

THE  
DICE

U X B R I D G E

SIMPLICITY AND REPOSE  
ARE QUALITIES THAT  
MEASURE THE TRUE VALUE  
OF ANY WORK OF ART.

FRANK LLOYD WRIGHT

WELCOME TO THE DICE

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SEVEN BEAUTIFULLY  
CONSIDERED PAVILIONS  
NESTLING ABOVE 37 ACRES  
OF PARKLAND,  
WITH 105 EXCEPTIONAL  
APARTMENTS  
INSPIRED BY NATURE  
AND SIMPLICITY.

UXBRIDGE

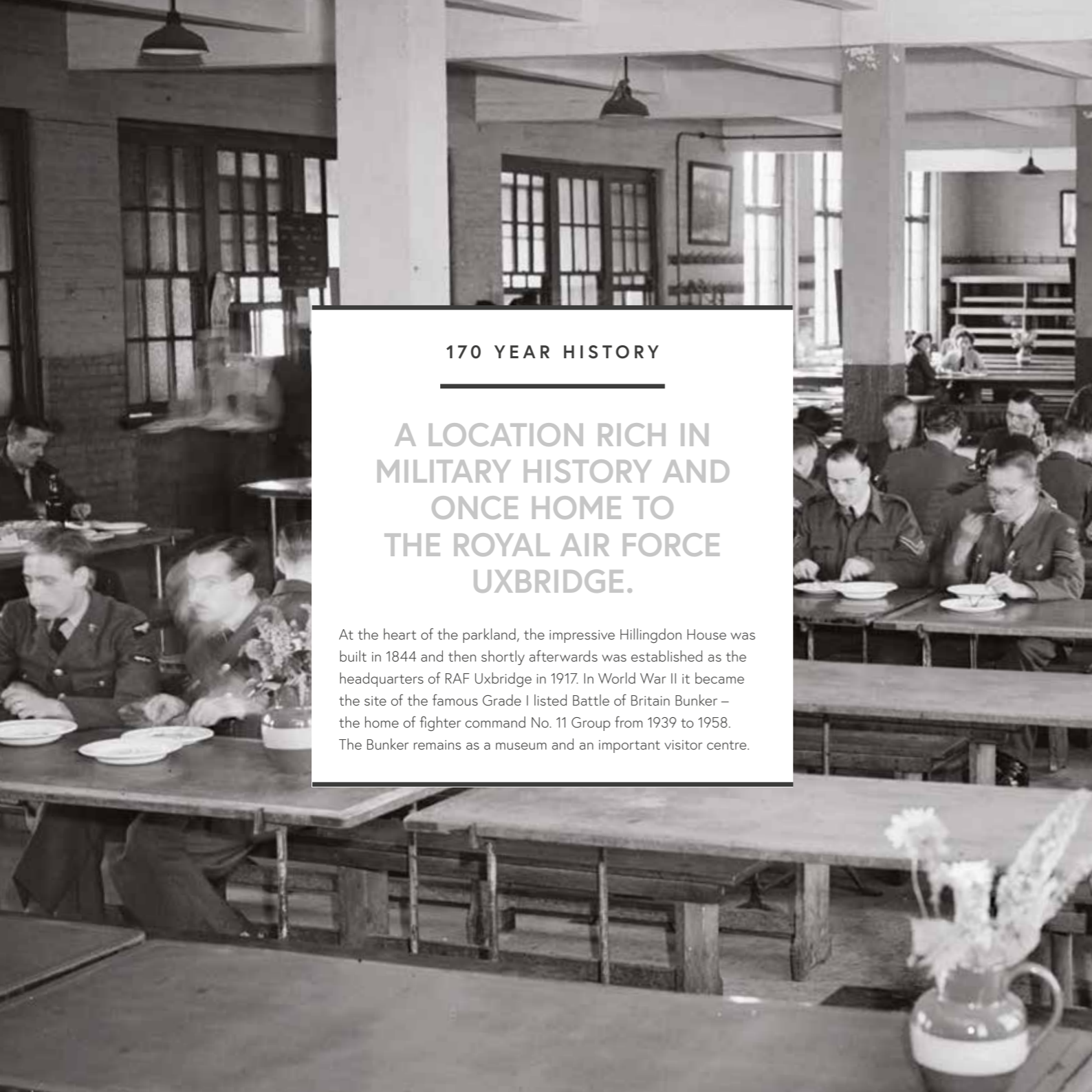


## THE VISION

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WE ROLLED THE DICE  
ONTO A LANDSCAPE FULL  
OF BEAUTY AND  
LET THEM LAND WHERE  
THEY WOULD.

Seven pavilions on the edge of a 37 acre park, each positioned to represent the roll of the dice. These pavilions command enviable views over Dowding Park, playing fields and the elegantly renovated Hillingdon House to both the East and South. They help to harmonise the larger development into the surrounding landscape.



## 170 YEAR HISTORY

# A LOCATION RICH IN MILITARY HISTORY AND ONCE HOME TO THE ROYAL AIR FORCE UXBRIDGE.

At the heart of the parkland, the impressive Hillingdon House was built in 1844 and then shortly afterwards was established as the headquarters of RAF Uxbridge in 1917. In World War II it became the site of the famous Grade I listed Battle of Britain Bunker – the home of fighter command No. 11 Group from 1939 to 1958. The Bunker remains as a museum and an important visitor centre.



UXBRIDGE UNDERGROUND

INTU



11 minutes walk

DOWDING PARK

THE DICE

ST.ANDREW'S

BATTLE OF BRITAIN BUNKER

HILLINGDON GOLF COURSE

## CHANGING PLACES

TURNING SPACES INTO  
PLACES THAT  
ALLOW GENERATIONS OF  
PEOPLE AND COMMUNITIES  
TO THRIVE.

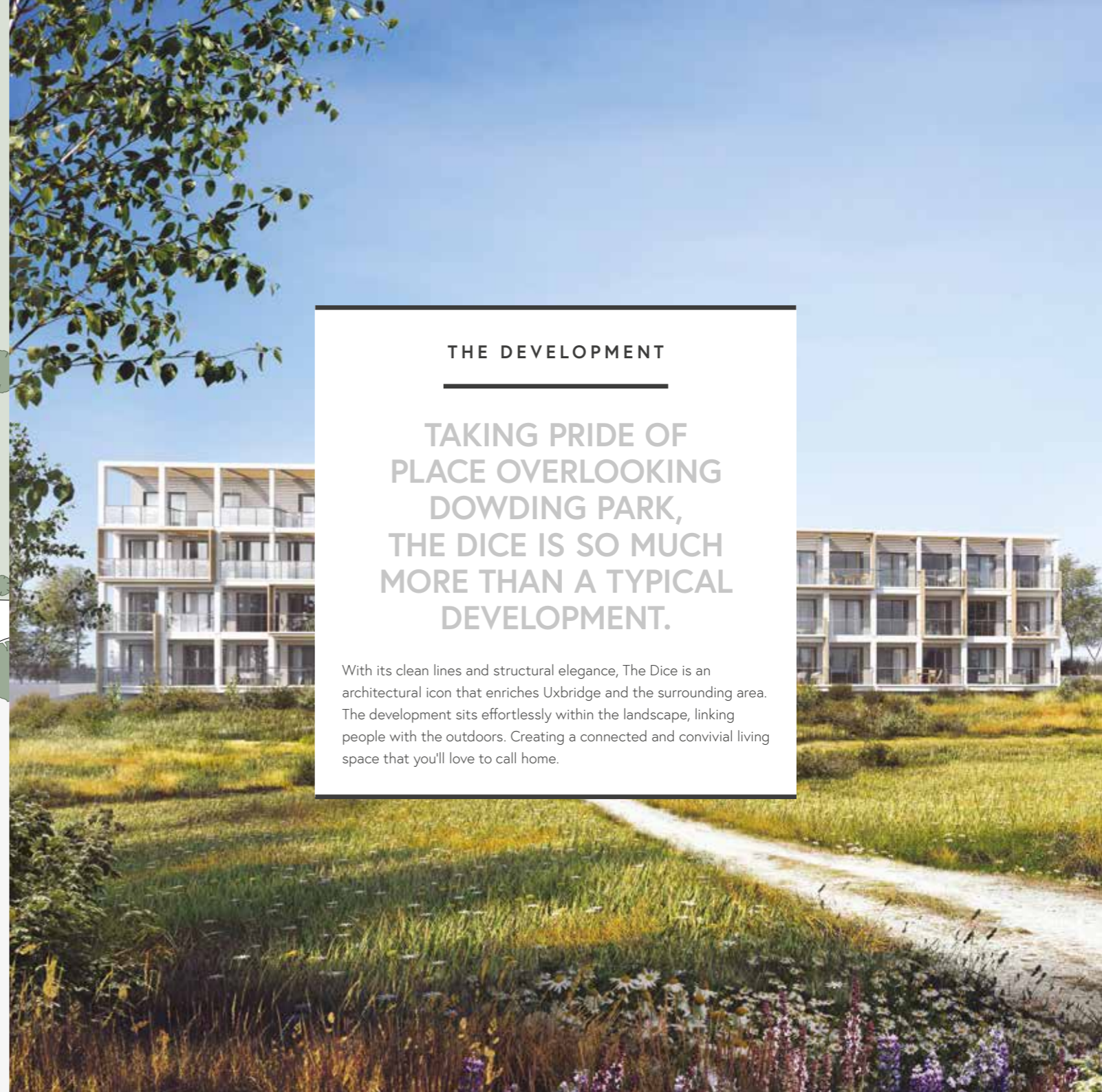
Over the past 100 years, the Uxbridge landscape has been ever-changing and we like to think we're helping to create a better future, not just for residents of The Dice but for everyone living in the local area. We hope to celebrate the existing environment and add homes that do justice to the enviable location - close to the vibrant town centre but on the edge of 37 acres of peaceful parkland.



## THE DEVELOPMENT

TAKING PRIDE OF PLACE OVERLOOKING DOWDING PARK, THE DICE IS SO MUCH MORE THAN A TYPICAL DEVELOPMENT.

With its clean lines and structural elegance, The Dice is an architectural icon that enriches Uxbridge and the surrounding area. The development sits effortlessly within the landscape, linking people with the outdoors. Creating a connected and convivial living space that you'll love to call home.



## A LOCATION OF CONTRASTS

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### UXBRIDGE OFFERS A UNIQUE BLEND - VIBRANT TOWN CENTRE ON YOUR DOORSTEP AND ST PANCRAS IN UNDER 50 MINUTES.

Whilst the sights and sounds of London are under 50 minutes away, offering all of the entertainment only a capital city can, Uxbridge town centre is just a 10 minutes walk from The Dice. You'll discover exceptional shopping with all of your favourites, a vibrant café culture, wonderful eateries and a vast array of sports, leisure, entertainment and nature all within walking distance.





### JOURNEY TIMES FROM THE DICE

 WALK	INTU UXBRIDGE 8 mins.	UXBRIDGE UNDERGROUND 11 mins.	SAINSBURY'S UXBRIDGE 15 mins.	BRUNEL UNIVERSITY 16 mins.	HILLINGDON GOLF CLUB 20 mins.
 RAIL*	OXFORD CIRCUS 44 mins.	ST PANCRAS INTERNATIONAL 49 mins.	KEW GARDENS 58 mins.	KENSINGTON HIGH ST 61 mins.	CITY OF LONDON 65 mins.
 ROAD	COLNE VALLEY REGIONAL PARK 9 mins.	HEATHROW TERMINAL 5 16 mins.	WEMBLEY STADIUM 23 mins.	KENSINGTON HIGH ST 33 mins.	KEW GARDENS 35 mins.

\*Times quoted from Uxbridge Underground Station  
Map is not to scale and indicative only. Times quoted are approximate and provided by Google Maps and tfl.gov.uk.



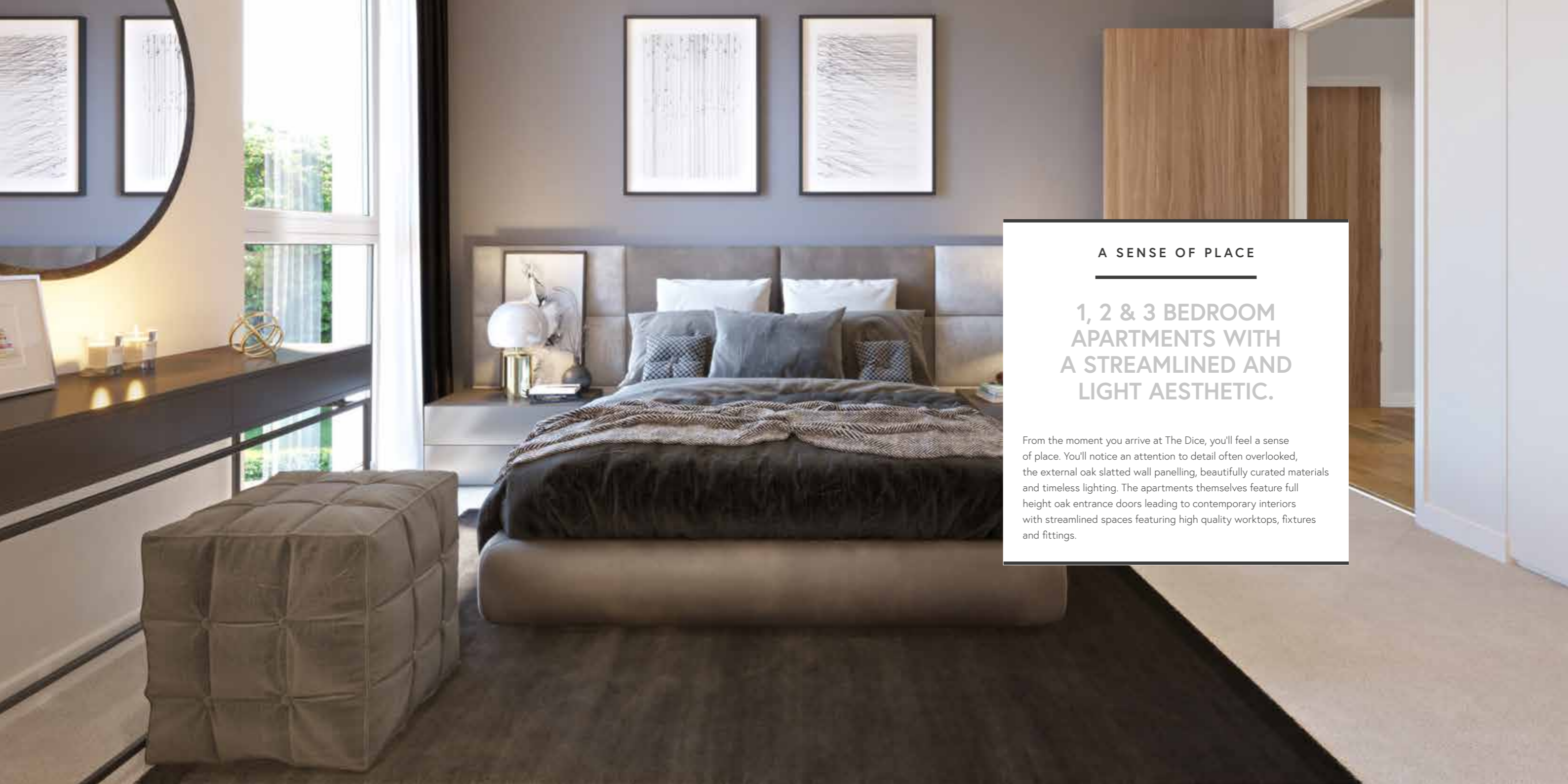


## PARK

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MOMENTS TO CHERISH,  
ONES THAT CAN'T BE  
BOUGHT, JUST LIVED.  
GREEN PLACES  
TO DISCOVER.

Uxbridge not only offers a vibrant lifestyle, but also possesses ample outdoor space for you, your family and friends to explore and cherish. Whilst The Dice pavilions rest at the edge of a newly created, 37 acre park, you'll also find the sensational Colne Valley Park within a few miles and even Kew Gardens, just a 35 minute drive away. Life at the Dice will truly create magical memories.



## A SENSE OF PLACE

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### 1, 2 & 3 BEDROOM APARTMENTS WITH A STREAMLINED AND LIGHT AESTHETIC.

From the moment you arrive at The Dice, you'll feel a sense of place. You'll notice an attention to detail often overlooked, the external oak slatted wall panelling, beautifully curated materials and timeless lighting. The apartments themselves feature full height oak entrance doors leading to contemporary interiors with streamlined spaces featuring high quality worktops, fixtures and fittings.



An entrance for the senses, streamlined and light aesthetic



Contemporary Ideal and Tesino fixtures and fittings to bathrooms and ensuites



Modern kitchens with handleless doors and solid silestone worktops



Full height doors and windows give access to parkland view terraces\*



## THE FLOORPLANS

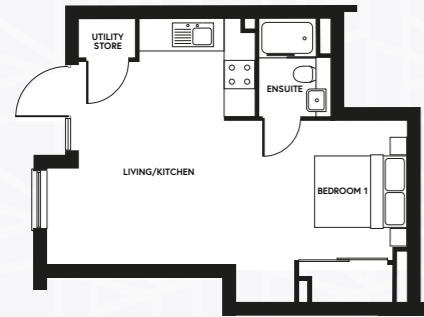
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### ALL APARTMENTS HAVE BEEN DESIGNED TO CREATE A CONNECTION TO THE PARK.

We see The Dice as somewhere people will want to live and love being a part of for a long time. Places that offer beauty and stability for the ever-changing stages of life. For that reason, all homes are designed to Lifetime Homes Standards. From the minimal elegance of the one bedroom studio to the grand three bedroom apartment, The Dice will be the epitome of style.

### TYPE ONE

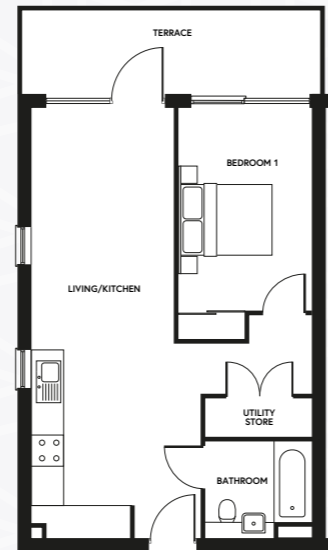
One bedroom studio apartment 344 sq ft



Living / Kitchen	5.15m x 4.07m	16' 10" x 13' 4"
Bedroom 1	3.17m x 3.00m	10' 4" x 9' 10"
Ensuite	2.05m x 1.50m	6' 8" x 4' 11"

### TYPE TWO

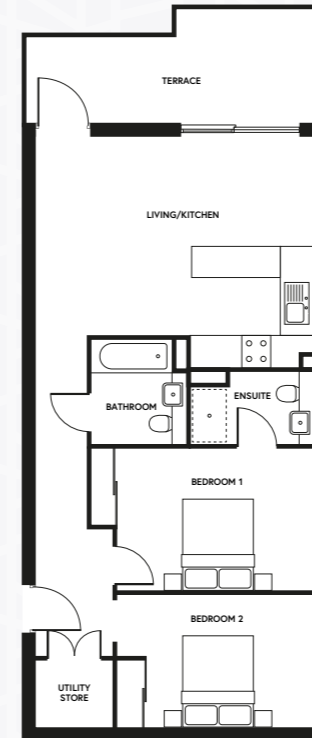
One bedroom apartment 549 sq ft



Living / Kitchen	9.00m x 3.00m	29' 6" x 9' 10"
Bedroom 1	4.81m x 2.77m	15' 9" x 9' 1"
Bathroom	2.22m x 2.0m	7' 3" x 6' 6"

### TYPE THREE

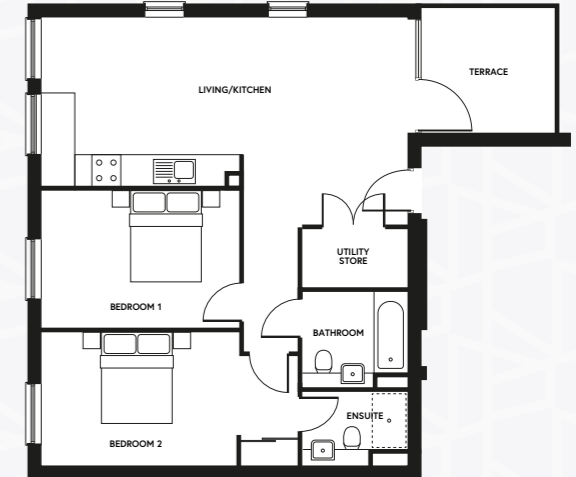
Two bedroom apartment 753 sq ft



Living / Kitchen	5.80m x 4.80m	19' 11" x 15' 8"
Bedroom 1	4.65m x 2.97m	15' 3" x 9' 8"
Bedroom 2	4.10m x 2.74m	13' 5" x 8' 11"
Ensuite	2.55m x 1.52m	8' 4" x 4' 11"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"

### TYPE FOUR

Two bedroom apartment 753 sq ft



Living / Kitchen	7.59m x 3.46m	24' 10" x 11' 4"
Bedroom 1	5.29m x 2.75m	17' 4" x 9' 4"
Bedroom 2	4.08m x 2.87m	13' 4" x 9' 5"
Ensuite	2.20m x 1.50m	7' 2" x 4' 11"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"

## TYPE FIVE

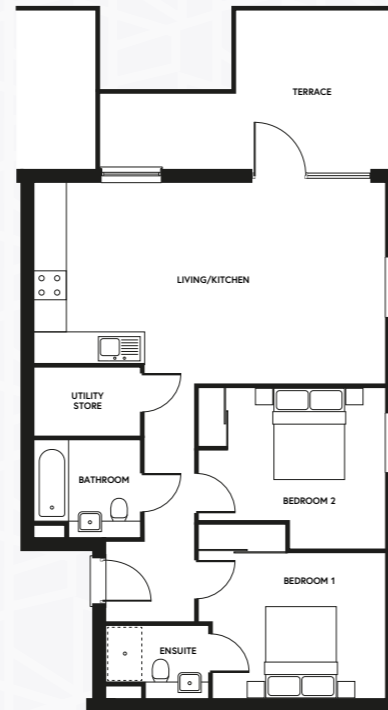
Two bedroom apartment 807 sq ft



Living / Kitchen	7.35m x 3.70m	24' 9" x 12' 1"
Bedroom 1	5.75m x 2.95m	18' 10" x 9' 8"
Bedroom 2	3.90m x 3.62m	12' 9" x 11' 10"
Ensuite	2.20m x 1.50m	7' 2" x 4' 1"
Bathroom	2.20m x 2.00m	7' 2" x 6' 7"

## TYPE SIX

Two bedroom apartment 775 sq ft



Living / Kitchen	7.30m x 4.17m	23' 11" x 8' 3"
Bedroom 1	3.85m x 3.01m	12' 7" x 13' 8"
Bedroom 2	3.85m x 3.35m	12' 7" x 10' 11"
Ensuite	2.15m x 1.50m	7' 0" x 4' 11"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"



## ALL IN THE DETAIL

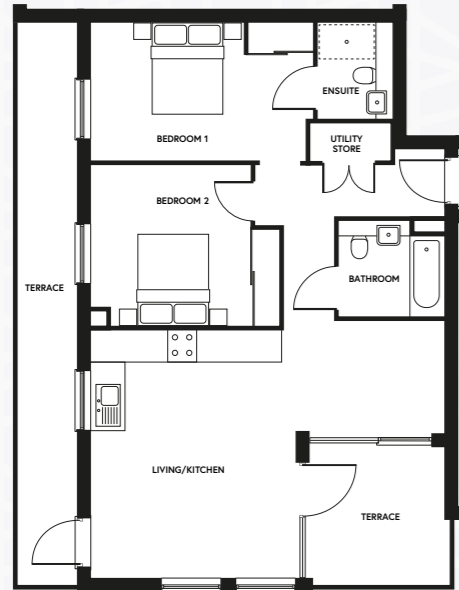
THE STREAMLINED AESTHETIC EXTENDS TO FLAT INTERNALS, WHICH FEATURE MODERN KITCHENS WITH HANDLESS DOORS AND SOLID SILESTONE WORKTOPS.

HEMINGWAY DESIGN



## TYPE SEVEN

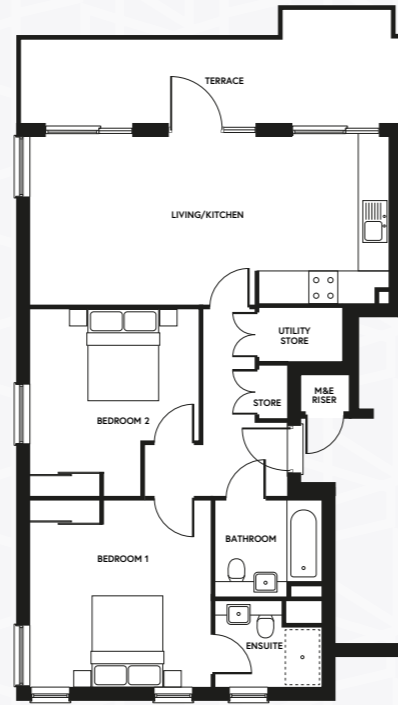
Two bedroom apartment 753 sq ft



Living / Kitchen	7.33m x 5.26m	24' 0" x 17' 3"
Bedroom 1	4.44m x 2.85m	14' 6" x 9' 4"
Bedroom 2	3.88m x 3.16m	12' 8" x 10' 4"
Ensuite	1.95m x 1.67m	6' 4" x 5' 5"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"

## TYPE EIGHT

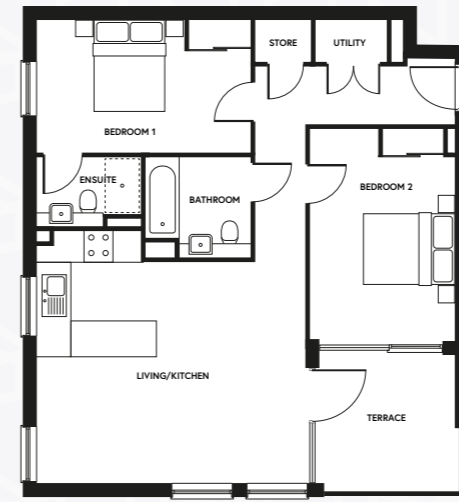
Two bedroom apartment 753 sq ft



Living / Kitchen	7.48m x 3.48m	24' 6" x 11' 5"
Bedroom 1	3.84m x 3.73m	12' 7" x 12' 2"
Bedroom 2	3.92m x 3.50m	10' 3" x 11' 5"
Ensuite	2.20m x 1.74m	7' 2" x 5' 8"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"

## TYPE NINE

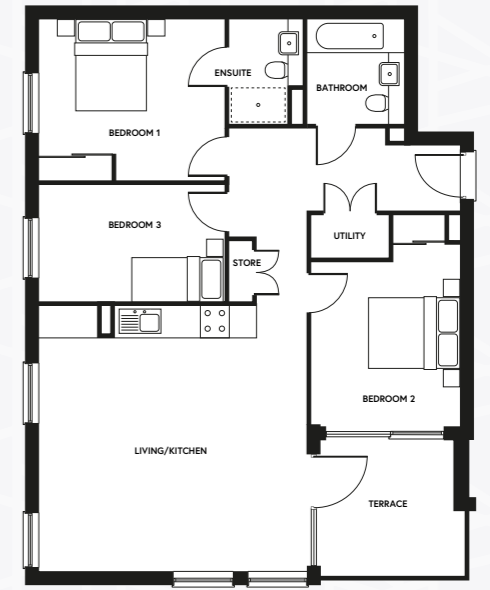
Two bedroom apartment 775 sq ft



Living / Kitchen	5.58m x 5.20m	18' 3" x 17' 0"
Bedroom 1	4.43m x 2.75m	14' 6" x 9' 0"
Bedroom 2	4.38m x 3.02m	14' 4" x 9' 11"
Ensuite	2.13m x 1.46m	6' 11" x 4' 9"
Bathroom	2.45m x 2.00m	8' 0" x 6' 6"

## TYPE TEN

Three bedroom apartment 936 sq ft



Living / Kitchen	5.58m x 5.46m	18' 13" x 17' 10"
Bedroom 1	3.84m x 3.40m	12' 7" x 11' 1"
Bedroom 2	4.43m x 3.38m	13' 5" x 11' 1"
Bedroom 3	3.84m x 2.43m	13' 5" x 7' 11"
Ensuite	2.20m x 1.55m	6' 2" x 5' 1"
Bathroom	2.20m x 2.00m	7' 2" x 6' 6"

## ALL IN THE DETAIL

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# AN EXQUISITELY CURATED COLLECTION OF SUPERIOR QUALITY MATERIALS, FIXTURES AND FITTINGS THAT ARE BUILT TO LAST.

The interior design team worked closely with St. Modwen Homes to give the homes at The Dice a genuinely different feel, taking its cue from the surrounding parklands and nature, they chose simple, beautiful details that will set The Dice apart. There are, of course, options available to make your home even more individual, just ask your Sales Consultant for more advice.

## SPECIFICATIONS

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### Kitchen

Choice of base and wall units / soft closers  
Choice of silestone worktop / matching upstand  
Stainless steel splashback behind hob  
Bosch stainless steel appliances  
Stainless steel single bowl / crosswater mixer tap  
Downlights to kitchen / feature Pendant to kitchen area

### Principle Bathroom / Ensuite

Ideal / Tesino fixtures and fittings  
Wall tiling half height behind sanitary ware  
Ceramic tile floor finish  
Shaver socket  
Downlights

### Electrical

Electrical sockets in white  
Lounge media plate pre-wired for:  
BT, Sky+ HD, SkyQ & Virgin / Fibre / Digital TV  
Master bedroom pre-wired for Digital TV / Virgin Media  
Lounge and master bedroom double socket with USB charging  
Bedroom 2 pre-wired Digital TV  
Telephone point in bedroom 1  
Low energy lighting  
Door entry system with video handset

### Heating

District heating, HIU, Underfloor Heating  
Chrome heated towel rails in bathrooms & Ensuites

### Internal & external windows & doors

High performance glazed windows/patio doors, with sealed double glazed units and chrome ironmongery  
Oak Veneer full height apartment entrance doors  
White pre-finished internal doors  
Satin stainless steel finish lever door furniture throughout

### Decoration

All walls to be finished in white matt emulsion  
Ceiling finished in white matt emulsion  
White gloss skirting / architrave / woodwork  
Engineered wood flooring to Kitchen / Lounge / Hall

### Security

Multi-point door locking to patio doors  
Windows fitted with window locks with key, unless fire escape  
Mains supply smoke detectors  
Carbon monoxide alarm  
Through door viewer & Chain  
PIR controlled external light to front door / balcony doors

### Parking & Landscaping

Hard & soft landscaping throughout development  
Composite decking to balconies (first floor & above)  
Paving flags outside patio door on balconies (ground floor only)  
Parking Space Provided (as indicated on site layouts)





## HOME MAKERS

HAVE A COFFEE WITH  
YOUR SALES CONSULTANT  
AND DISCUSS WAYS TO  
MAKE YOUR HOME AT THE  
DICE EVEN MORE SPECIAL.

St. Modwen Homes have a rare understanding that making your home a little more individual isn't just about a different worktop. We all want a little more special in our lives, so take the time to have a coffee with your St. Modwen Homes Sales Consultant and discuss the unique ways we can help make that happen, you'll be surprised.

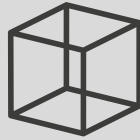


ST. MODWEN

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**OUR CORE BUSINESS  
PURPOSE AT ST. MODWEN  
IS CHANGING PLACES.  
CREATING BETTER  
FUTURES.**

We transform, optimise and improve and our purpose is to give new meaning to those communities we live in and serve and to the environments we develop. Turning spaces into places that allow generations of people and communities to thrive requires considered thoughtful design of the environment in which people live.



[thediceuxbridge.co.uk](http://thediceuxbridge.co.uk)