

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information, please speak to our development sales executive.

# STEEPLE VIEW

STEEPLE CLAYDON

A CHARMING COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



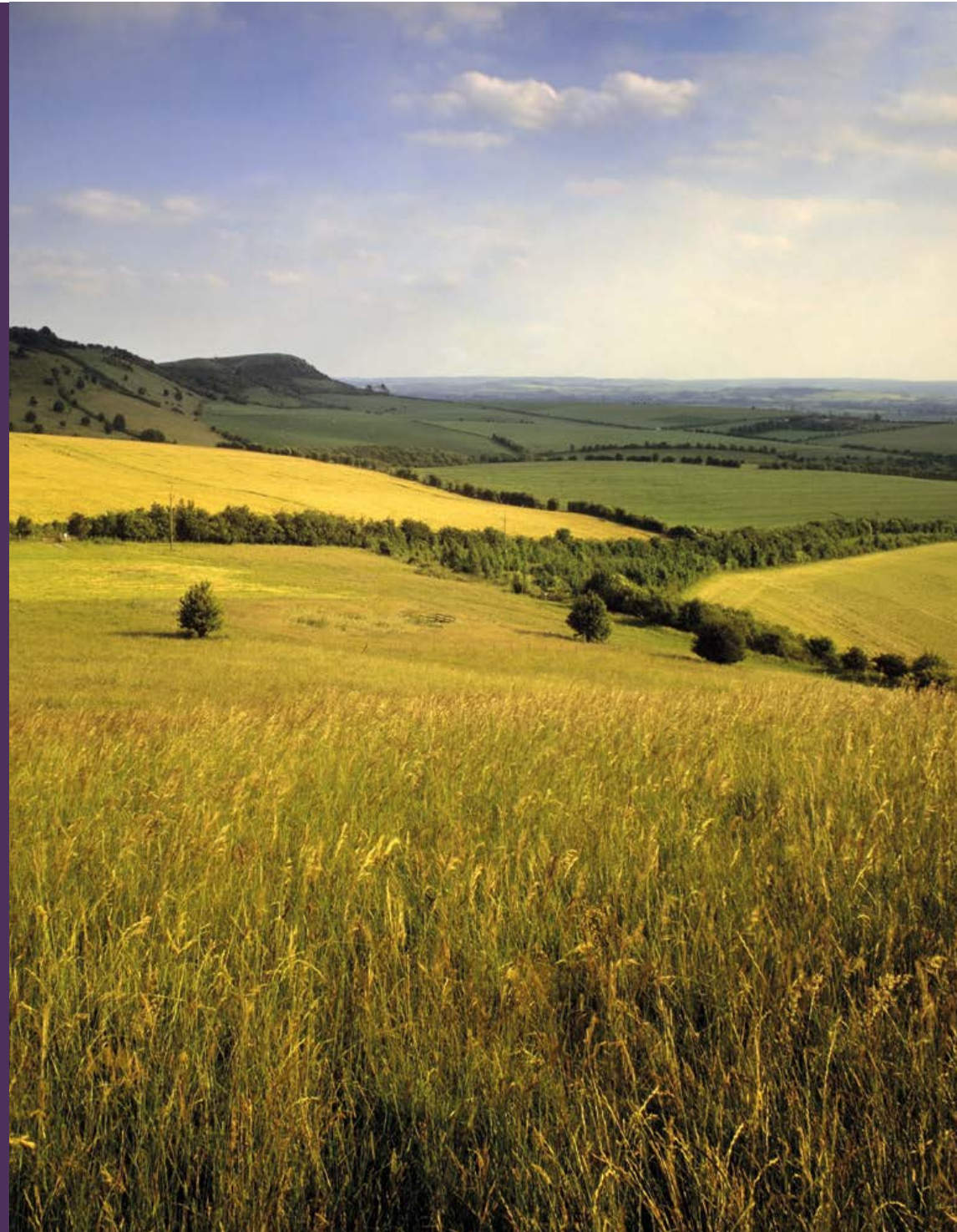
# Welcome to Steeple View

This charming collection of two, three, four and five bedroom homes in the rural village of Steeple Claydon sits comfortably between Milton Keynes and Bicester. It's a great place to live, work and enjoy life.

# Location

**Steeple View offers village living with great transport links to Milton Keynes and Bicester.**

Set in the beautiful countryside of Buckinghamshire, you can relax and enjoy the peace and charm of the surrounding area yet still be connected to local towns and amenities.





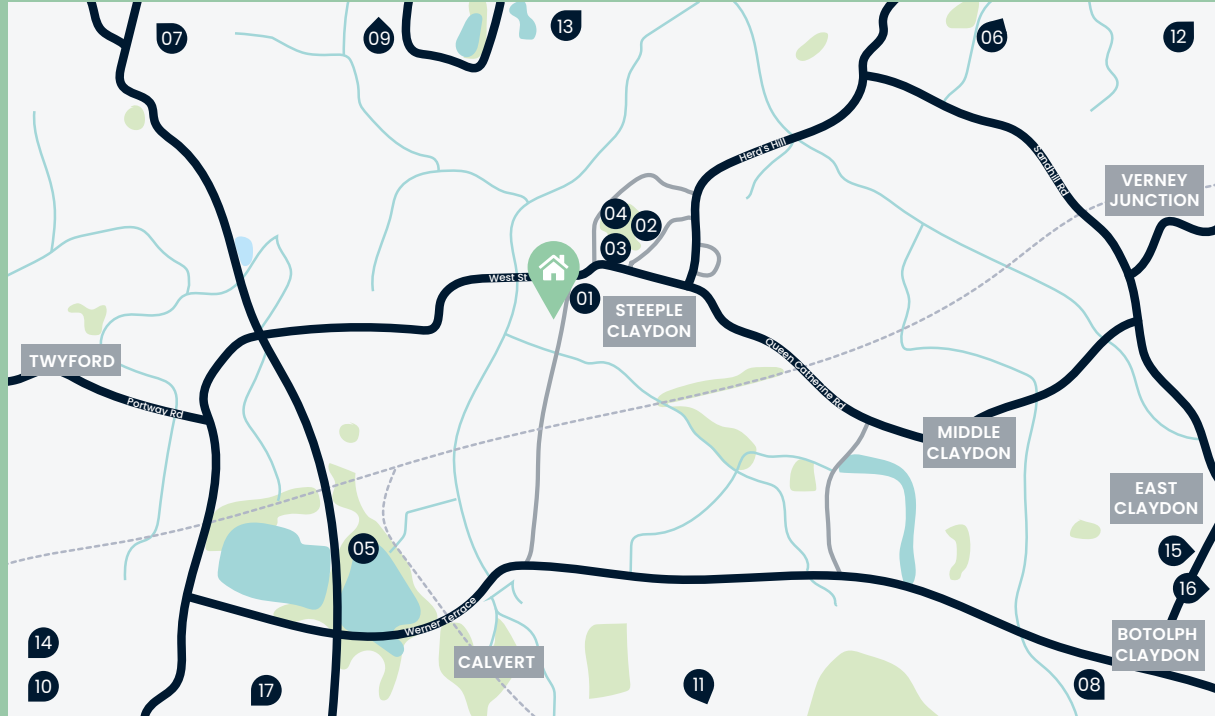
**Prince of Wales**  
Friendly local village pub with a great atmosphere.




**Steeple Claydon School**  
Ofsted-rated 'good' primary school for the little ones.



**Calvert Jubilee**  
Peaceful nature and wildlife area with lakes and birdsong.




**Your nearest transport links**



Bicester North Station



A41



London Luton Airport

**Up to 2 Miles**

- 01. Prince of Wales
- 02. Steeple Claydon School
- 03. Co-op Food
- 04. Recreation Ground

**Up to 5 Miles**

- 05. Calvert Jubilee Nature Reserve
- 06. The Old Thatched Inn
- 07. Preston Bissett Nurseries
- 08. Green Dragon Rare Breeds Farm & Eco Centre

**Up to 10 Miles**

- 09. Buckingham Golf Club
- 10. Bicester Town Centre
- 11. Waddesdon Manor
- 12. Milton Keynes

**Up to 25 Miles**

- 13. Tesco Superstore
- 14. M40
- 15. London Luton Airport
- 16. Luton
- 17. Oxford

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.

# Connections

Steeple Claydon is at the centre of many local towns including Milton Keynes, Aylesbury, Bicester and Buckingham.

Journeys in and out via the surrounding roads take you to the M40 in the west and the M1 in the east.

Various stations from Milton Keynes to Bicester and Aylesbury connect you across the country and to London, while London Luton is your ideal location for air travel, nationally and internationally.



Destinations by car

20  
min

Bicester  
10.3 miles

30  
min

Aylesbury  
14.8 miles

30  
min

Milton Keynes  
16.4 miles



Destinations by train  
Milton Keynes Station

16  
min

Northampton

33  
min

London Euston

52  
min

Birmingham New Street

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

**Pre-school to secondary level education is available in and around the Steeple Claydon area.**

Steeple Claydon Primary School is only half a mile from Steeple View and is ideal for the younger members of the family.

Further afield, Twyford C of E is an alternative, while secondary schools such as Sir Thomas Fremantle School in Buckingham, or The Buckingham School are ideal for teenage students looking to move on to further education.

## Steeple Claydon School

The school prides themselves on ensuring they provide pupils with a rich, creative and engaging learning journey from nursery to year 6. They want their pupils to achieve highly not only academically but also socially, emotionally, creatively and physically.

## Sir Thomas Fremantle School

A welcoming, caring school, proud of its academic success. One of the top-performing non-selective schools in Buckinghamshire. Through commitment to excellence students become ambitious happy young adults.

## The Buckingham School

A caring and supportive school which takes children from the age of 11 through to the age of 18. The school vision is success for all through achievement, challenge and enjoyment.

Although the schools listed above are nearby, we cannot guarantee admission.

# STEEPLE VIEW

STEEPLE CLAYDON

This charming collection of two, three, four and five bedroom homes is located in the rural village of Steeple Claydon and sits comfortably between Milton Keynes and Bicester. It's a great place to live, work and enjoy life.



## 2 Bedroom Homes

- The Thornton

## 3 Bedroom Homes

- The Pinewood
- The Linwood
- The Lockwood
- The Silverwood

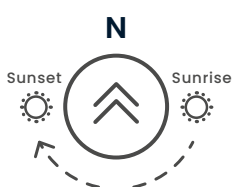
## 4 Bedroom Homes

- The Oakford
- The Stamford
- The Walford
- The Westwood

## 5 Bedroom Homes

- The Hemsworth
- The Nailsworth

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. Site plan is not to scale. Please speak to our Sales Executives for more details. December 2022.



- Affordable Homes
- Self-Build Plots
- BCP - Bin Collection Point

- LEAP - Local Equipped Area for Play
- Public Right of Way
- V - Visitor Parking



# The Thornton

## 2 Bedroom Home



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# The Thornton

## 2 Bedroom Home

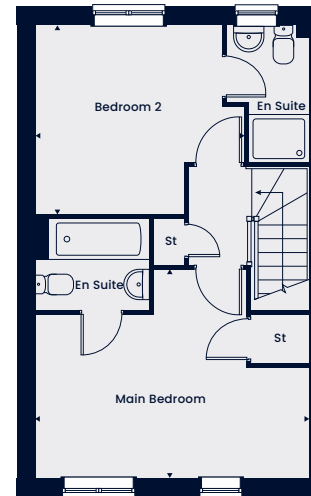
Total Area 776 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. Upstairs features the main bedroom with an en suite and a further bedroom which also benefits from an en suite.



### Ground Floor

Kitchen/Dining Area	4.42m x 2.28m   14'5" x 7'4"
Living Room	4.57m x 3.16m   14'9" x 10'3"



### First Floor

Main Bedroom	3.96m x 3.54m   12'9" x 11'6"
Bedroom 2	3.54m x 3.19m   11'6" x 10'4"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2021.

# The Linwood

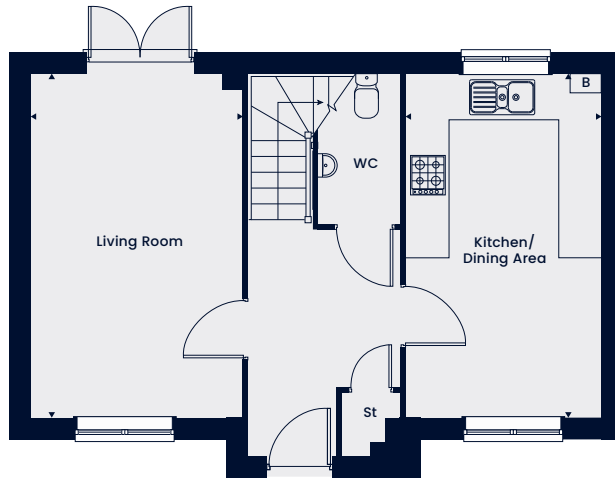
3 Bedroom Home



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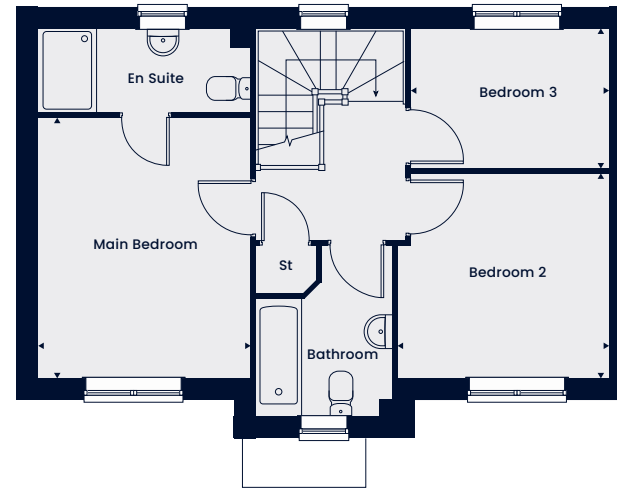


A delightful three bedroom detached home with a living room featuring double doors leading to the garden and a kitchen/dining area. Upstairs, there is a main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area    5.07m x 2.80m | 16'7" x 9'2"  
 Living Room                5.07m x 3.00m | 16'7" x 9'10"



### First Floor

Main Bedroom                3.79m x 3.07m | 12'5" x 10'0"  
 Bedroom 2                    3.36m x 2.97m | 11'0" x 9'8"  
 Bedroom 3                    2.88m x 2.01m | 9'5" x 6'7"

B – Boiler    St – Store    WC – Cloakroom

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# The Lockwood

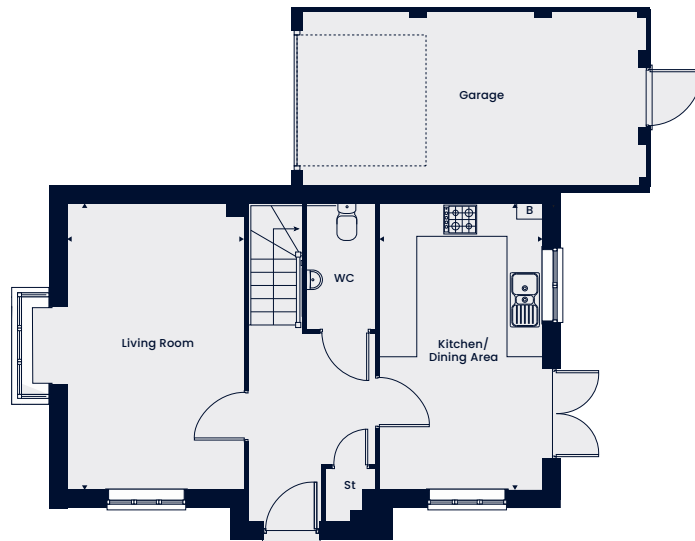
## 3 Bedroom Home



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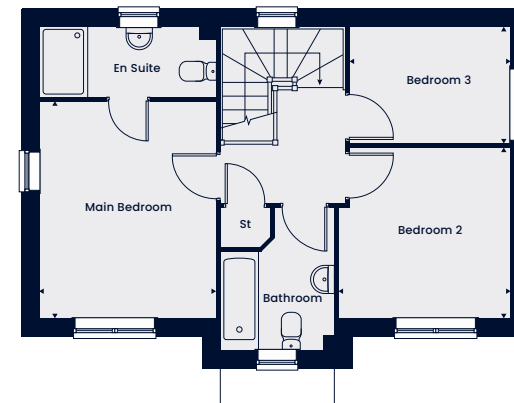


A spacious three bedroom detached home featuring a kitchen/dining area leading out to the garden and a separate living room which includes a bay window. The garage adjacent is accessible via the back garden. The first floor offers an en suite main bedroom, family bathroom and two good-sized bedrooms.



### Ground Floor

Kitchen/Dining Area	5.07m x 2.80m   16'7" x 9'2"
Living Room	5.07m x 3.00m   16'7" x 9'10"



### First Floor

Main Bedroom	3.79m x 3.07m   12'5" x 10'0"
Bedroom 2	3.36m x 2.97m   11'0" x 9'8"
Bedroom 3	2.88m x 2.01m   9'5" x 6'7"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. Garage attached to plots 28 & 33 only. July 2021.

# The Pinewood

3 Bedroom Home



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# The Pinewood

## 3 Bedroom Home

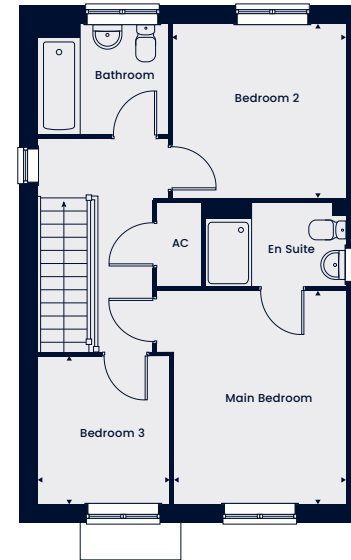
Total Area 999 sq. ft.

A delightful three bedroom home. The ground floor features a living room and a kitchen/dining area with double doors leading out to the garden. A cloakroom and storage cupboard complete the ground floor. Upstairs, there is an en suite main bedroom, two further bedrooms, a family bathroom and airing cupboard.



### Ground Floor

Kitchen/Dining Area	5.40m x 3.04m   17'7" x 9'9"
Living Room	5.32m x 3.20m   17'4" x 10'4"



### First Floor

Main Bedroom	3.75m x 3.01m   12'3" x 9'8"
Bedroom 2	3.07m x 3.03m   10'0" x 9'9"
Bedroom 3	2.61m x 2.37m   8'5" x 7'7"

AC – Airing Cupboard B – Boiler St – Store WC – Cloakroom

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# The Silverwood

3 Bedroom Home



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# The Silverwood

## 3 Bedroom Home

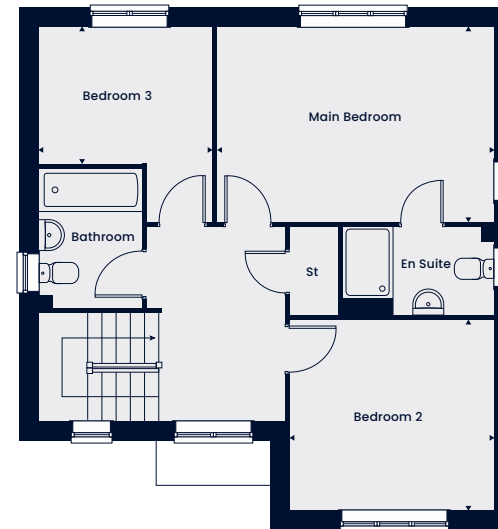
Total Area 1,184 sq. ft.

A well-proportioned three bedroom home with a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room, storage cupboard and cloakroom. Upstairs is the main bedroom featuring an en suite, two further bedrooms, a family bathroom and a storage cupboard.



### Ground Floor

Kitchen/Dining Area	7.54m x 3.39m   24'7" x 11'1"
Living Room	4.45m x 3.38m   14'5" x 11'0"



### First Floor

Main Bedroom	4.54m x 3.23m   14'8" x 10'5"
Bedroom 2	3.38m x 3.15m   11'0" x 10'3"
Bedroom 3	3.23m x 2.88m   10'5" x 9'4"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. Garage attached to plots 7, 30 & 35 only. July 2021.



# The Westwood

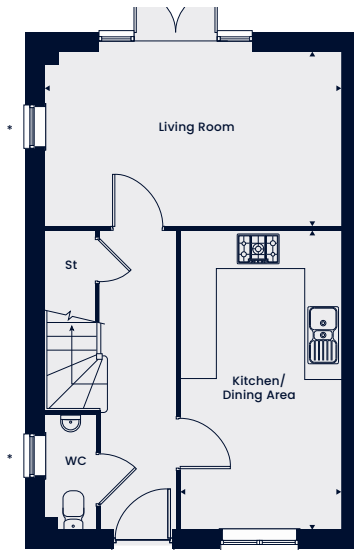
## 4 Bedroom Home



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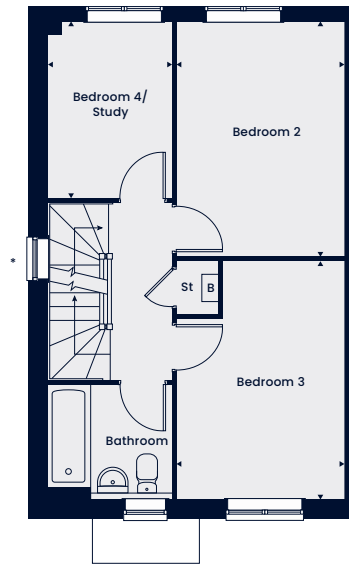


A well-proportioned three storey, four bedroom home featuring a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. The first floor offers two good-sized bedrooms, a bedroom/study and a family bathroom. The main bedroom with en suite shower room is found on the top floor.



### Ground Floor

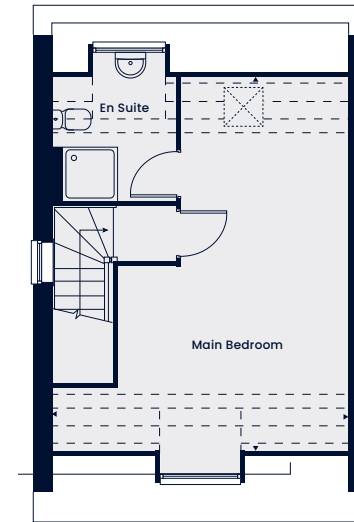
Kitchen/Dining Area  
4.97m x 2.68m | 16'3" x 8'9"  
Living Room  
4.94m x 2.87m | 16'2" x 9'4"



\* Window to plots 72 and 88 only

### First Floor

Bedroom 2  
3.94m x 2.80m | 12'11" x 9'2"  
Bedroom 3  
3.97m x 2.80m | 13'0" x 9'2"  
Bedroom 4/Study  
2.97m x 2.06m | 9'8" x 6'9"



### Second Floor

Main Bedroom  
6.21m x 4.94m | 20'4" x 16'2"

B – Boiler    - - - - Reduced Head Height    ☒ – Rooflight    St – Store    WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2021.

# The Oakford

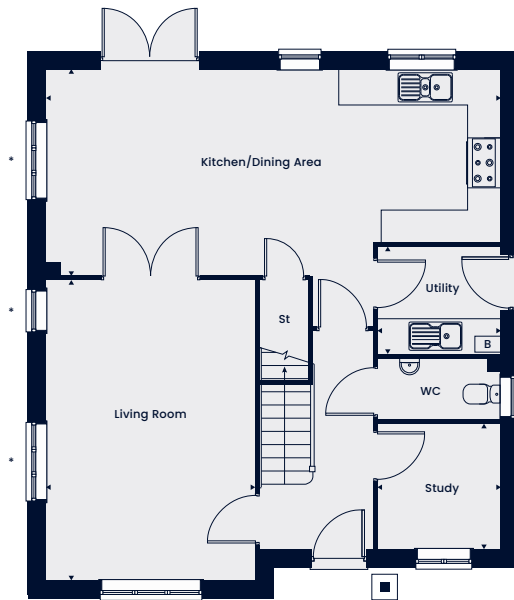
4 Bedroom Home



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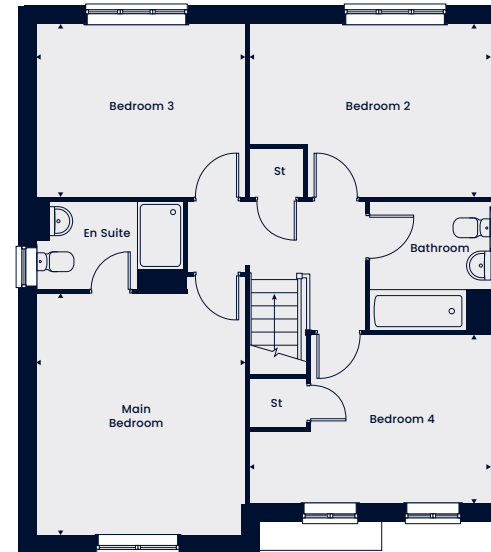


A lovely four bedroom family home offering a large living room, a study and a kitchen/dining area with double doors to the garden and a separate utility. Upstairs, the main bedroom benefits from an en suite shower room, while three further bedrooms and a family bathroom complete the first floor layout.



### Ground Floor

Kitchen/Dining Area	7.99m x 3.62m   26'2" x 11'10"
Living Room	5.31m x 3.61m   17'5" x 11'10"
Study	2.20m x 2.19m   7'2" x 7'1"
Utility	2.19m x 1.85m   7'2" x 6'0"



### First Floor

Main Bedroom	4.26m x 3.61m   13'11" x 11'10"
Bedroom 2	4.23m x 3.04m   13'10" x 9'11"
Bedroom 3	3.68m x 3.04m   12'0" x 9'11"
Bedroom 4	4.23m x 2.96m   13'10" x 9'8"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Plot specific windows. July 2021.

# The Stamford

4 Bedroom Home



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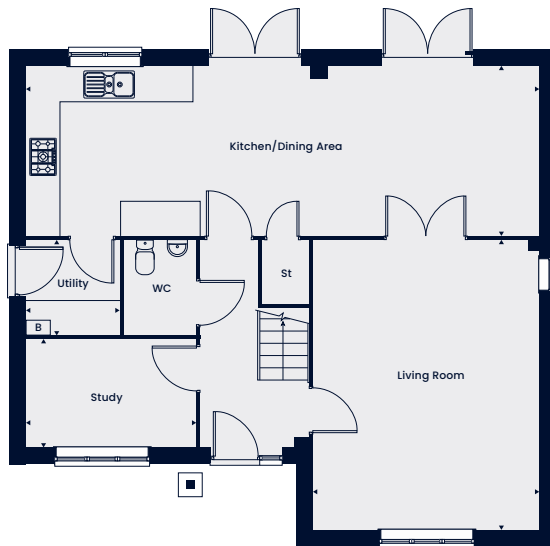


# The Stamford

## 4 Bedroom Home

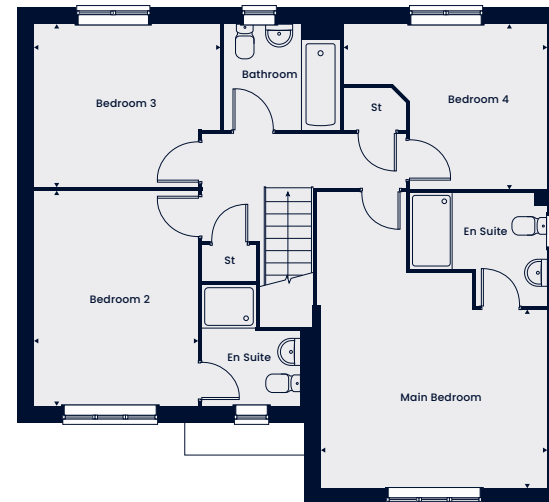
Total Area 1,667 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, the main bedroom and bedroom 2 both feature an en suite shower room, while there are two further bedrooms, two storage cupboards and a family bathroom completing the first floor.



### Ground Floor

Kitchen/Dining Area	9.68m x 3.13m   31'7" x 10'2"
Living Room	5.56m x 4.28m   18'2" x 14'0"
Study	3.19m x 2.08m   10'4" x 6'8"
Utility	1.76m x 1.74m   5'9" x 5'8"



### First Floor

Main Bedroom	4.28m x 3.35m   14'0" x 10'9"
Bedroom 2	4.02m x 3.09m   13'1" x 10'1"
Bedroom 3	3.51m x 3.10m   11'5" x 10'1"
Bedroom 4	3.84m x 3.13m   12'5" x 10'2"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2021.



# The Walford

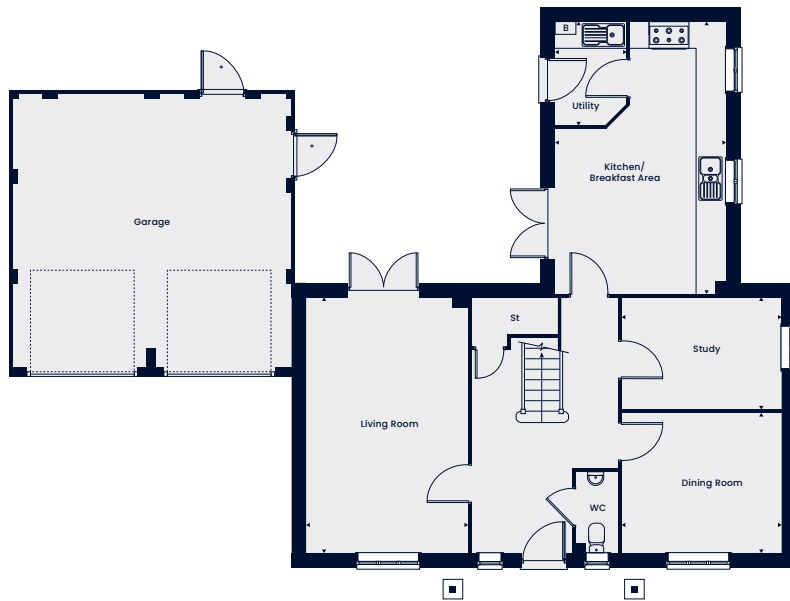
## 4 Bedroom Home



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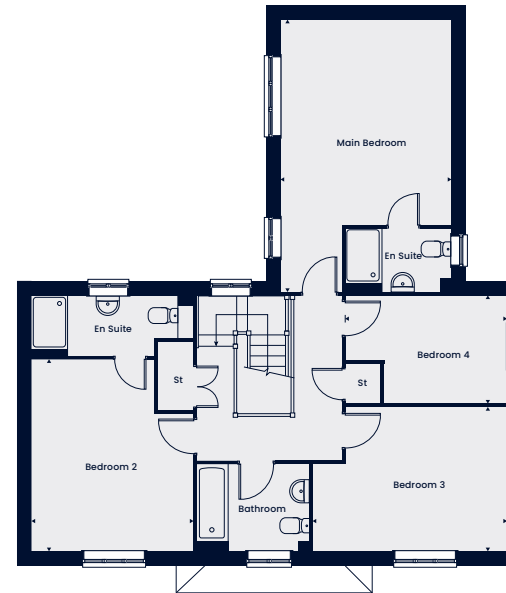


A well-proportioned four bedroom home featuring a spacious kitchen/breakfast area with utility room and double doors leading to the garden with access to the double garage. A separate living room with double doors provides additional access to the garden and double garage. The dining room and study complete the ground floor. The first floor main bedroom and second bedroom both boast en suite shower rooms, while two good-sized bedrooms, two storage cupboards and a family bathroom complete the upstairs layout.



### Ground Floor

Kitchen/Breakfast Area	5.92m x 3.72m		19'5" x 12'2"
Dining Room	3.47m x 3.09m		11'4" x 10'1"
Living Room	5.63m x 3.50m		18'5" x 11'5"
Study	3.47m x 2.45m		11'4" x 8'0"
Utility	2.27m x 1.55m		7'5" x 5'1"



### First Floor

Main Bedroom	5.32m x 3.72m		17'5" x 12'2"
Bedroom 2	4.21m x 3.53m		13'9" x 11'5"
Bedroom 3	4.23m x 3.15m		13'8" x 10'3"
Bedroom 4	3.55m x 2.40m		11'6" x 7'8"

B – Boiler St – Store WC – Cloakroom

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# The Hemsworth

5 Bedroom Home



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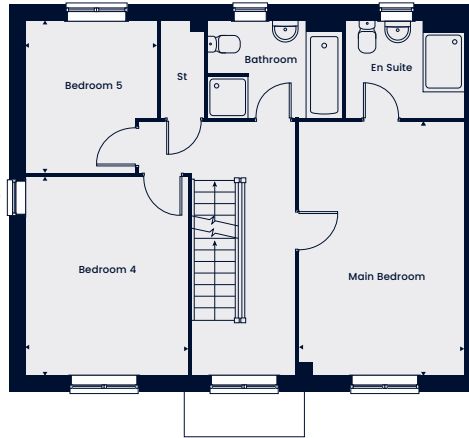


A well-proportioned three storey, five bedroom home featuring a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. The garden area provides private access to the garage adjacent to the house. The first floor offers a main bedroom with an en suite, a family bathroom and two bedrooms. The second bedroom with an en suite and another good-sized bedroom complete the top floor.



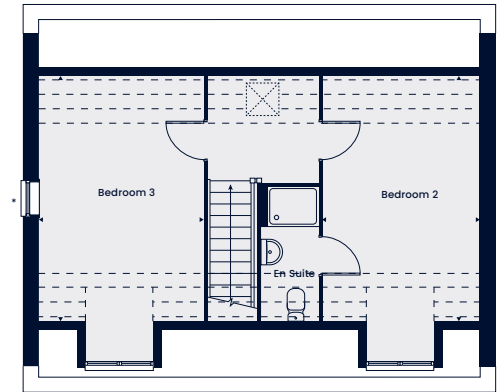
### Ground Floor

Kitchen	3.48m x 3.24m   11'4" x 10'6"
Dining Area	3.53m x 3.24m   11'5" x 10'6"
Living Room	7.09m x 3.21m   23'2" x 10'5"
Utility	2.02m x 1.66m   6'7" x 5'5"



### First Floor

Main Bedroom	3.40m x 3.32m   11'1" x 10'8"
Bedroom 4	3.98m x 3.27m   13'0" x 10'8"
Bedroom 5	3.03m x 2.64m   9'11" x 8'7"



### Second Floor

Bedroom 2	4.91m x 3.14m   16'1" x 10'3"
Bedroom 3	4.91m x 3.28m   16'1" x 10'9"

B – Boiler   - - - - Reduced Head Height   – Rooflight   St – Store   WC – Cloakroom

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# The Nailsworth

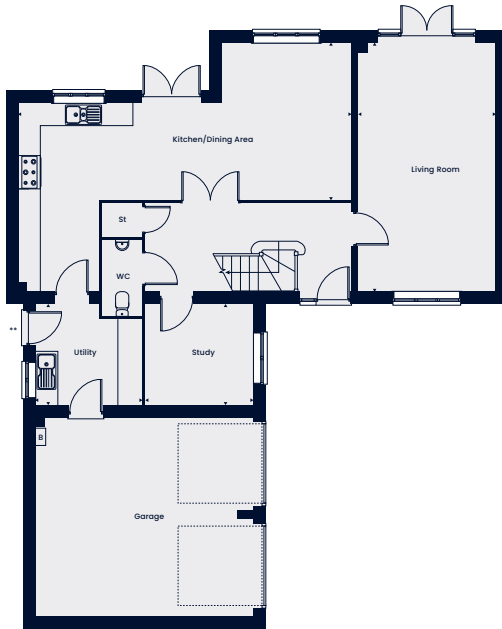
5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

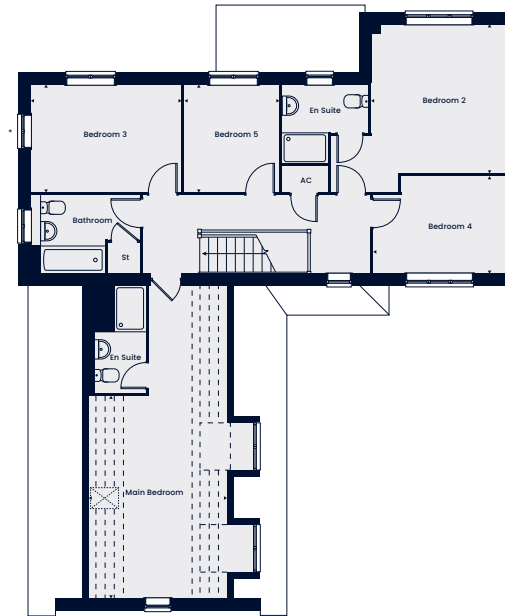


A spacious five bedroom home featuring a living room and an open-plan kitchen/dining area, both of which contain double doors leading to the garden. The ground floor is complete with a spacious utility room leading to the integral double garage and study. Upstairs, the main bedroom and second bedroom both feature an en suite shower room. Completing the top floor are three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	8.80m x 4.96m   20'10" x 16'3"
Living Room	6.53m x 3.58m   21'5" x 11'8"
Study	2.84m x 2.66m   9'3" x 8'8"
Utility	2.82m x 2.66m   9'3" x 8'8"



### First Floor

Main Bedroom	5.30m x 3.76m   17'4" x 12'4"
Bedroom 2	3.89m x 3.61m   12'9" x 11'10"
Bedroom 3	3.96m x 2.82m   12'11" x 9'3"
Bedroom 4	3.58m x 2.56m   11'8" x 8'4"
Bedroom 5	3.48m x 2.82m   11'5" x 9'3"

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Plot specific windows. \*\*Layout variant to plots 52 & 53. July 2021.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

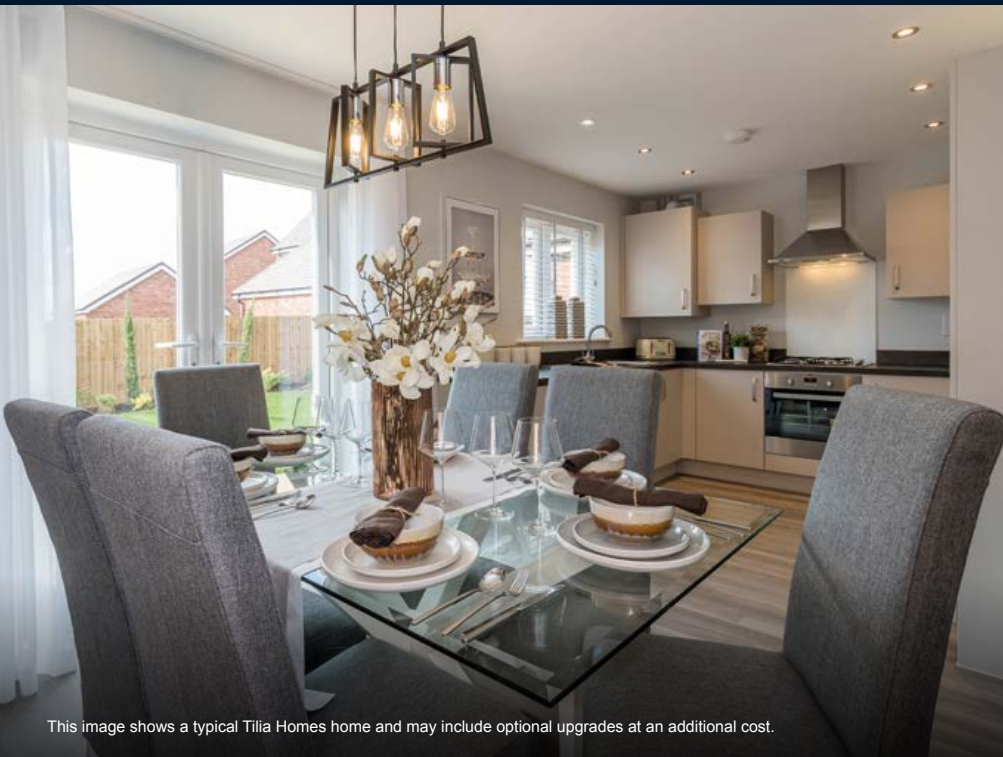


## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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