



GREENVIEW

LUDGERSHALL
BUCKINGHAMSHIRE
HP18 9NZ



Computer Generated Image - indicative only



GREENVIEW

LUDGERSHALL

A bespoke development of three spacious homes located in picturesque countryside just 17 miles from Oxford.

Nestled in the charming countryside of the North Buckinghamshire and Oxfordshire borders lies a hidden gem.

Our three beautiful individually designed homes are inspired by the rural architecture abundant in the area. Homes that pay homage to the past with heritage detail and effortless elegance, creating a contemporary yet timeless finish.

In the heart of Ludgershall is the village green where children can enjoy the play area and those accompanying them can enjoy a beverage at the public house opposite.

Greenview is a peaceful place to call home, providing the perfect marriage of privacy and location, and offering the rare opportunity to live a village lifestyle.

On your doorstep are some of England's most famous attractions such as the historic city of Oxford, Waddesdon Manor and Bicester Village.

The surrounding area provides a plethora of premium educational options, from nurseries through to colleges, including the ofsted outstanding Waddesdon School, all ready and waiting to nurture curious minds.

THREE SECLUDED CORNER PLOTS

*Ideal for family living, Greenview
offers private, bespoke homes, complete
with generous gardens and parking.*

BIRCH
HOUSE

LAMBOURNE
HOUSE

LINNET
HOUSE



LINNET HOUSE

A characterful four bedroom home boasting a spacious kitchen-diner, double aspect living room and a fabulous master suite with dressing area and ensuite.

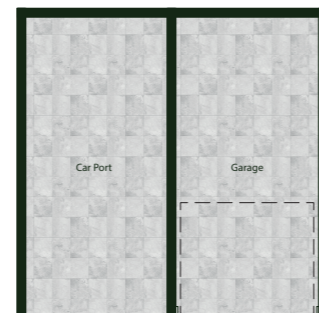
Step into the impressive hall in Linnet House and you will see a cleverly laid out four-bedroom home that has thought of the whole family. The ground floor accommodates a bright double aspect living room with bi-fold doors, opening onto the stunning south-facing wrap-around garden. The beautiful kitchen boasts plenty of space for seating and entertaining, with a large island and dual aspect bi-fold doors. A study, family room and downstairs WC, are also on the ground floor, leaving plenty of room for everyone. The first floor offers 4 large bedrooms, the master suite complete with an ensuite shower room and a separate fitted dressing area. There are a further 3 bedrooms, a large family bathroom, and an additional ensuite.



Computer Generated Image - indicative only

GROUND FLOOR PLAN

Kitchen/Dining	10.0m x 4.7m	32'8" x 15'4"
Living Room	4.2m x 6.1m	13'8" x 20'0"
Family Room	4.2m x 2.9m	13'8" x 9'5"
Study	2.2m x 4.2m	7'2" x 13'8"
Utility	1.7m x 4.2m	5'6" x 13'8"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car port	2.8m x 5.6m	9'2" x 18'4"



FIRST FLOOR PLAN

Bedroom 1	4.5m x 3.7m	14'7" x 12'1"
Bedroom 2	4.2m x 3.7m	13'8" x 12'1"
Bedroom 3	4.9m x 3.1m	16'1" x 10'2"
Bedroom 4	3.7m x 3.8m	12'1" x 12'5"
Bathroom	3.6m x 3.1m	11'10" x 10'2"
En-suite 1	3.0m x 2.8m	9'10" x 9'2"
En-suite 2	2.6m x 2.4m	8'6" x 7'10"

FULL HOUSE GIA

GF+FF excl. Garage/Carport: 262.8 sqm (2828.8 sqft)
 Garage: 15.7 sqm (169.0 sqft)





Computer Generated Image - indicative only

BIRCH HOUSE

An impressive four bedroom home for the whole family to enjoy. It offers bright and airy living areas, four generous bedrooms, three bathrooms and a private garden

Step off your private gravel drive into the hallway of Birch House, perfect for welcoming guests in style.

Through the double doors, you will discover a spacious kitchen diner, complete with a utility room and side access. The ground floor also comprises of a bright living room with doors out to the private garden, a generous study, downstairs WC and family room. Moving to the first floor, you will find an impressive master suite complete with a fitted dressing area and an ensuite shower room. There are three additional large bedrooms, one with ensuite and a separate four piece family bathroom.

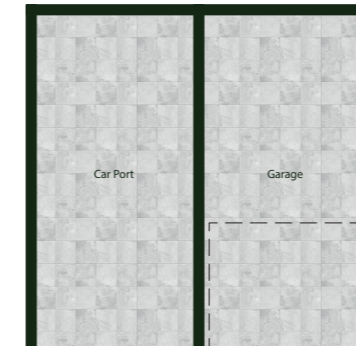




Computer Generated Image - indicative only

GROUND FLOOR PLAN

Kitchen/Dining	8.6m x 4.6m	28'2" x 15'1"
Living Room	6.0m x 4.6m	19'7" x 15'1"
Study	3.5m x 2.6m	11'5" x 8'5"
Family Room	3.5m x 2.5m	11'5" x 8'2"
Utility	3.6m x 1.9m	11'8" x 6'2"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car Port	2.8m x 5.6m	9'2" x 18'4"



FIRST FLOOR PLAN

Bedroom 1	5.0m x 4.2m	16'4" x 13'8"
Bedroom 2	4.6m x 3.7m	15'1" x 12'1"
Bedroom 3	4.8m x 4.0m	15'8" x 13'1"
Bedroom 4	4.0m x 3.3m	13'1" x 10'8"
Bathroom	3.3m x 2.2m	10'10" x 7'3"
En-suite 1	2.7m x 1.9m	8'10" x 6'3"
En-suite 2	2.6m x 1.6m	8'6" x 5'3"

FULL HOUSE GIA

GF+FF excl. Garage/Carport: 227.2 sqm (2445.6 sqft)
 Garage: 15.7 sqm (169.0 sqft)



LAMBOURNE HOUSE

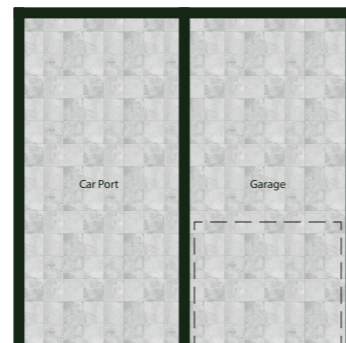
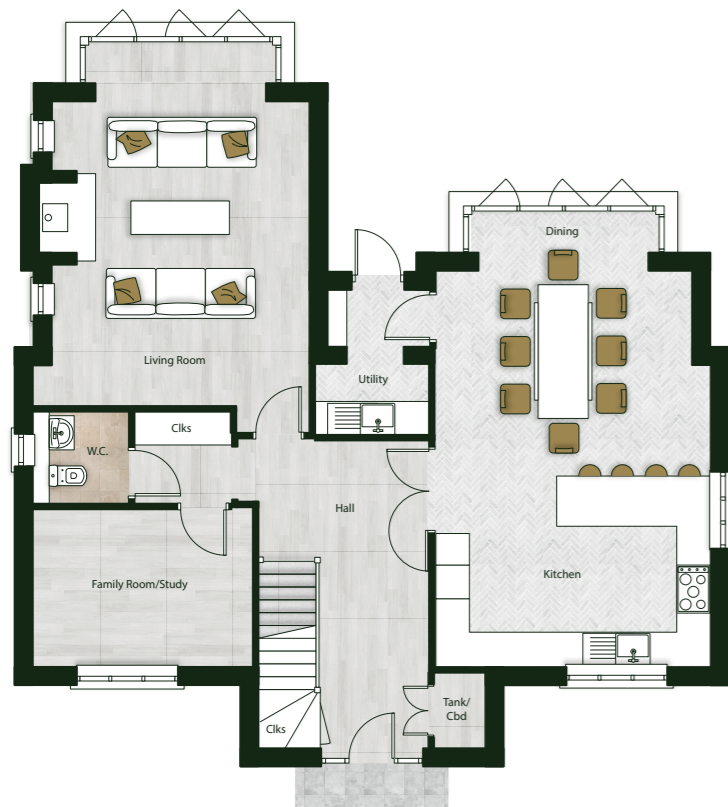
*A stunning four bedroom house
boasting generous living spaces,
and distinctive features such as a
rendered gable and an impressive
bay accessing the garden*

Lambourne house offers well appointed accommodation for the whole family to enjoy. The entrance hall welcomes you into the heart of the house. The kitchen diner, complete with a peninsula breakfast bar has large doors leading directly out to the patio and garden, perfect for al-fresco entertaining. Also on the ground floor is a multipurpose reception room, ideal as a study or family room, a spacious living room, utility and WC. Upstairs the impressive bedrooms are accessed via the large sweeping landing, off which is also a family bathroom. The master suite is complete with an en suite shower room and a fitted dressing area.



GROUND FLOOR PLAN

Kitchen/Dining	8.1m x 4.9m	26'6" x 16'1"
Living Room	6.5m x 4.6m	21'3" x 15'1"
Family Room/Study	3.9m x 2.8m	12'8" x 9'2"
Utility	2.7m x 2.0m	8'9" x 6'6"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car Port	2.8m x 5.6m	9'2" x 18'4"



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FIRST FLOOR PLAN

Bedroom 1	4.6m x 4.6m	15'1" x 15'1"
Bedroom 2	4.6m x 3.9m	15'1" x 12'8"
Bedroom 3	3.8m x 3.1m	12'5" x 10'2"
Bedroom 4	4.0m x 3.1m	13'1" x 10'2"
Bathroom	3.1m x 2.2m	10'2" x 7'3"
En-suite	3.1m x 1.6m	10'2" x 5'3"



FULL HOUSE GIA

GF+FF excl. Garage/Carport: 210.6 sqm (2260.4 sqft)
 Garage: 15.7 sqm (169.0 sqft)



LAMBOURNE HOUSE

QUALITY IN EVERY DETAIL

The interiors have been carefully selected to exude elegance and luxury.



KITCHEN

Shaker style kitchen with light oak interiors (subject to change)

30mm thick quartz worksurfaces and upstands

LED pelmet lighting

Belfast porcelain sink

Fully integrated pull out waste and recycling unit

Stainless steel extract hoods

Wine cooler

Fully integrated Bosch appliance package to include;

- Full height integrated larder fridge
- Full height integrated larder freezer
- Integrated dishwasher
- Rangemaster range cooker with induction hob (Birch House and Lambourne House)
- 2 single ovens and 5 ring induction hob (Linnet House)

UTILITY

30mm thick quartz worksurfaces and upstands

Plumbing and space for laundry appliances

Storage and power sockets

BATHROOMS & ENSUITES

Vitra sanitary ware with Hans grohe taps and valves (subject to change)

Close coupled WCs with dual flush cisterns

Wall hung vanity units and basins with storage

Low profile shower trays with high quality enclosures and rain shower heads

Chrome plated towel rails with thermostatic control and summer heating element

MECHANICAL & ELECTRICAL

Air source heat pump by Samsung (or similar)

Large capacity unvented hot water cylinder

Wet underfloor heating system to ground floor with programmable zoned control

Conventional steel panelled radiators to first floor with thermostatic control

Low energy LED downlighting and pendant lighting throughout

5amp lighting circuits to primary living spaces (for table lamps and standard lamps)

Telecom and TV points to all reception rooms and bedrooms

Fibreoptic broadband provision

USB charging socket to kitchen

Mains linked heat and smoke detection throughout

Intruder alarms to ground floors

INTERNAL FIXTURES & FITTINGS

Traditional timber staircases with profiled painted newel posts, with solid oak handrails and newel caps

Traditional painted internal doors with high quality door furniture

Built in wardrobes with shelf, chrome hanging rail and carpeted floor (in principal and 2nd bedrooms)

Fully working fireplace with stone hearth (wood burning appliance not included)

FLOORING

Natural stone effect or wood effect porcelain floor tiling to entrance hall/ WC/kitchen/family rooms

British made carpet to living rooms, study, staircase, landings and all bedrooms

Porcelain floor and wall tiling to bathrooms

EXTERNAL FINISHES

High quality uPVC double glazed windows

High quality aluminium bi-folding doors

Traditional stretcher bond brickwork and through colour render elevations (varies by house)

Clay tile roof coverings

Blocked paved paths and patios

Turfed garden with new and established shrub and tree planting

Local shingle driveways

External power points and tap

External lighting to patios, porches and driveways

Electric vehicle charging point (30Amp) in garage area

Automated garage doors

Built in bird and bat nesting boxes

WARRANTY

10-year LABC warranty



BUYING A LUCY HOME

*At Lucy Developments
we are proud of every home we build.*

We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

RESERVATION

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £2500 is payable, which forms part of the purchase price.

Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf.

If the property is complete, a fixed

completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

KEEPING YOU INFORMED

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

PEACE OF MIND

All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by LABC who provide the 10 year structural warranty for your home.

MOVING IN AND SETTLING IN

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries

WARRANTY

10 year LABC guarantee.

