



CREST
NICHOLSON

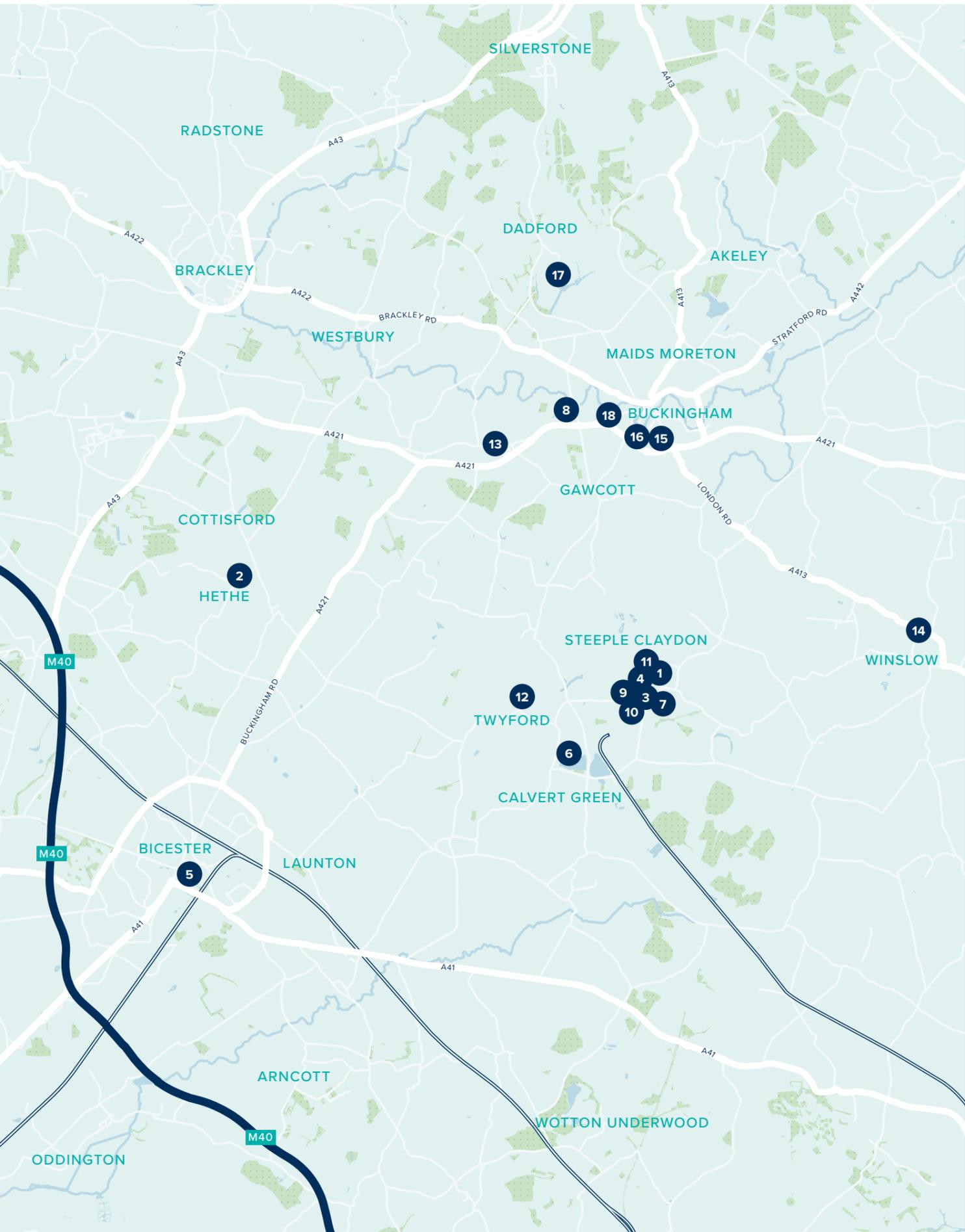
CLAYBOURNE

STEEPLE • CLAYDON

Based in the heart of beautiful Buckinghamshire, this new development of stunning homes lies at the edge of the sought-after village of Steeple Claydon. Claybourne is surrounded by the rolling Chiltern Hills and benefits from a wealth of established village amenities on its doorstep.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN STEEPLE CLAYDON

There is delight around every corner in Buckinghamshire – from beautiful, thatched pubs and cottages to the exciting hustle and bustle of historic market towns.

On your doorstep

Enjoy the tranquil peace and quiet of village life, but relax in the knowledge that there's a wide array of attractions and amenities nearby. From designer outlet villages and outdoor sports & leisure clubs to peaceful nature parks and fine dining eateries, this area has got it all.

Education

Steeple Claydon, and the surrounding area, is well served by a number of Ofsted 'good' rated schools - from nursery through to primary and secondary level. Also, the University of Buckingham is just a 15-minute drive away.

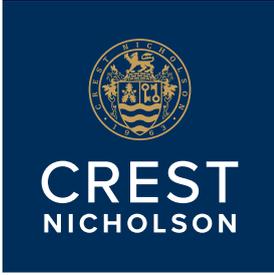
Travel

Getting around your local area is easy using the well-connected bus service. A little further afield you will find the excellent M1 and M40 motorways, plus main line train routes from Milton Keynes and Bicester.

- | | |
|-------------------------------|-------------------------------------|
| 1 Co-op Food | 11 Steeple Claydon School |
| 2 The Muddy Duck | 12 Twyford Church of England School |
| 3 The Prince of Wales | 13 Roundwood Primary School |
| 4 Steeple Claydon Post Office | 14 Sir Thomas Freemantle School |
| 5 Bicester Village | 15 The Buckingham School |
| 6 Grebe Lake | 16 Royal Latin School |
| 7 Steeple Claydon Surgery | 17 Stowe School |
| 8 Buckingham Golf Club | 18 University of Buckingham |
| 9 Karl's Bakery | |
| 10 Claydon Dental | |

-  Milton Keynes Central – 16 miles
 Bicester Village – 12 miles
 Oxford – 27 miles
 St Albans – 42 miles
-  Milton Keynes Central to London Euston – 35 minutes
 Milton Keynes Central to Birmingham New Street – 51 minutes
 Milton Keynes Central to Luton Airport – 1 hr 51 minutes





CLAYBOURNE

Buckingham Road, Steeple Claydon,
Buckinghamshire, MK18 2QB

For all enquiries please call

01296 457 003

crestnicholson.com/claybourne

IMMERSE YOURSELF IN THE HEART OF ENGLAND'S
BEAUTIFUL COUNTRYSIDE.

Claybourne is a stylish collection of 2, 3, 4 and 5-bedroom homes, which successfully balance traditional character and appearance with modern, open plan living.

Claybourne is an exciting new development on the edge of the delightful village of Steeple Claydon. While the houses are designed with ultra-modern living facilities in mind, this is a community which centres around countryside living. There is an abundance of open spaces with lush green views as far as the eye can see. The village will certainly not leave you wanting with the amenities on offer, from a picturesque church to a post office, doctors, dentist, pubs and a convenience store.

Moving further afield, and just a 12-minute drive away, is the historic

town of Buckingham. As the name suggests this was once the county town of Buckinghamshire, and it does justice to its history with the varied amount of activities and busy life on offer. There is a twice weekly market, and you will be spoilt for choice with the many fine restaurants, cafés and pubs. For a day out shopping, there's also no shortage of independent shops and national chain stores to explore.

For those looking for even more activity, a 30-minute car journey will take you either to Bicester Village or Milton Keynes. Bicester Village is a fashion lovers dream having many top designer

names at knock-down prices. Milton Keynes is the largest town in the county and, as you might expect, it really has the all the facilities you could wish for. Why not take in a show at the 1,400 seat theatre, walk around the art gallery or see a film at one of two multiplex cinemas.

For those who love the outdoors and countryside, there are plenty of great local places to visit. From sailing and golf clubs, to large parklands and the amazing Stowe House with its stunning gardens, Buckinghamshire is a great place to live and work.





**CREST
NICHOLSON**

CLAYBOURNE

DEVELOPMENT PLAN

A collection of 2, 3, 4 and 5 bed homes, nestled in the heart of Buckinghamshire and located in the heart of rural village Steeple Claydon.

2, 3, 4 & 5 BEDROOM HOMES





2 BEDROOM HOMES

The Elmswell

3 BEDROOM HOMES

- The Chesham
- The Hartley
- The Huntingdon
- The Seaton
- The Elsenham

4 BEDROOM HOMES

- The Romsey
- The Keswick
- The Marlborough
- The Dorking
- The Somerton
- The Calder
- The Salcombe
- The Caldwell

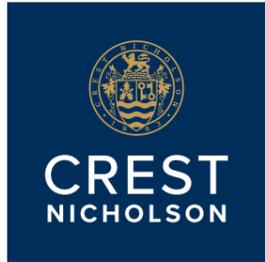
5 BEDROOM HOMES

- The Roydon
- The Stratford
- The Tindall

Affordable Housing

CS Cycle Store
BS Bin Store





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 main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME

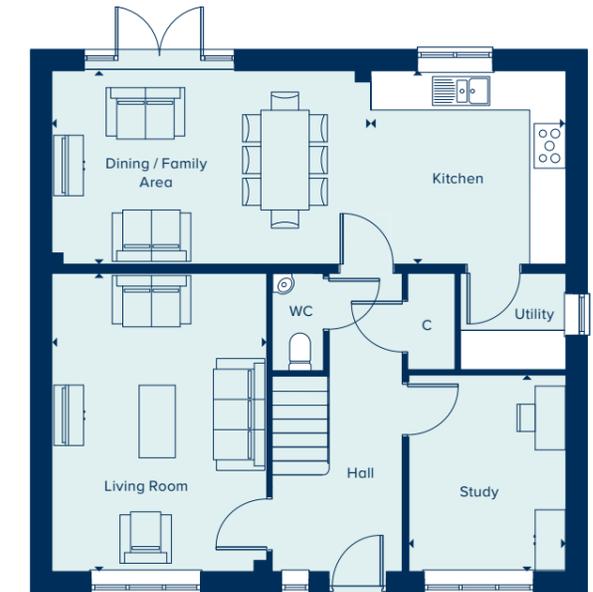


THE DORKING
4 Bedroom Home

crestnicholson.com

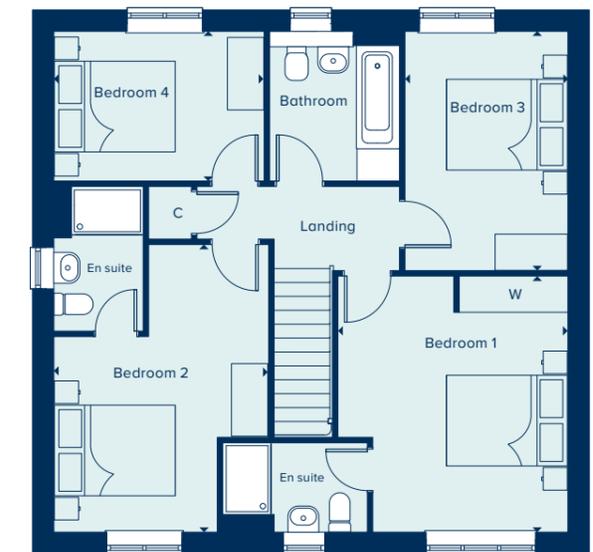
GROUND FLOOR

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

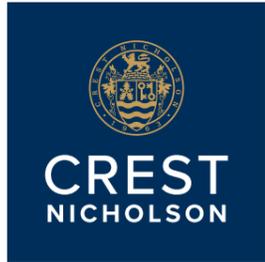
BEDROOM 1		
4.23m x 3.75m	13'9" x 12'3"	
BEDROOM 2		
4.75m x 3.55m	15'7" x 11'7"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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THE KESWICK
4 Bedroom Home

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

6.70m x 2.91m 21'11" x 9'6"

LIVING ROOM

4.81m x 3.35m 15'9" x 11'0"

STUDY

3.41m x 2.47m 11'2" x 8'1"



FIRST FLOOR

BEDROOM 1

4.35m x 3.48m 14'3" x 11'5"

BEDROOM 2

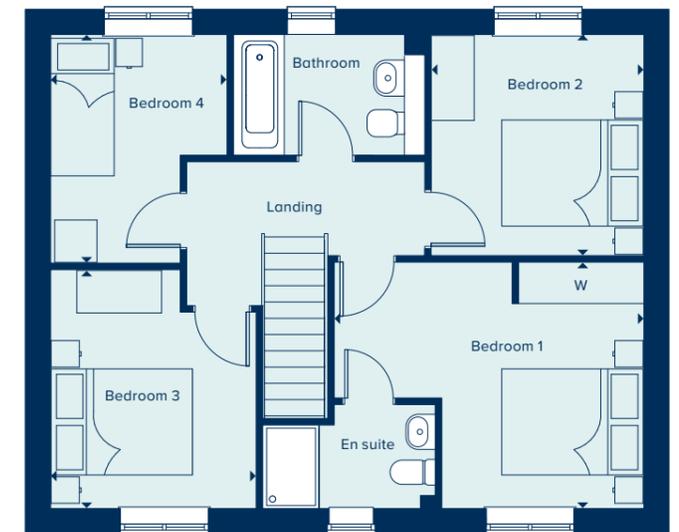
3.45m x 3.01m 11'3" x 9'9"

BEDROOM 3

3.38m x 2.91m 11'1" x 9'6"

BEDROOM 4

3.23m x 2.49m 10'7" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

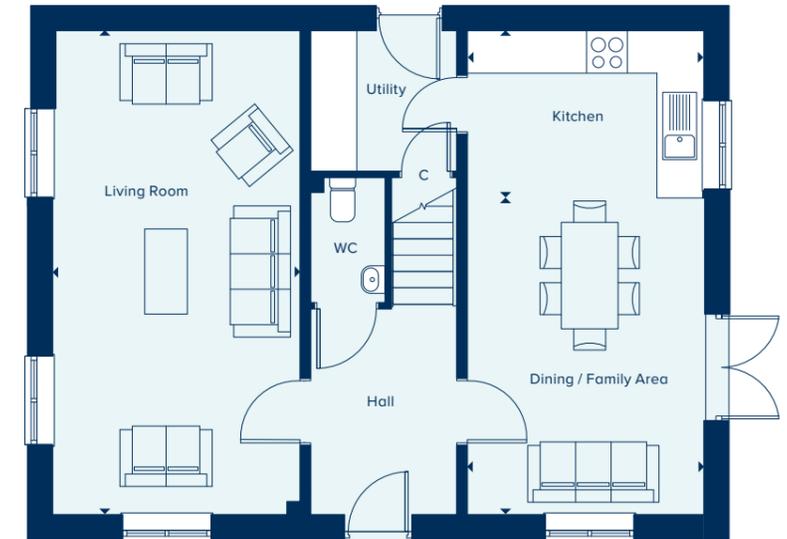
The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



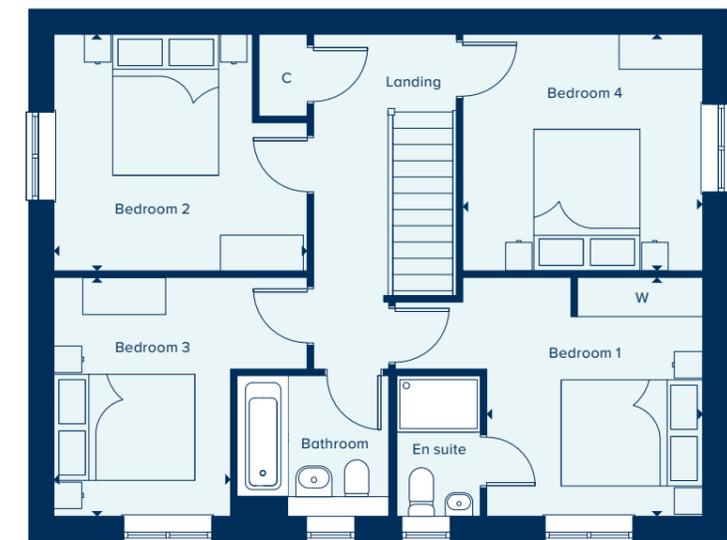
GROUND FLOOR

DINING / FAMILY AREA		
4.37m x 3.33m		14'3" x 10'11"
KITCHEN		
3.33m x 2.45m		10'11" x 8'0"
LIVING ROOM		
6.82m x 3.49m		22'4" x 11'5"



FIRST FLOOR

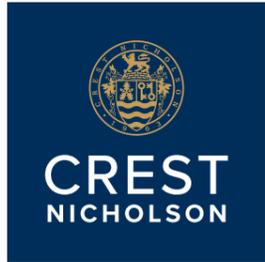
BEDROOM 1		
3.38m x 3.05m		11'1" x 10'0"
BEDROOM 2		
3.58m x 3.35m		11'9" x 11'0"
BEDROOM 3		
3.38m x 2.50m		11'1" x 8'2"
BEDROOM 4		
3.40m x 3.35m		11'2" x 11'0"



C Cupboard W Wardrobe ● Specification

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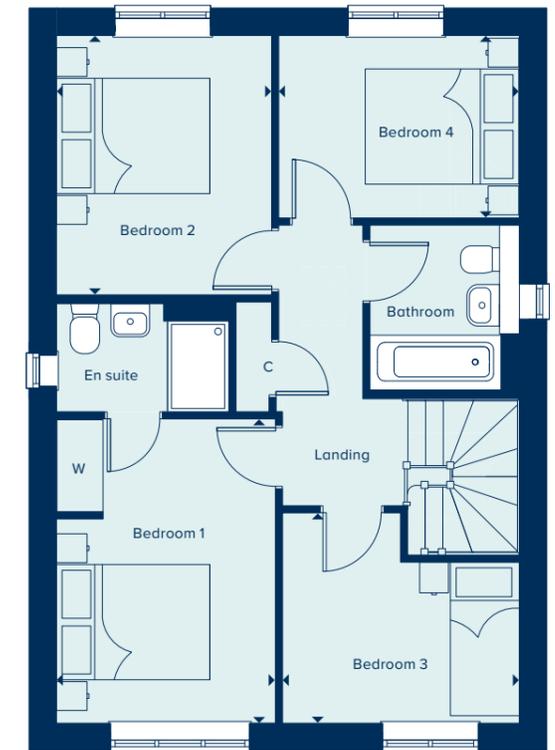
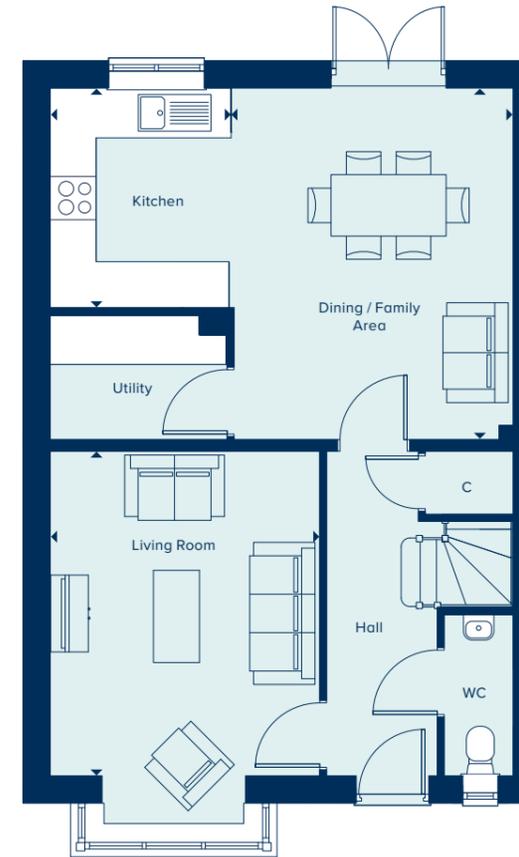
THE ROMSEY
4 Bedroom Home

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 2.89m 13'0" x 9'6"

BEDROOM 2

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

BEDROOM 3

3.05m x 2.80m 10'0" x 9'2"

BEDROOM 4

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

C Cupboard W Wardrobe ● Specification

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THE SALCOMBE

The Salcombe is a stunning four bedroom home with generous kitchen/dining/family area perfect for entertaining or relaxing with the family. The separate living space offers a calming space to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms, the main and second bedroom complete with en-suite, this is a perfect home for a growing family.

4 BEDROOM HOME

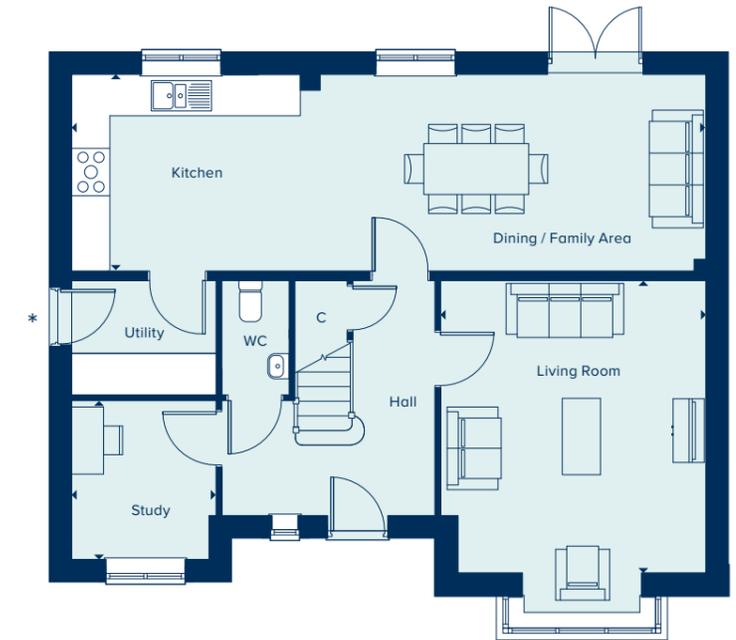


THE SALCOMBE
4 Bedroom Home

crestnicholson.com

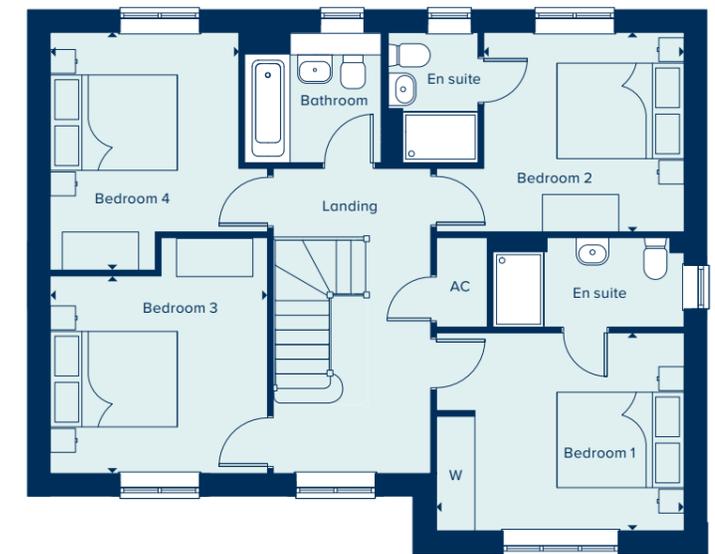
GROUND FLOOR

DINING / FAMILY AREA		
6.37m x 3.09m	20'11"	x 10'1"
KITCHEN		
3.60m x 3.09m	11'9"	x 10'1"
LIVING ROOM		
4.59m x 4.17m	15'1"	x 13'8"
STUDY		
2.49m x 2.27m	8'2"	x 7'5"



FIRST FLOOR

BEDROOM 1		
3.89m x 3.11m	12'9"	x 10'2"
BEDROOM 2		
3.15m x 3.13m	10'4"	x 10'3"
BEDROOM 3		
3.42m x 3.10m	11'2"	x 10'2"
BEDROOM 4		
3.73m x 2.96m	12'3"	x 9'9"



AC Airing Cupboard C Cupboard W Wardrobe * External door to plots 50, 54, 75 & 76 only • Specification

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME

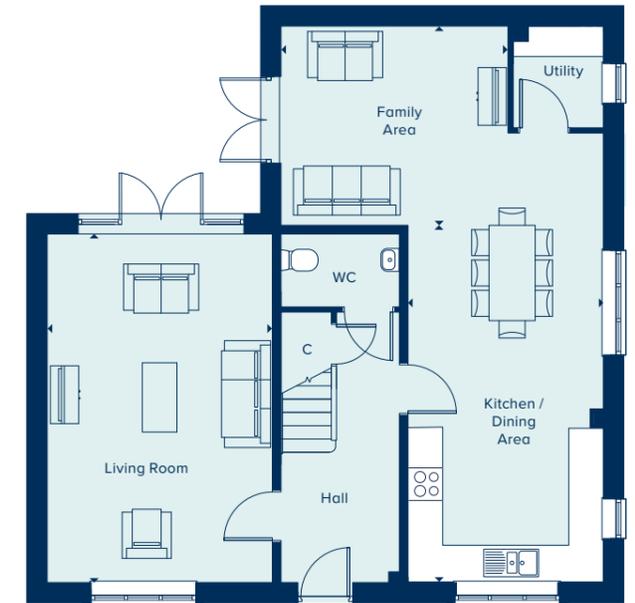


THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	3.93m x 3.45m	12'1" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3"x 11'1"
LIVING ROOM	6.04m x 3.9m	19'8"x 12'9"



FIRST FLOOR

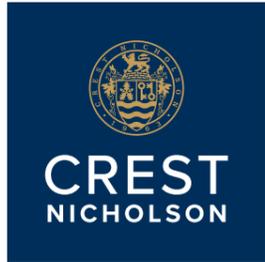
BEDROOM 1	3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	3.29m x 2.99m	10'9" x 9'10"
BEDROOM 3	3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	3.29m x 2.71m	10'9" x 8'11"
BEDROOM 5	3.51m x 2.88m	11'6" x 9'5"



C Cupboard W Wardrobe

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THE STRATFORD

5 Bedroom Home

crestnicholson.com

THE STRATFORD

An ultimately flexible home, The Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suites. There's ample potential for a home office, a games room or a home cinema. The Stratford offers a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / FAMILY / DINING AREA

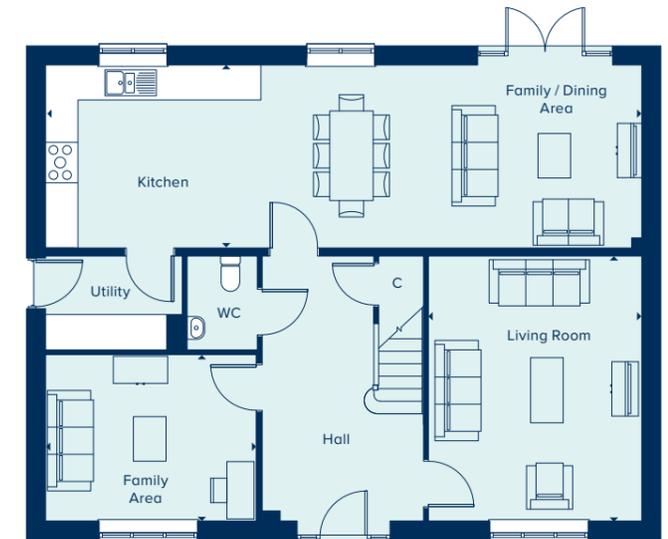
10.98m x 3.36m 36'0" x 11'0"

LIVING ROOM

4.87m x 3.93m 16'0" x 12'10"

FAMILY AREA

3.88m x 3.06m 12'9" x 10'0"



FIRST FLOOR

BEDROOM 1

4.00m x 3.44m 13'1" x 11'3"

BEDROOM 2

4.63m x 3.50m 15'2" x 11'6"

BEDROOM 3

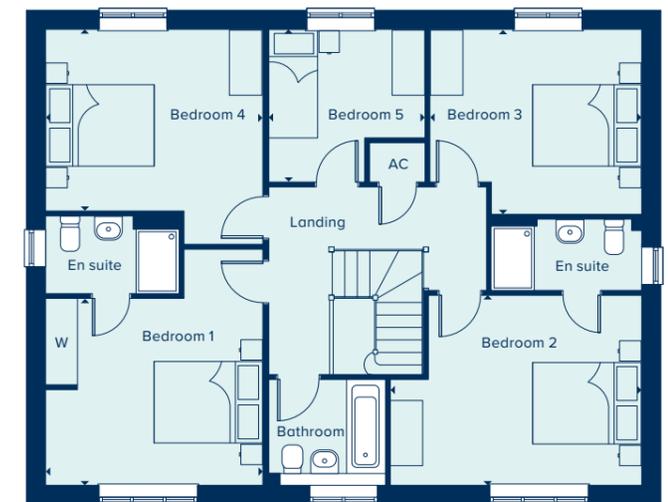
3.90m x 3.40m 12'9" x 11'1"

BEDROOM 4

4.00m x 3.34m 13'1" x 10'11"

BEDROOM 5

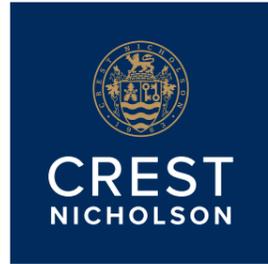
2.88m x 2.81m 9'5" x 9'2"



AC Airing Cupboard C Cupboard W Wardrobe

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	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	•	•	•	•
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	•	•	•	•
Soft close toilet seats	•	•	•	•
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	•	•	•	•
Energy efficient downlights 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	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom 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	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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House Type Illustration

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Development Map/Site Plan

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