



**CREST**  
NICHOLSON

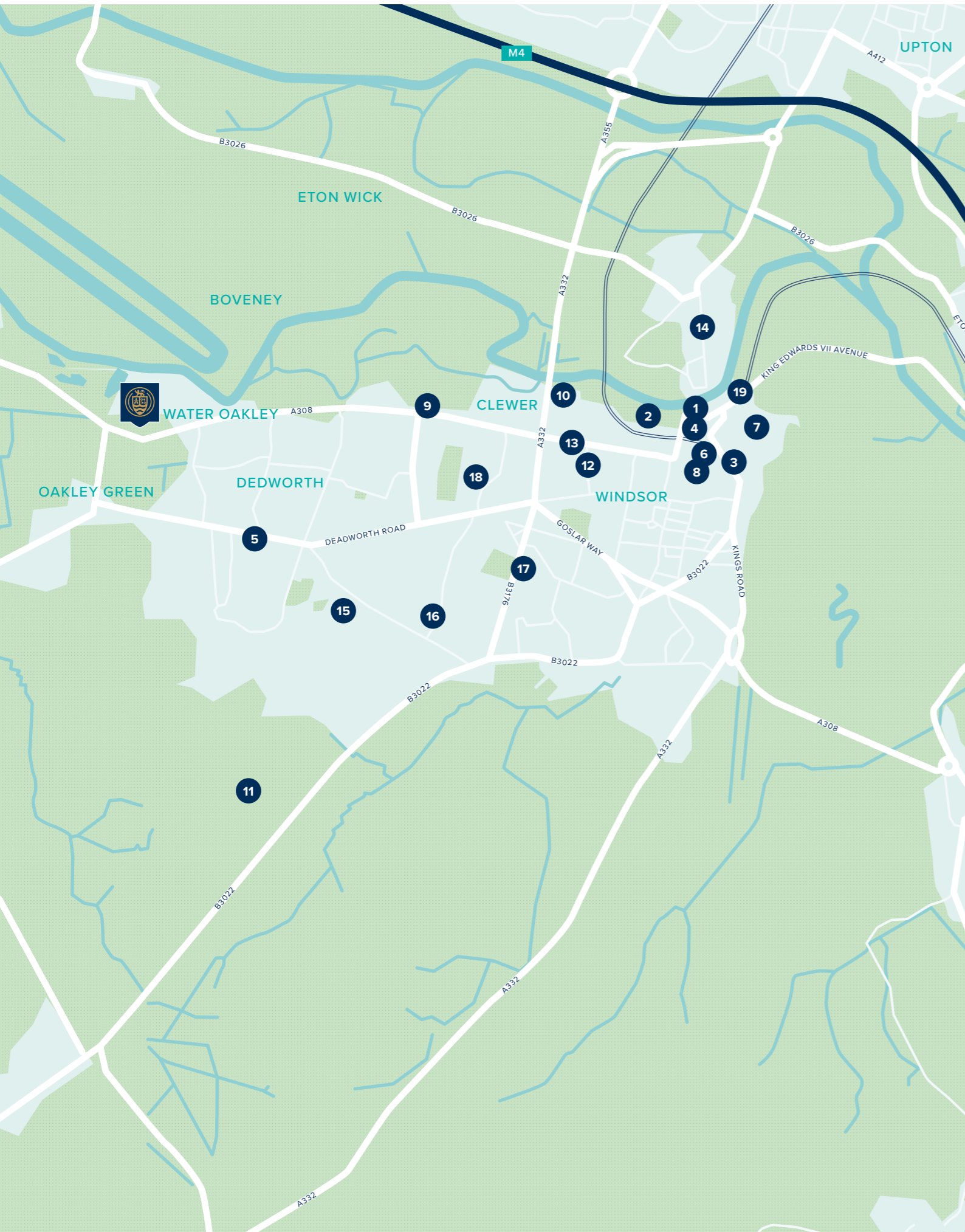
# WINDSOR GATE

WINDSOR • BERKSHIRE

Our exciting new development of 3, 4 and 5 bedroom homes near Windsor are stylish and spacious and come with innovative energy saving features.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN WINDSOR

Set on the fringes of beautiful Windsor and just minutes from the banks of the River Thames, this is the perfect location to live.

On your doorstep

In a few minutes' walk you could be watching the boats bobbing at Windsor Marina, or just a few miles further afield explore the royal town of Windsor and all its delightful sights and attractions.

- 1 Windsor & Eton Bowling Club
- 2 Alexandra Gardens
- 3 Windsor Parish Church
- 4 Windsor & Eton Central station
- 5 Tesco
- 6 Marks & Spencer
- 7 Windsor Castle
- 8 Peascod Street
- 9 Royal Windsor Racecourse
- 10 Windsor Leisure Centre
- 11 LEGOLAND® Windsor Resort



Education

There is a great choice of primary and secondary schools nearby with a 'Good' or 'Outstanding' Ofsted rating. There is also a dedicated sixth-form college in Windsor.

- 12 Trinity St Stephen's Church of England First School
- 13 The Windsor Boys' School
- 14 Eton Porny C of E First School
- 15 Hilltop First School
- 16 Clewer Green C of E Aided First School
- 17 Oakfield First School
- 18 Saint Edward's Catholic First School
- 19 St George's School Windsor Castle (aged 3-13 years)

Travel

Windsor Gate is just a few miles from the nearest M4 junction and the A404, which give excellent access to the M25 and the Midlands beyond. The nearest train station is a 7 minute drive from which London Paddington is less than 30 minutes away.

-  London Paddington – 29 minutes
- Reading – 34 minutes
- Oxford – 70 minutes
-  Maidenhead – 11 minutes
- Slough – 12 minutes
- Reading – 35 minutes
- Oxford – 67 minutes
- Windsor & Eton Central station – 8 minutes
- Heathrow Airport – 16 minutes







## WINDSOR GATE

Windsor Gate, Maidenhead Road,  
Windsor, Berkshire SL4 5GX

For all enquiries please call

**01932 731 006**

[crestnicholson.com/developments/  
berkshire/windsor-gate#enquiry-panel](https://crestnicholson.com/developments/berkshire/windsor-gate#enquiry-panel)



device.tree.brains

### CONNECTED AND SOPHISTICATED LIVING

Windsor Gate is an exceptional new development of 3, 4 and 5 bedroom homes on the edge of the royal town of Windsor. The area is surrounded by wide open spaces, pretty villages and fantastic pubs and restaurants.

There is so much to see and do living at Windsor Gate. Wherever you go both near and far the area is packed with fantastic attractions; whether you like outdoor sports and pursuits, enjoy historic culture, or simply take a break for a relaxing meal and drink.

Just a short stroll from the development is the fabulous Windsor Marina and River Thames. The marina is nestled within a peaceful garden setting, offering ample river frontage for convenient mooring. With its stunning location along the Thames, this marina boasts 175 berths and stands out as one of the most attractive in the area.

The River Thames is a gem of England that will never fail to take your breath away. Why not take a leisurely stroll along its banks and enjoy the stunning views, with boats and swans gliding past.

Just up the road is beautiful, historic Windsor. Dominated by the famous castle, the town boasts pretty shopping streets, quaint cafés and stylish restaurants. Windsor Castle is the oldest and largest occupied castle in the world and is a breathtaking sight to behold. With over 900 years of history, it has played a major role in shaping the country's past and present. Why not walk the 2.5 miles along the beautiful Long Walk to Windsor Great Park if you're feeling particularly energetic.

Since William the Conqueror's time, Windsor Great Park has been a cherished destination for Royalty. Throughout the centuries, its magnificent landscape, hunting grounds, and equestrian pursuits have delighted many and it is now open to the public.

Back in Windsor, a short hop over the Thames takes you to Eton High Street and a step back in time. This old-fashioned village street is full of character, from its charming shop fronts to the friendly locals who call it home. As you stroll around, it's hard not to be impressed by the quaint shops and cosy restaurants that line the road.

Why not spoil the kids with a day out at the famous Legoland. Around three miles from the Windsor Gate development, Legoland Windsor is a world-famous theme park and resort. The park offers a delightful array of Lego-themed rides and engaging workshops, all tailored for children aged three to twelve – as the most visited theme park in the UK, it's sure to keep them entertained for hours and hours.





**CREST  
NICHOLSON**

**WINDSOR GATE**

# DEVELOPMENT PLAN

A stylish collection of 3, 4 & 5 bedroom homes set in the vibrant royal town of Windsor, Berkshire.

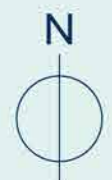
3, 4 & 5 BEDROOM HOMES





<b>3 BEDROOM HOMES</b>	
<span style="color: red;">■</span>	The Redgrave
<span style="color: green;">■</span>	The Chelmsford
<span style="color: green;">✱</span>	Affordable Rent
<span style="color: green;">●</span>	Shared Ownership
<span style="color: green;">▲</span>	Social Rent
<hr/>	
<b>4 BEDROOM HOMES</b>	
<span style="color: brown;">■</span>	The Romsey
<span style="color: darkblue;">■</span>	The Hexham
<span style="color: red;">■</span>	The Marlborough
<span style="color: orange;">■</span>	The Bingham
<span style="color: purple;">■</span>	The Winkfield
<span style="color: yellow;">■</span>	The Dartford
<span style="color: darkblue;">■</span>	The Dorking
<span style="color: green;">✱</span>	Affordable Rent
<span style="color: green;">●</span>	Shared Ownership
<span style="color: green;">▲</span>	Social Rent
<span style="color: pink;">■</span>	Custom Build

<b>5 BEDROOM HOMES</b>	
<span style="color: yellow;">■</span>	The Roydon
<span style="color: blue;">■</span>	The Derby
<span style="color: orange;">■</span>	The Stratford
<span style="color: purple;">■</span>	The Winchester
<span style="color: darkblue;">■</span>	The Windsor
<hr/>	
<b>1 BEDROOM HOMES</b>	
<span style="color: blue;">▲</span>	Social Rent
<hr/>	
<b>2 BEDROOM HOMES</b>	
<span style="color: blue;">●</span>	Shared Ownership
<span style="color: blue;">▲</span>	Social Rent
<hr/>	
<span style="color: grey;">■</span> 1 & 2 Bed Apartments*	
*(Mix of affordable and social rent)	







# THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME



## THE CHELMSFORD

3 Bedroom Home

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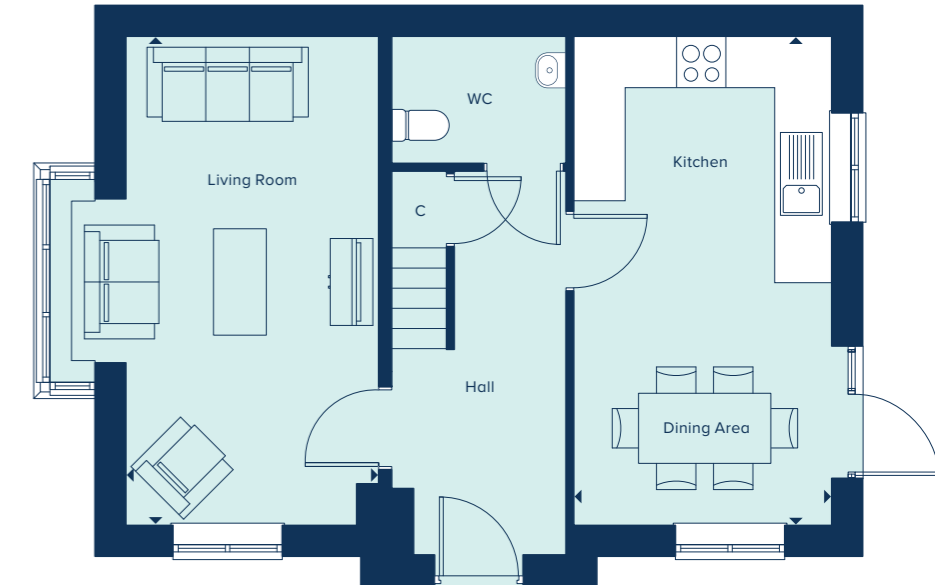
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.63m x 2.98m 18'5" x 9'8"

#### LIVING ROOM

5.63m x 2.94m 18'5" x 9'6"



### FIRST FLOOR

#### BEDROOM 1

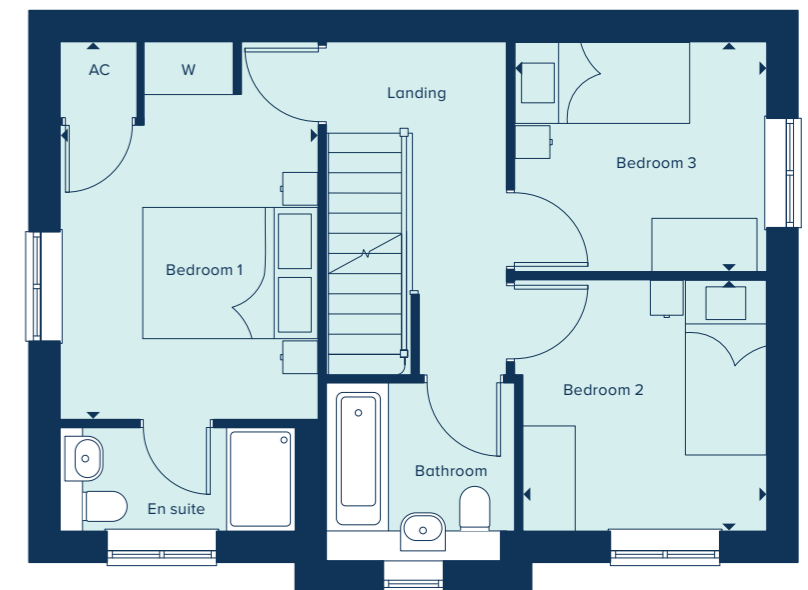
4.35m x 2.98m 14'3" x 9'8"

#### BEDROOM 2

2.91m x 2.82m 9'5" x 9'3"

#### BEDROOM 3

2.92m x 2.66m 9'6" x 8'7"



AC Airing Cupboard C Cupboard W Wardrobe

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**THE REDGRAVE**

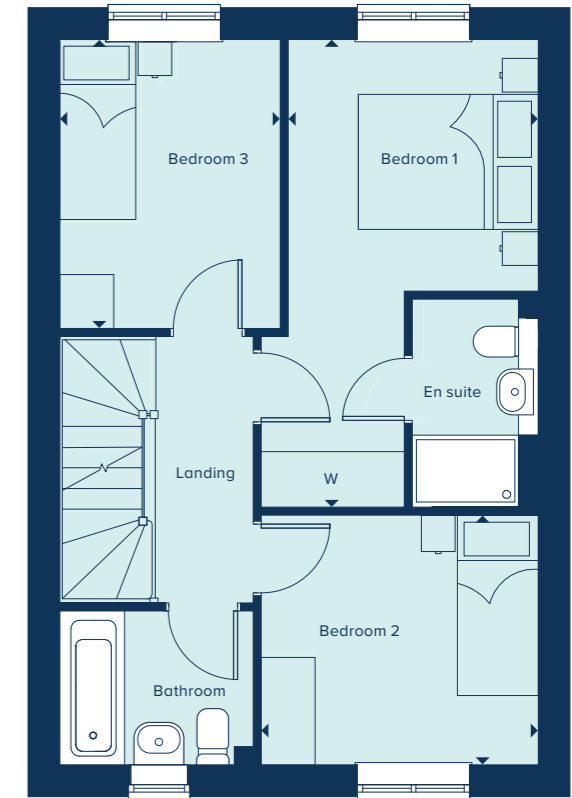
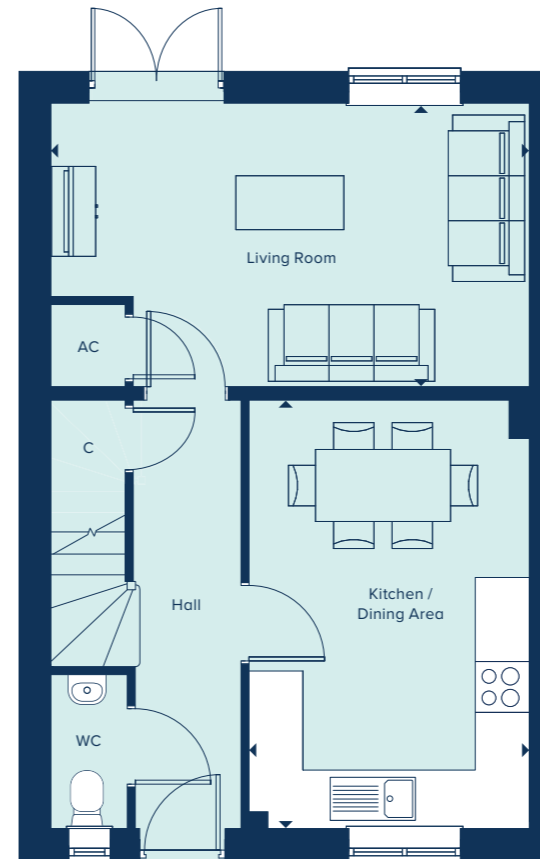
3 Bedroom Home

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# THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING AREA**

4.81m x 3.15m      15'8" x 10'2"

**LIVING ROOM**

5.37m x 3.02m      17'6" x 10'5"

**FIRST FLOOR**

**BEDROOM 1**

5.23m x 2.82m      17'2" x 9'3"

**BEDROOM 2**

3.12m x 2.81m      10'2" x 9'2"

**BEDROOM 3**

3.25m x 2.49m      10'7" x 8'2"

AC Airing Cupboard    C Cupboard    W Wardrobe

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**THE BINGHAM**

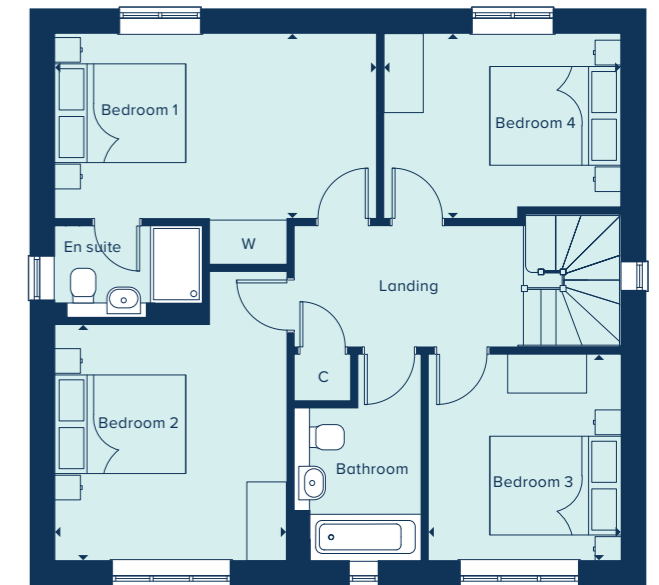
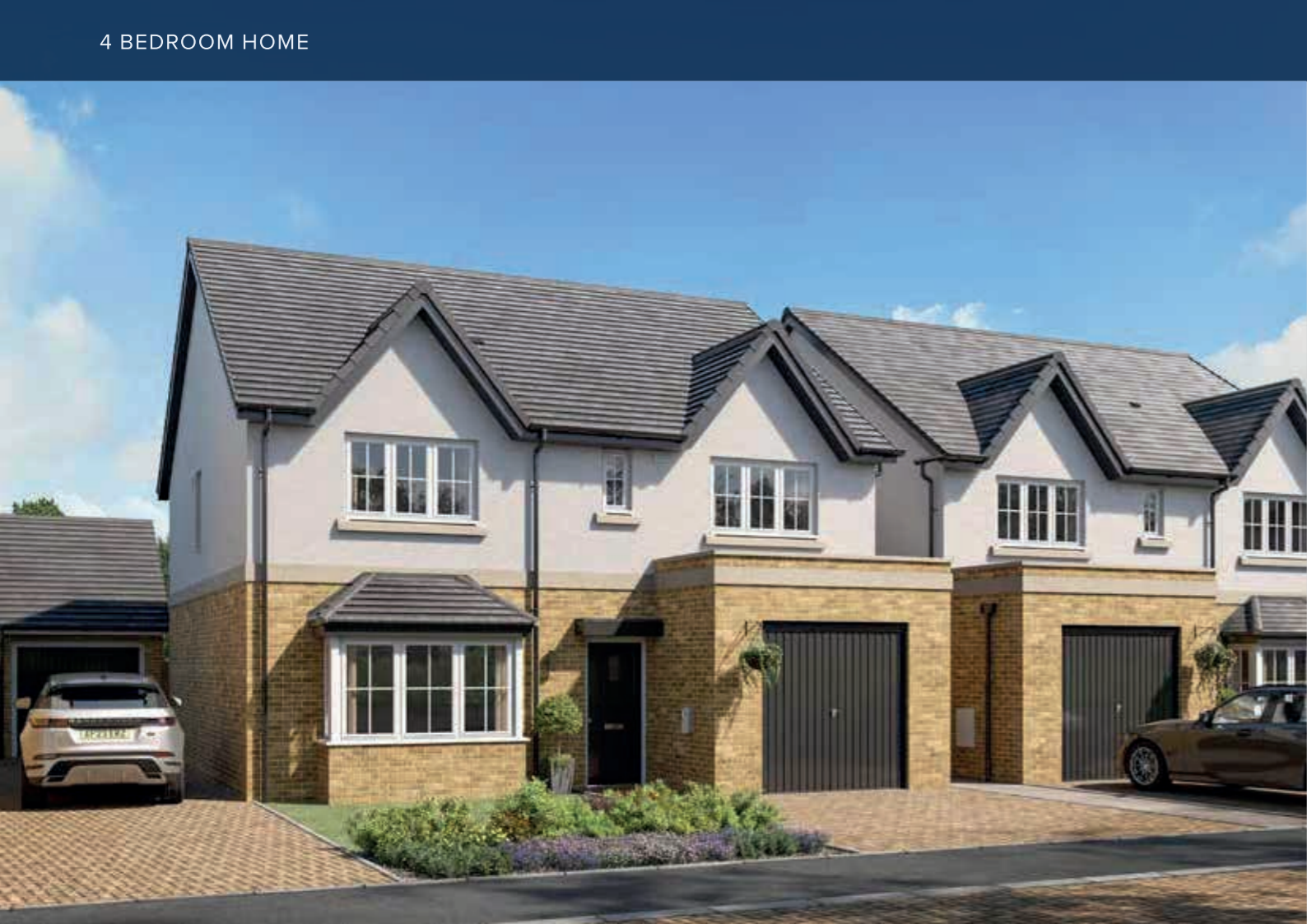
4 Bedroom Home

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# THE BINGHAM

The Bingham is a detached family home. Downstairs there is a separate living room complete with a bay window. Through the hallway towards the rear of the property you come to the kitchen/dining room – this is a generous space which, along with the attached utility, stretches the full width of the home. Moving upstairs there are four double bedrooms all situated around a central landing. There is also a family bathroom and convenient en-suite to bedroom one.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING ROOM**

8.67m x 2.65m      28'4" x 8.7"

**LIVING ROOM**

4.74m x 4.03m      15'6" x 13'3"

**FIRST FLOOR**

**BEDROOM 1**

4.95m x 2.87m      16'2" x 9'4"

**BEDROOM 2**

4.45m x 3.06m      14'6" x 11'8"

**BEDROOM 3**

3.02m x 2.98m      10'5" x 9'8"

**BEDROOM 4**

3.66m x 2.87m      12'0" x 9'4"

C Cupboard    W Wardrobe    ● Specification

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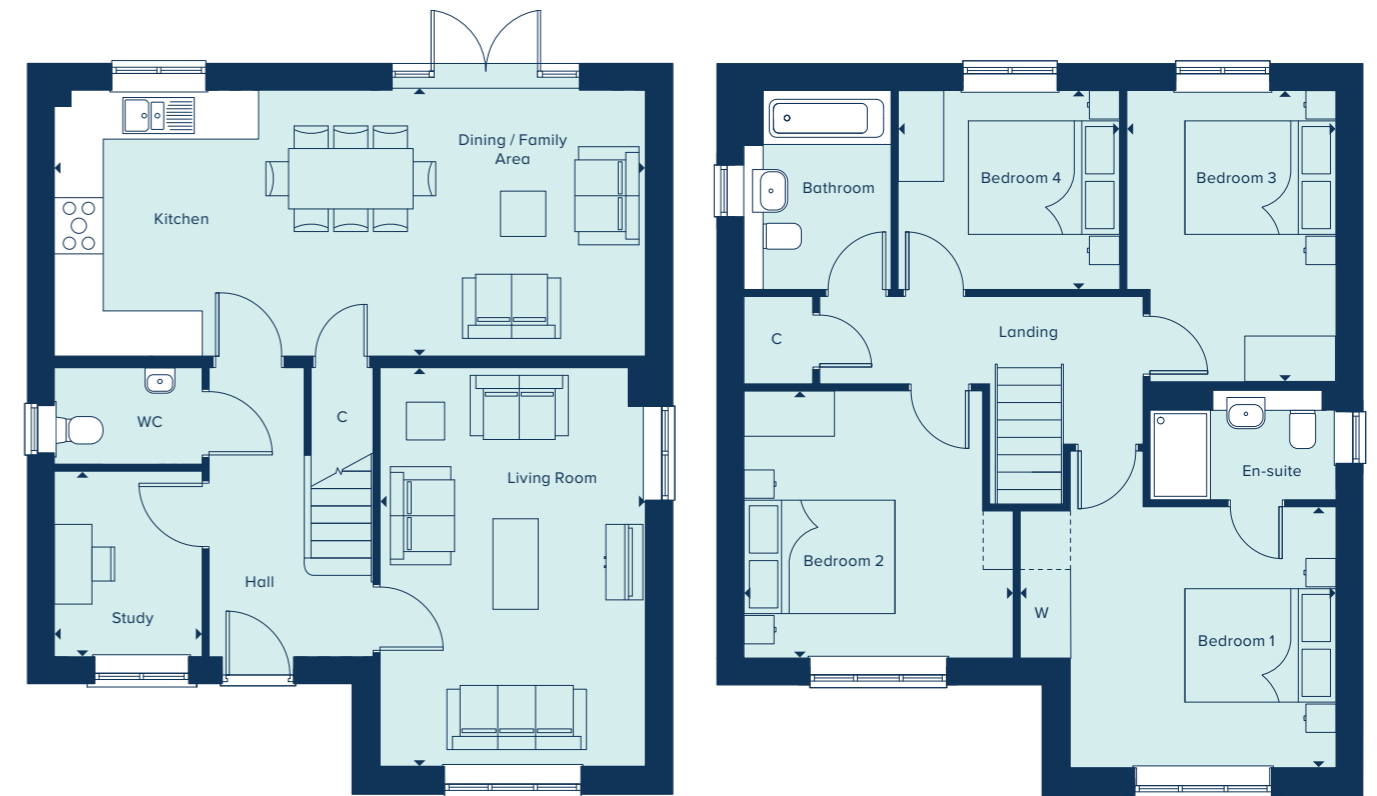
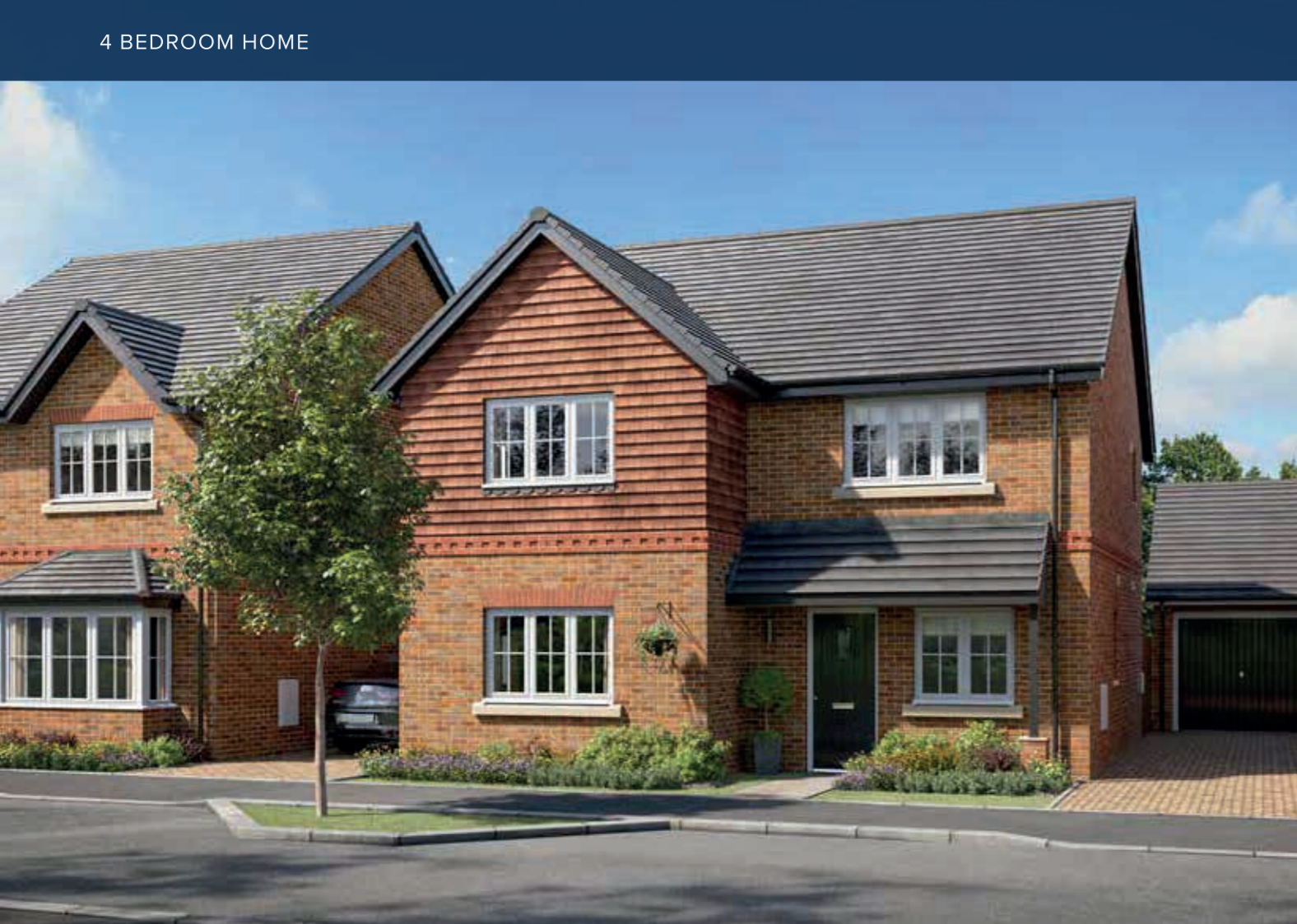
**THE DARTFORD**  
4 Bedroom Home

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## THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

7.89m x 3.58m      25'9" x 11'7"

#### LIVING ROOM

6.78m x 3.56m      22'2" x 11'7"

#### STUDY

2.05m x 2.00m      8'2" x 6'6"

### FIRST FLOOR

#### BEDROOM 1

4.41m x 4.28m      14'5" x 14'0"

#### BEDROOM 2

4.29m x 3.57m      14'1" x 11'7"

#### BEDROOM 3

3.89m x 2.82m      12'8" x 9'3"

#### BEDROOM 4

2.95m x 2.67m      9'7" x 8'8"

C Cupboard    W Wardrobe    ● Specification

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# THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME

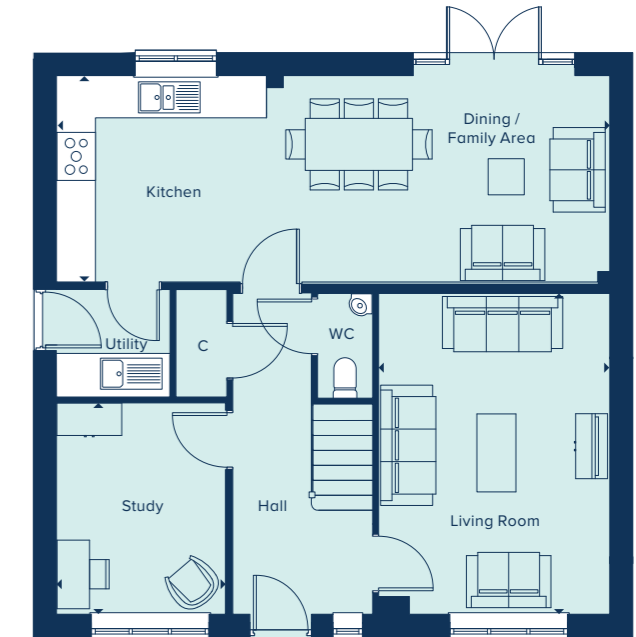


**THE DORKING**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

<b>KITCHEN / DINING / FAMILY AREA</b>	
8.56m x 3.25m	28'1" x 10'7"
<b>LIVING ROOM</b>	
4.99m x 3.59m	16'4" x 11'8"
<b>STUDY</b>	
3.29m x 2.95m	10'8" x 9'7"



### FIRST FLOOR

<b>BEDROOM 1</b>	
4.28m x 3.27m	14'0" x 10'7"
<b>BEDROOM 2</b>	
4.07m x 3.06m	15'4" x 11'8"
<b>BEDROOM 3</b>	
4.00m x 2.74m	13'1" x 9'0"
<b>BEDROOM 4</b>	
3.52m x 2.51m	11'5" x 8'2"



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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**THE HEXHAM**  
4 Bedroom Home

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# THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The middle floor hosts the main bedroom with en suite along with a living room. The three bedrooms on the second floor share a family bathroom, with each of the bedrooms being generously sized. Downstairs, a kitchen-dining area and separate study can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	
5.02m x 4.06m	16'5" x 13'3"
<b>STUDY</b>	
3.94m x 2.84m	12'9" x 9'3"

**FIRST FLOOR**

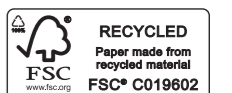
<b>LIVING ROOM</b>	
5.02m x 4.24m	16'5" x 13'9"
<b>BEDROOM 1</b>	
3.80m x 2.78m	12'5" x 9'1"

**SECOND FLOOR**

<b>BEDROOM 2</b>	
4.37m x 2.77m	14'3" x 9'1"
<b>BEDROOM 3</b>	
3.67m x 2.75m	12'0" x 9'0"
<b>BEDROOM 4</b>	
3.21m x 2.18m	10'5" x 7'2"

C Cupboard W Wardrobe ● Specification

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**THE MARLBOROUGH**

4 Bedroom Home

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# THE MARLBOROUGH

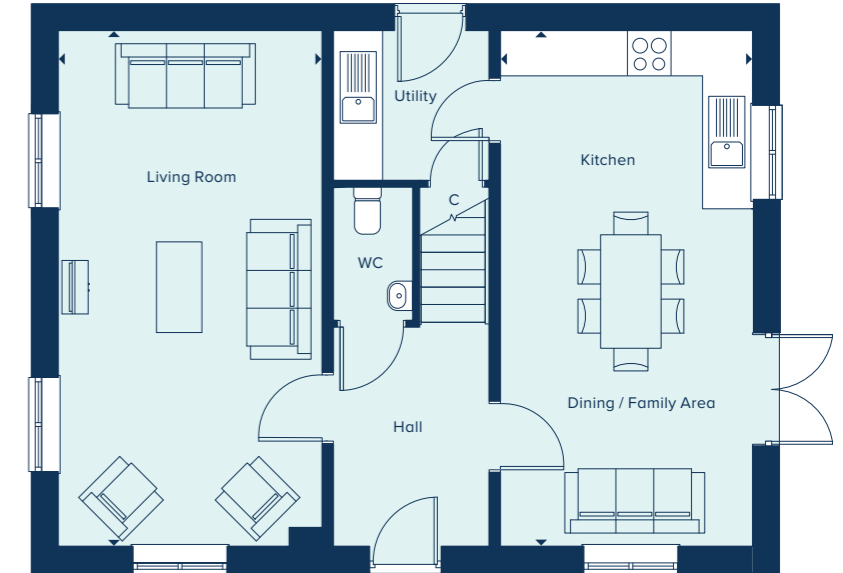
The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



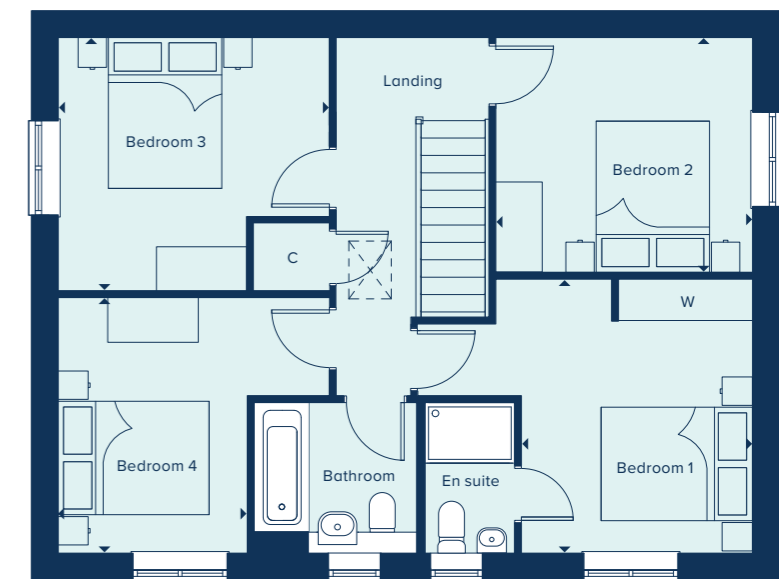
**GROUND FLOOR**

KITCHEN / DINING / FAMILY AREA		
6.87m x 3.39m	22'5" x 11'1"	
LIVING ROOM		
6.87m x 3.54m	22'5" x 11'6"	



**FIRST FLOOR**

BEDROOM 1		
3.67m x 3.01m	12'0" x 10'2"	
BEDROOM 2		
3.44m x 3.14m	11'3" x 10'3"	
BEDROOM 3		
3.62m x 3.39m	11'9" x 11'1"	
BEDROOM 4		
3.62m x 3.39m	11'9" x 11'1"	



C Cupboard W Wardrobe ● Specification -- Bulkhead

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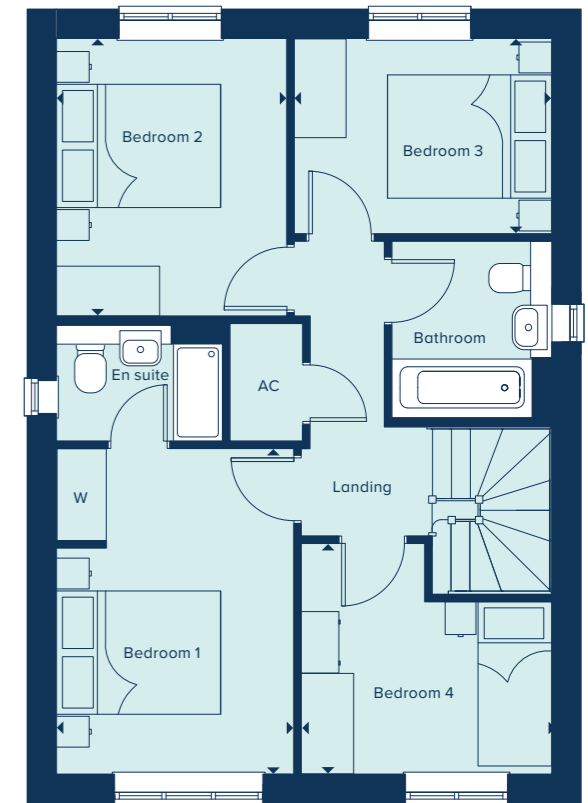
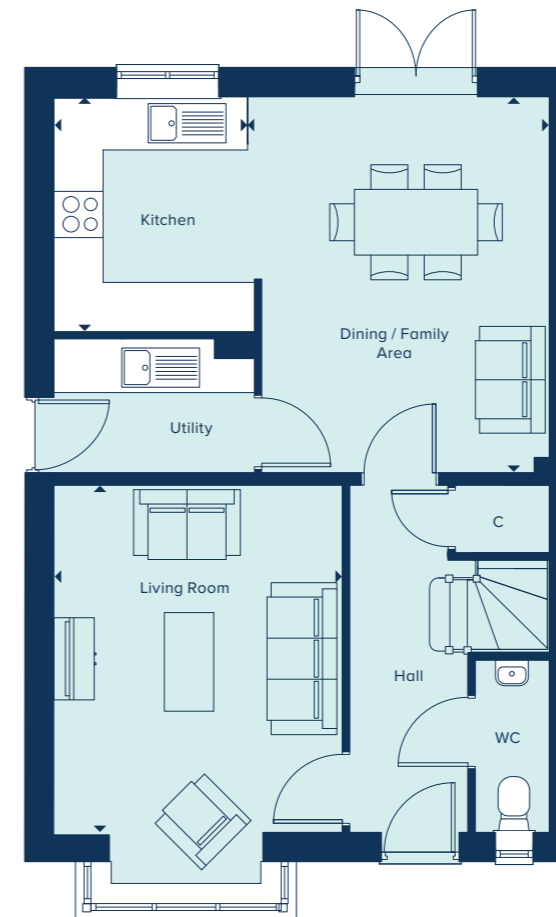
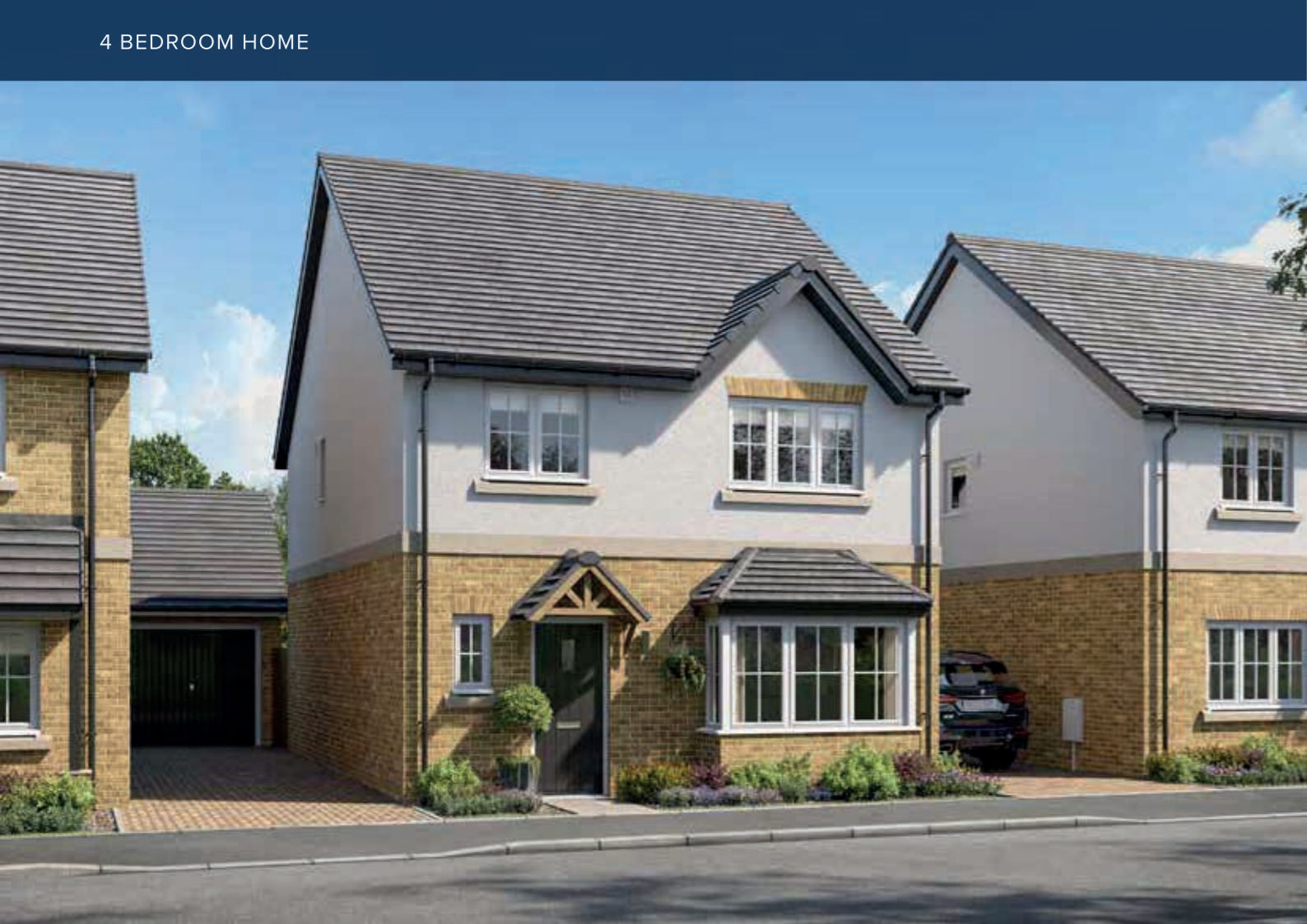
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

# THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite).

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN DINING / FAMILY AREA**

6.09m x 4.63m      20'0" x 15'2"

**LIVING ROOM**

4.28m x 4.11m      14'0" x 13'5"

**FIRST FLOOR**

**BEDROOM 1**

4.00m x 2.93m      13'1" x 9'6"

**BEDROOM 2**

3.42m x 2.84m      11'2" x 9'3"

**BEDROOM 3**

3.18m x 2.42m      10'4" x 7'9"

**BEDROOM 4**

3.09m x 2.84m      10'1" x 9'3"

AC Airing Cupboard   C Cupboard   W Wardrobe   ● Specification

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**THE WINKFIELD**  
4 Bedroom Home

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# THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME

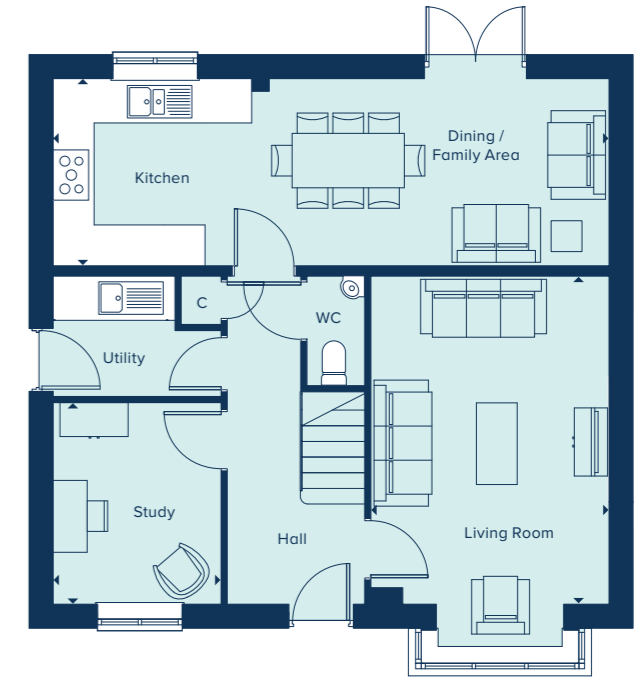


**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**  
8.87m x 2.08m      29'1" x 9'2"

**LIVING ROOM**  
4.87m x 3.54m      16'0" x 11'6"

**STUDY**  
3.00m x 2.51m      9'8" x 8'2"



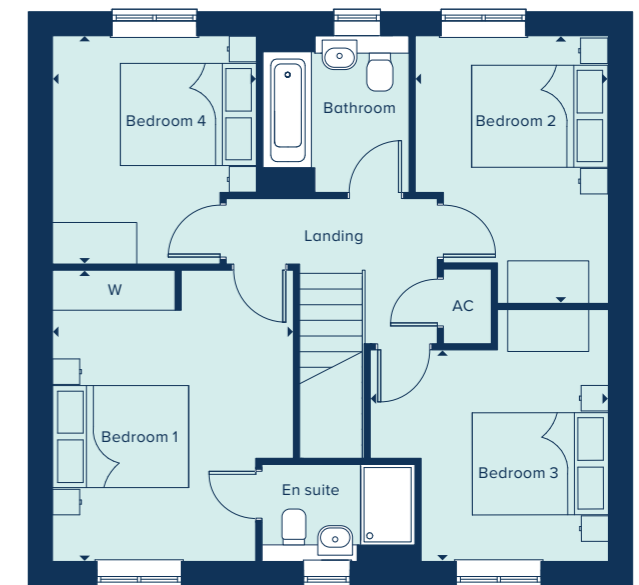
**FIRST FLOOR**

**BEDROOM 1**  
4.32m x 3.52m      14'2" x 11'5"

**BEDROOM 2**  
3.97m x 2.88m      13'0" x 9'4"

**BEDROOM 3**  
3.74m x 3.54m      12'3" x 11'6"

**BEDROOM 4**  
3.39m x 3.02m      11'1" x 9'9"



AC Airing Cupboard   C Cupboard   W Wardrobe   ● Specification

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# THE DERBY

The Derby is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME

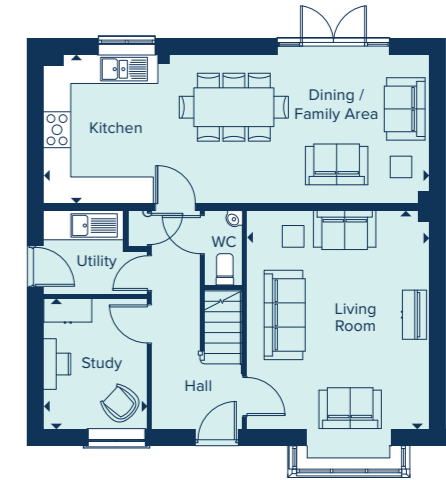


**THE DERBY**  
5 Bedroom Home

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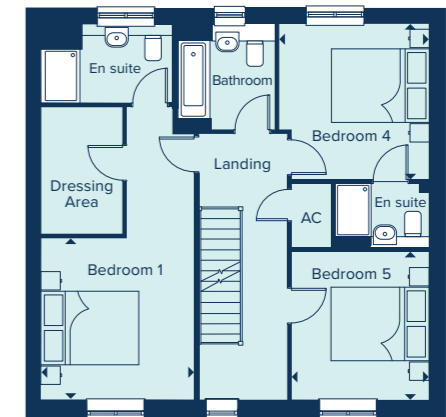
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	8.56m x 3.35m	28'1" x 11'0"
LIVING ROOM	4.88m x 4.06m	16'0" x 13'3"
STUDY	2.94m x 2.33m	9'6" x 7'6"



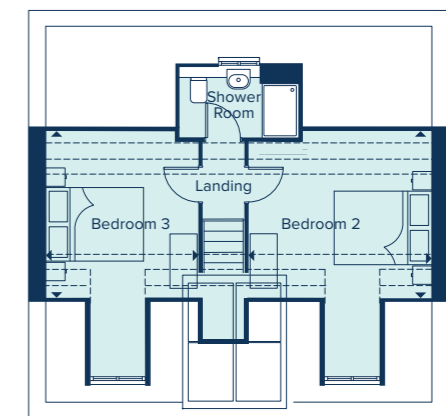
### FIRST FLOOR

BEDROOM 1	3.61m x 3.38m	11'8" x 11'1"
BEDROOM 4	3.47m x 3.34m	11'4" x 10'9"
BEDROOM 5	3.30m x 3.06m	10'8" x 10'0"



### SECOND FLOOR

BEDROOM 2	5.78m x 4.08m	19'0" x 13'4"
BEDROOM 3	5.78m x 9.05m	19'0" x 9'5"



AC Airing Cupboard C Cupboard W Wardrobe --- Reduced ceiling height

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# THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



**THE ROYDON**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

FAMILY / KITCHEN / DINING AREA		
5.63m x 9.68m	18'5" x 31'8"	
LIVING ROOM		
6.08m x 3.9m	19'9" x 12'10"	



### FIRST FLOOR

BEDROOM 1		
4.06m x 3.28m	13'0" x 10'7"	
BEDROOM 2		
3.33m x 3.33m	10'10" x 10'10"	
BEDROOM 3		
4.06m x 2.73m	13'0" x 8'10"	
BEDROOM 4		
2.93m x 3.55m	9'6" x 11'6"	
BEDROOM 5		
3.33m x 2.75m	10'10" x 9'0"	



AC Airing Cupboard C Cupboard W Wardrobe

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**THE STRATFORD**

5 Bedroom Home

crestnicholson.com

# THE STRATFORD

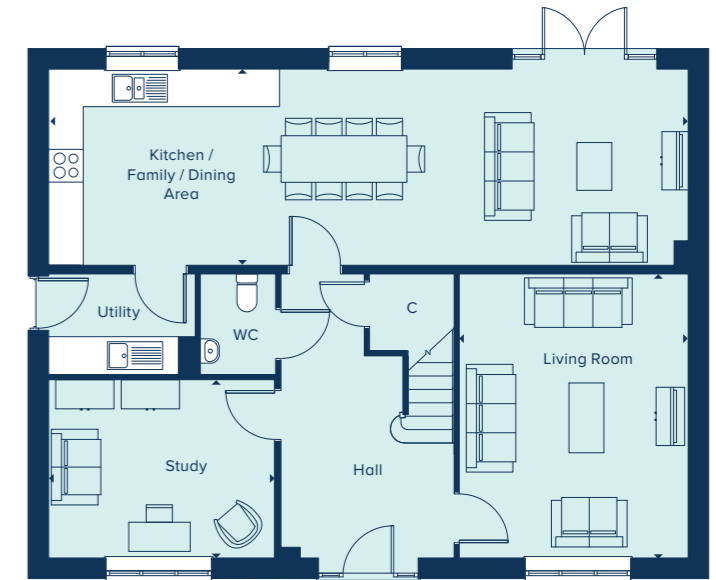
An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



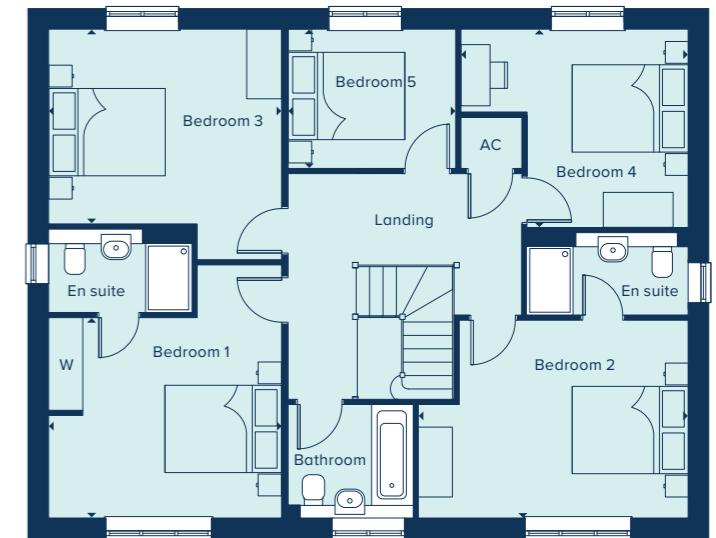
GROUND FLOOR

<b>KITCHEN / FAMILY / DINING AREA</b>	
11.03m x 3.42m	36'2" x 11'2"
<b>LIVING ROOM</b>	
4.93m x 3.97m	16'2" x 13'0"
<b>STUDY</b>	
3.93m x 3.01m	12'9" x 10'2"



FIRST FLOOR

<b>BEDROOM 1</b>	
4.38m x 4.04m	14'4" x 13'3"
<b>BEDROOM 2</b>	
4.67m x 3.44m	15'3" x 11'3"
<b>BEDROOM 3</b>	
4.04m x 3.38m	13'3" x 11'1"
<b>BEDROOM 4</b>	
3.94m x 3.44m	12'9" x 11'3"
<b>BEDROOM 5</b>	
2.92m x 2.44m	9'6" x 8'1"



AC Airing Cupboard C Cupboard W Wardrobe

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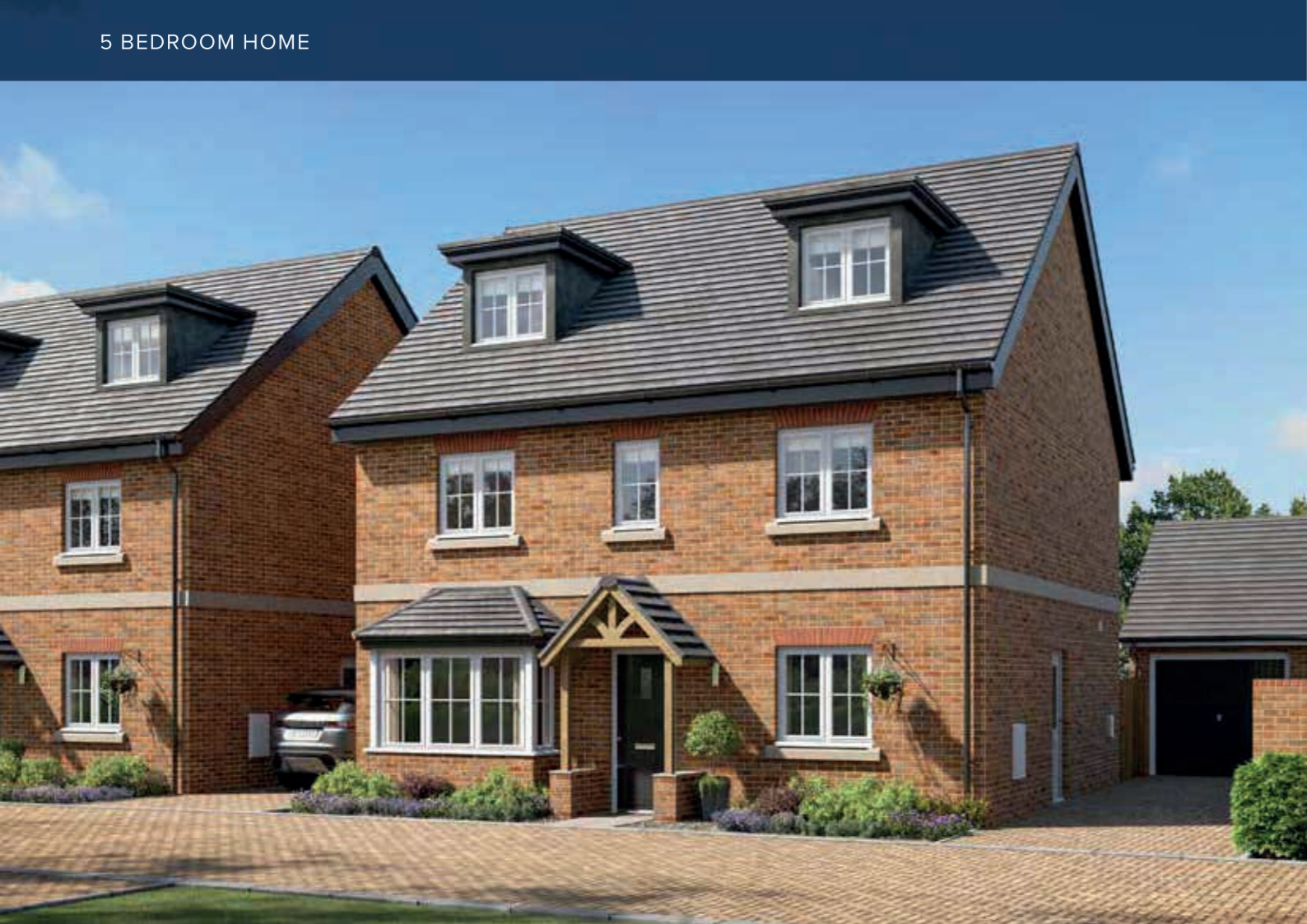




# THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room, a double garage and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

5 BEDROOM HOME

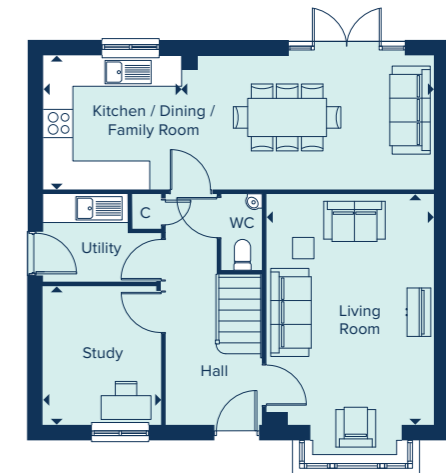


**THE WINDSOR**  
5 Bedroom Home

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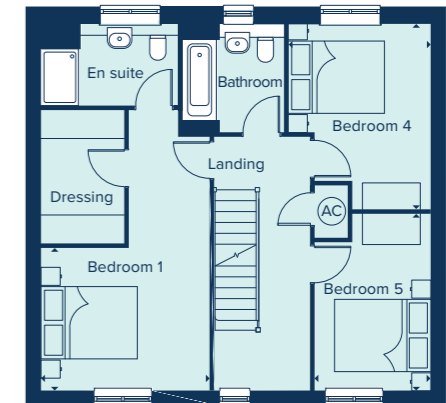
### GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.22m x 2.08m	27'0" x 9'2"	
LIVING ROOM		
4.87m x 3.54m	16'0" x 11'6"	
STUDY		
2.90m x 2.51m	9'5" x 8'2"	



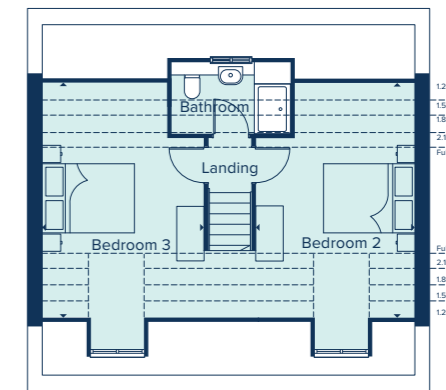
### FIRST FLOOR

BEDROOM 1		
5.93m x 3.58m	19'5" x 11'7"	
BEDROOM 4		
3.97m x 3.00m	13'0" x 9'8"	
BEDROOM 5		
3.74m x 2.47m	12'3" x 8'1"	



### SECOND FLOOR

BEDROOM 2		
5.23m x 3.58m	17'2" x 11'7"	
BEDROOM 3		
5.23m x 3.54m	17'2" x 11'6"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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**THE WINCHESTER**

5 Bedroom Home

crestnicholson.com

**THE WINCHESTER**

The Winchester is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing room.

5 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING / FAMILY ROOM**

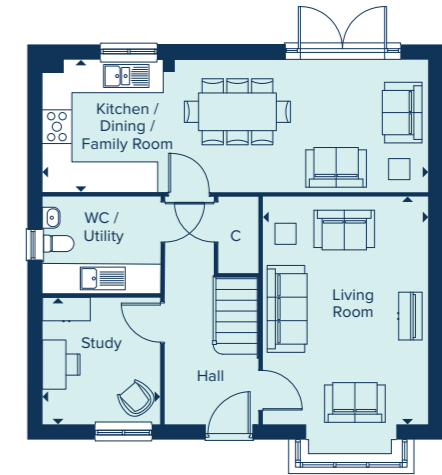
8.22m x 2.79m 27'0" x 9'2"

**LIVING ROOM**

4.88m x 3.54m 16'0" x 11'6"

**STUDY**

2.07m x 2.51m 8'9" x 8'2"



**FIRST FLOOR**

**BEDROOM 1**

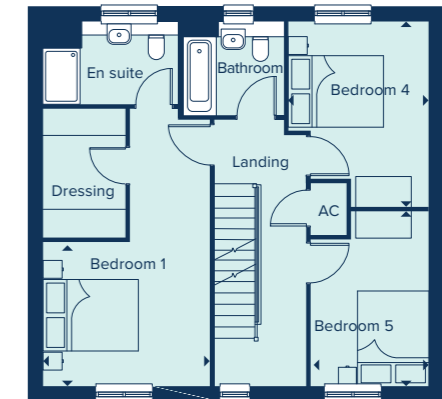
6.00m x 3.64m 19'7" x 11'9"

**BEDROOM 4**

3.99m x 3.00m 13'1" x 9'8"

**BEDROOM 5**

3.72m x 2.47m 12'2" x 8'1"



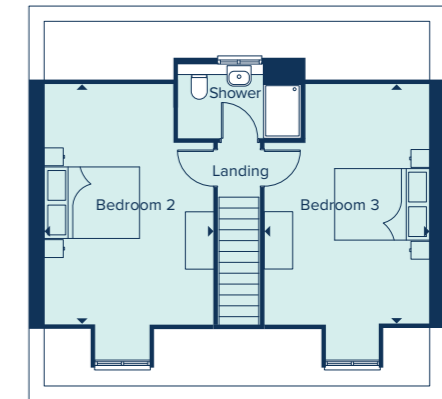
**SECOND FLOOR**

**BEDROOM 2**

5.23m x 3.58m 17'1" x 11'7"

**BEDROOM 3**

5.23m x 3.61m 17'1" x 11'8"



AC Airing Cupboard C Cupboard W Wardrobe

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# CREST NICHOLSON AT WINDSOR GATE SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>		•	•	
20mm Silestone worktops and upstand	•	•	•	•
Choice of soft close fitted kitchen	•	•	•	•
Electric built-in double oven in stainless steel	•	•	•	•
4 ring electric induction hob	•	•	•	•
5 ring electric induction hob			•	•
Silestone splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher	•	•	•	•
Energy efficient integrated washing machine	•	•	•	•
Single bowl sink & drainer in stainless steel	•	•		
1.5 undermount sink and drainer in stainless steel			•	•
Single lever chrome mixer tap			•	•
<b>MAIN BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling in the bathroom	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Half Height tiling to W/C	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•
<b>UTILITY ROOM</b>				
Sink to utility rooms *	•	•	•	•
External door to utility rooms **	•	•	•	•



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>		•	•	
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
Under cupboard LED strip lighting	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING AND HOT WATER</b>				
Air source heat pump system providing hot water and heating to the home with underfloor heating on the ground floor and radiators to upper floors	•	•	•	•
Waste water heat recovery systems installed to improve efficiency of hot water system	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and turfed	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

\*Where a sink is shown on the floor plans \*\*Where a utility room is fitted (The Roydon and The Winchester do not have doors)

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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## WINDSOR GATE

Windsor Gate, Maidenhead Road,  
Windsor, Berkshire SL4 5GX

For all enquiries please call

**01932 731 006**

[crestnicholson.com/developments/  
berkshire/windsor-gate#enquiry-panel](https://crestnicholson.com/developments/berkshire/windsor-gate#enquiry-panel)



device.tree.brains



### House Type Illustration

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### Development Map/Site Plan

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