





# Jubilee Gardens is an exclusive development of 5 new homes, set within the centre of the sought-after village of Aston Clinton.

Combining attractive, spacious design with a generous specification and great quality of finishes, Jubilee Gardens 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. These energy efficient, EPC A-rated homes will include solar panels, electric car charging points and Air Source Heat Pumps to deliver the latest in sustainable living.

Set back from London Road, Aston Clinton, the development is within close proximity of the extensive village amenities including the primary school, fantastically equipped park, cricket & tennis clubs, shops, pubs and restaurants. The market town of Tring with its wider amenities is just 3.5 miles away and both Wendover and Aylesbury are around 4 miles away.

All three towns offer a large variety of shops, cafés & restaurants.

Both Tring and Wendover stations are within a short drive and offer regular train services to London, the Midlands and the North.

Aston Clinton is well located to take advantage of the superb local countryside of the Chiltern Hills, including Wendover Woods, which attracts visitors for activities including walking, cycling, fitness and play trails and a high ropes course as well as a great café. Other local amenities include lakes for boating and fishing, golf courses and the Grand Union Canal.

The local road networks offer easy access to the M40, M1 and M25 motorways for venturing further afield.







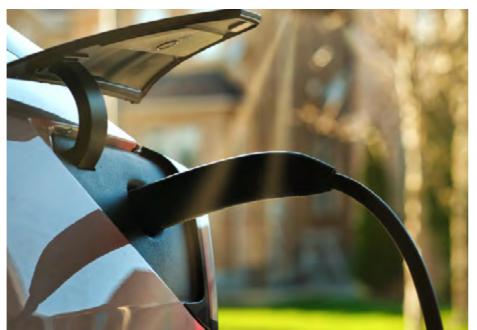
# Sustainable Homes

In order to demonstrate our commitment to sustainability, all of our homes will achieve an A rating, delivering environmentally-friendly features including Air Source Heat Pumps, Solar Panels, high levels of insulation and electric car charging points.

The development's landscaping is designed to combine an attractive setting with the provision of sustainability features including permeable paving as part of the Sustainable Drainage System, the planting of indigenous trees and hedges and the creation of additional wildlife habitats, including through the use of bat and bird boxes.







# Special & Unique

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 create a real sense of place.

Jubilee Gardens is beautifully tucked away, a hidden gem in the centre of Aston Clinton. A great feature of this exclusive development is that all 5 of the homes have gardens with a southerly or west-facing aspect, complementing the well-appointed homes with attractive outdoor space.

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.









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# Previous Developments

By Laxton Properties











# Plot Two

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# Details

- ❖ Five Bedrooms
- ❖ 2,553 ft² / 237 m²
- Double Garage

**Living Room** 7.5m x 4.2m

**Kitchen / Dining Room** 10.7 x 6.9m

**Study** 3.6m x 2.7m

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Principal Bedroom 6.12m x 4.2m

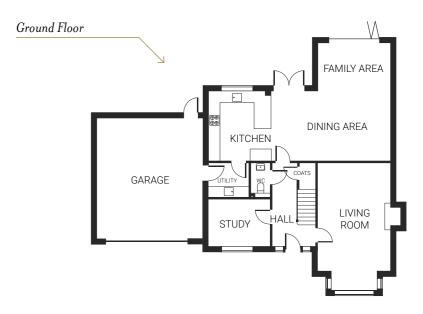
**Bedroom 2** 4.2m x 3.9m

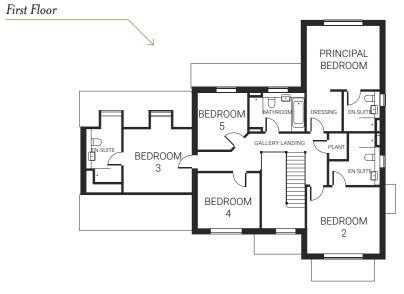
**Bedroom 3** 4.0m x 3.7m

**Bedroom 4** 3.6m x 3.3m

**Bedroom 5** 3.3m x 2.9m

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









# Plot Three



# Details

- Five Bedrooms
- ❖ 2,782ft² / 258m²
- ❖ Double Garage

**Living Room** 5.9m x 4.2m

Kitchen / Dining Room 11.8m x 6.1m

**Library / Play Room** 4.7m x 3.3m

**Study** 4.1m x 2.8m

Principal Bedroom 5.8m x 3.5m

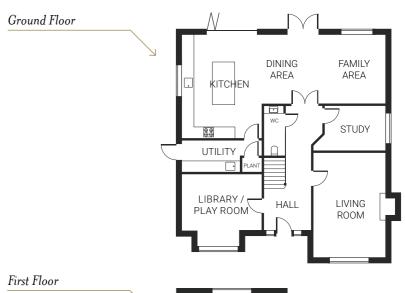
Bedroom 2 4.2m x 3.7m

**Bedroom 3** 3.8m x 3.5m

**Bedroom 4** 4.2m x 2.9m

Bedroom 5 4m x 2.5m

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





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# Plot Four



# Details

- Five Bedrooms
- \* 2,553 ft<sup>2</sup> / 237 m<sup>2</sup>
- Double Garage

**Living Room** 7.5m x 4.2m

**Kitchen / Dining Room** 10.7 x 6.9m

Study

3.6m x 2.7m

Principal Bedroom 6.12m x 4.2m

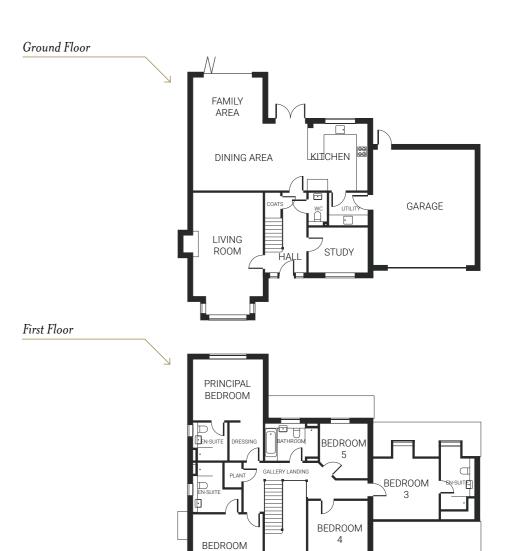
**Bedroom 2** 4.2m x 3.9m

**Bedroom 3** 4.0m x 3.7m

**Bedroom 4** 3.6m x 3.3m

**Bedroom 5** 3.3m x 2.9m

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



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# Plot Five



# Details

- \* Three Bedrooms
- ❖ 1,687ft² / 157m²
- Single Garage

### **Living Room** 5.2m x 5.0m

Kitchen / Dining Room 5.3m x 5.0m

**Study** 3.7m x 2.5m

### Principal Bedroom

5.9m x 4.1m

### Bedroom 2 4.0m x 3.1m

### Bedroom 3 4.2m x 3.3m

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



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# Space & Light

All our properties are designed to feel spacious and filled with light. Every property has bifold doors giving access to the garden for indoor/outdoor living. Ceiling heights are generous and plots 2, 3 and 4 have vaulted ceilings in their principal bedroom. Every home has a generous single or double garage as well as ample parking. The spaciousness extends to the outside, where the landscaping will provide the finishing touches to an attractive home, with generous gardens and well considered planting arrangements.

### 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 and freezer, microwave and dishwasher. Plots 2, 3 and 4 also come with an integrated wine cooler.

All of the bathrooms are fitted with high quality 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

- White or Natural Oak cottage doors
- Ceilings are smooth finish and walls that aren't tiled are painted with matt emulsion
- Solid concrete floors to ground and first floor
- Underfloor heating at ground floor and first floor with zoned controls
- Secure composite front doors
- Double glazed, UPVC windows
- ❖ Low energy LED lighting throughout
- Eco friendly Air Source Heat Pump with central heating and pressurised hot water
- Solar Panels
- Remotely controllable heating system
- TV Aerial and wiring for satellite TV
- Superfast fibre broadband directly to the property
- Attic trusses within the roof space with an area lit & boarded for light storage
- Fireplace 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. In addition the garage is fitted with attic trusses to allow for further storage.



# 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 is 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 Jubilee Gardens 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.

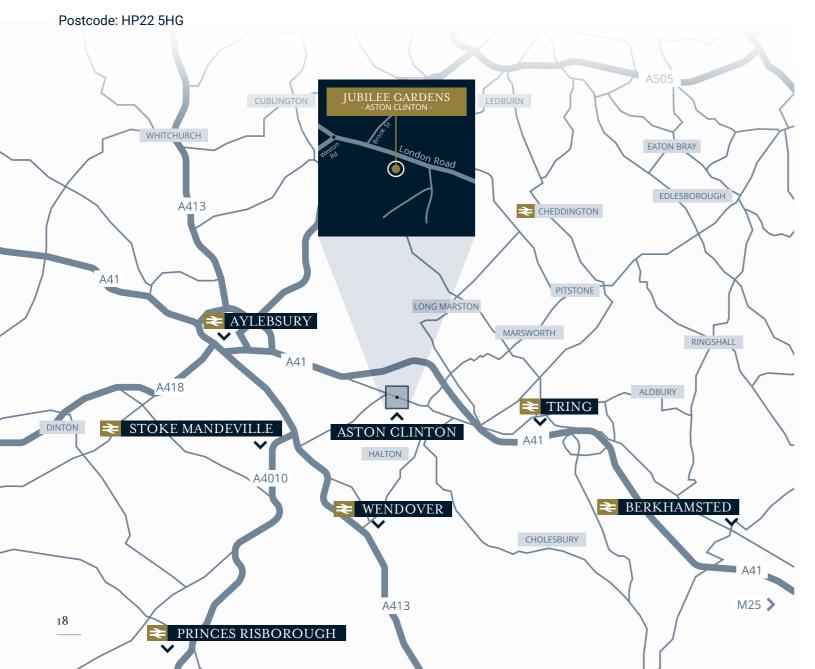
Laxton Properties reserves the right to make amendments to the final design and specifications to ensure products can be sourced and to secure regulatory compliance. Variations to kitchen and bathroom layouts may be made throughout the construction process. This brochure is for marketing purposes only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

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### Location



# 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.





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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