



WILTON  
PARK

BEACONSFIELD

SHARED OWNERSHIP  
APARTMENTS  
& HOUSES  
IN AN EXCEPTIONAL LOCATION



 ROSEWOOD  
HOUSING



## Enjoy one of Buckinghamshire's most sought after locations



Beaconsfield has long been held in high regard as a destination that offers a rich quality of life. Lying in the shadow of the Chilterns and full of rustic, characterful charm, the Old Town's thriving high street plays host to a diverse selection of shops, restaurants, inns and traditional tea-rooms, while the New Town has Waitrose and Sainsbury's supermarkets.

For travelling, Beaconsfield Station is just a couple of miles away and offers a direct service to London Marylebone in as little as 23 minutes\*, while the M40 can be reached within half a mile and links to the M25 for Heathrow and Gatwick airports.

Wilton Park is fast becoming a highly desirable new residential destination within Beaconsfield. This new 'English country estate'

benefits from existing mature trees, open grassland and wildflower meadows. Walkers and joggers will enjoy a network of formal pathways while cycleways will link Wilton Park with Beaconsfield Old Town for safe and convenient connections.

Sports pitches and children's play areas are also being created, along with a new community hub to provide facilities for local clubs, as well as a new pavilion with café and gallery overlooking an ornamental pond.†

With Wilton Park set to become the destination of choice for a fulfilling lifestyle, Rosewood are offering the opportunity to make your home in this remarkable environment.



\*Source: nationalrail.co.uk †Subject to final planning approval

# Buying a home with Shared Ownership

Subject to eligibility, shared ownership is an affordable housing scheme that allows you to part buy and part rent your home. In the future you can purchase additional shares in the property at market value at that time, until you own 100% of the property.

## YOU COULD BE ELIGIBLE FOR SHARED OWNERSHIP IF:

- Your household income is between £25,000 and £80,000
- You cannot buy a property on the open market for a variety of reasons
- You meet the local authorities eligibility criteria

## SHARED OWNERSHIP - HOW IT WORKS

You will need a mortgage and deposit for your share, and you will pay an affordable rent on the remaining share that Rosewood continues to own. The minimum initial share you could purchase is 25% and the maximum is 75%. However, the shares you can purchase will depend on the development and on your individual circumstances.

We assess applications on an individual basis and we will discuss with you the maximum share you can afford.

## HOW IS RENT CALCULATED?

Rent is calculated based on the value of the share retained by Rosewood at the time of your first purchase. The annual rent is set at 2.75% per annum of this value.

For example – you buy a 50% share in a property valued at £200,000. The value of the equity retained by Rosewood is £100,000.

$£100,000 \times 2.75\% = £2,750$  per annum, or £52.88 per week.

## CAN I BUY MORE SHARES IN MY PROPERTY?

You can purchase additional shares in your property after 1 year from your initial purchase. You can eventually own the property outright and this is called 'staircasing'.

The cost of any further shares will be based on the open market value at the time you apply.

If you do buy more shares, the amount retained by Rosewood will reduce and your rent will be reduced accordingly.

### 1 AFFORDABILITY & ELIGIBILITY

You will be required to complete a financial assessment with an independent financial advisor.

### 2 CHOOSE A PROPERTY

A purchase price will need to be specified for your financial assessment based on the property you are looking to purchase.

### 3 SUBJECT TO QUALIFICATION

You can complete an application form for the home of your choice which will be reviewed in line with the allocations criteria.\*

### 4 YOUR OFFER

If you are eligible, Rosewood will offer you a property and a reservation fee will be required.

### 5 APPLY FOR MORTGAGE AND INSTRUCT SOLICITOR

With your mortgage principle in place it's time to apply for mortgage and instruct solicitor.

### 6 TIME TO MOVE IN!

Once your property build is complete we'll meet you to hand over the keys.

\*All properties are required to be advertised to people living or working in the local area for a 3 month period before allocations can be confirmed.

[rosewoodhousing.co.uk](http://rosewoodhousing.co.uk)



WILTON  
PARK  
BEACONSFIELD

 ROSEWOOD  
HOUSING

# Make your home at Wilton Park

Located at the heart of the estate, Rosewood are offering just fifteen 1 & 2 bedroom apartments and six 2 bedroom houses through Shared Ownership. These homes have a high specification throughout and will benefit from all the advantages that Wilton Park has to offer.



This illustration presents an outline of the proposed new development at Wilton Park, but may be subject to change.



**Wolverton House**  
**Plots 40 - 45**  
1 and 2 bedroom apartments

**The Harwood**  
**Plot 66**  
2 bedroom coach house

**The Bletchley**  
**Plot 73**  
2 bedroom home

**The Hitchin**  
**Plots 78 - 81**  
2 bedroom homes

**Risborough House**  
**Plots 86 - 94**  
2 bedroom apartments



# Wolverton House

## 1 & 2 BEDROOM APARTMENTS PLOTS 40 - 45

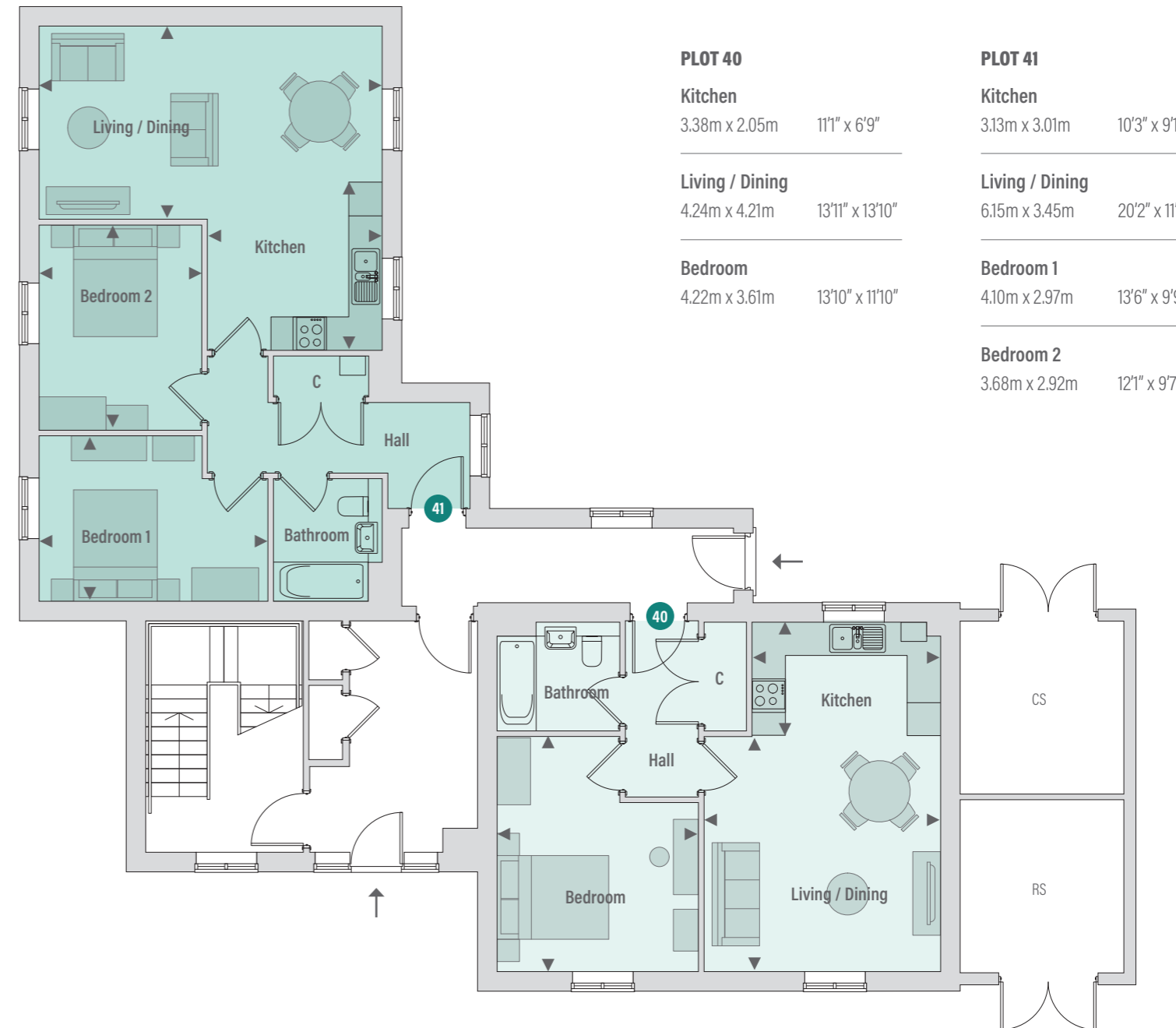
Wolverton House is a beautiful collection of just six 1 and 2 bedroom apartments with a classically styled exterior and contemporary interior spaces.



Specification and layout are subject to change.  
Speak to a Sales Advisor for further details.  
Computer generated illustration and site plan indicative only

## Ground Floor

### PLOTS 40 & 41



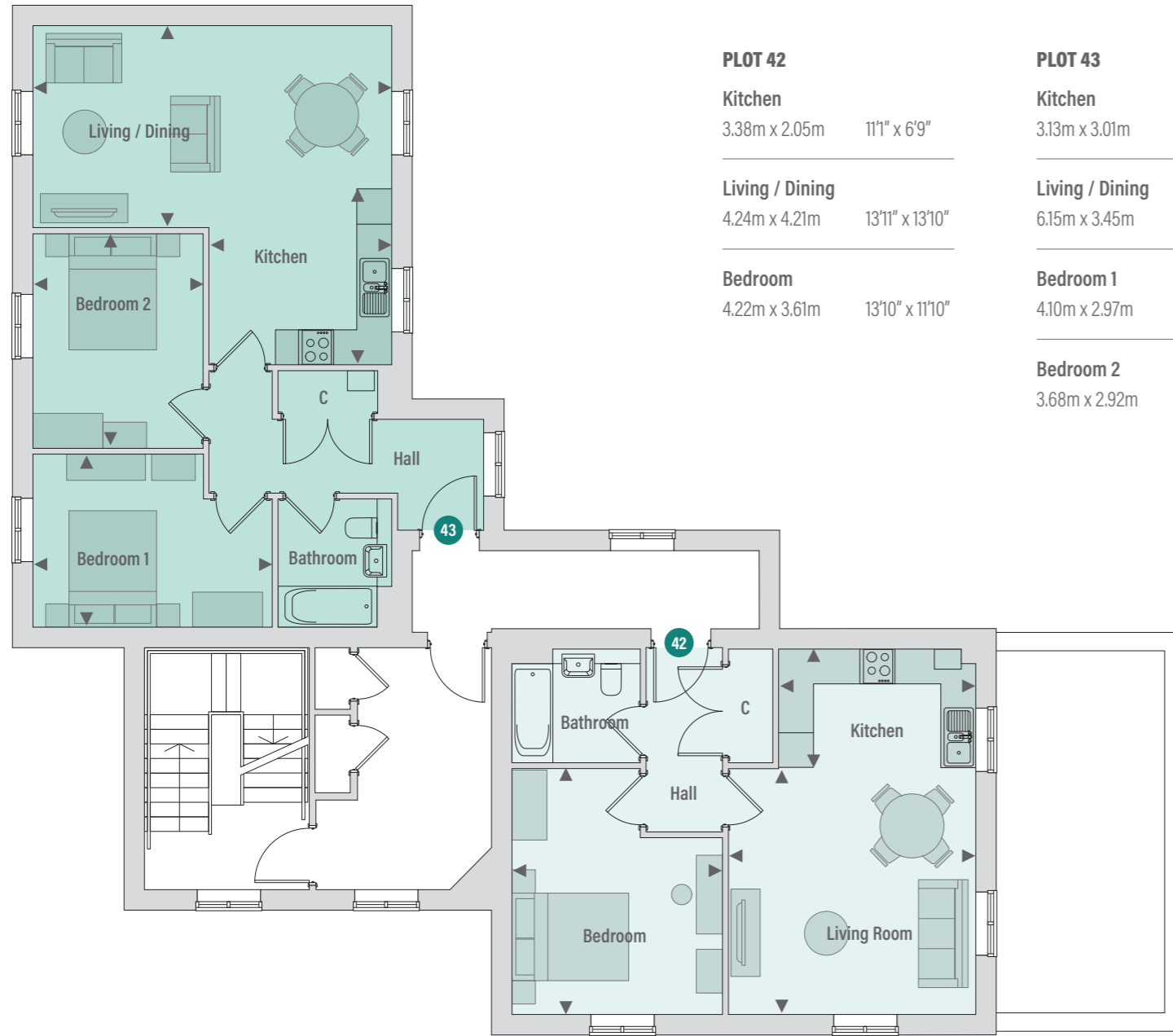
C Cupboard CS Cycle store RS Refuse Store

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



# First Floor

## PLOTS 42 & 43



### PLOT 42

**Kitchen**  
3.38m x 2.05m    11'1" x 6'9"

**Living / Dining**  
4.24m x 4.21m    13'11" x 13'10"

**Bedroom**  
4.22m x 3.61m    13'10" x 11'10"

### PLOT 43

**Kitchen**  
3.13m x 3.01m    10'3" x 9'11"

**Living / Dining**  
6.15m x 3.45m    20'2" x 11'4"

**Bedroom 1**  
4.10m x 2.97m    13'6" x 9'9"

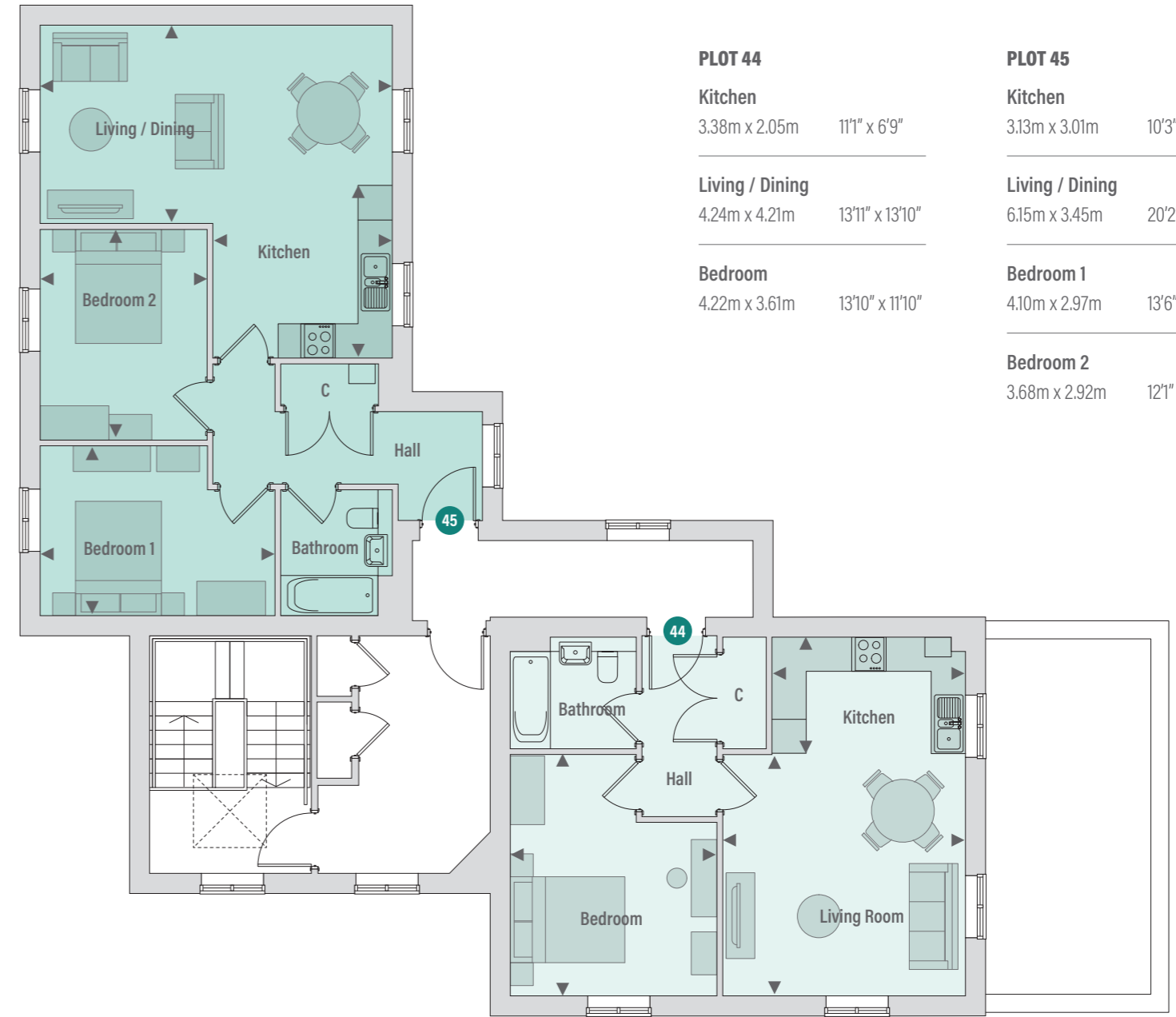
**Bedroom 2**  
3.68m x 2.92m    12'1" x 9'7"

C Cupboard

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# Second Floor

## PLOTS 44 & 45



### PLOT 44

**Kitchen**  
3.38m x 2.05m    11'1" x 6'9"

**Living / Dining**  
4.24m x 4.21m    13'11" x 13'10"

**Bedroom**  
4.22m x 3.61m    13'10" x 11'10"

### PLOT 45

**Kitchen**  
3.13m x 3.01m    10'3" x 9'11"

**Living / Dining**  
6.15m x 3.45m    20'2" x 11'4"

**Bedroom 1**  
4.10m x 2.97m    13'6" x 9'9"

**Bedroom 2**  
3.68m x 2.92m    12'1" x 9'7"

C Cupboard

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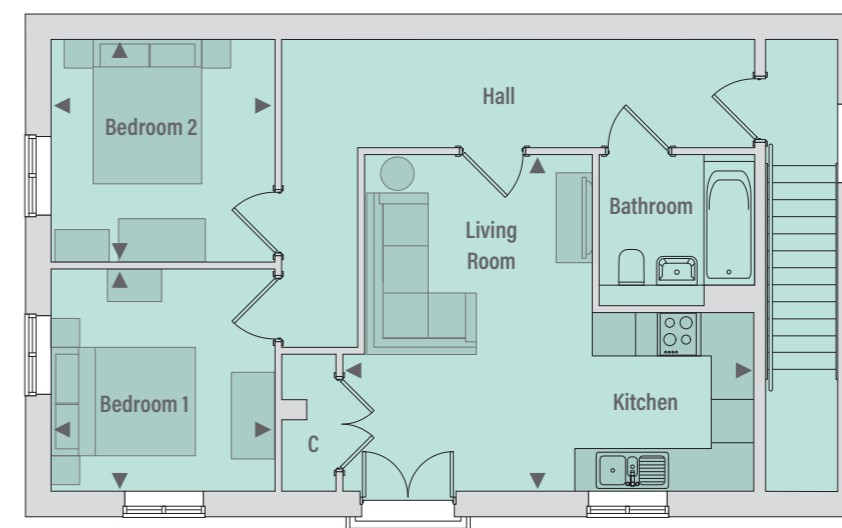


# The Harwood

## 2 BEDROOM COACH HOUSE PLOT 66

This unique 2 bedroom home is located adjacent to one of the development's pocket parks and comes with 2 undercroft parking spaces.

Please note: Ceiling heights vary within Plot 66.  
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 Computer generated illustration and site plan indicative only

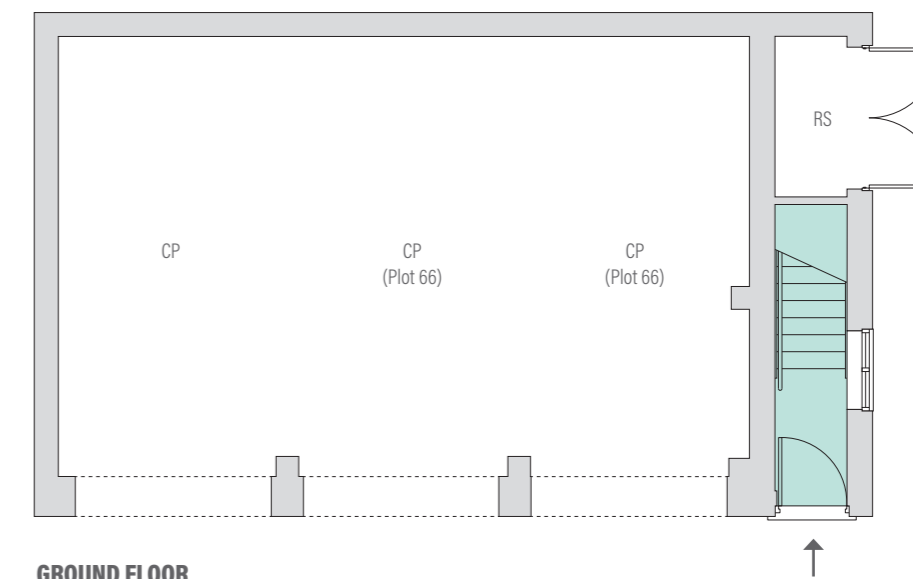


**FIRST FLOOR**

**Kitchen / Living Room**  
 5.69m x 4.67m    18'8" x 15'4"

**Bedroom 1**  
 3.10m x 3.08m    10'2" x 10'1"

**Bedroom 2**  
 3.10m x 3.08m    10'2" x 10'1"



**GROUND FLOOR**

C Cupboard    RS Refuse Store    CP Carport

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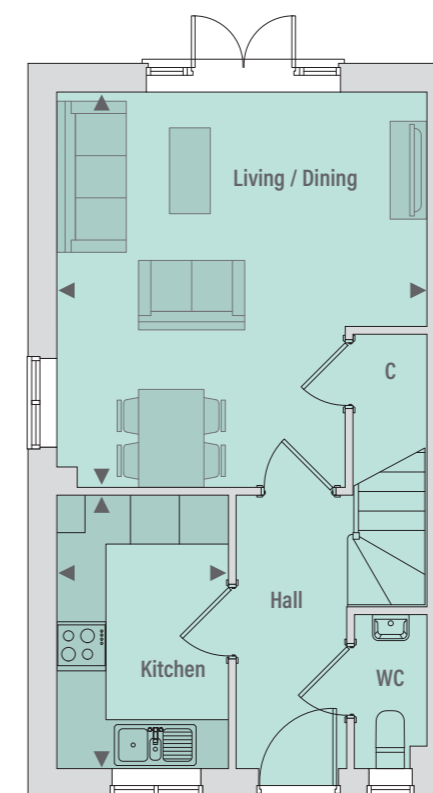


# The Bletchley

## 2 BEDROOM HOME PLOT 73

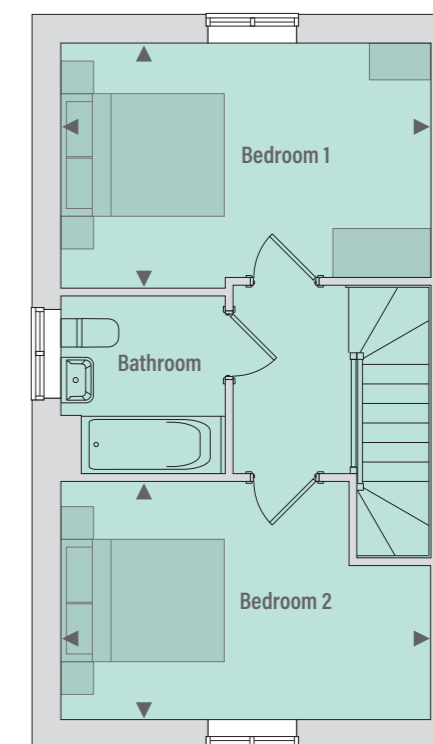
A beautifully proportioned 2 bedroom cottage offering generous accommodation and two parking spaces

Specification and layout are subject to change.  
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Computer generated illustration and site plan indicative only



### GROUND FLOOR

<b>Kitchen</b>	3.35m x 2.10m	11'0" x 6'11"
<b>Living / Dining</b>	4.84m x 4.53m	15'11" x 14'10"



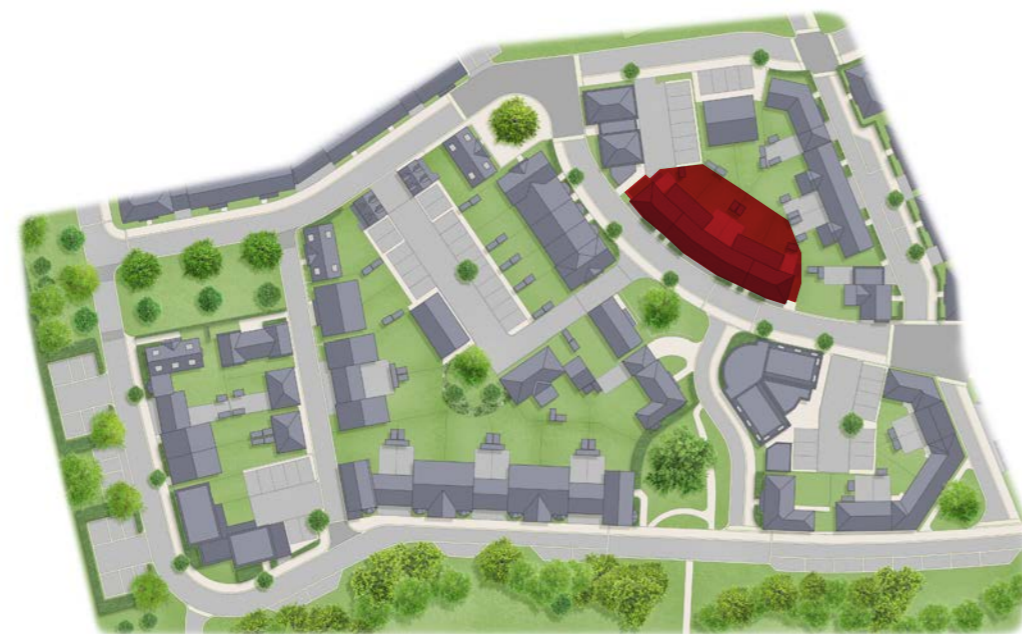
### FIRST FLOOR

<b>Bedroom 1</b>	4.53m x 3.00m	14'10" x 9'10"
<b>Bedroom 2</b>	4.53m x 2.92m	14'10" x 9'7"

C Cupboard

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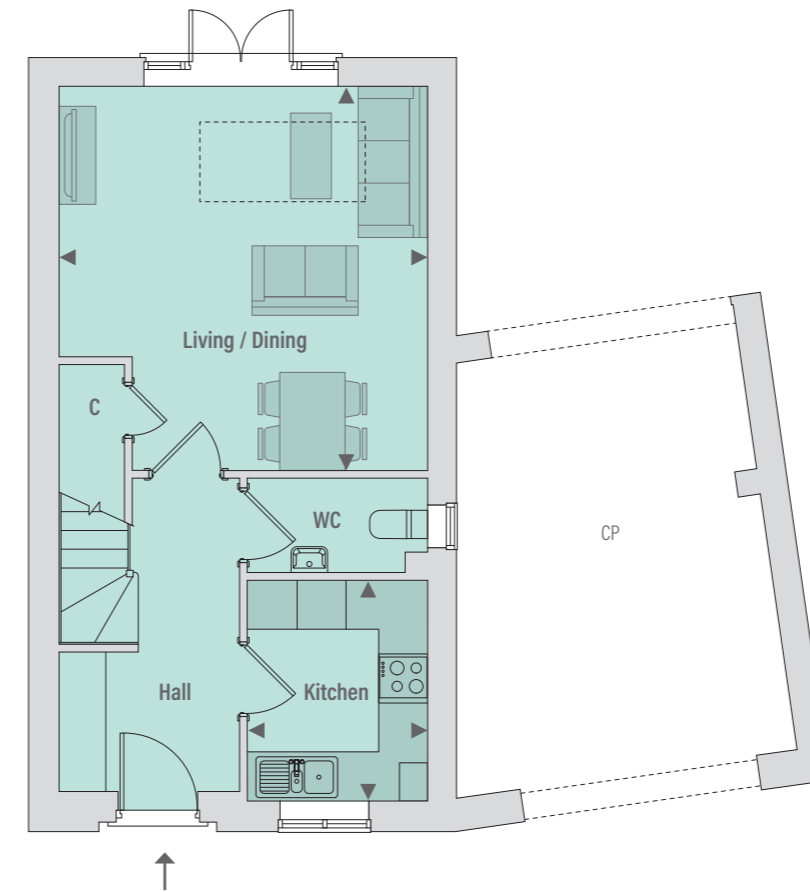


## The Hitchin

### 2 BEDROOM HOME PLOTS 78 - 81

This characterful terrace of just four 2 bedroom homes has a classical rendered facade with brick detailing.

Specification and layout are subject to change.  
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Computer generated illustration and site plan indicative only

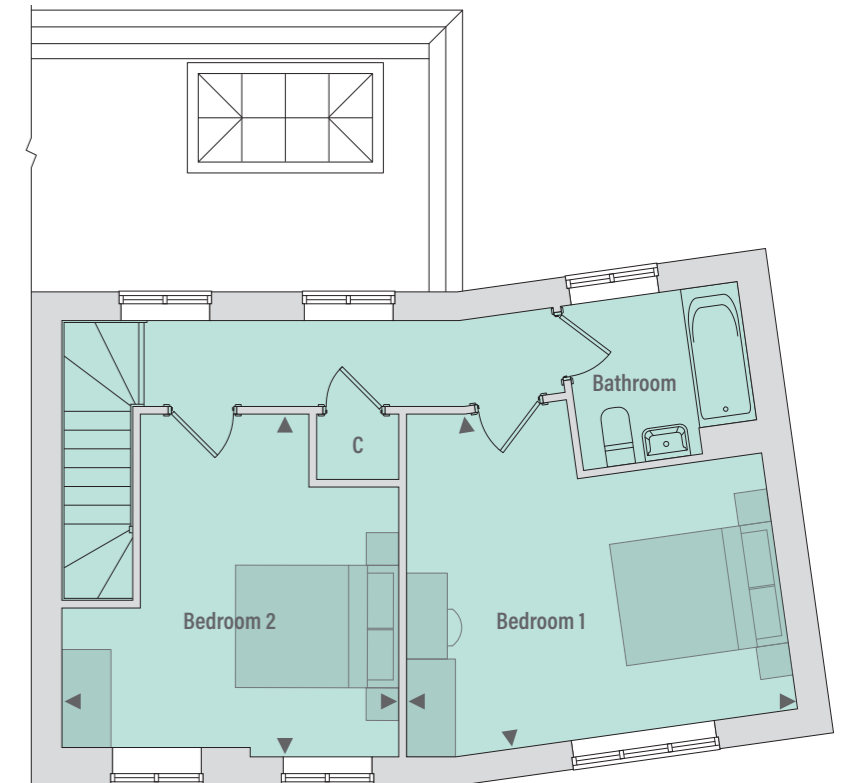


#### GROUND FLOOR

**Kitchen**  
 2.21m x 2.70m    7'3" x 8'10"

**Living / Dining**  
 4.70m x 4.52m    15'5" x 14'10"

C Cupboard    CP Carport



#### FIRST FLOOR

**Bedroom 1**  
 4.82m x 4.14m    15'10" x 13'7"

**Bedroom 2**  
 4.20m x 4.12m    13'9" x 13'6"

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# Risborough House

## 2 BEDROOM APARTMENTS PLOTS 86 - 94

Distinctive architecture and spacious interior layouts combine to create nine desirable 2 bedroom apartments at Risborough House.



Specification and layout are subject to change.  
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Computer generated illustration and site plan indicative only

# Ground Floor

## PLOTS 86, 87 & 88



C Cupboard

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### PLOT 86

**Kitchen / Living / Dining**  
6.60m x 4.14m    21'8" x 13'7"

**Bedroom 1**  
4.55m x 2.60m    14'11" x 8'6"

**Bedroom 2**  
3.37m x 2.81m    11'1" x 9'3"

### PLOT 87

**Kitchen / Living / Dining**  
9.28m x 4.27m    30'5" x 14'0"

**Bedroom 1**  
4.79m x 3.15m    15'9" x 10'4"

**Bedroom 2**  
3.34m x 3.15m    11'0" x 10'4"

### PLOT 88

**Kitchen / Living / Dining**  
6.63m x 4.14m    21'9" x 13'7"

**Bedroom 1**  
4.55m x 2.60m    14'11" x 8'6"

**Bedroom 2**  
3.37m x 2.81m    11'1" x 9'3"



# First Floor

PLOTS 89, 90 & 91



## PLOT 89

**Kitchen / Living / Dining**  
6.60m x 4.14m    21'8" x 13'7"

**Bedroom 1**  
4.55m x 2.60m    14'11" x 8'6"

**Bedroom 2**  
3.37m x 2.81m    11'1" x 9'3"

## PLOT 90

**Kitchen / Living / Dining**  
9.28m x 4.27m    30'5" x 14'0"

**Bedroom 1**  
4.79m x 3.15m    15'9" x 10'4"

**Bedroom 2**  
3.34m x 3.15m    11'0" x 10'4"

## PLOT 91

**Kitchen / Living / Dining**  
6.63m x 4.14m    21'9" x 13'7"

**Bedroom 1**  
4.55m x 2.60m    14'11" x 8'6"

**Bedroom 2**  
3.37m x 2.81m    11'1" x 9'3"

C Cupboard

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# Second Floor

PLOTS 92, 93 & 94



## PLOT 92

**Kitchen / Living / Dining**  
5.32m x 4.82m    17'5" x 15'10"

**Bedroom 1**  
3.91m x 2.60m    12'10" x 8'6"

**Bedroom 2**  
2.81m x 2.49m    9'3" x 8'2"

## PLOT 93

**Kitchen / Living / Dining**  
9.28m x 4.27m    30'5" x 14'0"

**Bedroom 1**  
4.79m x 3.15m    15'9" x 10'4"

**Bedroom 2**  
3.34m x 3.15m    11'0" x 10'4"

## PLOT 94

**Kitchen / Living / Dining**  
5.96m x 3.50m    19'7" x 11'6"

**Bedroom 1**  
3.91m x 2.60m    12'10" x 8'6"

**Bedroom 2**  
2.81m x 2.72m    9'3" x 8'11"

C Cupboard

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# Specification

## KITCHENS

- Contemporary handleless kitchen units
- Slimline quartz worktops with matching upstand & splashback
- Stainless steel sink and Frank Bern mono mixer tap
- Built in single oven, gas hob and integrated extractor hood
- Integrated appliances to include 70/30 fridge freezer and dishwasher
- Integrated washer/dryer to houses
- Freestanding washer/dryer to apartments

## BATHROOMS

- Contemporary white sanitaryware with chrome accessories
- Vanity units under sink
- Fully recessed mirrors
- Concealed cistern with soft close seat and chrome push plate
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screens to baths
- Porcelanosa wall tiling around bath
- Karndean flooring
- Shaver point
- Chrome ladder style towel rail

## INTERNAL FEATURES/DECORATION

- Solid light grey internal doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen and bathroom
- Pendant lighting to bedrooms
- Flooring throughout
- Mains control smoke alarm

## COMMUNAL/EXTERNAL FEATURES

- Video entry phone to apartments
- Decorated and carpeted corridors to apartment communal areas

## PEACE OF MIND

10 Year NHBC warranty. Each home will be independently surveyed during the construction process and a certificate will be issued on completion of the home.





**T: 01494 762450**

**[rosewoodhousing.co.uk](http://rosewoodhousing.co.uk)**

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Beaconsfield, Buckinghamshire HP9 2JH

Disclaimer: Plans and illustrations used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.  
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