



C L A Y B O U R N E

STEEPLE CLAYDON

# STEP OUT INTO YOUR OWN RURAL HAVEN.

Set deep in the heart of rural Buckinghamshire, discover a stylish collection of new homes in the sought after village of Steeple Claydon. With the rolling hills of the Chilterns on your doorstep, discover the perfect blend of country life and modern day living.

# COUNTRY LIVING IN THE MODERN AGE.



Digital illustration is indicative only.

Welcome to Claybourne - these 2, 3, 4 & 5 bedroom homes offer the perfect balance of traditional architecture with open plan living; modernity and rural charm at its finest. Enjoy country living without compromising on location, with strong connections to Milton Keynes, Buckingham, Bicester, Aylesbury and beyond.

# A THRIVING COMMUNITY.



Become one of Steeple Claydon's newest residents, and you'll be well looked after in a thriving and active community. The village boasts a complete range of amenities including a church and post office, pubs, doctor and dentist, a convenience store and newsagent, a hairdresser, a couple of takeaways and an independent bakery to indulge in.



# A PLACE TO LEARN AND GROW.

STEEPLE CLAYDON AND THE SURROUNDING AREA HAVE A FANTASTIC SELECTION OF SCHOOLS TO CHOOSE FROM, THE CLOSEST OF WHICH - BOTH PRIMARY AND SECONDARY - ARE RATED 'GOOD' BY OFSTED.



## STEEPLE CLAYDON PRIMARY SCHOOL

Primary school for 4-11 year olds, rated 'Good' by Ofsted in 2015. Also has a nursery for children from 2-and-a-half years old.



## SIR THOMAS FREEMANTLE SCHOOL

Secondary Academy free school for 11-18 year olds in nearby Winslow, rated 'Good' by Ofsted in 2018.



## BUCKINGHAM SCHOOL

Co-educational secondary school for 11-18 year olds in Buckingham, rated 'Good' by Ofsted in 2016.



## ROYAL LATIN SCHOOL

Historic co-educational Grammar school for 11-18 year olds in Buckingham, rated 'Outstanding' by Ofsted in 2009.



## STOWE SCHOOL

A prestigious boarding school for the ages of 13-18. In Buckinghamshire, the school encourages intellectual curiosity and focuses on sport, art, drama and music.



## UNIVERSITY OF BUCKINGHAM

Non-profit private university in Buckingham, with five faculties offering bachelor's, master's and doctoral degrees.



A HAVEN FOR FASHIONISTAS, BICESTER VILLAGE AND MILTON KEYNES ARE LESS THAN 30 MINUTES DRIVE AWAY.

PRADA  
RALPH LAUREN  
ALL SAINTS

JOHN LEWIS  
L'OCCITANE  
TAG HEUER

THE NORTH FACE  
THE WHITE COMPANY  
WHITEWALL GALLERIES



# CUISINE & STYLE

- THE MUDDY DUCK
- THE BUTCHERS ARMS
- PREZZO
- LE PAIN QUOTIDIEN
- FARMSHOP
- CHAFOR WINE ESTATE
- LADURÉE
- THE MITRE



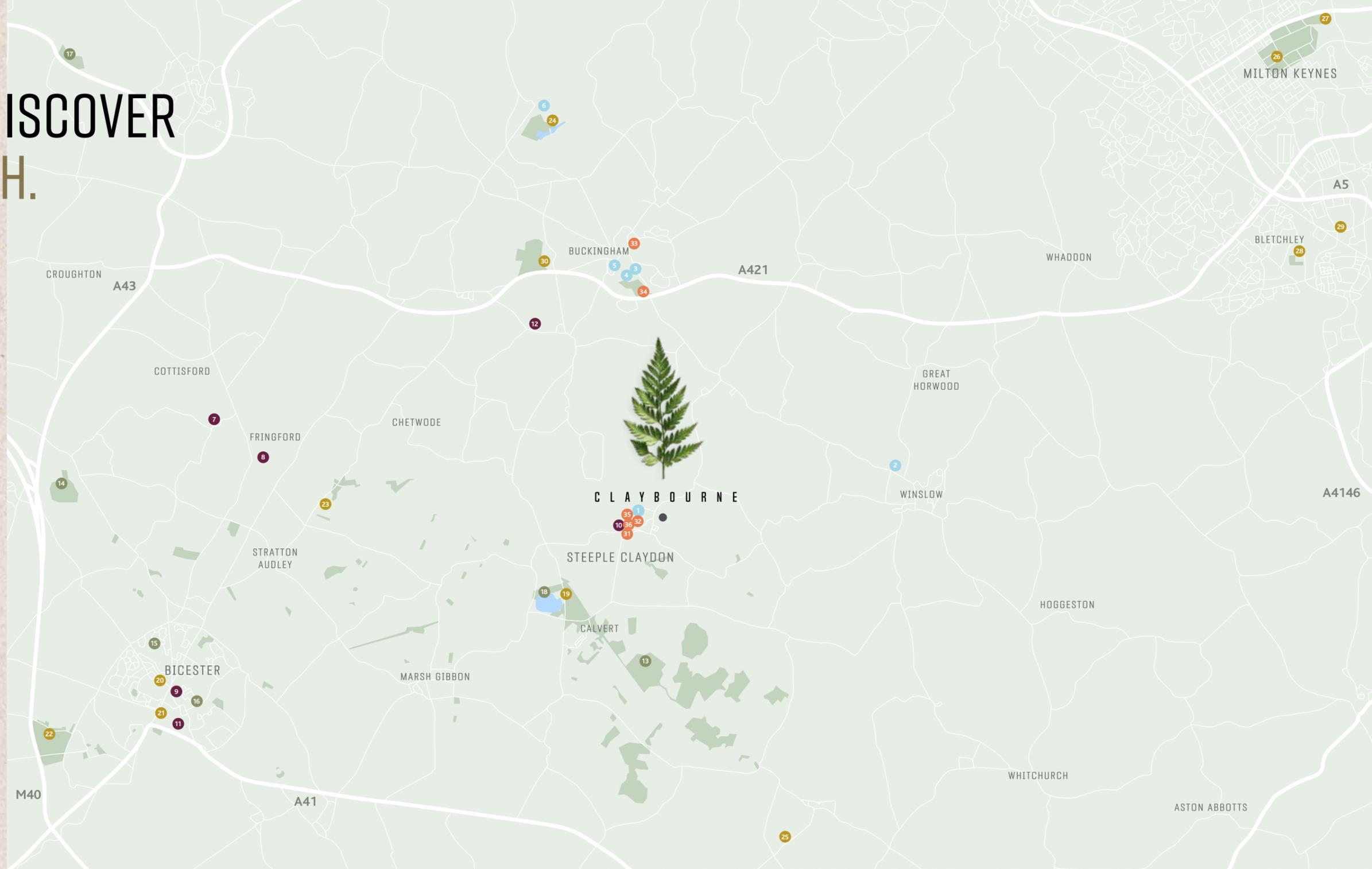
Make Claybourne your new home and you'll be spoiled for choice when it comes to wining, dining and indulging in a bit of retail therapy. From all the local essentials in Steeple Claydon, to the nearby buzz of Bicester Village designer outlet, and the lure of Milton Keynes, there's no end of options. Of course if you like to keep it rural and authentic, there are farm shops and local produce all within easy reach.

Meanwhile, the nearby towns and country villages offer everything from high street dining names to thatched gastropubs with attractive beer gardens.



# PLACES TO DISCOVER & TO CHERISH.

CLAYBOURNE WILL BE THE MOST SOUGHT-AFTER NEW ADDRESS IN A THRIVING BUCKINGHAMSHIRE COMMUNITY - WITH EVERYTHING YOU COULD WISH FOR WITHIN EASY REACH OF HOME, FROM FAMILY DINING FAVOURITES TO ESSENTIAL AMENITIES AND AN ARRAY OF LEISURE PURSUITS.



## EDUCATION

- 1 Steeple Claydon School
- 2 Sir Thomas Fremantle School
- 3 The Buckingham School
- 4 Royal Latin School
- 5 University of Buckingham
- 6 Stowe School

## EATING & DRINKING

- 7 The Muddy Duck
- 8 The Butchers Arms
- 9 Prezzo
- 10 The Lucky Star
- 11 Farmshop
- 12 Chafor Wine Estate

## GREEN SPACES

- 13 Sheephouse Wood
- 14 Stoke Wood
- 15 Bure Park Nature Reserve
- 16 Garth Park
- 17 Steane Park Garden
- 18 Grebe Lake

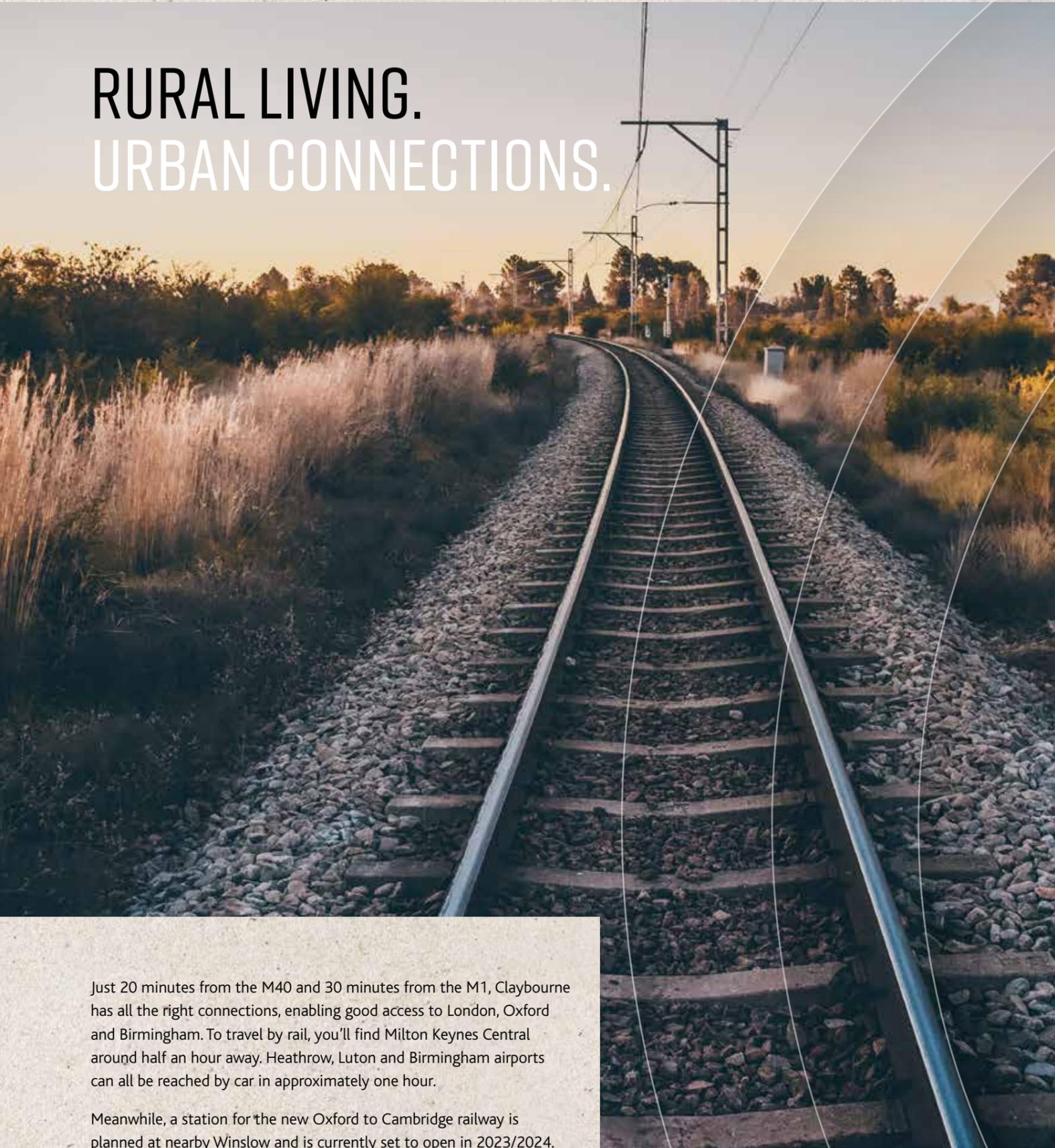
## LEISURE

- 19 Great Moor Sailing Club
- 20 Bicester Leisure Centre
- 21 Bicester Village
- 22 Bicester Hotel Golf and Spa
- 23 The London Rally School
- 24 National Trust Stowe

## AMENITIES

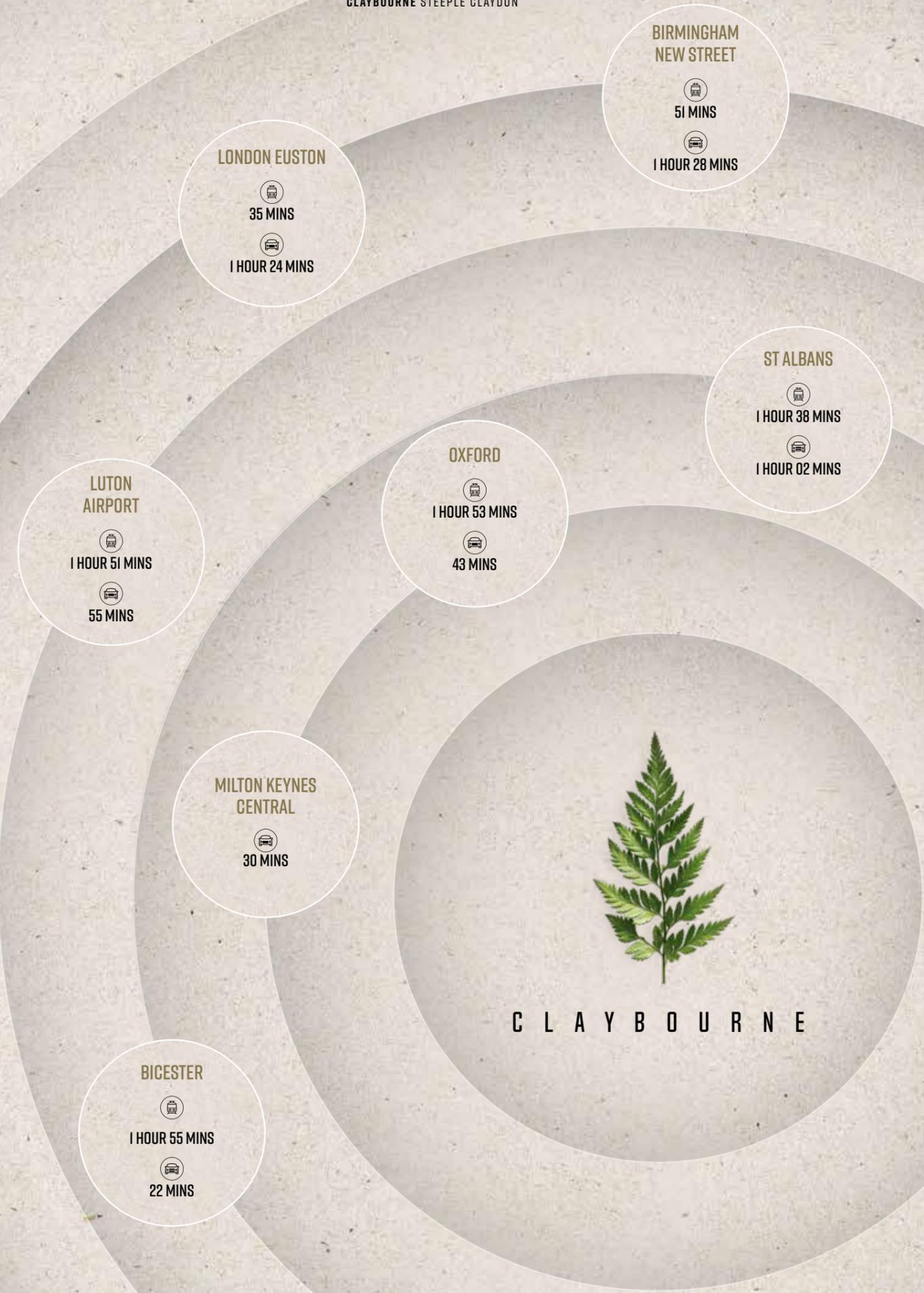
- 25 Buckinghamshire Railway Centre
- 26 Snowzone
- 27 Gulliver's Land
- 28 Bletchley Park
- 29 PureGym
- 30 Buckingham Golf Club
- 31 Steeple Claydon Surgery
- 32 Claydon Dental
- 33 Waitrose
- 34 Tesco Superstore
- 35 Karl's Bakery
- 36 Co-op Food

# RURAL LIVING. URBAN CONNECTIONS.



Just 20 minutes from the M40 and 30 minutes from the M1, Claybourne has all the right connections, enabling good access to London, Oxford and Birmingham. To travel by rail, you'll find Milton Keynes Central around half an hour away. Heathrow, Luton and Birmingham airports can all be reached by car in approximately one hour.

Meanwhile, a station for the new Oxford to Cambridge railway is planned at nearby Winslow and is currently set to open in 2023/2024.



CLAYBOURNE



## WHY BUY NEW.

Claybourne has been designed carefully to ensure it is a place you'll be proud to call your own, with stylish homes that have been finished to the highest specification.

Every home has contemporary interiors and blends in beautifully with its surroundings, featuring modern design elements which are architecturally in keeping with the area.

Buying a Crest Nicholson home comes with an array of other benefits. Unlike a second hand home, there are no DIY projects to tackle and no complicated upward chains to contend with. Each home has been finished to the highest specification. What's more, heating a new home can cost half as much as it does to heat a Victorian home of the same size\*. Features such as quality insulation and efficient central heating help to reduce your household bills and reduce environmental impact.

\*Report by the NHBC Foundation November 2016.



### GREEN OPEN SPACES

A wealth of greenery on your doorstep – from rolling hills to woodlands to explore.



### TRANSPORT LINKS

Easy access to the M1 & M40 with mainline rail connections from Milton Keynes Central or Bicester.



### NEARBY AMENITIES

Handy for everything from the dentist to the Chinese takeaway – plus all the essential amenities.



### EDUCATION OPTIONS

A range of well-regarded local choices for primary and secondary schooling.



### LOCAL HERITAGE

Enjoy exploring the historic buildings and gardens of the Aylesbury Vale.

## STEPS TO RESERVE

1

Discuss your requirements with one of our friendly sales advisors and they will talk you through the homes we have available, finding your perfect match.

2

We'll then ask you to speak with our recommended Independent Financial Advisors who will qualify you for a mortgage.

3

Once your finances are confirmed and your home is chosen, our knowledgeable team will complete the reservation paperwork with you.

Remember to bring with you two forms of ID, including photographic (such as a passport or driving license) as well as recent proof of address.

4

To secure your dream home you'll need to pay a reservation fee of £1,000 (£500 if using Help to Buy). This is payable by credit/debit card or a bank transfer. Our sales team will be with you each step of the way to guide you through the purchase process.

# CHOOSE YOUR HOME

Claybourne is a new community designed and built with care for 21st century living. Designed to make the most of green space and open country views, the development comes with an abundance of public space, a dedicated play area and its own nature zone with wildflower and water meadow planting.

## 2 BEDROOM HOUSES

**THE ELMSWELL**  
HOUSES 30, 31, 39 & 40

## 3 BEDROOM HOUSES

**THE HARTLEY**  
HOUSES 8, 9, 19 & 20

**THE HUNTINGTON**  
HOUSES 28, 29 & 41

**THE ELSENHAM**  
HOUSES 6, 7, 21, 22, 23 & 24

## 4 BEDROOM HOUSES

**THE SOMERTON**  
HOUSE 25

**THE CALDER**  
HOUSES 3, 10 & 27

**THE CALDWICK**  
HOUSES 1, 4, 5 & 26

## 5 BEDROOM HOUSES

**THE TINDALL**  
HOUSE 2

**AFFORDABLE HOUSING SHARED OWNERSHIP**

**AFFORDABLE HOUSING RENTED**

PS PUMPING STATION  
BS BIN STORE  
CS CYCLE STORE  
V VISITOR PARKING

Tenure of plots is subject to change, please consult a Sales Advisor for current information.



# THE ELMSWELL

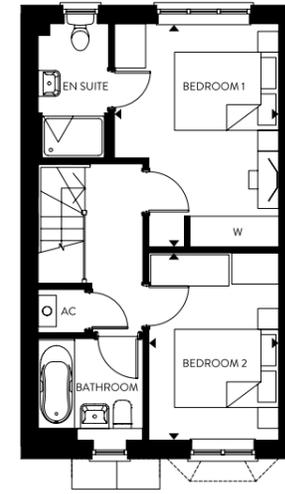


Digital illustration is indicative only.

## 2 BEDROOM HOME

HOUSES 30', 31', 39', 40', 70' & 80'

The stylish two-bedroom Elmswell has a traditional layout and is an ideal first home. The ground floor consists of a kitchen/dining room and living room with French doors to the garden, the first floor includes two double bedrooms with an en suite to the master plus an additional bathroom.

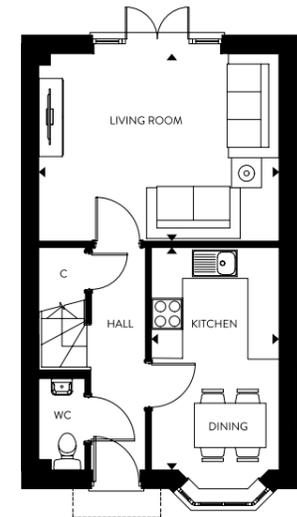


### FIRST FLOOR

<b>Bedroom 1</b>	4.29m x 3.15m	14'1" x 10'4"
<b>Bedroom 2</b>	3.59m x 2.49m	11'10" x 8'2"

### GROUND FLOOR

<b>Kitchen / Dining</b>	4.28m x 2.45m	14'1" x 8'1"
<b>Living Room</b>	4.62m x 3.60m	15'2" x 11'10"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# ELMSWELL

# THE HARTLEY

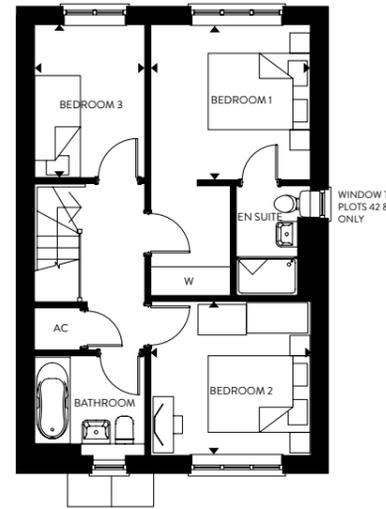


Digital illustration is indicative only.

## 3 BEDROOM HOME

HOUSES 8, 9, 19, 20, 42 & 43\*

With ample space for a young family to grow, the three-bedroom Hartley 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.

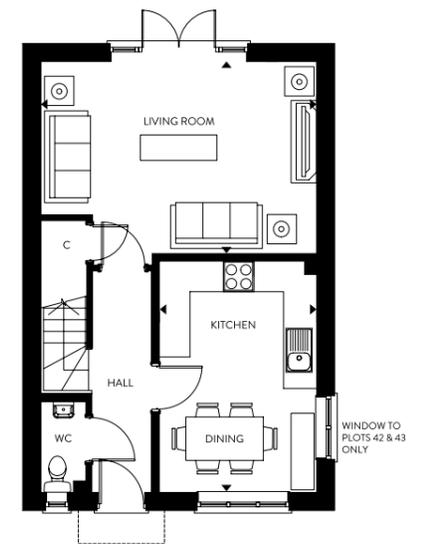


### FIRST FLOOR

<b>Bedroom 1</b>	3.13m x 3.05m	10'3" x 10'0"
<b>Bedroom 2</b>	3.13m x 3.02m	10'3" x 9'11"
<b>Bedroom 3</b>	3.00m x 2.16m	9'10" x 7'1"

### GROUND FLOOR

<b>Kitchen / Dining</b>	4.54m x 3.09m	14'11" x 10'2"
<b>Living Room</b>	5.41m x 3.77m	17'9" x 12'4"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# HARTLEY

# THE HUNTINGTON

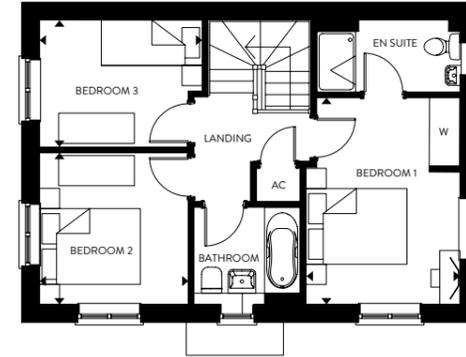


Digital illustration is indicative only.

## 3 BEDROOM HOME

HOUSES 28, 29\*, 41, 68\*, 69 & 81\*

Our double-fronted Huntington home offers generous accommodation on both floors. Downstairs both the living room and kitchen/dining room run the full length of the house. Upstairs, the spacious master bedroom includes an en suite while a further double and large single bedroom share the family bathroom.

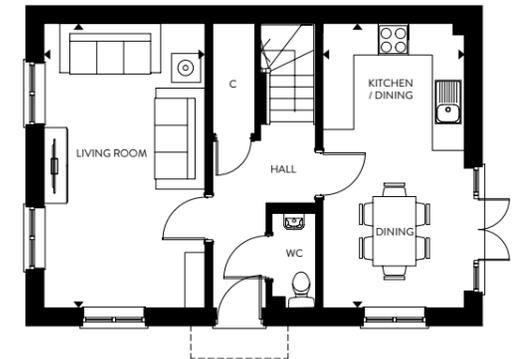


### FIRST FLOOR

<b>Bedroom 1</b>	4.10m x 3.06m	13'5" x 10'0"
<b>Bedroom 2</b>	3.01m x 2.95m	9'10" x 9'8"
<b>Bedroom 3</b>	3.23m x 2.52m	10'7" x 8'3"

### GROUND FLOOR

<b>Kitchen / Dining</b>	5.63m x 2.81m	18'6" x 9'3"
<b>Living Room</b>	5.63m x 3.19m	18'6" x 10'6"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# HUNTINGTON

# THE ELSENHAM

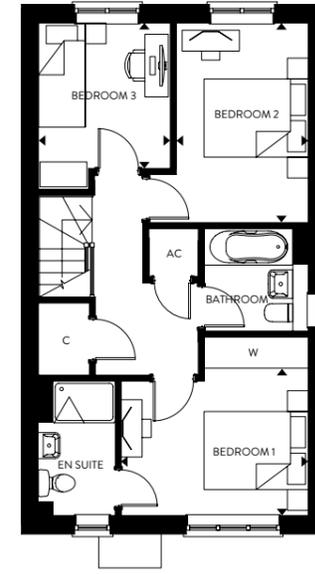


Digital illustration is indicative only.

## 3 BEDROOM HOME

HOUSES 6, 7, 21, 22, 23, 24, 46, 54, 57, 73, 74, 76 & 77

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

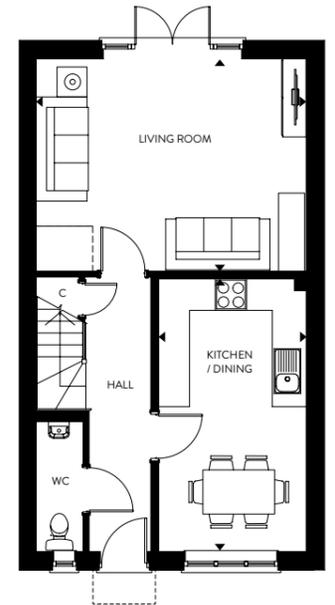


### FIRST FLOOR

Bedroom 1	3.59m x 2.93m	11'9" x 9'7"
Bedroom 2	3.83m x 2.53m	12'7" x 8'4"
Bedroom 3	3.19m x 2.53m	10'6" x 8'4"

### GROUND FLOOR

Kitchen / Dining	5.24m x 2.84m	17'3" x 9'4"
Living Room	5.18m x 4.08m	17'0" x 13'5"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# ELSENHAM

# THE SOMERTON

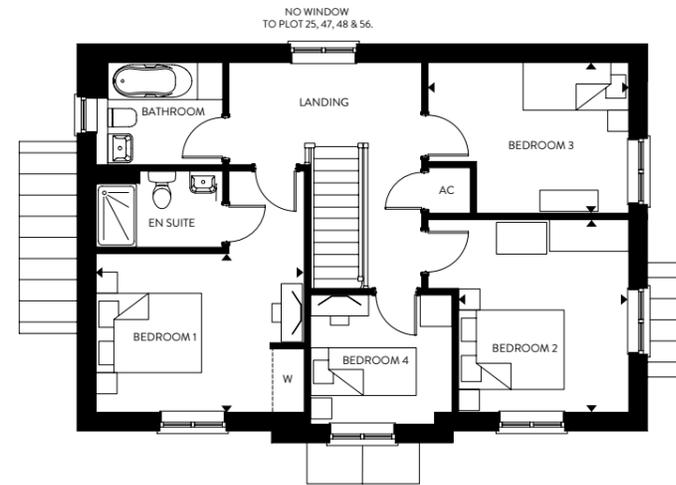


Digital illustration is indicative only.

## 4 BEDROOM HOME

HOUSES 25, 47, 48\*, 51\*, 55\*, 56, 61 & 64\*

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

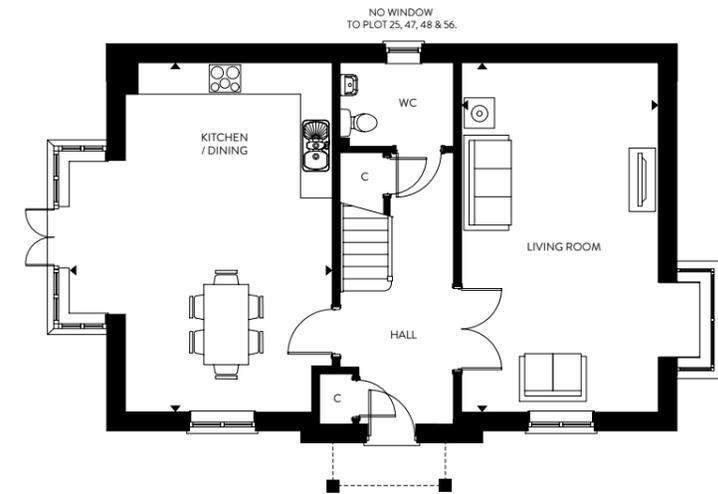


### FIRST FLOOR

<b>Bedroom 1</b>	3.94m x 3.00m	12'11" x 9'10"
<b>Bedroom 2</b>	3.80m x 3.65m	12'6" x 12'0"
<b>Bedroom 3</b>	3.80m x 2.85m	12'6" x 9'4"
<b>Bedroom 4</b>	2.68m x 2.45m	8'9" x 8'0"

### GROUND FLOOR

<b>Kitchen/Dining</b>	6.62m x 3.91m	21'9" x 12'10"
<b>Living Room</b>	6.62m x 3.73m	21'9" x 12'3"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# SOMERTON

# THE CALDER

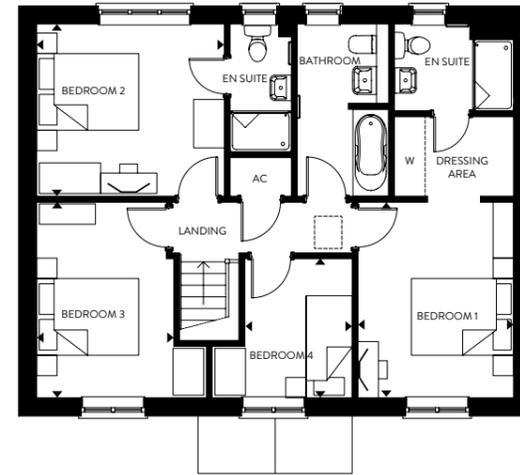


Digital illustration is indicative only.

## 4 BEDROOM HOME

HOUSES 3, 10, 27\*, 45\*, 49\*, 50, 52\*, 59, 62, 65, 71, 75 & 79

The Calder boasts a dual aspect dining room, whilst the living room features French doors to the garden and the kitchen has a large breakfast area. Upstairs, the master bedroom includes an en suite and dressing area while bedroom two also benefits from an en suite. A further double and single bedroom plus family bathroom complete the first floor.

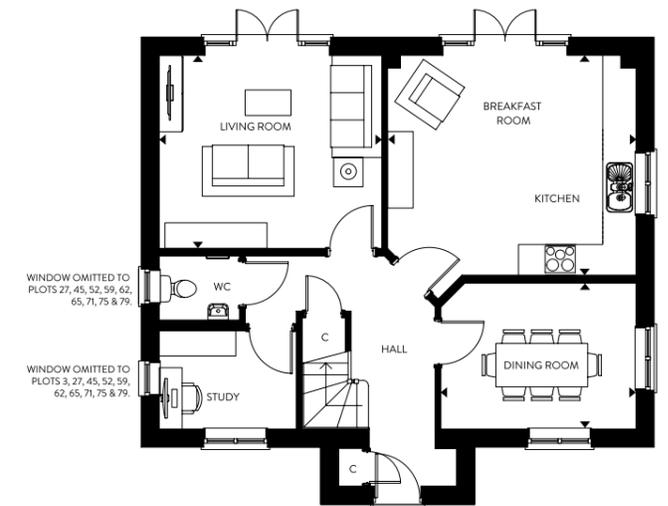


### FIRST FLOOR

<b>Bedroom 1</b>	3.84m x 3.05m	12'7" x 10'0"
<b>Bedroom 2</b>	3.68m x 3.37m	12'1" x 11'1"
<b>Bedroom 3</b>	3.84m x 2.69m	12'7" x 8'9"
<b>Bedroom 4</b>	2.74m x 2.72m	9'0" x 8'11"

### GROUND FLOOR

<b>Kitchen / Breakfast Room</b>	4.87m x 4.31m	16'0" x 14'2"
<b>Dining Room</b>	3.82m x 2.86m	12'7" x 9'5"
<b>Living Room</b>	4.36m x 3.78m	14'4" x 12'5"
<b>Study</b>	2.69m x 1.93m	8'10" x 6'4"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# CALDER

# THE CALDWICK



Digital illustration is indicative only.

## 4 BEDROOM HOME

HOUSES 1\*, 4, 5, 26\*, 44, 60, 63 & 66

Ideal for entertaining with a mixture of open plan and separate reception space, the well-proportioned Caldwick four-bedroom home is also practical with a utility and a study. Upstairs, all bedrooms are spacious and two include an en suite, with a dressing area completing the master bedroom.

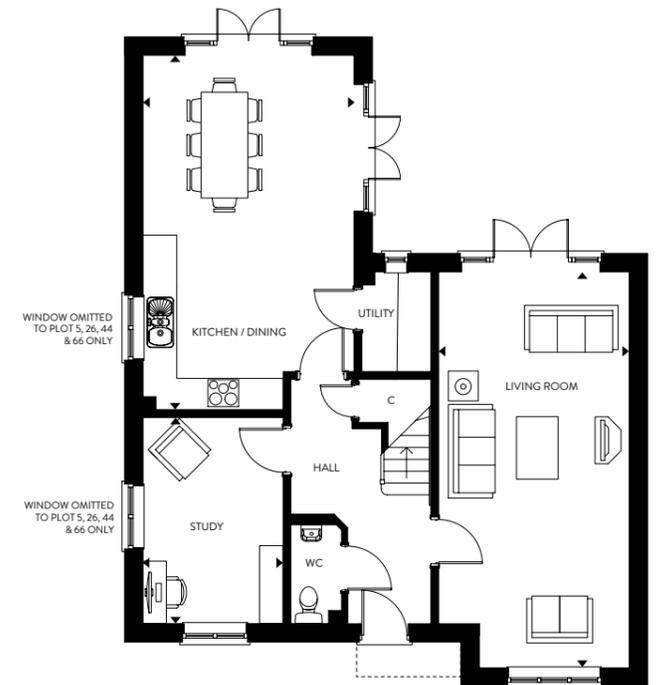


### FIRST FLOOR

<b>Bedroom 1</b>	4.06m x 2.98m	13'4" x 9'9"
<b>Bedroom 2</b>	4.23m x 3.50m	13'10" x 11'6"
<b>Bedroom 3</b>	3.70m x 3.22m	12'2" x 10'7"
<b>Bedroom 4</b>	3.27m x 2.68m	10'9" x 8'10"

### GROUND FLOOR

<b>Kitchen/Dining</b>	6.81m x 4.06m	22'4" x 13'4"
<b>Living Room</b>	7.61m x 3.66m	25'0" x 12'0"
<b>Study</b>	3.96m x 2.69m	13'0" x 8'10"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# CALDWICK

# THE TINDALL



Digital illustration is indicative only.

## 5 BEDROOM HOME

HOUSES 2\*, 67\*, 72 & 78\*

The stunning five-bedroom Tindall has all the reception space you need, with double doors between the living and dining room allowing you to create a semi-open plan space, in addition to the kitchen/breakfast room and study. Upstairs, all five bedrooms are a generous size, two include an en suite and the master benefits from a luxurious dressing area.

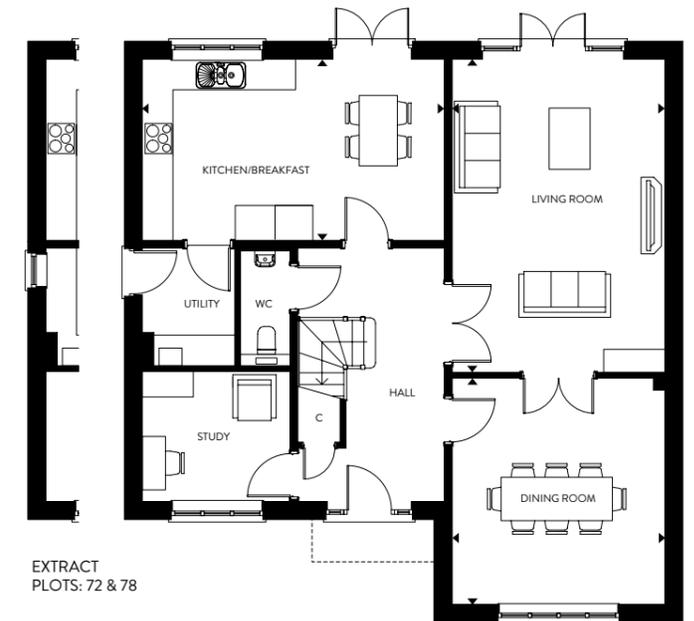


### FIRST FLOOR

<b>Bedroom 1</b>	4.17m x 3.34m	13'8" x 11'0"
<b>Bedroom 2</b>	4.78m x 4.17m	15'8" x 13'8"
<b>Bedroom 3</b>	3.57m x 2.96m	11'9" x 9'9"
<b>Bedroom 4</b>	3.57m x 2.89m	11'9" x 9'6"
<b>Bedroom 5</b>	2.94m x 2.77m	9'8" x 9'1"
<b>Dressing Room</b>	2.40m x 2.35m	7'11" x 7'9"

### GROUND FLOOR

<b>Kitchen / Breakfast Room</b>	5.93m x 3.55m	19'5" x 11'8"
<b>Dining Room</b>	4.45m x 4.17m	14'7" x 13'8"
<b>Living Room</b>	6.14m x 4.17m	20'2" x 13'8"
<b>Study</b>	2.90m x 2.55m	9'6" x 8'4"



EXTRACT PLOTS: 72 & 78

C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# TINDALL

# THE CHURCHILL



Digital illustration is indicative only.

## 5 BEDROOM HOME

HOUSES 53 & 58

There's real wow-factor from the five-bedroom Churchill with an ideal combination of formal reception rooms in addition to an exceptional open-plan kitchen/breakfast room and family area. Upstairs there is one large single and four double bedrooms, two of which include an en suite plus a walk-around dressing area to the master to provide the ultimate luxury.

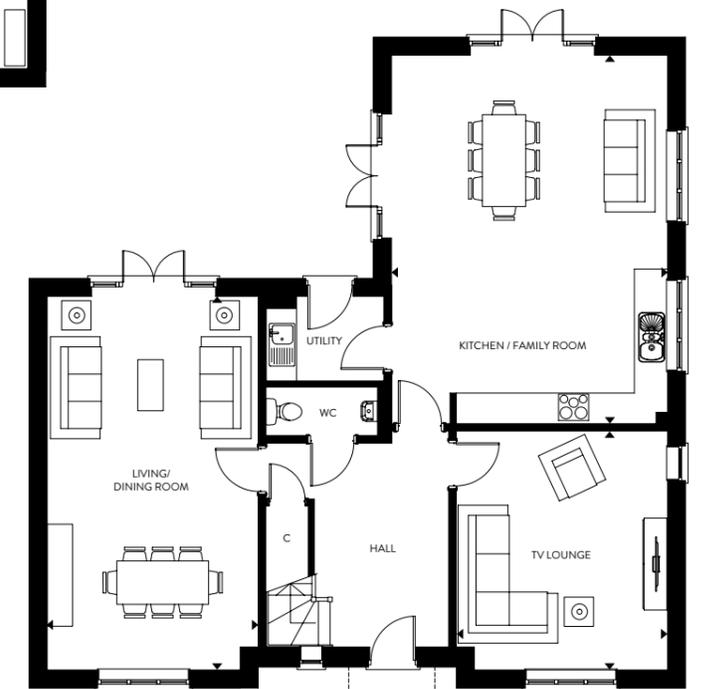


### FIRST FLOOR

<b>Bedroom 1</b>	5.41m x 4.61m	17'9" x 15'1"
<b>Bedroom 2</b>	3.89m x 3.10m	12'9" x 10'2"
<b>Bedroom 3</b>	4.17m x 3.32m	13'8" x 10'11"
<b>Bedroom 4</b>	4.17m x 3.31m	13'8" x 10'10"
<b>Bedroom 5</b>	3.10m x 2.77m	10'2" x 9'1"

### GROUND FLOOR

<b>Kitchen/ Family Room</b>	7.22m x 5.41m	23'8" x 17'9"
<b>Living / Dining Room</b>	7.32m x 4.14m	24'0" x 13'7"
<b>TV Lounge</b>	4.69m x 4.14m	15'5" x 13'7"



C Cupboard

AC Airing Cupboard

W Wardrobe

\*Handed to floorplans shown

# CHURCHILL



# SEAL OF EXCELLENCE.

BASED ON OVER 50 YEARS' EXPERIENCE OF CREATING AWARD-WINNING HOMES AND VIBRANT MIXED-USE DEVELOPMENTS, CREST NICHOLSON HAS LONG REALISED THAT BRICKS AND MORTAR ARE JUST PART OF CREATING AN AREA'S MOST SOUGHT AFTER ADDRESS.

New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations. We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.



## WE'RE COMMITTED TO BUILDING SUSTAINABLE COMMUNITIES.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer.

This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative 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. Photography taken at similar Crest Nicholson developments and Computer Generated Images are indicative only. Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. Window layouts may vary, please speak to a Sales Advisor for plot specific details. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask Sales Advisor for further details. Date January 2020.

CLAYBOURNE STEEPLE CLAYDON

# PERFECTLY PLACED.



Buckingham Road  
Steeple Claydon,  
Buckinghamshire, MK18 2QB

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[claybourne@crestnicholson.com](mailto:claybourne@crestnicholson.com)



