



THE DENHAM  
FILM STUDIOS



Weston  
Homes Plc



# THE OPENING SCENE

INTRODUCING A  
LANDMARK ADDRESS

Once the greatest movie laboratory outside Hollywood, where Oscar-winning films were processed and screened to world-famous directors, The Denham Film Studios is a spectacularly unique new residential destination.

Featuring the restored Grade II listed main laboratory with retained cinema as its centrepiece, the 12 acre site has been transformed to offer an Art Deco inspired collection of luxurious new and converted homes, set amongst beautifully landscaped grounds, gardens and protected woodland.

# THE DENHAM FILM STUDIOS

A unique collection of new and converted homes featuring a stunning Grade II listed centrepiece with restored 1930s cinema



1. Denham Cinema
2. Film reels
3. Grading 35mm colour filmstrips
4. Denham Laboratories exterior
5. Denham Laboratories
6. Projector examining

## FLASHBACK

### CELEBRATING A FASCINATING HISTORY

The Denham Film Laboratories has an exceptional history, playing a central role in Hollywood and British movie making for almost 80 years. In 1935, Hungarian film producer Alexander Korda purchased an estate in Denham for £15,000, with the dream of building his own 165 acre film studios – The Denham Film Studios.

The stables of the original house were converted to cutting rooms and the site had its own electricity generating station, complete Technicolor laboratory, seven sound stages, large workshops for scenery construction, restaurants and even a train service from London.

Forming part of the wider complex, the laboratories were used to process, screen and edit famous movies from the 1930s to 2014. In its heyday, the site formed the largest and most advanced film laboratory outside of Hollywood, employing over 1,200 people and producing over 500 million feet of film per year, with completed films distributed to cinemas around the world.

*“WHEN THE TECHNICIANS WHO HAD BEEN WATCHING A SCENE FILMED APPLAUDED, YOU KNEW IT WAS GOOD, BECAUSE THEY’D SEEN THE BEST.”*

– Bernard Miles

## ICONS OF ARCHITECTURE AND THE SILVER SCREEN

The Grade II listed Art Deco main laboratory and head office was built in 1936 by Walter Gropius, the world-renowned architect who headed the Bauhaus movement. It is one of just three buildings he designed in the UK, and one of the only existing examples of industrial architecture from the Modern Movement. Featuring a white façade and linear balconies evoking 1930s ocean liners, the retained building with its meticulously refurbished cinema forms a spectacular focal point of The Denham Film Studios.

Throughout its illustrious history, Denham Film Laboratories was visited by notorious directors including Stanley Kubrick, Albert 'Cubby' Broccoli, Steven Spielberg and Ridley Scott. Amongst the incredible list of films edited at Denham are classics such as Brief Encounter, The Great Escape, Alien and Aliens, ET, Superman 1, 2 and 3 and many of the Star Wars and James Bond movies. A large water tank was used for filming movies including Treasure Island, The Cruel Sea and The Dam Busters. The site's cinematic heritage lives on in the form of spectacular large celluloid 'screens' etched with scenes from famous movies produced at the studios, backlit to create a striking illuminated feature at night.

1. Rank Exterior
2. Walter Gropius
3. The Denham Film Studios aerial

1.



2.



3.



# IN FOCUS

## ENJOY THE PACE OF VILLAGE LIVING

The Denham Film Studios occupies a desirable location offering classic village appeal and green surroundings. Denham itself has served as the picturesque backdrop for several films and television programmes, with its leafy roads lined with attractive, wisteria-adorned red brick buildings and its quintessential English village charm.

There is a great offering of places to eat and drink, including the beautiful Swan Inn, the Falcon Inn overlooking the village green, and the stylish Fat Cow gastropub, hosting regular events and live music. Even closer to home there are two Thai restaurants, an Indian restaurant, butchers and a choice of convenience stores.

This is an ideal location for family living, with an excellent selection of schools within just a few miles, including The Gerrards Cross C of E School, Harefield Junior School and Whiteheath Infant and Nursery School, all rated 'Outstanding' by Ofsted. Green open space is also in abundance, with a protected nature reserve adjacent and another to the south, and scenic river and canalside walks to the east. Golf enthusiasts are spoilt for choice, with Denham and Buckinghamshire Golf Clubs right on the doorstep and the stunning Moor Park just a short drive away, among many others.





# MOTION PICTURE

## CULTURE AND CONNECTIONS WITHIN REACH

For a greater diversity of amenities, charming Gerrards Cross is just a short drive or four minute train journey from Denham, with its bustling high street scattered with independent boutiques, cafés, bars and restaurants, as well as the convenience of a Waitrose and Tesco.

The town of Rickmansworth is just a little further out, with a wider offering of shops, pubs and eateries, and the Watersmeet Theatre. Both are a foodie's dream with delis, patisseries, bakeries and wine shops aplenty. Alternatively it's around 10 miles north to Watford with the Harlequin shopping centre and further leisure and entertainment options.

Whether for work or pleasure, The Denham Film Studios is perfectly placed for fast connections into the capital, with Denham station around half a mile away providing regular services to London Marylebone in as little as half an hour. Quick access to the A40, M40 and M25 makes travel by car just as easy.





# PREMIERE LOCATION

## SUPERB LINKS, LOCALLY AND FURTHER AFIELD

The Denham Film Studios occupies a superb position within walking distance of the train station and a choice of amenities.

Just a few miles from the M25 and M40, the leafy location offers excellent road and rail links.

	0.4 miles 8 minutes	0.4 miles 8 minutes	0.5 miles 10 minutes	0.5 miles 11 minutes	0.7 miles 14 minutes	0.9 miles 19 minutes
<b>FOOT</b>	Country Thai Restaurant	Chambeli restaurant	Denham Health Spa	Denham Green E-ACT Primary Academy	Denham Station	The Bear on the Barge pub
<b>CAR</b>	1.2 miles Denham Golf Club	1.4 miles The Swan Inn	3.7 miles Gerrards Cross	3.9 miles M25	4.7 miles Rickmansworth	10.1 miles Heathrow Airport
<b>TRAIN</b>	4 minutes Gerrards Cross	16 minutes High Wycombe	23 minutes Wembley Stadium	25 minutes London Marylebone		

Times/distances are taken from Google Maps and National Rail. They are approximate only and subject to change.



# DEVELOPMENT OVERVIEW



HOWARD HOUSE  
Plots 146-175

CINEMA & BAR

KORDA HOUSE  
Plots 176-224

ENTRANCE

COMMUNITY SPACE

HOLLOWAY HOUSE  
Plots 113-145

CELLULOID GARDEN

SALTZMAN HOUSE  
Plots 71-112

# THE MAIN FEATURE

## AN EXCLUSIVE DEVELOPMENT AND A UNIQUE SETTING

Set back from the road in a fantastic leafy location, The Denham Film Studios offers a superb collection of homes designed around attractive garden squares, landscaped grounds, beautiful rill water features and private gardens, bordered by extensive protected woodland.

134 private new and converted homes comprise one, two and three bedroom apartments and four and five bedroom townhouses with parking and garaging. Residents and their guests benefit from the exclusive use of the stunning restored cinema and adjoining bar. Once the haunt of numerous film producers and stars, the cocktail bar seamlessly fuses Art Deco and contemporary influences to evoke the glamour of the original space.

On the inside, the homes feature Weston Homes' excellent standard of modern design and specification, providing chic contemporary style with a hint of Art Deco character. High ceilings and extensive glazing create light, open living spaces leading onto private balconies or terraces. Designer fitted kitchens feature stylish quartz stone worktops and LED plinth lighting. Timeless oak flooring runs throughout the living areas and luxury extras like the instant boiling water tap, digitally controlled Smart taps and Smart mirrors and underfloor heating offer the ultimate in comfort and convenience.

## METICULOUS DESIGN AND DETAILING

Working with international designer Oz Lancaster of OS Design Ltd, Weston Homes has painstakingly restored the main building to create breathtaking interiors that remain true to its heritage. The foyer provides a striking, opulent entrance featuring elegant white marble flooring, a high gloss black concierge desk, coffered ceiling with Art Deco chandelier and the style, smooth lines and geometric shapes synonymous with the era. As well as beautiful surroundings, residents benefit from the luxury, convenience and security of a daily concierge service, providing a helping hand with day-to-day tasks.





## CREATING A SPECTACULAR NEW SPACE

Within the refurbished Grade II listed building, a new glass roofed central atrium rising from the ground to top floor forms a dramatic space combining a beautiful curved centrepiece stairwell, water feature and floor to ceiling glazing, complementing the distinctive architecture and allowing natural light to cascade into the homes.

Computer generated image of the atrium

# REFURBISHED APARTMENTS



THE DENHAM FILM STUDIOS

MARKETING SUITE

THE DENHAM  
FILM STUDIOS  
A unique collection of  
104 one, two and three  
bedroom apartments and  
3 bar and two bedrooms  
family townhouses  
01895 527 830

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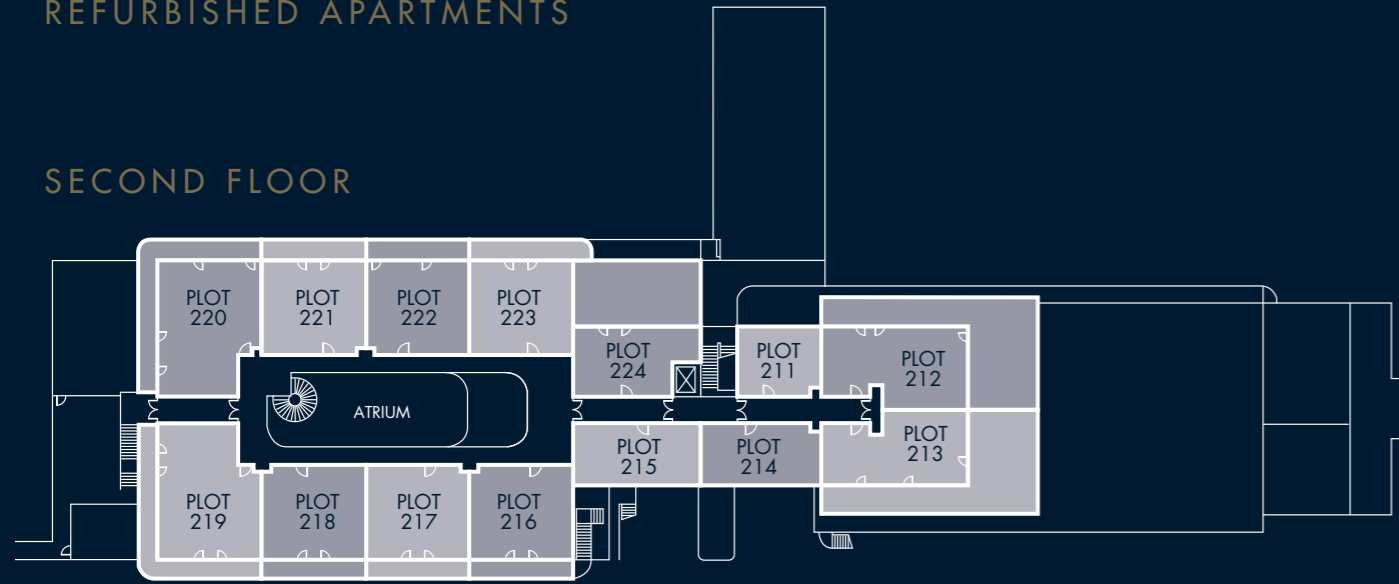
STANLEY KUBRICK  
ROAD

STANLEY KUBRICK  
ROAD

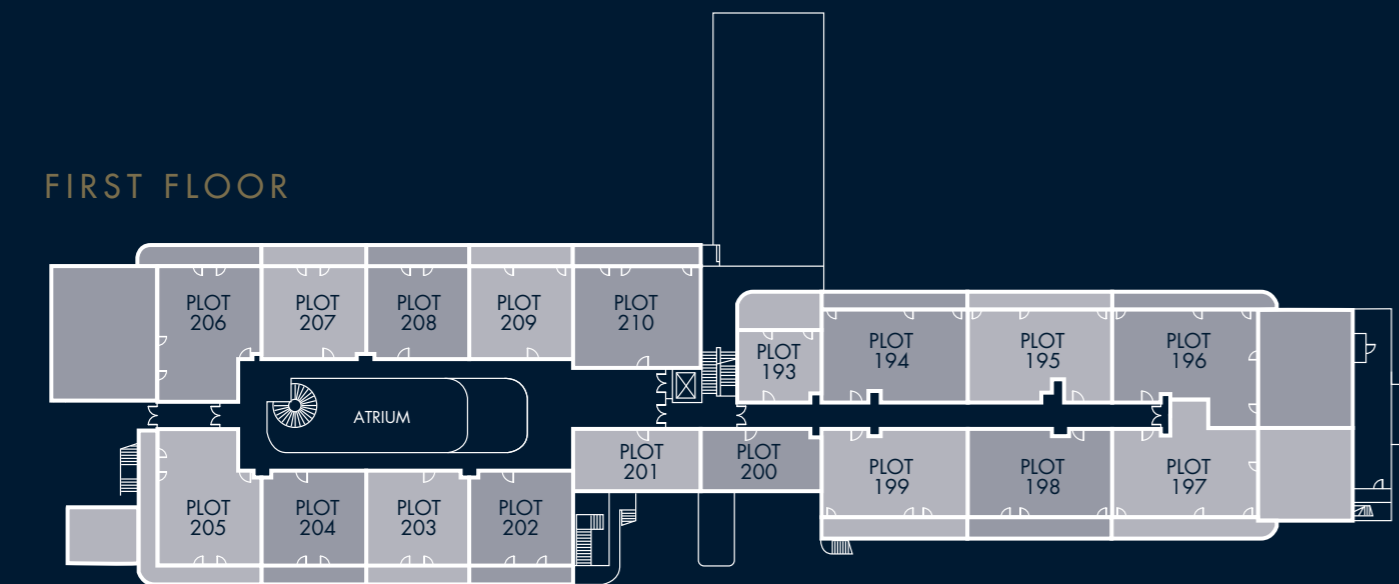
# LOCATOR

## REFURBISHED APARTMENTS

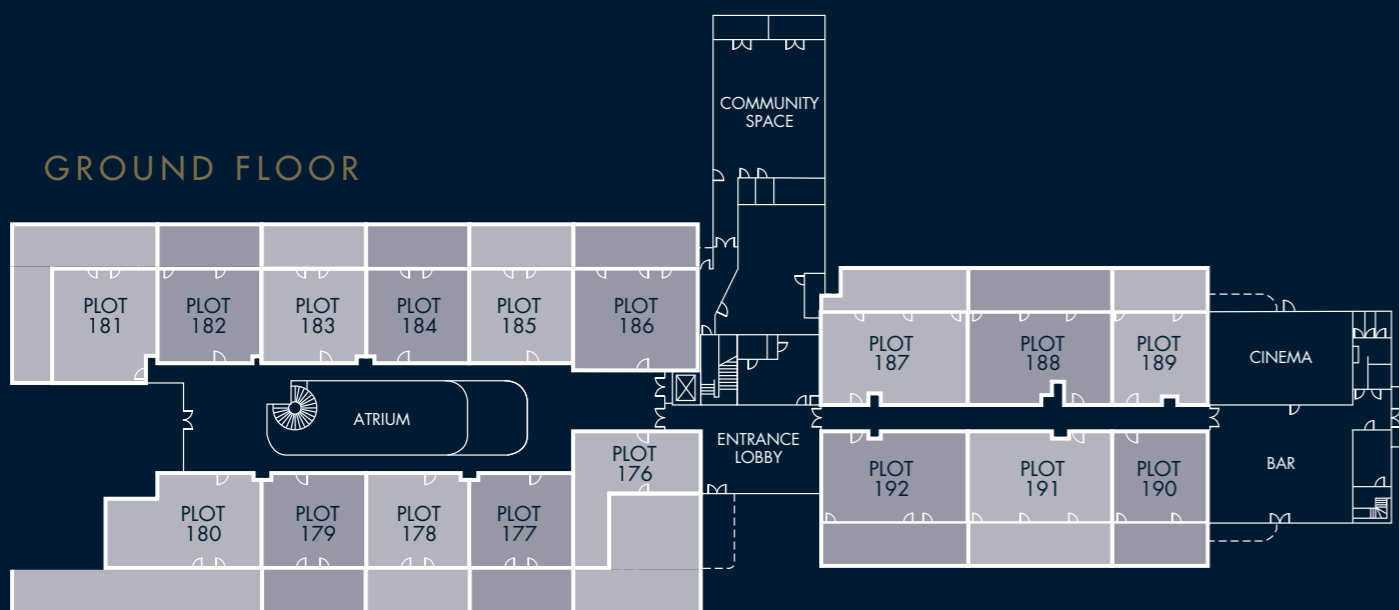
### SECOND FLOOR



### FIRST FLOOR

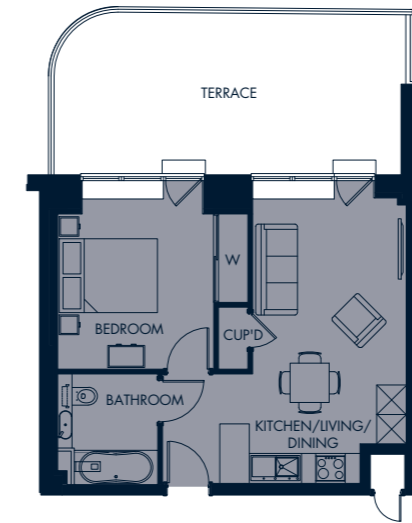


### GROUND FLOOR



# FLOOR PLANS

## REFURBISHED APARTMENTS

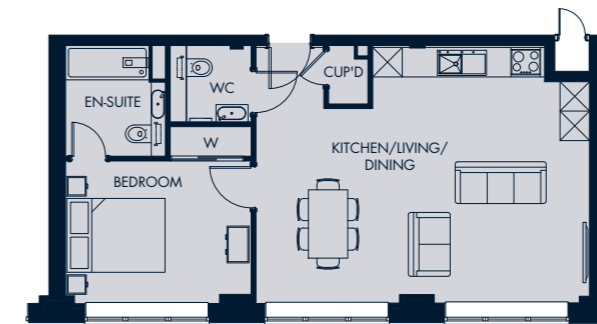


**THE DRISCOLL**  
40.10M<sup>2</sup>/432FT<sup>2</sup>

Plot 193 first floor  
Plot 211 second floor

Kitchen/  
living/dining 6148mm x 3126mm  
20'2" x 10'3"

Bedroom 3835mm x 3168mm  
12'7" x 10'5"

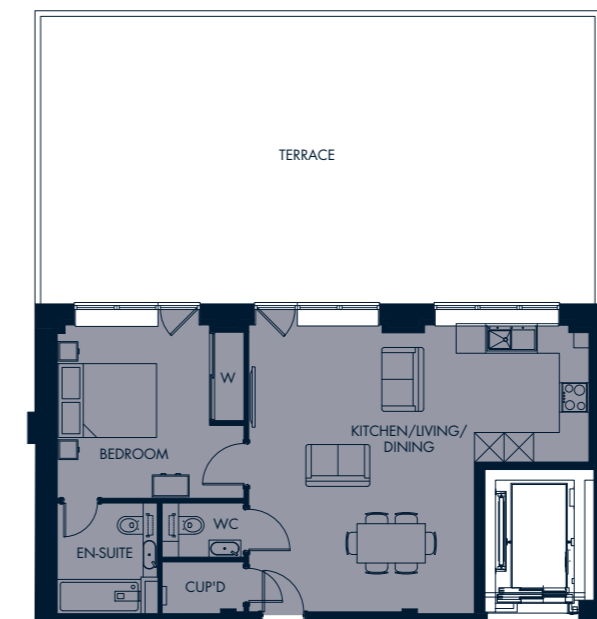


**THE IRVINE**  
54.53M<sup>2</sup>/587FT<sup>2</sup>

Plots 200 & 201(h) first floor  
Plots 214 & 215(h) second floor

Kitchen/  
living/dining 6786mm x 5489mm  
22'3" x 18'

Bedroom 3777mm x 3179mm  
12'5" x 10'5"



**THE FISHER**  
56.31M<sup>2</sup>/606FT<sup>2</sup>

Plot 224 second floor

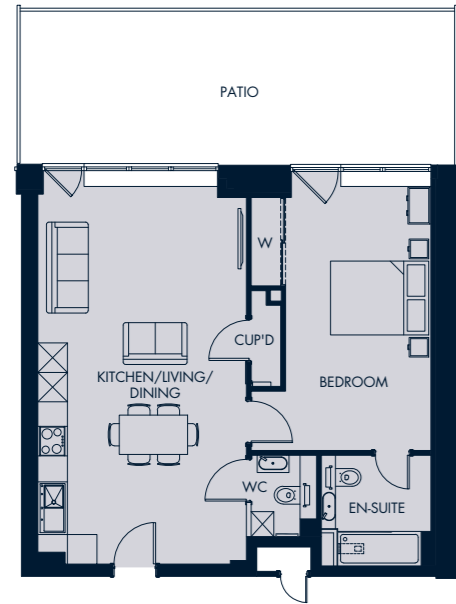
Kitchen/  
living/dining 6920mm x 6149mm  
22'8" x 20'2"

Bedroom 1 3833mm x 3097mm  
12'7" x 10'2"

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# FLOOR PLANS

## REFURBISHED APARTMENTS

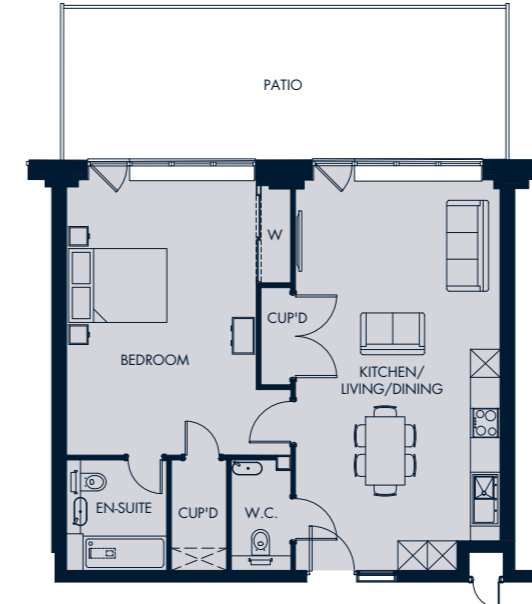


### THE OLIVIER 59.43M<sup>2</sup>/640FT<sup>2</sup>

Plots **189** & 190(h) ground floor

Kitchen/  
living/dining 7852mm x 4240mm  
25'7" x 13'11"

Bedroom 5526mm x 2960mm  
18'1" x 9'9"

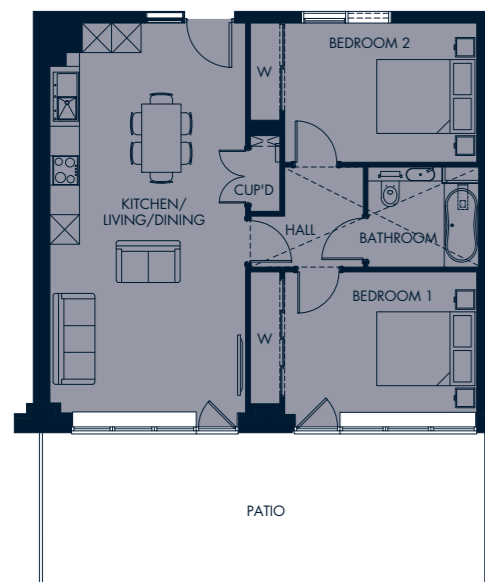


### THE REEVE 69.40M<sup>2</sup>/747FT<sup>2</sup>

Plot 182 ground floor

Kitchen/  
living/dining 8235mm x 4133mm  
27' x 13'7"

Bedroom 5884mm x 3859mm  
19'4" x 12'8"



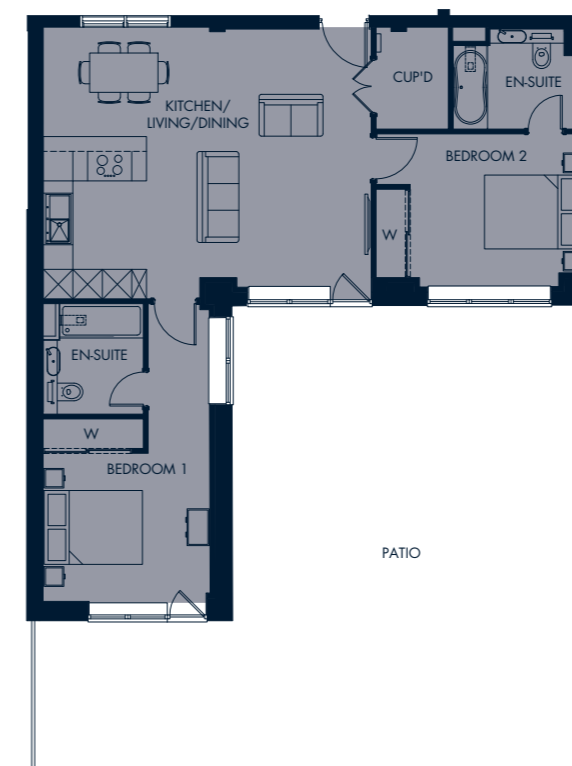
### THE HAMILL 68.70M<sup>2</sup>/739FT<sup>2</sup>

Plots **177**, 178(h), 179, 183(h), 184(h) & 185(h) ground floor  
Plots 202, 203(h), 204, 207(h), 208(h) & 209(h) first floor  
Plots 216(h), 217(h), 218, 221(h), 222(h) & 223(h) second floor

Kitchen/  
living/dining 8217mm x 3979mm  
26'11" x 13'

Bedroom 1 3963mm x 3155mm  
13' x 10'4"

Bedroom 2 3960mm x 2833mm  
13' x 9'4"



### THE FORD 78.89M<sup>2</sup>/849FT<sup>2</sup>

Plot 176 ground floor

Kitchen/  
living/dining 6618mm x 5506mm  
21'9" x 18'

Bedroom 1 3388mm x 3291mm  
11'1" x 10'10"

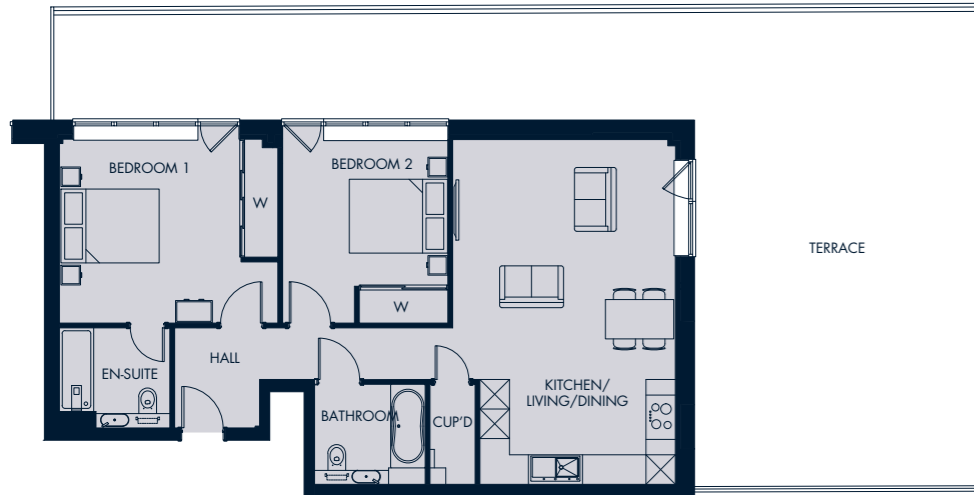
Bedroom 2 4218mm x 3372mm  
13'10" x 11'



Computer generated image of refurbished building

# FLOOR PLANS

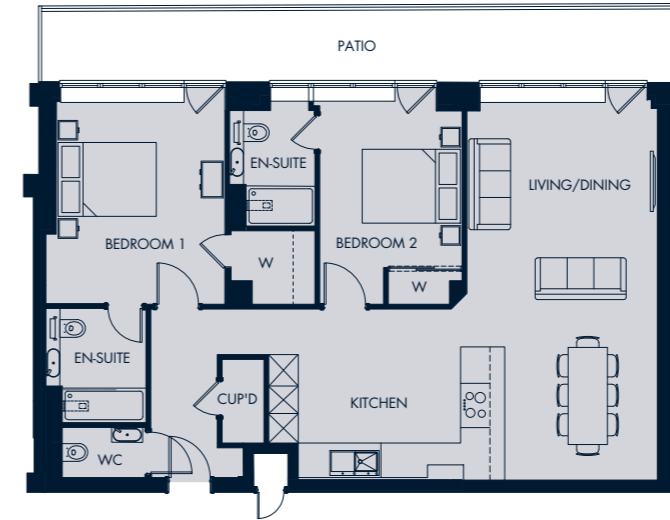
## REFURBISHED APARTMENTS



### THE FITZGERALD 80.48M<sup>2</sup>/866FT<sup>2</sup>

Plots **212** & 213(h) second floor

Kitchen/ living/dining	7014mm x 4534mm 23' x 14'10"
Bedroom 1	4035mm x 3562mm 13'3" x 11'8"
Bedroom 2	3360mm x 3262mm 11' x 10'8"



### THE BROSNAV 92.63M<sup>2</sup>/997FT<sup>2</sup>

Plots **187**, 188(h), 191(h) & 192(h) ground floor  
Plots 194, 195(h), 198(h) & 199(h) first floor

Kitchen	4029mm x 3321mm 13'3" x 10'9"
Living/dining	7836mm x 3878mm 25'7" x 12'9"
Bedroom 1	4410mm x 3477mm 14'5" x 11'4"
Bedroom 2	4514mm x 2846mm 14'10" x 9'4"



### THE MILES 83.08M<sup>2</sup>/894FT<sup>2</sup>

Plot 181 ground floor

Kitchen/ living/dining	7642mm x 4155mm 25'1" x 13'8"
Bedroom 1	4558mm x 4373mm 14'11" x 14'4"
Bedroom 2	4545mm x 4044mm 14'10" x 13'3"



### THE HOBSON 93.17M<sup>2</sup>/1003FT<sup>2</sup>

Plot 186 ground floor  
Plot **210** first floor

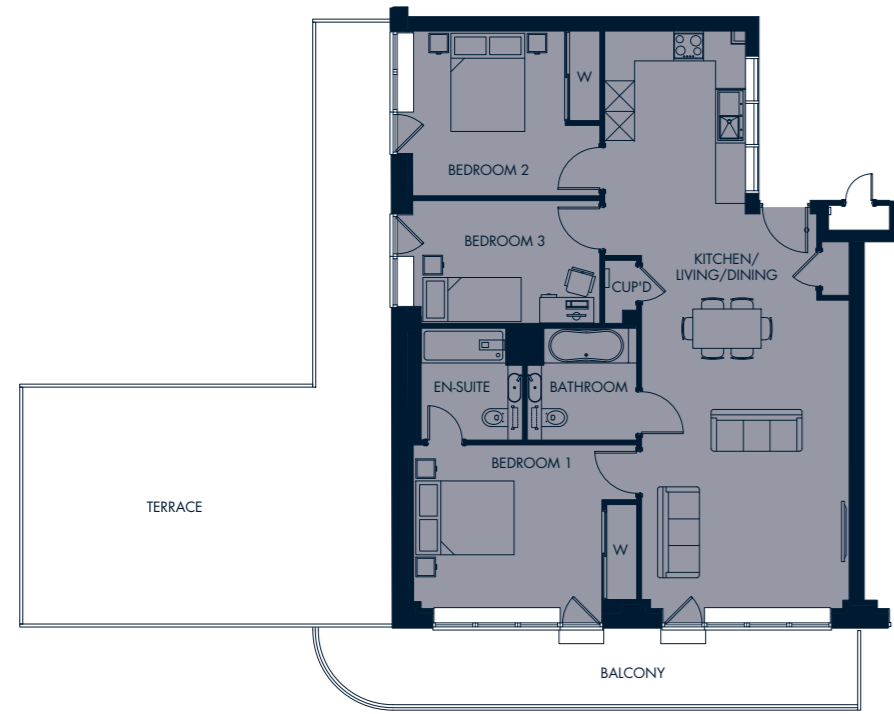
Kitchen	3722mm x 2899mm 12'2" x 9'5"
Living/dining	8934mm x 4013mm 29'3" x 13'1"
Bedroom 1	4759mm x 3213mm 15'6" x 10'5"
Bedroom 2	3777mm x 3183mm 12'3" x 10'4"





# FLOOR PLANS

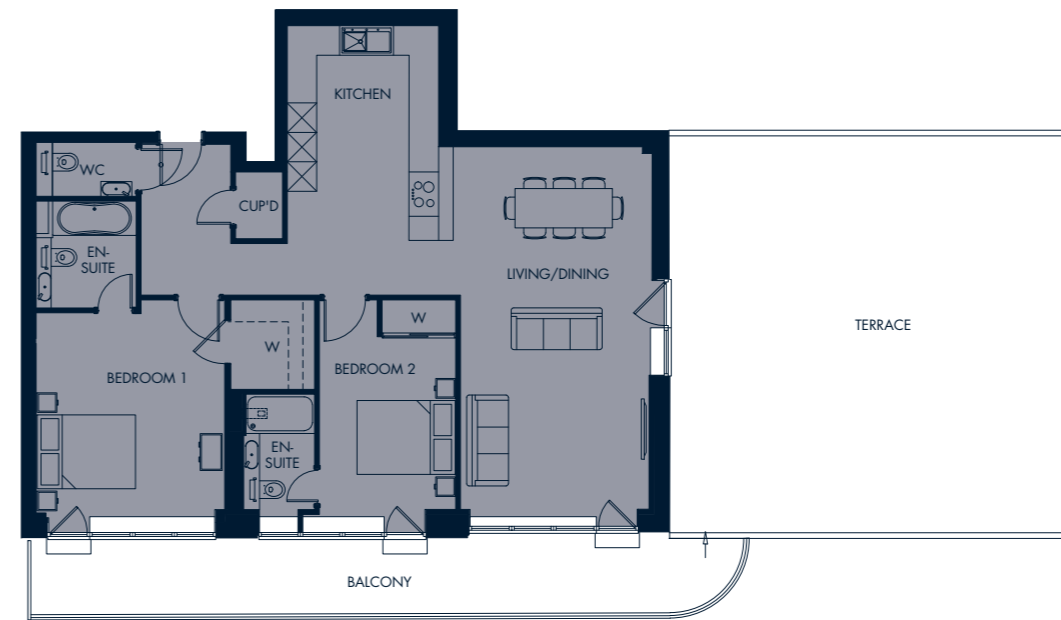
## REFURBISHED APARTMENTS



**THE BALDWIN**  
93.95M<sup>2</sup>/1011FT<sup>2</sup>

Plots 205 & 206(h) first floor  
Plots 219 & 220(h) second floor

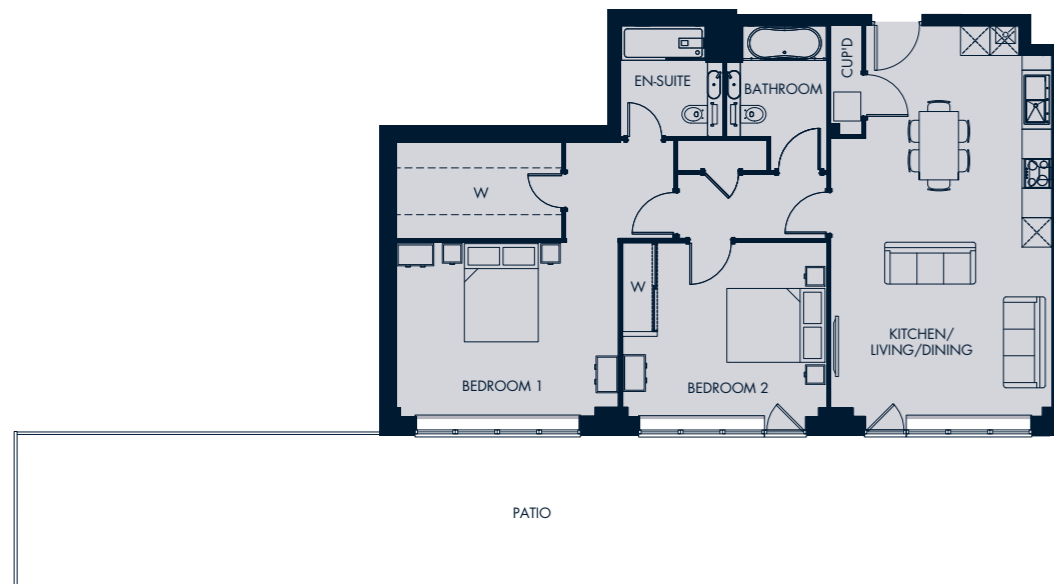
Kitchen/ living/dining	11898mm x 4175mm 39' x 13'8"
Bedroom 1	4492mm x 3577mm 14'9" x 11'9"
Bedroom 2	4074mm x 3347mm 13'4" x 11'
Bedroom 3	4024mm x 2467mm 13'2" x 8'1"



**THE ADDRESS**  
101.94M<sup>2</sup>/1097FT<sup>2</sup>

Plot 197 first floor

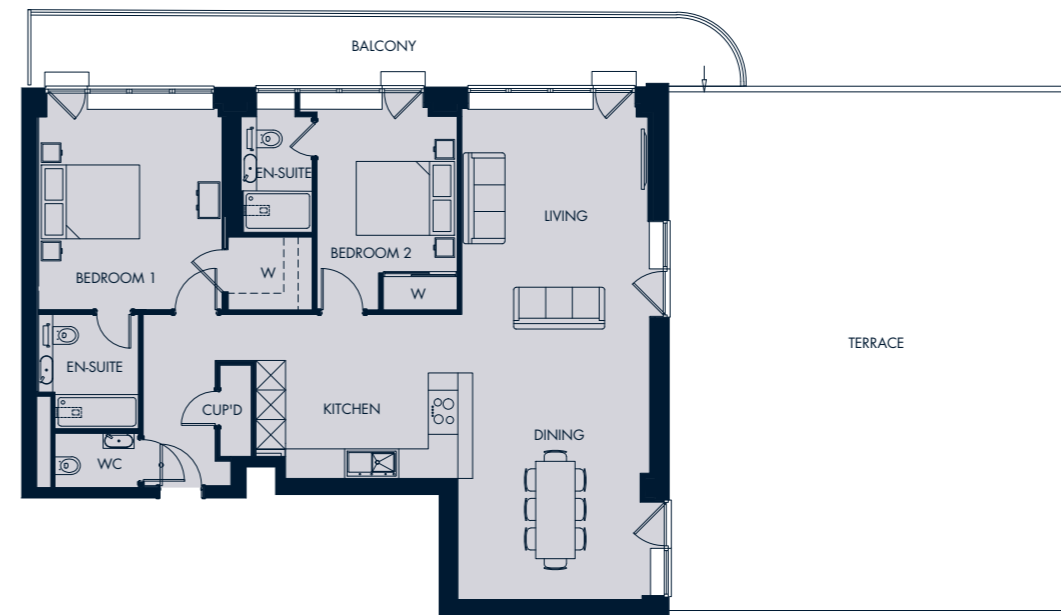
Kitchen	5473mm x 3523mm 17'11" x 11'7"
Living/dining	7722mm x 3896mm 25'4" x 12'9"
Bedroom 1	4735mm x 3682mm 15'6" x 12'1"
Bedroom 2	4735mm x 2921mm 15'6" x 9'5"



**THE GARNER**  
94.49M<sup>2</sup>/1017FT<sup>2</sup>

Plot 180 ground floor

Kitchen/ living/dining	8219mm x 4484mm 27' x 14'9"
Bedroom 1	5834mm x 4507mm 19'2" x 14'9"
Bedroom 2	4140mm x 3801mm 13'7" x 12'6"



**THE SHAW**  
104.20M<sup>2</sup>/1122FT<sup>2</sup>

Plot 196 first floor

Kitchen	4186mm x 3336mm 13'9" x 10'9"
Living/dining	10319mm x 3819mm 33'10" x 12'6"
Bedroom 1	4408mm x 3615mm 14'5" x 11'8"
Bedroom 2	4417mm x 2852mm 14'6" x 9'4"

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# MISE-EN-SCENE

## APARTMENT SPECIFICATION

### DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer and washer/dryer
- Zanussi integrated dishwasher
- Choice of designer units by Oakwood Kitchens\*
- Choice of quartz stone worktops\*
- Worktop upstands and a stainless steel splashback to hob
- LED plinth feature lighting
- Fascino stainless steel hand-finished sink, with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser

### LUXURY BATHROOMS & EN-SUITES

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAK Rimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes\*
- Low-level LED strip lighting to bath

### GENERAL SPECIFICATION

- Forest Oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of White Oak or Ebony Oak strip wood flooring to hall, kitchen/living/dining room and bedrooms\*
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes to cloakroom\*
- Choice of finishes to fitted wardrobes where applicable\*
- Television and telephone points to living area and master bedroom
- Integrated smart lighting and heating control with 7" touch screen interface
- Smoke alarm
- Double-glazed uPVC windows
- Gas-fired underfloor heating system to all rooms
- Allocated parking, with undercroft parking to selected plots
- Audio telephone entry system
- Access and use of development's own bespoke refurbished cinema and bar, and community room, via the concierge service

\*Choices from developer's range and subject to stage of construction.



Images of previous Weston Homes developments



# NEW APARTMENTS

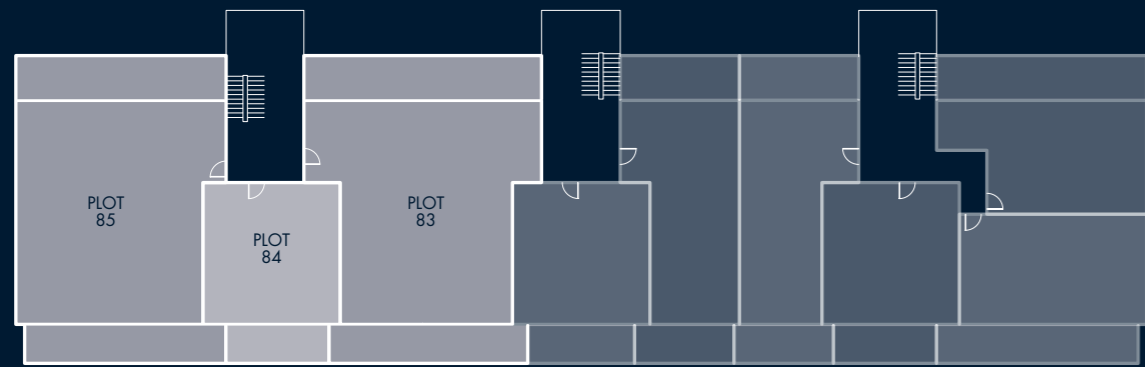


Computer generated image of new apartments and celluloid garden

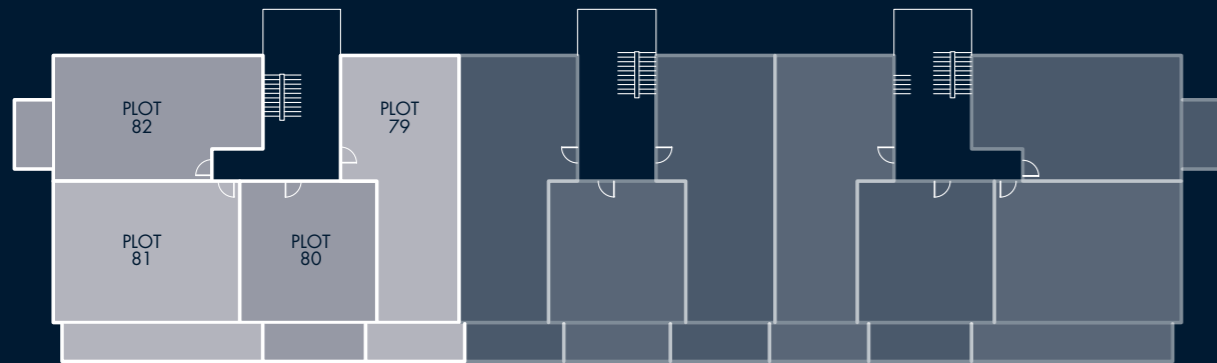
# LOCATOR

## NEW APARTMENTS

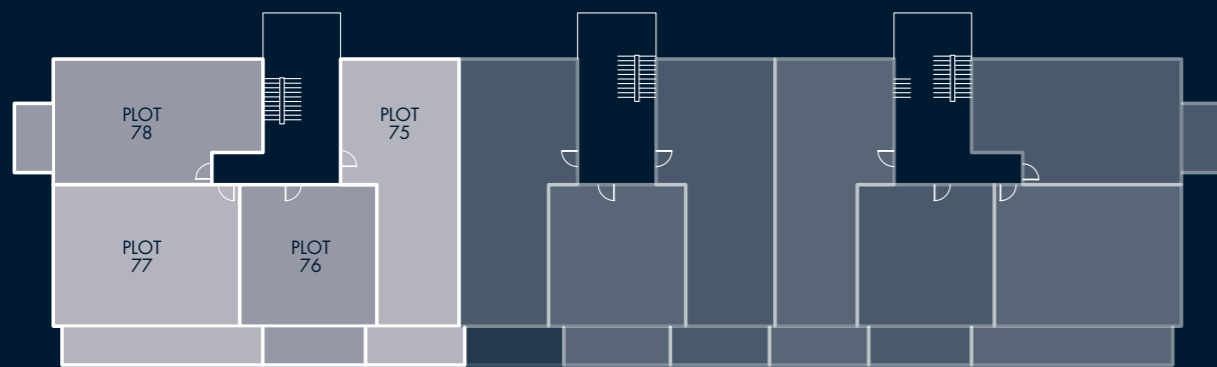
### THIRD FLOOR



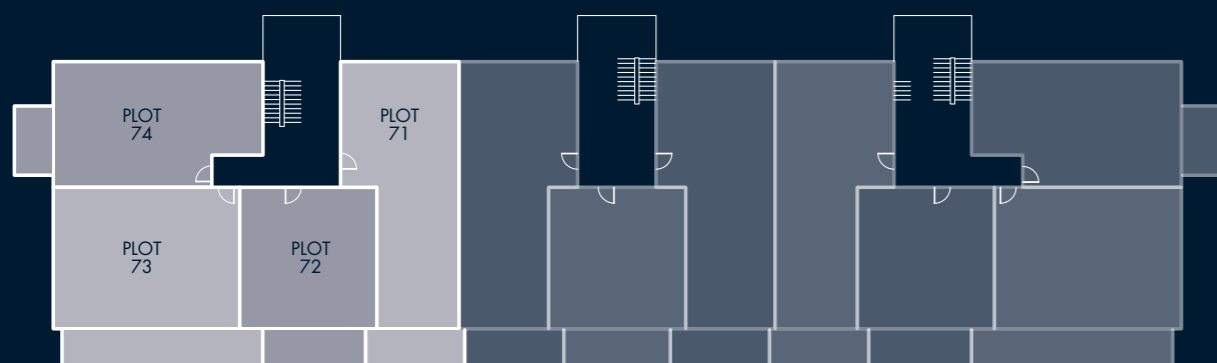
### SECOND FLOOR



### FIRST FLOOR

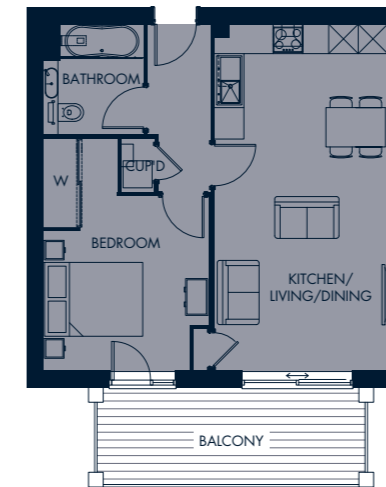


### GROUND FLOOR



# FLOOR PLANS

## NEW APARTMENTS

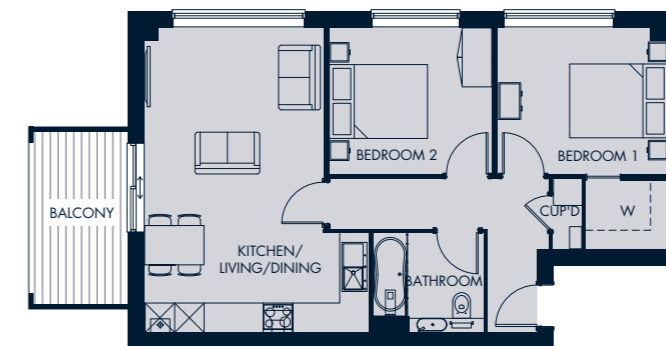


### THE WEAVER 49.33M<sup>2</sup>/531FT<sup>2</sup>

Plot 72 ground floor  
Plot 76 first floor  
Plot 80 second floor  
Plot 84 third floor

Kitchen/  
living/dining 7048mm x 3525mm  
23'1" x 11'7"

Bedroom 4718mm x 3363mm  
15'6" x 11'



### THE BLANCHETT 64.05M<sup>2</sup>/689FT<sup>2</sup>

Plot 74 ground floor  
Plot 78 first floor  
Plot 82 second floor

Kitchen/  
living/dining 6199mm x 4557mm  
21'7" x 14'9"

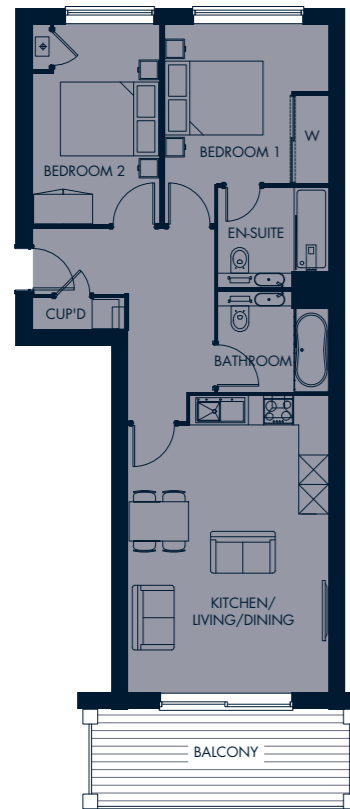
Bedroom 1 3489mm x 2975mm  
11'5" x 9'9"

Bedroom 2 3317mm x 2975mm  
10'8" x 9'9"

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# FLOOR PLANS

## NEW APARTMENTS



### THE THOMAS 67.26M<sup>2</sup>/724FT<sup>2</sup>

Plot 71 ground floor  
Plot 75 first floor  
Plot 79 second floor

Kitchen/ living/dining	6040mm x 4066mm 19'10" x 13'4"
Bedroom 1	4299mm x 3330mm 14'1" x 10'11"
Bedroom 2	4299mm x 2556mm 14'1" x 8'4"



### THE MILLS 110.70M<sup>2</sup>/1191FT<sup>2</sup>

Plot 85 third floor

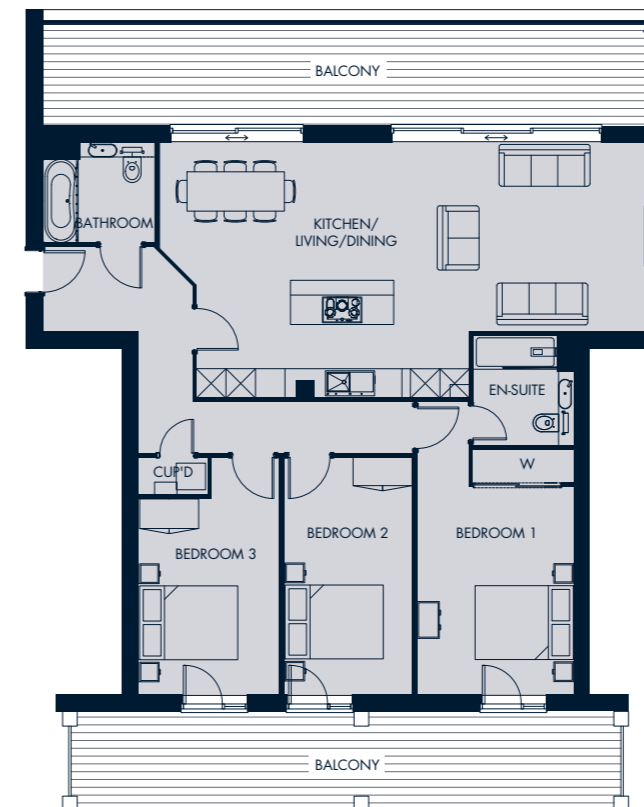
Kitchen/ living/dining	8294mm x 5244mm 27'2" x 17'2"
Bedroom 1	5901mm x 3692mm 19'4" x 12'1"
Bedroom 2	4726mm x 2804mm 15'6" x 9'2"
Bedroom 3	4727mm x 2720mm 15'6" x 8'9"



### THE KILBURN 67.64M<sup>2</sup>/728FT<sup>2</sup>

Plot 73 ground floor  
Plot 77 first floor  
Plot 81 second floor

Kitchen/ living/dining	6565mm x 3801mm 21'7" x 12'5"
Bedroom 1	3627mm x 3168mm 11'8" x 10'4"
Bedroom 2	3801mm x 2767mm 12'6" x 9'



### THE CRUISE 112.66M<sup>2</sup>/1212FT<sup>2</sup>

Plot 83 third floor

Kitchen/ living/dining	9979mm x 5188mm 32'8" x 17'
Bedroom 1	5957mm x 3172mm 19'6" x 10'4"
Bedroom 2	4832mm x 2845mm 15'8" x 9'4"
Bedroom 3	4832mm x 2585mm 15'8" x 8'5"

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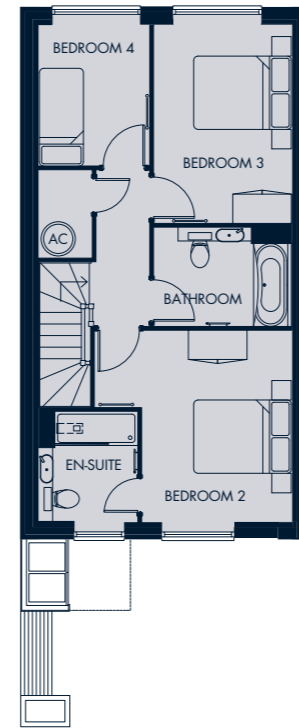
# HOUSES



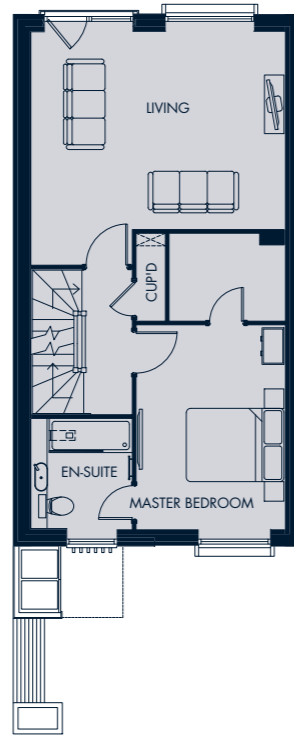
# FLOOR PLANS

HOUSES - THE LUCAS - PLOTS 1-5, 19-24, 56-59 & 64-70

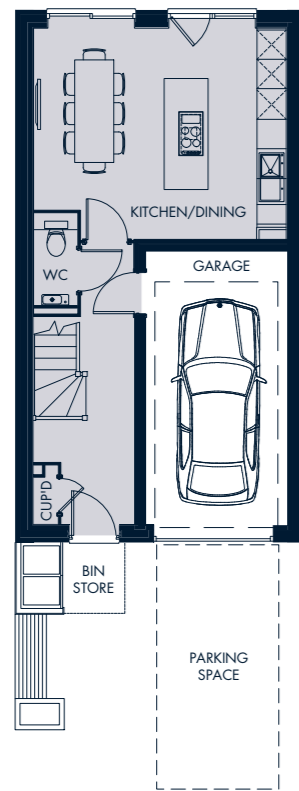
4 BEDROOM HOME



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

THE LUCAS  
144.8M<sup>2</sup>/1558FT<sup>2</sup>

GROUND FLOOR

Kitchen/dining 5180mm x 4450mm  
17' x 14'7"

FIRST FLOOR

Living 5180mm x 4884mm  
17' x 16'

Master bedroom 4165mm x 3032mm  
13'8" x 9'11"

SECOND FLOOR

Bedroom 2 4039mm x 3910mm  
13'3" x 12'9"

Bedroom 3 4175mm x 2828mm  
13'8" x 9'3"

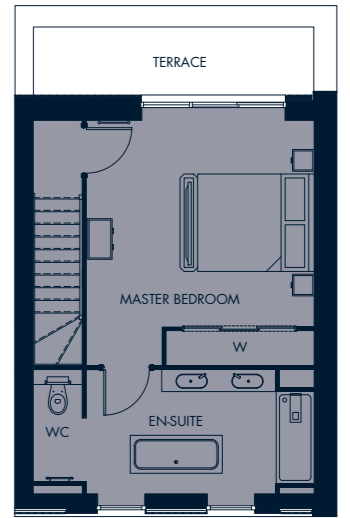
Bedroom 4 3000mm x 2278mm  
9'10" x 7'5"



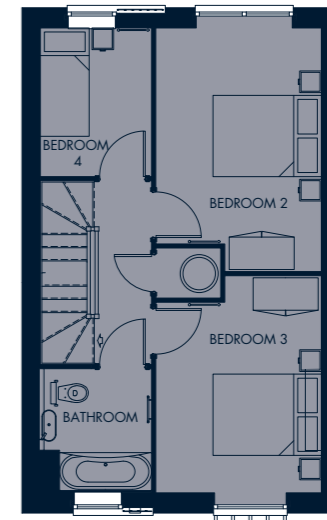
# FLOOR PLANS

HOUSES - THE LESTER - PLOTS 26-55 & 60-63

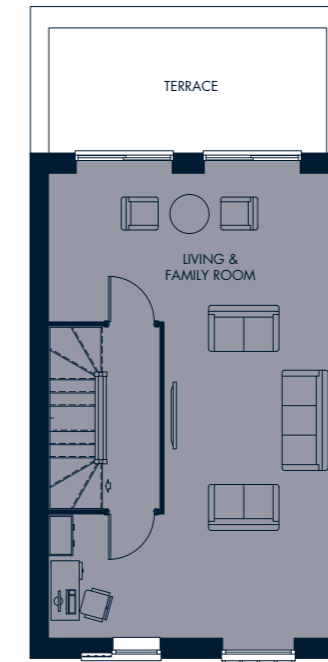
4 BEDROOM HOME



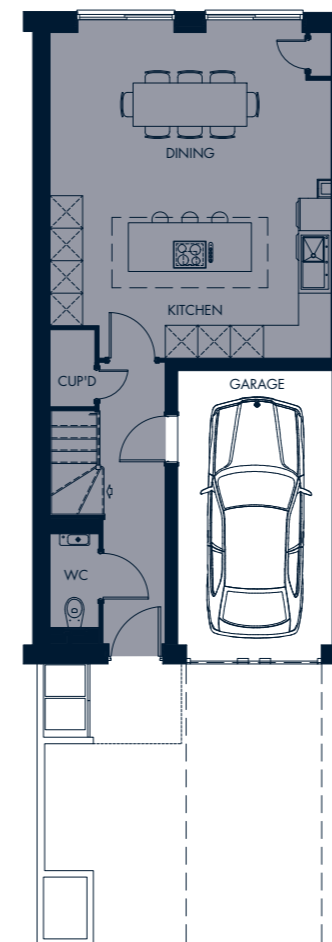
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

**THE LESTER**  
165.9M<sup>2</sup>/1780FT<sup>2</sup>

**GROUND FLOOR**

Kitchen/dining 6010mm x 5184mm  
19'9" x 17'

**FIRST FLOOR**

Living/family 8583mm x 5184mm  
28'2" x 17'

**SECOND FLOOR**

Bedroom 2 4498mm x 3056mm  
14'9" x 10'

Bedroom 3 4010mm x 3056mm  
13'2" x 10'

Bedroom 4 2745mm x 2053mm  
9' x 6'9"

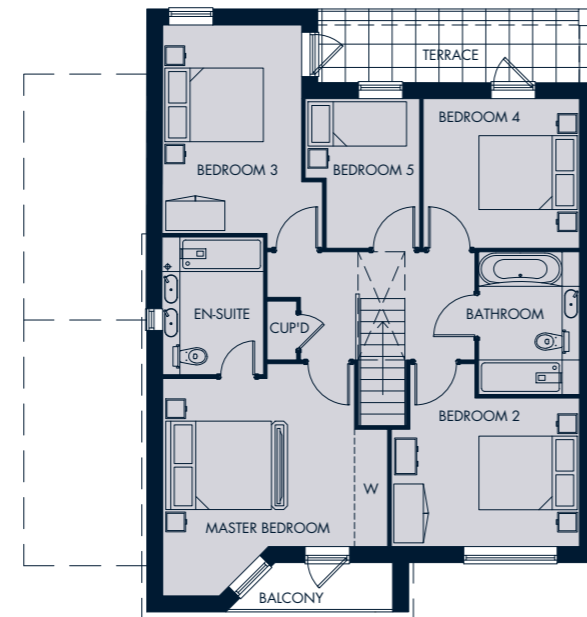
**THIRD FLOOR**

Master bedroom 4632mm x 4205mm  
15'2" x 13'10"

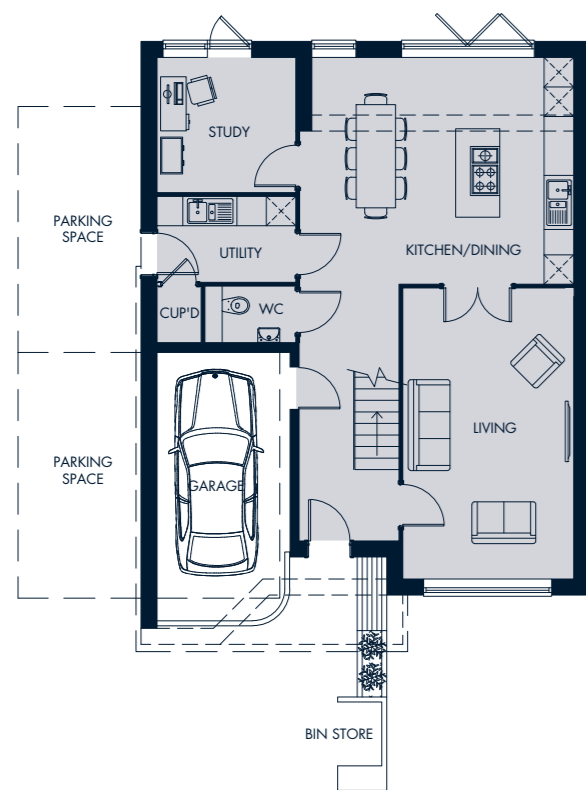
# FLOOR PLANS

HOUSES - THE SPIELBERG - PLOTS 15-18

5 BEDROOM HOME



FIRST FLOOR



GROUND FLOOR



THE SPIELBERG  
152.29M<sup>2</sup>/1639FT<sup>2</sup>

GROUND FLOOR

Living	5866mm x 3206mm 19'2" x 10'6"
Kitchen/dining	5505mm x 4539mm 18' x 14'10"
Study	2760mm x 2695mm 9' x 8'10"
Utility	2780mm x 1770mm 9'1" x 5'9"

FIRST FLOOR

Master bedroom	4729mm x 4343mm 15'5" x 14'2"
Bedroom 2	3611mm x 3558mm 11'10" x 11'8"
Bedroom 3	4539mm x 3203mm 14'10" x 10'6"
Bedroom 4	3175mm x 3077mm 10'5" x 10'1"
Bedroom 5	3077mm x 2258mm 10'1" x 7'4"

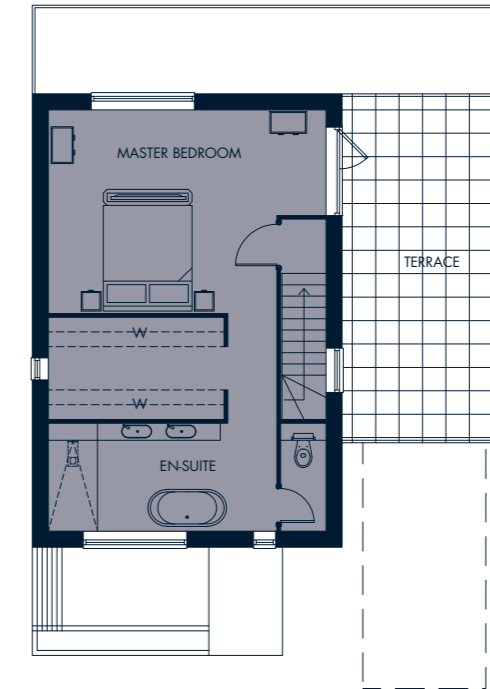
Computer generated image of The Spielberg. Maximum dimensions are given. They are intended as a guide only and are subject to change. Please speak to the sales negotiator for further information.



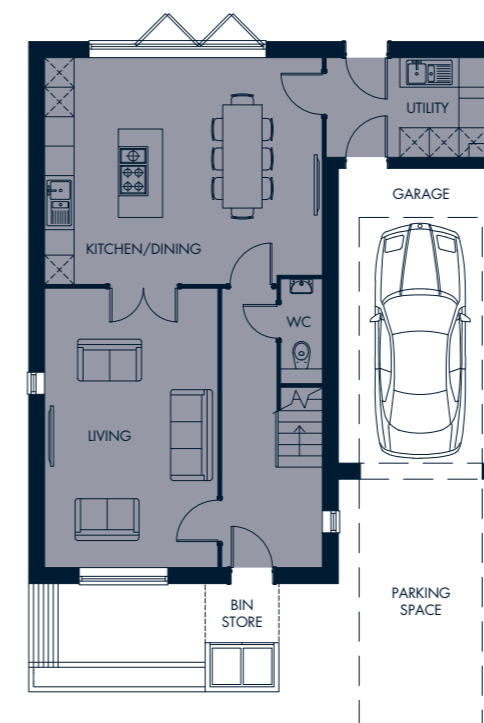
# FLOOR PLANS

HOUSES - THE JACKSON - PLOT 25

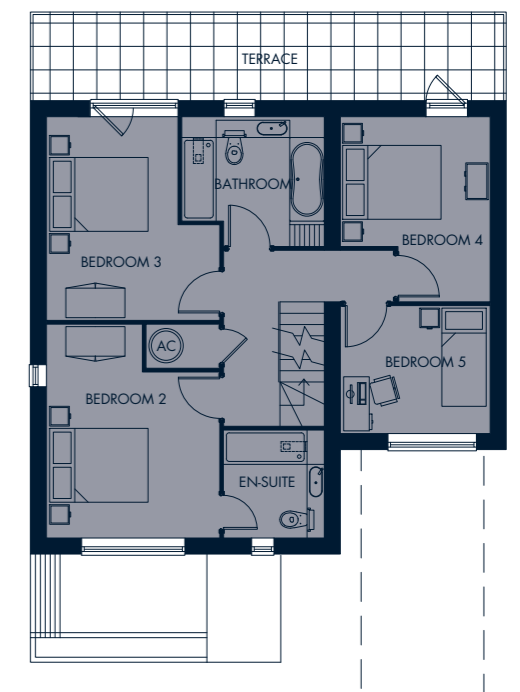
5 BEDROOM HOME



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

THE JACKSON  
178.18M<sup>2</sup>/1918FT<sup>2</sup>

**GROUND FLOOR**

Living	5606mm x 3470mm 18'4" x 11'4"
Kitchen/dining	5550mm x 4594mm 18'2" x 15'
Utility	3288mm x 1995mm 10'9" x 6'6"

**FIRST FLOOR**

Bedroom 2	4300mm x 3416mm 14'1" x 11'2"
Bedroom 3	4100mm x 3425mm 13'5" x 11'2"
Bedroom 4	3725mm x 2985mm 12'2" x 9'9"
Bedroom 5	2985mm x 2537mm 9'9" x 8'3"

**SECOND FLOOR**

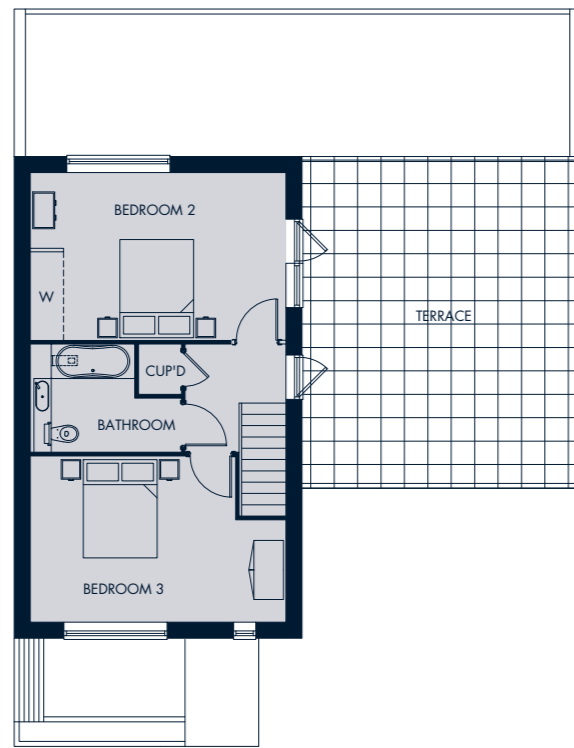
Master bedroom	5550mm x 4100mm 18'2" x 13'5"
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Computer generated image of The Jackson. Maximum dimensions are given. They are intended as a guide only and are subject to change. Please speak to the sales negotiator for further information.

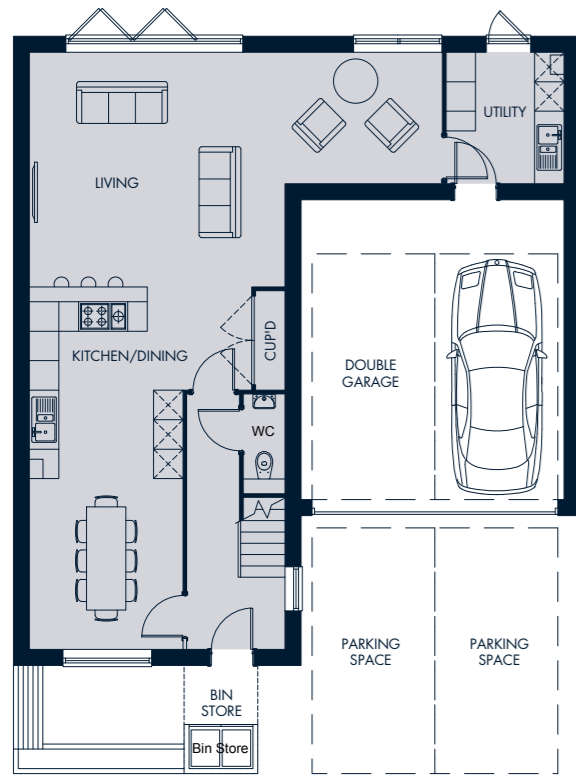
# FLOOR PLANS

HOUSES - THE WINNER - PLOTS 7-14

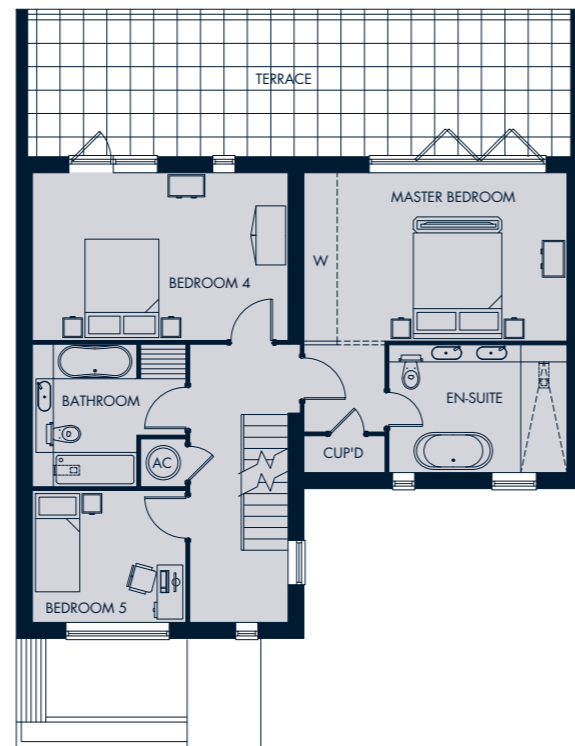
5 BEDROOM HOME



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



THE WINNER  
206.61M<sup>2</sup>/2223.9FT<sup>2</sup>

GROUND FLOOR

Living 8405mm x 4745mm  
27'6" x 15'6"

Kitchen/dining 7330mm x 2943mm  
24' x 9'7"

FIRST FLOOR

Master bedroom 5460mm x 5340mm  
17'11" x 17'6"

Bedroom 4 4988mm x 3460mm  
164" x 114"

Bedroom 5 2967mm x 2640mm  
7'8" x 8'7"

SECOND FLOOR

Bedroom 2 4988mm x 3460mm  
164" x 114"

Bedroom 3 4988mm x 3340mm  
164" x 10'11"

# FLOOR PLANS

HOUSES - THE SCOTT - PLOT 6

5 BEDROOM HOME



**THE SCOTT**  
 251.8M<sup>2</sup>/2710FT<sup>2</sup> ANNEXE: 51.17M<sup>2</sup>/550FT<sup>2</sup>\*

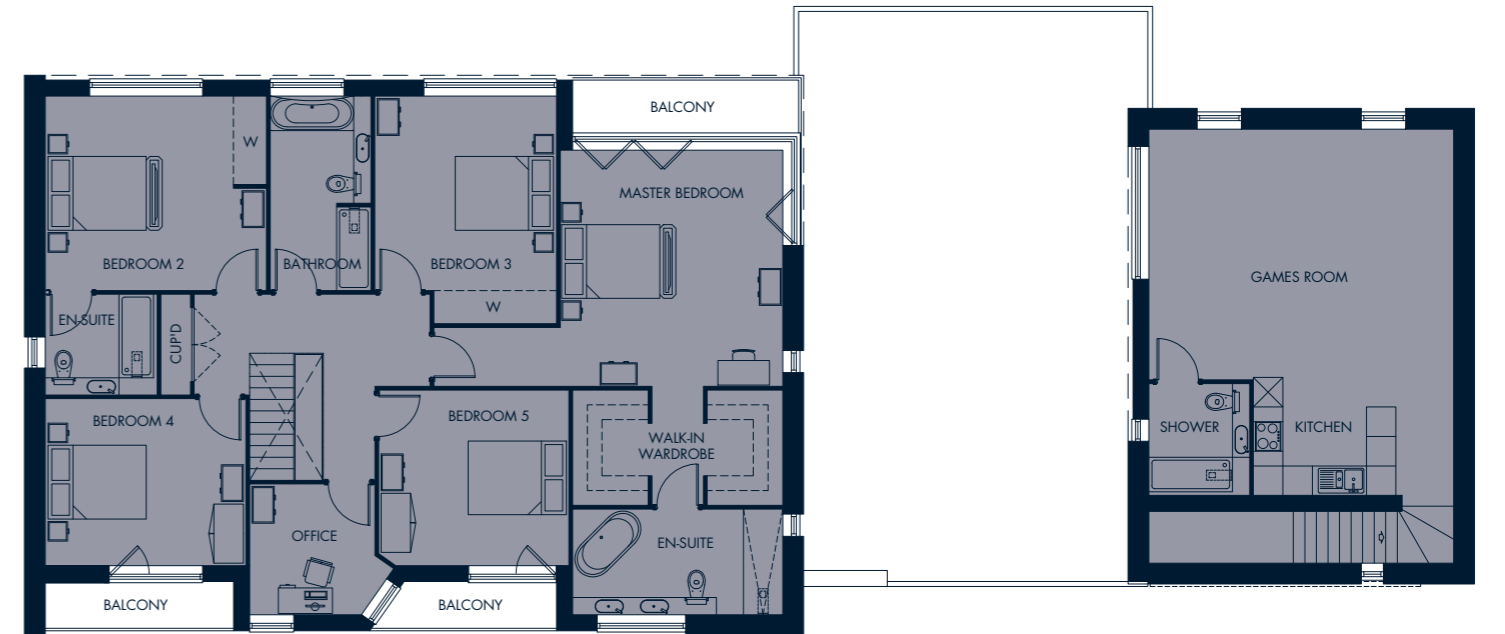
**GROUND FLOOR**

Living	9600mm x 4035mm 31'5" x 13'2"
Dining	6188mm x 4324mm 20'3" x 14'2"
Kitchen	5265mm x 3942mm 17'3" x 12'11"

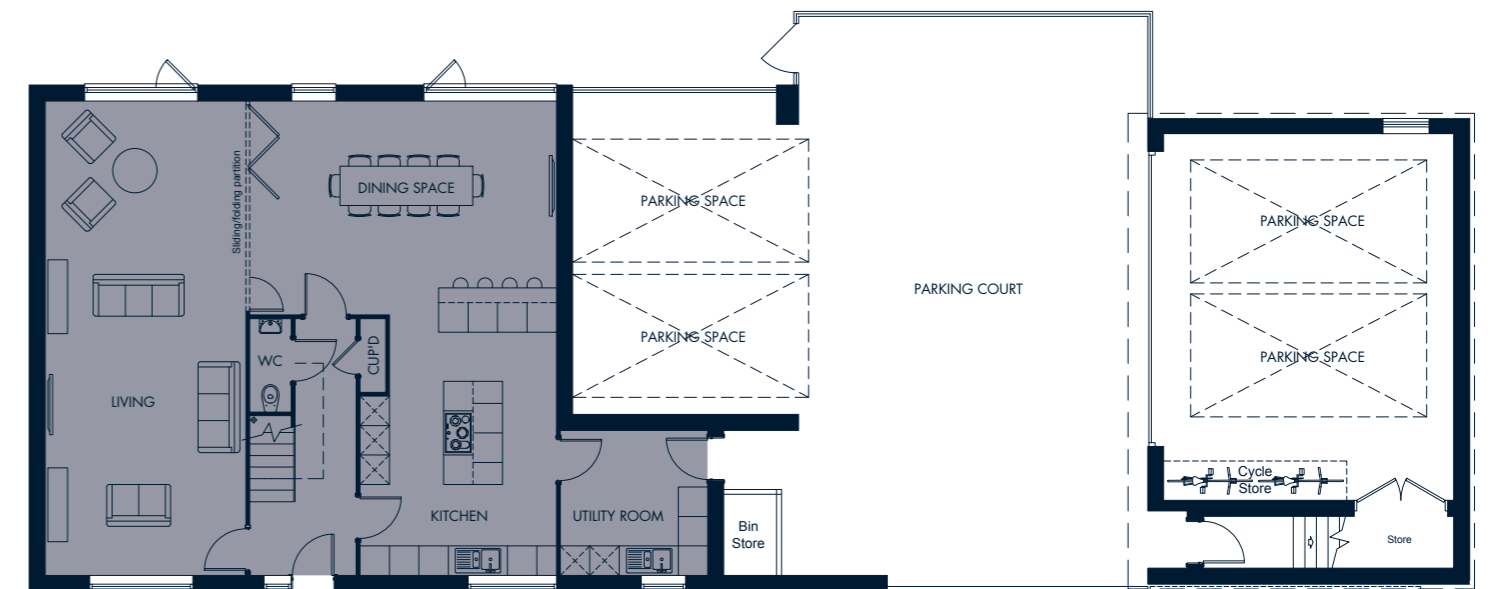
**FIRST FLOOR**

Master bedroom	4785mm x 4505mm 15'8" x 14'9"
Bedroom 2	4455mm x 4050mm 14'7" x 13'3"
Bedroom 3	4725mm x 3662mm 15'6" x 12'
Bedroom 4	4026mm x 3350mm 13'2" x 10'12"
Bedroom 5	3870mm x 3525mm 12'8" x 11'6"
Games room (Annexe)	7341mm x 6112mm 24'1" x 20'

\*Both figures not including garages/car parking



FIRST FLOOR



GROUND FLOOR



# CLOSE-UP

## HOUSE SPECIFICATION

### DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer and washer/dryer
- Zanussi integrated dishwasher
- Choice of designer units by Oakwood Kitchens\*
- Choice of quartz stone worktops\*
- Worktop upstands and a stainless steel splashback to hob
- LED plinth feature lighting
- Fascino stainless steel hand-finished sink, with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser

### LUXURY BATHROOMS & EN-SUITES

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAK Rimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Chrome towel rails to various plots (please refer to floorplans)
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes\*
- Low-level LED strip lighting to bath

### GENERAL SPECIFICATION

- Forest Oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of White Oak or Ebony Oak strip wood flooring to hallways, kitchen/living/dining rooms, utility rooms and any family rooms/studies where applicable\*
- Choice of carpet to bedrooms\*
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes to cloakroom\*
- Choice of finishes to fitted wardrobes where applicable\*
- Television and telephone points to living area and master bedroom
- Integrated smart lighting and heating control with 7" touch screen interface
- Smoke alarm
- Double-glazed uPVC windows
- Gas-fired underfloor heating system to some rooms; gas fired radiators to others, please refer to drawings in the sales office
- Garage and additional private parking space to all plots
- Turfed rear gardens with patios, with additional terraces to selected plots
- Access and use of development's own bespoke refurbished cinema and bar, and community room, via the concierge service

\*Choices from developer's range and subject to stage of construction. Specification correct at time of print but is subject to change/enhancement.



Images of previous Weston Homes developments



# WESTON HOMES

## MAKING YOUR DREAM HOME A REALITY

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders in the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained.

## BRINGING IDEAS TO LIFE

Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property.

As the Company has grown its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties.

Within Buckinghamshire, Weston Homes have completed developments in nearby Markyate, St. Albans, and Buckingham, and have a development planned in Dunstable. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.



Images show existing Weston Homes developments.

## HOME BUYER'S INFORMATION PACK

All purchasers at The Denham Film Studios will be presented with the information manual from Weston Homes at the point of reservation. The reservation manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting keys for a The Denham Film Studios property the purchaser will then receive a further handover manual, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's folio presented also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving-in at The Denham Film Studios as stress-free as possible.

## BUYING WITH US

### DEPOSIT

A deposit is required of £1000.00 paid subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

### RESERVATION

On reservation, the selling agent will require details of the purchaser's solicitor who will be instructed immediately.

### EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, Knight Frank.

### COMPLETION

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agents, Knight Frank.



### PLEASE NOTE:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Knight Frank has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through Knight Frank.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of The Denham Film Studios, whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. The Denham Film Studios is the marketing name for use until a permanent postal address has been issued.



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