

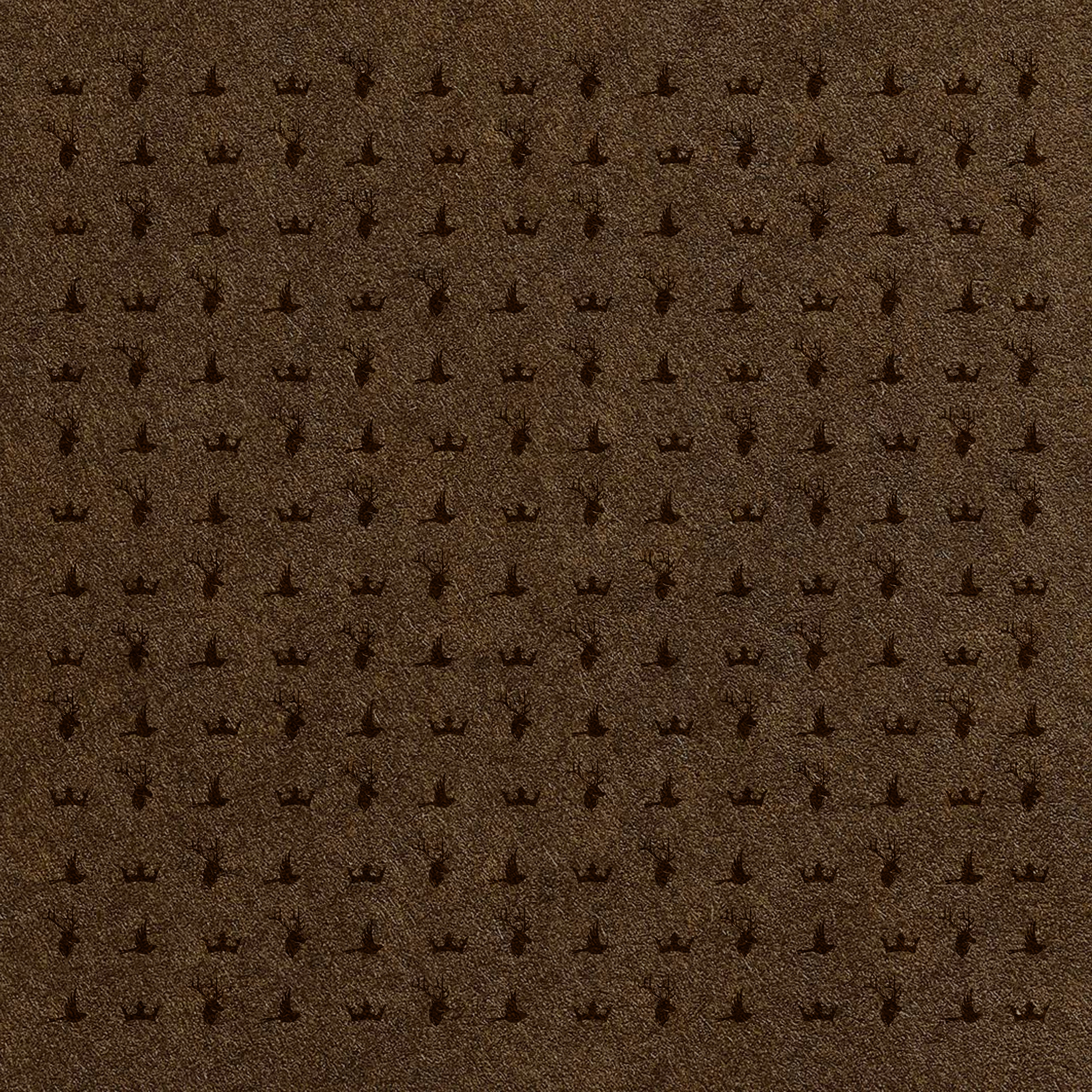


EASTCOTE

WINKFIELD ROW • BERKSHIRE



ANTLER HOMES



A QUINTESSENTIAL ADDRESS

When you are looking for your new home, you must start with the perfect location. You may find it at Winkfield Row, close to nature with a village community and superb connections creating the perfect lifestyle. Just outside sophisticated Ascot, Winkfield Row provides a welcoming village environment among greenbelt fields. Here, Antler Homes are creating Eastcote, a quiet enclave of just ten three and four bedroom detached, exclusive, quality homes. Village amenities, including a traditional pub, farm shop and school, are all within walking distance. A wide variety of shops, eateries, bars and all the other facilities of Ascot, plus the world-famous racecourse are close by, and connections to London by road and rail are swift.

EASTCOTE IS THE QUINTESSENTIAL ADDRESS FOR YOUR NEW HOME



CONTEMPORARY STYLE AND TIMELESS QUALITY





- ①
MILL RIDE
GOLF CLUB
- ②
THE WINNING POST
PUB / RESTAURANT
- ③
ROW
FARM SHOP
- ④
FITNESS
SPACE
- ⑤
KING GEORGE V
RECREATION
GROUND
- ⑥
THE ROYAL
FORESTERS PUB /
RESTAURANT

THE BEST OF COMMUNITY LIFE

Village living means being part of a community. At Eastcote, the community is supported by a range of amenities. The village hall hosts a variety of clubs and societies, including M-Kind fitness, art classes and yoga. Less than half a mile away you'll find the sporting facilities of King George V and Locks Ride Recreation Grounds. Call in for fresh produce at the Row Farm Shop, enjoy a meal at The Winning Post, or a drink at The Cricketers or The Royal Foresters. Take on an allotment or enjoy a round at Mill Ride Golf Club, or simply walk or cycle the network of country lanes on your doorstep. A wealth of activities and new friends are waiting for you.

A CHARMING PLACE OFFERING SOMETHING FOR EVERYONE



7

ASCOT ENCLOSURES

8

ASCOT SPICES

9

TOWN CENTRE

10

GUINOT ASCOT

11

HEDONE GALLERY

12

ARTISAN COFFEE

A ROYAL NEIGHBOURHOOD

Ascot is a vibrant town shaped by racing and its royal connections. Royal Ascot Race Week in June dates back to 1711 and is the world's most famous race meeting, with the Royal family arriving each day in a procession of horse-drawn carriages from Windsor Castle. But Ascot offers more than its world-famous racecourse. The sport of kings has created an attractive town with a sophisticated atmosphere. Exclusive shops and boutiques line the wide high street. There is a café culture and a choice of eateries, from contemporary gastropubs to traditional fine dining. The necessities of modern life are here. These are the extras that make life a pleasure.

A VIBRANT TOWN STEEPED IN RACING HISTORY





13



14



15



16



17

13
THE LONG WALK
WINDSOR

14
SUNNINGDALE
GOLF CLUB

15
RIVER THAMES
WINDSOR

16
CHILTERN
HILLS

17
VIRGINIA
WATER

YOUR NATURAL SURROUNDINGS

Eastcote is surrounded by the delights of the natural world and rural life. The open countryside includes woodland and lakes, with Swinley Forest close by. A short drive away you will find the majestic Chiltern Hills and the rolling Berkshire Downs, the River Kennet and the upper reaches of the Thames. Golfers will enjoy the Berkshire Golf Club as well as Sunningdale Golf Club, and there are many fishing lakes and equestrian pursuits ranging from gymkhanas and hacking to dressage. History and heritage are everywhere, including the 4,800 acres of Windsor Great Park, with Windsor Castle, the verdant Virginia Water and no less than 17 National Trust sites within a one hour drive. For a day out, explore bustling Reading with a growing arts and culture community, the historic market town of Windsor, or Wokingham with its preserved medieval centre and various eateries and restaurants.

PERFECTLY LOCATED FOR BOTH EXPLORING AND RELAXING MOMENTS





MAKE THE CONNECTION

Winkfield Row offers easy transport connections essential for both business and pleasure. The nearest train station is Martins Heron, on the Reading to London Waterloo line. Ascot is only one stop away, offering direct trains to London Waterloo in around an hour and Reading in only 25 minutes. Changing at Clapham Junction provides connections across the south-east. By road, the A322 links to the M3, M4 and M25 for easy access across the south-west and south-east and the drive to Central London takes around 75 minutes. There are no less than seven bus stops close to Eastcote with excellent regular bus connections, linking surrounding towns and villages, while Winkfield itself puts everyday needs within walking distance.

A RANGE OF GREAT TRANSPORT LINKS AT YOUR FINGERTIPS



WALK

FROM EASTCOTE

KING GEORGE V
RECREATION GROUND
7 MINS

ROW FARM SHOP
11 MINS

THE CRICKETERS
PUB/RESTAURANT
17 MINS

THE ROYAL FORESTERS
PUB/RESTAURANT
25 MINS



TRAIN

FROM MARTINS HERON STATION
(TOWARDS READING) (TOWARDS LONDON)

BRACKNELL
3 MINS

WOKINGHAM
9 MINS

READING
25 MINS

ASCOT
4 MINS

CLAPHAM JUNCTION
50 MINS

LONDON WATERLOO
1 HR 1 MIN



DRIVE

FROM EASTCOTE

A322
1.8 MILES

THE LEXICON, BRACKNELL
3.2 MILES

WINDSOR
6.6 MILES

READING
14.8 MILES

HEATHROW AIRPORT
15.6 MILES



BRIGHT AND KNOWLEDGEABLE

The home where you will watch your family grow and develop must provide easy access to the schools and colleges that will help their journey in life. All ages can find the educational facilities they need with a home at Eastcote. Friendly nurseries and primary schools rated Good or Excellent are within walking distance. Outstanding secondary schools are nearby, while stimulating Colleges and Universities, including the prestigious Reading and Royal Holloway Universities are within easy reach.

OPPORTUNITIES TO WATCH YOUR FAMILY DEVELOP AND GROW



NURSERIES & PRIMARY SCHOOLS

- CHAVEY DOWN PRE-SCHOOL
0.1 MILES — GOOD
- WINKFIELD ST MARY'S C OF E PRIMARY SCHOOL
0.5 MILES — GOOD
- LAMBROOK SCHOOL
0.5 MILES — ISI EXCELLENT
- PAWS NURSERY SCHOOL
0.9 MILES — GOOD
- WHITEGROVE PRIMARY SCHOOL
1.8 MILES — GOOD
- ASCOT HEATH PRIMARY SCHOOL
2.5 MILES — OUTSTANDING



SECONDARY SCHOOLS

- LVS ASCOT
1.9 MILES — ISI COMPLIANT
- RANELAGH SCHOOL
2.6 MILES — OUTSTANDING
- THE BRAKENHALE SCHOOL
2.9 MILES — GOOD
- ST GEORGE'S SCHOOL
3.4 MILES — ISI COMPLIANT
- KING'S ACADEMY BINFIELD
4.3 MILES, — GOOD
- CHARTERS SCHOOL
5.1 MILES — GOOD



COLLEGES & UNIVERSITIES

- BRACKNELL & WOKINGHAM COLLEGE
2.5 MILES
- HOLYPORT COLLEGE
5.2 MILES
- WINDSOR COLLEGE
6.7 MILES
- ROYAL HOLLOWAY UNIVERSITY
8.9 MILES
- ETON COLLEGE
9.0 MILES
- UNIVERSITY OF READING
13.2 MILES



THE PERFECT CHOICE

ALDFORD HOUSE

PLOT 1
THREE BEDROOM DETACHED HOUSE
2,043 SQ FT — 190 SQ M



FRANKEL HOUSE

PLOT 2
FOUR BEDROOM DETACHED HOUSE
2,100 SQ FT — 195 SQ M



SWAIN HOUSE

PLOT 3
FOUR BEDROOM DETACHED HOUSE
2,520 SQ FT — 234 SQ M







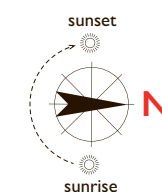
TIFFIN HOUSE

PLOTS 4, 5, 6, 7, 8, 9 & 10*
FOUR BEDROOM DETACHED HOUSE
2,006 SQ FT — 186 SQ M



SITE PLAN

-  ALDFORD HOUSE
-  FRANKEL HOUSE
-  SWAIN HOUSE
-  TIFFIN HOUSE



ALDFORD HOUSE

PLOT 1
THREE BEDROOM DETACHED HOUSE
2,043 SQ FT — 190 SQ M



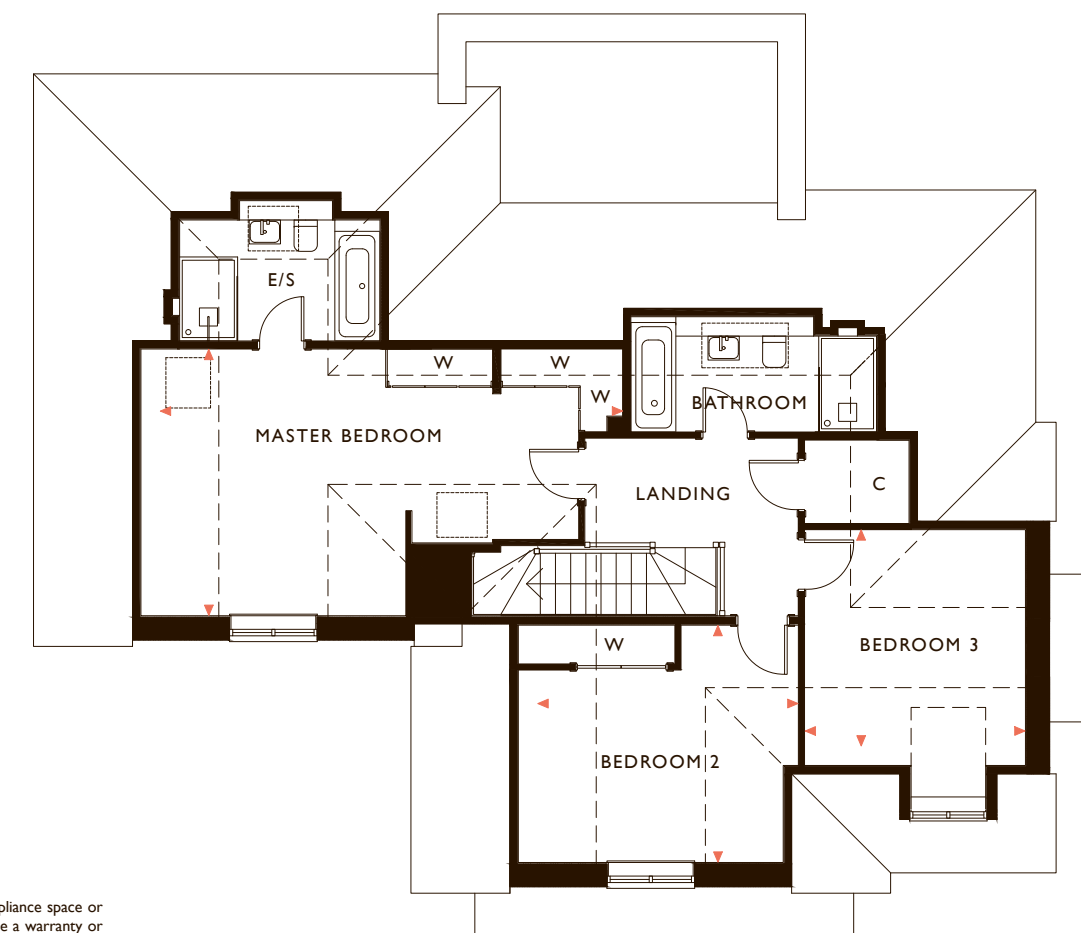
GROUND FLOOR

- LIVING ROOM**
14'4" X 12'10" / 4.36M X 3.91M*
- KITCHEN / DINING ROOM**
32'8" X 10'5" / 10.00M X 3.20M
- DINING / STUDY**
17'5" X 11'4" / 5.32M X 3.46M*
- FAMILY ROOM**
16'0" X 10'4" / 4.87M X 3.15M
- GARAGE**
24'10" X 11'6" / 7.57M X 3.50M



FIRST FLOOR

- MASTER BEDROOM**
23'7" X 13'7" / 7.18M X 4.14M*
- BEDROOM 2**
13'3" X 12'1" / 4.04M X 3.68M*
- BEDROOM 3**
11'3" X 11'0" / 3.43M X 3.36M*



*Max. measurements. E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.

FRANKEL HOUSE

PLOT 2
FOUR BEDROOM DETACHED HOUSE
2,100 SQ FT — 195 SQ M

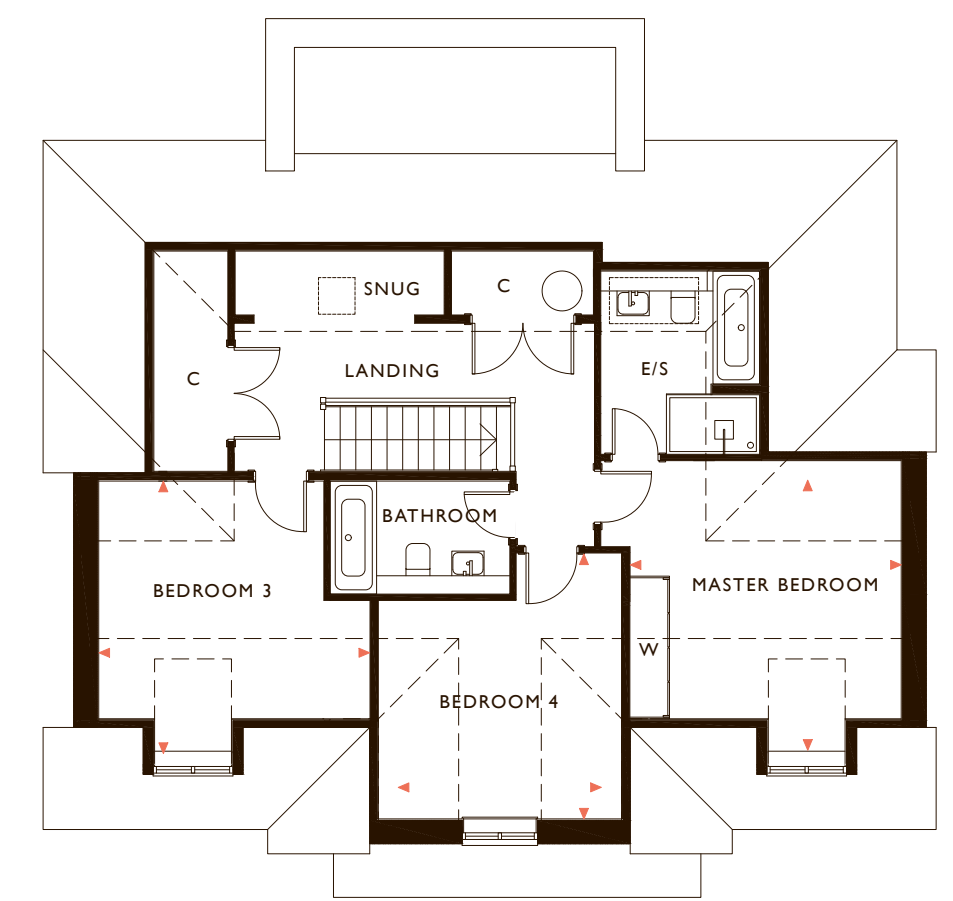


GROUND FLOOR

- LIVING ROOM**
14'9" X 12'1" / 4.50M X 3.69M*
- KITCHEN / DINING ROOM**
27'0" X 9'8" / 8.24M X 3.00M
- FAMILY ROOM**
16'0" X 8'3" / 4.87M X 2.51M
- PLAYROOM / STUDY**
10'7" X 10'7" / 3.23M X 3.23M
- BEDROOM 2**
14'5" X 10'7" / 4.41M X 3.23M*
- GARAGE**
23'4" X 11'10" / 7.10M X 3.61M



- ## FIRST FLOOR
- MASTER BEDROOM**
13'5" X 13'5" / 4.10M X 4.08M*
 - BEDROOM 3**
13'5" X 13'5" / 4.10M X 4.08M*
 - BEDROOM 4**
13'1" X 10'0" / 4.00M X 3.06M*

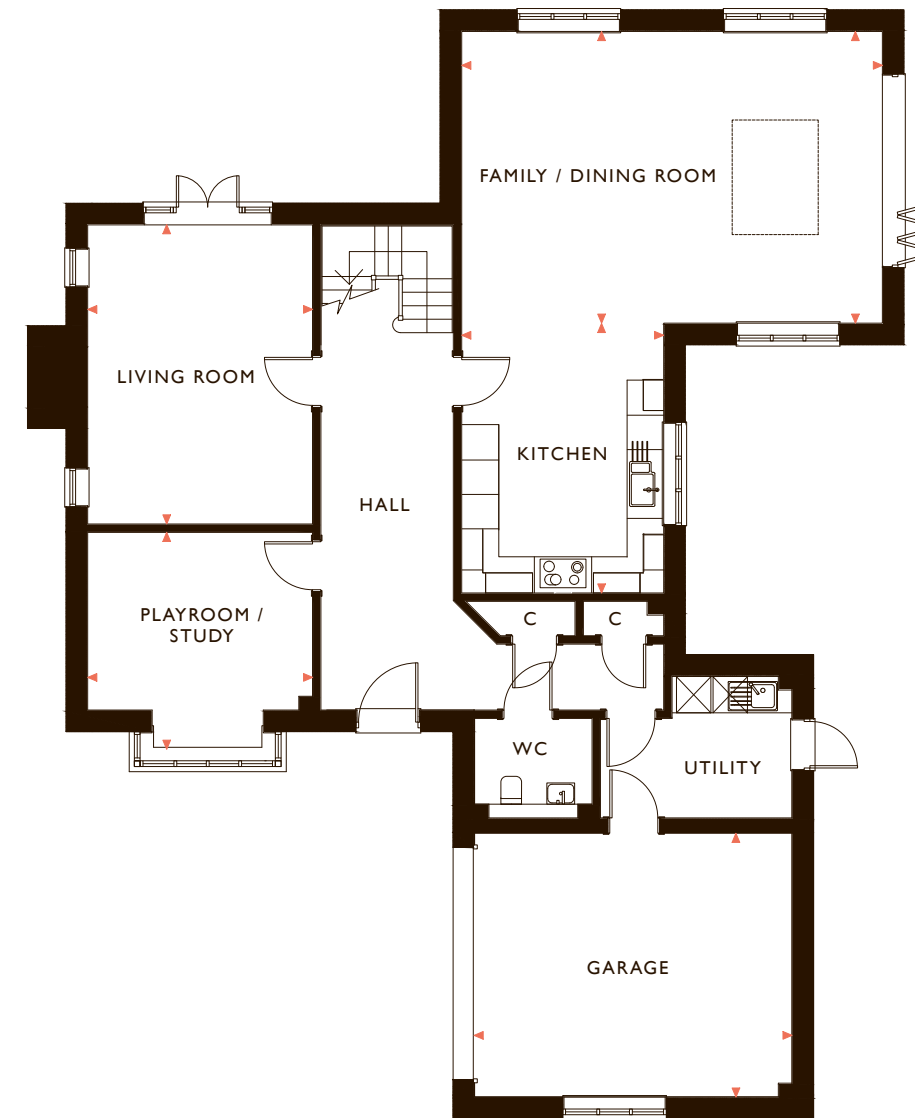


*Max. measurements. E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.

SWAIN HOUSE

PLOT 3
FOUR BEDROOM DETACHED HOUSE
2,520 SQ FT — 234 SQ M



GROUND FLOOR

- LIVING ROOM**
17'2" X 12'11" / 5.22M X 3.93M
- KITCHEN**
15'5" X 11'7" / 4.70M X 3.53M
- FAMILY / DINING ROOM**
16'9" X 24'0" / 5.09M X 7.34M
- PLAYROOM / STUDY**
12'11" X 12'5" / 3.93M X 3.79M*
- GARAGE**
18'3" X 15'1" / 5.55M X 4.60M

FIRST FLOOR

- MASTER BEDROOM**
24'1" X 15'0" / 7.34M X 4.56M*
- BEDROOM 2**
14'0" X 10'6" / 4.28M X 3.20M*
- BEDROOM 3**
14'4" X 12'11" / 4.36M X 3.93M*
- BEDROOM 4**
12'11" X 11'10" / 3.93M X 3.60M*



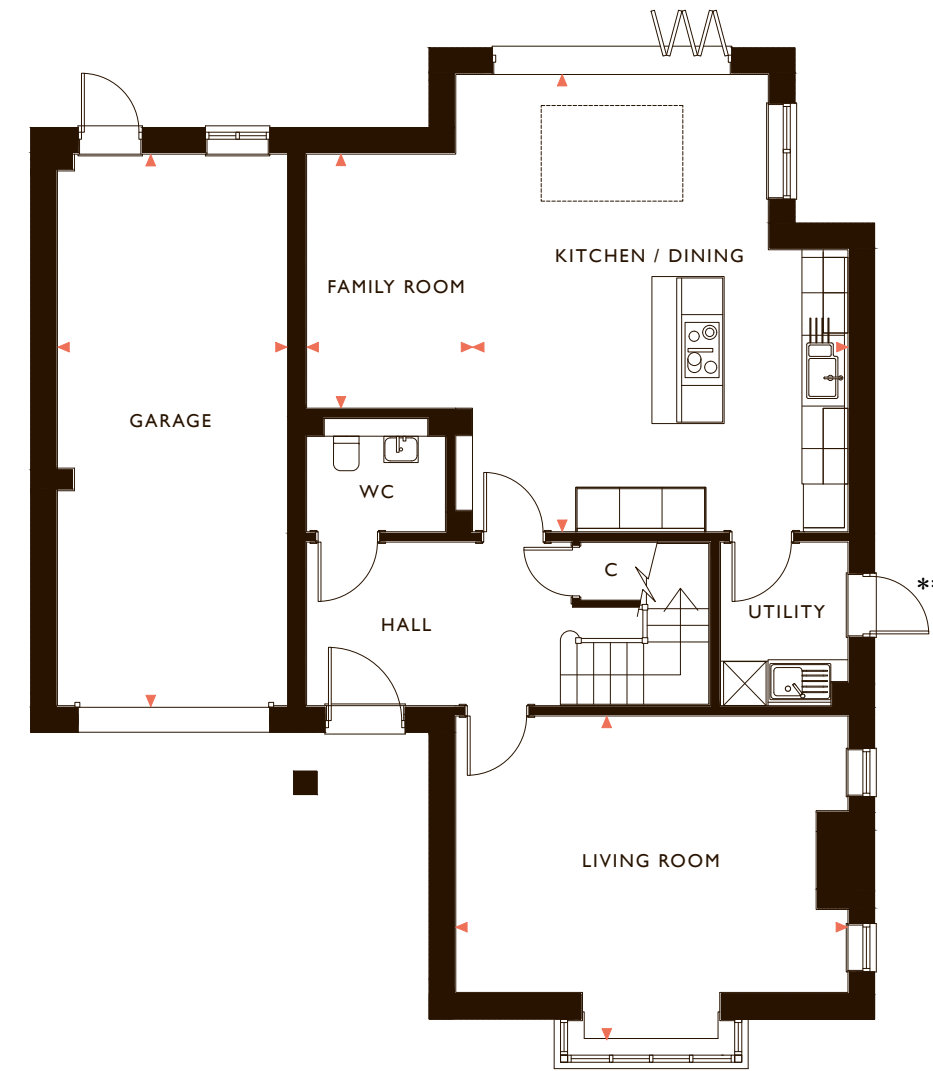
*Max. measurements. E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.

TIFFIN HOUSE

PLOTS 4, 5, 6, 7, 8, 9 & 10
FOUR BEDROOM DETACHED HOUSE

2,006 SQ FT — 186 SQ M



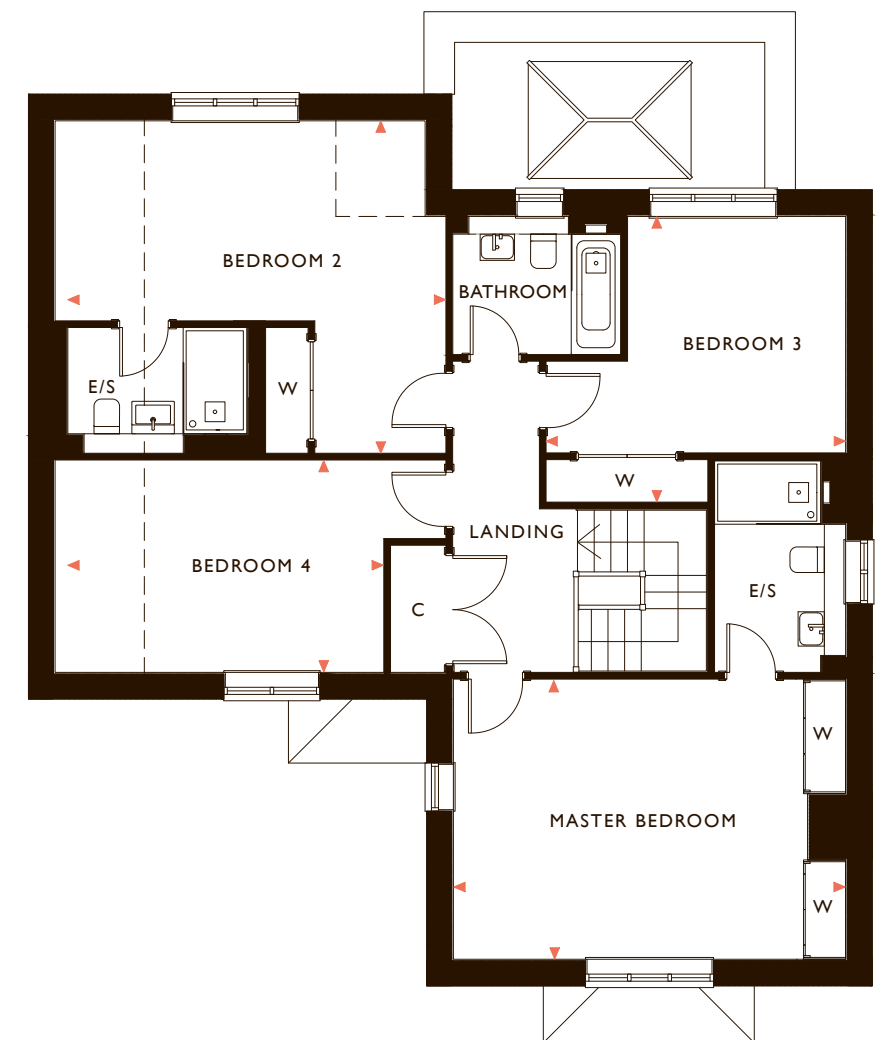
GROUND FLOOR

LIVING ROOM
18'2" X 15'0" / 5.54M X 4.58M*

KITCHEN / DINING ROOM
21'2" X 17'5" / 6.46M X 5.31M

FAMILY ROOM
11'9" X 7'8" / 3.59M X 2.35M

GARAGE
25'7" X 10'8" / 7.80M X 3.25M



FIRST FLOOR

MASTER BEDROOM
18'2" X 13'0" / 5.54M X 3.96M

BEDROOM 2
16'0" X 15'5" / 5.34M X 4.70M*

BEDROOM 3
13'11" X 13'3" / 4.23M X 4.04M*

BEDROOM 4
14'8" X 9'10" / 4.46M X 3.00M

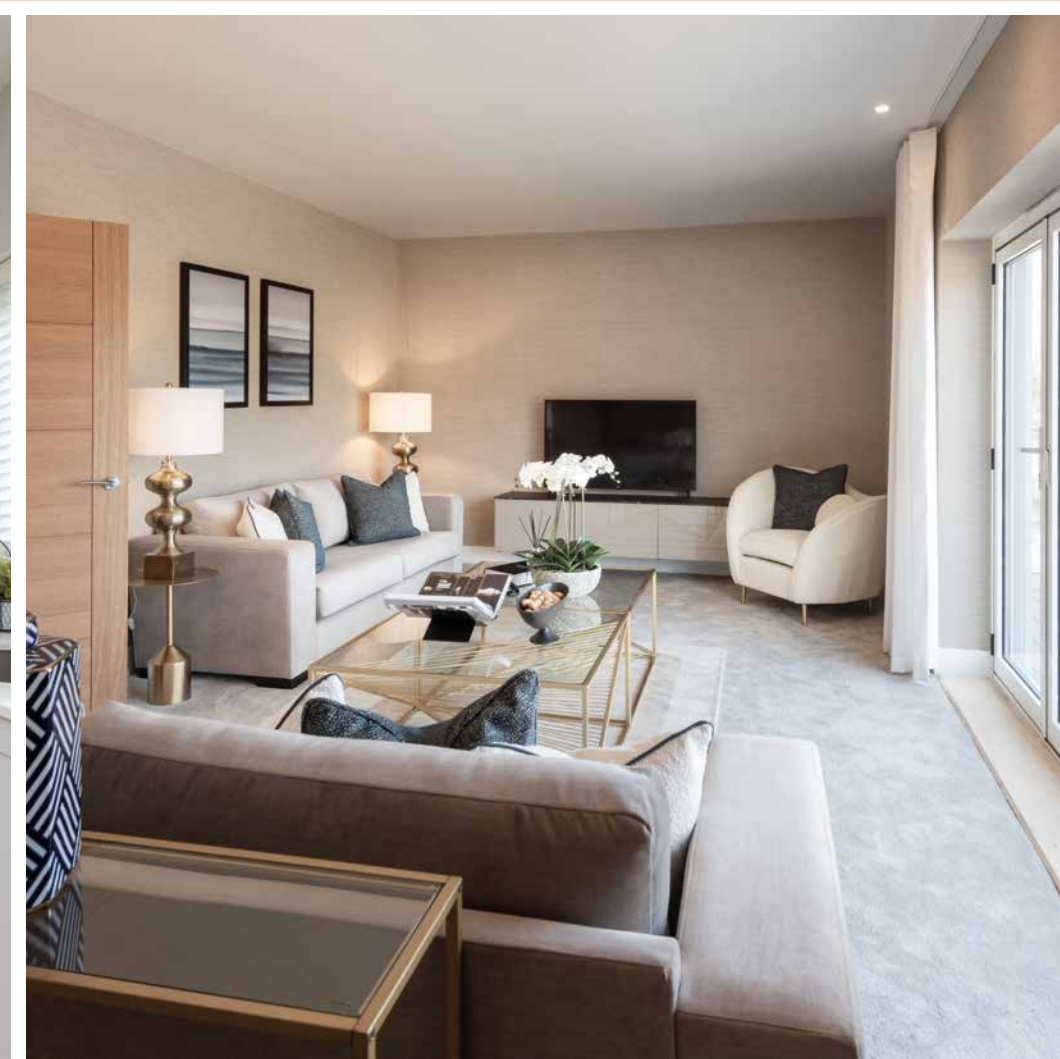
*Plots are handed. **Max. measurements. **Utility door to plots 4, 5, 6 & 7 only.
E/S - en-suite. C - cupboard. W - wardrobe.

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot. The contents of this document do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.

SIMPLY BREATHTAKING

Quality is something that you see and feel, not just once, but for all the years you enjoy in your Antler home. At Eastcote, Antler's visionary architects and skilled craftspeople have worked closely to create a select development of individual fine homes that take that quality to a new level. Look for space, comfort and convenience. Look at the exceptional fixtures and fittings in every room. See what contemporary quality really means.

A CONTEMPORARY, HIGH STANDARD SPECIFICATION



KITCHENS

Shaker-style units with stainless steel handles

Siemens integrated appliances to include:

- ◆ Electric oven
- ◆ Combination microwave oven
- ◆ 900mm induction hob (plots 1 & 3)
- ◆ 900mm extractor fan (plots 1 & 3)
- ◆ 800mm induction hob with integrated ventilation system (plots 2 & 4-10)
- ◆ Dishwasher
- ◆ Full-height fridge
- ◆ Full-height freezer

Free-standing washer and dryer (plots 1-3)

Stacked washer / dryer (plots 4-10)

Quooker instant filtered/hot/cold water tap

Undermounted 1.5 bowl sink

Stone worktops and upstands

LED under cabinet lighting

HIGH-QUALITY FIXTURES & FITTINGS

PVCu double glazed windows with easy clean hinges

Aluminium bi-fold rear doors

Fitted wardrobes* featuring in:

- ◆ Bedrooms 1 and 2 (3 bedroom homes)
- ◆ Bedrooms 1, 2 and 3 (4 bedroom homes)

Solid core painted two panel doors with polished chrome door furniture

Oak newel caps and handrail with painted newels and spindles to match skirting and architrave

Walls and ceilings painted white**

Tiled flooring to kitchens and hallways

Carpets to living room, study, bedrooms, stairways and upper landings

*We have proprietary wardrobes to master bedrooms, built-in wardrobes to all other bedrooms (except last bedroom). **Woodwork will be a 'Fossil Grey'.

Typical Antler Homes interiors are indicative only. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.

BATHROOMS, EN-SUITE(S) & CLOAKROOMS

- Contemporary white sanitaryware
- Chrome brassware by Vado
- Under-basin vanity units
- Illuminated storage niches and rain shower heads to all shower enclosures
- Chrome heated towel rails (electric)
- Mirrors in all bathrooms and en-suites
- Wall and floor tiles by Minoli
- Toothbrush / shaver point



EXTERNAL

- Landscaped front garden, turf to rear garden
- Lighting to front and rear
- External tap
- Grey Indian sandstone paths and patio
- Garages, with up and over door and window fan light
- Electric car charging point to all plots

GUARANTEES

- Antler Homes two-year warranty
- Ten-year Structural Premier Guarantee warranty



HEATING & ELECTRICS

- Vaillant 'air source' heat pump
- Underfloor heating to ground floor and bathroom / en-suites
- Radiators with thermostatic valves to first floor
- LED downlighters to cloakroom, kitchen and en-suites
- Brushed stainless steel switches and sockets to ground floor
- Brushed stainless steel sockets with USB ports to living room, kitchen and bedrooms
- Wiring for Sky

Typical Antler Homes interiors and exteriors are indicative only. Kitchen, bathroom and wardrobe layouts are indicative and subject to change.



LOOKING AHEAD TOGETHER

“EASTCOTE REFLECTS THE CORE OF THE ANTLER HOMES ETHOS: HIGH-QUALITY HOMES WITH CAREFUL ATTENTION TO DETAIL IN LOCATIONS WHERE PEOPLE ASPIRE TO LIVE AND GROW.”

ANDREW RINALDI, MANAGING DIRECTOR, ANTLER HOMES



ANTLER HOMES



Eastcote is the latest development from Antler Homes. Our homes can be found throughout the South of England, in locations carefully selected to be the **perfect environment** for living.

Every Antler development provides a sense of place, and each Antler home offers real character and **superior architectural**, exterior and interior design. It is a combination honed over many years as one of the UK's most outstanding and well respected housebuilders; but we are still a small, private company which depends on our **customers' satisfaction** and delight to secure and safeguard our **reputation for excellence**.

As a **customer** you are at the heart of everything we do. We work to build your **perfect home**, where you can build a lifetime of happy memories.

ENVIABLE LOCATION

EASTCOTE | CHAVEY DOWN ROAD | WINKFIELD ROW | RG42 7PB



Antler Homes Plc | Knightway House | Park Street | Bagshot | Surrey | GU19 5AQ | 01276 538941

Eastcote is a marketing name only. Antler Homes Plc operates a policy of continuous improvement and therefore individual details may change. Information supplied within this brochure may vary and therefore does not form any part of a contract. Any internal imagery used throughout this brochure is from a previous Antler Homes development and is for indicative purposes only. Buyers should make their own arrangements via a surveyor and/or solicitor in order to clarify any points. CGIs and photography are for illustrative purposes only. From time to time it is necessary for us to make architectural changes. All information presented as of April 2024. Designed by S1 design.london



ANTLERHOMES.CO.UK



ANTLER HOMES