

19 **CEDAR CHASE**

Rectory Road

Taplow Bucks

Maidenhead Berks SL6 0EU.

A Garden Development of 24 Patio Houses

selling agents

A.C. Frost & Co

Burnham Bucks

TELEPHONE BURNHAM 1000

by

SPAN

Developments Ltd

Richmond Surrey

AN INTRODUCTION TO SPAN:

Span have, in recent years, achieved a National Reputation for quality and good design. Span is a bridgehead: thus its name. It spans the gap between the suburban monotony of the typical speculative development and the architecturally-designed individually built residence that has become for all but a few anyway financially unattainable.

Go to any Span development and you will see for yourself what it has to offer. Perfect settings, visually uncluttered: a sense of spaciousness, elegance and social awareness, expressed in genuine twentieth-century terms.

It is very pleasant to live in an environment in which proportion and harmony are acknowledged to be relevant, in which the site and its trees and the buildings are integrated in an architectural unity in which no detail fails to contribute happily to the total effect.

Span developments achieve maturity as soon as they are completed because the sites are developed as entities unified by one architectural theme. The landscaping is superbly in scale, designed as thoughtfully and in as much detail as the buildings set in it. Established trees are retained, roads follow natural contours, lawns sweep naturally into vistas, planting enhances the spaces rather than merely fills them. Lamp-posts, number plates, bollards are all seen as unifying elements in the composite picture. Parking spaces, garages, service entrances - all the practical elements of the development are kept unobtrusive. The garden courts remain undisturbed. Added to this architectural unity is a real understanding of the individual's needs.

The integration of design extends throughout the interior - highly practical planning expressed clearly and logically with constant awareness of the interplay of volumes, proportion and detailing - resulting in a whole which will give you all you demand in convenience and ease of running, a receptive background for your furnishing, your personality, your possessions.

Privacy, peace and quietness are inherent in every Span development. And yet it is possible to enjoy social exchanges with one's neighbour all the better because one isn't interminably made aware of his hi-fi, and his television nor, though you are living hearby, will you ever need to strain friendship by sharing amenities with him.

Talking of neighbours, they are likely to be of all ages and interests, lively-minded and aware. You will find people who work in broadcasting and television, advertising and journalism, research and the law; school teachers, surgeons, executives, architects, accountants - professional people in fact.

MORTGAGES:

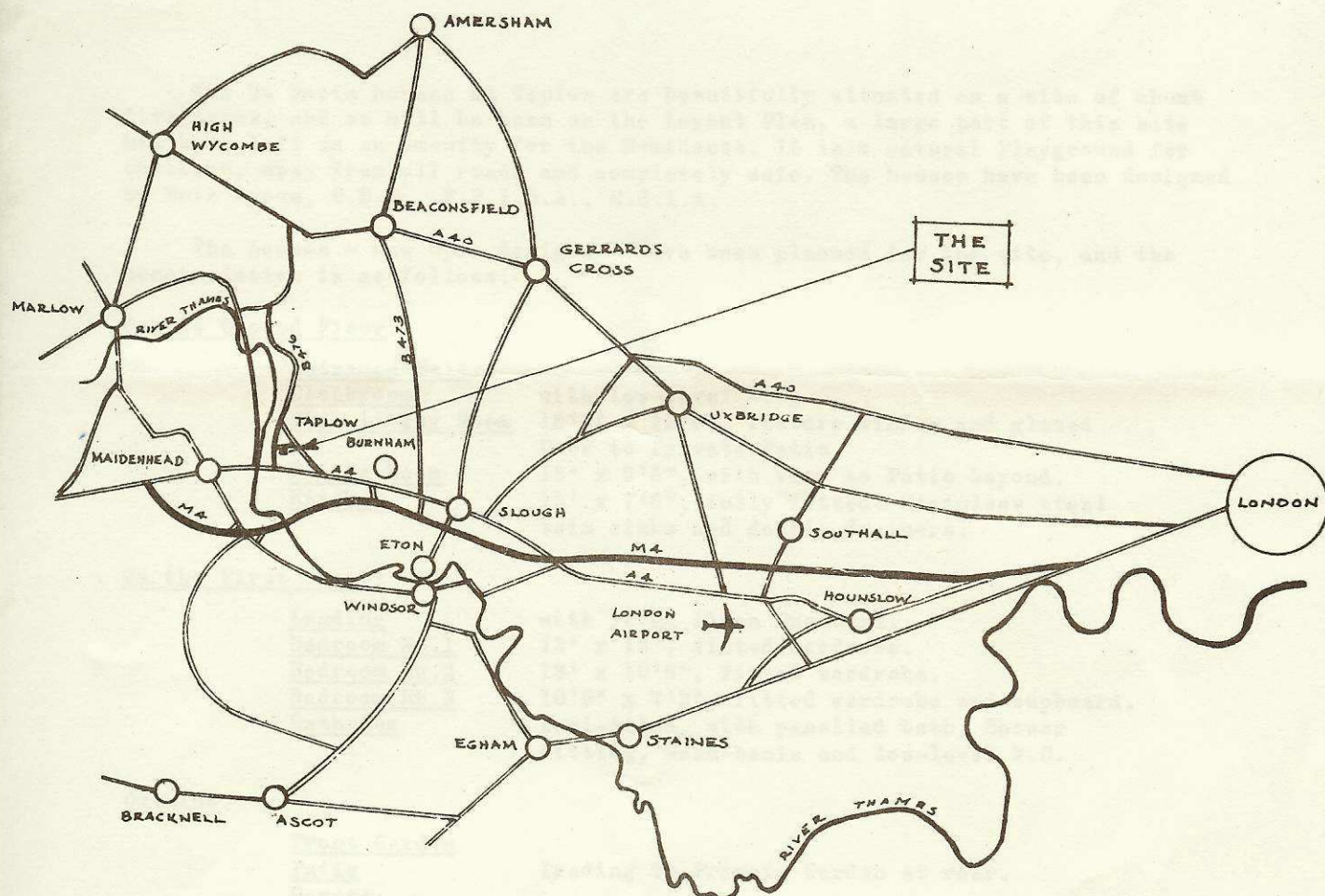
Substantial Mortgages can be arranged with leading Insurance Companies and Building Societies, with advances up to 90% of the purchase price, depending in each case upon the status of the borrower.

RESALE VALUES:

Span houses and flats are for sale on long Leases. The Leasehold system as developed and practised over many years in this Country has a number of practical advantages. Most of the great London estates and squares which were built in the last Century are a testimony to the system. The houses are well maintained. External colours harmonise. Change of use is strictly controlled and there is a welcome absence of beards, notices, signs and other disfiguring miscellanea. Through the individual Leases, we are able to ensure the continuous maintenance of values. Span houses and flats built within the last few years have realised appreciably more than the original purchase price. This increase has often been between 50% and 75% and sometimes as much as 100% over the original figure. These increases are very much higher than the general increase that has taken place in the price of property in the same period.

THE RESIDENTS' SOCIETY:

It makes sense that having planned a properly knit and integrated environment to which people come to live because they find it desirable, steps ought to be taken to keep it so. This is why all Span estates have a non profit-making Residents' Society or Association whose successful and efficient working can best be seen by a visit to some of our completed schemes. All owners are members under the terms of the Lease, and contribute equally. In the case of houses, the Society is responsible for the outside redecoration every third year, and for the maintenance of any common parts of the estate and grounds. In some cases this includes the front gardens where they form part of the general landscaped area.



SITUATION:

Taplow is an old-world Village surrounded by Green Belt countryside. It is some 25 miles from London, and close to the River Thames at Maidenhead and Windsor. Several well-known Country Estates are nearby, including the Cliveden Estate of over 300 acres, the Dropmore Estate and Taplow Court. The site is in an elevated position, with fine distant views over the Thames Valley.

COMMUNICATIONS AND AMENITIES:

The site is just to the North of the A.4 (Bath Road), which gives access to the M.4 Motorway, providing a fast road to London Airport, London and Reading, and when completed also to the West End and South Wales. Taplow Main Line Station is about three-quarters of a mile away, with fast trains to Paddington taking 26 minutes. Local 'bus services pass nearby, the journey to Maidenhead Town Centre taking only a few minutes. The old Bridge at Maidenhead, built in 1772, is about one mile away. Maidenhead has first-class shopping facilities, and also excellent opportunities for Boating and Sailing on one of the most beautiful reaches of the River. Golf Courses are nearby at Burnham Beeches and Stoke Poges. There are a number of excellent Schools in the area.

The 24 Patio houses at Taplow are beautifully situated on a site of about five acres, and as will be seen on the Layout Plan, a large part of this site has been left as an amenity for the Residents. It is a natural Playground for children, away from all roads and completely safe. The houses have been designed by Eric Lyons, O.B.E., F.R.I.B.A., M.S.I.A.

The houses - new Span designs - have been planned for the site, and the accommodation is as follows:-

On the Ground Floor:

<u>Entrance Hall.</u>	
<u>Cloakroom</u>	with low-level W.C.
<u>Fine Living Room</u>	18'6" x 12'6". Picture window and glazed Door to Private Patio.
<u>Dining Room</u>	13' x 9'6", with view to Patio beyond.
<u>Kitchen</u>	13' x 7'6", fully fitted. Stainless steel twin sinks and double drainers.

On the First Floor:

<u>Landing</u>	with large Linen Cupboard.
<u>Bedroom No.1</u>	13' x 13', fitted wardrobe.
<u>Bedroom No.2</u>	13' x 10'6", fitted wardrobe.
<u>Bedroom No.3</u>	10'9" x 7'3", fitted wardrobe and cupboard.
<u>Bathroom</u>	semi-tiled, with panelled bath, Shower fitting, wash-basin and low-level W.C.

Outside:

<u>Front Garden</u>	
<u>Patio</u>	leading to Private Garden at rear.
<u>Garage</u>	

-
- * Patio Houses with 3 or 4 Bedrooms and 2 Living Rooms.
 - * Warm Air Heating to all Rooms, by Gas.
 - * High Standard of Thermal Insulation.
 - * Ample Power Points, carefully located for maximum convenience.
 - * Landscaped Gardens, maintained by Residents' Association.
 - * No Road Charges.
 - * A fully-furnished Show House.
 - * Quality Construction and
 - * Full Mortgage Facilities.

PRICES:

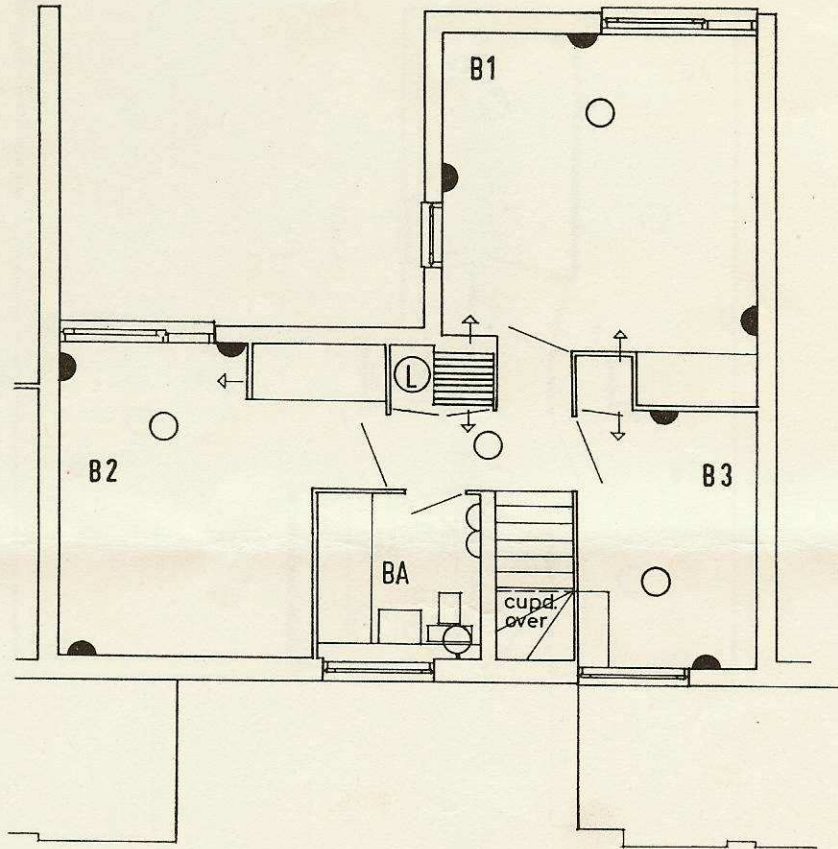
99 year Leases, at Ground Rent of £36.

Prices from £7,350 to £7,850.

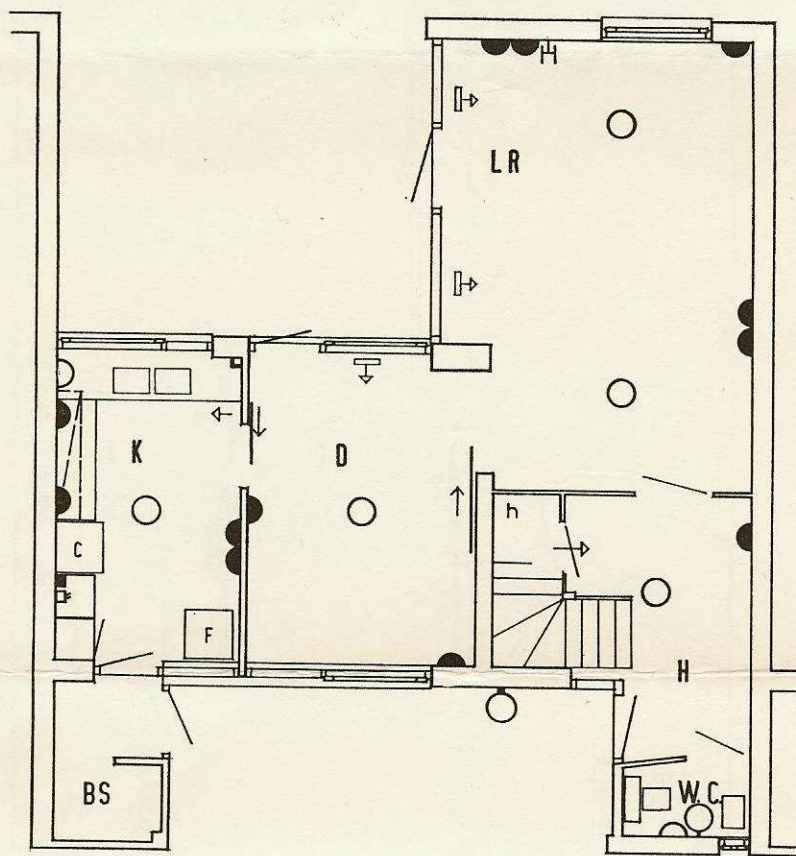
Occupation: Early in 1966.

RESIDENTS' ASSOCIATION:

Annual Payment of £40, which will provide for Full Maintenance of the Estate Grounds, Outside Painting of each house every 3rd year, and Outside Window Cleaning.

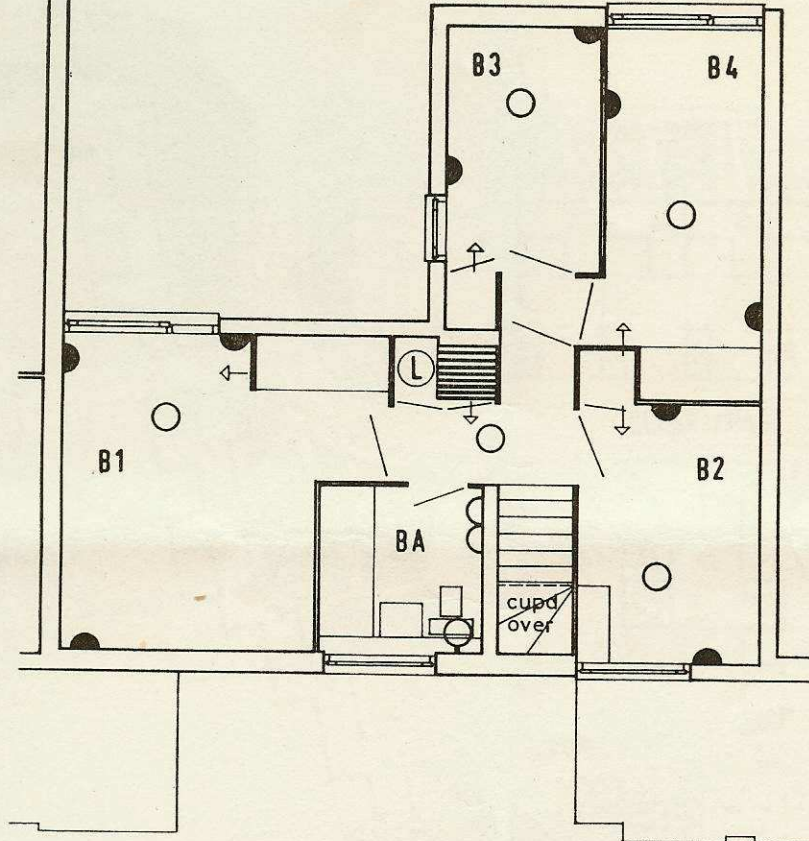


FIRST FLOOR PLAN

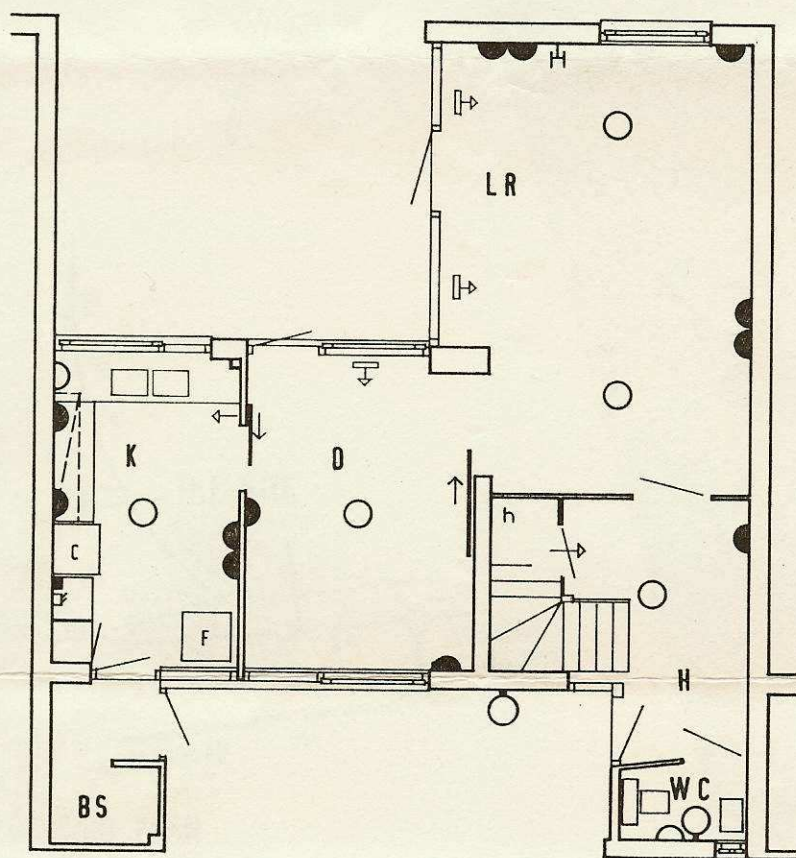


GROUND FLOOR PLAN TYPE C30
scale 0 10 ft.

- 13 amp fixed appliance outlet
- 13 amp switched socket outlet
- cooker control unit
- ⊠ immersion heater control unit
- ceiling light point
- wall light outlet
- ⊥ t.v. aerial outlet
- ← warm air heating outlet



ALTERNATIVE FIRST FLOOR PLAN



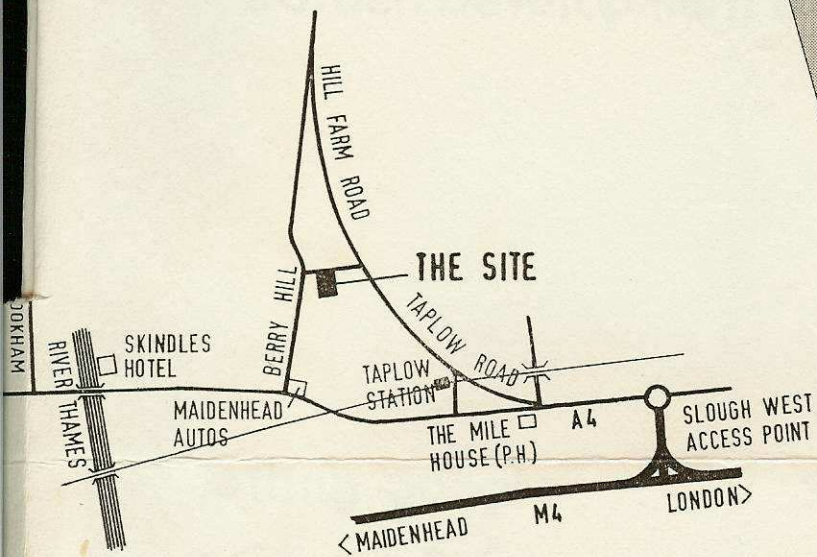
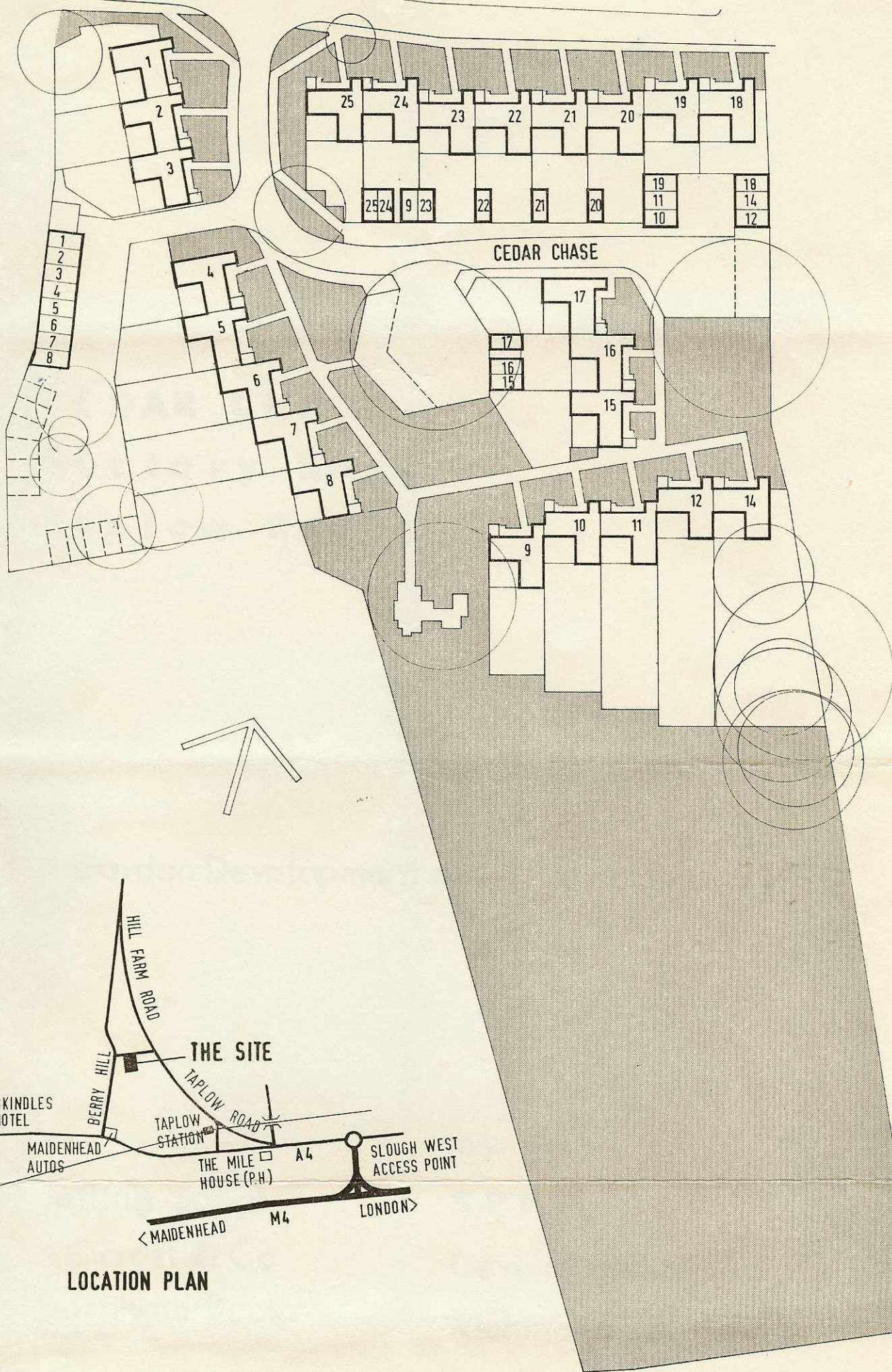
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RECTORY ROAD



LOCATION PLAN

CEDAR CHASE

SCALE : 0 100 FT