

EASTGATE



L O N G W I C K

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EASTGATE IS AN EXCLUSIVE DEVELOPMENT OF JUST
TEN HOMES AT THE EASTERN ENTRANCE TO THE DESIRABLE
VILLAGE OF LONGWICK, NEAR PRINCES RISBOROUGH.

Nestled on the edge of the Chiltern Hills, the development combines a beautiful rural setting with
great access to the amenities, shops and transport links of the local towns.



RURAL SETTING

Longwick offers a range of facilities including a convenience shop, school and pub, within a bustling and active local community. The centre of Princes Risborough is just over a mile away, with its great range of shops, supermarkets and other services, whilst 6 miles to the west lies the market town of Thame, with its famous and wonderfully attractive High Street.

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

Transport links include several bus routes through the village, plus close proximity to train stations at Monks Risborough (1.4 miles), Princes Risborough (1.7 miles) and Haddenham and Thame Parkway (5.3 miles). The M40 is easily accessible, offering connectivity to London, Oxford and beyond.



UNIQUE & SPECIAL

We look to ensure that every Laxton development is unique, combining bespoke architecture with its particular setting to create an attractive and well considered collection of homes, tied together with thoughtful landscaping to produce a real sense of place.

This ethos is evident at Eastgate, where we have sought to reflect the site's rural setting and ties to the local agricultural community. Designed in the style of a farmyard that has evolved over time, the properties blend attractive traditional exteriors with contemporary and well equipped interior finishes. Whether you are taken with a grand 'farm house', a 'barn conversion' or a cosy 'workers cottage', Eastgate combines considered design with craftsmanship and attention to detail, to deliver unique and special homes which fit with their surroundings and yet stand out from the crowd.





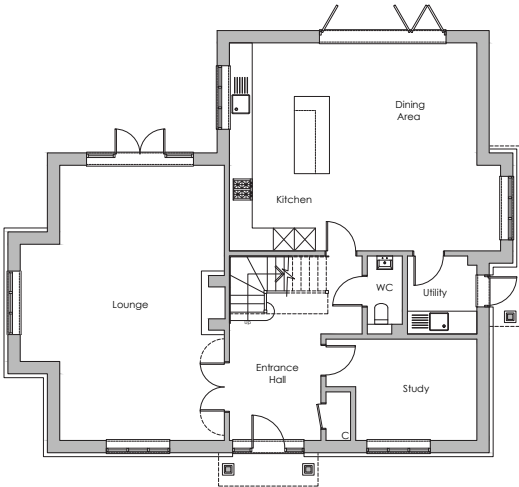
Room dimensions

- Kitchen / Dining Area**
5.9m [19'6"] x 7.7m [25'4"]*
- Utility**
2.2m [7'4"] x 1.9m [6'6"]
- Lounge**
7.8m [25'9"] x 5.8m [19'1"]*
- Study**
2.8m [9'6"] x 3.4m [11'4"]
- Bedroom 1**
5.2m [17'4"]* x 4.9m [16'5"]*
- Bedroom 2**
4.1m [13'9"] x 4.6m [15'5"]*
- Bedroom 3**
3.6m [11'11"]* x 3.6m [12'1"]*
- Bedroom 4**
3.5m [11'7"] x 4.1m [13'7"]*
- Bedroom 5**
2.4m [8'] x 3.8m [12'7"]

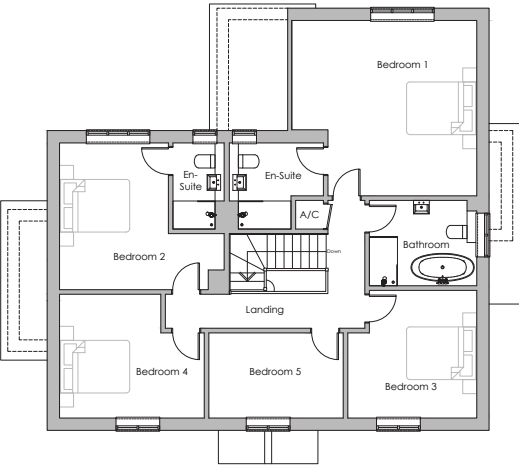
PLOT ONE

- ❖ 5 Bedrooms / Detached
- ❖ 2,528 sq ft / 234 sq m
- ❖ Double Garage

Ground floor



First floor





Room dimensions

Kitchen / Dining Area
4.4m [14'6"] x 6.2m [20'7"]*

Utility
1.7m [5'9"] x 2.1m [6'11"]

Family Room
2.3m [7'8"] x 3.2m [10'9"]

Lounge
5.7m [18'11"] x 4.0m [13'2"]

Study
2.0m [6'9"] x 3.4m [11'4"]

Bedroom 1
5.1m [16'10"]* x 4.0m [13'2"]

Bedroom 2
3.1m [10'5"] x 4.3m [14'3"]

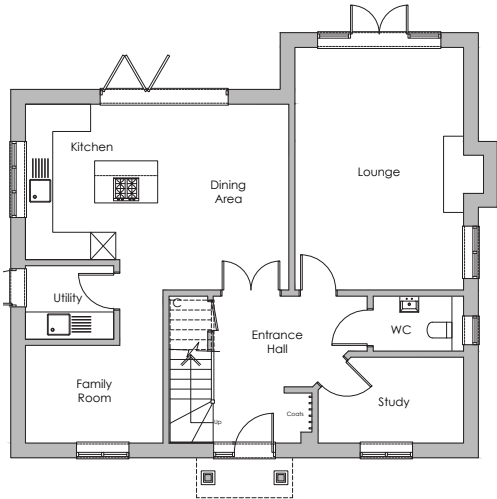
Bedroom 3
4.1m [13'8"] x 3.4m [11'5"]*

Bedroom 4
2.9m [9'7"] x 3.2m [10'9"]

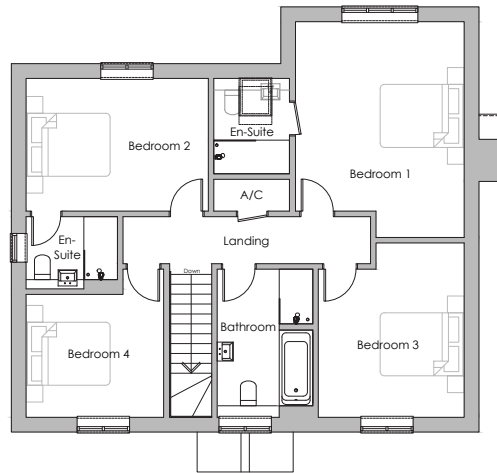
PLOT TWO

- ❖ 4 Bedrooms / Detached
- ❖ 1,927 sq ft / 179 sq m
- ❖ Double Garage

Ground floor



First floor





Room dimensions

Kitchen / Family / Dining Area

9.4m [30'11"] x 6.4m [21']*

Utility

1.7m [5'10"] x 3.7m [12'4"]

Lounge

5.2m [17'4"] x 4.2m [13'10"]

Study

2.6m [8'8"] x 3.2m [10'7"]

Bedroom

4.0m [13'2"] x 5.9m [19'7"]*

Bedroom 2

4.6m [15'3"] x 3.7m [12'5"]

Bedroom 3

4.4m [14'7"] x 3.1m [10'2"]

Bedroom 4

3.4m [11'5"] x 3.8m [12'6"]

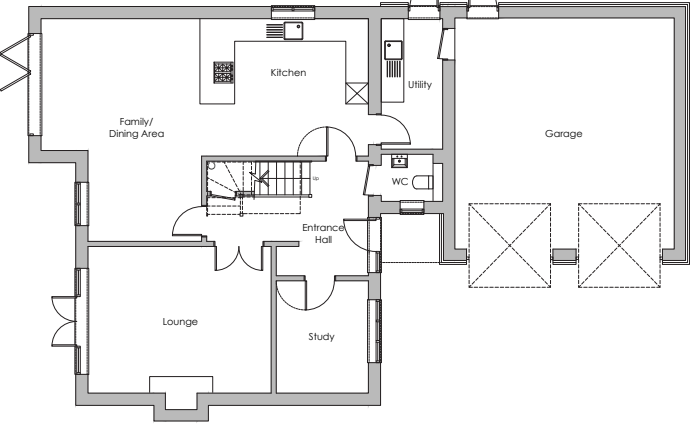
Bedroom 5

3.2m [10'9"] x 3.4m [11'3"]

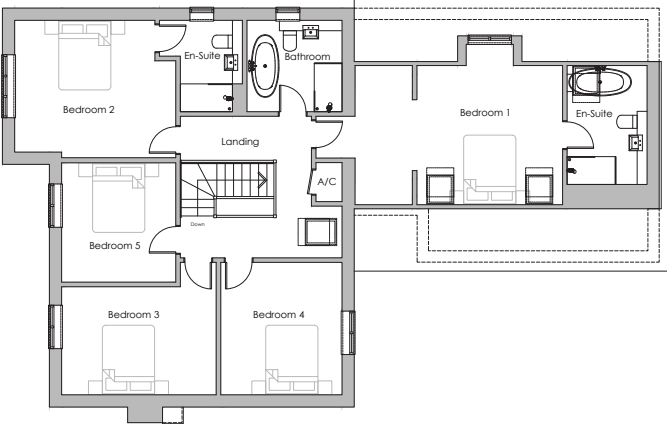
PLOT THREE

- ❖ 5 Bedrooms / Detached
- ❖ 2,445 sq ft / 227 sq m
- ❖ Double Garage

Ground floor



First floor





Room dimensions

Kitchen / Dining Area
4.4m [14'6"] x 6.2m [20'7"]*

Utility
1.75m [5'9"] x 2.1m [6'11"]

Family Room
2.3m [7'8"] x 3.2m [10'9"]

Lounge
5.7m [18'11"] x 4.0m [13'2"]

Study
2.0m [6'9"] x 3.4m [11'4"]

Bedroom 1
5.1m [16'10"]* x 4.0m [13'2"]

Bedroom 2
3.1m [10'5"] x 4.3m [14'3"]

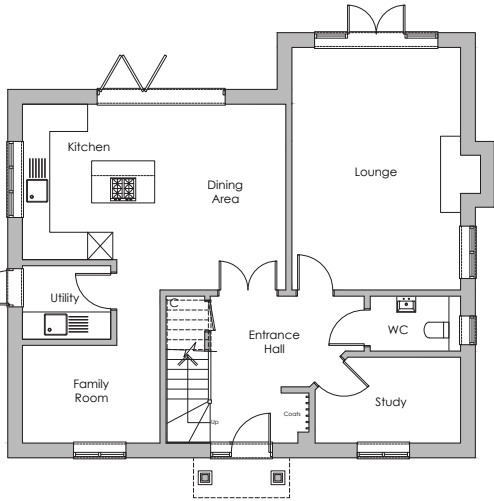
Bedroom 3
4.1m [13'8"] x 3.4m [11'5"]*

Bedroom 4
2.9m [9'7"] x 3.2m [10'9"]

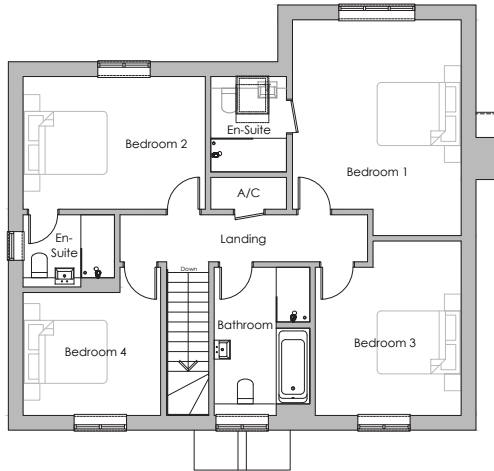
PLOT FOUR

- ❖ 4 Bedrooms / Detached
- ❖ 1,927 sq ft / 179 sq m
- ❖ Double Garage

Ground floor



First floor





Room dimensions

Kitchen / Family / Dining Area

9.4m [30'11"] x 6.4m [21']*

Utility

1.7m [5'10"] x 3.7m [12'4"]

Lounge

5.2m [17'4"] x 4.2m [13'10"]

Study

2.6m [8'8"] x 3.2m [10'7"]

Bedroom 1

4.6m [15'3"] x 3.7m [12'5"]

Bedroom 2

8.4m [27'7"]* x 4.1m [13'6"]

Bedroom 3

4.4m [14'7"] x 3.1m [10'2"]

Bedroom 4

3.4m [11'5"] x 3.8m [12'6"]

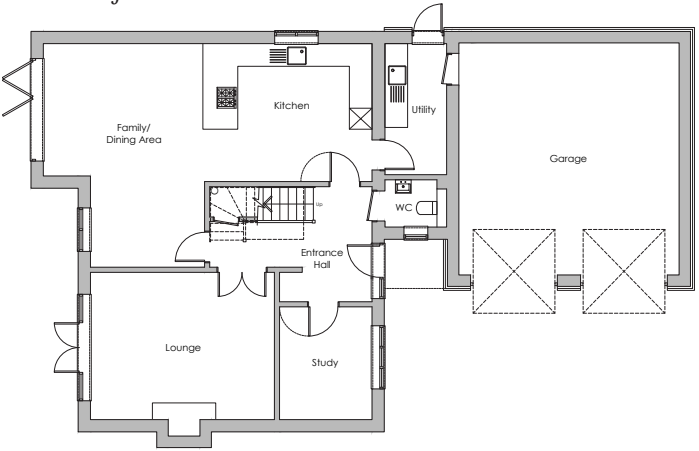
Bedroom 5

3.2m [10'9"] x 3.4m [11'3"]

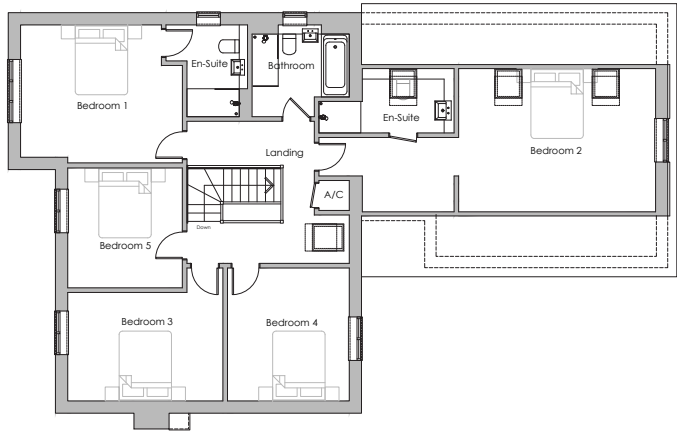
PLOT FIVE

- ❖ 5 Bedrooms / Detached
- ❖ 2,431 sq ft / 225 sq m
- ❖ Double Garage

Ground floor



First floor





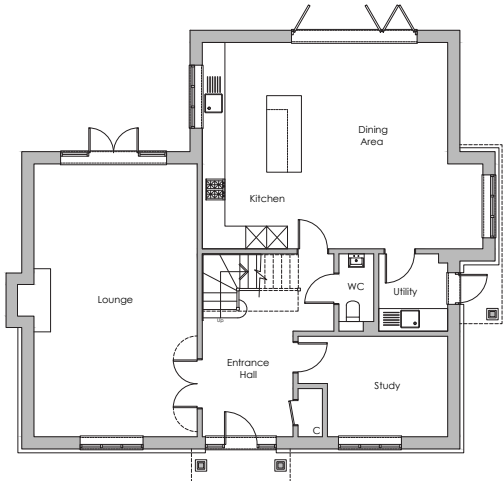
Room dimensions

- Kitchen / Dining Area**
5.9m [19'6"] x 8.0m [26'6"]*
- Utility**
2.2m [7'4"] x 1.9m [6'6"]
- Lounge**
7.8m [25'9"] x 4.6m [15'5"]
- Study**
2.8m [9'6"] x 3.4m [11'4"]
- Bedroom 1**
4.9m [16'5"]* x 5.2m [17'4"] *
- Bedroom 2**
4.1m [13'9"]* x 4.6m [15'5"]*
- Bedroom 3**
3.6m [11'11"]* x 3.6m [12'1"]
- Bedroom 4**
3.5m [11'7"]* x 4.1m [13'7"]*
- Bedroom 5**
2.4m [8'] x 3.8m [12'7"]

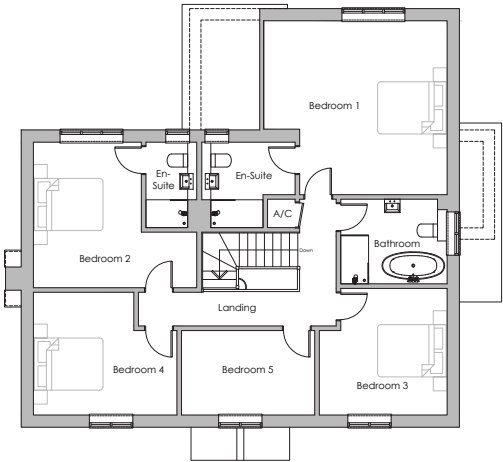
PLOT SIX

- ❖ 5 Bedrooms / Detached
- ❖ 2,497 sq ft / 231 sq m
- ❖ Double Garage

Ground floor



First floor





Room dimensions

Kitchen / Dining Area

3.4m [11'2"] x 6.5m [21'6"]

Lounge

5.0m [16'5"] x 4.0m [13'4"]

Bedroom 1

3.5m [11'9"]* x 4.0m [13'4"]

Bedroom 2

3.4m [11'2"] x 3.2m [10'10"]

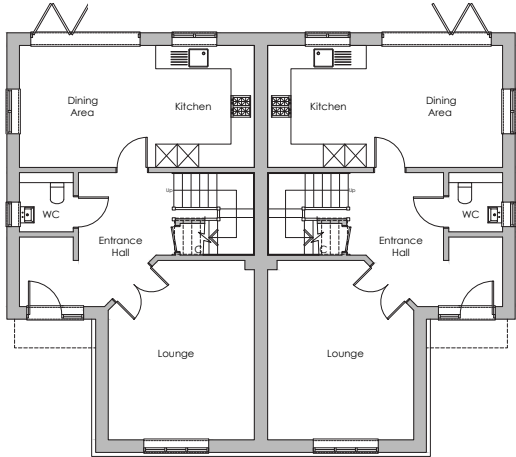
Bedroom 3

3.4m [11'2"] x 3.1m [10'3"]

PLOTS SEVEN & EIGHT

- ❖ 3 Bedrooms / Semi-Detached
- ❖ 1,351 sq ft / 125 sq m
- ❖ Single Garage

Ground floor Plot 7 Plot 8



First floor Plot 7 Plot 8





Plot 10



Room dimensions

Kitchen / Dining / Family Area

5.6m [18'6"]* x 6.0m [20']*

Utility

2.1m [7'1"] x 2.0m [6'7"]

Lounge

5.5m [18'4"]* x 4.6m [15'4"]*

Study

3.3m [11'] x 3.4m [11'3"]

Bedroom 1

3.7m [12'4"]* x 4.8m [15'11"]*

Bedroom 2

4.0m [13'4"]* x 4.0m [13'2"]*

Bedroom 3

2.9m [9'9"] x 4.0m [13'5"]*

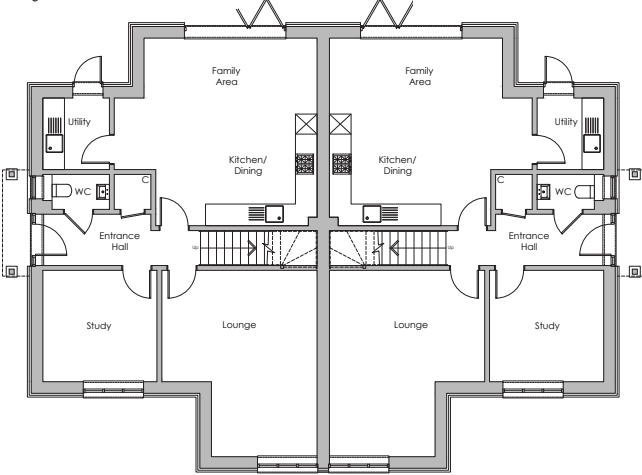
Bedroom 4

3.0m [10'2"] x 3.2m [10'8"]

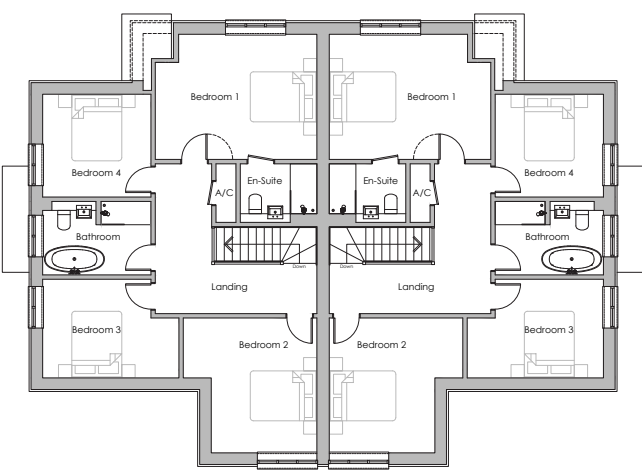
PLOTS NINE & TEN

- ❖ 4 Bedrooms / Semi-Detached
- ❖ 1,848 sq ft / 171 sq m
- ❖ Double Garage

Ground floor — Plot 9 — Plot 10 —



First floor — Plot 9 — Plot 10 —



SITE PLAN



Please note that this site plan is not to scale and is for representational purposes only.

Plot 1
5 Bed Detatched / Double Garage

Plot 2
4 Bed Detatched / Double Garage

Plot 3
5 Bed Detatched / Double Garage

Plot 4
4 Bed Detatched / Double Garage

Plot 5
5 Bed Detatched / Double Garage

Plot 6
5 Bed Detatched / Double Garage

Plot 7
3 Bed Semi-Detatched / Single Garage

Plot 8
3 Bed Semi-Detatched / Single Garage

Plot 9
4 Bed Semi-Detatched / Double Garage

Plot 10
4 Bed Semi-Detatched / Double Garage



EAST GATE

LONG WICK



PREVIOUS DEVELOPMENTS

By LAXTON PROPERTIES



SPACE & LIGHT

All of our properties are designed to feel spacious and filled with light. Every property has 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 plays a central role in any home and we ensure that our kitchens are spacious and generously equipped. With a high standard of specification, the kitchens have stone worktops and upstands and a range of high quality, integrated appliances. Larger properties have island or peninsular units and a separate utility room.

BATHROOMS, ENSUITES & CLOAK ROOM

All of the bathrooms are fitted with branded toilets, basins, baths, taps & shower units. Ceramic tiles by Porcelanosa complement the sanitaryware. The bathrooms and ensembles are all fitted with polished chrome towel rails and LED lighting.



THE FINISHING TOUCHES

Interior

- ❖ Fully boarded unrestricted attic space
- ❖ 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
- ❖ 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 with digital zoned controls
- ❖ 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 patios. There will also be extensive planting and landscaping throughout the development. All properties come with block paved parking areas for at least two cars. Outside taps are provided to the front (or garage) and rear. The 3 bedroom properties come with single garages and the 4 and 5 beds have double garages. All garages have lighting and power, together with additional storage space.

Safety & 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

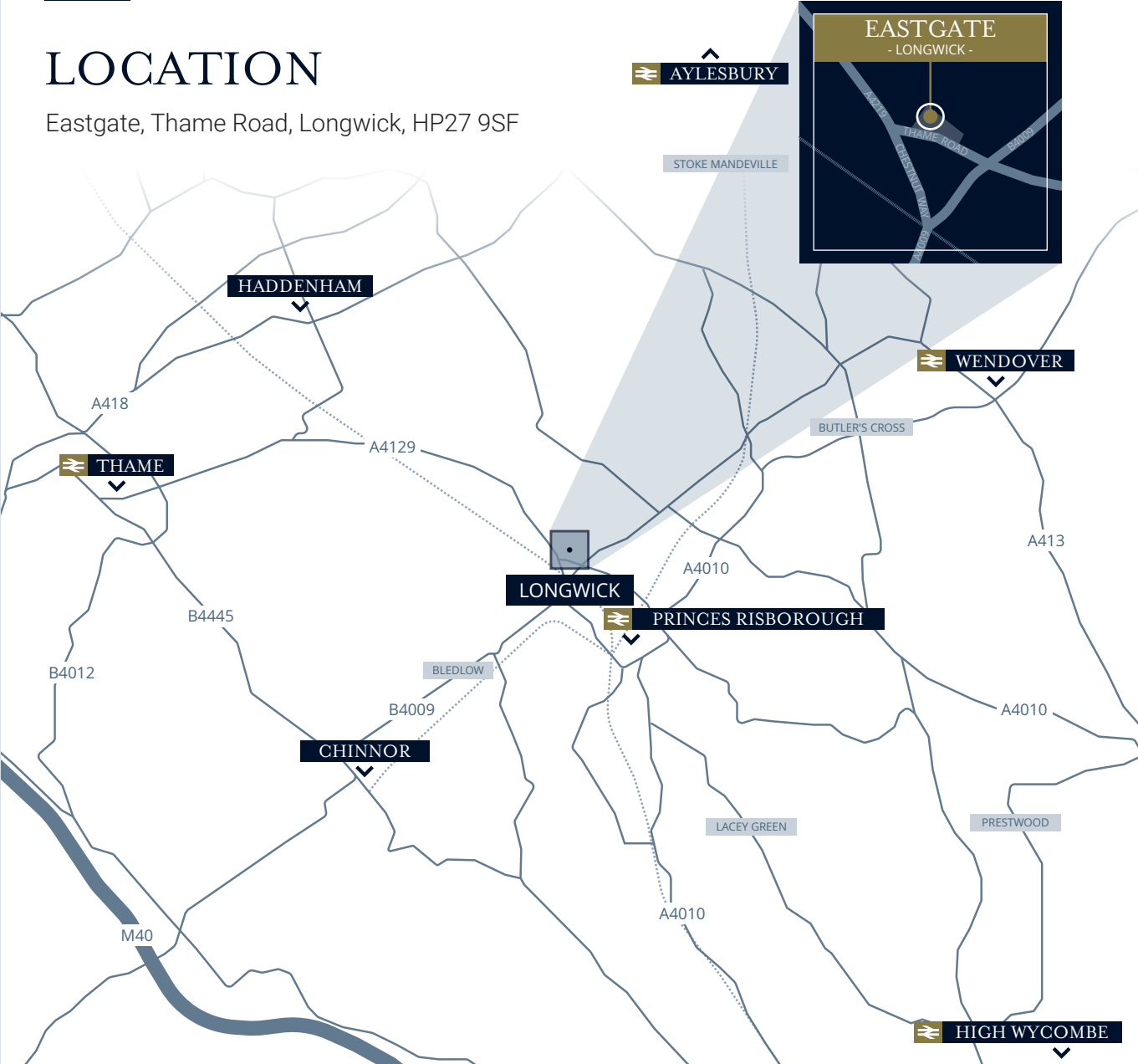
In order to reserve a property at Eastgate a reservation fee of £5,000 will be requested and held by Laxton Properties.

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.

LOCATION

Eastgate, Thame Road, Longwick, HP27 9SF





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