



WINDSOR PARK

BUCKINGHAM





A LUXURIOUS MODERN HOME IN A THRIVING HISTORIC MARKET TOWN

A PERFECT BLEND OF TOWN AND COUNTRY

On the southern edge of the historic market town of Buckingham, Windsor Park is an exciting new development from five star housebuilder Barratt. It provides the perfect location to enjoy all the amenities of modern living, while being just a stone's throw from open countryside.

This exclusive range of new 2, 3, 4 and 5 bedroom homes offers choice and high quality, and the peace of mind of knowing that your new home has been planned and built by Britain's leading housebuilder.





LOCAL AREA

A WELCOMING COMMUNITY, A RICH HISTORY,
AND A WEALTH OF FACILITIES

Buckingham is a historic market town which - thanks to the presence of its respected university - combines a rich heritage with a lively atmosphere. Buckingham's attractive heart has medieval as well as Georgian buildings, while a ring of technology parks support a thriving economy.

It is the location that helps Windsor Park provide the perfect combination for modern living. The convenience and warmth of an established community, the facilities of a traditional market town, the joys of country living - and the comfort of a modern luxury home.

OUT AND ABOUT

ENJOYING THE TOWN – AND THE COUNTRYSIDE EXPLORING BUCKINGHAM

Buckingham is an attractive town, with an abundance of green spaces including Chandos Park where the River Ouse is fringed by play areas and provides the ideal setting for a family picnic.

Further afield, the rolling open countryside provides ample opportunity for walks and cycling. Buckinghamshire also has a rich choice of places to go, from the stately homes of Claydon and Hughenden to the gardens at Stowe, while for excitement Silverstone offers the thrills of motor racing.

And of course, Milton Keynes is close by, offering everything from shopping, nightlife and major music events to the chance to climb, ski or skydive at Xscape.



LOCAL AMENITIES

A BEAUTIFUL HISTORIC TOWN WITH ALL THE ESSENTIALS ON HAND...

Living in Buckingham means enjoying the full range of services you need for modern living. The historic centre has small specialist shops and markets, as well as all the usual supermarkets close by.

There are many pubs and restaurants, and nightlife includes music venues, and films at The Film Place. The Summer Festival and the Charter Fair weekends provide variety and excitement.

There are a number of thriving sports clubs and children's groups, making a home in Windsor Park appealing to growing families. So does Buckingham's school system; there are excellent primary schools nearby, plus Grammar, Secondary Modern and a variety of independent schools in easy reach.



TRANSPORT LINKS

LINKS TO MILTON KEYNES, AYLESBURY, OXFORD AND LONDON. CONVENIENT AND CENTRAL

With its location on the southern edge of Buckingham, London Road is ideally placed to take advantage of the areas excellent travel connections. At the crossroads of north-south and east-west road routes, Buckingham is convenient for a daily drive to Milton Keynes, Aylesbury, Oxford and even London.

Buckingham is linked to Aylesbury and Milton Keynes by convenient bus routes, and the X5 inter-city coach service provides links to Oxford and Cambridge.













Bicester North and Milton Keynes stations are both a little over 20 minutes drive from Windsor Park. Bicester trains reach London Marylebone in an hour and Milton Keynes trains can be in London Euston in under forty minutes.



WINDSOR PARK

•BUCKINGHAM•

DEVELOPMENT LAYOUT

-  ● Aylsham 2 bedroom home
-  ● Finchley 3 bedroom home
-  ● Morpeth 3 bedroom home
-  ● Alnwick 4 bedroom home
-  ● Knightsbridge 4 bedroom home
-  ● Lincoln 4 bedroom home
-  ● Ryebourne 4 bedroom home
-  ● Ryedale 4 bedroom home
-  ● Thornbury 4 bedroom home
-  ● Woodgate 4 bedroom home
-  ● Stratford 5 bedroom home
-  50 Affordable Housing Shared Ownership
-  BS Bin Store



barratthomes.co.uk



IMPORTANT INFORMATION: images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any revisions to planning consents including layout plans will be available. Individual features such as windows, brick, other materials and colours may vary from those shown. Please ask our sales adviser for details of the treatments specified for individual plots. Images, site layouts, landscaping and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Windsor Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Five Great Reasons to Buy Barratt



1 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2 Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row, our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.



Find out more, talk to one of our Sales Advisers today.

Refers to the Barratt Developments Plc Group brands.*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Home Builder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.

“The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.”



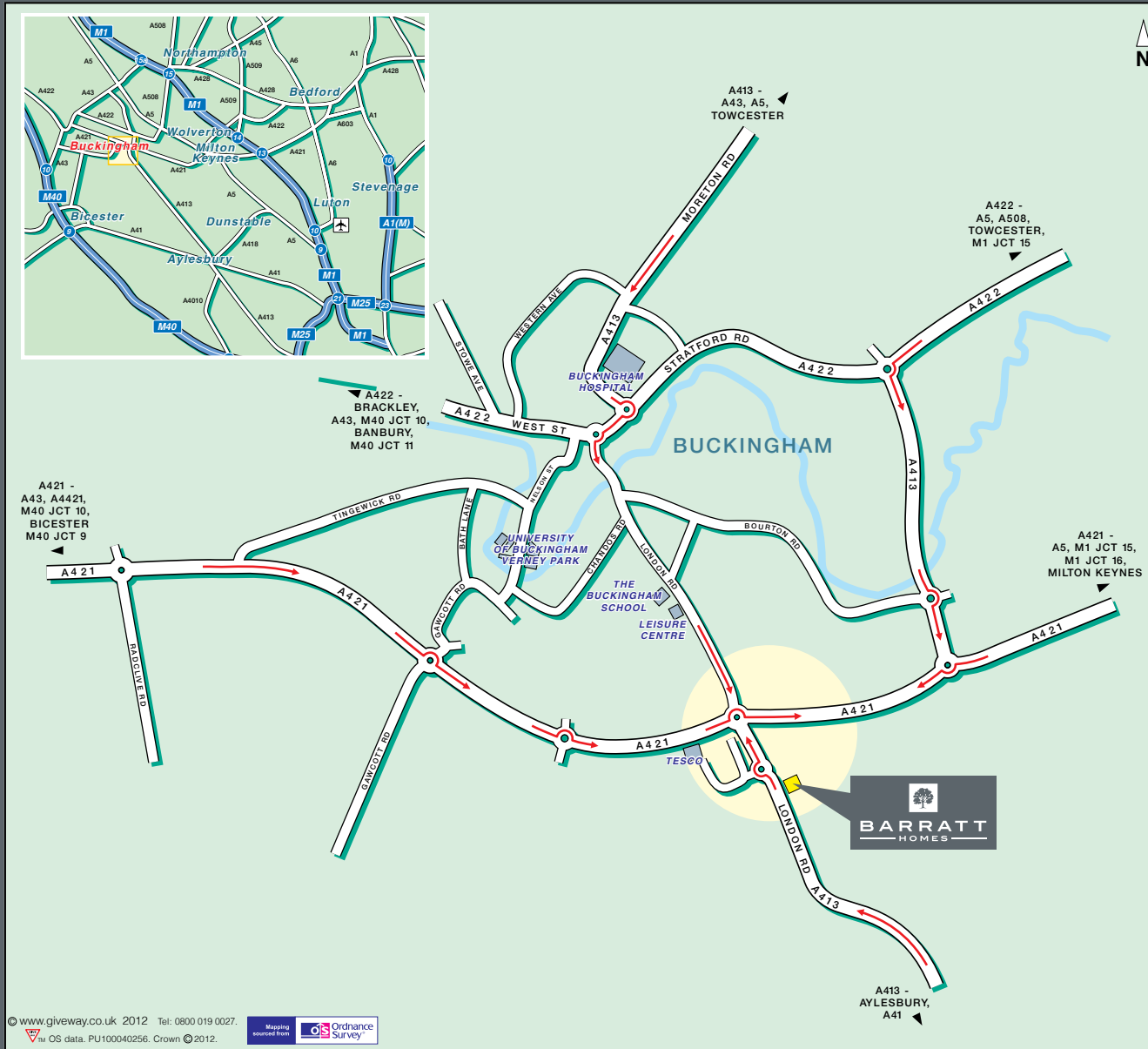
“We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.”



“The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.”



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