

DUNLOE LODGE



AT TAPLOW RIVERSIDE



Computer generated image of Dunloe Lodge, indicative only

DUNLOE LODGE



A beautiful riverside home

Dunloe Lodge at Taplow Riverside is nestled in idyllic seclusion overlooking the River Thames. This exclusive collection of apartments comprises seven two bedroom apartments, a top floor one bedroom apartment and a Coach House. Dunloe Lodge offers a superb opportunity to experience waterside living in this haven of tranquillity.

*Beautiful contemporary
apartments on the site of
the historic Dunloe Lodge*

Built in 1896 and originally named 'Millstream', the historic Dunloe Lodge incorporated many of the elaborate features typical of Victorian architecture, including bay windows and prominent brick chimney stacks.

Today's new distinguished riverside property has taken its inspiration from the striking architecture and grandeur of the past, yet the interior space is stylish and luxurious, epitomising elegant, contemporary living.



Computer generated image of Dunloe Lodge, indicative only



Computer generated image of Dunloe Lodge, indicative only

The stone staircase provides an impressive entrance, amidst the sanctuary of shady trees.



Photography of picnic park area

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Taplow Riverside

Set between the Thames and Jubilee rivers, surrounded by landscaped parkland, Taplow Riverside offers riverside living in an idyllic setting. This flourishing community is a tranquil haven and yet highly accessible, surrounded by picturesque towns and villages, and less than 2 miles from the forthcoming Crossrail stations at Taplow and Maidenhead.



Photography of Taplow footbridge

Step into a world of green open space

An amazing outdoor lifestyle awaits you at Dunloe Lodge. Step out from your front door to discover beautiful gardens, riverside walks and a 19-acre country park.

Enjoy fine dining at the riverside Roux at Skindles brasserie restaurant, or drinks at The Boathouse by Boulters Lock.

Take the 1.6 mile circular walk by the tranquil river and through leafy, green lanes.

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Site plan is not to scale and indicative only. Distances sourced from www.google.co.uk/maps



Photography of Taplow Bridge



Photography of 19-acre country park

A pedestrian bridge links to Boulter's Lock across the River Thames so you can easily access The Boathouse pub and restaurant and Ray Mill Island Park & Café.



Photography of Roux at Skindles Brasserie



Photography of 19-acre country park

Dunloe Lodge is perfectly placed to enjoy nature and the great outdoors

The country park, complete with trim trail, is a superb setting for outdoor exercise or to simply enjoy, at your leisure, the woodland, picnic spots and riverside walks.



Computer generated image, indicative only

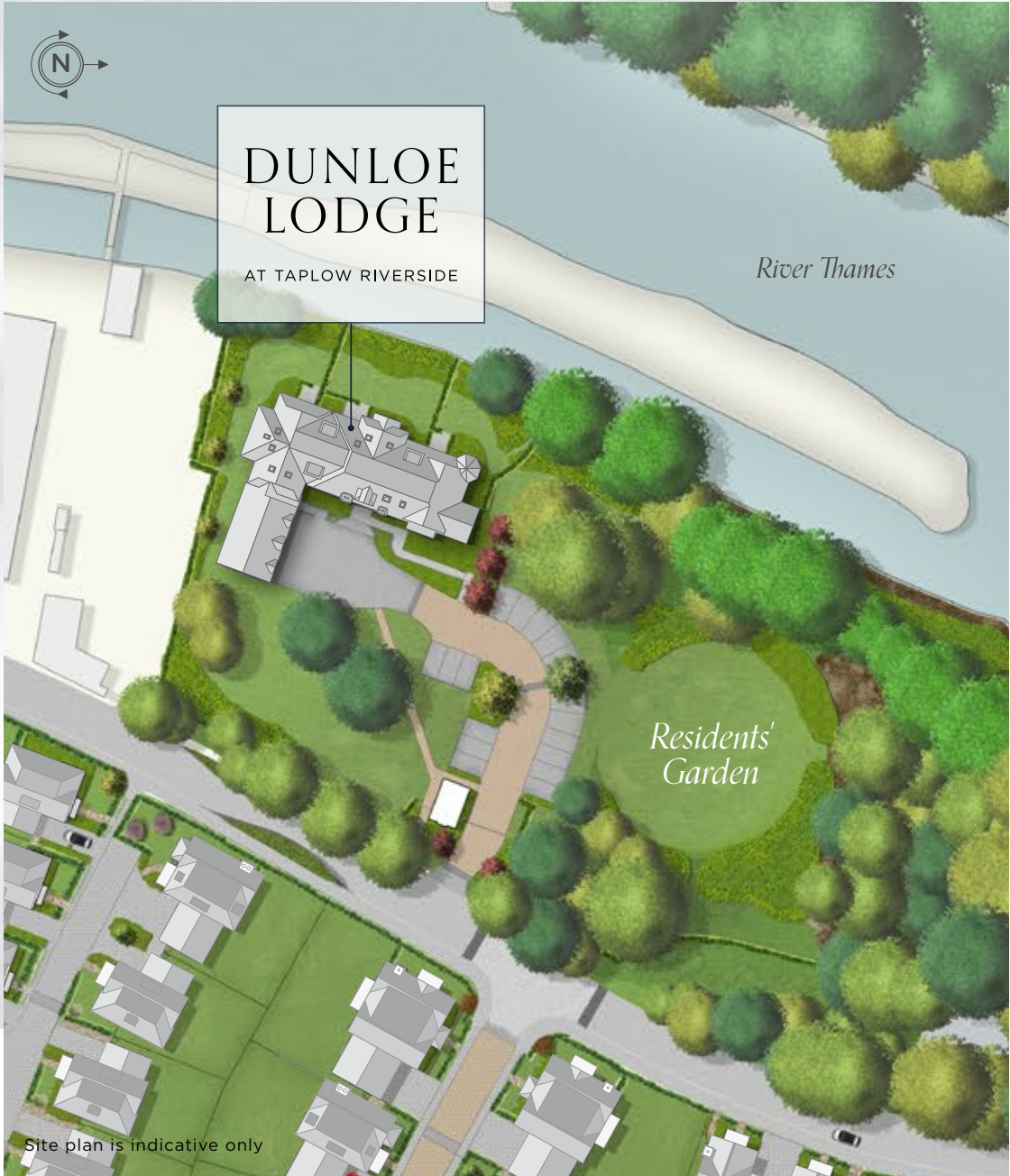
DUNLOE LODGE



Spacious, quality homes

Luxury and exceptional quality are the hallmarks of a new home by Berkeley. At Dunloe Lodge, every home has been carefully designed for open plan living with sumptuous interiors throughout.

Individually crafted kitchens, immaculate bathrooms and elegant bedrooms, all beautifully finished.



Dunloe Lodge enjoys a delightful, secluded position, where you can sit and enjoy the nearby River Thames

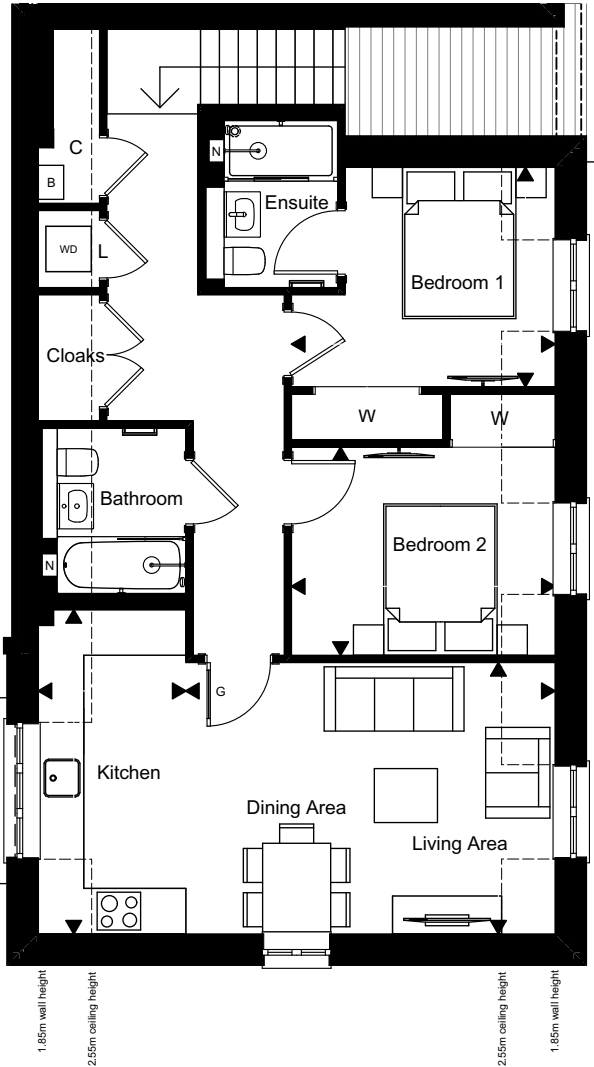
The apartments have been designed to maximise light and views of the River Thames, with a balcony or terrace* from which to enjoy the setting.

Ground floor apartments further benefit from private gardens and selected apartments feature stunning rotunda-style bay windows.

A garden adjacent to Dunloe Lodge provides additional outdoor green space for residents.

Each apartment comes with two car parking spaces and a limited number of garages are available for purchase.

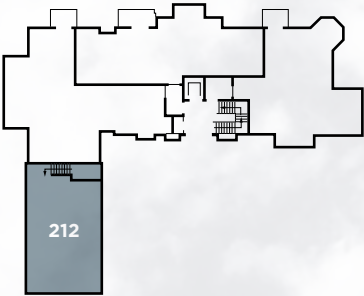
*Juliet balcony to Apartment 223



Key ◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard B Boiler WD Space and plumbing for washer/dryer N Niche - - - Change in Ceiling Height

DUNLOE LODGE

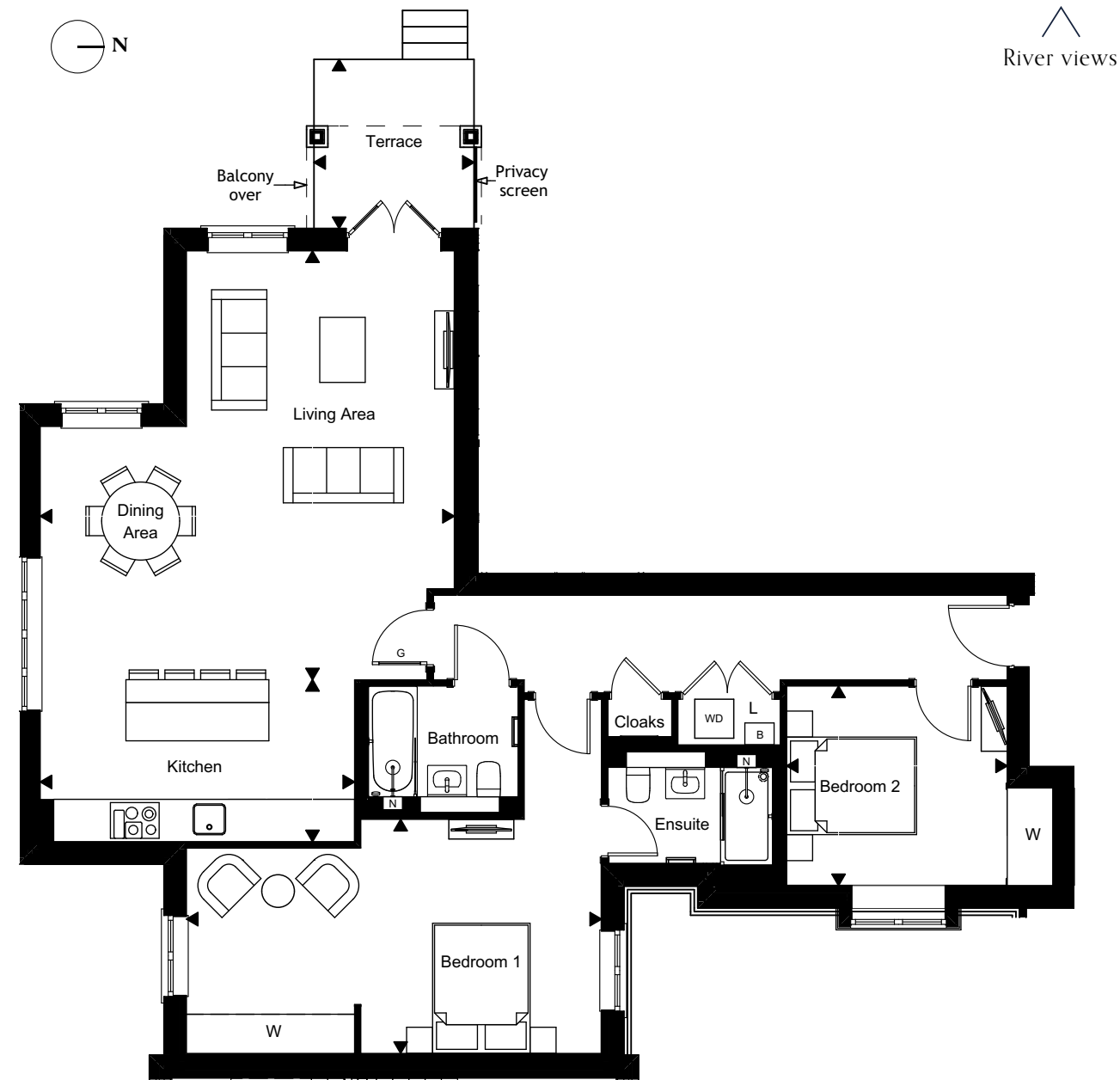
Coach House 212 2 Bedrooms



First Floor

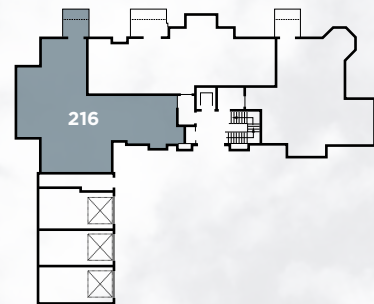
Kitchen		
4.28 x 1.95m	14'1" x 6'5"	
Living/Dining Area		
4.88 x 3.58m	16'0" x 11'9"	
Bedroom 1		
3.48 max x 2.90m	11'5" max x 9'6"	
Bedroom 2		
3.48 x 2.75m	11'5" x 9'0"	

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Key ◀▶ Measurement Points W Wardrobe B Boiler L Laundry Cupboard G Glazed Door WD Space and plumbing for washer/dryer N Niche

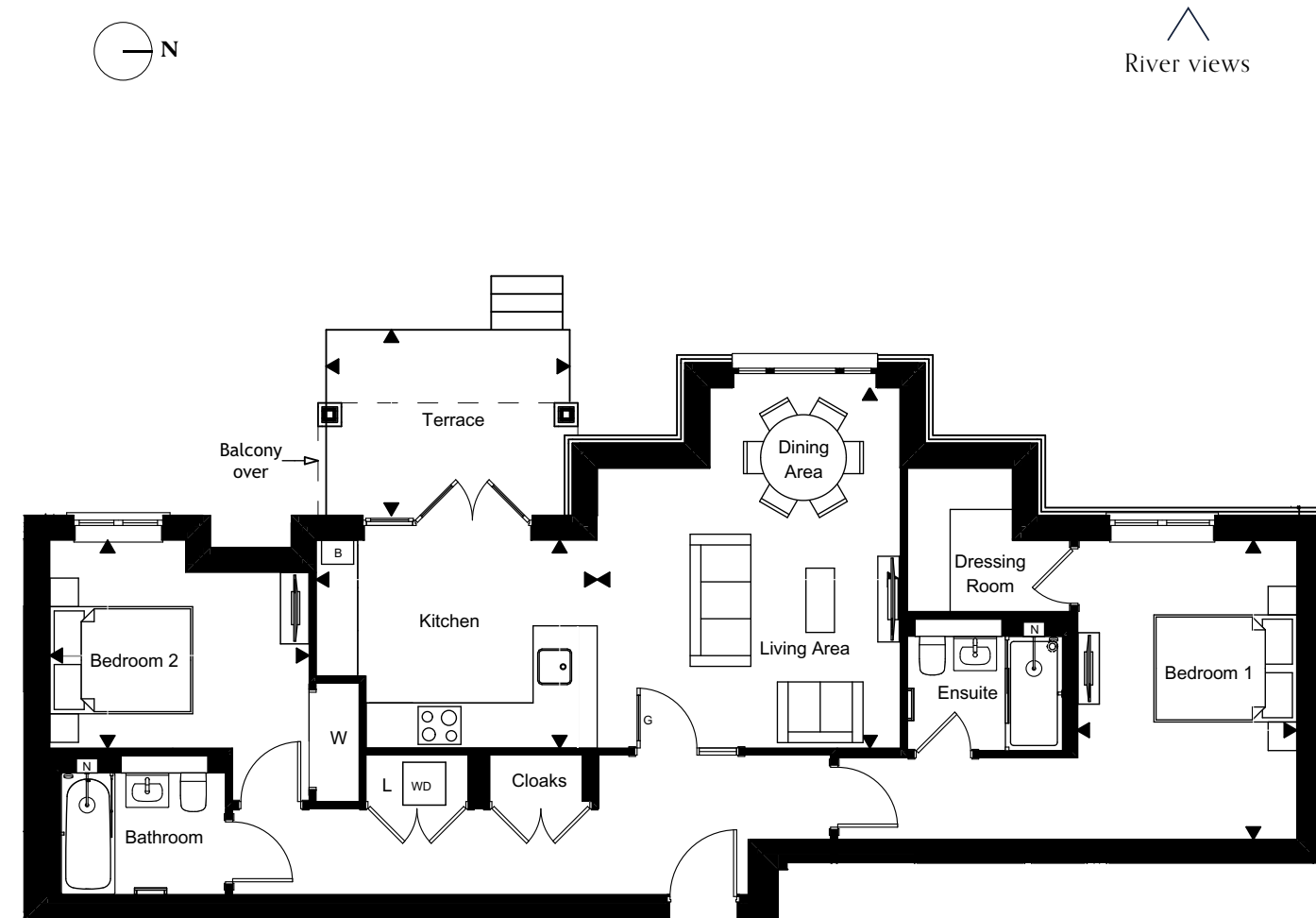
Apartment 216 2 Bedrooms



Ground Floor

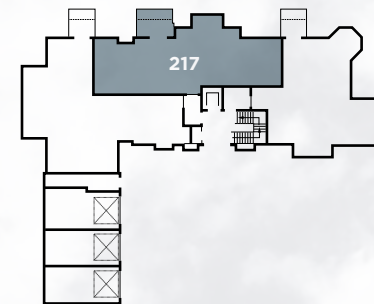
Kitchen	4.83 x 2.49m	15'10" x 8'2"
Living/Dining Area	6.59 max x 6.36m max	21'7" max x 20'10" max
Bedroom 1	6.38 max x 3.59m max	20'11" max x 11'9" max
Bedroom 2	3.39 x 3.06m	11'1" x 10'0"
Terrace	2.46 x 2.60m	8'1" x 8'6"

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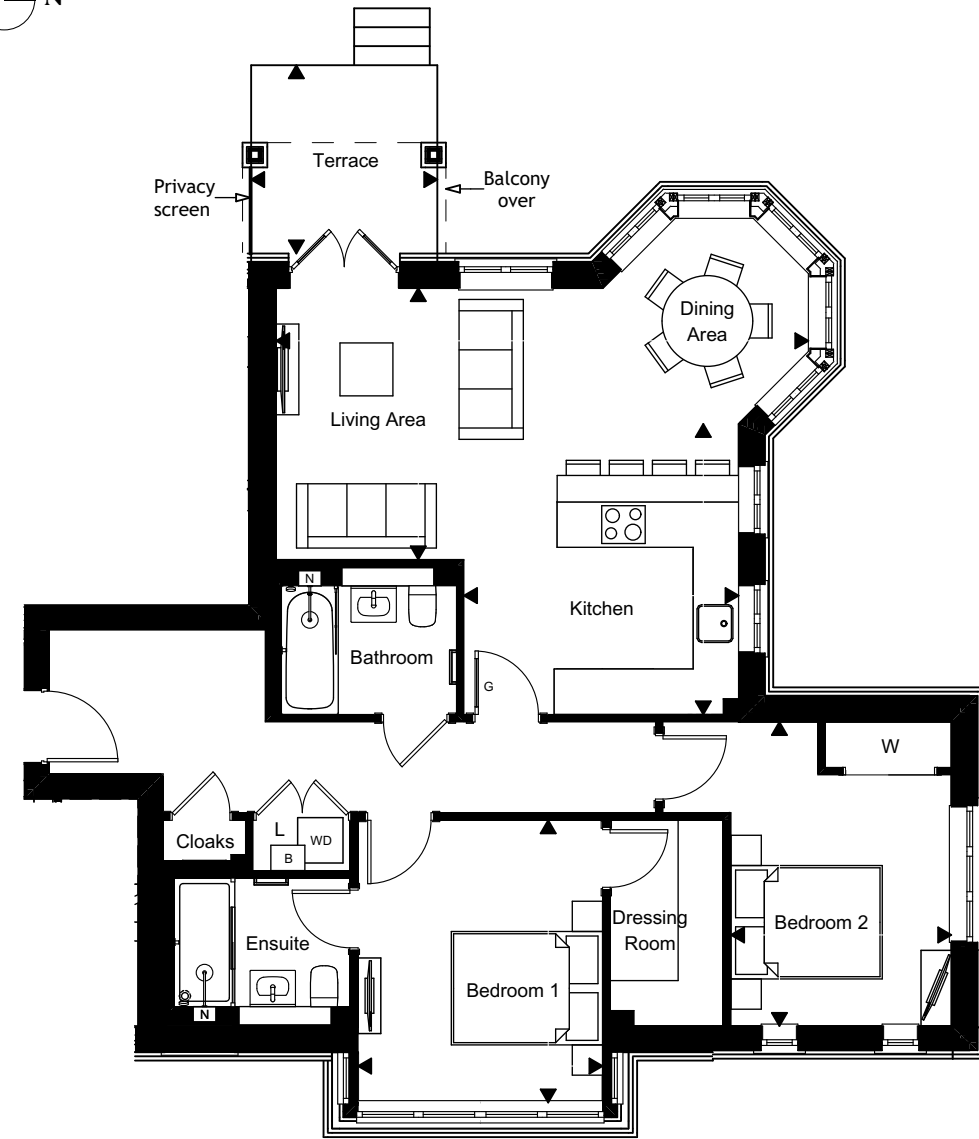
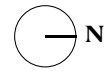
Apartment 217 2 Bedrooms



Ground Floor

Kitchen	3.93 max x 2.90m max	12'11" max x 9'6" max
Living/Dining Area	5.04 max x 4.24m max	16'6" max x 13'11" max
Bedroom 1	4.18 x 3.08m	13'9" x 10'1"
Bedroom 2	3.63 max x 2.90m max	11'11" max x 9'6" max
Terrace	3.41 x 2.60m	11'2" x 8'6"

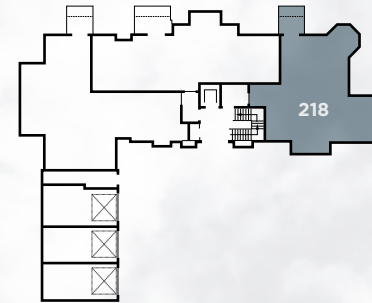
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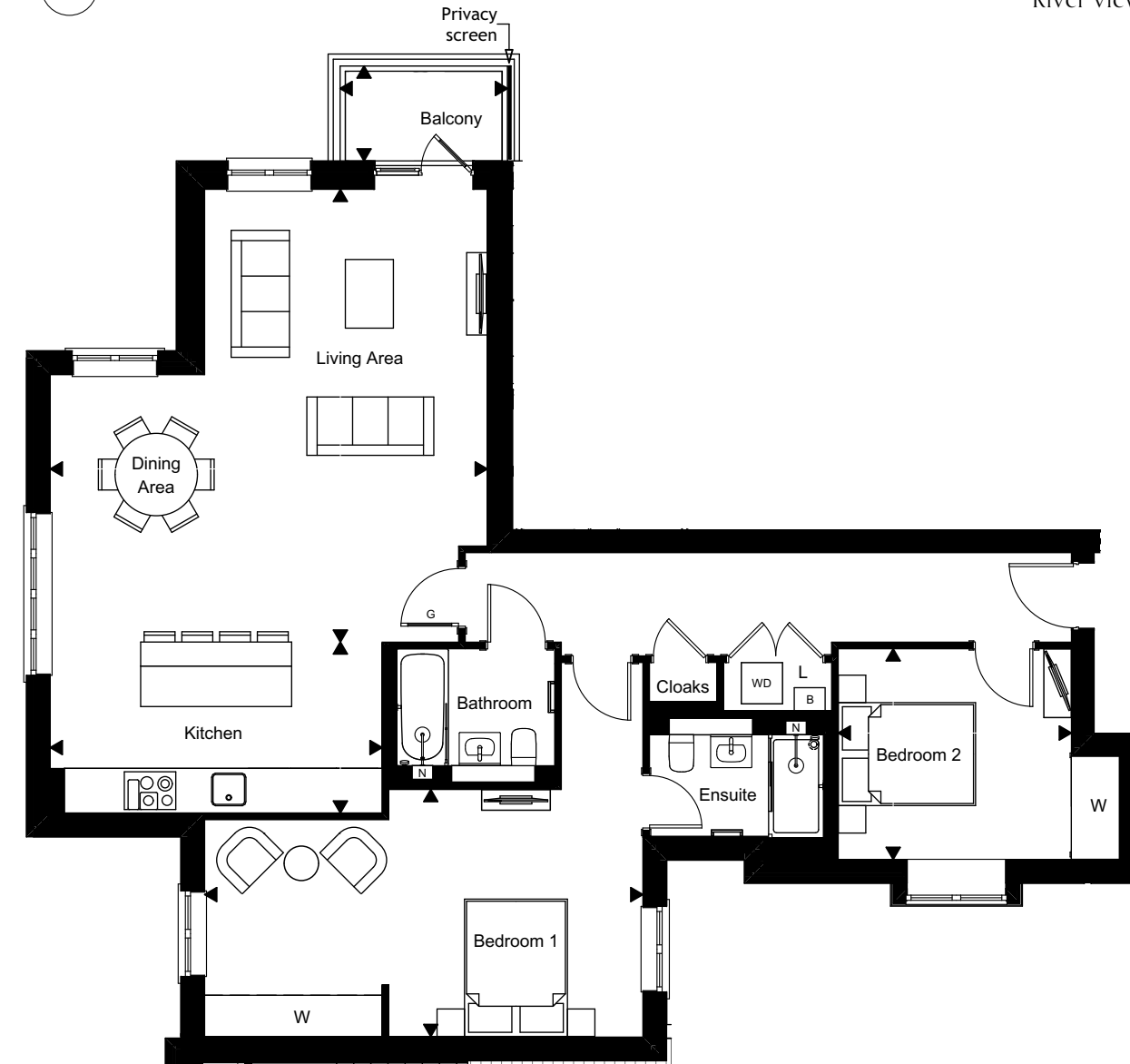
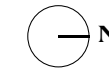
Apartment 218 2 Bedrooms



Ground Floor

Kitchen	3.84 max x 3.63m max	12'7" max x 11'11" max
Living/Dining Area	7.03 max x 3.58m max	23'1" max x 11'9" max
Bedroom 1	3.73 x 3.23m	12'3" x 10'7"
Bedroom 2	4.02 x 2.91m	13'2" x 9'7"
Terrace	2.46 x 2.49m	8'1" x 8'2"

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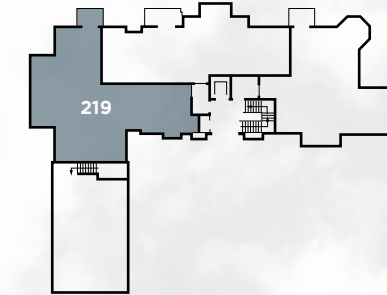


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DUNLOE LODGE



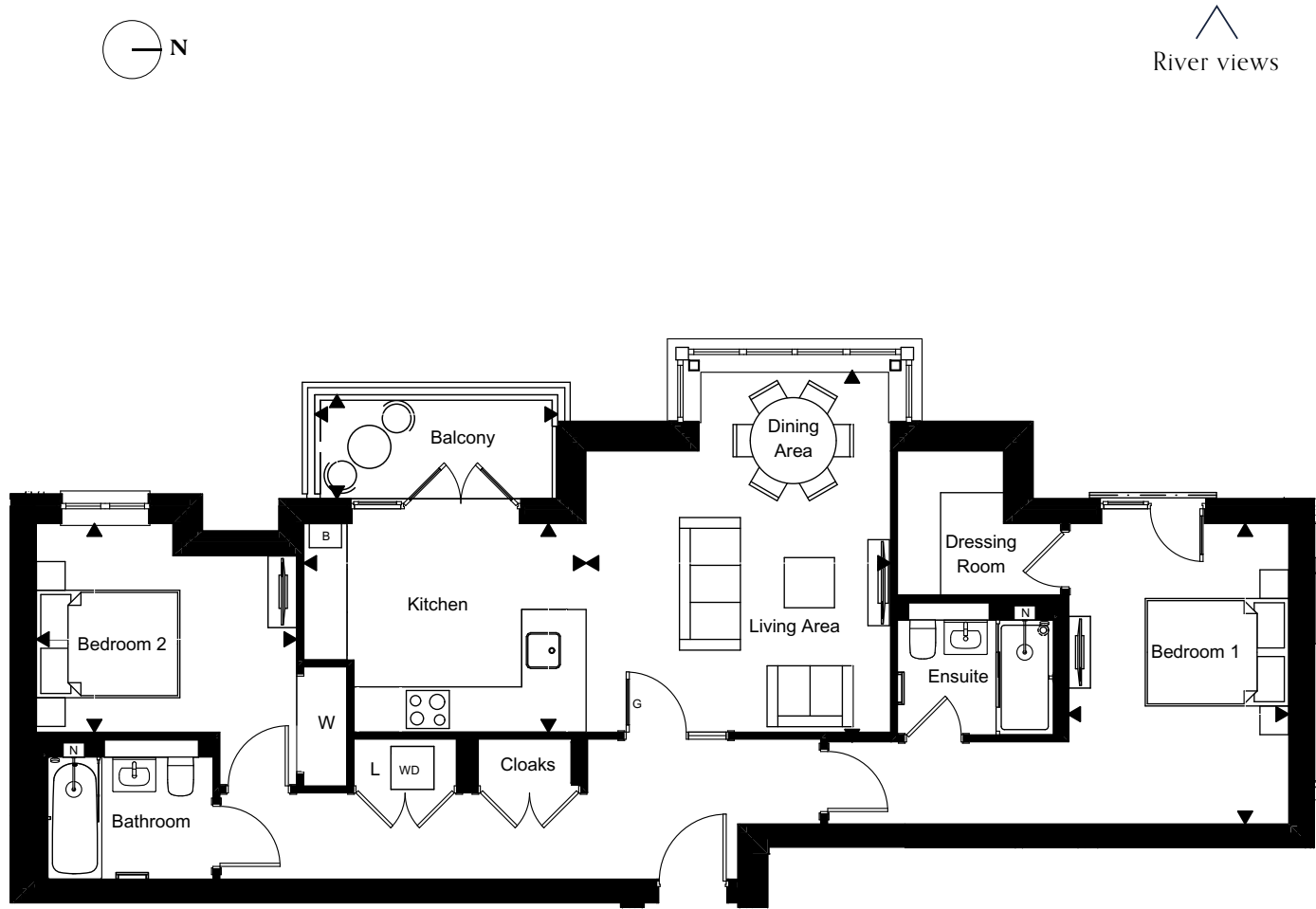
Apartment 219 2 Bedrooms



First Floor

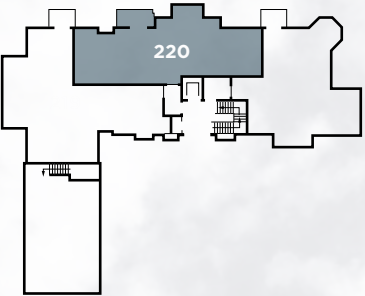
Kitchen	4.83 x 2.49m	15'10" x 8'2"
Living/Dining Area	6.59 max x 6.36m max	21'7" max x 20'10" max
Bedroom 1	6.38 max x 3.59m max	20'11" max x 11'9" max
Bedroom 2	3.39 x 3.06m	11'1" x 10'0"
Balcony	2.43 x 1.38m	8'0" x 4'6"

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Apartment 220

2 Bedrooms

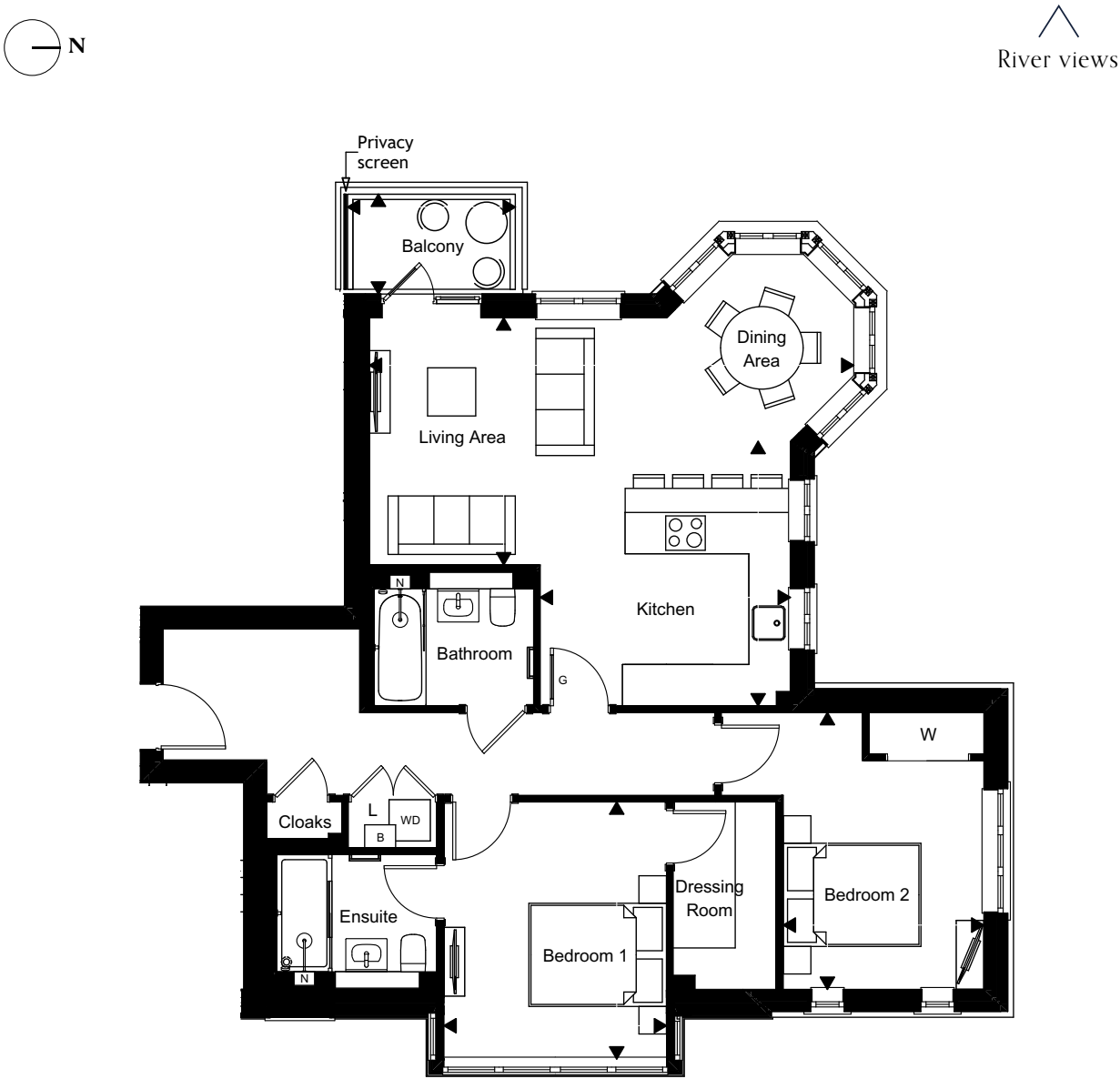


First Floor

Kitchen		
3.93 max x 2.90m max 12'11" max x 9'6" max		
Living/Dining Area		
5.04 max x 4.24m max 16'6" max x 13'11" max		
Bedroom 1		
4.18 x 3.08m 13'9" x 10'1"		
Bedroom 2		
3.63 max x 2.90m max 11'11" max x 9'6" max		
Balcony		
3.38 x 1.45m 11'1" x 4'9"		

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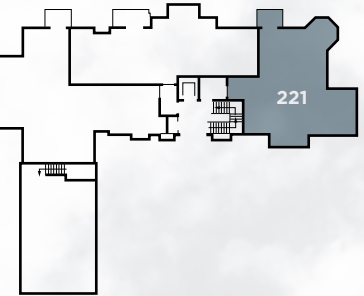
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Key ▶▶ Measurement Points W Wardrobe B Boiler L Laundry Cupboard G Glazed Door WD Space and plumbing for washer/dryer N Niche

Apartment 221

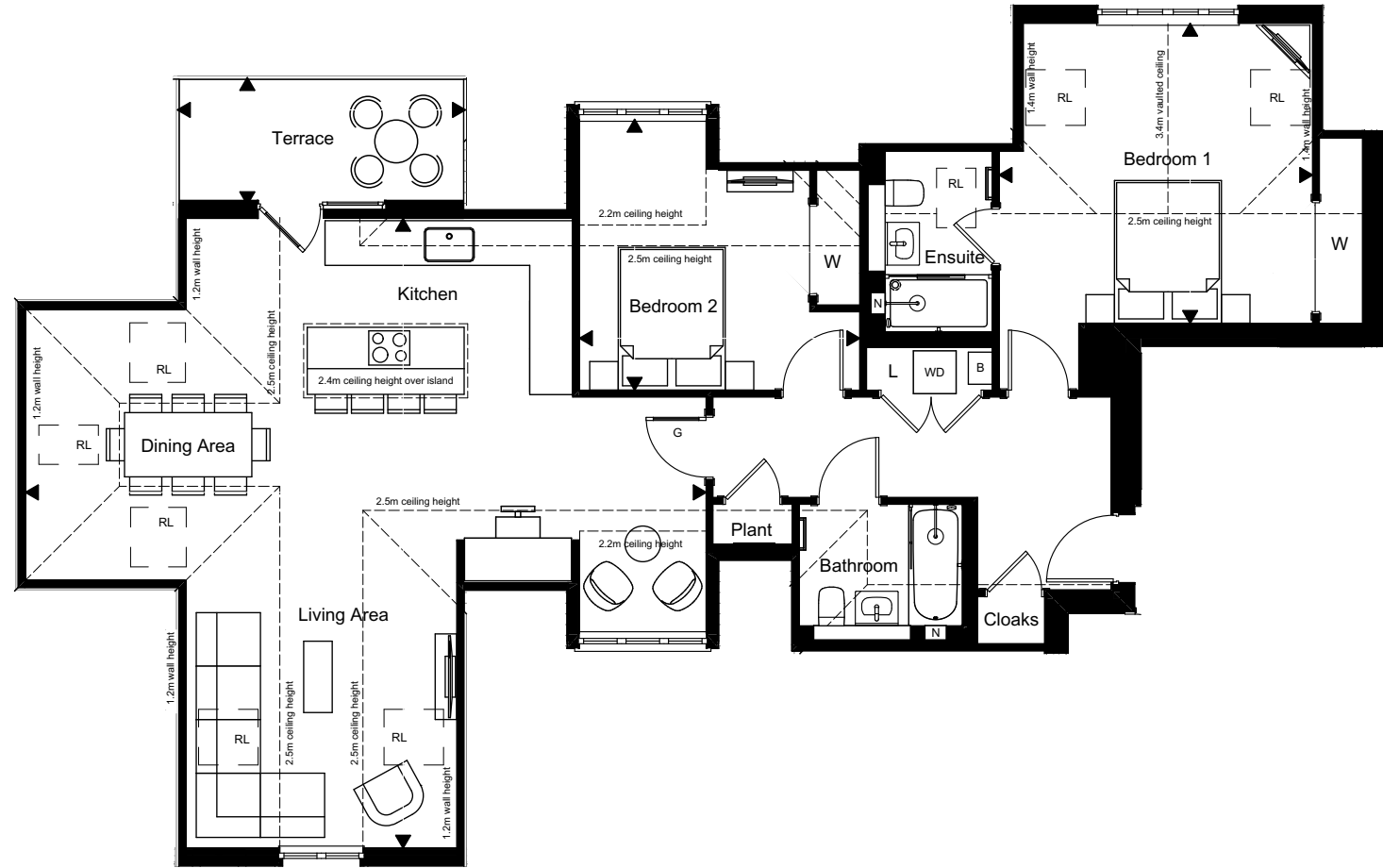
2 Bedrooms



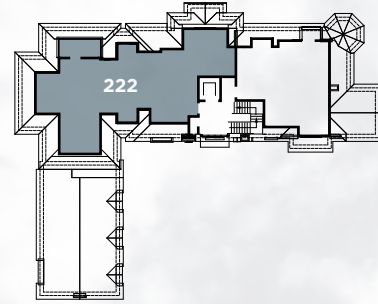
First Floor

Kitchen		
3.84 max x 3.63m max 12'7" max x 11'11" max		
Living/Dining Area		
7.03 max x 3.58m max 23'1" max x 11'9" max		
Bedroom 1		
3.73 x 3.23m 12'3" x 10'7"		
Bedroom 2		
4.02 x 2.91m 13'2" x 9'7"		
Balcony		
2.43 x 1.45m 8'0" x 4'9"		

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Apartment 222 2 Bedrooms



Second Floor

Kitchen/Living/Dining Area

9.53 max x 8.84m max 31'3" max x 29'0" max

Bedroom 1

4.20 x 4.38m 13'9" x 14'4"

Bedroom 2

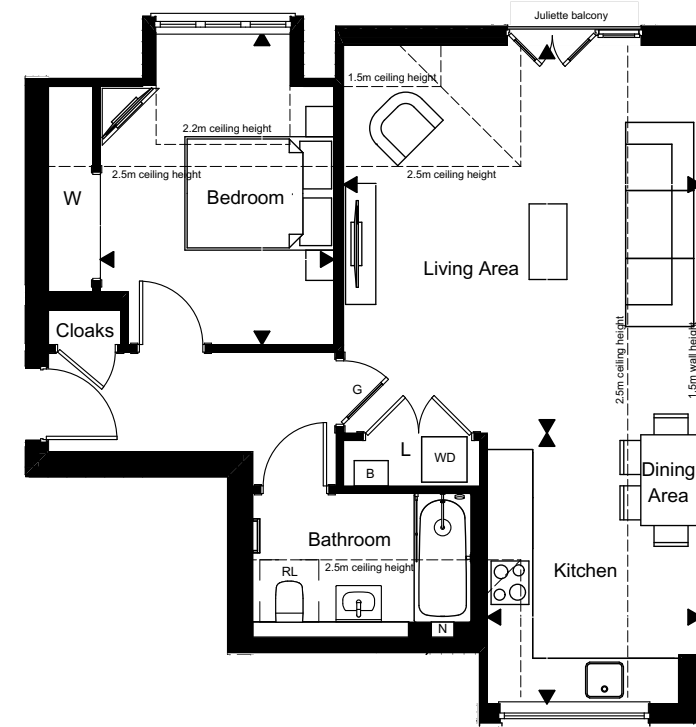
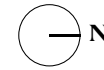
3.92 x 3.79m max 12'10" x 12'5" max

Terrace

4.03 x 1.78m 13'3" x 5'10"

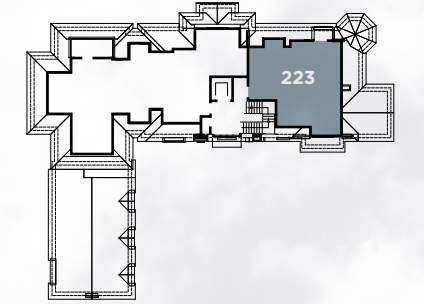
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DUNLOE LODGE

Apartment 223 1 Bedroom



Second Floor

Living

5.12 x 4.73m 16'10" x 15'6"

Kitchen/Dining Area

3.53 x 2.83m 11'7" x 9'3"

Bedroom

4.13 max x 3.08m 13'7" max x 10'1"

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Specification

KITCHENS

- Individually designed kitchens produced and manufactured in the UK
- Composite stone worktop with matching upstand and drainer grooves
- Antique mirror splashback below wall units
- Siemens stainless steel appliances throughout including:
 - Two multifunction single ovens, one with microwave function
 - Integrated fridge / freezer
 - Integrated multifunction dishwasher
 - 4-zone induction hob
 - Extractor to suit design
- Stainless steel single bowl under-mounted sink with polished chrome mixer tap
- LED downlights throughout
- LED lighting to the underside of wall units
- Feature pendant lighting over peninsula/island in apartments 216, 218, 219, 221 and 222

- Polished Chrome socket outlets and USB point above work surface
- Porcelain floor tiles

ENSUITE

- Duravit two-drawer vanity unit with basin and polished chrome basin mixer
- Duravit wall hung WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with glass sliding door, Dornbracht chrome thermostatic mixer with wall mounted shower head and hand shower
- Recessed tiled niche within shower area
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Heated towel rail
- LED downlights
- Porcelain wall tiling
- Matt porcelain, timber-effect floor tiling laid in herringbone-effect

BATHROOM

- Duravit two-drawer vanity unit with basin and polished chrome basin mixer
- Duravit wall hung WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen and Dornbracht chrome thermostatic mixer with wall mounted shower head and hand shower
- Matt Shaker-style bath panel with feature inset antique mirror
- Recessed tiled niche over bath
- Wall mounted mirrored cabinet with shaver socket and concealed lighting to apartments 216-221
- Mirror positioned over basin/WC in apartments 212 and 222
- Heated towel rail
- LED downlights
- Porcelain wall tiling
- Matt porcelain, timber-effect floor tiling laid in herringbone-effect

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to kitchen/living/dining and TV points (Terrestrial / Freeview) to bedrooms
- Data points will be provided adjacent to every television point
- Telephone points to kitchen/living/dining and bedrooms
- Speakers to kitchen/living/dining, bedroom 1, ensuite 1 and to bathroom within apartment 223
- LED downlights to hallway, kitchen/living/dining, laundry cupboard and bedroom 1
- LED downlights to ground floor entrance and landing in apartment 212
- LED downlights and wall lighting to bedroom 1 within apartment 222
- Pendant lighting to bedroom 2
- 5-Amp lighting circuits to living/dining areas and bedrooms
- External power and light

- White metal sockets and switches throughout with white plastic fittings to cupboards
- USB points to kitchen and bedrooms

INTERIOR FINISHES

- Two-panelled satin painted internal doors with polished chrome door knob
- Feature glazed door to kitchen/living/dining room with polished chrome door knob
- Satin painted skirting and architraves to complement internal doors
- Decorative cornice to feature throughout hallway and living/dining area within apartments 216 – 221 and to hallway only within apartments 212, 222 and 223
- Bespoke fitted wardrobe with hinged Shaker-style doors to bedroom 1 within apartments 212, 216, 219, 222 and 223 with internal fittings to suit wardrobe layout

- Apartments 217, 218, 220, 221 feature a walk-in dressing room to bedroom 1 with internal fittings to include single hanging, double hanging, shelving and drawers where possible
- Wardrobes to secondary bedrooms will feature internal doors with a single shelf and hanging rail
- Carpet to hallway, living/dining area, hall cupboards and bedrooms and to ground floor entrance and stairs within apartment 212

LAUNDRY CUPBOARD

- Space and plumbing for washer / dryer
- LED downlights
- Porcelain floor tiles

HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout

EXTERNAL FEATURES

- Terrace / Balcony where appropriate
- Communal television aerial and satellite dish
- Bin and cycle store

SECURITY & PEACE OF MIND

- Property pre-wired for intruder alarm
- Audio/Video door entry system to apartments 216 - 223
- Smoke detectors and heat detectors hardwired with battery back up
- Multi-point locking to front entrance door
- 10-Year Premier Guarantee

DUNLOE LODGE



Photography is illustrative only





Photography of the River Thames

DUNLOE LODGE



Perfectly positioned

Taplow Riverside is in an exceptional location, 12 miles west of Heathrow and near to some of the country's most exclusive riverside towns and villages.



Photography of Bakedd, Maidenhead

Taplow Riverside offers the best of both worlds: rural, open space and easy access to the highlights of London and surrounding towns.

A wonderful array of shopping, dining, sporting and cultural opportunities are within an half hour drive at Windsor, Marlow, Henley-on-Thames, Bray and Ascot. The thriving business centre of Maidenhead, currently undergoing redevelopment, is just 2 miles away.



Lifestyle photography, indicative only



Photography of Cliveden House



Lifestyle photography, indicative only



Photography of Windsor

Whether you're looking for an independent boutique or everyday necessities from the high street, you will find everything you need close by.



Photography of Canary Wharf, London

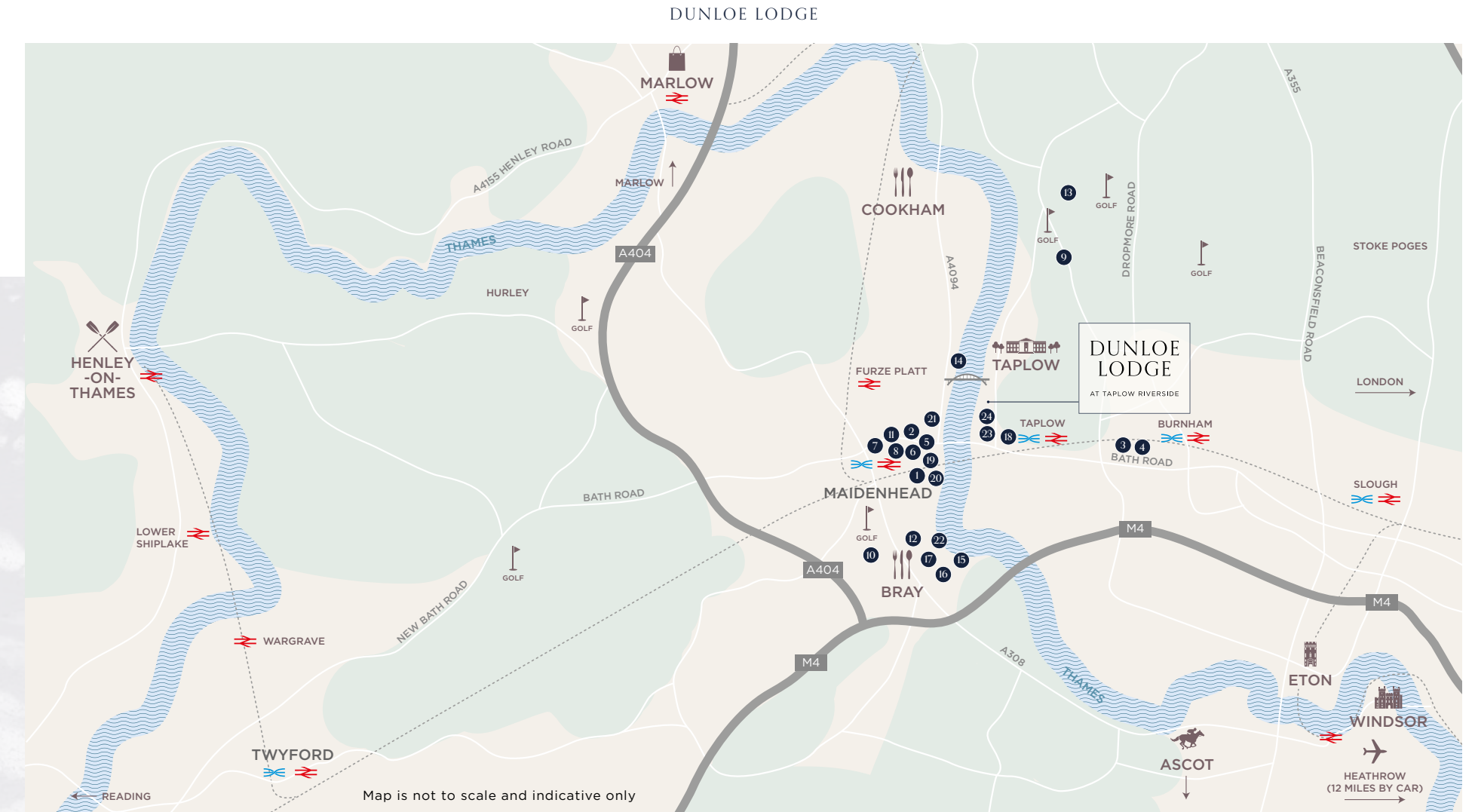
Maidenhead and Taplow stations are on the new western Crossrail line

Scheduled for completion in 2022, journey times into central London and Canary Wharf will be significantly reduced.

<p>PADDINGTON</p> <p>≡</p> <p>18</p> <p>MINUTES</p>	<p>BOND ST</p> <p>⊖</p> <p>39</p> <p>MINUTES</p>
<p>LIVERPOOL ST</p> <p>⊖</p> <p>46</p> <p>MINUTES</p>	<p>CANARY WHARF</p> <p>⊖</p> <p>55</p> <p>MINUTES</p>

London feels closer than ever, with a train to Paddington in less than 20 minutes.

Journey times taken from crossrail.co.uk and nationalrail.co.uk from Maidenhead Station



Local Amenities

- 1 Waitrose
- 2 Sainsbury's
- 3 Bishop Centre Shopping Village
- 4 Tesco
- 5 Boots
- 6 Marks & Spencer
- 7 The Nicholson Shopping Centre

Leisure and Entertainment

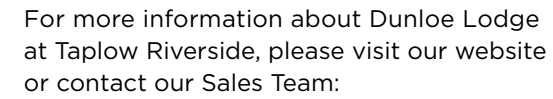
- 8 David Lloyd Leisure
- 9 Huntswood Golf Club
- 10 Maidenhead Golf Club
- 11 Odeon Cinema
- 12 Braywick Leisure Centre
- 13 Cliveden House & Spa

Restaurants & Cafés

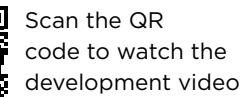
- 14 The Boat House
- 15 Waterside Inn
- 16 The Fat Duck
- 17 The Hind's Head
- 18 Miller and Carter
- 19 Bakedd: Artisan Bakery and Café

- 20 Coppa Club Restaurant
- 21 Thai Orchid
- 22 Caldesi in Campagna
- 23 Roux at Skindles Brasserie
- 24 The Boat Yard (proposed)

AT TAPLOW RIVERSIDE



Taplow Riverside Sales & Marketing Suite,
Mill Lane, Taplow, Buckinghamshire
Sat Nav Reference: SL6 0AA



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Taplow Riverside and all associated names are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only. All distances sourced from www.google.co.uk/maps. March 2021.

