

PHASE ONE 2, 3 & 4 BEDROOM HOMES





Development Layout





The Taplow

4 bedroom family home
Plots 1, 31, 35, 36, 38 & 78



The Lavendon
4 bedroom family home
Plots 12, 13, 14, 15, 16 & 17



The Aylesbury

3 bedroom family home

Plots 2, 6, 7, 8, 9, 10, 11, 48,

49, 50 & 51



The Aylesbury (Detached)

3 bedroom family home

Plots 4, 18, 29, 30, 32, 33, 34

& 38



The Olney

3 bedroom family home
Plots 5, 21, 47 & 52



The Milton

2 bedroom family home
Plots 3, 19, 20, 58, 59,
76 & 77



The Wycombe

2 bedroom family home

Plots 64, 65, 66 & 67



Garages to plots 12-15 are subject to planning

Computer generated site plan is indicative only.

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4 BEDROOM FAMILY HOME

Plots 1, 31, 35, 36, 37 & 78

Plot 1 & 36 shown

GROUND FLOOR

Living Room	5.20m x 3.30m	17'1" x 10'10"
Kitchen / Dining / Family	6.62m x 4.19m	21'8" x 13'9"
Study	4.19m x 2.42m	13'9" x 7'11"

FIRST FLOOR

Bedroom 1	3.64m x 3.30m	11'11" x 10'10"
Bedroom 2	4.11m x 3.30m	13'6" x 10'10"
Bedroom 3	4.19m x 2.86m	13'9" x 9'5"
Bedroom 4	2.92m x 2.15m	9'7" x 7'1"





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Computer generated images are for illustrative purposes only. Exterior and roof materials vary.

All dimensions are approximate. Specification and home layout may vary. Siteplan is not to scale and is indicative only.

Furniture layouts are for illustrative purposes and are indicative only.





4 BEDROOM FAMILY HOME

Plots 1, 31, 35, 36, 37 & 78

31 & 35 shown, 37 & 78 mirrored

GROUND FLOOR

Living Room	5.20m x 3.30m	17'1" x 10'10"
Kitchen / Dining / Family	6.62m x 4.19m	21'8" x 13'9"
Study	4.19m x 2.42m	13'9" x 7'11"

FIRST FLOOR

Bedroom 1	3.64m x 3.30m	11'11" x 10'10"
Bedroom 2	4.11m x 3.30m	13'6" x 10'10"
Bedroom 3	4.19m x 2.86m	13'9" x 9'5"
Bedroom 4	2.92m x 2.15m	9'7" x 7'1"





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The Lavendon

4 BEDROOM FAMILY HOME

Plots 12, 13, 14, 15, 16 & 17

GROUND FLOOR

Living	4.78m x 3.24m	15'8" x 10'8"
Kitchen / Dining		
/ Family	6.20m x 5.56m	20'4" x 18'2"

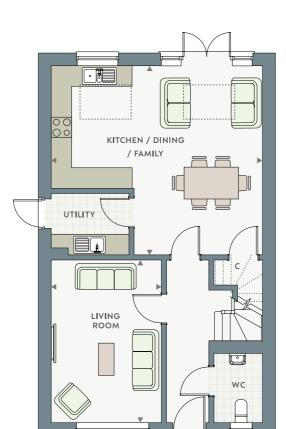
FIRST FLOOR

Bedroom 2	4.66m x 2.98m	15'3" x 9'9"
Bedroom 3	3.44m x 2.67m	11'3" x 8'9"
Bedroom 4	3.14m x 2.68m	10'3" x 8'9"

SECOND FLOOR

Bedroom 1 4.70m x 3.20m 15'5" x 10'6"

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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The Aylesbury

3 BEDROOM FAMILY HOME

Plots 2, 6, 7, 8, 9, 10, 11, 48, 49, 50 & 51

Plots 2, 6, 8, 10, 49 & 51 shown Plots 7, 9, 11, 48 & 50 mirrored

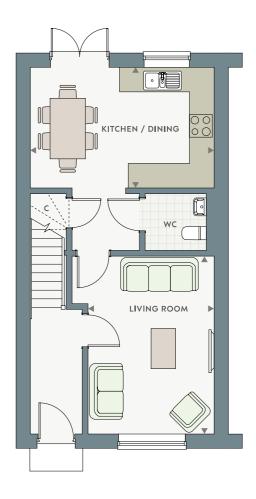
GROUND FLOOR

Living Room	4.75m x 3.21m	15'7" x 10'6"
Kitchen / Dining	4.84m x 3.22m	15'11" x 10'7"

FIRST FLOOR

Bedroom 1	4.84m x 3.22m	15'11" x 10'7"
Bedroom 2	4.25m x 2.44m	13'11" x 8'0"
Bedroom 3	2.32m x 2.31m	7'7" x 7'7"

GROUND FLOOR



FIRST FLOOR



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The Aylesbury (Detached)

3 BEDROOM FAMILY HOME

Plots 4, 18, 29, 30, 32, 33, 34 & 38

Plots 4, 29 & 33 shown Plots 18, 30, 32, 34 & 38 mirrored

GROUND FLOOR

Living Room	4.75m x 3.21m	15'7" x 10'6"
Kitchen / Dining	4.84m x 3.22m	15'11' x 10'7'

FIRST FLOOR

Bedroom 1	4.84m x 3.22m	15'11' x 10'7'
Bedroom 2	4.25m x 2.44m	13'11' x 8'0'
Bedroom 3	2.32m x 2.31m	7'7" x 7'7"

GROUND FLOOR



FIRST FLOOR



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3 BEDROOM FAMILY HOME

Plots 5, 21, 47 & 52

Plots 5 & 52 shown Plots 21 & 47 mirrored

GROUND FLOOR

Living	4.86m x 3.69m	15'11" x 12'1"
Kitchen / Dining	4.86m x 2.85m	15'11" x 9'4"

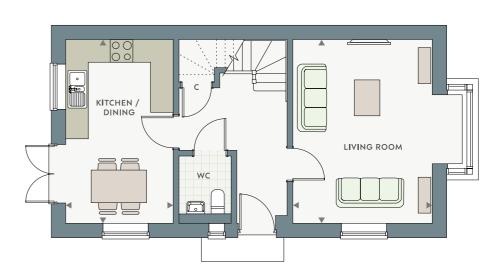
FIRST FLOOR

Bedroom 1	4.86m x 2.90m	15'11" x 9'6"
Bedroom 2	3.75m x 2.47m	12'4" x 8'1"
Bedroom 3	2.68m x 2.29m	8'9" x 7'6"

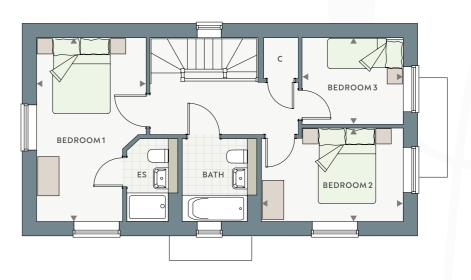


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GROUND FLOOR



FIRST FLOOR



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The Milton

2 BEDROOM HOME

Plots 3, 19, 20, 58, 59, 76 & 77

Plots 19, 58 & 76 shown Plots 3, 20, 59 & 77 mirrored

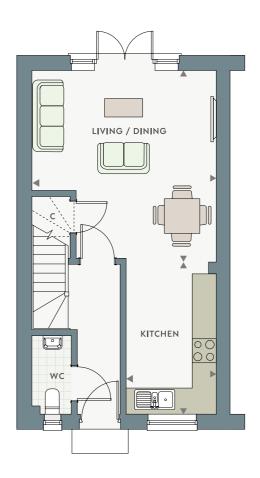
GROUND FLOOR

Kitchen	3.83m x 2.25m	12'7" x 7'5"
Living / Dining	4.74m x 4.62m	15'6" x 15'2"

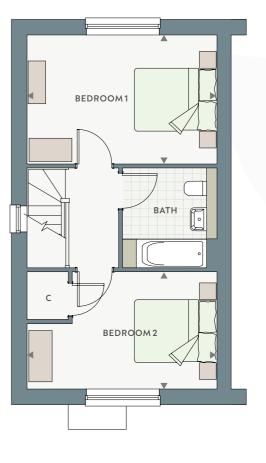
FIRST FLOOR

Bedroom 1	4.62m x 3.12m	15'2" x 10'3"
Bedroom 2	4.62m x 2.84m	15'2" x 9'4"

GROUND FLOOR



FIRST FLOOR



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2 BEDROOM HOME

Plots 64, 65, 66 & 67

Plots 64 & 66 shown Plots 65 & 67 mirrored

GROUND FLOOR

Living Room	5.08m x 2.76m	16'8" x 9'1"
Kitchen / Dining	5.08m x 2.67m	16'8" x 8'9"

FIRST FLOOR

Bedroom 1	3.67m x 2.81m	12'1" x 9'3"
Bedroom 2	5.09m x 3.19m	16'8" x 10'5"



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GROUND FLOOR



FIRST FLOOR



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High-quality specification to every home



KITCHENS

- Linear Form kitchen units in Matt Pebble with aluminium handles
- Worktop and upstand in 22mm Pearl Granite
- Mono Pewter splashback to hob
- Built in 4 zone touch control ceramic hob with extractor hood, including wide hob to the 4 bedroom houses
- Integrated Hoover fridge/freezer
- Integrated stainless steel oven with multiflow technology and hydroclean functionality
- Integrated combi microwave to all 4 bedroom houses
- Integrated Hoover dishwasher
- Integrated washer dryer to 2 & 3bedroom houses
- Utility room with space for washer dryer to the Lavendon
- Utility room with space for washing machine & tumble dryer to The Taplow
- Stainless steel one and a half bowl sink with Hansgrohe tap to kitchen
- Single stainless steel sink to utility room (where applicable)
- Contemporary worktop lighting
- Low energy LED downlights

INTERNAL FEATURES

- Underfloor heating to ground floor with multifunctional thermostat
- Gas fired central heating and hot water system
- Radiators to first floor with thermostatic valves
- High speed Hyperoptic broadband*
- USB charging points
- White ladder style internal doors with stylish chrome handles
- Walls and ceilings finished in white emulsion
- Internal doors, architraves and skirting finished in white satin wood

BATHROOMS & EN SUITES

- Contemporary white suite with semi pedestal basin
- Back to wall pan with concealed cistern, soft close seat and chrome push flush plate
- RAK brassware
- 20mm Quartz vanity tops in Snow Flake
- Thermostatically controlled shower mixer to bath with clear glass shower screen
- Thermostatically controlled shower to en suite (where applicable), Merlyn chrome and clear glass shower enclosure
- Low energy LED downlights
- Extractor fan
- Shaver point
- Thermostatic heated chrome dual fuel ladder style towel rail
- Wall and floor tiles in Nexus Series Glacier Matt
- En suite wall and floor tiles in Storm Series White Matt
- WC wall tiles in Hardy Series White Matt

SECURITY

- UPVC double glazed windows with multi locking point handles
- Front door fitted with mortice deadlock
- Mains operated smoke detectors, heat detectors and carbon monoxide detectors with battery back up

EXTERIOR FINISH

- UPVC double glazed windows with multi locking point handles
- Front door fitted with mortice deadlock
- Mains operated smoke detectors, heat detectors and carbon monoxide detectors with battery back up

BUILD-ZONE WARRANTY

A 10 year Build-Zone warranty provides complete peace of mind

Please note: We reserve the right to amend or substitute materials and finishes of equal or higher quality, subject to availability or design development. Specifications may change without prior notice. "Subject to subscription.

