

# HAYFIELD CRESCENT

LITTLE KIMBLE

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HAYFIELD

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## Award winning homes & places

Since 2015, Hayfield has set the benchmark for creating beautiful, award-winning homes in some of the UK's most desirable locations. We take pride in doing things differently, creating homes and new neighbourhoods that we would love to live in ourselves.

We are united by our passion and commitment in creating truly exceptional homes of character and endurance, that leave a lasting legacy and lessen the impact on the environment.

**HAYFIELD**



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HAYFIELD







EXCELLENCE AS STANDARD

# An inspiring place to call home

A Hayfield home is anything but ordinary. We use different suppliers, different materials, and different fittings to create a home that looks and feels original and is full of personality. It's what we call the Hayfield Difference.

Hayfield Crescent has been designed to blend seamlessly with its surroundings and offer a range of brand new homes with an unrivalled specification.

The curation of 40 two-, three- and five-bedroom homes will take pride of place in the charming Buckinghamshire village of Little Kimble, and each detached and semi-detached home will boast our signature specification, as standard.







EXCELLENCE AS STANDARD

## Distinctive & natural

All of our homes at Hayfield Crescent are unique because every element has been considered, revised and perfected to create a home that you will want to live in for years to come, one that realises your hopes and aspirations.



ECO  
REDEFINED

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We're committed to thinking differently when creating our new homes.

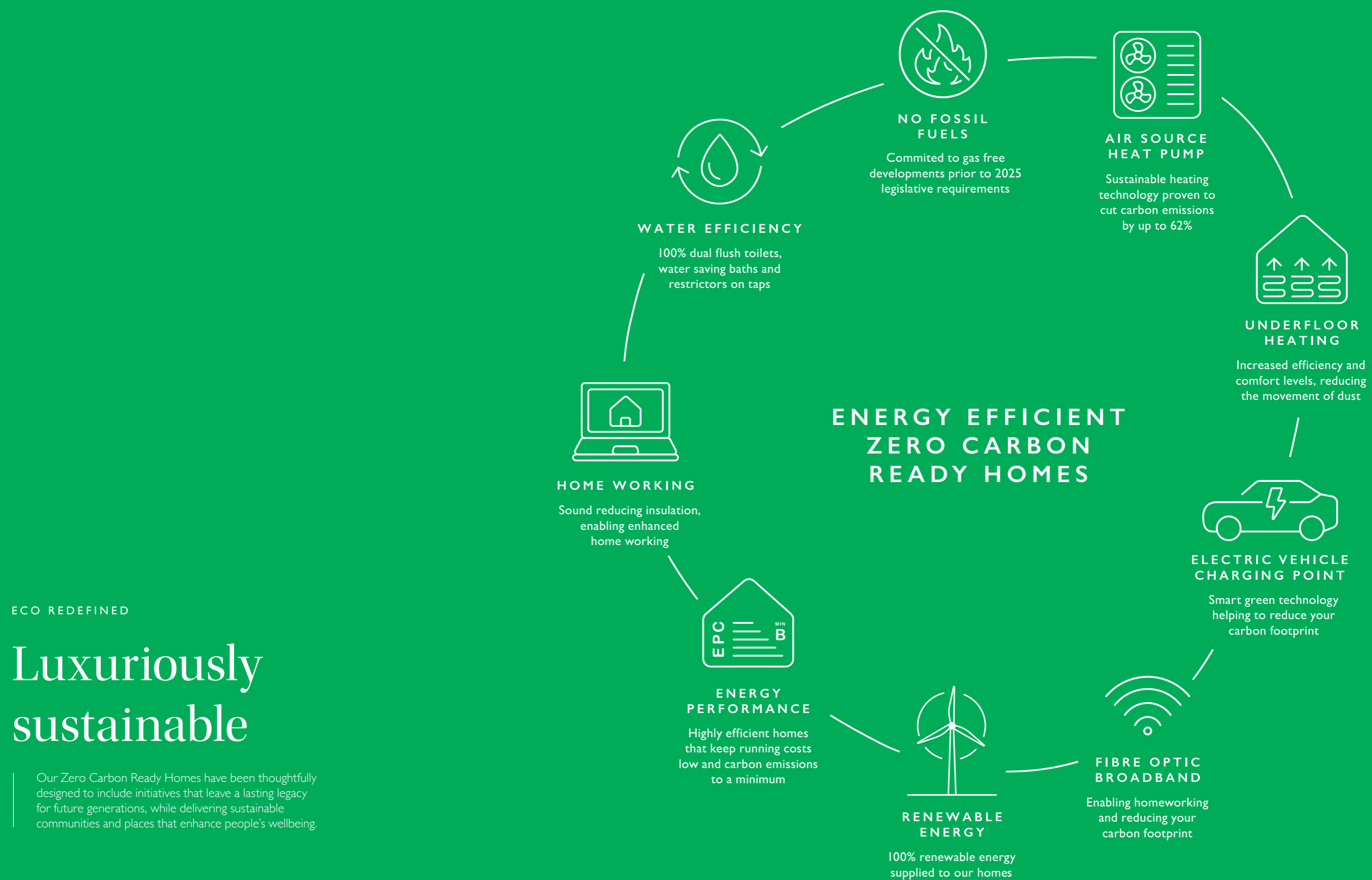
Applying an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.



ECO REDEFINED

# Luxuriously sustainable

Our Zero Carbon Ready Homes have been thoughtfully designed to include initiatives that leave a lasting legacy for future generations, while delivering sustainable communities and places that enhance people's wellbeing.





# Local Area

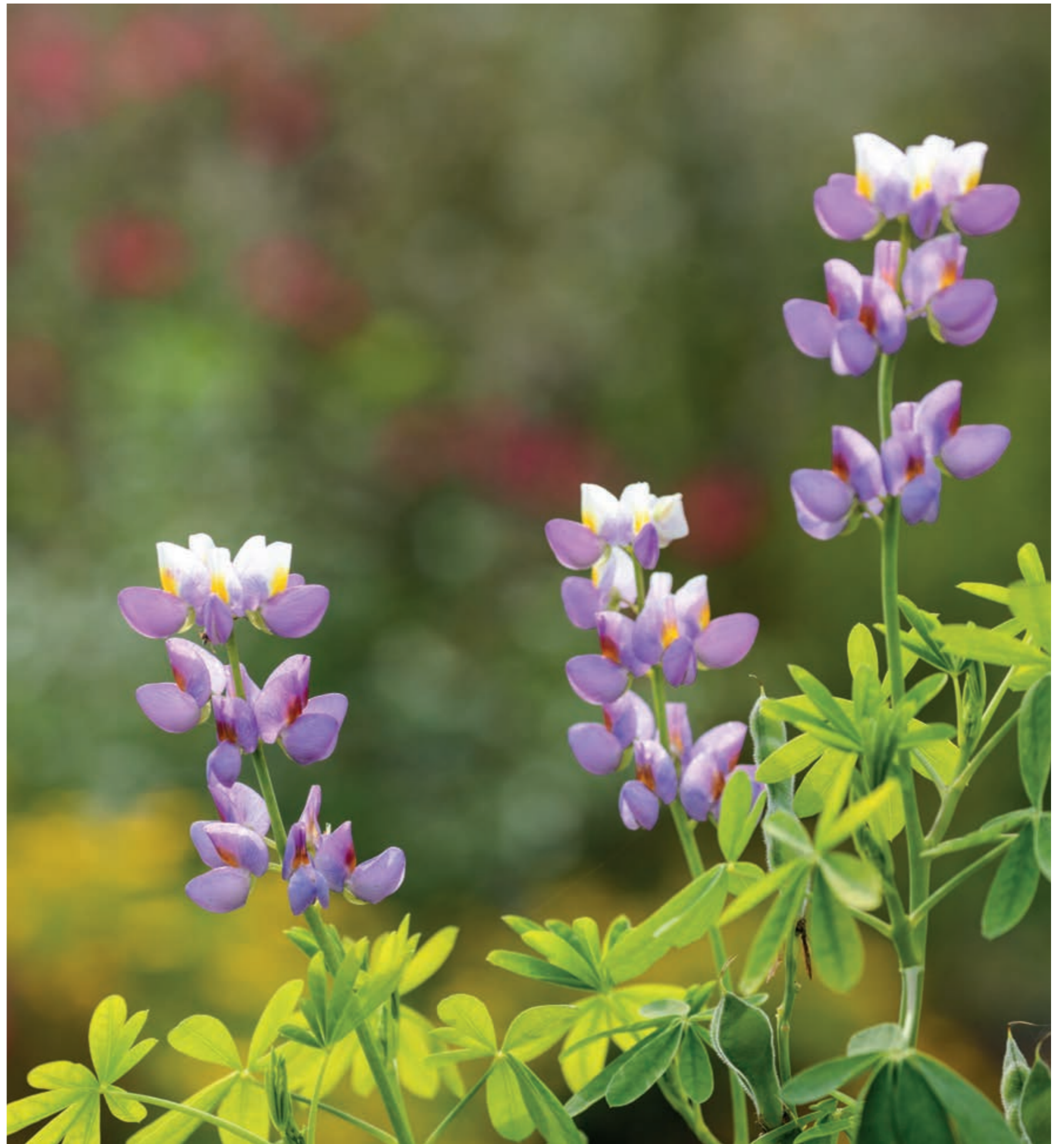




LOCAL AREA

# Embrace local life

Life at Hayfield Crescent is a life surrounded by nature - nestled among farmland, bridleways and a stone's throw from the Chiltern Hills Area of Outstanding Natural Beauty. Occupying a scenic position in the village of Little Kimble, there's a village pub, Ofsted 'Good' rated schooling, numerous places of worship and stunning countryside walks.







BEL & THE  
DRAGON  
AT THE  
RED LION  
BAR • DINING • ROOMS • GARDEN





LOCAL AREA

## Explore the area

The thriving county town of Aylesbury is just five miles away, with its bustling high street and independent shops, bars and eateries to suit all tastes. There's also the Waterside Theatre, with a busy schedule of West End musicals, plays, opera, dance, comedy and children's shows, and much more.

Just three miles to the west of Hayfield Crescent lies the market town of Princes Risborough, at the foot of the Chiltern Hills, characterised by period architecture and dominated by the Whiteleaf Cross chalk carving. The active small town features a variety of bars, shops and restaurants, many of which are independent, and a weekly street market.



# Location







LOCATION

# Well connected

Hayfield Crescent provides residents with the distinct advantage of location.

For travel by rail, the mainline station in Princes Risborough is located just under 10 minutes away with direct trains to London Marylebone in just 41 minutes. Meanwhile, trains from Aylesbury reach London Marylebone in under an hour.

For excursions by car, you can access the M40 motorway in under 20 minutes towards London in the south or Oxford in the north.
















LOCATION

# On your doorstep

There are plenty of A roads in close proximity to Hayfield Crescent, including the A41 towards the world-famous Bicester Village shopping outlet in the north or central London in the south, as well as the A40 towards Oxford and Cheltenham.

Regular bus services run through Little Kimble, including the 130, 300 and X30 which takes you towards Aylesbury or High Wycombe, stopping at Princes Risborough, Stoke Mandeville and Saunderton.

 PLACES OF WORSHIP	 PUBS	 PARKS / RECREATION
 HEALTHCARE	 VETS	 SCHOOLS
 SPORTS / STADIUMS	 SHOPS	 TRAIN STATION

N.B. Times and distances taken from Google Maps and correct at time of publication

**WALKING DISTANCE**

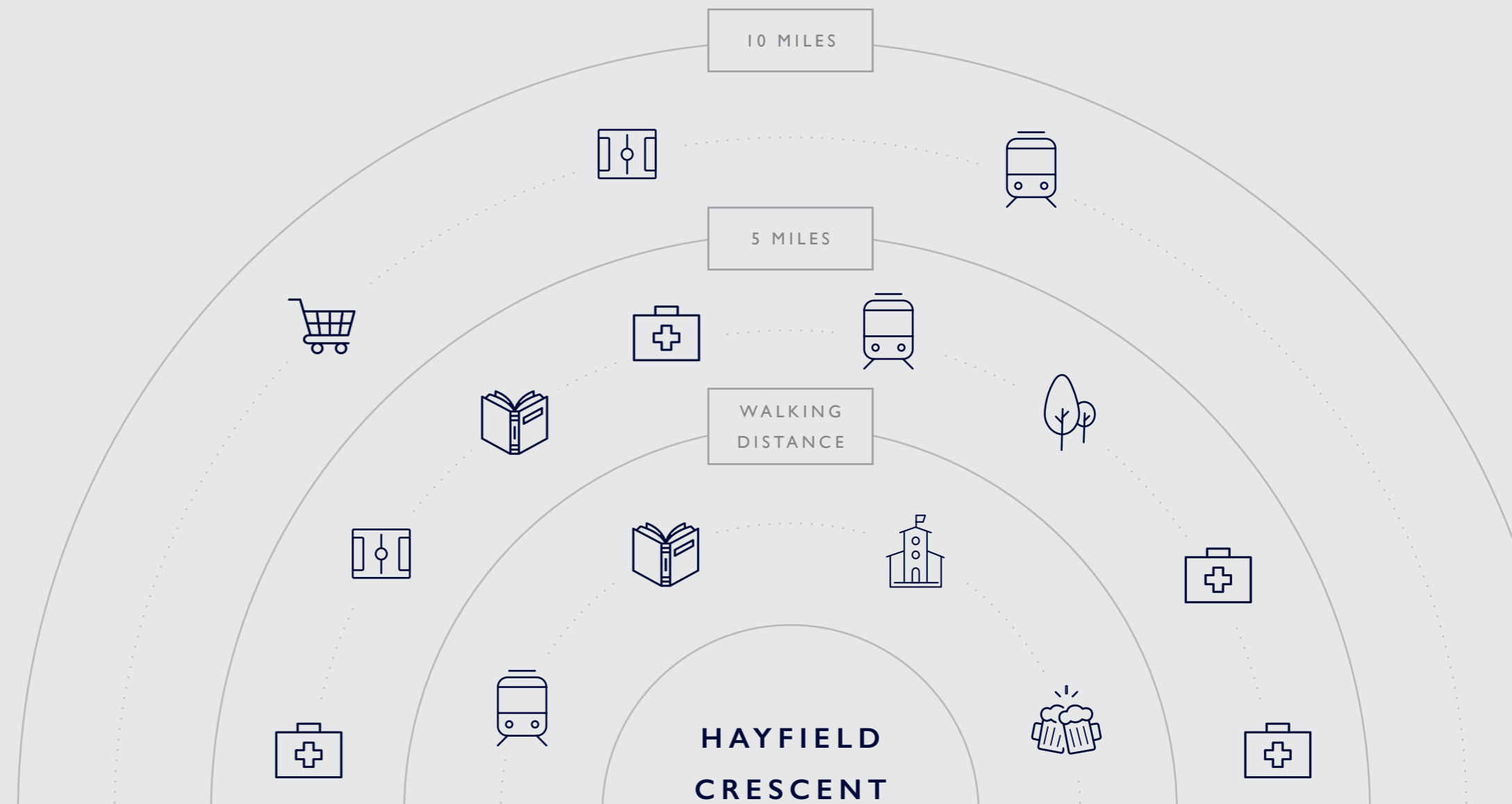
- Little Kimble train station – 0.4 miles
- Griffin House School – 0.7 miles
- All Saints Church – 0.6
- The Swan pub – 0.7 miles

**UNDER 5 MILES**

- Ellesborough Gold Club – 2.4 miles
- The Chilterns National Trust – 3.2 miles
- Wendover train station – 3.4 miles
- Chiltern Way Academy - 4.3 miles
- Wendover Health Centre – 3.8 miles
- Malthouse Dental Practice – 2.8 miles
- Lloyds Pharmacy – 2.9 miles
- Stoke Mandeville Hospital – 3.8 miles

**OVER 5 MILES**

- Tesco Superstore – 5.2 miles
- Aqua Vale Swimming & Fitness Centre – 5.3 miles
- Aylesbury Train Station – 5.5 miles





# Our homes







OUR HOMES

# Exclusively yours

We've considered, revised and perfected every detail of our homes to create a place we would love to live in ourselves, a Hayfield home.

At Hayfield Crescent, there are seven exquisite house designs to choose from, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality of workmanship for which we are renowned. Plentiful open space on the development creates beautiful, sustainable surroundings, while each home includes private gardens and parking.







# Arrangement of homes

## THE NORTHMOOR

2 bedroom bungalow  
Home 26

## THE BARFORD

2 bedroom bungalow  
Homes 8, 9 & 10

## THE DASSETT

3 bedroom house  
Homes 14 & 15

## THE HALLOW

3 bedroom house  
Homes 33 & 40

## THE BOURTON

5 bedroom house  
Homes 2, 3 & 32

## THE HANWELL

5 bedroom house  
Homes 1, 5, 7, 27, 28, 30 & 31

## THE EATON

5 bedroom house  
Homes 4, 6 & 29



Homes 11-13, 16-25 & 34-39 are affordable housing.

Computer Generated Image.  
This is an indicative plan, please speak to a Sales Development Manager for more information.





Computer Generated Image.

# The Northmoor

## 2 BEDROOM BUNGALOW

Home 26

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.



<b>Sitting Room</b>	3.53m x 3.52m	11'7" x 11'6"
<b>Kitchen/Dining Room</b>	4.72m x 2.47m	15'5" x 8'1"
<b>Principal Bedroom</b>	3.90m x 3.60m	12'9" x 11'10"
<b>Bedroom 2</b>	4.31m x 2.59m	14'1" x 8'6"





Computer Generated Image.



# The Barford

## 2 BEDROOM BUNGALOW

Homes 8, 9 & 10

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<b>Sitting Room</b>	4.38m x 4.10m	14'4" x 13'5"
<b>Kitchen/Dining Room</b>	4.58m x 5.51m	15'0" x 18'1"
<b>Principal Bedroom</b>	4.16m x 4.10m	13'7" x 13'5"
<b>Bedroom 2</b>	3.35m x 3.59m	11'0" x 11'9"





# The Dasset

## 3 BEDROOM HOUSE

Homes 14 & 15

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FIRST FLOOR



<b>Principal Bedroom</b>	4.57m x 3.65m	15'0" x 11'11"
<b>Bedroom 2</b>	3.75m x 2.66m	12'3" x 8'9"
<b>Bedroom 3</b>	3.20m x 2.66m	10'6" x 8'9"

GROUND FLOOR



<b>Sitting Room</b>	5.15m x 4.12m	16'10" x 13'6"
<b>Kitchen/Family Room</b>	7.50m x 3.60m	24'7" x 11'9"





Computer Generated Image

# The Hallow

## 3 BEDROOM HOUSE

Homes 33, 40

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FIRST FLOOR



<b>Principal Bedroom</b>	5.64m x 3.18m	18'6" x 10'5"
<b>Bedroom 2</b>	3.05m x 4.94m	10'0" x 16'2"
<b>Bedroom 3</b>	3.05m x 3.60m	10'0" x 11'10"
<b>Study</b>	2.50m x 3.17m	8'2" x 10'5"

GROUND FLOOR



<b>Sitting Room</b>	6.20m x 3.50m	20'4" x 11'6"
<b>Kitchen/Family/ Breakfast Room</b>	5.59m x 5.19m	18'4" x 17'0"
<b>Dining Room</b>	3.09m x 3.54m	10'1" x 11'7"





Computer Generated Image.

# The Bourton

## 5 BEDROOM HOUSE

Homes 2, 3 & 32

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FIRST FLOOR



<b>Principal Bedroom</b>	3.10m x 3.61m	10'2" x 11'10"
<b>Bedroom 2</b>	3.48m x 3.51m	11'5" x 11'6"
<b>Bedroom 3</b>	3.11m x 3.10m	10'2" x 10'2"
<b>Bedroom 4</b>	2.63m x 3.51m	8'7" x 11'6"
<b>Bedroom 5</b>	1.79m x 3.51m	5'10" x 11'6"

GROUND FLOOR



\*Bay and additional windows to homes 3 & 32 only

<b>Sitting Room</b>	4.60m x 3.57m	15'1" x 11'8"
<b>Kitchen/Family Room</b>	7.28m x 6.70m	23'10" x 21'11"
<b>Dining Room</b>	2.85m x 3.56m	9'4" x 11'8"
<b>Study</b>	3.02m x 2.48m	9'11" x 8'2"





# The Hanwell

## 5 BEDROOM HOUSE

Homes 1, 5, 7, 27, 28, 30 & 31

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FIRST FLOOR



<b>Principal Bedroom</b>	3.99m x 3.39m	13'1" x 11'1"
<b>Bedroom 2</b>	4.37m x 3.22m	14'4" x 10'7"
<b>Bedroom 3</b>	4.30m x 2.80m	14'1" x 9'2"
<b>Bedroom 4</b>	3.06m x 2.80m	10'0" x 9'2"
<b>Bedroom 5</b>	1.89m x 3.41m	6'2" x 11'2"

GROUND FLOOR



<b>Sitting Room</b>	4.70m x 3.90m	15'5" x 12'9"
<b>Kitchen/Family Room</b>	7.15m x 5.58m	23'5" x 18'3"
<b>Dining Room</b>	2.64m x 3.90m	8'8" x 12'9"
<b>Study</b>	2.66m x 3.90m	8'9" x 12'9"





Computer Generated Image.

# The Eaton

## 5 BEDROOM HOUSE

Homes 4, 6 & 29

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FIRST FLOOR



<b>Principal Bedroom</b>	3.95m x 4.24m	12'11" x 13'10"
<b>Bedroom 2</b>	3.99m x 3.13m	13'1" x 10'3"
<b>Bedroom 3</b>	3.64m x 4.23m	11'11" x 13'10"
<b>Bedroom 4</b>	4.28m x 2.76m	14'0" x 9'0"
<b>Bedroom 5</b>	3.10m x 2.21m	10'2" x 7'3"

GROUND FLOOR



<b>Sitting Room</b>	5.60m x 4.24m	18'4" x 13'10"
<b>Kitchen/Family Room</b>	5.24m x 9.88m	17'2" x 32'4"
<b>Dining Room</b>	3.20m x 4.23m	10'6" x 13'10"
<b>Study</b>	2.64m x 3.02m	8'8" x 9'11"



# Specification





SPECIFICATION

# A place you will be proud to call home

We have fitted each home at Hayfield Crescent with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances.

In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.



Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.





MR & MRS BAYLISS

# Testimonial

"We found Hayfield's quality to be very reassuring. We had lived in our previous home for 38 years, so this was a big move for us, and it was important to select a housebuilder we could trust!"





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SPECIFICATION

## Kitchen

Kitchens are manufactured to the highest standard and are uniquely designed for each home. The kitchens and utility rooms are equipped with a range of base units and increased height wall cabinets. An excellent range of colours and handles will be available to customise your home (subject to build stage).

All house designs all feature quartz worktops with a full height splashback to hob and upstand to complement the worktop. Quartz worktops and upstands to utility rooms.

Fully integrated luxury Siemens appliances to all homes, including multifunctional oven, induction hob, fridge freezer and dishwasher.



SPECIFICATION

# Kitchen

Selected homes will also be fitted with an additional oven with microwave function. Eaton homes will be fitted with an additional oven, separate fridge, freezer and coffee machine (please refer to the Sales Development Managers' working drawings).

Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs to the Bourton, Hanwell and Eaton homes. Karndean flooring to the same areas in the Northmoor, Barford, Dassett and Hallow.

Bi-fold doors to the kitchen/family/garden room fitted to the Dassett, Hallow, Hanwell, Bourton and Eaton homes. French doors to the Northmoor and the Barford.



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SPECIFICATION

## Bathroom & en suites

Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails to all homes.

Mirror with shaver socket to be provided to bathrooms and en suites.

Minoli floor and wall tiling to the Burton, Hanwell and Eaton homes. Karndean flooring and Minoli wall tiling to all other homes.

A mixture of wall mounted mirrored vanity units to bathrooms and principal en suites of all homes (please refer to the Sales Development Managers' working drawings).



SPECIFICATION

## Internal features

Fitted wardrobes to the principal bedroom in all homes.

Improved sound performance construction to the dedicated study or smallest bedroom.

Glazed internal doors to ground floor rooms, where applicable.

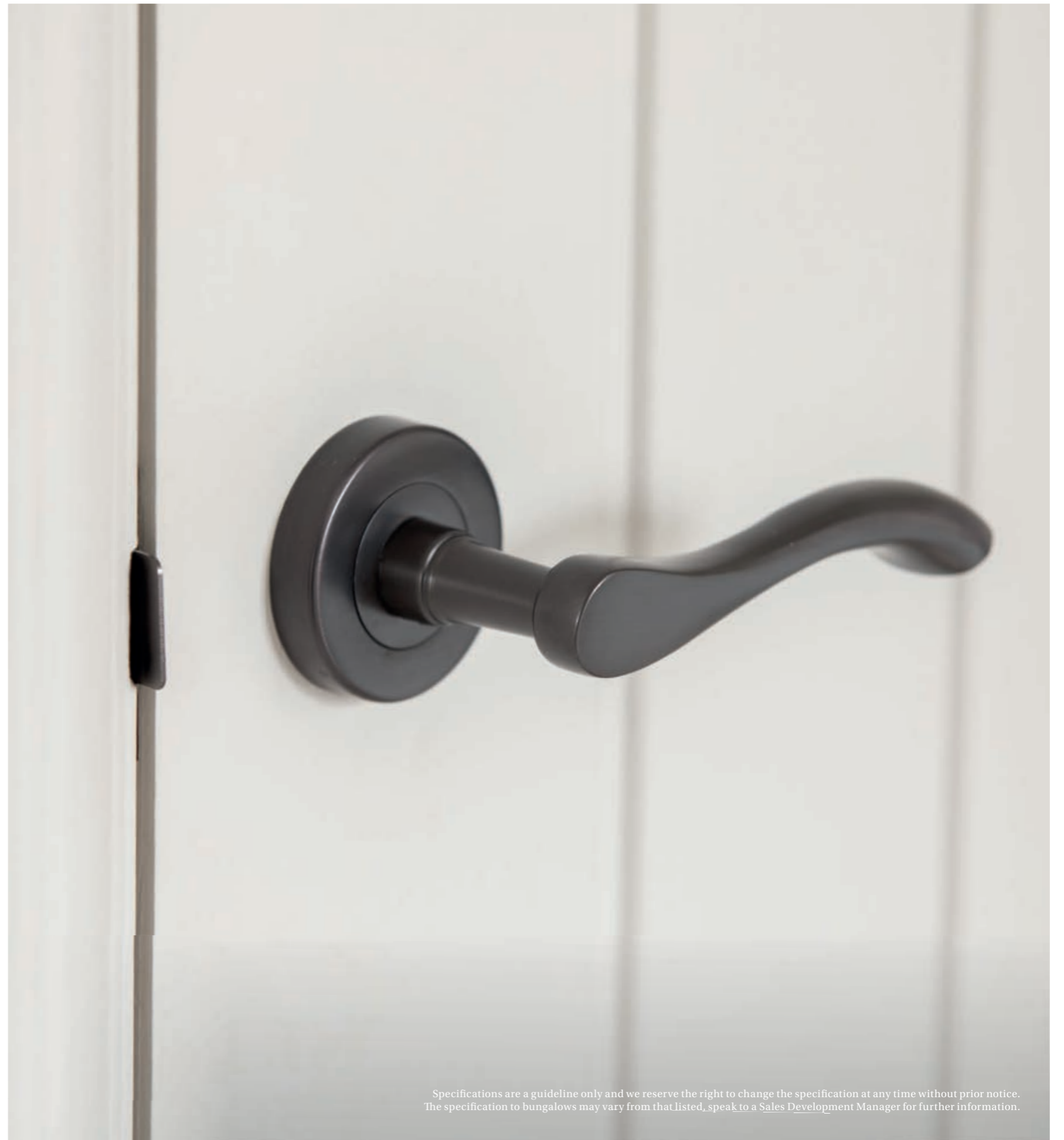
Heritage matt bronze ironmongery and hinges to hall, stairs and landing.

Plinth blocks to hall, stairs and landing.

Underfloor heating to the ground floor and conventional radiators to the first floor to all homes. All bathrooms and en suites will be installed with underfloor heating.

All homes will be heated by an eco-friendly Daikin Air Source Heat Pump.

Double glazed UPVC windows with multipoint locking systems to all homes.



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SPECIFICATION

## Electrical & multimedia

Heritage matt bronze switches to hall and landing.

Chrome electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

White downlights to kitchen, dining, sitting room, hall, bathroom and en suite and pendant lighting to remaining rooms (please refer to Sales Development Managers' working drawings).

LED feature lighting to bathroom or en suite (please refer to Sales Development Managers' working drawings).

Directional spotlights (please refer to Sales Development Managers' working drawings).

Rooms wired for Sky & Freeview TV distribution.

SONOS speakers fitted in sitting room, kitchen and principal bedroom.

Hard wired intruder alarm system.

OFNL fibre provision with up to 360Mbps download speeds.



SPECIFICATION

# External features

Ring doorbell to all homes.

Smart electric vehicle fast-charging point to all homes.

Feature planting to the front gardens and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.



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CO-FOUNDER

## Mark Booth

"We are immensely proud to be bringing this remarkable collection of new energy efficient homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous for.

In the scenic village of Little Kimble, residents are sure to enjoy everything that Hayfield Crescent has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning housebuilder."





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## Begin your story with us

VISIT US AT

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**HAYFIELDHOMES.CO.UK**

## HAYFIELD

This brochure is designed to provide an overview of the development and does not form a contract. Floorplan dimensions are provided for guidance only and are subject to a +/-50mm tolerance. The specification detailed can be subject to change, at any time, without prior notice. The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property. Journey times and distances are taken from Google Maps or nationalrail.co.uk and are correct at the time of publication. Please consult your Sales Development Manager for detailed plans for the property you are interested in.



