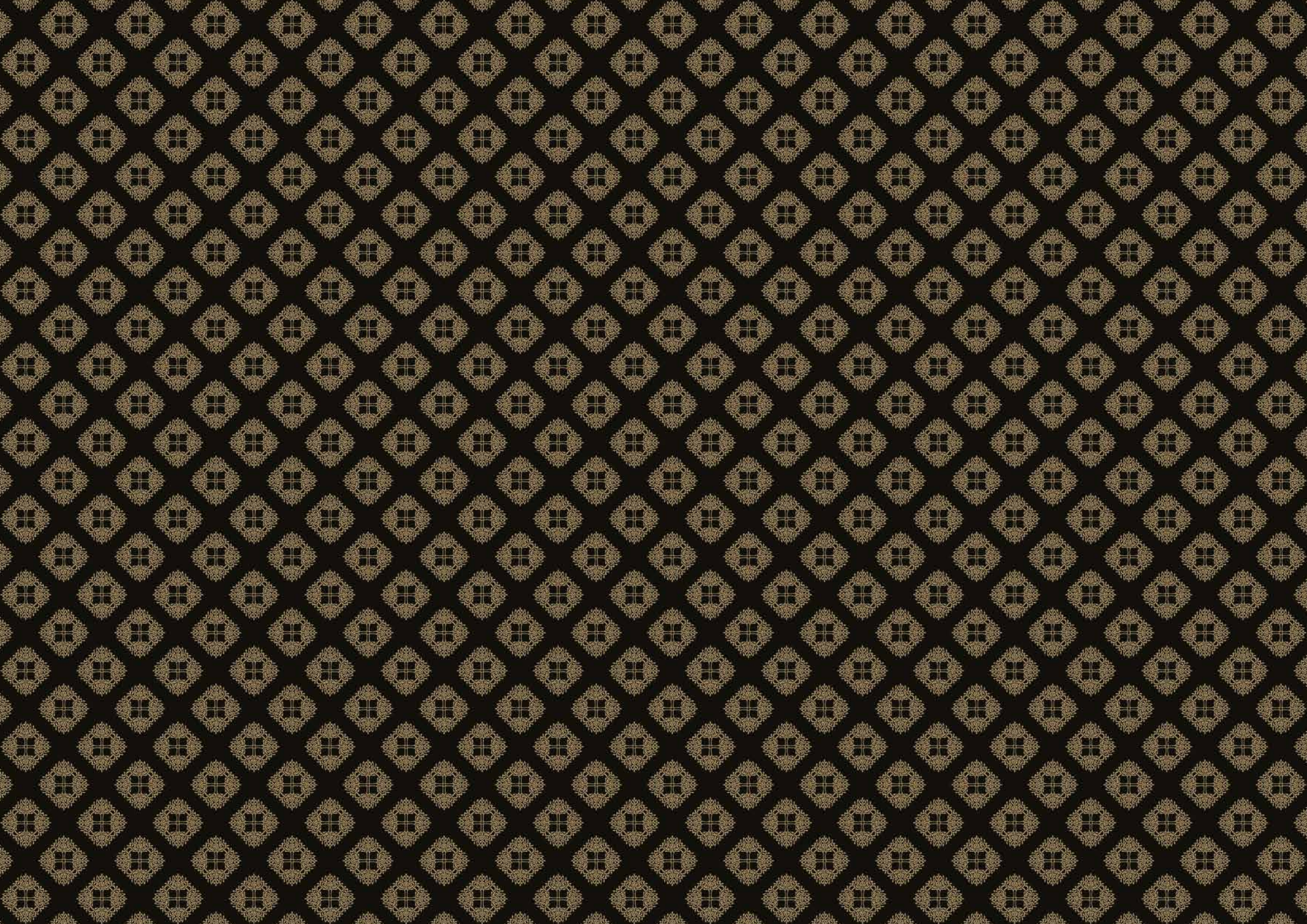




**THE CHILTERNS**  
HADDENHAM

  
rectory





**THE CHILTERNS**  
HADDENHAM

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





# THE PERFECT SETTING

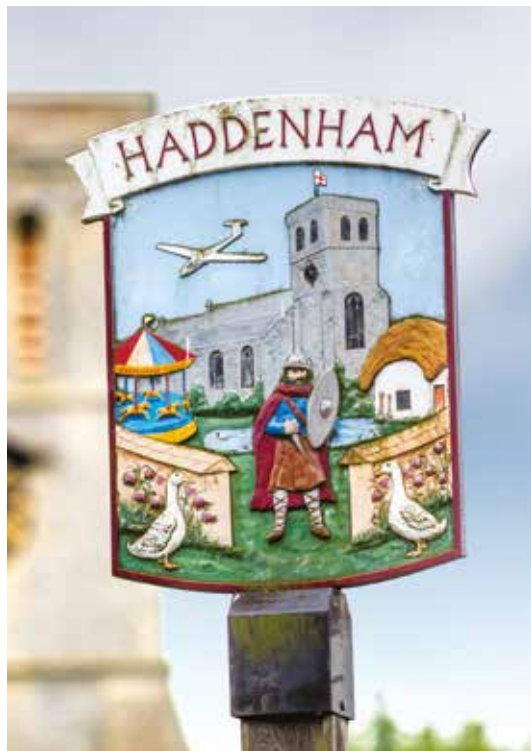
This popular village, with its mainline station and warm community, is a great choice for families.

The Chilterns is located in the vibrant village of Haddenham, a location that ticks all the boxes for those seeking that ideal combination of good schools, amenities and transport links, all in a peaceful rural setting.

Haddenham village has a number of amenities including a medical centre, library, dentist, four pubs and several shops including an award-winning butcher. Excellent local schooling is a major draw, with two 'Outstanding' rated infant schools in the village feeding into one primary school, as well as being in catchment for Buckinghamshire's grammar schools. The Village has a lot to offer, with a busy calendar of community events including a popular twice yearly beer festival and monthly farmers' market.

With its pretty duck pond, village green and Norman church, Haddenham has plenty of charm and is a large village that has grown up around three historic conservation areas. The Chilterns is located on the edge of Haddenham, and ideally located to enjoy the Buckinghamshire countryside.

Haddenham has the rare benefit of being a village with a mainline station, direct services on the Chiltern line to and from London Marylebone in as little as 34 minutes, making it convenient for commuters. There are also direct train links to Oxford, Bicester Village and Birmingham, as well as a regular bus service to Oxford, Aylesbury and Thame. Nearby, the attractive market town of Thame has a buzzing high street with a range of shops, restaurants and leisure facilities. Aylesbury and Oxford are also in easy reach, while the M40 is just eight miles away.





# THE RECTORY DIFFERENCE

Rectory is passionate about creating new homes with character, carefully designed around the needs of our customers, balancing practicality with timeless design, and creating developments that respond to and blend with their unique surroundings.

With decades of experience identifying and selecting prime locations, and designing and delivering premium developments, we are passionately committed to the highest standards of design, construction quality and customer service.

The foundation of the Rectory brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention-to-detail throughout each development. As a privately-owned and managed niche developer, we excel at creating small-scale developments in highly desirable locations, with beautiful properties that are full of character, that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, we first made our mark on the discerning market in Central England over 20 years ago, and have upheld our track record proudly ever since. We are committed to investing in our people, continually improving our standards, and delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

We are proud of our reputation for providing a high specification as standard and The Chilterns is no exception including:

- Silestone worktops and upstands
- Integrated oven, integrated fridge/freezer and integrated dishwasher
- Ceramic or Porcelain floor tiles to kitchen, utility, cloakroom and all bathrooms
- Under floor heating to ground floor
- Solid core internal doors throughout
- Dressing room or wardrobe to master bedroom
- Quality external materials and architectural features
- Oak handrails and newell caps to stairs

A specification and finish truly unrivalled by most of our competitors.

Rectory has built an industry-leading reputation on superior quality and design. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams.

We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects and arts and leisure organisations, in addition to the contributions made through our planning obligations.



Photographs of previous developments









# MODERN FAMILY LIVING

A collection of high specification new family homes designed with style and convenience in mind to suit contemporary lifestyles.

The Chilterns offers 26 outstanding new homes in a range of three, four or five bedrooms. All properties are designed to Rectory's exacting standards using the highest quality, locally-sourced materials and each property is individually designed to make the most of its location.

Taking strong influences from local architectural character, the mix of external designs and internal layouts combines timeless style with the best in modern construction, eco-features and a premium interior specification.

Interiors are airy and welcoming, with carefully planned layouts set over two or three storeys that make the most of space, light and views. Spacious kitchen/dining/family areas form the heart of the home, many with bi-fold doors opening on to the garden, creating a flexible space for family living.

The master bedrooms have en-suites and feature either a separate dressing area or fitted wardrobes. All homes are created with meticulous attention to detail, comprising carefully chosen specification, including stylish contemporary shaker kitchens with a range of integrated appliances, luxurious bathroom suites and underfloor heating to the ground floor.



## SITE MAP

1 2 3 4 17 18

Cadmore 3 Bed

10 11 38 39

Kingsey 4 Bed

5 8 33 36 40

Hartwell 4 Bed

34 35

Latimer 4 Bed



13 16

Mentmore 4 Bed

6 9 15

Oakley 4 Bed

14 37

Padbury 4 Bed

7 12

Swanbourne 5 Bed

To find out more about this idyllic development visit [www.rectory.co.uk/our-developments/stanbridge-road-haddenham](http://www.rectory.co.uk/our-developments/stanbridge-road-haddenham)

Computer generated image. The site plan is for illustration purposes only, is not a legal plan and is not intended to indicate specific landscaping. The artist's impressions in this brochure have been created to give you a general indication of the finished properties. During the construction and planning application process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only and do not form part of any contract. Please check with Rectory if clarification is required.







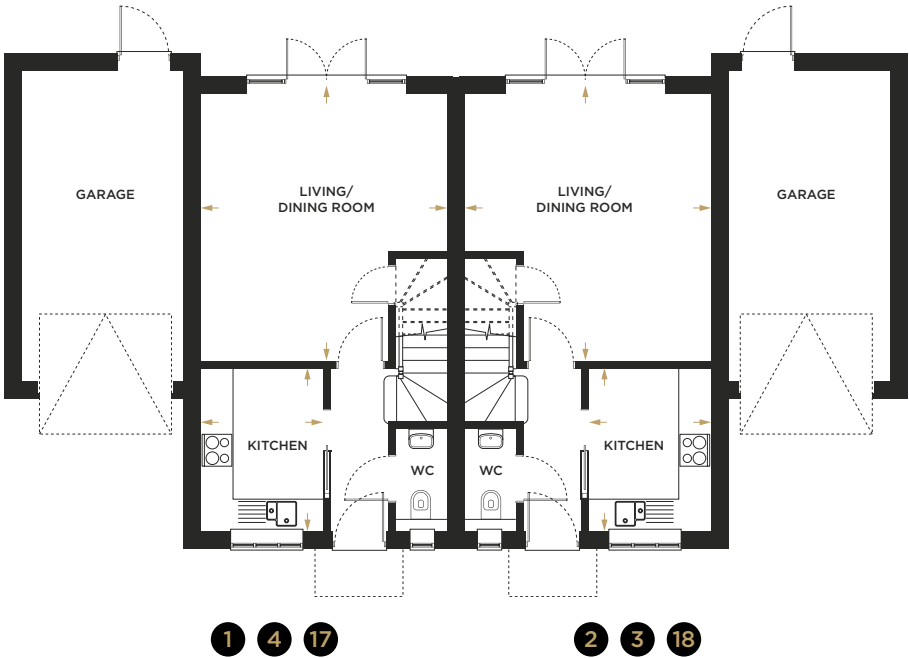
Artists impression of Plots 1 & 2 with indicative landscaping



# CADMORE

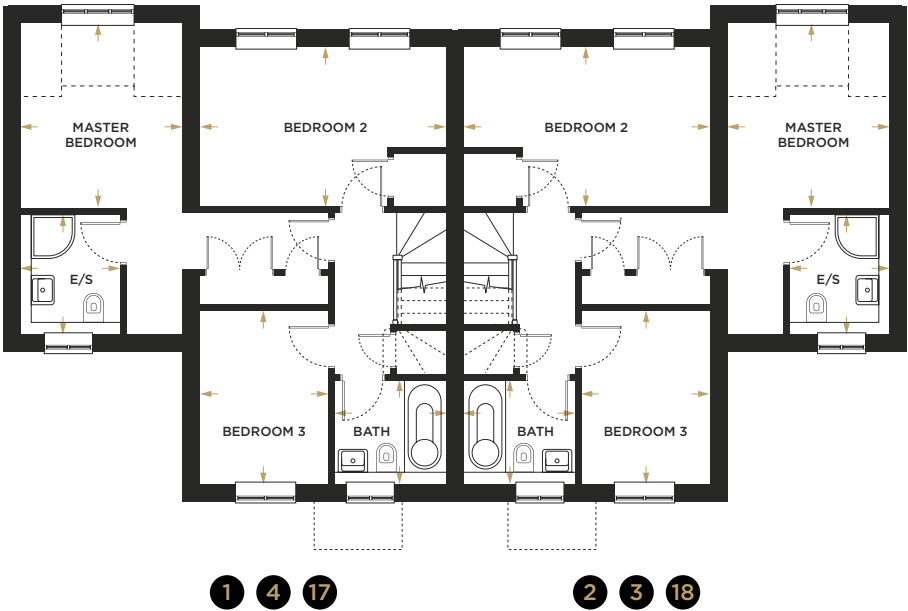
PLOTS 1|2|3|4|17|18

Approximately 1,006 SQFT (excluding garage)



## GROUND FLOOR

Kitchen	3.03m x 2.27m / 9'9" x 7'4"
Living/Dining Room	4.99m x 4.59m / 16'3" x 15'0"



## FIRST FLOOR

Master Bedroom	3.49m x 2.99m / 11'4" x 9'8"
Bedroom 2	2.96m x 4.59m / 9'7" x 15'0"
Bedroom 3	2.39m x 3.24m / 7'8" x 10'6"
Bathroom	2.07m x 1.92m / 6'7" x 6'2"
Master Bedroom 1 (3&4)	3.16m x 3.46m / 10'4" x 11'3"
En-suite	2.23m x 1.85m / 6'0" x 6'2"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plots 1 & 2. --- Line represents full height ceiling.







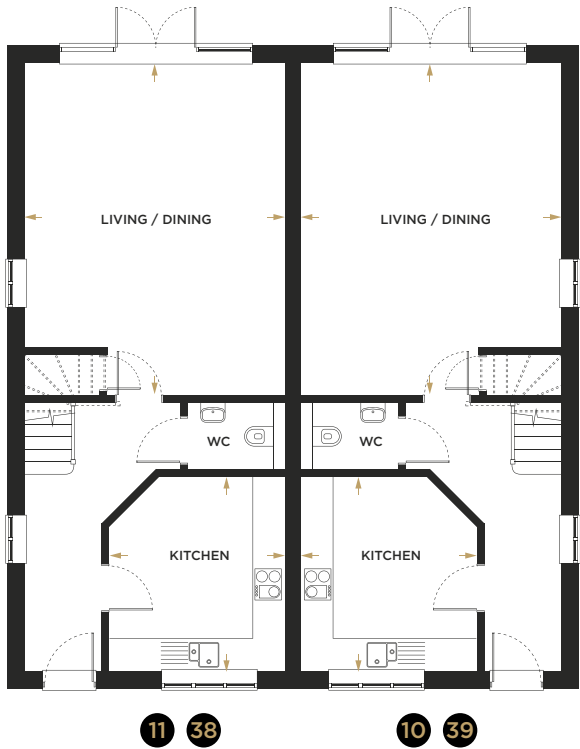
Artists impression of Plots 38 & 39 with indicative landscaping



# KINGSEY

PLOTS 10 | 11 | 38 | 39

Approximately 1,286 SQFT (excluding garage)



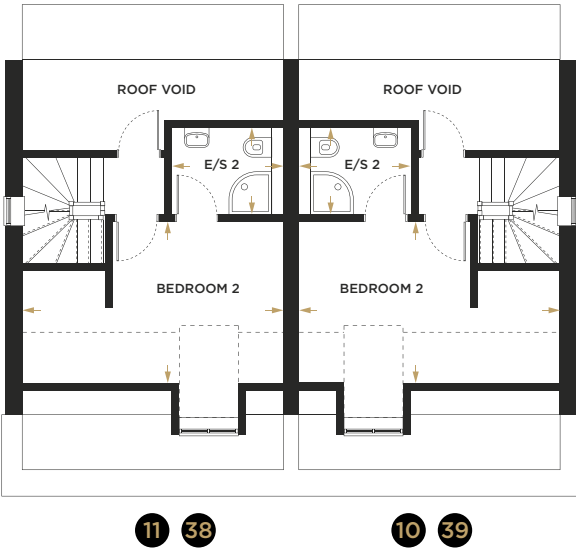
## GROUND FLOOR

Living/Dining	4.87m x 6.27m / 15'9" x 20'5"
Kitchen	3.30m x 3.63m / 10'8" x 11'9"



## FIRST FLOOR

Master Bedroom	3.04m x 2.86m / 9'9" x 9'3"
Bedroom 3	2.78m x 2.71m / 9'1" x 8'8"
Bedroom 4	1.97m x 2.71m / 6'4" x 8'8"
Bathroom	1.96m x 1.90m / 6'4" x 6'2"
En-suite 1	1.71m x 2.06m / 5'6" x 6'7"



## SECOND FLOOR

Bedroom 2	2.76m x 4.87m / 9'0" x 15'9"
En-suite 2	2.12m x 1.64m / 6'9" x 5'3"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plots 38 & 39.







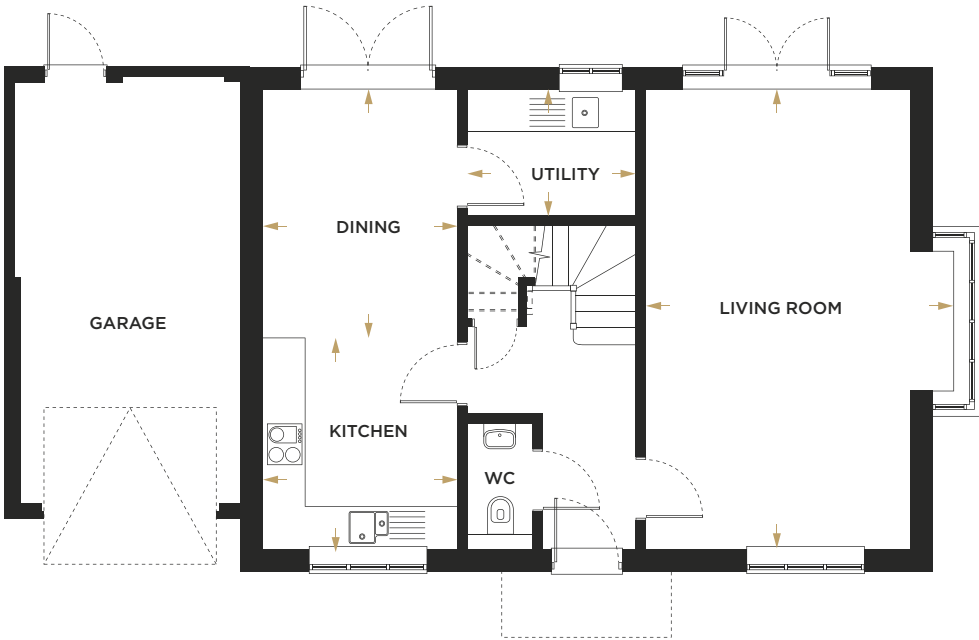
Artists impression of Plot 33 with indicative landscaping



# HARTWELL

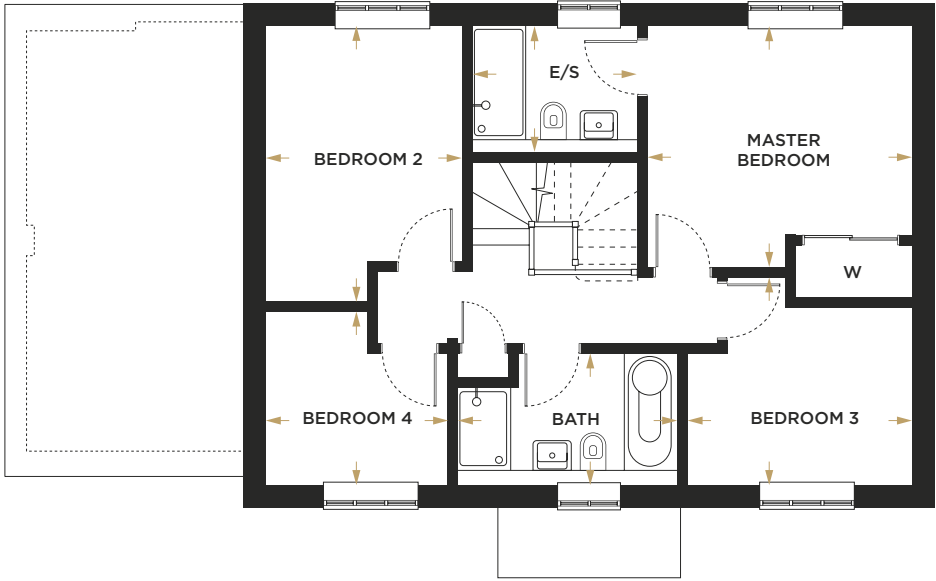
PLOTS 5 | 8\* | 33 | 36 | 40

Approximately 1,334 SQFT (excluding garage)



## GROUND FLOOR

Kitchen	2.80m x 3.62m / 9'1" x 11'8"
Dining	2.80m x 2.95m / 9'1" x 9'6"
Living Room	6.60m x 3.80m / 21'6" x 12'4"
Utility	2.42m x 1.80m / 7'9" x 5'9"



## FIRST FLOOR

Master Bedroom	3.83m x 3.47m / 12'5" x 11'3"
Bedroom 2	2.81m x 3.38m / 9'2" x 11'0"
Bedroom 3	2.27m x 2.65m / 7'4" x 8'6"
Bedroom 4	2.58m x 2.50m / 8'4" x 8'2"
Bathroom	3.21m x 1.90m / 10'5" x 6'2"
En-suite	2.42m x 1.81m / 7'9" x 5'9"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 33. \*Handed



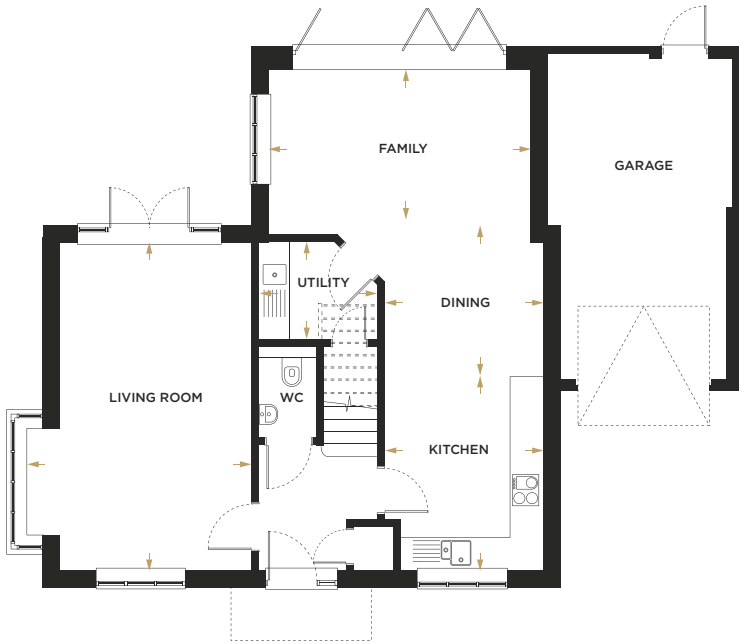




Artists impression of Plot 35 with indicative landscaping

LATIMER  
PLOTS 34\* | 35

Approximately 1,565 SQFT (excluding garage)



GROUND FLOOR

Family	4.91m x 3.26m / 16'1" x 10'6"
Kitchen	2.96m x 2.43m / 9'7" x 7'9"
Dining	2.96m x 3.72m / 9'7" x 12'2"
Living Room	3.60m x 6.15m / 11'8" x 20'1"
Utility	2.21m x 1.80m / 7'2" x 5'9"



FIRST FLOOR

Master Bedroom	3.26m x 3.26m / 10'6" x 10'6"
Bedroom 2	2.99m x 4.23m / 9'8" x 13'8"
Bedroom 3	2.86m x 3.37m / 9'3" x 11'0"
Bedroom 4	3.64m x 2.66m / 11'9" x 8'7"
Bathroom	1.70m x 2.24m / 5'5" x 7'3"
En-suite 1	1.36m x 2.44m / 4'6" x 8'0"
En-suite 2	1.40m x 2.24m / 4'5" x 7'3"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 35. \*Handed





Artists impression of Plot 13 with indicative landscaping



# MENTMORE

## PLOTS 13|16

Approximately 1,710 SQFT (excluding garage)



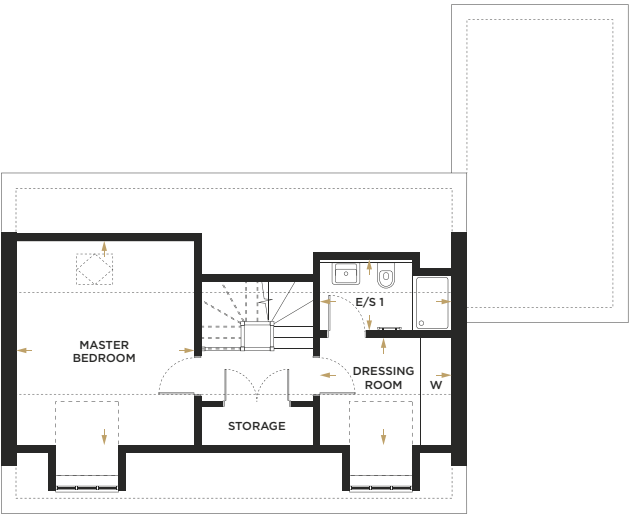
### GROUND FLOOR

Kitchen	2.80m x 3.62m / 9'1" x 11'8"
Dining	2.80m x 2.95m / 9'1" x 9'6"
Living Room	3.78m x 6.57m / 12'4" x 21'5"
Utility	2.41m x 1.79m / 7'9" x 5'8"



### FIRST FLOOR

Bedroom 2	2.79m x 6.57m / 9'1" x 21'5"
Bedroom 3	3.82m x 3.42m / 12'5" x 11'2"
Bedroom 4	2.99m x 3.26m / 9'8" x 10'6"
Bathroom	1.90m x 3.19m / 6'2" x 10'4"
En-suite 2	2.42m x 1.82m / 7'9" x 5'9"



### SECOND FLOOR

Master Bedroom	3.83m x 3.83m / 12'5" x 12'5"
Dressing Room	2.81m x 2.05m / 9'2" x 6'7"
En-suite 1	2.81m x 1.40m / 9'2" x 4'5"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 13.







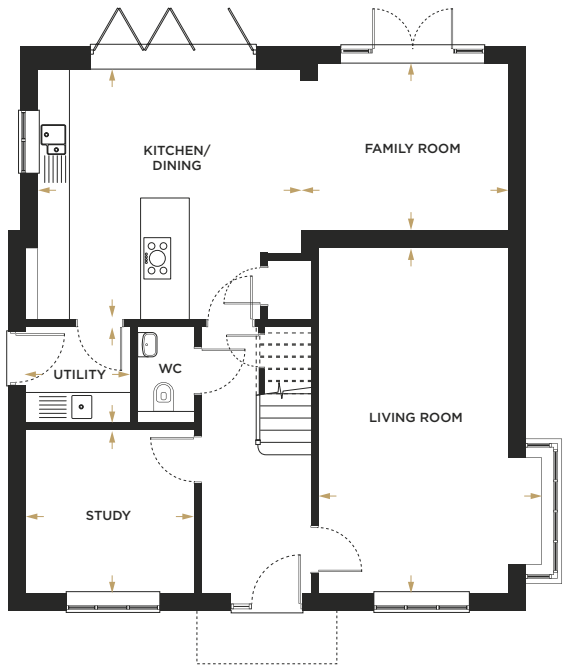
Artists impression of Plot 9 with indicative landscaping



# OAKLEY

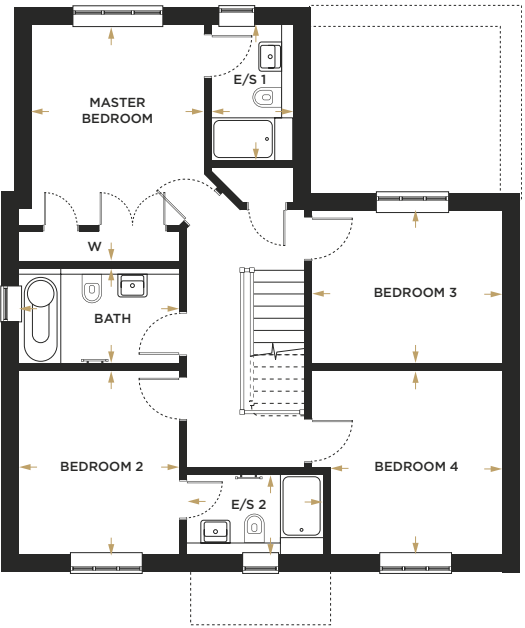
PLOTS 6\* | 9 | 15\*

Approximately 1,748 SQFT (excluding garage)



## GROUND FLOOR

Kitchen/Dining	4.91m x 4.60m / 16'1" x 15'0"
Family Room	3.56m x 3.11m / 11'6" x 10'2"
Living Room	3.56m x 6.48m / 11'6" x 21'2"
Study	3.14m x 3.06m / 10'3" x 10'0"
Utility	1.80m x 1.94m / 5'9" x 6'4"



## FIRST FLOOR

Master Bedroom	3.24m x 4.38m / 10'2" x 14'3"
Bedroom 2	3.00m x 3.45m / 9'8" x 11'3"
Bedroom 3	3.59m x 2.94m / 11'7" x 9'6"
Bedroom 4	3.59m x 3.42m / 11'7" x 11'2"
Bathroom	3.00m x 1.90m / 9'8" x 6'2"
En-suite 1	1.55m x 2.55m / 5'0" x 8'3"
En-suite 2	2.60m x 1.50m / 8'5" x 4'9"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 9. \*Handed







Artists impression of Plot 14 with indicative landscaping

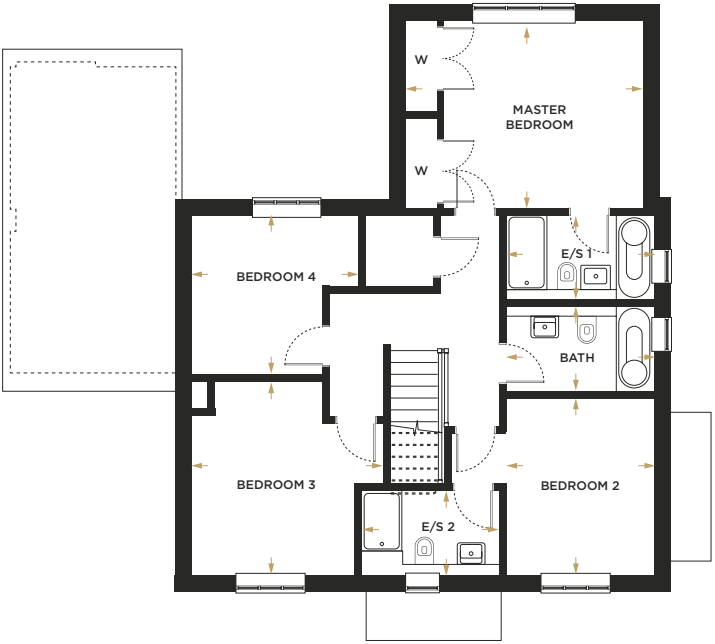
PADBURY  
PLOTS 14 | 37\*

Approximately 1,795 SQFT (excluding garage)



GROUND FLOOR

Kitchen	3.00m x 3.66m / 9'8" x 12'0"
Family Room	4.69m x 3.56m / 15'3" x 11'7"
Living Room	3.78m x 7.16m / 12'4" x 23'4"
Dining	3.00m x 3.50m / 9'8" x 11'4"
Utility	2.10m x 1.65m / 6'8" x 5'4"



FIRST FLOOR

Master Bedroom	4.69m x 3.71m / 15'3" x 12'1"
Bedroom 2	2.96m x 3.52m / 9'7" x 11'5"
Bedroom 3	3.82m x 3.87m / 12'5" x 12'6"
Bedroom 4	3.31m x 3.16m / 10'8" x 10'3"
Bathroom	2.92m x 1.70m / 9'5" x 5'5"
En-suite 1	2.92m x 1.70m / 9'5" x 5'5"
En-suite 2	2.73m x 1.66m / 8'9" x 5'4"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 14. \*Handed





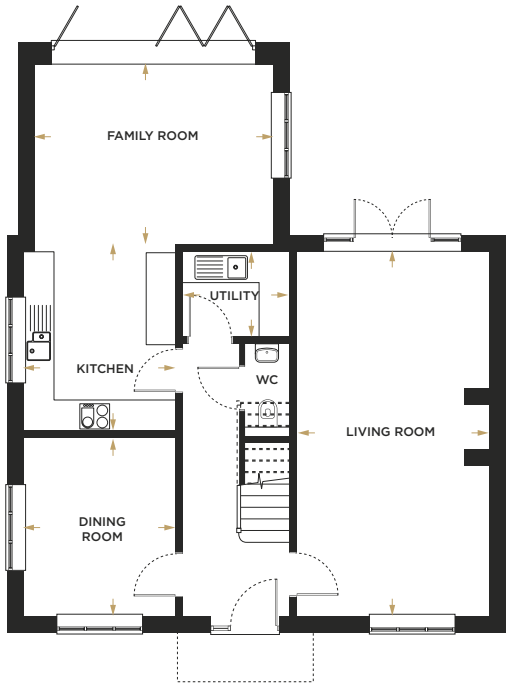
Artists impression of Plot 7 with indicative landscaping



# SWANBOURNE

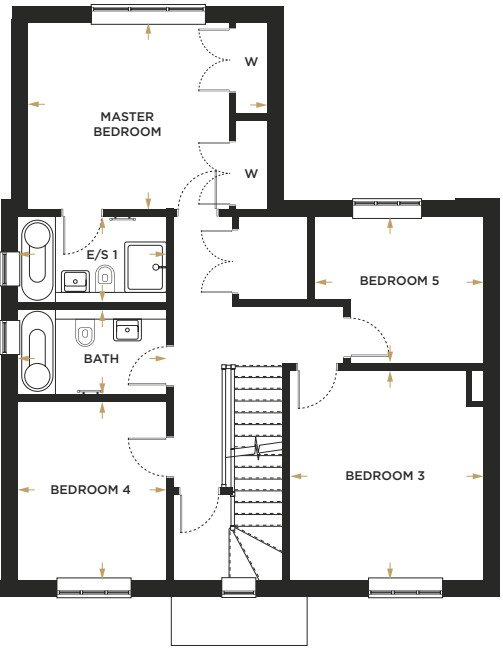
## PLOTS 7|12

Approximately 2,164 SQFT (excluding garage)



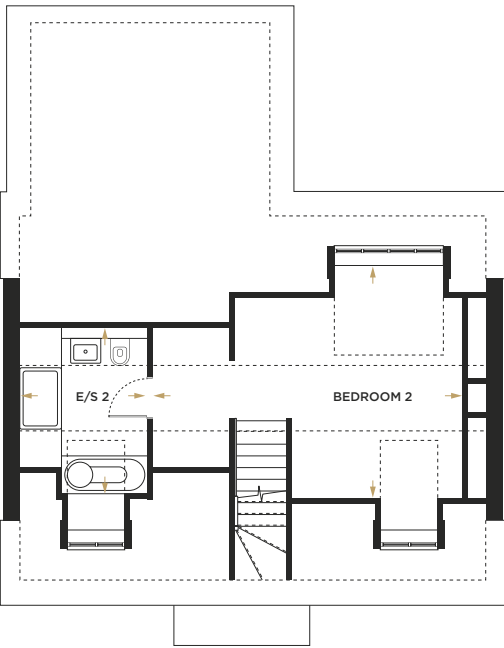
### GROUND FLOOR

Family Room	4.68m x 3.56m / 15'3" x 11'6"
Kitchen	3.00m x 3.66m / 9'8" x 12'0"
Dining Room	3.00m x 3.50m / 9'8" x 11'4"
Living Room	3.78m x 7.16m / 12'4" x 23'9"
Utility	2.10m x 1.65m / 6'8" x 5'4"



### FIRST FLOOR

Master Bedroom	4.69m x 3.71m / 15'3" x 12'1"
Bedroom 3	3.85m x 4.13m / 12'6" x 13'5"
Bedroom 4	2.92m x 3.52m / 9'5" x 11'5"
Bedroom 5	3.32m x 2.92m / 10'8" x 9'5"
Bathroom	2.92m x 1.70m / 9'5" x 5'5"
En-suite 1	2.92m x 1.70m / 9'5" x 5'5"



### SECOND FLOOR

Bedroom 2	4.49m x 3.27m / 14'7" x 10'7"
En-suite 2	2.51m x 3.02m / 8'2" x 9'9"

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1500m ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage position (where applicable) and does not form part of any contract. CGI and floor plans of Plot 7. --- Line represents full height ceiling.





# SUPERB SPECIFICATION

## KITCHEN

Our design team have created exceptional kitchens to make the heart of the home both a welcoming and functional space with subtle colour palettes complementing the shaker style doors. Our stylish kitchen units feature soft close doors and drawers, Silestone worktops with upstand and a stainless steel 1½ bowl undermounted sink. Pelmet lighting is also standard in selected areas.

All our homes include the following highly efficient AEG appliances as standard:

- Multi-function single oven (3 bed homes)
- Multi-function double oven (4 and 5 bed homes)
- Four ring gas hob
- Contemporary multi-function extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (except for homes with utility rooms)

The kitchen area is finished with Porcelain or Ceramic Minoli floor tiles as standard.

## UTILITY ROOM

The utility rooms are designed to complement the kitchen and include floor tiles, laminate worktops, sink with drainer, a tiled splashback and two appliance spaces.



Photographs of previous development







Photographs of previous developments



# SUPERB SPECIFICATION

## BATHROOM, EN-SUITE AND CLOAKROOM

Elegant white Duravit sanitaryware throughout with contemporary chrome Hansgrohe taps.

- All floors and selected wall areas are finished with Minoli porcelain or ceramic tiles
- En-suite 1 features a vanity unit or mirrored cabinet
- All showers are thermostatically controlled
- Chrome ladder style heated towel rails to all bathrooms & en-suites
- Shaver points to all bathrooms and en-suites
- Ceiling mounted extractor fans

## HEATING, LIGHTING AND ELECTRICAL

- Heating is provided from an efficient wall mounted gas boiler, supplying underfloor heating as standard to the ground floor and compact radiators to upper floors
- Recessed down-lights are fitted as standard in the kitchen, bathroom, en-suites and cloakroom
- Ample sockets are provided to meet everyday needs and multi-function TV points feature in the living room, family room, study and master bedroom
- Garages are provided with lighting and power

## THE FINISHING TOUCHES

- Superior smooth skimmed plaster finish to all walls and ceilings finished in a matt emulsion with satin finish to woodwork and clear varnish to the oak stair handrails and newell cap
- Solid core internal doors are hand painted with contemporary chrome handles
- Master bedrooms feature either a dressing room or built in wardrobes
- Beautifully landscaped front gardens
- Rear gardens are top soiled and contoured to existing levels with 2m high close board fencing (where applicable\*)
- Each home has the benefit of an outdoor tap

## SECURITY AND PEACE OF MIND

- A spur for a wireless alarm is provided and smoke, heat and CO2 detectors are fitted as standard
- External doors and windows are fitted with multi point locking systems
- External lighting is provided to front, rear and side doors, the front door benefiting from a dusk to dawn sensor
- All homes benefit from the 10-year Premier Guarantee new homes structural warranty cover

\*Please refer to Sales Advisor for further information





# PERFECTLY PLACED



## THE CHILTERN

Stanbridge Road, Haddenham, Buckinghamshire HP17 8HN

### LEISURE & SOCIAL

- Haddenham Garden Centre 0.1 miles
- Fitlife Gym 0.5 miles
- Green Dragon Pub & Restaurant 0.7 miles
- Hartwell House Hotel & Spa 4.2 miles
- The Rising Sun Pub & Restaurant 4.8 miles
- Thame Leisure Centre 5.7 miles
- Aylesbury Waterside Theatre 6.2 miles
- Odeon Cinema 6.2 miles
- The Oxfordshire Golf Club 6.6 miles
- Waddesdon Manor 8.5 miles

### SHOPPING

- McColls Convenience Store 0.5 miles
- Bradmore Farm Shop & Café 0.5 miles
- Waitrose (Thame) supermarket 3.7 miles
- Thame High Street 3.7 miles
- Marks & Spencer Foodhall (Aylesbury) 6.4 miles
- Tesco Extra (Aylesbury) Supermarket 6.5 miles

### EDUCATION

- Haddenham Infant School 0.3 miles
- Haddenham Junior School 0.3 miles
- St Mary's C of E School 0.6 miles
- Lord Williams Upper School 4.7 miles
- Henry Floyd Grammar School 5.3 miles
- Aylesbury Grammar School 6.7 miles
- Aylesbury High School 6.8 miles

### HEALTH

- Haddenham Medical Centre 0.1 miles
- Haddenham Dental Centre 0.5 miles

### TRANSPORT (BY CAR)

- Haddenham & Thame Parkway train station 1.3 miles
- M40 Junction 7 7.8 miles
- London Luton Airport 33 miles
- London Heathrow 40 miles

Travel times are approximate and may vary. Travel times taken from Google Maps and www.thetrainline.com – all information correct at time of going to press

# THE FINER DETAILS

Rectory has established an enviable reputation over the past 20 years for selecting the very best locations throughout the home counties and constructing high quality homes. Our experienced architects consider each development within its local context with designs, materials and extensive landscaping designed to create the feel of an organic and natural extension to the local community.

The owner and Chairman of Rectory, Simon Vickers, and his senior management team have between them many years' experience in the residential development sector. This experience is employed in ensuring every aspect, including design, specification, construction, quality and after-sales services, are second to none.

## PREMIER GUARANTEE

In addition to our quality inspection regime all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a ten-year warranty will be issued.

## RESERVATION

Rectory accepts reservations from purchasers who are proceedable and able to exchange contracts within 28 days from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price.

On exchange of contracts a 10% deposit is payable (less the initial reservation deposit). If the property is complete then a fixed completion date will be agreed, if the property is in construction an estimated completion date will be advised.

## AFTER SALES CARE

Rectory does its utmost to ensure your new home is constructed to the highest possible standard. It is extensively inspected throughout the construction phase by both the construction and customer services team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer service team to introduce you to your new home and to advise you of our after sales services. Our customer services team are on hand to help and to deal with any teething problems you may have after you have moved in. Your Premier Guarantee documents outline the extensive cover for the initial two year warranty period and the following eight year structural warranty period.

## KEEP UP TO DATE

For the latest news on our developments, find us on [www.rectory.co.uk](http://www.rectory.co.uk) or on Facebook and Twitter.



Help to Buy available on selected plots and subject to terms & conditions.



Photographs of previous developments

premier  
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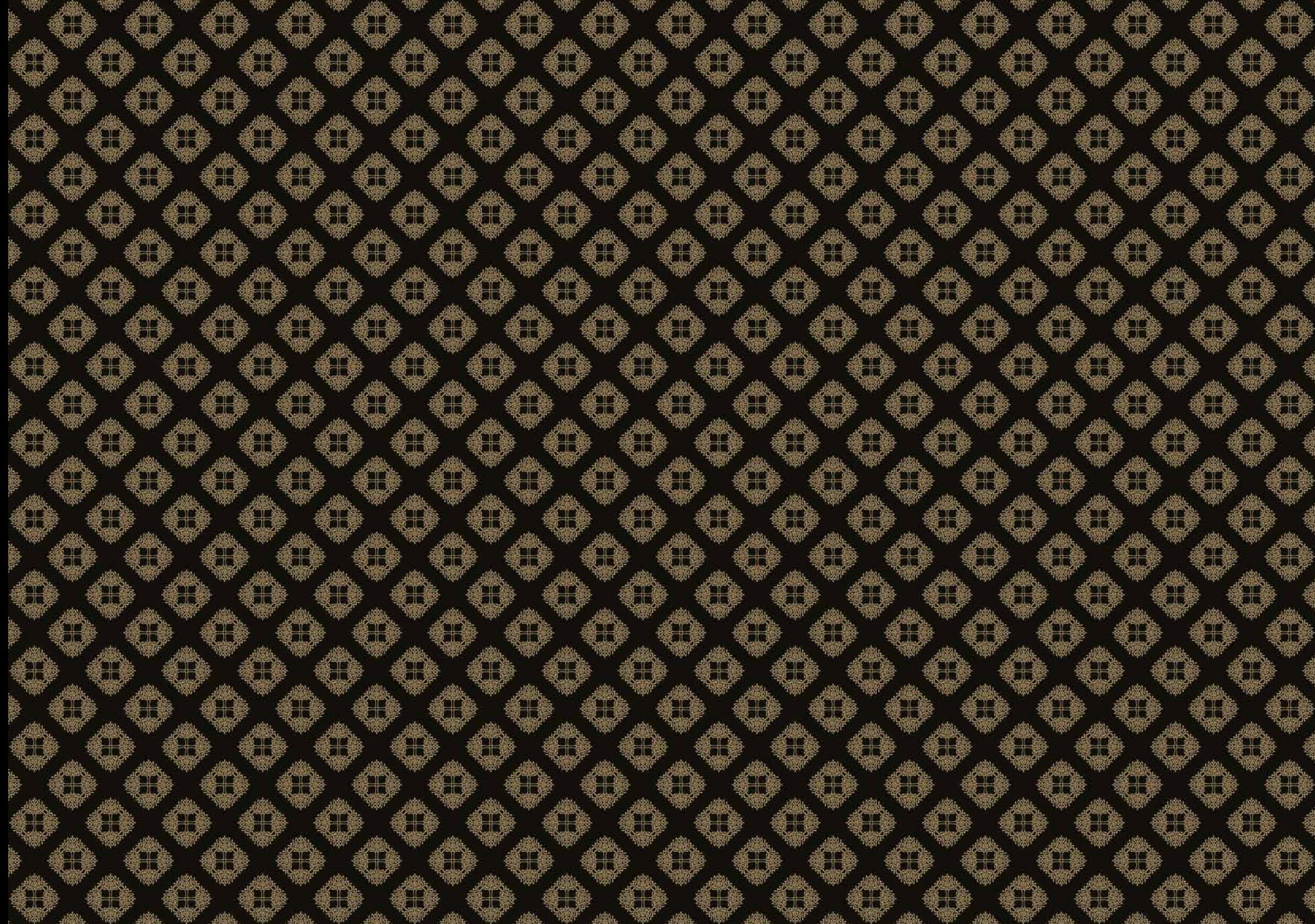
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