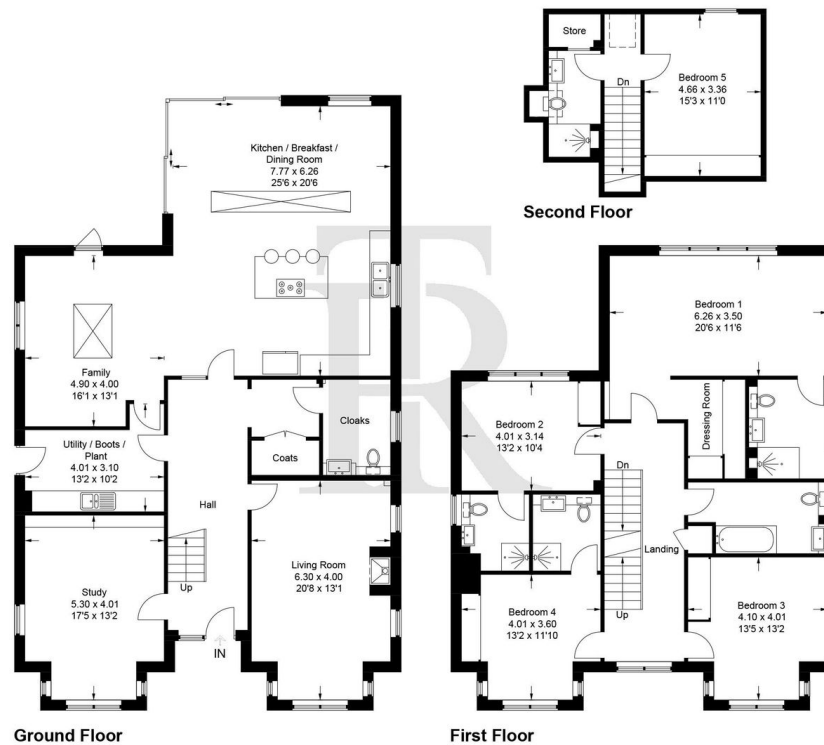


# THE PADDOCKS

PRINCES RISBOROUGH - BUCKINGHAMSHIRE





### Pembroke House

Approximate Gross Internal Area  
294.6 sq m / 3171 sq ft



## PEMBROKE AND RISBERGE HOUSE AYLESBURY ROAD PRINCES RISBOROUGH HP27 0JS

Two fabulous new houses under construction with an exceptional specification and build quality just a few minutes walk of the town centre.

There are two different house styles on offer, ergonomically designed by the award-winning practise DP Architects, with construction by the renowned Buckinghamshire based and NHBC accredited PRD Build.

Buyers will have the opportunity to customise and create their dream bespoke home with a hassle free fixed, turnkey price. The beautifully crafted accommodation combines traditional standards with contemporary styling..

There are generous PC allowances for flooring, tiling, sanitaryware, kitchen units and appliances.

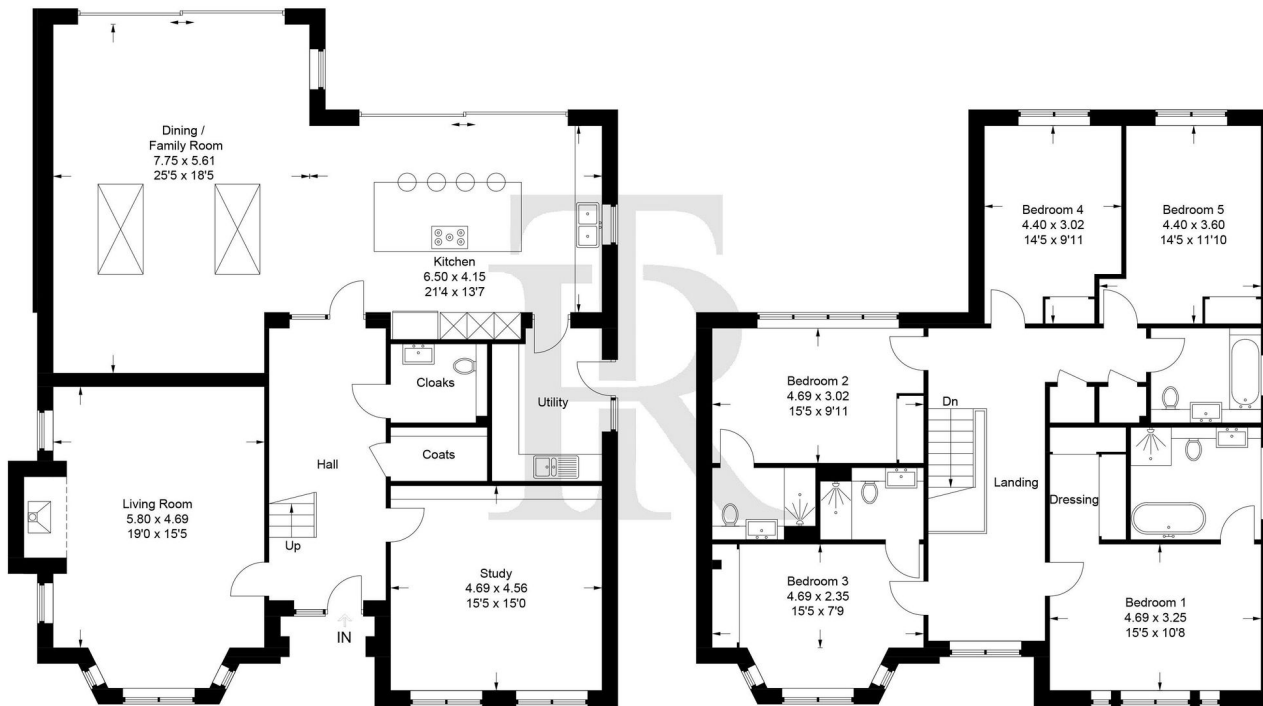
The properties are future proofed with Air Source heating and a heat recovery system.



6 Burkes Court, Beaconsfield, HP9 1NZ  
T 01494 674321 E prime@timruss.co.uk

112 High Street, Thame, OX9 3DZ  
T 01844 217722 E thame@timruss.co.uk

[www.timruss.co.uk](http://www.timruss.co.uk)



Ground Floor

First Floor

## Risberge House

Approximate Gross Internal Area = 291.0 sq m / 3130 sq ft

### INTERNAL SPECIFICATION

The windows are double glazed sliding sash and there are steel framed fire checked oak internal doors. Heating will be Air Source Heat pump with underfloor heating to both ground and first floors. Throughout the ground floor there is a choice of wood plank or herringbone flooring with the option of four different colours.

A budget is allowed for a woodburner in the living room. There will be a PC sum for the sanitary ware of your choice and an allowance for tiling of £65 per meter. The kitchen/dining/family space has a £40k allowance for the units from one of their suppliers, with Miele or Siemens appliances. Tiled or glass splash backs and an allowance if a tiled floor is preferred. The utility room will be fitted to choice or allowance.

The main bedroom will have a fully fitted dressing area, with the ensuite having a bath and separate shower of your choice plus tiling and Amtico flooring of your colour choice.

The three other shower/bathrooms will again have a similar choice within the allowances.

Alarm system provided, audio system for TV and Cat6.

### OUTSIDE

There will be gravel driveways with electric gates and intercom system. Double garages with electric doors and charging point.

Front landscaping in line with planning conditions and a terrace to the rear and a seeded garden. £1000 PC sum for the external lighting.









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