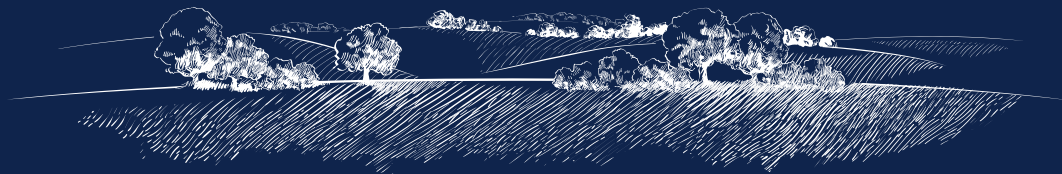


CROSBY HOUSE



BOURNE END
BUCKINGHAMSHIRE





CROSBY HOUSE



TWENTY LUXURY,
ONE & TWO BEDROOM
APARTMENTS SET WITHIN
THE MEADOWBANK ESTATE





CONTEMPORARY STYLE & LUXURY



SMART, CONNECTED, SUSTAINABLE –
Welcome to your new Bijou apartment.

At Bijou Living, we specialise in making beautiful, contemporary apartments which bring new life to buildings with character. Using our superb attention to detail we completely transform the interior, producing stylish, contemporary homes which incorporate the very latest in smart home technology, energy conscious devices and sustainable construction methods.

Our professionally designed kitchens feature fully fitted units with soft close doors and drawers, energy-efficient integrated appliances, and the luxury of an instant boiling water tap.

Smart speakers are compatible with your smart devices and fast, integrated cabling means that you won't have to compromise on Wi-Fi or smart TV connectivity.

Carefully selected features such as rainfall shower heads, innovative lighting and contemporary white sanitaryware make for a luxurious bathroom experience.

All in all, your new Bijou apartment really is designed for modern living.



EVERYTHING YOU WANT - IN
A PERFECTLY FORMED PACKAGE

THE PERFECT LOCATION

BOURNE END Bourne End is the home of Crosby House, a collection of twenty luxury one and two bed apartments. Bourne End is a hidden jewel of the Buckinghamshire Countryside and for many residents and visitors alike, the river is the central attraction of Bourne End, and many leisure pursuits involve or revolve around it. The Sailing Club traditionally host a week-long regatta every year in June, known as Bourne End Week.

Bourne End's parade of shops hosts a number of restaurants of varying cuisines and if these aren't enough for you, the more vibrant towns of Beaconsfield and Marlow are around a 10 minute drive away. As a little snippet of history, Bourne End in the 1920's was home to the popular children's writer Enid Blyton.



Bourne End Highstreet



View of the Thames



GETTING THERE BY ROAD & RAIL

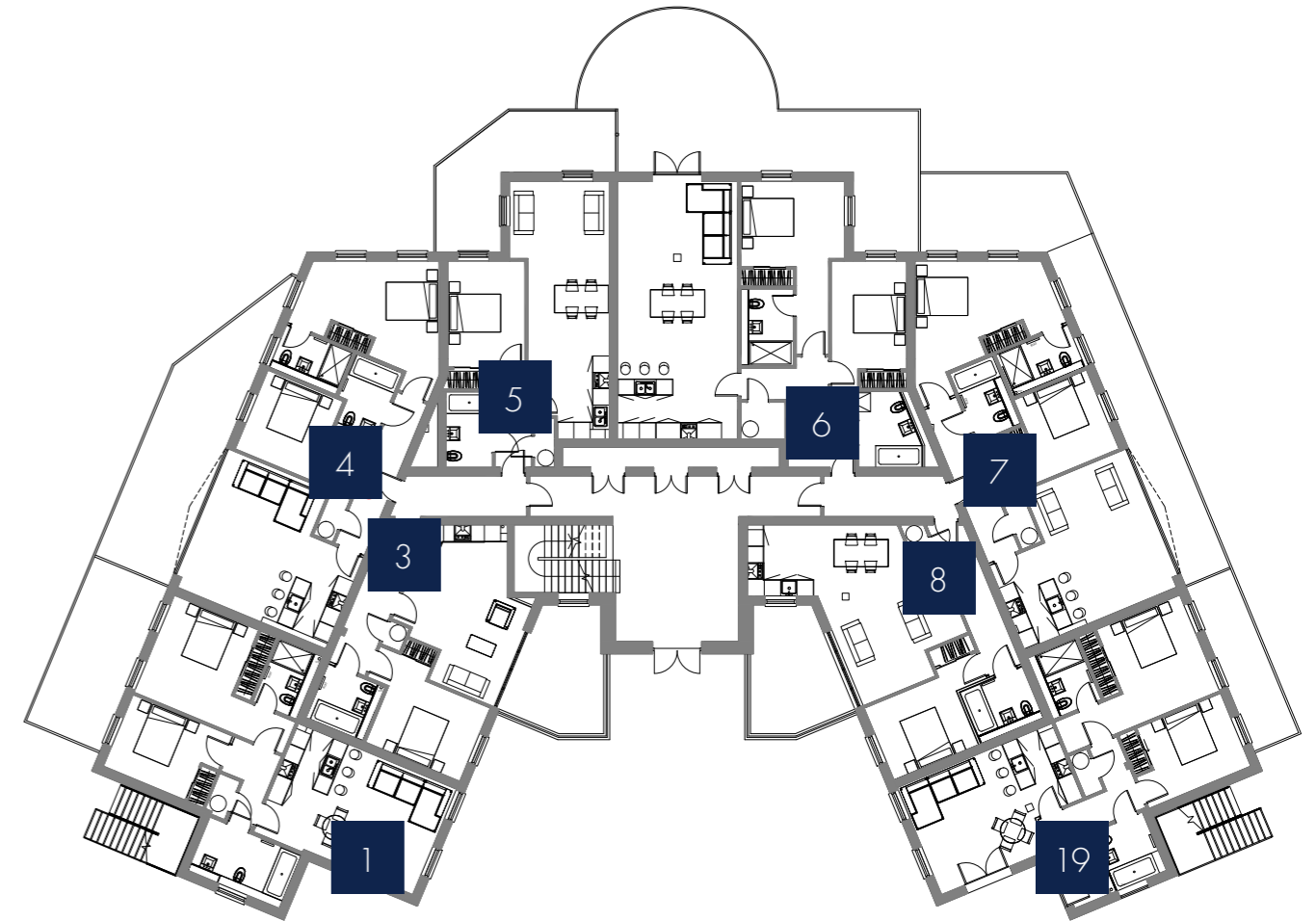


Approximate times, supplied by Google Maps



CROSBY HOUSE

GROUND FLOOR PLAN



FLAT

1



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

LARGE PRIVATE REAR TERRACE

ENSUITE TO MASTER BEDROOM

2 DOUBLE BEDROOMS

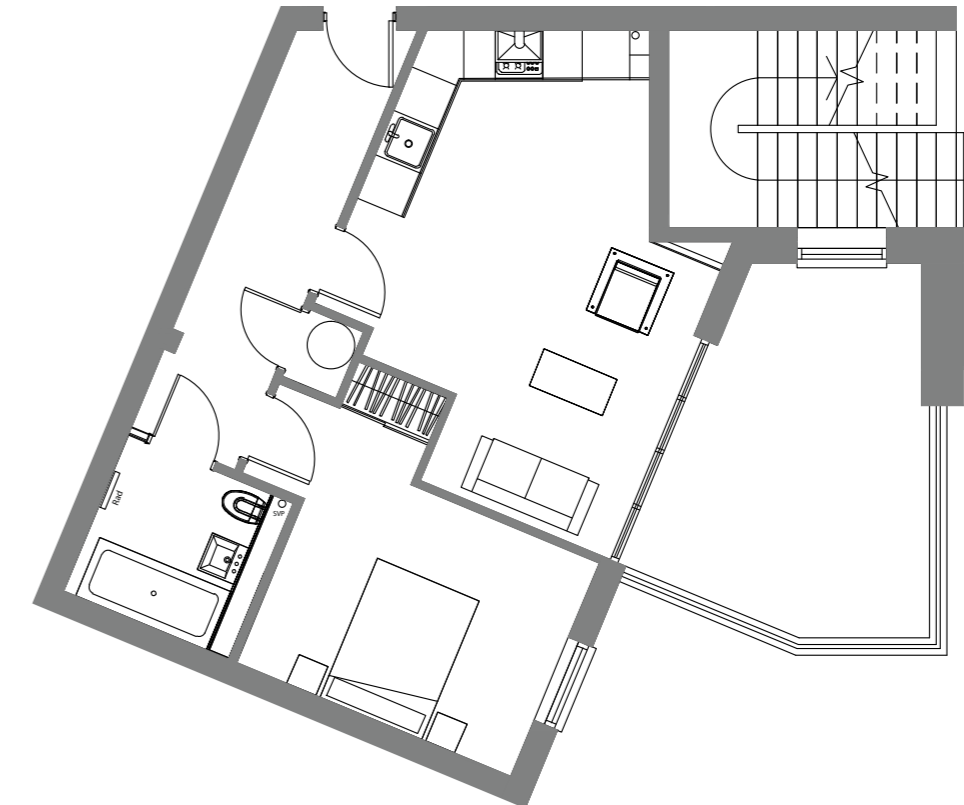
PRIVATE ENTRANCE AND TERRACE

2 PARKING SPACES

Kitchen/Living room	4.2m x 6.3m	13' 8" x 20' 7"
Master Bedroom	3.8m x 6.1m	12' 5" x 20'
Ensuite	1.8m x 2.5m	5' 9" x 8' 2"
Bedroom 2	3.9m x 2.9m	12' 8" x 9' 5"
Family Bathroom	3.6m x 2.1m	11' 8" x 6' 9"
Terrace	6.5m x 2.6m	21' 3" x 8' 5"
Front Terrace	4.1m x 2.3m	13' 4" x 7' 57"
Gross Internal size	80m ²	861 sq ft

FLAT

3



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

LARGE PRIVATE REAR TERRACE

OPEN PLAN KITCHEN / LIVING ROOM

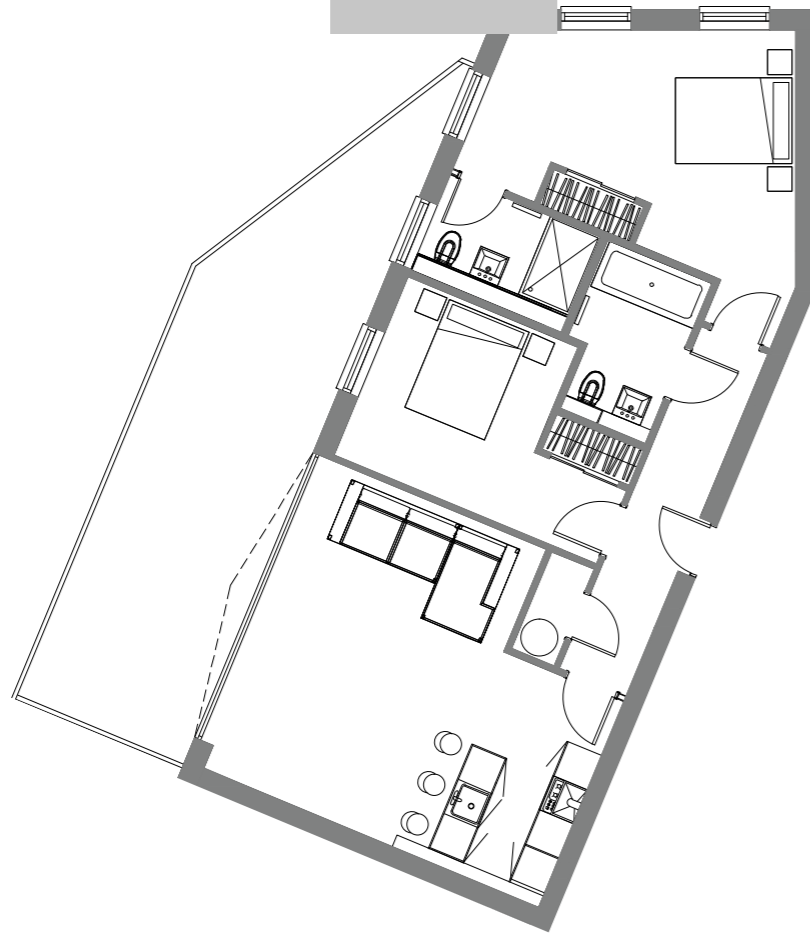
ALLOCATED PARKING

BUILT IN KITCHEN APPLIANCES

FAMILY BATHROOM

Kitchen/Living room	6m x 4.5m	19' 7" x 14' 8"
Master Bedroom	4.5m x 2.9m	14' 8" x 9' 5"
Family Bathroom	2.2m x 2.1m	7' 2" x 6' 9"
Terrace	4.1m x 3.9m	13' 4" x 12' 8"
Gross Internal size	50m ²	538 sq ft

FLAT
4



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

LARGE PRIVATE REAR TERRACE

ENSUITE TO MASTER BEDROOM

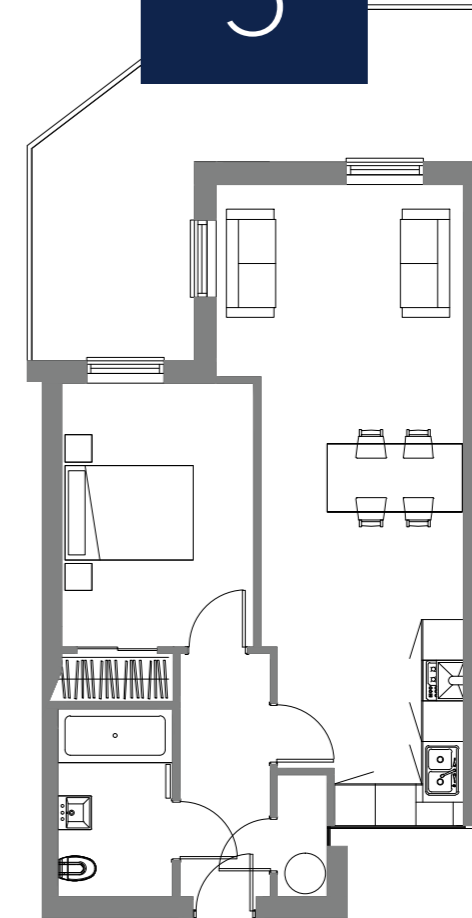
2 DOUBLE BEDROOMS

2 PARKING SPACES

BREAKFAST BAR TO KITCHEN

Kitchen/Living room	5.4m x 6.1m	17' 7" x 20'
Master Bedroom	5.8m x 4.2m	19' x 13' 8"
Ensuite	2.6m x 1.7m	8' 5" x 5' 6"
Bedroom 2	3.1m x 4.6m	10' 2" x 15' 1"
Family Bathroom	1.8m x 2.8m	5' 9" x 9' 2"
Terrace	12m x 2.9m	39' 4" x 9' 5"
Gross Internal size	81m ²	871 sq ft

FLAT
5



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

PRIVATE TERRACE

LARGE MASTER BEDROOM

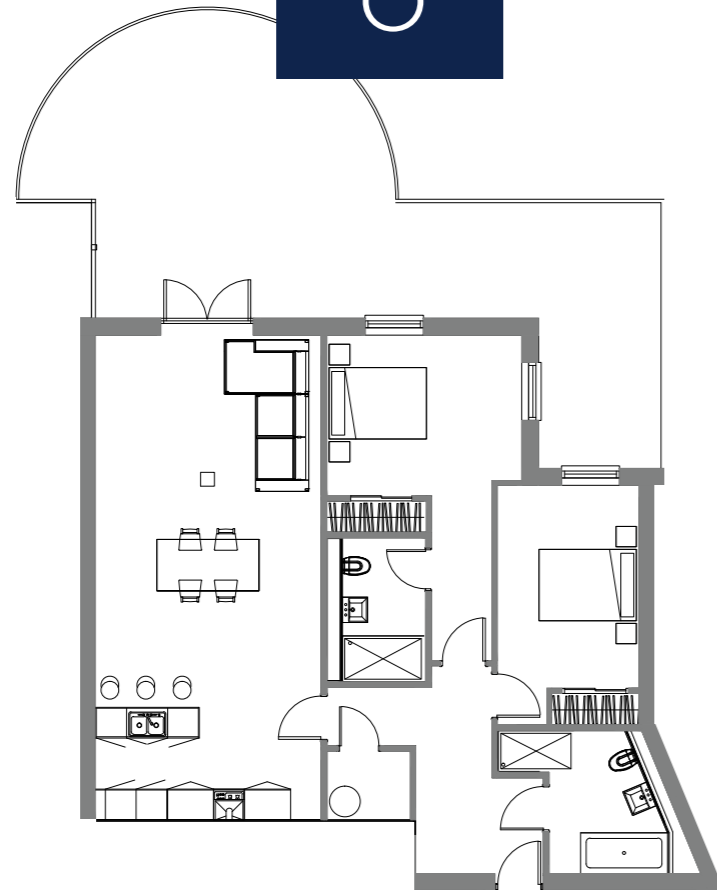
BUILT IN KITCHEN APPLIANCES

ALLOCATED PARKING

INBUILT WARDROBE

Kitchen/Living room	9.4m x 3.6m	30' 8" x 11' 8"
Master Bedroom	4.6m x 2.8m	15' 1" x 9' 2"
Family Bathroom	2.7m x 2.0m	8' 8" x 6' 5"
Terrace	6.6m x 4.9m	21' 6" x 16' 1"
Gross Internal size	60m ²	645 sq ft

FLAT
6



INTERIOR DIMENSIONS

LARGE CURVED PRIVATE TERRACE

FEATURE BREAKFAST BAR TO KITCHEN

2 DOUBLE BEDROOMS

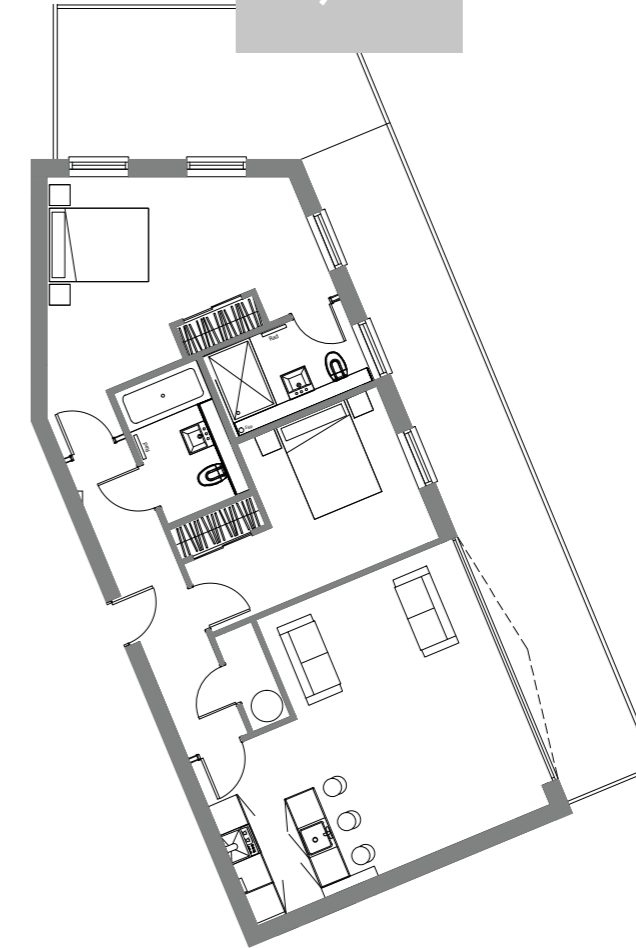
ENSUITE TO MASTER BEDROOM

FAMILY BATHROOM WITH BATH & SHOWER

2 PARKING SPACES

Kitchen/Living room	9.4m x 4.4m	30' 8" x 14' 4"
Master Bedroom	6.3m x 3.8m	20' 7" x 12' 5"
Ensuite	2.8m x 1.9m	9' 2" x 6' 2"
Bedroom 2	4.7m x 2.8m	15' 4" x 9' 2"
Family Bathroom	2.8m x 2.3m	9' 2" x 7' 5"
Terrace	11m x 6.0m	36' 1" x 19' 7"
Gross Internal size	101m ²	1076 sq ft

FLAT
7



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

LARGE PRIVATE REAR TERRACE

2 DOUBLE BEDROOMS

ENSUITE TO MASTER BEDROOM

2 PARKING SPACES

BREAKFAST BAR TO KITCHEN

Kitchen/Living room	6.2m x 5.4m	20' 3" x 17' 7"
Master Bedroom	5.8m x 4.2m	19' x 13' 8"
Ensuite	2.8m x 1.7m	9' 2" x 5' 6"
Bedroom 2	4.7m x 3.1m	15' 4" x 10' 2"
Family Bathroom	2.7m x 1.7m	8' 9" x 5' 6"
Terrace	12.5m x 1.7m	41' x 5' 6"
Gross Internal size	83m ²	893 sq ft

FLAT

8



INTERIOR DIMENSIONS

LARGE OPEN PLAN LIVING ROOM

Kitchen/Living room	4.5m x 6.5m	14' 8" x 21' 2"
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PRIVATE TERRACE

Master Bedroom	4.5m x 3.1m	14' 8" x 10' 2"
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ALLOCATED PARKING

Family Bathroom	2.5m x 2.0m	8' 2" x 6' 6"
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INBUILT KITCHEN APPLIANCES

Terrace	4.1m x 3.9m	13' 5" x 12' 8"
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FITTED WARDROBE

Gross Internal size	60m ²	645 sq ft
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FLAT

19



INTERIOR DIMENSIONS

GROUND FLOOR APARTMENT

Kitchen/Living	6.1m x 4.2m	20' x 13' 8"
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2 DOUBLE BEDROOMS

Master Bedroom	6.0m x 3.8m	19' 7" x 12' 5"
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ENSUITE TO MASTER BEDROOM

Ensuite	2.4m x 1.9m	7' 9" x 6' 2"
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PRIVATE REAR TERRACE

Bedroom 2	4.0m x 2.9m	13' 1" x 9' 5"
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PRIVATE FRONT TERRACE & ENTRANCE

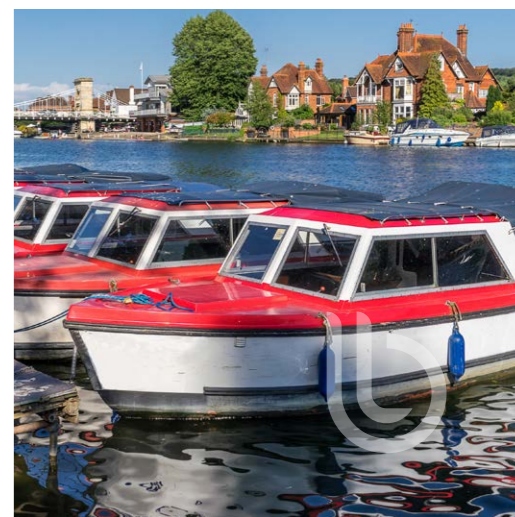
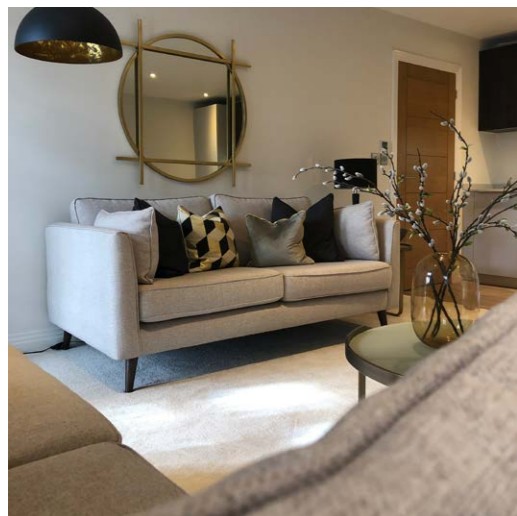
Family Bathroom	2.3m x 2.2m	7' 5" x 7' 2"
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2 PARKING SPACES

Rear Terrace	6.5m x 1.7m	21' 3" x 5' 6"
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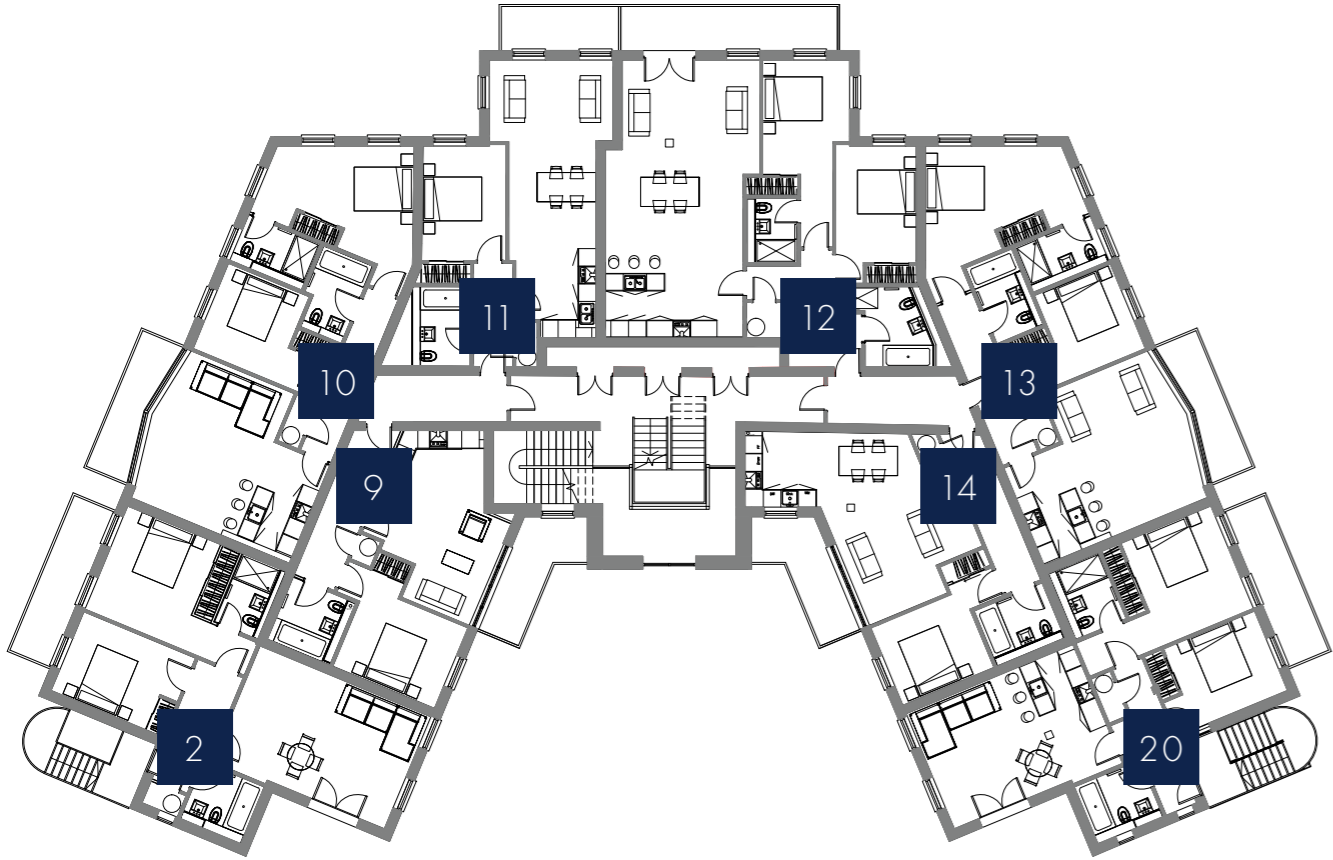
Front Terrace	4.1m x 2.3m	13' 5" x 7' 5"
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Gross Internal size	80m ²	861 sq ft
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CROSBY HOUSE

FIRST FLOOR PLAN



FLAT
2



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

PRIVATE ENTRANCE

2 LARGE DOUBLE BEDROOMS

ENSUITE TO MASTER BEDROOM

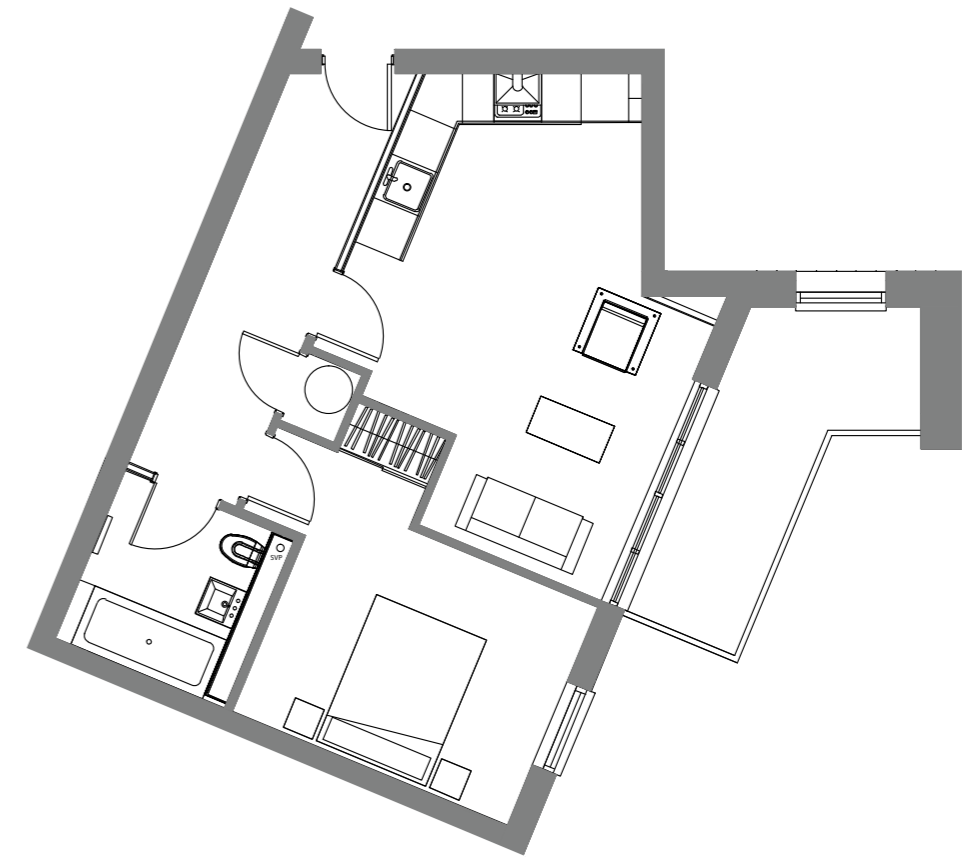
JULIETTE BALCONY TO LIVING ROOM

PRIVATE BALCONY

2 PARKING SPACES

Kitchen/Living	6.3m x 4.1m	20' 7" x 13' 5"
Master Bedroom	5.9m x 3.8m	19' 4" x 12' 5"
Ensuite	2.5m x 1.6m	8' 2" x 5' 2"
Bedroom 2	4.1m x 2.9m	13' 5" x 9' 5"
Family Bathroom	2.2m x 2.0m	7' 2" x 6' 6"
Private Balcony	5.7m x 1.5m	18' 7" x 4' 9"
Gross Internal size	80 m ²	861 sq ft

FLAT
9



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

LARGE PRIVATE BALCONY

OPEN PLAN KITCHEN / LIVING ROOM

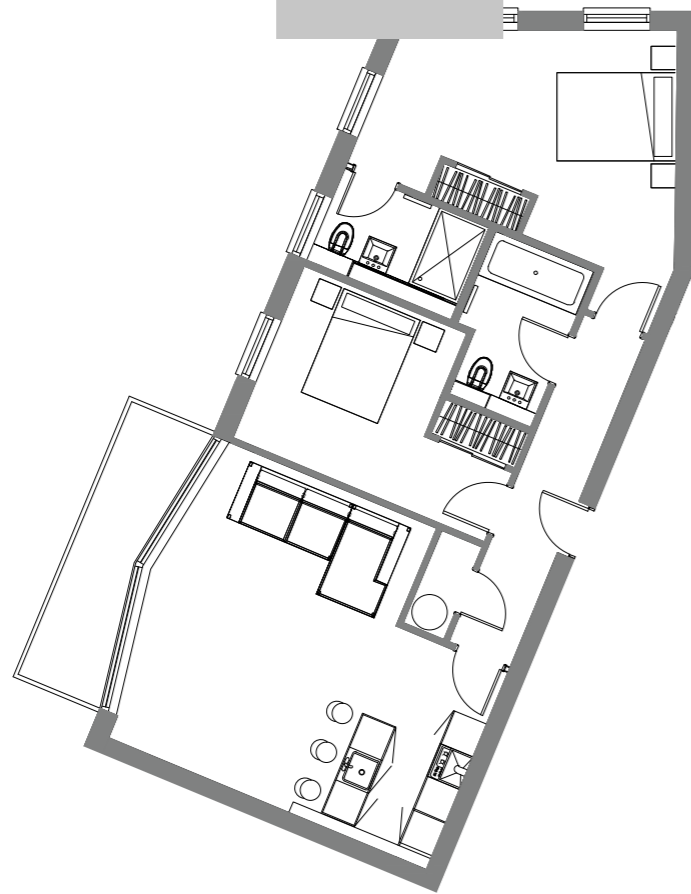
ALLOCATED PARKING

BUILT IN KITCHEN APPLIANCES

FAMILY BATHROOM

Kitchen/Living	6m x 4.6m	19' 7" x 15' 1"
Master Bedroom	4.5m x 3.0m	14' 8" x 9' 8"
Family Bathroom	2.2m x 2.2m	7' 2" x 7' 2"
Terrace	4.5m x 1.5m	14' 8" x 4' 9"
Gross Internal size	51 m ²	548 sq ft

FLAT
10



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

PRIVATE BALCONY

2 DOUBLE BEDROOMS

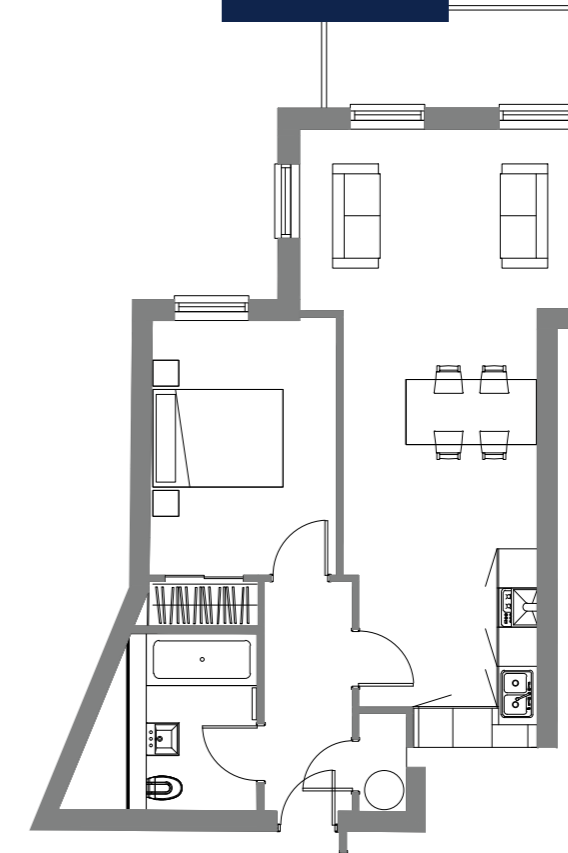
ENSUITE TO MASTER BEDROOM

2 PARKING SPACES

BREAKFAST BAR TO KITCHEN

Kitchen/Living	5.8m x 5.4m	19' x 17' 7"
Master Bedroom	5.8m x 3.7m	19' x 12' 1"
Ensuite	2.6m x 1.7m	8' 5" x 5' 6"
Bedroom 2	4.6m x 3.1m	15' 1" x 10' 2"
Family Bathroom	2.8m x 1.8m	9' 2" x 5' 9"
Private Balcony	5.0m x 1.5m	16' 4" x 4' 9"
Gross Internal size	80m ²	861 sq ft

FLAT
11



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

PRIVATE BALCONY

OPEN PLAN KITCHEN / LIVING ROOM

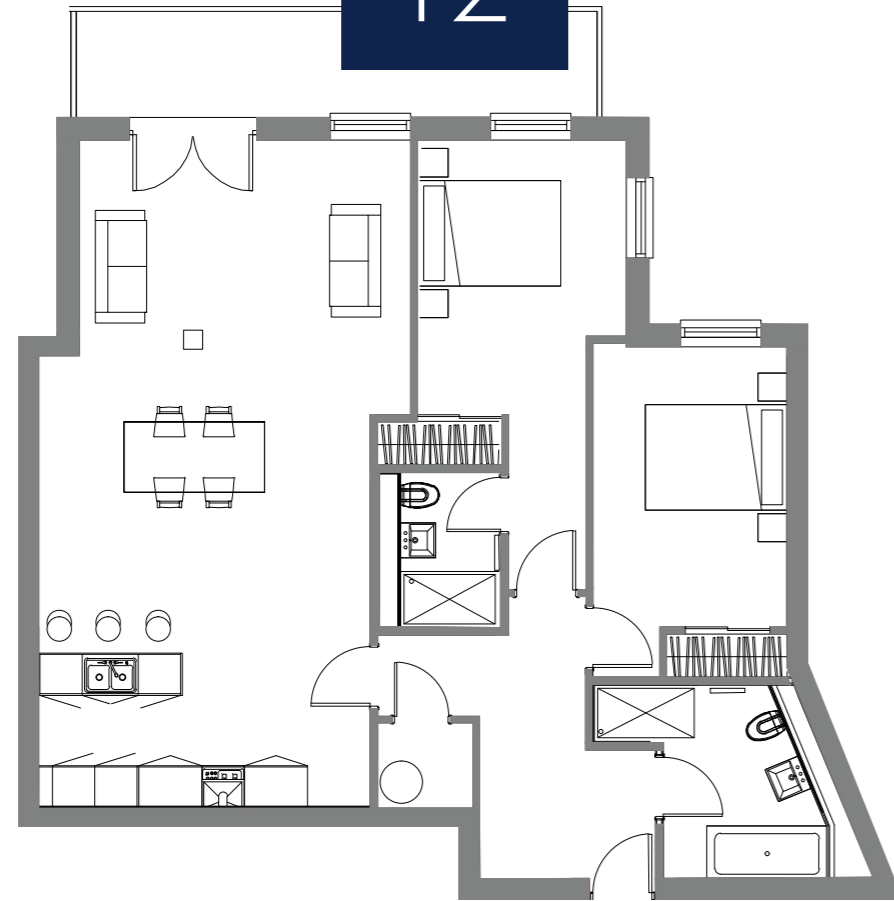
ALLOCATED PARKING

BUILT IN KITCHEN APPLIANCES

FAMILY BATHROOM

Kitchen/Living	9.5m x 4.2m	31' 2" x 13' 8"
Master Bedroom	3.9m x 2.9m	12' 8" x 9' 5"
Family Bathroom	2.7m x 2.0m	8' 8" x 6' 6"
Balcony	4.0m x 1.5m	13' 1" x 4' 9"
Gross Internal size	60m ²	645 sq ft

FLAT
12



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

PRIVATE ENTRANCE

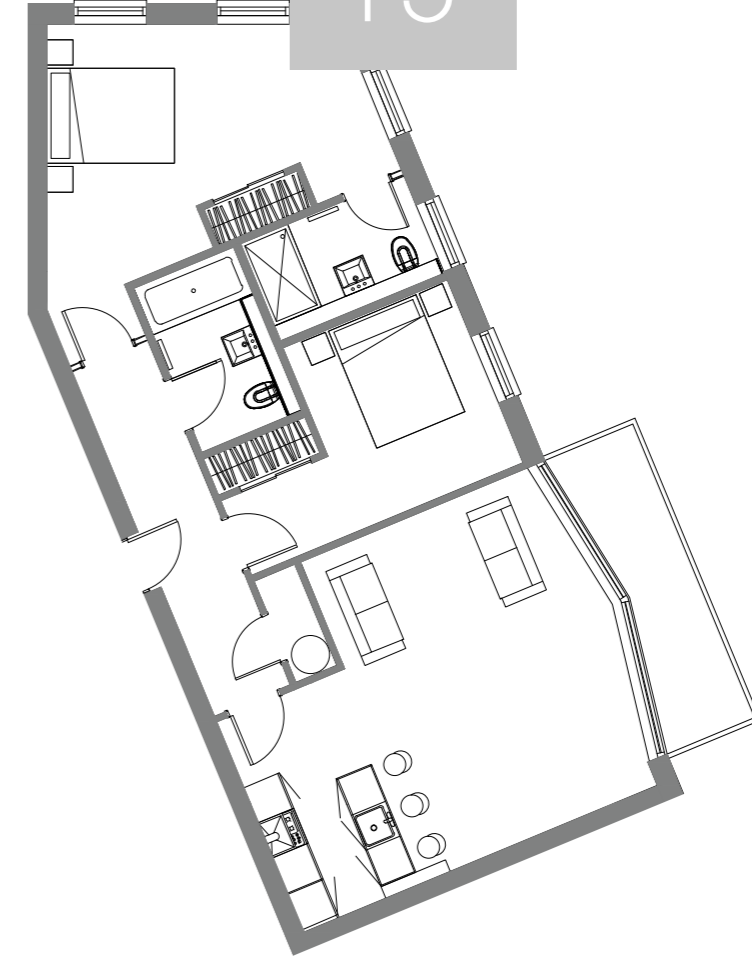
2 DOUBLE BEDROOMS

ENSUITE TO MASTER BEDROOM

2 PARKING SPACES

Kitchen/Living	9.4m x 5.3m	30' 8" x 17' 4"
Master Bedroom	6.4m x 2.9m	21' x 9' 5"
Ensuite	2.2m x 1.7m	7' 2" x 5' 6"
Bedroom 2	4.7m x 2.7m	15' 4" x 8' 8"
Family Bathroom	2.7m x 2.4m	8' 8" x 7' 9"
Private Balcony	7.4m x 1.5m	24' 3" x 4' 9"
Gross Internal size	100 m ²	1076 sq ft

FLAT
13



INTERIOR DIMENSIONS

FIRST FLOOR APARTMENT

2 DOUBLE BEDROOMS

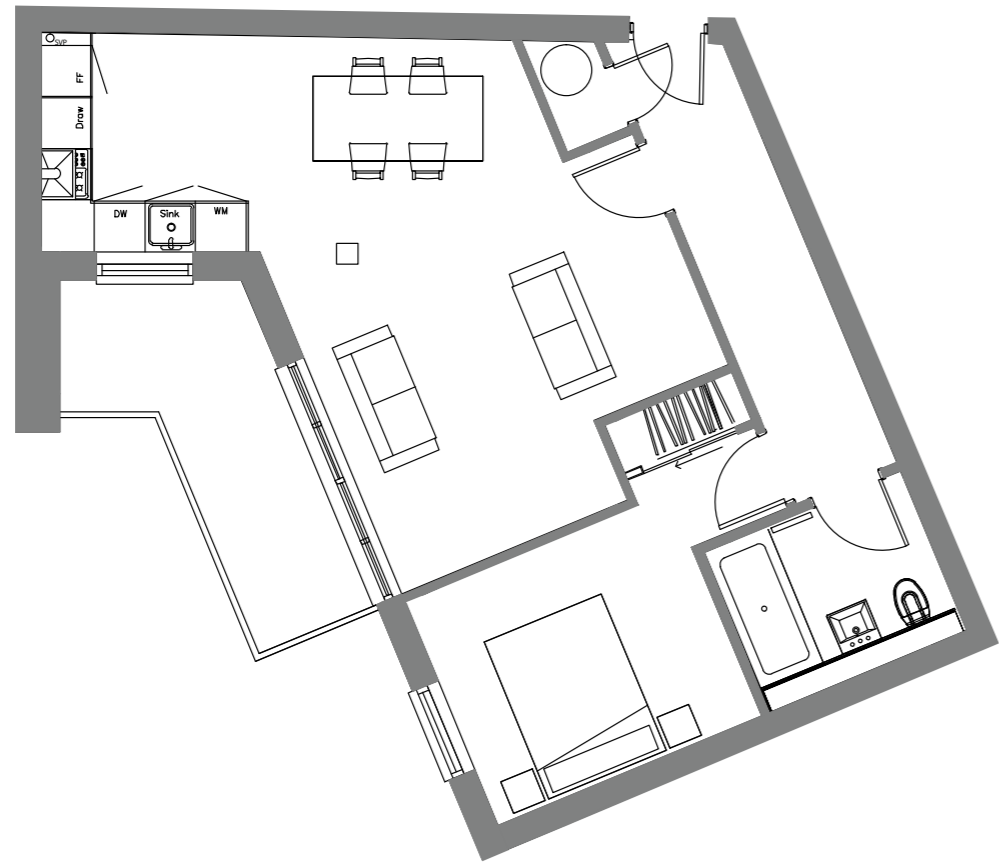
ENSUITE TO MASTER BEDROOM

PRIVATE BALCONY

2 PARKING SPACES

Kitchen/Living	6.0m x 5.4m	19' 7" x 17' 7"
Master Bedroom	6.0m x 5.0m	19' 7" x 16' 4"
Ensuite	2.8m x 1.7m	9' 2" x 5' 6"
Bedroom 2	4.6m x 3.1m	15' 1" x 10' 2"
Family Bathroom	2.8m x 1.7m	9' 2" x 5' 6"
Private Balcony	5.0m x 1.5m	16' 4" x 4' 9"
Gross Internal size	80 m ²	861 sq ft

FLAT
14



INTERIOR DIMENSIONS

Kitchen/Living	7.1m x 4.6m	23' 3" x 15' 1"
Master Bedroom	4.6m x 3.1m	15' 1" x 10' 2"
Family Bathroom	2.5m x 2.0m	8' 2" x 6' 6"
Balcony	4.6m x 1.5m	15' 1" x 4' 9"
Gross Internal size	60m ²	645 sq ft

FIRST FLOOR APARTMENT

PRIVATE BALCONY

OPEN PLAN KITCHEN / LIVING ROOM

ALLOCATED PARKING

BUILT IN KITCHEN APPLIANCES

FAMILY BATHROOM

FLAT
20



INTERIOR DIMENSIONS

Kitchen/Living	6.1m x 4.3m	20' x 14' 1"
Master Bedroom	6.0m x 3.8m	19' 7" x 12' 5"
Ensuite	2.4m x 1.8m	7' 9" x 5' 9"
Bedroom 2	4.0m x 2.9m	13' 1" x 9' 5"
Family Bathroom	2.4m x 2.1m	7' 9" x 6' 9"
Private Balcony	5.7m x 1.5m	18' 7" x 4' 9"
Gross Internal size	80m ²	861 sq ft

FIRST FLOOR APARTMENT

2 DOUBLE BEDROOMS

ENSUITE TO MASTER BEDROOM

PRIVATE BALCONY

JULIETTE BALCONY TO LIVING ROOM

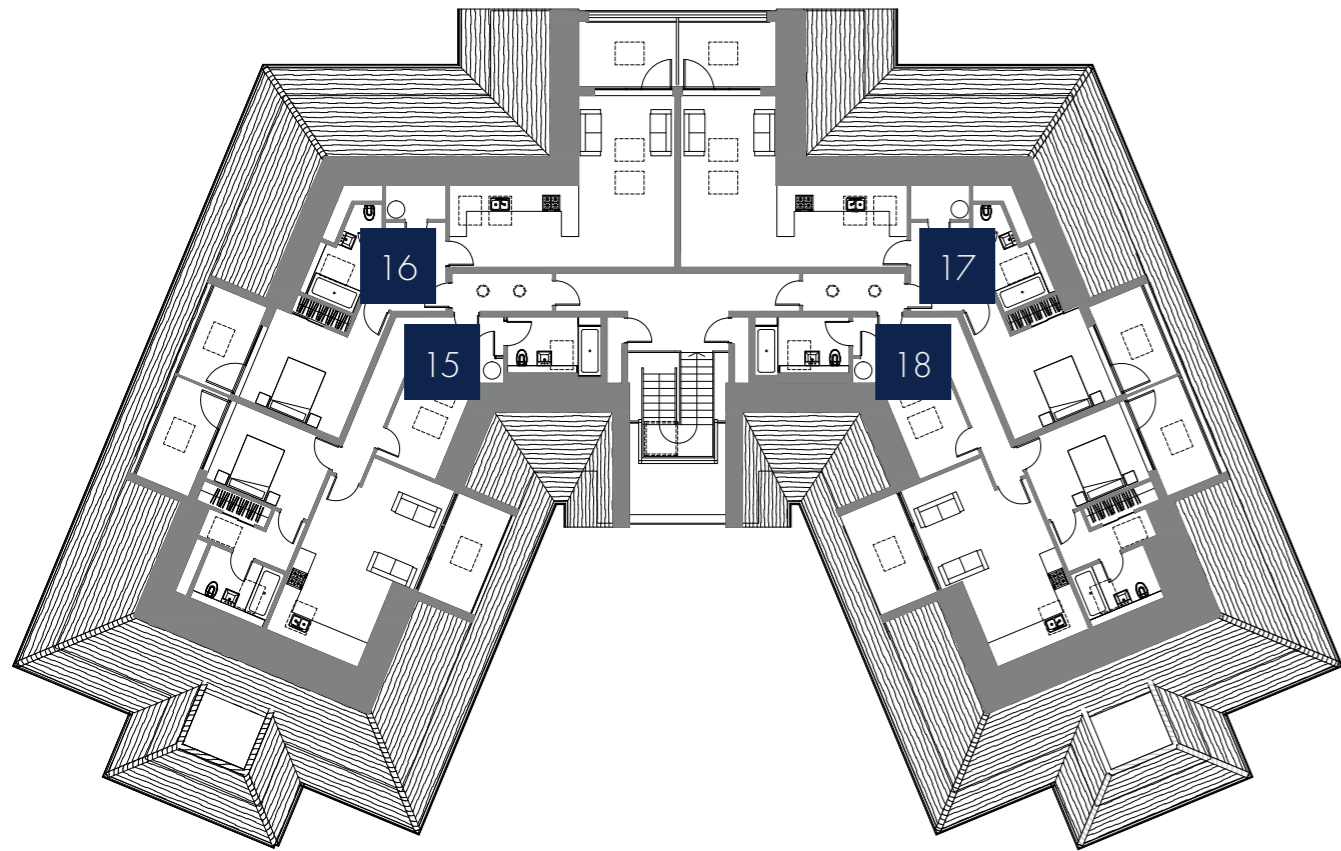
PRIVATE ENTRANCE

2 PARKING SPACES

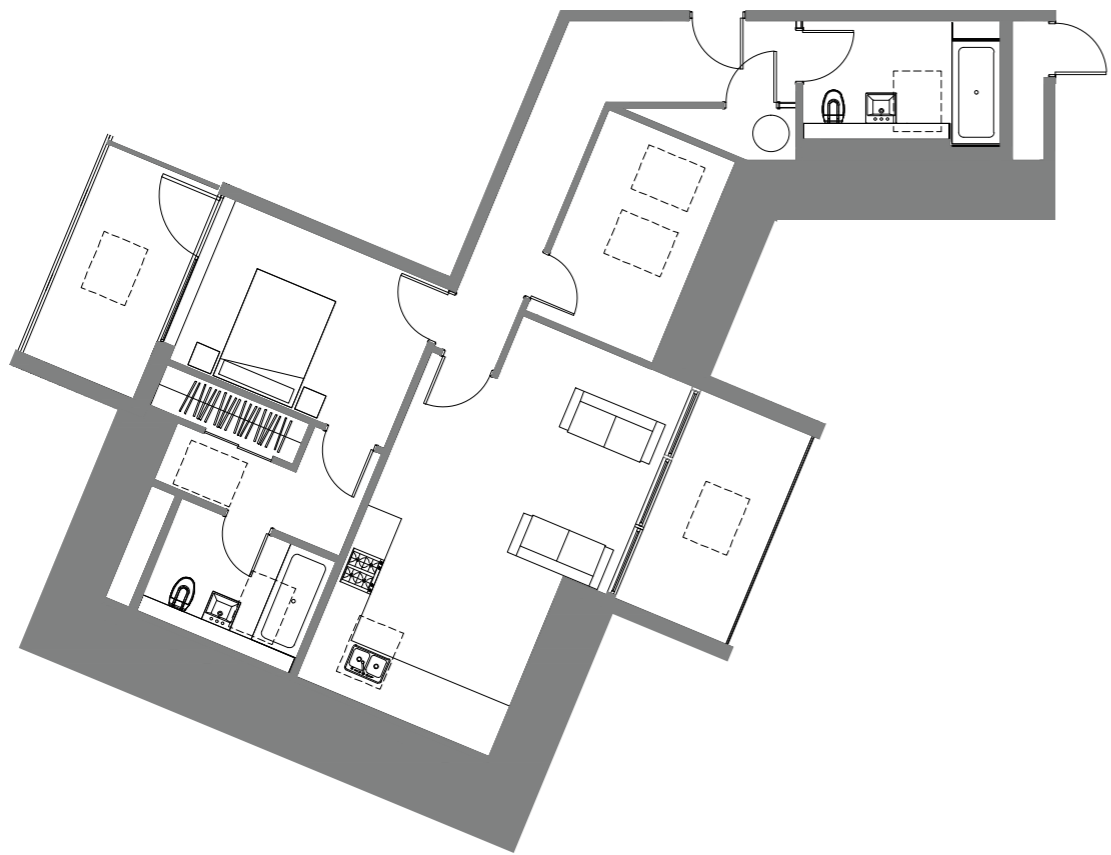
CROSBY HOUSE

THE PENTHOUSES

SECOND FLOOR PLAN



FLAT
15



INTERIOR DIMENSIONS

MASTER BEDROOM WITH ENSUITE

PRIVATE COVERED BALCONY OFF BEDROOM

PRIVATE COVERED BALCONY OFF LIVING ROOM

STUDY / SECOND BEDROOM

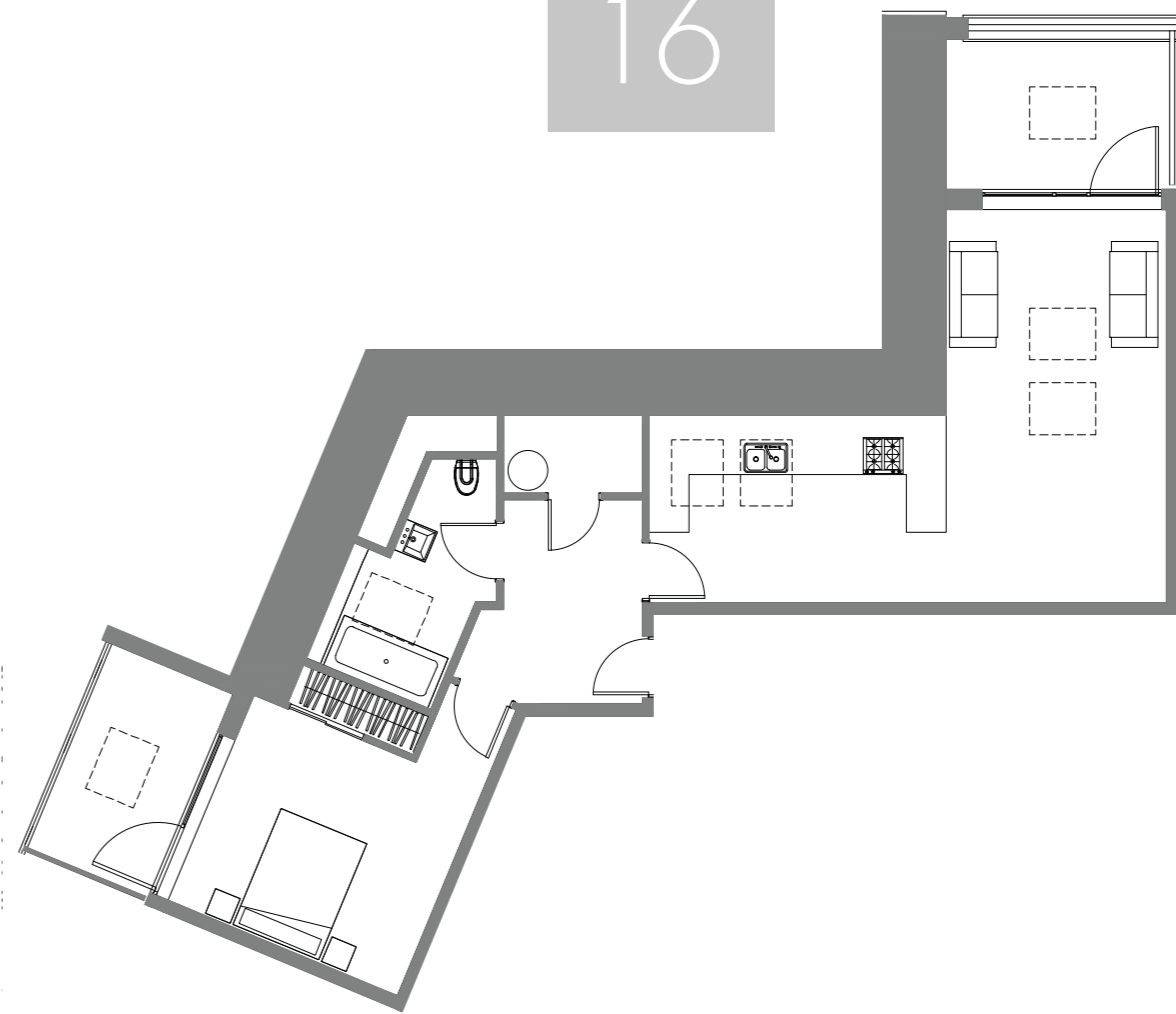
FAMILY BATHROOM

ALLOCATED PARKING WITH EV CHARGER

SOLAR PANELS

Kitchen / Living	6.9m x 4.1m	22' 6" x 13' 5"
Master Bedroom	4.0m x 2.8m	13' 1" x 9' 2"
Ensuite	2.5m x 1.7m	8' 2" x 5' 6"
Study / 2nd Bedroom	3.5m x 2.2m	11' 5" x 7' 2"
Family Bathroom	3.2m x 2.0m	10' 5" x 6' 6"
Private Balcony x Living	3.7m x 1.9m	12' 1" x 6' 2"
Private Balcony x Bedroom	3.7m x 1.9m	12' 1" x 6' 2"
Gross Internal size	79 m ²	850 sq ft

FLAT
16



INTERIOR DIMENSIONS

MASTER BEDROOM WITH BALCONY

PRIVATE COVERED BALCONY OFF LIVING ROOM

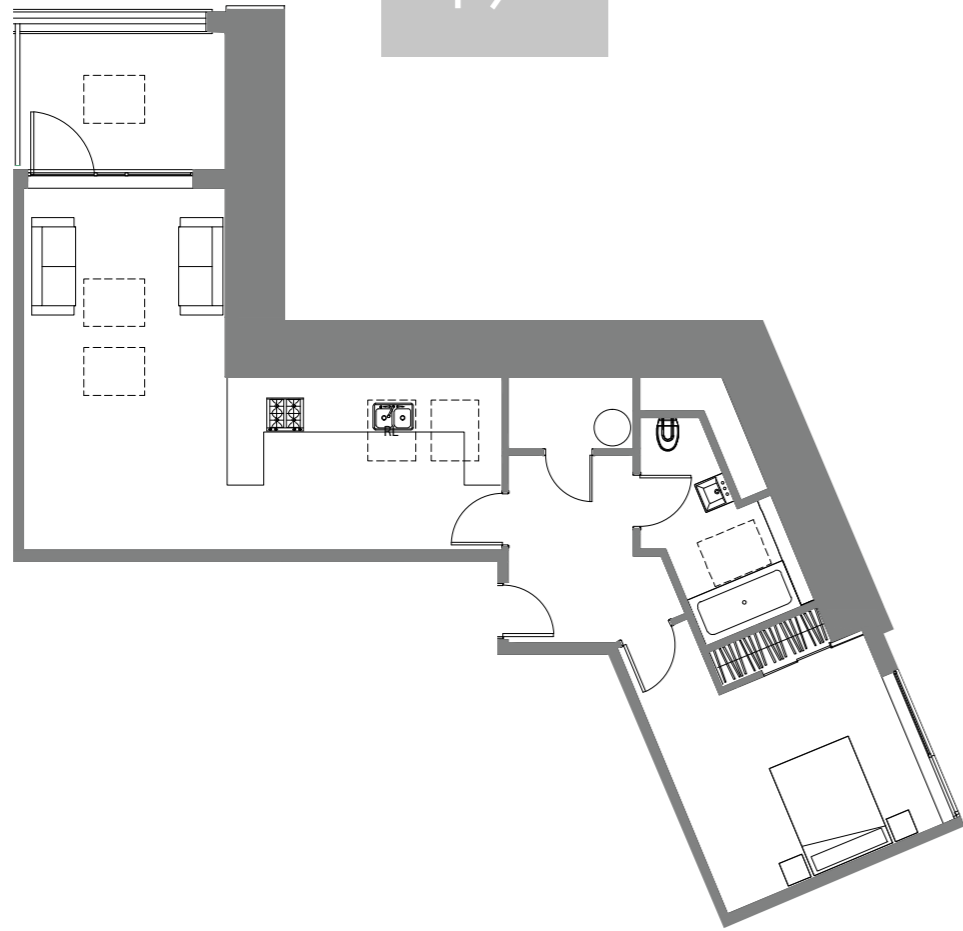
FAMILY BATHROOM

ALLOCATED PARKING WITH EV CHARGER

SOLAR PANELS

Kitchen/Living	7.8m x 6.1m	25' 6" x 20'
Master Bedroom	3.9m x 3.2m	12' 8" x 10' 5"
Family Bathroom	3.5m x 1.8m	11' 5" x 5' 9"
Private Balcony x Living	3.3m x 2.2m	10' 8" x 7' 2"
Private Balcony x Bedroom	3.3m x 1.9m	10' 8" x 6' 2"
Gross Internal size	66m ²	710 sq ft

FLAT
17



INTERIOR DIMENSIONS

MASTER BEDROOM WITH BALCONY

Kitchen/Living	7.8m x 6.1m	25' 6" x 20'
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PRIVATE COVERED BALCONY OFF LIVING ROOM

Master Bedroom	3.9m x 3.2m	12' 8" x 10' 5"
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FAMILY BATHROOM

Family Bathroom	3.5m x 1.8m	11' 5" x 5' 9"
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ALLOCATED PARKING WITH EV CHARGER

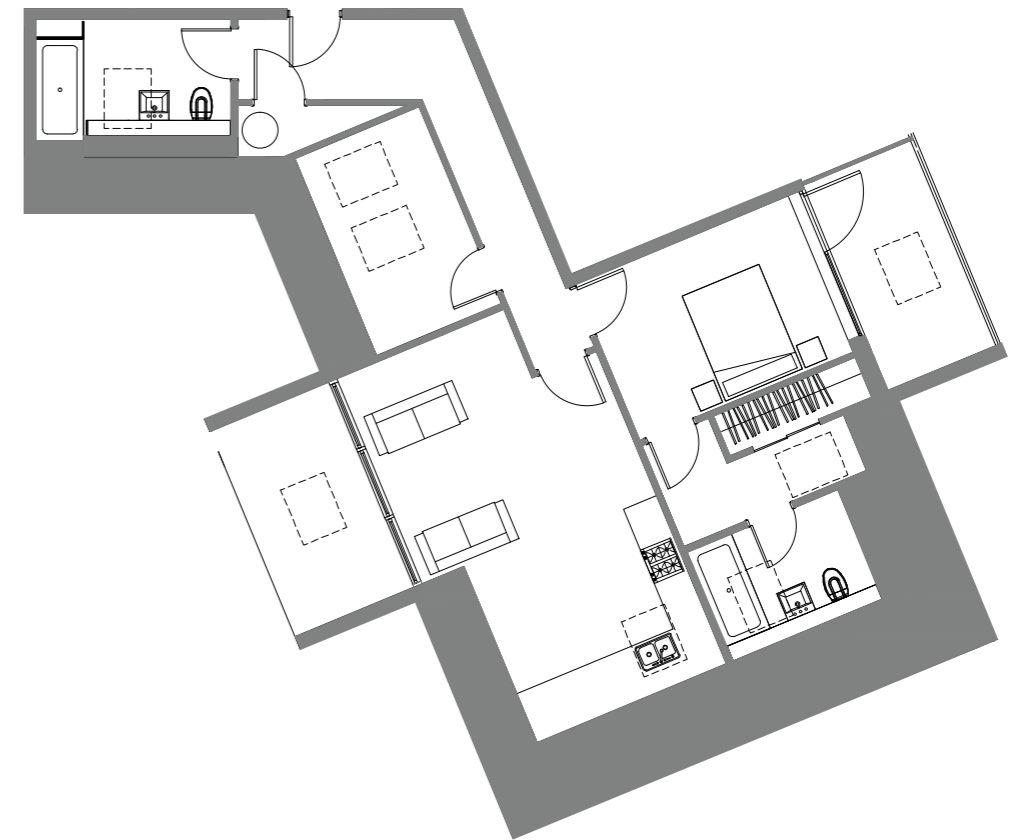
Private Balcony x Living	3.3m x 2.2m	10' 8" x 7' 2"
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SOLAR PANELS

Private Balcony x Bedroom	3.3m x 1.9m	10' 8" x 6' 2"
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Gross Internal size	66m ²	710 sq ft
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FLAT
18



INTERIOR DIMENSIONS

MASTER BEDROOM WITH ENSUITE

Kitchen/Living	6.9m x 4.1m	22' 6" x 13' 5"
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PRIVATE COVERED BALCONY OFF BEDROOM

Master Bedroom	4.0m x 2.8m	13' 1" x 9' 2"
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PRIVATE COVERED BALCONY OFF LIVING ROOM

Ensuite	2.5m x 1.7m	8' 2" x 5' 6"
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STUDY / SECOND BEDROOM

Study / 2nd Bedroom	3.5m x 2.2m	11' 5" x 7' 2"
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FAMILY BATHROOM

Family Bathroom	3.2m x 2.0m	10' 5" x 6' 6"
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ALLOCATED PARKING WITH EV CHARGER

Private Balcony x Living	3.7m x 1.9m	12' 1" x 6' 2"
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SOLAR PANELS

Private Balcony x Bedroom	3.7m x 1.9m	12' 1" x 6' 2"
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Gross Internal size	79m ²	850 sq ft
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THE DETAILS

KITCHENS

- Fully fitted kitchen with soft-close doors and drawers
- Quartz worktops, upstands and splashback
- Built in appliances to include; oven, hob, extractor, washer/dryer, full height fridge/freezer and microwave.
- Instant boiling water tap

BATHROOMS

- Contemporary white ceramic sanitaryware
- Shower with overhead rainshower and handheld shower heads; low-profile shower tray and clear glass screen; recessed, tiled niche
- Minoli Porcelain tiles to floor and walls
- Heated chrome towel rail
- Underfloor heating
- Large mirrors

ELECTRICAL & HEATING

- Underfloor heating to the bathrooms
- Electric heating throughout
- Low-energy LED downlighters in hall, kitchen/living/dining room
- Pendant light fittings in bedrooms
- TV points in living room and bedrooms
- Brushed aluminium USB power sockets throughout

DECORATION & INTERNAL FINISH

- Mirrored wardrobes with sliding doors, shelving and hanging rails in all bedrooms
- High-quality wood effect luxury vinyl flooring
- High quality carpet and underlay to the bedrooms
- Large windows to maximise natural daylight
- Oak veneer internal doors with brushed chrome handles
- Walls painted in a smooth matt finish

SMART HOME FEATURES

- HD video entry system
- Smart lighting available and heating with smartphone, voice or smart device operation, as well as traditional switching
- Smart speakers, compatible with smart home devices

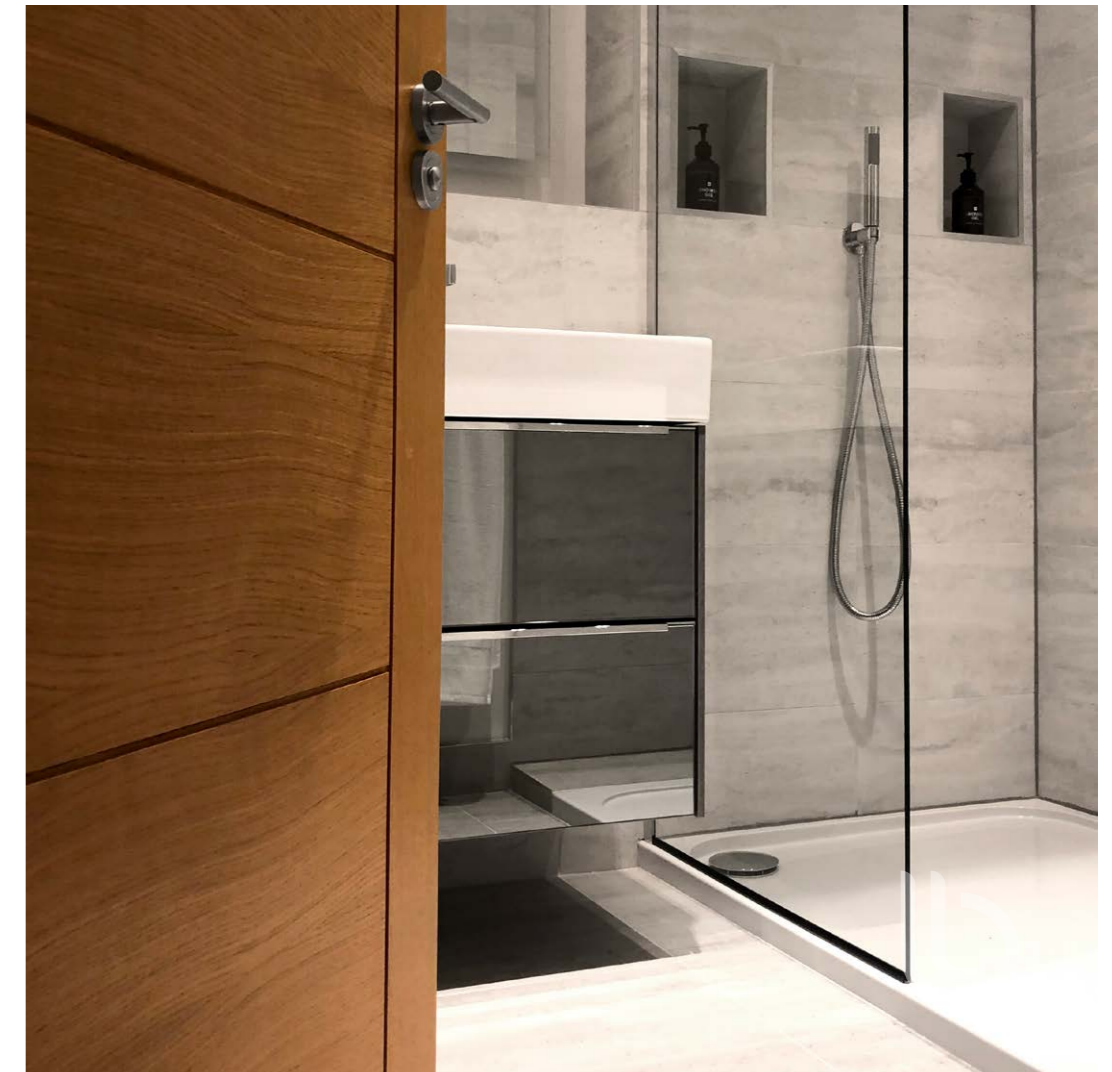
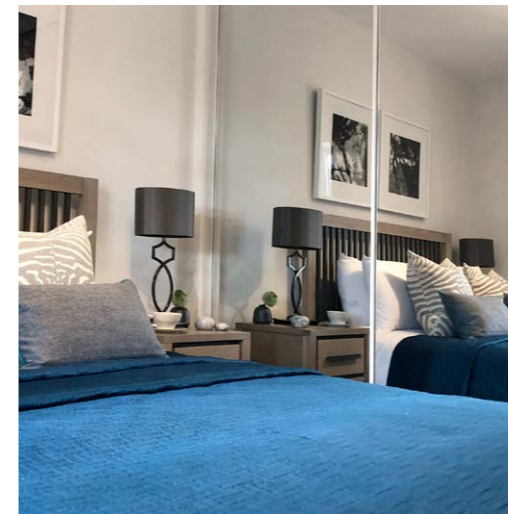
RESIDENTS' FACILITIES

- Secure video entry system
- Bicycle and bin stores
- Dedicated post boxes

AFTERCARE

- 10-year new home warranty (ICW)
- Specialist property management company appointed to manage the building

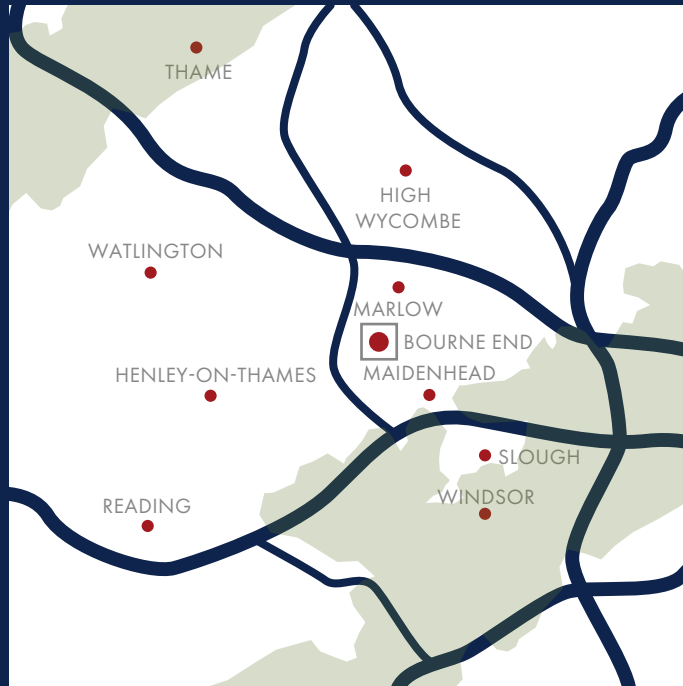
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CROSBY HOUSE

– LOCATION –



FOR FURTHER DETAILS OR TO ARRANGE A VIEWING OF A CROSBY HOUSE APARTMENT
PLEASE CALL SAVILLS ESTATE AGENTS ON:

01344 295375



bijouliving.uk