



CLAYDON BROOK
STEEPLE CLAYDON



HENRY SCOTT
DEVELOPMENTS

BUILT WITH QUALITY



CLAYDON BROOK

STEEPLE CLAYDON

A PRESTIGIOUS DEVELOPMENT OF 3, 4 AND 5 BEDROOM HOMES
FINISHED TO THE HIGHEST SPECIFICATION

Claydon Brook is a small, thoughtfully designed development of homes, situated on North End Road in the village of Steeple Claydon, Buckinghamshire.

These comfortable, attractive properties are finished to a high standard and constructed to the latest building regulations for maximum efficiency.

The properties are designed to suit a modern lifestyle, with contemporary layout and features, but within a traditional development in keeping with its village location.



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DEVELOPMENTS





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CLAYDON BROOK

STEEPLE CLAYDON

The semi-rural village of Steeple Claydon is situated in Buckinghamshire, about 6 miles south of the county town of Buckingham.

As one of the largest villages in the Aylesbury Vale it provides a range of amenities including a supermarket, bakery, post office, doctor's surgery, dentist, and two public houses. There are also takeaways and a popular community café.

For a wider range of facilities the market town of Winslow, with its attractive high street and market square, lies about 6 miles to the east, and Buckingham provides an even greater source of amenities.

Steeple Claydon School, with approximately 170 pupils, caters for ages 4 to 11 years and also has

a pre-school on-site for younger children from 2 ½ years of age.

Steeple Claydon is in the catchment area for The Royal Latin Grammar School in Buckingham and Buckingham secondary school. In addition many private schools are available in the local area; Thornton College Girls School, Stowe and Akeley Wood provide for all ages.

For transport links, Steeple Claydon is situated roughly halfway between the A421 to the north (approx. 5 miles) and the A41 to the south.

The nearest railway stations are at Bicester, with regular services to London Marylebone. The East West Railway, currently under construction, will run just to the south of Steeple Claydon with a proposed new station at Winslow.

View across the countryside to the east of Steeple Claydon



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THE LOCATION

STEEPLE CLAYDON, THE CLAYDONS AND BEYOND



View towards Steeple Claydon church



St. Michael's church, Steeple Claydon



View along Queen Catherine Street



Steeple Claydon public library



Calvert Jubilee Nature Reserve



The 'Mushroom' tree shelter, between East Claydon and Botolph Claydon



The market square, Winslow



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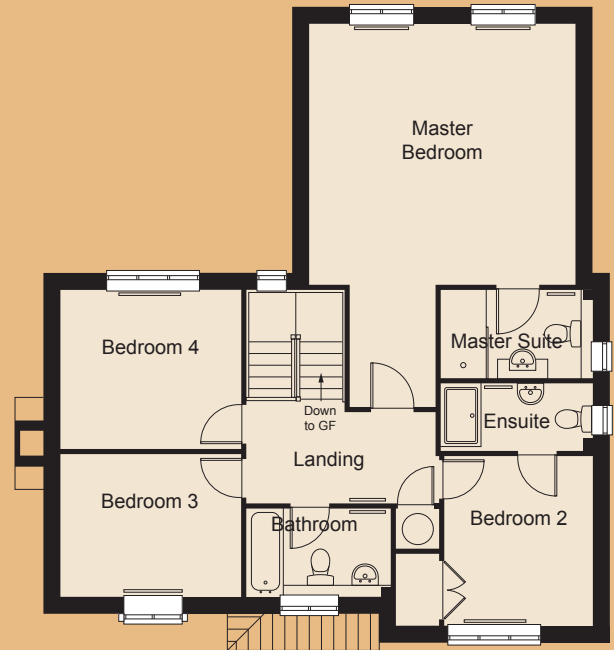
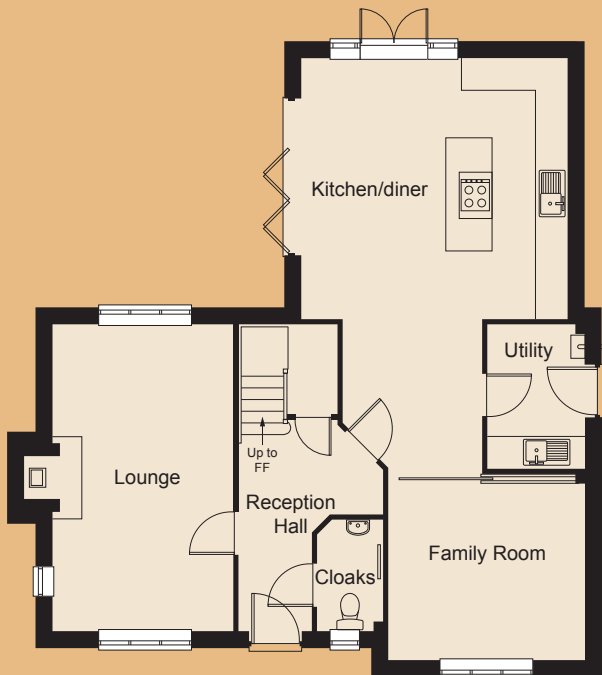
PLOT 1

FOUR BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen/diner	5.18m x 5.00m (17' x 16'5")
Lounge	5.96m x 3.51m (19'7" x 11'6")
Family Room	3.83m x 3.52m (12'7" x 11'6")
Utility	1.90m x 2.81m (6'3" x 9'3")



FIRST FLOOR

Master Bedroom	5.18m x 5.00m (17' x 16'5")
Bedroom 2	2.89m x 3.29m (9'6" x 10'9")
Bedroom 3	3.51m x 2.77m (11'6" x 9'1")
Bedroom 4	3.51m x 3.10m (11'6" x 10'2")
Bathroom	2.82m x 1.72m (9'3" x 5'8")

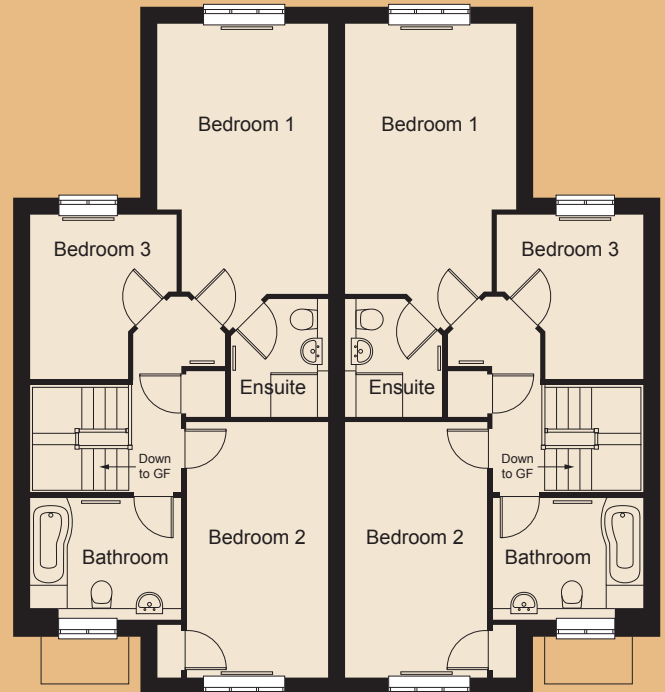
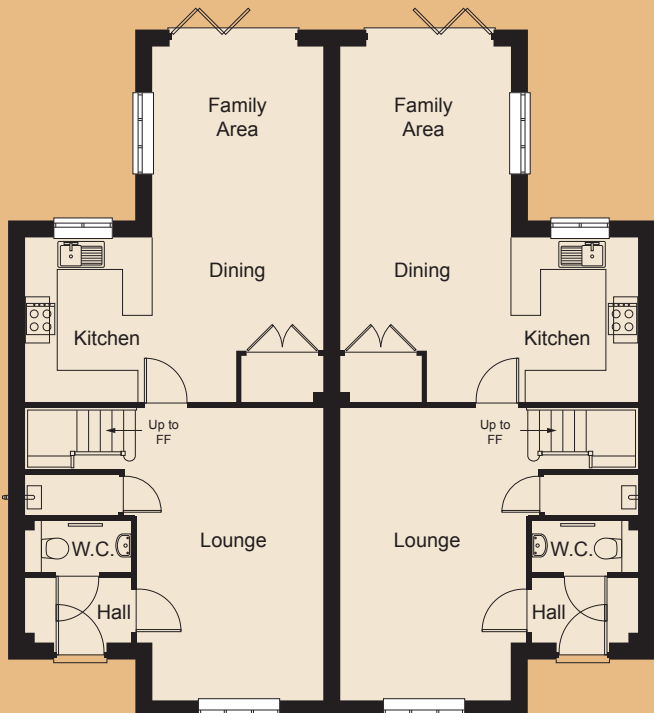
PLOTS 2 & 3

THREE BEDROOM SEMI-DETACHED HOMES



GROUND FLOOR

Family Area	3.34m x 3.70m (10'11" x 12'1")
Dining	3.34m x 3.21m (10'11" x 10'6")
Kitchen	2.47m x 3.21m (8'1" x 10'6")
Lounge	3.34m x 5.69m (10'11" x 18'8")



FIRST FLOOR

Bedroom 1	3.34m x 5.29m (10'11" x 17'4")
Bedroom 2	2.77m x 4.89m (9'1" x 16')
Bedroom 3	2.80m x 3.22m (9'2" x 10'7")
Bathroom	2.94m x 2.38m (9'8" x 7'10")

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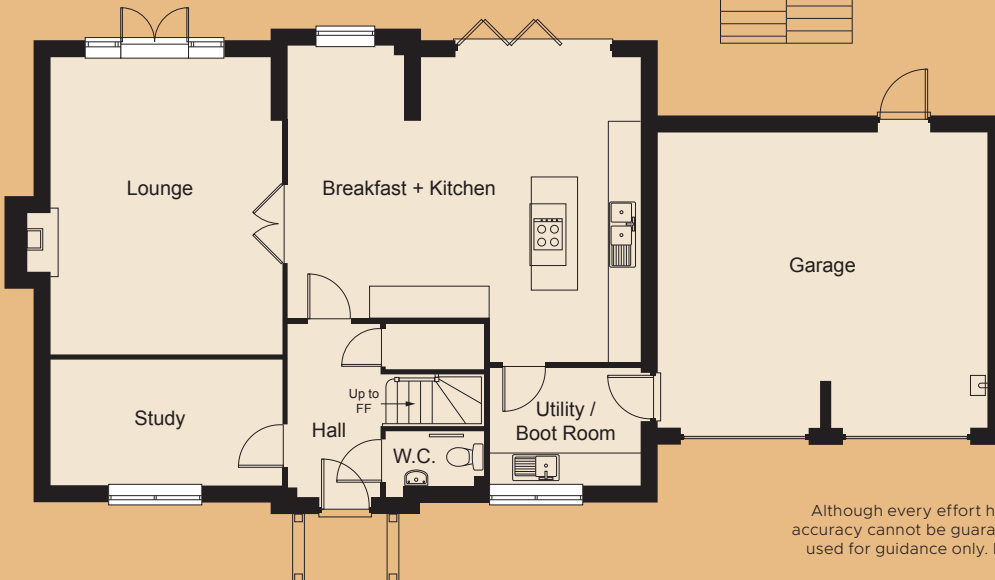
PLOT 4

FIVE BEDROOM DETACHED HOME



FIRST FLOOR

- Bedroom 1**
4.40m x 3.70m (14'5" x 12'2")
- Bedroom 2**
4.40m x 3.30m (14'5" x 10'10")
- Bedroom 3**
4.52m x 2.86m (14'10" x 9'5")
- Bedroom 4**
3.50m x 3.03m (11'6" x 9'11")
- Guest Bedroom**
3.88m x 3.42m (12'9" x 11'3")
- Family Bathroom**
2.70m x 2.00m (8'10" x 6'7")



GROUND FLOOR

- Lounge**
4.51m x 5.77m (14'9" x 18'11")
- Breakfast + Kitchen**
6.80m x 5.90m (22'4" x 19'4")
- Study**
4.51m x 2.45m (14'9" x 8')
- Utility / Boot Room**
2.94m x 2.30m (9'7" x 7'6")
- Garage**
6.42m x 5.74m (21' x 18'10")

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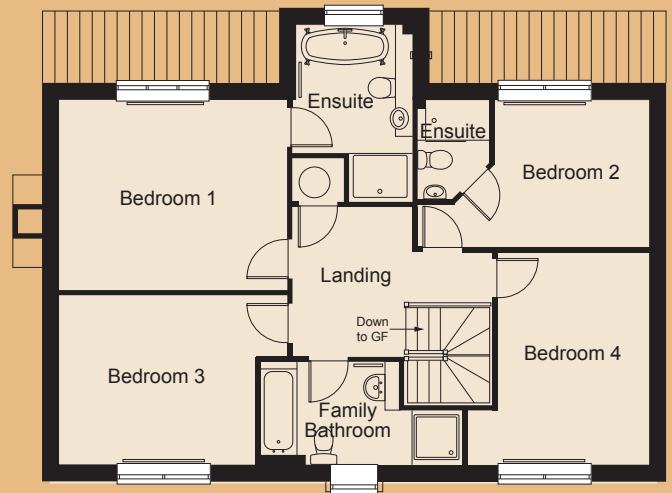
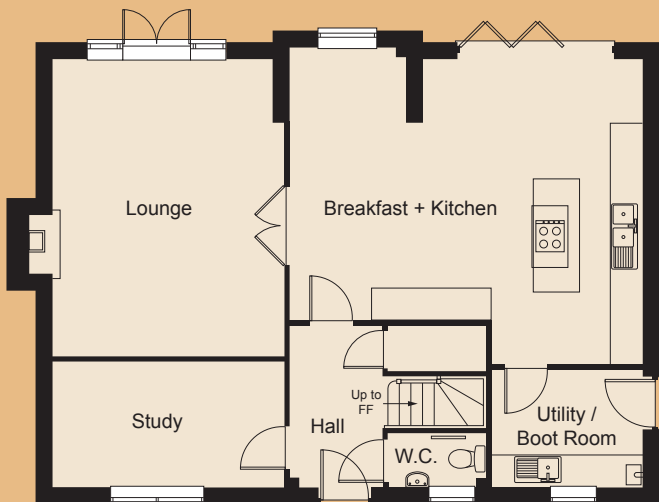
PLOT 5

FOUR BEDROOM DETACHED HOME



GROUND FLOOR

Lounge	4.51m x 5.77m (14'9" x 18'11")
Breakfast + Kitchen	6.80m x 5.90m (22'4" x 19'4")
Study	4.51m x 2.45m (14'9" x 8')
Utility / Boot Room	2.95m x 2.30m (9'8" x 7'6")



FIRST FLOOR

Bedroom 1	4.40m x 3.70m (14'5" x 12'2")
Bedroom 2	4.52m x 2.86m (14'10" x 9'5")
Bedroom 3	4.40m x 3.30m (14'5" x 10'10")
Bedroom 4	3.50m x 4.13m (11'6" x 13'6")
Family Bathroom	2.70m x 2.00m (8'10" x 6'7")

PLOT 6

FOUR BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen/diner	5.18m x 5.00m (17' x 16'5")
Lounge	5.96m x 3.51m (19'7" x 11'6")
Family Room	3.83m x 2.95m (12'7" x 9'8")
Utility	1.90m x 2.81m (6'3" x 9'3")



FIRST FLOOR

Master Bedroom	5.18m x 5.00m (17' x 16'5")
Bedroom 2	3.83m x 3.39m (12'7" x 11'1")
Bedroom 3	3.51m x 2.77m (11'6" x 9'1")
Bedroom 4	3.51m x 3.10m (11'6" x 10'2")
Bathroom	2.82m x 1.72m (9'3" x 5'8")

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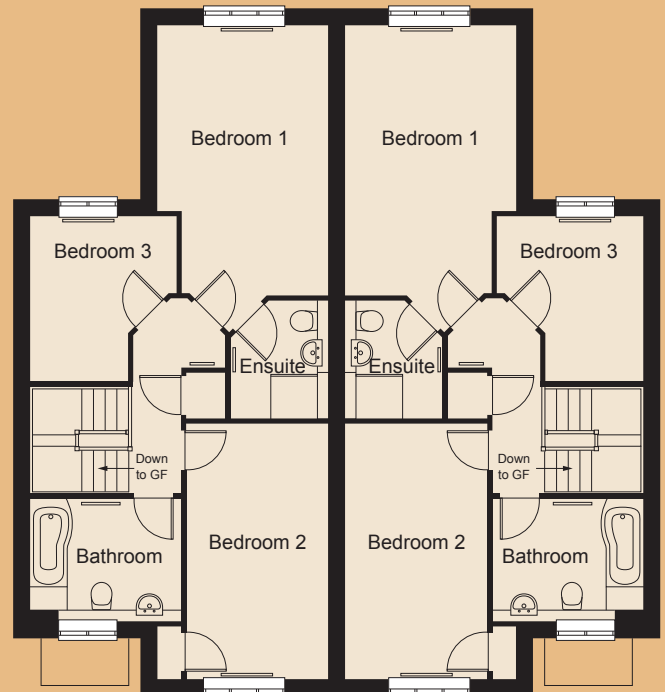
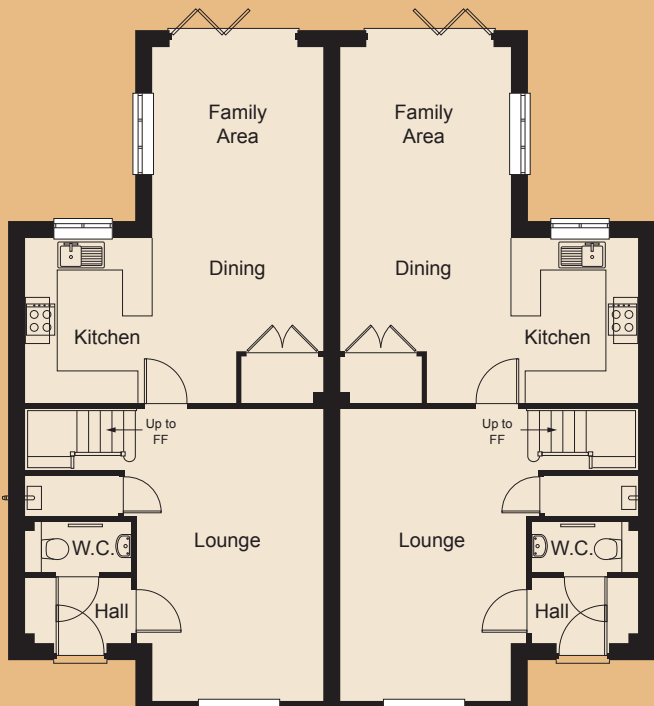
PLOTS 7 & 8

THREE BEDROOM SEMI-DETACHED HOMES



GROUND FLOOR

Family Area	3.34m x 3.70m (10'11" x 12'1")
Dining	3.34m x 3.21m (10'11" x 10'6")
Kitchen	2.47m x 3.21m (8'1" x 10'6")
Lounge	3.34m x 5.69m (10'11" x 18'8")



FIRST FLOOR

Bedroom 1	3.34m x 5.29m (10'11" x 17'4")
Bedroom 2	2.77m x 4.89m (9'1" x 16')
Bedroom 3	2.80m x 3.22m (9'2" x 10'7")
Bathroom	2.94m x 2.38m (9'8" x 7'10")

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PLOT 9

FIVE BEDROOM DETACHED HOME



FIRST FLOOR

Bedroom 1

4.40m x 3.70m (14'5" x 12'2")

Bedroom 2

4.40m x 3.30m (14'5" x 10'10")

Bedroom 3

4.52m x 2.86m (14'10" x 9'5")

Bedroom 4

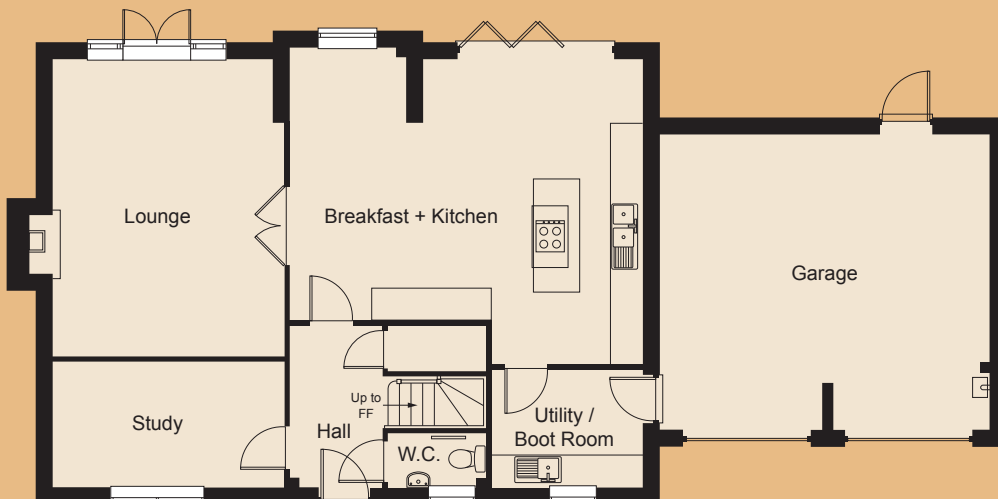
3.50m x 3.03m (11'6" x 9'11")

Guest Bedroom

3.88m x 3.42m (12'9" x 11'3")

Family Bathroom

2.70m x 2.00m (8'10" x 6'7")



GROUND FLOOR

Lounge

4.51m x 5.77m (14'9" x 18'11")

Breakfast + Kitchen

6.80m x 5.90m (22'4" x 19'4")

Study

4.51m x 2.45m (14'9" x 8')

Utility / Boot Room

2.95m x 2.30m (9'8" x 7'6")

Garage

6.42m x 5.74m (21' x 18'10")

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SPECIFICATIONS

PLOTS 1, 5 AND 6 – FOUR BEDROOM HOUSES

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patio's and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Garage features:

- Single garage (plot 5 and 6 shared double garage)
- Power and light to garage
- Personal door UPVC
- Sectional garage door

Cloakroom and bathrooms:

- Porcelanosa quality white sanitaryware, wall hung vanity units and w/c pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling throughout
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen
- Worktops: 20mm quartz or similar
- Kitchen island
- Full height fridge
- Full height freezer
- Two single ovens
- Induction hob
- Cooking extractor (Induction hob with integrated extractor – plots 1 and 6)
- Dishwasher
- Wine cooler
- Microwave and warming drawer (Combi microwave and warming drawer – plots 1 and 6)
- Stainless steel under-mount kitchen and utility sink
- Integrated bin(s)
- Ceramic tiled floors

Heating and insulation:

- Underfloor heating to ground floor
- Gas fired boiler serving radiators on first floor with deco style radiators
- Argon gas filled double glazing
- 450mm loft insulation, 125mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- High performance windows and doors
- Ten-year Premier warranty

Decorative finishes:

- Modern internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak stairs feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms
- Modern fire place with log storage (plots 1 and 5)
- Bespoke powder coated Alu Bifold doors to the kitchen

PLOTS 2, 3, 7 AND 8 – THREE BEDROOM SEMI-DETACHED HOUSES

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patios and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Garage features (plot 7 and 8 only):

- Single garage
- Power and light to garage
- Personal door UPVC
- Sectional garage door

Cloakroom and bathrooms:

- Porcelanosa quality white sanitaryware, wall hung vanity units and w/c pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling throughout
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen
- Worktops: 20mm quartz or similar
- 70/30 fridge-freezer
- Single oven and combi microwave
- Induction hob
- Cooker extractor
- Dishwasher
- Stainless steel under-mount kitchen sink
- Integrated bin
- Ceramic tiled floors

Heating and insulation:

- Underfloor heating to ground floor
- Gas fired boiler serving all heating and radiators on first floor
- Argon gas filled double glazing
- 450mm loft insulation, 125mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- High performance windows and doors
- Ten-year Premier warranty

Decorative finishes:

- Internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak stairs feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms
- Bespoke powder coated Alu Bifold doors to the kitchen

SPECIFICATIONS

PLOTS 4 AND 9 – FIVE BEDROOM HOUSES WITH ATTACHED DOUBLE GARAGE

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patios and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Garage features:

- Attached double garage
- Power and light to garage
- Personal door UPVC
- Internal garage tap
- Sectional garage doors

Cloakroom and bathrooms:

- Porcelanosa quality white sanitaryware, wall hung vanity units and w/c pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling throughout
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen
- Worktops: 20mm quartz or similar
- Kitchen island and breakfast bar
- Full height fridge
- Full height freezer
- Two single ovens
- Microwave and warming drawer
- Induction hob
- Cooking extractor
- Dishwasher
- Wine cooler
- Stainless steel under-mount kitchen and utility sink
- Integrated bin
- Ceramic tiled floors

Heating and insulation:

- Underfloor heating to ground floor
- Gas fired boiler serving radiators on first floor with deco style radiators
- Argon gas filled double glazing
- 450mm loft insulation, 125mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- High performance windows and doors
- Ten-year Premier warranty

Decorative finishes:

- Modern internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak stairs feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms
- Modern fire place with log storage
- Bespoke powder coated Alu Bifold doors to the kitchen



Photographs show previous developments

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About Henry Scott Developments

Welcome to Henry Scott Developments.

We are a small, independent development company that specialises in bespoke schemes of outstanding quality, character, and distinction.

Our aim is to create beautiful homes in desirable locations, tailored to their surroundings whilst keeping our customers as the central focus. Our homes are designed to deliver the very best modern living spaces, combined with high-quality specifications and built with sustainability in mind.

As a member of Premier Guarantee, all homes benefit from the Premier 'hallmark 10 year new homes warranty'.

Our Completed Developments

In the previous five years, Henry Scott Developments has been involved with and completed a number of bespoke development schemes around Buckinghamshire. We are truly proud that we leave a lasting legacy to the local communities that we build in.

We consider it our responsibility to conduct our developments in a way that contributes and improves the local community and biodiversity of each location. To date 70% of our new homes have been built on brownfield sites.



Photographs show previous developments



HENRY SCOTT
DEVELOPMENTS

in partnership with



All enquiries: henryscottdevelopments.co.uk

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