

Cliveden
Village



Countryside
Properties

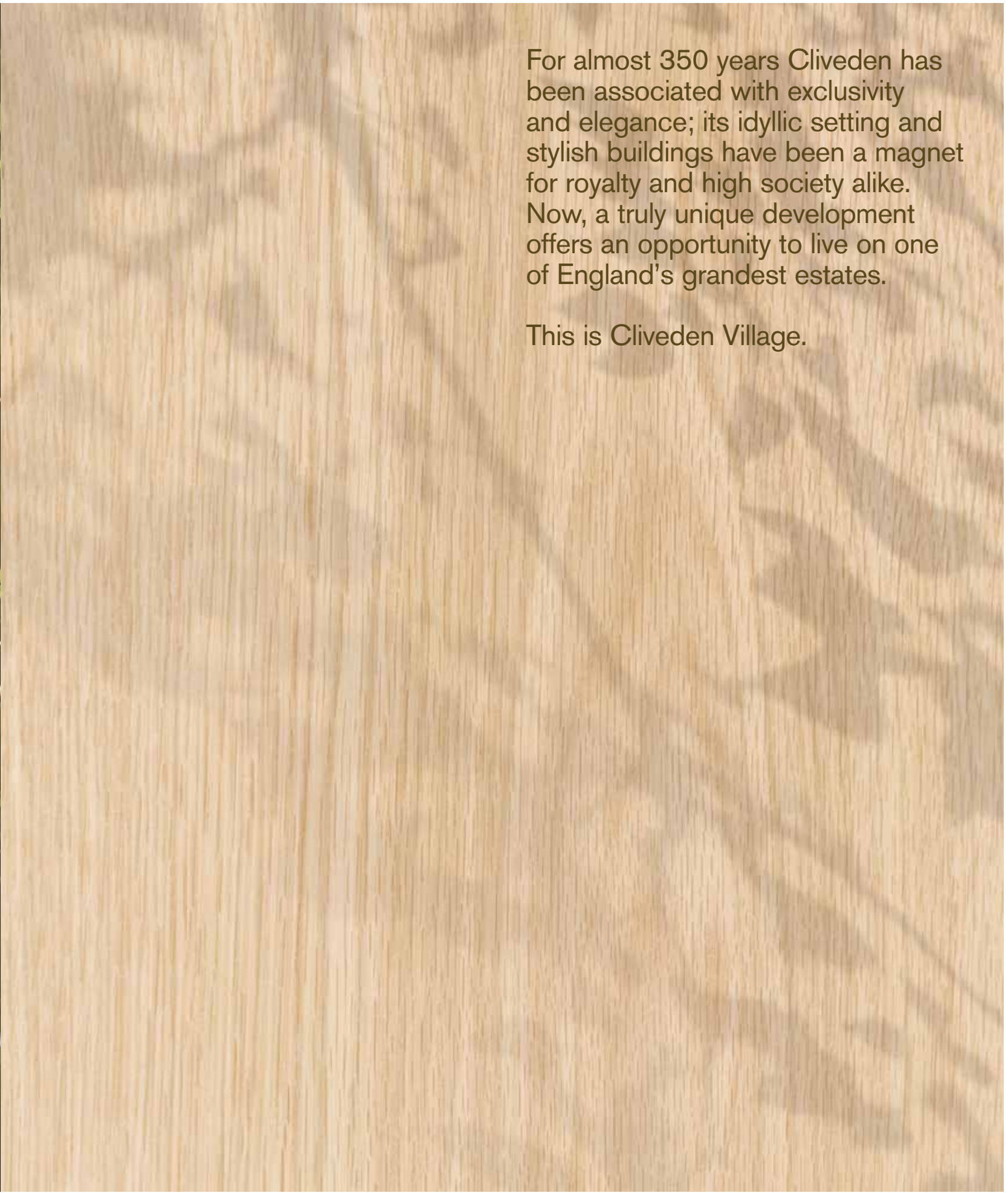


THE NATIONAL TRUST



For almost 350 years Cliveden has been associated with exclusivity and elegance; its idyllic setting and stylish buildings have been a magnet for royalty and high society alike. Now, a truly unique development offers an opportunity to live on one of England's grandest estates.

This is Cliveden Village.



An aerial photograph of the Cliveden estate and village. The image shows a large, historic stone building (Cliveden House) with a central tower, surrounded by extensive green lawns and mature trees. A winding river flows through the landscape, bordered by dense woodland. In the background, a suburban town is visible under a hazy sky. A green callout box with the text 'Cliveden Village' is positioned on the left side of the image.

Cliveden Village

Nestling in mature woodland in the grounds of the 376 acre, National Trust owned Cliveden estate, this exceptional development consists of 135 spacious, contemporary apartments and houses available exclusively for those aged 55 and over. The result of a creative partnership between Countryside Properties and the National Trust, the village echoes the seclusion and order of the historic estate, whose magnificent gardens and buildings lie at its doorstep. A haven of peace within easy reach of London, the framework for Cliveden Village has been dictated by the existing, abundant landscape, and in particular the surrounding, outstanding mature trees which have been carefully preserved.

Since the Duke of Buckingham began the first significant development of the estate in 1666, Cliveden has been synonymous with innovative contemporary architecture. In its day, the extravagant, Italianate design of the present house, completed by Sir Charles Barry in 1851, was one of England's most unusual buildings, at the leading edge of design.

Cliveden Village, on the site of the former Canadian Red Cross Memorial Hospital

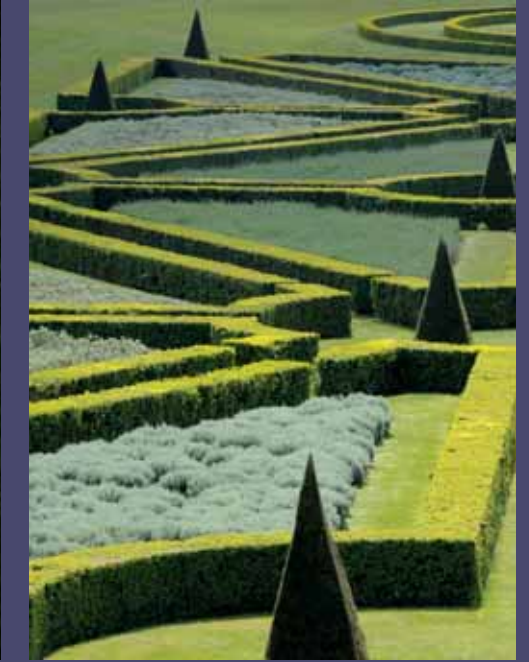
which closed in 1986, continues this ground-breaking tradition.

Countryside Properties have created a community of homes that blend simplicity and a sympathy for the natural surroundings with the highest standards in modern architecture, both externally and internally. The result is a development that opens a new chapter in the history of one of England's most distinguished estates.




- Cliveden House built for the Duke of Buckingham 1666
- Giacomo Leoni built the Octagonal Temple 1735
Prince of Wales moved into Cliveden 1737
- First fire at Cliveden House 1795
- Duke of Sutherland bought Cliveden for £30,000 just before second fire 1813
John Flemming created the thousand yard Parterre 1827
House rebuilt after fire 1827
- Bought by the 1st Duke of Westminster 1849
- William Waldorf Astor bought Cliveden for \$1.25m 1893
Cliveden Boathouse was built 1906
Hospital was closed after the war 1911
- New Canadian Red Cross Hospital was opened for WWII 1940
The Profumo Affair involved Cliveden house in scandal 1961
Part of the house was converted into a 5 Star hotel 1985
Canadian Red Cross Memorial Hospital closed 1986
Cliveden Village launched exclusively for those aged 55 and over 2007






The National Trust has overseen the care and maintenance of Cliveden since its last owners, the Astor family, bequeathed it to the nation in 1942. In deciding to regenerate the site of the former Canadian Red Cross Memorial Hospital, the Trust's priority was to preserve both the aesthetic and the environmental integrity of the estate, whilst at the same time guaranteeing the site's future.

The planning for Cliveden Village has been meticulous. As a result, the development provides a range of contemporary living spaces that sit in harmony with their natural surroundings and provide a sustainable, new community within this unique setting. Its arrival also helps the National Trust safeguard the financial future of Cliveden's historic buildings, gardens and woodland.



To live at Cliveden Village is to live close to nature. Each home has striking views of the surrounding treescape, a dense swathe of mature beech, oak, holly and cedar.

On the village's doorstep is the endless beauty of the estate itself. During Cliveden's opening hours, residents have free and unrestricted access to its stunning range of woodland and riverside walks, sculpted gardens and spectacular vistas. Unlike those who visit the estate for the day, Cliveden Village residents never really have to leave.





Cliveden Village blends naturally into the 16 acres in which it is set. Its 64 apartments and 71 houses respect rather than challenge the trees that dominate the surrounding landscape. Together they make up a sustainable community that complements Cliveden's landscape both on an aesthetic and environmental level.

All apartments have a balcony or terrace overlooking the woodland, and most are dual aspect with views onto expertly landscaped new spaces that complement the existing environment. All mews houses benefit from south facing courtyard gardens, while the other house designs enjoy secluded locations on the perimeter of the development or face onto manicured open spaces.



Photograph depicts previous Countryside Properties' development

Natural materials abound. Oak, copper, natural slate and smooth render in soft natural colours complement the shades of the surrounding landscape.

The apartments are clad on the front elevation in English sandstone, while to the rear, balconies and terraces look into the woodland.

At night, specially designed external lighting ensures that the environment is safely lit but continues to blend subtly and unobtrusively into its setting. As the village and its new landscape grows, the community will feel an almost organic part of Cliveden itself.





Photographs depict previous Countryside Properties' developments

Inside each home, accommodation is light and airy with open plan layouts and extensive, full height glazing adding to the impressive sense of space. The uncomplicated yet stylish interiors form the perfect backdrop to enable each resident to project their personality upon their home. The oak window frames and white internal doors complement the simplicity of the space, while underfloor heating creates warm comfortable floors and unobstructed walls.

(Underfloor heating to all apartments and ground floor of houses.)

Cliveden Village has a very strong environmental agenda, both in terms of the materials chosen for construction and in the actual design of the homes. Wherever possible and viable, the homes are built using materials that are renewable, sustainable or recyclable, and carefully designed drainage across the development ensures that all rainwater is returned into the ground rather than burdening the public system.

As many properties as possible have been oriented to maximise the amount of heat that they can gain from the sun, and renewable energy is provided to a selection of properties in the form of solar hot water installations. Every home is equipped with a 'mechanical heat recovery system', which continuously circulates fresh air throughout the property whilst extracting heat from the recycled air, to help reduce energy costs.

Residents have access to a range of recycling facilities, including a green waste regime run in association with the National Trust at Cliveden. Homes are equipped with low energy external lighting, dual flush toilets and bicycle storage, and houses have water butts for garden irrigation.

Countryside Properties look to reduce their environmental and social impacts by using the Building Research Establishment's Environmental Assessment Method known as EcoHomes.

EcoHomes is an authoritative rating for new homes. It sets out a series of best practice criteria, against which the environmental aspects of building design and operation can be assessed. EcoHomes offers the benefits of reduced running costs through greater energy and water efficiency, and reduced maintenance, as well as healthy, comfortable and flexible internal environments.

Countryside Properties are working to ensure that Cliveden Village is awarded an EcoHomes rating of Very Good (2005 criteria).

EcoHomes  

The range of services and facilities available within Cliveden Village and the adjoining estate ensure residents enjoy quite an exceptional lifestyle.

National Trust gardeners maintain the wooded landscape surrounding the village. An Estate Manager oversees day-to-day life within the village itself, dealing with everything from communal maintenance, landscaping and window cleaning to refuse collection and recycling. The Manager is also available to accept home deliveries and provides a constant presence, keeping an eye on things 24 hours a day. CCTV links the Manager's

office to the underground apartment car park, while each home is fitted with a burglar alarm and, in the case of the apartments, video door entry systems.

As the community takes shape, Cliveden Village will become an extraordinary place to live. Specially designated communal buildings will cater for residents' interests, providing places to meet and perhaps keep fit, to relax and enjoy life. Throughout the Cliveden Estate, with its National Trust cafes and the von Essen luxury hotel, there are a host of both informal and sophisticated dining and leisure options.



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Previous Countryside Properties' Developments

1. NV Buildings, Salford Quays
2. The Fishing Village, St Mary's Island, Chatham Maritime, Kent
3. Greenwich Millennium Village, London
4. Accordia, Cambridge
5. Urban Island, Bromley by Bow, London
6. The Edge, Central Manchester
7. Abode, Essex



5.



6.



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Countryside Properties is an award-winning developer, specialising in urban regeneration and the creation of sustainable communities. Many of the company's developments are mixed use, blending private and affordable housing with commercial, recreational and community facilities. The Group's innovative and responsible approach has earned it many awards, including the What House? Housebuilder of the Year in 2005, Sustainable Housebuilder of the Year 2005 at the Building Sustainability Awards and, in 2006, International Environmental Management Standard ISO 14001: 2004. Based in Brentwood, Essex, the Group's operations are mainly in London and the East, South East and North West of England.

1.



2.



3.



National Trust Sites
1. Cliveden, and The River Thames
2. Cliveden
3. Stowe
4. Hughenden Manor

4.



Europe's largest conservation charity, The National Trust conserves and protects many of England, Wales and Northern Ireland's most important buildings, places of historic interest and areas of outstanding natural beauty. The Trust relies financially on membership fees, donations and legacies as well as revenue raised from commercial operations.

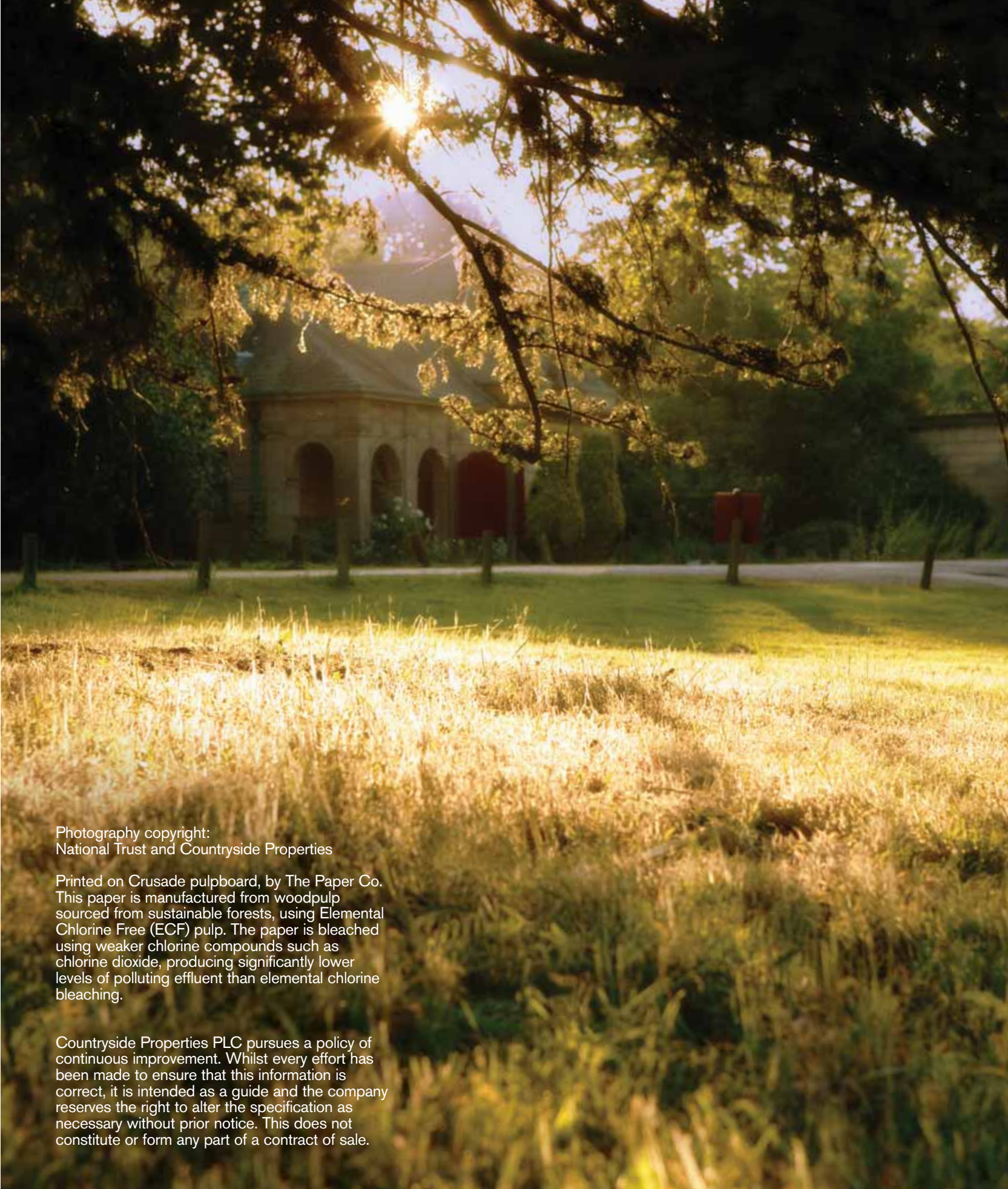
All income generated from the development of Cliveden Village will be used to conserve, protect and improve the Cliveden Estate, one of The National Trust's most popular locations, with around 200,000 visitors each year.



Cliveden Village is in a highly desirable location with excellent links for travel by road, rail or air. Taplow Station is just 2 miles away with services to London taking only 35 minutes.

The development is close to both the M4 and M40 motorways giving access to the M25, while Heathrow airport is only 12 miles away.

To reach Cliveden Village by car, simply follow the brown National Trust signs for Cliveden from all main roads. The entrance to the village is located on Cliveden Road.



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