



BOLEBEC MEAD

whitchurch | buckinghamshire

A private development of stylish 3, 4 & 5 bedroom homes in an exquisite countryside location

PROPERTY
MATTERS

(ALBION) LTD

LUXURIOUS HOMES IN THE HEART OF BUCKINGHAMSHIRE



Bolebec Mead is a collection of just 21 private homes located in a designated Area of Attractive Landscape (AAL) on the edge of the village of Whitchurch.

Exquisitely finished and architecturally striking, a new home here would give you the chance to live a modern lifestyle surrounded by outstanding countryside.



Phase one properties – all sold

SITEPLAN

Expertly landscaped and beautifully designed, Bolebec Mead completes the Bushmead Road street scene to the south, blends into the rolling countryside beyond, and is framed by the mature trees and hedgerows to the East and West.

THE STIRLING | Plots 8, 9, 13, 15, 17, 19 & 20
4 bedroom home, 2 additional loft rooms

THE ALDERTON | Plots 10 & 11
3 bedroom home, 1 additional loft room

THE WINDSOR | Plot 12
3 bedroom home, 1 additional loft room

THE WARWICK | Plots 7 & 14
4 bedroom home, 1 additional loft room

THE KENILWORTH | Plot 16
4 bedroom home, 2 additional loft rooms

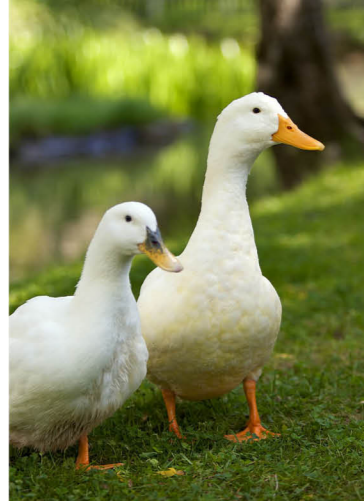
THE BOLEBEC | Plots 18 & 21
5 bedroom home, 2 additional loft rooms



Phase One (SOLD)
Phase Two (FOR SALE)

LOOKING BEYOND BOLEBEC MEAD

With London Euston, one of the main HS2 hubs, under an hour away, the whole country is easily within reach.



Enjoy everything Bolebec Mead and the picturesque village of Whitchurch has to offer.

Surrounded by rolling fields, a renowned local farm shop; excellent commuter links and within the catchment of outstanding schools including two state grammar schools.

Detailed design and carefully considered traditional construction; incorporating new technologies and sustainable building systems including air source heat pump systems, resulting in Smart-Eco-Friendly homes.

Combine the family life you want and the busy lifestyle you lead, in an environment that you love.



LEIGHTON BUZZARD
16 mins by car

EUSTON
30 mins by train

AYLESBURY
9 mins by car

MARYLEBONE
65 mins by train

AYLESBURY
18 mins by bus

BICESTER
30 mins by car

OXFORD
45 mins by car

HEATHROW
50 mins by car

CENTRAL LONDON
65 mins by car

BIRMINGHAM
100 mins by car

THE STIRLING

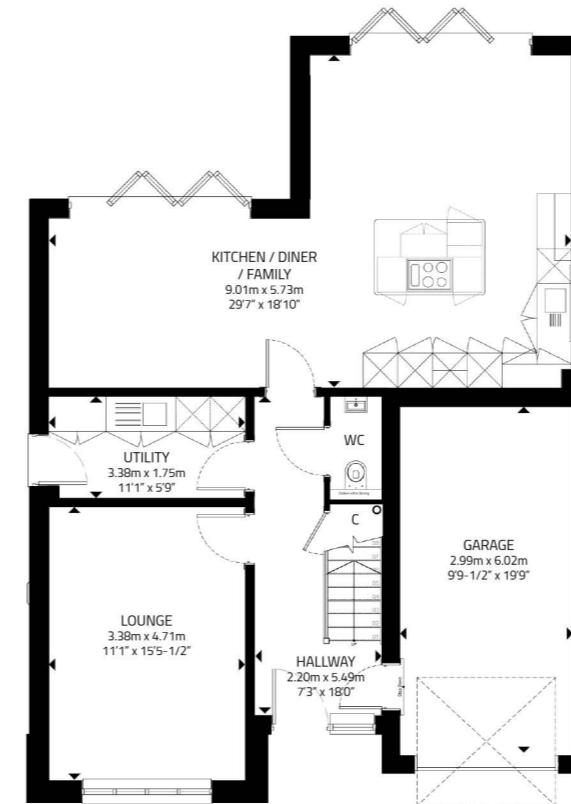


Plots 8, 9, 13, 15, 17, 19 & 20

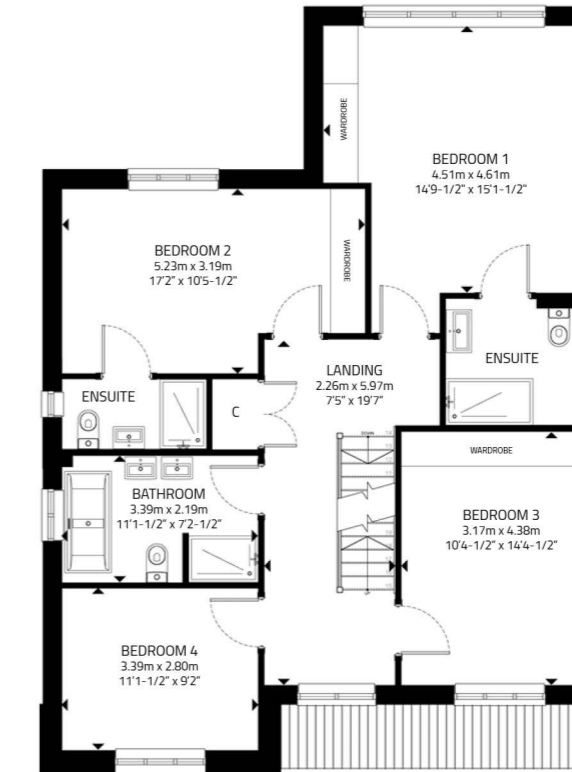
THE STIRLING

4 bedroom home
2 additional loft rooms

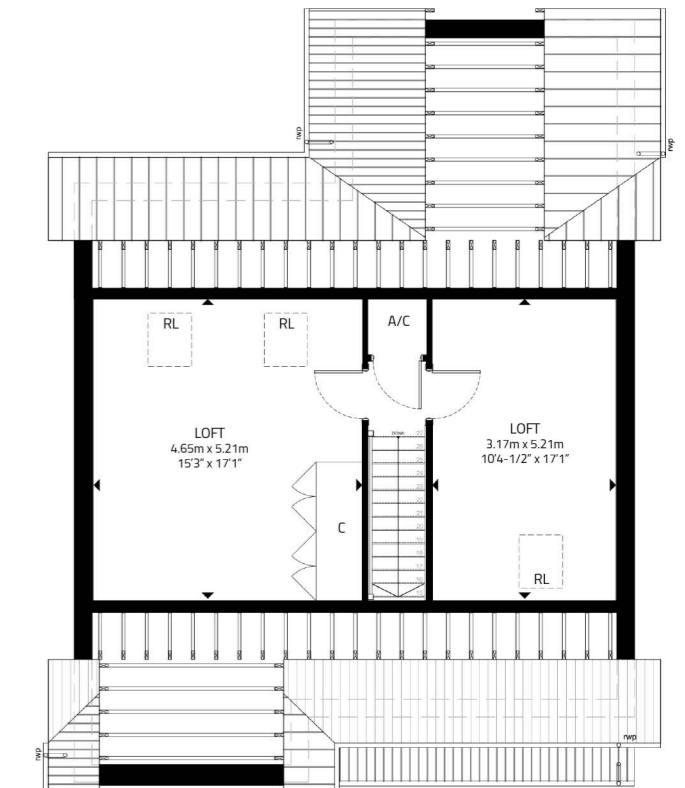
2330 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these.

THE ALDERTON

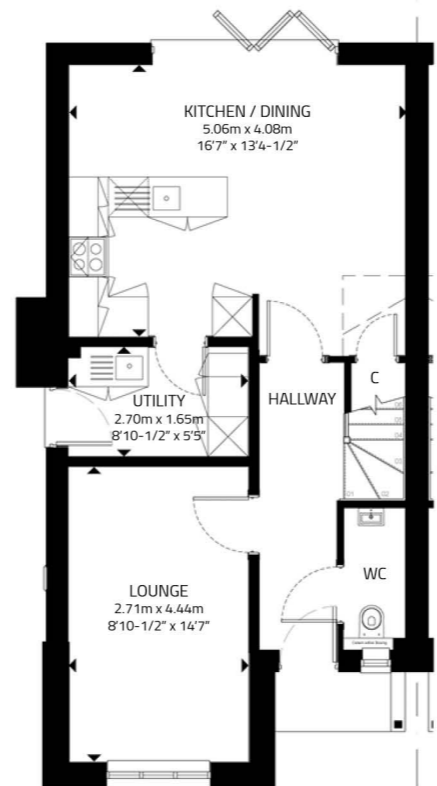


Plots 10 & 11

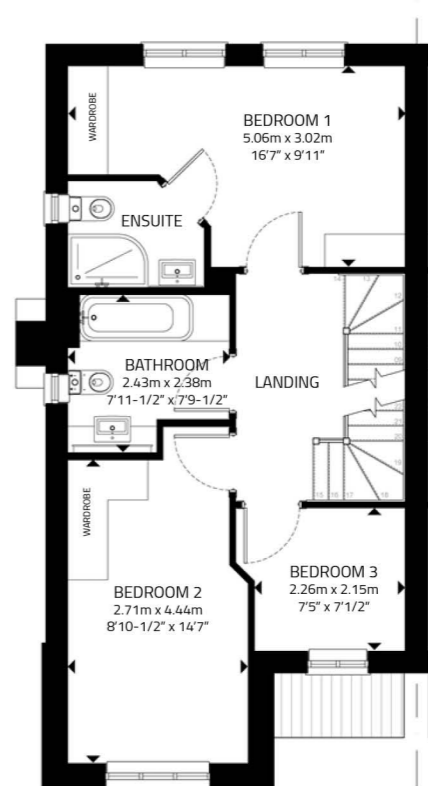
THE ALDERTON

3 bedroom home
1 additional loft rooms

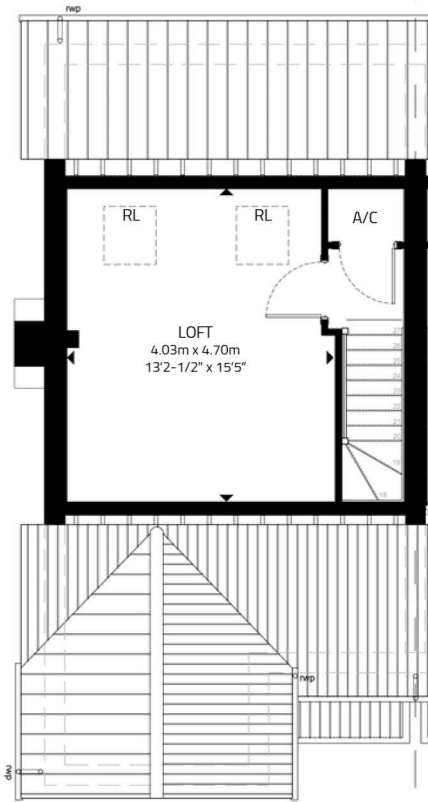
1310 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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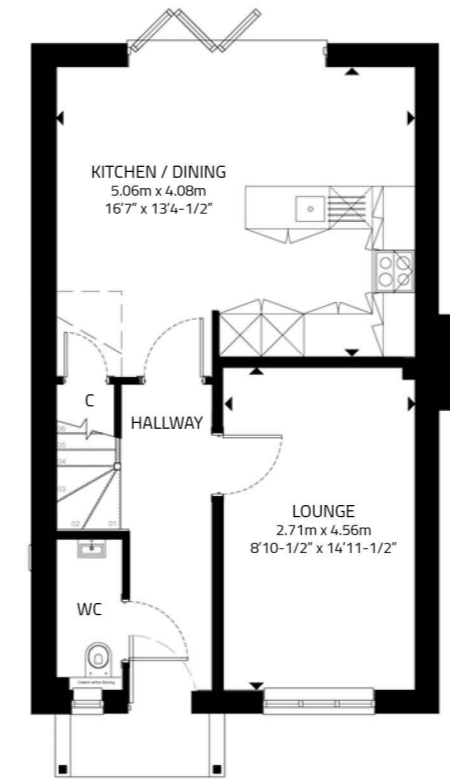
THE WINDSOR



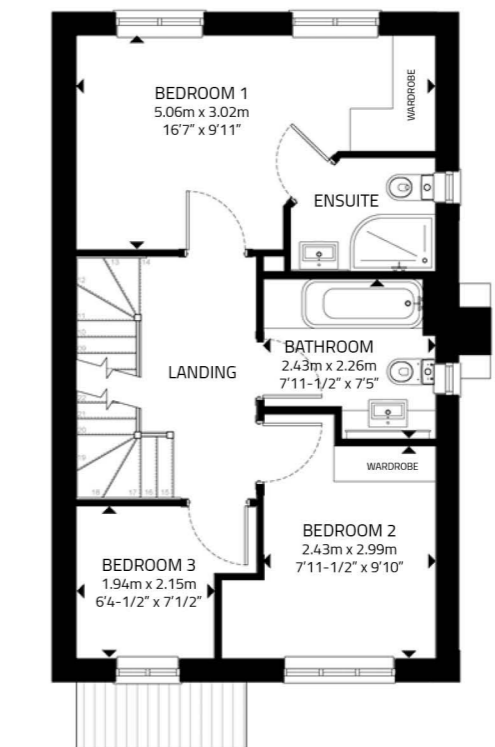
THE WINDSOR

3 bedroom home
1 additional loft rooms

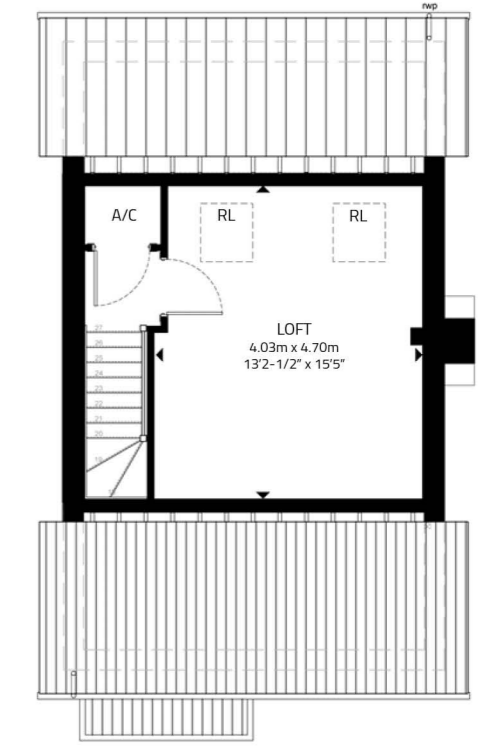
1220 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE WARWICK

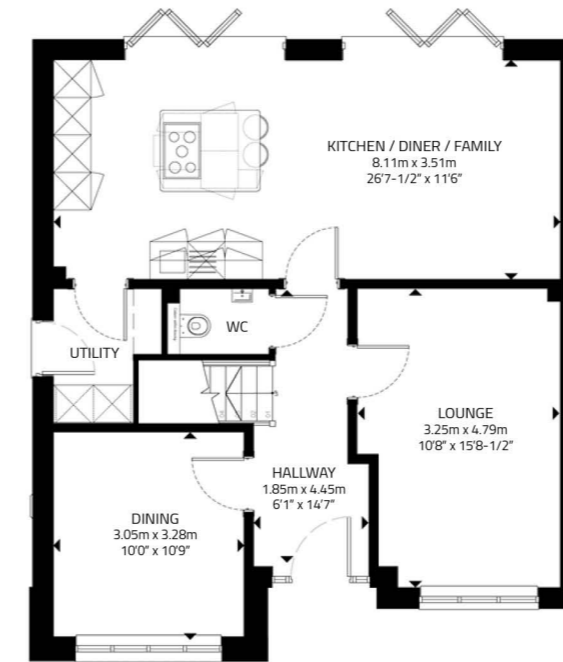


Plots 7 & 14

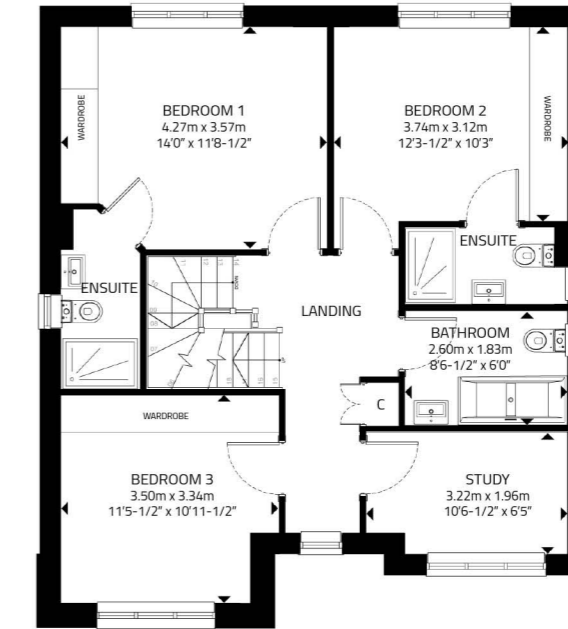
THE WARWICK

4 bedroom home
1 additional loft rooms

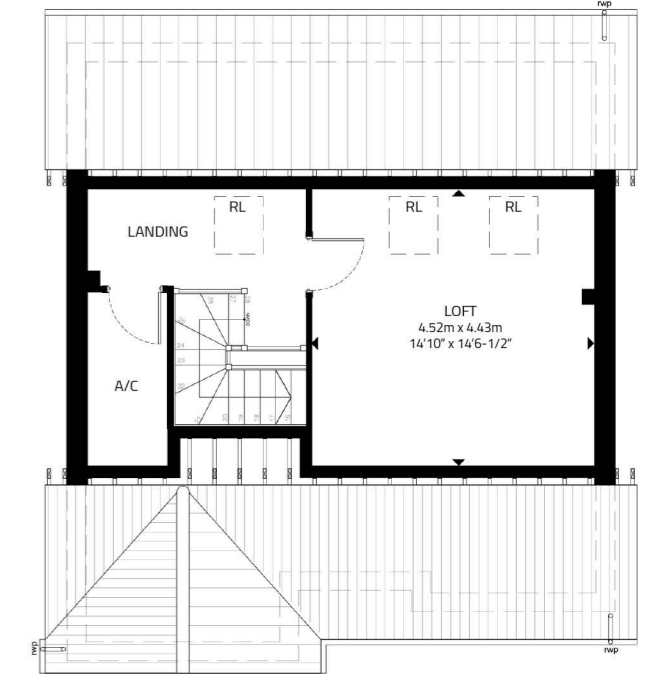
1880 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE KENILWORTH

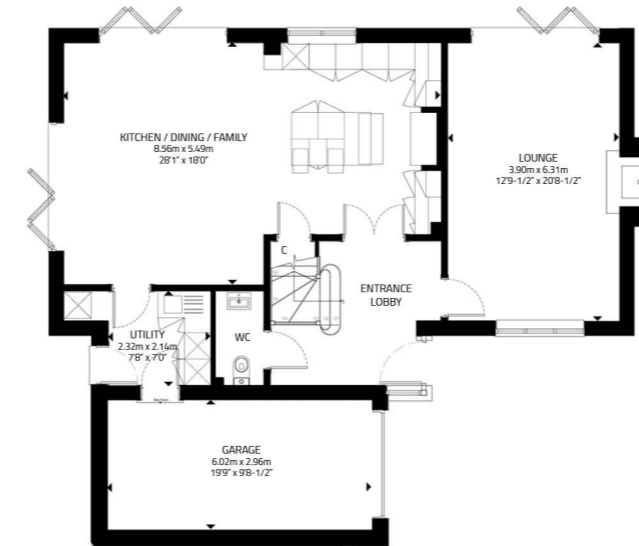


Plots 16

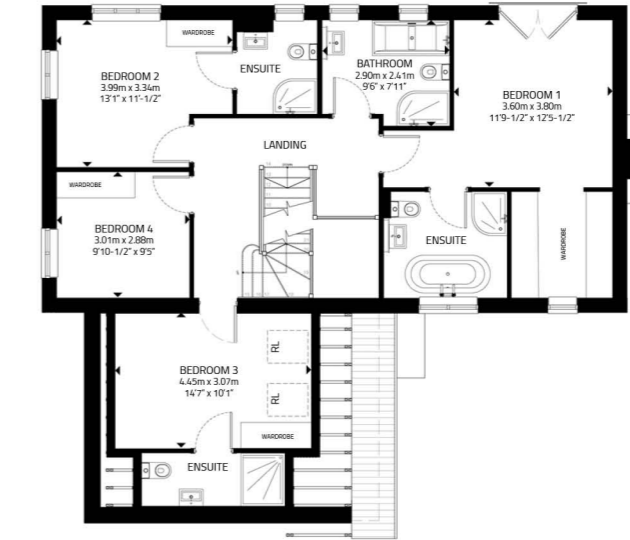
THE KENILWORTH

4 bedroom home
2 additional loft rooms

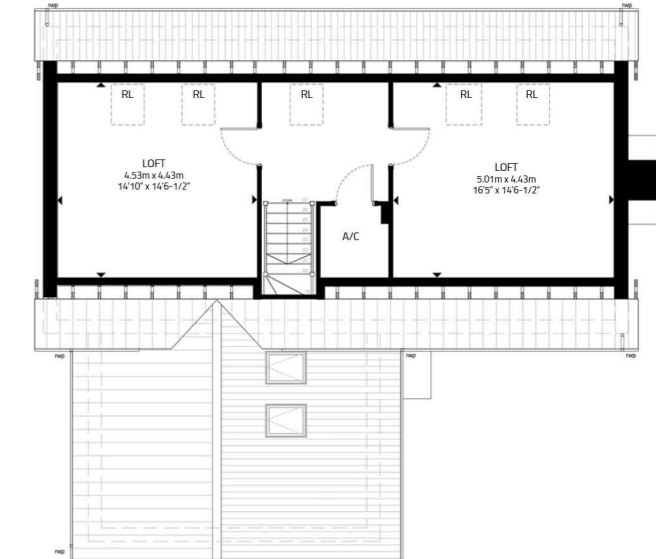
2640 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE BOLBEC

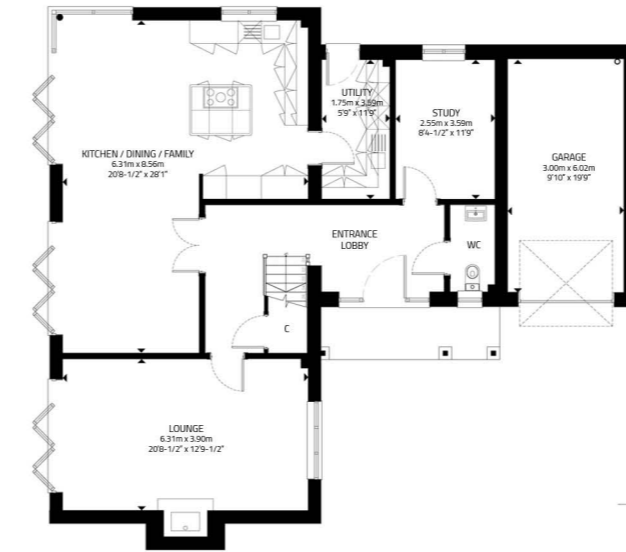


Plots 18 & 21

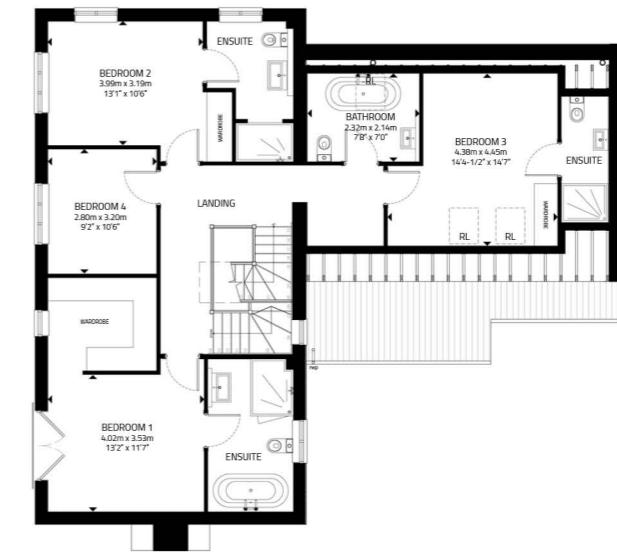
THE BOLBEC

5 bedroom home
2 additional loft rooms

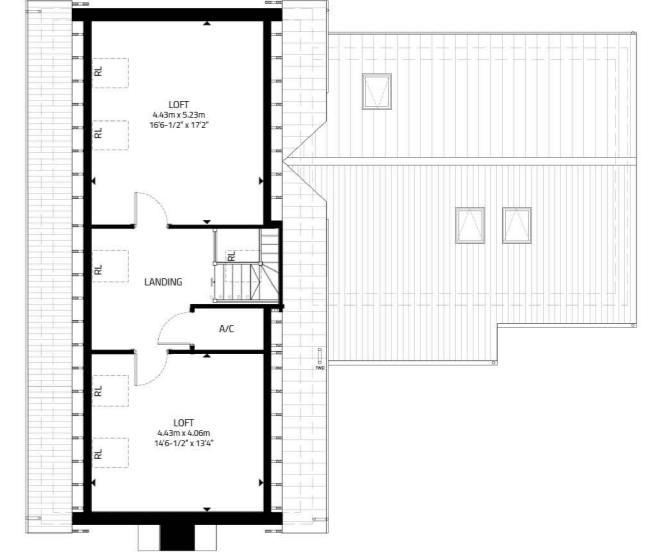
2990 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SPECIFICATION

KITCHENS

- Bespoke open plan kitchens offering functionality and practicality in the heart of the home
- In-frame kitchen design
- Multifunctional stainless steel BOSCH fan assisted ovens
- Integrated Kitchen Appliances all BOSCH or similar including microwave and coffee machine*
- Custom designed lighting with LED pelmet lighting and plinth lights
- Worktop USB sockets as standard
- Quartz Worktops

BATHROOMS & ENSUITES

- Contemporary bathrooms featuring latest ROCA designs
- Bathroom floors tiled or fitted with engineered wood flooring
- Vanity units and wall hung sanitary ware creating a spacious feel
- Rain-shower designs with LED lit alcoves and concealed valves*
- Chrome heated towel rails to all bathrooms and en-suites
- Generous tiling to wet areas & Karndean floors in neutral shades
- ROCA contemporary brassware in chrome

INTERNAL FINISH

- Feature Prestige Hardwood entrance door set with chrome door furniture
- Triple glazed passive windows with Georgian style fenestration bars
- Generous natural light 2nd floor loft with 2.4m high ceilings and windows overlooking surrounding countryside
- Super-fast Ecom fibre internet (FTTP) connected offering 300Mbps download speeds ideal for home working
- Built in wardrobes by Crown Imperial to Master Bedrooms*
- Fully retractable aluminium bifold doors, opening onto generous patio and garden
- Neutral colour palette in Paper and Paint Library colours with chrome finish door furniture
- Feature pine or white oak staircase with contemporary glass balustrade
- Built-in wardrobes and dressing rooms* with concealed LED lighting

EXTERNAL FINISH

- Electric Vehicle (EV) fast charging with 6kW 32amp power supply
- Landscaped frontage to each plot by an Apassiflora designer
- Rear gardens are generously top soiled and turfed with mature 5yr old tree planting*
- Large 1st floor windows offering uninterrupted views across the Aylesbury Vale Area of Outstanding Natural Beauty
- Character designs, traditionally built and styled with reclaimed brick and feather-edge barn cladding
- Melano slate of Spanish origin or Marley ACME double camber burnt flame tiles to roofs
- Patios generously paved with Indian Raj Green Sandstone slabs with an outside tap provided



| | Plots 10 & 11 | Plot 12 | Plots 13, 14, 15, 17, 19, 20 | Plot 16 | Plot 18 & 21 |
|---|---------------|---------|------------------------------|---------|--------------|
| KITCHEN | | | | | |
| Single Oven | • | • | | | |
| Double Oven | | | • | • | • |
| Boiling Tap | | | • | • | • |
| Integrated Microwave | • | • | • | • | • |
| Integrated Coffee Machine | | | • | • | • |
| Integrated Wine Fridge (Under Counter) | | | • | • | |
| Integrated Wine Fridge (Full Height) | | | | | • |
| LED Plinth Lights | • | • | • | • | • |
| Coffee Station | | | | • | • |
| Integrated Split Fridge Freezer | • | • | • | | |
| Integrated Tall Fridge | | | | • | • |
| Integrated Tall Freezer | | | | • | • |
| Integrated Recycling/Non-Recyclign Bins | • | • | • | • | • |
| Quartz Worktop | • | • | | | |
| 4 Ring Induction Hob | • | • | | | |
| 5 Ring Induction Hob (Integrated Extract) | | | • | • | • |
| UTILITY | | | | | |
| Space Provided for Washer/Dryer | • | • | | | |
| Space Provided for Washing Machine | | | • | • | • |
| Space Provided for Integrated Dryer | | | • | • | • |
| Stainless Steel Undermounted Sink | • | • | • | • | • |
| Quartz Worktop | • | • | • | • | • |



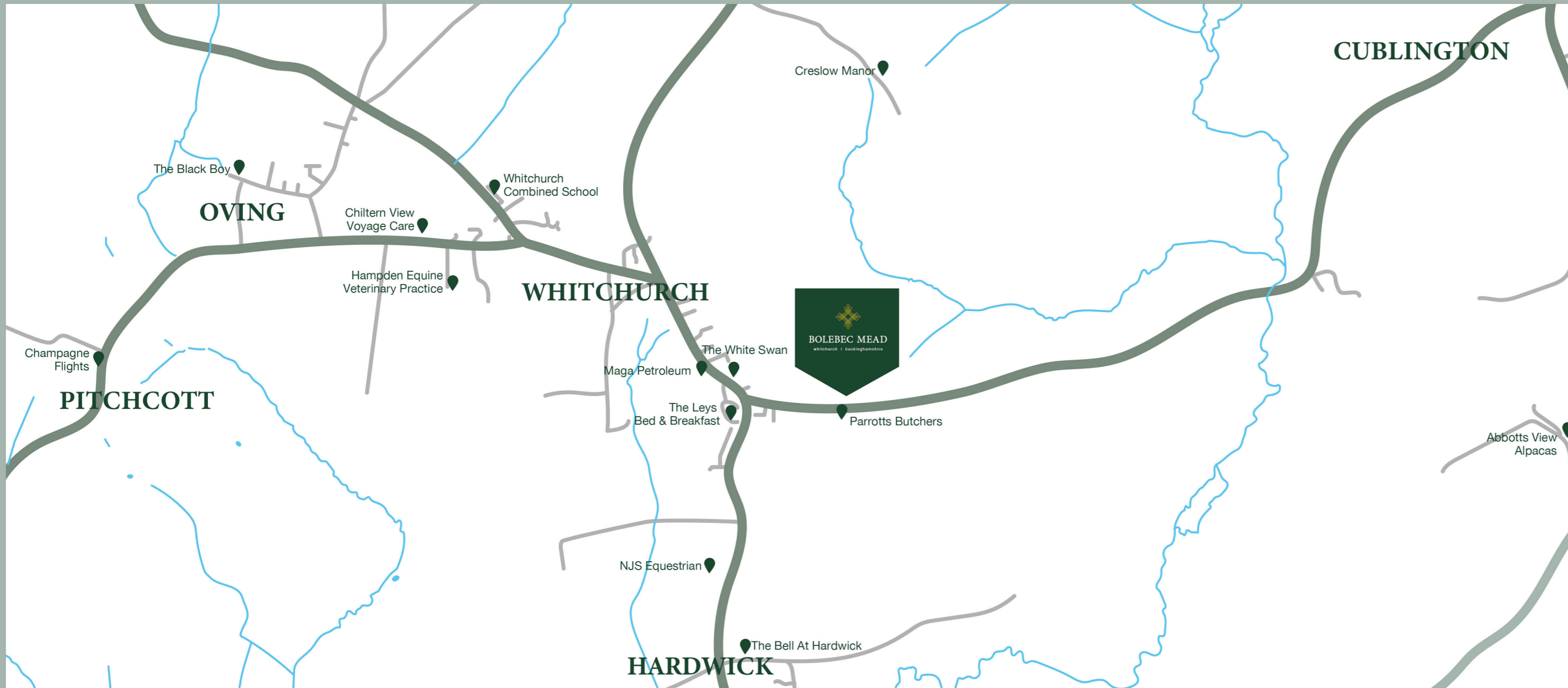
WHITCHURCH A BRIEF HISTORY...

The village of Whitchurch dates back to the Anglo-Saxon period, a small village community of farmers, tradesmen and labourers along with local cottage industries – pillowcase making and straw plaiting.

A silk making factory in Little London, brick and tile kilns on Bushmead Road, and coal mining have come and gone in the village over the years, but the historic core of the village has been well preserved. The Remains of Bolebec Castle (thought to have been built around 1150 by Hugh de Bolebec) form a significant part of the Whitchurch landscape.

There is also local speculation it was once a prehistoric hill-fort, although there hasn't been any archaeological evidence to support that claim (yet!)





HOW TO FIND BOLEBEC MEAD

**BUSHMEAD ROAD, WHITCHURCH,
AYLESBURY HP22 4LG**

From Milton Keynes / Leighton Buzzard

- Follow Wing Road in the direction of Wing
- Cross the A4146 to the A418 in the direction of Aylesbury
- Take a slight right at a small roundabout signposted Soulbury
- Take a right onto the road signposted Cublington
- Follow this road for 2.3 miles and you'll pass Beechmoor Farm & Shop on the right and Bolebec Mead is 400m further on the right

From Aylesbury

- Take the A413 (Buckingham Road) North
- Pass through two roundabouts following the A413
- As you enter a 30MPH zone in Whitchurch take the first right signposted to Cublington and Wing
- Bolebec Mead is 100m on the left

For sales enquires please contact us

01296 535025

sales@bolebecmead.co.uk

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