



AQUINNA HOMES

HERMITAGE PLACE

THE HERMITAGE | BATH ROAD | TAPLOW | SL6 0AR

AN EXCLUSIVE GATED DEVELOPMENT OF NINE 1 AND 2 BEDROOM APARTMENTS, TWO 1 AND 2 BEDROOM COTTAGES
AND ONE 4 BEDROOM FAMILY HOME IN TAPLOW, ALL EXQUISITELY SPECIFIED.

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PRESTIGE. HERITAGE. CONNECTIVITY.

Set along the banks of the River Thames, the village of Taplow offers a lifestyle defined by heritage, tranquillity, and understated sophistication.

Surrounded by rolling countryside and historic estates including Cliveden and Taplow Court, the village provides a peaceful setting while remaining exceptionally well connected. Taplow Station is just 18 minutes walk, where The Elizabeth Line delivers direct access to central London, Heathrow Airport and Canary Wharf, placing city, countryside and international travel within easy reach.

Taplow's appeal lies in its balance, classic English village character paired with modern convenience. Riverside walks, open landscapes and historic surroundings create a slower pace of living, while excellent transport connections ensure everyday practicality.

Taplow is not simply well located; it offers a way of life shaped by space, nature and quiet confidence.

AQUINNAHOMES IS PROUD TO PRESENT 'HERMITAGE PLACE' - A DISTINCTIVE COLLECTION OF ELEGANT HOMES IN HISTORIC TAPLOW.

Hermitage Place is an exceptional new address in the heart of Taplow, offering a rare opportunity to own a home within a beautifully restored and thoughtfully designed collection where heritage meets contemporary living.

Every home has been carefully considered to combine refined architectural detailing with elegant interiors, high-specification finishes, and light-filled living spaces.

Hermitage Place is more than a collection of homes; it is a private enclave that brings together heritage, design, and modern convenience in one of the Home Counties' most desirable settings.

POPULAR NEARBY SCHOOLS

- St Nicolas' CofE Combined School
- Oldfield Primary School
- Cookham Rise Primary School
- Cox Green Academy
- Furze Platt Senior School
- Claire's Court
- Desborough Boys' School
- Newlands Girls' School
- Braywick Court
- St Luke's CofE Primary School
- Burnham Grammar School

PUBS AND RESTAURANTS

- Hall & Woodhouse
- Roux at Skindles
- Boathouse, Boulton's Lock
- The Coppa Club
- Bombay Story
- Bardo Lounge
- The Hinds Head
- Caldesi
- The Oak and Saw
- The Feathers
- Miller and Carter

SPORTS AND RECREATION

- Burnham Beeches Golf Club
- Maidenhead Rowing Club
- Odeon, Maidenhead
- Cliveden House, Gardens and Woodlands
- Boulton's Lock and River Park, Maidenhead
- Dorney Lake
- Braywick Leisure Centre
- Taplow Lake, Watersports
- Windsor Castle and The Great Park
- Legoland, Windsor
- Maidenhead Rugby Club

SHOPPING

- M&S, Maidenhead
- The Range, Maidenhead
- Sainsbury's, Taplow
- Windsor Royal Shopping Centre
- The Lexicon, Bracknell
- Boots, Maidenhead
- Waitrose, Maidenhead
- The Bishop Centre, Taplow
- TK Maxx, Taplow
- Tesco, Taplow
- Independent Stores & Boutiques, Marlow



MARLOW – 6.5 MILES

MAIDENHEAD – 1.2 MILES

WINDSOR – 6.4 MILES

BRAY – 1.8 MILES

Disclaimer: Distance and time figures taken from the trainline.com and Google Maps



The Copper Horse, Long Walk, Windsor



The Clocktower, Cliveden



Cliveden Gardens



Windsor Castle



Taplow Court

SHAPED BY HISTORY

Nestled within a discreet residential enclave, Hermitage Place enjoys a setting shaped by history, greenery and riverside living.

Tree-lined lanes, mature parkland and nearby countryside provide a calm backdrop to everyday life, while the development's direct gated access to the Thames offers residents an abundance of scenic walking routes and waterside paths, a defining feature of the location and a rare lifestyle benefit.

Just moments away, the celebrated gardens of Cliveden and the historic grounds of Taplow Court offer exceptional spaces for walking, cycling and outdoor leisure.

Combining privacy with connectivity, Hermitage Place offers a peaceful village retreat within comfortable reach of London and the wider South East.

EFFORTLESS TRAVEL, REFINED LIVING & ENGLISH COUNTRYSIDE



Taplow combines countryside living with exceptional connectivity, making it ideally suited to both commuters and those seeking balance between town and country.

Taplow Station, 18 minutes walk from Hermitage Place, is served by the Elizabeth Line, providing direct journeys to London Paddington in as little as 35 minutes and Tottenham Court Road in under 45 minutes, without the need to change trains. Heathrow Airport is also easily reached, making travel effortless.

By road, the A4 and nearby junctions 7 and 8/9 of the M4 provide convenient access to London, the M25 and the wider motorway network.

Beyond connectivity, Taplow offers an active outdoor lifestyle. The nearby Cliveden Estate provides acres of gardens and woodland, while Dorney Lake and Taplow Lake offer rowing, paddleboarding and open-water swimming. The Thames Path and Jubilee River create picturesque routes for walking, cycling and running directly from the village.

Whether commuting, travelling or unwinding by the river, Taplow delivers a lifestyle defined by ease, accessibility and natural beauty.

HEATHROW AIRPORT – 13 MILES BY CAR

TAPLOW TO PADDINGTON BY TRAIN – 35 MINS

GATWICK AIRPORT – 49 MILES BY CAR

Disclaimer: Distance and time figures taken from the trainline.com and Google Maps

YOUR NEW HOME AWAITS

A collection of thoughtfully designed homes offering refined, versatile living.

‘THE APARTMENTS’

Plots 1-5: Five exquisitely refurbished one and two bedroom apartments within a character building.

Plots 6-9: Four newly built two bedroom apartments designed to complement the overall architecture.

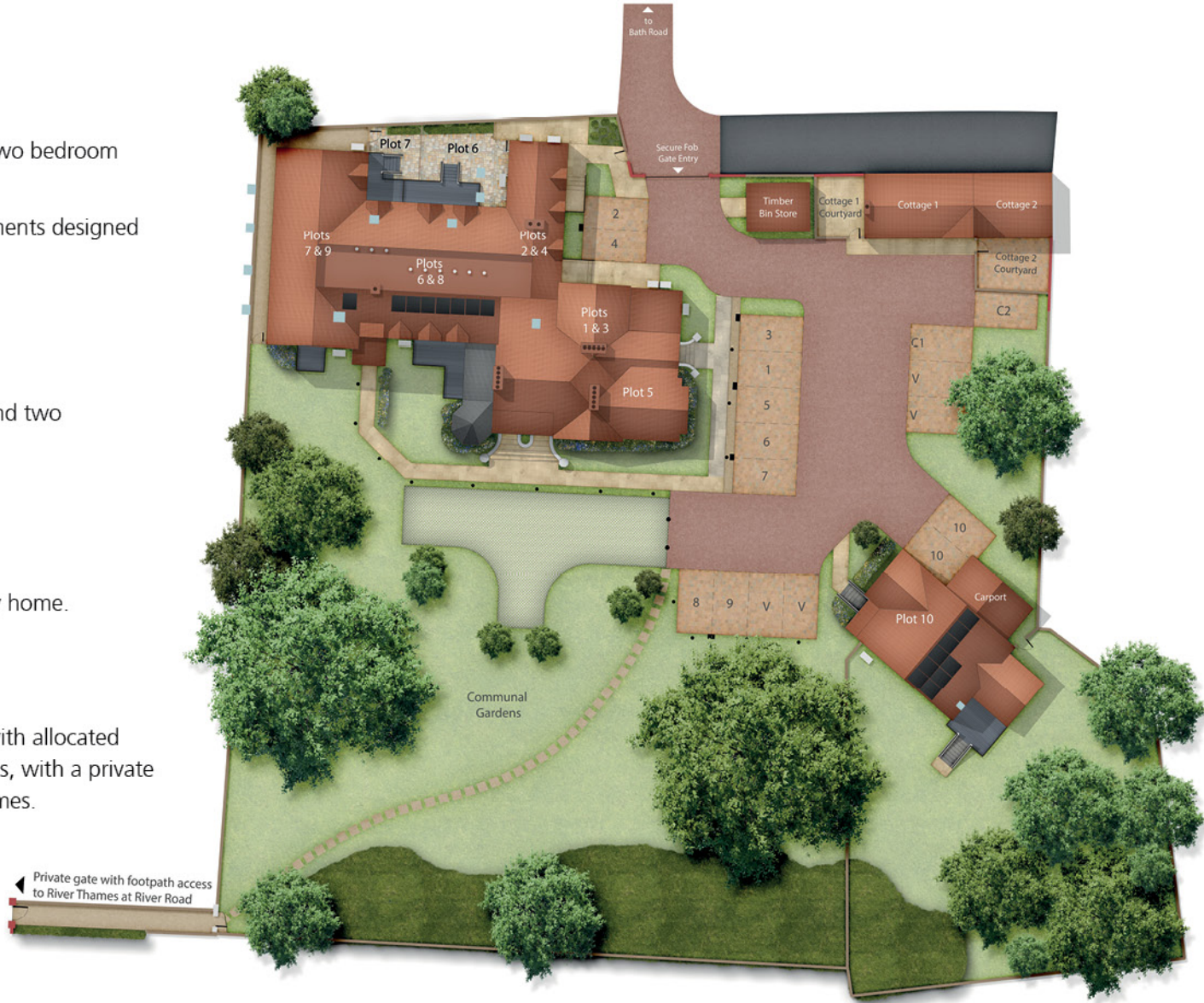
‘THE COTTAGES’

Cottages 1 & 2: Two beautifully restored one and two bedroom cottages.

‘THE HOUSE’

Plot 10: Bespoke four bedroom detached family home.

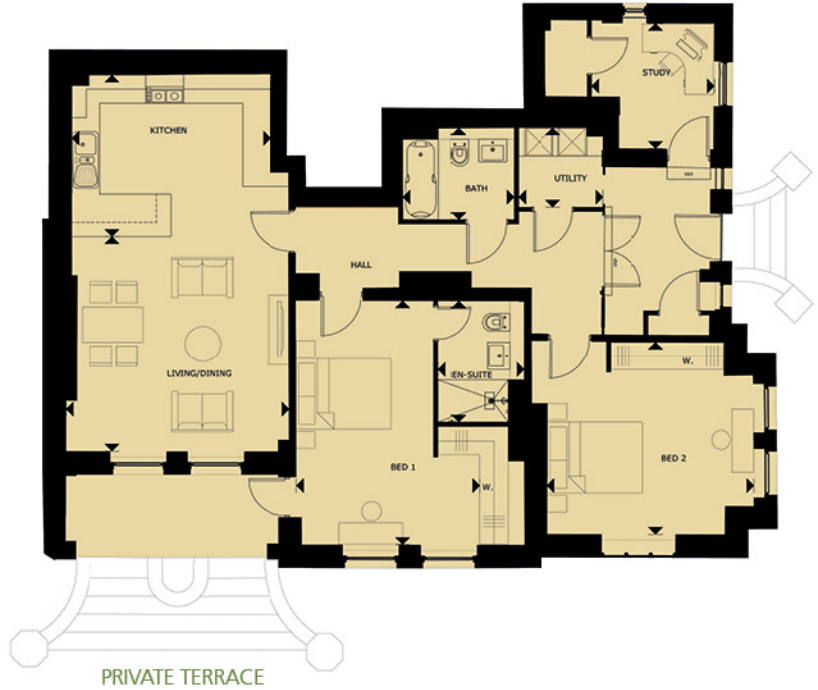
All plots benefit from a secure gated entrance with allocated parking, set within extensive landscaped grounds, with a private gated footpath leading directly to the River Thames.



‘THE APARTMENTS’ - ROOM LAYOUTS

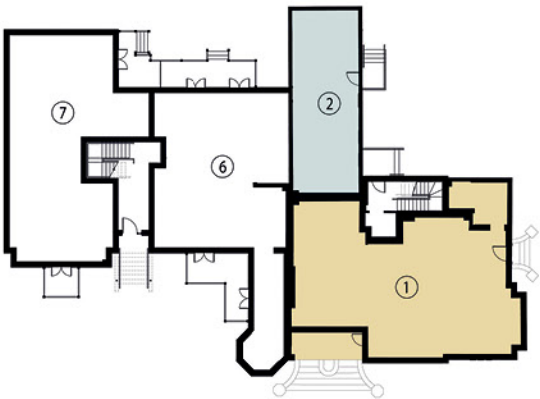
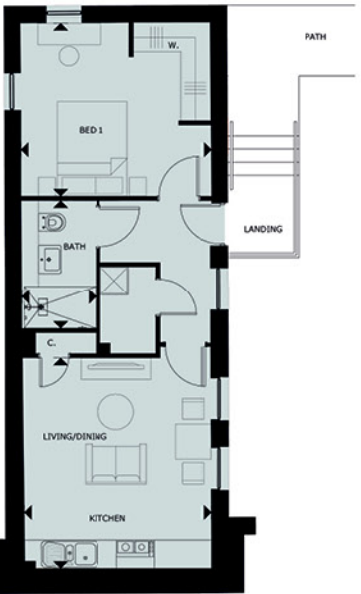
Plot 1 - Ground Floor Plan

	m	ft
Bedroom 1	3.86 x 5.19	12'8" x 17'0"
En-Suite	1.82 x 2.59	6'0" x 8'6"
Bedroom 2	4.39 x 4.09	14'5" x 13'5"
Bathroom	2.34 x 1.94	7'8" x 6'5"
Study	2.58 x 2.64	8'6" x 8'8"
Living/Dining	4.75 x 4.57	15'7" x 15'0"
Kitchen	4.22 x 3.42	13'10" x 11'3"
Utility Room	1.80 x 1.68	5'11" x 5'6"
Net Internal Floor Area	120.47 sq m	1297 sq ft



Plot 2 - Ground Floor Plan

	m	ft
Bedroom 1	4.04 x 3.66	13'3" x 12'0"
Bathroom	1.57 x 2.72	5'2" x 8'11"
Living/Kitchen	3.96 x 4.45	13'0" x 14'7"
Net Internal Floor Area	46.41 sq m	499 sq ft

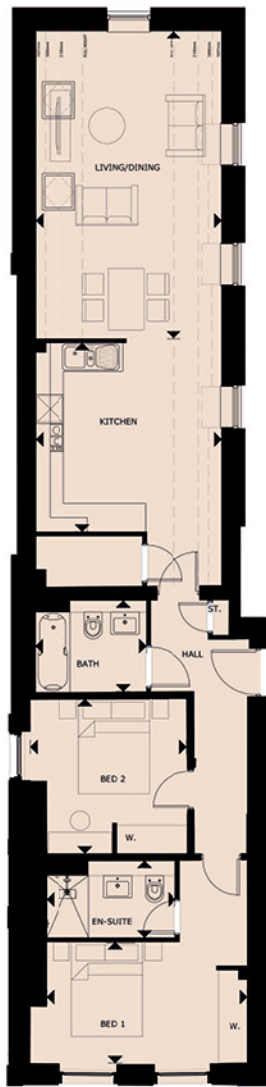


‘THE APARTMENTS’ - ROOM LAYOUTS



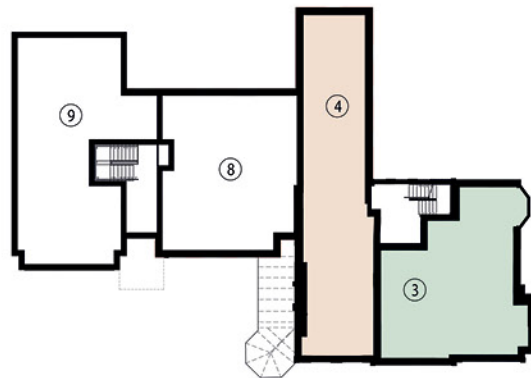
Plot 3 - First Floor Plan

	m	ft
Bedroom 1	4.41 x 3.16	14'6" x 10'5"
En-Suite	2.16 x 1.69	7'1" x 5'7"
Bedroom 2	4.22 x 3.46	13'10" x 11'4"
Bathroom	2.18 x 2.22	7'2" x 7'4"
Living/Dining	4.49 x 4.03	14'9" x 13'3"
Kitchen	4.49 x 2.87	14'9" x 9'5"
Net Internal Floor Area	80.25 sq m	863 sq ft

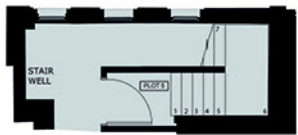


Plot 4 - First Floor Plan

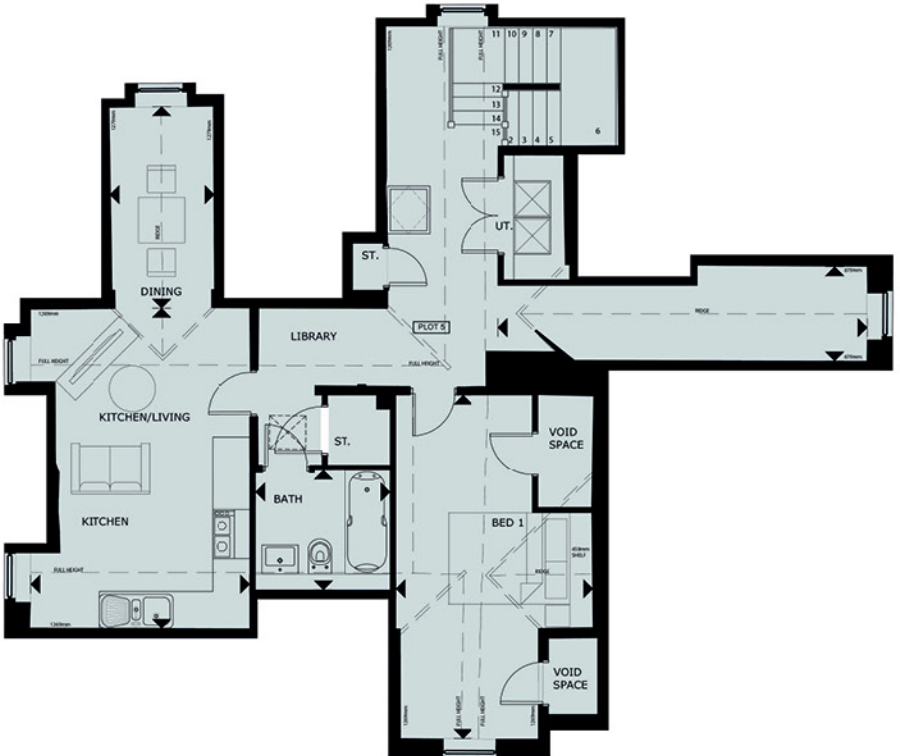
	m	ft
Bedroom 1	4.26 x 2.56	14'0" x 8'5"
En-Suite	2.73 x 1.63	9'0" x 5'4"
Bedroom 2	3.33 x 3.27	10'11" x 10'9"
Bathroom	2.35 x 1.92	7'9" x 6'4"
Living/Dining	3.94 x 6.51	12'11" x 21'5"
Kitchen	3.94 x 4.00	12'11" x 13'1"
Net Internal Floor Area	90.81 sq m	977 sq ft



‘THE APARTMENTS’ - ROOM LAYOUTS

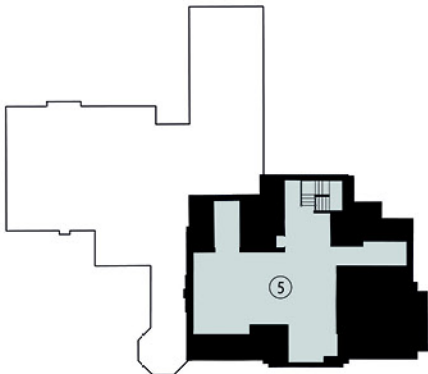


FIRST FLOOR



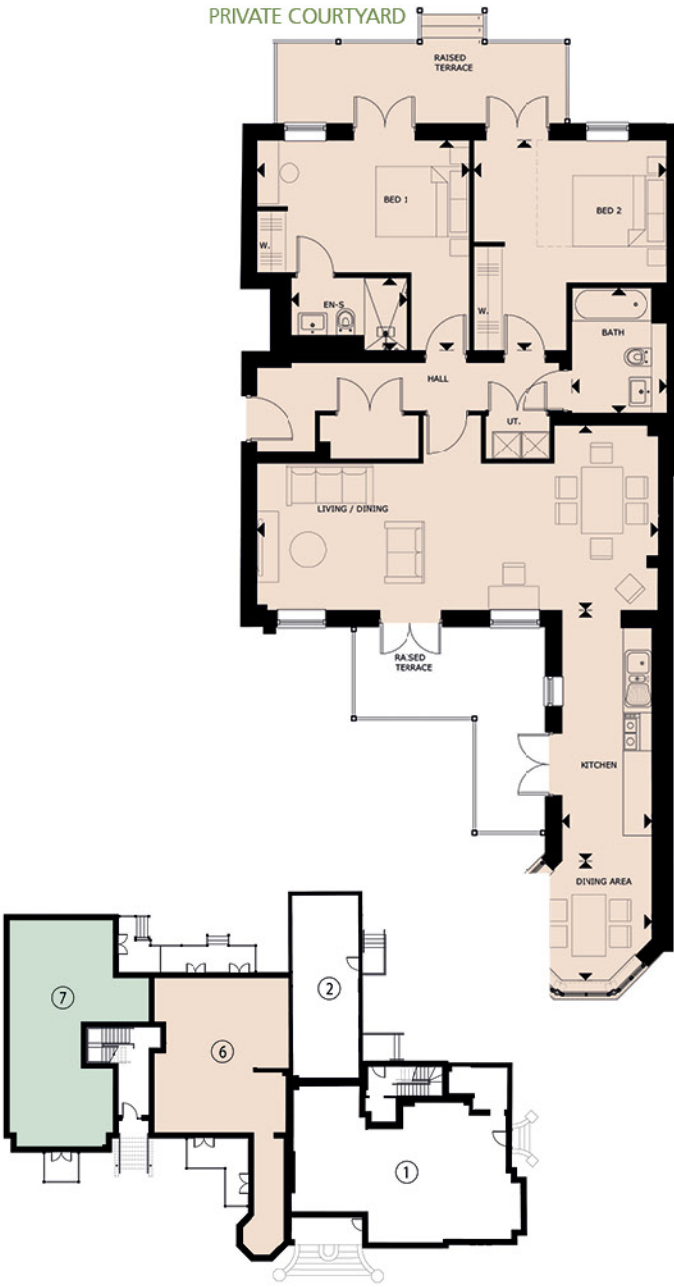
Plot 5 - Second Floor Plan

	m	ft
Bedroom 1	3.23 x 5.64	10'7" x 18'6"
Bathroom	2.21 x 1.96	7'3" x 6'5"
Kitchen/Living	3.59 x 5.26	11'9" x 17'3"
Dining	1.69 x 3.29	5'7" x 10'10"
Hall	6.03 x 1.54	19'10" x 5'1"





‘THE APARTMENTS’ - ROOM LAYOUTS



Plot 6 - Ground Floor Plan

	m	ft
Bedroom 1	4.51 x 4.45	14'10" x 14'7"
Bedroom 2	4.07 x 4.45	13'5" x 14'7"
En-Suite	2.43 x 1.53	8'0" x 5'1"
Bathroom	2.02 x 2.65	6'8" x 8'8"
Living/Dining	8.52 x 3.93	27'11" x 12'11"
Kitchen	1.91 x 5.31	6'3" x 17'5"
Dining Area	2.63 x 2.53	8'8" x 8'4"
Net Internal Floor Area	100.60 sq m	1082 sq ft



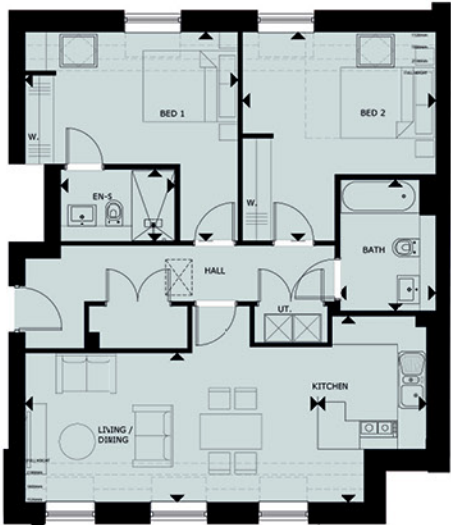
Plot 7 - Ground Floor Plan

	m	ft
Bedroom 1	4.52 x 3.61	14'10" x 11'10"
Bedroom 2	4.25 x 2.80	14'0" x 9'2"
En-Suite	2.00 x 2.58	6'7" x 8'6"
Bathroom	2.00 x 2.39	6'7" x 7'10"
Living/Dining	6.63 x 4.96	21'9" x 16'3"
Kitchen	2.50 x 2.90	8'2" x 9'6"
Walk In Wardrobe	2.81 x 1.40	9'3" x 4'7"
Net Internal Floor Area	96.36 sq m	1037 sq ft



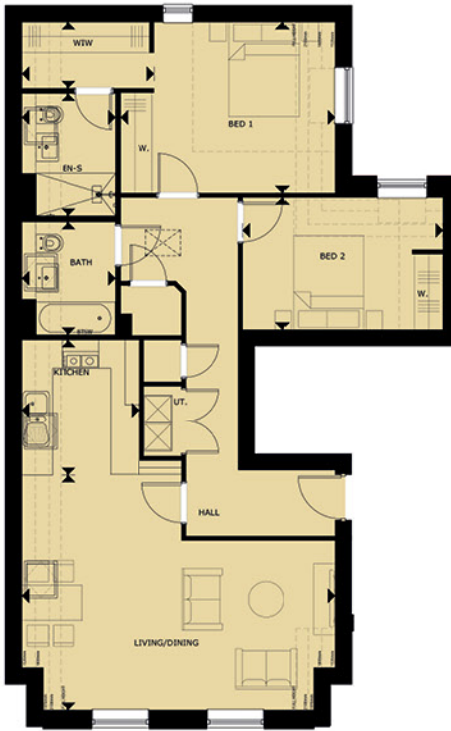
PLOTS 1-5

‘THE APARTMENTS’ - ROOM LAYOUTS



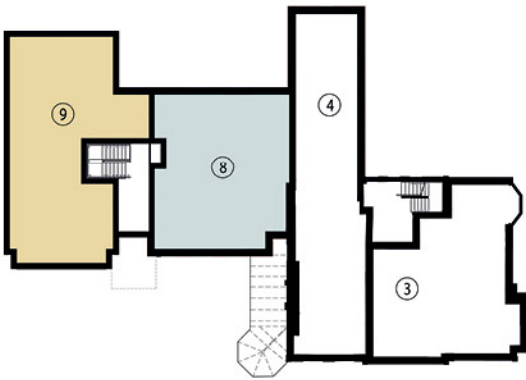
Plot 8 - First Floor Plan

	m	ft
Bedroom 1	4.51 x 4.45	14'10" x 14'7"
Bedroom 2	4.10 x 4.45	13'6" x 14'7"
En-Suite	2.43 x 1.53	8'0" x 5'1"
Bathroom	2.04 x 2.80	6'8" x 9'2"
Living/Dining	6.20 x 3.16	20'4" x 10'4"
Kitchen	2.31 x 3.93	7'7" x 12'11"
Net Internal Floor Area	83.25 sq m	896 sq ft



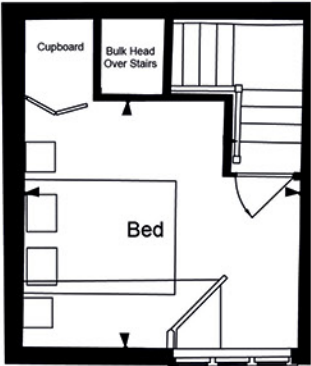
Plot 9 - First Floor Plan

	m	ft
Bedroom 1	4.52 x 3.61	14'10" x 11'10"
Bedroom 2	4.25 x 2.80	14'5" x 9'2"
En-Suite	2.00 x 2.58	6'7" x 8'6"
Bathroom	2.00 x 2.39	6'7" x 7'10"
Living/Dining	6.63 x 4.98	21'9" x 16'4"
Kitchen	2.50 x 2.88	8'2" x 9'6"
Walk In Wardrobe	2.81 x 1.40	9'3" x 4'7"
Net Internal Floor Area	96.36 sq m	1037 sq ft

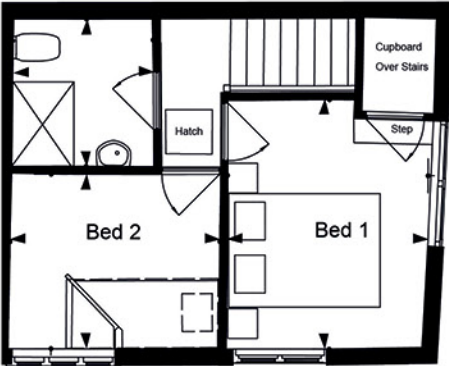




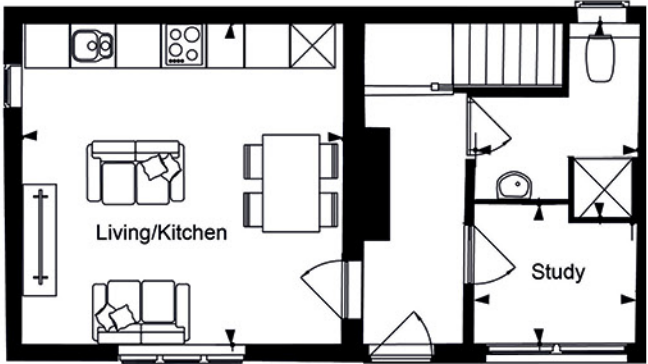
‘THE COTTAGES’ - ROOM LAYOUTS



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Cottage 1 - Floor Plan

	m	ft
Bedroom 1	3.64 x 3.26	11'1" x 10'8"
Study	2.15 x 1.84	7'0" x 6'0"
Bathroom	2.57 x 2.15	8'5" x 7'0"
Living/Kitchen	4.25 x 4.25	13'11" x 13'11"
Net Internal Floor Area	50.33 sq m	542 sq ft

Cottage 2 - Floor Plan

	m	ft
Bedroom 1	3.29 x 2.64	10'9" x 8'8"
Bedroom 2	2.77 x 2.30	9'1" x 7'6"
Bathroom	1.94 x 1.85	6'4" x 6'1"
Living/Kitchen	5.48 x 4.24	18'0" x 13'11"
Net Internal Floor Area	46.50 sq m	501 sq ft



THE HOUSE

‘THE HOUSE’ - ROOM LAYOUTS

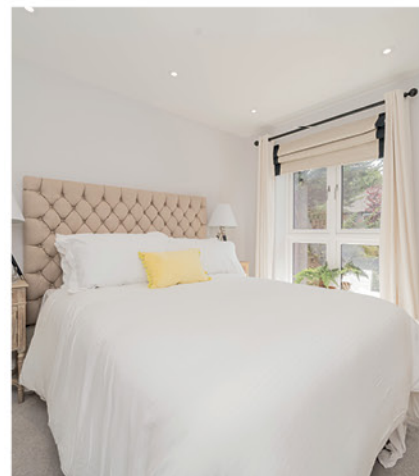
Plot 10 - Ground Floor Plan

	m	ft
Living Room	4.01 x 5.21	13'2" x 17'1"
W.C.	1.22 x 2.23	4'0" x 7'4"
Study	2.87 x 2.26	9'5" x 7'5"
Kitchen	2.70 x 3.37	8'10" x 11'1"
Family Room	4.23 x 3.37	13'11" x 11'1"
Dining	3.78 x 3.60	12'5" x 11'10"



Plot 10 - First Floor Plan

	m	ft
Bedroom 1	3.78 x 5.07	12'5" x 16'8"
Bedroom 2	4.01 x 5.26	13'2" x 17'3"
Bedroom 3	2.82 x 3.58	9'3" x 11'9"
Bedroom 4	3.12 x 3.41	10'3" x 11'2"
Bathroom	1.92 x 2.40	6'4" x 7'10"
En-Suite	2.47 x 1.84	8'1" x 6'0"
En-Suite	2.47 x 1.63	8'1" x 5'4"
Total Net Internal Floor Area	169.40 sq m	1824 sq ft



Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.

THE FINER DETAILS – ‘THE APARTMENTS’

Each apartment has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

GENERAL



Fully renovated (Plots 1-5 and newly built (Plots 6-9), traditionally built, iconic brick building under new tiled roof.

Heating and hot water via high efficiency ASHP, with underfloor heating in plots 6-9 and radiators in plots 1-5 (electric underfloor heating in bathrooms / ensuite).

Energy efficient down-lighters to all rooms.

Brushed stainless steel effect socket and switch plates to all rooms with USB charger point in kitchen, living area and bedrooms.

Dimmer switches to living area and principal bedroom.

Built in wardrobes to bedrooms with shaker doors to bedroom 1 & sliding mirrored doors to bedroom 2 (Except plot 5).

Carpet to bedrooms.

Carpet to communal areas.

Engineered wood plank flooring to entrance hall and living room.

Contemporary architraves and skirtings.

New white timber sliding sash windows with double glazing & multi-point locking.

Energy efficient PV panels in plots 6-9.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted LEICHT kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Blanco under slung stainless-steel sink with fluted drainer in Silestone work surface. Electric induction hob by Siemens.

Integrated extractor by Siemens.

Multi-function electric oven by Siemens.

Microwave by Siemens.

Integrated dishwasher by Siemens.

Integrated washing machine and tumble dryer by Siemens to all plots (Except plot 5).

Freestanding washer/dryer by Siemens in plot 5.

Integrated 70:30 upright fridge/freezer by Siemens.

Mixer tap with three water functions, including steaming hot water up to 98°C.

LUXURY BATHROOMS & EN-SUITES



Contemporary style white Villeroy & Boch sanitary ware.

Shower enclosure with Hansgrohe thermostatic shower and glass panel, or bath with Hansgrohe thermostatic shower and screen.

Wall mounted Villeroy & Boch WC with concealed cistern.

Villeroy & Boch vanity units under basins (En-suite & bathroom).

Full height tiled walls by Porcelanosa.

Chrome Hansgrohe basin mixer tap.

Dual fuel heated ladder style chrome towel rail.

Co-ordinated Porcelanosa ceramic floor.

LED illuminated mirror with de-misting pad and shaver socket to selected en-suites and bathrooms, with integrated mirrors to others.

SECURITY & HOME ENTERTAINMENT

Video door entry system linked to apartments, with communal entrances (Plots 3-9). Ring doorbell for Plots 1 & 2.

Pre-wiring for the fitting of an alarm by the purchaser.

Mains operated smoke and heat detectors for safety (CO2).

High level TV points and Sky Q wiring to living room and bedrooms.

Hard wired CAT 6 connectivity to ethernet socket in living room, kitchen and bedroom (as relevant) to enable faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC, Router & Switch not included).

High security entrance door with multi-point locking to all plots.

Full Fibre-to-the-Premises (FTTP) connectivity for ultrafast broadband speeds.

EXTERNAL SPACE

Enclosed refuse storage.

Raised decking and private gardens to plots 6 and 7.

One allocated parking space to each plot.

7.3 KW Electric Vehicle Charging point.

Additional visitor parking spaces.

Electric gated access.

Extensive landscaped communal gardens.

premier
guarantee

CONSUMER
CODE
FOR
HOME BUILDERS
www.consumercode.co.uk

PREMIER Guarantee
10-year Premier Guarantee Warranty.
We operate under the Consumer Code for Home Builders.

Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.



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THE FINER DETAILS – ONE & TWO ‘THE COTTAGES’

Each cottage has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

GENERAL



Traditionally built brick and block refurbished cottages.

Electric radiators to ground and upper floor.

Energy efficient down-lighters to all rooms.

Dimmer switches to lounge area.
Engineered composite front door with multi-point locking.

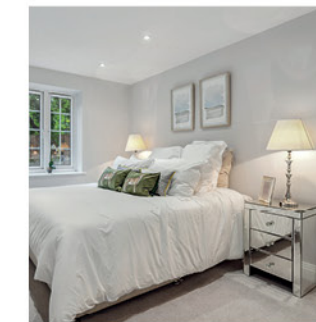
Engineered wood plank flooring to ground floor.

Carpet to stairs and bedrooms.
Contemporary architraves and skirtings.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room, kitchen and bedrooms.

New white timber windows with double glazing and multi-point locking.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted LEICHT kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Blanco under slung stainless-steel sink with fluted drainer in Silestone work surface.

Four zone induction hob with extractor by Siemens.

Single Multifunction A rated electric oven by Siemens.

Integrated fridge/freezer by Siemens.

Siemens integrated dishwasher.

Siemens integrated washer/dryer.

SECURITY & HOME ENTERTAINMENT

Multi-point locking to external Doors and windows.

High level TV Point with Sky Q wiring to living room and principal bedroom.

Full Fibre-to-the-Premises (FTTP) connectivity for ultrafast broadband speeds.



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls in all bathrooms by Porcelanosa.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch basins.

Triton thermostatic shower and screen to bathroom.

Electric ladder style chrome towel rail.

Fully fitted shower enclosure with chrome shower door.

EXTERNAL SPACE

Private outdoor courtyards for each cottage.

External wall lights to front.

Kota Brown sandstone paving to cottage one.

Parking space for each cottage.

Electric gated access.

Extensive landscaped communal gardens.

The cottages at Hermitage Place are refurbishments and, as such, are not covered by the Premier Guarantee new homes warranty. However, each home will benefit from a comprehensive two-year defects and snagging period, providing peace of mind and assurance of build quality.

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THE FINER DETAILS – ‘THE HOUSE’

The house has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

GENERAL



Traditionally built brick and block house.

Underfloor heating to ground floor and radiators to upper floors via high efficiency Air Source Heat Pump. The mains pressure hot and cold-water system eliminates the need for storage tanks in the roof space and pumps for showers.

Built-in wardrobes as indicated on floor plans.

Energy efficient down-lighters to all rooms.

Dimmer switches to lounge area & principal bedroom.

Contemporary glass balustrade and oak handrail to staircase.

Engineered timber front door with multi-point locking.

Porcelanosa ceramic flooring to family room, kitchen, dining and cloakroom.

Engineered wood plank flooring to entrance hall and dining room.

Contemporary architraves and skirtings.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room, lounge, kitchen and bedrooms.

Energy efficient PV panels with battery storage.

White timber sliding sash windows with double glazing and multi-point locking.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted LEICHT kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Blanco under slung stainless-steel sink with fluted drainer in Silestone work surface.

Four zone induction hob with integrated extractor by Siemens.

Single Multifunction A rated electric oven by Siemens.

Microwave by Siemens.

Mixer tap with three water functions, including steaming hot water up to 98°C.

Integrated fridge/freezer by Siemens.

Siemens integrated washer/dryer.

SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

Multi-point locking to external Doors and windows.

High level TV Point with Sky Q wiring to living room and principal bedroom.

High level TV point to kitchen/family rooms and all bedrooms.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining, and family rooms, and all bedrooms to enable VOIP, faster data transfer to Smart TV, Sky Box, PC etc (Smart TV, Sky Box, PC, Router & Switch not included).

Full Fibre-to-the-Premises (FTTP) connectivity for ultrafast broadband speeds.

LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height wall tiles to WC by Porcelanosa.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (En-suite & bathroom).

Electric underfloor heating to principal en-suite.

Wall mounted WCs with concealed cistern.

Heated, dual fuel ladder style chrome towel rail.

LED illuminated mirrors (incorporating shaver points and de-misting pads) to bathroom and en-suites.

Fully fitted shower enclosure with glass screen and Hansgrohe thermostatic shower valve with handset to en-suites.

Bath with Hansgrohe thermostatic shower and screen to bathroom.

EXTERNAL SPACE

Access to spacious private garden via bi-folding doors.

External tap to rear.

External power socket to rear.

External wall lights to rear raised decking.

Kota Brown sandstone paving to front path.

Carport with three parking spaces.

7.3 KW Electric Vehicle Charging point with battery storage.

Electric gated access.



PREMIER Guarantee

10-year Premier Guarantee Warranty.

We operate under the Consumer Code for Home Builders.

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

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