



CHILTERN VIEW

STONE



A property developer of real substance



Introducing Laxton Properties' latest development: Fifteen exceptional homes in the village of Stone, Buckinghamshire, offering beautiful views of the Chiltern Hills

Our commitment to unparalleled standards is reflected in every aspect of these residences, from their exquisite design and meticulous craftsmanship to their sustainable and energy-efficient features.

Laxton Properties is an award-winning independent property development company, led by Giles Holder and Ed Whetham. Based in Berkhamsted, Hertfordshire, we are a homebuilder of choice in the South-East, successfully delivering positive development since 2008. Our focus and passion is creating attractive, high quality, well-built homes in desirable locations that offer a great place to live for residents and a positive legacy for landowners.

Typical Laxton Properties home features



- | | |
|---|--|
| <i>a</i> EPC A Rated Construction | <i>e</i> Sustainable Urban Drainage Systems (SUDS) |
| <i>b</i> Solar Panels | <i>f</i> Underfloor Heating |
| <i>c</i> Attic Trusses (partial loft storage) | <i>g</i> Car Charging |
| <i>d</i> Biodiversity Net Gain | <i>h</i> Air Source Heat Pumps |

Taking sustainability seriously



We are passionate about delivering sustainable homes and minimising the environmental impact of development. Our commitment to leading the way in sustainability and energy efficiency is exemplified by our use of renewable energy sources. These include Air Source Heat Pumps, underfloor heating, high levels of insulation to minimise heat loss, sustainable urban drainage systems, electric car charging points and high-quality landscaping. All properties benefit from an 'A' Rated Energy Performance Certificate (EPC) as an assurance of excellent energy-efficiency.

Ten year warranty

For your peace of mind, all our new homes benefit from an independent 10-year insurance backed structural warranty. For full details, please refer to the warranty policy.

Attention to detail

Our passion for property development is reflected in our determination to deliver the highest quality design and finish in every one of our properties. Precision crafted with attention to even the smallest detail of form and function on homes that will stand the test of time.

A bigger picture

We are in the fortunate position to be able to provide financial support to a range of local and international causes and charities and have made the commitment to give away 10% of our net profit each year. As a part of this, all staff members have an annual giving allowance so that they can direct donations towards good causes that they are personally passionate about.





Stone Pond - 0.4 miles

Unique & special

The village of Stone offers an enviable blend of timeless rural character and community spirit. While its origins can be traced back centuries, today Stone is best known for its peaceful ambience, natural beauty and highly desirable village lifestyle. Set within the picturesque Buckinghamshire countryside, Stone enjoys expansive views across rolling fields, scenic footpaths and bridleways; perfect for walking, cycling or simply unwinding in the fresh air. Its proximity to the Chiltern Hills Area of Outstanding Natural Beauty brings a sense of tranquillity and exclusivity, with breathtaking landscapes right on the doorstep.

Stone is cherished for its warm, welcoming community spirit, centred around the local pubs, restaurants, sports clubs and village hall. Village hall events, seasonal fêtes and local gatherings create a friendly and inclusive atmosphere throughout the year.

For dining and socialising, several acclaimed country pubs are just moments away, including The Bugle Horn and The Harrow. The prestigious Hartwell House is also a popular destination for relaxed meals and special occasions.

With its blend of natural charm, scenic surroundings and a strong community feel, Stone offers an exceptional balance of countryside sophistication and modern convenience, an idyllic setting for a refined village lifestyle.



Image courtesy of Hartwell House, Historic House Hotels - 1.2 miles

The location

Stone, Buckinghamshire enjoys a prime and well-connected location, ideal for day trips to the Chiltern Hills, Oxford, Waddesdon Manor or even London, offering a balance of countryside tranquillity and cultural exploration. The village provides essential amenities for daily life, including convenience store, petrol station, Indian restaurant, post office and local shops, with broader retail options close by in Aylesbury.

Families benefit from a local primary school, and Stone also lies within the catchment area of three local grammar schools in Aylesbury, making it an especially sought-after location for families. The village hall serves as a hub for community events, classes and social gatherings, while nearby medical centres, pharmacies and dental practices ensure everyday needs are met with ease and convenience.



Travel times

By Train from Haddenham

Oxford
30 minutes

London Marylebone
39 minutes

London Kings Cross
71 minutes

Heathrow Airport
100 minutes

London Canary Wharf
101 minutes

By Car

Oxford
30 minutes

Milton Keynes
40 minutes

Luton Airport
45 minutes

Heathrow Airport
50 minutes

Gatwick Airport
80 minutes



Chiltern View, St Johns Drive, Stone, Aylesbury, Buckinghamshire



HP17 8YJ



Aylesbury Waterside Theatre - 3.3 miles



The Birdcage pub, Thame - 6.7 miles



Site Plan



Plots 1, 2, 3, 12, 13 & 14
3 Bedroom Homes

Plot 15
4 Bedroom Home

Plots 8, 9, 10 & 11
4 Bedroom Homes

Plots 4, 5, 6 & 7
3 Bedroom Homes

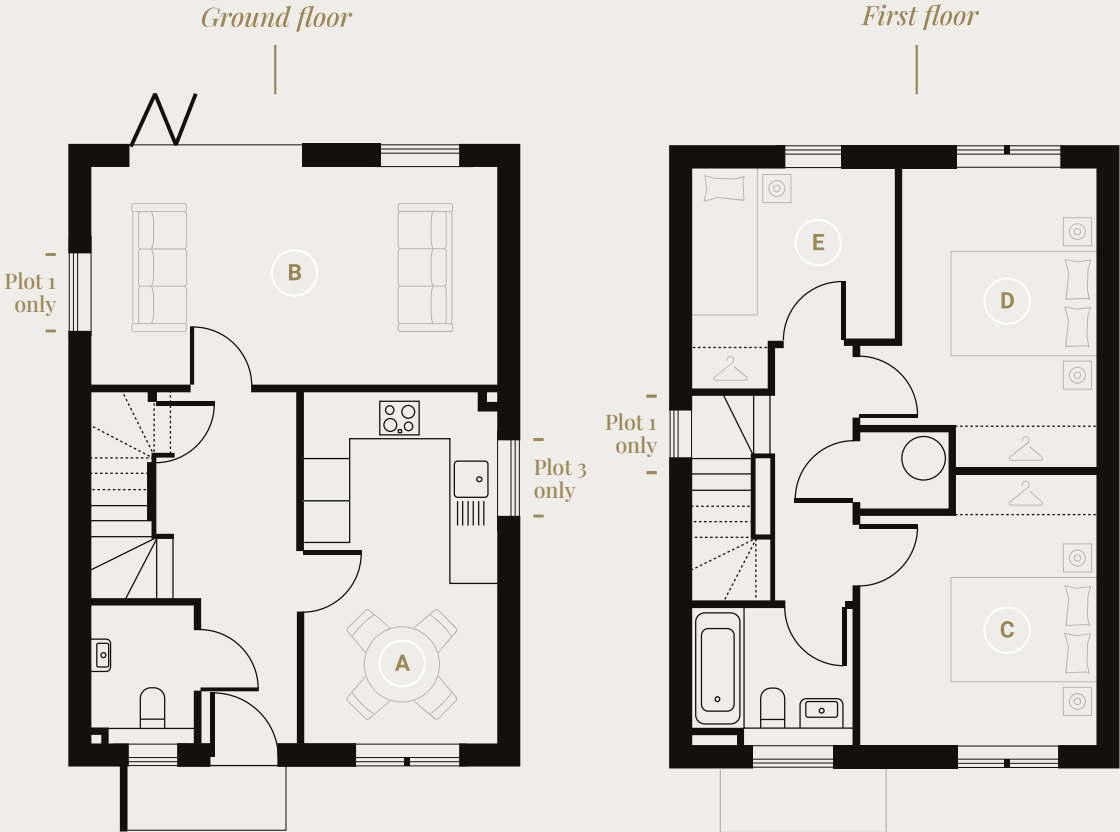
Plots 1, 2 & 3

Key details

- 3 Bedrooms
- 1,029sqft / 95.6m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels
- Garden shed



Floor plans & dimensions



- Kitchen / Dining Area**
16' 5" x 8' 10" / 5m x 2.7m (A)
- Lounge**
18' 8" x 10' 2" / 5.7m x 3.1m (B)
- Principal Bedroom**
12' 10" x 11' 2" / 3.9m x 3.4m (C)

- Bedroom 2**
14' 1" x 11' 2" / 4.3m x 3.4m (D)
- Bedroom 3**
10' 2" x 9' 6" / 3.1m x 2.9m (E)

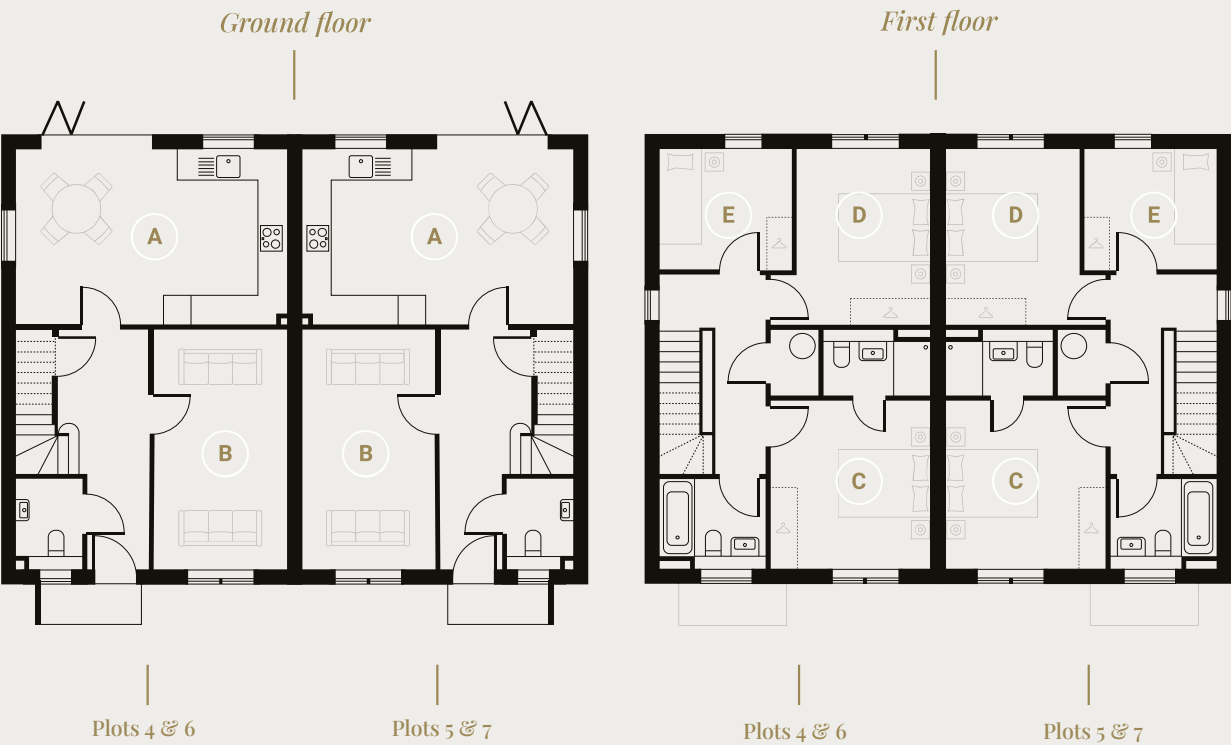
Plots 4, 5, 6 & 7

Key details

- 3 Bedrooms
- 1,203sqft / 111.7m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels
- Garden shed



Floor plans & dimensions



Kitchen / Dining Area	A
19' 8" x 12' 10" / 6m x 3.9m	
Lounge	B
17' 5" x 9' 10" / 5.3m x 3.0m	
Principal Bedroom	C
12' 2" x 11' 10" / 3.7m x 3.6m	

Bedroom 2	D
12' 10" x 11' 10" / 3.9m x 3.6m	
Bedroom 3	E
9' 6" x 8' 6" / 2.9m x 2.6m	

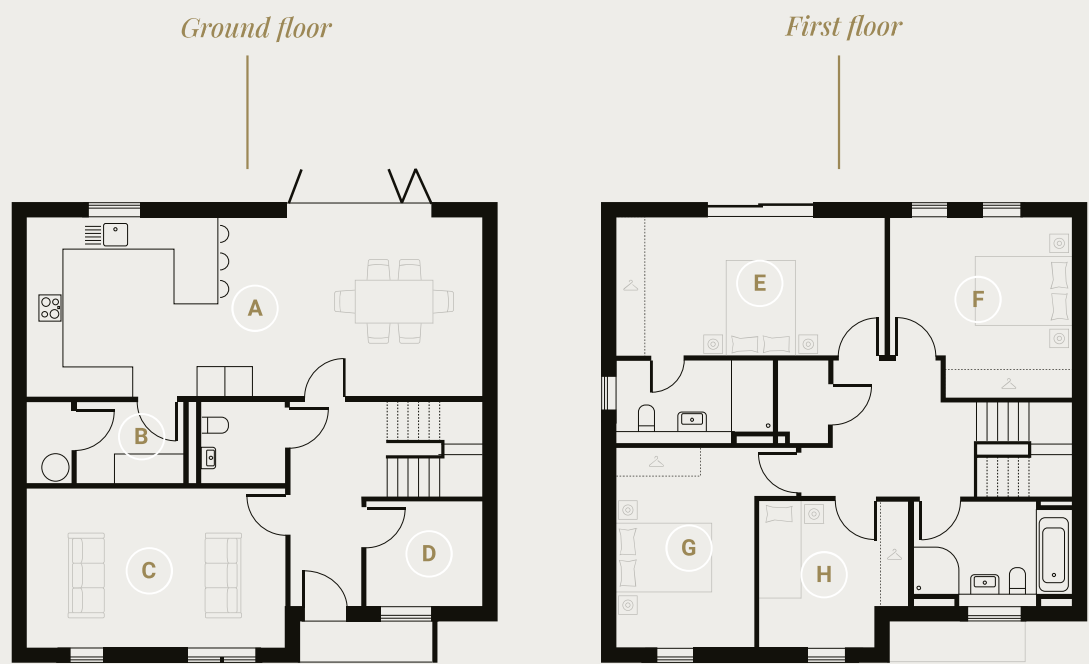
Plot 8

Key details

- 4 Bedrooms
- 1,881sqft / 174.8m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels
- Principal bedroom Juliet balcony
- Single garage



Floor plans & dimensions



Kitchen / Dining Area	A
31' 10" x 12' 10" / 9.7m x 3.9m	
Utility	B
10' 10" x 5' 11" / 3.3m x 1.8m	
Lounge	C
18' 4" x 11' 2" / 5.6m x 3.4m	

Study	D
8' 2" x 7' 7" / 2.5m x 2.3m	
Principal Bedroom	E
19' 0" x 9' 10" / 5.8m x 3.0m	
Bedroom 2	F
12' 10" x 12' 10" / 3.9m x 3.9m	

Bedroom 3	G
14' 1" x 9' 10" / 4.3 x 3.0m	
Bedroom 4	H
10' 6" x 10' 2" / 3.2 x 3.1m	

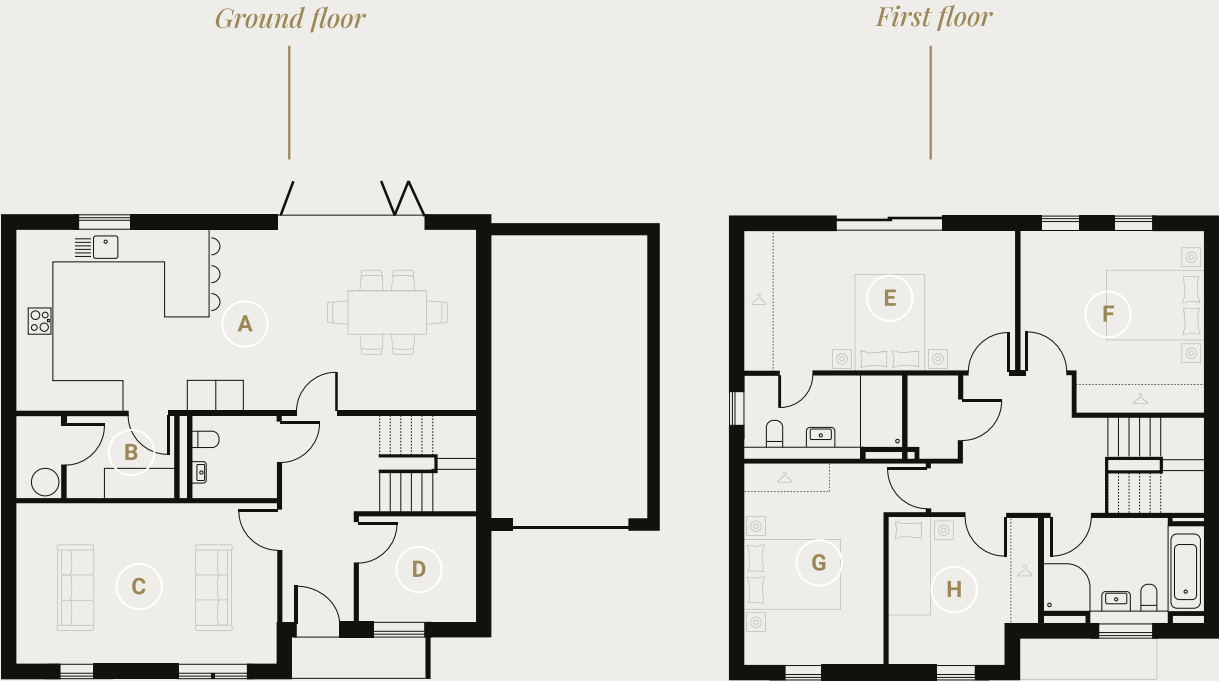
Plots 9 & 10

Key details

- 4 Bedrooms
- 1,881sqft / 174.8m²
- EV charging point
- 3 parking spaces
- Air Source Heat Pump
- Solar panels
- Principal bedroom Juliet balcony
- Single Garage



Floor plans & dimensions



Kitchen / Dining Area	A
31' 10" x 12' 10" / 9.7m x 3.9m	
Utility	B
10' 10" x 5' 11" / 3.3m x 1.8m	
Lounge	C
18' 4" x 11' 2" / 5.6m x 3.4m	

Study	D
8' 2" x 7' 7" / 2.5m x 2.3m	
Principal Bedroom	E
19' 0" x 9' 10" / 5.8m x 3.0m	
Bedroom 2	F
12' 10" x 12' 10" / 3.9m x 3.9m	

Bedroom 3	G
14' 1" x 9' 10" / 4.3 x 3.0m	
Bedroom 4	H
10' 6" x 10' 2" / 3.2 x 3.1m	

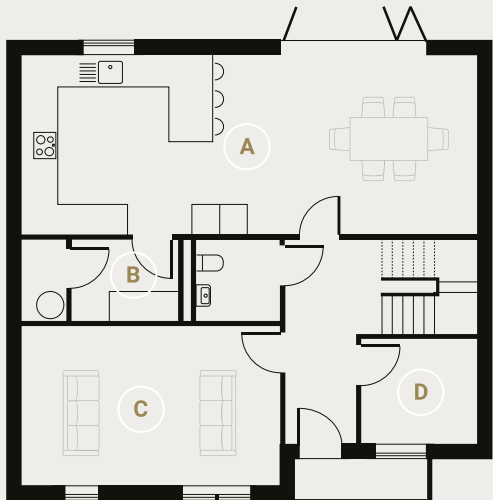
Plot 11

Key details

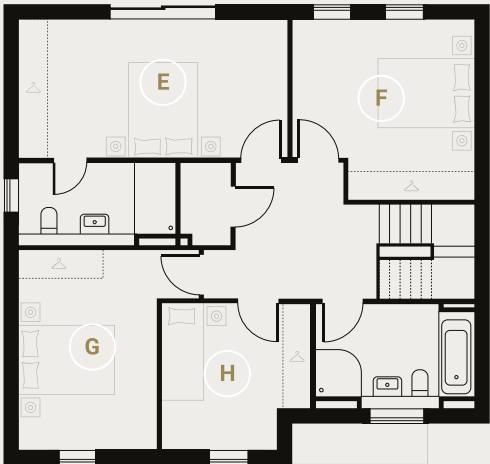
- 4 Bedrooms
- 2,320 sqft / 215.5m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels
- Principal bedroom Juliet balcony
- Detached double garage/annexe



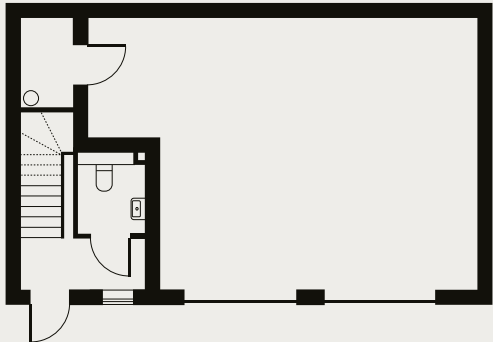
Floor plans & dimensions



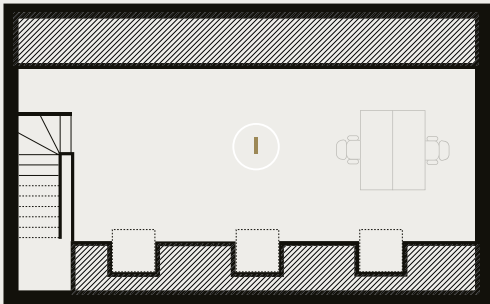
Ground floor



First floor



T
Garage



Kitchen / Dining Area	A
31' 10" x 12' 10" / 9.7m x 3.9m	
Utility	B
10' 10" x 5' 11" / 3.3m x 1.8m	
Lounge	C
18' 4" x 11' 2" / 5.6m x 3.4m	

Study	D
8' 2" x 7' 7" / 2.5m x 2.3m	
Principal Bedroom	E
19' 0" x 9' 10" / 5.8m x 3.0m	
Bedroom 2	F
12' 10" x 12' 10" / 3.9m x 3.9m	

Bedroom 3	G
14' 1" x 9' 10" / 4.3 x 3.0m	
Bedroom 4	H
10' 6" x 10' 2" / 3.2 x 3.1m	
Garage Annex	I
32' 10" x 12' 6" / 10m x 3.8m	

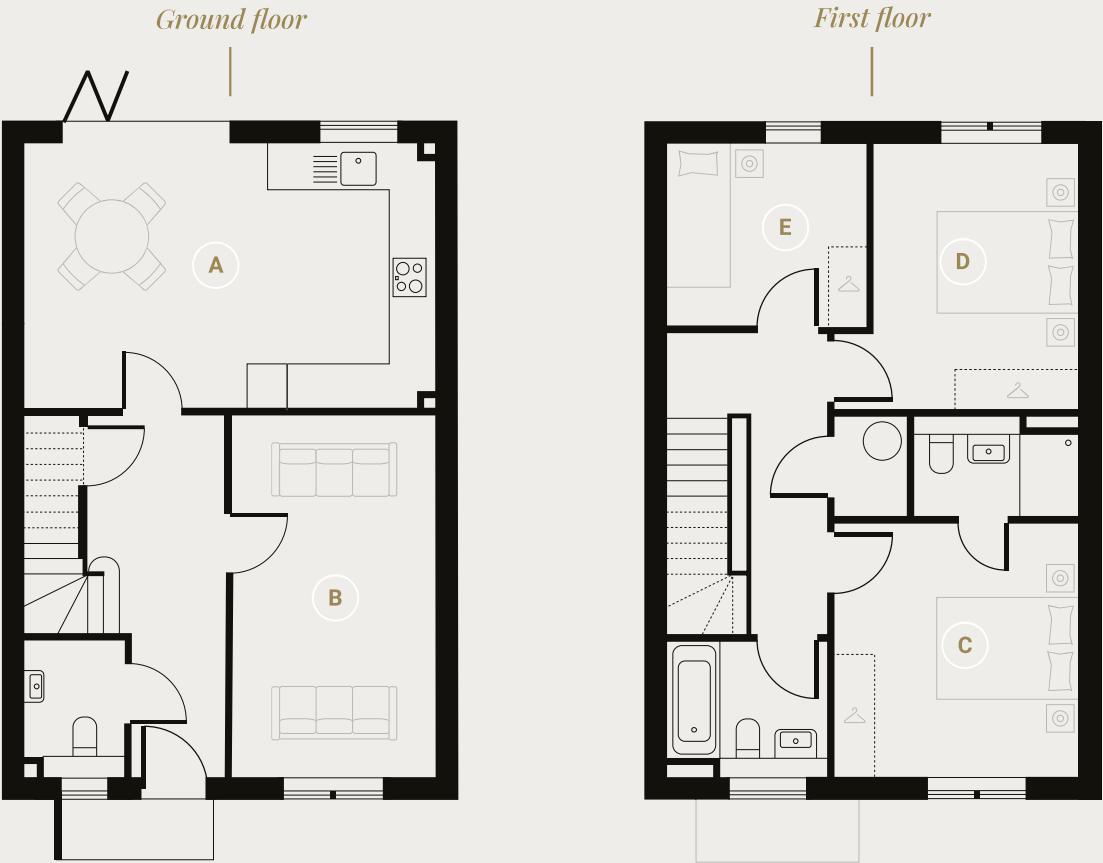
Plots 12, 13 & 14

Key details

- 3 Bedrooms
- 1,200sqft / 111.5m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels
- Garden shed



Floor plans & dimensions



Kitchen / Dining Area	A
19' 8" x 12' 10" / 6m x 3.9m	
Lounge	B
17' 5" x 9' 10" / 5.3m x 3.0m	
Principal Bedroom	C
12' 2" x 11' 10" / 3.7m x 3.6m	

Bedroom 2	D
12' 10" x 11' 10" / 3.9m x 3.6m	
Bedroom 3	E
9' 6" x 8' 6" / 2.9m x 2.6m	

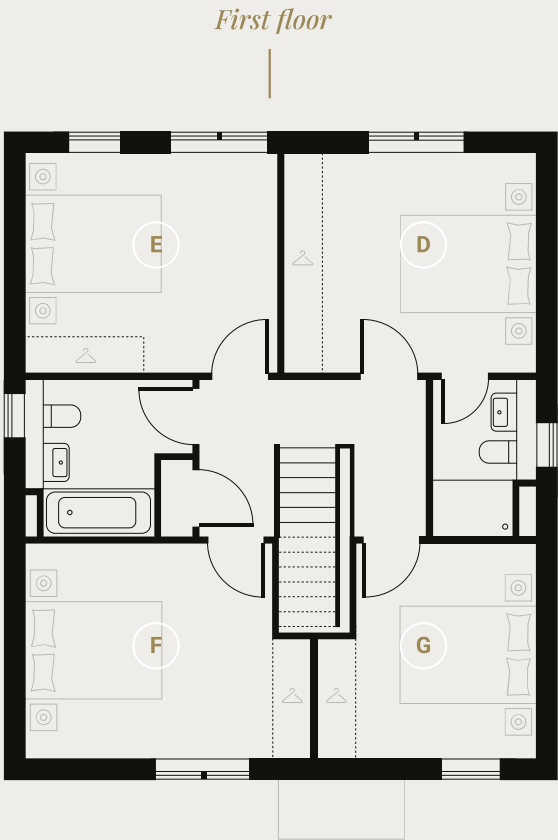
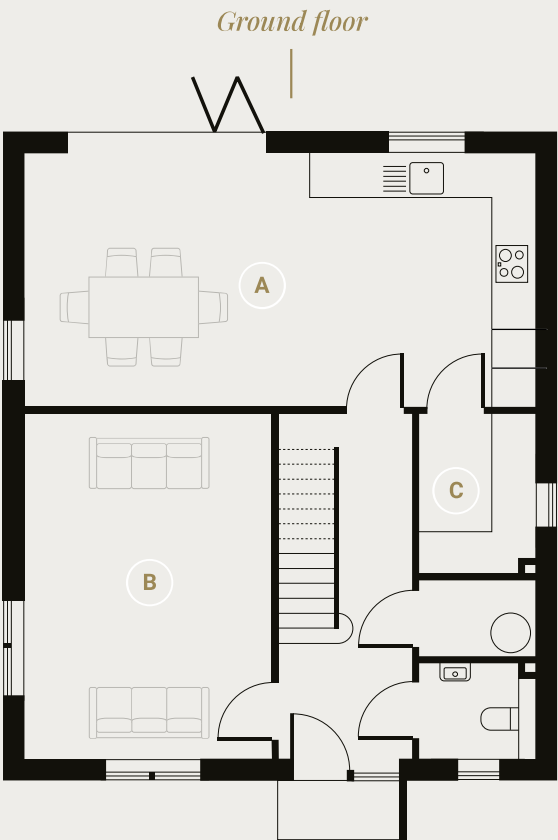
Plot 15

Key details

- 4 Bedrooms
- 1,560sqft / 145m²
- EV charging point
- 3 driveway parking spaces
- Air Source Heat Pump
- Solar panels
- Garden Shed



Floor plans & dimensions



Kitchen / Dining Area	A
25' 7" x 12' 10" / 7.8m x 3.9m	
Lounge	B
17' 5" x 12' 6" / 5.3m x 3.8m	
Utility	C
7' 10" x 5' 11" / 2.4m x 1.8m	

Principal Bedroom	D
12' 10" x 11' 2" / 3.9m x 3.4m	
Bedroom 2	E
12' 10" x 11' 2" / 3.9m x 3.4m	
Bedroom 3	F
14' 5" x 10' 10" / 4.4m x 3.3m	

Bedroom 4	G
10' 10" x 10' 10" / 3.3m x 3.3m	

Chiltern View *Specification*

Kitchen

- Units: Hacker kitchen units in a variety of selected colours.
- Sinks: Blanco 1.5 bowl stainless steel undermount; utility single bowl stainless steel sink.
- Taps: Blanco Stainless Steel Mixer Tap kitchen and utility.
- Appliances: Bosch induction hob, hood, oven, microwave oven, 70/30 fridge/freezer (3 beds) full-height fridge & freezer (4 beds), dishwasher and integrated recycling bins.
- Worktop: 20mm Quartz with 120mm upstands and full height Quartz splashback behind hob. Stylish laminate worktops to utilities with a 100mm upstand.
- Lighting: LED under cupboard strip lighting.

Bathrooms

- Bath: Bagnodesign built in baths with shower over, Bagnodesign mixer taps.
- Showers: Merlyn shower screens, low profile trays, Bagnodesign rail shower heads.
- Basin and vanity units: Bagnodesign vanity, basins and deck mounted mono basin mixer fitted throughout.
- WC: Bagnodesign back to wall rimless wc with slim soft close seat, concealed cistern and dual flush plate.
- Towel rail: Bagnodesign heated towel rail installed in every bathroom.
- Tiling: Porcelanosa tiling with feature tiles to walls.

Staircase

- Oak handrails and newel caps, white painted strings and aprons and glass balustrades.

Chiltern View *Specification*

Flooring

- Moduleo LayRed luxury vinyl tile flooring, installed as standard to kitchen/diners, ground floor hallways, WCs, and first floor bathrooms. Carpets to be supplied and installed by customers in bedrooms, living rooms, studies, and landings, available as an optional extra pre-completion.

Doors & Ironmongery

- Internal doors: Todd Doors White Orta pre-finished 35mm doors.
- Handle: high quality chrome lever handles.

Decoration

- Dulux Contract matt emulsion walls in white.
- Skirting & Architrave to be painted in White Dulux Satinwood. 144mm stepped skirting, 69mm stepped architrave.

Lighting

- Aurora standard dimmable LED downlights, warm white.

Heating & Hot Water

- Air source heat pumps with hot water cylinder.
- Solar PV panels with export capability.

External Construction

- Timber frame cavity wall clad in brickwork.
- Brickwork: Ibstock Invinghoe Cream original facing brick.
- Roof tiles: Cedral Thrutone Blue/Black.
- Cladding: vertical black cladding.
- Window/doors: U-PVC double glazed in Anthracite Grey.
- Glazed balcony screens to relevant plots.
- Retaining wall: Tobermore retaining wall system.

Chiltern View *Specification*

Rainwater Goods

- U-PVC: Anthracite Grey.

Paths & Terraces

- Light grey Marshalls Indian Sandstone (600x900).

Driveways

- Charcoal block paving to the road, Purbeck permeable paving to the driveways.

Fencing

- 1.8m close board fence with rails and cappings.

Railings

- Timber railings to Tobermore retaining walls.

Parking

- Two parking spaces, with single accessible 4g Wi-Fi enabled 7kW electric vehicle charger.

Services

- Mains Electric and Water (no gas). FTTP superfast fibre broadband. TV aerials and Sky capability.
- Pre-plumbed for future connection of water softener

Front Doors

- Contemporary composite front doors, PAS 24 rated.

External Lighting

- Minerva outdoor wall light with PIR sensor.

Landscaping

- Semi-mature planting to communal areas. Turf lawns laid to front and rear gardens.

Safety & Security

- Heat/smoke alarms.
- Regulation compliant detectors.
- NACOSS approved intruder alarms.

What you can expect

At Laxton Properties we strive to make your new home purchase and move as simple and straightforward as possible. We want to deliver to you a high-quality home that we can all be proud of. Our Customer Care Charter sets out the level of service, standards and experience that you can expect from Laxton Properties.

Before reserving your new home we will take you through the property specification, layout and building warranty. We will also explain to you any service charges if applicable.

The sales process will be friendly and informative and our company representatives will support and guide you through. They will also keep you updated on the progress of your new home.

Before you move into your new Laxton home you will be invited to attend a New Home Demonstration.

During this meeting you will be taken through your Home Information Pack and the workings of your new home will be explained to you. You will also have the opportunity to check your new home thoroughly.



On the day of legal completion a Laxton Properties representative will meet you at your home to welcome you. A formal handover will take place to give you your keys and to record all your utility meter readings.

Once you have moved in, Laxton Properties will remain available to deal with any queries that you may have about your new home.

Laxton Properties provides a 2-year warranty for any defects from the date on your warranty certificate. Your home will also be covered by a 10-year insurance backed warranty covering the structural integrity of your new home.





*Recent winner of 'Best Development' & 'Best Small Developer'
at the 2025 Hertfordshire Residential Development Awards*

Discover more

Please contact Laxton Properties for more information or to
arrange a viewing at Chiltern View.

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www.laxtonproperties.co.uk

The details in this document are designed to give you a general idea of what the final product will look like. Because we're always working to improve, some things may change along the way. While we do our best to match the materials as shown, there might be times when we'll need to substitute them with something just as good. Rest assured, we'll always aim to keep you informed of any changes.

Please note, these details and CGI's are for guidance and shouldn't be taken as exact facts. We encourage you to check everything thoroughly, either by visiting or asking questions to make sure you're happy with the information.

This document isn't a contract or a guarantee. The dimensions provided on our plans might have small differences in reality, so please don't use them for exact measurements like carpet sizes or fitting furniture.



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