GLEBE MEADOW

LONG MARSTON

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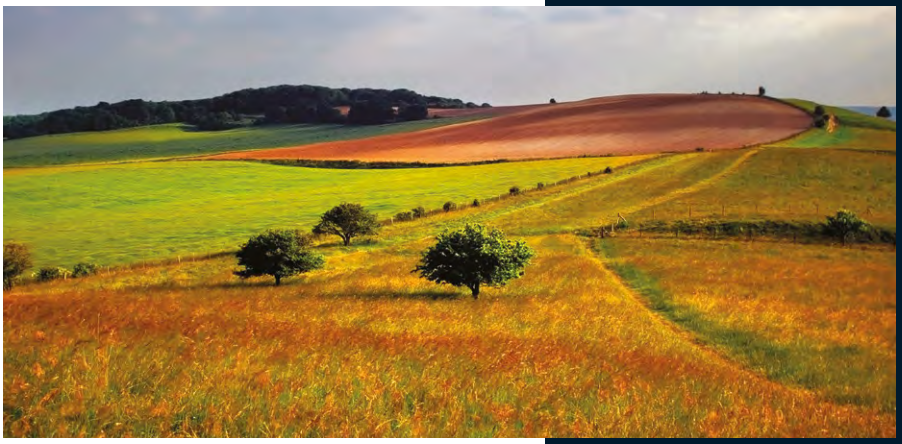
GLEBE MEADOW IS AN EXCLUSIVE DEVELOPMENT OF NINE NEW HOMES, LOCATED NEXT TO THE CHURCH, IN THE SOUGHT-AFTER VILLAGE OF LONG MARSTON.

Combining attractive, spacious design with a generous specification and great quality of finishes, Glebe Meadow will appeal to discerning purchasers who would like the convenience of a new build property in an established village setting, without having to compromise on style.

Situated immediately adjacent to All Saints Church on Station Road, Long Marston, the development offers ready access to the open countryside as well as the local village amenities including the Queens Head pub, playground, primary school, cricket and tennis clubs.

The market town of Tring with its wider amenities is within 3.5 miles and Aylesbury is just 8 miles away. Both towns provide a large variety of shops, cafés, supermarkets and restaurants. Tring (4.5 miles) and Cheddington (3 miles) stations offer regular services to London Euston and Milton Keynes. Long Marston also offers easy access to walking along the nearby Grand Union canal, Tring reservoirs, College Lake, Ivinghoe Beacon, The Ridgeway and the Chiltern Hills. The road networks locally also offer easy access to the M40, M1 and M25 motorways for venturing further afield.

THE QUEENS HEAD
FREEHOUSE



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.

At Glebe Meadow, we have sought to design a small but striking development that complements its position adjacent to All Saints Church and provides a well-designed gateway to Long Marston as you approach the village on Station Road. At Laxton we always seek to use good quality materials combined with considered design, craftmanship and attention to detail, to deliver unique, special and sustainable homes that fit in with their surroundings and yet stand out from the crowd.

SITE PLAN

Please note - site plan is subject to change

PLOTS ONE AND TWO

- ❖ 3 Bedrooms
- ❖ 1035 ft² / 96.2 m²
- ❖ Single Garage - 6.8m x 4.0m

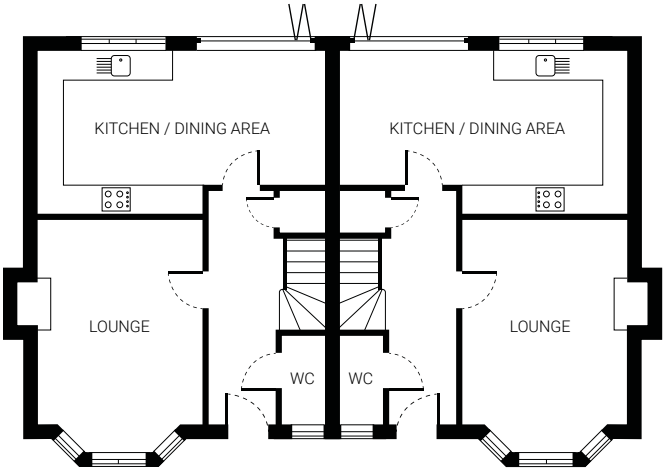
Kitchen / Dining Area
6.1m x 3.4m

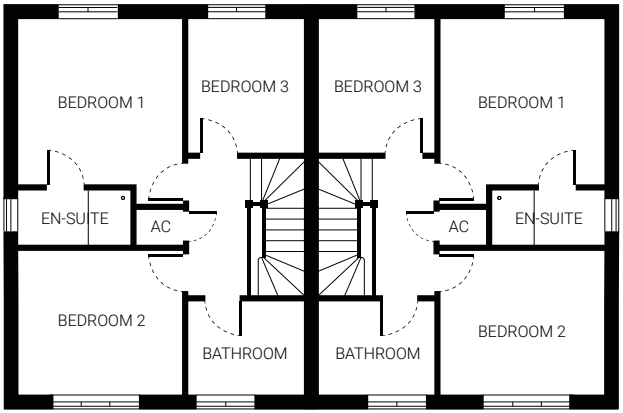
Lounge
4.3m x 3.5m

Bedroom 1
3.5m x 3.5m

Bedroom 2
3.5m x 3.0m

Bedroom 3
2.9m x 2.5m





Please note: Kitchen layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary.

PLOTS THREE AND FOUR

- ❖ 3 Bedrooms
- ❖ 1035 ft² / 96.2 m²
- ❖ Single Garage - 6.8m x 4.0m

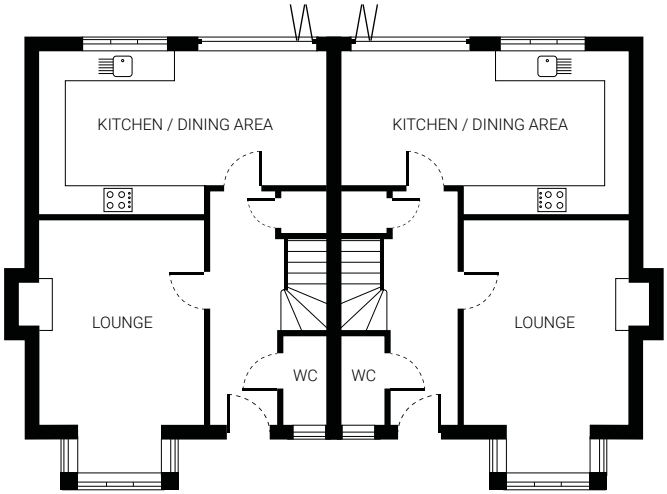
Kitchen / Dining Area
6.1m x 3.4m

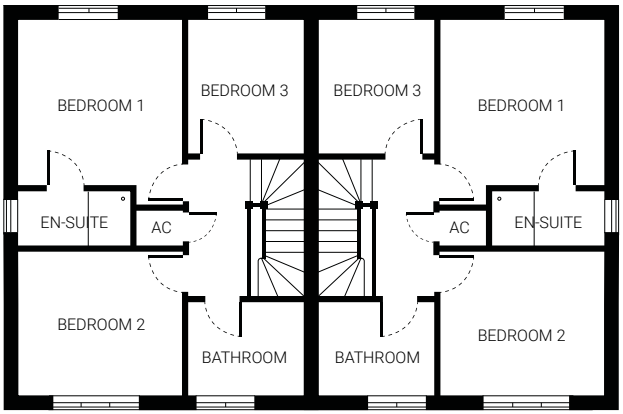
Lounge
4.3m x 3.5m

Bedroom 1
3.5m x 3.5m

Bedroom 2
3.5m x 3.0m

Bedroom 3
2.9m x 2.5m





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PLOT FIVE

- ❖ 4 Bedrooms
- ❖ 1750 ft² / 162.6 m²
- ❖ Single Garage - 6.1m x 4.0m

Kitchen / Dining Area
8.3m x 4.0m

Lounge
4.9m x 4.2m

Study
2.9m x 2.3m

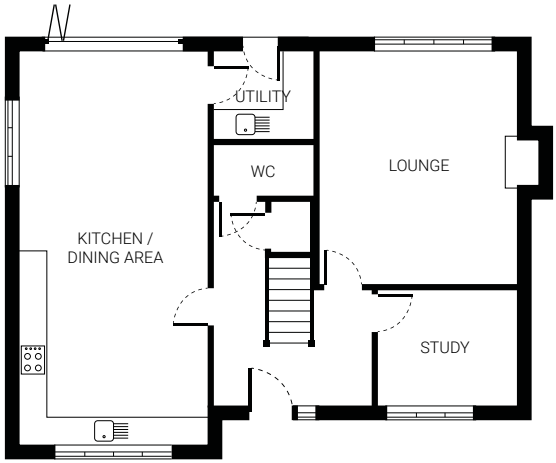
Utility
2.1m x 1.8m

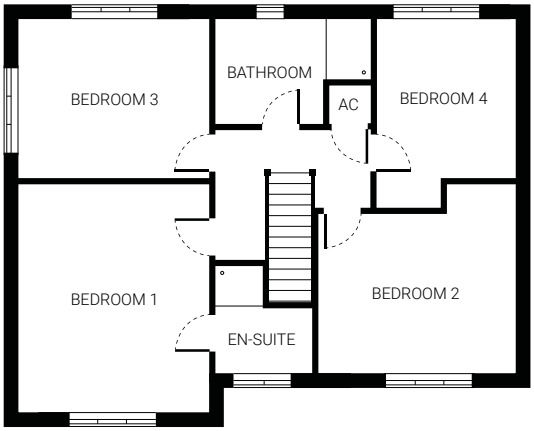
Bedroom 1
4.8m x 4.0m

Bedroom 2
3.9m x 4.2m

Bedroom 3
4.0m x 3.3m

Bedroom 4
3.9m x 2.9m





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PLOT SIX

- ❖ 4 Bedrooms
- ❖ 1750 ft² / 162.6 m²
- ❖ Single Garage - 6.1m x 4.0m

Kitchen / Dining Area
8.3m x 4.0m

Lounge
4.9m x 4.2m

Study
2.9m x 2.3m

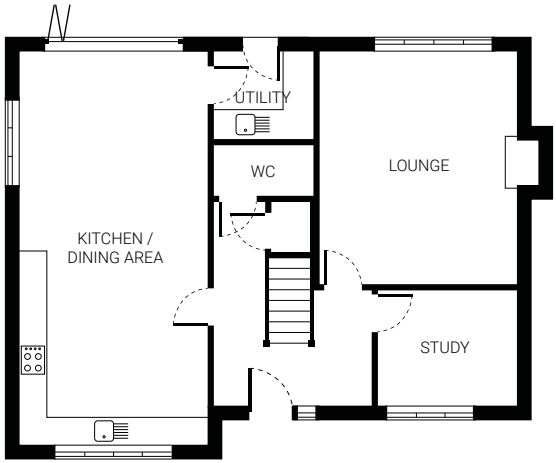
Utility
2.1m x 1.8m

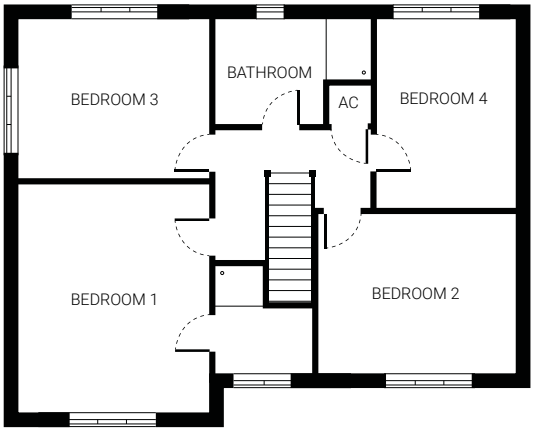
Bedroom 1
4.8m x 4.0m

Bedroom 2
4.2m x 3.3m

Bedroom 3
4.0m x 3.3m

Bedroom 4
3.9m x 2.9m





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PLOT SEVEN

❖ 4 Bedrooms
❖ 1873 ft² / 174 m²
❖ Single Garage - 6.1m x 4.0m

Kitchen / Dining Area
8.9m x 6.4m

Lounge
5.6m x 3.7m

Study
3.1m x 2.5m

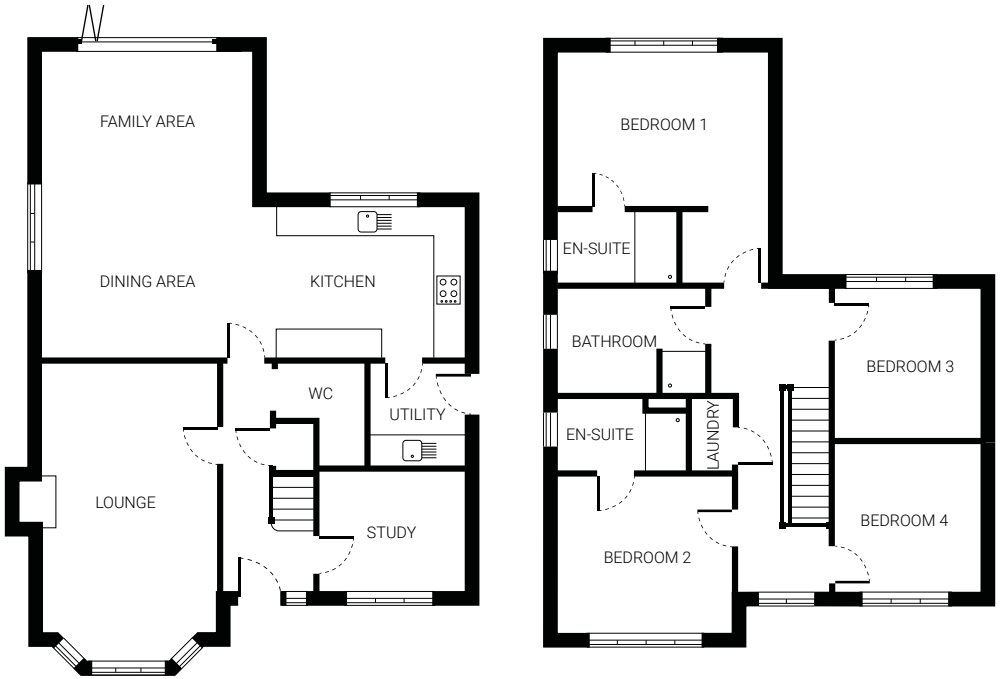
Utility
2.1m x 1.9m

Bedroom 1 (Plus Dressing Area)
4.5m x 3.2m

Bedroom 2
3.7m x 3.3m

Bedroom 3
3.2m x 3.1m

Bedroom 4
3.2m x 3.1m



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PLOT EIGHT

❖ 4 Bedrooms
❖ 1873 ft² / 174 m²
❖ Double Garage - 6.8m x 6.9m

Kitchen / Dining Area
8.9m x 6.4m

Lounge
5.6m x 3.7m

Study
3.1m x 2.5m

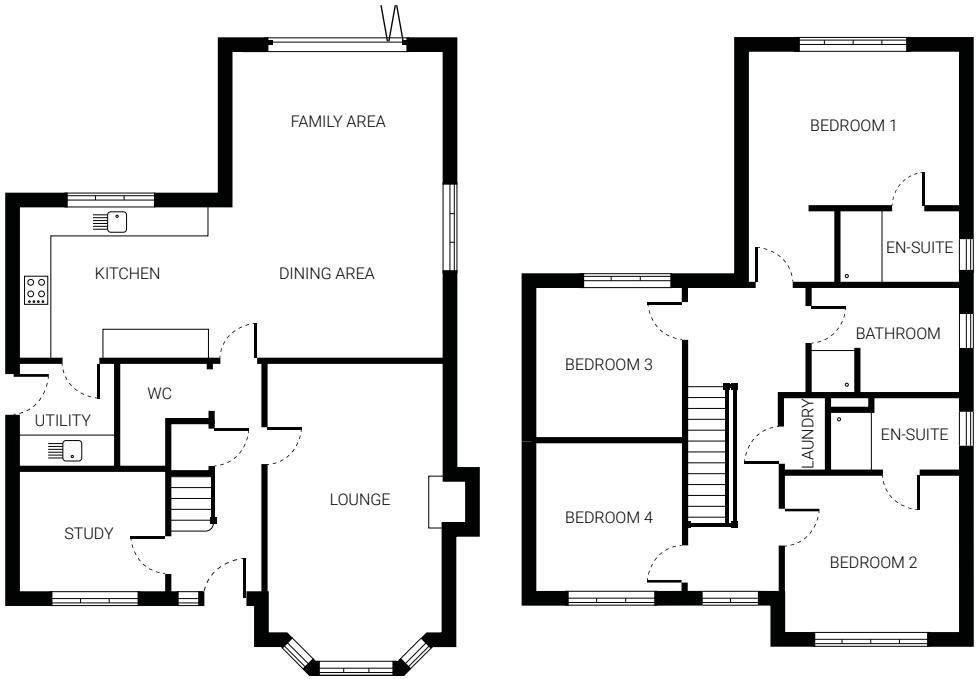
Utility
2.1m x 1.9m

Bedroom 1 (Plus Dressing Area)
4.5m x 3.2m

Bedroom 2
3.7m x 3.3m

Bedroom 3
3.2m x 3.1m

Bedroom 4
3.2m x 3.1m



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PLOT NINE

- ❖ 4 Bedrooms
- ❖ 1750 ft² / 162.6 m²
- ❖ Double Garage - 6.8m x 6.9m

Kitchen / Dining Area
8.3m x 4.0m

Lounge
4.9m x 4.2m

Study
2.9m x 2.3m

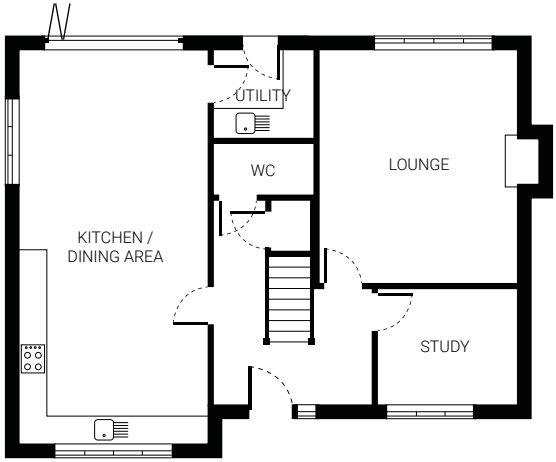
Utility
2.1m x 1.8m

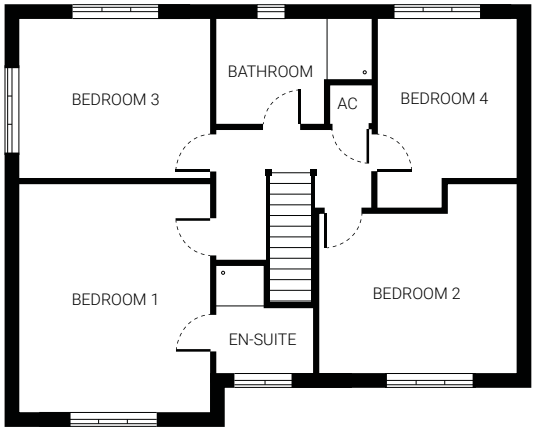
Bedroom 1
4.8m x 4.0m

Bedroom 2
3.9m x 4.2m

Bedroom 3
4.0m x 3.3m

Bedroom 4
3.9m x 2.9m





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PREVIOUS DEVELOPMENTS

By Laxton Properties

SPACE & LIGHT

All our properties are designed to feel spacious and light. Every property has bifolding doors giving access to the garden for that indoor/outdoor living. Ceiling heights are generous and plots 7&8 have vaulted master bedroom ceilings. Every home has a generous single or double garage as well as ample parking. The development will also be well landscaped to ensure that it has a real sense of place and to encourage new wildlife habitats as it becomes established.

KITCHENS & BATHROOMS

The kitchen plays a central role in any home and we ensure that all our kitchens are spacious and generously equipped. With a high standard of specification, the kitchens have quartz worktops and upstands and a range of high quality, integrated appliances including an induction hob, built-in fridge/freezer, microwave and dishwasher. 3 bed homes also have an integrated washer/dryer, whilst the 4 beds have separate utility rooms.

All of the bathrooms are fitted with branded toilets, baths, taps and shower units. Ceramic tiled walls complement the sanitaryware. The bathrooms and en-suites are all fitted with polished chrome towel rails and LED lighting.

THE FINISHING TOUCHES

Interior

- All our homes are sustainable and designed to achieve an A rated Energy Performance Certificate (EPC)
- White or Natural Oak cottage doors
- Ceilings are smooth finish and walls that aren't tiled are painted with matt emulsion
- Underfloor heating at ground floor with zoned controls; thermostatically controlled radiators to first floor
- Secure composite front doors
- Double glazed, UPVC windows
- Low energy LED lighting throughout
- High efficiency A-rated gas boilers with central heating and pressurised hot water
- Remotely controllable heating system
- TV aerials and wiring for satellite TV
- Superfast fibre broadband directly to the property
- Attic trusses within the roof space with an area lit & boarded out (for possible conversion, subject to any necessary consents)
- Fireplace and woodburner to the lounge

Safety & security

- Burglar alarm fitted
- Heat alarm to kitchen
- Smoke alarms
- Carbon monoxide alarms

Outside areas

The outside finishes are an important part of any home. Each home has a generous patio area finished in Indian sandstone paving. All gardens are fully turfed or grass seeded. There will also be extensive planting and landscaping throughout the development. All driveways are permeable block paved with ample parking.

Outside taps are provided to the front and rear of the property. All garages have light, power and a car charging point.

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 Glebe Meadow 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 Hertfordshire, Buckinghamshire and the surrounding areas 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 home meets our high quality standards.

Laxton Properties reserves the right to make amendments to the final design and specifications to ensure products can be sourced and to secure regulatory compliance. Variations to kitchen and bathroom layouts may be made throughout the construction process. This brochure is for marketing purposes only and does not form part of the contract for sale; any measurements should be taken as indicative.

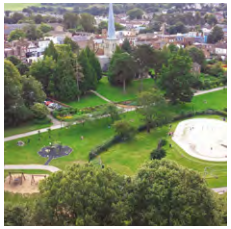
LOCATION

Postcode: HP23 4QU

DELIVERING POSITIVE DEVELOPMENT

LAXTON HOMES

Creating high quality, well built homes in desirable locations. Attractive homes that provide a great place to live for residents and a positive legacy for landowners. We typically focus on smaller scale, bespoke developments of around 5 to 50 homes, which complement their surroundings whilst standing out through the quality of design and finish.



LAXTON PLACES

Using our professional expertise and passion for delivering positive development to promote larger-scale, people-orientated developments through the planning system. Each development is individually designed and considered, drawing on their unique characteristics to bring a definite sense of place and local identity.

Working with landowners to maximise their land value through a focus on sustainable place-making and the thoughtful creation of identifiable and attractive new neighbourhoods, from 50-500 homes.

LAXTON COMMUNITIES

We are committed to delivering positive development which provides tangible benefits for the communities in which we develop. These benefits might range from improved infrastructure and landscaping to financial contributions towards education, leisure facilities and traffic calming. We are really proud of some of the improvements that we have delivered or committed to, including a zebra crossing in Aston Clinton, cycle path in Longwick and church car parking in Long Marston.

In addition we are delighted to be able to support a range of fantastic good causes and charities through our commitment to give away 10% of our net annual profit.

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