



WYE MEWS

WOOBURN GREEN

MAKE YOUR HOME IN ONE OF SOUTH BUCKINGHAMSHIRE'S MOST DESIRABLE VILLAGES

*Wye Mews is an attractive collection of 3 bedroom homes
reflecting traditional architectural style, with thoughtfully
designed interiors and contemporary specifications.*



SURROUNDED BY BEAUTIFUL COUNTRYSIDE YET CLOSE TO BEACONSFIELD, MARLOW AND HIGH WYCOMBE

With a village green bordered by listed buildings at its heart, Wooburn Green is quintessentially rural in character, offering an aspirational lifestyle. Alongside the green you'll discover a selection of shops catering for day to day needs, including a Tesco Express, bakery, pharmacy and florist, in addition to a coffee house, pizzeria and two popular pubs.

For more comprehensive shopping and leisure amenities, High Wycombe is easily reached by car or bus. Here you'll find major retailers in the Eden Centre as well as Cineworld, the Empire cinema and the Wycombe Swan theatre.

Nearby Marlow and Beaconsfield offer more relaxed shopping with their independent retailers and characterful atmosphere.

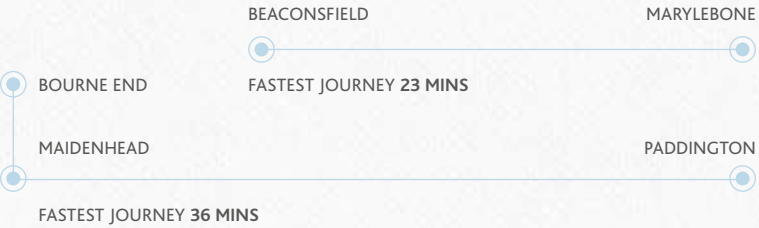
When you want to get active, head for the beautiful countryside around the village or take advantage of Wooburn Green's David Lloyd club with its gyms, spa, tennis courts, exercise classes and indoor and outdoor pools.



Local landmarks include the National Trust's Cliveden, with its gardens and woodlands stretching down to one of the most beautiful stretches of the River Thames, while children can enjoy a day out at nearby Odds Farm Park or Bekonscot Model Village and Railway.

There's a choice of schools for all age groups, with two primary schools in Wooburn Green and senior schools in Bourne End, Marlow, High Wycombe and Beaconsfield.

Road connections from Wooburn Green are excellent with junction 3 of the M40 less than 2 miles away, putting central London, the M25 and Heathrow within easy reach. For rail travel to the capital, services operate from Beaconsfield (3 miles) to Marylebone or from Bourne End (3.5 miles) to Paddington with minimum travel times of 23 minutes and 36 minutes respectively.



TAKING PRIDE IN CREATING
EXCITING NEW HOMES
FOR TODAY'S LIFESTYLES



Choose to make your home at Wye Mews and you'll be choosing a home created by a developer who takes pride in every aspect of the build process, culminating in new homes that combine distinctive architectural styling with interiors that are as practical as they are beautiful.



Photographs depict similar interiors and are indicative only



Computer generated image and site plan indicative only



WYE MEWS

Styled to blend seamlessly with traditional local architecture, Wye Mews is a desirable collection of 3 bedroom homes.

To the front of the properties ample private parking space is provided for residents, while newly planted trees and landscaping will mature over time to create a softened streetscape. Each home enjoys the benefit of a generous private garden with further tree screening to the rear.



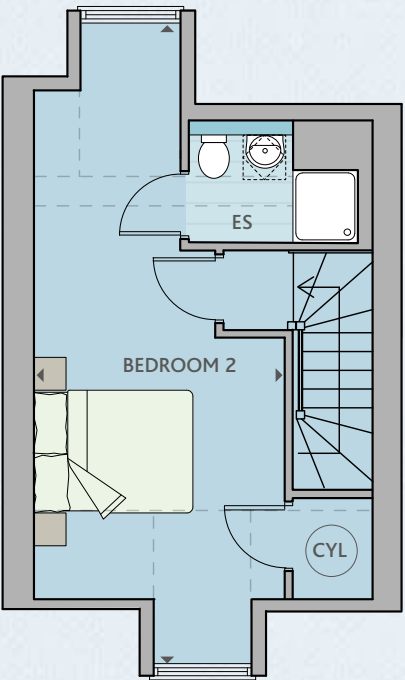
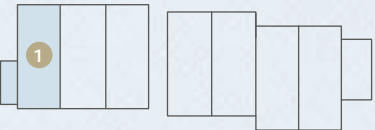
WYCOMBE LANE

- 1 THE ASHRIDGE
- 2 3 4 5 6 THE BARTON
- 7 THE HARRINGTON

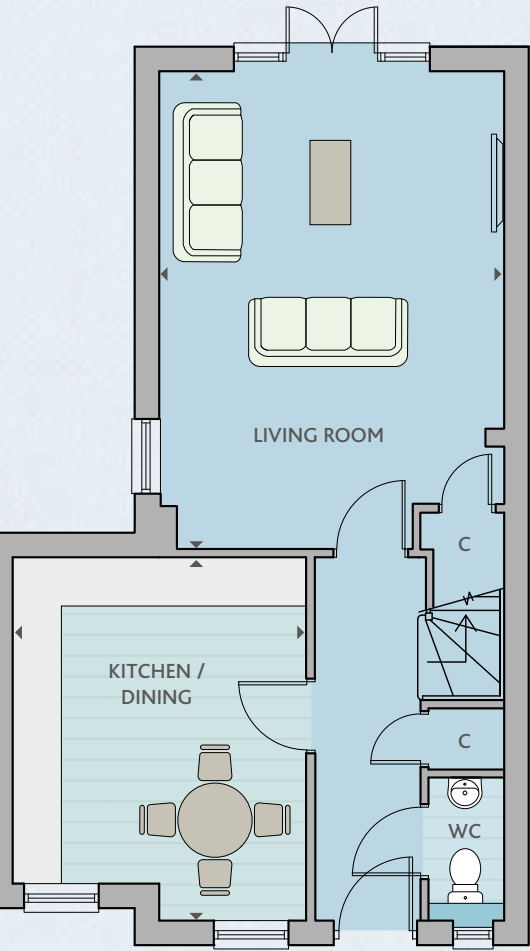
THE ASHRIDGE

Plot 1
3 bedroom home

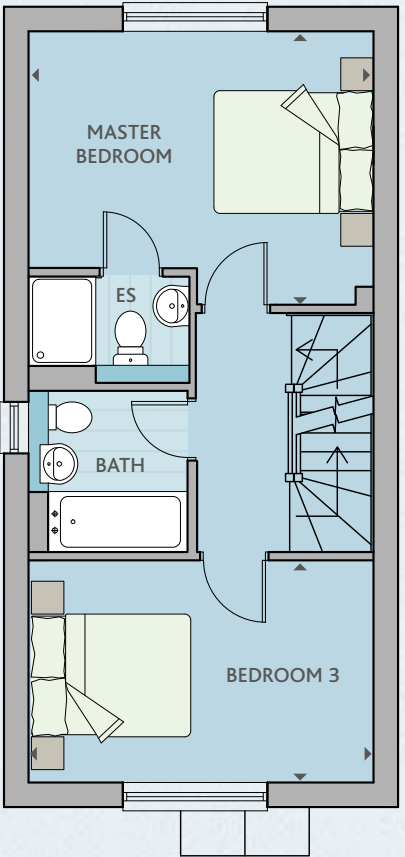
KITCHEN / DINING		
4.46m x 3.72m	14'8" x 12'3"	
LIVING ROOM		
5.86m x 4.23m	19'3" x 13'10"	
MASTER BEDROOM		
4.23m x 3.36m	13'10" x 11'0"	
BEDROOM 2		
7.91m x 3.11m	26'0" x 10'3"	
BEDROOM 3		
4.23m x 2.70m	13'10" x 8'10"	



SECOND FLOOR



GROUND FLOOR



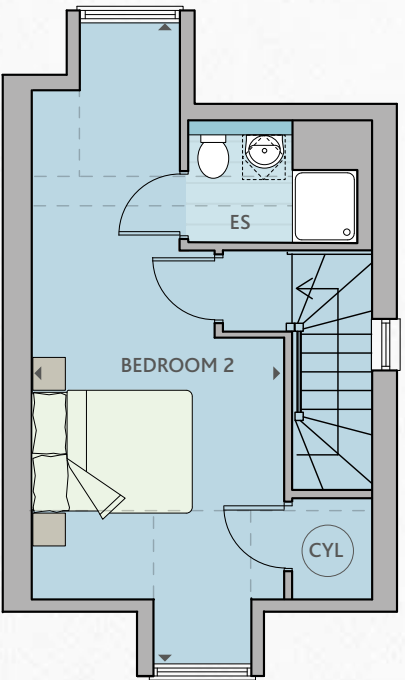
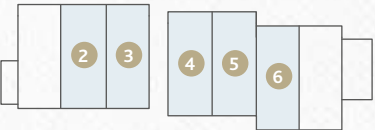
FIRST FLOOR

THE BARTON

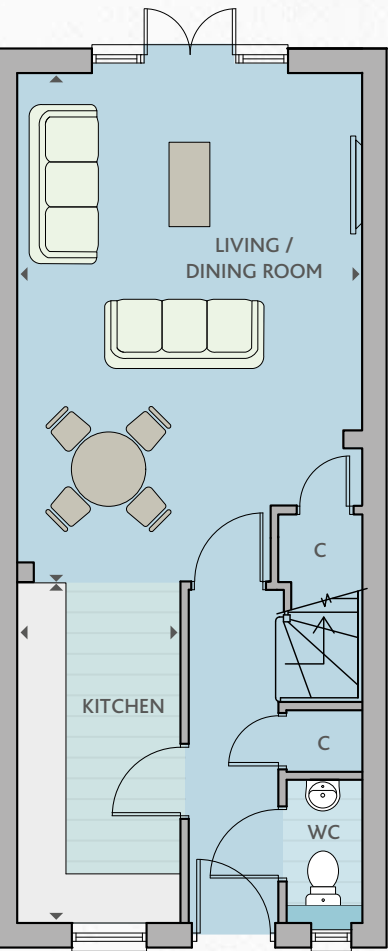
Plots 2 – 6
3 bedroom home

Plots 4, 5 & 6 handed

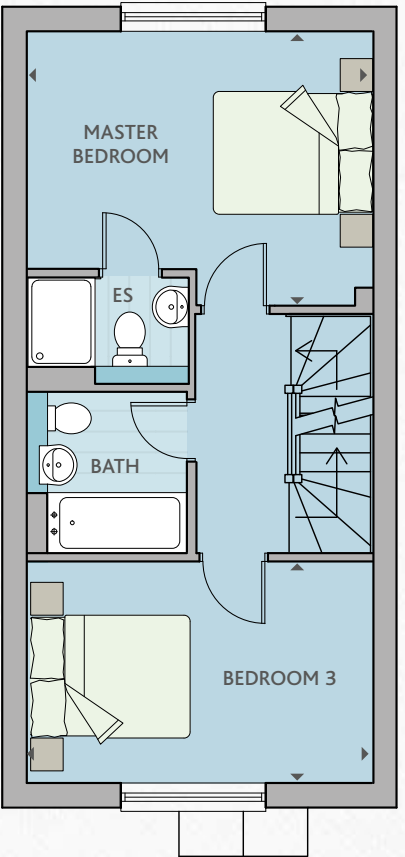
KITCHEN		
4.20m x 1.92m	13'9" x 6'4"	
LIVING / DINING ROOM		
6.23m x 4.23m	20'5" x 13'10"	
MASTER BEDROOM		
4.23m x 3.36m	13'10" x 11'0"	
BEDROOM 2		
7.91m x 3.11m	26'0" x 10'3"	
BEDROOM 3		
4.23m x 2.70m	13'10" x 8'10"	



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

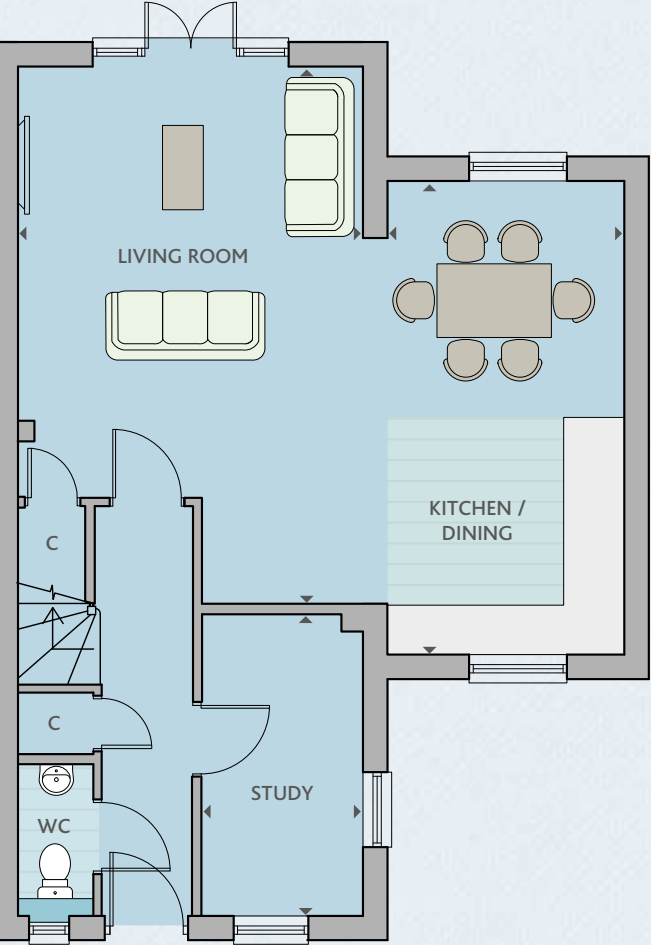
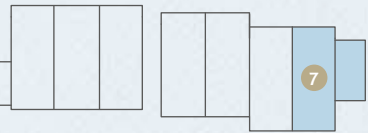
C - Cupboard ES - En-suite CYL - Cylinder

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

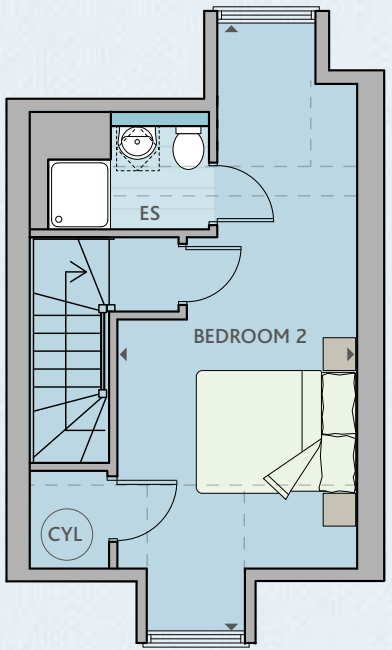
THE HARRINGTON

Plot 7
3 bedroom home with study

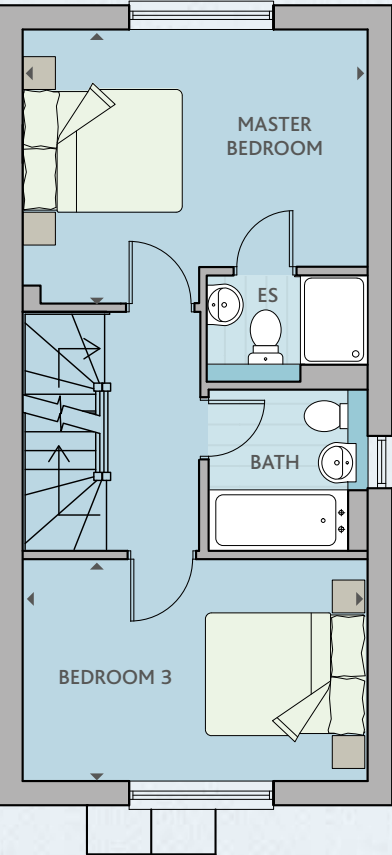
KITCHEN / DINING		
5.87m x 2.82m	19'3" x 9'3"	
LIVING ROOM		
6.63m x 4.23m	21'9" x 13'10"	
STUDY		
3.70m x 1.95m	12'2" x 6'5"	
MASTER BEDROOM		
4.23m x 3.36m	13'10" x 11'0"	
BEDROOM 2		
7.91m x 3.11m	26'0" x 10'3"	
BEDROOM 3		
4.23m x 2.70m	13'10" x 8'10"	



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

C - Cupboard ES - En-suite CYL - Cylinder

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SPECIFICATION

KITCHENS

- Individually designed contemporary kitchens with a generous number of drawers, wall and base units
- Laminate worktops
- Stainless steel single oven
- Integrated extractor hood
- Stainless steel gas hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer
- Stainless steel one and a half bowl sink and mixer tap
- Pelmet lighting
- Downlights
- A+++ to B rated kitchen appliances to reduce water and energy use

LUXURY BATHROOMS AND EN-SUITE SHOWER ROOMS

- Contemporary white sanitaryware with chrome fittings
- Vanity unit with sit on basin
- Heated chrome towel rail
- Downlights
- Ceramic wall tiling to selected areas
- Tiled flooring
- Shaver point
- Extractor fan

INTERNAL FINISHES

- Vertical 5 panel internal doors with contemporary chrome door handles
- Telephone points in lounge and master bedroom
- USB socket to all bedrooms and kitchen
- Feature skirtings with matching architrave
- Multiplate TV, Sky Plus and FM point in lounge, master bedroom and bedroom 2 (Sky subject to subscription)
- Loft hatch & light
- Walls finished to emulsion, ceilings finished in white matt emulsion
- All woodwork in white
- Flooring (from our specified range)

EXTERNAL

- Landscaping to front and rear gardens
- External patio area
- External water tap
- External lighting to front and rear doors

SECURITY, ENERGY EFFICIENCY & HEATING

- Fused spur for future wireless alarm system
- Gas fired central heating with thermostatic radiator valves
- Dual flush mechanism to toilets to reduce water usage
- High levels of insulation within the roof spaces

- Low energy lighting
- Mains operated smoke detectors with battery backup to hall and landing
- Front door with multi-point mortice locking
- Chrome door furniture and letter plate
- Security locks to all windows
- Windows – PVCu with multipoint locking handles

NHBC WARRANTY

The homes will be independently surveyed by NHBC during the construction and a 10 year warranty certificate will be issued on completion

OPTIONAL EXTRAS

Influence the design and finish of your new home by choosing from the following items, which, subject to the stage of construction, may be fitted at an extra cost.

- Worktop upgrade
- Wardrobes
- Additional wall tiling to bathroom, en-suite and cloakroom walls
- Fixed mirrors
- Appliance upgrade



Photography is indicative only



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