



JOINERY CLOSE

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PRINCES RISBOROUGH



JOINERY CLOSE IS AN EXCLUSIVE DEVELOPMENT OF FIVE APARTMENTS, TWO TOWNHOUSES AND TWO BUNGALOWS IN A SOUGHT-AFTER, CENTRAL LOCATION IN PRINCES RISBOROUGH.

Combining attractive design with a generous specification and great quality of finishes, Joinery Close will appeal to discerning purchasers who would like the convenience of a new build property without having to compromise on style or location. The apartments are offered with a share of the Freehold and those at upper levels benefit from a lift to the 1<sup>st</sup> Floor. All the properties come with dedicated car parking.

Situated in the no-through-road of Park Street, Princes Risborough, the development combines ready access to all the town centre amenities and Princes Risborough Train Station. The services include shops, restaurants, schools, churches and pubs. The larger facilities of High Wycombe and the lovely market town of Thame are also close by.

Princes Risborough offers easy access to the beautiful Chiltern Hills for walking, cycling, golfing and other outdoor pursuits.

One of the key attributes of Joinery Close is its accessibility, not just to the immediate surroundings but also to the wider area. Princes Risborough Train Station is just 0.7 miles away, allowing fast and regular connection into London (under 45 mins) as well as Oxford (36 minutes) & Birmingham. There are bus routes nearby giving easy access to High Wycombe, Thame & Aylesbury. There is also convenient access to the M40.



# 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 Joinery Close, we are redeveloping a former carpenter's yard and have sought to bring the location back to life with a modern, light and unique design, whilst respecting its setting. We have looked to retain the original wall adjacent to the public footpath in order to keep its character, whilst providing a safe and private community for new residents.

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



# SITE PLAN





PLOTS ONE & TWO



DETAILS

Plots One & Two

- ❖ 3 Bedrooms
- ❖ Plot 1: 1172 sq ft / 109 sq m
- ❖ Plot 2: 1164 sq ft / 108 sq m
- ❖ Accomodation over 2 floors
- ❖ 2 Allocated parking spaces

**Plot 1: Kitchen / Sitting Room**  
6.0m x 4.5m

**Plot 2: Kitchen / Sitting Room**  
6.0m x 5.2m

**Principal Bedroom**  
7.1m x 3.9m

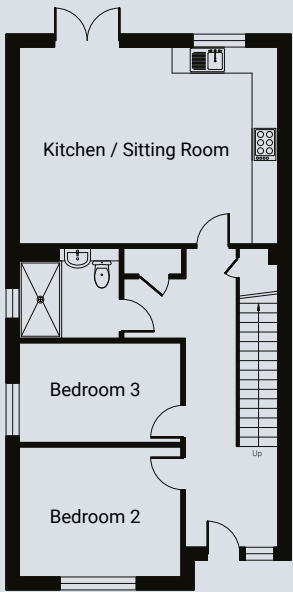
**Bedroom 2**  
3.7m x 3.0m

**Bedroom 3**  
3.7m x 2.3m

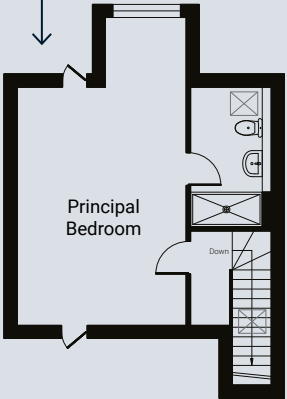
Please note: Kitchen and bathroom layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary.

Plot One

Ground floor  
→

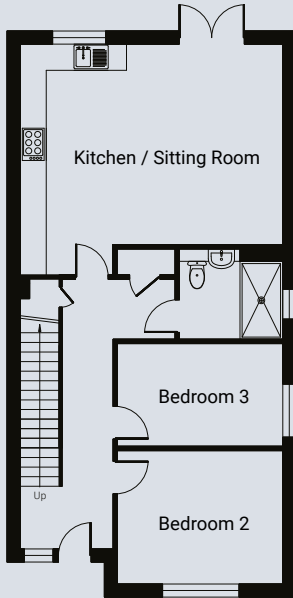


First floor

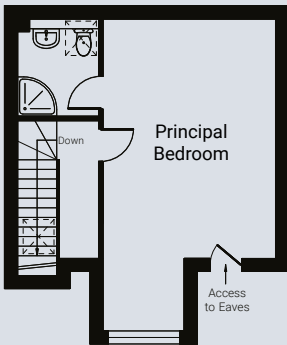


Plot Two

Ground floor  
→



First floor



APARTMENTS &  
TOWN HOUSES  
PLAN

● Three

● Four

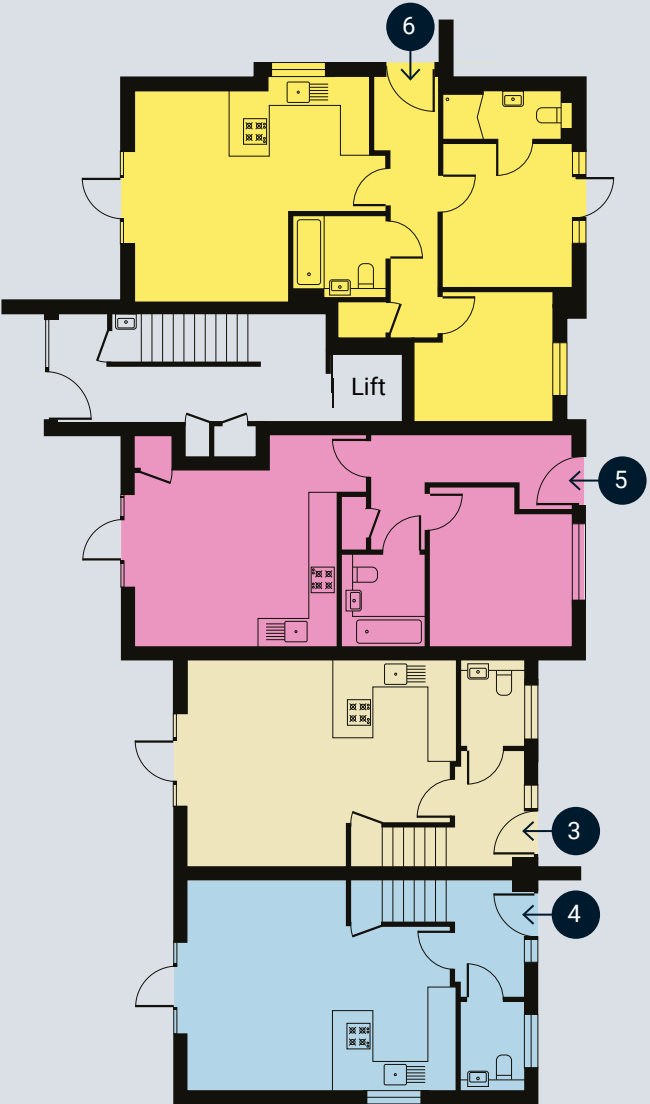
● Five

● Six

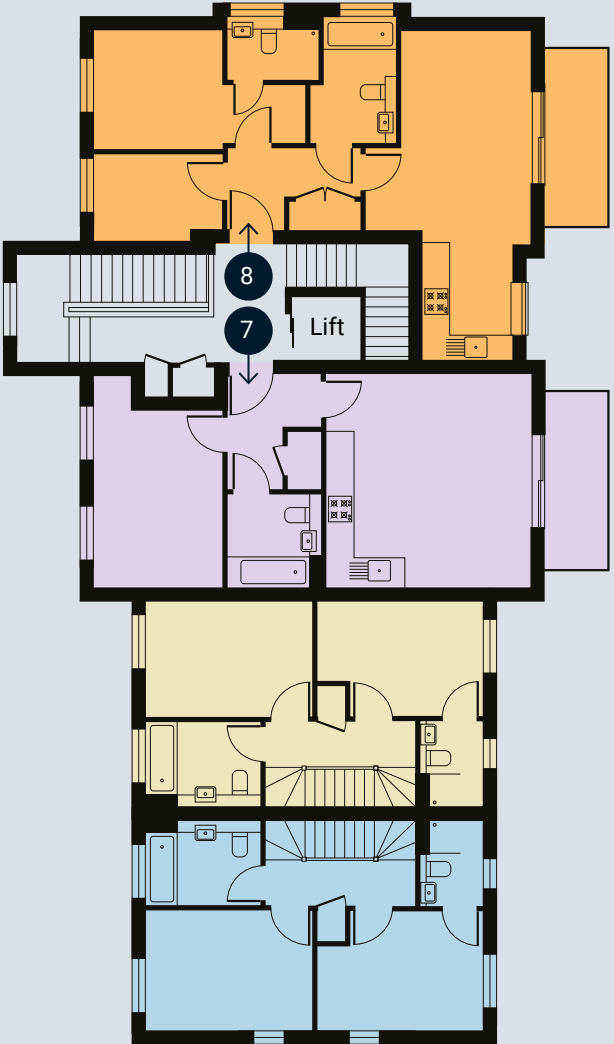
● Seven

● Eight

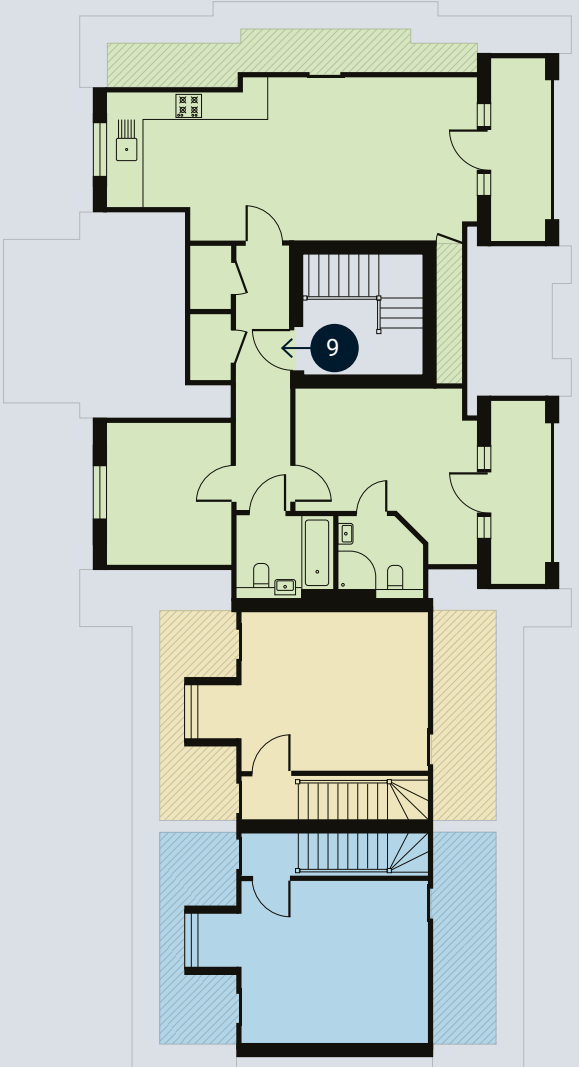
● Nine



↑  
Ground Floor



↑  
First Floor



↑  
Second Floor



# PLOTS THREE & FOUR



# DETAILS

## Plots Three & Four

- ❖ 3 Bedrooms
- ❖ 1071 sq ft / 99.4 sq m
- ❖ Accomodation over 3 floors
- ❖ 2 Allocated parking spaces

### Kitchen / Sitting Area

6.3m x 4.9m

### Principal Bedroom

3.7m x 2.8m

### Bedroom 2

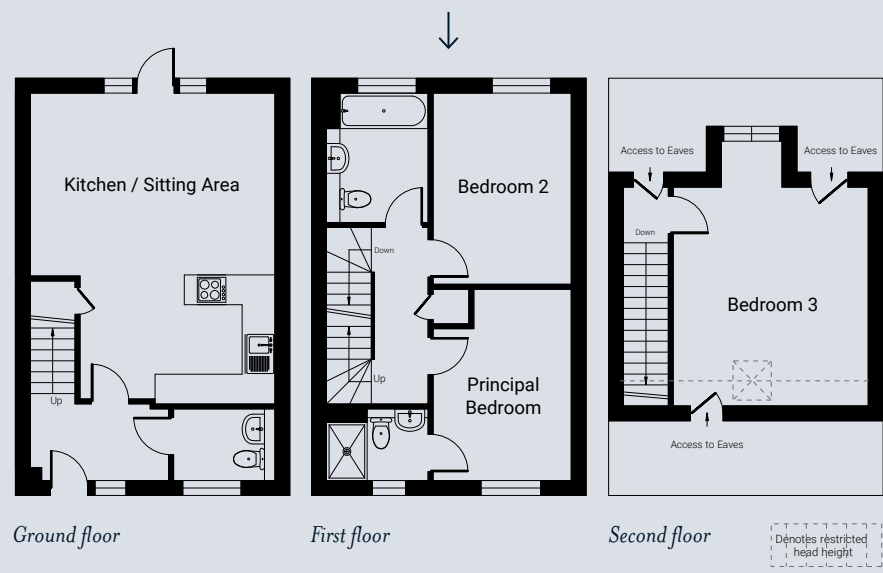
3.9m x 2.8m

### Bedroom 3

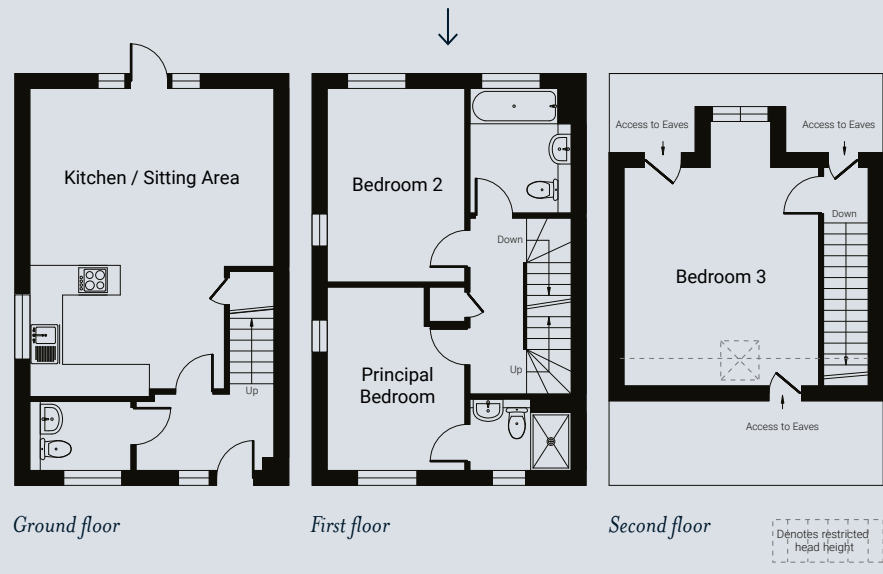
4.4m x 3.8m

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

Plot Three



Plot Four





# APARTMENTS FIVE & SIX



# DETAILS

## Apartment Five

- ❖ 1 Bedroom
- ❖ 527 sq ft / 49 sq m
- ❖ Ground floor
- ❖ 1 Allocated parking space
- ❖ Own front door to outside

### Kitchen / Sitting Room

5.4m x 5.0m

### Principal Bedroom

3.3m x 3.7m

## Apartment Six

- ❖ 2 Bedrooms
- ❖ 677 sq ft / 62.9 sq m
- ❖ Ground floor
- ❖ 1 Allocated parking space
- ❖ Own front door to outside

### Kitchen / Sitting Room

5.5m x 5.3m

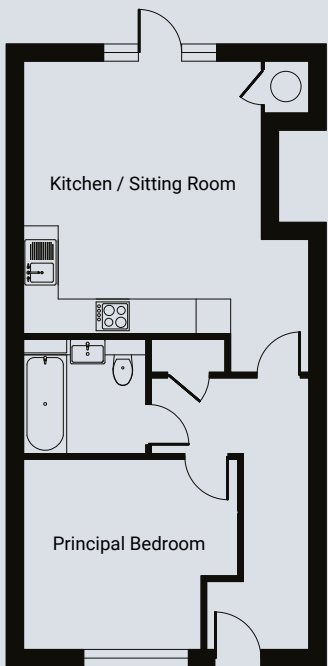
### Principal Bedroom

3.3m x 3.0m

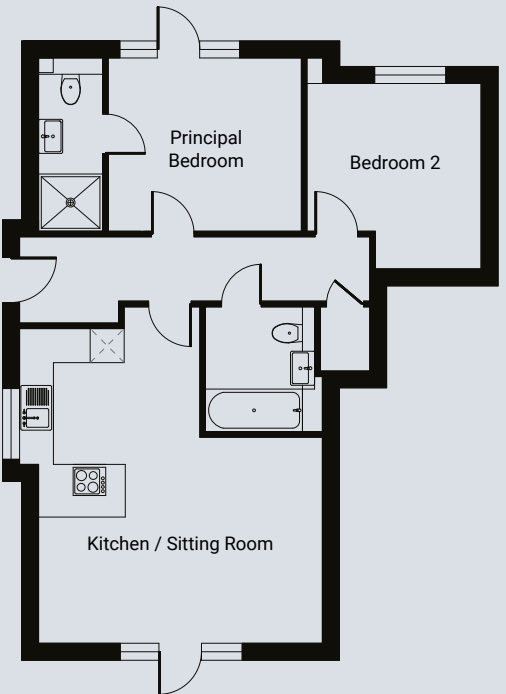
### Bedroom 2

3.2m x 3.0m

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



Apartment Five  
Ground Floor



Apartment Six  
Ground Floor



# APARTMENTS SEVEN & EIGHT



# DETAILS

## Apartment Seven

- ❖ 1 Bedroom
- ❖ 529 sq ft / 49.1 sq m
- ❖ First floor
- ❖ 1 Allocated parking space
- ❖ Balcony
- ❖ Lift to First Floor

### Kitchen / Living Area

5.0m x 4.8m

### Principal Bedroom

5.0m x 3.0m

## Apartment Eight

- ❖ 2 Bedrooms
- ❖ 608 sq ft / 56.4 sq m
- ❖ First floor
- ❖ 1 Allocated parking space
- ❖ Balcony
- ❖ Lift to First Floor

### Kitchen

2.8m x 2.1m

### Sitting / Dining Room

4.9m x 3.8m

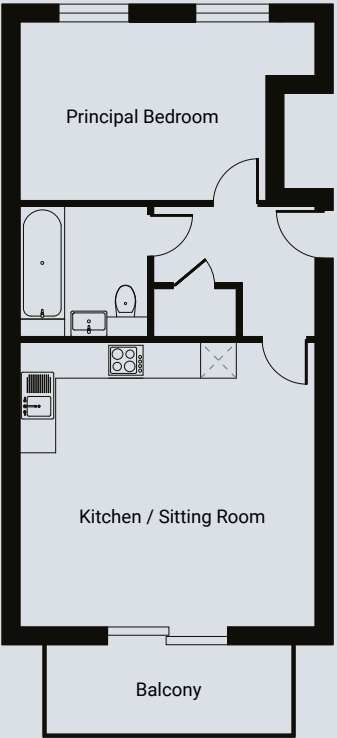
### Principal Bedroom

4.9m x 2.7m

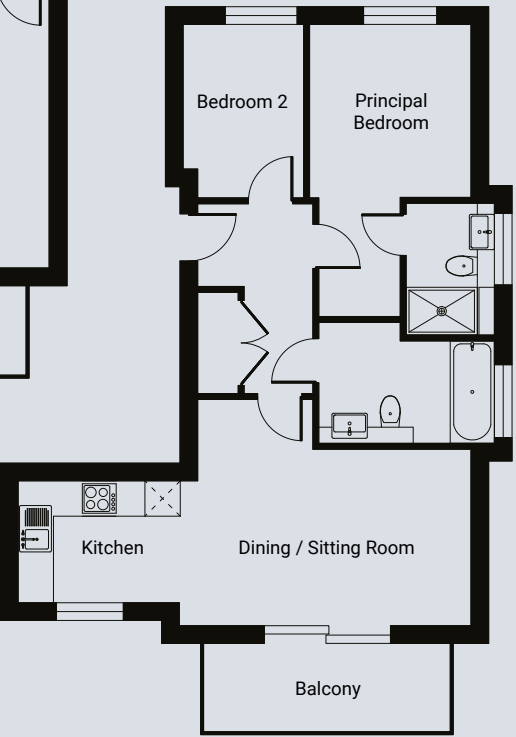
### Bedroom 2

3.0m x 2.0m

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



Apartment Seven  
First Floor



Apartment Eight  
First Floor



APARTMENT NINE



DETAILS

Apartment Nine

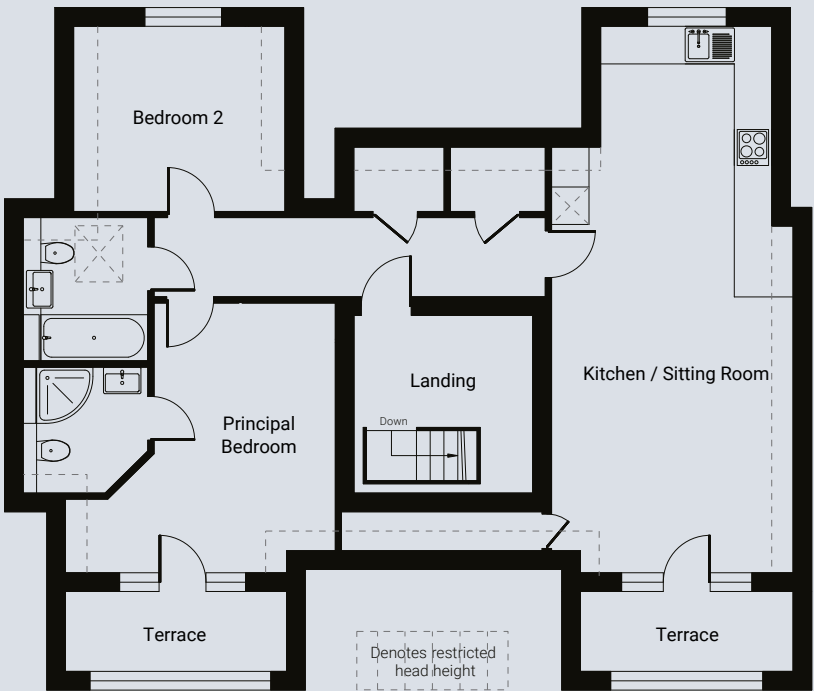
- ❖ 2 Bedrooms
- ❖ 751 sq ft / 69.8 sq m
- ❖ Second floor
- ❖ 1 Allocated parking space
- ❖ 2 Terraces
- ❖ Lift to First Floor

**Kitchen / Sitting Room**  
8.7m x 3.8m

**Principal Bedroom**  
4.2m x 2.9m

**Bedroom 2**  
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.



↑  
Apartment Nine  
Second Floor



# PREVIOUS DEVELOPMENTS

BY LAXTON PROPERTIES





# SPACE & LIGHT

All of our properties are designed to feel spacious and filled with light. Every property has bifold, sliding or French doors opening out onto private amenity space via balconies, terraces or patios. The ceilings will measure between 2.3m and 2.5m in height. Storage space is provided in each property as well as the benefit of a separate cycle store/shed.

## SUSTAINABLE

Each home will be EPC A rated and will be heated by an electric Air Source Heat Pump. In addition each home will benefit from Photovoltaic Panels on the roof to generate a proportion of its own electricity as well as an electric car charging point fitted to their designated parking spaces. Rainwater is drained via a Sustainable Urban Drainage System (SUDs). This is designed to retain rainwater on site and slowly release it to the local watercourse, helping to alleviate flooding downstream.

## KITCHENS & BATHROOMS

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 quartz worktops and upstands and a range of high quality, integrated appliances including an induction hob, a built in fridge/freezer, microwave and dishwasher.

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

## THE FINISHING TOUCHES

### *Interior*

- ❖ White Finished (apartments) or oak finished (houses) doors
- ❖ Ceilings are smooth finish and all walls that are not tiled are painted with matt emulsion
- ❖ Underfloor heating throughout the apartments and at ground floor to the houses with zoned controls
- ❖ Secure front door
- ❖ Double glazed windows
- ❖ Low energy LED lighting to Kitchen, Hall, and bathrooms.
- ❖ High efficiency electric air source heat pump
- ❖ Remotely controllable heating system
- ❖ TV aerials and wiring for satellite TV
- ❖ Super fast fibre broadband directly to the property
- ❖ Communal lift to the 1<sup>st</sup> floor to benefit the 1<sup>st</sup> and 2<sup>nd</sup> floor apartments
- ❖ Dedicated 7Kw Type 2 Electric car charging point to the car parking spaces for each home
- ❖ Video intercom to apartments
- ❖ Carefully designed and managed to ensure all fire regulations are achieved
- ❖ Concrete floors throughout the apartments ensuring the optimum resistance to sound between units

### *Safety & security*

- ❖ Burglar alarm fitted to houses and ground floor apartments
- ❖ Video entry system installed to 1<sup>st</sup> and 2<sup>nd</sup> floor apartments
- ❖ Heat alarms
- ❖ Smoke alarms
- ❖ Emergency lighting installed to communal areas

### *Outside areas*

The outside finishes are an important part of any home. Each home comes with a terrace, patio or balcony with outside lighting. The communal spaces will be further landscaped, linked by stone paths & sensitively lit. The access road and parking areas are block paved and each apartment will have at least one dedicated parking space, with additional visitors parking also available. A bin and cycle store has also been designed into the development.

# 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 Joinery Close 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.



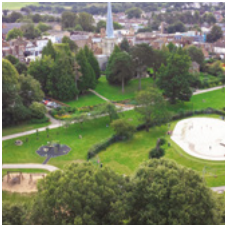


DELIVERING POSITIVE DEVELOPMENT



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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