



AN EXCITING DEVELOPMENT OF 2, 3, 4 AND 5 BEDROOM FAMILY HOMES

KITE MEADOWS IS AN EXCITING DEVELOPMENT OF
TWO, THREE, FOUR AND FIVE BEDROOM FAMILY HOMES,
OFF LONGWICK ROAD IN PRINCES RISBOROUGH.





This delightful Buckinghamshire town is situated at the foot of the Chiltern Hills, a designated Area of Outstanding Natural Beauty, yet with excellent local amenities right on the doorstep. Located midway between the larger towns of Aylesbury and High Wycombe, yet surrounded by pretty villages, it's a place that offers the best of both worlds.

THE LOCAL AREA

WELCOME TO PRINCES RISBOROUGH

STEEPED IN HISTORY

Believed to date back many thousands of years, the area boasts a rich heritage. The famous 'Pudding Stone' at the roundabout in Horns Lane in the heart of the town, is one of several in the Chilterns thought to have been a 'way-marker' for prehistoric man. The town is also mentioned in the Domesday Book and is famous for the Whiteleaf Cross, a mysterious chalk carving in the nearby hills that can be seen for miles around.

MODERN CONVENIENCE

Today, Princes Risborough is a perfect location for modern living. Its High Street, just a short walk from Kite Meadows, is filled with traditional independent shops including several delightful craft and gift boutiques along with most of the major banks and a post office. Here you will also find a choice of cafes, pubs and eateries and a street market every Thursday. There is a Marks and Spencer Food Hall in nearby Bell Street and also a Tesco Superstore situated close to the development.





FAMILY LIVING

IN A TOWN FULL OF HERITAGE

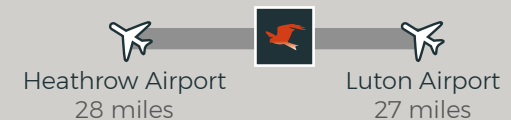
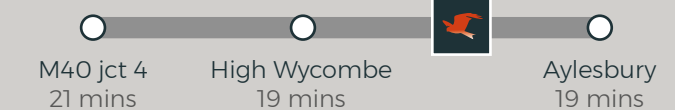
KITE MEADOWS

PERFECTLY PLACED
FOR FAMILIES.
PERFECT FOR
COMMUTING AND
PERFECT FOR
COUNTRY LIVING.

BY TRAIN



BY CAR





FURTHER AFIELD

For a wider selection of shops and attractions, nearby Aylesbury, just 9 miles from Princes Risborough, offers many of the major high street favourites including Next, Topshop and River Island, along with traditional open-air and farmers' markets. Aylesbury's popular Waterside Theatre provides a fantastic programme of live performances and the award-winning Roald Dahl Children's Gallery at Bucks County Museum in Church Street attracts visitors from miles around.

AN EASY COMMUTE

With direct links to London via rail and road, Princes Risborough is ideal for commuting. The local train station offers a fast and frequent rail service into London Marylebone in as little as 37 minutes. By car, the M40 at High Wycombe is less than 10 miles from the development, offering direct access to the M25 and into London to the south, or north to the Midlands. For travelling further afield, Heathrow and Luton airports are both well within an hours drive.

PERFECT FOR FAMILIES

The town is ideal for family living, with a good selection of primary and secondary schools to choose from, along with a great range of pre-school facilities. The Princes Risborough Secondary School is also home to the town's Community Sports Centre, hosting a wide range of sporting activities and classes for the local community.

THE GREAT OUTDOORS

With the beautiful Chilterns right on the doorstep, there are acres of rolling hills and woodland close by, just waiting to be explored. Here you will find over 300 square miles of stunning scenery, delightful walkways and well maintained cycle tracks interspersed with pretty villages and characterful country pubs to discover and enjoy.



DEVELOPMENT PLAN

Set in an enviable location in Princes Risborough, the development offers a range of delightful 2, 3, 4 and 5 bedroom homes.

- 2 BEDROOM**
- The Pyrton - plots 32-35
- The Adwell - plot 1
- 3 BEDROOM**
- The Hazlemere - plots 91-96
- The Chartridge - plots 14-20, 22, 36-41
- 4 BEDROOM**
- The Ashendon - plots 21, 42-44, 79-82, 87-90
- 5 BEDROOM**
- The Aldbury - plots 83-86
- SHARED OWNERSHIP**
- 3 BEDROOM**
- The Kingston - plots 6-13
- The Oakley - plot 53
- The Chilton - plots 2-5
- 4 BEDROOM**
- The Wilstone - plots 54-56
- AFFORDABLE RENT**
- Plots 23-31, 45-52

● LEAP (Local Equipped Area of Play)





CGI shows the streetscene at Kite Meadows, external materials and landscaping may vary from that shown.

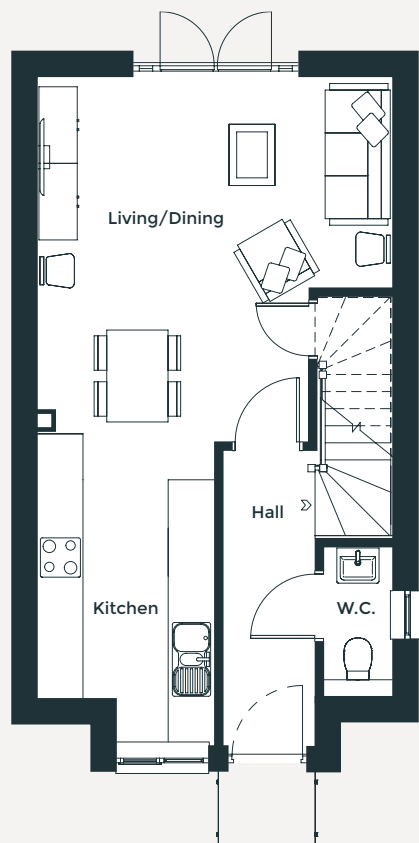


THE PYRTON

2 BEDROOM – PLOTS 32-35

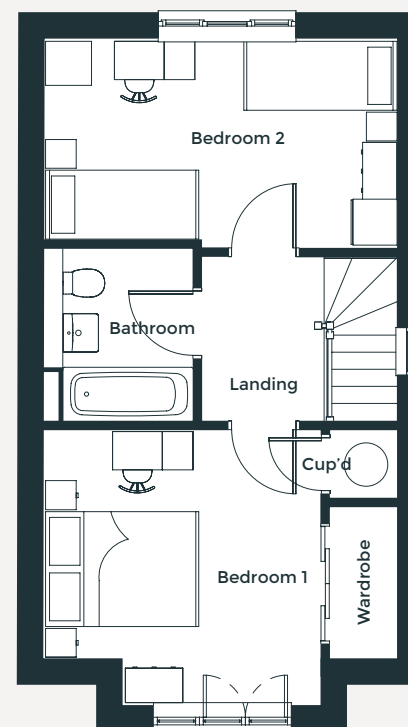


GROUND FLOOR



Living/Dining	4759 x 4619 15' 7" x 15' 2"
Kitchen	3961 x 2275 13' 0" x 7' 6"
WC	2013 x 899 6' 7" x 2' 11"

FIRST FLOOR



Bedroom 1	4619 x 3607 15' 2" x 11' 10"
Bedroom 2	4619 x 2635 15' 2" x 8' 8"
Bathroom	2250 x 1950 7' 5" x 6' 5"

NB. Plots 32 & 34 are handed

Total Floor Area - 78m² (839.58 sq ft)

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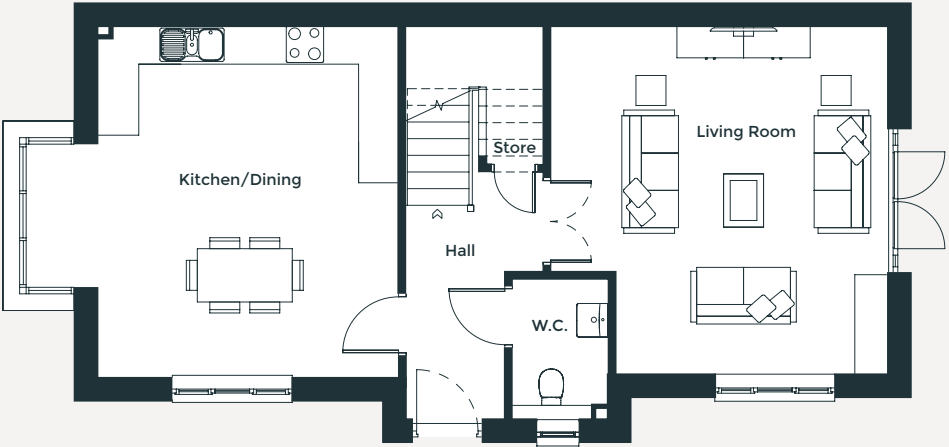
THE ADWELL ■

2 BEDROOM – PLOT 1



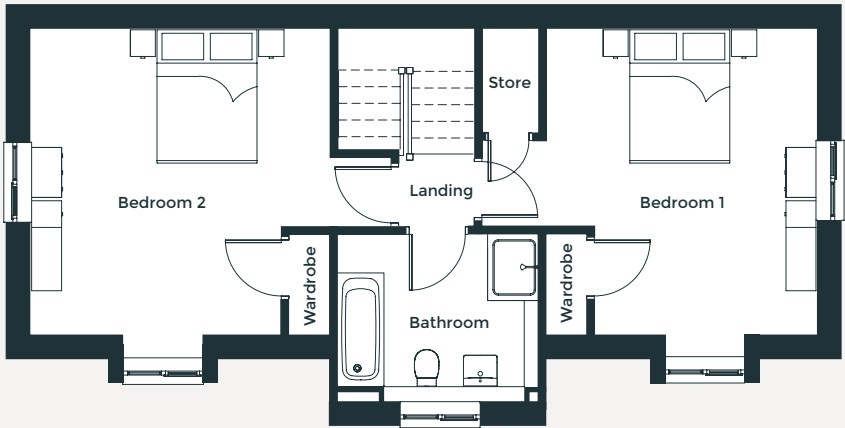


GROUND FLOOR



Kitchen/Dining	5320 x 4529 17' 5" x 14' 10"
Living	5320 x 5055 17' 5" x 16' 7"
WC	2118 x 1428 6' 11" x 4' 8"

FIRST FLOOR



Bedroom 1	4625 x 4054 15' 2" x 13' 4"
Bedroom 2	4625 x 4494 15' 2" x 14' 9"
Bathroom	3027 x 2540 9' 11" x 8' 4"

Total Floor Area - 127m² (1,367.01 sq ft)

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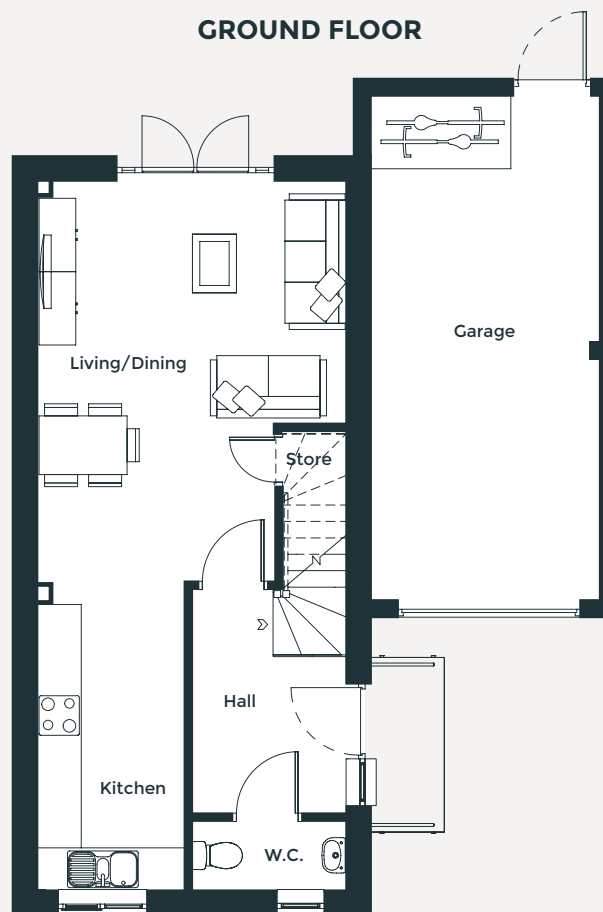


THE HAZLEMERE ■

3 BEDROOM – PLOTS 91-96

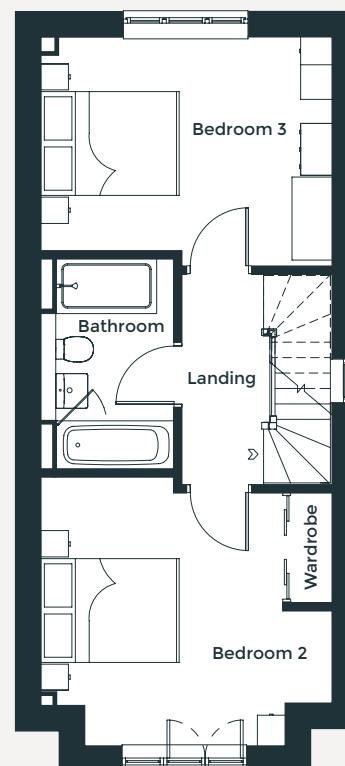


GROUND FLOOR



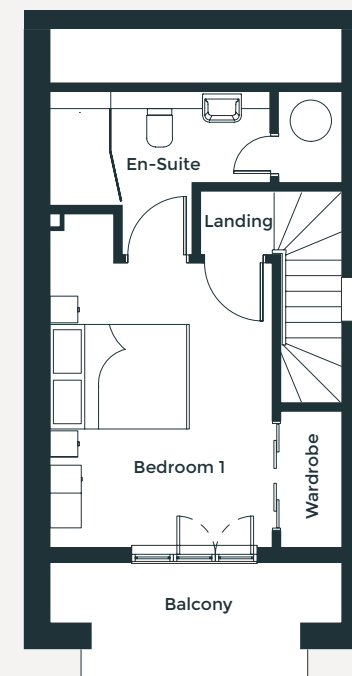
Living/Dining	5477 x 4216 18' 0" x 13' 10"
Kitchen	4213 x 1964 13' 10" x 6' 5"
WC	2139 x 950 7' 0" x 3' 1"

FIRST FLOOR



Bedroom 2	4216 x 3893 13' 10" x 12' 9"
Bedroom 3	4216 x 3106 13' 10" x 10' 2"
Bathroom	3050 x 1950 10' 0" x 6' 5"

SECOND FLOOR



Bedroom 1	4767 x 4216 15' 8" x 13' 10"
En-Suite	3195 x 1641 10' 6" x 5' 5"
Balcony	3960 max x 1350 max 12' 11" max x 4' 5" max

NB. Plots 91, 93 & 95 are handed. Plots 92-94 entrance doors are on the front of the house

Total Floor Area - 111m² (1,194.79 sq ft)

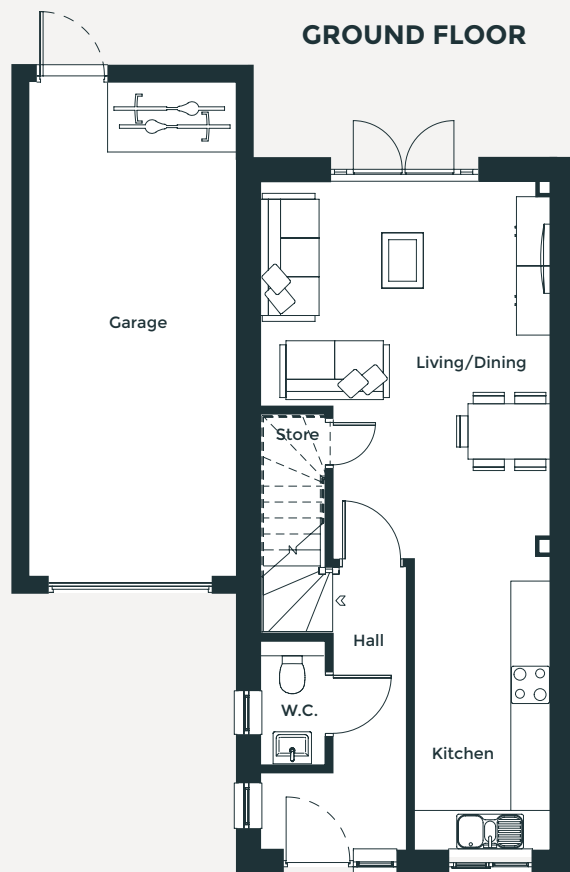
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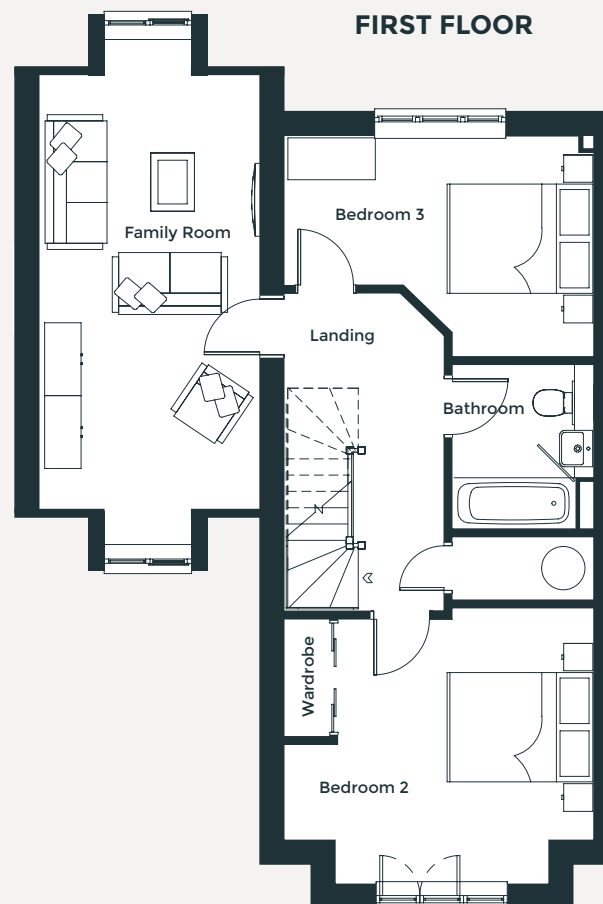
THE CHARTRIDGE

3 BEDROOM – PLOTS 14-20, 22, 36-41

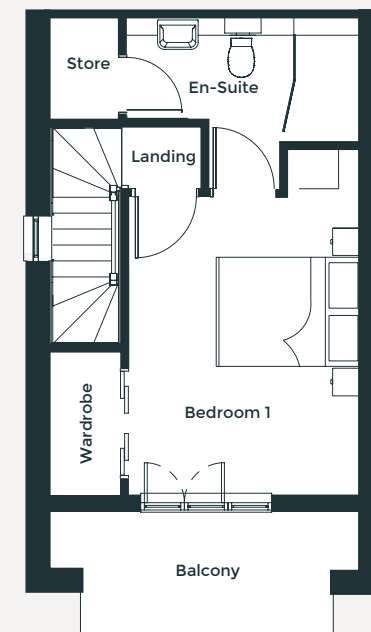




Living/Dining	5495 x 4216 18' 0" x 13' 10"
Kitchen	4212 x 1964 13' 10" x 6' 5"
WC	1800 x 950 5' 11" x 3' 1"



Family Room	7017 x 2999 23' 0" x 9' 10"
Bedroom 2	4216 x 3878 13' 10" x 12' 9"
Bedroom 3	4216 x 3057 13' 10" x 10' 0"
Bathroom	2250 x 1950 7' 5" x 6' 5"



Bedroom 1	4768 x 4216 15' 8" x 13' 10"
En-Suite	3195 x 1685 10' 6" x 5' 6"
Balcony	3960 max x 1350 max 12' 11" max x 4' 5" max

NB. Plots 15, 17, 19, 20, 37, 39 & 41 are handed.
Plots 14, 20, 22, 36 & 41 have side access front doors

Total Floor Area - 133m² (1,431.60 sq ft)

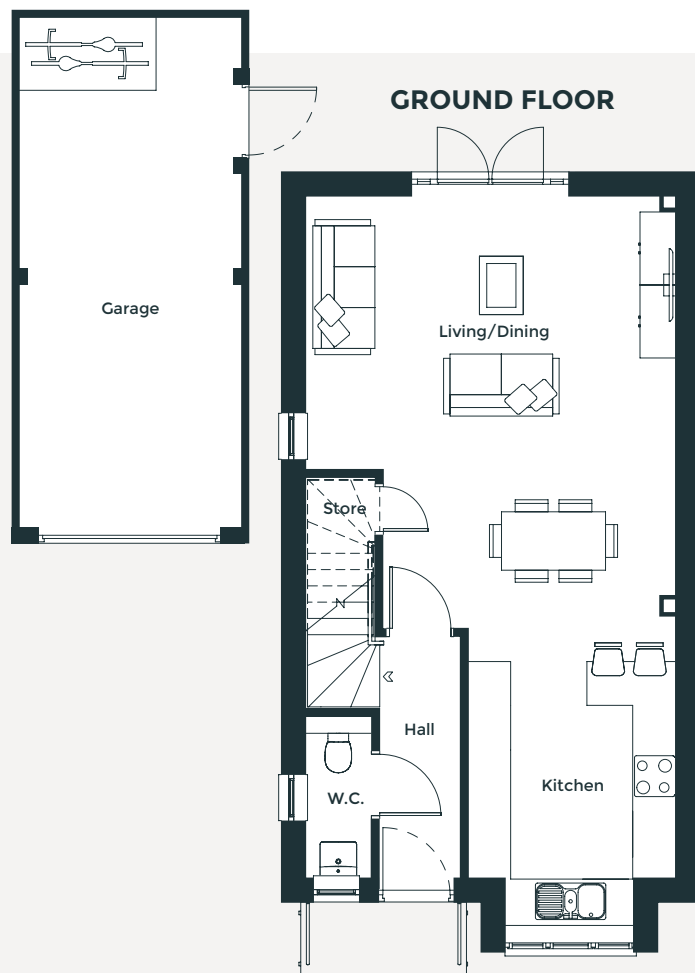
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THE ASHENDON ■

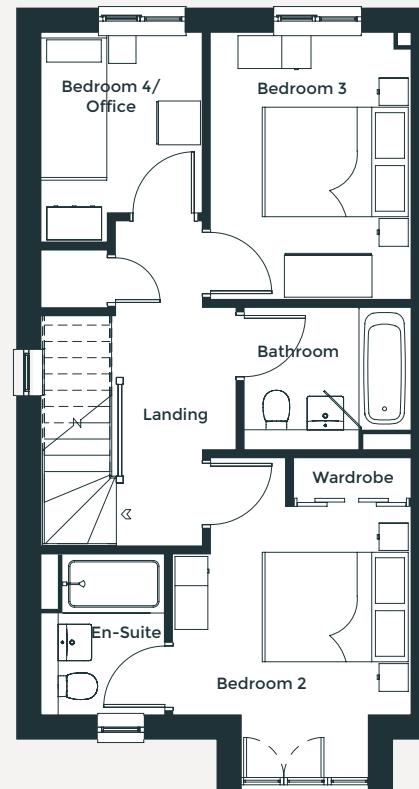
4 BEDROOM – PLOTS 21, 42-44, 79-82, 87-90





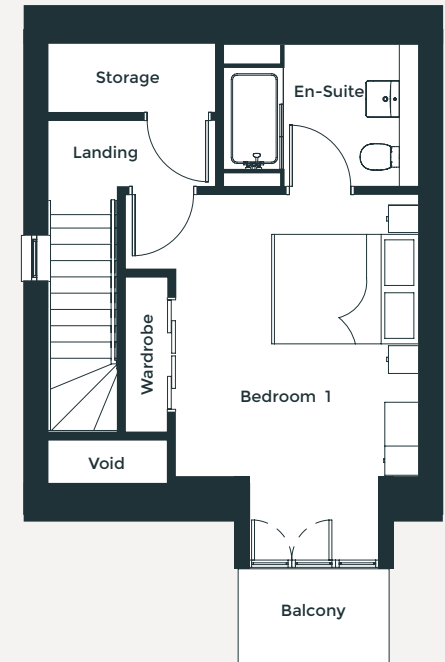
Living/Dining	5936 x 5095 19' 6" x 16' 9"
Kitchen	4121 x 2847 13' 6" x 9' 4"
WC	2200 x 900 7' 3" x 2' 11"

GROUND FLOOR



Bedroom 2	4229 x 3280 13' 10" x 10' 9"
En-Suite	2218 x 1700 7' 3" x 5' 7"
Bedroom 3	3650 x 2750 12' 0" x 9' 0"
Bedroom 4/ Office	2865 x 2231 9' 5" x 7' 4"
Bathroom	2272 x 1950 7' 5" x 6' 5"

FIRST FLOOR



Bedroom 1	4901 x 4031 16' 1" x 13' 3"
En-Suite	2652 x 1950 8' 8" x 6' 5"
Balcony	1660 x 1080 5' 5" x 3' 6"

SECOND FLOOR

NB. Plots 87, 88, 89 & 90 are handed

Total Floor Area - 124m² (1,334.72 sq ft)

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THE ALDBURY ■

5 BEDROOM – PLOTS 83-86



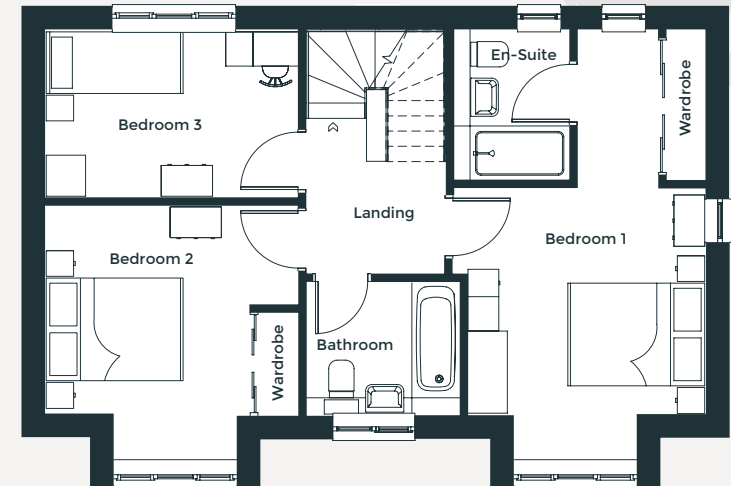
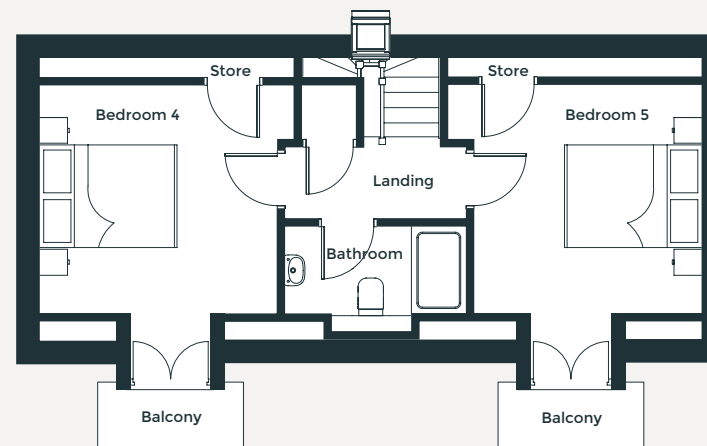
GROUND FLOOR

Living	6345 x 3722 20' 10" x 12' 3"
Kitchen	3076 x 3572 10' 1" x 11' 9"
Dining	3251 x 3722 10' 8" x 12' 3"
WC	1920 x 900 6' 4" x 2' 11"



SECOND FLOOR

Bedroom 4	3478 x 3354 11' 4" x 11' 0"
Bedroom 5	3354 x 3345 11' 0" x 11' 0"
Bathroom	2655 x 1275 8' 9" x 4' 2"
Balconies	1475 x 730 4' 8" x 2' 4"



FIRST FLOOR

Bedroom 1	6345 x 3508 20' 10" x 11' 6"	Bedroom 3	2460 x 3722 8' 1" x 12' 3"
En-Suite	2200 x 1700 7' 3" x 5' 7"	Bathroom	2250 x 1950 7' 5" x 6' 5"
Bedroom 2	3771 x 3722 12' 4" x 12' 3"		

Total Floor Area - 153m² (1,646.88 sq ft)

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NB. Plots 84, 85 & 86 are handed

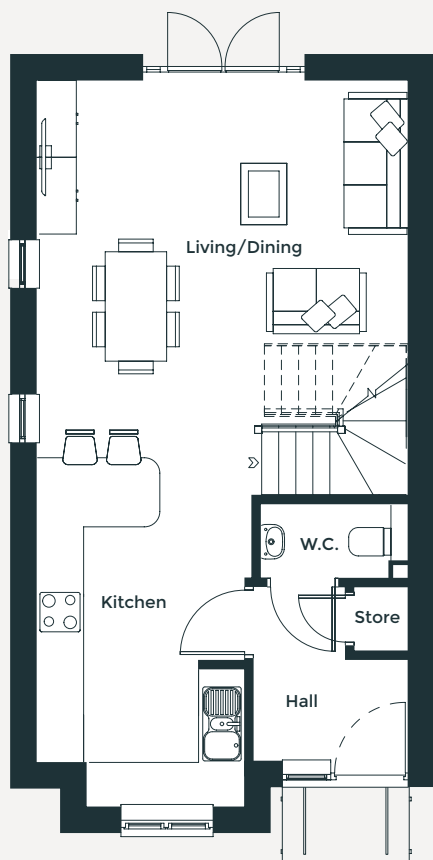


THE KINGSTON ■

3 BEDROOM – PLOTS 6-13

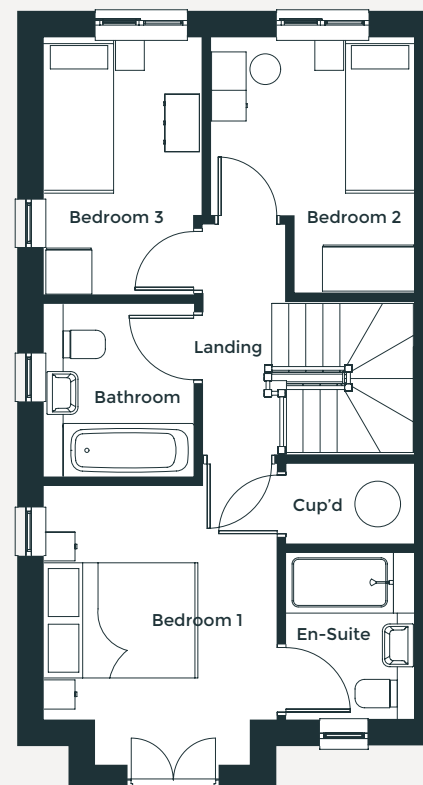


GROUND FLOOR



Living/Dining	4941 x 4833 16' 3" x 15' 10"
Kitchen	4566 x 2839 15' 0" x 9' 4"
WC	1918 x 950 6' 3" x 3' 1"

FIRST FLOOR



Bedroom 1	3661 x 3056 12' 0" x 10' 0"	Bedroom 3	3368 x 2068 11' 1" x 6' 9"
En-Suite	2218 x 1700 7' 3" x 5' 7"	Bathroom	2250 x 1968 7' 5" x 6' 5"
Bedroom 2	3333 x 2689 10' 11" x 8' 10"		

NB. Plots 8, 9, 12 & 13 are handed

Total Floor Area - 89m² (957.98 sq ft)

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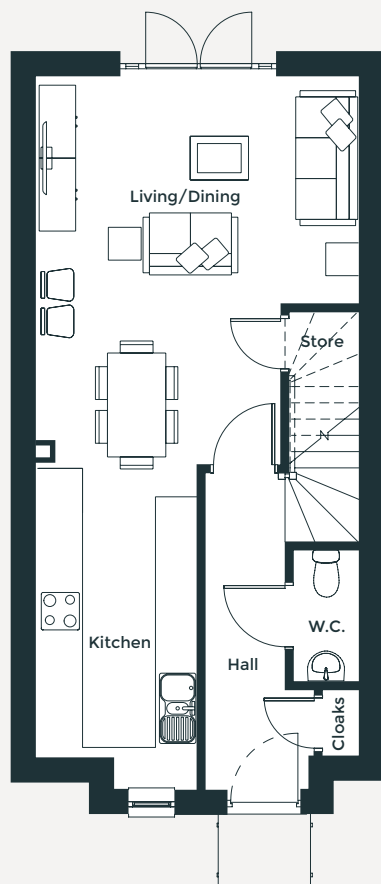


THE OAKLEY

3 BEDROOM – PLOT 53

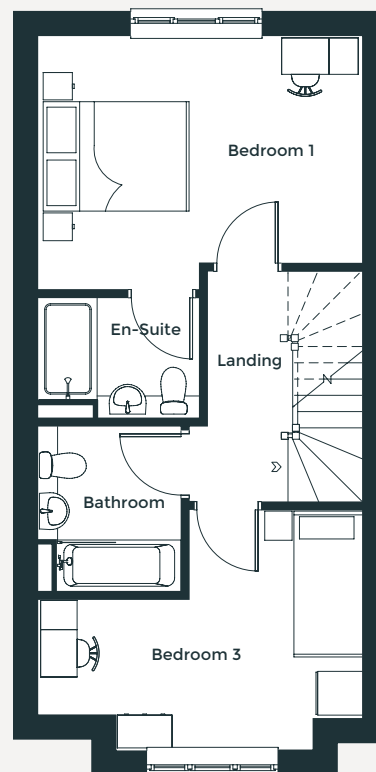


GROUND FLOOR



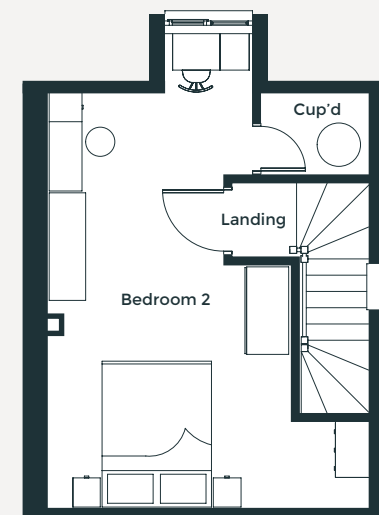
Living/Dining	5345 x 4384 17' 6" x 14' 5"
Kitchen	4474 x 2162 14' 8" x 7' 1"
WC	1800 x 900 5' 11" x 2' 11"

FIRST FLOOR



Bedroom 1	4384 x 3492 14' 5" x 11' 5"
En-Suite	2200 x 1650 7' 3" x 5' 5"
Bedroom 3	4384 x 3305 14' 5" x 10' 10"
Bathroom	2250 x 1950 7' 5" x 6' 5"

SECOND FLOOR



Bedroom 2	5733 x 4422 18' 10" x 14' 6"
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Total Floor Area - 111m² (1,194.79)

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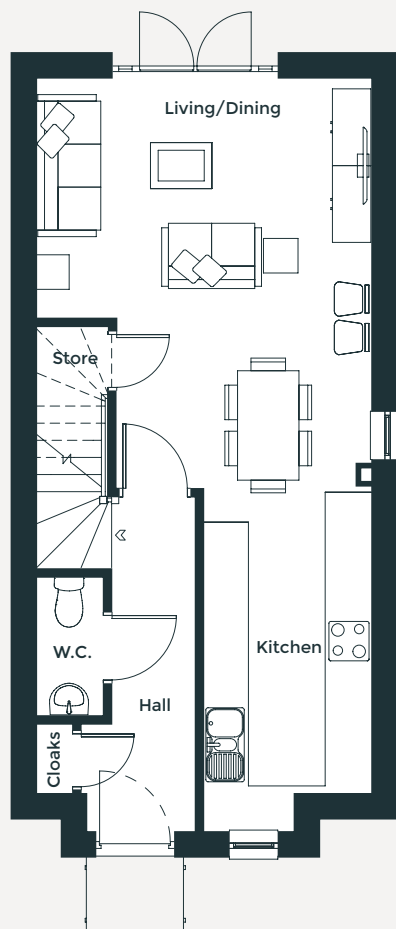


THE CHILTON

3 BEDROOM – PLOTS 2-5

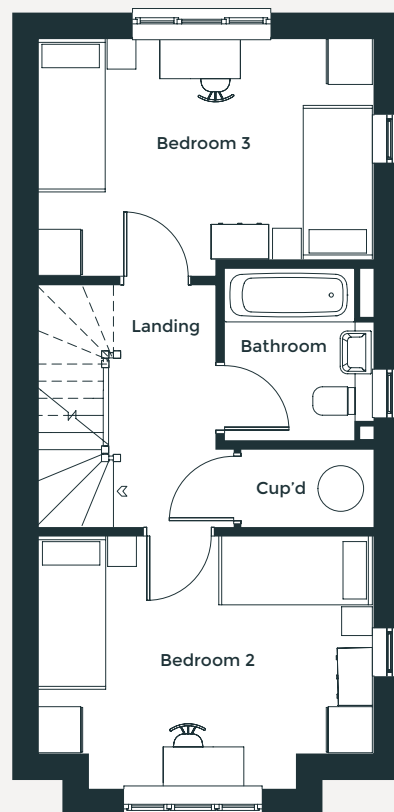


GROUND FLOOR



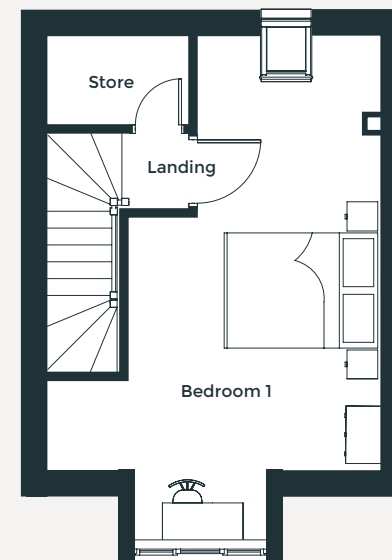
Living/Dining	5345 x 4422 17' 6" x 14' 6"
Kitchen	4474 x 2212 14' 8" x 7' 3"
WC	1800 x 900 5' 11" x 2' 11"

FIRST FLOOR



Bedroom 2	4422 x 3305 14' 6" x 10' 10"
Bedroom 3	2912 x 4422 9' 7" x 14' 6"
Bathroom	2250 x 1950 7' 5" x 6' 5"

SECOND FLOOR



Bedroom 1	5683 x 4422 18' 8" x 14' 6"
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NB. Plots 2 & 3 are handed

Total floor Area - 112m² (1,205.56 sq ft)

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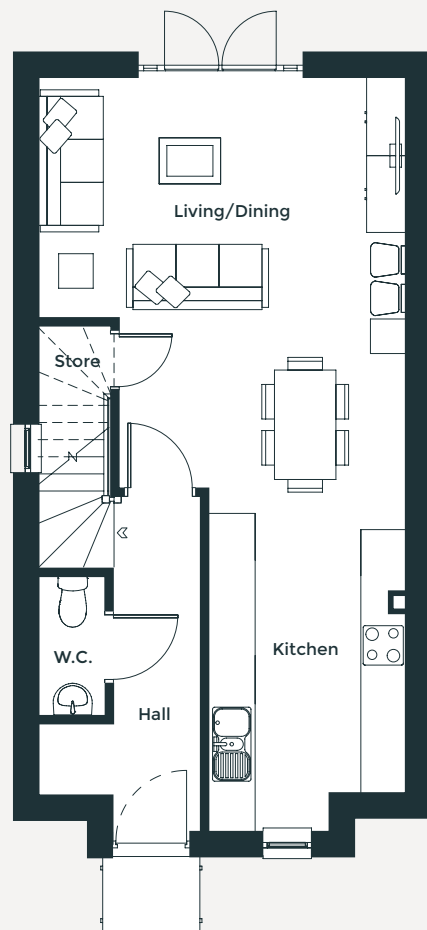


THE WILSTONE

4 BEDROOM – PLOTS 54-56

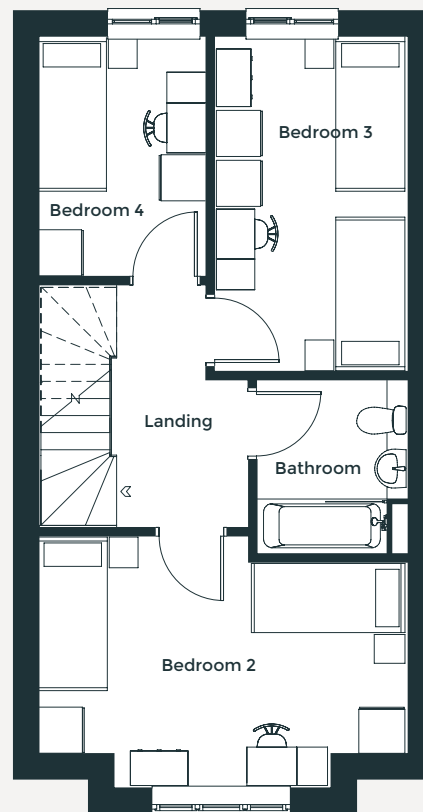


GROUND FLOOR



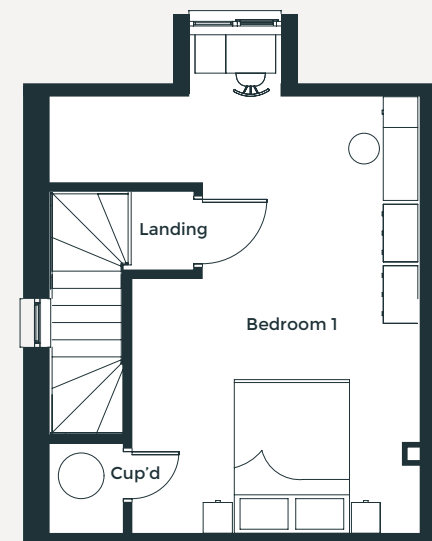
Living/Dining	5345 x 4803 17' 6" x 15' 9"
Kitchen	4474 x 2527 14' 8" x 8' 3"
WC	1800 x 900 5' 11" x 2' 11"

FIRST FLOOR



Bedroom 2	4803 x 2966 15' 9" x 9' 9"
Bedroom 3	4376 x 2502 14' 4" x 8' 3"
Bedroom 4	3130 x 2225 10' 3" x 7' 4"
Bathroom	2250 x 1950 7' 5" x 6' 5"

SECOND FLOOR



Bedroom 1	5733 x 4803 18' 10" x 15' 9"
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Total Floor Area 121m² (1,302.43 sq ft)

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SPECIFICATION

For Shared Ownership spec see page 30

SECURITY

- Multi-point locking mechanism to all external single doors
- NACOSS approved alarm fitted to all properties, with an option to upgrade to Redcare (or similar) monitoring service
- Carbon monoxide detector
- Smoke detectors to ground and first floor hallways

INTERIOR FINISHES

- Brilliant white matt paint finish to all internal walls and ceilings
- White satin finish to all wood work
- Smooth plaster finish to ceilings
- Mirrored wardrobes to bedrooms 1 and 2, fitted with a chrome rail and shelf
- Porcelenosa floor tiles* to kitchen, bathroom, en-suite, and WC
- Carpets to all other areas*
- Contemporary Rockport 5 panel internal doors

KITCHEN

- Contemporary Lemongrass kitchen units with under cupboard lighting
- Stainless steel splashback
- Integrated Smeg appliances to include gas hob, double oven, extractor hood, fridge/freezer, washing machine and dishwasher

BATHROOM & ENSUITE

- Contemporary sanitary ware
- Bath with Bristan Frenzy thermostatic bath/shower mixer
- Shaver socket to bathroom and en-suite
- Heated chrome towel rail
- Porcelenosa wall tiles to bathroom and en-suite - fully tiled
- Wall hung WC with concealed cistern
- White gloss vanity units to bathroom and en-suite

TELECOMMUNICATIONS

- TV points provided to lounge, kitchen and all bedrooms
- Quadraplex Sky TV points provided to lounge and bedroom 1
- BT points provided to lounge, kitchen and bedroom 1

GENERAL

- Gas radiator central heating with thermostatically controlled radiators
- Hard wired doorbell with chrome button
- Satin chrome electrical faceplates
- Pendant light fittings to bedrooms and low energy chrome downlighters to all other areas
- Turf to front and rear gardens

WARRANTY

- 10 year Premier Guarantee

premier
guarantee





SPECIFICATION

SHARED OWNERSHIP

SECURITY

- Multi-point locking mechanism to all external single doors
- Carbon monoxide detector
- Smoke detectors to ground and first floor hallways

INTERIOR FINISHES

- Brilliant white matt paint finish to all internal walls and ceilings
- White satin finish to all wood work
- Smooth plaster finish to ceilings
- Novillon Bella floor covering* to kitchen, bathroom, en-suite and WC
- Carpets to all other areas*

KITCHEN

- Lemongrass kitchen units
- Stainless steel splashback
- Integrated appliances to include gas hob, single oven, extractor hood

BATHROOM & ENSUITE

- Contemporary sanitary ware
- Bath with Bristan Artisan thermostatic bath/shower mixer
- Shaver socket to bathroom and en-suite
- Heated chrome towel rail
- Porcelenosa wall tiles to bathroom and en-suite

TELECOMMUNICATIONS

- TV points provided to lounge, kitchen and bedroom
- Quadraplex Sky TV points provided to lounge
- BT points provided to lounge, kitchen and bedroom 1

GENERAL

- Gas radiator central heating with thermostatically controlled radiators
- Hard wired doorbell with chrome button
- White plastic electrical faceplates
- Low energy chrome downlighters to kitchen, bathroom, en-suite and WC and pendant light fittings to all other rooms
- Turf to front and rear gardens

WARRANTY

- 10 year Premier Guarantee



ABOUT SHARED OWNERSHIP

Getting your first step on the property ladder can be tricky. Shared Ownership is a government backed part buy/part rent scheme designed to help you take that first step into home ownership.

It is designed to be a stepping stone to completely owning your own home, allowing you to buy further shares in the property when you can afford to.

You can purchase shares from 50% up to a maximum of 75% usually with a mortgage, and pay a subsidised rent on the part you don't own. There will also be a monthly service charge payable.

ADVANTAGES OF SHARED OWNERSHIP

- You only need a deposit for the share you are buying
- You can buy more shares as you can afford more
- More security of tenure





ABOUT

LEA VALLEY HOMES

LEA VALLEY HOMES IS DEDICATED TO PROVIDING HIGH QUALITY, INDIVIDUAL HOMES IN THE SOUTH EAST.



We originated in Hertfordshire as part of Aldwyck Housing Group, so our home building expertise and knowledge is extensive.

Lea Valley Homes is responsible for the sales and marketing of Aldwyck Housing Group's new build shared ownership, previously owned shared ownership (re-sales) and market sale properties.

Our properties range from apartments to large family homes. Our experienced development team and our dedicated staff understand the needs and expectations of our clients and we aim to deliver high quality homes and excellent service.

CUSTOMER CARE

Lea Valley Homes is committed to offering excellent customer services. Our sales and marketing team aim to ensure that your experience of buying a new home through us is as smooth as possible.

We will be open and honest with you and keep you informed throughout the purchase. Your new home will be covered by a 10 year warranty.

CONSUMER CODE

The aim of the Code is to ensure that all new home buyers:

- are treated fairly at all times
- are given reliable information about their purchase
- know what service levels to expect
- know how to access the dispute resolution scheme

For more information on the consumer code please visit

www.consumercodeforhomebuilders.com

**CONSUMER
CODE** FOR
HOME BUILDERS

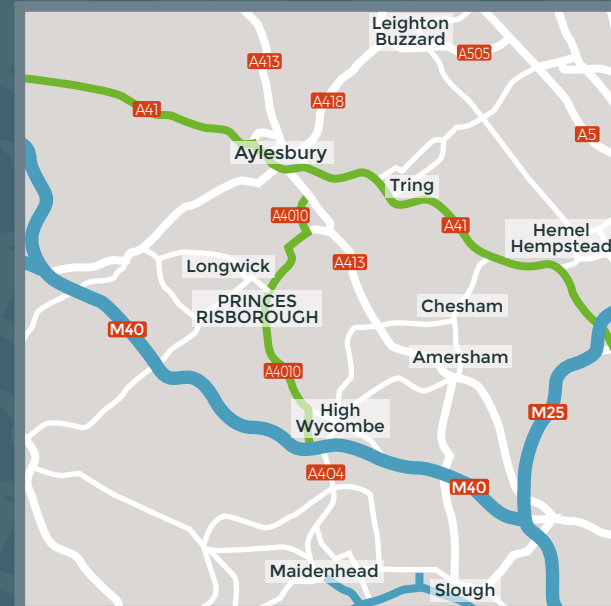


Photographs taken from previous
Lea Valley Homes developments.



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