



**CREST
NICHOLSON**

HARBORNE MANOR

STOKE MANDEVILLE • BUCKINGHAMSHIRE

Based in Stoke Mandeville, with its traditional architecture and green surroundings, Harborne Manor combines village life with the connections and amenities of a large town - bringing together countryside, community and access to a convenient commute.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO STOKE MANDEVILLE

With so much to see and do in the local area, there's lots waiting for you at your new home at Harborne Manor.

On your doorstep

Surrounded by countryside with easy access to culture, shopping, sport and socialising opportunities, there's lots to get involved with in the local community.

- 1 Asda
- 2 Stoke Mandeville Stadium
- 3 The Broad Leys
- 4 Friars Square
- 5 Odeon
- 6 The Waterside Theatre
- 7 Waitrose
- 8 Market Square
- 9 Aqua Vale Swimming and Fitness Centre

Education

With a grammar school and high scoring schools for all ages in the local area, there are lots of options for your child's education – from pre-school through to secondary and higher education.

- 10 Pollyanna Pre-school
- 11 The Mandeville School
- 12 William Harding Combined School
- 13 Aylesbury Grammar School
- 14 University of Bedfordshire Aylesbury Campus

Travel

Combine countryside living with a convenient commute from your new home at Harborne Manor. High Wycombe and Birmingham are in easy reach from nearby Aylesbury Station, and trains from Stoke Mandeville Station reach London in as little as 50 minutes. The M25 and M40 are also easy to access, so you can explore the local area or reach major airports in under an hour.



- Aylesbury Train Station – 6 minutes
- Aylesbury town centre – 6 minutes
- Bicester – 30 minutes
- Milton Keynes – 46 minutes
- Oxford – 58 minutes
- London Heathrow Airport – 55 minutes
- London Luton Airport – 55 minutes



- High Wycombe – 30 minutes
- Beaconsfield – 34 minutes
- Wembley Stadium – 1 hour
- Birmingham Moor Street – 1 hour 55 minutes





HARBORNE MANOR

Lower Road, Stoke Mandeville, Aylesbury,
Buckinghamshire HP21 9DR

For all enquiries please call

01296 755 362

[crestnicholson.com/harbornemanor](https://www.crestnicholson.com/harbornemanor)

COUNTRYSIDE LIVING AND CONVENIENT CONNECTIONS

Harborne Manor is a collection of 2, 3, 4 & 5 bedroom homes set in the village of Stoke Mandeville just outside the historic county town of Aylesbury.

Harborne Manor brings together country life and modern living in the village of Stoke Mandeville –with a range of amenities within easy reach. Green corridors run through and around Harborne Manor, forming links to local footpaths and the surrounding countryside. The development includes a village green and a play area, where residents of all ages can enjoy the open air. Just along the road you'll find a large supermarket, close for the weekly shop. At The Woolpack and The Bell you can enjoy a traditional pub experience with a range of food and drink.

Aylesbury, the county town of Buckinghamshire, is just three miles

away, and features culture, shopping, sport and dining. With a historic market square at its heart, and a mix of Tudor, Jacobean and Georgian buildings, it's large enough to offer a wide choice of amenities, yet compact enough to offer a relaxed style. Young visitors can see their favourite stories come to life at the unique Roald Dahl Children's Gallery, which has won two major awards. For local indoor exercise, Aqua Vale Swimming and Fitness Centre features a competition standard pool, a pool with a retractable roof, and a leisure pool with a 'lazy river'. If you don't want to get wet, you might prefer the well equipped gym or one of the many classes.

Harborne Manor is a short drive away from The Chilterns Area of Outstanding Natural Beauty – one of the most densely wooded areas in England, particularly famous for its beeches. It's also close enough to London to make commuting a realistic option. The fastest trains from Stoke Mandeville Station, which is one mile from Harborne Manor in as little as 50 minutes. Local major road links include the A41, which is a route to junction 20 of the M25; and the A418, giving access to the M40. When it's time to travel further on business or on holiday, London Heathrow and London Luton Airport are each around 55 minutes by car.





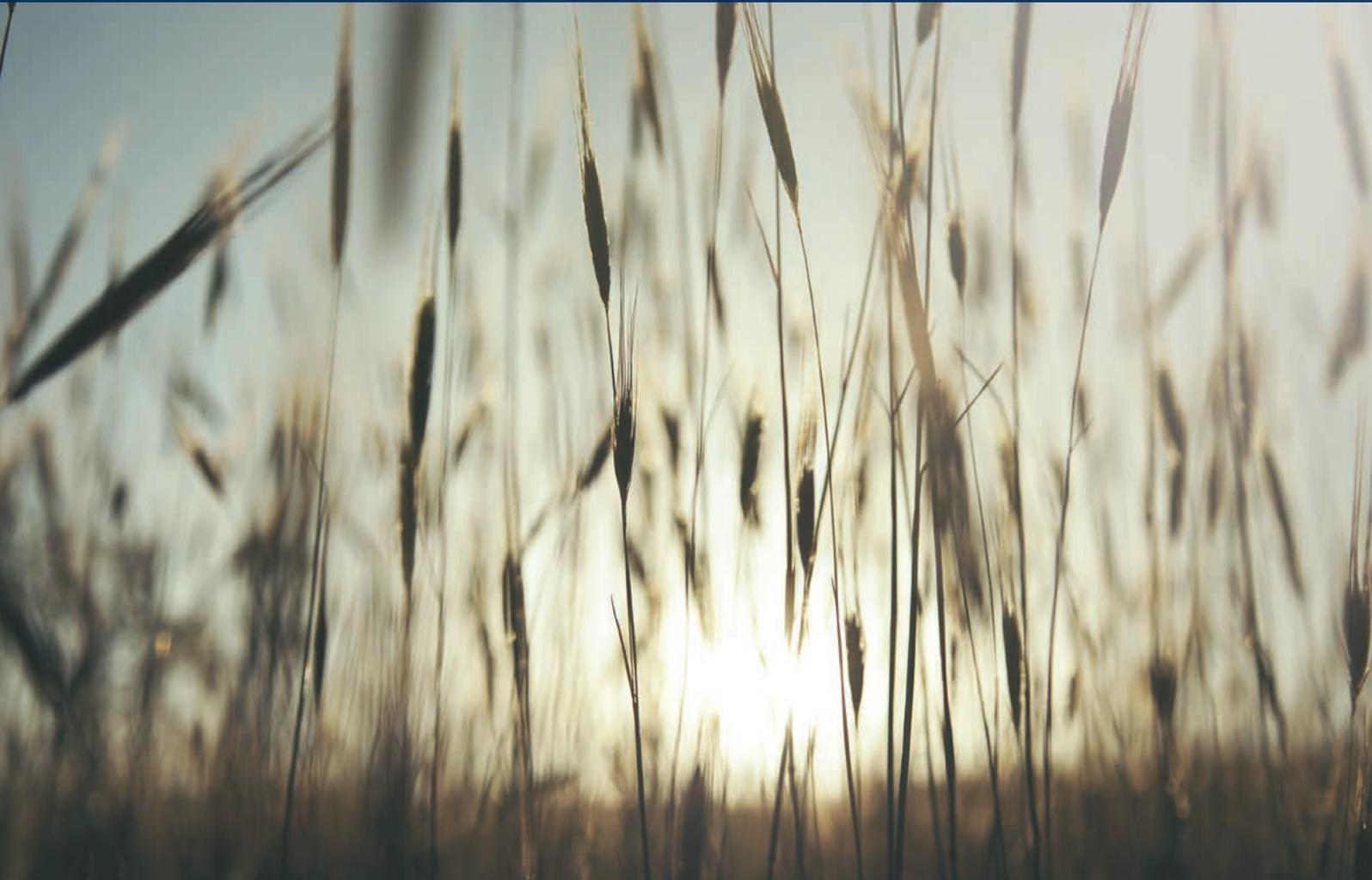
**CREST
NICHOLSON**

HARBORNE MANOR

DEVELOPMENT PLAN

A collection of 2, 3, 4 and 5 bedroom homes situated in the popular Buckinghamshire Village of Stoke Mandeville, a location steeped in traditional buildings and green surroundings.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Aston
- The Sandown

3 BEDROOM HOMES

- The Broadwell
- The Chesham
- The Elsenham
- The Hartley
- The Huntingdon
- The Redgrave

4 BEDROOM HOMES

- The Calder
- The Chalgrove
- The Copthorne
- The Dorking
- The Romsey
- The York
- The Somerton
- The Winkfield

5 BEDROOM HOMES

- The Buckingham

AFFORDABLE HOUSING

- Rented
- Shared Ownership





THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large master bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM
3 Bedroom Home
Total Area: 991 sq ft

crestnicholson.com

GROUND FLOOR

DINING AREA	2.94m x 2.77m	9'8" x 9'1"
KITCHEN	2.94m x 2.80m	9'8" x 9'2"
LIVING ROOM	5.58m x 2.88m	18'4" x 9'5"



FIRST FLOOR

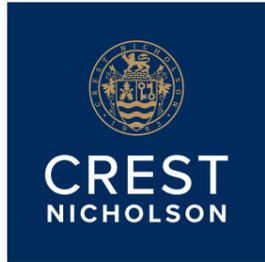
BEDROOM 1	4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe • Max Dimension

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THE ELSENHAM

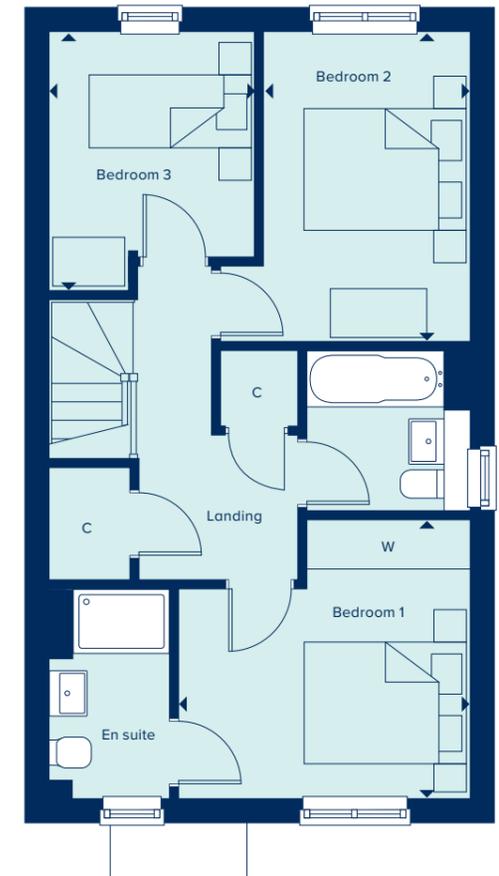
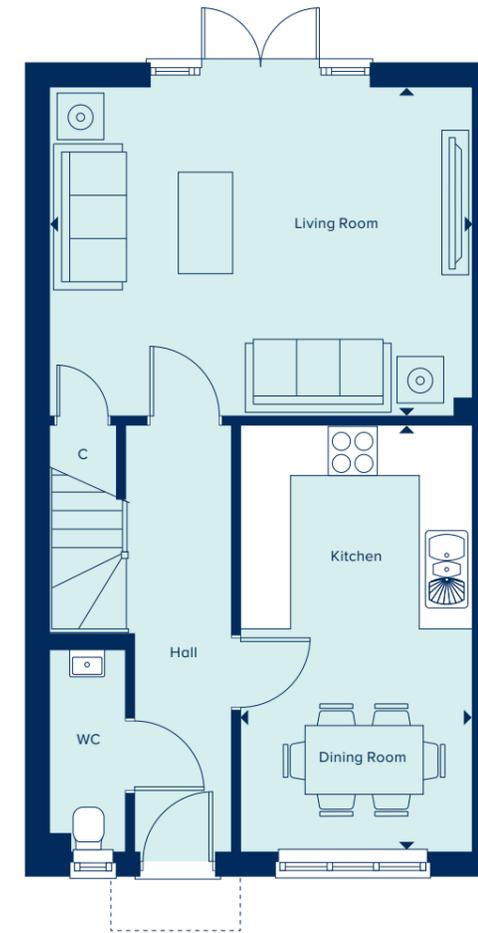
3 Bedroom Home
 Total Area: 1056 sq ft

crestnicholson.com

THE ELSENHAM

This popular three-bedroom home features a spacious living room with French doors to the garden and a contemporary kitchen/dining room. Upstairs, a double and a single bedroom share the bathroom while the master bedroom includes an en suite.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.24m x 2.84m 17'2" x 9'4"

LIVING ROOM

5.18m x 4.08m 17'0" x 13'5"

FIRST FLOOR

BEDROOM 1

3.59m x 3.43m • 11'9" x 11'3"

BEDROOM 2

3.83m x 2.53m 12'7" x 8'4"

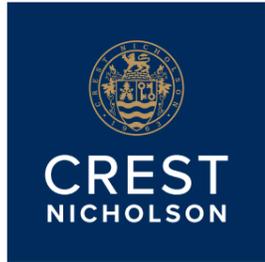
BEDROOM 3

3.19m x 2.53m • 10'6" x 8'4"

C Cupboard W Wardrobe • Max Dimension

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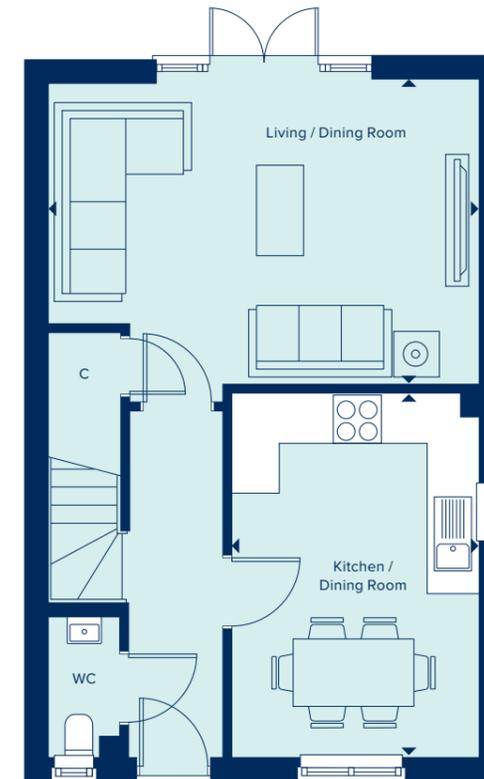
THE HARTLEY
3 Bedroom Home
Total Area: 983 sq ft

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THE HARTLEY

With ample space for a young family to grow, this three-bedroom home includes a contemporary kitchen/dining room and separate living room with French doors to the garden. Upstairs, a double and a single bedroom share the bathroom while the master bedroom includes an en suite and dressing area.

3 BEDROOM HOME



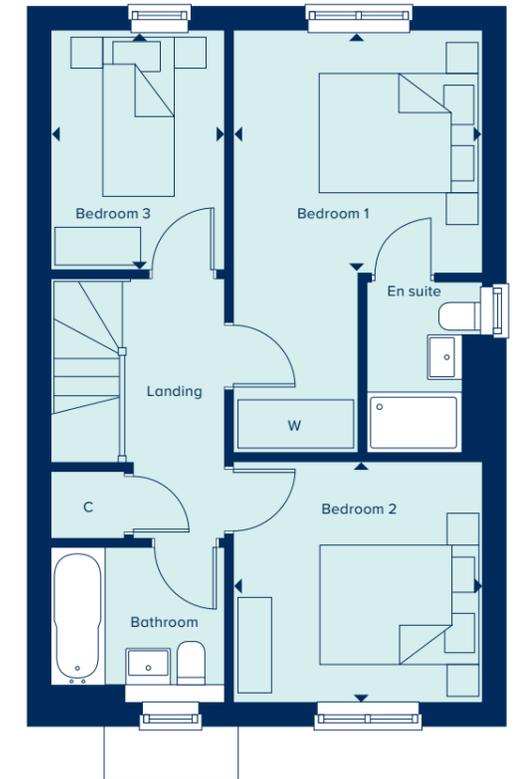
GROUND FLOOR

KITCHEN / DINING ROOM

4.54m x 3.11m 14'11" x 10'2"

LIVING ROOM

5.40m x 3.77m • 17'8" • x 12'4" •



FIRST FLOOR

BEDROOM 1

3.11m x 3.05m 10'3" x 10'0"

BEDROOM 2

3.11m x 3.02m 10'3" x 9'11"

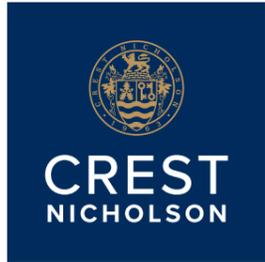
BEDROOM 3

3.00m x 2.16m 9'10" x 7'1"

C Cupboard W Wardrobe • Max Dimension

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THE REDGRAVE

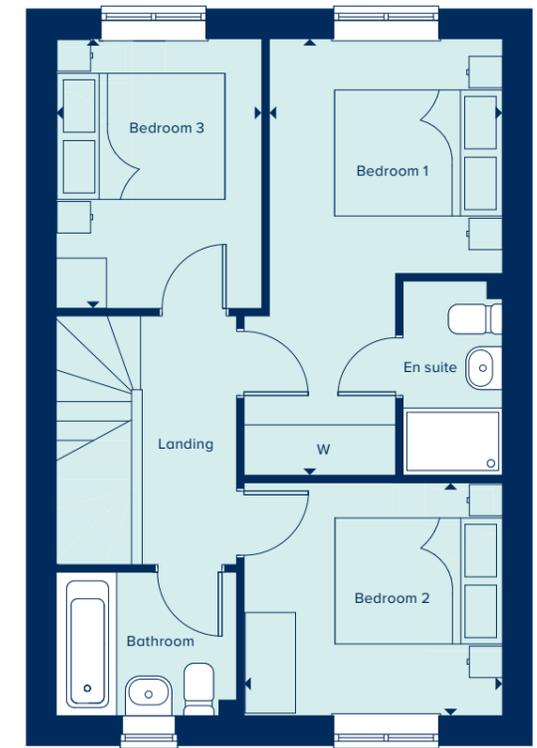
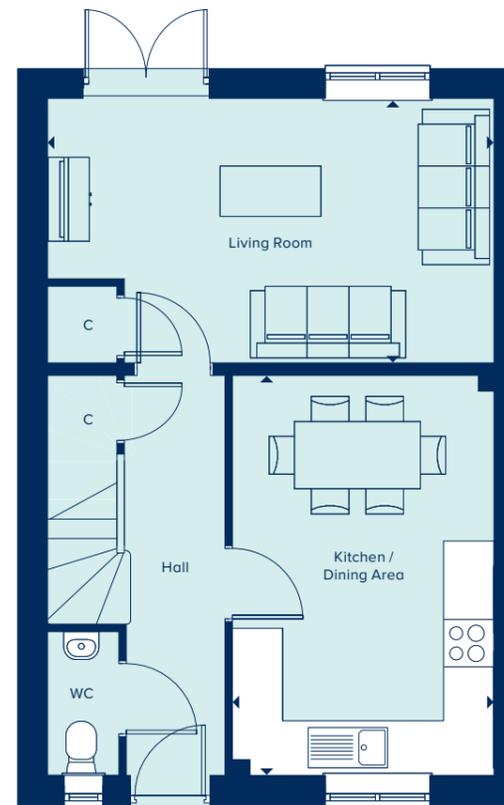
3 Bedroom Home
Total Area: 925 sq ft

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THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m • 17'5" x 10'4" •

FIRST FLOOR

BEDROOM 1

5.19m • x 2.77m • 17'0" • x 9'1" •

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

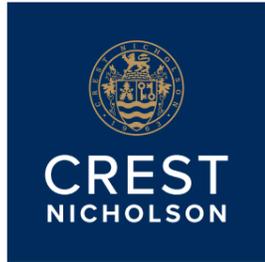
BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe • Max Dimension

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THE DORKING
4 Bedroom Home
Total Area: 1512 sq ft

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THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large master bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

5.28m x 3.20m 17'4" x 10'6"

KITCHEN

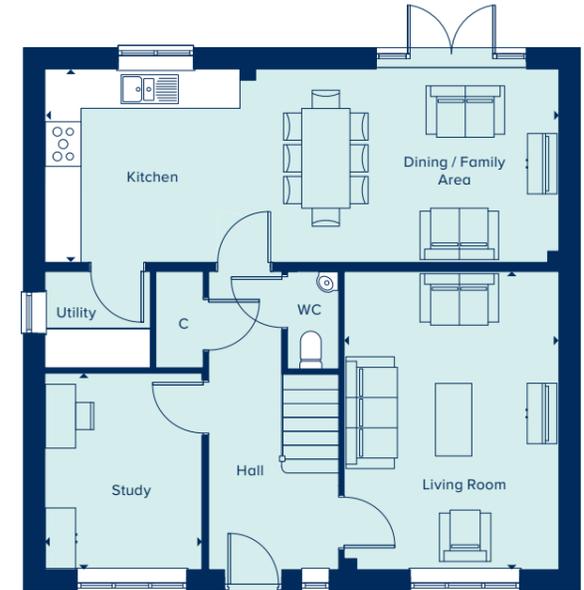
3.22m x 3.20m 10'7" x 10'6"

LIVING ROOM

4.93m x 3.55m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

4.23m x 3.80m 13'11" x 12'6"

BEDROOM 2

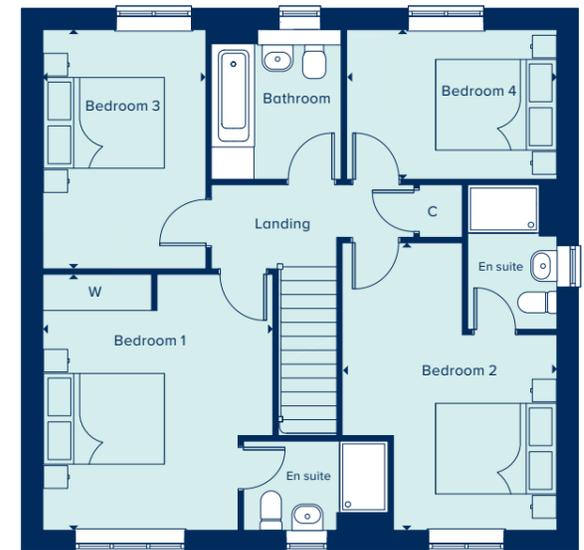
4.75m x 3.55m 15'7" x 11'7"

BEDROOM 3

3.95m x 2.69m 13'0" x 8'10"

BEDROOM 4

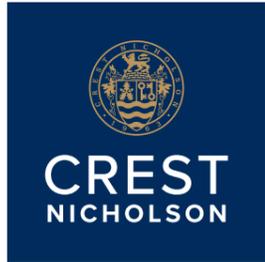
3.48m x 2.47m 11'5" x 8'1"



C Cupboard W Wardrobe • Max Dimension

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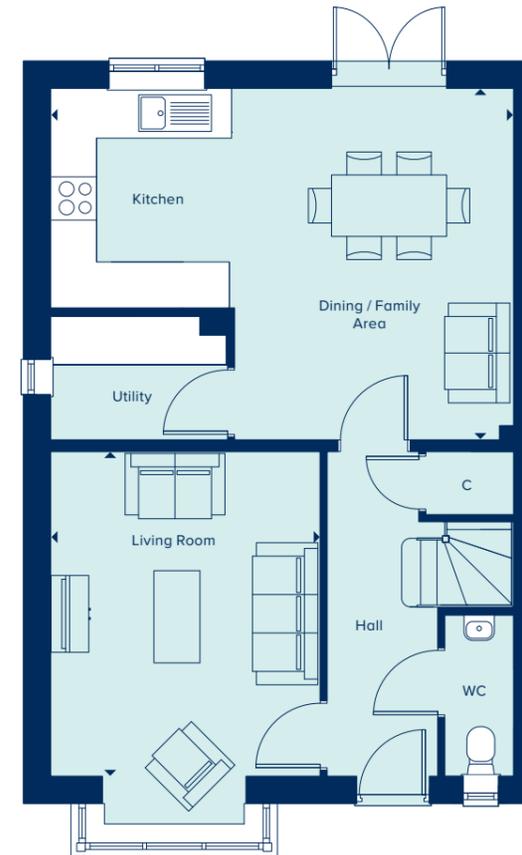
THE ROMSEY
4 Bedroom Home
Total Area: 1173 sq ft

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA

4.58m x 3.63m 15'0" x 11'11"

KITCHEN

2.86m x 2.39m 9'4" x 7'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m · x 2.85m · 13'0" · x 9'4" ·

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.08m · x 2.74m · 10'1" · x 9'0" ·

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe • Max Dimension

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THE WINKFIELD

4 Bedroom Home
Total Area: 1366 sq ft

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THE WINKFIELD

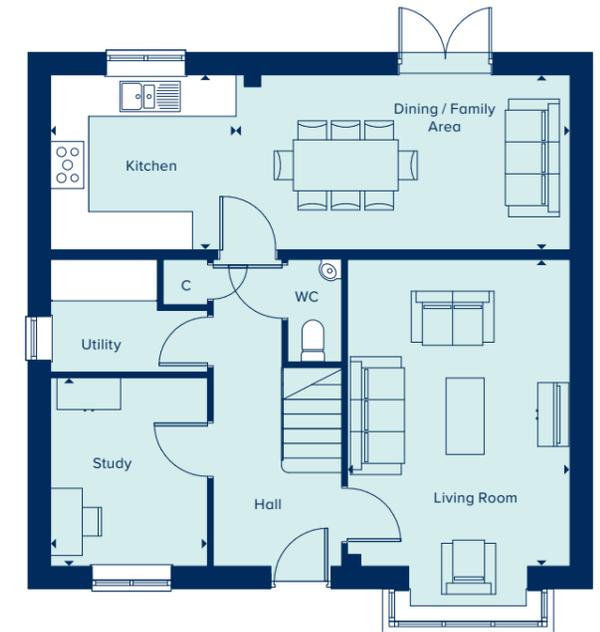
Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large master bedroom featuring an en suite bathroom.

4 BEDROOM HOME



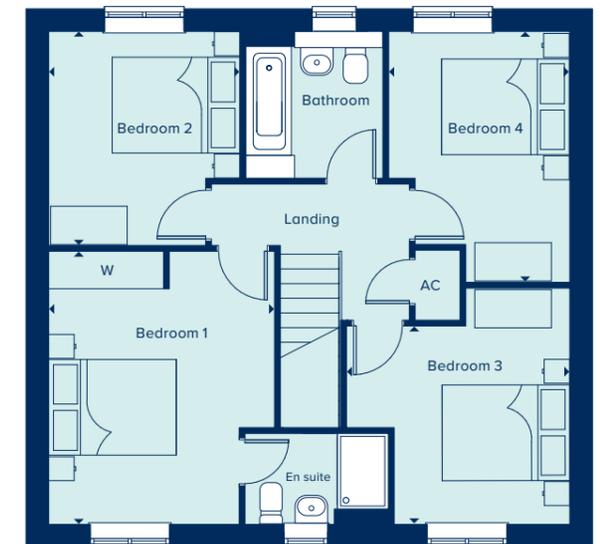
GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m	17'2" x 9'0"	
KITCHEN		
2.91m x 2.75m	9'7" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.46m	9'8" x 8'1"	



FIRST FLOOR

BEDROOM 1		
4.27m x 3.54m	14'0" x 11'7"	
BEDROOM 2		
3.35m x 2.99m	11'0" x 9'10"	
BEDROOM 3		
3.50m x 3.10m	11'6" x 10'2"	
BEDROOM 4		
3.93m x 2.84m	12'11" x 9'4"	



AC Airing Cupboard C Cupboard W Wardrobe • Max Dimension

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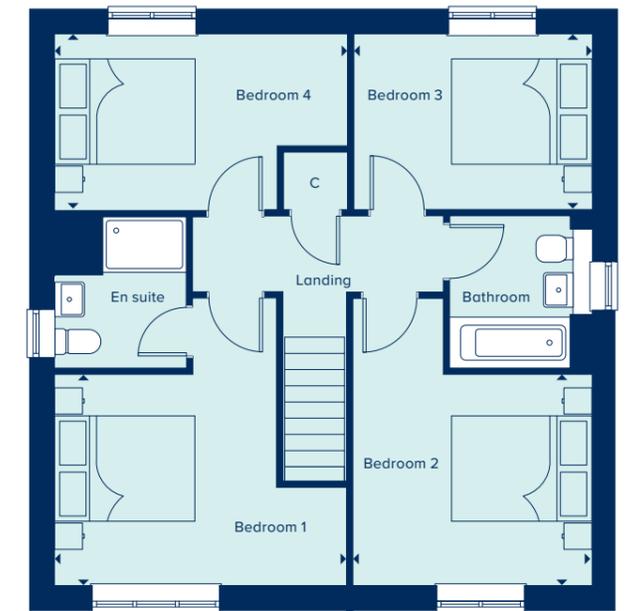
THE YORK
4 Bedroom Home
Total Area: 1103 sq ft

crestnicholson.com

THE YORK

The York has four bedrooms, each of which is generously sized and includes two bathrooms, one of which creates a master bedroom suite. An integral garage provides convenience, as does a utility room, downstairs wc outside tap and ample storage, while design attributes such as the triple panel windows which benefit both the living area and the main bedroom create a warm and welcoming atmosphere.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.73m x 2.96m • 18'9" x 9'8" •

LIVING ROOM

4.73m x 3.37m • 15'6" x 11'0" •

GARAGE

6.00m x 3.09m • 19'8" x 10'1" •

FIRST FLOOR

BEDROOM 1

4.19m x 2.54m • 13'8" x 8'4" •

BEDROOM 2

3.41m x 3.04m • 11'2" x 9'11" •

BEDROOM 3

3.41m x 2.54m • 11'2" x 8'4" •

BEDROOM 4

4.19m x 2.54m • 13'8" x 8'4" •

C Cupboard W Wardrobe • Max Dimension

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THE CHALGROVE

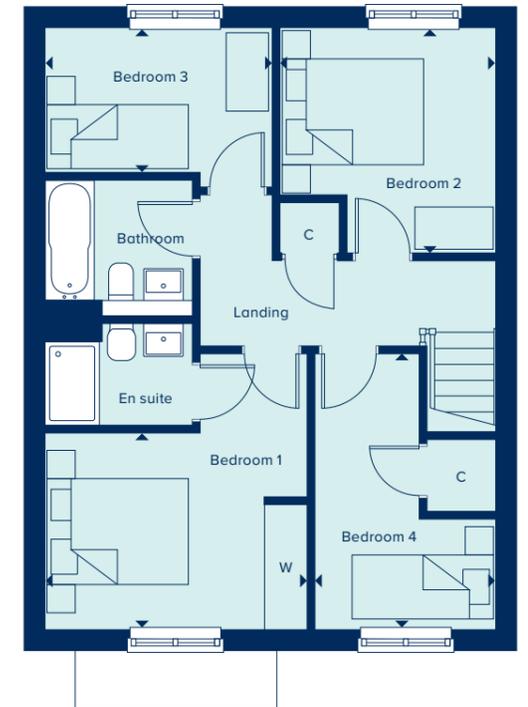
4 Bedroom Home
 Total Area: 1184 sq ft

crestnicholson.com

THE CHALGROVE

This four-bedroom home is great for entertaining, with a generous kitchen/dining room to the rear, opening onto the garden, plus a separate living room. Two double and two single bedrooms, a family bathroom and an en suite to the master complete the upper floor.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.37m • x 4.39m • 20'11" • x 14'5" •

LIVING ROOM

4.18m x 3.97m 13'8" x 13'0"

FIRST FLOOR

BEDROOM 1

3.69m • x 2.77m 12'1" • x 9'1"

BEDROOM 2

3.18m • x 3.06m • 10'5" • x 10'0" •

BEDROOM 3

3.20m x 2.04m 10'6" x 6'8"

BEDROOM 4

3.90m • x 2.56m • 12'10" • x 8'5" •

C Cupboard W Wardrobe • Max Dimension

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THE CALDER
4 Bedroom Home
Total Area: 1501 sq ft

crestnicholson.com

THE CALDER

This traditional four-bedroom layout includes two separate reception rooms plus a study and a kitchen/breakfast room, providing plenty of space for the whole family. Upstairs, two bedrooms include an en suite, while the master also includes a dressing area. Two further spacious bedrooms share the main bathroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / BREAKFAST ROOM

4.87m x 4.33m 16'0" x 14'2"

DINING ROOM

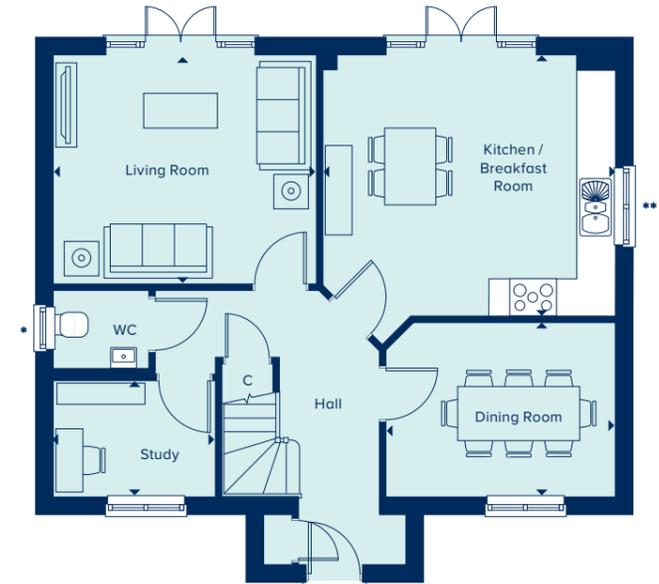
3.82m x 2.86 12'7" x 9'5"

LIVING ROOM

4.36m x 3.78m 14'4" x 12'5"

STUDY

2.69m x 1.93m 8'10" x 6'4"



FIRST FLOOR

BEDROOM 1

3.84m x 3.05m 12'7" x 10'0"

BEDROOM 2

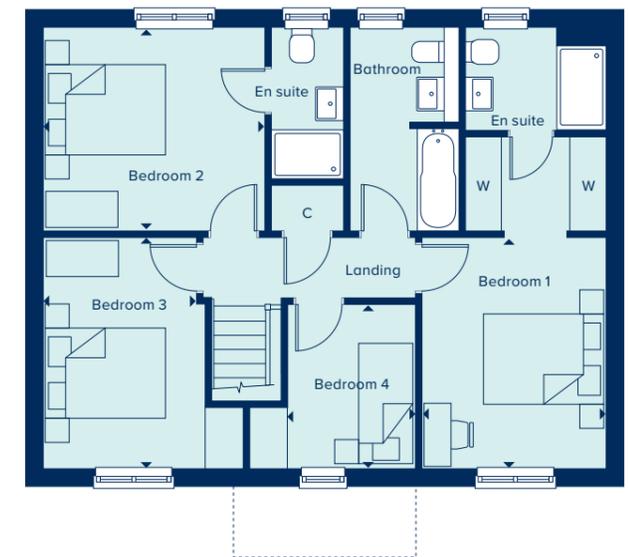
3.68m x 3.37m 12'1" x 11'1"

BEDROOM 3

3.84m x 2.54m 12'7" x 8'4"

BEDROOM 4

2.72m x 2.10m 8'11" x 6'11"



C Cupboard W Wardrobe • Max Dimension * Window omitted to houses 33 & 102 ** Window omitted to houses 22, 30, 49 & 72

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THE SOMERTON

4 Bedroom Home
 Total Area: 1514 sq ft

crestnicholson.com

THE SOMERTON

This classic, double-fronted four-bedroom home offers spacious living and an expansive kitchen/dining room with feature bay window including French doors to the garden. Generous bedrooms including an en suite to the master ensures the whole family has plenty of space.

4 BEDROOM HOME



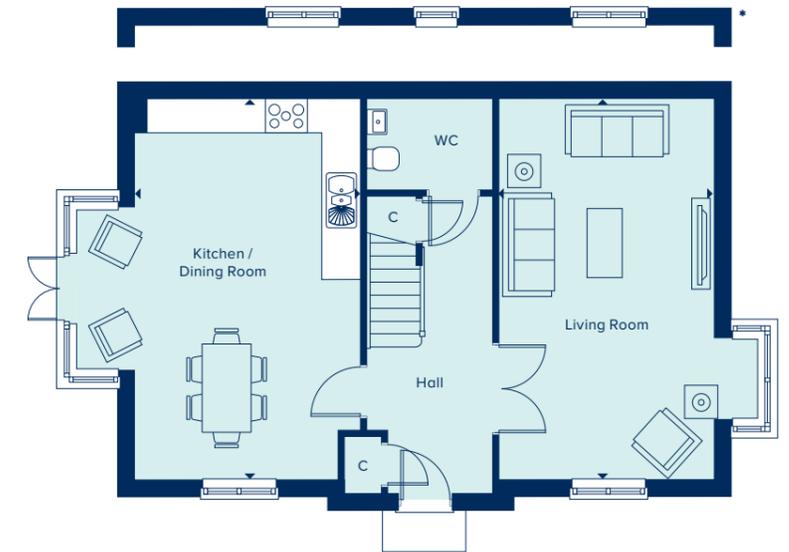
GROUND FLOOR

KITCHEN / DINING ROOM

6.62m • x 3.91m • 21'8" • x 12'10" •

LIVING ROOM

6.62m x 3.73m 21'8" x 12'3"



FIRST FLOOR

BEDROOM 1

3.94m x 3.00m 12'11" x 9'10"

BEDROOM 2

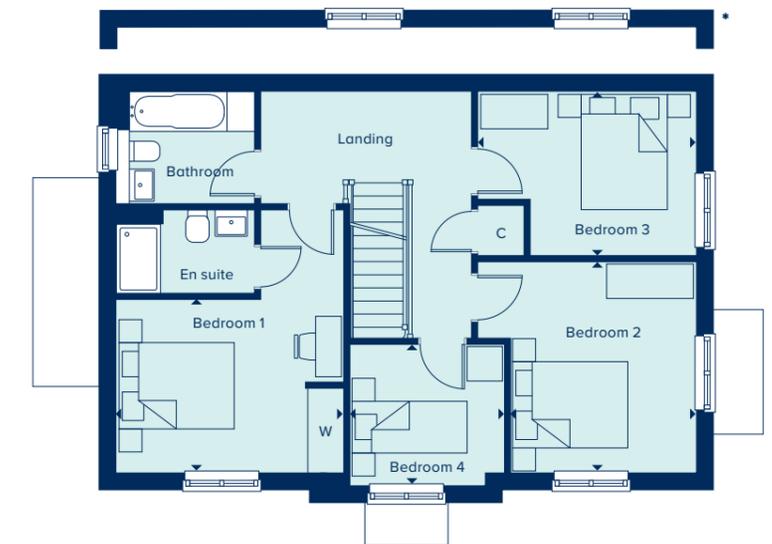
3.65m • x 3.22m 12'0" • x 10'7"

BEDROOM 3

3.8m • x 2.85m • 12'6" • x 9'4" •

BEDROOM 4

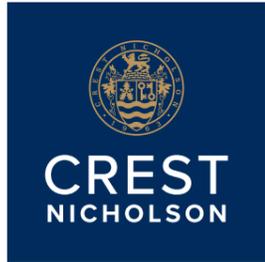
2.68m • x 2.45m • 8'9" • x 8'0" •



C Cupboard W Wardrobe • Max Dimension * Houses 3, 50 & 74

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THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with french doors opening into the garden, the first floor also benefits from a separate living room, dining room and utility room. Upstairs, the master bedroom suite enjoys full height windows and an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home
Total Area: 1517 sq ft

crestnicholson.com

GROUND FLOOR

FAMILY AREA

5.75m x 3.20m 18'10" x 10'6"

KITCHEN

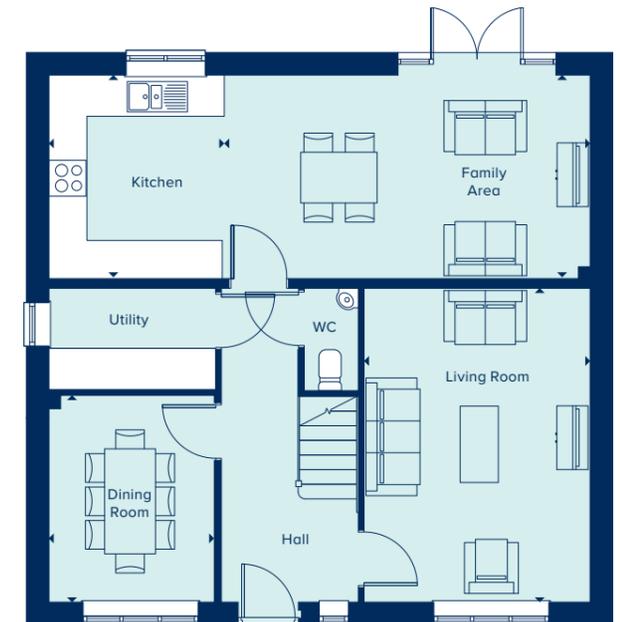
3.20m x 2.76m 10'6" x 9'0"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

DINING ROOM

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.78m x 2.67m 12'5" x 8'9"

BEDROOM 2

4.00m x 2.43m 13'1" x 7'11"

BEDROOM 3

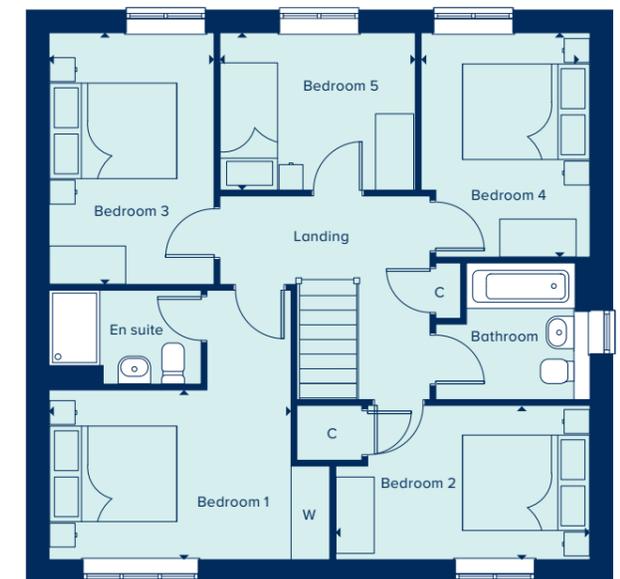
3.95m x 2.59m 13'0" x 8'6"

BEDROOM 4

3.53m x 2.67m 11'7" x 8'8"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe • Max Dimension

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•	•	•	•
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease.





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