



THE
BIRCHES

NATURALLY BETTER LIVING

HIGH WYCOMBE

DISCOVER THE BENEFITS OF
MODERN, WELL CONNECTED LIVING

Nestled within the stunning Chiltern Hills National Landscape, High Wycombe offers an attractive blend of natural beauty, modern amenities and excellent connectivity, making it a highly desirable place to call home. Surrounded by rolling countryside, ancient woodland and an extensive network of walking and cycling routes, the town provides a picturesque setting for everyday life while retaining all the conveniences of a thriving urban centre.

Life in Hook Norton combines the tranquillity of the countryside with excellent everyday amenities and strong transport connections to nearby towns and cities. Residents benefit from a range of local services, recreational facilities, community events, and a safe, friendly atmosphere. Whether you're seeking a peaceful retreat, a place to raise a family or a vibrant village community to become part of, Hook Norton offers an exceptional quality of life.



“ABSOLUTELY
FANTASTIC
EXPERIENCE!”

–Lifestone Sales
shared owner

“ BEING IN SHARED OWNERSHIP
MADE US A FEEL A LITTLE MORE
PROTECTED ”

-Lifestone Sales shared owner



OUT & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND



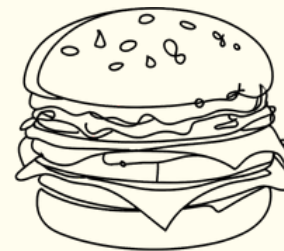
Marsh Junior School
& John Hampden
Grammar School
are within a 10 minute drive
- let young minds thrive!



A range of large and
small supermarkets
within a 10 minute drive!
Perfect for the big shop
or little daily top ups



High Wycombe train
station provides direct
access to London,
Midlands, Scotland and
the South West!



Local gastropubs and
even a local brewery will
providing ample
opportunities to catch up
with friends



You can be on main roads
such as the A404 within
just 10 minutes, providing
quick links for commuting
or leisure



Chiltern Hills National
Landscape
is a beautiful setting to
enjoy nature and great
for furry friends too



There are ample local and
popular cycle routes. Well
suited to relaxed weekend
rides and confident family
cyclists.

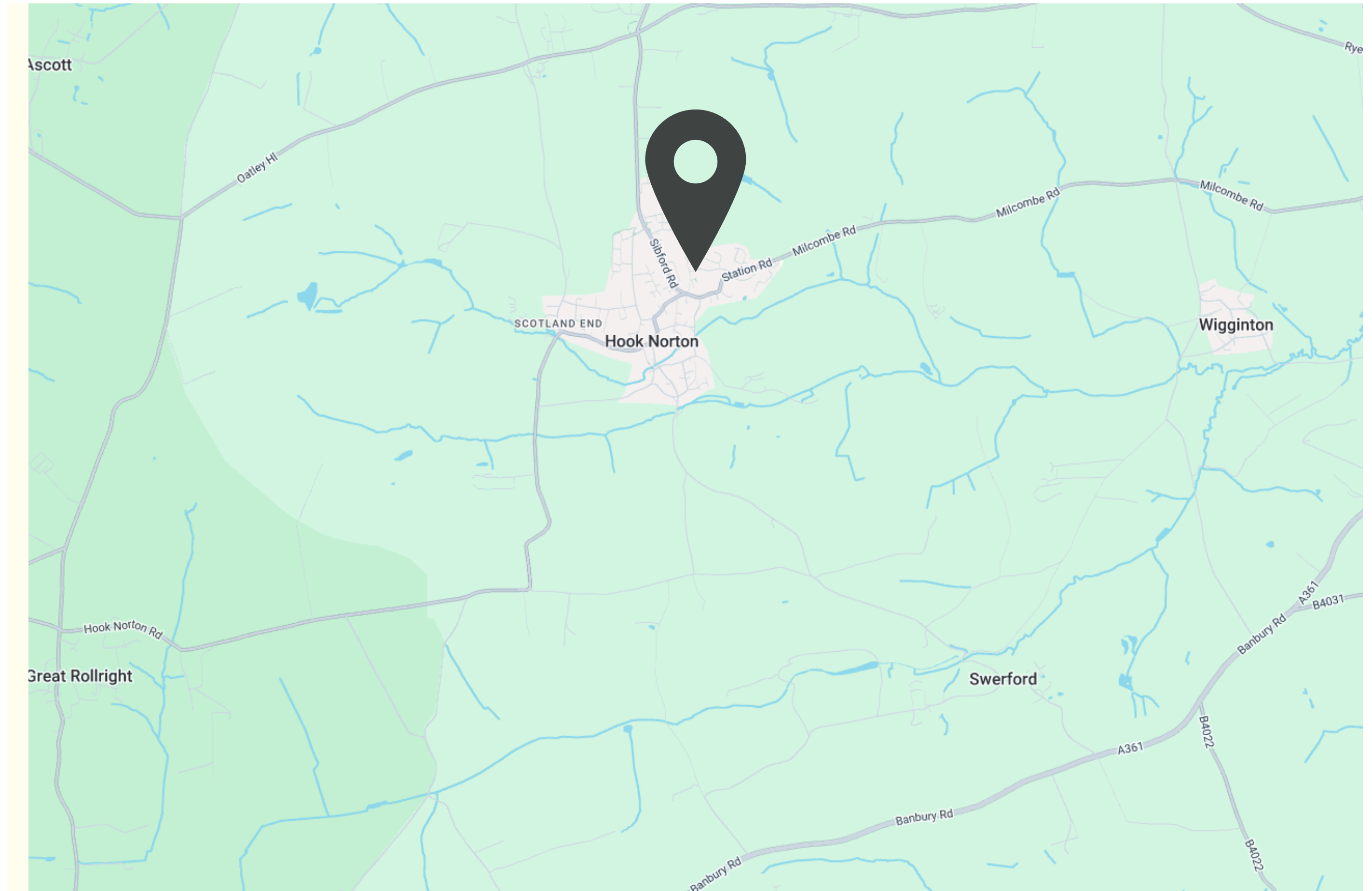


Cressex Island Retail
Park is home to
popular stores, perfect
for your retail therapy
needs



Local gyms, cinemas and
fast food restaurants can
all be found within a 10
minute drive of your new
home!

WHERE'S HOMIE?





SITE PLAN

Please note: Some properties feature multi-level gardens with steps

..... Denotes internal garage



Bollard type EV charging



Wall Mounted EV charging (EV charging for plots 13-20 are inside the garage)

These particulars do not constitute any part of an offer or contract. Any intended purchasers must satisfy themselves as to the correctness of each of the statements contained in these particulars. All floor layouts maybe subject to changes. The dimensions given on the plan are subject to minor variations intended for guidance only and are not be used for carpets, appliances or items of furniture.





Three Bedroom House

Plots
1, 2, 3, 6, 7, 8, 9,
10, 11 & 12

(* handed)

KITCHEN/DINING

15'3" x 26'0" 4.66m x 7.93m

LIVING ROOM

15'3" x 10'10" 4.66m x 3.32m

BEDROOM 1

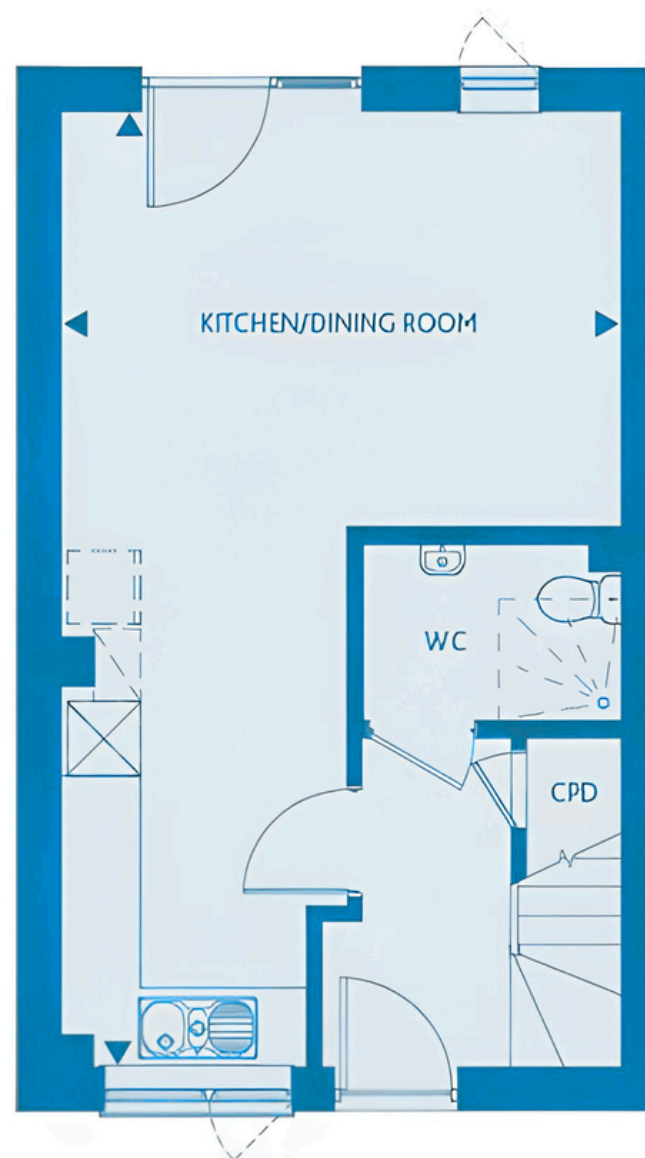
11'8" x 12'11" 3.57m x 3.96m

BEDROOM 2

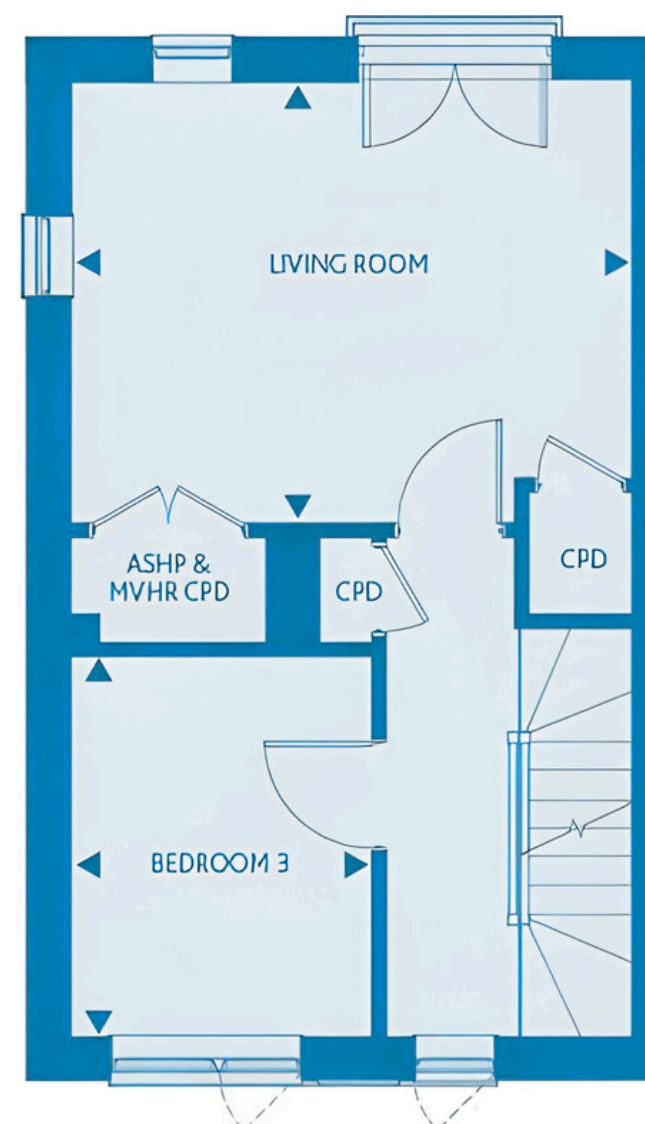
15'3" x 8'6" 4.66m x 2.61m

BEDROOM 3

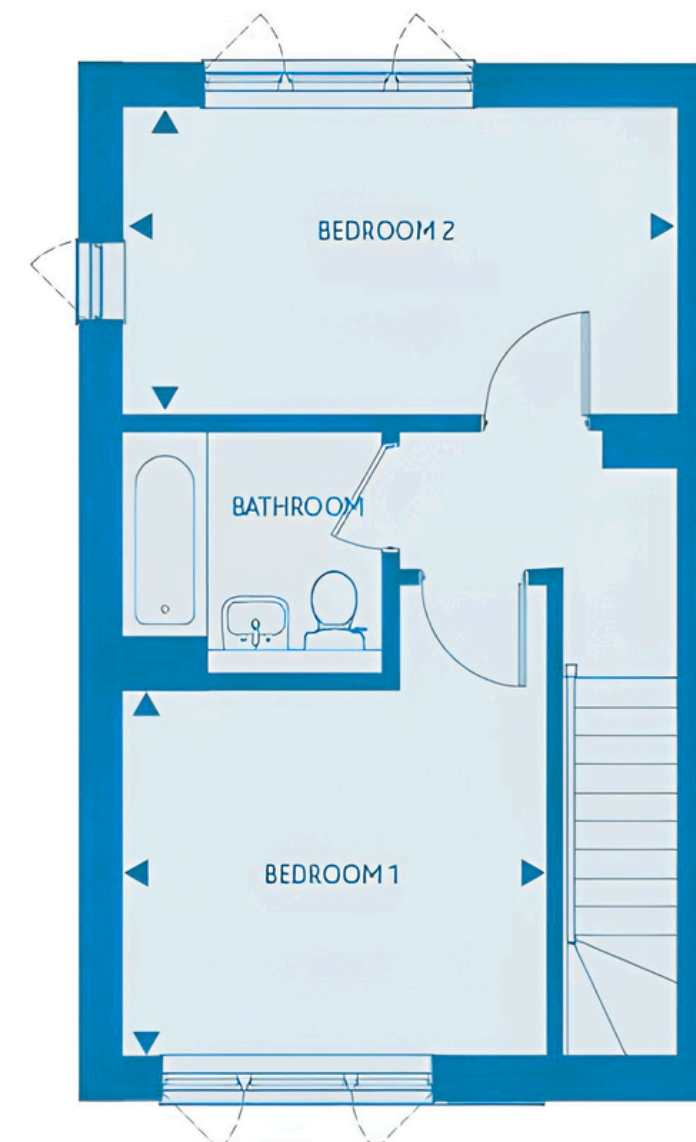
8'2" x 10'4" 2.51m x 3.17m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Three Bedroom House Plots 4 & 5*

(* handed)

KITCHEN/DINING

13'7" x 22'4" 4.16m x 6.81m

LIVING ROOM

17'2" x 8'11" 5.25m x 2.74m

BEDROOM 1

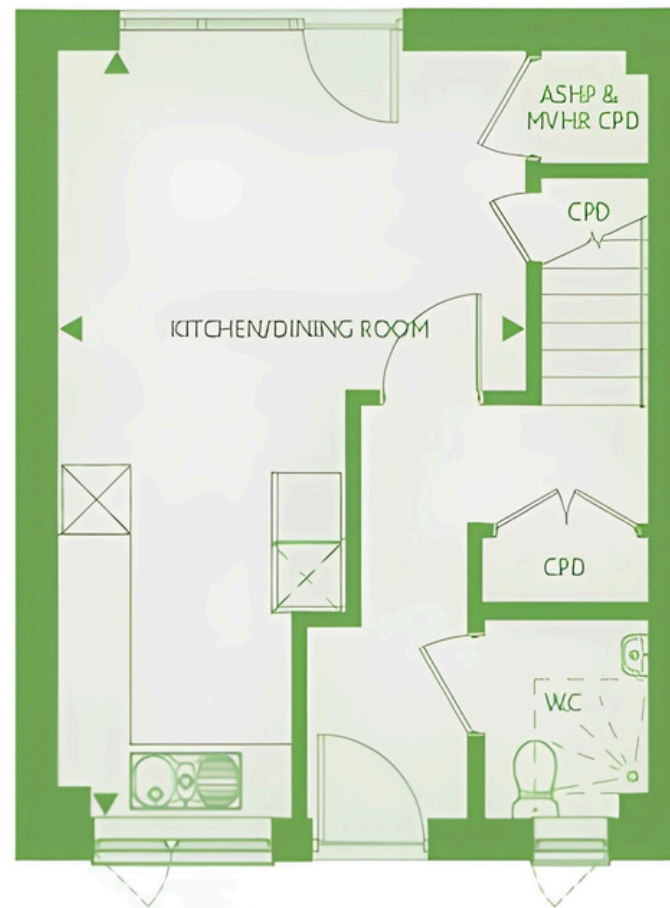
10'3" x 13'4" 3.13m x 4.08m

BEDROOM 2

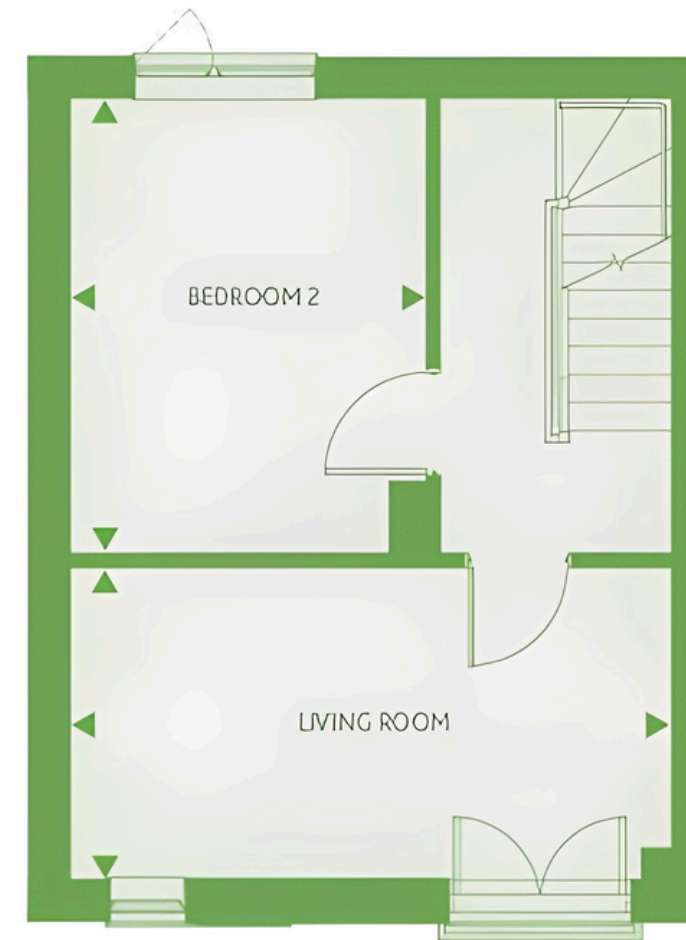
10'2" x 13'0" 3.12m x 3.97m

BEDROOM 3

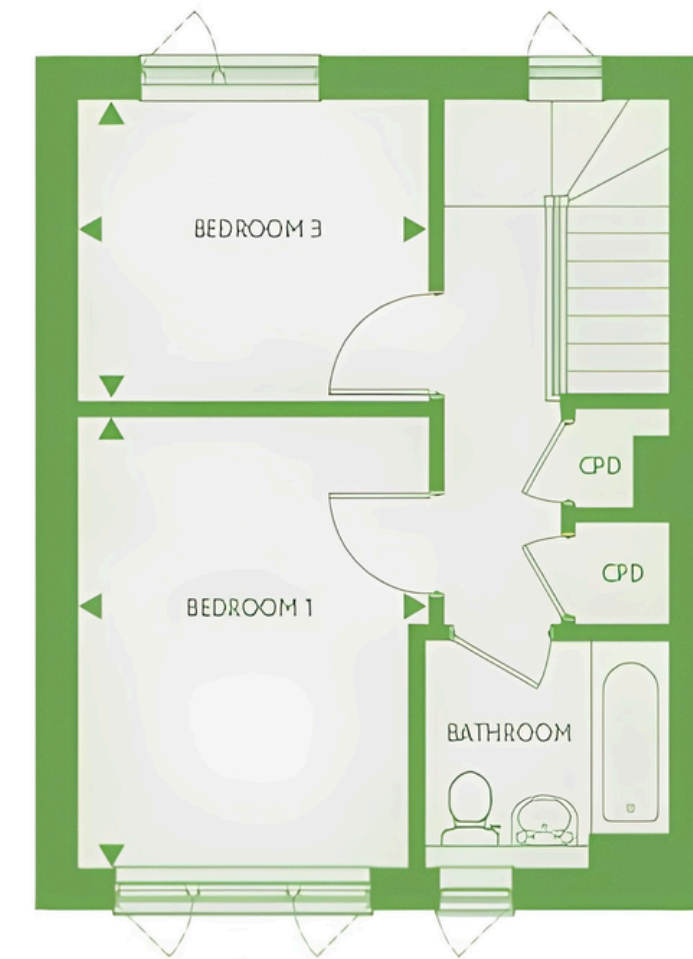
10'3" x 8'7" 3.13m x 2.63m



GROUND FLOOR



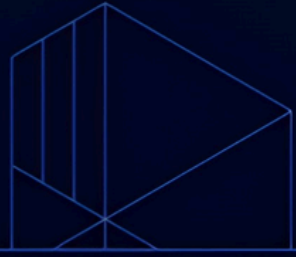
FIRST FLOOR



SECOND FLOOR

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Three Bedroom House

Plots
13*, 14, 15*, 16, 17*,
18, 19* & 20
(* handed)

KITCHEN/DINING

19'7" x 12'1" 5.98m x 3.69m

LIVING ROOM

12'4" x 13'2" 3.78m x 4.02m

BEDROOM 1

13'11" x 9'1" 4.26m x 2.77m

BEDROOM 2

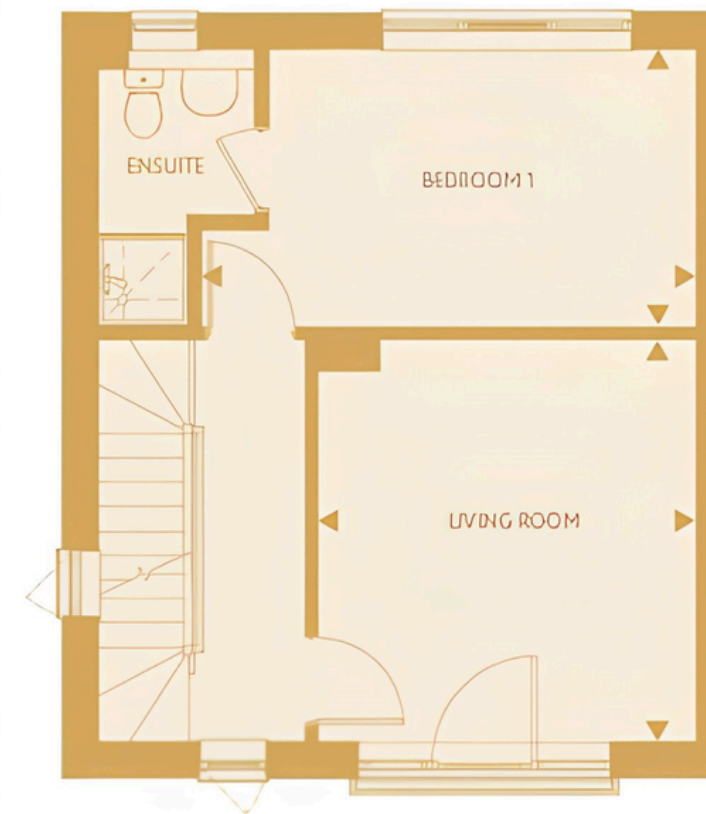
16'0" x 10'2" 4.88m x 3.12m

BEDROOM 3

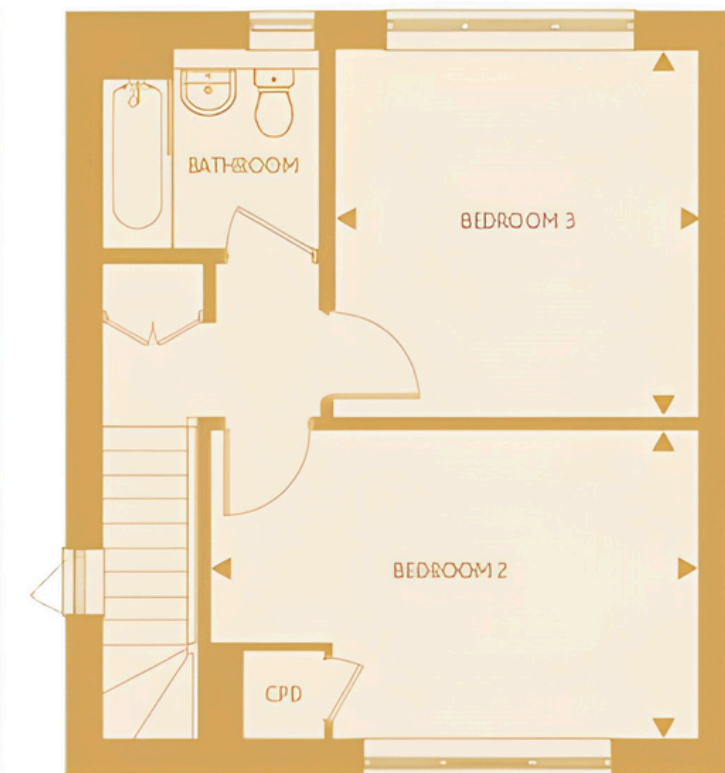
12'0" x 12'2" 3.66m x 3.71m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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DESIGNED WITH YOU IN MIND

KITCHEN

- Stylish fitted kitchen from STORI in *Heritage Green*
- Laminate worktop and upstand
- Stainless steel chimney style extractor
- Built-in oven with 4 ring induction hob
- Integrated fridge/freezer, washer/dryer and dishwasher

FLOORING

- Amtico flooring to hall, lounge and bathrooms
- Tiled kitchen floor
- Cormar Carpet in Manhattan Taupe to bedrooms

BATHROOM

- Modern white bathroom suite with chrome taps.
- Full height tiling to bathing areas
- Glass shower screen
- Shower over bath in bathroom
- Heated towel rail

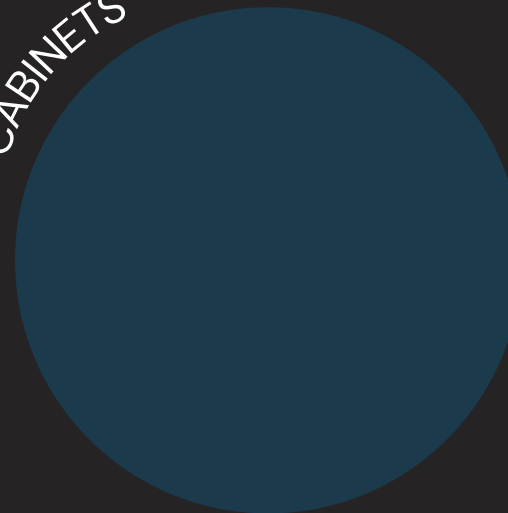
GENERAL

- Allocated parking space
- EV charger per plot
- Air Source Heat Pump
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 10-Year NHBC warranty.

KITCHEN FLOOR



CABINETS



WORKTOP



CARPET



FLOORING



BATHROOM WALL TILES



SPECIFICATION SAMPLES ARE TO BE USED A REFERENCE ONLY AND MAY DIFFER TO THE REAL PRODUCT. SPECIFICATION IS ACCURATE AT THE TIME THIS DOCUMENT WAS PRODUCED. SPECIFICATION MAY CHANGE.



When issuing the Memorandum of Sale, we are instructing the sale. We will set a deadline for exchange within 42 days.

THE LEGAL PROCESS:

- Your solicitor will raise any enquiries they have regarding the purchase
- Your mortgage lender will instruct a valuation on the property you are purchasing
- You will receive a copy of your mortgage offer
- Your solicitor will prepare the relevant documents for you to sign and will also ask you to send them your full deposit amount, which will be 5% or 10% of your share purchase, dependent on your mortgage.
- We will then exchange contracts with completion on notice. 'Completion on notice' means that, as soon as the properties are ready to move into, we will issue notice to solicitors and expect completion to happen within 10 working days of that notice having been served.
- Our sales team will keep you updated regularly on the progress of the build and will keep you informed about expected completion dates. If your property is ready to move in, we expect exchange and completion within 8 weeks.
- Your reservation fee will go towards your payments at completion.

WHEN CAN I MOVE IN?

This date will be set when you exchange contracts, unless properties are not built, in this instance we will complete on notice, this means once the property is built we will issue you with 10 working days' notice to confirm a completion date.

On the day of completion, we will get in touch and arrange a time that suits you to meet you at the property and handover keys. A time cannot be confirmed until we have confirmation from the solicitor that the funds have been received.

Here we will take any meter readings so that you can set up your utility accounts with suppliers and provide you with a helpful homeowner user guide.

You will then need to contact the utility suppliers and council tax department to confirm your completion date and provide opening readings.

AFTER THIS, ALL THAT IS
LEFT TO DO IS ENJOY LIFE IN
YOUR NEW HOME!

WHY LIFESTONE SALES?

We want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose. We are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire, Buckinghamshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

WHAT IS SHARED OWNERSHIP?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase up to 75% of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Consumer Price Index (CPI).

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Correct at time of print.

AM I ELIGIBLE?

You'll need to meet the following criteria to qualify for shared ownership:

- Have a household income of less than £80,000
- Unable to buy a home on the open market that satisfies your housing need
- You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).
- You will need an eligible local connection to Cherwell District

You won't be able to purchase a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

We'll allocate the home on a First Come First Served basis.





**Lifestone
Sales**