

Elegant Homes

Darwin House and Wallace House

When someone decides to move house, it is usually an action dictated by necessity. Up or downsizing, moving out of a family home, releasing capital. Why then, do you buy a particular type of home? What factors and reasons affect your decision-making process?

Price, obviously. Location clearly plays a role. Size? All important considerations no doubt. What about happiness? Well-being? Living a better life?

At Elegant Homes, we believe in a different way. We believe in providing homes that are so high in quality, so well designed, and so comfortable to live in, that your life genuinely becomes better for it. We look past what rules and regulations require us to do; we look at what you require us to do. Quality brands and design excellence are core principles, as everything in our homes have been meticulously thought through with the user in mind. Wired for modern technology, remarkably energy efficient, baths that you can actually lay down and bathe in! By delivering a product of quality and integrity, by cleverly reducing household costs, and by understanding that the little things matter, we aim to provide you with a better life through your new home.

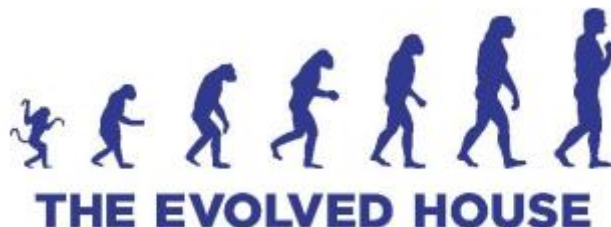
Our latest launch brings you the Evolved House: two luxury 5-bedroom properties located in the university borders area of Northcourt Avenue, Reading. Designed for comfort and ease, these properties feature a stunning open-plan design, giving you a blank canvas to add your own finishing touches to create your ideal home. Most developers put their own style into their finishes; we think this should be your choice.

These properties contain five large double rooms, with two en-suites, a family bathroom and a downstairs WC. The master and second floor bedrooms include a walk-in wardrobe, while bedroom 2 has wardrobe space provided.

The kitchen contains a solid Mistral work surface and A+ rated Siemens appliances. Rest assured, you will find the highest quality brands in the fittings across the entire property. Hansgrohe taps and showers, Duravit sanitaryware and Merlin 10mm thick glazed shower screens are fitted in our bathrooms. We also use porcelain tiles with rectified edges. You won't see any plastic quadrant edging strips in an Elegant home.

Our floors in the hallway, kitchen/family room and study areas are 21mm thick, engineered wood flooring which is 220mm wide. This includes a 6mm layer of solid oak. Please don't call our flooring laminate!

One of the most important features of this house is Air Tightness. The property is designed to ensure that air does not seep in or out of the building, leading to wasted heating costs. To maintain the airflow, the thermally efficient Heat Recovery Ventilation System continuously extracts polluted air from the building. The stale air is passed through a heat exchanger, which is then used to pre-warm the incoming external fresh air. Together with highly insulated walls, floors and ceilings, this ventilation system ensures a fresher, warmer and more comfortable environment. There is also the added benefit of considerably cheaper energy bills!



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Air Tightness is measured by how many cubic metres of air leak from the house per square metre. Most house builders are pleased to achieve a rating of 5. This house is so air tight it achieved a rating of less than 2. This can only be accomplished by maintaining meticulously high standards throughout the construction process.

The Glow-worm condensing boiler complements the Heat Recovery Ventilation System and is a further example of brand excellence. The water tank acts like a giant thermos flask to keep your stored water hotter for longer. It has twice the efficiency of a standard hot water cylinder.

Thermotech underfloor heating in the ground floor further reduces energy costs as water temperatures in the system are limited to 35 degrees. Temperature changes in each room are individually zoned and can be separately controlled with Thermotech thermostats. First floor bedrooms are heated by radiators with thermostatic radiator valves and a master room thermostat on the landing.

High speed cabling connects most rooms to a central service hub, which allows you to provide strong Wi-Fi signal throughout the house, have digital and satellite TVs in all bedrooms and control your heating through Smart Home features. Furthermore, the lounge has provision for both a gas fire with balanced flue and wiring for ceiling speakers to create a cinema room experience, the choice is yours!

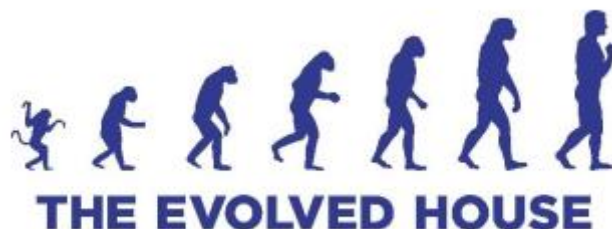
Further brand quality can be found in the Delta slimline range of electrical sockets and switches. It doesn't matter how small, we don't compromise on quality.

Our extra wide integral garage connects directly to the kitchen and provides for ample space to park your car. The electric door is insulated and remotely controlled. There is also a plug-in point to charge your electric vehicle.

Our desire to go that little bit further and do that little bit extra is evident in the outdoor spaces. Both properties boast a south-west facing garden which includes a turfed lawn with multiple plants species provided in the beds. A generous centrally located patio area connects to the kitchen via the glass galleried decking area. The garden can be accessed via paths down both sides of the property.

Our service doesn't end when you buy. With an office in Caversham and a direct labour force, we can react quickly and efficiently to give you the support you need. As a local company, we are invested in the area and will go above and beyond to make sure you are looked after.

At Elegant Homes, we feel the choice is clear. Don't buy a house just for size, location or even price. Buy it for you. Buy it for a better life.



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32 Northcourt Avenue, Reading, RG2 7HD

THE EVOLVED HOUSE

2 no. 5-bedroom, 3-bathroom detached houses

2314 ft² (2596 ft² inc. garage)

Private driveway and oversized single garage.

Kitchen

- Fully fitted Siematic kitchen with soft close cupboard doors and drawers
- Central island with hob, incorporating breakfast bar
- Solid mistral work surface
- All appliances are Siemens energy A+ rated
- 600mm wide integrated fridge/freezer
- Multi-functional oven.
- Westin induction hob with extractor down draft within central island
- Fully integrated dishwasher
- Villeroy and Bosch Ceramic sink

Master Bedroom and En-suite

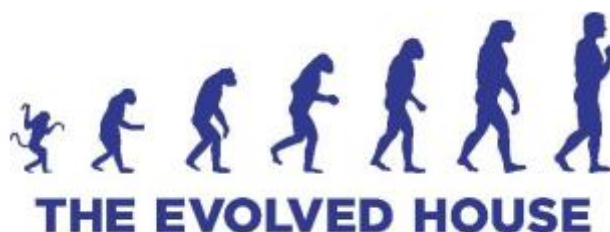
- Fully fitted dressing room with shelving
- Duravit sanitaryware and Hansgrohe showerhead and taps
- 10mm Merlin glazed shower screen
- Custom built integrated cabinets with shaver point
- Saloni porcelain tiles with rectified edges
- Programmable electric underfloor heating
- Towel rail on separate heating zone allowing summer operation

Bedroom 2

- Fitted wardrobes

Bathroom and other En-suites

- White Duravit sanitaryware
- 10mm Merlin glazed shower screen
- Hansgrohe shower head and taps



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- All showers have Thermostatic valve with separate head and hand shower attachments
- Built in bespoke vanity units with soft close doors and shaver points
- Saloni porcelain tiles with rectified edges
- Programmable electric underfloor heating
- Towel rail on separate heating zone allowing summer operation

Utility

- Space and plumbing for owner's provision of washing machine and tumble dryer
- Ceramic sink with undermounted unit and soft close cupboards
- Ceramic tiling provided on floor

Windows, Doors and Joinery

- UPVC double glazed windows
- Composite front and side doors with multi-point locking system
- Premdor premium vertical 5 panel moulded internal doors
- Commercial grade door handles
- Electrically operated Velux windows with rain sensors on 2nd floor
- Staircase with oak handrail and Newell cappings

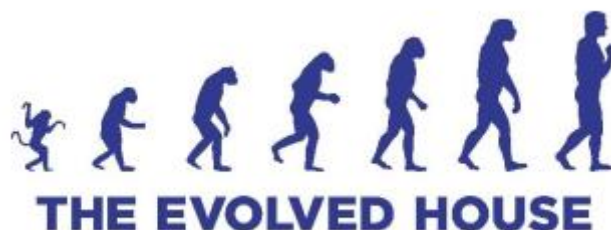
Floors

- 21mm thick engineered wood flooring including 6mm layer of solid oak (colour natural) on ground floor excluding lounge and garage
- Cormar Oaklands 42oz carpet, colour Dormouse, in lounge, 1st and 2nd floor

AV Infrastructure

The house has been pre-wired to allow future provision for both Smart Home features and the audio-visual equipment specified below. This has been carried out in accordance with the specification provided by our AV partners Sevenoaks Sound and Vision, whose showrooms are in Caversham, Reading:

- In Ceiling Speakers for the Kitchen and Lounge
- Lounge pre-wired with 5.1 In Ceiling Speakers for Cinema Room experience
- Cat 6 wire allows for an additional WIFI boosters providing WIFI throughout house
- All cabling comes back to a central hub location (utility room)
- TV/Data to each TV Position, cabling for owner's provision of aerial and satellite dish in loft space



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Heating, Electrical and Lighting Infrastructure

- Air Tightness rating of less than 2
- Nuair mechanical heat recovery ventilation system with up to 95% efficiency
- Wet underfloor heating throughout ground floor, each room individually zoned with wifi-compatible thermostats
- Radiators on first and second floor with thermostatic radiator valves and master Wi-Fi compatible thermostat on landing.
- Harmoni thermostatic electric underfloor heating in all bathrooms
- Gas supply to lounge for provision of gas fire with balanced flue through wall
- Low energy LED downlighters and bulbs fitted throughout
- Set up for pendants over kitchen island and dining table
- Smoke, heat and carbon monoxide alarms/detectors installed
- Security intruder alarm installed

Service Cupboard

- Glow worm gas-fired condensing system boiler
- 284 litre hot water cylinder with low heat loss of 1.18 kWh
- Plumbing provided for owner's provision of water softener

Outside

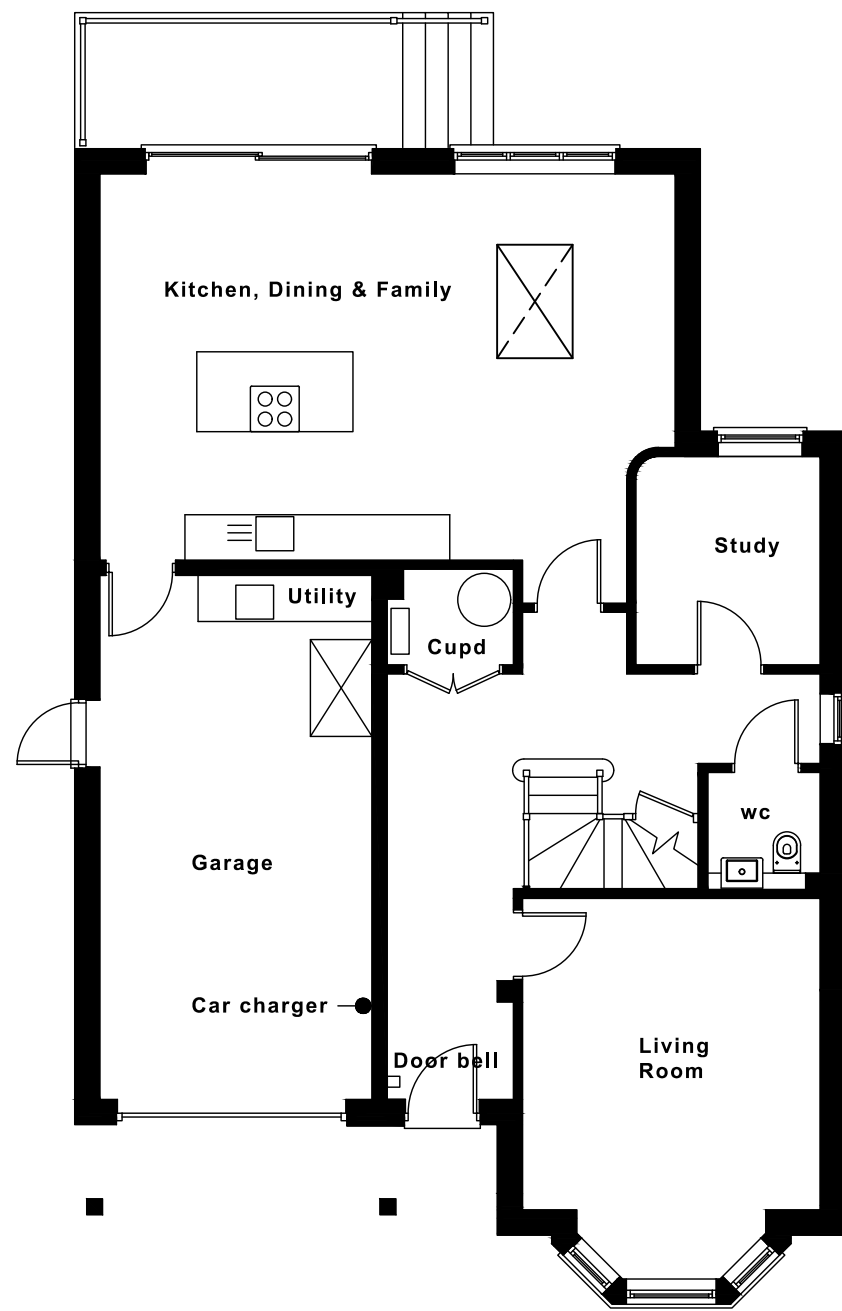
- Centrally located patio with access steps from kitchen
- Double-sided access with pathways and bin storage
- Turfed rear gardens with planting
- Permeable brick paving to front driveway
- Garden tap
- Double electric point

Garage

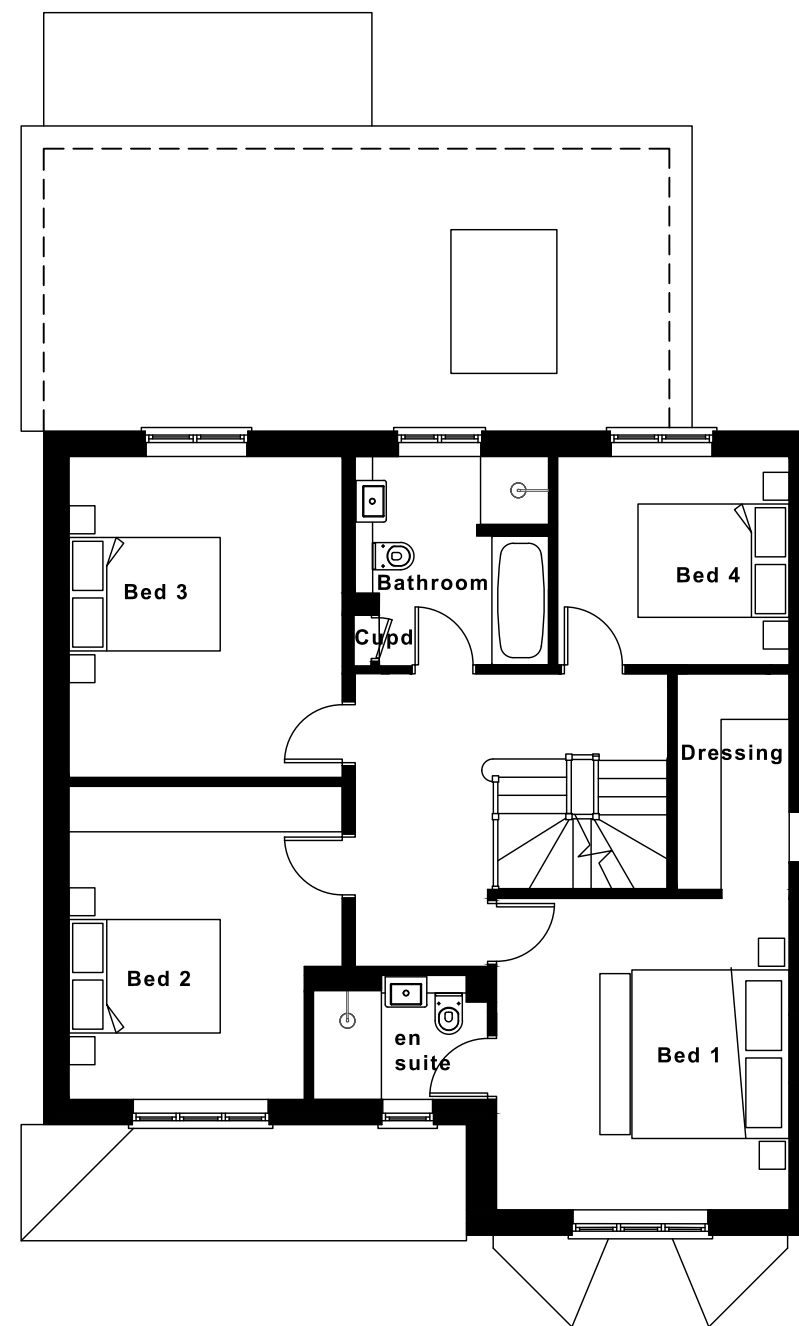
- Extra wide garage for easy parking and access
- Electric remote controlled, insulated, sectional door
- Overhead lighting and power sockets
- Electric car charging point



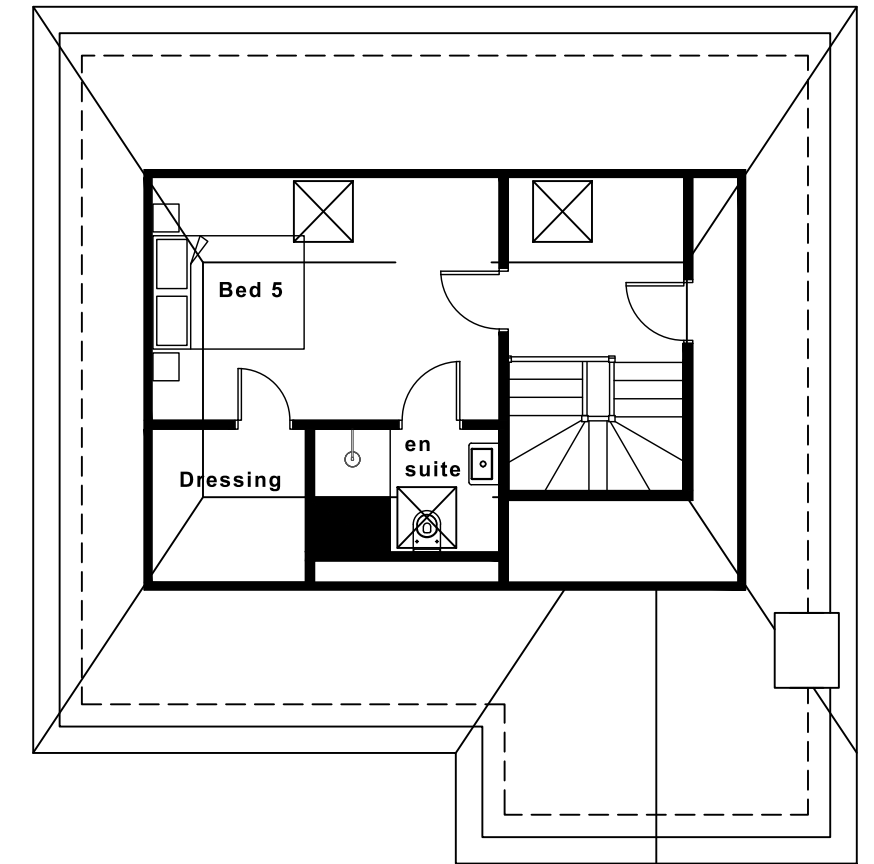
*Bed locations are indicative and not included in the sale.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Darwin House

Combined Kitchen, Dining & Family	7.6m x 5.1m 24' 9" x 16' 7"
Living Room	3.9m x 5m 12' 10" x 16' 4"
Study	2.4m x 2.8m 7' 11" x 9'
Garage & Utility	3.6m x 6.9m 11' 8" x 22' 6"

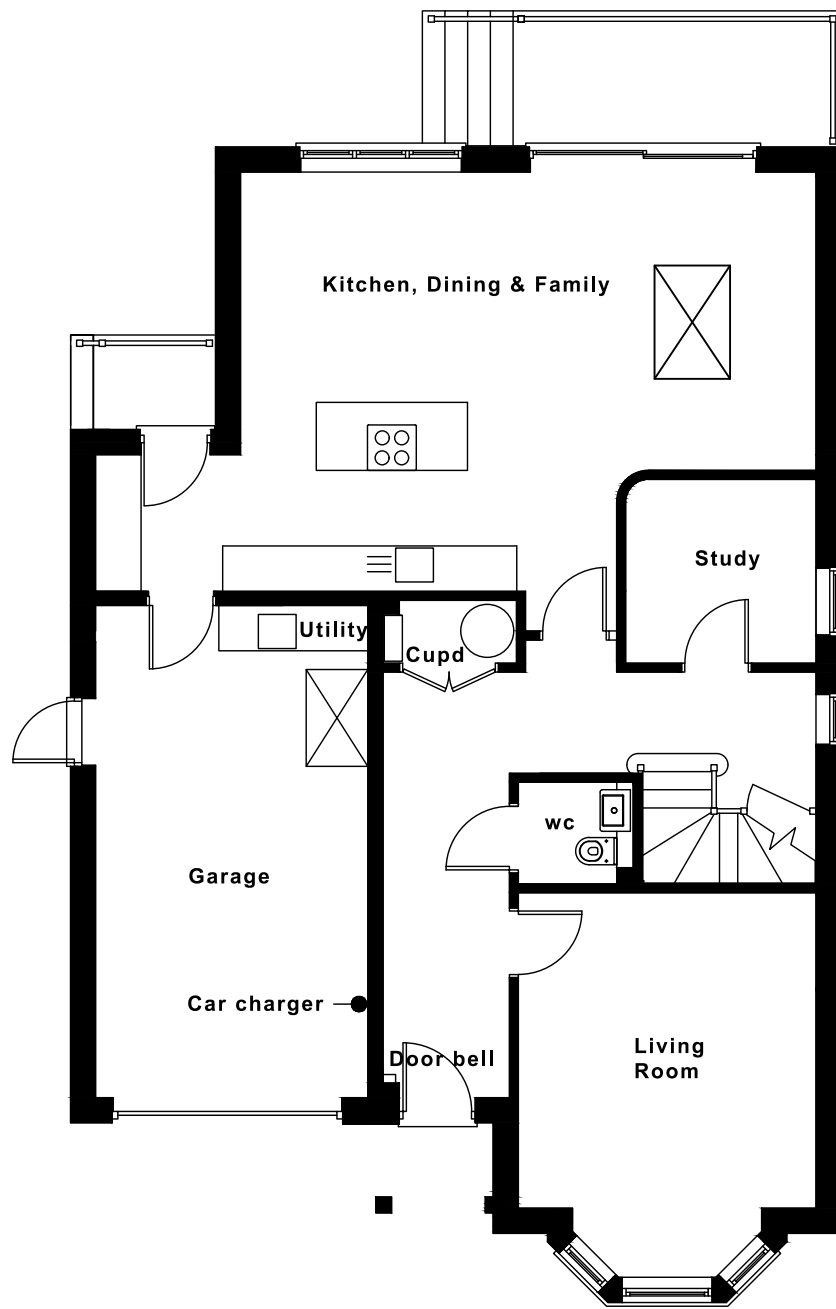
Bedroom 1	3.9m x 4.1m 12' 7" x 13' 5"
Bedroom 2	3.6m x 4.1m 11' 9" x 13' 5"
Bedroom 3	3.6m x 4.2m 11' 9" x 13' 10"
Bedroom 4	3.1m x 2.8m 9' 11" x 9'

Bedroom 5	4.5m x 3.2m 14' 9" x 10' 5"
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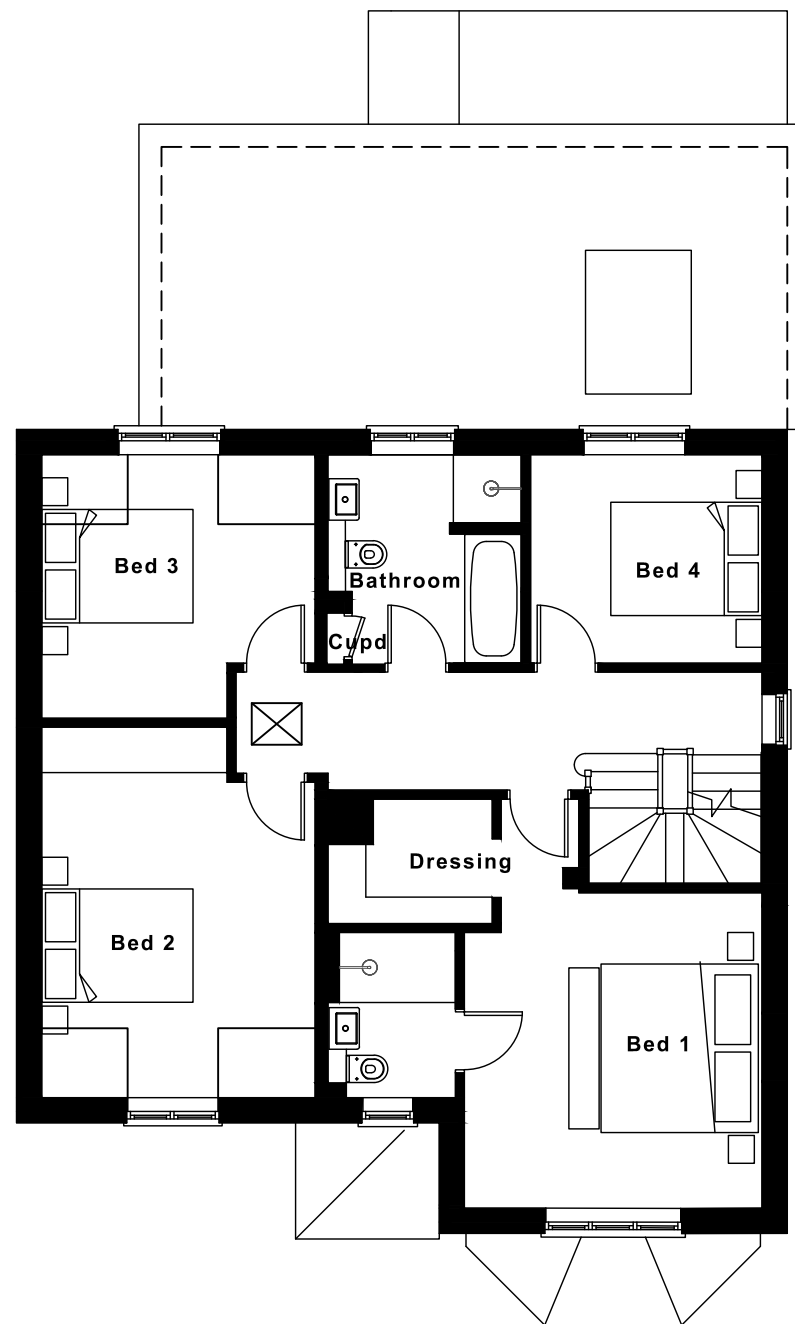
TOTAL GROSS INTERNAL AREA=
210m² / 2260 sq ft

TOTAL GROSS INTERNAL AREA INCLUDING
GARAGE= 237m² / 2555 sq ft

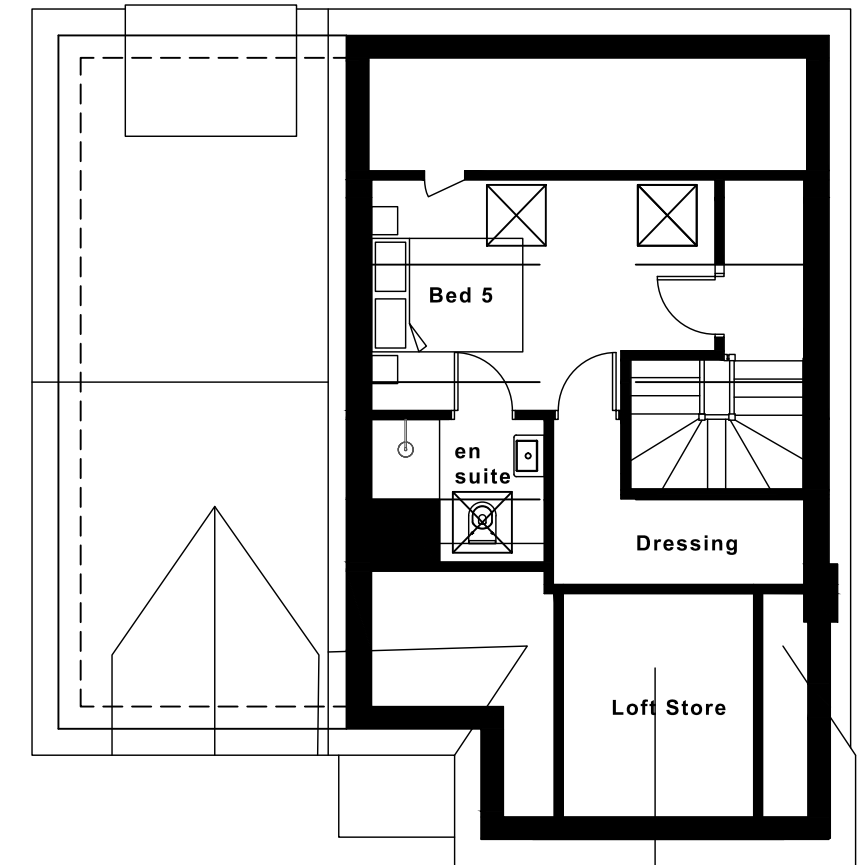
*Bed locations are indicative and not included in the sale.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Wallace House

Kitchen, Dining & Family	7.6m x 5.5m 24' 9" x 18'
Living Room	3.9m x 5m 12' 10" x 16' 4"
Study	2.5m x 2.4m 8' 2" x 7' 11"
Garage & Utility	3.6m x 6.5m 11' 8" x 21' 2"

Bedroom 1	3.9m x 5.4m 12' 10" x 17' 7"
Bedroom 2	3.6m x 4.9m 11' 9" x 15' 11"
Bedroom 3	3.6m x 3.4m 11' 9" x 11' 4"
Bedroom 4	3.1m x 2.6m 9' 11" x 9'

Bedroom 5	4.5m x 3.1m 14' 9" x 9' 11"
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TOTAL GROSS INTERNAL AREA=
215m² / 2314 sq ft

TOTAL GROSS INTERNAL AREA INCLUDING
GARAGE = 241m² / 2596 sq ft