




THE COUNTY  
APARTMENTS

AYLESBURY





Once home to the administrative heart of Buckinghamshire, the former County Council offices in Aylesbury are being sensitively transformed into The County Apartments. Retaining its elegant neo-Georgian façade, the development introduces 46 private one- and two-bedroom apartments breathing new life into a local landmark.

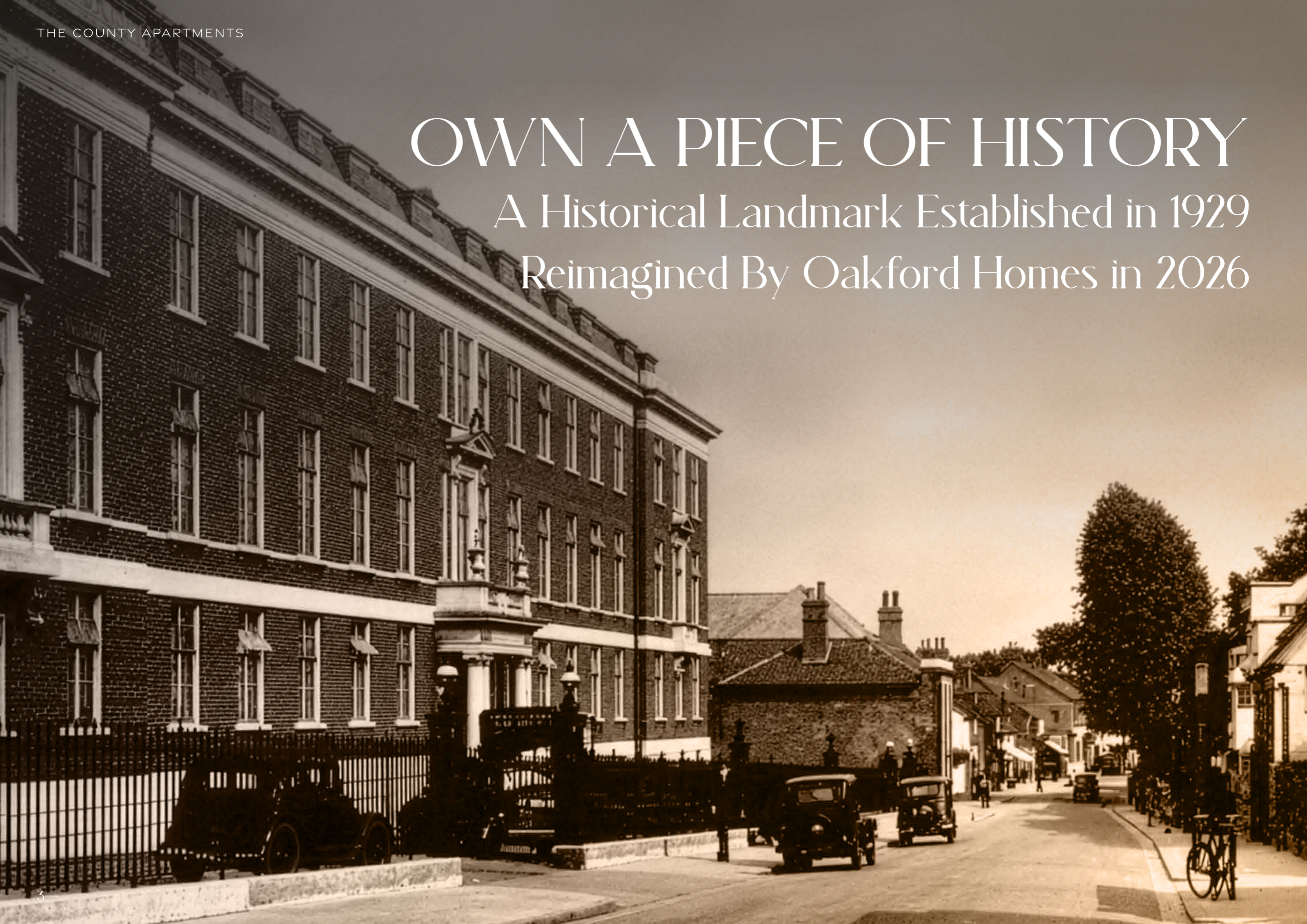
The building's original 1920s elegance and some period details will remain, skillfully blended with thoughtfully designed apartment layouts and a contemporary specification that works whether you're hosting, working from home, or simply unwinding.

With a setting at the very heart of Aylesbury, The County Apartments is the very definition of town centre convenience.

# OWN A PIECE OF HISTORY

A Historical Landmark Established in 1929

Reimagined By Oakford Homes in 2026



# Where Heritage meets Modern Living



## AYLESBURY

# CONNECTED, GROWING, FULL OF LIFE

As the county town of Buckinghamshire and a Garden Town since 2017, Aylesbury has cemented its status as a leading location in the Home Counties. In 2025, the town was recognised as one of the happiest places to live in Great Britain by The Guardian, triumphing when air quality, broadband speed, healthcare, access to nature, transport connections, community strength and proximity to cultural attractions were evaluated.



# YOUR GO-TO, WHATEVER THE MOOD

COFFEE BEFORE WORK, DRINKS AFTER,  
DINNER WITH FRIENDS, AYLESBURY DELIVERS.



Step outside and you're moments from independent favourites and lively spots, with everything from casual bites to date-night dining close at hand. Aylesbury has a venue to suit all tastes, in fact, all of Aylesbury's best reviewed restaurants are close by. Aurelia, Rococo Lounge and Opuz Kitchen lead the pack of contemporary independents, while high-quality chains can be found in and around The Exchange, including Wagamama and Zizzi.

There's no shortage of warm and welcoming pubs either. The pinnacle is The King's Head. This historic 15th century pub – owned by The National Trust and run by Chiltern Brewery – is one of the oldest in England.

# EVERYDAY EASY, WEEKEND READY

AYLESBURY OFFERS EFFORTLESS SHOPPING WITH A TOUCH OF SOPHISTICATION.

Daily essentials are easy to collect from Waitrose or Sainsbury's, while the town's vibrant mix of high street favourites, Marks & Spencer, H&M, House of Fraser sits alongside a curated selection of independent boutiques, offering something unique at every turn. Seasonal markets and artisan stalls bring character and charm to the shopping experience, perfect for discovering something special.

For a more indulgent day out, Bicester Village and nearby retail parks provide world-class designer labels and luxury brands, just a short journey from the town whether by road or train.



# MORE TO YOUR DOWNTIME



Life here isn't just convenient, it's well balanced. When you need to switch off, green spaces are never far away. Parks, scenic walks, and the Chilterns are all on your doorstep, perfect for a run, a reset, or a slower weekend pace.

Aylesbury also offers a rich cultural scene. The Waterside Theatre hosts West End-calibre productions, comedy nights, musicals, and family shows, while big-screen entertainment can be enjoyed in comfort at the Odeon Luxe. Creativity flourishes across the town: the Earthly Messenger sculpture commemorates David Bowie's early performances at Friars Aylesbury Music Club, Bucks Museum showcases ever-changing exhibitions, the Roald Dahl Children's Gallery, and a Victorian walled garden, and Queens Park Arts Centre provides hands-on workshops alongside performances at The Limelight Theatre, making it a vibrant hub for all ages.

# LIFE, WELL CONNECTED

Leave complicated travel plans behind when you live at The County Apartments. A super-central location puts the town's best bars, restaurants, shops and cultural attractions on your doorstep. Commuters can walk to Aylesbury train station in 5 minutes, and be in London Marylebone in a little over an hour. The A41 offers an alternative route direct to North West London, linking up with the M25 and M1 for extra travel options

Walk to Aylesbury station in minutes and reach London Marylebone in just over an hour—ideal for commuting or weekend plans.

Prefer to drive? The A41 connects you easily to London and beyond, with the M25 and M1 within reach.

At The County Apartments, you're perfectly placed—whether you're heading into the city or staying close to home.



## BY FOOT

1	Aylesbury Town Centre	1 minute
2	Market Square	2 minutes
3	ODEON	2 minutes
4	The Gym Group Aylesbury	2 minutes
5	Aylesbury Waterside Theatre	3 minutes
6	Friars Square Shopping Centre	4 minutes
7	The Exchange	4 minutes
8	Waitrose	5 minutes
9	Aylesbury Basin	5 minutes
10	Discover Bucks Museum	5 minutes
11	Aylesbury Railway Station	5 minutes
12	Vale Park	6 minutes
13	Aqua Vale Swimming & Fitness Centre	11 minutes
14	PureGym Aylesbury	12 minutes

## BY RAIL (FROM AYLESBURY)

Wembley Stadium	63 minutes
London Marylebone	62 minutes
Bicester Village	44 minutes
Oxford	62 minutes

## BY ROAD

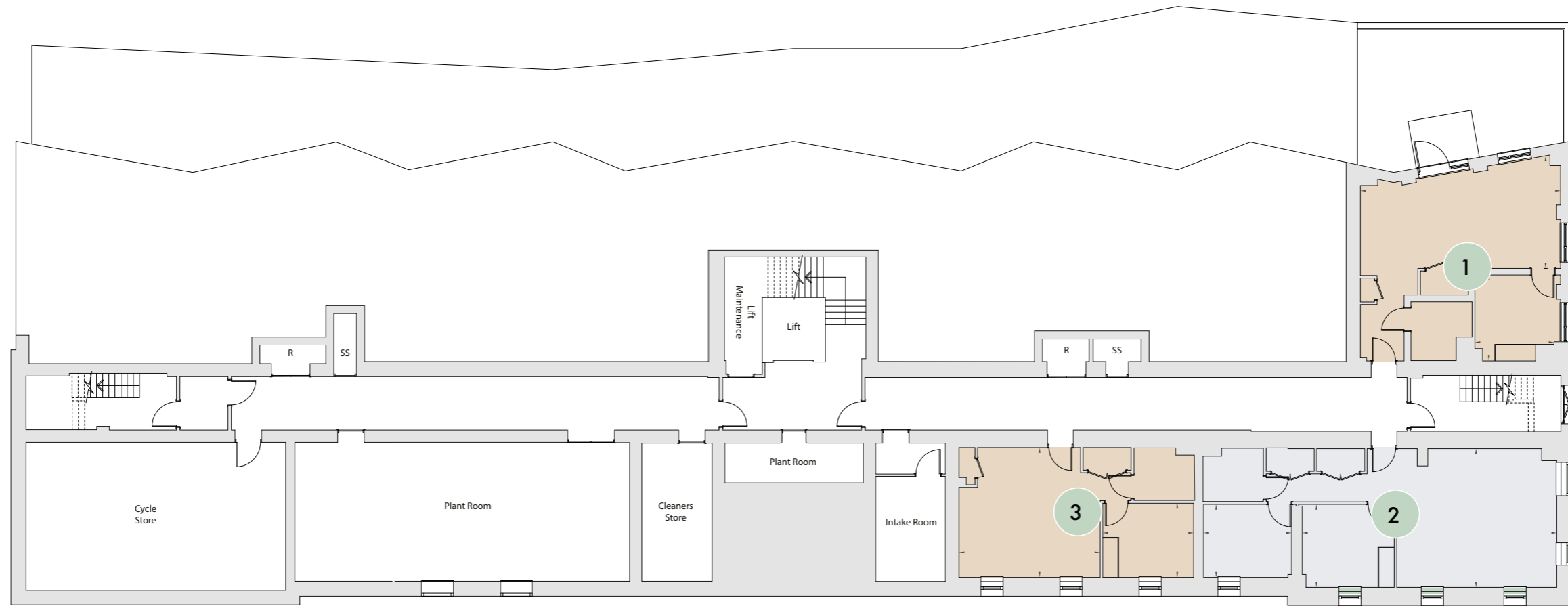
Hartwell House Hotel & Spa	2.6 miles
Waddesdon Manor	6.3 miles
Wendover Woods	6.9 miles
Oxford	9.9 miles
Le Manoir aux Quat'Saisons	15 miles
Bicester Village	16.7 miles
Heathrow Airport	35 miles

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps, May 2026.

# Development Layout

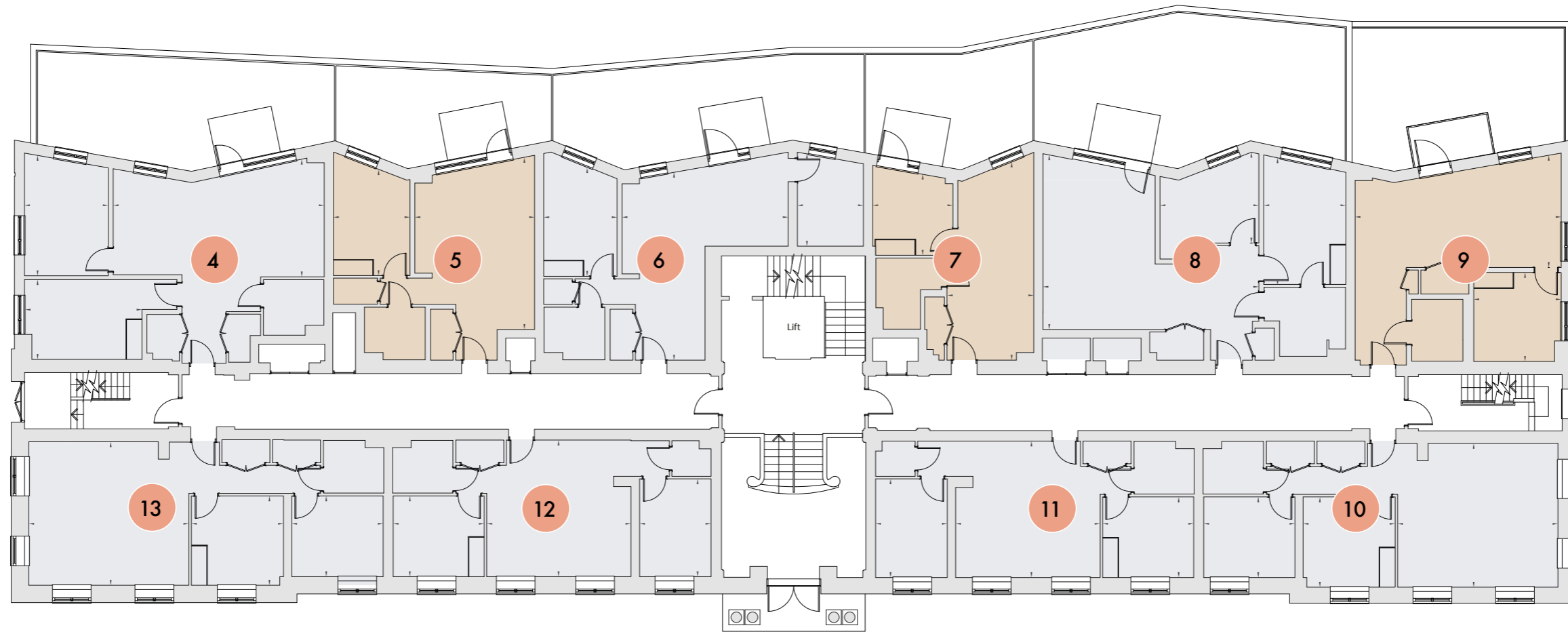






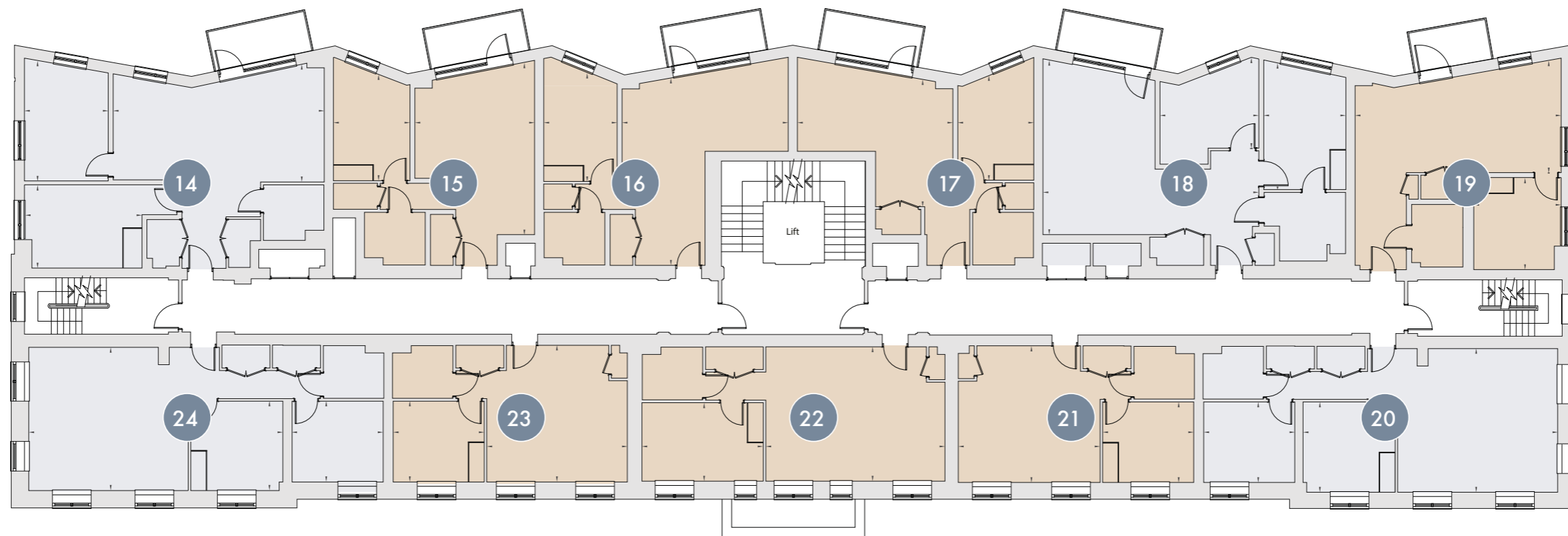
LOWER GROUND FLOOR

- Key**
- 1 bedroom apartment
  - 2 bedroom apartment



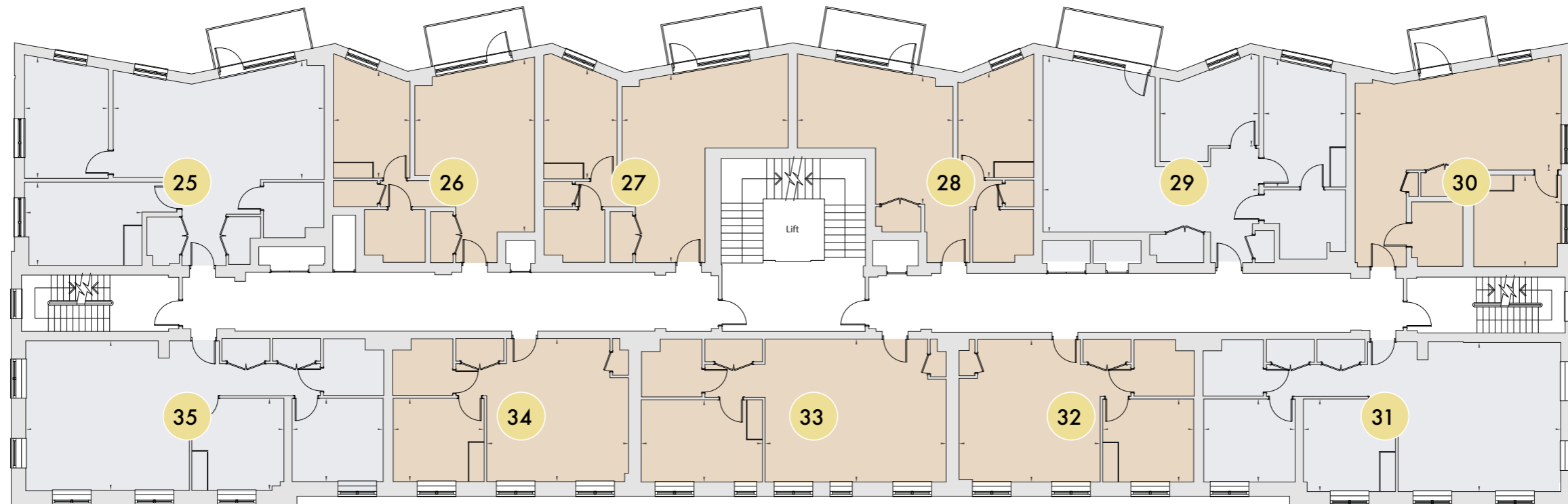
GROUND FLOOR

- Key**
- 1 bedroom apartment
  - 2 bedroom apartment



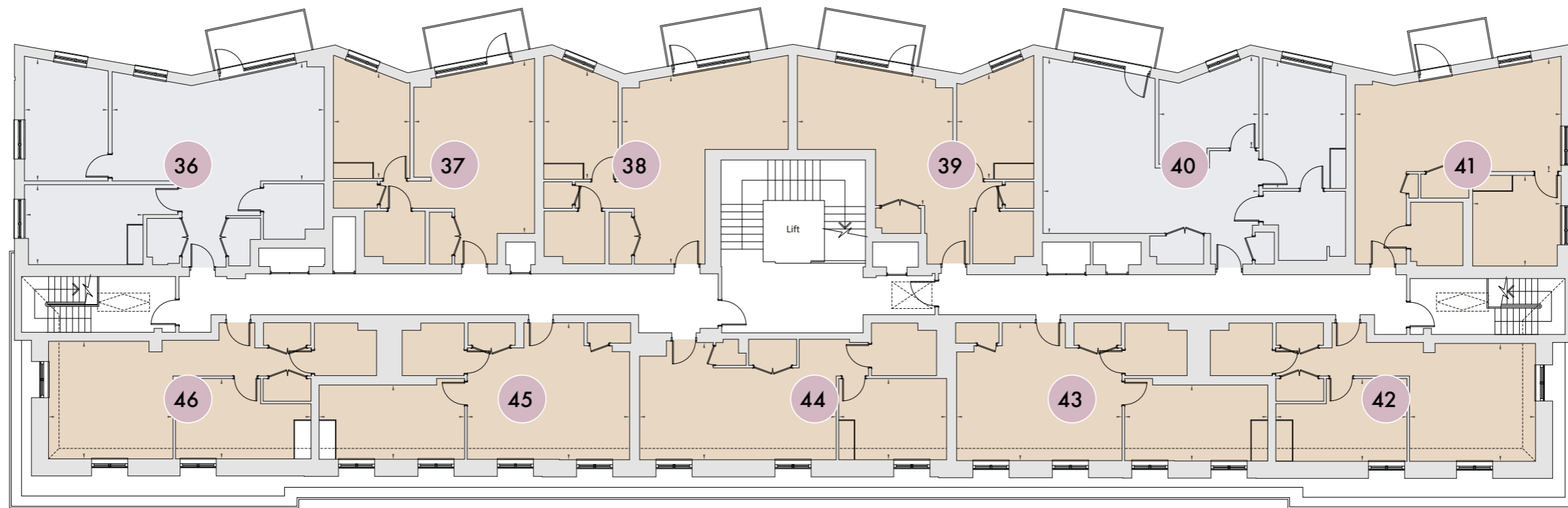
FIRST FLOOR

- Key**
- 1 bedroom apartment
  - 2 bedroom apartment



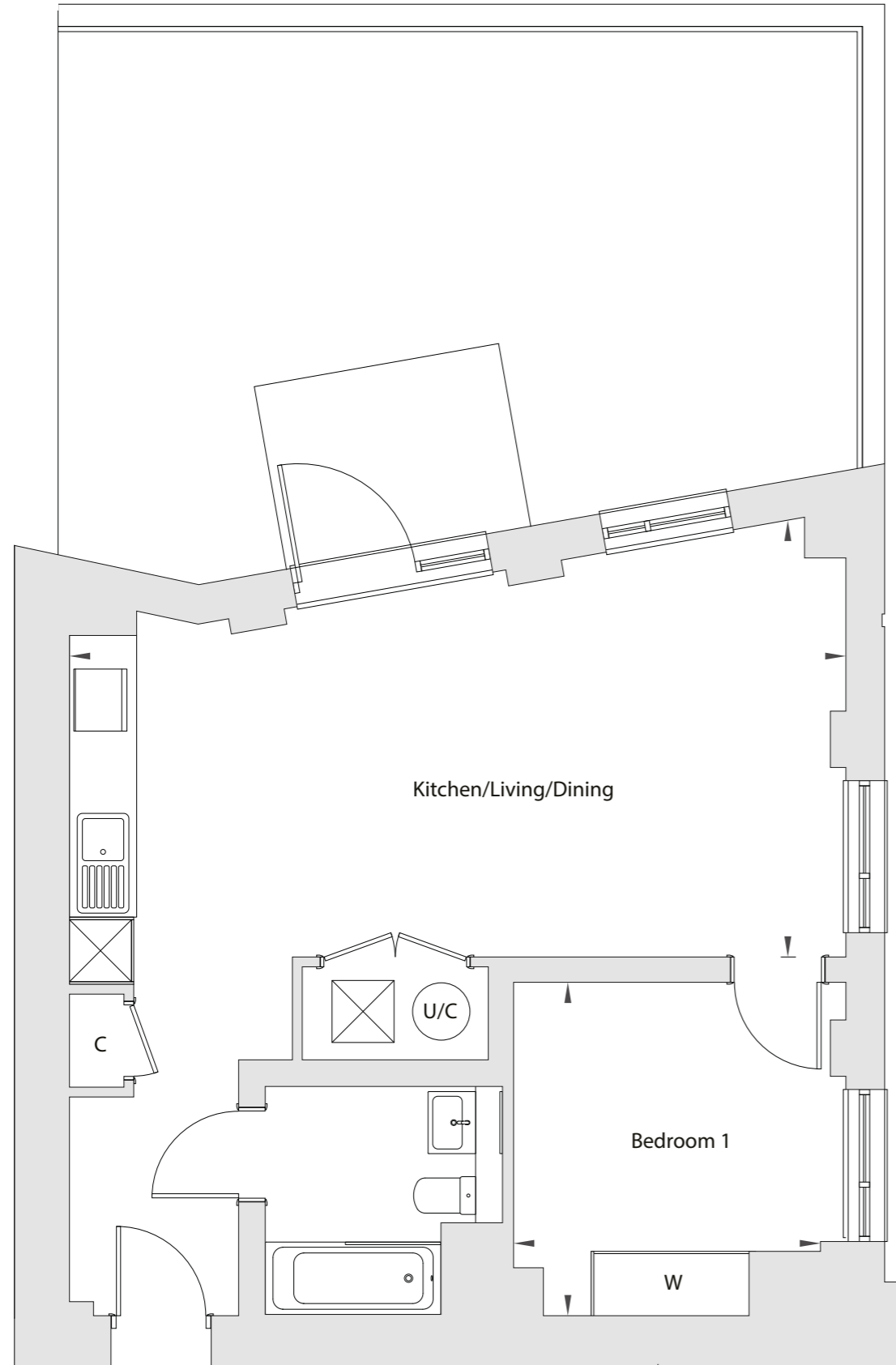
SECOND FLOOR

- Key**
- 1 bedroom apartment
  - 2 bedroom apartment



THIRD FLOOR

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



## APARTMENT 1

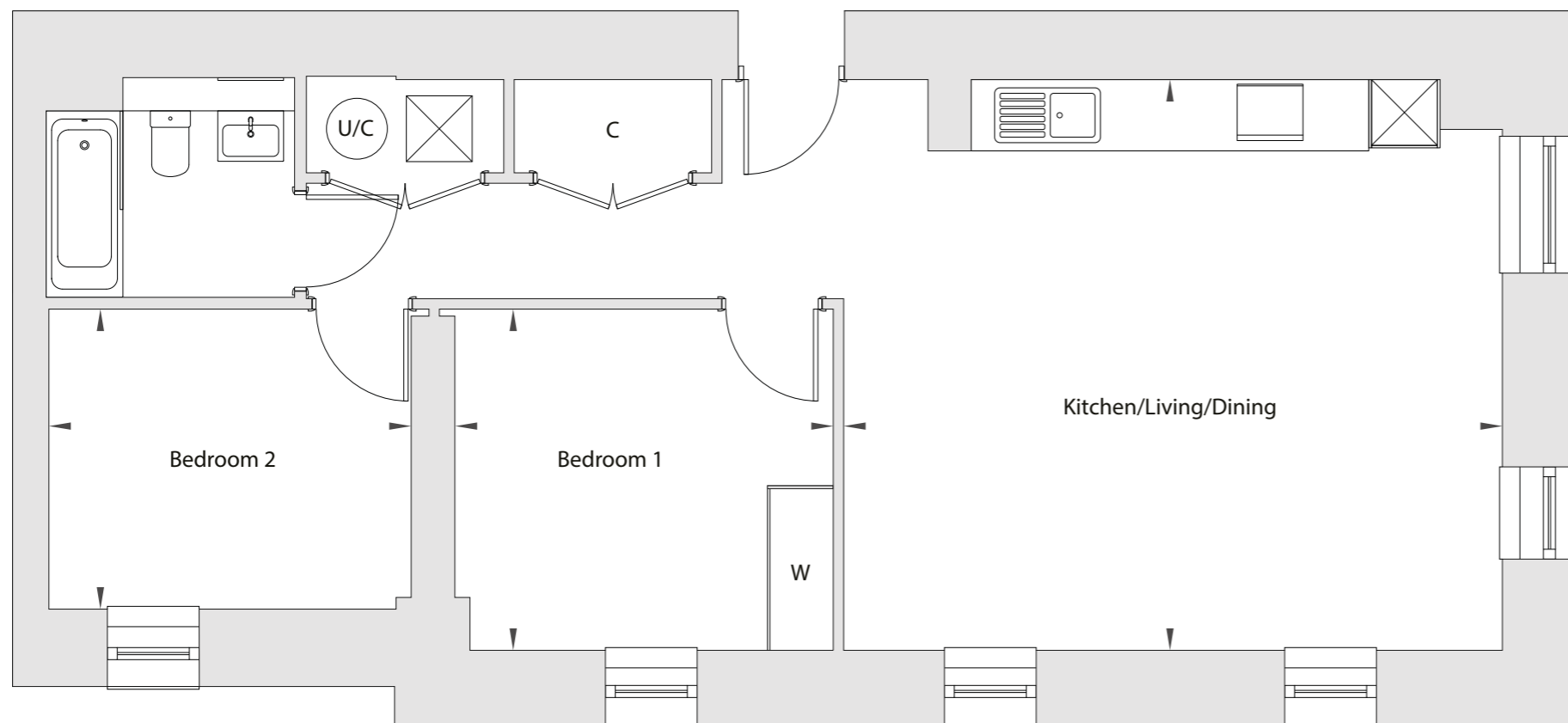
Kitchen/Living/Dining	7512mm x 4226mm	24'8" x 13'10"
Bedroom 1	3276mm x 3019mm	10'9" x 9'11"

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



## APARTMENT 2

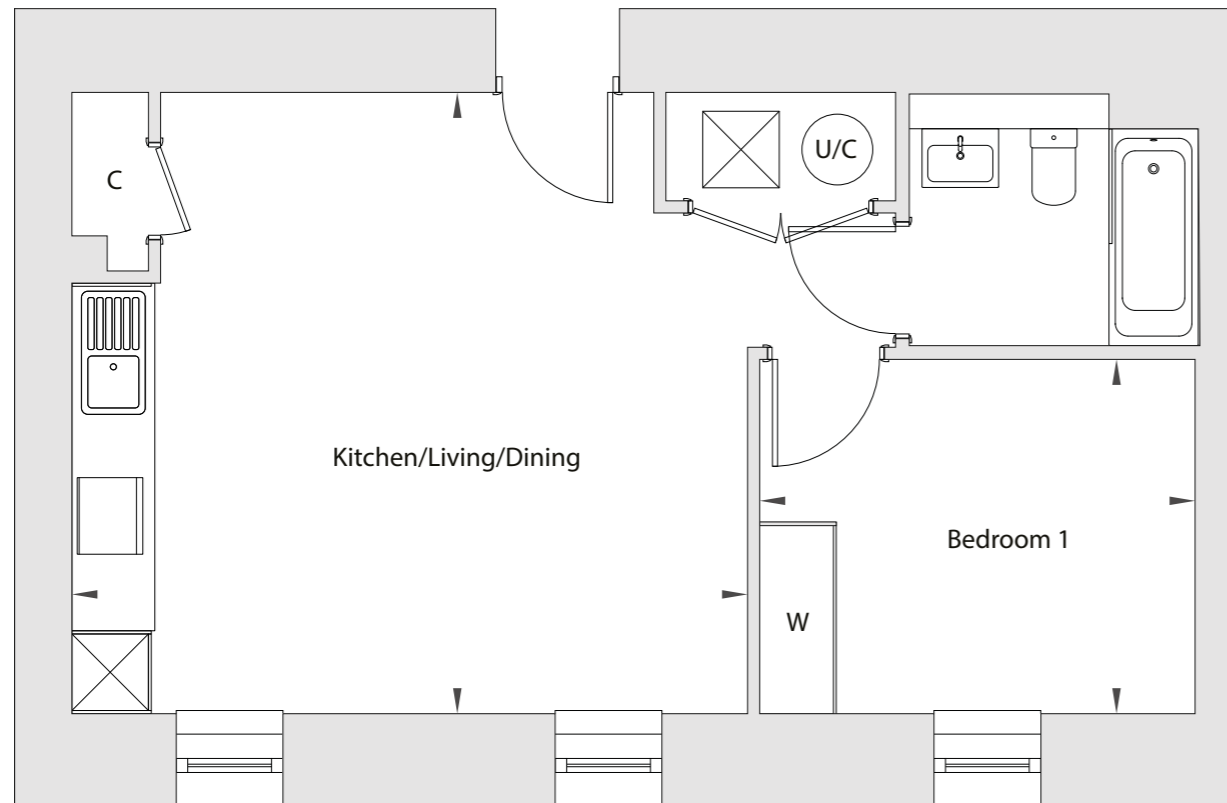
Kitchen/Living/Dining	6055mm x 5303mm	19'11" x 17'5"
Bedroom 1	3450mm x 3161mm	11'4" x 10'5"
Bedroom 2	3303mm x 2785mm	10'10" x 9'2"

### Key

C Cupboard   
 W Wardrobe   
 U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



**Key**

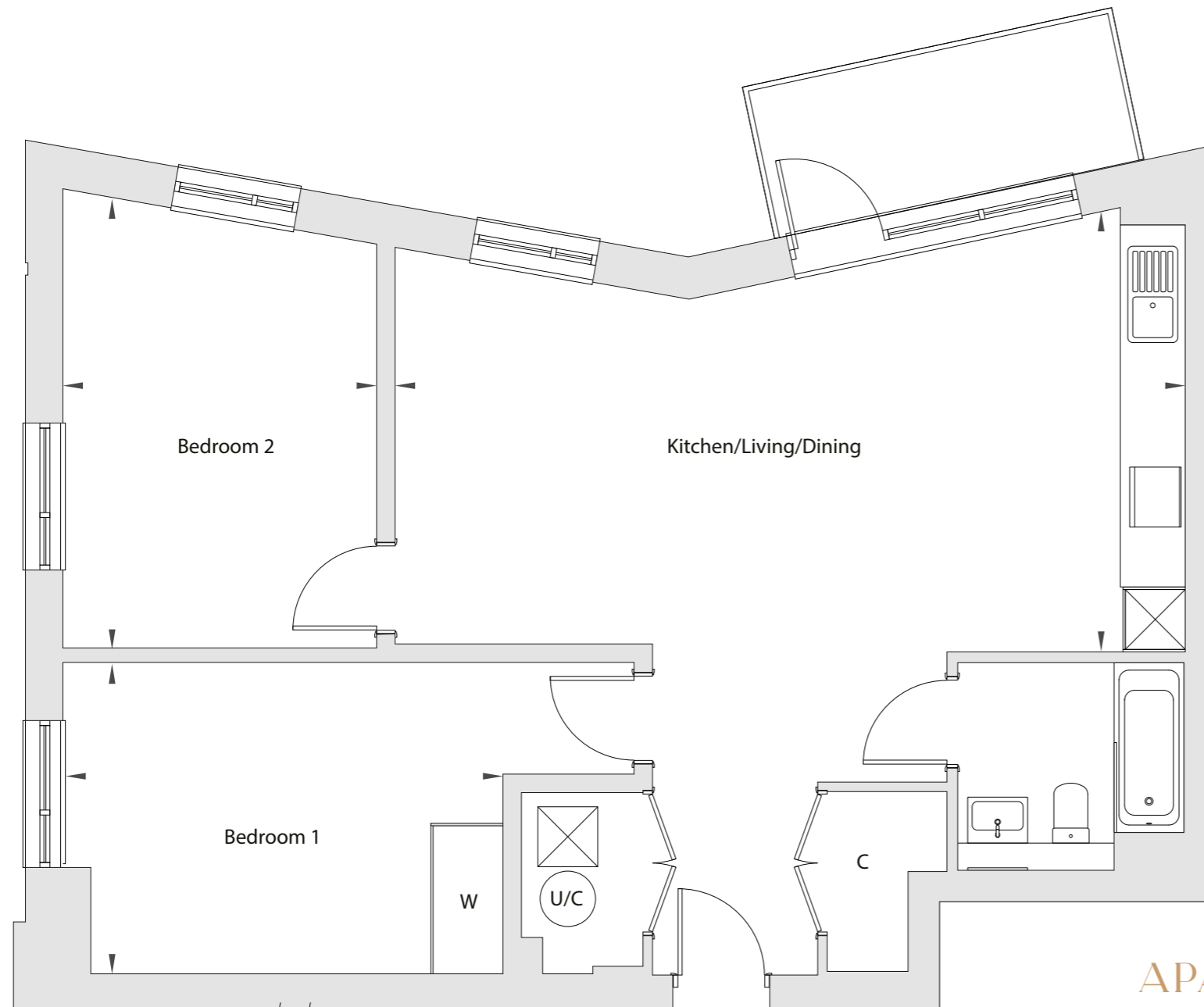
- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

## APARTMENT 3

Kitchen/Living/Dining	5346mm x 5029mm	17'7" x 16'6"
Bedroom 1	3413mm x 2827mm	11'2" x 9'3"

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



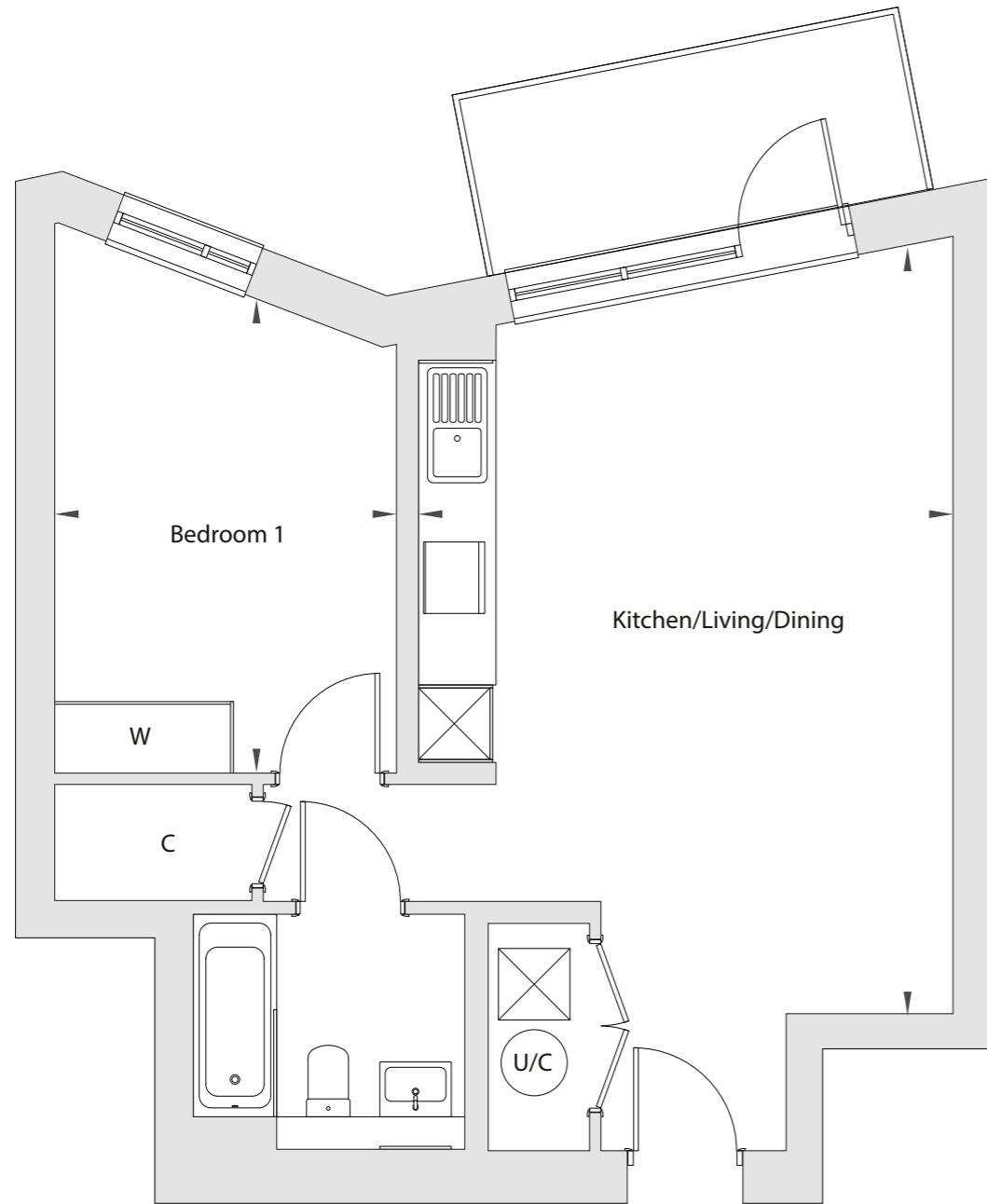
APARTMENTS 4 14 25 36

Kitchen/Living/Dining	7925mm x 4409mm	26'x 14'6"
Bedroom 1	4400mm x 3117mm	14'5" x 10'3"
Bedroom 2	4507mm x 3135mm	14'10" x 10'4"

*Apartment 14 shown*  
*Apartment 4 has a private garden and patio*  
*Apartments 25 & 36 have balconies*  
*Please refer to our sales team for further information*

**Key**  
 (C) Cupboard    (W) Wardrobe    (UC) Utility Cupboard  
 NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



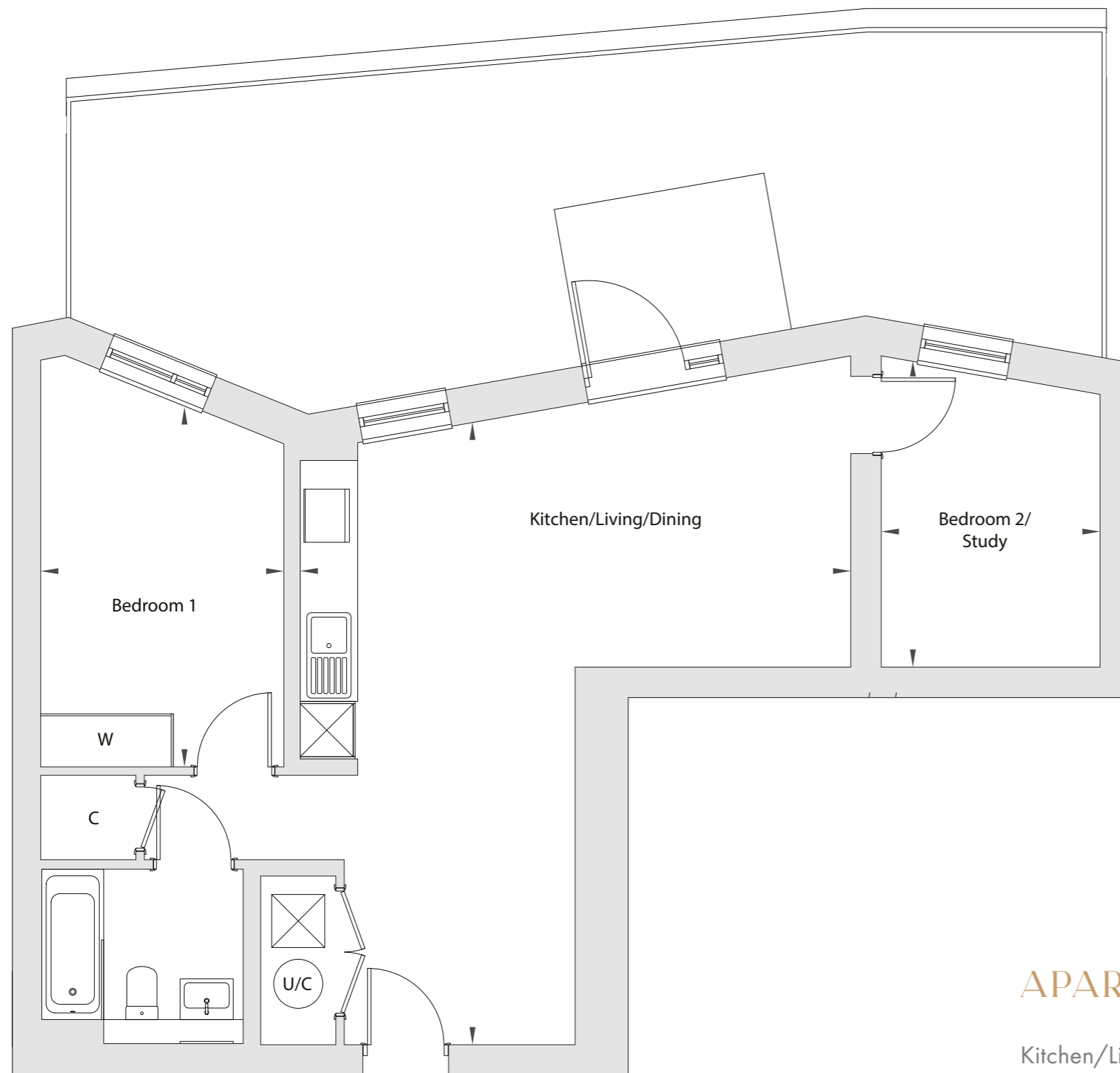
APARTMENTS  5  15  26  37

Kitchen/Living/Dining	6448mm x 4495mm	21'2" x 14'9"
Bedroom 1	3973mm x 2855mm	13'1" x 9'4"

*Apartment 15 shown  
Apartment 5 has a private garden and patio  
Apartments 26 & 37 have balconies  
Please refer to our sales team for further information*

**Key**  
C Cupboard    W Wardrobe    U/C Utility Cupboard  
 NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



## APARTMENT 6

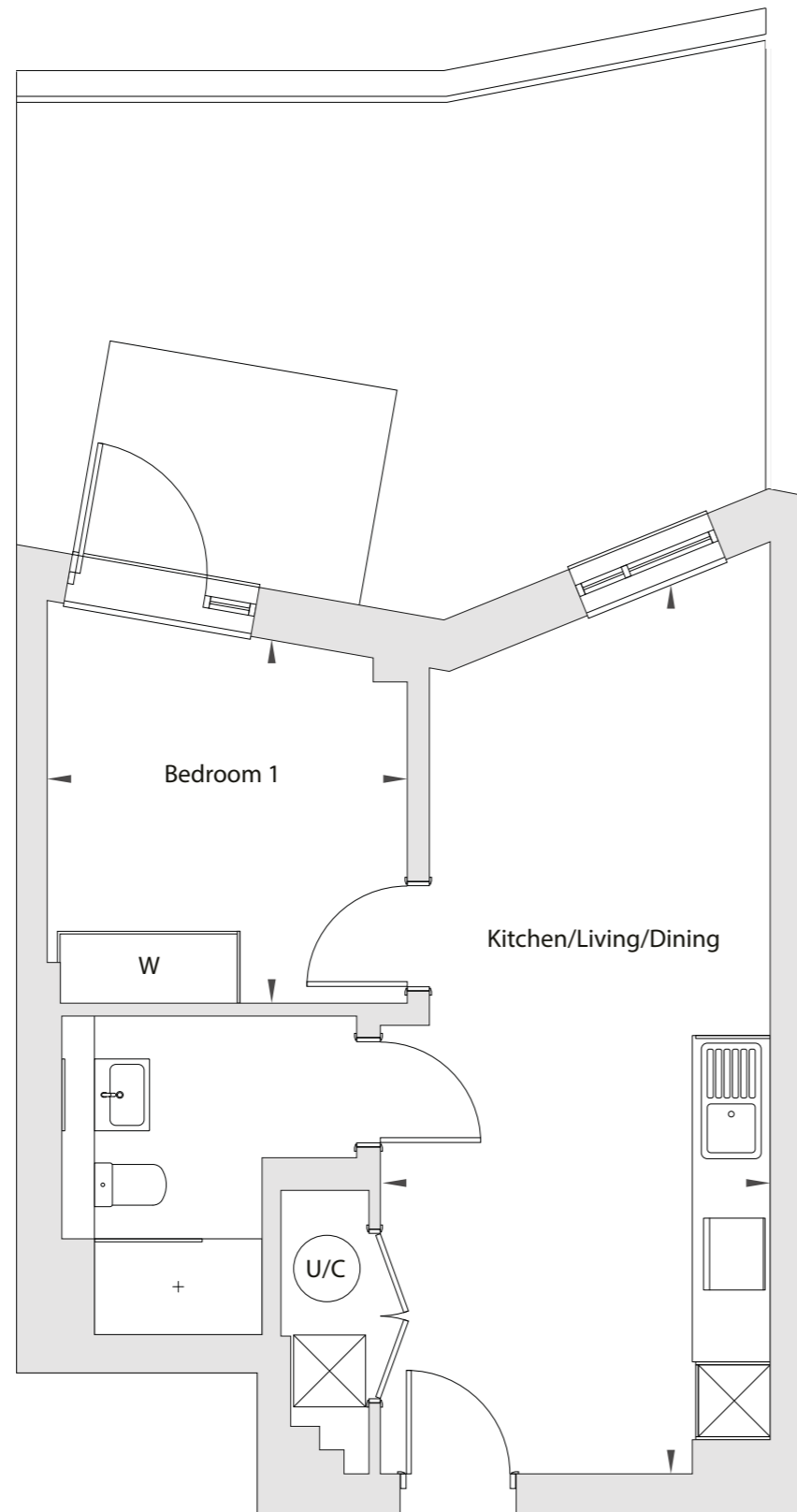
Kitchen/Living/Dining	7054mm x 6230mm	23'2" x 20'5"
Bedroom 1	4093mm x 2735mm	13'5" x 9'
Bedroom 2/Study	3459mm x 2475mm	11'4" x 8'2"

### Key

C Cupboard   
 W Wardrobe   
 U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



## APARTMENT 7

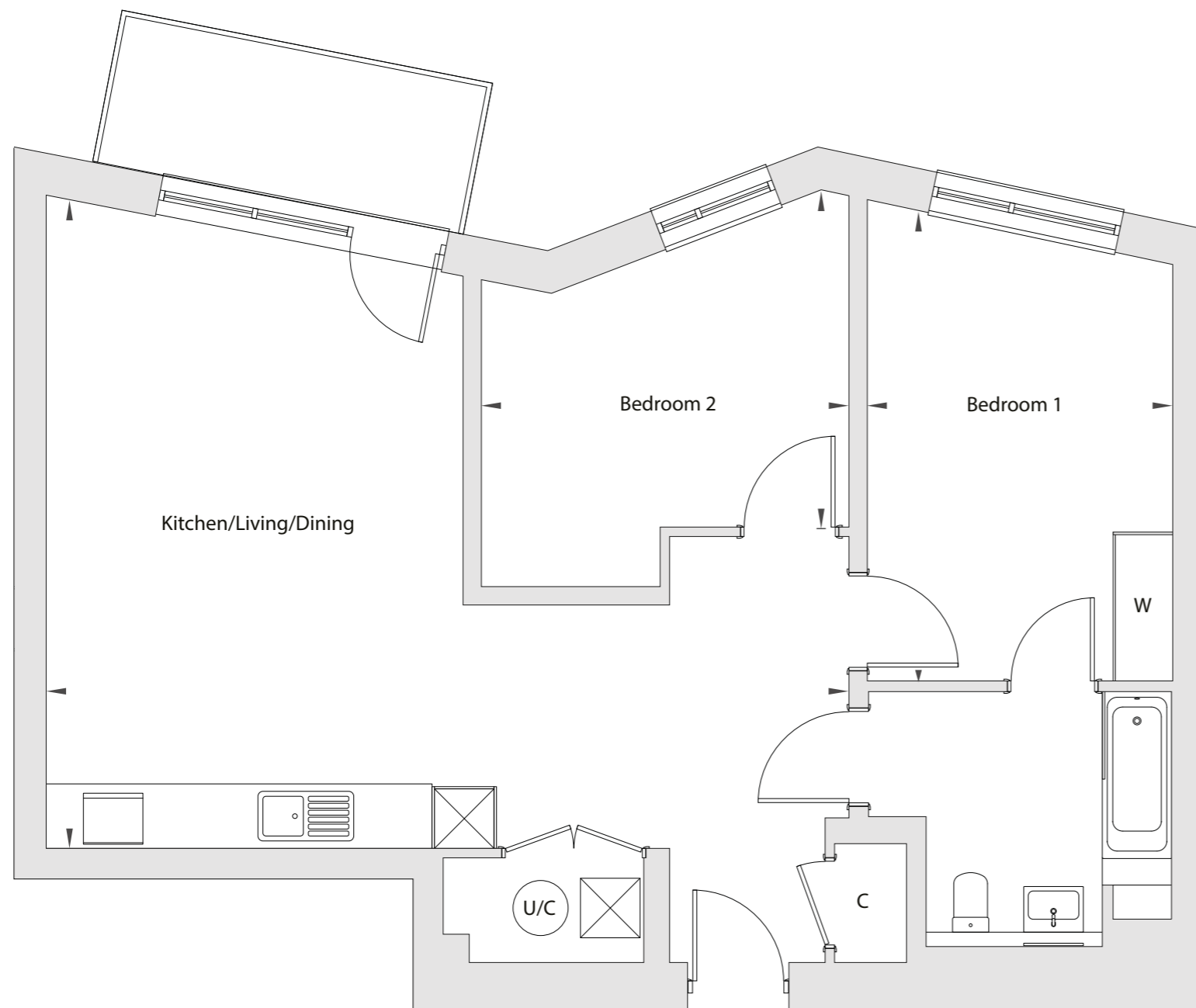
Kitchen/Living/Dining	7448mm x 3273mm	24'5" x 10'9"
Bedroom 1	3060mm x 2985mm	10' x 9'10"

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



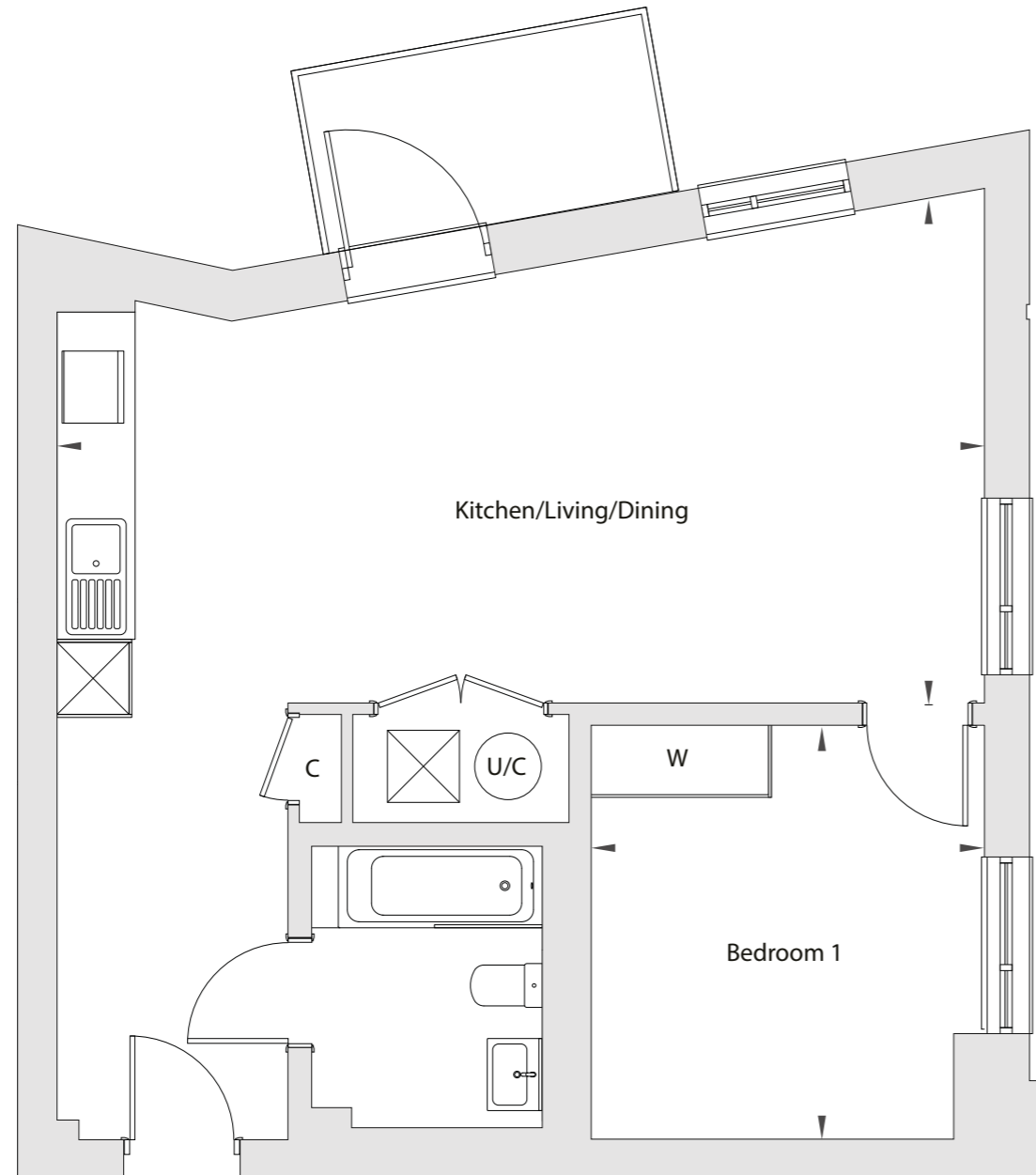
## APARTMENTS 8 18 29 40

Kitchen/Living/Dining	8099mm x 6366mm	26'7" x 20'11"
Bedroom 1	4741mm x 3050mm	15'7" x 10'
Bedroom 2	3719mm x 3393mm	12'3" x 11'2"

*Apartment 18 shown  
Apartment 8 has a private garden and patio  
Apartments 29 & 40 have balconies  
Please refer to our sales team for further information*

**Key**  
C Cupboard    W Wardrobe    U/C Utility Cupboard  
 NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



APARTMENTS 9 19 30 41

Kitchen/Living/Dining	7722mm x 4203mm	25'4" x 13'10"
Bedroom 1	3400mm x 3275mm	11'2" x 10'9"

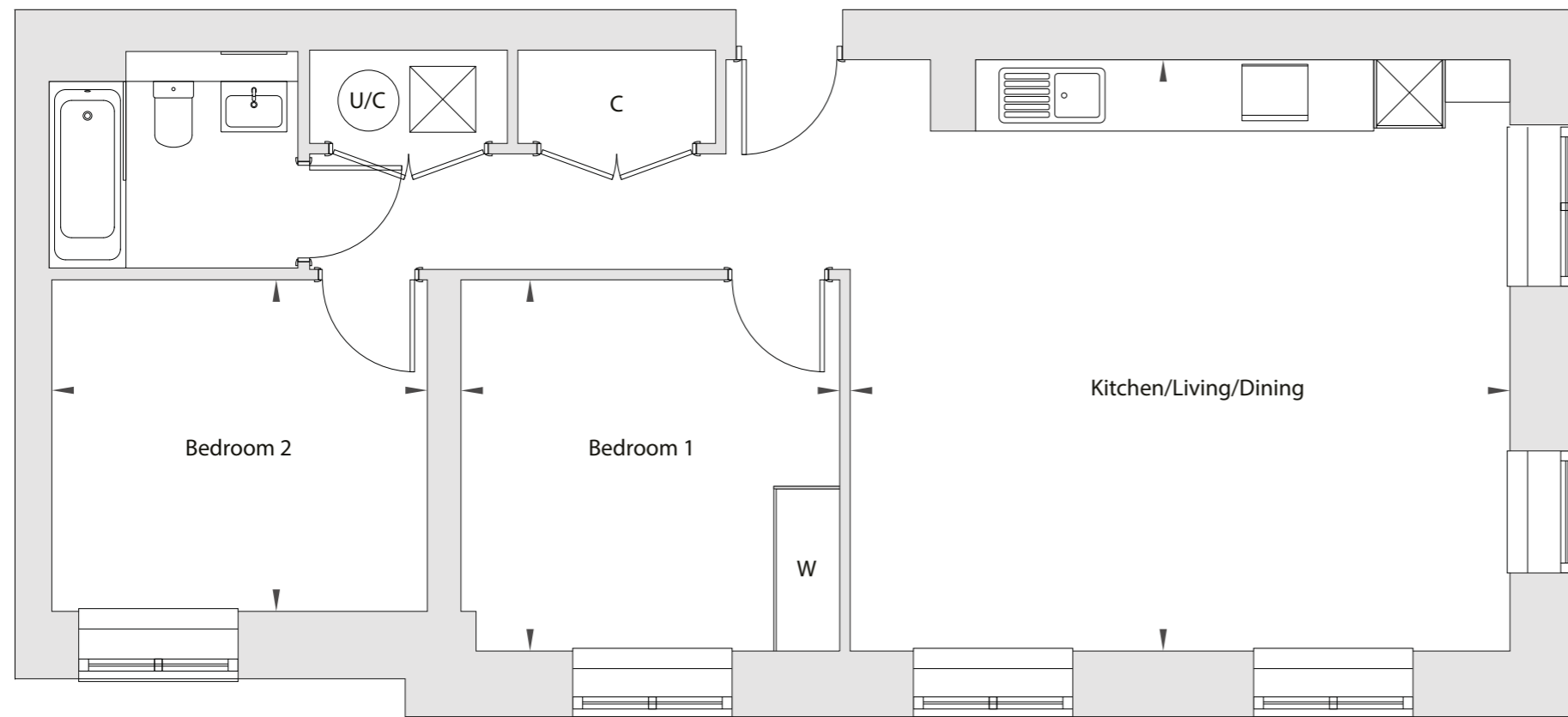
*Apartment 19 shown*  
*Apartment 9 has a private garden and patio*  
*Apartments 30 & 41 have balconies*  
*Please refer to our sales team for further information*

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



## APARTMENTS

- 10
- 13
- 20
- 24
- 31
- 35

Kitchen/Living/Dining	5981mm x 5360mm	19'8" x 17'7"
Bedroom 1	3448mm x 3355mm	11'4" x 11'
Bedroom 2	3419mm x 2994mm	11'3" x 9'10"

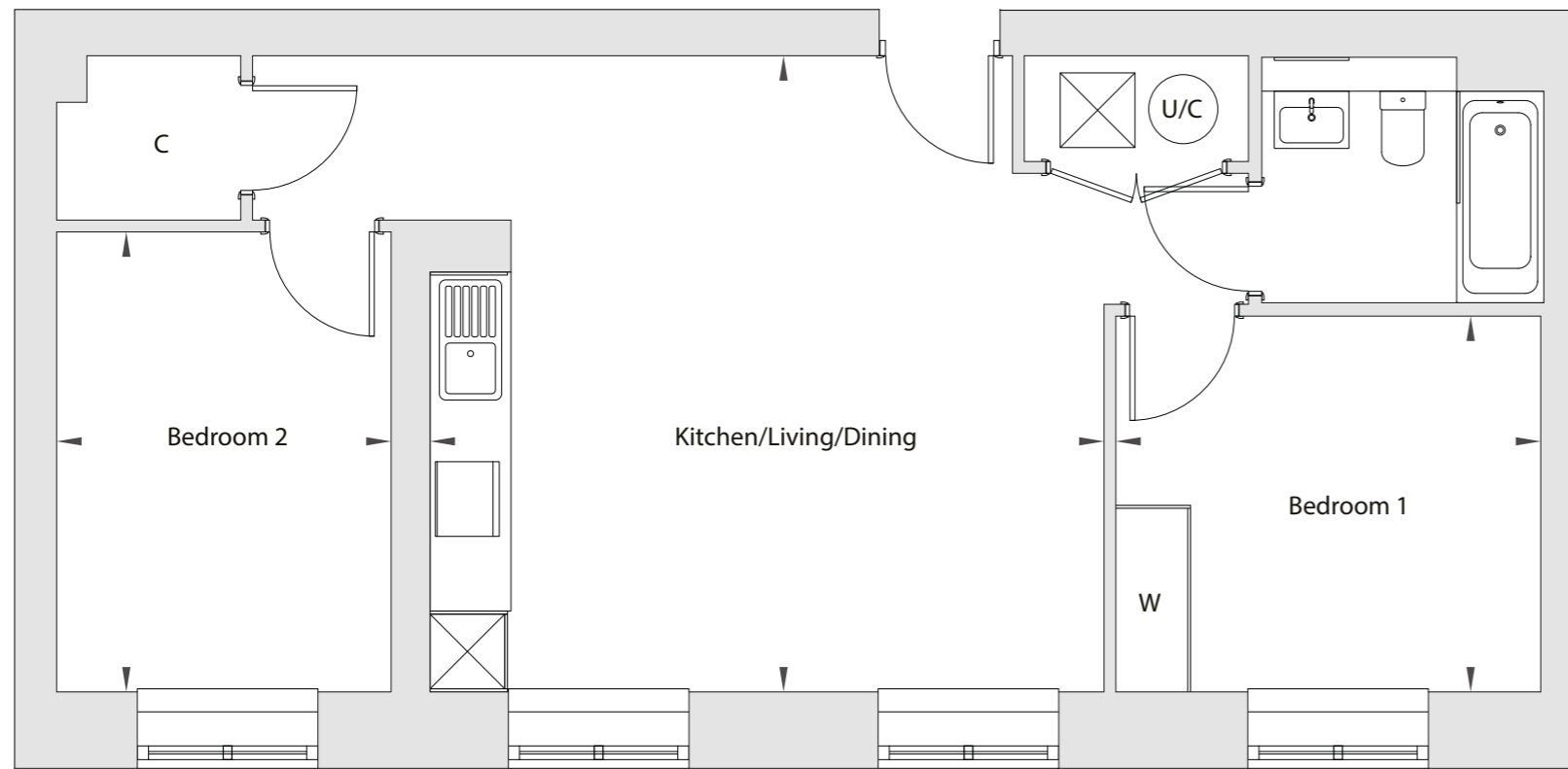
*Apartment 10 shown  
Apartments 13, 24 and 35 are handed  
Please refer to our sales team for further information  
and specific dimensions to Apartments 31 and 35*

### Key

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



## APARTMENTS 11 12

Kitchen/Living/Dining	5413mm x 5059mm	17'9" x 16'7"
Bedroom 1	3413mm x 2994mm	11'2" x 9'10"
Bedroom 2	3639mm x 2676 mm	11'11" x 8'9"

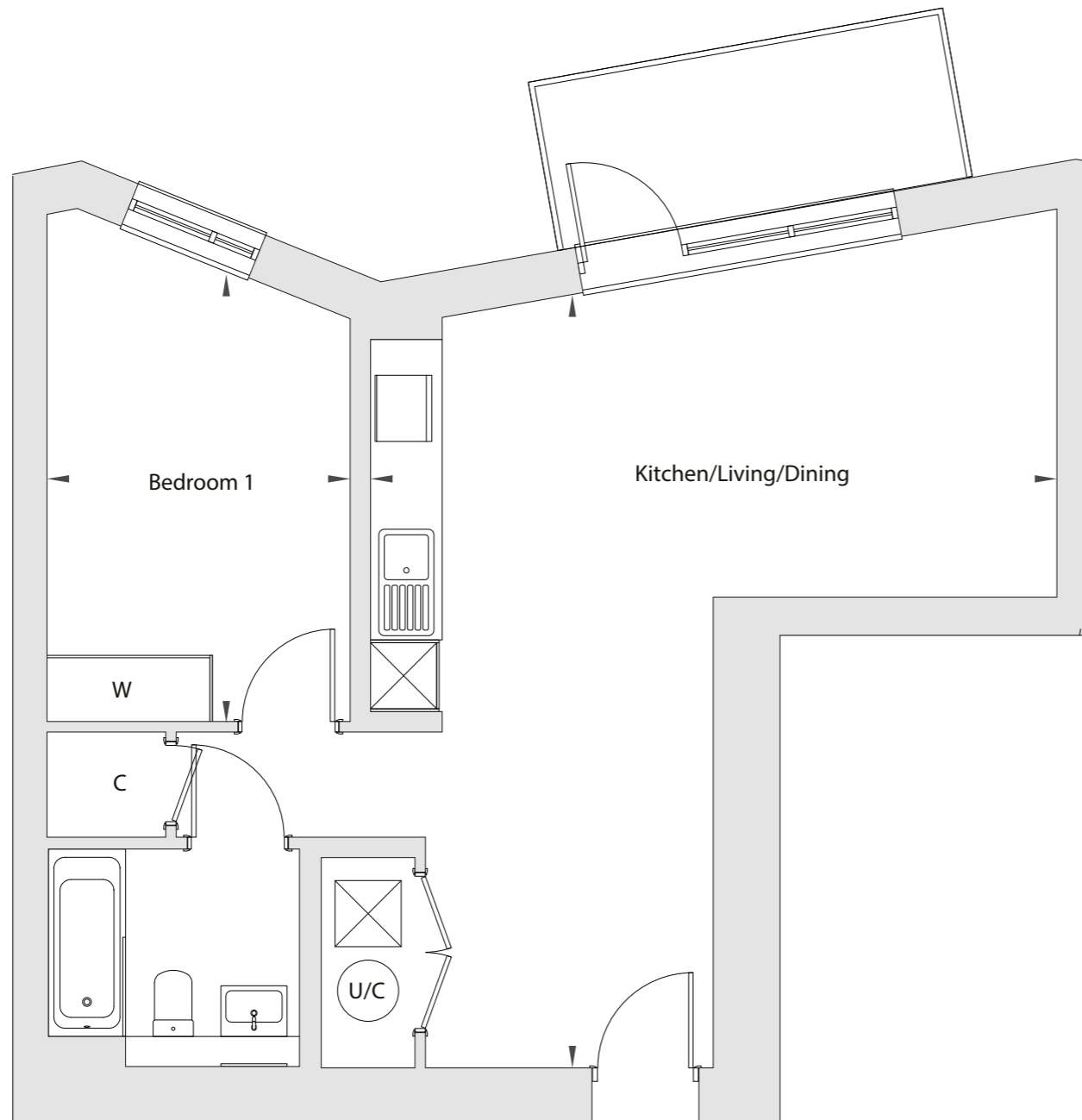
*Apartment 11 shown  
Apartment 12 is handed  
Please refer to our sales team for further information*

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



APARTMENTS 16 27 38

Kitchen/Living/Dining	7002mm x 6230mm	23' x 20'5"
Bedroom 1	4094mm x 2735mm	13'5" x 9'

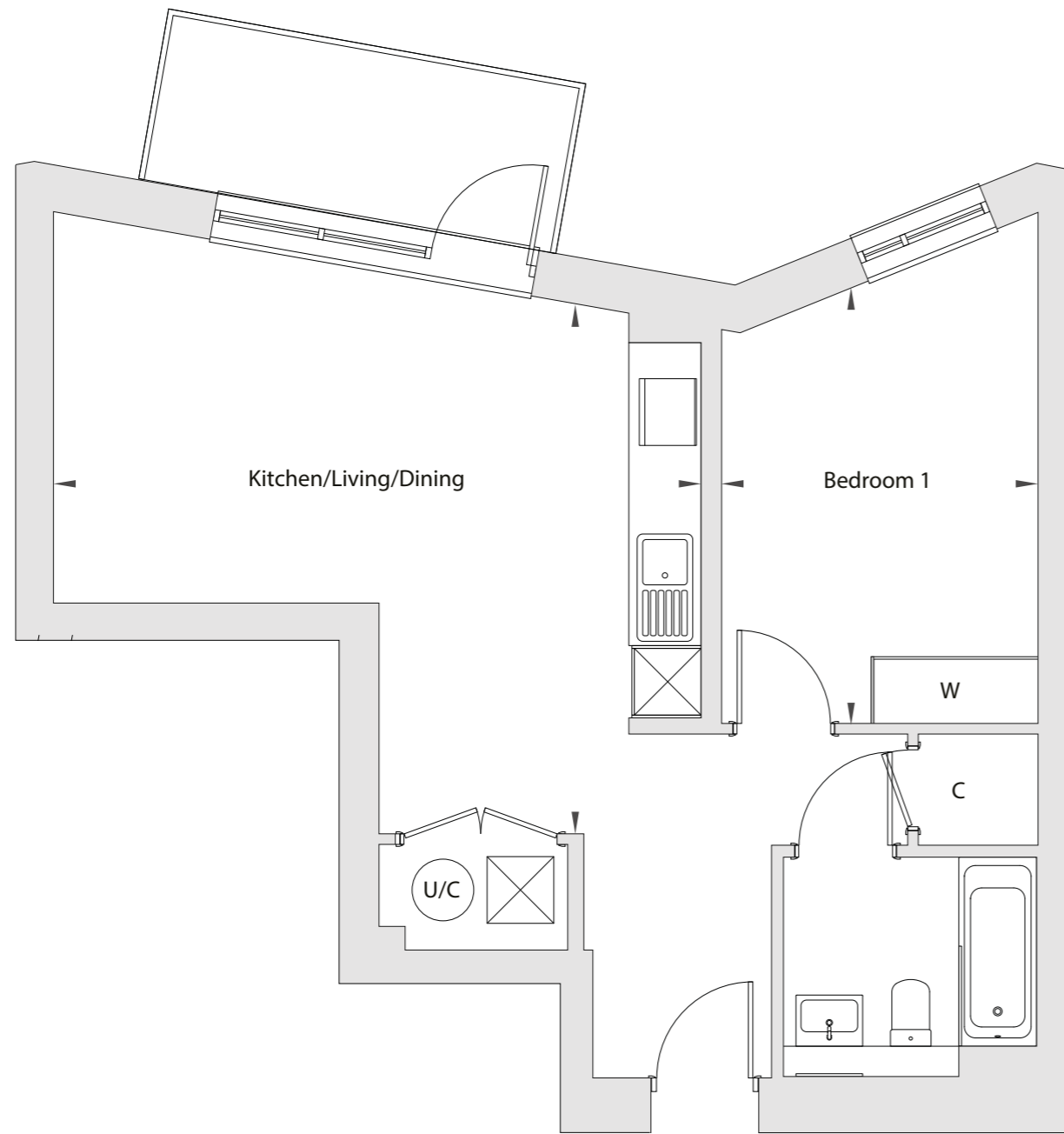
*Apartment 16 shown*

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



APARTMENTS 17 28 39

Kitchen/Living/Dining	5805mm x 4782mm	19'1" x 15'8"
Bedroom 1	3932mm x 2845mm	12'11" x 9'4"

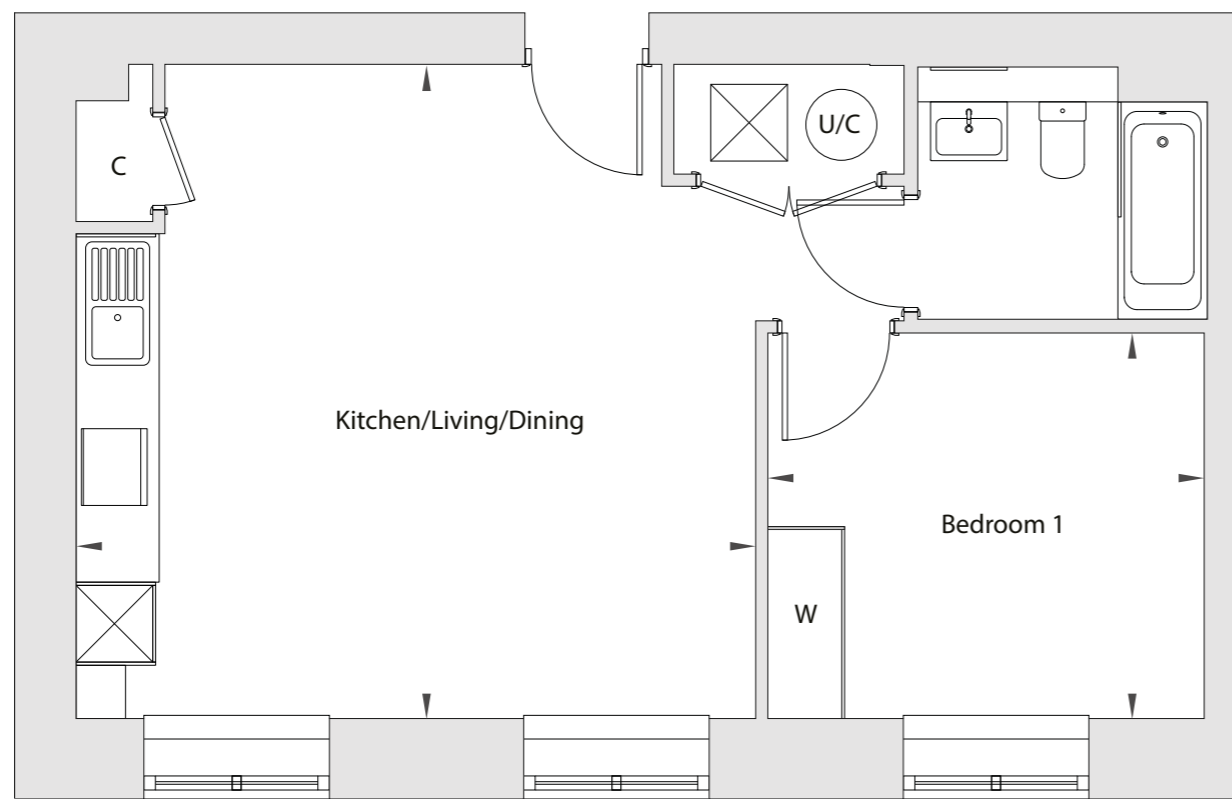
*Apartment 17 shown*

**Key**

- C Cupboard
- W Wardrobe
- UC Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



## APARTMENTS 21 23 32 34

Kitchen/Living/Dining	5315mm x 5062mm	17'5" x 16'7"
Bedroom 1	3412mm x 2989mm	11'2" x 9'10"

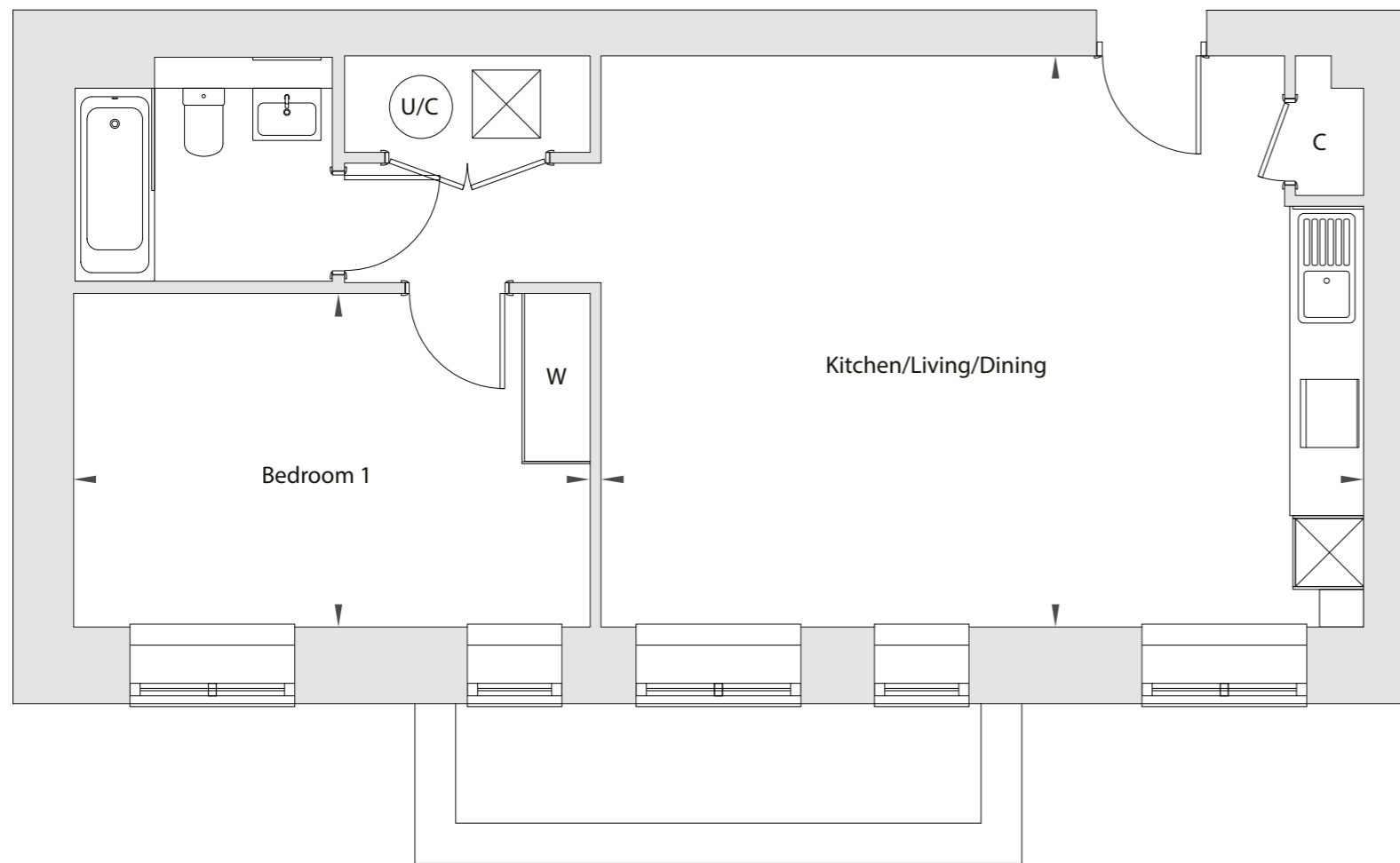
*Apartment 21 shown  
Apartment 23 and 34 are handed*

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



APARTMENTS 22 33

Kitchen/Living/Dining	6713mm x 4976mm	22'1" x 16'4"
Bedroom 1	4547mm x 2912mm	14'11" x 9'7"

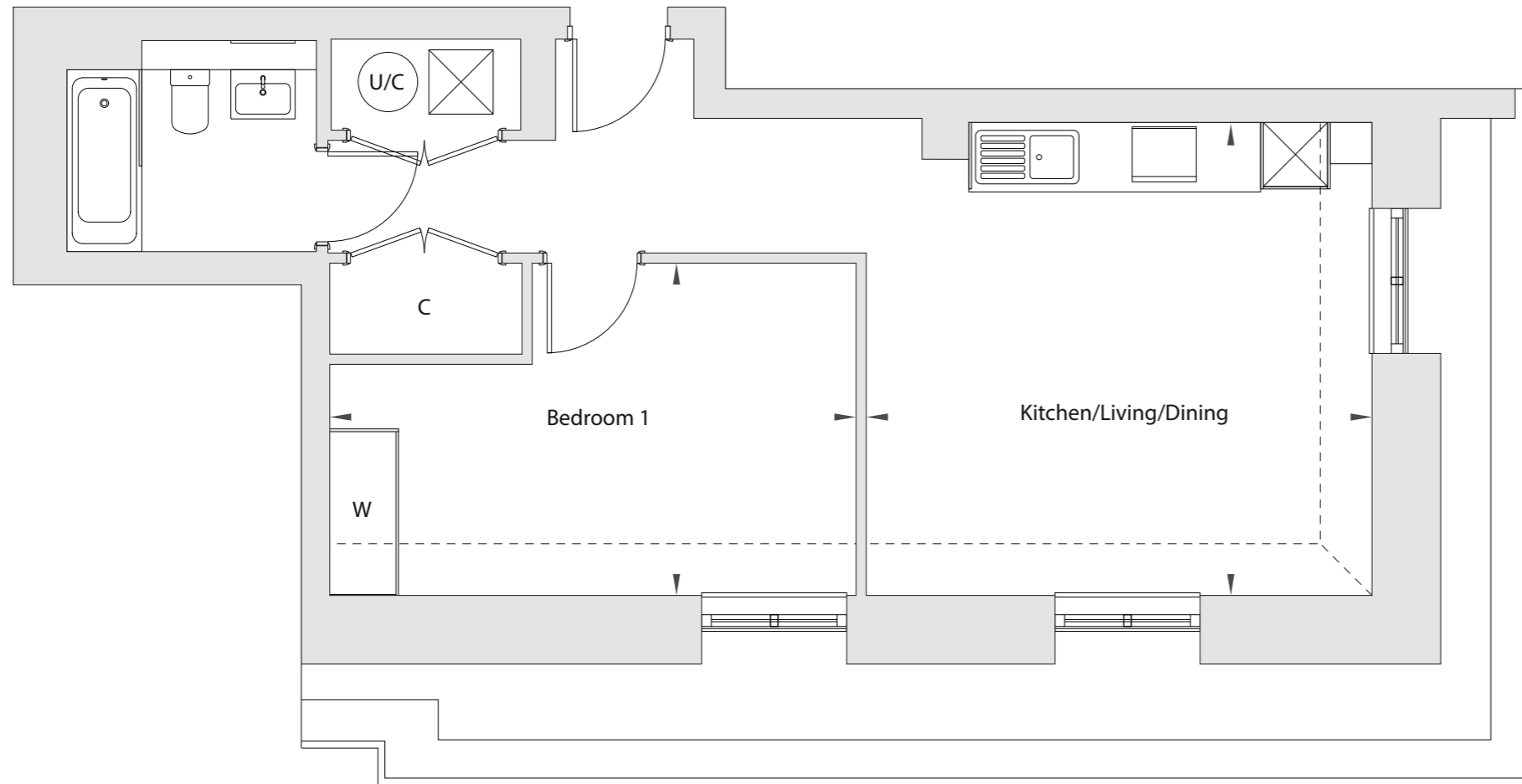
*Apartment 22 shown*

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

NB. Projections into the room and wall thickness may vary.

- Lower Ground Floor ●
- Ground Floor ●
- First Floor ●
- Second Floor ●
- Third Floor ●



---- Denotes sloping ceiling.

**Key**

- C Cupboard
- W Wardrobe
- U/C Utility Cupboard

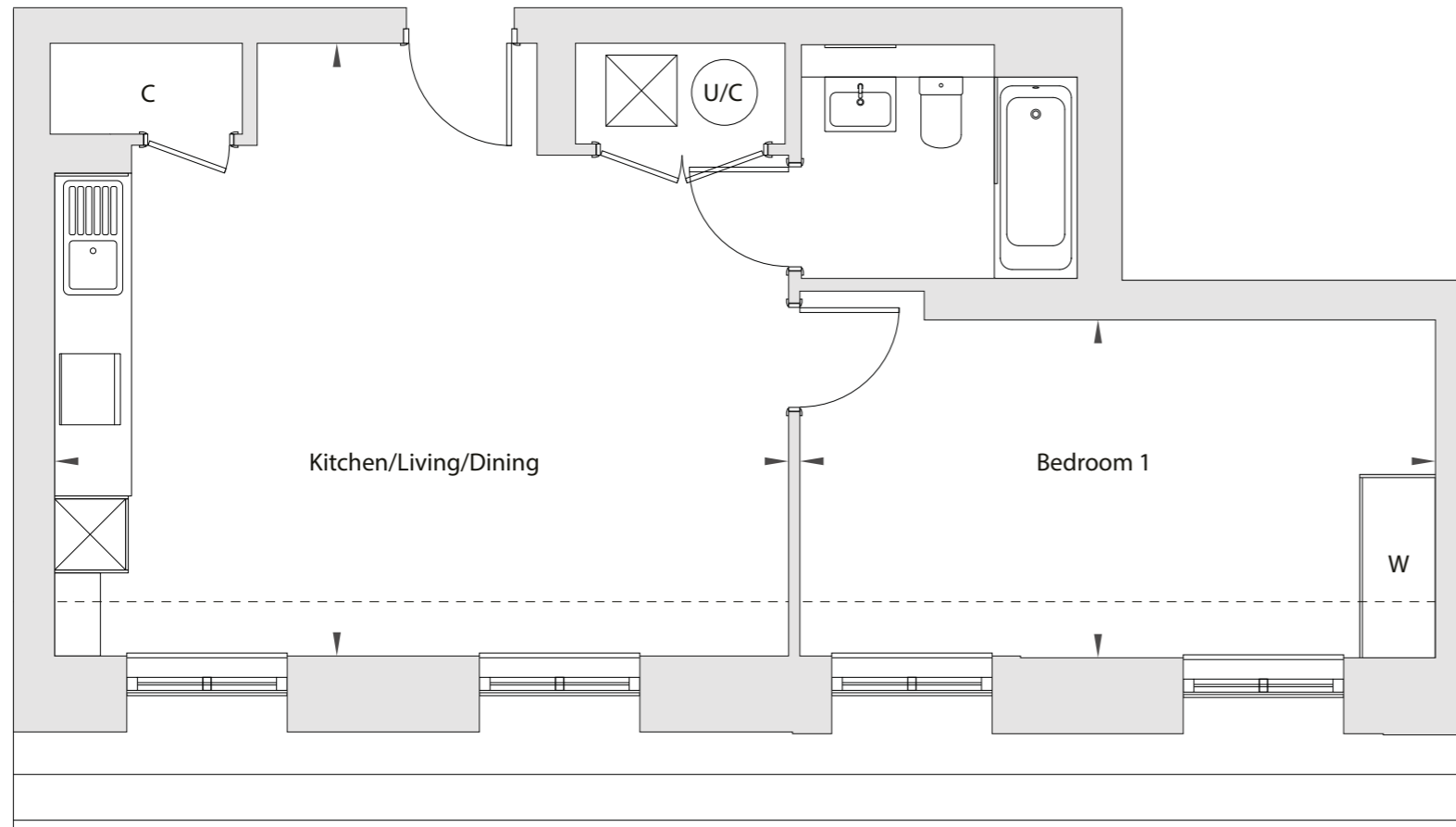
NB. Projections into the room and wall thickness may vary.

## APARTMENTS 42 46

Kitchen/Living/Dining	4754mm x 4557mm	15'7" x 15'
Bedroom 1	4914mm x 3247mm	16'2" x 10'8"

*Apartment 42 shown  
Apartment 46 is handed*

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



---- Denotes sloping ceiling.

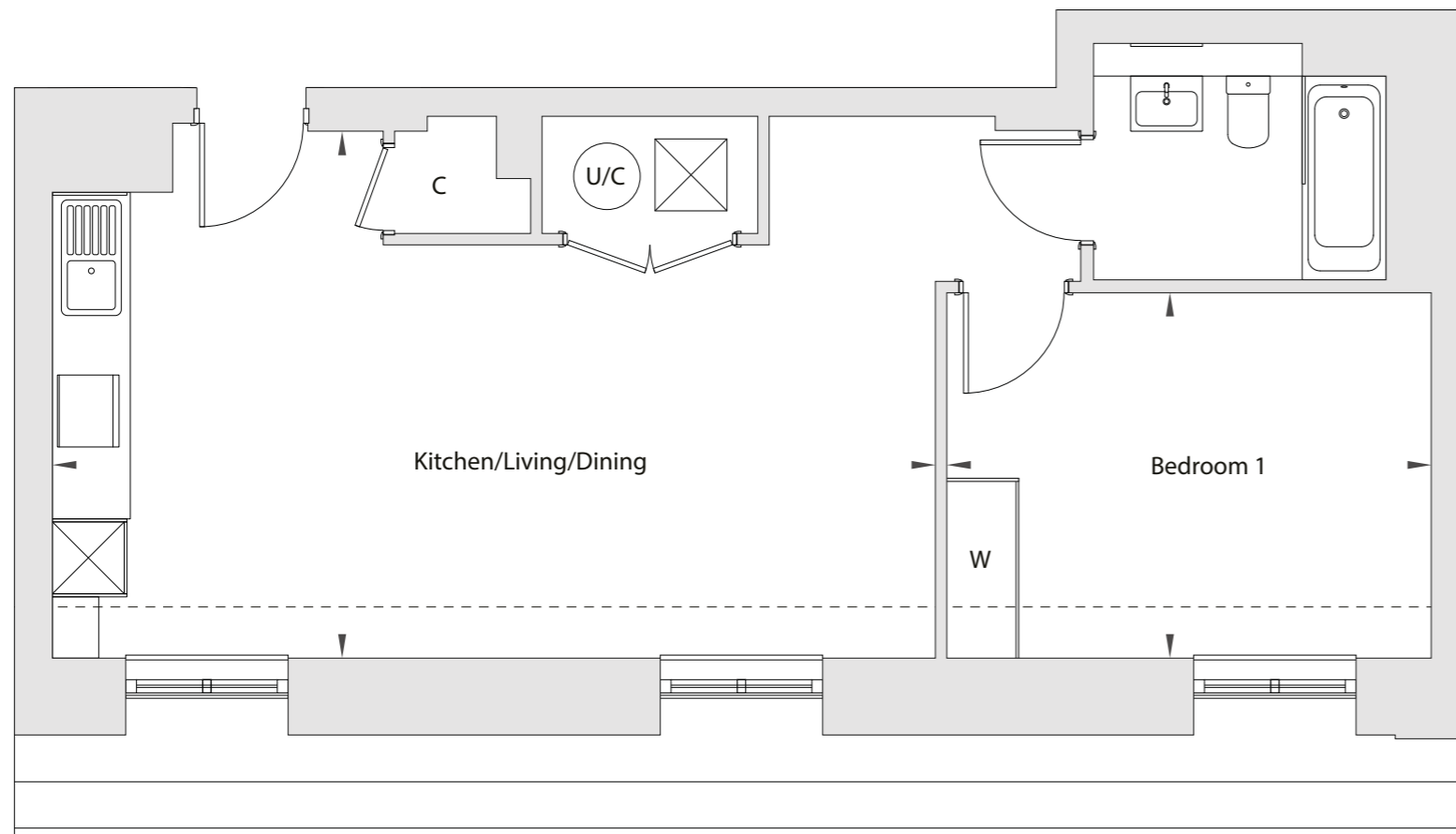
**Key**  
 (C) Cupboard    (W) Wardrobe    (UC) Utility Cupboard  
 NB. Projections into the room and wall thickness may vary.

## APARTMENTS 43 45

Kitchen/Living/Dining	6087mm x 5340mm	20' x 17'6"
Bedroom 1	5368mm x 3005mm	17'7" x 9'10"

*Apartment 43 shown  
 Apartment 45 is handed*

- Lower Ground Floor
- Ground Floor
- First Floor
- Second Floor
- Third Floor



---- Denotes sloping ceiling.

**Key**

- C Cupboard
- W Wardrobe
- U/C Utiliy Cupboard

NB. Projections into the room and wall thickness may vary.

## APARTMENT 44

Kitchen/Living/Dining	7367mm x 4661mm	24'2" x 15'4"
Bedroom 1	4042mm x 3247mm	13'3" x 10'8"

# SPECIFICATION

**In the pursuit of excellence, specification becomes a priority, not an afterthought.**

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras. Only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication. To Oakford Homes, standard means standard-setting – the embodiment of a unique approach to creating homes.





### Kitchen

- A sleek, contemporary kitchen featuring a bespoke range of coordinating floor and wall cabinets in Graphite and Truffle Brown, complete with soft-close doors and drawers and under-unit LED lighting.
- A durable Egger® Cupria Slate laminate worktop with Minoli® porcelain tile splashback from the worktop to the underside of the wall units.
- Fitted appliances comprise a black glass four zone induction hob with a built-in single oven, microwave and extractor hood all by Smeg®.
- Integrated appliances include a Smeg® fridge/freezer and a slimline dishwasher.
- A stainless-steel inset sink and contemporary chrome mixer tap by Blanco®.

### Utility Cupboard

- A Smeg® free standing washer/dryer is provided.
- Dedicated space for a wireless router.

### Bathroom and Ensuite

- The homes are equipped with contemporary Roca® sanitaryware in white with stylish chrome fittings by Hansgrohe®.
- All bathrooms and en suites feature a Hansgrohe® thermostatic shower with a Roman® clear glass screen either within a separate shower enclosure or over a bath.
- Roca® floating double drawer vanity unit in matt white.
- Porcelain floor and wall tiles by Minoli®.
- Chrome heated towel rail.
- White finish shaver socket to bathroom.



#### Electrical Installation and Home Entertainment

- The living room provides both mid-height and low-level power points with HDMI connection for home entertainment. The system is designed for online streaming services such as Sky Stream, Sky Glass, Netflix, NOW, and Apple TV†.
- A dedicated CAT6 data point at low level is wired to a position in the utility cupboard for connection to a future wireless router†.
- BT fibre optic is available†.
- Two USB (A&C) power points are provided to bedroom 1 and one above the worktop in the kitchen.
- Each apartment benefits from a combination of white down lighters and pendant light fittings.
- A brushed stainless steel outside light to all balconies.

#### Energy Efficiency, Heating and Insulation

- KERS indoor heat pump MEV system with integrated heat recovery for hot water.
- Smart app-controlled electric panel radiators with programmable thermostats.
- Insulation is installed to current building regulations within apartments.
- Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.
- Double glazed, aluminium windows to the refurbished element & triple glazed, composite windows and external doors to the new build element.

#### Decoration and Internal Finish

- Each home features a matt painted finish in crisp white to all walls and ceilings.
- Contemporary architraves and skirting boards are provided in a white satinwood finish.
- All internal doors are painted in white satinwood with contemporary chrome furniture.
- A combination of porcelain floor tiles by Minoli®, laminate flooring and carpets are provided throughout all apartments.
- Stylish fitted wardrobes with sliding mirrored doors are provided to Bedroom 1.



### Security

- Audio/Fob entry to all apartments.
- A spur is included for a future wireless alarm system.
- A mains operated smoke detector with battery backup is fitted.

### Communal Facilities

- Bicycle and Refuse store.

Photos of previous Oakford Homes show apartments.

†Installation and subscription to any media services/internet provider are the responsibility of the homeowner.

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. Computer generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.



OAKFORD  
HOMES

## A UNIQUE APPROACH

### THE OAKFORD HOMES APPROACH TO HOME BUILDING

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.

# PREVIOUS OAKFORD HOMES



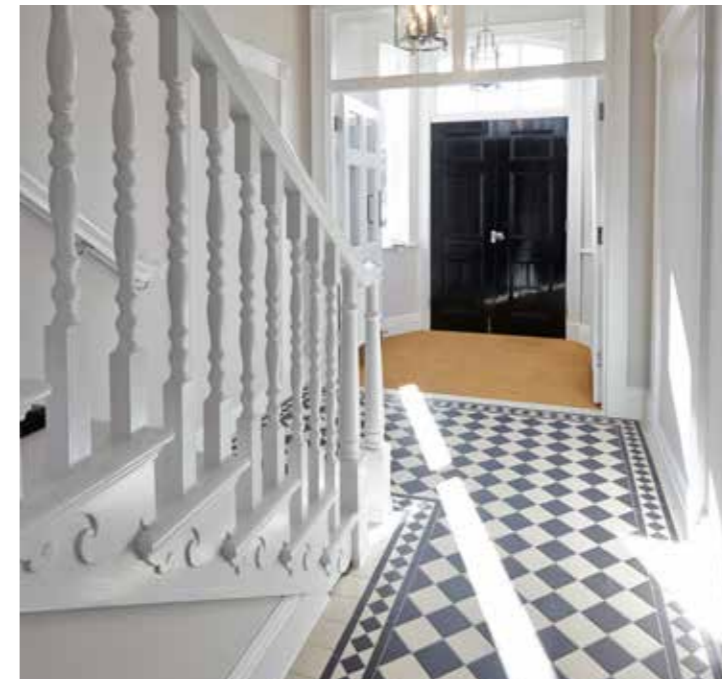
The Island Apartments, Harefield



Vickers Mews, St Albans



Vickers Mews, St Albans



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OAKFORD  
HOMES

Oakford Homes, Hedsor Court Farm,  
Sheepcote Lane, Hedsor, Buckinghamshire SL1 8PE

01628 522084 | [oakfordhomes.co.uk](http://oakfordhomes.co.uk)