



The Hanwell, Risborough Road, Little Kimble HP17 0UE

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

Designed to blend seamlessly with its surroundings and offer a range of brand new homes with an unrivaled specification. Hayfield Crescent homes are unique because every element has been considered, revised and perfected to create a home that realises your hopes and aspirations. The Hanwell is a spacious Zero Carbon Ready five-bedroom family home with underfloor heating to the ground floor powered by an Air Source Heat Pump, adding to the high energy efficiency of this home which can help you to reduce your energy bills. The welcoming entrance hall leads you to the sitting room which features French doors to the private rear garden, the dining room, the study and the kitchen/family/breakfast room with bi-fold doors, quartz worktops, fully integrated luxury appliances and ceramic Minoli floor tiles. Upstairs, the principal bedroom is an impressive private space, leading you through an entrance hallway to the room, towards a private dressing area, which then leads to the private en suite with double wash basins, a large shower and a free-standing bath. Bedroom two also features its own private en suite, whilst bedrooms three, four and five share the family bathroom, with a luxury white suite, large shower and separate bath. Externally, there is a detached double garage with private parking, electric vehicle charging point and a beautiful rear garden.



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). Silestone worktops with a full height splashback to hob and upstand to complement the worktop. Silestone worktops and upstands to utility rooms. Fully integrated luxury Siemens appliances, including multifunctional oven, induction hob, fridge freezer and dishwasher.

Minoli floor tiles to the kitchen/dining, utility, cloakroom, hall and store under stairs to all homes.

Bi-fold doors to the kitchen/family/garden room will be fitted.

Internal Features

Fitted wardrobes to the principal bedroom and bedroom two. Improved sound performance construction to study. Glazed internal doors to lounge, dining room and kitchen. 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.

All bathrooms and en suites will be installed with underfloor heating. They will be heated by an eco-friendly Daikin Air Source Heat Pump. Double glazed UPVC windows with multipoint locking systems.

Bathrooms

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 floor and wall tiling. A mixture of wall mounted mirrored vanity units to bathrooms and principal en suites (please refer to the Sales Advisors' working drawings).

Electrical & Multi Media

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 Advisors' working drawings). LED feature lighting to bathroom or en suite. (Please refer to Sales Advisors' working drawings). Directional spotlights (Please refer to Sales Advisors' working drawings). Rooms wired for Sky & 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

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. 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.

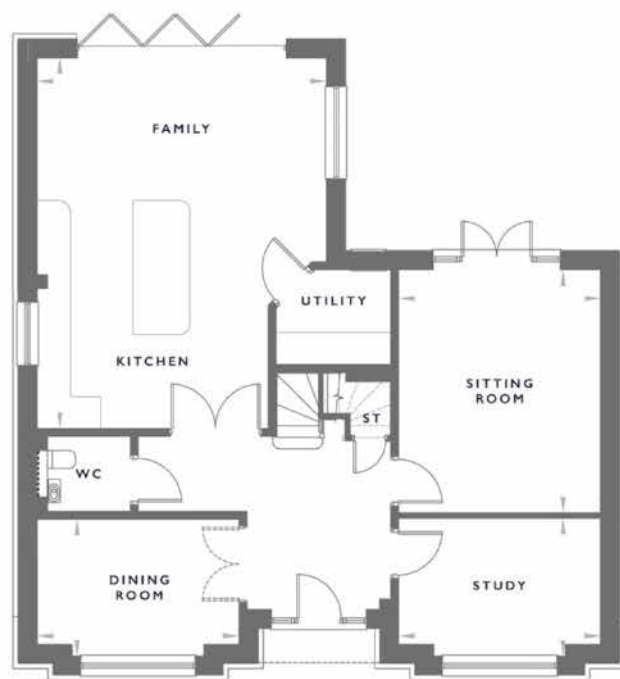
Hayfield Crescent provides residents with the distinct advantage of location. For travel by rail, the mainline station in Princes



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.

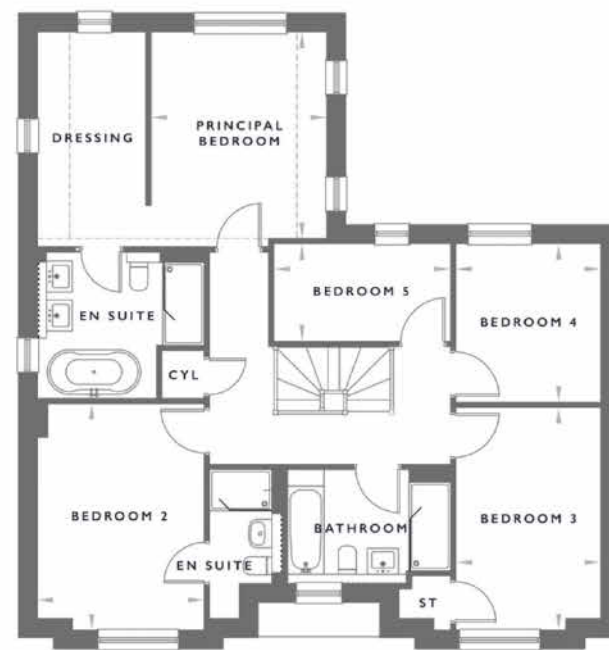
Education

Buckinghamshire is renowned for its State and Private education with the nearby Ofsted rating of outstanding. Nearby schools include the CoE infant school (Great Kimble) and the private school Griffin House within the village - details of which can be gained from the local authority. You are also in the catchment for the highly sought after Grammar schools which can be reached via the local bus and train services.



GROUND FLOOR

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



FIRST FLOOR

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

welcome to

The Hanwell, Risborough Road, Little Kimble HP17 0UE

This stunning five bedroom detached family Home, located in the scenic Buckinghamshire village of Little Kimble. With outstanding Eco Credentials, The Hanwell enables you to live a more sustainable lifestyle. Providing you with luxurious specification, access to a main line station to London.

Price

£1,100,000

- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Double Garage and Driveway Parking

EPC Rating: A

Council Tax Band: TBC

Tenure: Freehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

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