



OLD  
RECTORY  
FARM

— PUTTENHAM —



A farmyard style development with fantastic countryside views, combining two traditional farmhouses with five contemporary barn style homes.



Set in a rural location with good access to Tring, Aylesbury and the surrounding villages, these high specification properties present a rare opportunity to acquire a new build home in a very special setting, creating an exclusive small community of just 7 beautifully designed homes surrounded by attractive countryside.

From the traditional looking farmhouse to the more contemporary barn style properties, Old Rectory Farm delivers characterful and well considered homes which will always stand out from the crowd.

Positioned on the edge of the hamlet of Puttenham and surrounded by fields and the nearby Chiltern Hills, Old Rectory Farm is located near to the ancient Church of St Mary.

The site is steeped in history and includes the refurbishment of the remaining original Rothschild farm buildings, together with the newly built homes.

In addition to this beautiful setting, Old Rectory Farm is well located for the larger towns of Tring (4.5 miles) and Aylesbury (6 miles). Both towns offer a large variety of shops, cafés, supermarkets, schools & restaurants. Tring Station offers regular train services to London Euston (43 minutes) and Milton Keynes (21 minutes). 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 EPC, 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.

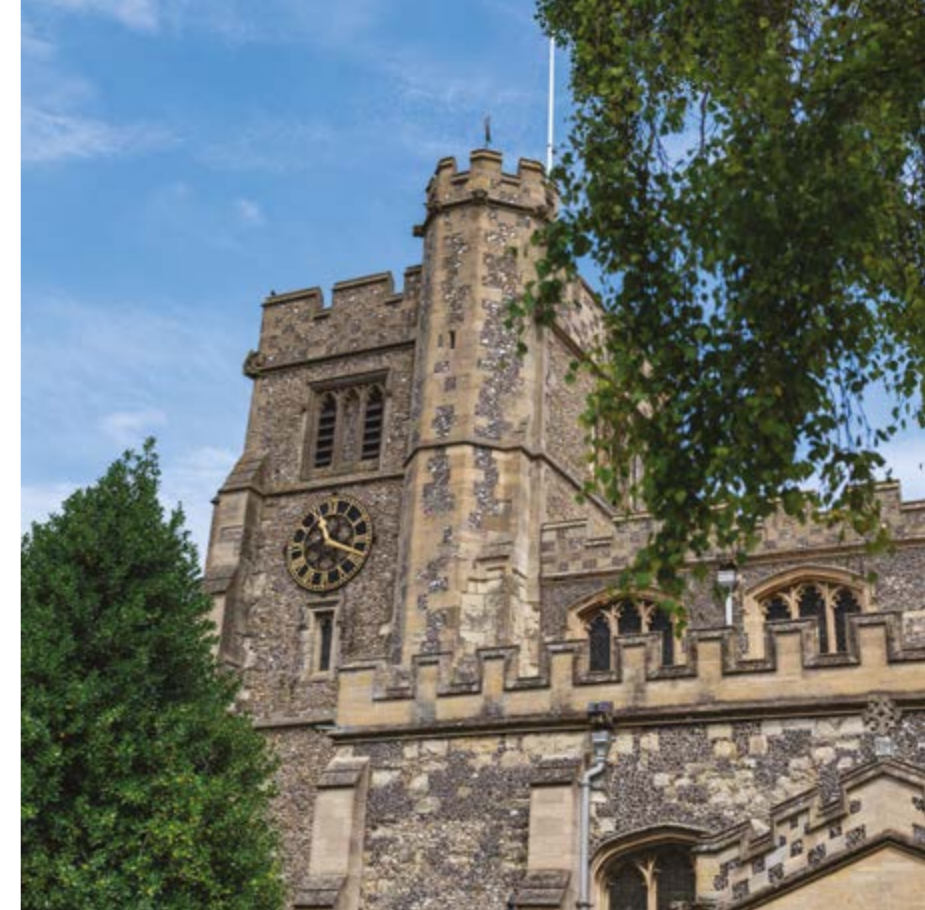


# Special & Unique

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.

Old Rectory Farm is an exceptional development, providing a community of strikingly-designed new homes within a farm-style courtyard. This is a rare opportunity to purchase a brand new house in the countryside, with outstanding rural views combining with excellent accessibility to the surrounding towns and services.

At Laxton we always seek to use good quality materials combined with considered design, craftsmanship and attention to detail to deliver unique, special and sustainable homes that fit in with their surroundings and yet stand out from the crowd.





# Previous Developments

By LAXTON PROPERTIES





# Site Plan



North



## Plot 1

- ❖ Four Bedrooms
- ❖ 202 m<sup>2</sup> / 2,177 ft<sup>2</sup>
- ❖ Amenity space/stores 47.7 m<sup>2</sup> / 513 ft<sup>2</sup>
- ❖ Single Garage

## Plot 2

- ❖ Four Bedrooms
- ❖ 196 m<sup>2</sup> / 2,115 ft<sup>2</sup>
- ❖ Single Garage

## Plot 3

- ❖ Four Bedrooms
- ❖ 196 m<sup>2</sup> / 2,115 ft<sup>2</sup>
- ❖ Single Garage

## Plot 4

- ❖ Five Bedrooms
- ❖ 338 m<sup>2</sup> / 3,633 ft<sup>2</sup>
- ❖ Double Garage

## Plot 5

- ❖ Five Bedrooms
- ❖ 339 m<sup>2</sup> / 3,638 ft<sup>2</sup>
- ❖ Amenity space/store 35.2 m<sup>2</sup> / 379 ft<sup>2</sup>
- ❖ Double Garage

## Plot 6

- ❖ Three Bedrooms
- ❖ 158 m<sup>2</sup> / 1,698 ft<sup>2</sup>
- ❖ Single Garage

## Plot 7

- ❖ Four Bedrooms
- ❖ 237 m<sup>2</sup> / 2,550 ft<sup>2</sup>
- ❖ Amenity space/store 27.5 m<sup>2</sup> / 296 ft<sup>2</sup>
- ❖ Double Garage



# Plot One



## Details

- ❖ Four Bedrooms
- ❖ 202 m<sup>2</sup> / 2,177 ft<sup>2</sup>
- ❖ Amenity space / stores  
47.7 m<sup>2</sup> / 513 ft<sup>2</sup>
- ❖ Single Garage

**Living Room**  
5.3m x 4.5m

**Kitchen/diner**  
7.8m x 4.7m

**Utility**  
2.69m x 2.20m

**Study**  
3.4m x 2.4m

**Principal Bedroom**  
4.8m x 4.7m

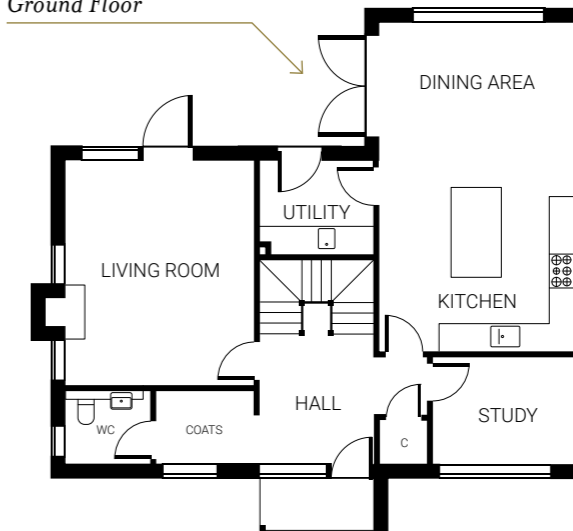
**Bedroom 2**  
4.0m x 3.1m

**Bedroom 3**  
4.4m x 3.0m

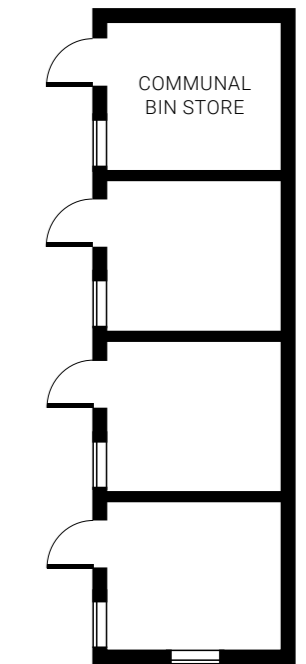
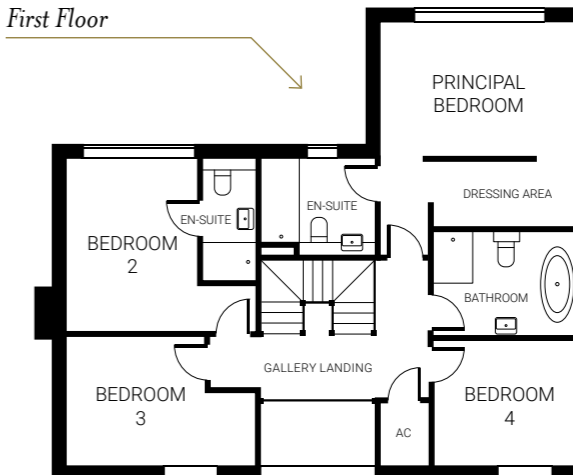
**Bedroom 4**  
3.4m x 2.9m

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

*Ground Floor*



*First Floor*



*Stores*



# Plot Two



# Details

- ❖ Four Bedrooms
- ❖ 196 m<sup>2</sup> / 2,115 ft<sup>2</sup>
- ❖ Single Garage

**Living Room**  
4.9m x 4.3m

**Kitchen / Family Room**  
6.7m x 4.5m

**Dining Room**  
4.9m x 3.3m

**Principal Bedroom**  
5.3m x 3.7m

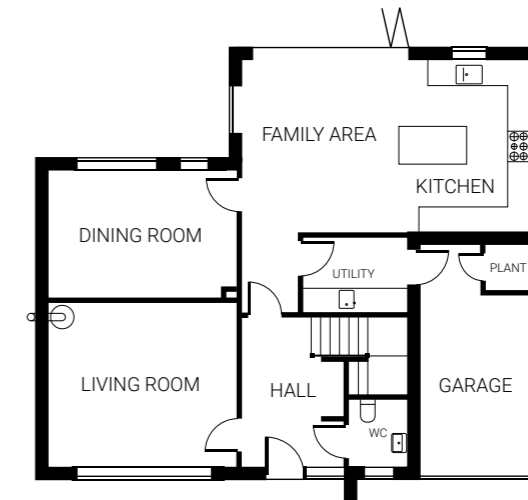
**Bedroom 2**  
3.7m x 3.5m

**Bedroom 3**  
3.9m x 3.2m

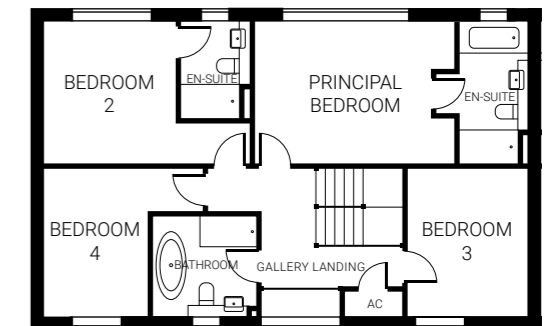
**Bedroom 4**  
3.9m x 2.8m

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

*Ground Floor*



*First Floor*





# Plot Three



# Details

- ❖ Four Bedrooms
- ❖ 196 m<sup>2</sup> / 2,115 ft<sup>2</sup>
- ❖ Single Garage

**Living Room**  
4.9m x 4.3m

**Kitchen / Family Room**  
6.7m x 4.5m

**Dining Room**  
4.9m x 3.3m

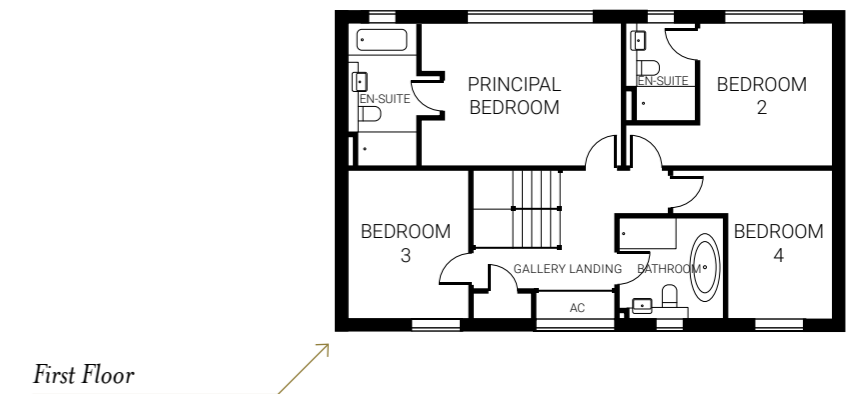
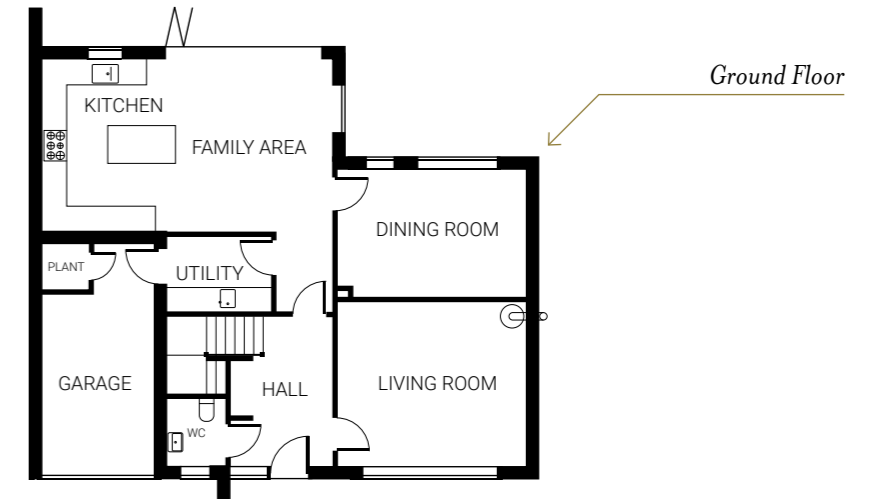
**Principal Bedroom**  
5.3m x 3.7m

**Bedroom 2**  
3.7m x 3.5m

**Bedroom 3**  
3.9m x 3.2m

**Bedroom 4**  
3.9m x 2.8m

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





# Plot Four



## Details

- ❖ Five Bedrooms
- ❖ 338 m<sup>2</sup> / 3,633 ft<sup>2</sup>
- ❖ Double Garage

**Living Room**  
7.2m x 4.5m

**Kitchen**  
11.30m x 9.21m

**Family Area**  
5.1m x 5m

**Dining Area**  
4.3m x 3.9m

**Study**  
3.8m x 2.8m

**Principal Bedroom**  
5.1m x 4.8m

**Dressing Area**  
3.0m x 3.0m

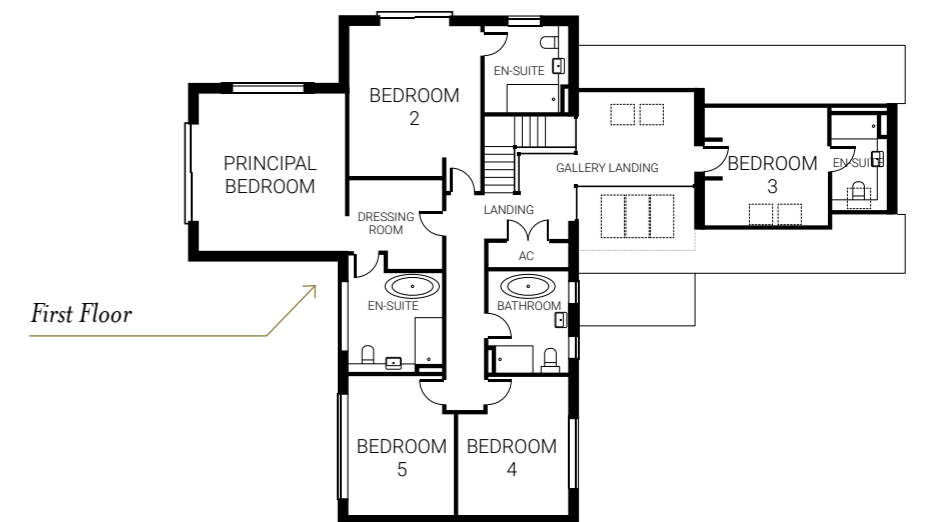
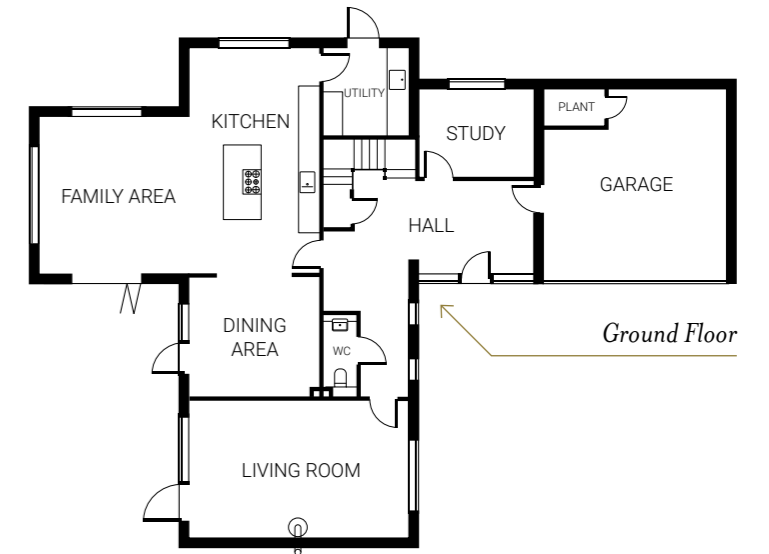
**Bedroom 2**  
4.9m x 4.3m

**Bedroom 3**  
4.1m x 3.8m

**Bedroom 4**  
4.5m x 3.7m

**Bedroom 5**  
4.5m x 3.4m

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





# Plot Five



# Details

- ❖ Five Bedrooms
- ❖ 339 m<sup>2</sup> / 3,638 ft<sup>2</sup>
- ❖ Amenity space / store 35.2 m<sup>2</sup> / 379 ft<sup>2</sup>
- ❖ Double Garage

**Living Room**  
6.4m x 5.1m

**Kitchen / Diner**  
8.0m x 6.1m

**Study**  
5.1m x 3.2m

**Principal Bedroom**  
7.4m x 6.1m

**Principal Bedroom Lounge / Dressing Area**  
4.4m x 3.4m

**Bedroom 2**  
3.8m x 3.3m

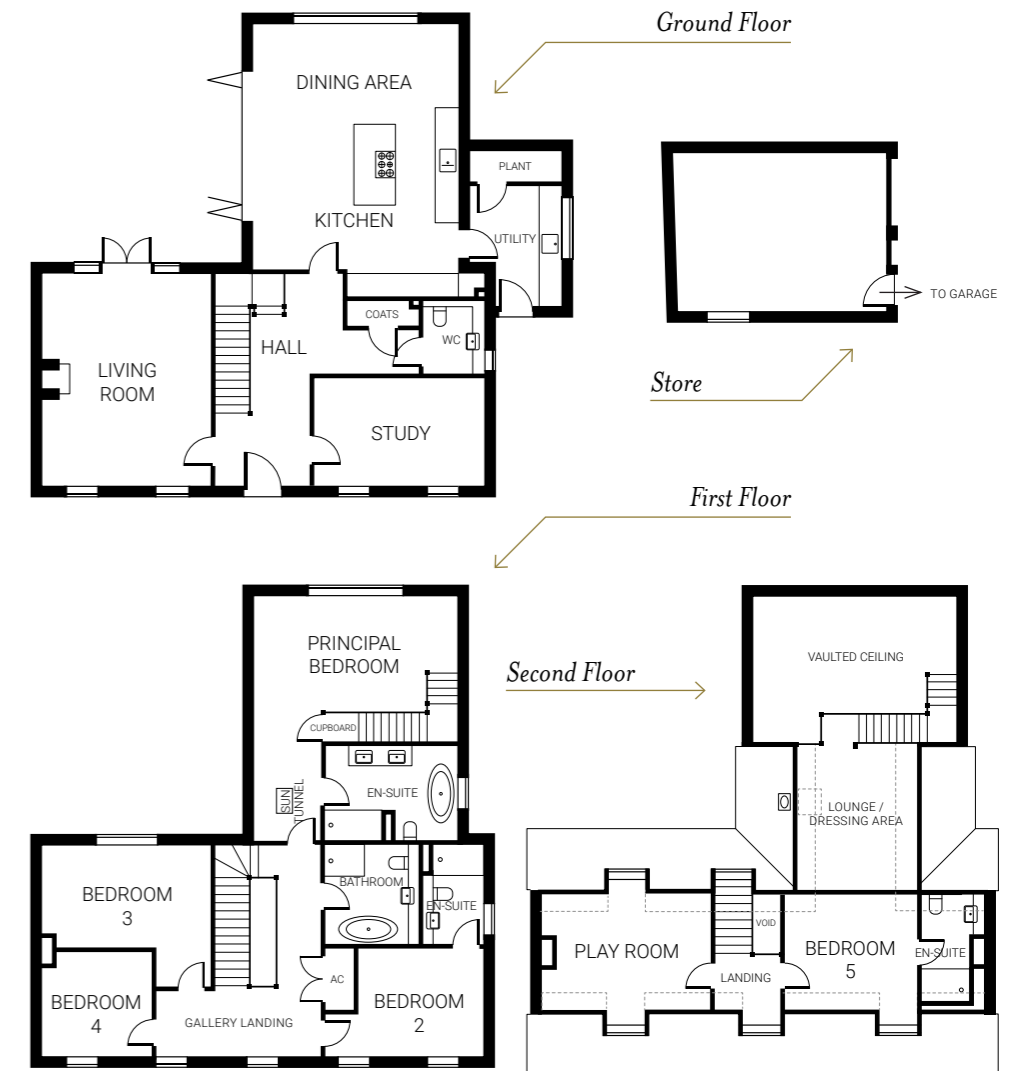
**Bedroom 3**  
5.1m x 4.3m

**Bedroom 4**  
3.4m x 3.2m

**Bedroom 5**  
3.9m x 3.5m

**Play Room**  
5.1m x 3.5m

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





# Plot Six



# Details

- ❖ Three Bedrooms
- ❖ 158 m<sup>2</sup> / 1,698 ft<sup>2</sup>
- ❖ Single Garage

**Kitchen / Family**  
8.8m x 6.7m

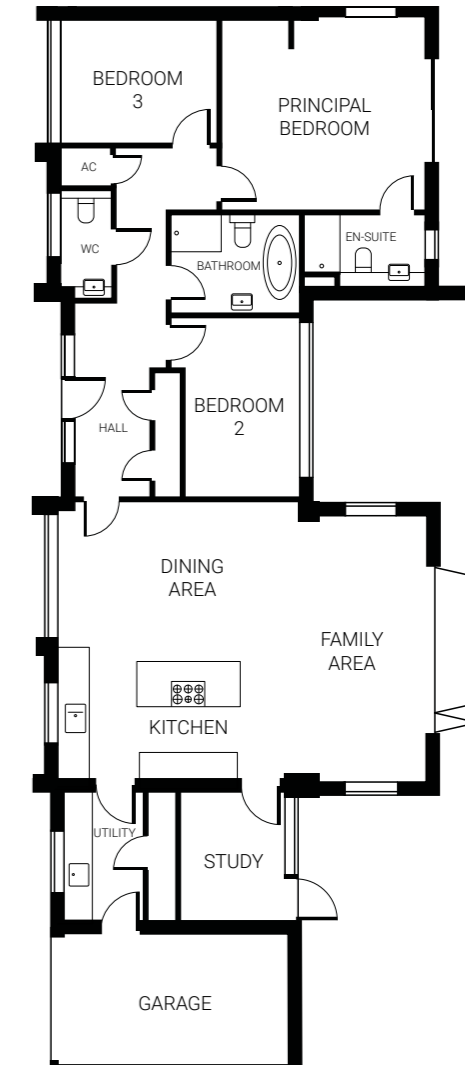
**Study**  
3.1m x 2.5m

**Principal Bedroom**  
4.9m x 4.6m

**Bedroom 2**  
4.3m x 2.7m

**Bedroom 3**  
3.8m x 2.8m

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





# Plot Seven



## Details

- ❖ Four Bedrooms
- ❖ 237 m<sup>2</sup> / 2,550 ft<sup>2</sup>
- ❖ Amenity space / store  
27.5 m<sup>2</sup> / 296 ft<sup>2</sup>
- ❖ Double Garage

**Living Room**  
7.5m x 5.0m

**Kitchen / Dining**  
8.5m x 5.4m

**Study**  
3.9m x 3.6m

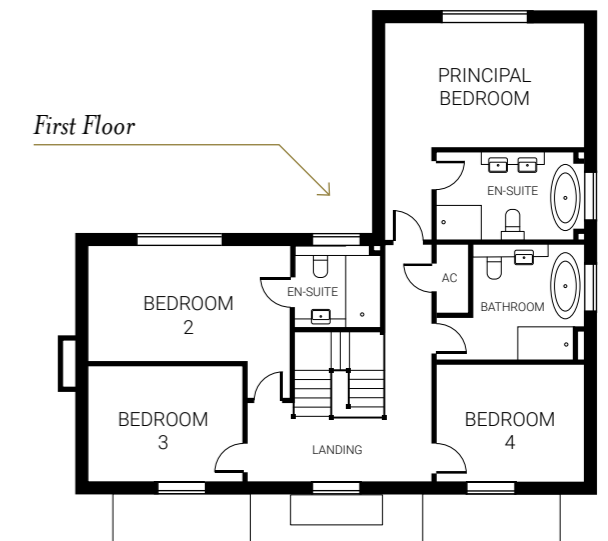
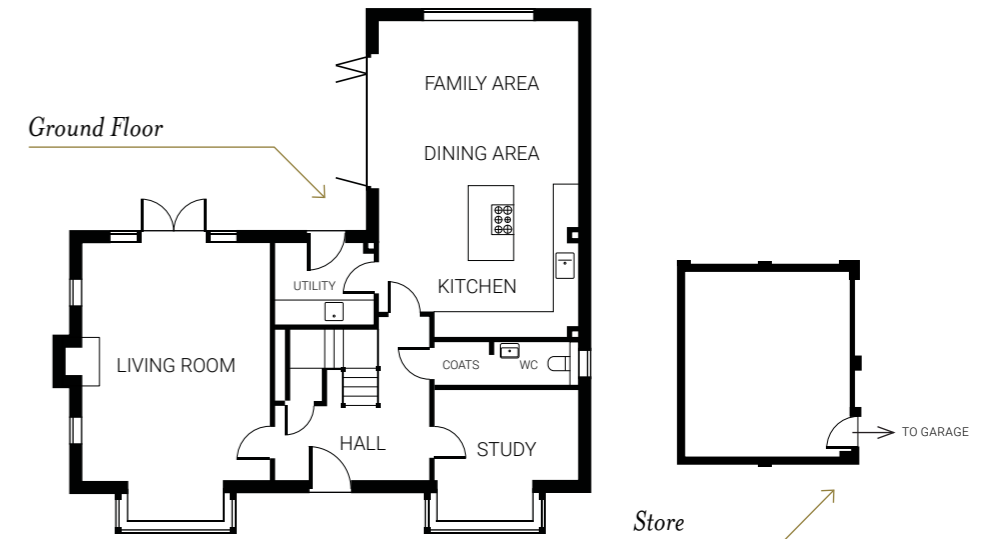
**Principal Bedroom**  
5.4m x 3.3m

**Bedroom 2**  
5.4m x 3.1m

**Bedroom 3**  
4.2m x 3.1m

**Bedroom 4**  
4.0m x 3.1m

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



# Space & Light

All our properties are designed to feel spacious and light. Every property has bifold or other large-format doors giving access to the garden for indoor/outdoor living. Ceiling heights are generous with large windows and glazing panels ensuring that the houses are flooded with light. Every home has a generous single or double garage as well as ample parking and plots 1, 5 and 7 come with additional flexible amenity space formed from the original farm buildings.

## 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, wine cooler, microwave and dishwasher.

All of the bathrooms are fitted with high quality toilets, baths, taps and shower units. Ceramic tiled walls and floors 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 doors
- ❖ Plots 1-4 and 6 Double glazed, aluminium windows
- ❖ Plots 5 and 7 Double glazed, UPVC windows
- ❖ 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
- ❖ 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 (other than plot 5)
- ❖ Fireplace and wood burner (all plots other than plot 6)

### 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 tegular paving. 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 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 Old Rectory Farm a reservation fee of £5,000 will be required.

## 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.

## W Lamb

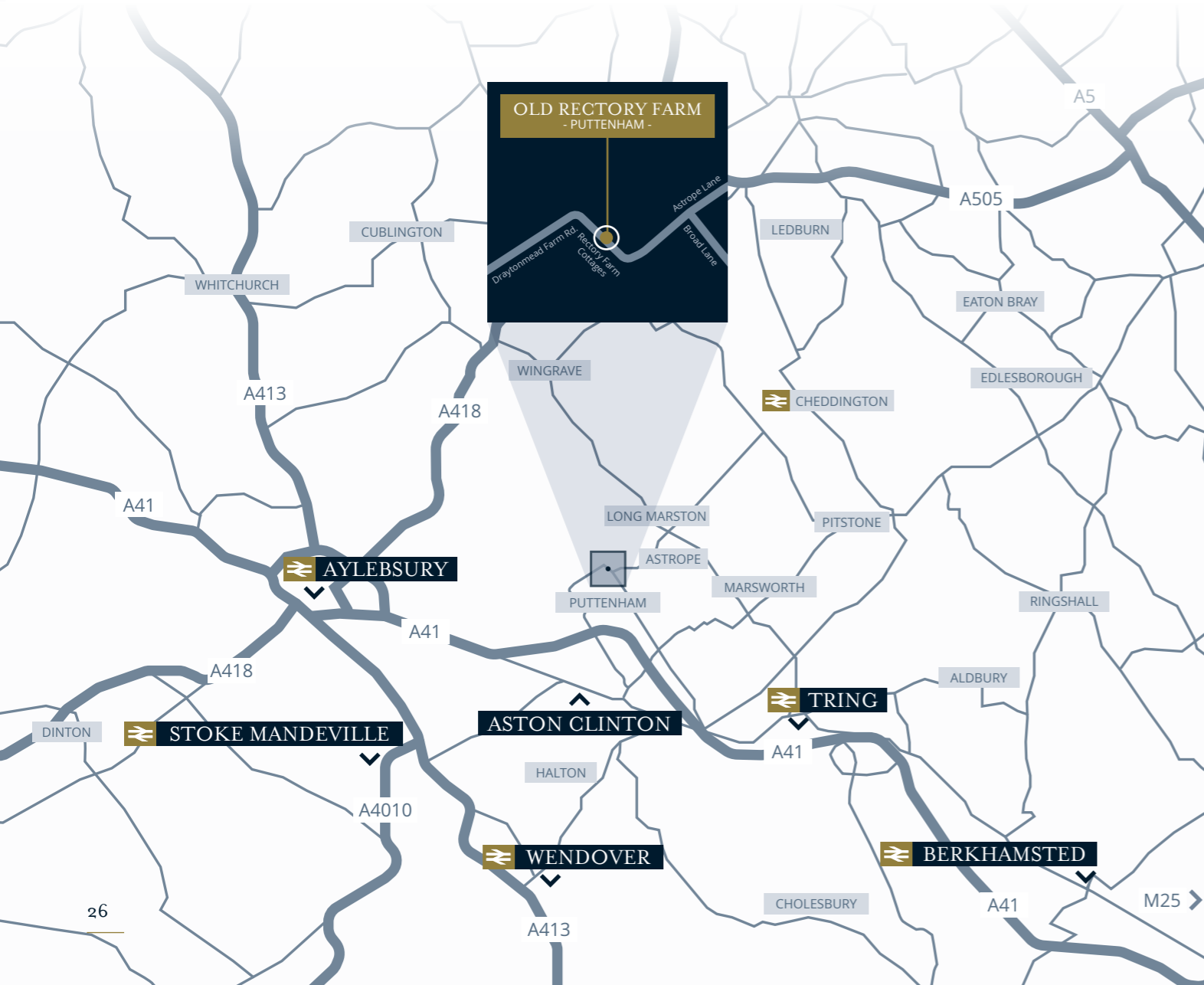
Old Rectory Farm is being developed in joint venture between Laxton Properties and W Lamb (Developments) Ltd as part of an ongoing relationship between the two companies. To date they have worked together on projects ranging from small residential projects up to a larger urban extension of 500 homes, employment provision and a new school.

W Lamb was established in 1942 and purchased in 1969 by Peter Vallis. Still very much under Peter's guidance, the Vallis family continue to own and run the business. Based just outside Tring, the team behind W Lamb Ltd have over 50 years' experience in the construction industry and vast knowledge of commercial builds, residential developments and joint venture funding.

W Lamb is the owner of the development land at Old Rectory Farm, and the new houses will be purchased directly from W Lamb as the landowner.

# Location

Postcode: HP23 4PS



# 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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