

GREENWOOD PLACE

Chinnor · Oxfordshire



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Greenwood Place

Chinnor • Oxfordshire



Greenwood Place at a glance:

- 👉 Beautiful range of 1, 2, 3 & 4-bedroom homes
- 👉 Amenities and schools within walking distance
- 👉 Good location for commuting to London or Oxford
- 👉 Close to beautiful countryside and nature reserves

VILLAGE APPEAL IN A GREAT COMMUTER LOCATION

The large and friendly village of Chinnor sits in South Oxfordshire, on the edge of the Chiltern Hills AONB and a short distance from High Wycombe, Aylesbury and Oxford. With a great range of local shops and services, charming centre and short travel time to London, it's no surprise Chinnor is a popular choice for new homeowners including first time buyers, families and commuters.

Chinnor is well-equipped for everyday living, with two convenience stores, a post office, hair salon, cake maker, computer repair specialist, and an appliance shop. There are three churches, and several eateries, including a coffee shop, bakery, pubs and takeaway restaurants. The nearby village hall hosts regular groups and classes, while a Tesco Superstore is located 5.4 miles away in Princes Risborough. For a wider range of facilities you'll be spoilt for choice – Bicester Outlet is 30 minutes away, and High Wycombe (22 minutes) is home to a huge range of high street and independent stores.

Outstanding education

Family-friendly Chinnor has great access to educational facilities, with both a nursery and the 'Outstanding' St Andrew's Church of England Primary School just a short walk from Greenwood Place. Older students can attend Lord Williams's School and Sixth Form in neighbouring Thame (also rated Outstanding by Ofsted), and there are further colleges in High Wycombe and Oxford.

Endless activities

The village has a number of sports clubs to join, and local attractions include the annual Beer Festival, Chinnor & Princes Risborough Steam Railway, and Chinnor Windmill heritage museum. Chinnor Conservation area and Oakley Conservation area are just metres from the development, while Chinnor Chalk Pit, Aston Rowant Nature Reserve and, of course, the Chilterns are all a few minutes away too.

Superb transport links

Junction 5 of the M40 is just a few minutes from the site, which leads south to London (1 hour) or north to Oxford and the Midlands. High Wycombe is also easily reached by road, or by bus – there are multiple bus routes in the area, also linking to Thame and Princes Risborough. The nearest train station is Princes Risborough, around 15 minutes away, which operates a number of direct services including London Marylebone in under an hour. Finally, for travel further afield, Heathrow Airport is just a 31-minute drive away.

JUMP IN THE CAR AND START EXPLORING:

- Chinnor Hill Nature Reserve | 0.8 miles
- Thame | 4.4 miles
- High Wycombe | 8.7 miles
- Aylesbury | 9.2 miles
- Oxford | 15.4 miles
- London | 36.3 miles



SITE PLAN

GREENWOOD PLACE

KEY

- The Maisonettes (1)
- The Morden (2)
- The Alnwick (2)
- The Lockwood (3)
- The Moseley (3)
- The Derwent (3)
- The Barton (3)
- The Coniston (4)
- The Ashworth (3)
- The Earlswood (4)
- Shared Ownership
- Affordable Rent

(3) indicates number of bedrooms

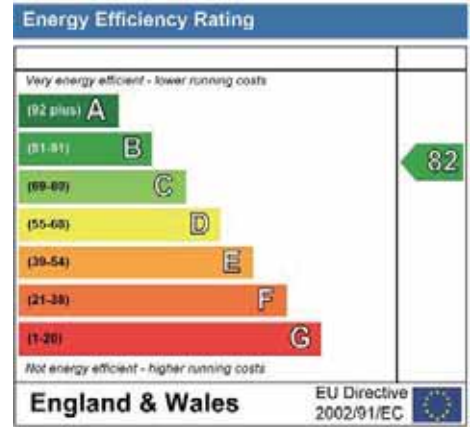




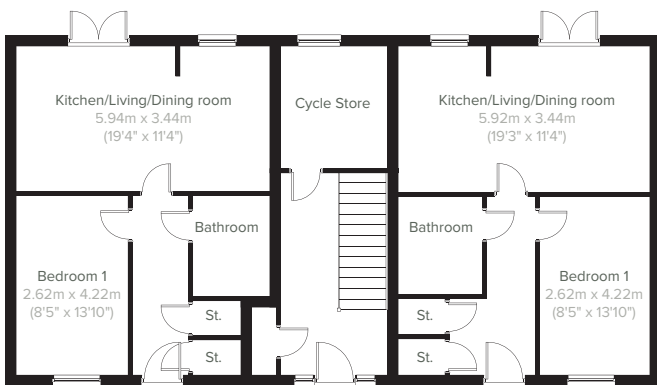
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



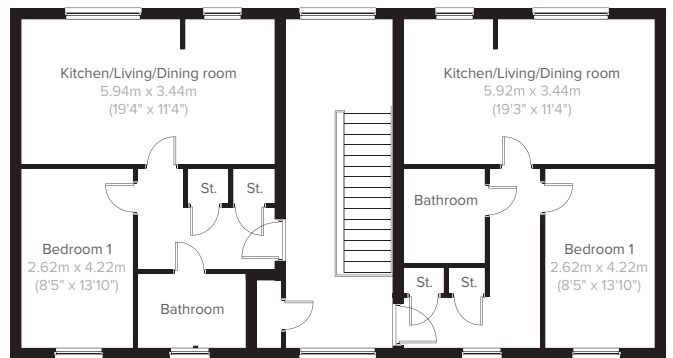
MAISONETTE
One bedroom home



The Maisonette has a spacious kitchen/living/dining room with a convenient set of French doors (ground floor Maisonette) leading outside. There's also a double bedroom, a bathroom and plenty of storage space.



Ground floor

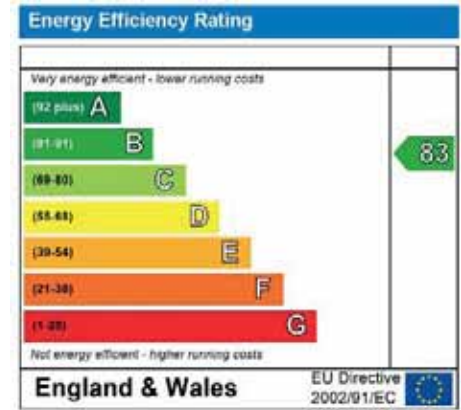


First floor

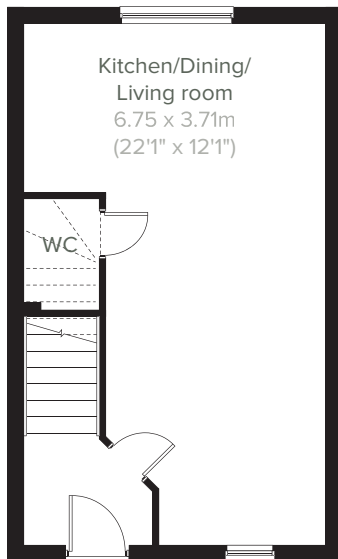
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



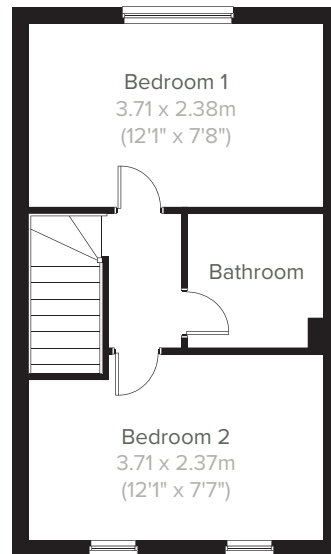
MORDEN
Two bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



Ground floor

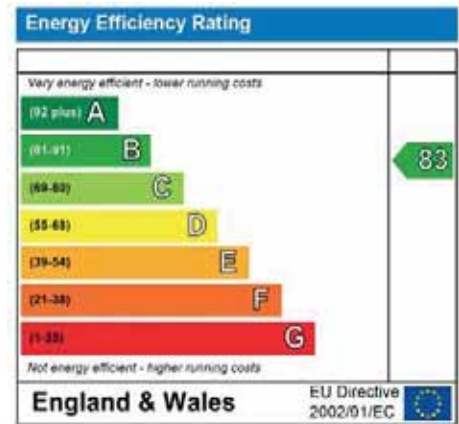


First floor

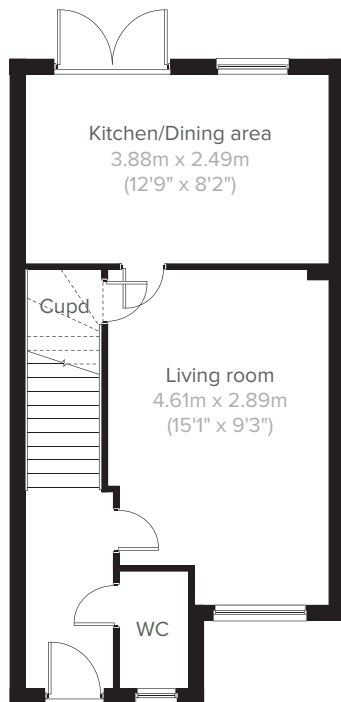
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



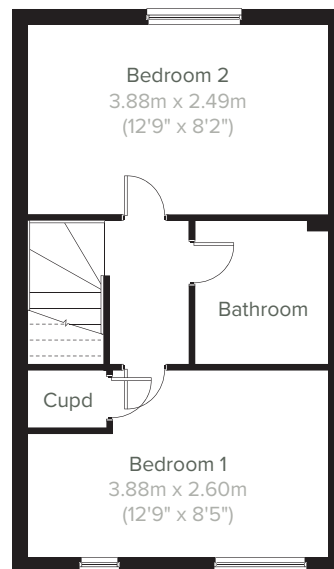
ALNWICK
Two bedroom home



Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

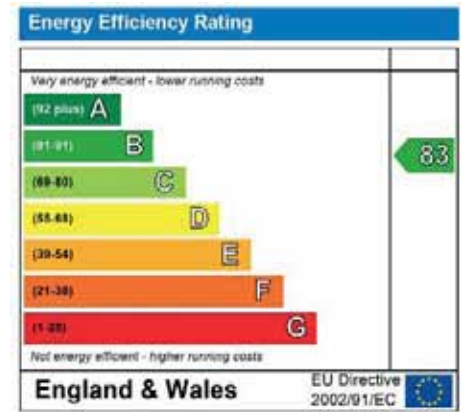


First floor

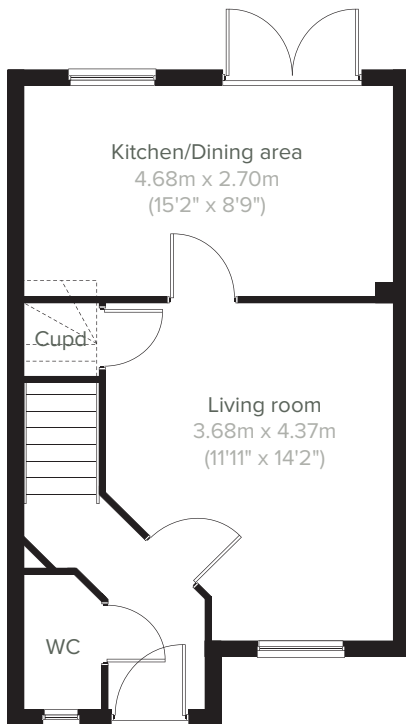
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



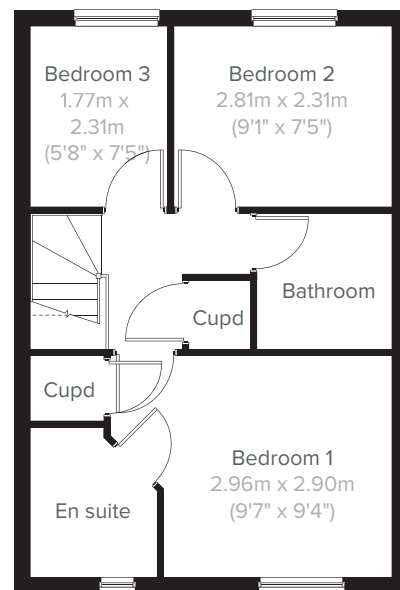
BARTON
Three bedroom home



The popular Barton is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor

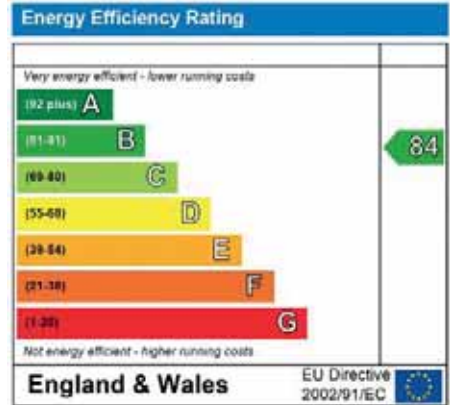


First floor

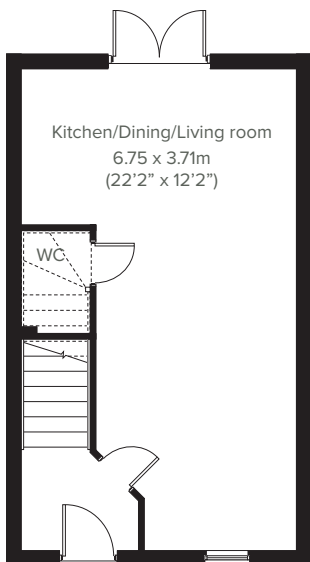
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



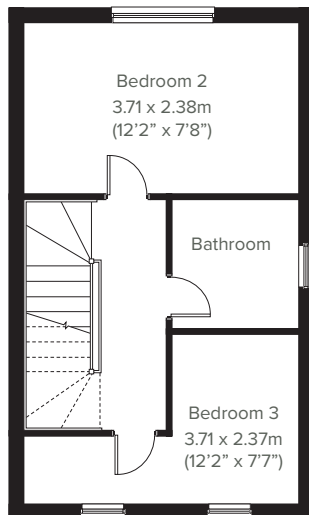
MOSELEY
Three bedroom home



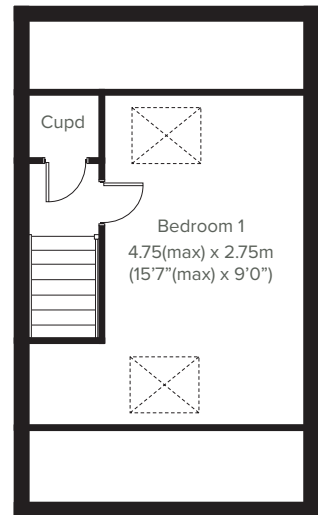
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor

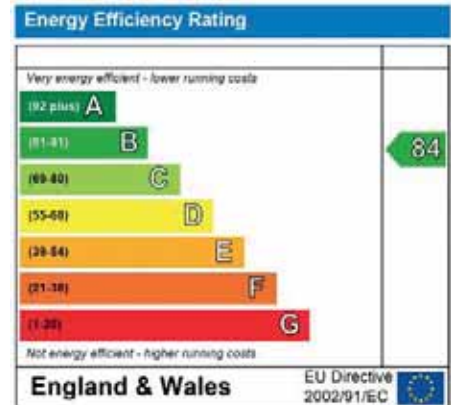


Second floor

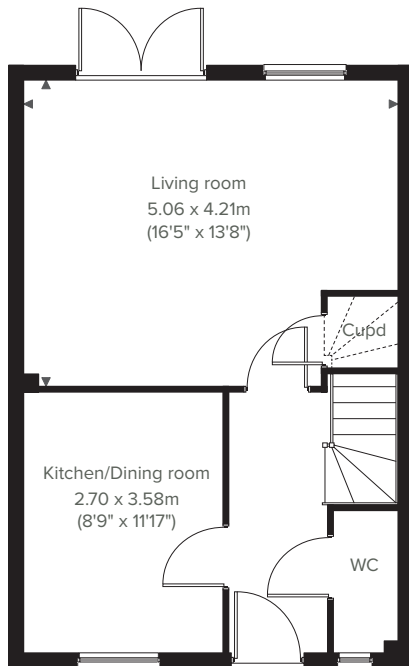
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



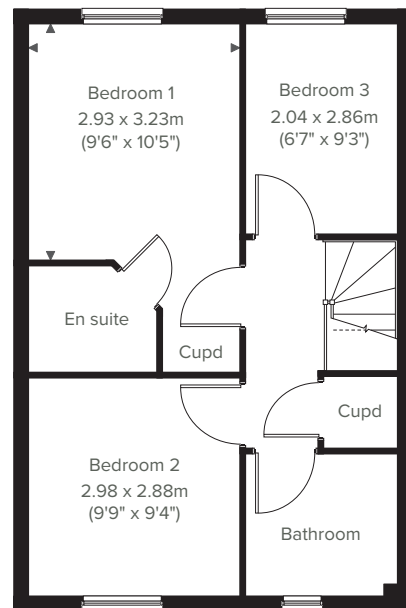
ASHWORTH
Three bedroom home



A beautifully-proportioned three-bedroom detached home, the Ashworth has everything you need for modern living. Downstairs there's a front-aspect kitchen/dining room, a spacious living room with French doors leading into the rear garden, a large storage cupboard under the stairs and a WC. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, storage cupboards and family bathroom.



Ground floor

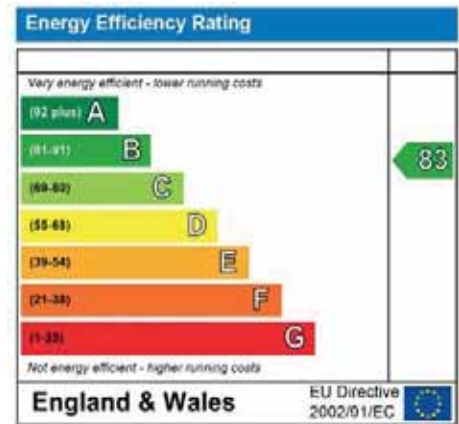


First floor

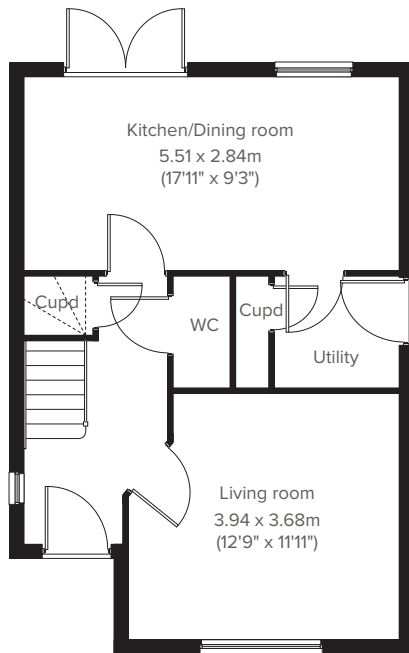
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



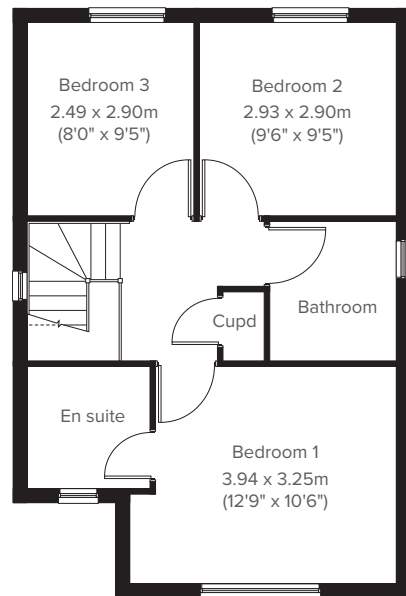
DERWENT
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Derwent's bright front-aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage cupboard.



Ground floor

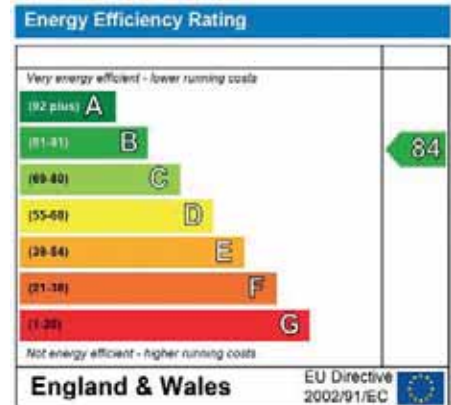


First floor

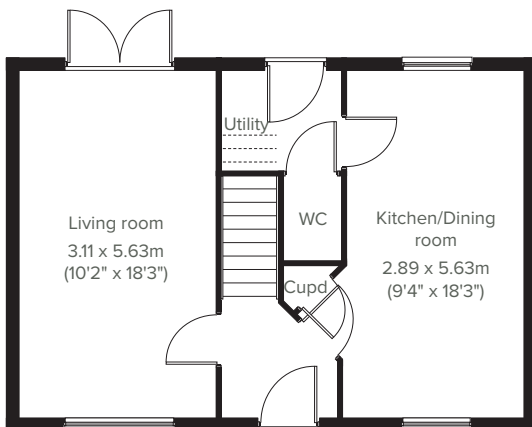
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



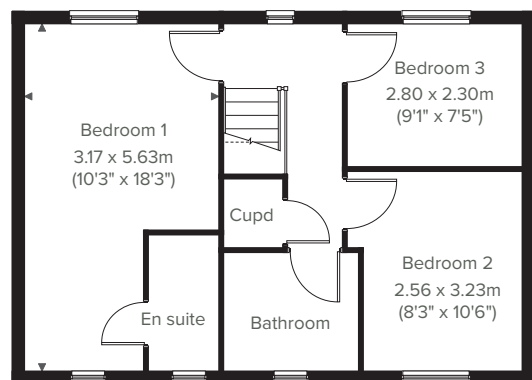
LOCKWOOD
Three bedroom home



A superb family home, the Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor

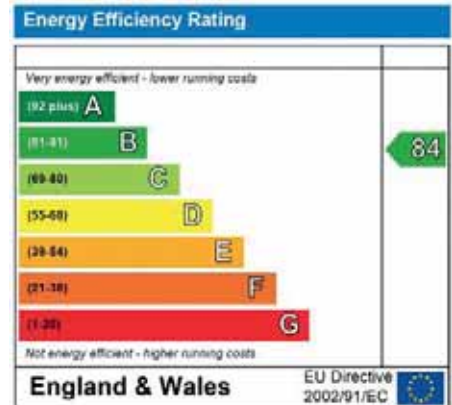


First floor

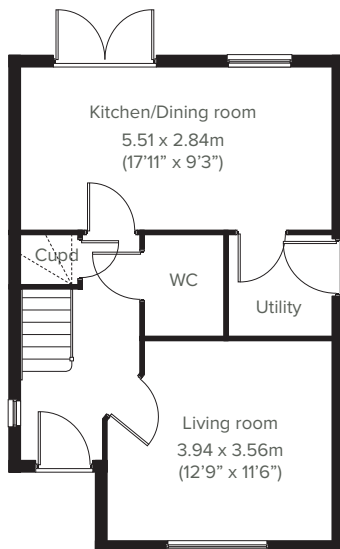
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window and patio doors positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



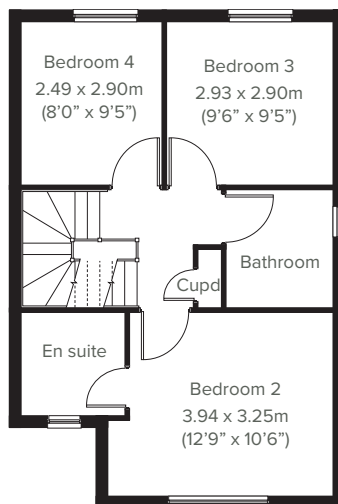
EARLSWOOD
Four bedroom home



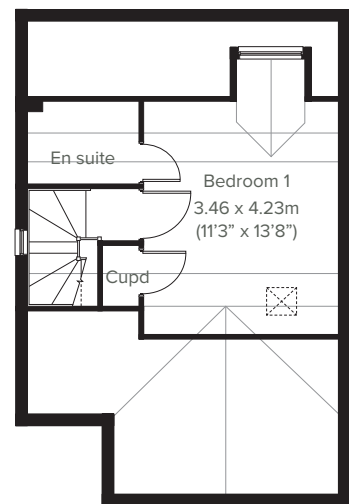
The Earlswood is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite and storage cupboard.



Ground floor



First floor

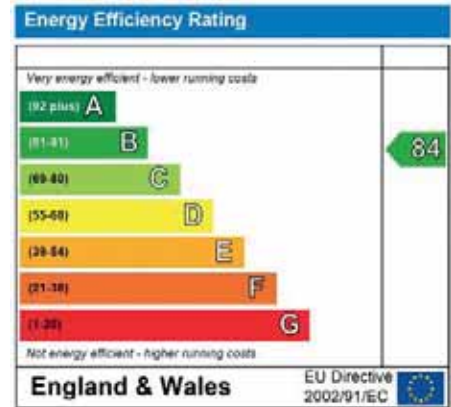


Second floor

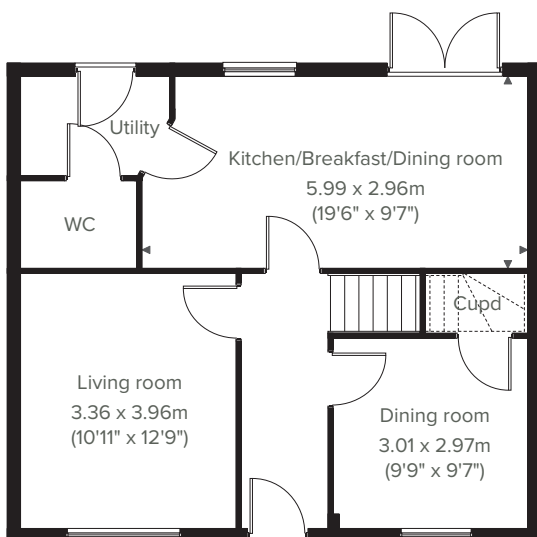
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



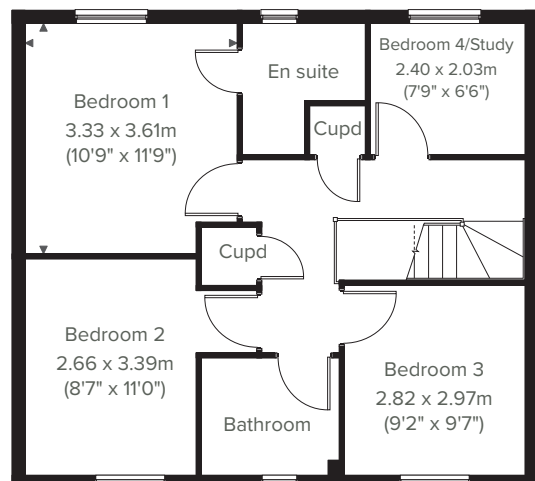
CONISTON
Four bedroom home



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms



Kitchen

General	Fully fitted kitchen with a choice of soft-close doors and laminate worktop with upstands to match (depending on build stage)
General	Brushed stainless steel 1.5 bowl single drainer with chrome mixer tap
Appliances	Plumbing for washing machine and dishwasher
Appliances	Single stainless steel electric oven, stainless steel gas hob and integrated extractor hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half-height tiling to sanitary ware walls, full-height tiling to shower enclosures'



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



Garage & Gardens

Garage	Garage with up-and-over door; or car ports or parking space
Garage	Power and light to be provided to garage if within curtilage of property
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



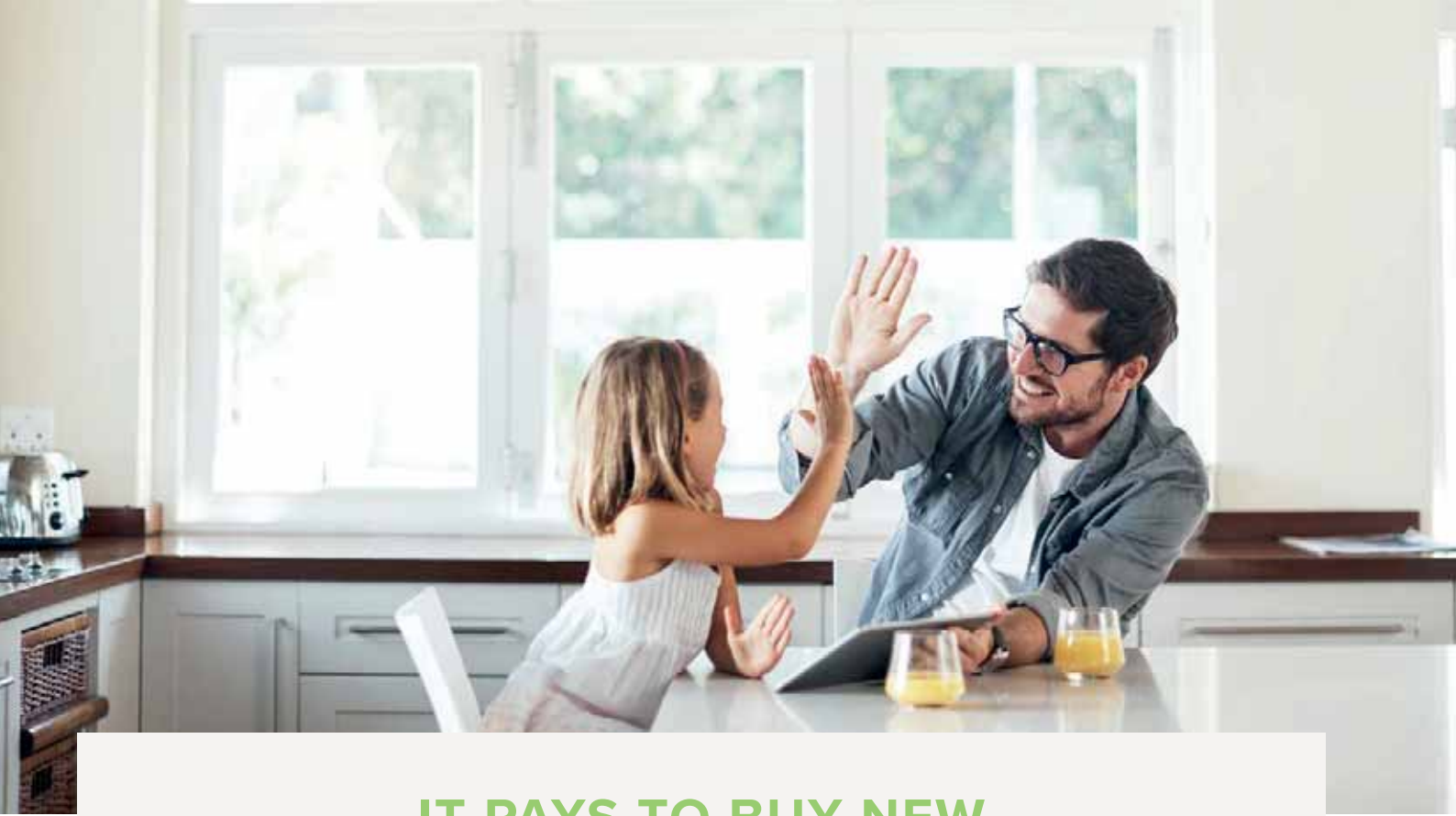
SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.



IT PAYS TO BUY NEW

✓ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying a new home limits the chance of getting involved in one.

✓ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✓ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✓ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✓ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✓ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✓ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✓ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your bathroom suite and kitchen, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✓ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✓ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So, while our homes come with fitted kitchens and bathrooms; you can fully customise them with our Finishing Touches (depending on the build stage).

Your home, better connected for a brighter future.

Great news! Greenwood Place will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

500Mb

Ultrafast Broadband

Great for families with many devices, avid gamers and home workers.

Up to 500Mb download
Up to 50Mb upload

250Mb

Megafast Broadband

Stream 4k Ultra-HD content, play online games and more.

Up to 250Mb download
Up to 25Mb upload

125Mb

Superfast Broadband

Watch full HD TV whilst performing larger downloads.

Up to 125Mb download
Up to 10Mb upload

75Mb

Faster Broadband

Browse the web intensively, play online games and watch catch-up TV.

Up to 75Mb download
Up to 10Mb upload

20Mb

Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download
Up to 2Mb upload

10Mb

Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download
Up to 1Mb upload

To have your new home connected, register now at fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

Greenwood Place

For prices, opening times and availability contact:

Greenwood Ave
Chinnor
Oxfordshire
OX39 4HN

T: 01844 394 615

E: greenwoodplace.nlon@persimmonhomes.com

persimmonhomes.com/greenwood-place

Head Office

Persimmon Homes North London

Vanwall Business Park
2 Vanwall Road
Maidenhead
SL6 4UB

T: 01628 502 800

E: nlonsales@persimmonhomes.com

persimmonhomes.com



Issue: September 2022 (reprint) Ref: 370-224

Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE
Registered in England no: 1818486

Greenwood Place is a marketing name only. The copyright in this document and design is confidential to and the property of Persimmon Homes Developments 2022. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Persimmon Homes policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



www.persimmonhomes.com