



DARNELL PLACE  
WOODCOTE



rectory

# THE RECTORY DIFFERENCE

**AT RECTORY WE ARE PASSIONATE ABOUT CREATING NEW HOMES WITH CHARACTER THAT ARE CAREFULLY DESIGNED AROUND THE NEEDS OF OUR CUSTOMERS. OUR DEVELOPMENTS ARE PURPOSELY BUILT TO BLEND IN WITH THEIR UNIQUE SURROUNDINGS WHILST BALANCING PRACTICALITY AND TIMELESS DESIGN.**

With over 25 years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory is committed to the highest standards of design, construction, specification and customer service.

The foundation of the Rectory brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention-to-detail throughout each development. As a privately owned and managed developer, Rectory excels at creating stunning developments in highly desirable locations, with beautiful properties that are full of character that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, Rectory first made its mark on the discerning market of The Home Counties 25 years ago, and we have upheld our track record proudly ever since. We are committed to investing in our people, continually improving our standards, and delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

Rectory has built an industry leading reputation on superior quality, design and specification that is truly unrivalled by our competitors. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams.

We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects, arts and leisure organisations in addition to the contributions made through our planning obligations.



Photographs of previous Rectory developments



# DARNELL PLACE, WOODCOTE

## VILLAGE LIFE AT ITS BEST

Your new home at Darnell Place is nestled in the Chiltern Hills Area of Outstanding Natural Beauty (AONB). Surrounded by picturesque woodland walks yet only 8 miles from Reading, the village of Woodcote is perfect for those who want the calm of country living but the amenities of urban life. Woodcote is steeped in history dating back to the 12th Century, it enjoys a welcoming community featuring a village-green with village hall, two shops, local pubs, a garden centre and medical practice.

Woodcote is home to the prestigious Oratory School, a co-educational independent and boarding school for ages 11-18 and the Langtree school - a specialist school in the Performing Arts. There is also a superb range of outstanding local primary and secondary schools including Bradfield College.

Enjoy both countryside and city life with the Chilterns on your doorstep and London accessible in less than an hour from nearby Goring & Streatley station.





# SITEPLAN

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**ALVESTON** | Plots 16 & 18  
2 bedroom home

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**BLADON PLUS** | Plot 17  
3 bedroom home

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**KINGSEY** | Plots 30, 31, 32 & 33  
3 bedroom plus study

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**OAKLEY** | Plot 13  
4 bedroom home

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**ASHENDON** | Plot 34  
2 bedroom home

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**BLADON PLUS** | Plots 2, 3 & 12  
3 bedroom home

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**HARTWELL** | Plots 1, 4, 11, 14, 15, 24 & 25  
4 bedroom home

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**PADBURY PLUS** | Plots 5 & 6  
5 bedroom home

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Computer generated image. The site plan is for illustration purposes only, it is not a legal plan and is not intended to indicate specific landscaping. The artist impression CGIs in this brochure have been created to give you a general indication of the finished properties and do not show adjacent properties. During the construction and planning application process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, garages and parking and material colours are indicative only. Please check with Rectory Homes if clarification is required.

# ALVESTON

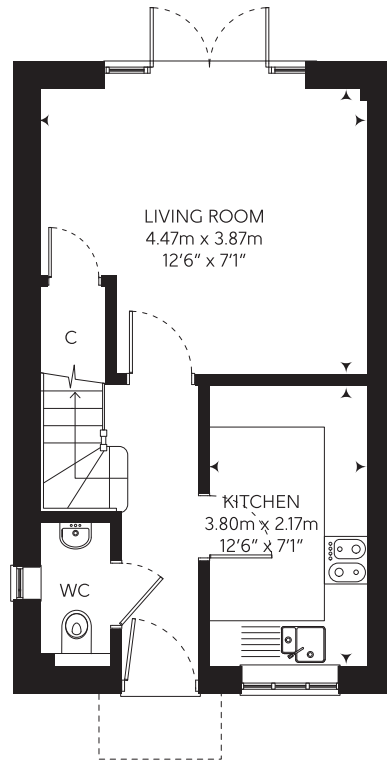
PLOTS 16 & 18

2 BEDROOM SEMI-DETACHED HOME

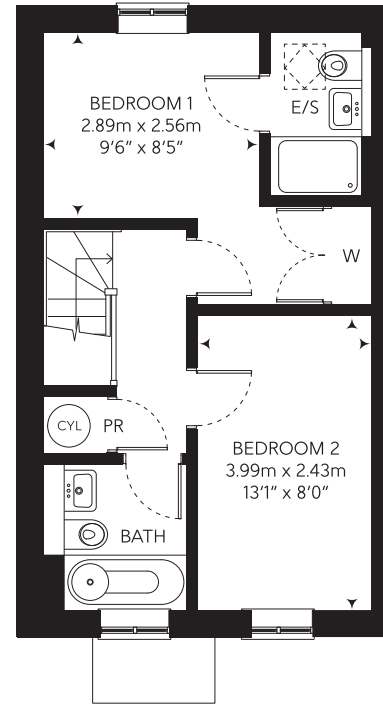


Computer Generated Image. Landscaping indicative only. Plot 16 shown.






GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite |  - Velux Windows | W - Wardrobe | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

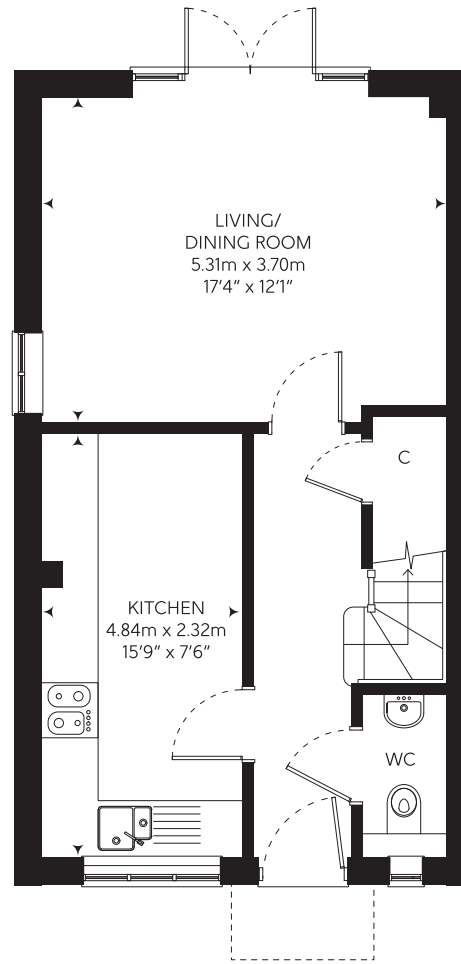
# ASHENDON

PLOT 34

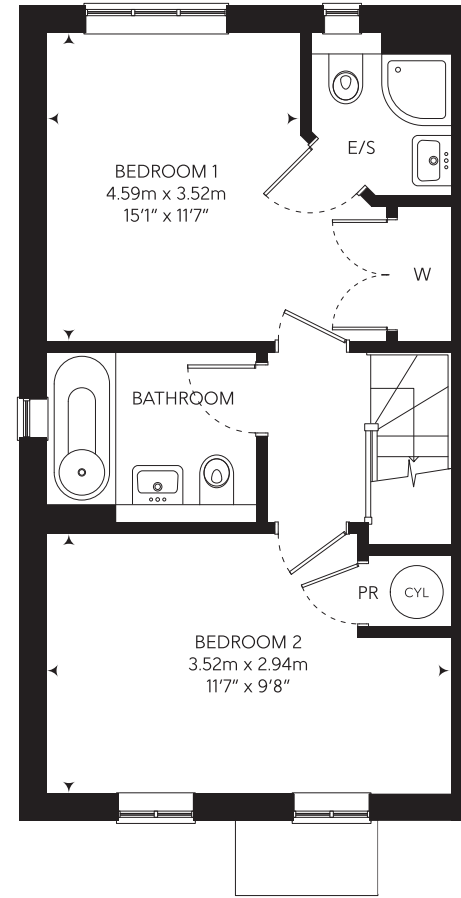
2 BEDROOM END TERRACE HOME



Computer Generated Image. Landscaping indicative only. Plot 34 (and Plot 33) shown.



GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

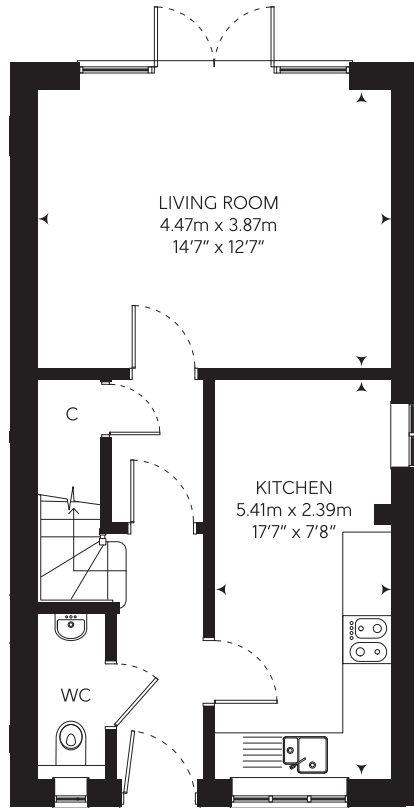
# BLADON PLUS

PLOT 17

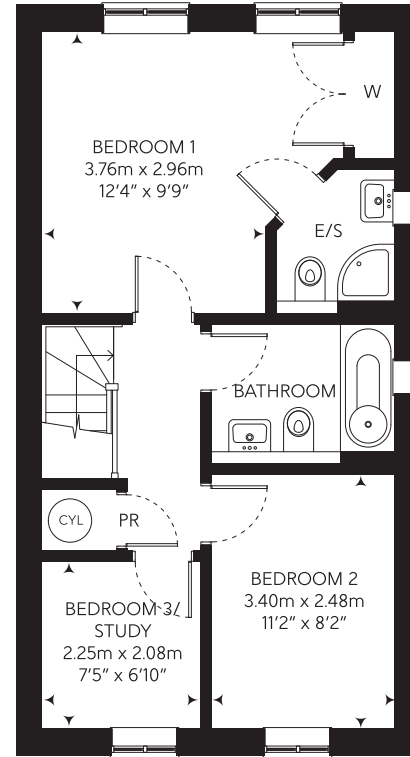
3 BEDROOM SEMI DETACHED HOME



Computer Generated Image. Landscaping indicative only. Plot 17 shown.



GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

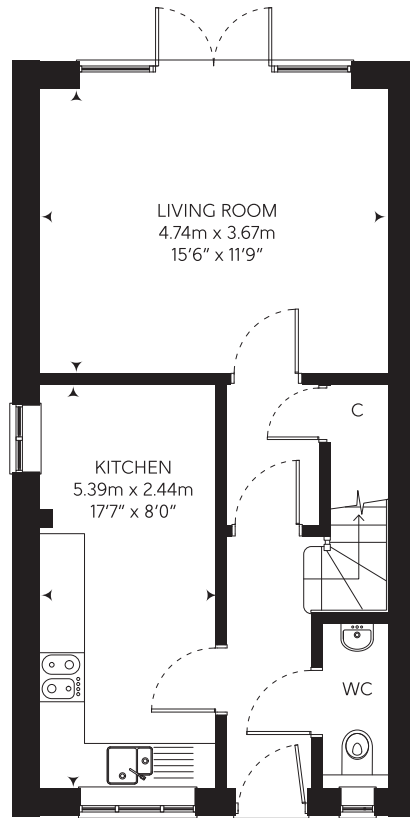
# BLADON PLUS

PLOTS 2, 3 & 12

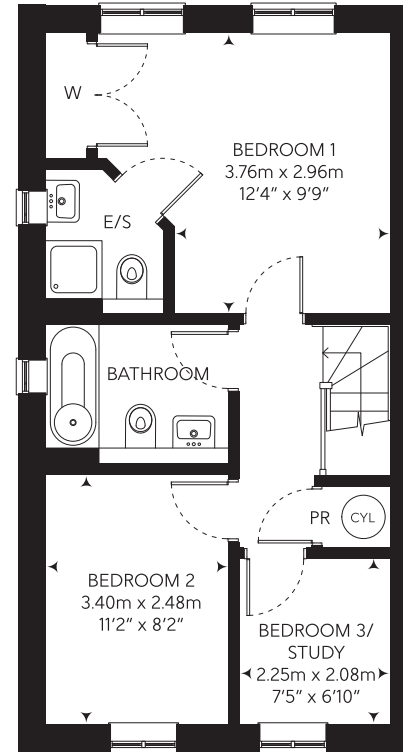
3 BEDROOM DETACHED HOME



Computer Generated Image. Landscaping indicative only. Plot 2 shown. Plot 3 is handed.



GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

# HARTWELL

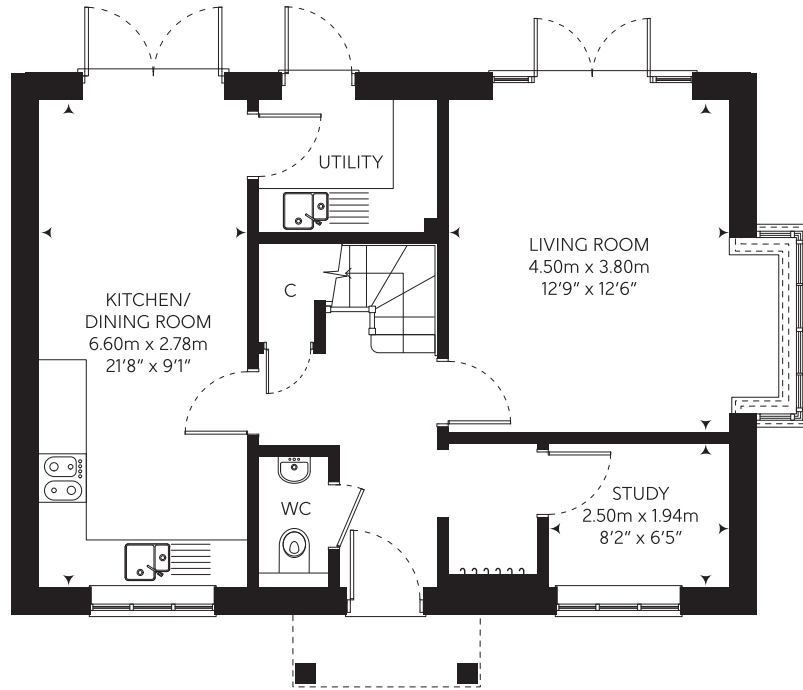
PLOTS 1, 4, 11, 14, 15, 24 & 25

4 BEDROOM DETACHED HOME

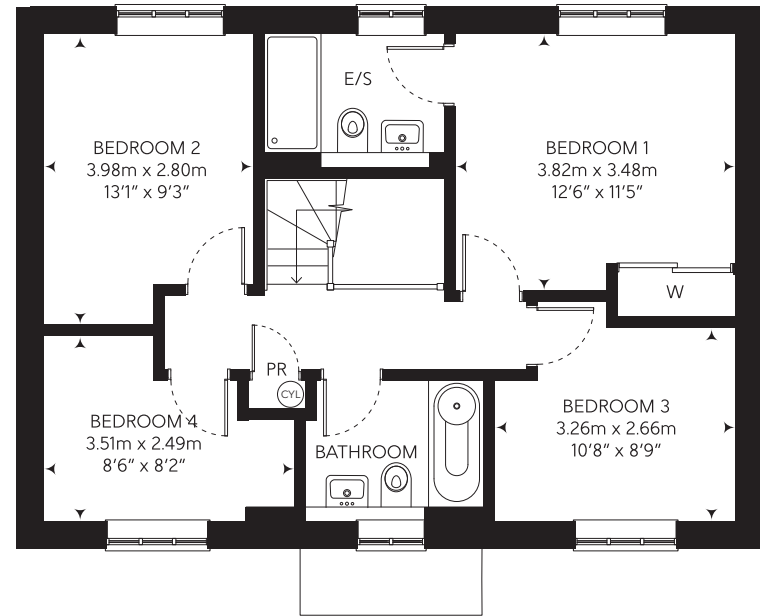


Computer Generated Image. Landscaping indicative only. Plot 11 shown. Plots 11, 14 and 25 are handed.





GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

Plot 11 is shown above and is indicative of this house style. All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

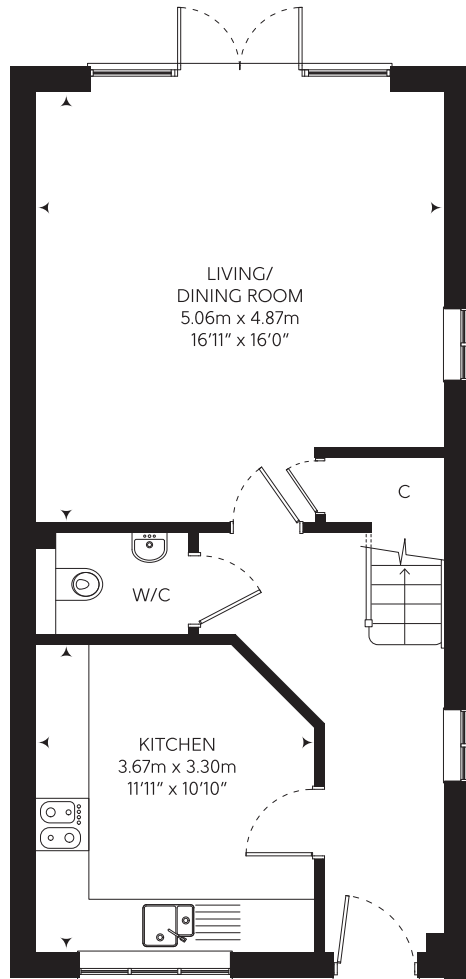
# KINGSEY

LOTS 30, 31, 32 & 33

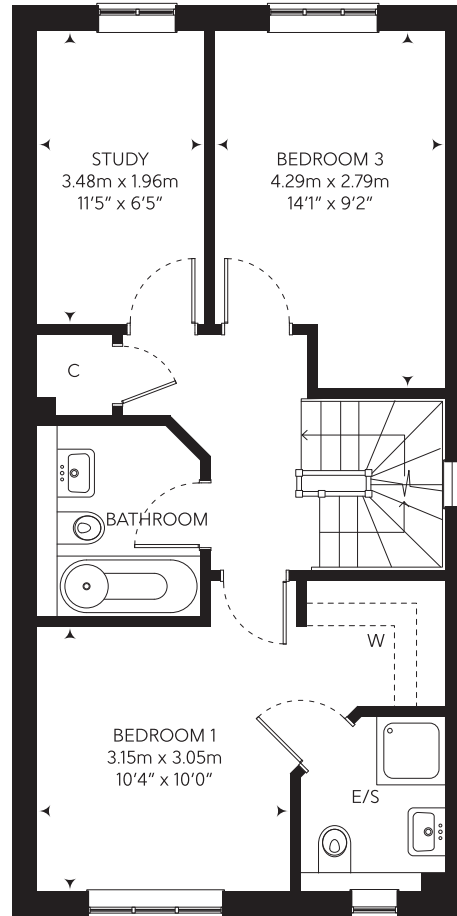
3 BEDROOM PLUS STUDY



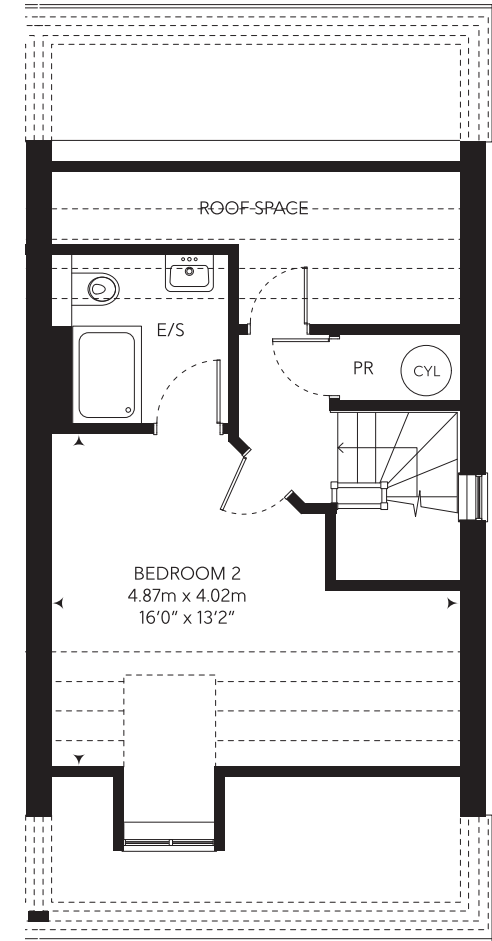
Computer Generated Image. Landscaping indicative only. Plot 32, 33 & 34 shown. Plot 33 is mid terrace.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

Plot 32 shown above. Plots 31 and 33 are handed. All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

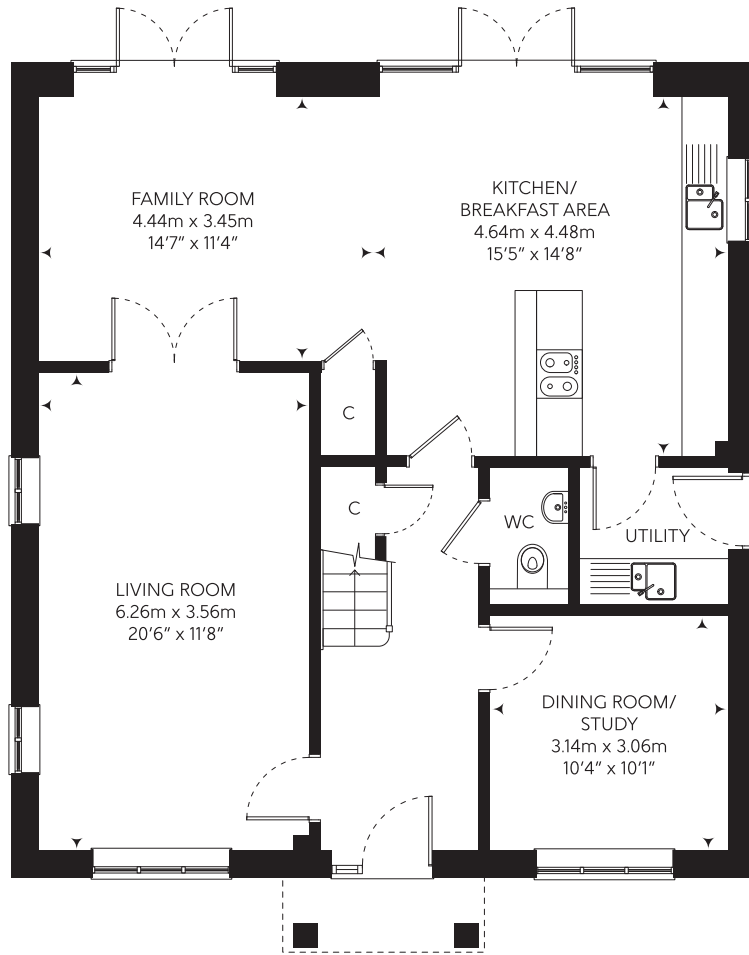
# OAKLEY

PLOT 13

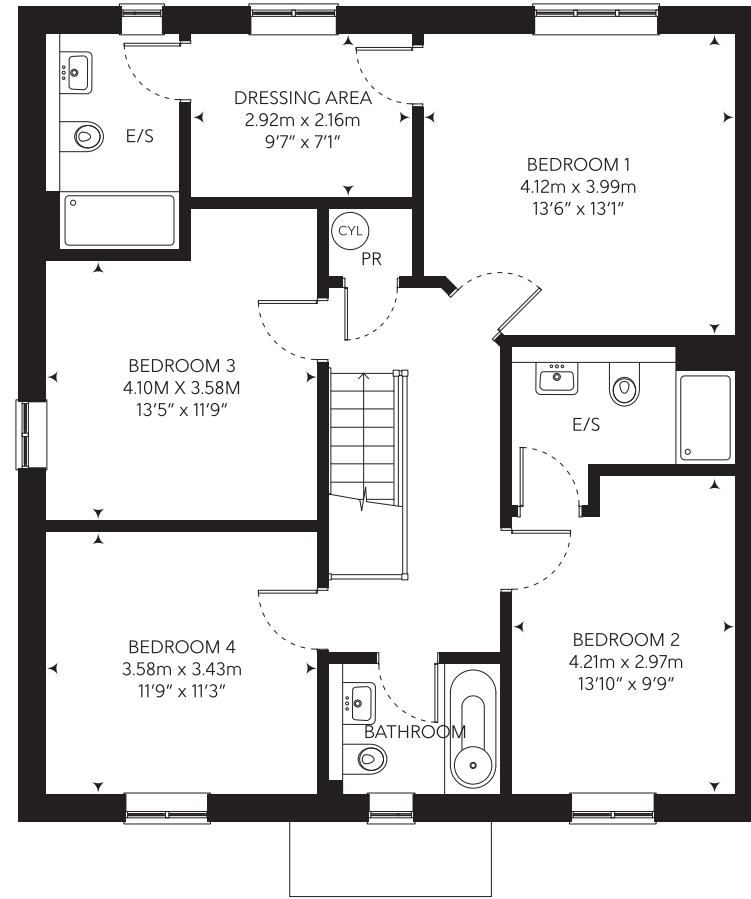
4 BEDROOM DETACHED HOME



Computer Generated Image. Landscaping indicative only. Plot 13 shown.



GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

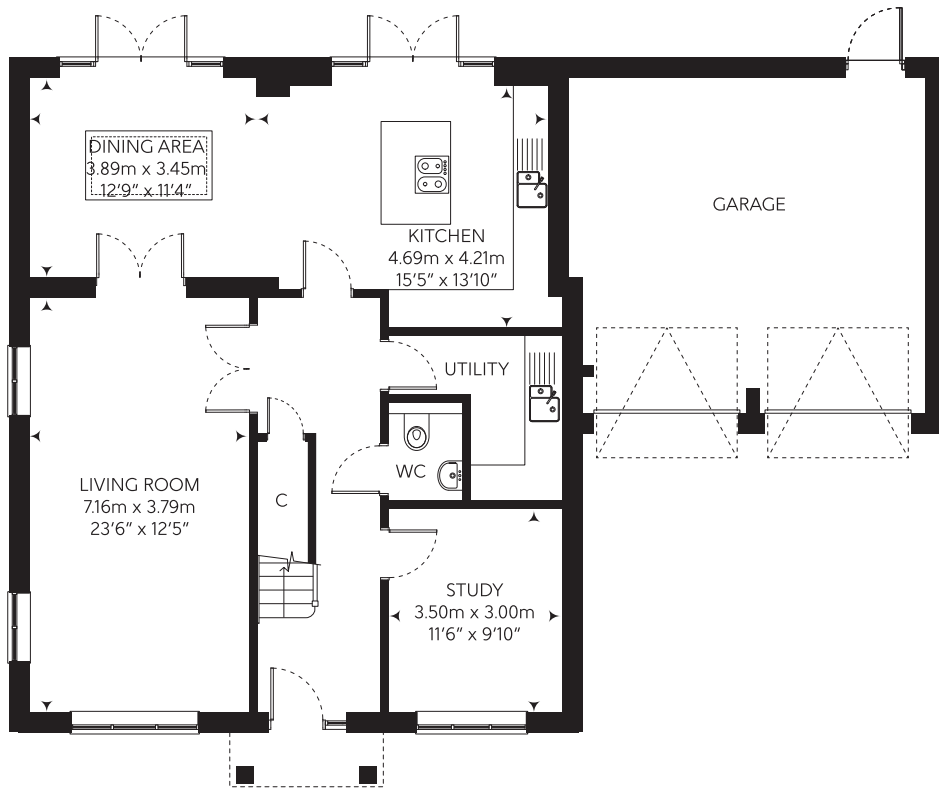
# PADBURY PLUS

PLOTS 5 & 6

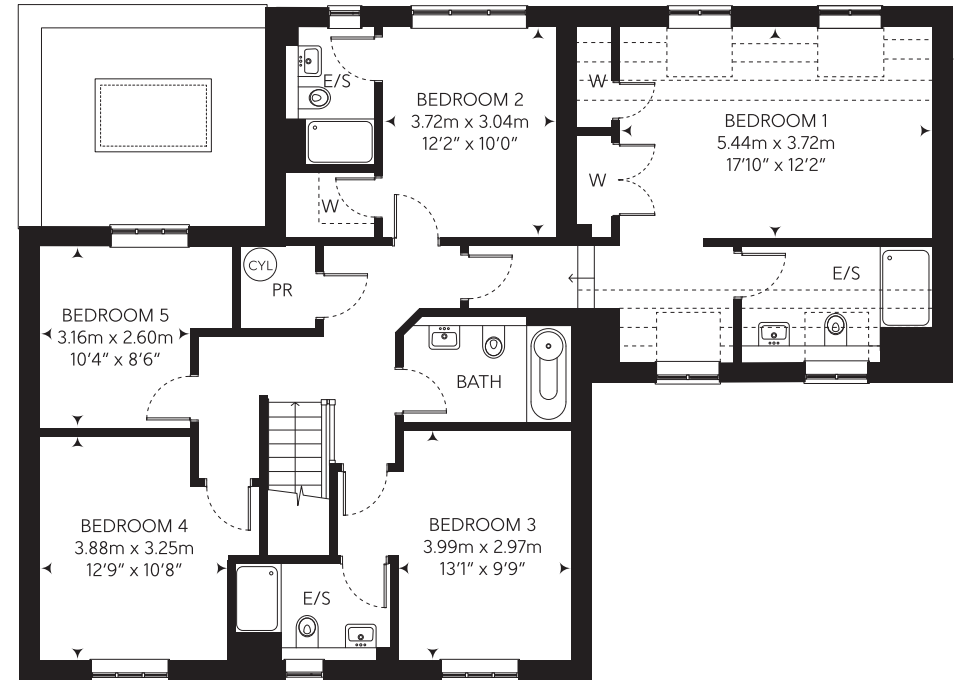
5 BEDROOM DETACHED HOME



Computer Generated Image. Landscaping indicative only. Plot 6 shown.



GROUND FLOOR



FIRST FLOOR

PR - Plant Room | C - Cupboard | CYL - Cylinder | E/S - En-Suite | W - Wardrobe | WC - Cloakroom

Plot 6 shown above. All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract. The CGI has been created to give you a general indication of the finished properties and does not show adjacent properties.

# SUPERB SPECIFICATION



Photographs of previous Rectory developments

## KITCHEN

	SILVER PLOTS 2, 3, 12, 16, 17, 18, 30, 31, 32, 33 & 34	GOLD PLOTS 1, 4, 11, 14, 15, 24 & 25	DIAMOND PLOTS 5, 6 & 13
1 ½ oven	•	•	
Single oven and a combination oven			•
Stainless steel undermounted sink	•	•	•
4 ring induction hob	•	•	
5 ring induction hob			•
Extractor hood	•	•	•
Integrated microwave	•	•	
Integrated dishwasher	•	•	•
Integrated tall fridge and tall freezer			•
Integrated split fridge/freezer	•	•	
Undercounter wine fridge			•
Recycling bin	•	•	•
Non-recycling bin	•	•	•
Composite stone worktops with upstand	•	•	•
Integrated washer/dryer	•		
Kitchen tap providing still & sparkling chilled filtered water			•

## UTILITY

Space and plumbing for washing machine		•	•
Space for tumble dryer		•	•
Laminate worktop		•	•
Sink with drainer		•	•
Amtico flooring		•	
Minoli flooring			•



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### BATHROOM, EN-SUITE AND CLOAKROOM

- Elegant white sanitaryware throughout with stylish chrome taps
- Amtico flooring to Silver & Gold plots
- Minoli porcelain floor tiles to Diamond plots
- Undersink vanity unit to cloakroom, master en-suite and family bathroom
- Chrome ladder style heated towel rails to all bathrooms and en-suites
- Shaver point to all bathrooms & en-suites
- Ceiling mounted extractor fan

### THE FINISHING TOUCHES

- Amtico flooring to hallway, kitchen & utility (if applicable) to Silver & Gold plots
- Minoli porcelain floor tiles to hallway, kitchen and utility in Diamond plots
- Automated garage doors to Diamond plots (spur fitted for future automation to Silver & Gold plots)
- 7kw universal socket car charging point to Diamond plots (spur provided for future fitting of electric car charging point to Silver & Gold plots)

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### HEATING, LIGHTING AND ELECTRICAL

- Heating is provided by an air source heat pump
- Silver plots feature radiators throughout, Gold & Diamond plots feature underfloor heating to the ground floor and radiators to upper floors
- Recessed downlighters are fitted as standard in the kitchen, bathroom, en-suites, cloakrooms and hallway
- Ample sockets are provided to meet everyday needs
- USB point in kitchen & master bedroom
- Garage is provided with lighting and power sockets



# PERFECTLY PLACED

DARNELL PLACE | Reading Road, Woodcote, RG8 0QX



## LEISURE

- Caversham Heath Golf Club 4.9 miles
- Basildon Park 5.7 miles
- The Hexagon 8.1 miles
- Madejski Stadium 10.0 miles
- Chiltern Valley Winery & Brewery 12.4 miles
- Danesfield House Hotel and Spa 14.9 miles
- LEGOLAND Windsor Resort 25.1 miles



## EDUCATION

- Langtree School 0.2 miles
- Woodcote Primary School 0.2 miles
- The Oratory School 0.6 miles
- The Oratory Preparatory School 1.2 miles
- Checkendon CoE Primary School 1.4 miles
- Denefield School 6.4 miles



## HEALTH

- Woodcote Health Centre 0.9 miles
- Goring & Woodcote Medical Practice 3.9 miles
- Woodborough House Dental Practice 4.2 miles
- Royal Berkshire Hospital 8.5 miles



## SHOPPING

- Woodcote Garden Centre *less than 0.1 miles*
- Co-op Woodcote 0.6 miles
- Waitrose & Partners Wallingford 5 miles
- John Lewis Reading 8.2 miles
- The Oracle 8.3 miles
- The Orchard Centre 12.2 miles



## TRANSPORT

- Goring & Streatley Train Station 3.7 miles
- Pangbourne Station 4.3 miles
- M4 9.2 miles
- M40 12.7 miles
- A34 12.8 miles
- Heathrow Airport 33.4 miles
- London Paddington Station *21 minutes by train from Reading*

Times and distances are approximate, taken from Google maps.

# THE FINER DETAILS

## PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a 10 year warranty will be issued.

## RESERVATION

Rectory accepts reservations from purchasers who are proceedable and able to exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit). If the property is complete then a fixed completion date will be agreed, if the property is under construction a season for the anticipated completion will be given.

## AFTER SALES CARE

Rectory does its utmost to ensure your new home is constructed to the highest possible standard. It is extensively inspected throughout the construction phase by both the construction and customer services team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer service team to introduce you to your new home and to advise you of our after sales services. Our customer services team are on hand to help and to deal with any teething problems you may have after

you have moved in. There is an initial 2 year defects warranty covered by Rectory, this covers years 0-2. Years 3-10 are covered by Premier's structural warranty.

## KEEP UP TO DATE

For the latest news on our developments, find us at [www.rectory.co.uk](http://www.rectory.co.uk) or on Facebook, Twitter and Instagram.



Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA Tel: 01844 295100 Email: [sales@rectory.co.uk](mailto:sales@rectory.co.uk). The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. This brochure does not form part of any contract and is for information purposes only.

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premier  
guarantee

rectory



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01844 295100 | [rectory.co.uk](http://rectory.co.uk)

Rectory House, Thame Rd, Haddenham, Aylesbury HP17 8DA