



CHURCH GREEN
— ASTON CLINTON —



Grand Union Canal - Aylesbury Arm

THE LOCATION



Church Green is an attractive development of just 23 houses set in the heart of the highly sought-after village of Aston Clinton.

Located opposite the Parish Church of St Michael and All Angels and within close proximity of village amenities including the primary school, sports clubs, park, shops, pubs and restaurants, Church Green offers the perfect place for anyone wanting to buy a new home in the centre of the community.

As well as offering a great range of facilities, Aston Clinton is well located to take advantage of the superb local countryside of the Chiltern Hills, including Wendover Woods, which attracts visitors from far and wide for activities including walking, cycling, play trails and a high ropes course for the more adventurous, as well as the brand new café.

The market town of Aylesbury is close by with a large range of shops, restaurants, a cinema, bowling and the Waterside Theatre amongst plenty of other amenities. The nearby market towns of Tring and Wendover also offer a comprehensive range of shopping and other facilities.

There are many excellent independent and state schools nearby, and the benefit of the Buckinghamshire Grammar School system.

Local bus routes provide access to the surrounding towns and commuters are well catered for with easy access to stations at Stoke Mandeville (3.3 miles), Wendover (4 miles) and Tring (6 miles).



PREVIOUS
DEVELOPMENTS
BY LAXTON
PROPERTIES



VILLAGE CHARM & STYLE

The 23 homes at Church Green are made up of a mixture of 2, 3 and 4 bedroom houses, all of them for private sale. They have been designed to complement their village centre location, including the picturesque Parish Church, through a combination of attractive, well detailed architecture, as well as extensive landscaping and planting.

Each house has been individually designed to a high specification, a combination of stylish, contemporary interiors with classic traditional exteriors.

As part of our development we are proud to be delivering a range of benefits to the local community including:

- ❖ A new pedestrian crossing on the London Road, near to the school
- ❖ A gift of land for the Anthony Hall, benefiting community users including the Pre-School
- ❖ A contribution towards improved facilities at Aston Clinton Tennis Club





- N - SITE PLAN



Please note that the CGIs and site plan within this brochure are not to scale and are for representational purposes only.

 Designated church car parking.







SPACE & LIGHT

All of our properties are designed to feel spacious and filled with light. Every property has French doors or bifold doors opening out onto the garden and we always specify generous floor to ceiling heights.

Every house comes with a fully boarded attic created with attic trusses in order to maximise space for storage.

Kitchen

The kitchen is the heart of the home and all the kitchens are contemporary and are finished to a high standard of design and fitting. The specification includes quartz or Krion worktops and upstands and a range of high quality, integrated appliances. There are stainless 1 ½ bowl sinks with polished chrome mixer taps. The kitchen floors are finished with oak effect flooring with underfloor heating.

Utility

For those houses with a utility room, this comes fitted with laminate worktops with a matching 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 Porcelanosa toilets, basins, baths, taps & shower units. Ceramic tiles by Porcelanosa complement the sanitaryware. 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 with zoned controls
- ❖ Solid wood front door
- ❖ Brick chimney (where supplied) with class A liner suitable for a wood burning stove
- ❖ Double glazed windows
- ❖ Oak handrails and chamfered, painted spindles to staircase
- ❖ Low energy LED lighting to Kitchen, Hall, bathrooms and selected areas.
- ❖ High Efficiency gas boiler central heating & hot water
- ❖ Pressurised hot water cylinder
- ❖ TV aerials and wiring for satellite TV

Outside areas

The outside finishes are an important part of any home. All homes come with fully turfed gardens and stone patio areas. There will also be extensive planting and landscaping throughout the development.

Outside taps are provided to the front (or garage) and rear. Garages (where provided) have lighting and power. All properties come with block paved parking areas.

Safety and security

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

— 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 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 incurred by our tradesmen will be passed on to the home owners.

Reserving your new home

In order to reserve a property at Church Green a reservation fee of £5,000 will be requested and held by Laxton Properties.

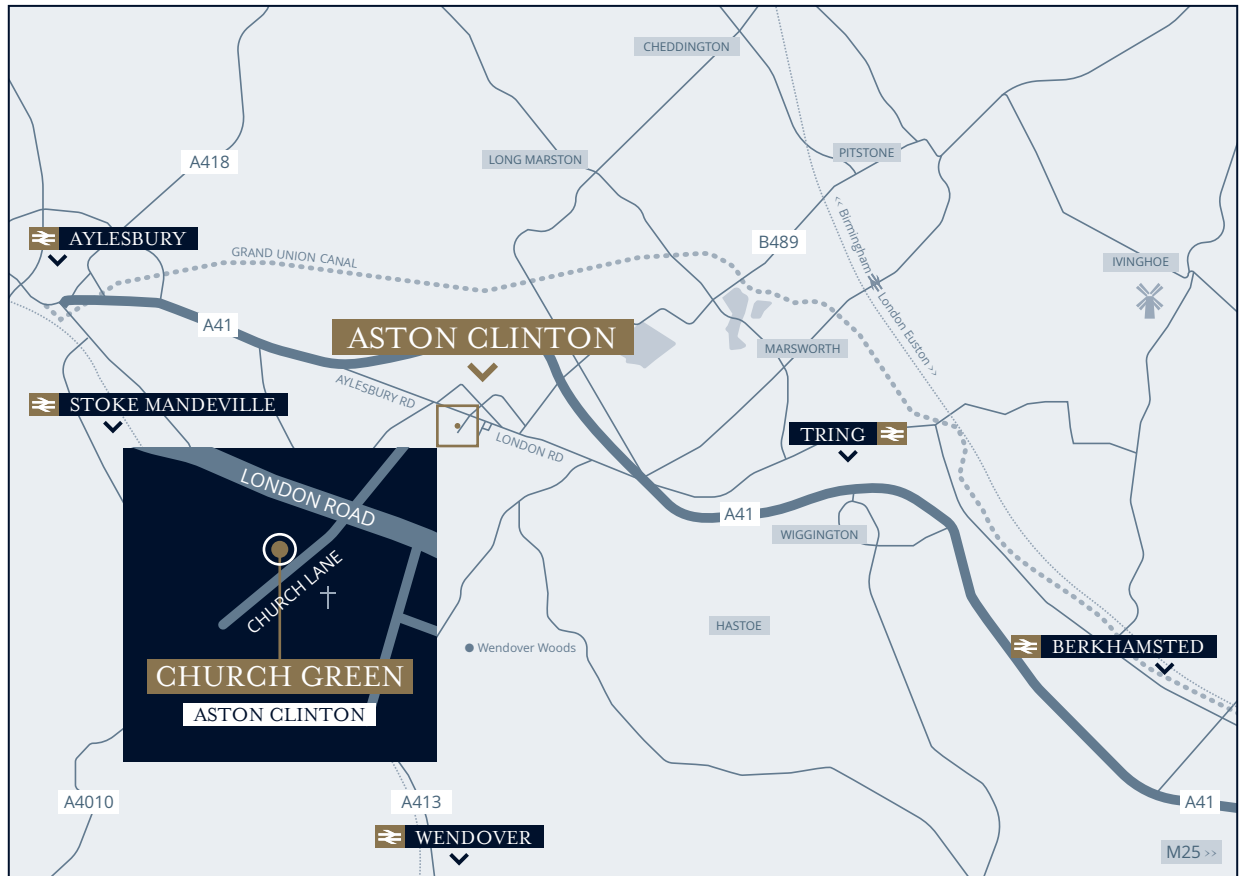
Laxton Properties

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.

CHURCH GREEN

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