

Quality New Homes
by One Housing Group



Two, three and four bedroom homes available through Shared Ownership

Welcome to The Orchard

The Orchard is an exclusive development of 13 high-quality new build homes available through Shared Ownership. The development consists of 2 and 3-bedroom semi-detached houses and 3 and 4-bedroom detached homes, all of which come with a private rear garden.

Ideally suited to singles, couples, and growing families alike The Orchard has the perfect lifestyle choice.

The development is situated in the rural and historical village of Grendon Underwood in the Aylesbury Vale district of Buckinghamshire. The parish is home to the beautiful St Leonard's Church which dates back to the early 13th Century and you will also find a village shop and a local pub.

The nearest train station is Bicester Village which is approximately an 11-minute drive away, offering direct services to London Marylebone in less than 50 minutes.






The development offers excellent road access to the M40, M25 and M1.

Bicester Village is the second most visited location in the United Kingdom and a short drive by from the development.

The largest shopping centre in Aylesbury is Friar's Square, where you will find your high street shops, local supermarkets, pubs, restaurants, a cinema, theatres and sports and leisure facilities.

The Orchard
Grendon Underwood

Within easy reach

	Post Office by foot	1 minute
	Grendon Underwood Primary by foot	1 minute
	Bicester Village Station by car	11 minutes
	Aylesbury by car	24 minutes
	London Marylebone (from Bicester Village)	49 minutes

Travel times taken from <http://maps.google.com> and are for guidance only.

The Orchard, Grendon Underwood, Aylesbury Vale HP18 0YP



- 1. Aylesbury Vale
- 2. Bicester Village
- 3. Bicester Village Station
- 4. Bicester
- 5. Bicester Village



Computer generated artist impression

The
Orchard
Grendon Underwood

High specification for a high expectation

Kitchen/Living/Dining

Contemporary warm grey kitchen by
Moore's Elba Kitchens

Tippo white laminate worktop

Bosch integrated appliances

Downlighters to kitchen area

Wood-effect laminate flooring in honey oak by Karndean

Bedroom(s)

80/20 Wool mix carpet in Cashew to all bedrooms.

White pendent light fixture

Bathroom/Shower room

Porcelain enamelled steel bath in white with single lever
mixer tap in chrome

Slate grey vanity top

Ceiling mounted rainfall head with thermostatic shower
mixer with 3 outlets

Deck mounted shower kit and push type bath filler and
waste over bath

White WC pan with concealed cistern and polished
chrome dual flush push button

Ceramic tiles in quartz light grey

Shower room - ceiling mounted rainfall head with
secondary handheld shower unit fixed to wall and
thermostatic shower mixer with 2 outlets within main
shower area

Vinyl flooring by Marley Eclipse

Garages

Manually operated, up and over canopy style

Whilst every effort has been taken to ensure the accuracy of the information
provided, the specifications has been supplied as a guide and One Housing Group
reserve the right to amend the specification as necessary and without notice.



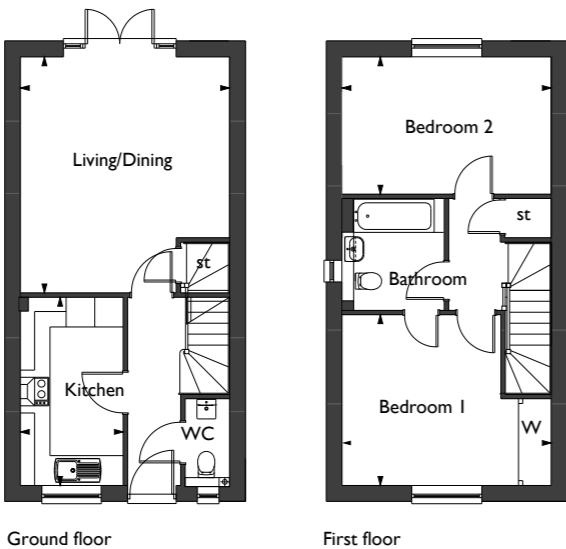
The Orchard
Grendon Underwood

Two bedroom house
Plots 1 & 2

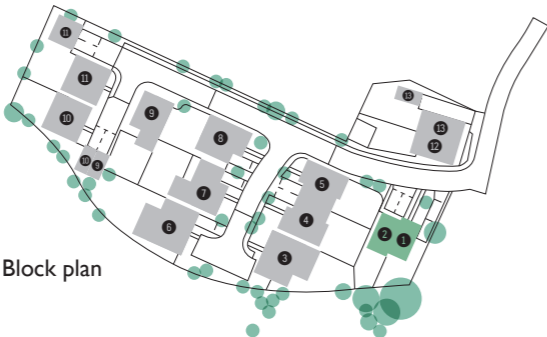
Dimensions

Kitchen	2.16m x 3.95m	7'1" x 12'11"
Living/Dining	4.39m x 4.95m	14'5" x 16'3"
Bedroom 1	4.39m x 3.58m	14'5" x 11'9"
Bedroom 2	4.39m x 2.85m	14'5" x 9'4"

WC = Water Closet
ST = Store
W = Wardrobe



Block plan



Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Layout sizes may vary slightly from one another - please refer to the price list or the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Please speak to a member of the Sale Team for an Energy and Environmental Impact Rating.

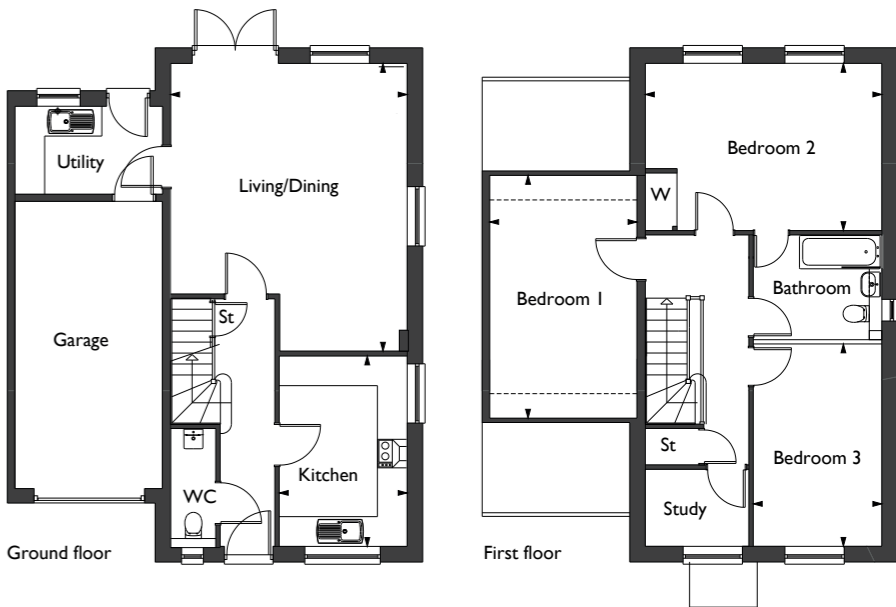
The Orchard
Grendon Underwood

Three bedroom house
Plot 4

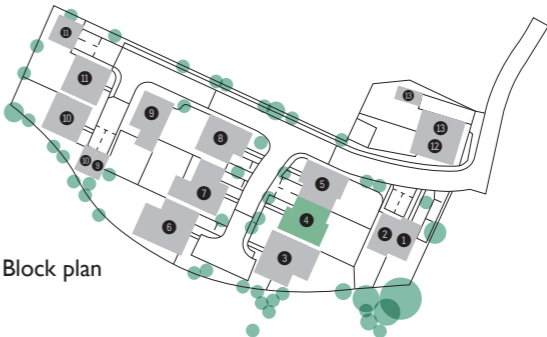
Dimensions

Kitchen	2.68m x 4.0m	8'10" x 13'1"
Living/Dining	4.96m x 6.0m	16'3" x 19'8"
Bedroom 1	3.0m x 5.1m	9'10" x 16'9"
Bedroom 2	4.96m x 3.5m	16'3" x 11'6"
Bedroom 3	2.7m x 4.25m	8'10" x 13'11"

WC = Water Closet
ST = Store
W = Wardrobe



Block plan



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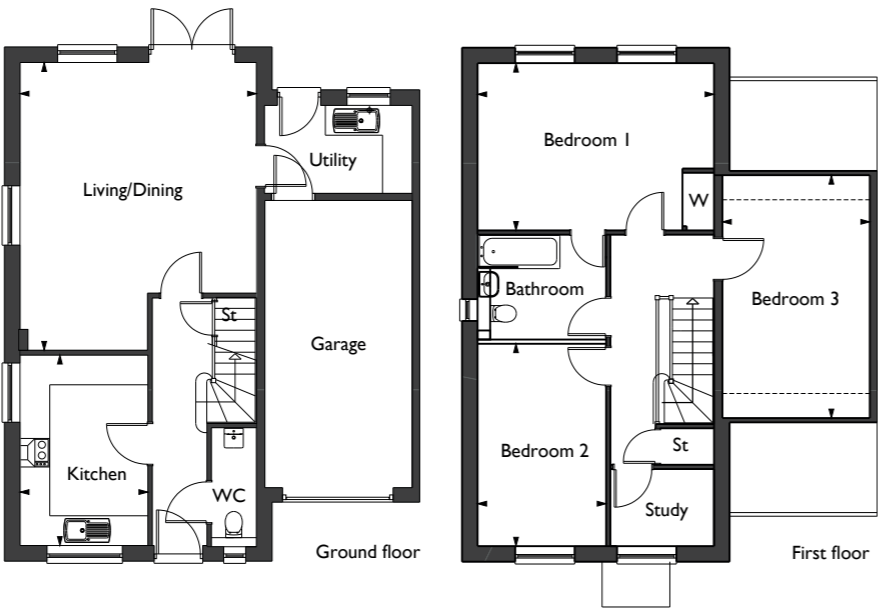
The Orchard
Grendon Underwood

Three bedroom house
Plot 5

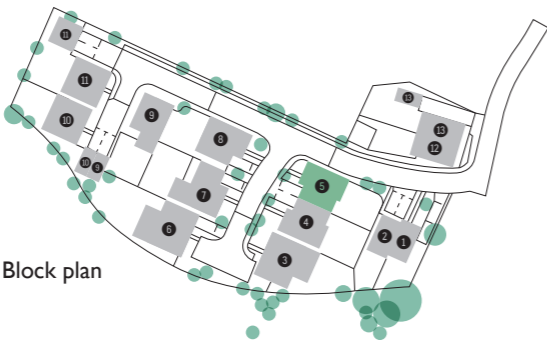
Dimensions

Kitchen	2.68m x 4.0m	8'10" x 13'1"
Living/Dining	4.96m x 6.0m	16'3" x 19'8"
Bedroom 1	4.96m x 3.5m	16'3" x 11'6"
Bedroom 2	2.7m x 4.25m	8'10" x 13'11"
Bedroom 3	3.0m x 5.1m	9'10" x 16'9"

WC = Water Closet
ST = Store
W = Wardrobe



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Block plan

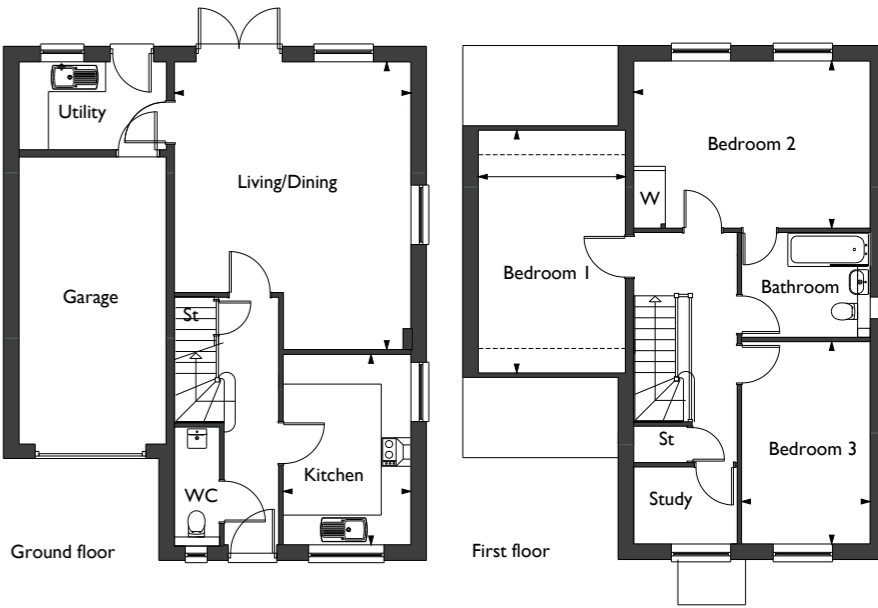
The Orchard
Grendon Underwood

Three bedroom house
Plot 8

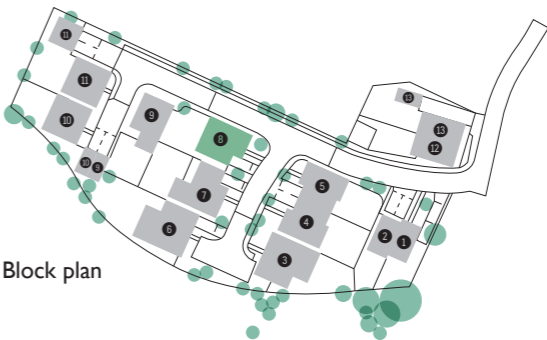
Dimensions

Kitchen	2.68m x 4.0m	8'10" x 13'1"
Living/Dining	4.96m x 6.0m	16'3" x 19'8"
Bedroom 1	3.12 x 5.1m	10'3" x 16'9"
Bedroom 2	4.96m x 3.5m	16'3" x 11'6"
Bedroom 3	2.7m x 4.25m	8'10" x 13'11"

WC = Water Closet
ST = Store
W = Wardrobe



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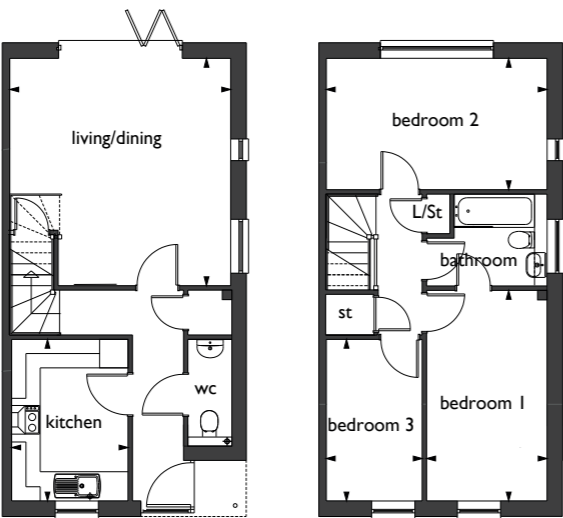
Block plan

The Orchard
Grendon Underwood

Three bedroom house
Plots 12 & 13

Dimensions

Kitchen	2.44m x 3.39m	8'0" x 11'1"
Living/Dining	4.63m x 4.77m	15'X2" x 15'8"
Bedroom 1	2.53m x 4.42m	8'4" x 14'6"
Bedroom 2	4.63m x 2.75m	15'2" x 9'0"
Bedroom 3	2.00m x 3.39m	6'7" x 11'1"



Ground floor

First floor

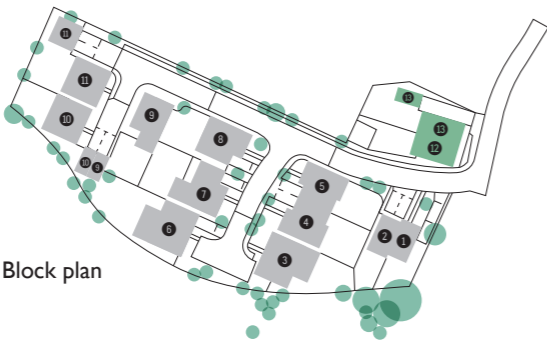
Plot 13 has opposite handing to the illustration above

WC = Water Closet
ST = Store
L = Linen
W = Wardrobe



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Block plan

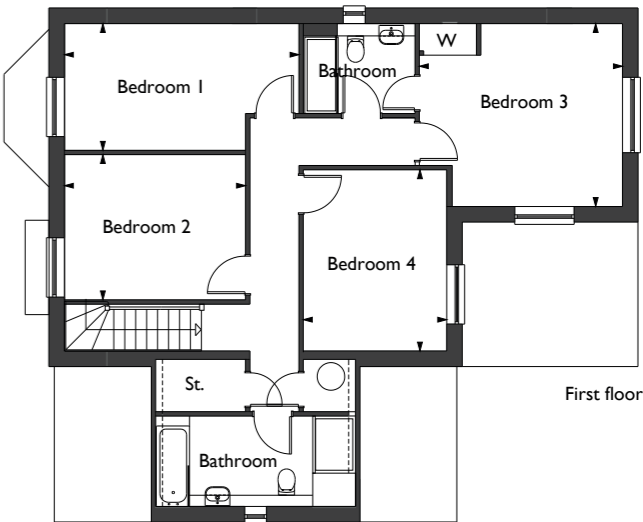


The Orchard
Grendon Underwood

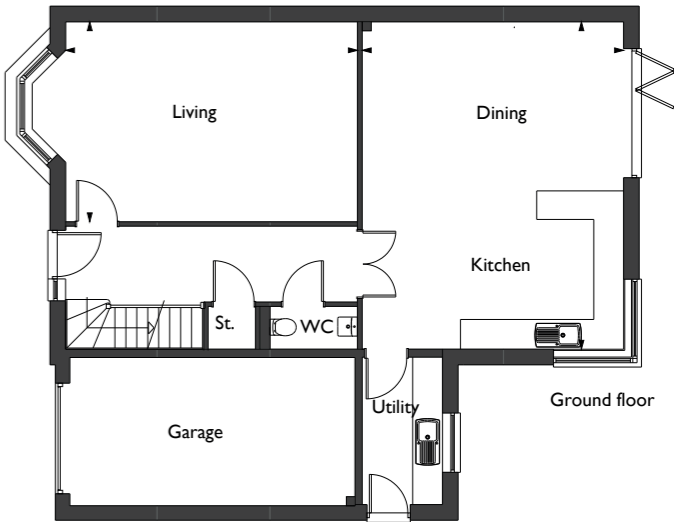
Four bedroom house
Plot 3

Dimensions

Kitchen/Dining	5.48m x 6.8m	17'11" x 22'4"
Living	6.12m x 4.2m	20'1" x 13'9"
Bedroom 1	4.9m x 2.6m	16'1" x 8'6"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"
Bedroom 3	4.26m x 3.8m	13'11" x 12'6"
Bedroom 4	3.0m x 3.8m	9'10" x 12'6"



First floor



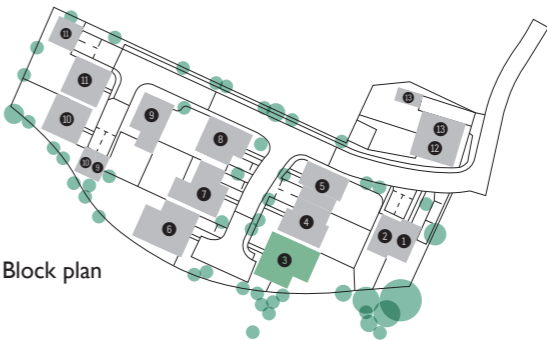
Ground floor

WC = Water Closet
ST = Store
W = Wardrobe



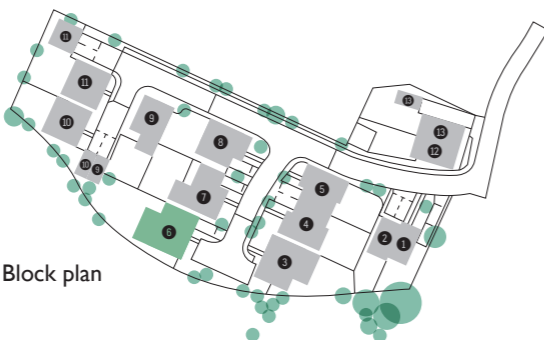
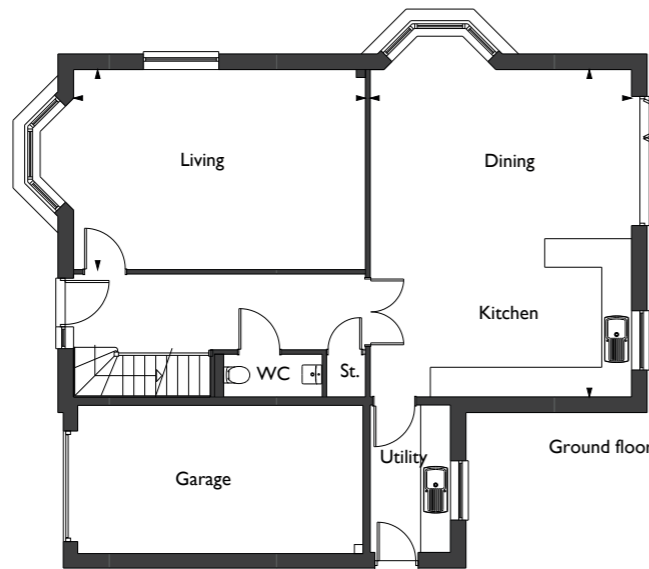
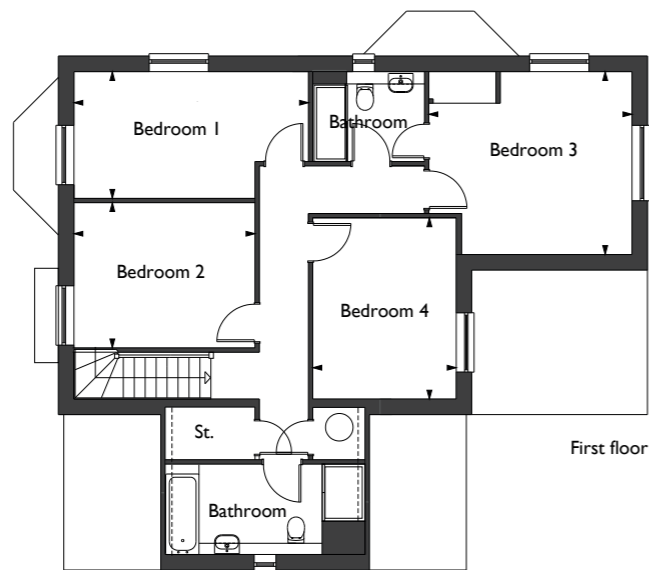
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Block plan



The Orchard
Grendon Underwood

Four bedroom house
Plot 6



Dimensions		
Kitchen/Dining	5.48m x 6.8m	17'11" x 22'4"
Living	6.12m x 4.2m	20'1" x 13'9"
Bedroom 1	4.9m x 2.6m	16'1" x 8'6"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"
Bedroom 3	4.26m x 3.8m	13'11" x 12'6"
Bedroom 4	3.0m x 3.8m	9'X10" x 12'6"

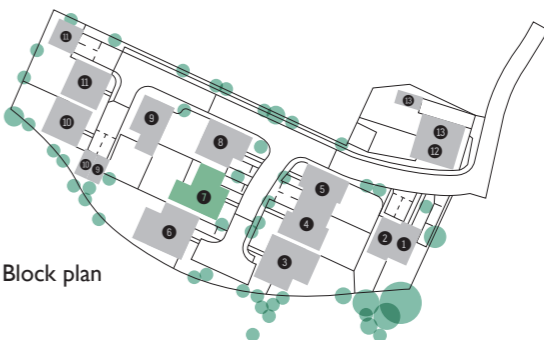
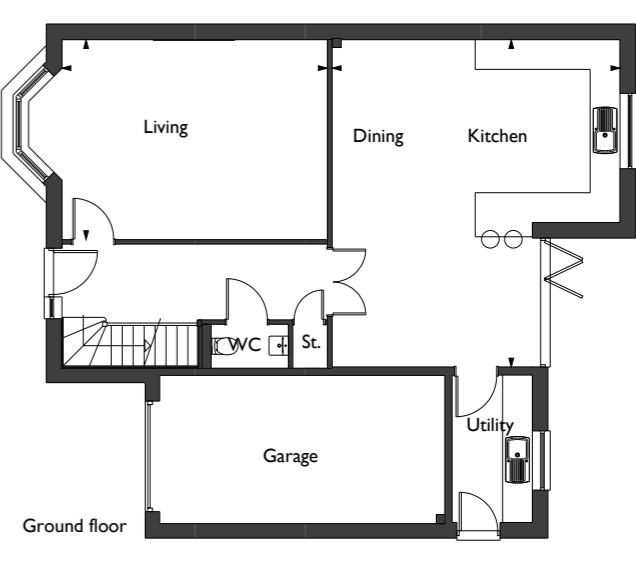
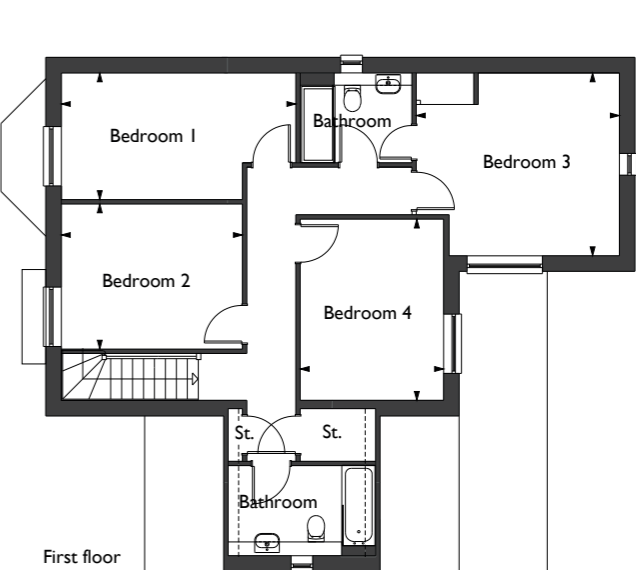
WC = Water Closet
ST = Store
W = Wardrobe



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The Orchard
Grendon Underwood

Four bedroom house
Plot 7



Dimensions		
Kitchen/Dining	6.0m x 6.8m	19'8" x 22'4"
Living	5.57m x 4.2m	18'3" x 13'9"
Bedroom 1	4.9m x 2.6m	16'1" x 8'6"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"
Bedroom 3	4.26m x 3.8m	13'11" x 12'6"
Bedroom 4	3.0m x 3.8m	9'10" x 12'6"

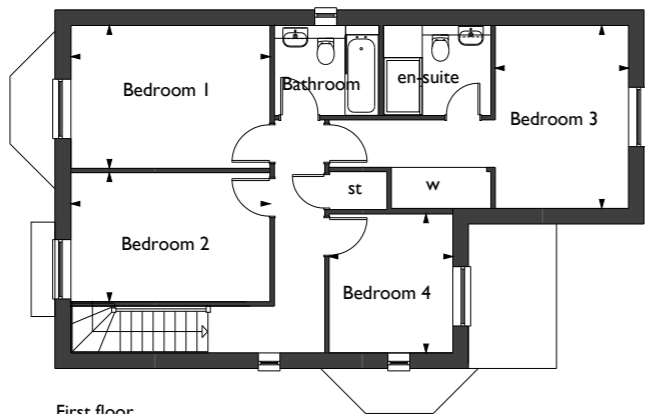
WC = Water Closet
ST = Store
W = Wardrobe



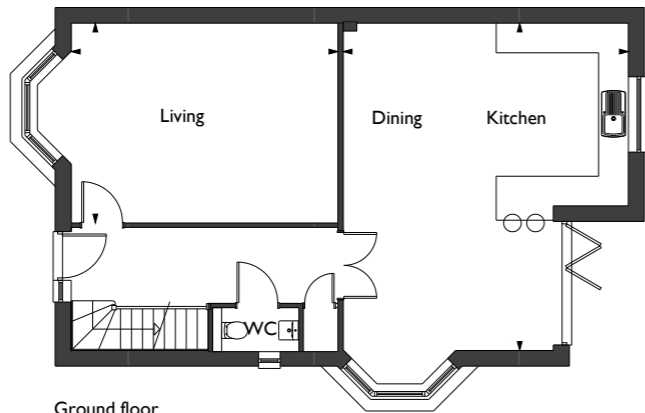
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The Orchard
Grendon Underwood

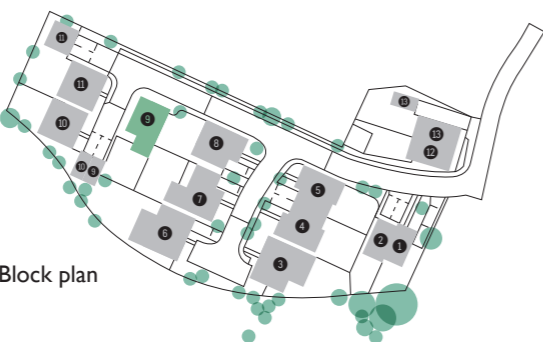
Four bedroom house
Plot 9



First floor



Ground floor



Block plan

Dimensions

Kitchen/Dining	5.9m x 6.8m	19'4" x 22'4"
Living	5.6m x 4.2m	18'4" x 13'9"
Bedroom 1	4.18m x 3.0m	13'9" x 9'10"
Bedroom 2	4.18m x 2.7m	13'9" x 8'10"
Bedroom 3	2.8m x 3.8m	9'2" x 12'6"
Bedroom 4	2.6m x 2.9m	8'X6" x 9'6"

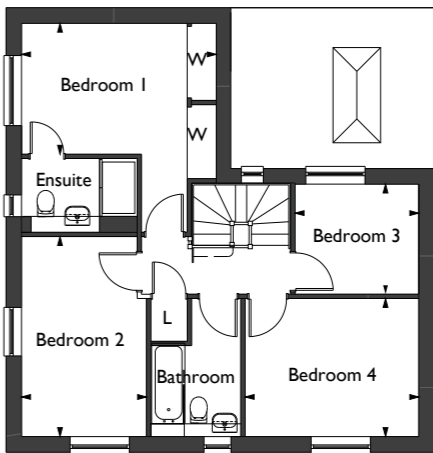
WC = Water Closet
ST = Store
W = Wardrobe



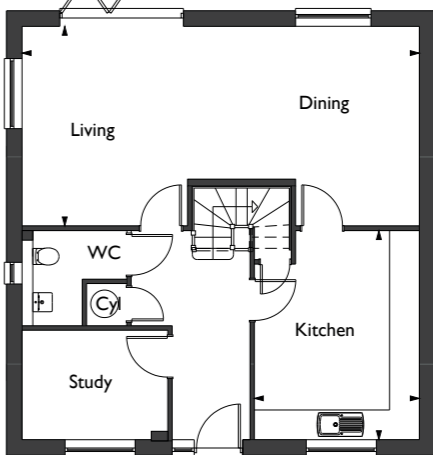
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The Orchard
Grendon Underwood

Four bedroom house
Plots 10 & 11

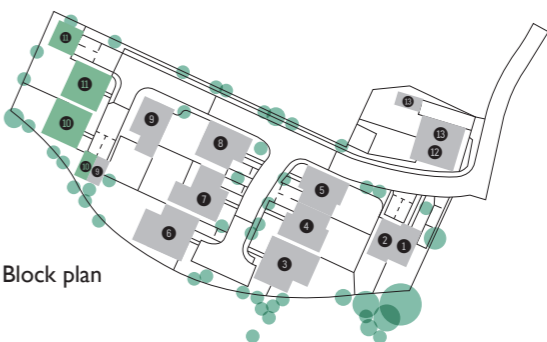


First floor



Ground floor

Plot 10 has opposite handing to the illustration above



Block plan

Dimensions

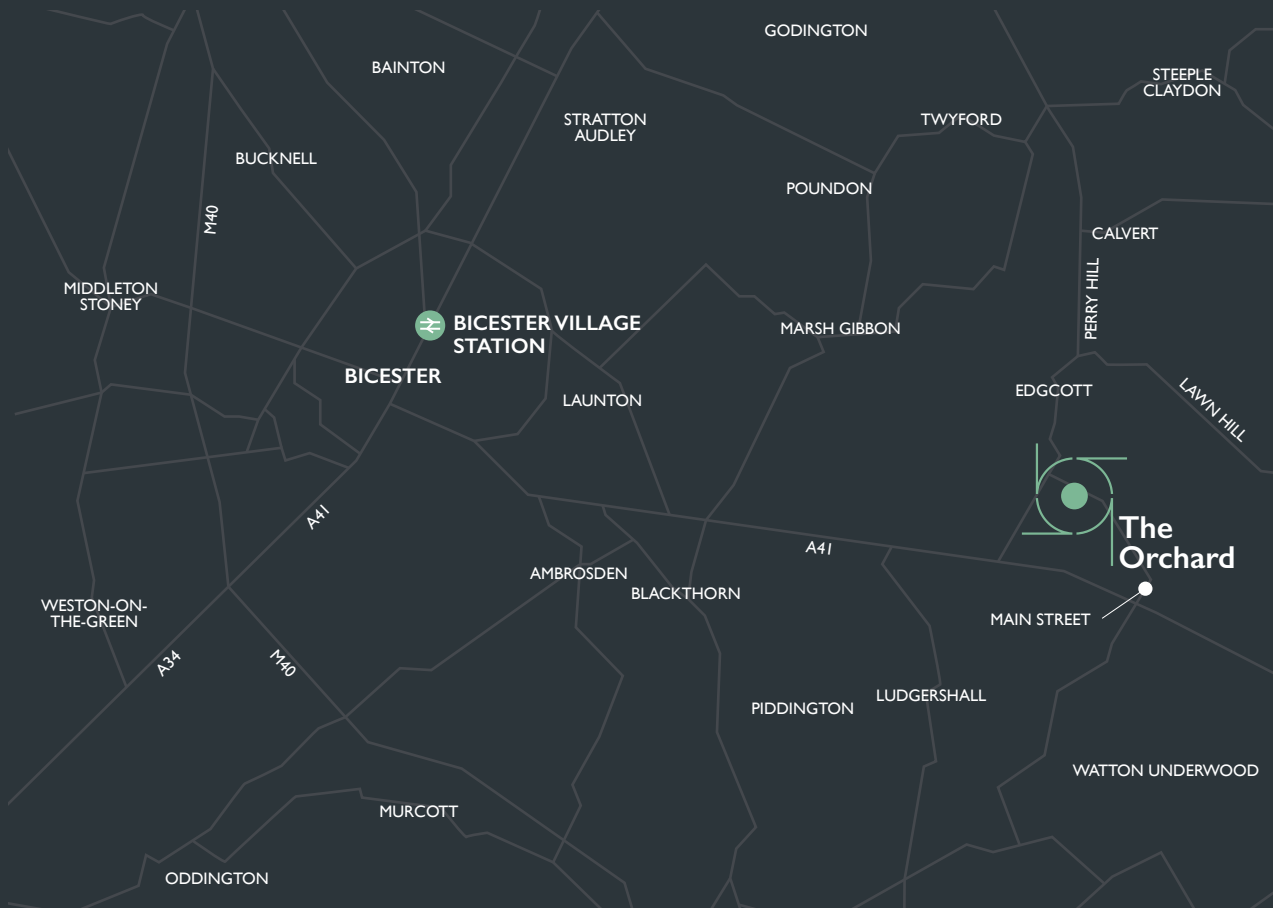
Kitchen	3.46m x 4.39m	11'4" x 14'5"
Living/Dining	8.34m x 4.19m	27'4" x 13'9"
Bedroom 1	4.0m x 2.75m	13'1" x 9'0"
Bedroom 2	2.6m x 4.2m	8'6" x 13'9"
Bedroom 3	2.6m x 2.3m	8'6" x 7'7"
Bedroom 4	3.6m x 2.9m	11'10" x 9'6"

WC = Water Closet
W = Wardrobe
L = Linen
Cyl = Cylinder



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Location



Shared Ownership at The Orchard

Shared Ownership is an excellent way for people to take their first step onto the property ladder.

You buy a share of between 30% and 75% of the property's value and pay a subsidised rent on the remaining share to One Housing.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

One Housing Living better

One Housing is a leading developer of high quality homes for private sale, rent, shared ownership and affordable rent as well as a social enterprise providing housing, care and support across London and the South East.

We're commercially driven and dynamic, but at the same time we're passionate about making a positive difference to people's lives and communities. We are a non-profit organisation: we use our commercial success as a housing developer to provide high quality, affordable homes and services that foster aspiration, independence and well-being.

We plan to develop more than 5,000 new homes over the next 10 years, with at least 50% built for affordable homes. The profits from the sale of our private homes will be used to cross-subsidise homes and services that meet our social objectives. We believe in creating balanced and sustainable communities, as well as placing the customer at the heart of everything we do.

We are focused on designing and building homes to meet our customers' needs and aspirations. We are dedicated to delivering high quality homes and providing a good customer journey, this is reflected in the many housing awards we have won.

Contact us today
0207 852 4300

sharedownerships@eu.jll.com

One Housing 

JLL is the sales agent appointed by One Housing for The Orchard