



MANOR PARK

group

Orchard View



Perry Lane · Bledlow · Buckinghamshire · HP27 9PA

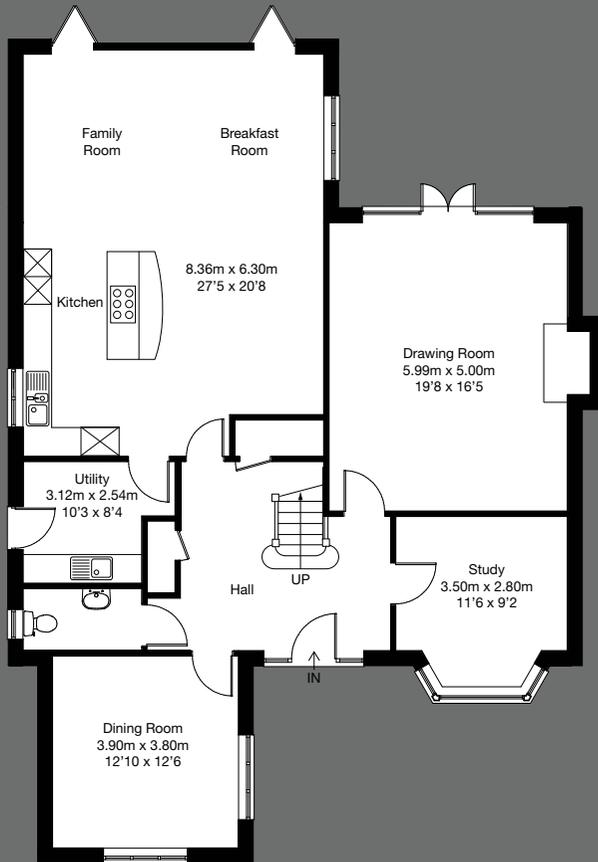


Orchard View, Perry Lane, Bledlow

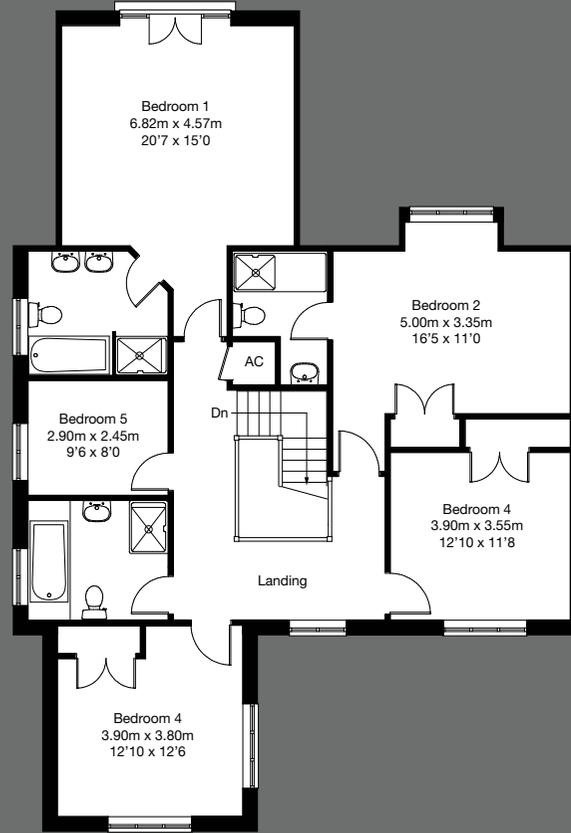
P.O.A.

A unique opportunity to purchase a brand new detached family home built to the highest standards throughout. This small and select development of just two stunning detached homes is situated in the popular village of Bledlow which provides excellent transport links and access to London.

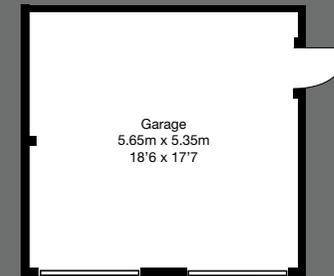
- Five Bedrooms • Four Receptions • Three Bathrooms
 - Double detached garage
 - Stunning countryside views
 - 0.5 acre paddock
- Select development of just two new homes



Ground Floor Plan



First Floor Plan



(Not shown in actual location / orientation)

Garage

Orchard View

Approximate Gross Internal Area = 276 sq m / 2,970 sq ft
 Garage = 34 sq m / 366 sq ft
 Total = 310 sq m / 3,336 sq ft

Specification

General Construction

- A house with contemporary finish traditionally constructed in brick and block, with feature brickwork & flint panelling beneath a handmade clay tiled roof.
- Concrete ground and first floors to reduce sound transmission.
- Flush casement timber windows, fitted with argon filled double glazed units.

Internal Features

- Drawing room fireplace with stone surround, hearth and chamber. Fitted with multi-fuel burning stove.
- Ornate plaster cornice to all ground floor rooms & first floor landing.
- Painted fire rated internal doors, painted to match skirtings & architrave. Glazed doors to drawing room and kitchen/family room.
- Bespoke fitted wardrobes to Master bedroom, beds 2 & 3.
- Polished chrome door and window furniture.
- **Floor coverings:**
Porcelain 1200 x 300 plank tiles to hallway, kitchen/breakfast room, utility and cloakroom.

Ceramic floor & wall tiling to bathrooms with chrome trim.

Carpets:

Ground Floor: Drawing room, dining room and study.

First Floor: Stairs, landing and bedrooms.

Kitchen

- Range: Callerton bespoke shaker.
- Fronts: Painted Oak.
- Worktops: Quartz 30mm stone.
- Appliances: Electric induction hob, ceiling mounted extractor, Neff appliances: larder fridge, 2 x freezers, dishwasher, wine fridge, 2 x fan ovens, combi microwave, coffee machine.
- Provision made for washing machine and tumble dryer to utility.

Bathrooms and Cloakroom

- Duravit wall mounted sanitary ware and bathroom furniture.
- Hansgrohe shower valves, taps, raindance shower heads and concealed cisterns and flush plates.
- Stone window cills. Stone tops to family bath and all bathroom boxings.
- Heated towel rails, mirrors and toilet roll holders in all bathrooms.

Electrics / Lighting

- Wall switched 5 amp circuit lighting in drawing room and master bedroom.
- Low energy LED downlights to all habitable areas.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout all habitable areas.
- Smoke detectors on all floors.
- Heat detectors in kitchen and utility room.
- Carbon monoxide detector in drawing room.
- Garage door electrically automated.

Media Installations

- Pre-wired for Sonos multi room sound system.
- TV and FM points to all rooms.
- Pre-wired for two playback systems for Sky.
- Star-wired telecom structure with CAT5e cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in drawing room & kitchen/family room.

Plumbing and Heating

- Internal LPG boiler provides central heating and hot water.
- Heating for each floor separately zoned.
- Wifi controlled heating thermostats, heating can be controlled from your mobile phone.
- Underfloor heating throughout ground and first floors.

Security

- Intruder alarm with detectors in principal rooms and garage.
- BT point adjacent to burglar alarm control panel.
- Panic button to master bedroom.
- Security lighting to front and rear elevations.
- Winkhaus eurolock cylinder and espagnolette multi point locking system to all external doors.

Outside

- Natural stone patio and paths.
- The gardens will be laid to lawn and landscaped.
- Driveway finished in oxfordshire gravel.



NHBC

The property is independently inspected during construction by the National House Building Council who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

After Sales Quality Check

MPG Developments Ltd will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

Note

The developers, MPG Developments Ltd, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.

Situation

The pretty village of Bledlow lies in the Vale of Aylesbury, at the foot of the Chiltern Hills (an Area of Outstanding Natural Beauty), and was recently included in the Sunday Times 'Best Places to Live in Britain Guide'. It is surrounded by beautiful countryside with a network of footpaths, bridleways and the Phoenix Trail (a pedestrian/cycle nature trail). Bledlow boasts a Parish Church, an award winning Pub (The Lions), an active Cricket club and a very welcoming community spirit. The very desirable Buckinghamshire village of Bledlow offers all the amenities of countryside living, while providing excellent commuter transport links to London from Princes Risborough Railway Station and the Motorway.

Princes Risborough is just over 2 miles away from the property and caters for all the day-to-day needs and necessities. There is a lovely High Street and a brick Market House with open arcades. You will also find a library, post office, doctors and dental surgeries, sporting facilities and a swimming pool. Along with the local shops, there is also a large Tesco Superstore and an M&S Simply Food for all your grocery needs.



Schools



Sir Henry Floyd Grammar School for boys and girls.

Aylesbury High School for girls.

Aylesbury Grammar School for boys.

Walking and Riding



There is easy access to a wealth of footpaths and bridleways including The Phoenix Trail, The Chiltern Way, Icknield Way and Ridgeway.

Travel:



Princes Risborough 2.5 miles.

M40 (J6) 5.5 miles.

High Wycombe 9 miles.

Aylesbury 10 miles.

M25 J16 24 miles.

Oxford 25 miles.

Central London 40 miles.



London Marylebone 37 minutes from Princes Risborough Railway Station.



London Heathrow Airport 28 miles.

(All distances and times are approximate)

Site Plan



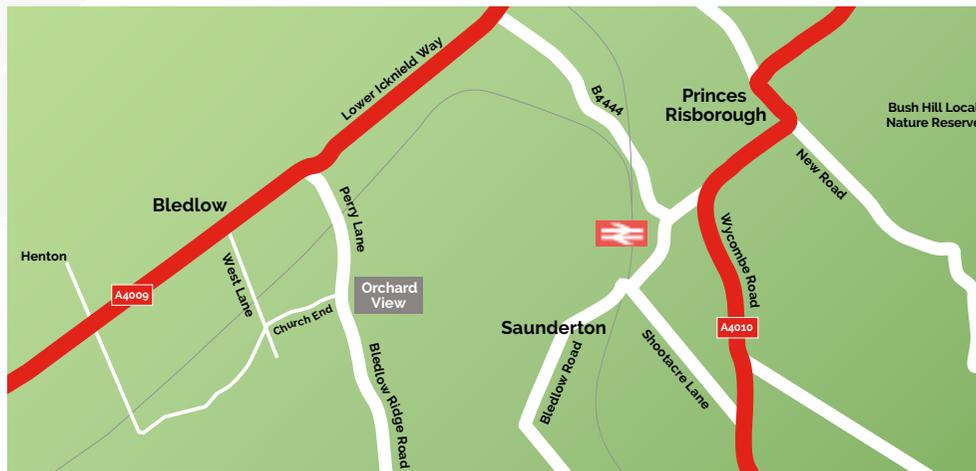
Illustration for identification purposes only. Not to scale.

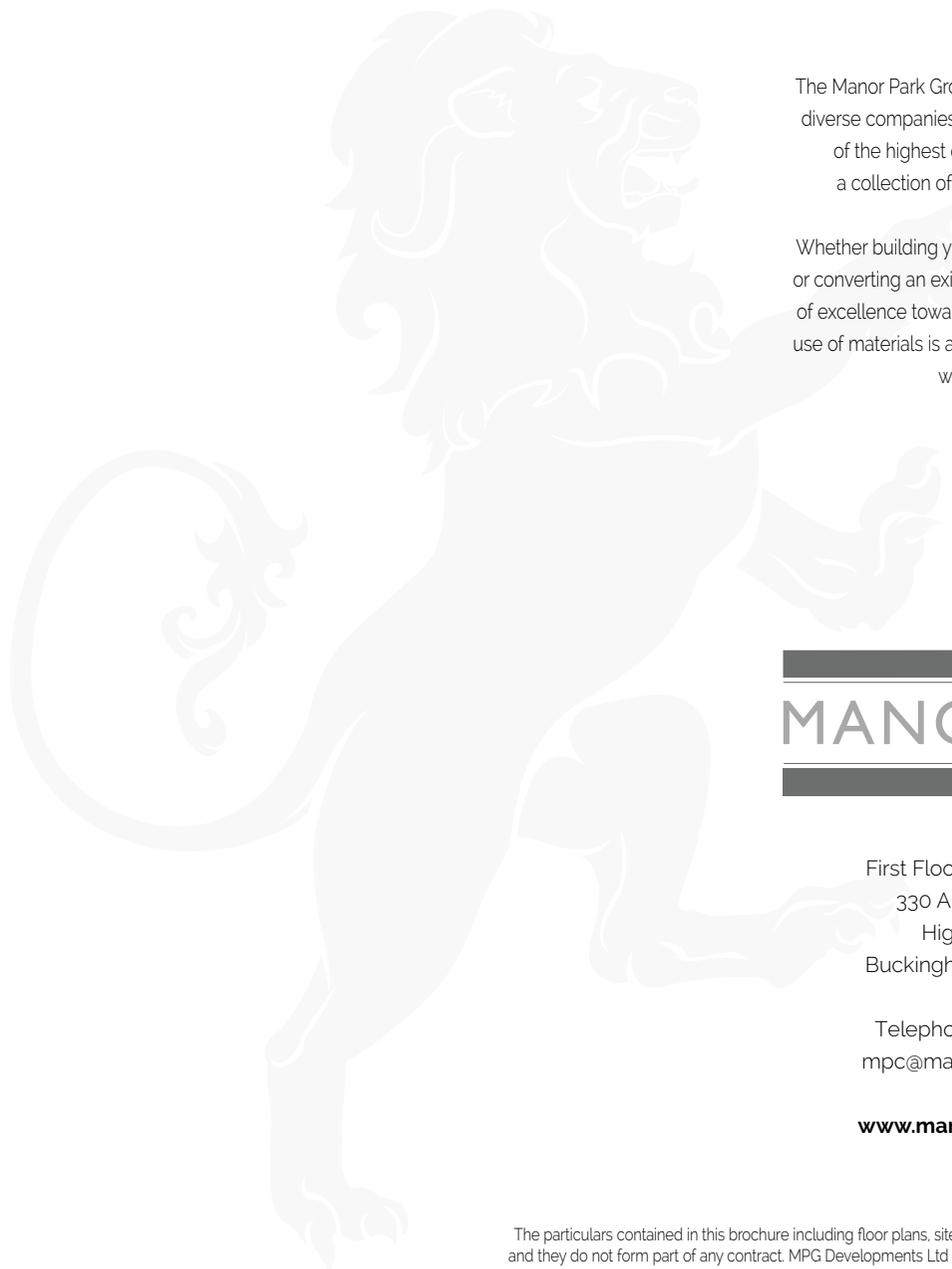


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Location





The Manor Park Group brings together a range of diverse companies devoted to providing homes of the highest quality, delivered through a collection of highly skilled individuals.

Whether building your dream home, remodelling or converting an existing structure, our philosophy of excellence towards design, craftsmanship and use of materials is at the forefront of every project we undertake.



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The particulars contained in this brochure including floor plans, site plan and maps are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. MPG Developments Ltd reserve the right to vary the specification as and when it may become necessary.



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