



THE  
NURSERIES  
HADDENHAM







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Live an idyllic, rural lifestyle at The Nurseries, a bespoke collection of sixteen modern homes sympathetically designed to reflect their characterful setting in the sought-after village of Haddenham, Buckinghamshire, overlooking the Chiltern Hills.

True to the superior values of Rectory Homes, these homes have been created using only the best materials and the skills of local craftsmen, and include many features to promote sustainability and enhance the natural environment.

At The Nurseries you will enjoy an authentic blend of strong community spirit and family feeling, enveloped in unspoilt countryside, making it a beautiful place to live.

Here, you can realise a rare combination: the essence of modern living entwined with traditional values. These are homes in which to grow, and feel a sense of belonging within a nurturing, welcoming community.





# BEAUTIFULLY BLENDED

*The Nurseries is a small development, perfectly formed  
for idyllic living in a village community.*



Rectory Homes is proud to be based in Haddenham, so we are very well-placed to understand the local architectural traditions. At The Nurseries, this respect is reflected in each and every home.

We've used natural materials that compliment the existing homes nearby, and have taken care to engage skilled craftsmen from the area, all in the interests of creating new homes that blend beautifully with their surroundings.



## ENJOY THE VILLAGE, EXPLORE THE SURROUNDINGS

*Thatched cottages, an ancient church of weathered stone, and ducks on the village pond; when it comes to the delights of a classic English village, Haddenham ticks every box.*



Haddenham offers a wonderful lifestyle for all ages. As well as the shops you need for day-to-day necessities, there are some more unusual ones such as Norsk known for its Scandi-inspired homewares, gifts, café and kitchen. If the garden is your focus then Haddenham Garden Centre has everything you will need including an enticing farm shop and café.

Bradmoor Farm is another well-stocked farm shop where the emphasis is on local produce with an on-site cafe and butchers.

The market town of Thame is just under ten minutes' drive from Haddenham. Thame's historic High Street is a wonderful mix of boutiques, cafés and restaurants, including The Black Horse, owned by local resident and chef Raymond Blanc.

Beyond lies the Buckinghamshire countryside and the sweeping uplands of the Chiltern Hills AONB, where horse riders, cyclists, golfers and walkers will all find their perfect piece of countryside, and with The Chilterns on your doorstep, its wild woods, hills and downlands are yours for the taking.

The excellent choice of schools in the Haddenham area means it is a wise choice for those with children. The local schools, which include Haddenham Community Junior, Haddenham Community Infants, St Mary's C of E and Puddleducks Pre-School, have all earned a 'good' rating from Ofsted, whilst in Aylesbury and Oxford there is an excellent selection of grammar and private schools.

1. *Charming Haddenham has all the hallmarks of a quintessential English village.*
2. *The Black Horse, owned by Raymond Blanc.*
3. *Stunning views over the Vale of Aylesbury in the Chiltern Hills.*



## CONNECTED IN THE COUNTRYSIDE

*On the mainline to London, Birmingham and Oxford,  
Haddenham is undoubtedly very well connected.*

The nearest railway station is Haddenham & Thame Parkway which is located within the village. It is about fifteen minutes by car to the M40, for London, Oxford and Birmingham.

### FROM THE NURSERIES

Haddenham & Thame Parkway station	1.4 miles
Thame	3.8 miles
M40 junction 7	9 miles
High Wycombe	13.9 miles
Oxford	21 miles
Heathrow Airport	40 miles

### FROM HADDENHAM & THAME PARKWAY

High Wycombe	20 minutes
Bicester Village	15 minutes
Gerrards Cross	25 minutes
Oxford Parkway	29 minutes
London Marylebone	37 minutes
Birmingham Snow Hill	1 hour 24 minutes



## A COUNTRY OASIS

*The homes at The Nurseries can be found on a private close off Stanbridge Road, just under half a mile from the centre of Haddenham village.*

Your new home nestles quietly amongst attractive landscaping, where additional planting enhances life for residents and helps nature to thrive.







PLOT NUMBER		PAGE
THE WINSLOW - PLOTS 9 & 10	<i>Four bedroom homes</i>	8
THE PADBURY - PLOTS 7 & 11	<i>Four bedroom homes</i>	10
THE OAKLEY - PLOT 2	<i>Four bedroom home</i>	12
THE HARTWELL - PLOTS 1 & 3	<i>Four bedroom homes</i>	14
THE DRAYTON - PLOT 12	<i>Four bedroom home</i>	16
THE CADMORE - PLOT 8	<i>Three bedroom home</i>	18



## THE WINSLOW PLOTS 9 & 10

*Four bedroom detached homes with garage.*

This generously proportioned home, designed for all aspects of modern life, features an open-plan kitchen, with a separate utility, and a large dining/family area with direct access to the garden. The lounge and study offer further flexibility. Both the principal bedroom and bedroom 2 have an en suite and fitted wardrobes, as does bedroom 3. A fourth bedroom and family bathroom complete this floor.

### GROUND FLOOR

Kitchen	3.05m x 4.45m	10' 0" x 14' 7"
Dining/Family Area	9.01m x 3.48m	29' 6" x 11' 5"
Lounge	3.83m x 7.45m	12' 6" x 24' 5"
Study	3.05m x 3.00	10' 0" x 9' 10"

### FIRST FLOOR

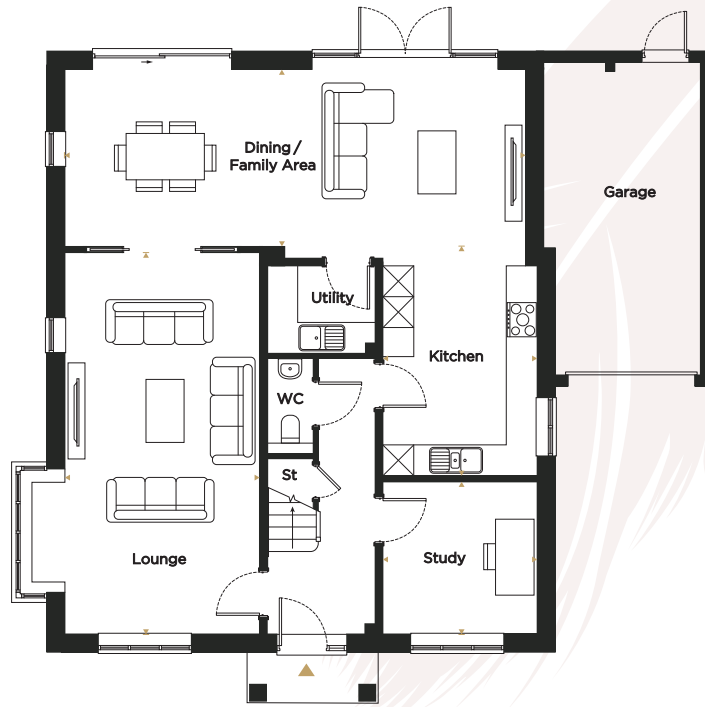
Principal Bedroom	4.02m x 3.76m	13' 2" x 12' 4"
Bedroom 2	3.00m x 3.38m	9' 10" x 11' 1"
Bedroom 3	3.87m x 3.08m	12' 8" x 10' 1"
Bedroom 4	2.65m x 3.22m	8' 8" x 10' 6"

Window and door treatments may vary across plots. Please enquire for further details. North point orientated for plot 9.

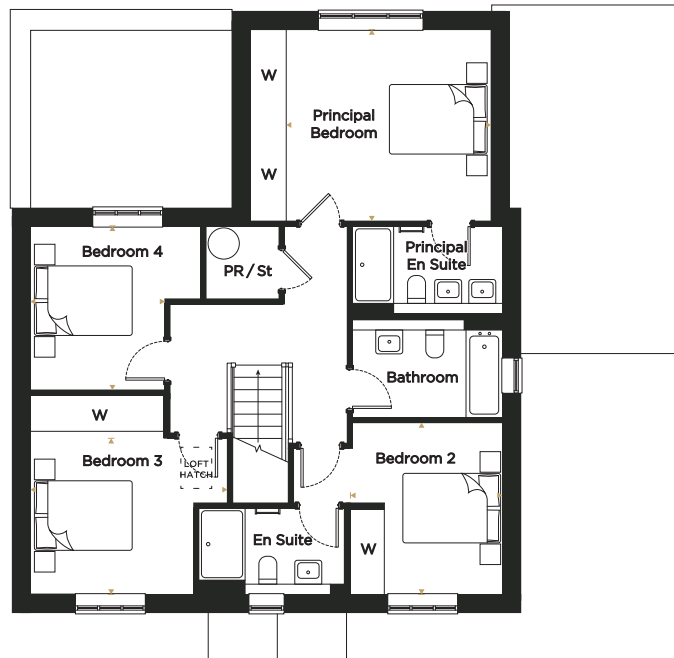
Computer generated image and floor plan shows plot 9 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR





## THE PADBURY PLOTS 7 & 11

*Four bedroom detached homes with garage.*

The sociable kitchen/dining/family area extends from the front to the rear of the house, with French doors to the garden and access to the utility. A spacious lounge, also with garden access, and a separate study make up the ground floor of this home. On the first floor, the principal bedroom has an en suite and fitted wardrobes, while bedrooms 2, 3 and 4 are served by the family bathroom.

### GROUND FLOOR

Kitchen/Dining/ Family Area	5.08m x 10.0m	16' 8" x 32' 9"
Lounge	7.24m x 3.93m	23' 9" x 12' 10"
Study	2.65m x 2.68m	8' 8" x 8' 9"

### FIRST FLOOR

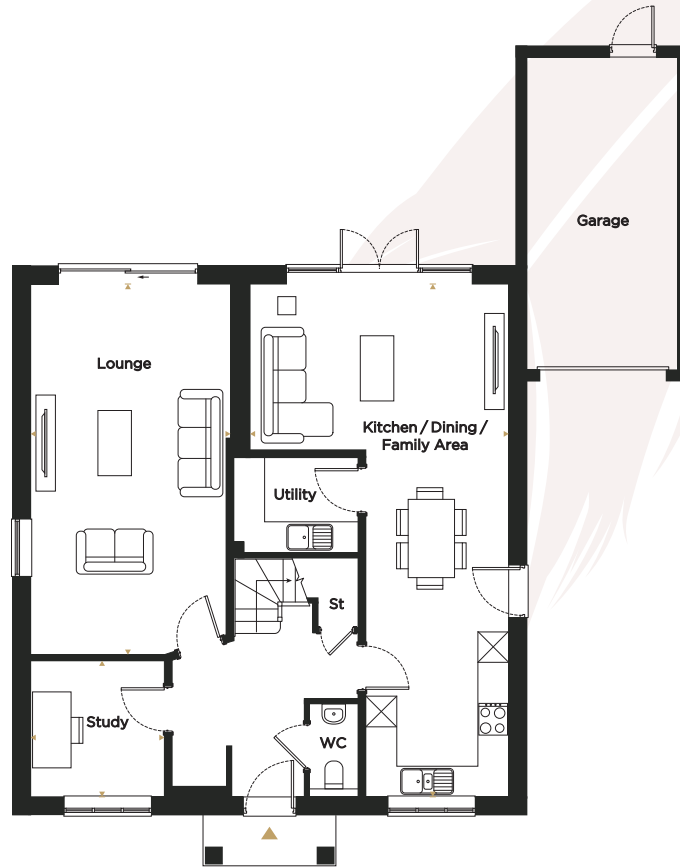
Principal Bedroom	3.89m x 3.52m	12' 9" x 11' 6"
Bedroom 2	2.85m x 3.43m	9' 4" x 11' 3"
Bedroom 3	3.31m x 3.04m	10' 10" x 9' 11"
Bedroom 4	3.56m x 1.94m	11' 8" x 6' 4"

Window and door treatments may vary across plots. Please enquire for further details. North point orientated for plot 11.

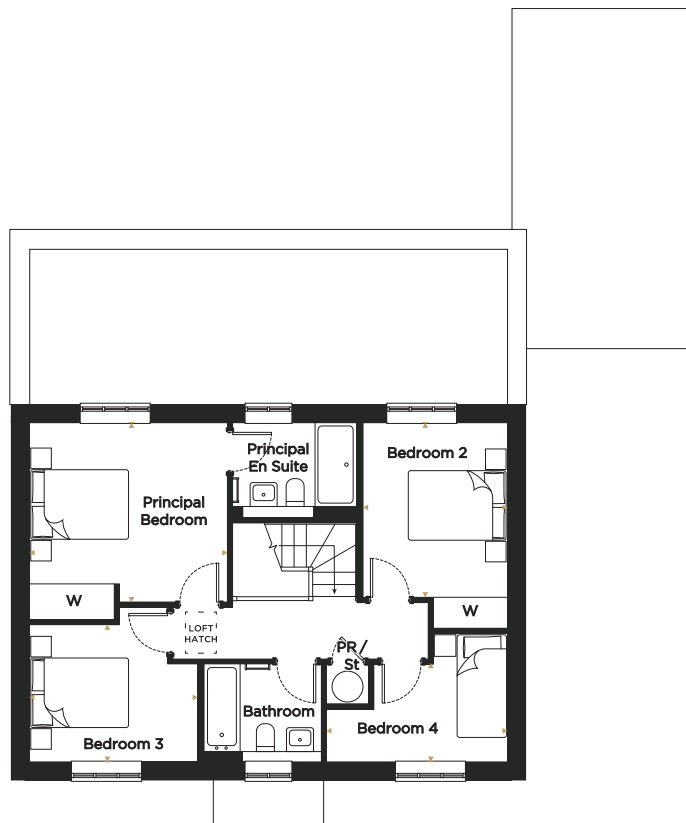
Computer generated image and floor plan shows plot 11 and is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe PR Plant Room



## THE OAKLEY PLOT 2

*Four bedroom detached home with garage.*

This home offers a wealth of space for family life. The kitchen/dining/family area, with a separate utility, opens to the garden through French doors, and the lounge also has direct garden access. An additional study is located at the front of the house, to offer extended flexibility. The principal bedroom benefits from an en suite and fitted wardrobes. A further three bedrooms and a family bathroom complete this spacious home.

### GROUND FLOOR

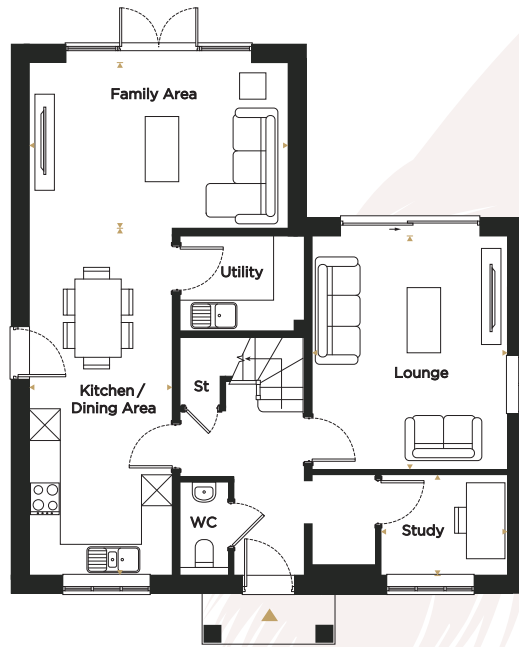
Kitchen/Dining Area	2.82m x 6.74m	9' 3" x 22' 1"
Family Area	3.27m x 5.08m	10' 8" x 16' 8"
Lounge	3.85m x 4.58m	12' 7" x 15' 0"
Study	2.50m x 1.99m	8' 2" x 6' 6"

### FIRST FLOOR

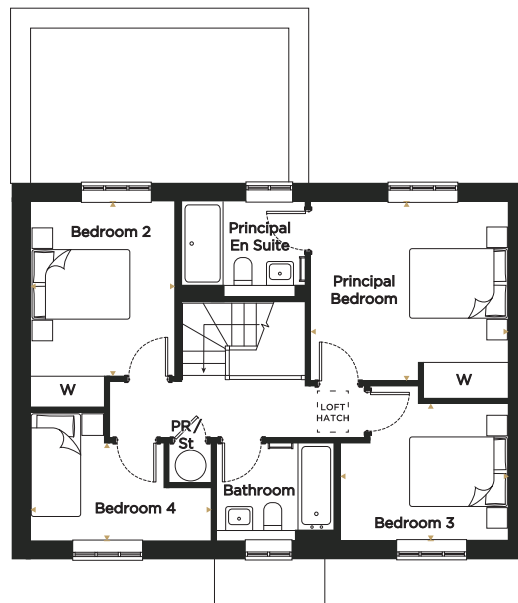
Principal Bedroom	3.89m x 3.52m	12' 9" x 11' 6"
Bedroom 2	2.85m x 3.43m	9' 4" x 11' 3"
Bedroom 3	3.31m x 3.04m	10' 10" x 9' 11"
Bedroom 4	3.56m x 1.94m	11' 8" x 6' 4"



GROUND FLOOR



FIRST FLOOR





## THE HARTWELL PLOTS 1 & 3

*Four bedroom detached homes with garage.*

On one side of the entrance hall you will find the bright open-plan kitchen/dining area, on the other the lounge which opens onto the garden via sliding doors. A study and utility complete the ground floor accommodation.

Upstairs, the principal bedroom has an en suite and fitted wardrobes, while bedrooms 2, 3 and 4 are served by the family bathroom.

### GROUND FLOOR

Kitchen/Dining Area	2.82m x 6.64m	9' 3" x 21' 9"
Lounge	3.85m x 4.58m	12' 7" x 15' 0"
Study	2.50m x 1.99m	8' 2" x 6' 6"

### FIRST FLOOR

Principal Bedroom	3.89m x 3.52m	12' 9" x 11' 6"
Bedroom 2	2.85m x 3.43m	9' 4" x 11' 3"
Bedroom 3	3.31m x 2.70m	10' 10" x 8' 10"
Bedroom 4	3.56m x 1.94m	11' 8" x 6' 4"

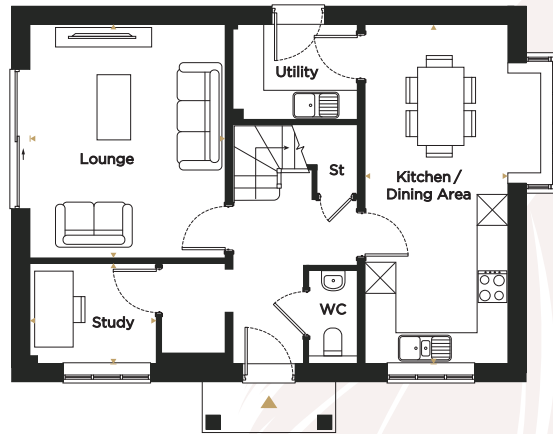
Window and door treatments may vary across plots. Please enquire for further details. North point orientated for plot 1.

Computer generated image of plot 1 is for illustrative purposes only. Floor plans are indicative and are subject to change. Floor plans are for approximate measurements and may not be proportionally scaled.

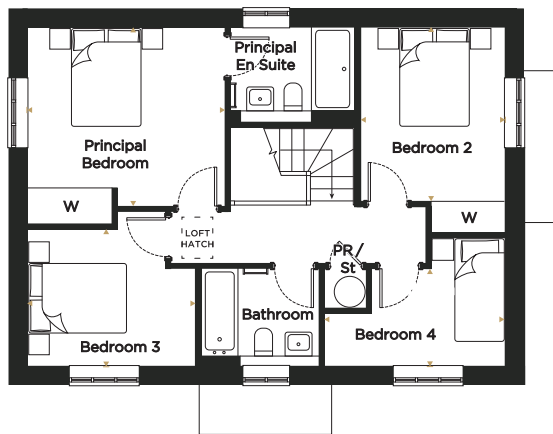




GROUND FLOOR



FIRST FLOOR





## THE DRAYTON PLOT 12

*Four bedroom detached home with garage.*

An open-plan kitchen/dining area at the rear of the house gives you instant access to the garden through the sliding doors. At the front is the comfortable dual aspect living room. Upstairs, the principal bedroom has an en suite and fitted wardrobes, while bedrooms 2, 3 and 4 are served by the family bathroom.

### GROUND FLOOR

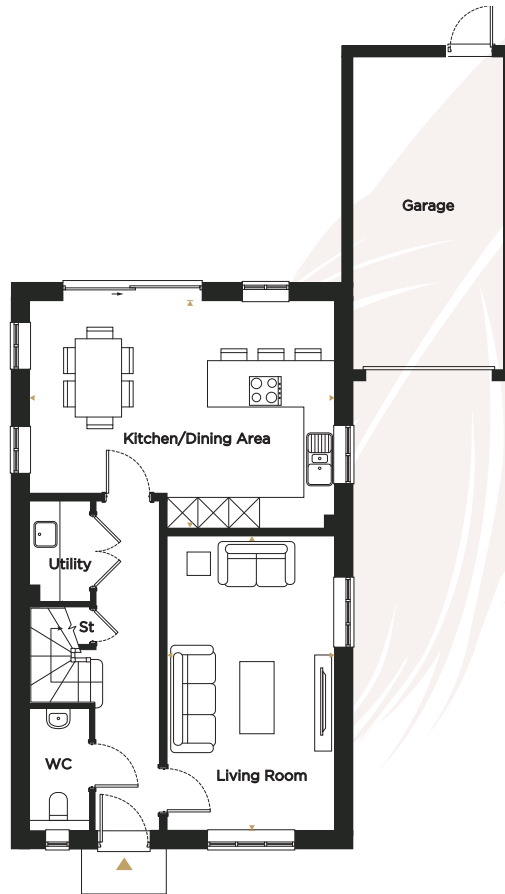
Kitchen/Dining Area	5.98m x 4.47m	19' 7" x 14' 7"
Living Room	3.31m x 5.78m	10' 10" x 18' 11"

### FIRST FLOOR

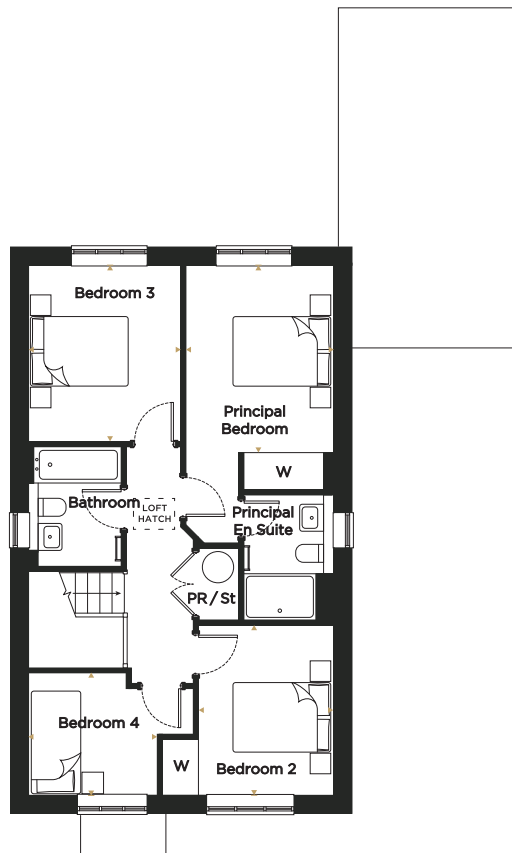
Principal Bedroom	2.91m x 5.44m	9' 6" x 17' 10"
Bedroom 2	2.67m x 3.34m	8' 9" x 10' 11"
Bedroom 3	2.99m x 3.47m	9' 9" x 11' 4"
Bedroom 4	2.54m x 2.41m	8' 4" x 7' 10"



GROUND FLOOR



FIRST FLOOR



◀ Dimension arrow St Store W Wardrobe PR Plant Room



## THE CADMORE PLOT 8

*Three bedroom detached home with garage.*

In the well-equipped kitchen, the cabinets are formatted in an L-shape leaving room for a breakfast table, while the living/dining area, at the rear of the house, features sliding doors to allow you full enjoyment of the garden. The principal bedroom includes an en suite and fitted wardrobes.

Two further bedrooms and a family bathroom complete this floor.

### GROUND FLOOR

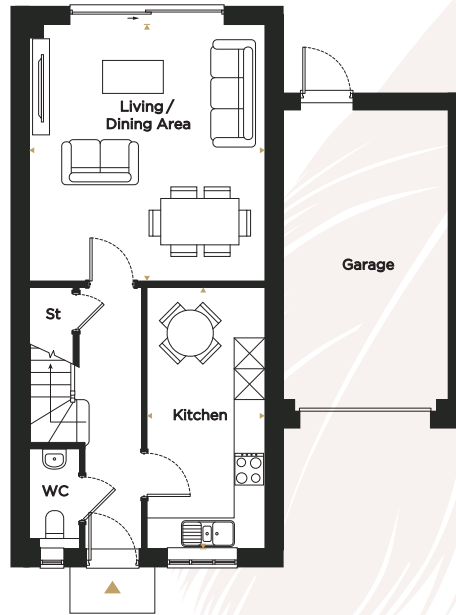
Kitchen	2.33m x 5.12m	7' 7" x 16' 9"
Living /Dining Area	4.63m x 5.03m	15' 2" x 16' 6"

### FIRST FLOOR

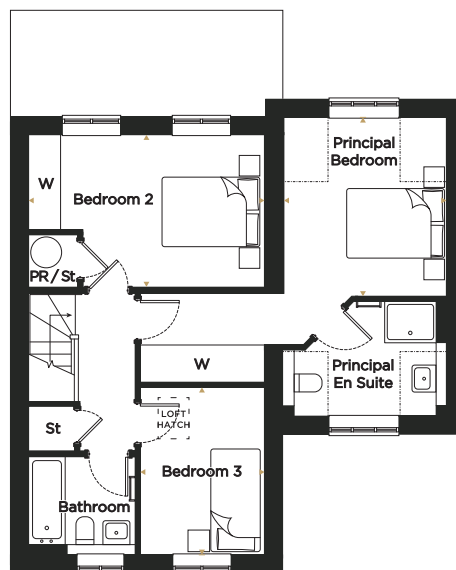
Principal Bedroom	3.21m x 4.46m	10' 6" x 14' 7"
Bedroom 2	4.63m x 3.00m	15' 2" x 9' 10"
Bedroom 3	2.45m x 3.29m	8' 0" x 10' 9"



GROUND FLOOR



FIRST FLOOR





# HOMES OF THE UTMOST QUALITY

*Rectory Homes' quality is evident in every detail at The Nurseries.*

At Rectory Homes, the utmost quality comes as standard, and this can be seen in every home at The Nurseries. Cooking and entertaining will be easy and rewarding in your individually designed, luxury fitted kitchen, which comes equipped with modern appliances, composite stone worktops and quality flooring.

Providing luxury along with energy efficiency, underfloor heating is provided throughout the ground floor powered by an air source heat pump. In the principal bedroom, you'll have built-in wardrobes, while your bathroom and en suite(s), with their high-end sanitaryware, vanity units and quality tiling, are spaces perfect for indulgent relaxation.

● *Gold specification:* PLOTS 1, 2, 3, 7, 8, 11 & 12    ◆ *Diamond specification:* PLOTS 9 & 10

## KITCHEN

4-ring induction hob	●
5-ring induction hob	◆
Extractor hood	● ◆
1.5 oven	●
2x single oven	◆
Microwave	● ◆
Integrated fridge/freezer	●
Integrated tall fridge	◆
Integrated tall freezer	◆
Integrated dishwasher	● ◆
Under-counter wine fridge	◆
Still and sparkling water tap	◆
Stainless steel under-mounted sink	● ◆
Composite stone worktop with upstand	● ◆
Recycling bin	● ◆
Non-recycling bin	● ◆
Integrated washer/dryer	Plot 8 only
Amtico flooring	●
Minoli porcelain flooring	◆
Soft-close joinery	● ◆
Under-cabinet lighting	● ◆

## UTILITY *(no utility to plot 8)*

Space and plumbing for washing machine	● ◆
Space and plumbing for tumble dryer	● ◆
Laminate worktop	● ◆
Sink with drainer	● ◆
Amtico flooring	●
Minoli porcelain floor tiles	◆

## BATHROOMS & EN SUITES

Gerberit sanitaryware	● ◆
Grohe taps	● ◆
Amtico flooring	●
Minoli porcelain flooring	◆
Under-sink vanity to family bathroom	● ◆
Under-sink vanity to principal bedroom en suite	● ◆
Shaving points to all bathrooms and en suites	● ◆
Ceiling-mounted extractor fans	● ◆
Chrome heated towel radiators	● ◆

## FINISHING TOUCHES

Built-in wardrobes to the principal bedroom and bedroom 2	●
Built-in wardrobes to the principal bedroom, bedroom 2 and bedroom 3	◆
Painted solid core internal doors	● ◆
Staircase with solid oak handrail, oak newel capping and painted balustrades	● ◆



### HEATING, LIGHTING & ELECTRICAL

Air source heat pump	●	◆
Underfloor heating to the ground floor	●	◆
Heated flooring to first floor bathrooms	◆	
USB sockets in kitchen	●	◆
USB sockets in the principal bedroom and bedroom 2	●	
USB sockets in all bedrooms		◆
Radiators to upper floors	●	◆
Spur fitted for EV charging point	●	◆
TV points with wiring for Sky Q	●	◆
BT fibre optic broadband	●	◆

### SECURITY

Mains powered smoke alarm and heat alarm	●	◆
Patch point fitted for future wireless burglar alarm	●	◆
Ten-year Premier Guarantee	●	◆

### PARKING

Private block paved driveway	●	◆
Garage	●	◆
Spur fitted for automated garage door	●	
Automated garage door		◆
External parking as well as garage parking	●	◆
Power socket and lighting to garage.	●	◆

### OUTSIDE

External tap	●	◆
External plug socket	●	◆
External wall lights to the front and rear	●	◆
Landscaped front gardens	●	◆
Patio to the rear garden	●	◆



# THE RECTORY DIFFERENCE

*At Rectory Homes, 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 twenty-five years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory Homes is committed to the highest standards of design, construction, specification and customer service.

The foundation of the Rectory Homes 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 Homes 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 Homes first made its mark on the discerning market of the Home Counties twenty-five 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.

We are proud of our reputation for providing high standards of living, and a specification truly unrivalled by our competitors.

Rectory Homes has built an industry-leading reputation on superior quality and design. 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.



## SUSTAINABILITY INSIDE AND OUT

We are all more aware of the impact our lives are having on the planet. At the same time, steeply rising energy bills are having an effect on many households. The homes at The Nurseries include many features to help address both issues.

Running costs will be reduced by high performance wall insulation, double glazed windows and air source heat pumps. Now that electric cars are the vehicle of choice for many drivers, and are likely to be more so as time goes on, we've included a spur to fit a vehicle charging point to every home at The Nurseries.

Whenever possible, we choose suppliers with impeccable environmental credentials. For example, timber products are responsibly and sustainably sourced, their goods fully certified. Merronbrook, which makes our joists, is a carbon neutral business.

Nature is also being given a great deal of support. The Nurseries aims to achieve a net gain in biodiversity through new native planting and soft landscaping throughout the development. These are features that everyone will enjoy on a daily basis, as well as encouraging biodiversity. We hope that wildlife will also choose The Nurseries, with a whole range of habitats provided, including bird boxes, bat boxes and sparrow terraces.



*Scan to read more about our sustainability measures.*



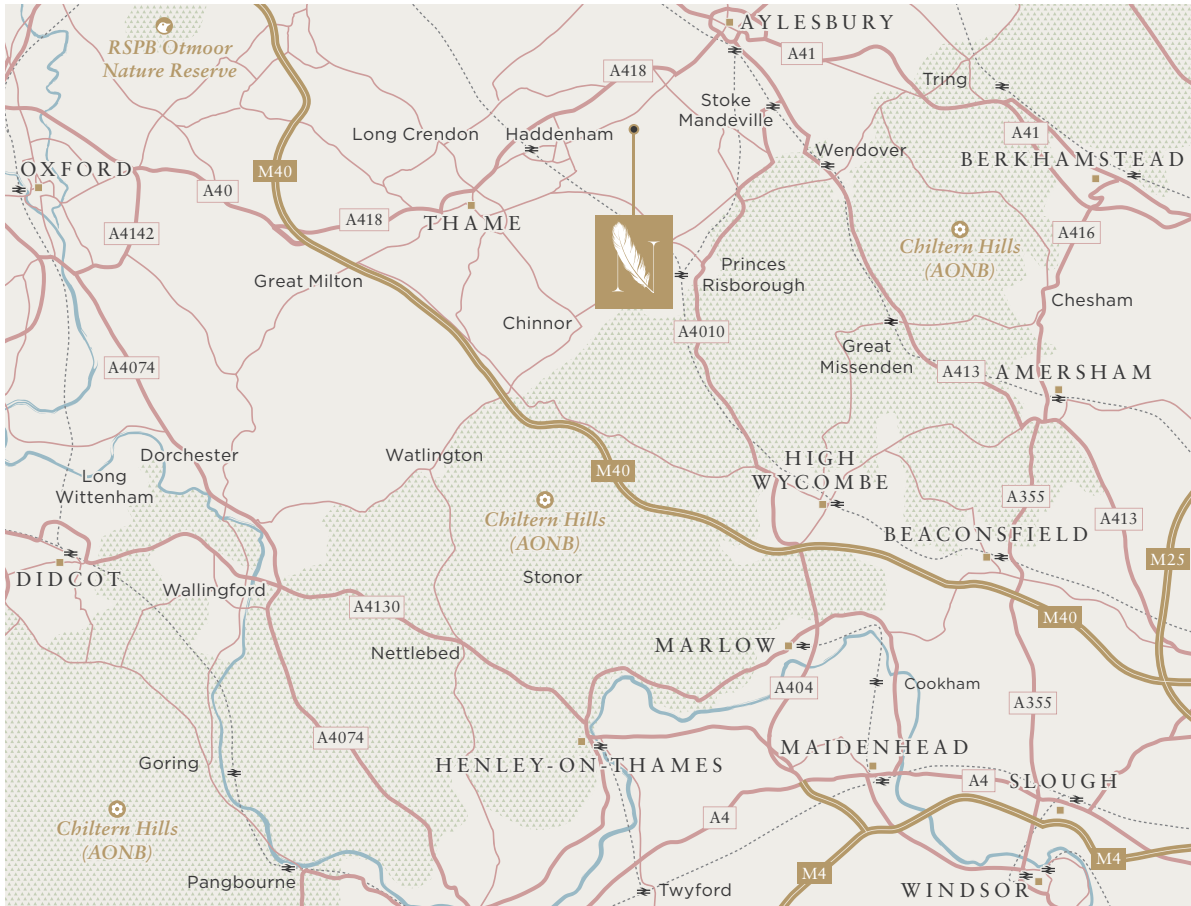
1. *Stoney Furlong, Chearsley.*
2. *The Meadows, Cuddington.*
3. *Newton Fields, Long Crendon.*



THE  
NURSERIES

*off Stanbridge Road, Haddenham, Buckinghamshire HP17 8HN*

For sales enquiries please contact [sales@rectory.co.uk](mailto:sales@rectory.co.uk) or call us on **01844 295 100**



### 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 ten year warranty will be issued.

### RESERVATION

Rectory Homes accepts reservations from purchasers who are proceedable and able to exchange contracts within six weeks 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 an indicative date for the anticipated completion will be given and updated as the build progresses.

### AFTERSALES CARE

Rectory Homes 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 care team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer care team to introduce you to your new home and to advise you of our aftersales services. Our customer care 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 two year defects warranty covered by Rectory Homes, this covers years zero to two. Years three to ten are covered by Premier's structural warranty.

### KEEP UP TO DATE

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

Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA; Telephone 01844 295100; Email: [sales@rectory.co.uk](mailto:sales@rectory.co.uk). The computer generated images 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. Designed and produced by Avatar - [avatarcreative.co.uk](http://avatarcreative.co.uk)





