

RECTORY WOODS

ICKFORD



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Tucked away in a quiet enclave and surrounded by verdant countryside, you'll discover Rectory Woods, a development of 3, 4 and 5 bedroom homes.

Located in the charming Buckinghamshire village of Ickford which is abundant in medieval history, cherished traditions and community spirit, at Rectory Woods you can enjoy all the ideals of modern day family living within a traditional setting; perfectly positioned for idyllic days exploring the countryside or venturing further afield.

Living made simple.



MODERN COUNTRYSIDE LIVING

With only twenty-one private homes, Rectory Woods feels exclusive and unique, and is a highly desirable addition to the area.



This is a place where the values and ideals of past and present entwine to produce something truly unique. At Rectory Homes we've created this by reflecting local traditions in the styles and materials we are using, and by employing the skills of craftsmen from the area, all in keeping with the context of Ickford village.

Rectory Woods also makes the most of its semi-rural setting, and a number of the homes are positioned to allow uninterrupted views across fields.





SMALL AND CHARMING ICKFORD

*Ickford is an ancient village and close-knit community,
with a timeless setting in the Buckinghamshire countryside.*

Located just north of the River Thames, on the boundary between Buckinghamshire and Oxfordshire, Ickford features a seventeenth-century bridge linking the two counties which is now a recognised historical feature. There's a traditional tug-of-war across the river each summer, where residents pit their strength against those from the neighbouring village of Tiddington, a light-hearted event that brings both communities together.

The bridge is one of Ickford's links with a history that can be traced to a time before the Domesday Book. Others include the thatched, seventeenth-century Rising Sun pub, and the parish church of St Nicholas, which has been a focus of village life since the twelfth-century. More modern additions include a Post Office which doubles as a general store, a village hall and tennis courts.

Today, Ickford attracts those who appreciate the freedom and simplicity of life in the country. It is a delightful place for your forever home.





THAME: A MARKET TOWN FOR TODAY

From a relaxed lunch with friends, to boutique and artisan food shopping, neighbouring Thame has all you could wish for.



The market town of Thame is about five-and-a-half miles from Ickford, and is characterised by its handsome broad high street, where regular markets still create their colourful bustle. It is a quintessential English town making it a popular filming destination for television series such as *Midsomer Murders*.

Thame is a great location for unhurried shopping and dining. If you're passionate about quality food, head for Wrens the butcher, Umberto's deli and Cornfield Bakery. For a bigger shop, there's a large branch of Waitrose as well as a Sainsbury's Local. Chocoholics will find it hard to stay away from Rumsey's Chocolaterie, where the handmade treats have a Parisian flair.

The town also boasts an impressive array of restaurants, and many coffee shops inviting you to relax for a while. Black Goo is renowned for its cake selection displayed in the window, and is a perfect spot for catching up with friends. Or for something a little more elaborate, local resident, Raymond Blanc, puts his name to The Black Horse in Thame and the internationally acclaimed Le Manoir aux Quat'Saisons a short drive away.

Other Thame restaurants include The Thatch, a gastropub, whose secluded courtyard is perfect on a summer's day. You will find Italian at Caravella and Gloria's,

Thai at The Rising Sun, while the Spread Eagle is a fifteenth-century inn which now boasts a smart restaurant and cocktail bar. And if you're out with the family, Prezzo is a guaranteed crowd pleaser.

Perhaps you're browsing for something to update your wardrobe? Thame has a number of independent boutiques where you can find exclusive styles for all ages, as well as mainstream favourites such as Crew Clothing, Mint Velvet, White Stuff and Fat Face.

Around and about, there are country pursuits of many kinds. Golf courses include those at Studley Wood, Waterstock, and The Oxfordshire Golf Hotel and Spa, which is world-renowned. If you like horseback riding, try Waterstock Riding School or Equicate, both nearby. Everywhere, there are wonderful opportunities for wild walks and bike rides, for example on the Phoenix Trail, which runs from Thame to Princes Risborough, with superb views across The Chilterns along the way. You might also be lucky enough to catch a glimpse of a red kite winging its way across the sky as you go.

1. Ickford has an idyllic setting on the River Thame.
2. Thame high street.
3. Perfect surroundings for family outings.



1



A PLACE OF LEARNING

The range of schools close to Ickford makes it a popular choice for families. Your little ones might even start their learning journey at the village school.

Ickford School takes in pre-school and primary ages and has been rated 'good' by Ofsted.

It's also an easy walk from your future home. Other local schools, all rated 'good', are:

St Joseph's Catholic Primary, Oakley C of E Combined School, John Watson School, and Lord William's Secondary School. If you prefer the private option there are several choices close by. Ashford Prep School is located in nearby Dorton, while the city of Oxford is home to some excellent independent schools: Magdalen College School, Oxford High School, Radley College, Headington School and Dragon School. And of course, one of the world's oldest and most illustrious Universities is also to be found in Oxford.



CONNECTIONS MADE SIMPLE

Quiet country life needn't mean being cut off. At Rectory Woods you'll have great road and rail connections to London, Oxford and Birmingham.

Haddenham & Thame Parkway railway station is just outside Thame. This is on a direct line to London Marylebone and Oxford, convenient for commuters to either city. Birmingham too, is less than an hour and a half away.

By road, it's 3.1 miles to the M40, joining at junction 8A.

Rectory Woods is also served by local buses, with the nearest stop just over 200 yards away, with regular routes to Thame, Aylesbury and Oxford.



FROM RECTORY WOODS

Ickford Village Centre	0.3 miles
Thame	5.3 miles
The Oxfordshire Golf Hotel & Spa	5.3 miles
Haddenham & Thame Parkway	6.5 miles
Bicester Village	12.7 miles
Aylesbury	13.9 miles
Oxford	14.8 miles

FROM HADDENHAM & THAME PARKWAY

Bicester Village	15 minutes
High Wycombe	20 minutes
Gerrards Cross	25 minutes
Oxford	29 minutes
London Marylebone	35 minutes
Birmingham Snow Hill	1 hour 24 minutes

1. Ickford's village school is 'outstanding'.
2. The Radcliffe Camera, Oxford.



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*Denotes handed plots.
External finishes are indicative only.

TURNFIELDS



DESIGNED FOR A SLOWER PACE OF LIFE

Rectory Woods, as its name suggests, enjoys a leafy, green setting amongst hedgerows and adjoins open farmland.

While being within easy walking distance of Ickford's amenities, it is set at the end of a lane, which gives it an air of privacy and tranquillity.





PLOT 22

Three bedroom detached home with garage.

A charming home, offering well-planned living space.

The lounge/dining area has sliding doors, allowing maximum enjoyment of the garden. A separate kitchen allows for a small breakfast table. The principal bedroom is en suite, and has built-in wardrobes, and bedroom 3 would also make a very nice study.

GROUND FLOOR

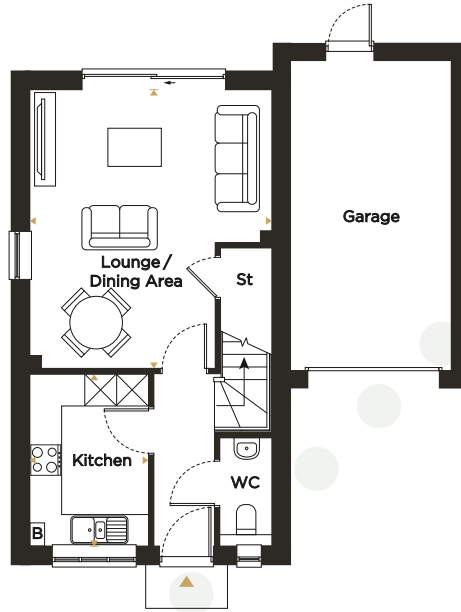
Kitchen	3.25m x 2.24m	10' 8" x 7' 4"
Lounge/Dining Area	5.27m x 4.57m	17' 3" x 15' 0"

FIRST FLOOR

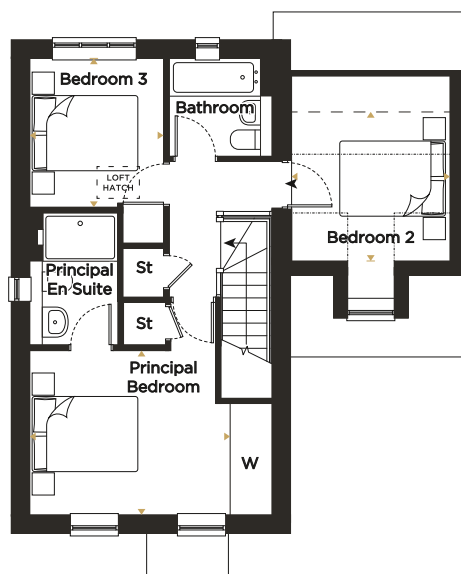
Principal Bedroom	3.25m x 3.78m	10' 6" x 12' 5"
Bedroom 2	2.89m x 2.99m	9' 6" x 9' 10"
Bedroom 3	2.81m x 2.53m	9' 3" x 8' 3"



GROUND FLOOR



FIRST FLOOR





PLOTS 26 & 27*

Three bedroom link-detached homes with garages.

The separate kitchen features a U-shaped arrangement of units, with appliances close to hand. Beyond is the open-plan lounge/dining area, with sliding doors opening onto the garden. The principal bedroom is en suite, and bedroom 3 could be easily used as a study.

GROUND FLOOR

Kitchen	3.67m x 2.15m	12' 0" x 7' 1"
Lounge/Dining Area	7.32m x 4.57m	24' 0" x 15' 0"

FIRST FLOOR

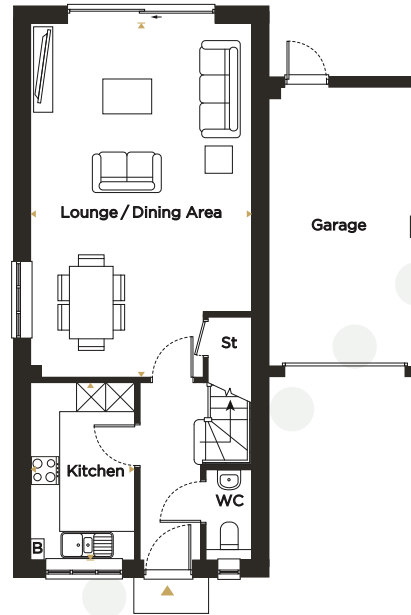
Principal Bedroom	3.66m x 2.83m	12' 0" x 9' 3"
Bedroom 2	3.68m x 2.40m	12' 1" x 7' 10"
Bedroom 3/Study	1.81m x 2.07m	5' 11" x 6' 10"

*Plot 27 is handed.

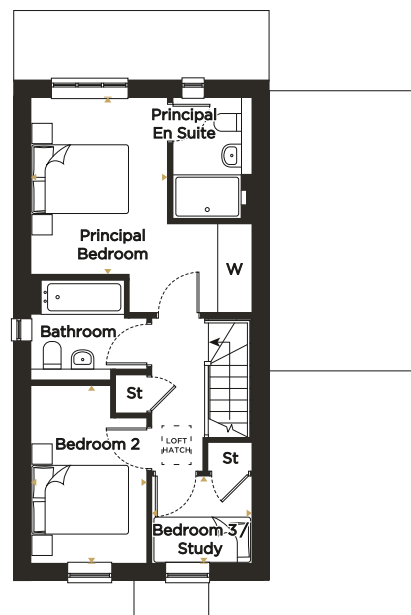
Computer generated image shows plot 26 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR





PLOT 30

Three bedroom detached home with garage.

On one side of the hall is the open-plan kitchen/dining area, with bi-fold doors to the garden; on the opposite side, the lounge, with sliding doors that also have access to the garden. The principal bedroom is en suite, and bedroom 3 would make an excellent first floor study.

GROUND FLOOR

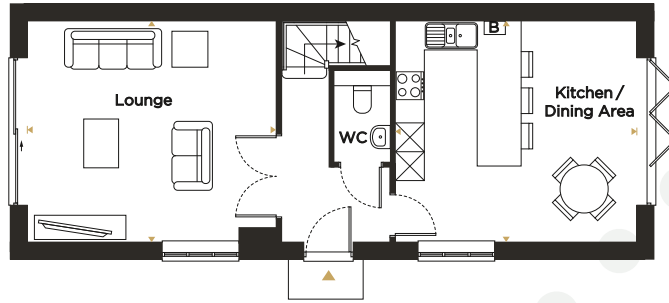
Kitchen/Dining Area	4.99m x 4.57m	16' 5" x 15' 0"
Lounge	5.14m x 4.57m	16' 10" x 15' 0"

FIRST FLOOR

Principal Bedroom	3.69m x 3.45m	12' 1" x 11' 4"
Bedroom 2	3.77m x 2.38m	12' 4" x 7' 10"
Bedroom 3/Study	1.84m x 2.08m	6' 0" x 6' 10"



GROUND FLOOR



FIRST FLOOR





PLOTS 9, 10* & 11*

Four bedroom terraced homes, each with a garage.

The spacious open-plan kitchen/dining area, extending the width of the house, has French doors into the garden. The lounge is at the front of the house. Both the principal bedroom and bedroom 2 are en suite, two further bedrooms and a family bathroom complete the property.

GROUND FLOOR

Kitchen/Dining Area	3.80m x 5.59m	12' 6" x 18' 4"
Lounge	4.72m x 3.05m	15' 6" x 10' 0"

FIRST FLOOR

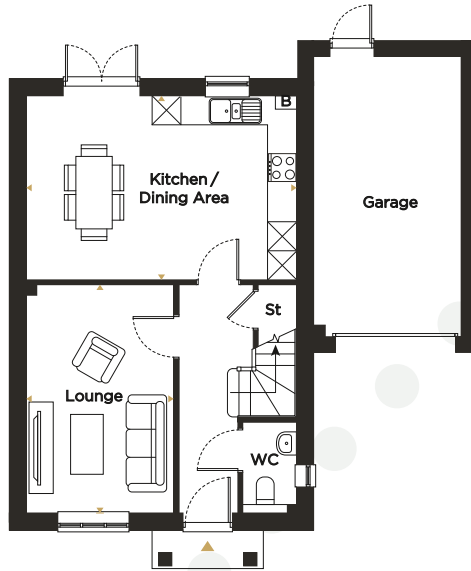
Principal Bedroom	4.44m x 2.88m	14' 7" x 9' 6"
Bedroom 2	3.41m x 3.00m	11' 2" x 9' 10"
Bedroom 3	2.84m x 3.42m	9' 4" x 11' 3"
Bedroom 4	2.84m x 2.06m	9' 4" x 6' 9"

*Plots 10 & 11 are handed.

Computer generated image shows plot 9 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR





PLOT 7

Three bedroom detached home with garage.

Extensive, free-flowing living space can be found in this home, from the kitchen through to the dining/family area, and from there to the garden beyond. The separate lounge, utility and snug complete the ground floor.

The principal bedroom is en suite, and there are two further bedrooms and a study on the first floor. Complete with a detached garage.

GROUND FLOOR

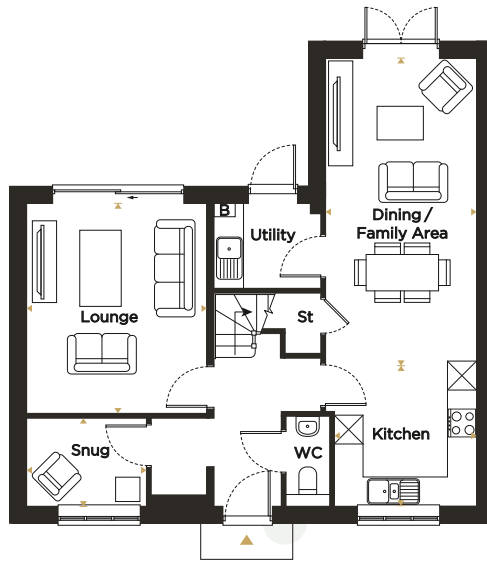
Kitchen	3.00m x 2.94m	9' 10" x 9' 8"
Dining/Family Area	6.26m x 3.12m	20' 6" x 10' 3"
Lounge	4.34m x 3.72m	14' 3" x 12' 3"
Snug	1.82m x 2.48m	6' 0" x 8' 1"

FIRST FLOOR

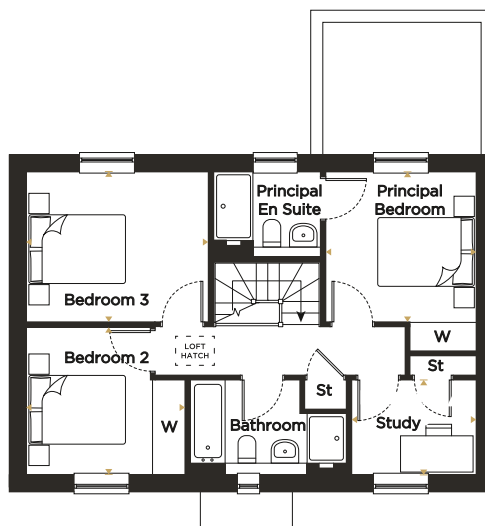
Principal Bedroom	3.10m x 3.11m	10' 2" x 10' 2"
Bedroom 2	3.05m x 3.28m	10' 0" x 10' 9"
Bedroom 3	3.10m x 3.76m	10' 2" x 12' 4"
Study	1.96m x 2.57m	6' 5" x 8' 5"



GROUND FLOOR



FIRST FLOOR





PLOT 23

Four bedroom detached home with garage.

In this lovely family home, both the lounge and study open directly onto the garden, and across the hallway is the open-plan kitchen/dining area with a separate utility that has garage access. The principal bedroom has an en suite and built-in wardrobes. Three further bedrooms and a family bathroom complete the first floor.

GROUND FLOOR

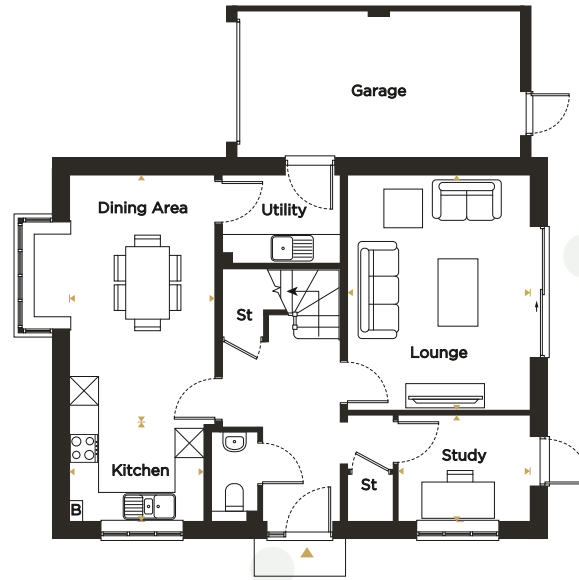
Kitchen	2.00m x 2.78m	6' 7" x 9' 1"
Dining Area	5.16m x 3.00m	16' 11" x 9' 10"
Lounge	4.86m x 3.78m	15' 11" x 12' 5"
Study	2.20m x 2.73m	7' 3" x 9' 0"

FIRST FLOOR

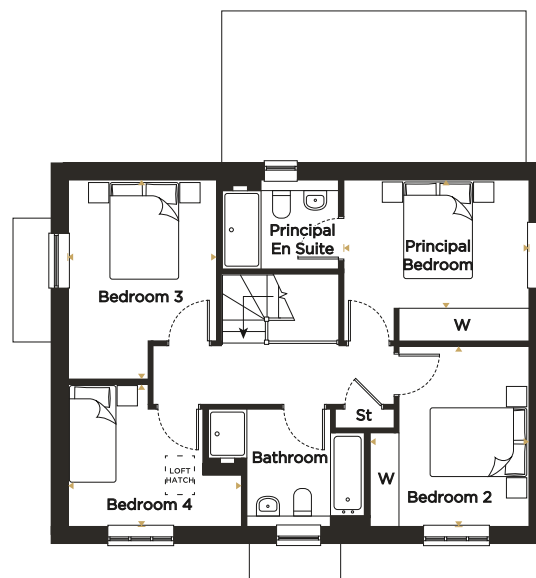
Principal Bedroom	2.66m x 3.83m	8' 9" x 12' 7"
Bedroom 2	3.72m x 3.28m	12' 3" x 10' 9"
Bedroom 3	4.11m x 3.06m	13' 6" x 10' 1"
Bedroom 4	2.93m x 3.58m	9' 8" x 11' 9"



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler



PLOTS 8*, 12 & 28*

Four bedroom detached homes with garages.

The open-plan kitchen/dining area, divided by the breakfast bar provides a social living space, with a separate utility that leads directly outside. The principal bedroom is en suite with fitted wardrobes, while bedrooms 2, 3 and 4 share the spacious family bathroom.

GROUND FLOOR

Kitchen/Dining Area	8.08m x 3.46m	26' 6" x 11' 4"
Lounge	5.01m x 3.79m	16' 5" x 12' 5"
Study	2.06m x 2.73m	6' 9" x 9' 0"

FIRST FLOOR

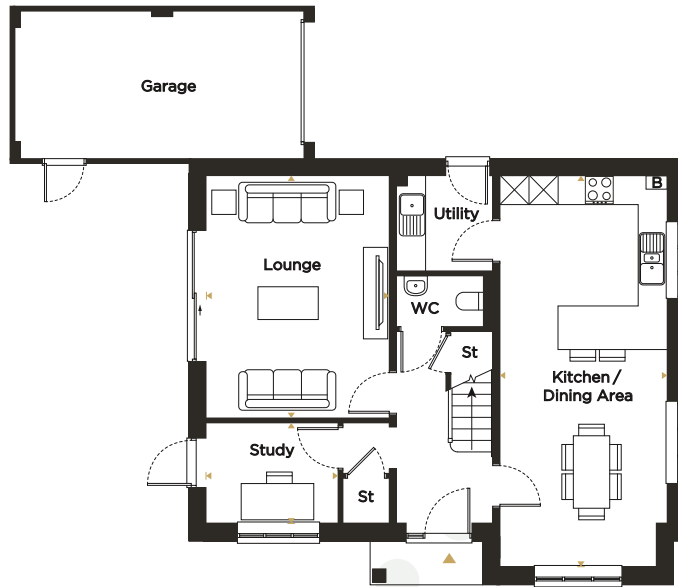
Principal Bedroom	4.48m x 3.51m	14' 8" x 11' 6"
Bedroom 2	4.20m x 3.24m	13' 9" x 10' 8"
Bedroom 3	2.87m x 3.27m	9' 5" x 10' 9"
Bedroom 4	2.79m x 2.97m	9' 2" x 9' 9"

*Plots 8 & 28 are handed. North point orientated for plot 12.

Computer generated image shows plot 12 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR





PLOT 29

Four bedroom detached home with garage.

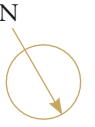
The large kitchen has a sociable island unit and a dining area with a set of sliding doors to the garden and access to a separate utility. The family area, also with sliding doors, opens off this space. A lounge and dining room, with the option of being used as a study, completes the ground floor. The principal bedroom and bedroom 2 are en suite, whilst bedroom 3 and 4 share a family bathroom.

GROUND FLOOR

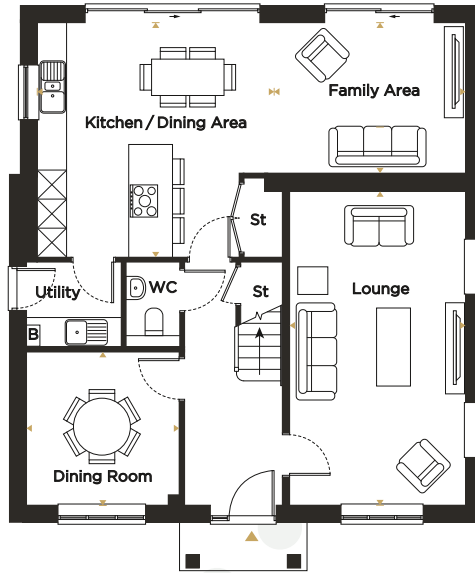
Kitchen/Dining Area	4.85m x 5.03m	15' 11" x 16' 6"
Family Area	3.11m x 3.82m	10' 2" x 12' 6"
Dining Room	3.17m x 3.15m	10' 5" x 10' 4"
Lounge	6.49m x 3.64m	21' 3" x 11' 11"

FIRST FLOOR

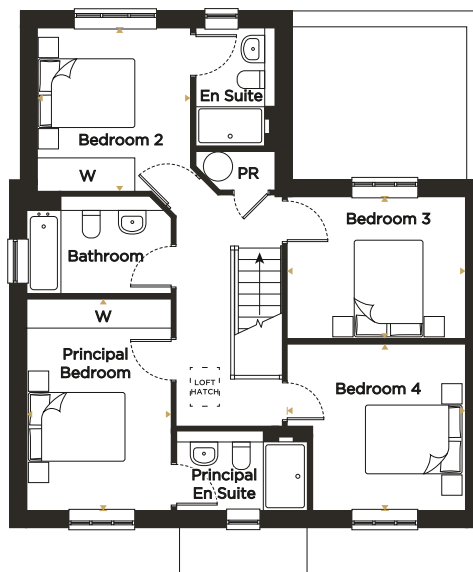
Principal Bedroom	4.37m x 2.99m	14' 4" x 9' 10"
Bedroom 2	3.38m x 3.16m	11' 1" x 10' 5"
Bedroom 3	2.93m x 3.69m	9' 7" x 12' 1"
Bedroom 4	3.44m x 3.69m	11' 3" x 12' 1"



GROUND FLOOR



FIRST FLOOR





PLOTS 2 & 4

Four bedroom detached homes with integral garages.

A delightful family property whose ground floor comprises a kitchen, dining and family area, with a separate utility attached. The family area has sliding doors leading out to the garden and there are double doors from the dining area. A lounge completes the ground floor accommodation. The principal bedroom is en suite, with a dressing room, and bedroom 2 is also en suite.

Two further bedrooms and a family bathroom complete the first floor.

GROUND FLOOR

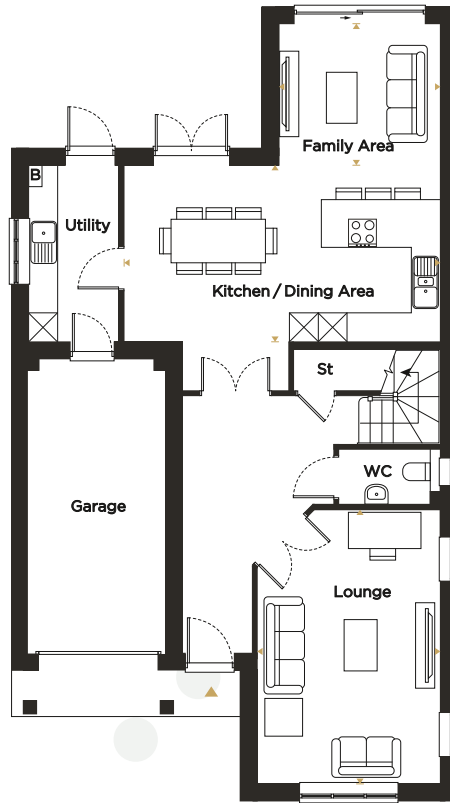
Kitchen/Dining Area	3.65m x 6.54m	12' 0" x 21' 5"
Family Area	2.93m x 3.34m	9' 7" x 10' 11"
Lounge	5.67m x 3.79m	18' 7" x 12' 5"

FIRST FLOOR

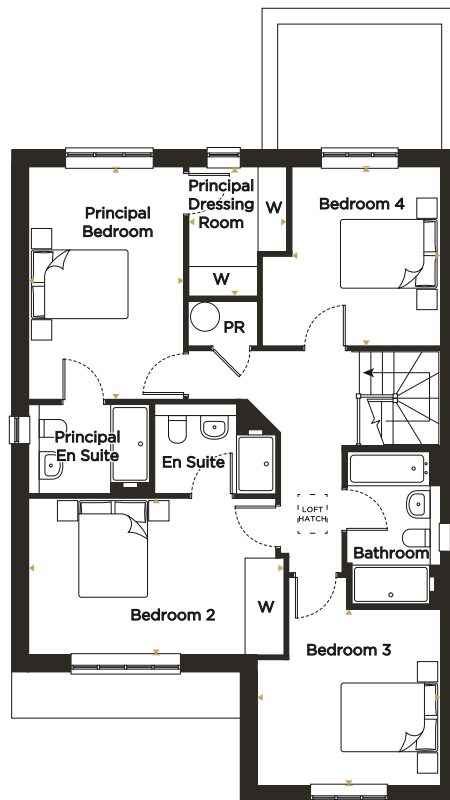
Principal Bedroom	4.80m x 3.20m	15' 9" x 10' 6"
Principal Dressing Room	2.07m x 1.42m	6' 9" x 4' 8"
Bedroom 2	3.24m x 5.28m	10' 7" x 17' 4"
Bedroom 3	3.63m x 3.79m	11' 11" x 12' 5"
Bedroom 4	3.70m x 3.07m	12' 2" x 10' 1"



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler PR Plant Room



PLOT 6

Five bedroom detached home with integral double garage.

The open-plan kitchen/dining area, divided by the breakfast bar, provides a sociable space in the heart of the house. A separate utility is accessible from this room and also allows access to the garage. From the lounge, one can step into the garden through sliding doors. This room is also connected via double doors to the study. The principal bedroom is en suite and has a dressing room, and bedroom 2 is also en suite.

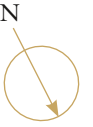
Three further bedrooms and a family bathroom complete this floor.

GROUND FLOOR

Kitchen	2.97m x 4.11m	9' 9" x 13' 6"
Dining Area	3.29m x 4.11m	10' 9" x 13' 6"
Lounge	5.95m x 4.82m	19' 6" x 15' 10"
Study	2.79m x 4.07m	9' 2" x 13' 4"

FIRST FLOOR

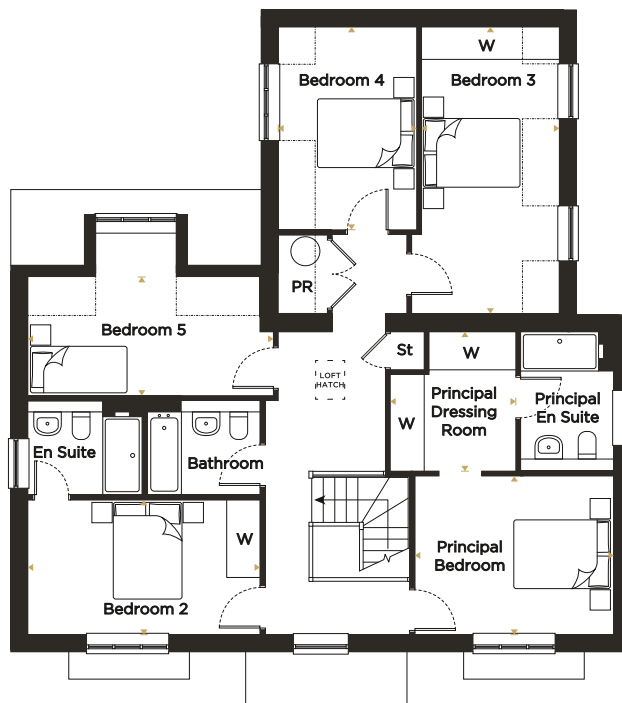
Principal Bedroom	3.28m x 4.11m	10' 9" x 13' 6"
Principal Dressing Room	2.88m x 2.59m	9' 5" x 8' 6"
Bedroom 2	2.78m x 4.80m	9' 2" x 15' 9"
Bedroom 3	5.92m x 2.85m	19' 5" x 9' 4"
Bedroom 4	4.19m x 2.86m	13' 9" x 9' 5"
Bedroom 5	2.46m x 4.80m	8' 1" x 15' 9"



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler PR Plant Room --- Skirting



PLOTS 20 & 21*

Five bedroom detached homes with garages.

This well-appointed home has a generously proportioned kitchen/dining/family area, with access to the garden via sliding doors at two points. In addition, there is a separate utility, lounge and dining room. The principal bedroom is en suite with a dressing room, and bedroom 2 is also en suite. Two further substantial bedrooms and a slightly smaller bedroom, that could be used as a study, complete this floor.

GROUND FLOOR

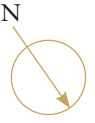
Kitchen	5.50m x 5.39m	18' 1" x 17' 8"
Family Area	3.00m x 3.80m	9' 10" x 12' 5"
Dining Area	3.53m x 3.80m	11' 7" x 12' 5"
Dining Room	3.32m x 3.00m	10' 11" x 9' 10"
Lounge	7.31m x 3.81m	24' 0" x 12' 6"

FIRST FLOOR

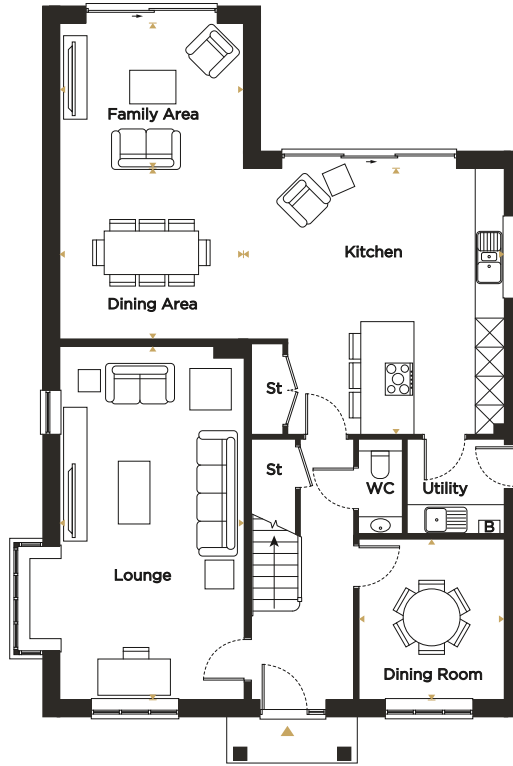
Principal Bedroom	3.72m x 4.03m	12' 2" x 13' 2"
Principal Dressing Room	1.83m x 1.98m	6' 0" x 6' 6"
Bedroom 2	3.72m x 2.96m	12' 2" x 9' 9"
Bedroom 3	3.37m x 3.76m	11' 1" x 12' 4"
Bedroom 4	3.40m x 3.46m	11' 2" x 11' 4"
Bedroom 5/Study	3.46m x 2.62m	11' 11" x 8' 7"

*Plot 21 is handed.

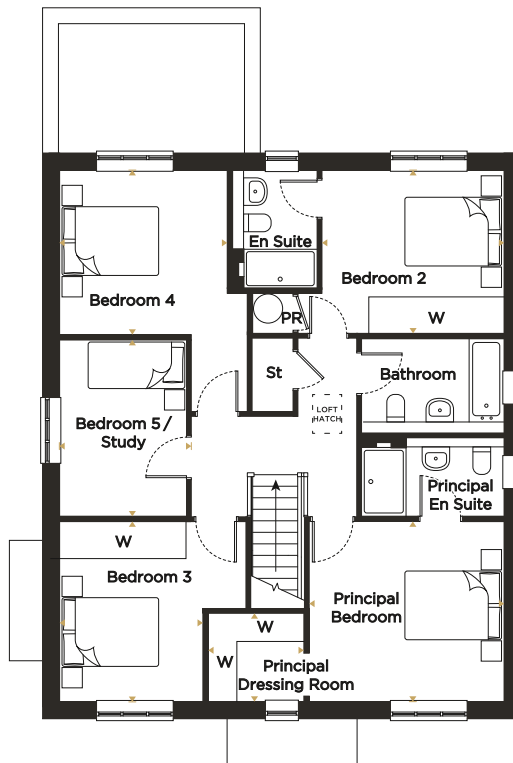
Computer generated image shows plot 20 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler PR Plant Room



PLOTS 3* & 5

Five bedroom detached homes with integral double garages.

This beautiful home will provide all the space needed for busy family life. The kitchen/dining area extends into the family area, which has sliding doors to the garden. The kitchen features an island unit/breakfast bar, with a utility leading off it, and from there a door into the garage. A dining room and lounge complete the ground floor. The principal bedroom and bedroom 2 both have dressing areas and en suites, while bedroom 3 is also en suite.

Two further bedrooms and a family bathroom complete the first floor.

GROUND FLOOR

Kitchen	4.48m x 5.35m	14' 9" x 17' 6"
Dining Area	3.50m x 3.84m	11' 6" x 12' 7"
Family Area	3.84m x 3.00m	12' 7" x 9' 10"
Dining Room	4.34m x 3.03m	14' 3" x 9' 11"
Lounge	7.32m x 3.76m	24' 0" x 12' 4"

FIRST FLOOR

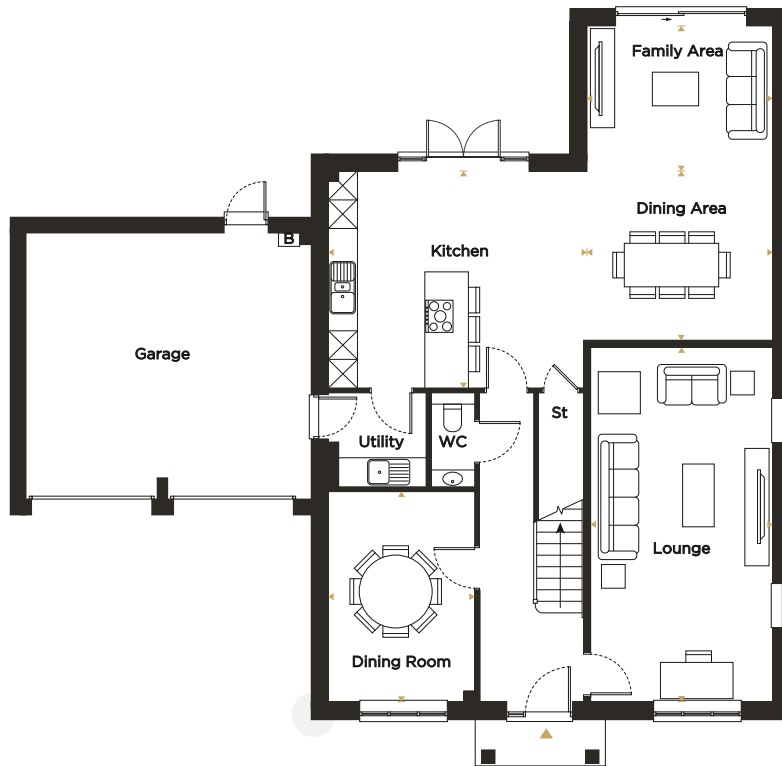
Principal Bedroom	5.78m x 3.80m	18' 11" x 12' 6"
Principal Dressing Area	2.75m x 1.84m	9' 0" x 6' 1"
Bedroom 2	5.45m x 3.40m	17' 11" x 11' 2"
Bedroom 3	3.94m x 3.12m	12' 11" x 10' 3"
Bedroom 4	3.79m x 2.70m	12' 5" x 8' 10"
Bedroom 5	3.50m x 2.89m	11' 6" x 9' 6"

*Plot 3 is handed. Floor plans and dimensions vary to those shown. Please liaise with our sales consultant for the latest information.

Computer generated image shows plot 5 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler PR Plant Room --- Skirting



PLOT 1

Five bedroom detached home with integral double garage.

This substantial home offers a kitchen and dining/family area extending its whole width, with sliding doors to the garden. The kitchen has a peninsula/breakfast bar, and the utility leading off that has access to both the garage and garden. There is a separate dining room, which could also function as a study, and a lounge with an attractive bay window. Of the five bedrooms, three are en suite, with the principal bedroom including a dressing room.

GROUND FLOOR

Kitchen	4.63m x 4.46m	15' 2" x 14' 8"
Dining/Family Area	4.67m x 6.15m	15' 3" x 20' 2"
Dining Room	3.77m x 3.77m	12' 4" x 12' 4"
Lounge	5.65m x 6.06m	18' 6" x 19' 10"

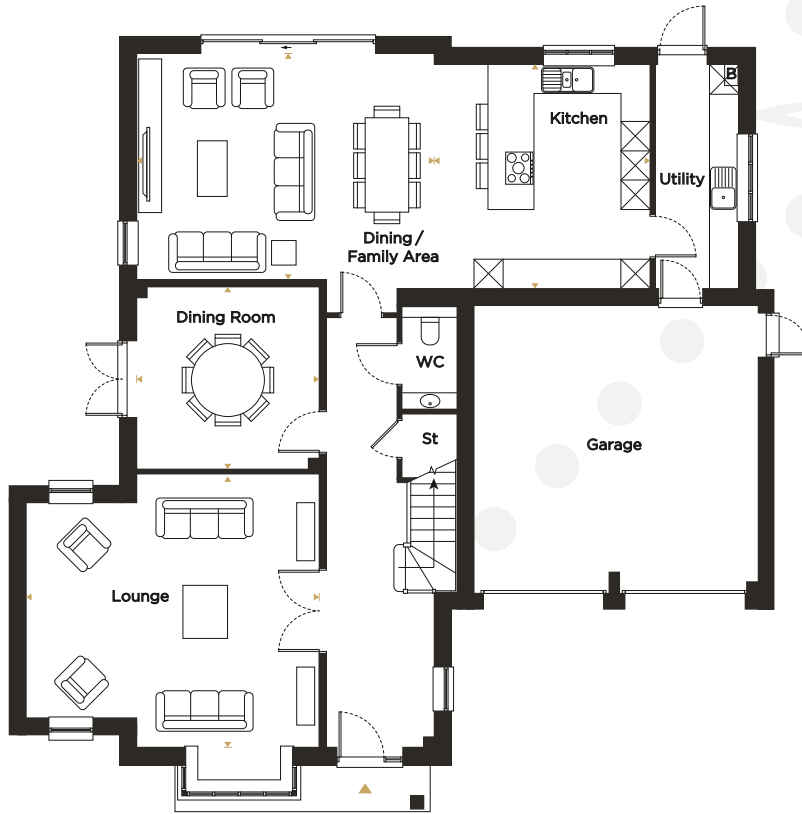
FIRST FLOOR

Principal Bedroom	3.46m x 6.10m	11' 4" x 20' 0"
Principal Dressing Room	2.34m x 2.39m	7' 8" x 7' 10"
Bedroom 2	4.21m x 4.25m	13' 10" x 13' 11"
Bedroom 3	3.83m x 3.05m	12' 7" x 10' 0"
Bedroom 4	3.93m x 2.99m	12' 11" x 9' 10"
Bedroom 5	2.78m x 3.53m	9' 1" x 11' 7"

Computer generated image is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe B Boiler PR Plant Room --- Skirting



QUALITY IN EVERY DETAIL

Rectory Homes' quality is evident throughout.

At Rectory Homes, the utmost quality comes as standard, and this can be seen in every home at Rectory Woods. Cooking and entertaining will be easy and rewarding in your luxury fitted kitchen, which comes equipped with appliances, stylish finishes and quality flooring.

Providing luxury along with energy-efficiency, selected plots have underfloor heating. In the principal suite, you'll have built-in or walk-in wardrobes, while your bathroom and en suite(s), with their superior sanitaryware, vanity units and quality tiling, are spaces perfect for indulgent relaxation.

■ *Silver specification:* PLOTS 9, 10, 11, 22, 26, 27 & 30

● *Gold specification:* PLOTS 2, 4, 7, 8, 12, 23, 28 & 29

◆ *Diamond specification:* PLOTS 1, 3, 5, 6, 20 & 21

KITCHEN

4-ring induction hob	■	●	
5-ring induction hob			◆
1.5 oven	■	●	
2x single oven			◆
Microwave		●	◆
Integrated fridge/freezer	■	●	
Integrated tall fridge			◆
Integrated tall freezer			◆
Integrated dishwasher	■	●	◆
Under-counter wine fridge			◆
Still and sparkling water tap			◆
Stainless steel under-mounted sink	■	●	◆
Laminate worktop with upstand	■		
Composite stone worktop with upstand		●	◆
Recycling bin	■	●	◆
Non-recycling bin	■	●	◆
Integrated washer/dryer	■		
Amtico flooring	■	●	
Minoli flooring			◆
Soft-close joinery	■	●	◆
Under-cabinet lighting	■	●	◆

UTILITY *(where applicable)*

Space and plumbing for washing machine		●	◆
Space for tumble dryer		●	◆
Laminate worktop with tiled upstand		●	◆
Sink with drainer		●	◆
Amtico flooring		●	
Minoli flooring			◆

BATHROOMS & EN SUITES

Gerberit sanitaryware	■	●	◆
Grohe taps	■	●	◆
Amtico flooring	■	●	
Minoli flooring			◆
Under-sink vanity to family bathroom	■	●	◆
Under-sink vanity to principal en suite*	■	●	◆
Shaving points to all bathrooms and en suites	■	●	◆
Ceiling-mounted extractor fans	■	●	◆
Chrome heated towel radiators	■	●	◆

FINISHING TOUCHES

Built-in wardrobes to the principal suite	■		
Built-in wardrobes to the principal suite and bedroom 2		●	
Walk-in wardrobe to the principal suite and built-in wardrobes to bedroom 2 and 3			◆
Painted solid core internal doors	■	●	◆
Staircase with solid oak handrail, oak newel capping and painted balustrades	■	●	◆



HEATING, LIGHTING & ELECTRICAL

LPG gas boiler	■	●	◆
Underfloor heating to the ground floor		●	◆
Heated flooring in en suites and bathrooms			◆
USB sockets in kitchen and select bedrooms	■	●	◆
Fitted EV charging point			◆
TV points with wiring for Sky Q	■	●	◆
BT fibre optic broadband	■	●	◆
PV solar panels	■	●	◆

SECURITY

Mains powered smoke alarm, heat alarm and CO2 detector	■	●	◆
Patch point fitted for future wireless burglar alarm	■	●	◆
Ten-year Premier Guarantee	■	●	◆

PARKING

Private block paved driveway	■	●	◆
Garage	■	●	◆
Spur fitted for automated garage door	■	●	
Automated garage door			◆
Power socket and lighting to garage	■	●	◆

OUTSIDE

External tap	■	●	◆
External plug socket	■	●	◆
External wall lights to the front and rear	■	●	◆
Landscaped front gardens	■	●	◆
Patio to the rear garden	■	●	◆

Specification is subject to change.

*No under-sink vanity to plot 7 principal en suite. Photography is from previous Rectory Homes developments and is for indicative purposes only.



THE RECTORY DIFFERENCE

At Rectory Homes, we are passionate about creating new homes with character that are carefully designed around the needs of our customers.

Our developments are purposely built to blend in with their unique surroundings whilst balancing practicality and timeless design.



With over twenty-five years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory Homes is committed to the highest standards of design, construction, specification and customer service.

The foundation of the Rectory Homes brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention to detail throughout each development. As a privately owned and managed developer, Rectory Homes excels at creating stunning developments in highly desirable locations, with beautiful properties that are full of character that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, Rectory Homes first made its mark on the discerning market of the Home Counties twenty-five years ago, and we have upheld our track record proudly ever since.

We are committed to investing in our people, continually improving our standards, and delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

We are proud of our reputation for providing high standards of living, and a specification truly unrivalled by our competitors.

Rectory Homes has built an industry-leading reputation on superior quality and design. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams.

We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects, arts and leisure organisations in addition to the contributions made through our planning obligations.

SUSTAINABILITY INSIDE AND OUT

These days many of us are concerned about the impact our lives are having on the planet. At the same time, steeply rising energy bills are having an effect on many households. The homes at Rectory Woods include many features to help address both issues.

Running costs will be reduced by high performance wall insulation, double glazed windows and PV panels on the roof*. Across the whole development, these measures are expected to produce a 35% reduction in carbon emissions, and a 20% reduction in energy requirements.

As electric vehicles are now the vehicle of choice for many drivers, and are likely to be more so as time goes on, EV charging points will be fitted to select properties across the site.

Whenever possible, we choose suppliers with impeccable environmental credentials. For example, timber products are responsibly and sustainably sourced, their goods fully certified.

*Numbers vary according to plot, please ask a Sales Advisor for details.

One of the companies we work with, Merronbrook, which makes our joists, is a carbon neutral business.

Through new native planting, wild flowers and soft landscaping, we will encourage a net gain in biodiversity across the site. We hope that wildlife will also choose Rectory Woods, with a whole range of habitats provided. Bat tubes, boxes for all kinds of birds with special ones for swifts and sparrow terraces. Log piles will also be a refuge for smaller creatures.



Scan to read more about our sustainability measures.



1. *Stoney Furlong, Chearsley.*
2. *The Meadows, Cuddington.*
3. *Newton Fields, Long Crendon.*

RECTORY WOODS

ICKFORD

off Turnfields, Ickford, Buckinghamshire HP18 9HP

For sales enquiries please contact sales@rectory.co.uk or call us on **01844 295 100**



PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a ten year warranty will be issued.

RESERVATION

Rectory Homes accepts reservations from purchasers who are proceed-able and able to exchange contracts within six weeks from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit) if the property is complete then a fixed completion date will be agreed. If the property is under construction an indicative date for the anticipated completion will be given and updated as the build progresses.

AFTERSALES CARE

Rectory Homes does its utmost to ensure your new home is constructed to the highest possible standard. It is extensively inspected throughout the construction phase by both the construction and customer care team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer care team to introduce you to your new home and to advise you of our aftersales services. Our customer care team are on hand to help and to deal with any teething problems you may have after you have moved in. There is an initial two year defects warranty covered by Rectory Homes, this covers years zero to two. Years three to ten are covered by Premier's structural warranty.

KEEP UP TO DATE

For the latest news on our developments, find us at rectory.co.uk or on Facebook, Twitter and Instagram.

Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA; Telephone 01844 295100; Email: sales@rectory.co.uk. The computer generated images in this brochure have been created to give a general indication of the finished properties. During the construction processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. This brochure does not form part of any contract and is for information purposes only. Designed and produced by Avatar - avatarcreative.co.uk



