
Welcome

Introducing Kite Meadows

A collection of two and three bedroom homes occupying a prime position off Longwick Road in Princes Risborough.

The glorious Buckinghamshire countryside is home to historic Princes Risborough, a small market town that's full of character.

Nestled at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty, both the idyllic surrounding area and fantastic local amenities are on your doorstep. The nearby larger towns of High Wycombe and Aylesbury offer further leisure and entertainment options.



Photography from Kite Meadows

Local life in Princes Risborough

A new way of living



Location photography of Church Street, Princes Risborough

Rich in history

With Princes Risborough mentioned in the Domesday Book, you can catch glimpses of its past around almost every corner.

Probably the town's most famous landmark, the prehistoric 'Pudding Stone' way-marker can be found at the Horns Lane roundabout, less than 15-minutes' walk' from the development.

Head for the hills to admire Whiteleaf Cross, a mysterious chalk carving dating back several hundred years.



Dining out

The centre of Princes Risborough is around 10-minutes' walk' from Kite Meadows. Stroll along attractive, historic streets with their half-timbered houses before moving into the modern day with a meal at one of the town's many eateries.

Sample delicious Indian food at Radhuni on Church Street, and just opposite on Market Square, tuck into traditional pub fare at the family-friendly Whiteleaf Cross.



Go outside

As well as the towns of High Wycombe and Aylesbury being within easy reach of the development, stunning countryside is also just a stone's throw away. The Chilterns feature lush hills and woodlands for exploring on foot, or on two wheels by following cycle paths. Stumbling across pretty villages and typical Chilterns country pubs are the rewards for getting out and about in this naturally beautiful part of Buckinghamshire.

Traditional pubs like The Whiteleaf Cross and The Bell offer a welcoming feel that's ideal for family meals. Great restaurant and café choices include Olive Indian restaurant and Crumbs Too.

The leisurely life

As well as there being plenty of restaurants and cafés to enjoy, the town centre has a wide range of outlets to keep every shopper happy.

Craft and gift boutiques make up the majority of the independent shops, with a street market held every Thursday. There's also a Tesco Superstore close to the development.



Family-friendly

Princes Risborough offers a good choice of both primary and secondary schools, along with plenty of pre-school facilities.

Enjoy well-earned leisure time at Risborough Springs Swim and Fitness Centre, with Risborough Community Centre being a place to learn new skills. The centre runs a variety of events and classes, including a dog training club.



*Walking times taken from google.co.uk/maps and are approximate only.

Getting around

What's nearby

Princes Risborough is ideal for London commuters, with the train station located less than 5-minutes' drive away, providing a direct and frequent rail service into Marylebone in around 45 minutes. Just 20 minutes' away from Kite Meadows is the M40, easily getting you to places like London via the M25. The nearest airports are at Luton and Heathrow, with both being around an hour's drive away.

The market town of Aylesbury is just 9 miles' north of the development. It boasts three shopping centres and high street names like House of Fraser, River Island and H&M. Bucks County Museum is home to the Roald Dahl Children's Gallery, and the Waterside Theatre plays host to a range of entertaining shows. Relax with delicious food inside the atmospheric 15th Century King's Head Inn.

Drive 9 miles' south of Kite Meadows to reach delightful High Wycombe. Highlights of the town include the Eden Shopping Centre and Wycombe Swan Theatre. Try locally produced craft beers at Fisher's Brewery and enjoy meals at popular chain restaurants such as Bill's and Nando's.

*Distances taken from google.co.uk/maps. Train times taken from nationalrail.co.uk. Car travel times taken from google.co.uk/maps and are approximate only.

By Train



High Wycombe station

9 minutes*
from Princes Risborough



Aylesbury station

19 minutes*
from Princes Risborough



Marylebone station

45 minutes*
from Princes Risborough

By Car



M40 (JCT 5)

22 minutes*
from Kite Meadows



Heathrow Airport

44 minutes*
from Kite Meadows



Luton Airport

50 minutes*
from Kite Meadows

Development plan

View the site of your new home

The development features a collection of charming 2 and 3 bedroom homes and is conveniently located close to the heart of Princes Risborough.

2 bedroom homes

The Moreton, Plots 5, 6, 13 and 14

The Pyrton, Plots 1–4

3 bedroom homes

The Chilton, Plots 15–18

The Kingston, Plots 7–12

The Hazlemere, Plots 19–24

CS Cycle Store

V Visitor Parking

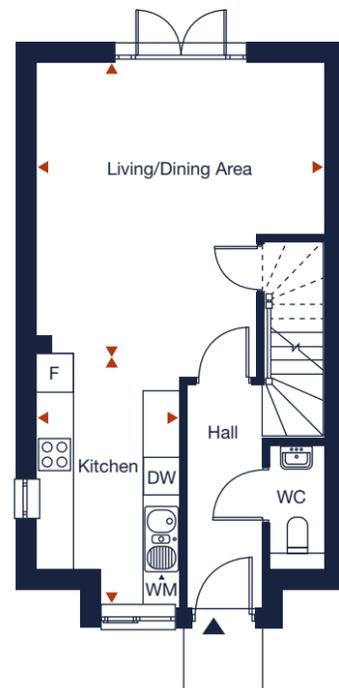


The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.

The Pyrton

Plots 1, 2, 3 & 4

Two Bedroom House



Ground Floor



First Floor



Living/Dining Area
4.71m x 5.11m / 15'4" x 16'7"

Kitchen
2.41m x 3.62m / 7'9" x 11'8"

Gross Internal Area
79 sq m / 850 sq ft



Bedroom 1
4.71m x 3.50m / 15'4" x 11'4"

Bedroom 2
4.71m x 2.83m / 15'4" x 9'2"

Bathroom
1.99m x 2.28m / 6'5" x 7'4"

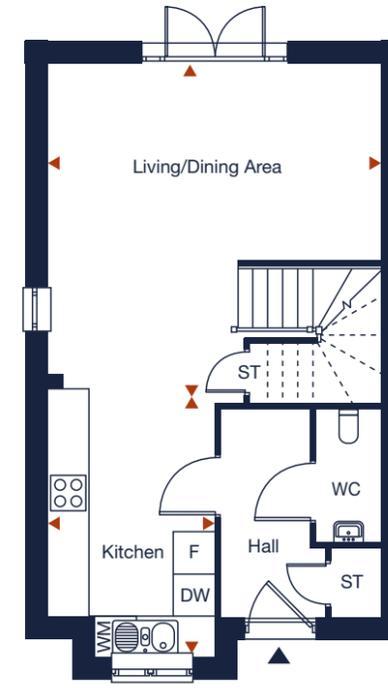
▲ = Entrance F = Fridge DW = Dishwasher ST = Store W = Fitted Wardrobe WC = Toilet WM = Washing Machine

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and 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.

The Moreton

Plots 5, 6, 13* & 14*

Two Bedroom House



Ground Floor



First Floor



Living/Dining Area
4.90m x 4.99m / 16'1" x 16'5"

Kitchen
2.47m x 3.70m / 12'2" x 8'1"

Gross Internal Area
80 sq m / 861 sq ft



Bedroom 1
4.93m x 3.37m / 16'2" x 11'1"

Bedroom 2
4.93m x 2.91m / 16'2" x 9'5"

Bathroom
1.99m x 2.27m / 6'5" x 7'4"

▲ = Entrance F = Fridge DW = Dishwasher L = Linen Cupboard ST = Store W = Fitted Wardrobe WC = Toilet

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The Hazlemere

Plots 19, 20, 21, 22, 23 & 24

Three Bedroom House



Ground Floor

First Floor

Second Floor

Living/Dining Area 4.26m x 5.43m / 13'9" x 17'8"
Kitchen 2.05m x 4.25m / 6'7" x 13'9"
Gross Internal Area 110 sq m / 1184 sq ft

Bedroom 2 4.26m x 3.87m / 13'9" x 12'7"
Bedroom 3 4.26m x 4.15m / 13'9" x 13'6"
Bathroom 1.98m x 2.27m / 6'5" x 7'4"

Bedroom 1 4.19m x 4.08m / 13'7" x 13'3"
En suite 3.18m x 2.41m / 10'4" x 7'9"
Balcony (max) 4.26m x 1.13m / 13'9" x 3'7"

▲ = Entrance ST = Store W = Fitted Wardrobe WC = Toilet WM = Washing Machine

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The Kingston

Plots 7, 8, 9, 10*, 11* & 12*

Three Bedroom House



Ground Floor

First Floor

Living/Dining Area 5.05m x 4.92m / 16'6" x 16'2"
Kitchen 2.69m x 4.07m / 8'8" x 13'4"
Gross Internal Area 89 sq m / 958 sq ft

Bedroom 1 4.92m x 3.41m / 16'2" x 11'2"
Bedroom 2 2.73m x 3.41m / 9'0" x 11'2"
Bedroom 3 2.11m x 3.56m / 6'9" x 11'7"
Bathroom 1.99m x 2.25m / 6'5" x 7'4"

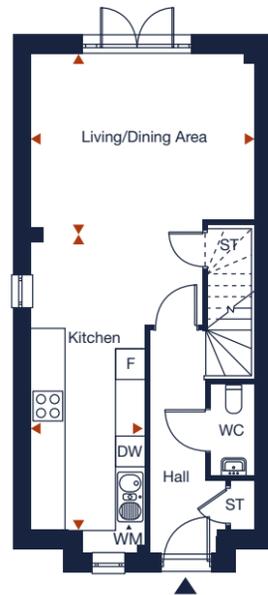
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*Plots are handed. **No window to plots 8 & 11. Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and 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.

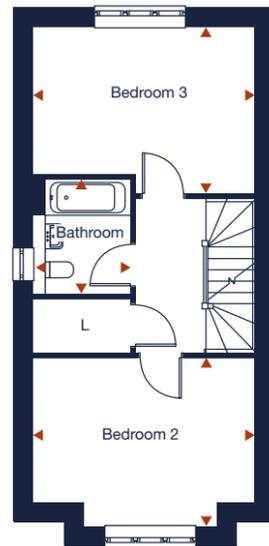
The Chilton

Plots 15, 16*, 17 & 18*

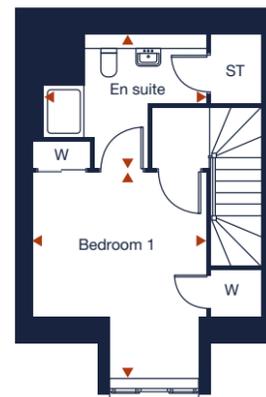
Three Bedroom House



Ground Floor



First Floor



Second Floor



Living/Dining Area
5.42m x 4.48m / 17'8" x 14'7"

Kitchen
2.28m x 4.42m / 7'5" x 14'5"



Bedroom 2
4.48m x 2.91m / 14'7" x 9'5"

Bedroom 3
4.48m x 3.31m / 14'7" x 10'9"

Bathroom
1.99m x 2.28m / 6'5" x 7'4"



Bedroom 1
3.41m x 4.23m / 11'2" x 13'11"

En suite
3.20m x 2.61m / 10'6" x 8'7"

Gross Internal Area

110 sq m / 1184 sq ft

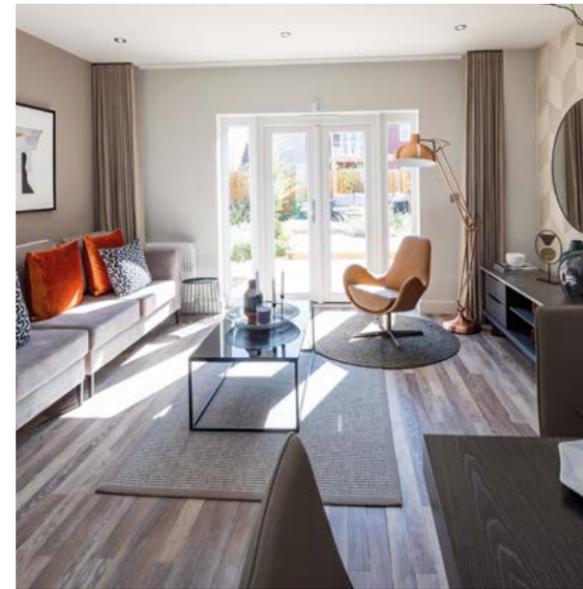
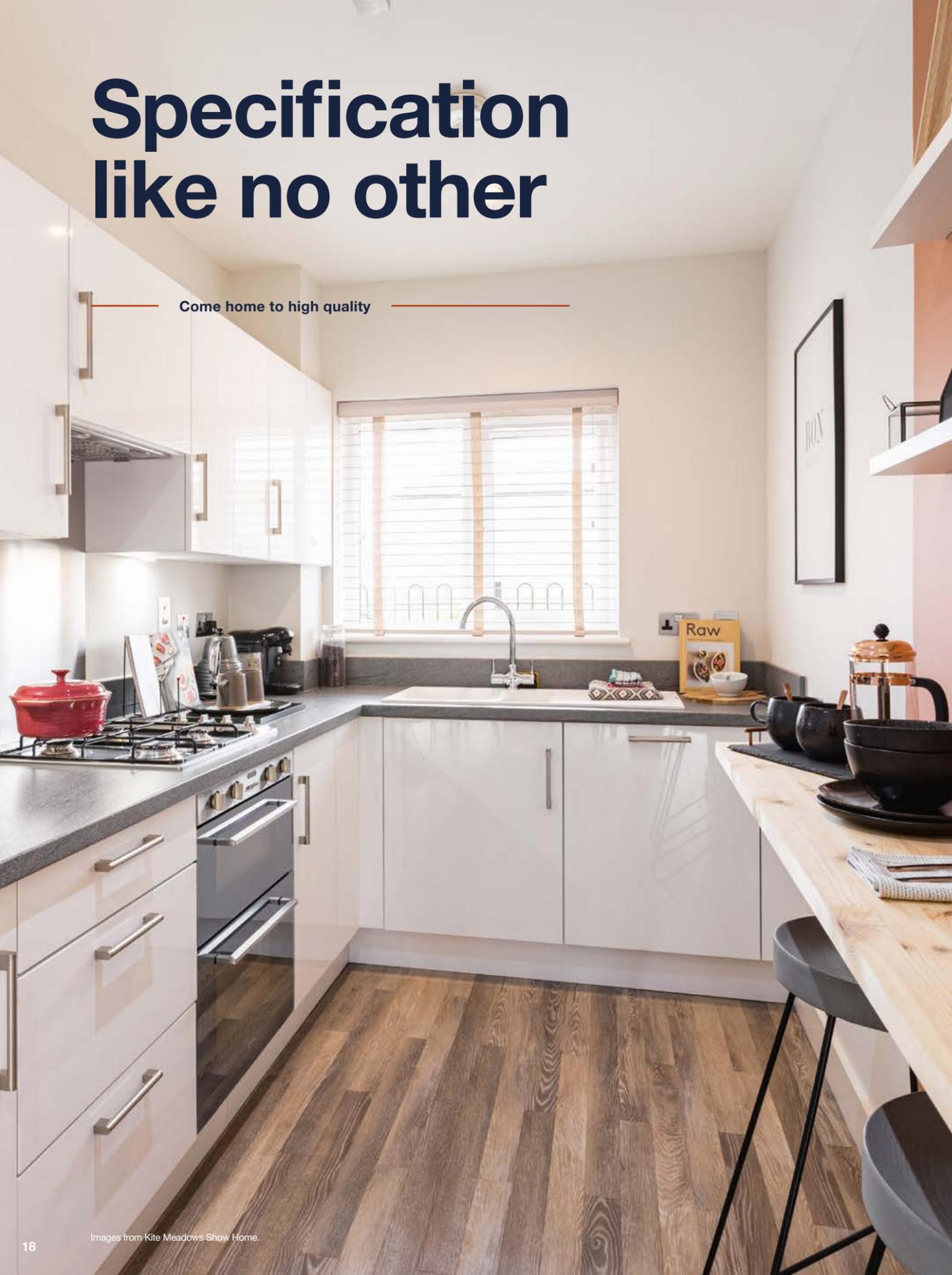
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Specification like no other

Come home to high quality



Interior Finishes

- Brilliant white matt paint finish to all internal walls and ceilings
- White satin finish to all woodwork
- Smooth plaster finish to ceilings
- Amtico Spacia Range to living room, dining room and kitchen
- Mirrored wardrobes to bedroom 1 fitted with a chrome rail and shelf
- Minoli floor tiles* to bathroom and en suite
- Carpets to all other areas*

Kitchen

- Contemporary Symphony kitchen units
- Glass splashback
- Integrated Zanussi appliances to include gas hob, double oven, extractor hood, fridge/freezer, washing machine and dishwasher

Bathroom and En suite

- Contemporary sanitaryware
- Bath/shower mixer over bath with shower screen
- Double mirrored glass cabinets to bathroom and en suite
- Shaver socket to bathroom and en suite
- Heated chrome towel rail
- Minoli wall tiles to bathroom and en suite

Security

- Multi-point locking mechanism to all external single doors
- Multi-sensor heat and CO alarm to kitchens and hallways
- Smoke detectors to ground and first floor hallways

Telecommunications

- TV points provided to living room and all bedrooms
- BT points provided to living room

General

- Gas radiator central heating with thermostatically controlled radiators
- Hardwired doorbell with chrome button
- White electrical faceplates
- Pendant light fittings to living/dining room, bedrooms and low energy downlighters to all other areas
- Turf to front and rear gardens

Warranty

- 10-year Premier Guarantee

*Where possible, we will be able to offer buyers variations and choices on the internal finishes, although the availability of this will depend upon the stage of construction that each property has reached when a reservation is made. All specifications are subject to change. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Executive for further information.

Shared Ownership

How it can work for you

Shared Ownership** is a Government-backed scheme for first-time buyers who are unable to afford a suitable home at the full market price.

How does it work?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

Am I eligible?

To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

Will I need a deposit?

In terms of a deposit you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.

Pay rent on the remaining share

75%

50%

25%

Buy 25 to 75% of a property



5 steps to Shared Ownership™

1
Are you eligible?

2
Find a property

3
Source legal & mortgage advice

4
Exchange contracts

5
Complete!
Hello home owner!



**Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details. July 2022.



catalyst



About us

Catalyst is a proud member of the G15 group and is one of the UK's leading housing providers in London and the Home Counties, managing over 37,000 homes.

In April 2022 Catalyst joined the Peabody Group as a subsidiary, ahead of merging fully in April 2023. The new organisation will be responsible for 104,000 homes, with 220,000 residents across London and the South East of England.

Our purpose is to provide Homes People Love for all our customers

regardless of tenure type and so create communities and neighbourhoods that can flourish and grow.

We deliver a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects and family homes in picturesque countryside villages. Our aim is to provide the perfect home for every buyer, so no matter where

each purchaser is in their property journey, we have a property to suit them.

We have an excellent track record in successfully delivering award winning major development projects, with a strategy in place that will see us build 1,300 homes a year from 2020. We take great pride in what we do and are delighted to continue to receive external recognition for the quality, creative design, effective urban planning and our long-term investment in our neighbourhoods.

Some of our other developments include:

