



The Barford


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Elegance unlike anywhere else

The Barford at Hayfield Crescent

Freehold

Discover The Barford, a stunning 2-bedroom bungalow offering luxury living, set in the scenic Buckinghamshire village of Little Kimble, just 0.4 miles from the Station offering access into London Marylebone.



The Barford is a beautiful new 2 bedroom Zero Carbon Ready bungalow.

As you enter through the entrance canopy, you're welcomed into a wide, spacious hallway. The sitting room is at the front of the home and has a large bay window, flooding the room with light.

The kitchen/dining room is at the rear of the home which features integrated luxury appliances and French doors leading to the private rear garden.







On the other side of the home there's the two highly spacious bedrooms, and bedroom 2 has increased sound reducing insulation, creating the ideal work from home space.

The whole home benefits from underfloor heating powered by an energy efficient air source heat pump, as well as an electric vehicle charging point, to help you live more sustainably.





Specification

Kitchen

- Kitchens are manufactured to the highest standard and are uniquely designed for each home. The kitchens are equipped with a range of base units and increased height wall cabinets.
- There are Silestone worktops with a full height splashback to hob and upstand to complement the worktop.
- Fully integrated luxury Siemens appliances including multifunctional oven, induction hob, fridge freezer, washer/dryer and dishwasher.
- Hot-tap included in the kitchen

Bathroom and En suites

- Contemporary white Laufen bathroom suites with chrome fittings and chrome towel rails.
- Mirror with shaver socket to be provided to bathrooms and en suites.
- Minoli wall tiling and Karndean flooring.
- A mixture of wall mounted mirrored vanity units to bathroom/en suite.

Internal Features

- Fitted wardrobes to the principal bedroom and bedroom 2.
- Improved sound performance construction to bedroom 2.
- Glazed doors to the kitchen/dining room and lounge.
- Heritage matt bronze ironmongery and hinges to hallway.
- Plinth blocks to hallway.
- Underfloor heating throughout.
- Heating and hot water provided by an eco-friendly Daikin Air Source Heat Pump.
- Double glazed UPVC windows with multipoint locking systems.

External Features

- Ring doorbell and smart electric vehicle fast-charging point.
- Feature planting to the front gardens and turf to the rear gardens.
- Light and power to the garage.
- Close-board fencing and respective access gate to each home.
- Outside tap.
- External socket.

Electrical and Multimedia

- Heritage matt bronze switches to hallway.
- Chrome electrical accessories to the kitchen and the lounge and white electrical accessories to the bedrooms.
- 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 and Freeview TV distribution.
- SONOS speakers fitted in sitting room, kitchen and principal bedroom.
- Hard wired intruder alarm.
- OFNL fibre provision with up to 360Mbps download speeds.



Location

Hayfield Crescent enjoys a semi-rural location with access to some fabulous walks and views of Coombe Hill and Ellesborough Church from local footpaths.

The nearby towns of Wendover and Princes Risborough, 3.5 miles, provides everyday shopping and mainline station to London Marylebone in addition to the halt service at Little Kimble. Aylesbury offers more comprehensive facilities which is around 5 miles away.

Buckinghamshire is renowned for its State and Private education with the nearby CofE infant school rated outstanding by Ofsted (Great Kimble) and the private school Griffin House within the village - details of which can be gained from the local authority.

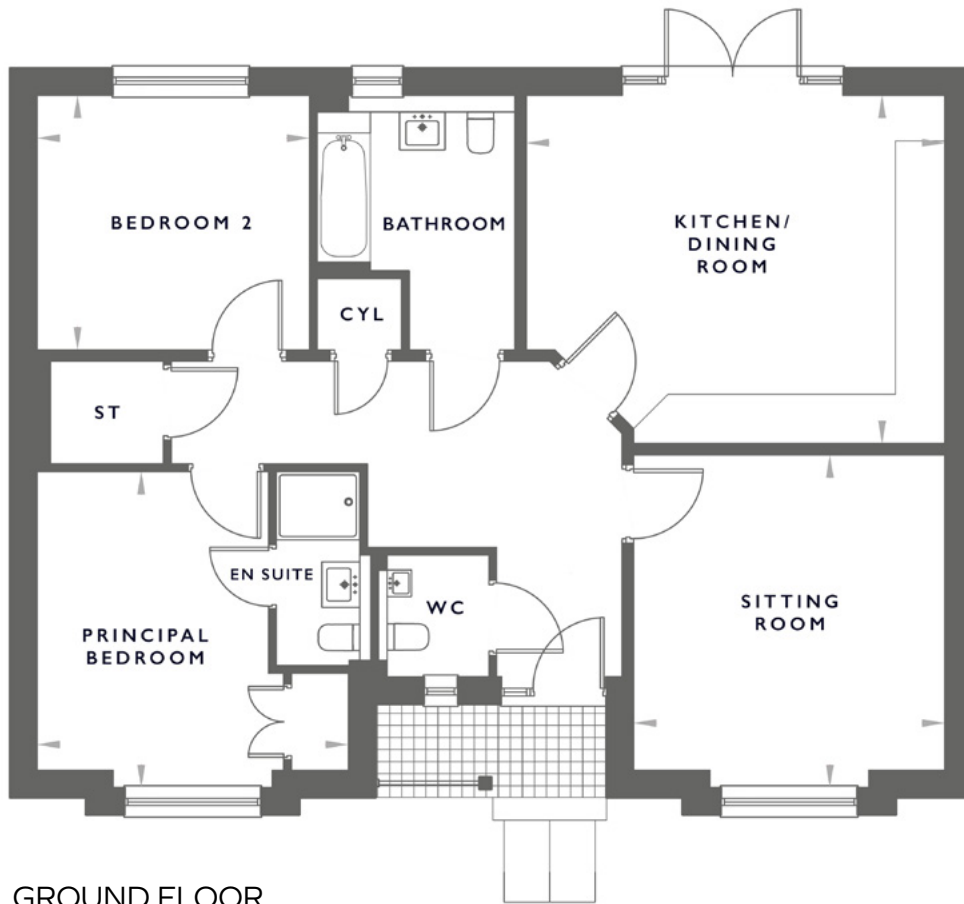





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Woollerton House High Street, Wendover
Buckinghamshire, HP22 6DU

T 01296 624444



GROUND FLOOR

Ground Floor

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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>87</p>	<p>89</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.