



REGENTS PLACE



PRESENTING A BESPOKE DEVELOPMENT OF EIGHT LUXURIOUS HOMES
WITHIN A GATED COMMUNITY IN HIGH WYCOMBE



WELCOME TO REGENTS PLACE

An exclusive development of just eight luxury family homes, all built to create a wonderful and secure home environment.

This private gated scheme will no doubt provide comfort and safety to all your family, and be a cherished location full of happy memories for you and your loved ones.

Stepping inside your new home, you will be greeted by a sleek handleless high gloss fully fitted designer German kitchen, warming underfloor heating to the whole ground floor, stylish fully tiled bathroom walls and floors from Porcelanosa, and USB electrical sockets, and TV and telephone points in every room.

Outside you'll find ample and inviting gardens, plentiful parking, and a landscaped courtyard, creating a calm and relaxing setting.

Regent's Place – a regal home for all the family.



ARTIST'S IMPRESSION | VIEW FROM CRESSEX ROAD

DISCOVER HIGH WYCOMBE & THE SURROUNDING AREA

Living at Regents Place, you will find yourself in a luxurious residential oasis, but with everything a family needs close at hand.

There is ample schooling nearby - for your little ones, you'll find Chepping View Primary Academy, which has been rated as "outstanding" by Ofsted since 2006. Or for the older ones, less than a mile away there's Cressex Community School, culminating in the sixth form which Ofsted describe as "outstanding". In addition, John Hampden Grammar School and Wycombe High School for girls are also within walking distance.

Commuting from Regents Place is easily done, with the M40 J4 nearby and the train station less than two miles away, featuring regular trains into London Marleybone in under 26 minutes*.

A state of the art new gym including an Olympic size swimming pool can be found at the HX Hub, which also features a Waitrose for that weekly food shop. And for the shopaholics, John Lewis and Next are in close proximity, with Costa and a 12-screen cinema to help you wind down afterwards. Or for total relaxation, visit the Rye Park, which provides beautiful walks and an outdoor swimming pool.

* Nationalrail.co.uk correct as of 10.07.17



SITE PLAN



PLOTS 1 & 2

Ground Floor

Kitchen/Breakfast	18'4" x 24'8" (5.61m x 7.57m)
Lounge	28'2" x 12'3" (8.62m x 3.75m)
Dining Area	11'3" x 12'3" (3.47m x 3.75m)
WC	6'4" x 3'6" (1.97m x 1.10m)

First Floor

Master Suite	9'4" x 12'4" (2.87m x 3.78m)
Ensuite	4'4" x 8'4" (1.36m x 2.59m)
Bedroom 2	9'0" x 12'4" (2.77m x 3.78m)
Bedroom 3	9'0" x 7'4" (2.77m x 2.28m)
Bedroom 4	9'1" x 7'4" (2.80m x 2.28m)
Bathroom	6'1" x 8'4" (1.88m x 2.59m)

Second Floor

Bedroom 5	17'9" x 12'9" (5.47m x 3.94m)
Ensuite	4'6" x 7'2" (1.43m x 2.20m)

PLEASE NOTE: Plot 2 is handed.



PLOTS 3 & 4

Ground Floor

Kitchen	18'0" x 9'3" (5.50m x 2.86m)
Lounge	11'8" x 9'8" (3.60m x 3.00m)
Dining	11'7" x 17'3" (3.59m x 5.29m)
WC	6'4" x 3'6" (1.97m x 1.10m)

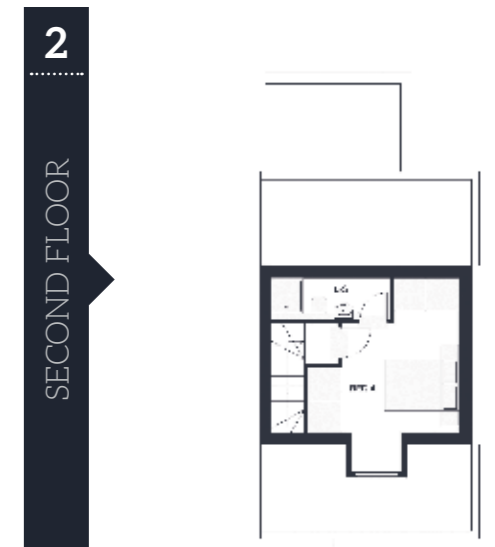
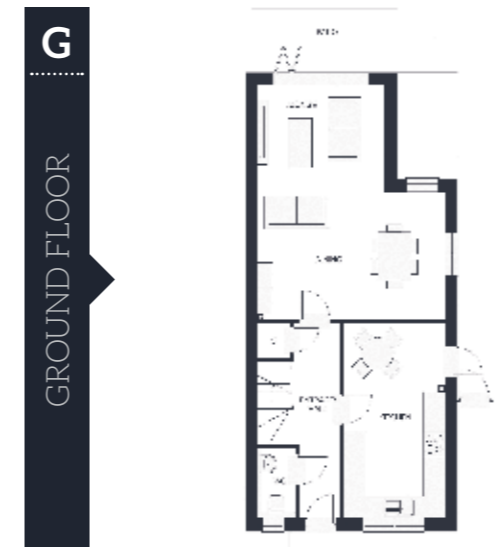
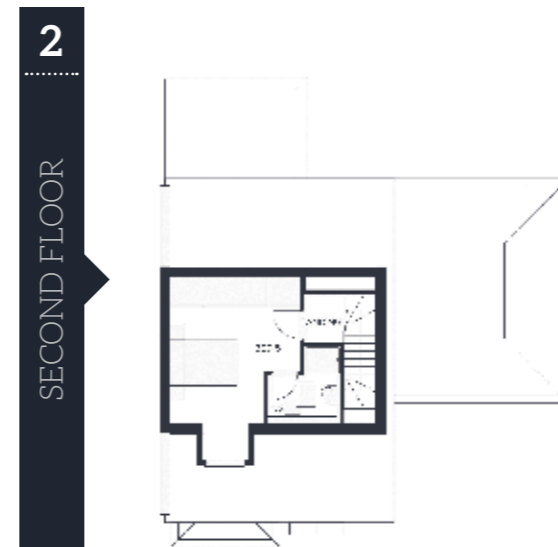
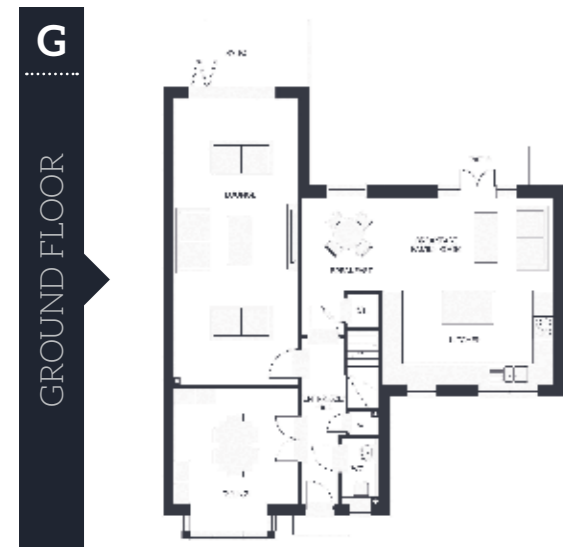
First Floor

Master Suite	16'2" x 9'5" (4.94m x 2.92m)
Ensuite	5'7" x 5'9" (1.75m x 1.82m)
Bedroom 2	11'3" x 9'5" (3.47m x 2.92m)
Bedroom 3	11'7" x 7'4" (3.59m x 2.27m)
Bathroom	6'4" x 7'4" (1.97m x 2.27m)

Second Floor

Bedroom 4*	13'7" x 13'9" (4.19m x 4.24m)
Ensuite	3'8" x 11'0" (1.18m x 3.37m)

* Including dormer depth.
PLEASE NOTE: Plot 4 is handed.





PLOTS 5 & 6

Ground Floor

Kitchen	18'0" x 9'3" (5.50m x 2.86m)
Lounge (Plot 5)	10'3" x 9'8" (3.14m x 3.00m)
Lounge (Plot 6)	11'8" x 9'8" (3.60m x 3.00m)
Dining	11'7" x 17'3" (3.59m x 5.29m)
WC	6'4" x 3'6" (1.97m x 1.10m)

First Floor

Master Suite	16'2" x 9'5" (4.94m x 2.92m)
Ensuite	5'7" x 5'9" (1.75m x 1.82m)
Bedroom 2	11'3" x 9'5" (3.47m x 2.92m)
Bedroom 3	11'7" x 7'4" (3.59m x 2.27m)
Bathroom	6'4" x 7'4" (1.97m x 2.27m)

Second Floor

Bedroom 4*	13'7" x 13'9" (4.19m x 4.24m)
Ensuite	3'8" x 11'0" (1.18m x 3.37m)

* Including dormer depth.
PLEASE NOTE: Plot 5 is handed.

PLOTS 7 & 8

Ground Floor

Kitchen	18'0" x 9'3" (5.50m x 2.86m)
Lounge	11'8" x 9'8" (3.60m x 3.00m)
Dining	11'7" x 17'3" (3.59m x 5.29m)
WC	6'4" x 3'6" (1.97m x 1.10m)

First Floor

Master Suite	16'2" x 9'5" (4.94m x 2.92m)
Ensuite	5'7" x 5'9" (1.75m x 1.82m)
Bedroom 2	11'3" x 9'5" (3.47m x 2.92m)
Bedroom 3	11'7" x 7'4" (3.59m x 2.27m)
Bathroom	6'4" x 7'4" (1.97m x 2.27m)

Second Floor

Bedroom 4*	13'7" x 13'9" (4.19m x 4.24m)
Ensuite	3'8" x 11'0" (1.18m x 3.37m)

* Including dormer depth.
PLEASE NOTE: Plot 7 is handed.



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GROUND FLOOR



1

FIRST FLOOR



2

SECOND FLOOR



G

GROUND FLOOR



1

FIRST FLOOR



2

SECOND FLOOR



SPECIFICATION

Kitchens

- Handless high gloss fully fitted designer German kitchens
- Quartz worktops
- Fully integrated Bosch appliances including:
 - Stainless steel oven
 - Glass extractor hood
 - Induction hob
 - Fridge freezer
 - Dishwasher
 - Washer dryer

Bathrooms

- Stylish white sanitary ware and vanity units
- Mains pressure thermostatic controlled showers
- Fully tiled with wall and floor tiles from Porcelanosa
- Fitted LED mirror

Heating and Hot water

- High efficiency gas boiler with underfloor heating to ground floor and radiators on first and second floor
- Chrome heated towel rails to bathrooms

Electrical

- TV and telephone points in every room, plus USB electrical sockets
- LED down lighters throughout
- Recessed LED under unit lighting to kitchens
- LED plinth lighting to kitchens
- Chrome electrical fittings
- Smoke detectors
- Communal lighting to parking areas
- Digital video entry phone system

Internal finishes

- Internal doors from Vicaima with chrome door handles
- Skirting and architraves in matt white finish with Jasmine white walls and white ceilings
- Porcelain flooring through hallway and kitchen

External features

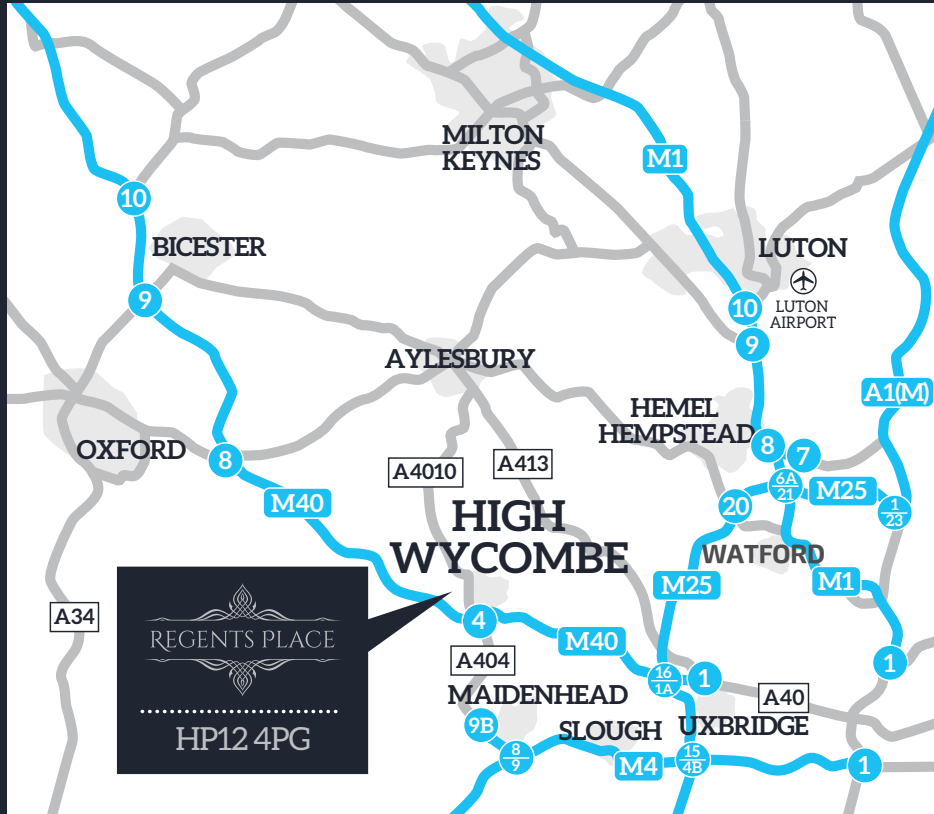
- Plot 1 & 2: 3 parking spaces
- Plot 3 - 8: 2 parking spaces
- Electric gates on entrance to the development from Cressex Road

Warranty

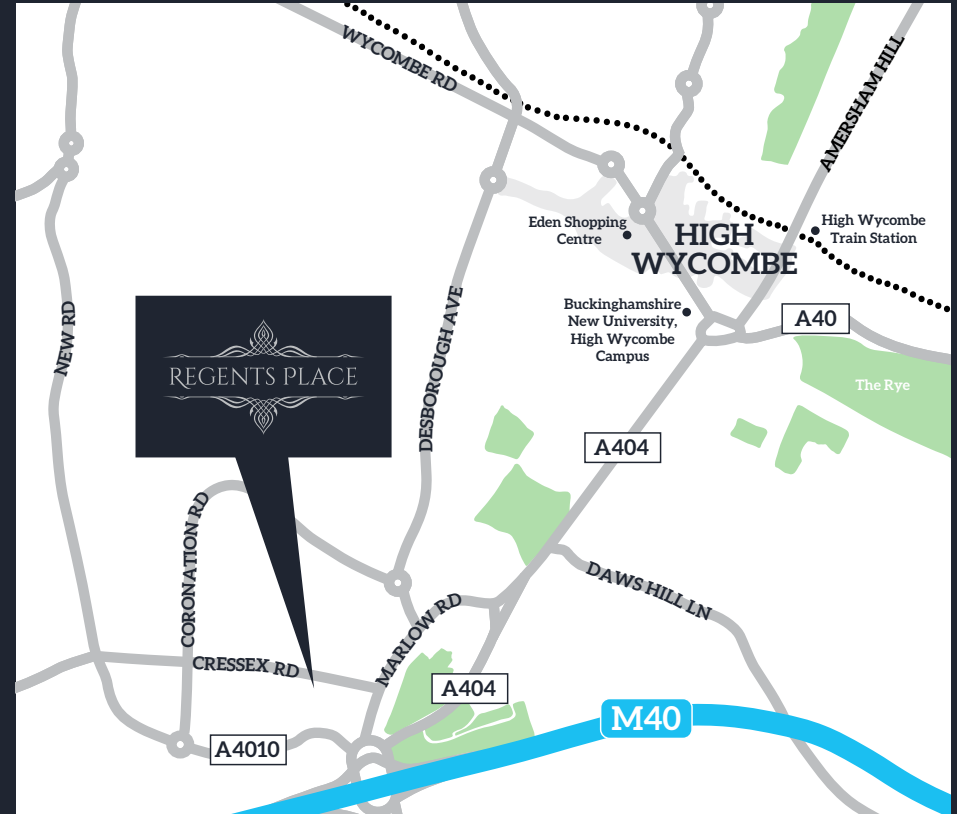
- 10 Years build zone

PREVIOUS DEVELOPMENTS





AREA MAP | MAP NOT TO SCALE



LOCAL MAP | MAP NOT TO SCALE



For sales enquiries or to arrange a viewing
 call: **01494 521 222** or email: **newhomes@jnp.co.uk**

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