



Eagle Close

germain  
homes



## 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 vary 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.

## specification

### General

Traditionally constructed using brick and clay tiles with hand knapped flint to front elevation

NHBC Buildmark Cover

Fully landscaped gardens front and rear incorporating laid lawn, flowerbeds, patios, paths and external lighting

Under floor heating to ground floor

Fireplace in living room

Extensive floor and wall tiling

Fitted wardrobes to certain bedrooms (as shown on floor plans)

### Electrical

Pre-wired for multi-room audio

Terrestrial TV aerial and satellite dish installed

BT and TV points to all main rooms

Extensive use of downlighting and 5 amp lighting circuits

Intruder alarm fitted with 3 keypads (front door, back door and first floor landing)

Remote control up & over garage door

### Kitchen

Comprehensive range of modern handles, high gloss and stained oak veneer units

Central island with breakfast bar

Quartz stone worktops with polished sink cut-outs and drainer grooves

Siemens 5 zone touch control ceramic induction hob, 2x ovens (one with microwave), dishwasher and fridge-freezer

Down draft extractor (No.22)

Island extractor (No. 24)

Waste disposal unit with air pressure switch

Separate utility room

### Bathrooms

All items supplied by CP Hart

Ceramics by Duravit

Chrome fittings

Contemporary basin furniture

Chrome heated towel rails



## about eagle close

22 and 24 Eagle Close is a standalone development of two detached family houses set in a delightfully secluded location adjoining Greenbelt countryside and set against a designated Area of Outstanding Natural Beauty. Laid out over three floors and traditionally constructed of 'brick and flint', the houses sit on surprisingly large plots at the end of a peaceful cul-de-sac.

## about amersham

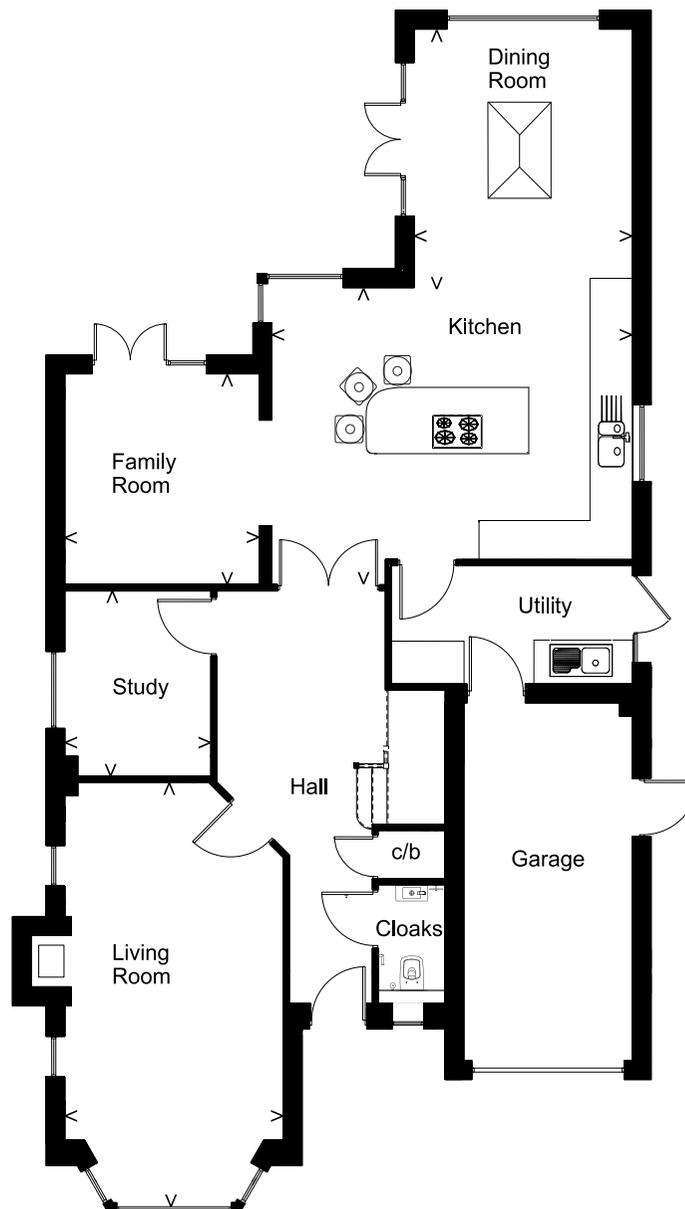
Described as the "Gateway to the Chilterns", Amersham consists of two centres of population, namely Amersham Old Town and Amersham-on-the-Hill. The Old Town, built during the 17th and 18th Centuries, offers a wonderful selection of boutique shops, restaurants and pubs, while Amersham-on-the-Hill supplies 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.



# 22 Eagle Close

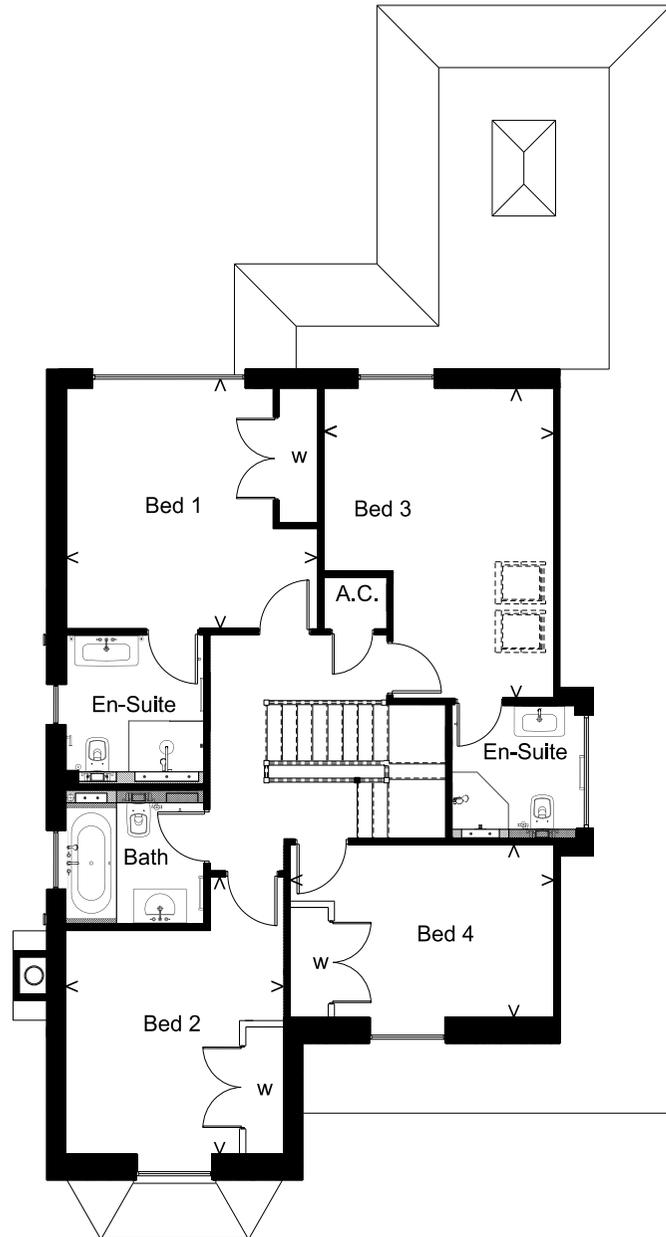
ground floor



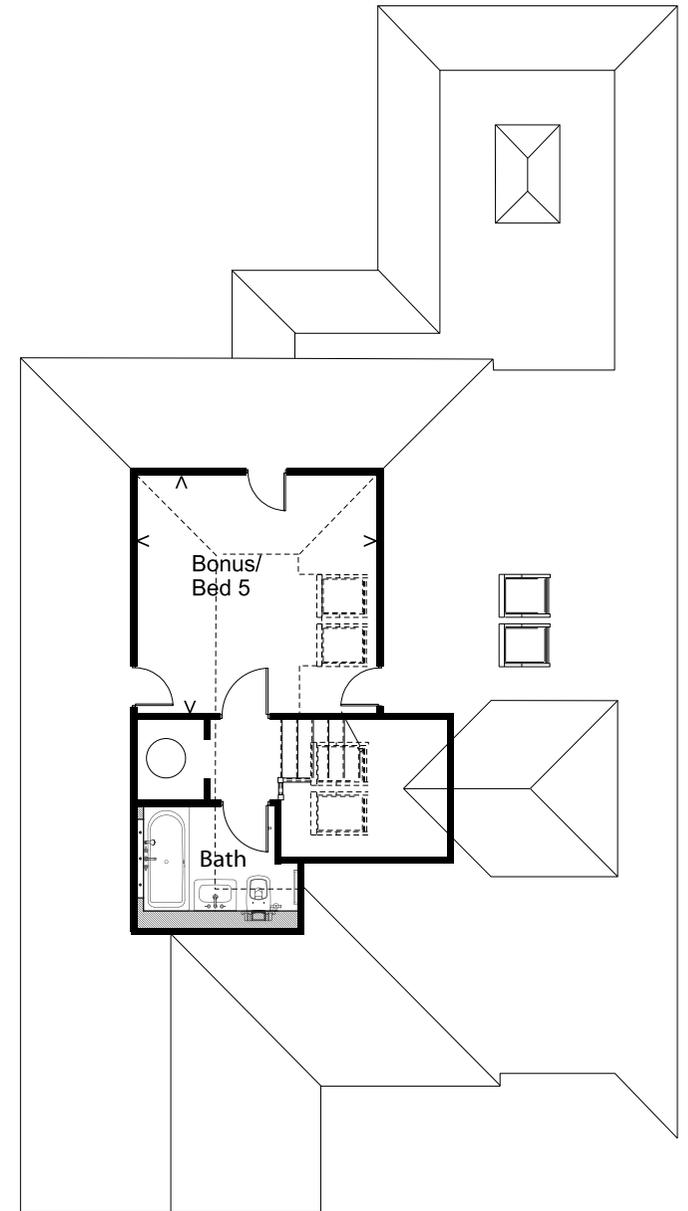
## room dimensions

Living Room	6.45 x 3.45	21'2" x 11'4"
Study	2.9 x 2.3	9'6" x 7'7"
Kitchen	5.7 x 4.65	18'8" x 15'3"
Dining Room	4.05 x 3.4	13'3" x 11'2"
Family Room	3.3 x 3.05	10'10" x 10'
Bed 1	3.95 x 3.75	12'11" x 12'4"
Bed 2	4.35 x 3.45	14'3" x 11'4"
Bed 3	4.85 x 3.6	15'11" x 11'10"
Bed 4	4.15 x 2.7	13'8" x 8'10"
Bed 5/Bonus	3.7 x 3.65	12'2" x 11'11"

first floor



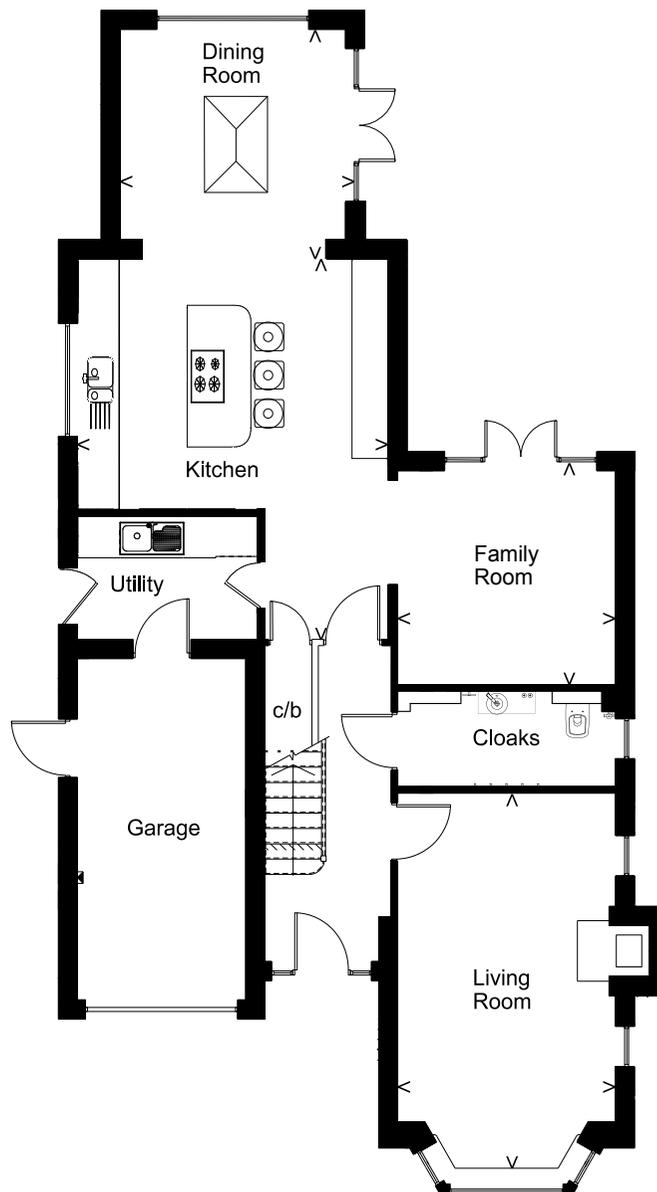
second floor





# 24 Eagle Close

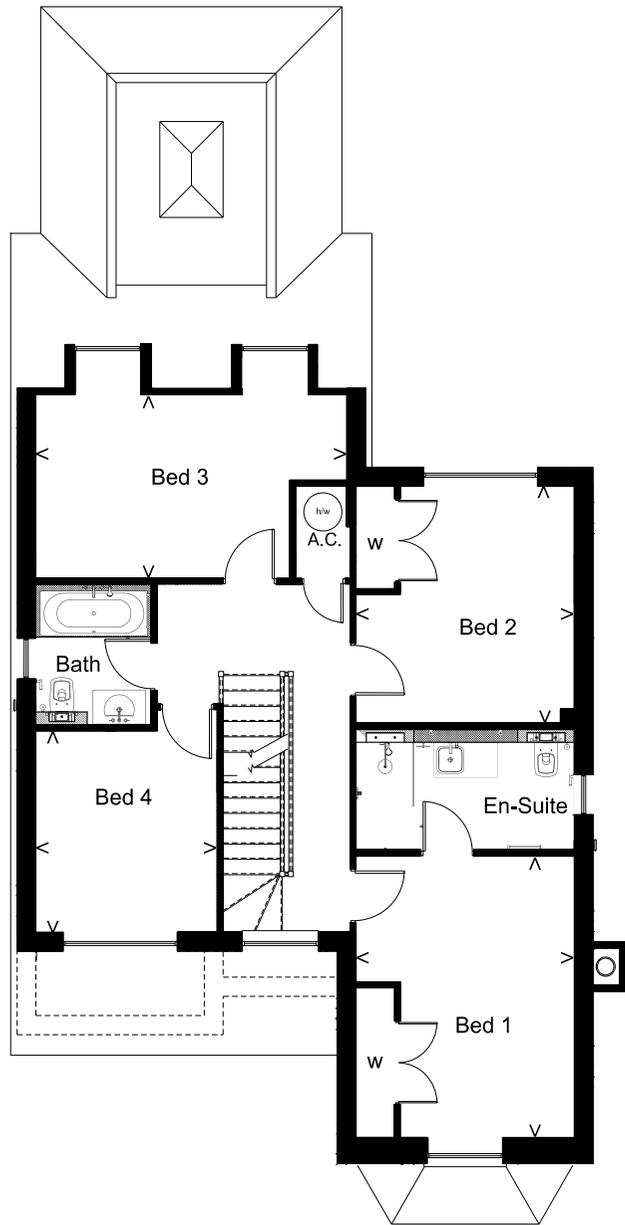
ground floor



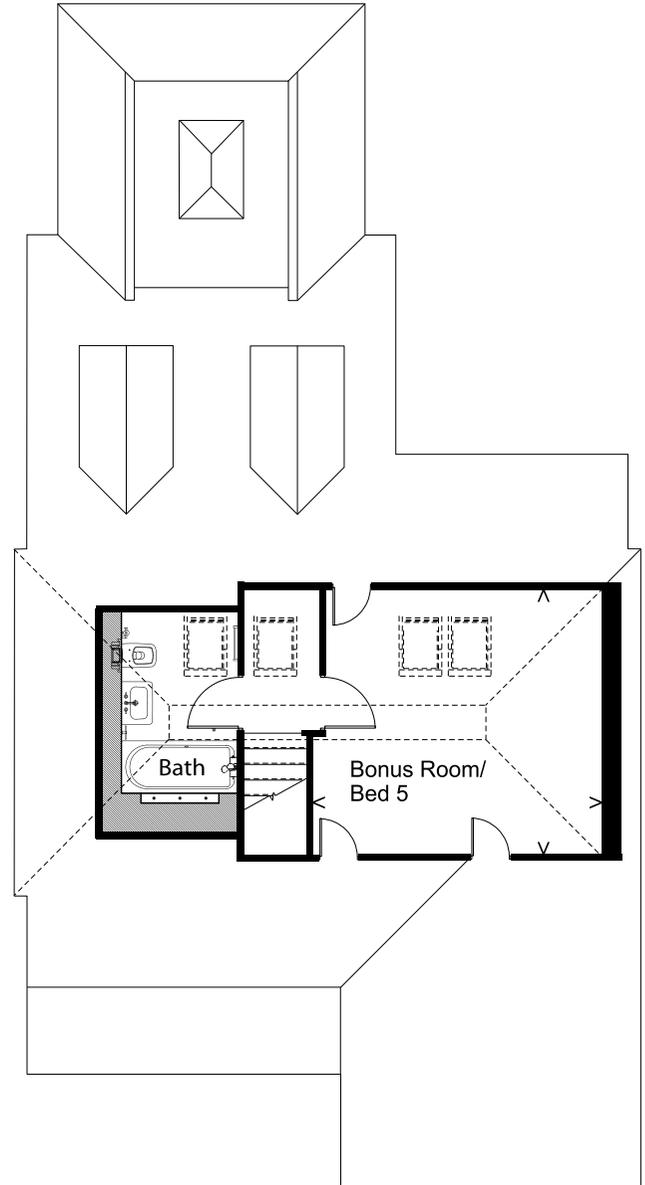
## room dimensions

Living Room	5.9 x 3.45	19'4" x 11'4"
Kitchen	5.95 x 4.9	19'6" x 16'1"
Dining Room	3.6 x 3.55	11'10" x 11'8"
Family Room	3.45 x 3.35	11'4" x 11'
Garage		
Bed 1	4.4 x 3.45	14'4" x 11'4"
Bed 2	3.7 x 3.45	12'2" x 11'4"
Bed 3	4.9 x 2.85	16'1" x 9'4"
Bed 4	3.15 x 2.85	10'4" x 9'4"
Bed 5/Bonus	4.45 x 4.05	14'7" x 13'3"

first floor



second floor





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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