



MOUNT PLEASANT
— ST. LEONARDS —



THE LOCATION

St. Leonards is a small village in the picturesque Chiltern Hills. The area is protected by the Greenbelt and designated in the Chiltern Area of Outstanding Natural Beauty.

Whilst enjoying a rural setting, St. Leonards has an active community and is a very accessible part of the Chiltern Hills. Wendover Woods, a Forestry Commission woodland, is only a few minutes away with walks, bridleways, a café and children's playground. Nearby market towns of Tring, Wendover, Berkhamsted and Chesham all offer a comprehensive range of shopping and other facilities. Wider connections are easily available and suitable for commuters, with Wendover Station (50 minutes to London Marylebone) under 3 miles and Tring Station (40 minutes to London Euston) around 6 miles away.

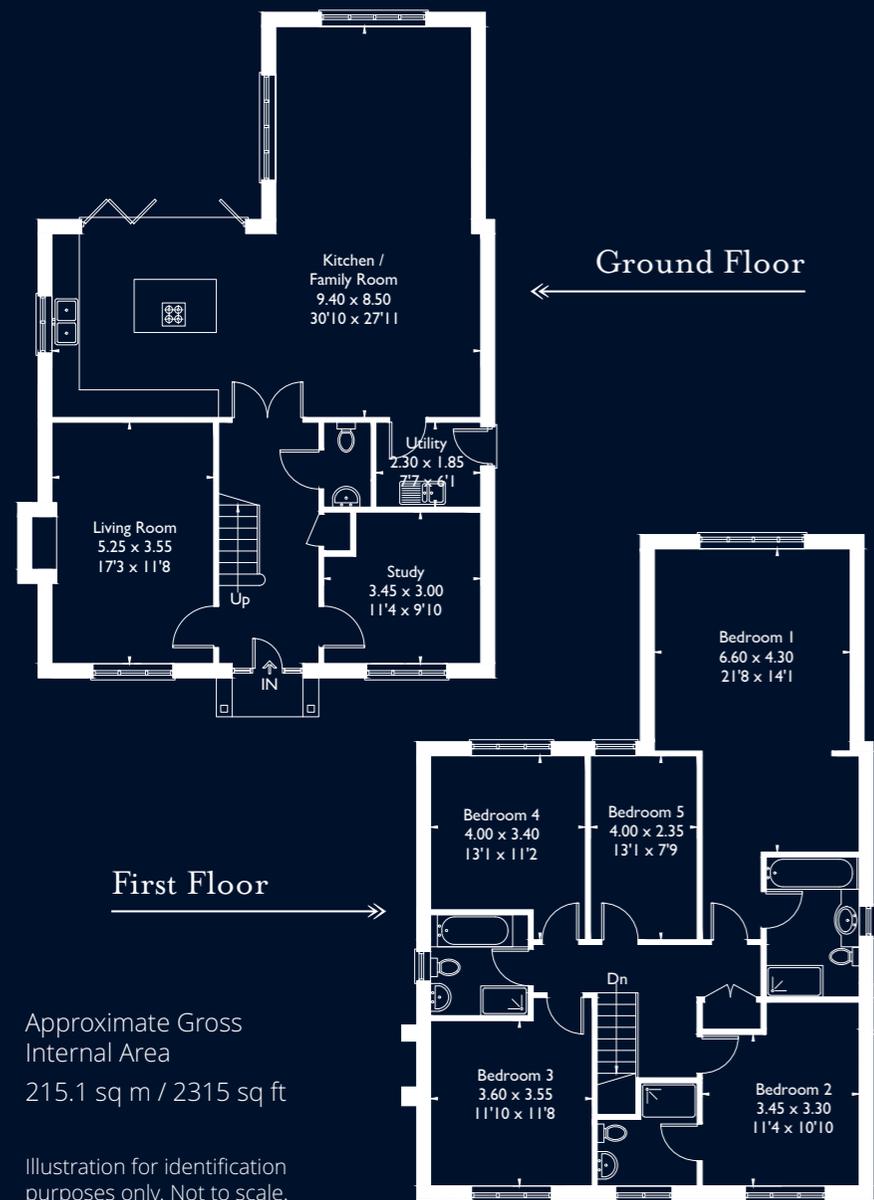
There are many excellent independent and state schools nearby, and the benefit of the Buckinghamshire Grammar School system. Aylesbury is around 9 miles away and boasts a multiplex cinema, shopping centres and a theatre.

RURAL CHARM & STYLE

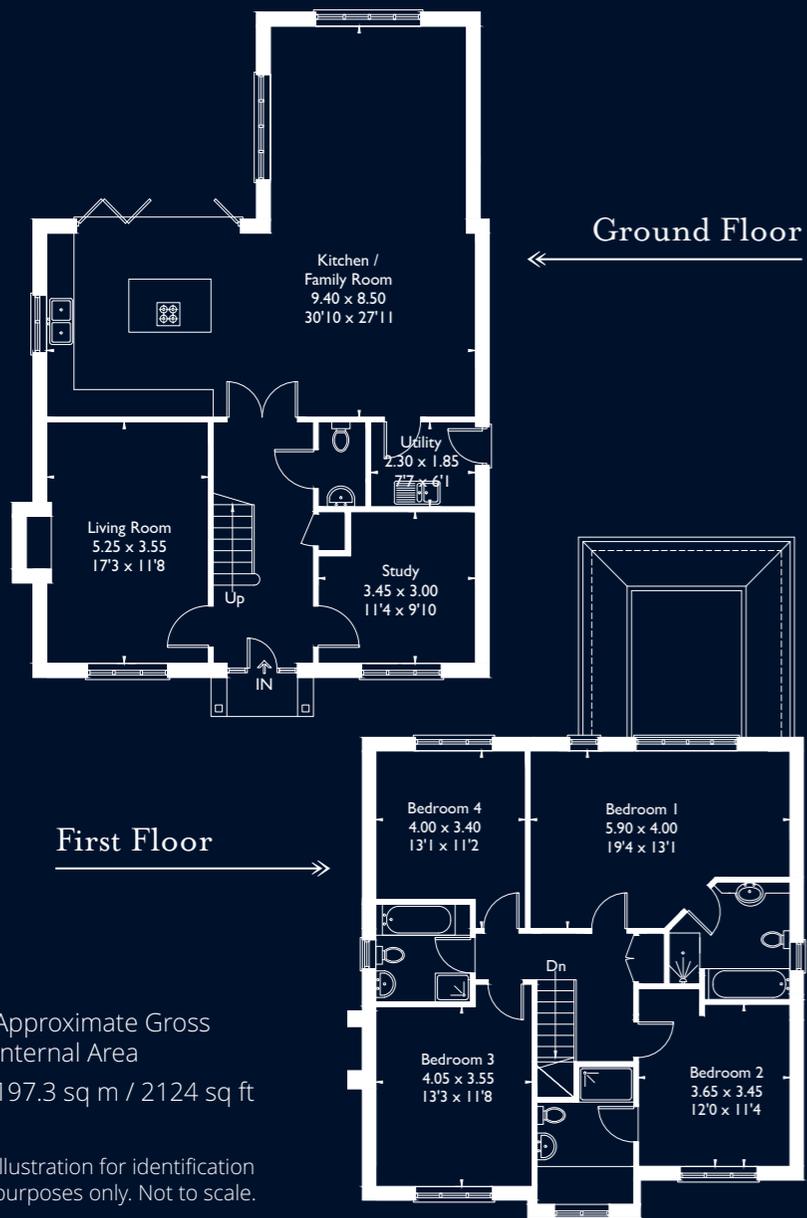
Mount Pleasant is an exclusive development of three luxury detached properties. Sympathetic to the surrounding countryside, the development is framed with mature trees. The site was previously a coach park, and is on the line of the prehistoric site of Grim's ditch, which is believed to be an ancient boundary from the Iron Age. Each house has been individually designed to a high specification, a combination of stylish, contemporary interiors with classic traditional exteriors.



ROWAN HOUSE



THE COACH HOUSE

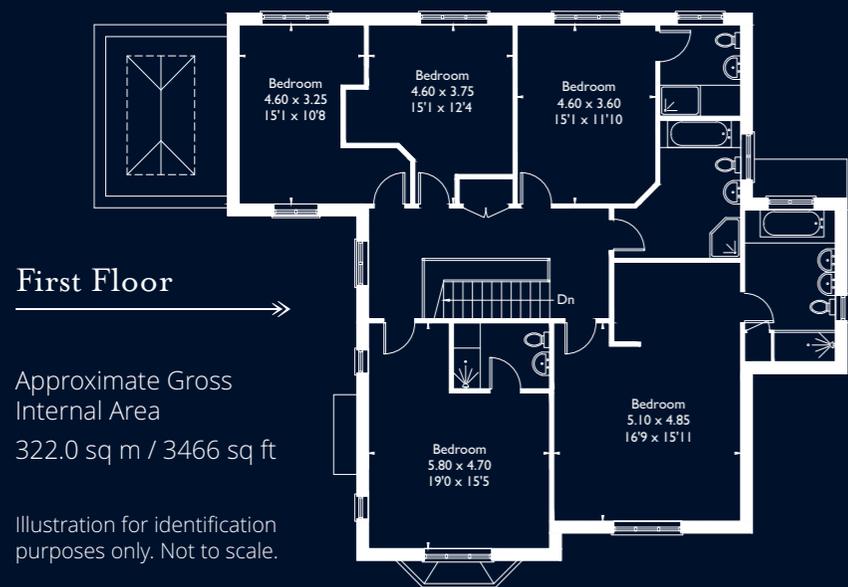
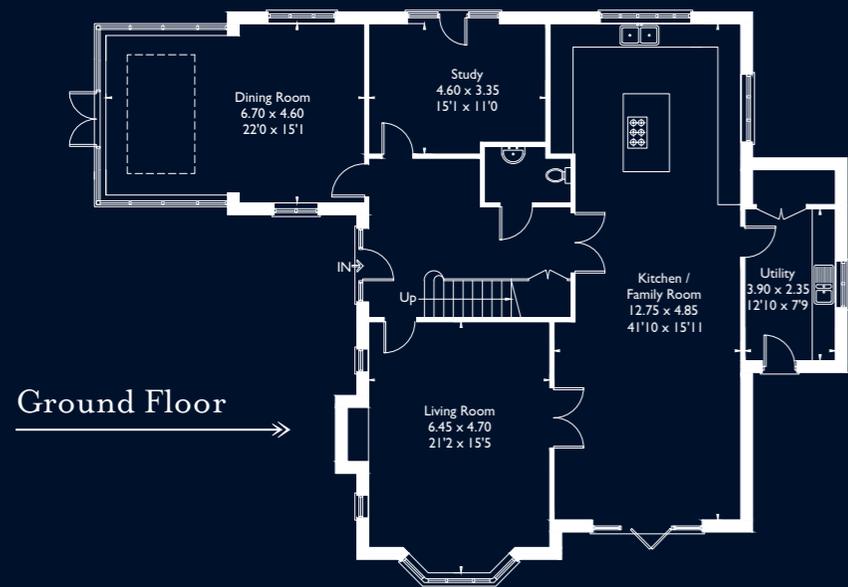


Approximate Gross Internal Area
197.3 sq m / 2124 sq ft

Illustration for identification purposes only. Not to scale.



MOUNT PLEASANT



Approximate Gross
Internal Area
322.0 sq m / 3466 sq ft

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— QUALITY — & ELEGANCE

- Kitchen -

The kitchen is the heart of the home; all of the kitchens are contemporary and are finished to a high standard of design and fitting. The specification includes quartz/granite worktops and upstands and a range of high quality, integrated appliances, together with low energy LED spot lights. Stainless steel undermount sinks come with polished chrome mixer taps. The kitchen floors are finished with ceramic tiles by Porcelanosa with underfloor heating.

- Utility -

Each house has a utility room fitted with laminate worktops with a matching upstand (Mount Pleasant house has stone worktops and upstand) and a range of cupboards. A sink and drainer is fitted and space is provided for a washing machine and tumble dryer. Plumbing is also installed for the future fitting of a water softener.

- Bathrooms, ensuites and cloak room -

All of the bathrooms are fitted with Duravit toilet, sinks and baths, with a combination of Grohe and Vado fittings. Ceramic tiles by Porcelanosa complement the sanitaryware, with the majority of areas being fully tiled. The bathrooms and ensuites are all fitted with polished chrome towel rails and LED lighting.

THE FINISHING — TOUCHES —

Interior

- ❖ Oak finished doors
- ❖ Ceilings are smooth finish and all walls that are not tiled are painted with matt emulsion
- ❖ Underfloor heating on the ground floor (Mount Pleasant house has underfloor heating on the first floor as well)
- ❖ Mumford and Wood Timber front door
- ❖ Brick chimney with class A liner for wood burning stove
- ❖ Residence 9 double glazed windows
- ❖ Oak handrails and chamfered, painted spindles to staircase with feature Oak bottom step
- ❖ Low energy LED lighting to Kitchen, Hall, bathrooms and selected areas
- ❖ Air source heat pump central heating
- ❖ Pressurised hot water cylinder
- ❖ Automatic garage doors
- ❖ TV aerials and wiring for satellite TV

Security

- ❖ Burglar alarm fitted
- ❖ Heat alarms
- ❖ Smoke alarms
- ❖ Carbon monoxide alarms

Outside areas

The outside finishes are designed to fit into the rural setting, with boundaries of close boarded fencing, post and rail timber fencing, gates and hedging. Driveways are gravel with granite sett edgings. The gardens are laid to lawn with flower beds and stone patio areas.

Outside taps and lighting are provided to the front and rear and garages are provided with lighting, power and automatic doors.

— ADDITIONAL — INFORMATION

- Building Warranty -

Laxton Properties is responsible for building defects for the first 2 years following Practical Completion and we will be happy to resolve any building defects that arise during this period. Your home is also covered for structural defects by the warranty from LABC for 10 years from Practical Completion.

As above Laxton Properties will be happy to rectify any building defects that arise in the first 2 years. If however our tradesmen are called out to deal with matters that are not defects that Laxton Properties are responsible for, the costs passed on by our tradesmen will be passed on to the home owners.

- Reserving your new home -

In order to reserve a property at Mount Pleasant a reservation fee of £5,000 made payable to Laxton Properties (Developments) Ltd will be requested and held by Laxton Properties.

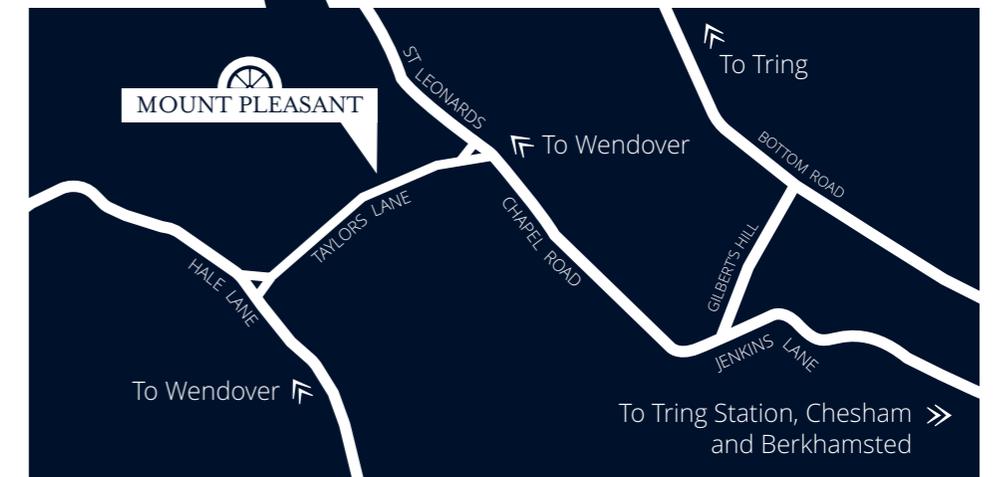
- Laxton Properties -

Laxton Properties is based in Berkhamsted, Hertfordshire and has been established since 2008. The company is run by Giles Holder and Ed Whetham both of whom are chartered Planning and Development surveyors with extensive development experience in both the residential and commercial property sectors.

The company undertakes high quality residential developments mainly in Buckinghamshire and Hertfordshire and we pride ourselves on our professional approach to property development. The majority of our developments are local to our base in Berkhamsted, enabling us to closely manage the building process to ensure each house meets our high quality standards.

— MOUNT PLEASANT —

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