



FURLONG HEIGHTS

LAVENDON

RURAL ELEGANCE

Be part of this idyllic village and enjoy everything that the rural parish of Lavendon has to offer. Furlong Heights, an exclusive 14 property development by Brampton Valley Homes, offers modern, high end living in the heart of this rural community. Lavendon is an historic village in the Middle England county

of Buckinghamshire with its roots dating back to 1100AD. Today, the village has a combined school for children from reception to year 6, as well as a village store and Post Office, an independent garage, village hall and two public houses.

VILLAGE LIFE WITH BEAUTIFUL SURROUNDINGS

With a primary school, boasting an Ofsted rating of outstanding, only a few minutes' walk away, a village playing field and community centre, as well as excellent original country pubs, Lavendon is a truly beautiful village. Having a community that's grown together, this stunning, sought after location is perfectly situated for commuting to nearby Bedford, Northampton and Milton Keynes.

When you have some down time, why not take a walk around the picturesque village centre then venture off into the countryside to explore one of more than 40 rural walks and bike rides. You could even enjoy a relaxing paddle

in the nearby River Great Ouse as it wends its way through the fields. The Glebe is perfectly located in a tranquil setting on the edge of the village, giving you easy access to the English countryside and all it has to offer.

If the bustle of a lively city centre is more you, Lavendon is the perfect base for enjoying Milton Keynes. Just 13 miles away, buses run regularly during the week, as well as throughout the weekend. So, it's easy to get out and enjoy everything that Milton Keynes has to offer, before retreating back to your blissful village home at the end of the day.



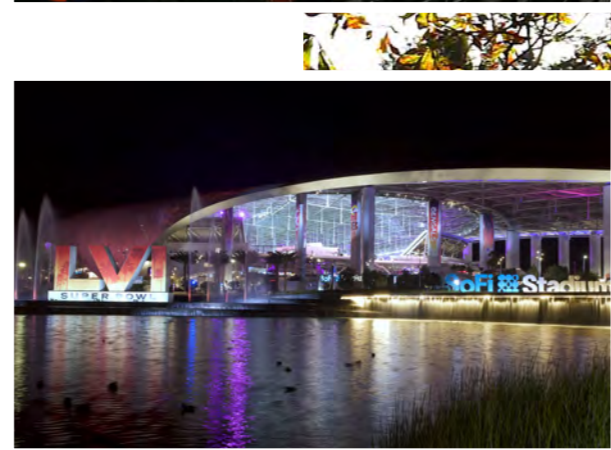
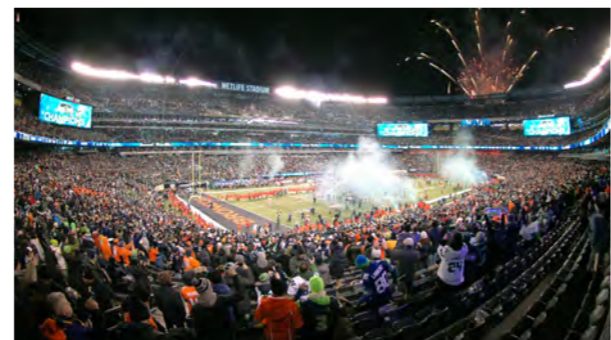
THE BEST OF BOTH WORLDS

Furlong Heights is surrounded by some of the region's most spectacular countryside and, with Milton Keynes, Bedford and Northampton so close by, you'll be able to enjoy the best of both worlds. Why not visit Bletchley Park, previously the top secret home of WW2 codebreakers? You could head to Milton Keynes, to take in the extensive shopping, restaurants, cinemas and of course the UK's largest indoor real snow slope, Xscape.

At the end of your day, you could head across to the famous MK Bowl to watch your favourite band grace the stage. They'll be following in the footsteps of some timeless global artists, including David Bowie, Green Day, Oasis, Michael Jackson and AC/DC.

The wider area is blessed with some wonderful theatres and music venues, such as Milton Keynes Theatre, The Deco, The Royal and Derngate and the delightfully intimate Stables Theatre.

The village of Lavendon is nestled almost on the edge of the market town of Olney, with the expansive Emberton Country Park just a 15min bike ride from the village centre. Activities here include sailing, kayaking, fishing and camping. There is even the Olney Outdoor Swimming Pool much favoured locally, which is part of the river and easily accessible.



HOMES OF DISTINCTION

A selection of contemporary two, three and four-bedroom detached homes with a variety of styles from our enhanced platinum specification.

Enjoy open plan living, the highest quality fixtures and fittings and an idyllic village location surrounded by Buckinghamshire countryside.



SITE MAP



-  The Aston
-  The Calvert
-  The Belmont
-  The Dahlia
-  The Emberton
-  The Fielden



The Aston

3 BED HOME

The Aston is a 1593 sqft three bedroom detached home with a family bathroom and the master suite boasts a dressing room and en-suite. The ground floor features a lounge and large open plan kitchen/family room with a separate utility room, pantry and bi-fold doors which open into the garden and offer ample natural lighting.



FLOOR PLANS

GROUND FLOOR

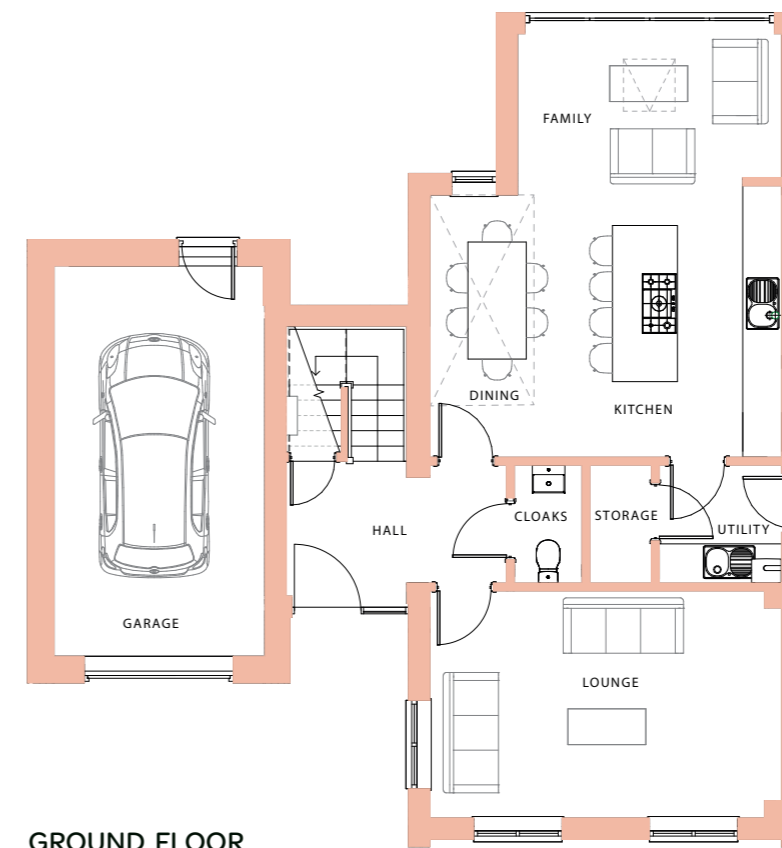
Lounge	17'7" x 11'5"	5.4m x 3.5m
Kitchen	17'7" x 13'2"	5.4m x 4.0m
Family	13'3" x 8'1"	4.1m x 2.5m
Utility	6'2" x 5'9"	1.9m x 1.8m

FIRST FLOOR

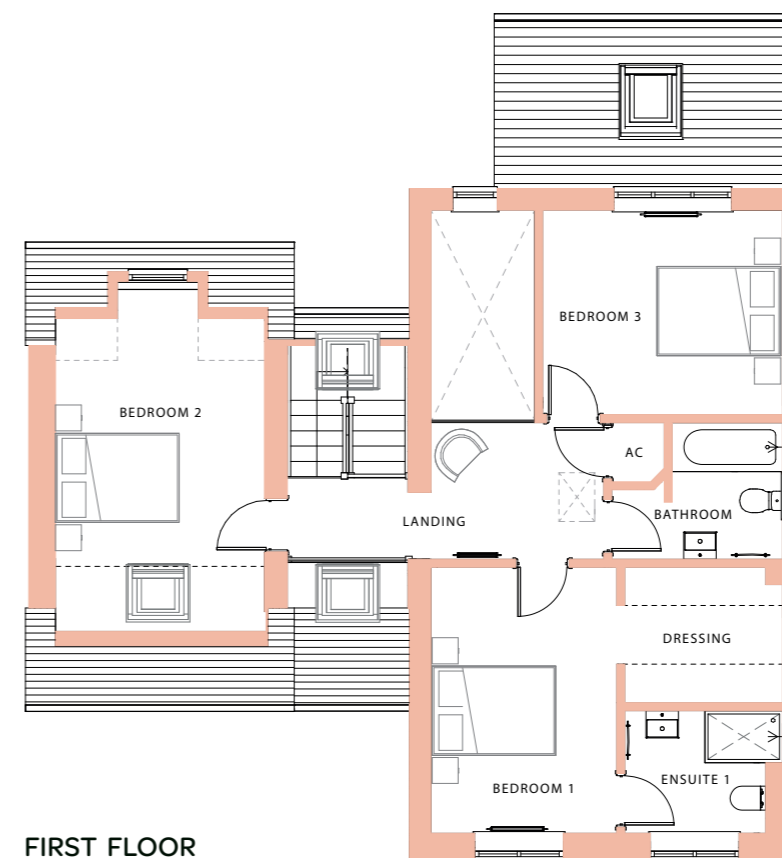
Bedroom 1	9'4" x 13'4"	2.9m x 4.1m
Dressing	8'0" x 6'8"	2.4m x 2.1m
Bedroom 2	10'5" x 15'8"	3.2m x 4.8m
Bedroom 3	12'1" x 10'3"	3.7m x 3.1m

TOTAL AREA

1593 Sqft / 148m²



GROUND FLOOR



FIRST FLOOR

These floorplans and computer generated images are indicative only and depict the Aston housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Belmont

3 BED HOME

The Belmont is a 1399 sqft three bedroom detached home offering a master suite, two further bedrooms and a family bathroom on the first floor with a kitchen/dining room, separate living room, utility room and W/C on the ground floor. The property benefits from an adjoining garage and French doors leading to the garden from both the kitchen/dining and living rooms.



FLOOR PLANS

GROUND FLOOR

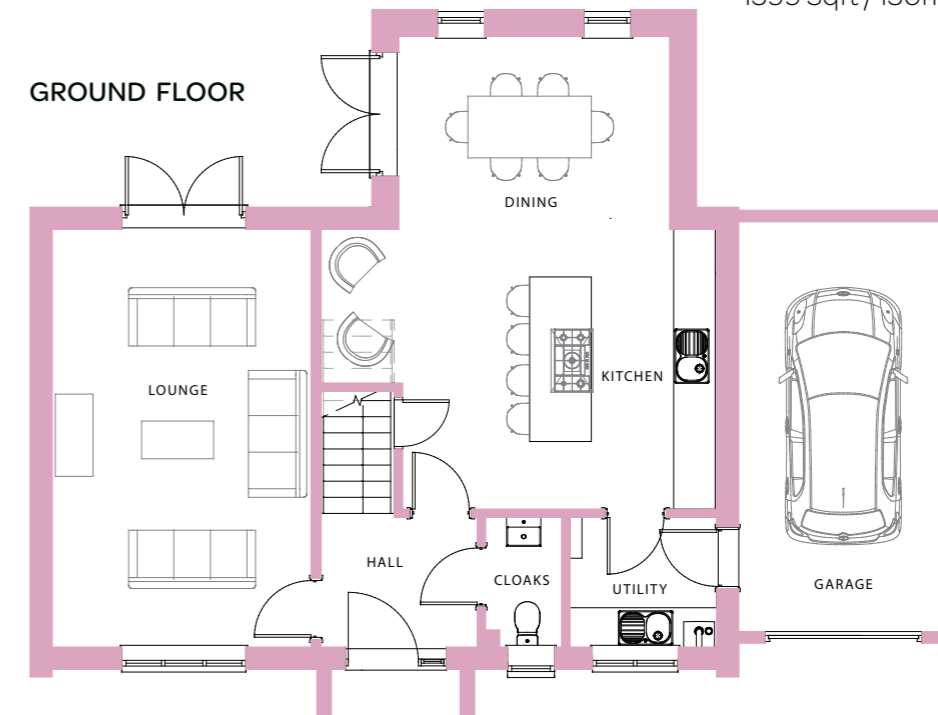
Lounge	12'4" x 20'0"	3.8m x 6.1m
Kitchen	18'9" x 13'4"	5.8m x 4.1m
Dining	13'0" x 9'2"	3.9m x 2.8m
Utility	7'0" x 6'2"	2.1m x 1.9m

FIRST FLOOR

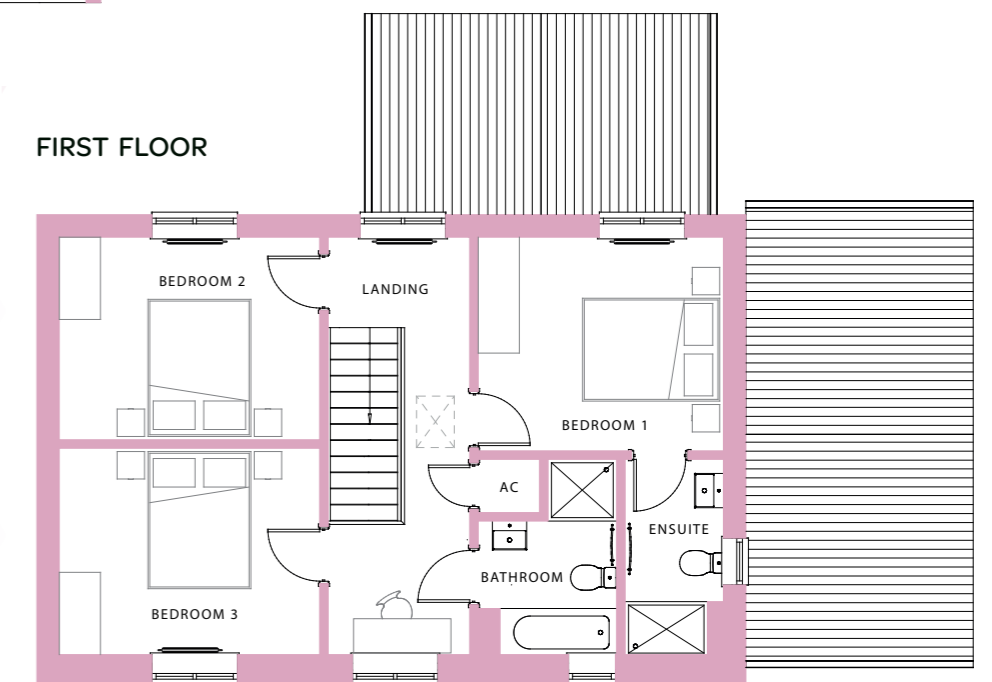
Bedroom 1	11'7" x 10'2"	3.6m x 3.1m
Bedroom 2	12'5" x 9'9"	3.8m x 3.0m
Bedroom 3	12'5" x 9'7"	3.8m x 3.0m

TOTAL AREA

1399 Sqft / 130m²



FIRST FLOOR



These floorplans and computer generated images are indicative only and depict the Belmont housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Calvert

4 BED HOME

The Calvert is a 2174 sqft four bedroom detached home offering a master suite with dressing area and en-suite; three further bedrooms and two bathrooms on the first floor. The ground floor features a W/C, separate living room and dining or study area, with a substantial open plan kitchen/ family/dining room which is flooded with natural light through bi-fold doors and velux windows.



FLOOR PLANS

GROUND FLOOR

Lounge	13'0" x 19'2"	4.0m x 5.9m
Kitchen/Dining/Family	25'8" x 19'2"	7.9m x 5.9m
Dining/Study	12'4" x 10'1"	3.8m x 3.1m
Utility	10'5" x 5'8"	3.2m x 1.8m

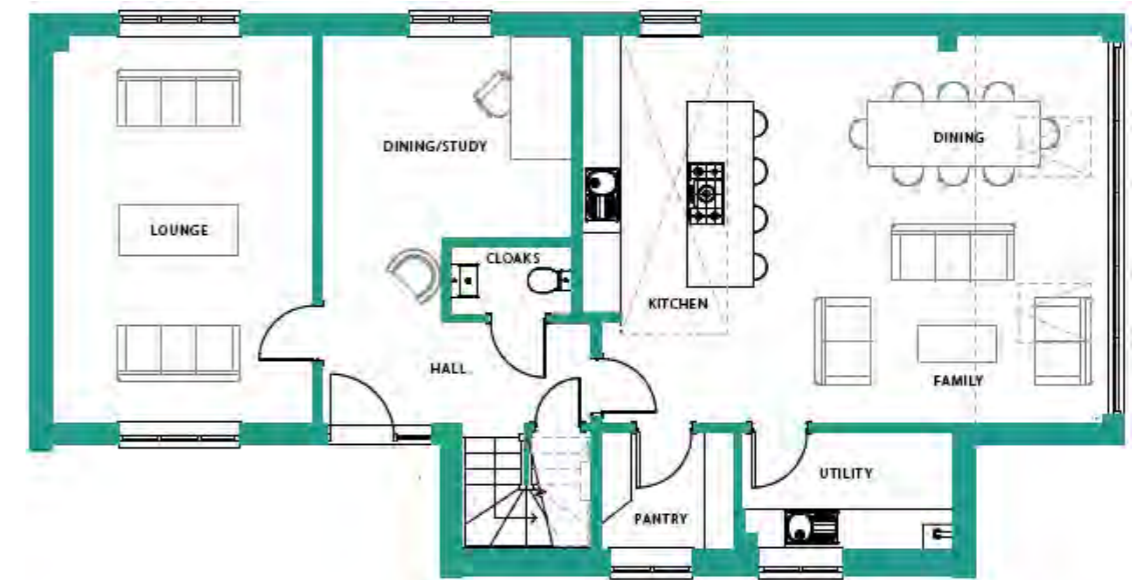
FIRST FLOOR

Bedroom 1	10'8" x 13'3"	3.3m x 4.0m
Dressing	8'8" x 5'7"	2.7m x 1.8m
Bedroom 2	11'9" x 9'6"	3.6m x 2.9m
Bedroom 3	10'8" x 11'3"	3.3m x 3.4m
Bedroom 4	12'9" x 9'3"	3.9m x 2.8m

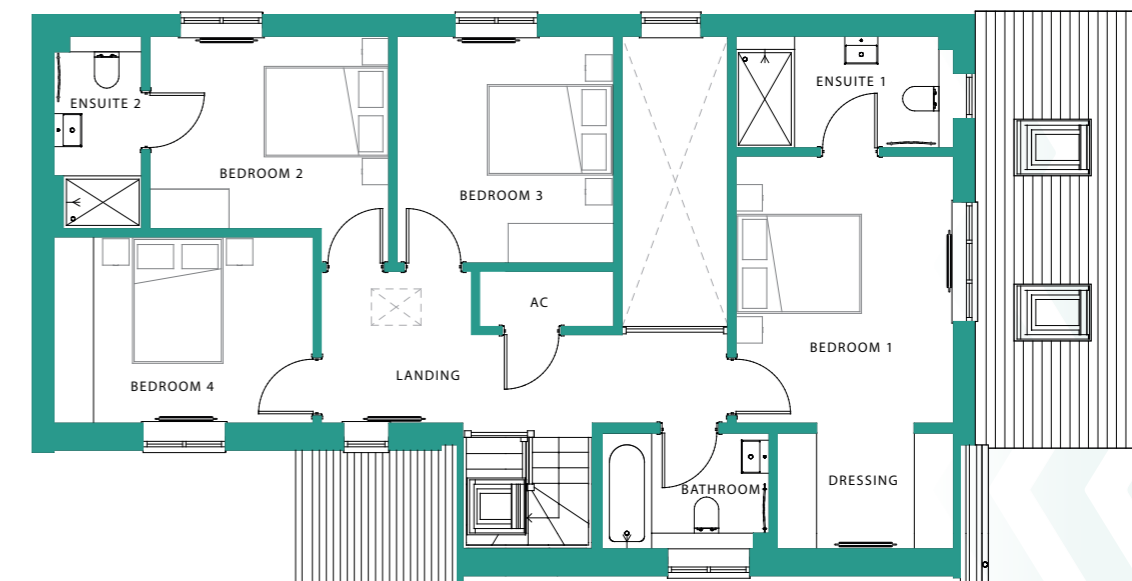
TOTAL AREA

2174 Sqft / 202m²

GROUND FLOOR



FIRST FLOOR



These floorplans and computer generated images are indicative only and depict the Calvert housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Dahlia

4 BED HOME

The Dahlia is a 2174 sqft four bedroom detached home benefiting from a spacious kitchen/dining/family room with bi-fold doors opening into the garden. The ground floor also provides a separate lounge, utility room, study, and WC. The first floor offers three double bedrooms, one with an en-suite, a family bathroom and a master bedroom with en-suite and dressing room. This prestigious home provides ample light with a floor to ceiling window and is truly one of a kind.



FLOOR PLANS

GROUND FLOOR

Lounge	14'1" x 18'0"	4.3m x 5.5m
Kitchen/Dining	24'0" x 10'7"	7.3m x 3.3m
Family	14'1" x 15'2"	4.3m x 4.6m
Dining/Study	13'6" x 9'8"	4.2m x 3.0m
Utility	9'3" x 5'9"	2.8m x 1.8m

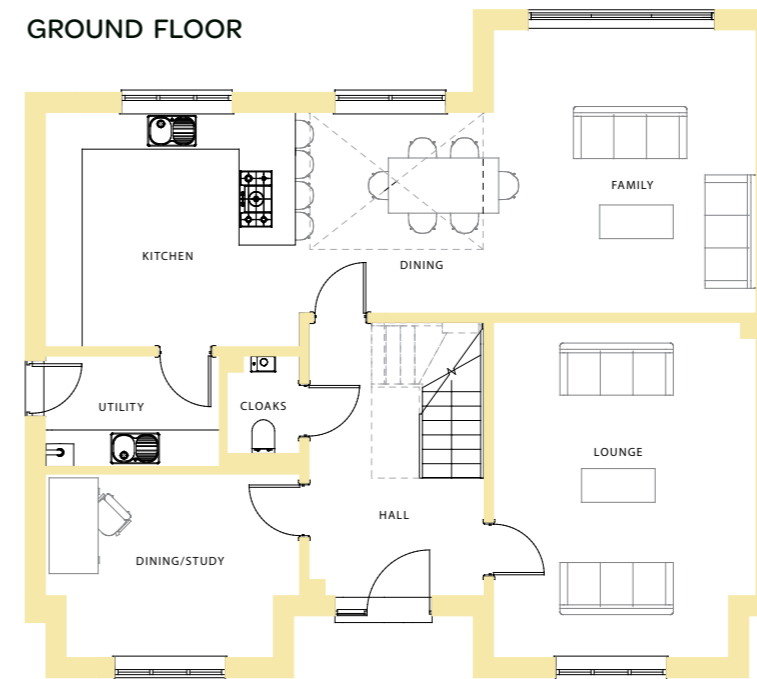
FIRST FLOOR

Bedroom 1	14'1" x 11'5"	4.3m x 3.5m
Dressing	10'2" x 5'6"	3.1m x 1.7m
Bedroom 2	13'7" x 11'2"	4.2m x 3.4m
Bedroom 3	14'1" x 10'3"	4.3m x 3.2m
Bedroom 4	13'7" x 10'0"	4.2m x 3.0m

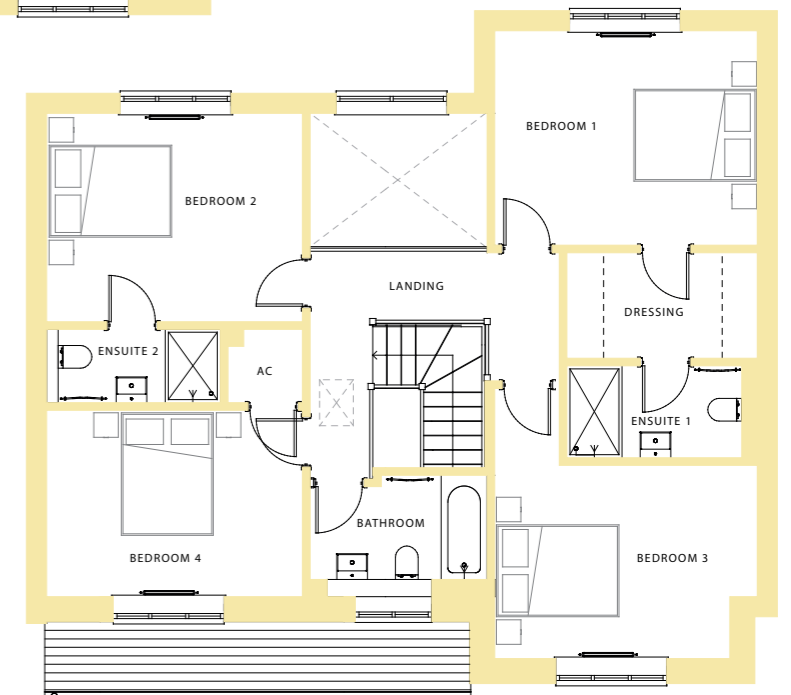
TOTAL AREA

2174 Sqft / 202m²

GROUND FLOOR



FIRST FLOOR

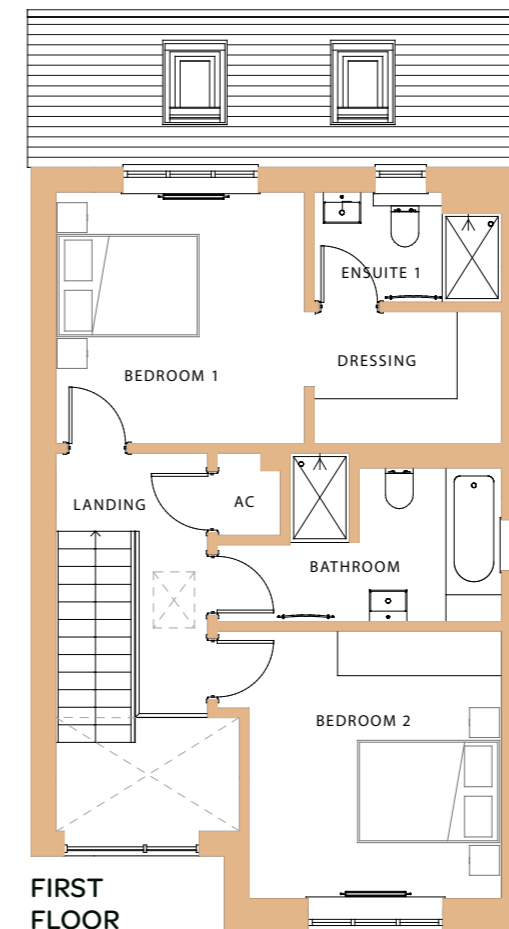
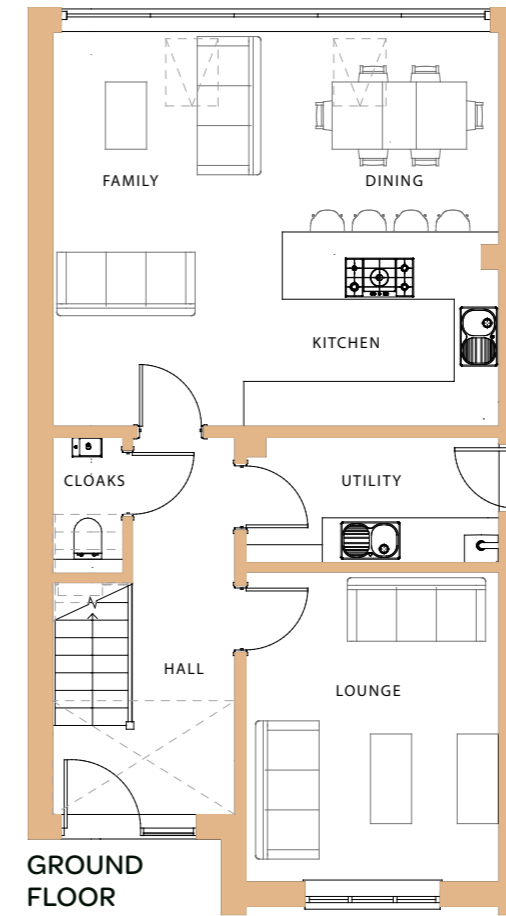


These floorplans and computer generated images are indicative only and depict the Dahlia housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Emberton

2 BED HOME

The Emberton is a 1302 sqft two-bedroom home featuring a master bedroom with en-suite and dressing area, a second double bedroom and family bathroom. The ground floor has a living room, utility room, WC, and open plan kitchen/dining/family room with bi-fold doors leading to the garden.



FLOOR PLANS

GROUND FLOOR

Lounge	11'1" x 13'6"	3.4m x 4.2m
Kitchen/Dining/Family	19'6" x 17'3"	6.0m x 5.3m
Utility	11'1" x 5'5"	3.4m x 1.7m

FIRST FLOOR

Bedroom 1	10'9" x 11'1"	3.3m x 3.4m
Dressing	8'3" x 5'8"	2.5m x 1.8m
Bedroom 2	11'1" x 11'8"	3.4m x 3.6m

TOTAL AREA

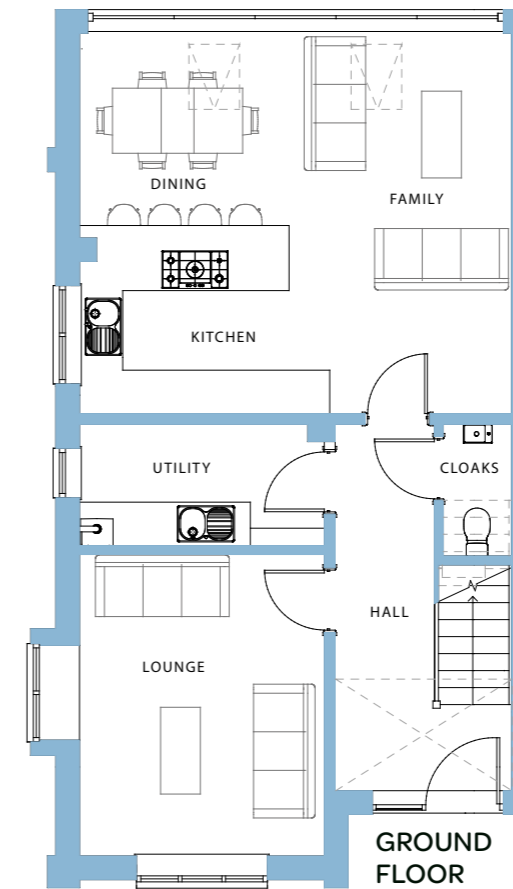
1302 Sqft / 121m²

These floorplans and computer generated images are indicative only and depict the Emberton housetype. Some plots are a handed version of this housetype. All sizes are approximate with maximum finished dimensions, see last page of floorplans for full disclaimer.

The Fielden

2 BED HOME

The Fielden is a 1302 sqft two-bedroom home, featuring a master bedroom with en-suite and dressing area, a second double bedroom and family bathroom. The ground floor has a living room, utility room, WC, and open plan kitchen/dining/family room with bi-fold doors leading to the garden.



FLOOR PLANS

GROUND FLOOR

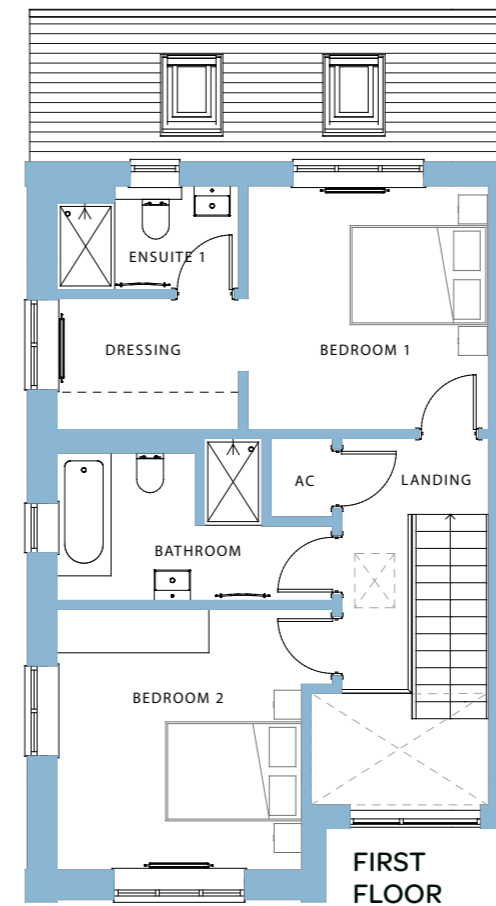
Lounge	11'1" x 13'6"	3.4m x 4.2m
Kitchen/Dining/Family	19'6" x 17'3"	6.0m x 5.3m
Utility	11'1" x 5'5"	3.4m x 1.7m

FIRST FLOOR

Bedroom 1	10'9" x 11'1"	3.3m x 3.4m
Dressing	8'3" x 5'8"	2.5m x 1.8m
Bedroom 2	11'1" x 11'8"	3.4m x 3.6m

TOTAL AREA

1302 Sqft / 121m²



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SPECIFICATION

Every home will benefit from our platinum specification

KITCHENS

Each home features German-engineered Häcker kitchens with a choice of colours and finishes, and benefits from quartz worktops. Integrated NEFF appliances include a slide and hide oven with combi microwave, induction hob and extractor, wine cooler, fridge freezer and dishwasher.

A choice of porcelain floor tile options is available from Porcelanosa to feature across your kitchen/ living/ dining areas.*

BATHROOMS & EN SUITES

Bathrooms feature ceramic sanitaryware, double panel bath screens, chrome taps and showers, and full height tiles throughout. A choice of large format porcelain floor and wall tiles are available from Porcelanosa.*

Our platinum specification also provides a vanity unit and mirror in the main bathroom, along with a bathroom accessories pack including a wall-mounted toilet paper holder and toilet brush holder.

*Speak to a sales adviser for details on our range of packages and upgrade options. Choices available dependent on current build stage.



ENVIRONMENTAL DETAILS

Heating and hot water can be controlled remotely from your Smart phone through an award-winning Hive Thermostat and midfloor insulation has been installed for enhanced energy-efficiency and sound proofing.

FINISHES & FEATURES

Internally, homes benefit from Oak veneered doors with stylish handles throughout, media plates in lounges, TV points to all bedrooms, and brushed chrome plug sockets and light switches throughout.

EXTERNAL DETAIL

Your home will feature contemporary red brickwork, oak shade cladding, complimentary colour roof tiles, anthracite windows and Electric Vehicle charging points in detached double garages*.

*Plot specific.
 These particulars should be treated as general guidance and for illustrative purposes only and should not be relied upon as statements or representations of fact.



BUILDING EXCELLENCE

Established in 2016, Brampton Valley Homes is a specialist builder of small developments in idyllic countryside locations with great links to cities.

Making kitchens and bathrooms the focal point, we're dedicated to delivering your unique living space to uncompromising standards of design and build. We do things differently with a high-quality specification that you'll notice the moment you walk through the door together with a choice of finishing touches.

Good customer service is important to us and we aim to make the customer journey as enjoyable as possible, from the moment you enquire to after-sales and beyond.

WARRANTY

Your home is also protected by a NHBC 10-year warranty offering you peace of mind.



Customer Journey

Of course, our commitment to building quality homes doesn't end the moment your house is built. Our customer care department is on hand from the moment you move in to deal with any after sales queries.

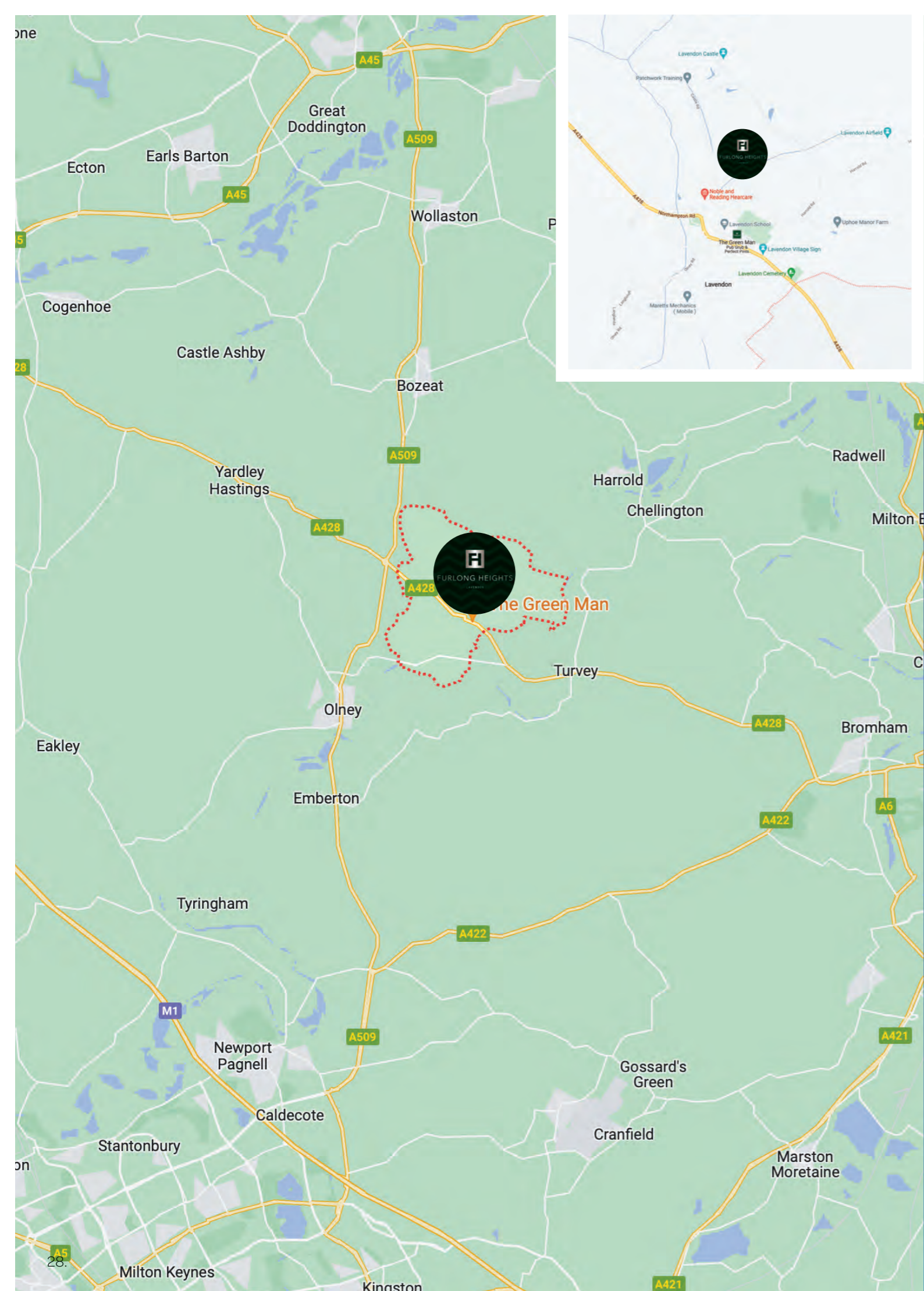
**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Home demonstrations are carried out virtually and will involve explaining how the property was constructed, how appliances and systems work and important points to note about living in a newly built property.



BRAMPTON VALLEY
HOMES



STAYING CONNECTED

JESSE GREEN,
OFF THE GLEBE,
LAVENDON
MK464HY

Lavendon to Milton Keynes 25 minutes by car
Lavendon to London 1 hour 30 minutes by car

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, the finished product may vary from the information provided. Properties may vary significantly from that shown. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact Furlong Heights to ascertain the availability of any particular property.



FURLONG HEIGHTS

LAVENDON

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