



# THE GROVE

HADDENHAM

> dandara



# WELCOME TO THE GROVE

Just half a mile from the centre of the picturesque village of Haddenham,  
The Grove is a superb new collection of contemporary homes designed  
to deliver the style, comfort and quality that you deserve - now and in the future.





## BUCKINGHAMSHIRE'S BEST KEPT SECRET

With its historic church, village green and traditional Wychert cottages, the picturesque village of Haddenham offers a superb quality of life.

Favoured with numerous artisan shops, friendly pubs and restaurants, you can also explore the many miles of footpaths in the surrounding Buckinghamshire countryside, which offer splendid views of the Chiltern Hills. There are also a number of excellent state, grammar and independent schools in the village or close by.

Haddenham's welcoming community and superb local amenities, make it the ideal choice for families, first time homeowners or those seeking the best of town and country living.







This Computer Generated Image of The Grove is indicative only.





## THE PERFECT LOCATION

Combining all the benefits of a rural lifestyle with superb local amenities and commuting links, The Grove is minutes from the railway station with direct services to London Marylebone taking just 46 minutes and access to the motorway network (M40) only eight miles West, at junction 8A Oxford.

### EDUCATION

Haddenham Day Nursery .....	0.4 miles
Haddenham Community Infant School .....	0.4 miles
Haddenham St. Mary's CE School .....	0.6 miles
Cuddington & Dinton CE School .....	1.8 miles
Lord William's Lower School .....	3.4 miles
Lord William's Upper School .....	4.3 miles

### LOCAL AMENITIES

Haddenham Garden Centre .....	100m
GPs Surgery .....	0.3 miles
Haddenham Tennis Courts .....	0.4 miles
Dental Surgery .....	0.5 miles
Haddenham Community Library .....	0.5 miles
Post Office .....	0.7 miles
Sainsbury's Thame .....	3.8 miles
Waitrose Thame .....	3.8 miles
Tesco Ayelsbury .....	6.5 miles

### TRAVEL

Haddenham & Thame Parkway Station .....	1.3 miles
Thame .....	3.0 miles
Aylesbury .....	6.4 miles
M40 Junction 7 .....	9.5 miles
High Wycombe .....	14.5 miles
Oxford .....	16.0 miles
Bicester North .....	18.0 miles
Banbury .....	37.5 miles



## AWARD WINNING SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

## SPECIFICATION DETAILS

### KITCHENS

Choice of high-quality fully fitted contemporary kitchens with stylish laminate worktops. Equipped with appliances including: integrated single or double oven\*, gas hob with splashback, extractor hood, fridge freezer, dishwasher and a stainless steel 1 1/2 bowl sink with chrome tap. Stainless steel single bowl sink with chrome mixer tap in utility room (where applicable).

### BATHROOMS

Quality white suite comprising bath with bath screen, basin with polished chrome taps, and close-coupled W.C. Polished chrome heated towel rail. Porcelanosa floor and wall tiles.

### ENSUITES

Ensuites feature high quality contemporary white wall mounted basin with polished chrome taps, close-coupled W.C. and enclosed thermostatically controlled shower. Polished chrome heated towel rail. Porcelanosa floor and wall tiles.

### W.C.

High quality white sanitary ware comprising close-coupled W.C. and wall mounted basin with tiled splash back and polished chrome taps.

### INTERNAL JOINERY

High quality, white painted panelled internal doors, with contemporary chrome door handles.

### INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss.

### HEATING & HOT WATER

Provided by either a gas fired combi-boiler or system boiler and domestic hot water storage cylinder. Radiators with thermostatic radiator valves.

### RENEWABLE TECHNOLOGIES

Waste water heat recovery & car chargers installed to all plots.

### ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge, kitchen and study (where applicable). TV/Satellite outlets to lounge, kitchen-dining and master bedroom. Shaver sockets to bathrooms and en-suites.

### LIGHTING

Recessed LED down lighting to kitchen, bathrooms, en-suites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and utility (where applicable). Under cabinet LED lighting to wall units in kitchen.

### WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows and French casement doors.

### WARDROBES

Four bedroom homes include stylish fitted wardrobes with sliding doors in the master bedroom.

### EXTERNAL

Block pavior to driveway, paved slabs to paths and patios. Front gardens are turfed and landscaped. Rear gardens are fenced and turfed. Pre-finished garage door (where applicable).

\* 4-bedroom homes only.

## WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

### EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party



### INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms



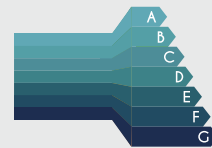
### THEY CAN HELP YOU SAVE MONEY

Heating your new home could be 63% cheaper than an older equivalent and on average could save you up to £555 a year on your household bills.\*



### THEY CAN HELP THE ENVIRONMENT

84% of new build homes are rated A-B for energy efficiency, while just 3% of existing properties reached the same standard. The average home generates 64% less carbon emissions than older properties of their type.\*



### IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



### IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



## HERE TO HELP

It’s an exciting time when you’re buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we’re here to help, we really do mean it.



### ASSISTED MOVE

Found your perfect new Dandara home, but need to sell your current home first? That’s where Assisted Move is for you. We’ll help arrange to sell your existing home so you can get moving sooner.\*



### REFER A FRIEND

It’s a real compliment when you recommend us to people you know, and we’d like to say ‘thank you’. When your colleagues, friends or family buy a new Dandara home, you’ll both receive £500.\*



### PART EXCHANGE

Want to buy a new Dandara home, but are struggling to sell yours? We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

\*According to the Greener, Cleaner, Cheaper Energy Report published by the HBF dated March 2022.

\*Terms and Conditions apply, please ask for details.



# CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Care Teams will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



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# THE GROVE

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# THE GROVE

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## The Baxter

TWO BEDROOM SEMI-DETACHED HOME WITH PARKING



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

The ground floor features an open-plan living layout, with the kitchen to the front of the property and lounge area to the rear, from which French doors provide access to the garden. There is also a ground floor W.C. and understairs storage.

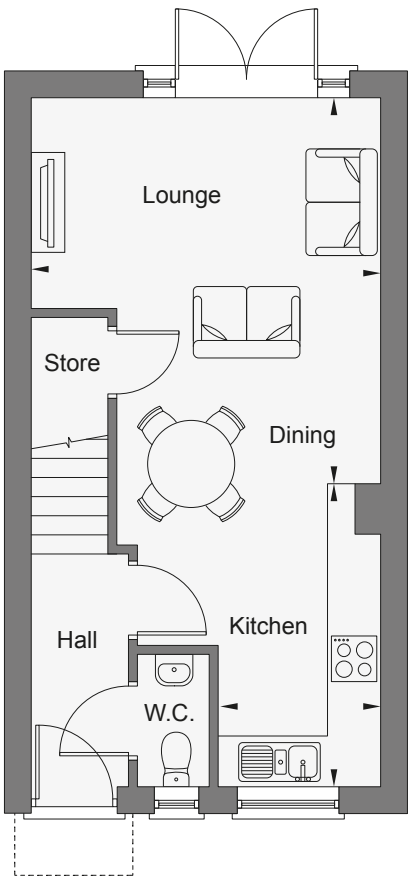
Upstairs, there are two double bedrooms and a superb family bathroom, plus an additional storage cupboard in bedroom one.



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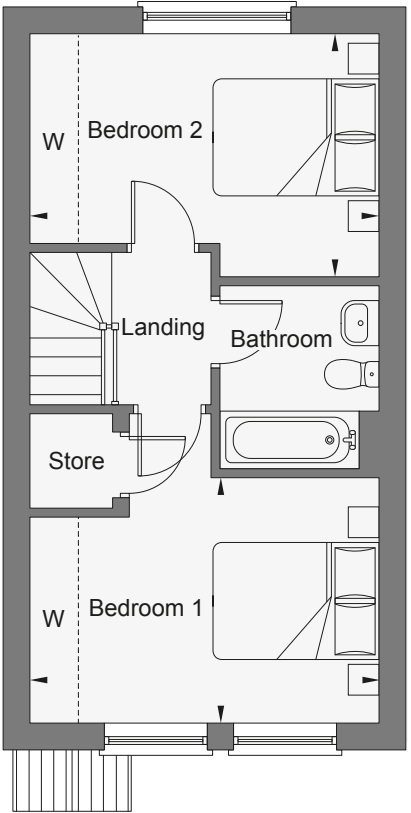
# THE GROVE

HADDENHAM



GROUND FLOOR

Kitchen	3.66m x 1.97m	12'0" x 6'5"
Lounge / Dining	4.69m x 4.23m	15'5" x 13'10"



FIRST FLOOR

Bedroom 1	4.23m x 2.97m	13'10" x 9'9"
Bedroom 2	4.23m x 2.95m	13'10" x 9'8"

- suggested space for wardrobe

Floorplans shown for plots 24, 42, 291 & 301. Plots 25, 43, 292 & 302 are handed.



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# THE GROVE

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## The Beauwood

THREE BEDROOM HOME WITH A GARAGE



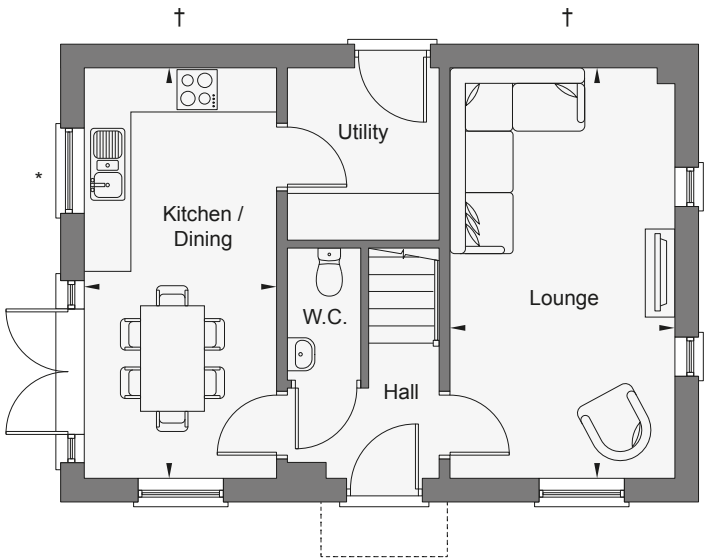
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This three bedroom double-fronted home features a spacious dual-aspect lounge and an open-plan kitchen-dining room with French doors to the garden. There is also a separate utility room and a W.C. on the ground floor.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom.

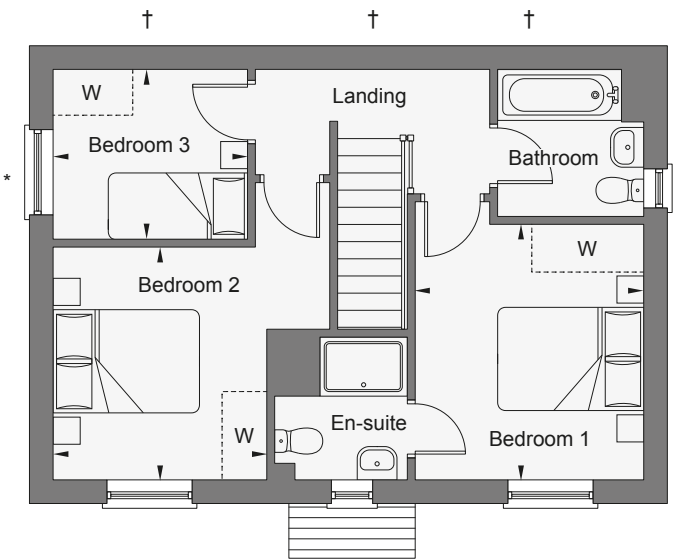
# THE GROVE

HADDENHAM



### GROUND FLOOR

Kitchen / Dining	2.64m x 5.65m	8'8" x 18'6"
Lounge	3.10m x 5.65m	10'2" x 18'6"



### FIRST FLOOR

Bedroom 1	3.14m x 3.51m	10'3" x 11'6"
Bedroom 2	2.94m x 3.20m	9'8" x 10'6"
Bedroom 3	2.68m x 2.34m	8'10" x 7'8"

 - suggested space for wardrobe

Floorplans shown for plots 38, 281 & 298. Plots 41, 283 & 284 are handed. \*No windows and patio doors to plots 282 & 283.  
† Windows and patio doors located here for plots 282 & 283. Please ask your sales consultant for full details.



# THE GROVE

HADDENHAM

## The Clifton

THREE BEDROOM SEMI-DETACHED HOME WITH A GARAGE



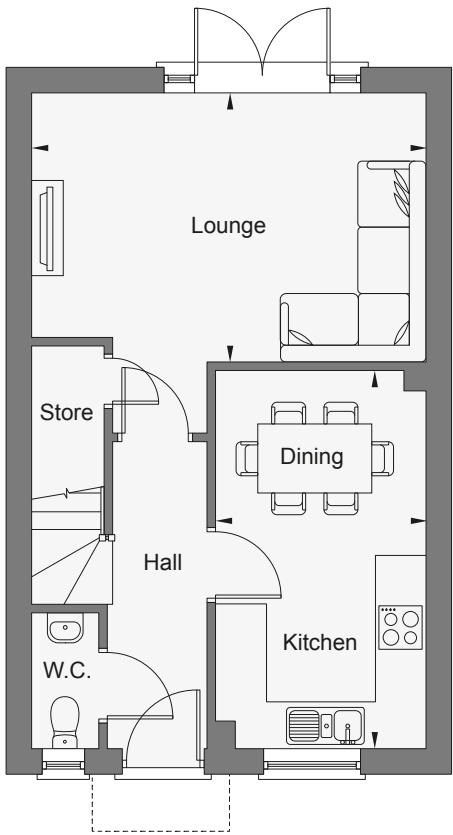
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This charming three bedroom semi-detached home features the lounge at the rear of the property with French doors to access the garden. To the front is a kitchen-dining room, downstairs W.C. and understairs storage.

Upstairs, bedroom one has its own ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom.

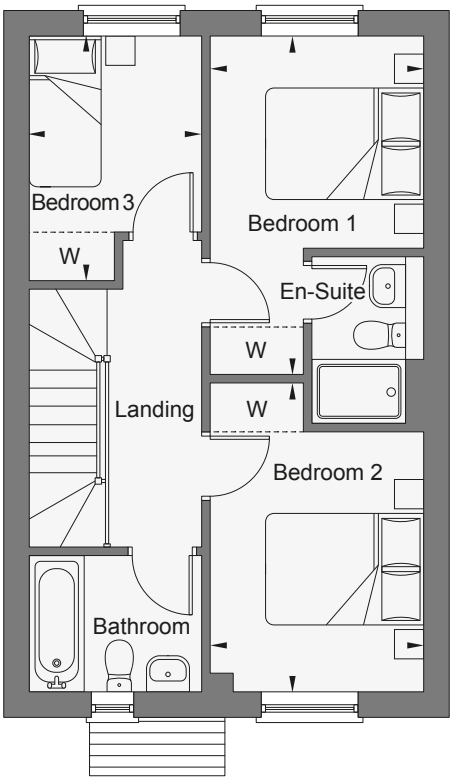
# THE GROVE

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GROUND FLOOR

Kitchen / Dining	2.69m x 4.81m	8'10" x 15'9"
Lounge	5.02m x 3.43m	16'6" x 11'3"



FIRST FLOOR

Bedroom 1	2.71m x 4.32m	8'11" x 14'2"
Bedroom 2	2.71m x 3.92m	8'11" x 12'10"
Bedroom 3	2.20m x 3.11m	7'2" x 10'3"

 - suggested space for wardrobe

Floorplans shown for plots 39, 44, 46, 48, 299 & 306. Plots 40, 45, 47, 49, 300 & 307 are handed.



# THE GROVE

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## The Chartwell

FOUR BEDROOM DETACHED HOME WITH A GARAGE



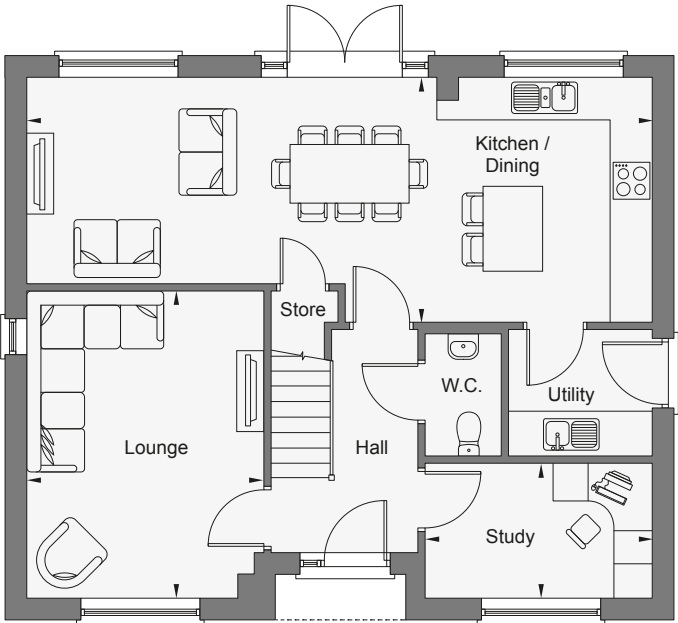
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This spacious four bedroom detached home features a generous lounge and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a separate utility room and a W.C. off the hall.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and generous storage provisions.

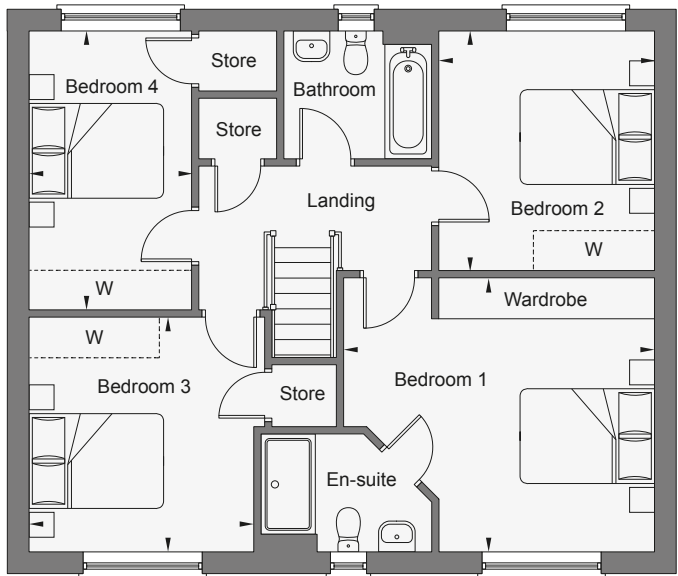
# THE GROVE

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### GROUND FLOOR

Kitchen / Dining	9.36m x 3.66m	30'9" x 12'0"
Lounge	3.52m x 4.55m	11'6" x 14'11"
Study	3.40m x 2.02m	11'2" x 6'7"



### FIRST FLOOR

Bedroom 1	4.62m x 4.08m	15'2" x 13'5"
Bedroom 2	3.21m x 3.59m	10'6" x 11'9"
Bedroom 3	3.39m x 3.49m	11'1" x 11'5"
Bedroom 4	2.45m x 4.19m	8'0" x 13'9"

 - suggested space for wardrobe

\*Floorplans shown for plots 5 & 14. Floorplans differ for plot 23. Please ask your sales consultant for full details.



# THE GROVE

HADDENHAM

## The Lincoln

THREE BEDROOM DETACHED HOME WITH A GARAGE



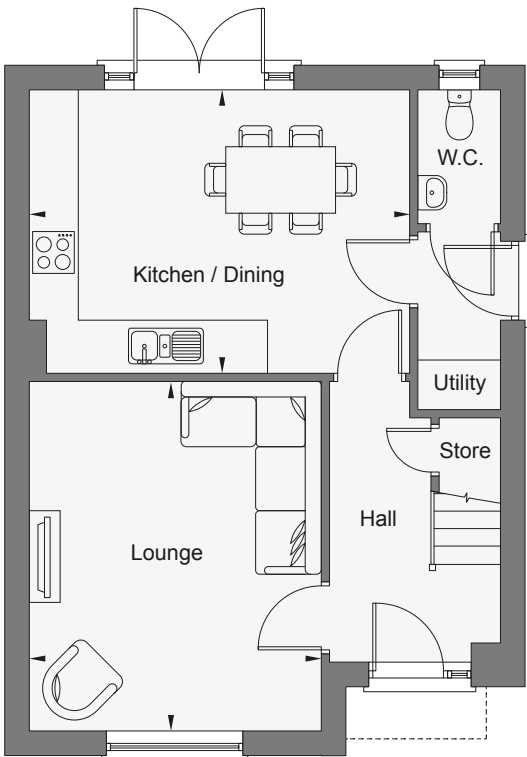
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This three bedroom detached home features a separate lounge at the front of the home and a kitchen-dining room at the rear with French doors to access the garden. There is also a separate utility room and W.C.

There are three double bedrooms upstairs, with bedroom one benefiting from its own ensuite shower room. There is also a stylish bathroom and a store cupboard.

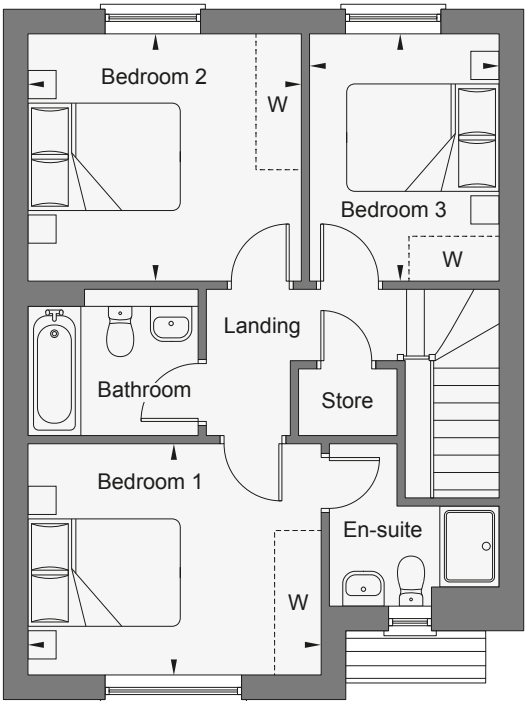
# THE GROVE

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GROUND FLOOR

Kitchen / Dining	5.02m x 3.74m	16'6" x 12'3"
Lounge	3.85m x 4.58m	12'7" x 15'0"



FIRST FLOOR

Bedroom 1	3.85m x 3.04m	12'7" x 10'0"
Bedroom 2	3.59m x 3.27m	11'9" x 10'9"
Bedroom 3	2.50m x 3.27m	8'3" x 10'9"

 - suggested space for wardrobe

Floorplans shown for plots 32, 37 & 303. Plots 31, 293 & 305 are handed.



# THE GROVE

HADDENHAM

## The Deane

THREE BEDROOM SEMI-DETACHED HOME WITH A GARAGE\*

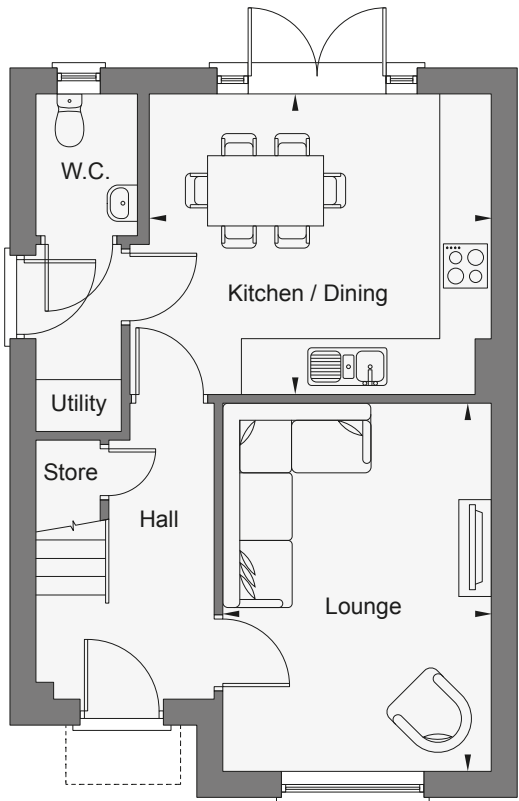


This attractive three bedroom semi-detached home features a separate lounge to the front of the property and an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility room and W.C.

Upstairs, there are two double bedrooms and a single bedroom, with bedroom one benefiting from its own ensuite shower room. There is also a stylish family bathroom and a store cupboard.

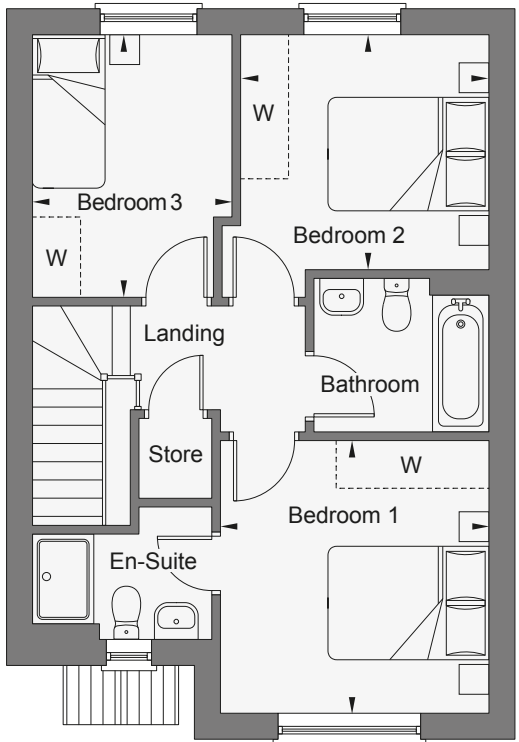
# THE GROVE

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GROUND FLOOR

Kitchen / Dining	4.27m x 3.74m	14'0" x 12'3"
Lounge	3.35m x 4.58m	11'0" x 15'0"



FIRST FLOOR

Bedroom 1	3.35m x 3.39m	11'0" x 11'1"
Bedroom 2	3.09m x 2.93m	10'2" x 9'7"
Bedroom 3	2.49m x 3.27m	8'2" x 10'9"

 - suggested space for wardrobe

\*No garage to plots 34, 35, 295 & 296. Floorplans shown for plots 21, 27, 33, 35, 294 & 296. Plots 22, 28, 34, 36, 295 & 297 are handed.



# THE GROVE

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## The Goodwood

FOUR BEDROOM DETACHED HOME WITH A GARAGE



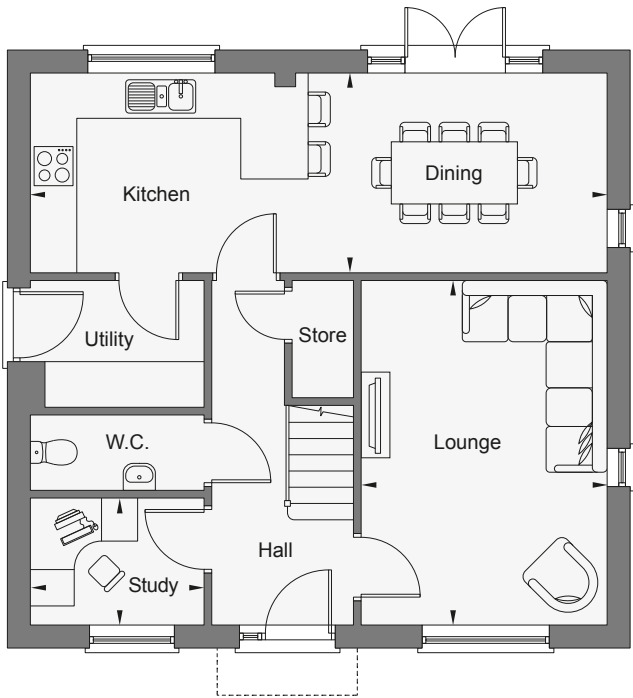
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This comfortable four bedroom detached home features a generous lounge and a study to the front of the property, with a superb open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility room and a W.C. off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom. Bedroom two includes a large storage cupboard.

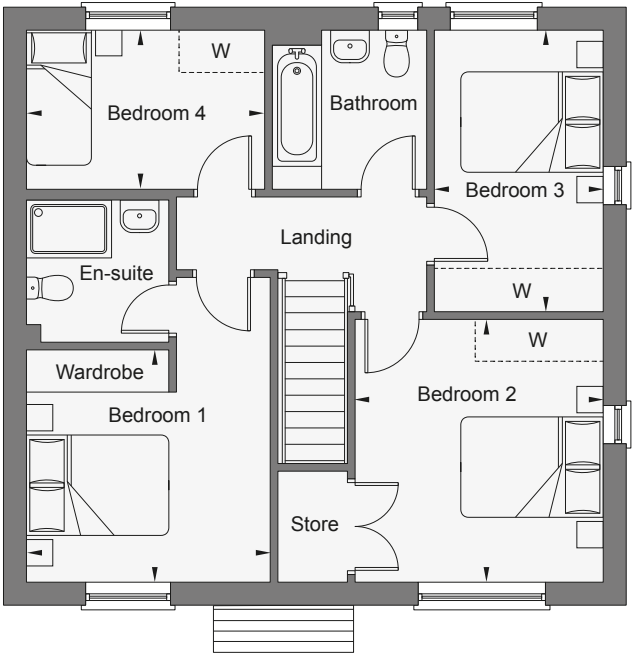
# THE GROVE

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### GROUND FLOOR

Kitchen / Dining	8.12m x 2.81m	26'8" x 9'3"
Lounge	3.46m x 4.83m	11'4" x 15'10"
Study	2.43m x 1.78m	8'0" x 5'10"



### FIRST FLOOR

Bedroom 1	3.44m x 3.27m	11'3" x 10'9"
Bedroom 2	3.49m x 3.70m	11'5" x 12'2"
Bedroom 3	2.36m x 3.97m	7'9" x 13'0"
Bedroom 4	3.35m x 2.25m	11'0" x 7'5"

 - suggested space for wardrobe

Floorplans shown for plots 4, 8 & 15. Plots 1 & 13 are handed. \*Floorplans differ for plots 7, 17, 20, 26, 29, 304 & 310 with no windows. Please ask your sales consultant for full details.



# THE GROVE

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## The Windsor

FOUR BEDROOM DETACHED HOME WITH A GARAGE



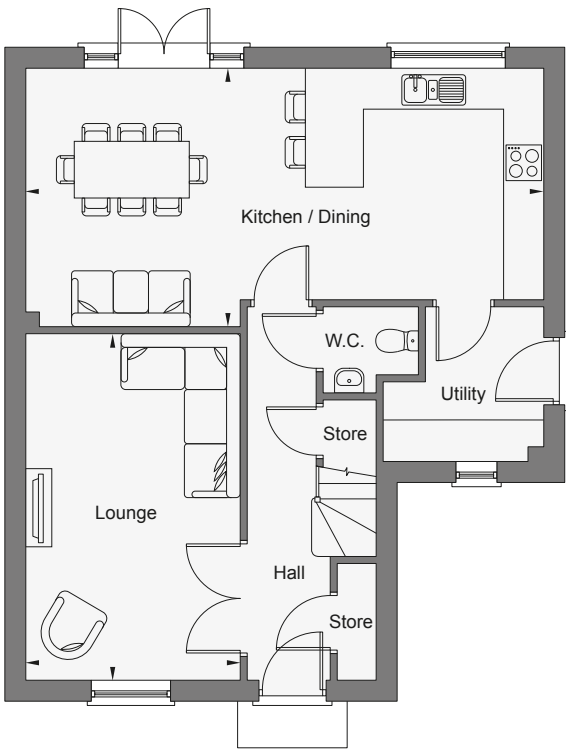
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This attractive four bedroom detached home features a generous lounge to the front of the property, with a superb open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility room, W.C. and a generous storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.

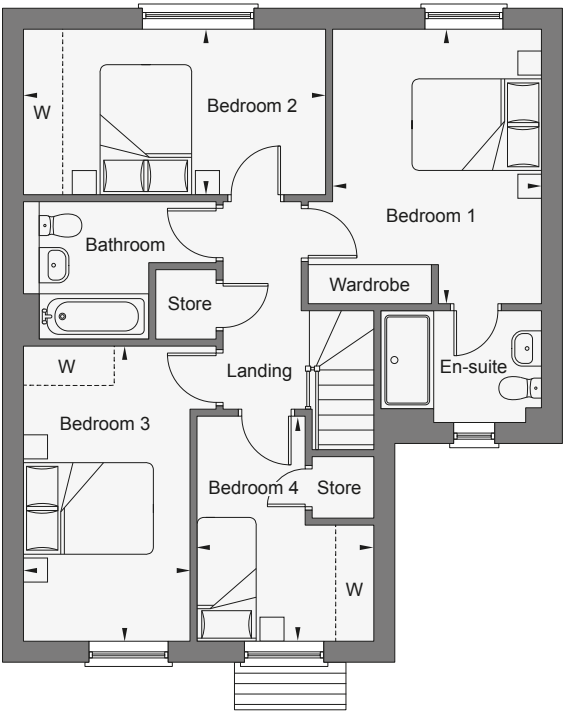
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GROUND FLOOR

Kitchen / Dining	8.01m x 4.00m	26'3" x 13'1"
Lounge	3.30m x 5.33m	10'10" x 17'6"



FIRST FLOOR

Bedroom 1	3.25m x 4.26m	10'8" x 14'0"
Bedroom 2	4.65m x 2.56m	15'3" x 8'5"
Bedroom 3	2.57m x 4.55m	8'5" x 14'11"
Bedroom 4	2.74m x 3.47m	9'0" x 11'5"

 - suggested space for wardrobe



# THE GROVE

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## The Spinney

FOUR BEDROOM DETACHED HOME WITH A GARAGE



This double-fronted four bedroom detached home features a dual-aspect lounge with French doors to access the rear garden and a separate dual-aspect kitchen-dining room. There is also a W.C. off the hall and an understairs store cupboard.

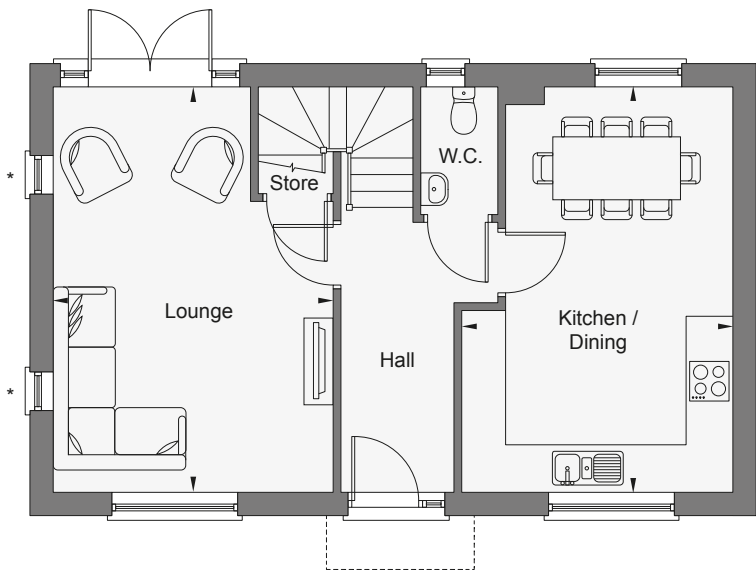
Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms, a stylish family bathroom and a store cupboard.



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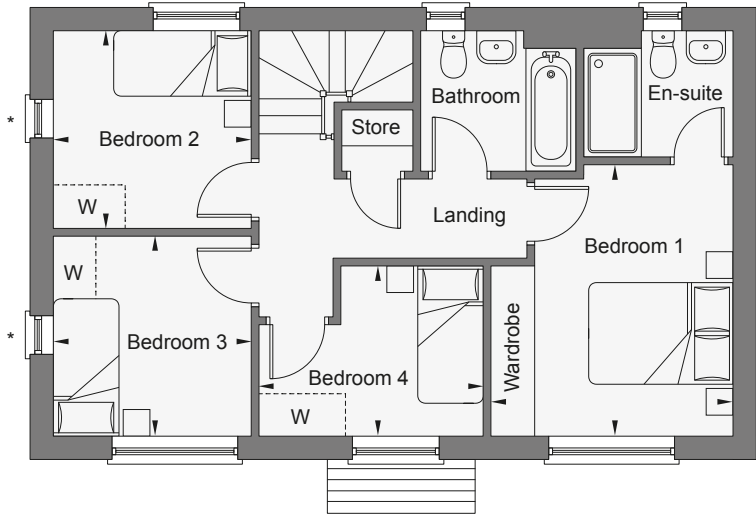
# THE GROVE

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### GROUND FLOOR

Kitchen / Dining	3.75m x 5.64m	12'4" x 18'6"
Lounge	3.89m x 5.64m	12'9" x 18'6"



### FIRST FLOOR

Bedroom 1	3.36m x 3.78m	11'0" x 12'5"
Bedroom 2	2.77m x 2.76m	9'1" x 9'1"
Bedroom 3	2.77m x 2.78m	9'1" x 9'1"
Bedroom 4	3.12m x 2.36m	10'3" x 7'9"

 - suggested space for wardrobe

\*Floorplans shown for plot 30. Floorplans differ for plots 2, 9 & 12. Please ask your sales consultant for full details.



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