



SETTING
STONES

STOKE HAMMOND
BUCKINGHAMSHIRE

AN EXCLUSIVE DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

Wheatley

Quality homes from your local builder

WELCOME TO **Wheatley**

Over ninety years experience of house building and a reputation for combining honest craftsmanship with modern technology are our guarantee of a home to be proud of.

We are committed to a policy of continual improvement in design, construction and specification to provide a quality living environment for the discerning buyer.



NHBC warranty

To ensure your peace of mind our homes carry the National House Building Council's 10 year "Buildmark" Warranty.

Wheatley is proud to have an A1 rating under this scheme.



www.wheatley.co.uk

INTRODUCING...



SETTING
STONES



*...an exclusive new development of
beautifully built 2, 3 and 4 bedroom homes
for private sale, in the sought-after village
of Stoke Hammond, Buckinghamshire.*



THE PERFECT LOCATION

TRADITIONAL CHARM
MEETS MODERN LIVING

A rich history...

Welcome to Stoke Hammond, where modern living meets traditional charm. Nestled in the heart of Buckinghamshire, our new homes development offers the perfect blend of countryside living and urban convenience, with a wealth of local attractions and leisure activities to enjoy.

Explore the rich history of Stoke Hammond with visits to nearby landmarks such as the stunning Bletchley Park, once the top-secret home of the World War II Codebreakers, and the historic Woburn Abbey, set within 3,000 acres of beautiful parkland. Nature enthusiasts will delight in the picturesque Grand Union Canal, offering scenic walks and boat rides, as well as Stockgrove Country Park, with acres of woodlands and lakes to explore.







LOCAL AMENITIES

QUALITY EDUCATION,
MODERN AMENITIES AND
LEISURE PURSUITS

Everything you could wish for...

Families will appreciate the proximity to top-rated schools, providing quality education for children of all ages. From primary schools fostering a nurturing learning environment to secondary schools offering a comprehensive curriculum, Stoke Hammond ensures that every child has access to a high standard of education. Additionally, residents benefit from easy access to educational resources and extracurricular activities, including libraries, sports facilities, and community programs, enriching the academic journey of students and fostering a vibrant community spirit.



“
With excellent transport links, commuting is a breeze, making Stoke Hammond an ideal location for professionals and families alike.”



Enjoy some retail therapy at the Centre MK, one of the UK's top shopping destinations, or enjoy a day of family fun at Gulliver's Land Theme Park, just a short drive away. For those seeking outdoor adventures, nearby Stockgrove Country Park beckons with its sprawling woodlands, enchanting trails, and tranquil lakeside spots ideal for picnics and wildlife spotting.

With excellent transport links to nearby towns and cities, including Milton Keynes and London, commuting is a breeze, making Stoke Hammond an ideal location for professionals and families alike. Come and be a part of this thriving community, where quality education, modern amenities and leisure pursuits blend seamlessly with the natural beauty of the Buckinghamshire countryside. A truly exceptional living experience for all can be found at Setting Stones.



SETTING
STONES

ABOUT

SETTING STONES

Setting Stones is an exclusive development of just sixteen private two, three and four bedroom homes. The mix of house types will comprise a two bedroom detached house, The Walton, and a three bedroom linked or detached house, The Weedon. There will also be a choice of two four bedroom detached houses, The Wing and The Woburn respectively.



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

All houses will all include Wheatley's extensive fixtures and fittings specification and come with allocated off-street parking, some with the addition of private garages or car ports. The generous layout development also allows for landscaped front and enclosed rear gardens. The properties at The Landmark will also all come with the benefit of the NHBC 10 year Buildmark warranty.

A Resident's Estate Management Company will be set up to oversee the general day to day maintenance and up-keep of the development's communal estate roads, shared surfaces and landscaped areas. An annual service charge will be levied to all properties and will be jointly payable by all as inclusive members of the Estate Management Company. This will be run by a suitably appointed Property Management Agency on behalf of the members.





DEVELOPMENT PLAN

2 BEDROOM HOMES

 The Walton Plots 2 & 8

3 BEDROOM HOMES

 The Weedon Plots 1, 15 & 16

4 BEDROOM HOMES

 The Wing Plots 3, 5, 9, 12 & 13

 The Woburn Plots 4, 6, 7, 10, 11 & 14



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Please ask the Sales Advisor for details of specific plots.



Land for possible future development

Land for possible future development

Land for possible future development



The Walton

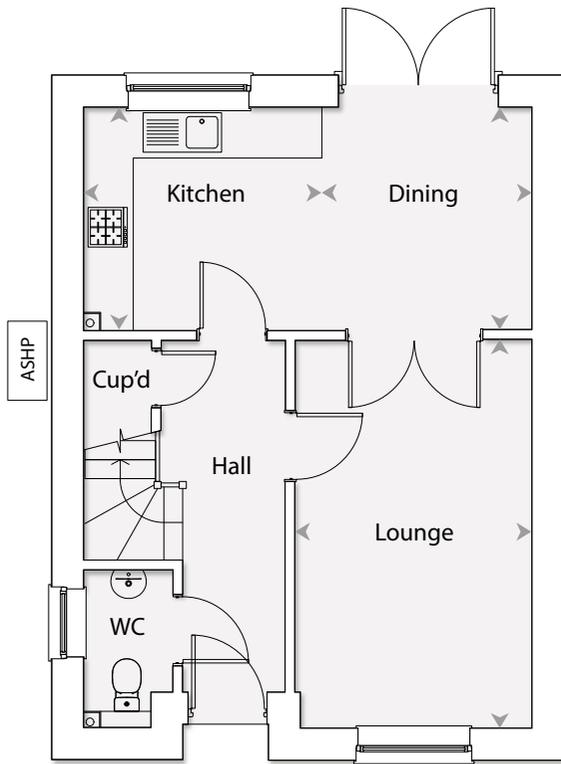
Plots 2 & 8

A two bedroom home



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Ground Floor



Ground Floor

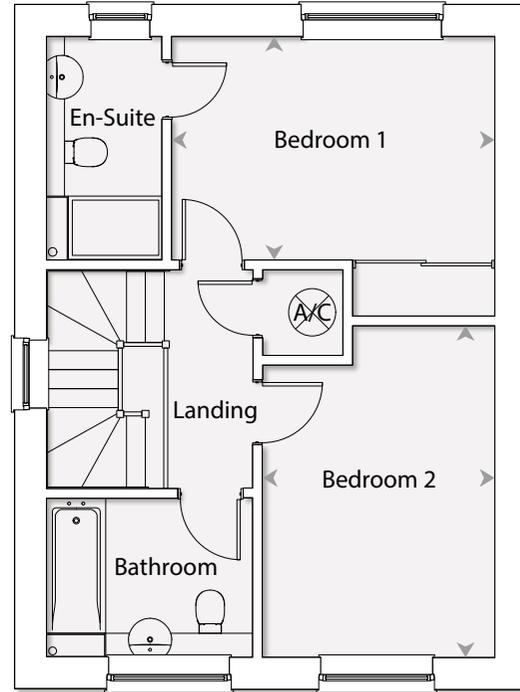
metric/imperial

Lounge 4.95m x 3.05m
16'3" x 10'0"

Kitchen/Dining 5.75m x 2.84m
18'10" x 9'3"

WC

First Floor



First Floor

metric/imperial

Bedroom 1 4.15m x 2.86m
13'7" x 9'4"

En-Suite

Bedroom 2 4.24m max x 3.00m
13'11" max x 9'10"

Bathroom



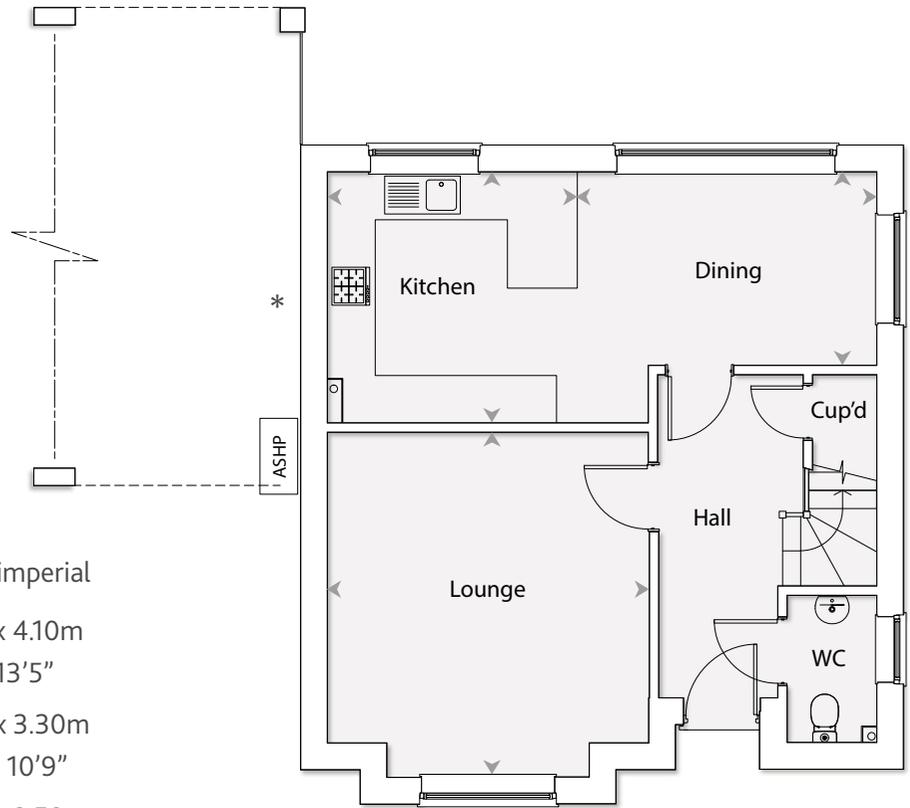
The Weedon

Plots 1, 15 & 16

A three bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



Ground Floor

metric/imperial

Lounge

4.29m x 4.10m
14'1" x 13'5"

Kitchen

3.34m x 3.30m
10'11" x 10'9"

Dining

3.93m x 2.58m
12'10" x 8'5"

WC

*Car port provided with plots 15 & 16

First Floor

metric/imperial

Bedroom 1

3.83m x 3.65m
12'6" x 11'11"

En-Suite

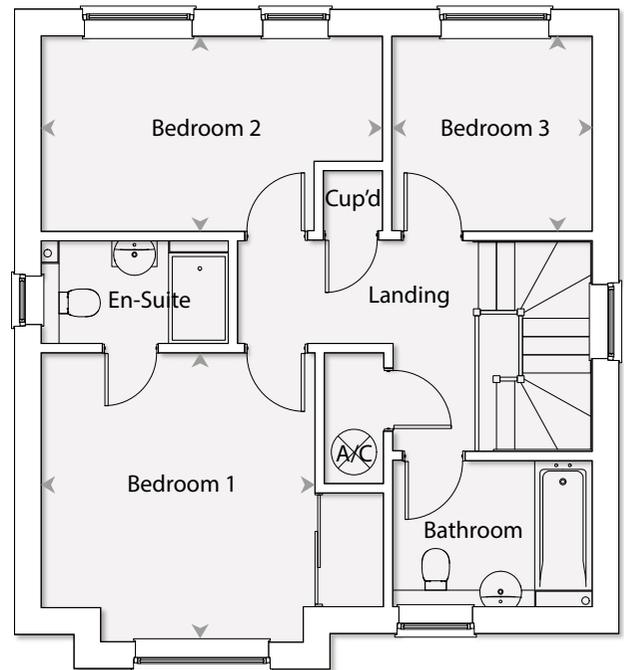
Bedroom 2

4.54m max x 2.60m
14'9" max x 8'6"

Bedroom 3

2.69m x 2.60m
8'10" x 8'6"

Bathroom





The Wing

Plots 3, 5, 9, 12 & 13

A four bedroom home

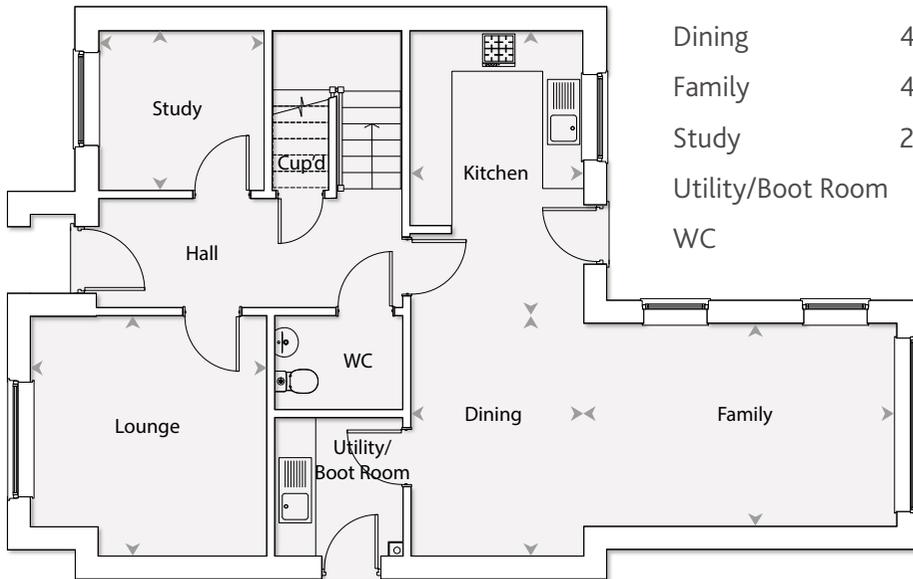


The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.

Ground Floor

metric/imperial

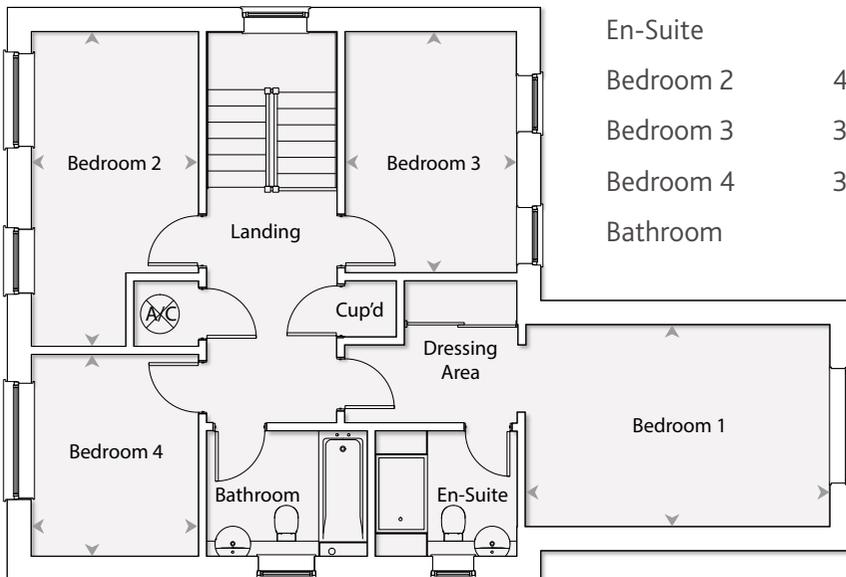
Lounge	3.72m max x 3.67m	12'2" max x 12'0"
Kitchen	4.10m x 2.70m	13'5" x 8'10"
Dining	4.00m x 2.70m	13'1" x 8'10"
Family	4.88m x 3.16m	16'0" x 10'4"
Study	2.60m x 2.45m	8'6" x 8'0"
Utility/Boot Room		
WC		



First Floor

metric/imperial

Bedroom 1	4.79m x 3.16m	15'8" x 10'4"
Dressing Area		
En-Suite		
Bedroom 2	4.88m max x 2.60m	16'1" max x 8'6"
Bedroom 3	3.76m x 2.72m	12'4" x 8'11"
Bedroom 4	3.14m x 2.60m	10'3" x 8'6"
Bathroom		





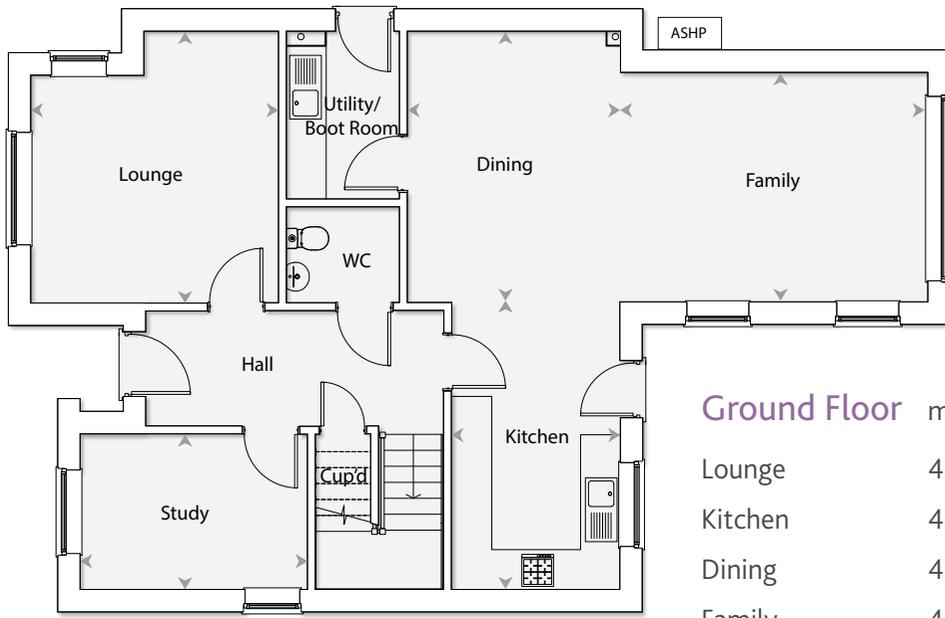
The Woburn

Plots 4, 6, 7, 10, 11 & 14

A four bedroom home

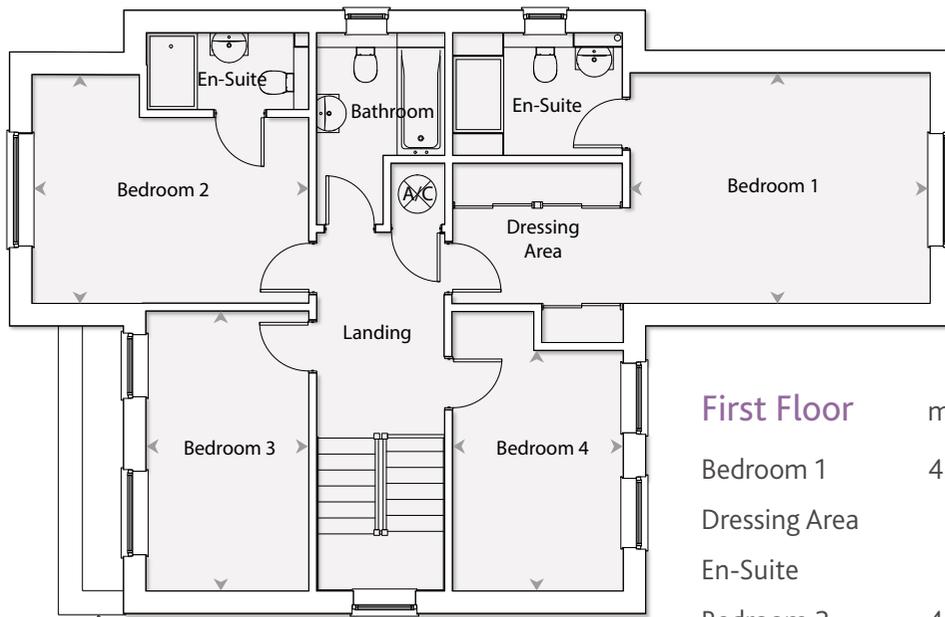


The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



Ground Floor metric/imperial

Lounge	4.29m max x 3.96m	14'1" max x 13'1"
Kitchen	4.50m x 2.70m	14'9" x 8'10"
Dining	4.29m x 3.40m	14'1" x 11'1"
Family	4.88m x 3.61m	16'0" x 11'10"
Study	3.58m x 2.48m	11'9" x 8'1"
Utility/Boot Room		
WC		



First Floor metric/imperial

Bedroom 1	4.76m x 3.61m	15'7" x 11'10"
Dressing Area		
En-Suite		
Bedroom 2	4.40m x 3.60max	14'5" x 11'9" max
En-Suite		
Bedroom 3	4.42m x 2.60m	14'6" x 8'6"
Bedroom 4	3.82m x 2.72m	12'6" x 8'11"
Bathroom		

Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan.





SPECIFICATION



FIXTURES AND FITTINGS INCLUDE:

Exterior

- Traditional brick exterior with render and boarding detailing, and stone cills
- PVC-U Windows
- Paving slabs to pathways and patios
- Block paving to garage forecourts
- Feature front door
- Remote control up and over garage door

External

- Allocated off-street parking spaces and car ports to select plots
- Garages to most 4 bedroom homes
- EV charging point
- Outside lighting, electrical socket and tap
- Landscaped and turfed front gardens, enclosed turfed rear gardens with patio areas



Internal

- Wood grain effect internal doors
- Walls painted in Jasmine white and ceilings in white emulsion
- Woodwork painted gloss white with varnished handrails and newel caps to stairs
- Fitted wardrobes to Bedroom 1
- Carpeting to all receptions, bedrooms, hall, stairs and landing

Kitchens

- Fitted with contemporary style units and worktops with up-stands, stainless steel sink and chrome tap
- Ceramic hob with concealed extractor hood* above
- Hi-level double oven
- Fridge/freezer, dishwasher* and washer dryer
- Complimentary laminate flooring

Utilities

- Fitted with contemporary style units, stainless steel sink and worktop
- Fitted washing machine and separate tumble dryer
- Complimentary laminate flooring

Bathrooms and en-suites

- White sanitaryware with chrome brassware
- Advanced Showers proprietary shower cabinets in en-suites
- Aqualisa shower attachments
- Complimentary vanity units to most bathrooms and en-suites (layouts and unit styles may vary)
- Complimentary wall tiling and laminate flooring

Heating and electrical

- Air source heat pump system with thermostat controls to radiators
- Heated towel rails to bathrooms and en-suites
- BT hub to understairs cupboard
- Data points to select rooms
- Terrestrial TV points to lounge and select rooms, dining areas and all bedrooms
- Sky Q satellite point*** to lounge/Bedroom 1
- Ceiling downlighters to kitchen, bathrooms and en-suites
- NSI approved burglar alarm
- Smoke and carbon monoxide detectors

*Dishwasher and extractor hood may vary in size according to house type. **Telephone line installation, connection and contract required. ***Satellite TV connection and subscription required. The Specification as listed above is intended as a guide only and does not form part of any contract for sale. All photographs illustrate typical Wheatley fixtures and fittings from previous developments which may not necessarily be available at this particular development. The specification may be changed at any time without prior notice being given. All photographs are of previous Wheatley showhomes, fixtures and fittings may vary at Setting Stones.



CONNECTIONS

Setting Stones, Stoke Hammond is perfectly placed for commuting with easy access to the nearby towns of Bletchley, Milton Keynes and Leighton Buzzard, as well as great rail and air links

By road

Stoke Hammond is less than 16 miles from Jct 11a of the M1 offering fantastic road links to Luton, Watford and the M25 motorway to the south. While Junction 14 of the M1 is less than 9 miles away giving excellent access to Northampton, the Midlands and beyond.



By rail

Commuting to the capital is easy, with a number of trains from Bletchley, taking you into London Euston station in as little as 37 minutes.

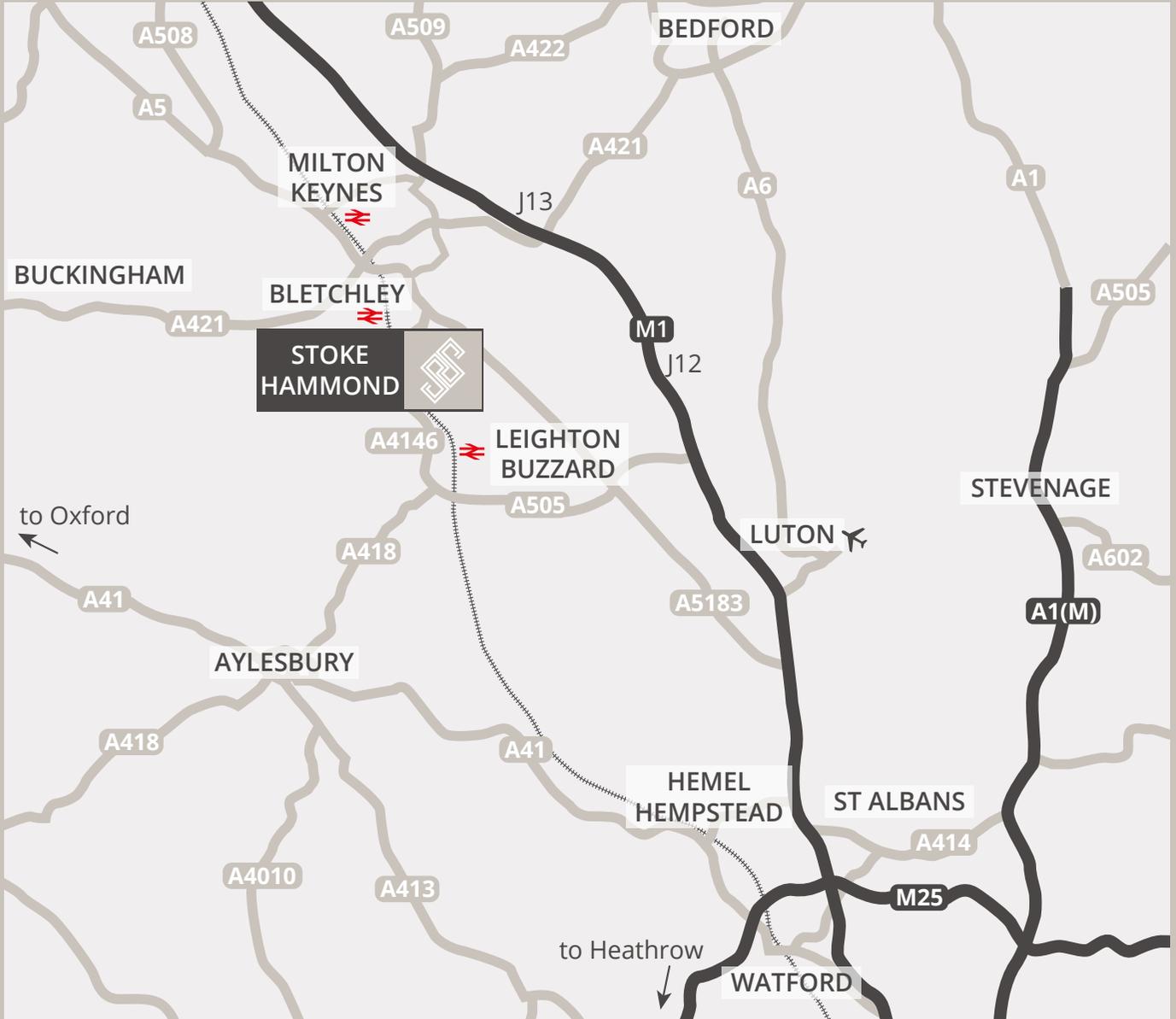


By air

Luton Airport is just a short 22 mile drive, while Heathrow is less than 50 miles away.



Journey times taken from Trainline.com and Google maps.





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BUCKINGHAMSHIRE

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Wheatley

Quality homes from your local builder

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