has never been more relevant than it is today. That is why we concentrate on construction projects within 10-15 miles of Beaconsfield, an area preferred by many of our clients – and known intimately to all who work for our company.

Germain Homes has completed more than 100 projects ranging from cottage-style, two and three bedroom properties to very much larger detached family houses. The homes we create range in size from 700 sq. ft to more than 7,000. Regardless of size, each is individually designed to maximize the benefits of its location, using the finest quality materials and the most modern building techniques. However, we never lose sight of those traditional construction methods and standard of craftsmanship that are becoming increasingly hard to find in the 21st Century.

We are proud of our product, the quality of our materials, our unflinching attention to the smallest technical or aesthetic detail, and the reputation we've built over two decades.

General

- NHBC Buildmark Cover
- Fully landscaped gardens front and rear incorporating patio, paths and external lighting
- Garage with electric door, light and power
- Bi-fold doors to Kitchen / Dining Room
- Vaulted ceiling to Family Room (Plot 16)
- Concrete first floor
- Under floor heating to ground and first floor
- Fireplace in Living Room
- Organic wall and floor coverings
- Separate Dressing Room to Master Bedroom with fitted furniture and wardrobes to Guest Bedroom

Electrical

- Pre-wired for multi room audio / satellite system
- BT and TV points to all main rooms
- Extensive use of down lighting and 5 amp lighting circuits
- Intruder alarm system

Kitchen

- Comprehensive range of modern handleless high gloss units
- Quartz stone worktop
- Siemens touch control ceramic induction hob, 2 x ovens, one with microwave, dishwasher and fridge / freezer
- Waste disposal unit with air switch
- Separate Utility / Boot room

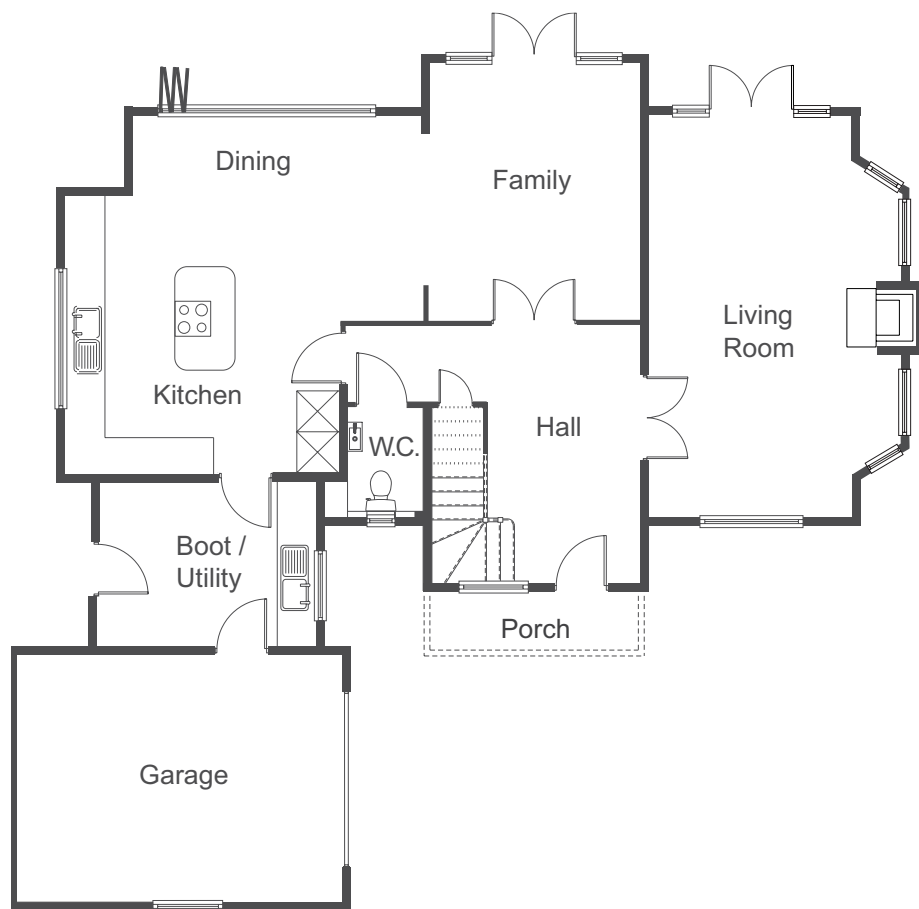
Bathrooms

- All items supplied by C. P. Hart, a company at the forefront of cutting edge innovation
- Phillipe Starck and Norman Foster designed ceramics by Duravith
- Chrome fittings
- Contemporary basin furniture

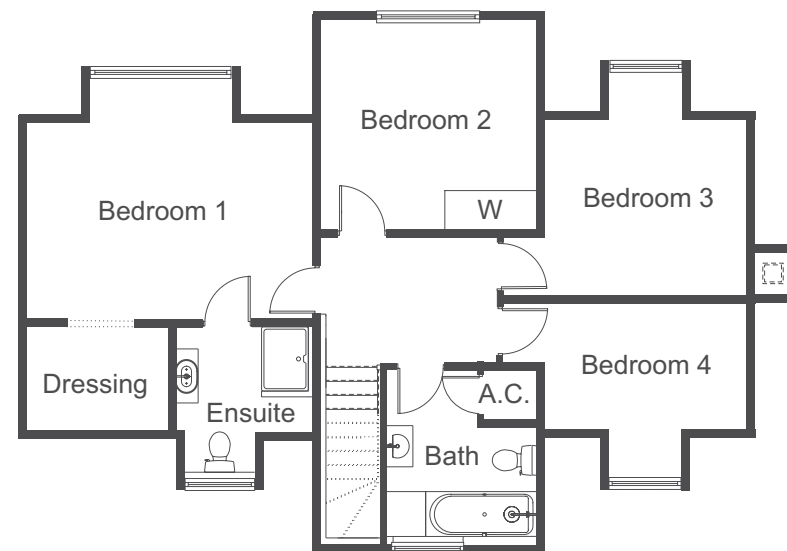


Cedar Grove - Plot 15

Floorplan - ground floor



Floorplan - first floor



Plot 15 - Room dimensions

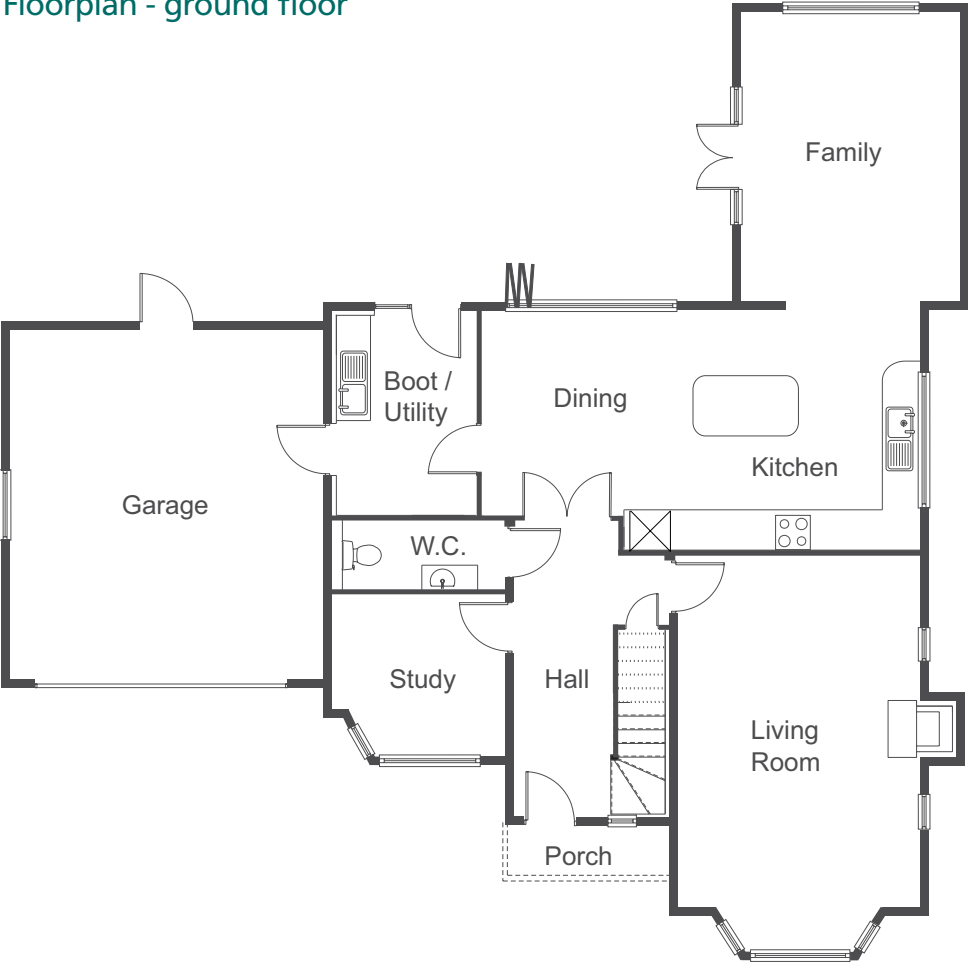
Living Room	6.70m x 4.10m	(22" x 13'5")
Kitchen / Dining	6.00m x 5.90m	(19'8" x 19'4")
Family	4.35m x 3.50m	(14'3" x 11'6")
Bedroom 1	4.75m x 4.10m	(15'7" x 13'5")
Bedroom 2	3.50m x 3.50m	(11'6" x 11'6")
Bedroom 3	3.30m x 3.00m	(10'10" x 9'10")
Bedroom 4	3.30m x 2.20m	(10'10" x 7'3")





Cedar Grove - Plot 16

Floorplan - ground floor



Floorplan - first floor



Plot 16 - Room dimensions

Living Room	6.80m x 4.10m	(22'4" x 13'5")
Kitchen / Dining	7.60m x 4.10m	(24'11" x 13'5")
Family	4.90m x 3.70m	(16'1" x 12'2")
Study	2.95m x 2.75m	(9'8" x 9')
Bedroom 1	3.95m x 3.50m	(13' x 11'6")
Bedroom 2	4.10m x 3.85m	(13'5" x 12'8")
Bedroom 3	3.80m x 3.60m	(12'6" x 11'10")
Bedroom 4	3.50m x 2.80m	(11'6" x 9'2")





Postcode of Cedar Grove: HP7 9BG

This brochure has been prepared for illustrative purposes only and Germain & Woodley, who operate a continuous improvement policy, reserves the right to amend individual features of the properties. All measurements shown are maximum and accurate to within 76mm or 3". Photographs shown are of previously completed Germain houses. It should be noted that this brochure does not form part of any contract.

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