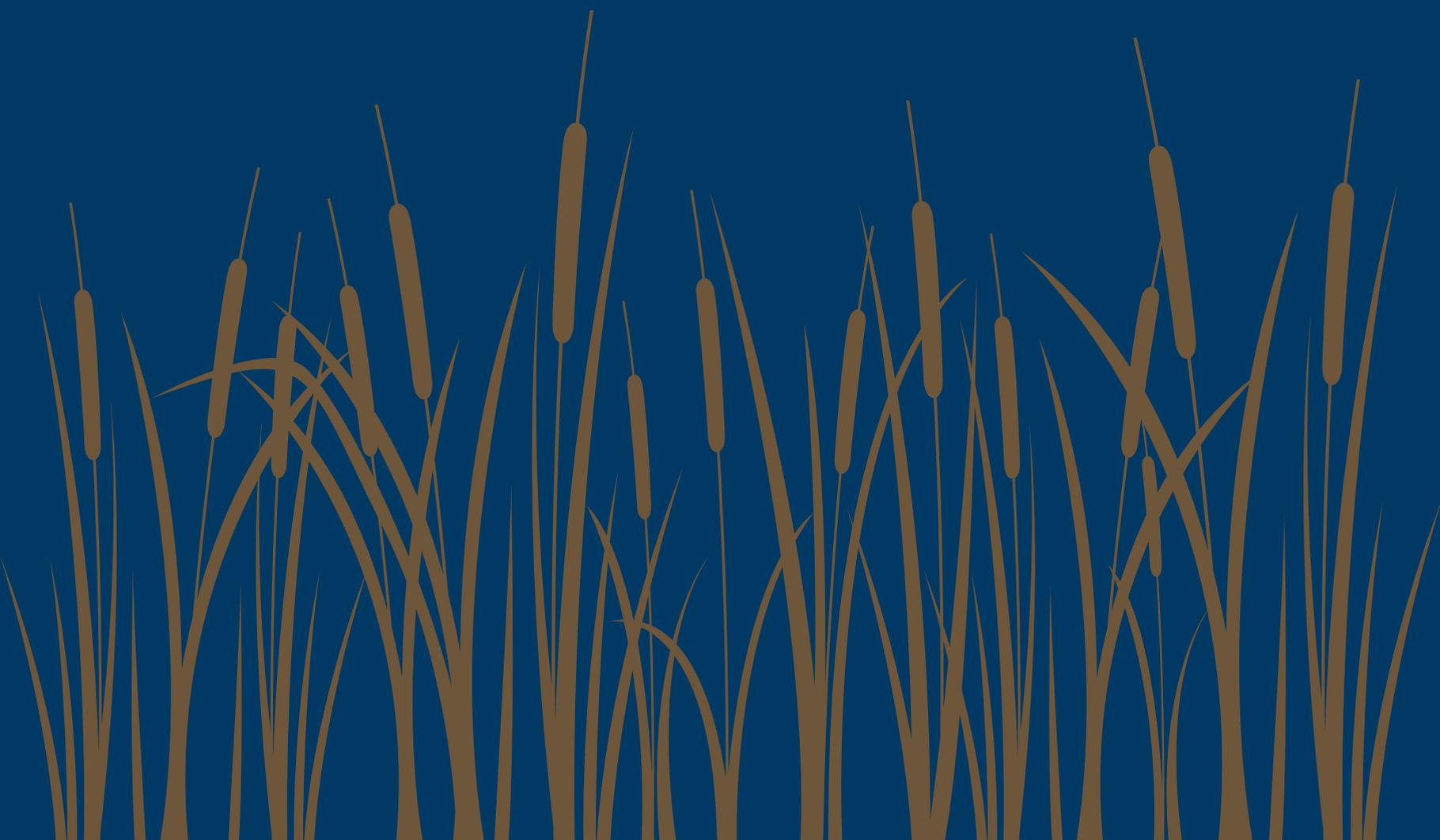




CANALSIDE
— VIEW —
BROUGHTON

A stunning collection of 2, 3, 4 & 5 bedroom homes
by Kier Living





**CANALSIDE
VIEW**
BROUGHTON

Welcome to Canalside View, an exquisite collection of contemporary family homes in the sought after town of Aylesbury. A wonderful quality of life awaits you when you take ownership of one of these beautiful waterside homes; from enjoying your morning coffee overlooking the Grand Union Canal to hosting guests in your spacious living space. And with excellently proportioned rooms making up these elegant homes, you can be assured that each member of the family will find a space to call their own.

Follow your dreams to Canalside View





*Enjoy leisurely walks along the banks of
the Grand Union Canal*



HISTORY ABOUNDS IN AYLESBURY

When you choose a home at Canalside View, you reap the benefits of living in a truly enviable location in the historic Buckinghamshire town of Aylesbury. This beautiful locale is worthy of its county town status, with its rich history on display all around you.

Buildings of note include the 13th Century St Mary's Church and the King's Head public house, which has stood in the town since 1455 and is now owned by the National Trust. Also of historic significance is County Hall, which dates back to 1740 and is a well-known Aylesbury landmark.

The town has had a market since the 13th Century, a tradition which continues to this day; stallholders set up shop in Market Square four times a week, with Tuesdays set aside for antiques, crafts and collectables.

The Grand Union Canal, along which Canalside View is nestled, was completed in 1815 as a link between London and Birmingham. Today, it is a popular waterway for boat trips as well as leisurely walks along its banks.



From fine dining to the fairways



EVERYTHING'S ON YOUR DOORSTEP

Aylesbury offers a superb variety of activities to enjoy, plus all the amenities you'll need on a day-to-day basis.

You can tee off at Aylesbury Park Golf Club, or get active at Aqua Vale Swimming and Fitness Centre. Live entertainment can be enjoyed at the Waterside Theatre and the Queens Park Arts Centre, while little ones will love the Roald Dahl Children's Gallery in Church Street.

Aylesbury boasts excellent shopping, including the Friars Square mall, and a collection of independent boutiques dotted throughout the town. Meanwhile, there is a fine selection of restaurants close at hand. These include Five Arrows, a half-timbered Victorian hotel which features in the Michelin guide and boasts a 2AA Rosette rating.

Aylesbury offers some of the best schools in the County. Canalside View is served by a host of schools all rated good or outstanding by Ofsted namely, St Louis Catholic Primary School, Broughton Primary School, Bierton Church of England Primary and Turnfurlong Infant and Junior Schools.

Buckinghamshire still operates the Grammar School system with schools such as The Grammar School for Boys, The High School for Girls, The Grange School and The Sir Henry Floyd Grammar school catering for older pupils.

Higher education can be taken at Aylesbury College and Buckinghamshire New University, while the University of Bedford's faculty of health and social sciences is situated on Oxford Road in Aylesbury.



*Perfectly placed for the
best that town and
country has to offer*





AT CANALSIDE VIEW
YOU'RE PERFECTLY CONNECTED

Canalside View is situated moments from the A41 Bicester Road, linking you to the M40 within 35 minutes for journeys to Birmingham and London. Your new home is also within a ten-minute drive of Aylesbury Railway Station, offering regular services to London Marylebone in just over an hour. Other destinations include Amersham, Rickmansworth and Harrow-on-the-Hill.

For international travel, Canalside View is 50 minutes away from London Luton Airport by car, while Heathrow can be reached in around the same time.



London
1hr 28 mins (by car)



Birmingham
1hr 43 mins (by car)



M40 motorway
35 mins (by car)

Travel times represent fastest route, taken from googlemaps.co.uk and nationalrail.co.uk



CANALSIDE
VIEW
BROUGHTON



OVERALL DEVELOPMENT LAYOUT

The layout of Canalside View has been carefully considered to create a community feel, at the same time as ensuring each home is its own private sanctuary. Each of these outstanding properties benefits from its own garden and off-street parking, while mature trees and shrubs finish off the development beautifully. Meanwhile, all homes enjoy close proximity to the scenic Grand Union Canal, where you can enjoy a leisurely stroll and watch the wildlife go by.

Key:

- The Saddlers
2 bedroom home
Plots 14, 22, 27 & 42
- The Farriers
3 bedroom home
Plots 13, 21, 28 & 41
- The Palmerston
3 bedroom home
Plots 3, 4, 11, 12, 25, 26, 33 & 34
- The Biddenham
3 bedroom home
Plots 7, 15 & 40
- The Colwell
4 bedroom home
Plots 17, 18, 19 & 20
- The Debden
4 bedroom home
Plots 5, 10, 16 & 37
- The Dante
4 bedroom home
Plots 8 & 39
- The Canterbury
4 bedroom home
Plots 6, 23, 32 & 38
- The Mayfair
4 bedroom home
Plots 30 & 31
- The Victoria
5 bedroom home
Plots 2, 9, 24, 29 & 35
- The Woburn
5 bedroom home
Plots 1 & 36

Development layout not to scale.





Development layout not to scale.



CANALSIDE
VIEW
BROUGHTON

DEVELOPMENT LAYOUTS



Development layout not to scale.



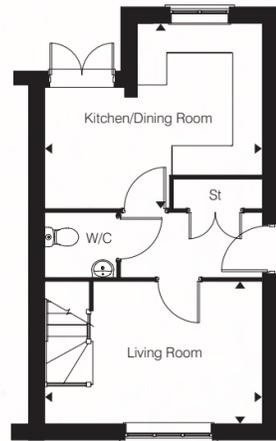
THE SADDLERS

2 Bedroom Home

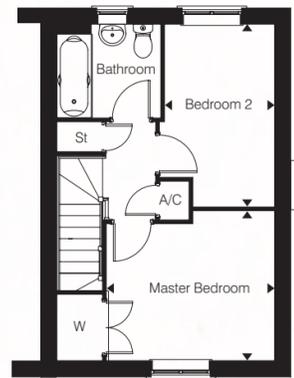


PLOTS 14, 22, 27 & 42

*A modern two bedroom home with a spacious living room and a large kitchen/dining room.
The master bedroom benefits from a built in wardrobe.*



Ground floor



First floor

Living Room	4404mm x 2874mm	14'5" x 9'5"
Kitchen/Dining Room	4404mm x 3746mm	14'5" x 12'3"

Master Bedroom	3392mm x 3025mm	11'1" x 9'11"
Bedroom 2	3690mm x 2214mm	12'1" x 7'3"

The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. Computer generated image. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor/Sales Agent. These floor plans are a guide only and may be subject to change.



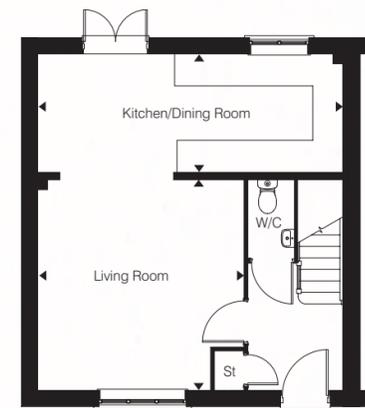
THE FARRIERS

3 Bedroom Home

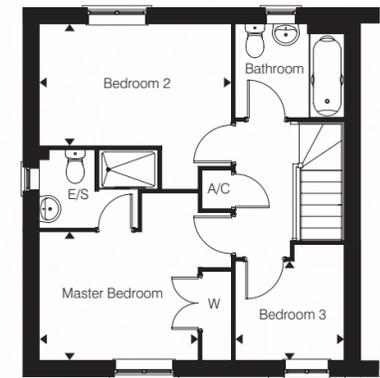


PLOTS 13, 21, 28 & 41

A contemporary three bedroom home with a spacious living room and an open plan kitchen/dining room with French doors to the garden. The master bedroom benefits from an en suite and built in wardrobe.



Ground floor



First floor

Living Room	4265mm x 4162mm	14'0" x 13'8"
Kitchen/Dining Room	6175mm x 2400mm	20'3" x 7'10"

Master Bedroom	3208mm x 2592mm	10'6" x 8'6"
Bedroom 2	3870mm x 2459mm	12'9" x 8'1"
Bedroom 3	2199mm x 1997mm	7'3" x 6'7"

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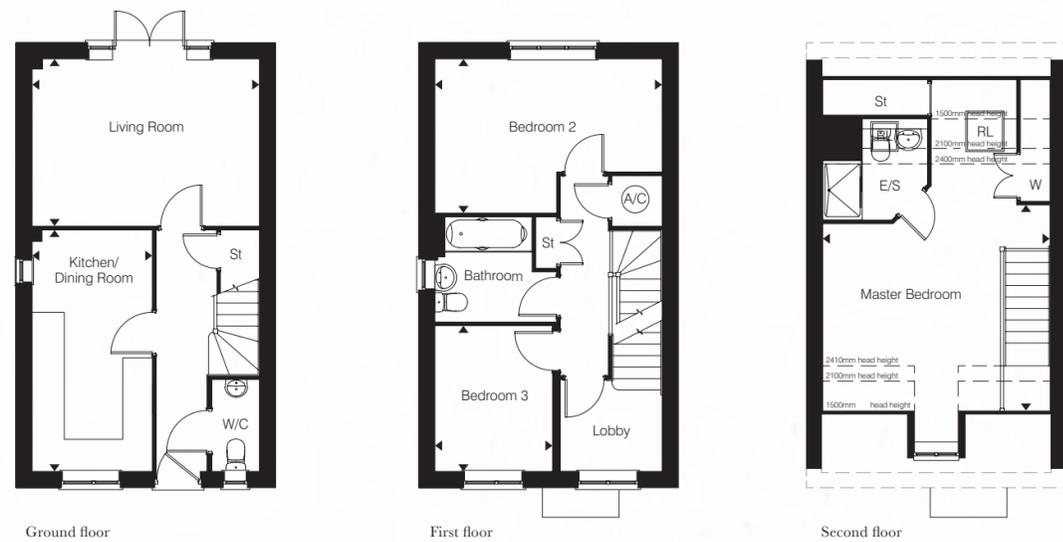
THE PALMERSTON

3 Bedroom Home



PLOTS 3, 4, 11, 12, 25, 26, 33 & 34

A spacious three bedroom, three storey home, with a living room leading out to the garden and a generous kitchen/dining room. The master bedroom is on its own floor complete with an en suite and fitted wardrobe. There are two further bedrooms and a family bathroom on the first floor.



Living Room	4595mm x 3373mm	15'1" x 11'1"	Master Bedroom	4595mm x 4148mm	15'1" x 13'7"
Kitchen/Dining Room	4877mm x 2394mm	16'0" x 7'10"	Bedroom 2	4595mm x 3108mm	15'1" x 10'2"
			Bedroom 3	2936mm x 2447mm	9'8" x 8'0"

---- Indicates reduced head height

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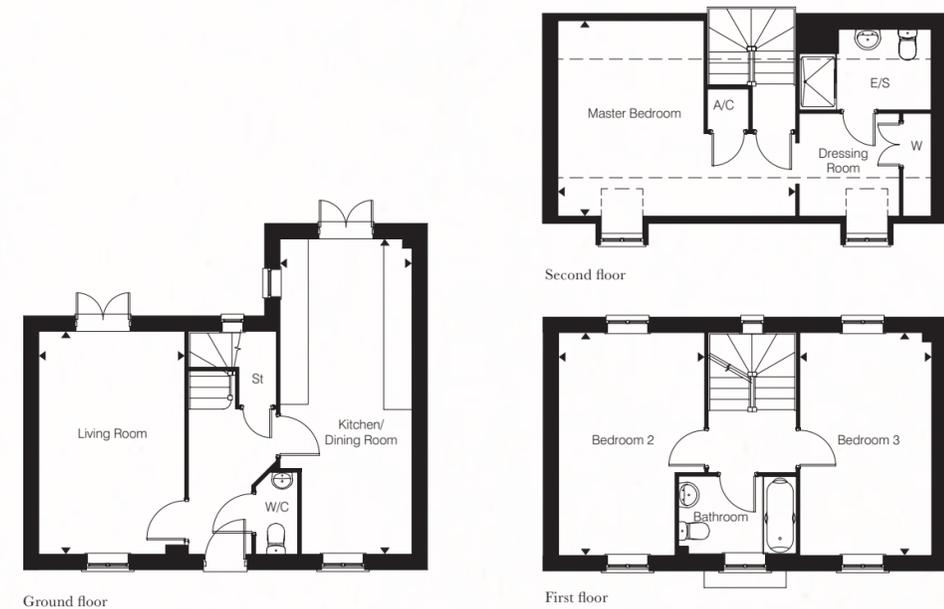
THE BIDDENHAM

3 Bedroom Home



PLOTS 7, 15 & 40

A spectacular three bedroom home set over three floors with a large open plan kitchen/dining room and a separate living room, both of which lead on to the garden. The second floor master bedroom benefits from an en suite, dressing room and fitted wardrobe, and there are two double bedrooms on the first floor.



Living Room	4756mm x 3094mm	15'7" x 10'2"	Master Bedroom	5051mm x 4150mm	16'7" x 13'7"
Kitchen/Dining Room	6728mm x 2810mm	22'1" x 9'3"	Bedroom 2	4756mm x 3094mm	15'7" x 10'2"
			Bedroom 3	4756mm x 2798mm	15'7" x 9'2"

---- Indicates reduced head height

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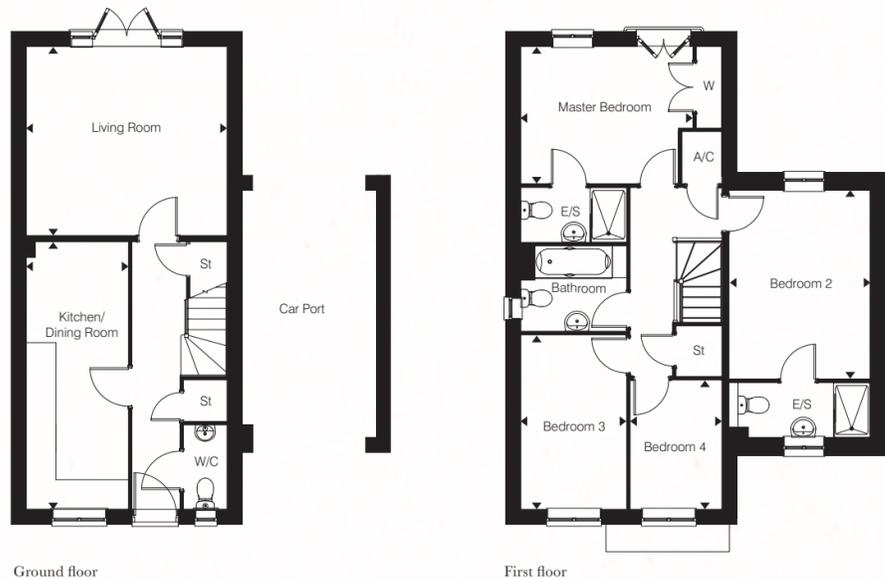
THE COLWELL

4 Bedroom Home



PLOTS 17-20

A charming four bedroom family home with a large living room with French doors out to the garden. The master bedroom benefits from an en suite and fitted wardrobe, with bedroom two also featuring its own en suite.



Living Room	4397mm x 4132mm	14'5" x 13'7"	Master Bedroom	3750mm x 3000mm	12'4" x 9'11"
Kitchen/Dining Room	5853mm x 2224mm	19'2" x 7'4"	Bedroom 2	4062mm x 3087mm	13'4" x 10'2"
			Bedroom 3	3812mm x 2302mm	12'6" x 7'7"
			Bedroom 4	2821mm x 1996mm	9'3" x 6'7"

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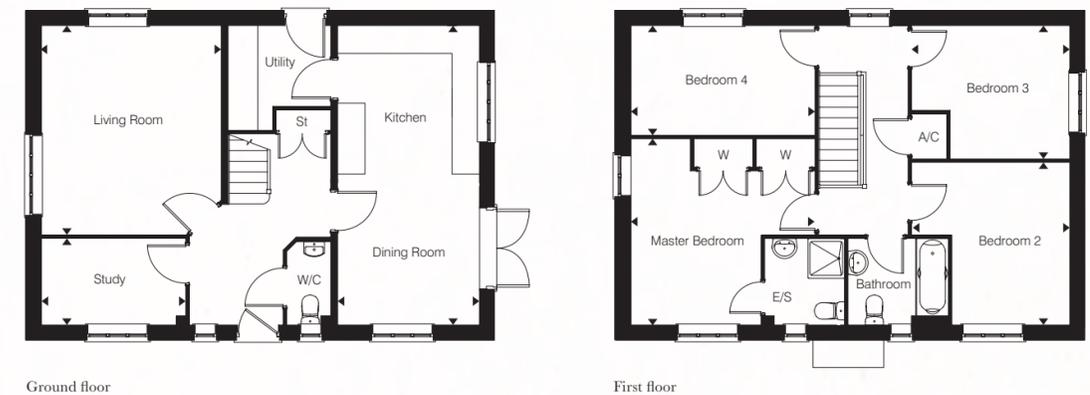
THE DEBDEN

4 Bedroom Home



PLOTS 5, 10, 16 & 37

A contemporary four bedroom family home offering spacious accommodation, which includes a living room, kitchen/dining room and study. The master bedroom benefits from an en suite and double fitted wardrobes.



Living Room	4569mm x 3950mm	15'0" x 13'0"	Master Bedroom	4062mm x 4013mm	13'4" x 13'2"
Kitchen/Dining Room	6554mm x 3100mm	21'6" x 10'2"	Bedroom 2	3548mm x 3447mm	11'8" x 11'4"
Study	3143mm x 1885mm	10'4" x 6'2"	Bedroom 3	3447mm x 2906mm	11'4" x 9'6"
			Bedroom 4	4013mm x 2392mm	13'2" x 7'10"

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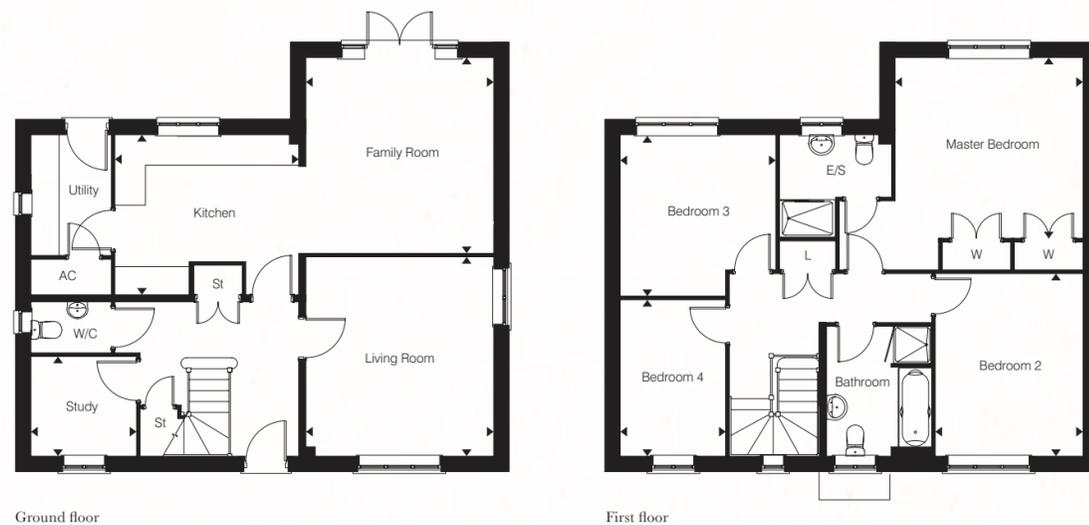
THE DANTE

4 Bedroom Home



PLOTS 8 & 39

A stunning four bedroom home with open plan kitchen/family room and a separate living room, study and utility room. A master bedroom with en suite and double fitted wardrobes plus three further bedrooms complete this charming home.



Living Room	4237mm x 4000mm	13'11" x 13'1"	Master Bedroom	4000mm x 3839mm	13'1" x 12'7"
Kitchen	3902mm x 3411mm	12'10" x 11'2"	Bedroom 2	3879mm x 3134mm	12'9" x 10'3"
Family Room	4157mm x 4000mm	13'8" x 13'1"	Bedroom 3	3430mm x 3297mm	11'3" x 10'10"
Study	2220mm x 2115mm	7'3" x 6'11"	Bedroom 4	3320mm x 2220mm	10'11" x 7'5"

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THE CANTERBURY

4 Bedroom Home



PLOTS 6, 23, 32 & 38

A striking four bedroom home featuring a living room, kitchen/breakfast room, dining room and study/family room. Two bedrooms benefit from en suites and the master bedroom further benefits from triple fitted wardrobes.



Living Room	5654mm x 3500mm	18'7" x 11'6"	Master Bedroom	3739mm x 3051mm	12'3" x 10'0"
Kitchen/Breakfast Room	5975mm x 3738mm	19'7" x 12'3"	Bedroom 2	4208mm x 3562mm	13'10" x 11'8"
Dining Room	3499mm x 3100mm	11'6" x 10'2"	Bedroom 3	4286mm x 3144mm	14'1" x 10'4"
Study/Family Room	3499mm x 2455mm	11'6" x 8'1"	Bedroom 4	3561mm x 3144mm	11'8" x 10'4"

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THE MAYFAIR

4 Bedroom Home



PLOTS 30 & 31

A charming four bedroom, double fronted home with spacious ground floor accommodation including a living room, kitchen/breakfast room and separate dining room. The master bedroom benefits from an en suite and fitted wardrobe, alongside three more generous bedrooms and a family bathroom.



Living Room	6944mm x 3675mm	22'9" x 12'1"	Master Bedroom	3851mm x 3737mm	12'7" x 12'3"
Kitchen/Breakfast Room	5429mm x 3848mm	17'10" x 12'7"	Bedroom 2	4857mm x 3915mm	15'11" x 12'10"
Dining Room	3675mm x 3187mm	12'1" x 10'5"	Bedroom 3	3737mm x 3580mm	12'3" x 11'10"
Study	3675mm x 2013mm	12'1" x 6'7"	Bedroom 4	3737mm x 2558mm	12'3" x 8'5"

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THE VICTORIA

5 Bedroom Home



PLOTS 2, 9, 24, 29 & 35

An elegant five bedroom home arranged over three floors with an open plan kitchen/dining room and a separate living room with French doors out to the garden. The master bedroom benefits from an en suite and fitted wardrobe, plus there are four additional bedrooms and two bathrooms.



Living Room	6206mm x 3447mm	20'4" x 11'4"	Master Bedroom	5606mm x 3713mm	18'5" x 12'2"
Kitchen/Dining Room	6206mm x 3519mm	20'4" x 11'7"	Bedroom 2	4456mm x 3610mm	14'7" x 12'2"
			Bedroom 3	4456mm x 3713mm	14'7" x 11'11"
			Bedroom 4	3603mm x 3255mm	11'10" x 10'8"
			Bedroom 5	3603mm x 2855mm	11'10" x 9'4"

---- Indicates reduced head height

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THE WOBURN

5 Bedroom Home



PLOTS 1 & 36

An inviting characterful five bedroom home with an attractive L shaped design. Features include a double integral garage, a separate dining room and a master bedroom with en suite and double fitted wardrobes set apart from the other bedrooms.



Living Room	6490mm x 3615mm	21'4" x 11'10"	Master Bedroom	5077mm x 3685mm	16'8" x 12'1"
Kitchen/Breakfast Room	5280mm x 4925mm	17'4" x 16'2"	Bedroom 2	3879mm x 3605mm	12'9" x 11'10"
Dining Room	3834mm x 3250mm	12'7" x 10'8"	Bedroom 3	3962mm x 2785mm	13'0" x 9'2"
Study	3129mm x 2750mm	10'3" x 9'0"	Bedroom 4	3605mm x 2511mm	11'10" x 8'3"
			Bedroom 5	2785mm x 2513mm	9'2" x 8'3"

---- Indicates reduced head height

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FINISHED TO THE HIGHEST SPECIFICATION

INTERNAL FEATURES

- All ceilings finished in white emulsion
- White emulsion to all walls
- All woodwork finished in white satinwood
- TV points to Living Room and Master Bedroom**
- Integrated Sky+ wiring**
- Mains powered smoke detectors
- Built in wardrobes to Master Bedroom
- 4-panel, smooth finish internal doors

BATHROOM, EN SUITE/CLOAKROOM FEATURES

- Choice of wall tiles*
- White sanitaryware
- Chrome downlighters to Bathroom and En Suite

KITCHEN/UTILITY FEATURES

- Choice of kitchen units, work surfaces and upstands*
- Stainless steel one and a half bowl sink with monobloc tap to Kitchen
- Single bowl sink with chrome pillar tap to Utility (where applicable)
- Integrated washing machine***
- Integrated dishwasher and fridge freezer
- Stainless steel oven, hood and hob
- Opaque glass splashback behind the hob*
- Chrome downlighters to Kitchen and Utility (where applicable)

CENTRAL HEATING

- Gas fired central heating****
- All radiators to be fitted with thermostatic valve except in room where thermostat is located

EXTERNAL FEATURES

- PVCu windows
- Chrome effect door furniture to front door
- PVCu French doors (where applicable)
- Front gardens to be finished in accordance with the landscape schedule

GARAGE FEATURES (WHERE APPLICABLE)

- Power and light to garage†
- Up and over door

*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with the Sales Advisor at point of reservation. **Please note TV points only are provided, purchaser to arrange own connections, including aerial. ***Where the property has a utility room, the washing machine will be located in the utility room. ****Boiler specification dependent on house type. †Where garage is within plot curtilage.



The Kier Living difference

Homebuyers have come to appreciate the design, specification, sales and after sales service that comes with every Kier Living home.



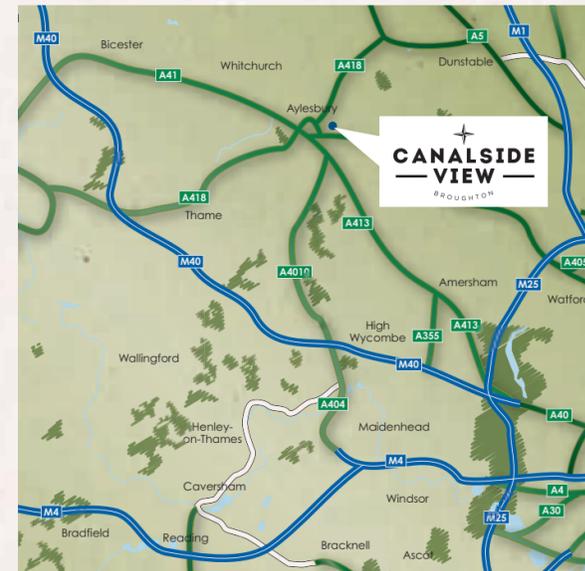
At Kier Living, we like to think we've taken care of everything, from carefully selecting the location of your new home, to building it with high quality materials. After all, the Kier Living brand has been building to the highest standards in some of the UK's most prestigious locations for decades. We've achieved several awards for considerate contracting, prevention of accidents and Investors in People to name just a few. So you can always be assured that whilst we're building to the demands of the modern world, we're also doing our best to protect surrounding environments.

Our commitment to you doesn't stop once you've settled into your new home. Throughout the whole buying and selling process and beyond, we're here for you; focused on creating a pleasurable living environment for you, for many years to come.

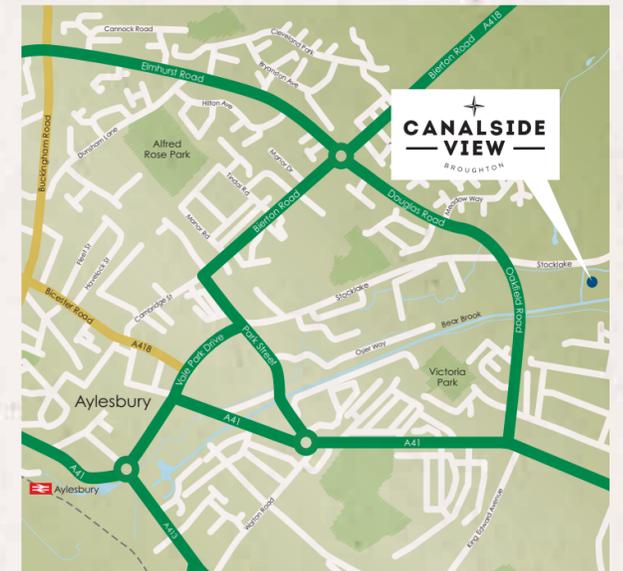
Throughout each and every stage, Kier Living will keep you informed about everything that's happening, and introduce you to all that you need to know about your new home.

CANALSIDE VIEW

BROUGHTON



Area map



Local map

Canalside View, Off Stocklake, Broughton, Aylesbury, Buckinghamshire HP20 1AR
www.kierliving.co.uk

Head Office: Lysander House, Tempsford Hall, Sandy, Bedfordshire SG19 2BD

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. The dimensions are intended for guidance only and may vary by plus or minus 50mm. Maps not to scale. Travel times are approximate only and taken from Google maps and National Rail. March 2017.

