



---

YULE MEADOW

— WESTON TURVILLE —



## THE LOCATION

Weston Turville is a highly sought-after village situated at the foot of the picturesque Chiltern Hills. The village offers its own Primary School, shops, 18 hole Golf course, 3 pubs, a village hall, playground and reservoir with sailing and fishing.

Stoke Mandeville railway station is just 1.7 miles from Yule Meadow with easy access to London Marylebone (56 minutes) and Aylesbury (4 minutes).

The market town of Aylesbury is close by with a large range of shops, restaurants, a cinema, bowling and the Waterside Theatre amongst plenty of other amenities. The nearby market towns of Tring and Wendover also offer a comprehensive range of shopping and other facilities.

There are many excellent independent and state schools nearby, and the benefit of the Buckinghamshire Grammar School system.





PREVIOUS  
DEVELOPMENTS  
BY LAXTON  
PROPERTIES

## RURAL CHARM & STYLE

Yule Meadow is an exclusive development of nine luxury detached 4 & 5 bedroom properties accessed via a private drive set behind a mature hedgerow. Sympathetic to the surrounding countryside and village setting, the development is framed with existing trees and hedging and makes the most of far reaching views across fields to the Chiltern Hills. Each house has been individually designed to a high specification, a combination of stylish, contemporary interiors with classic traditional exteriors.



— PLOTS 1-3 —





— SITE PLAN —



Please note that the CGIs, site plan and floor plans within this brochure are not to scale and are for representational purposes only.



# I. AUGUSTA



← Ground Floor

Approximate  
Gross Internal  
Area 258 sq m /  
2776 sq ft

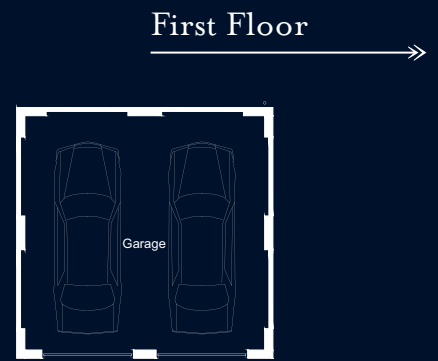


Illustration for identification  
purposes only. Not to scale.





## 2. MUIRFIELD



Ground Floor

Approximate  
Gross Internal  
Area 239 sq m /  
2566 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.



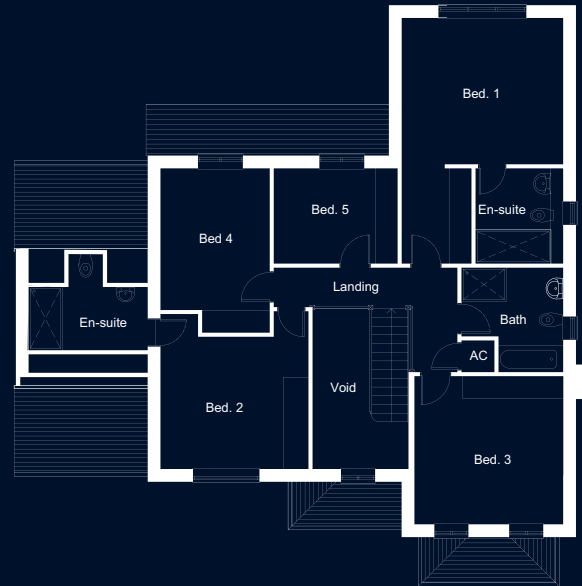


# 3. WENTWORTH



Ground Floor

Approximate  
Gross Internal  
Area 233 sq m /  
2504 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.





# 4. ST. ANDREWS



Ground Floor

Approximate  
Gross Internal  
Area 239 sq m /  
2566 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.





# 5. SUNNINGDALE



Ground Floor

Approximate  
Gross Internal  
Area 233 sq m /  
2504 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.





# 6. WOBURN



Ground Floor

Approximate  
Gross Internal  
Area 207 sq m /  
2224 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.





# 7. BIRKDALE



Ground Floor

Approximate  
Gross Internal  
Area 179 sq m /  
1928 sq ft



First Floor

Illustration for identification  
purposes only. Not to scale.





# 8. OAKMONT



← Ground Floor

Approximate  
Gross Internal  
Area 207 sq m /  
2224 sq ft



← First Floor

Illustration for identification  
purposes only. Not to scale.





# 9. PINEHURST



Ground Floor



Approximate  
Gross Internal  
Area 179 sq m /  
1928 sq ft



First Floor

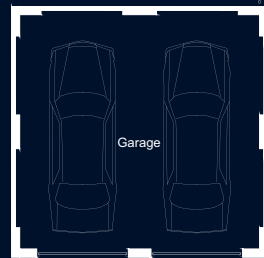


Illustration for identification  
purposes only. Not to scale.





# — QUALITY — & ELEGANCE

## - Kitchen -

The kitchen is the heart of the home and all the kitchens are contemporary and are finished to a high standard of design and fitting. The specification includes Krypton worktops and upstands and a range of high quality, integrated appliances. There are stainless 1½ bowl sinks with polished chrome mixer taps. The kitchen floors are finished with flooring by Porcelanosa with underfloor heating and low energy LED spot lights.

## - Utility -

Each house has a utility room fitted with laminate worktops with a matching upstand and a range of cupboards. A sink and drainer is fitted and space is provided for a washing machine and tumble dryer. Plumbing is also installed for the future fitting of a water softener.

## - Bathrooms, ensuites and cloak room -

All of the bathrooms are fitted with Porcelanosa toilets, basins, baths, taps & shower units. Ceramic tiles by Porcelanosa complement the sanitaryware. The bathrooms and ensuites are all fitted with polished chrome towel rails and LED lighting.

# THE FINISHING — TOUCHES —

## Interior

- ❖ Oak finished doors
- ❖ Ceilings are smooth finish and all walls that are not tiled are painted with matt emulsion.
- ❖ Underfloor heating on the ground floor with digital, zoned controls
- ❖ Mumford and Wood Timber front door
- ❖ Brick chimney with class A liner suitable for a wood burning stove
- ❖ Double glazed windows
- ❖ Oak handrails and chamfered, painted spindles to staircase
- ❖ Low energy LED lighting to Kitchen, Hall, bathrooms and selected areas.
- ❖ High Efficiency gas boiler central heating & hot water
- ❖ Pressurised hot water cylinder
- ❖ Solar panels on the roof
- ❖ TV aerials and wiring for satellite TV
- ❖ Block paved driveway

## Security

- ❖ Burglar alarm fitted
- ❖ Heat alarms
- ❖ Smoke alarms
- ❖ Carbon monoxide alarms

## Outside areas

The outside finishes are designed to fit into the rural setting, with boundaries of close boarded fencing, post and rail fencing, side gates and native hedging. Driveways are permeable block paving. The gardens are laid to lawn with flower beds and stone patio areas.

Outside taps are provided to the front and rear and garages are provided with lighting and power.



# — ADDITIONAL — INFORMATION

## - Building Warranty -

Laxton Properties is responsible for building defects for the first 2 years following Practical Completion and we will be happy to resolve any building defects that arise during this period. Your home is also covered for structural defects by the warranty for 10 years from Practical Completion.

As above Laxton Properties will be happy to rectify any building defects that arise in the first 2 years. If however our tradesmen are called out to deal with matters that are not defects that Laxton Properties are responsible for, the costs incurred by our tradesmen will be passed on to the home owners.

## - Reserving your new home -

In order to reserve a property at Yule Meadow a reservation fee of £5,000 made payable to Laxton Properties (Developments) Ltd will be requested and held by Laxton Properties or the company's solicitor.

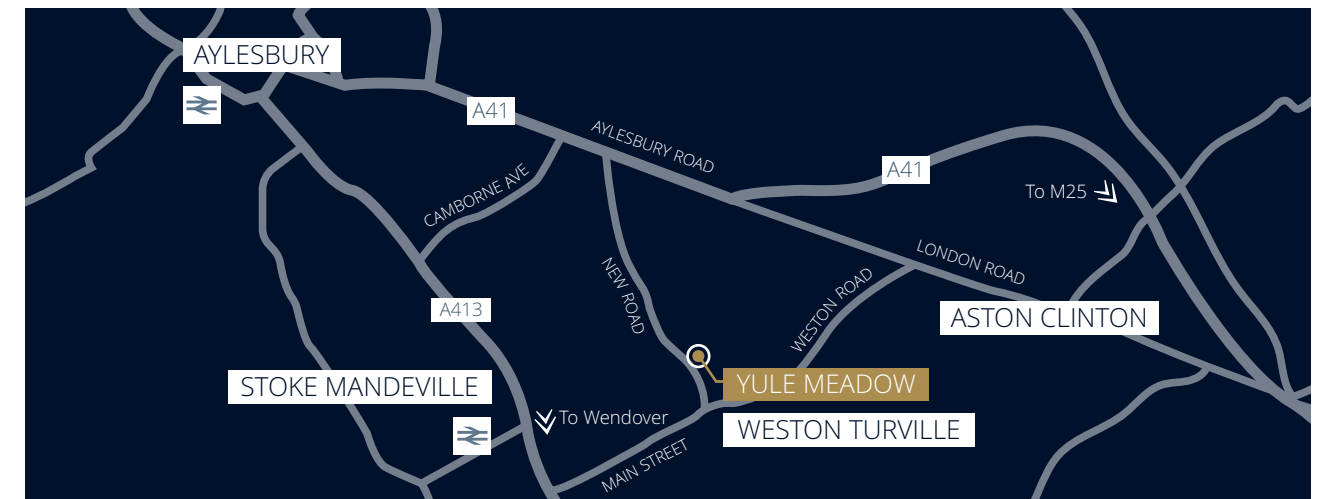
## - Laxton Properties -

Laxton Properties is based in Berkhamsted, Hertfordshire and has been established since 2008. The company is run by Giles Holder and Ed Whetham both of whom are chartered Planning and Development surveyors with extensive development experience in both the residential and commercial property sectors.

The company undertakes high quality residential developments mainly in Buckinghamshire and Hertfordshire and we pride ourselves on our professional approach to property development. The majority of our developments are local to our base in Berkhamsted, enabling us to closely manage the building process to ensure each house meets our high quality standards.

## YULE MEADOW

NEW ROAD, WESTON TURVILLE, BUCKINGHAMSHIRE, HP22 5RA







6 Amersham House  
Mill Street  
Berkhamsted  
Hertfordshire  
HP4 2DT

TELEPHONE  
01442 878 982

EMAIL  
[info@laxtonproperties.co.uk](mailto:info@laxtonproperties.co.uk)

[www.laxtonproperties.co.uk](http://www.laxtonproperties.co.uk)