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. At the heart of the town, residents can enjoy a wide range of shopping, diningand leisure options, from popular high street brands and independent eateries to entertainment venues and recreational facilities. Benefitting from excellent transport links, including a mainline railway station with direct services to London Marylebone and convenient access to the M40. Combining countryside tranquillity with exceptional convenience, relaxation, connectivity and opportunity in one of Buckinghamshire's most sought-after locations.

"ABSOLUTELY FANTASTIC EXPERIENCE!"

-Lifestone Sales shared owner

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

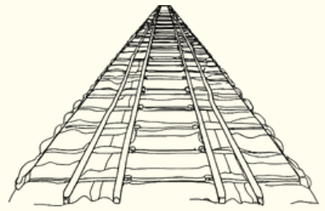
-Lifestone Sales shared owner

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

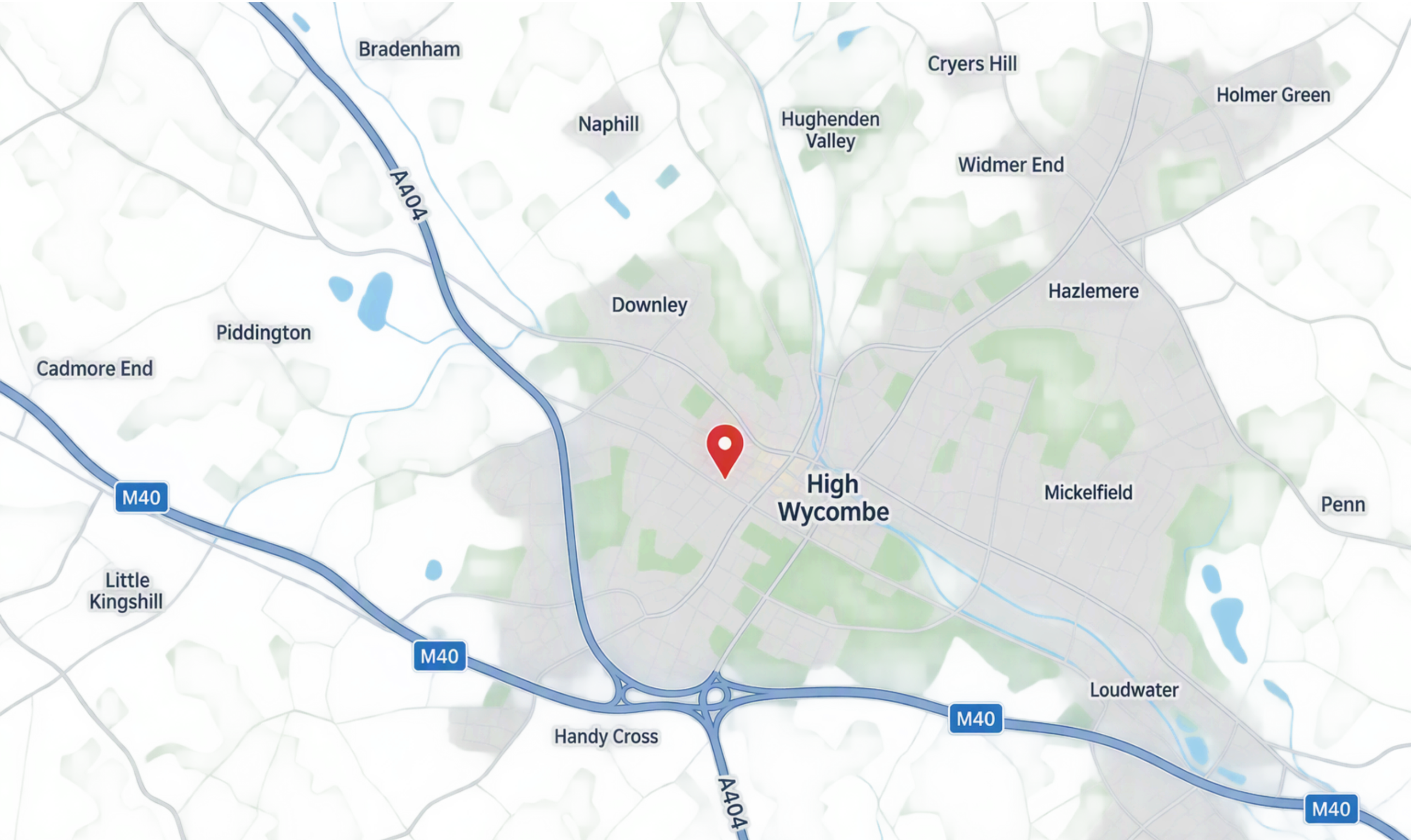
Chiltern Hills National Landscape is a beautiful setting to enjoy nature and great for furry friends too

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

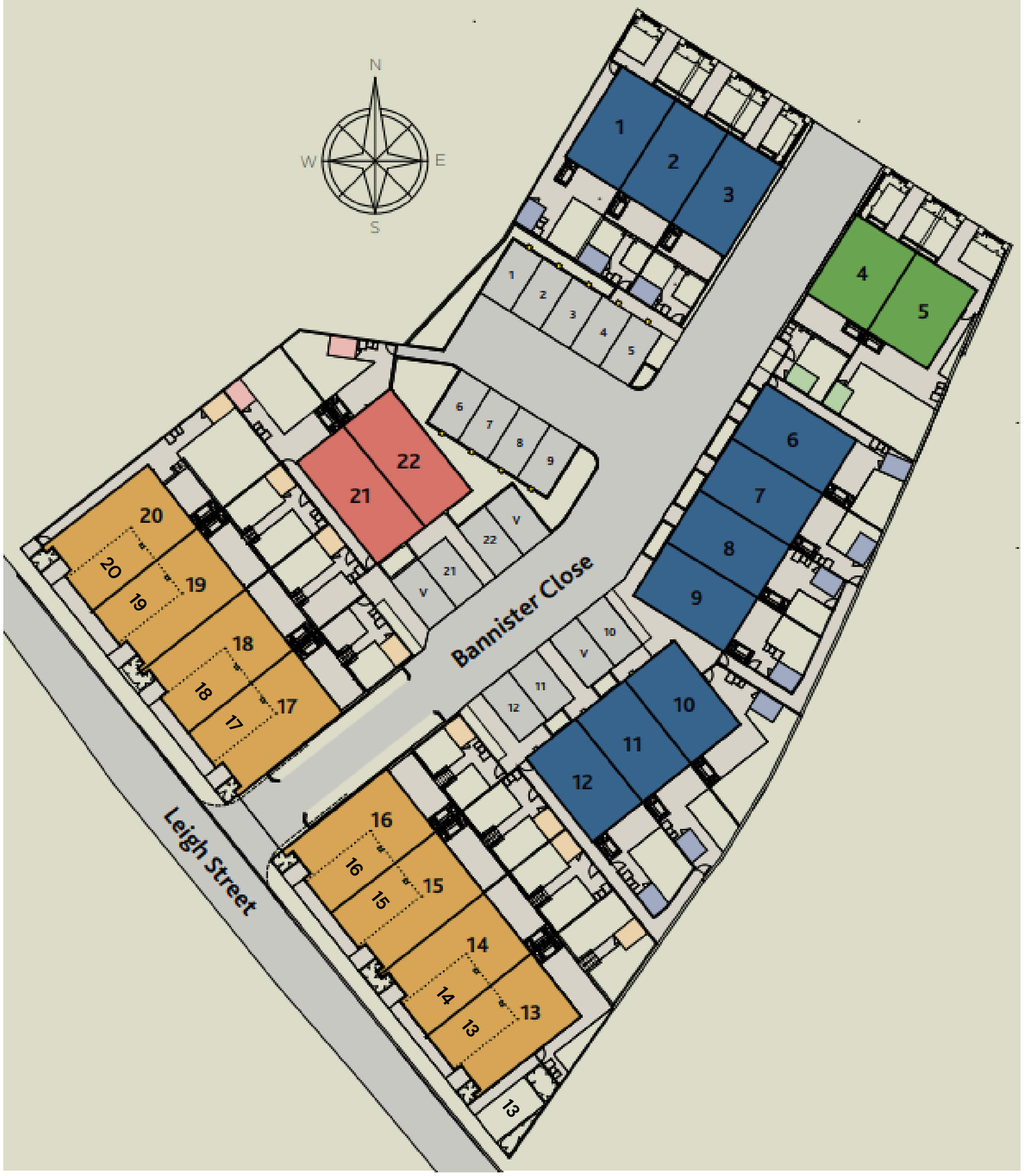
Local gyms, cinemas and fast food restaurants can all be found within a 10 minute drive of your new home!

WHERE'S HOME?


Bradenham
Cryers Hill
Holmer Green
Naphill
Hughenden Valley
Widmer End
A404
Hazlemere
Downley
Piddington
Cadmore End
High Wycombe
Mickelfield
Penn
M40
Little Kingshill
M40
Loudwater
Handy Cross
M40
A404
M40

SITE PLAN

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



Parking for plots 13 – 20 is inside the garage

Denotes internal garage

Bollard type EV charging

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

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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" 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

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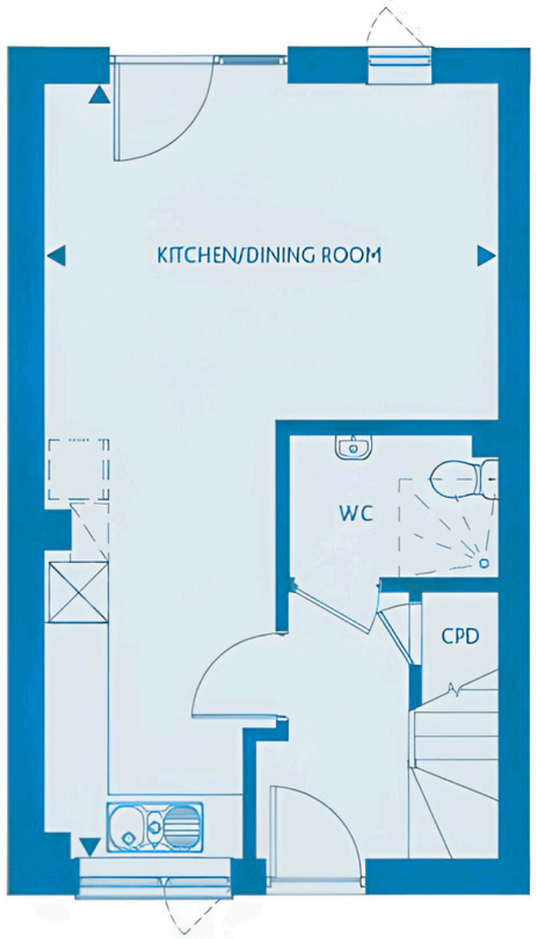
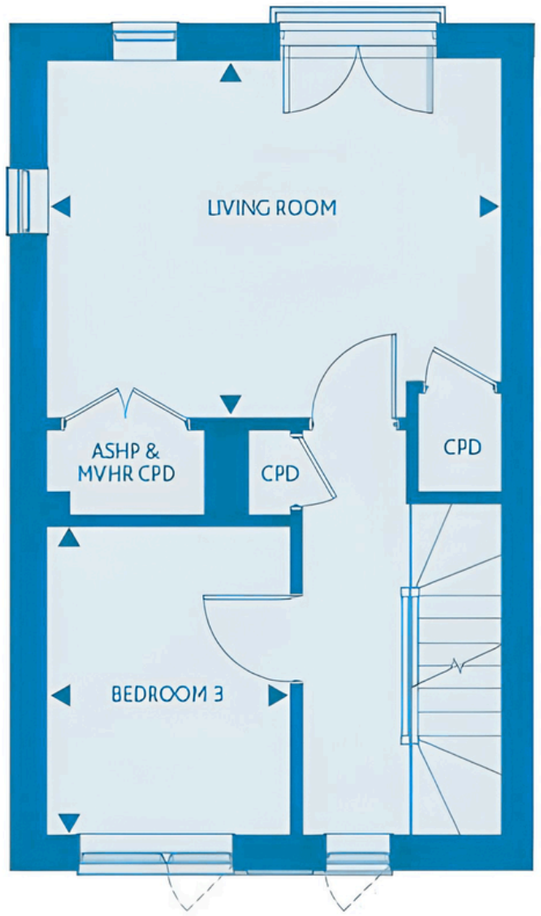
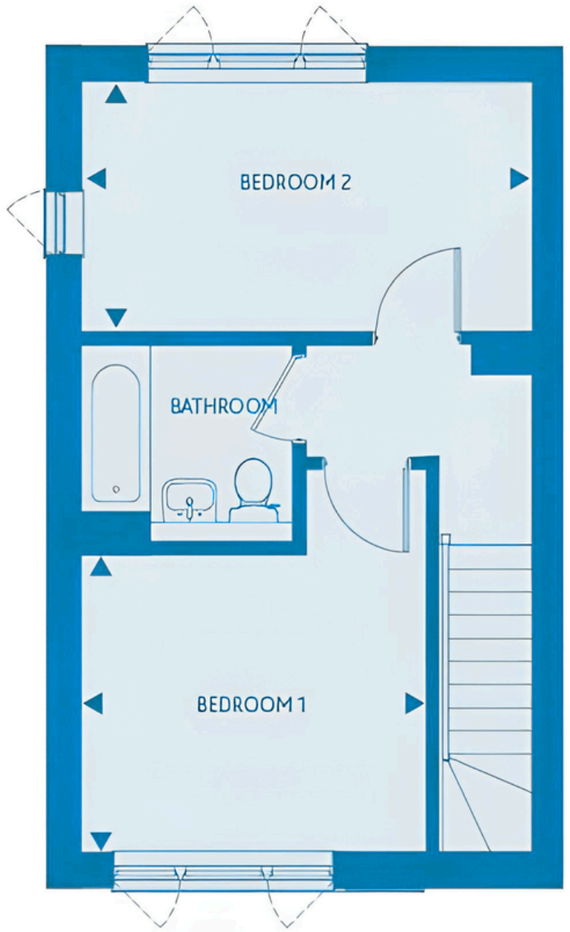


GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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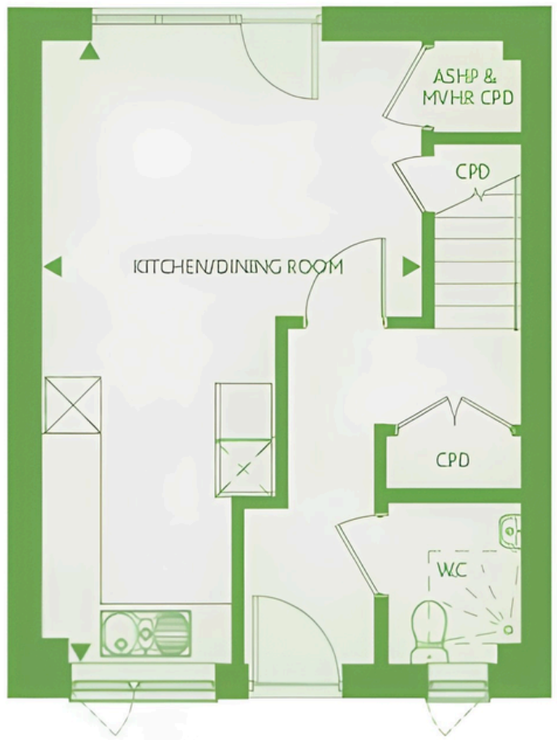
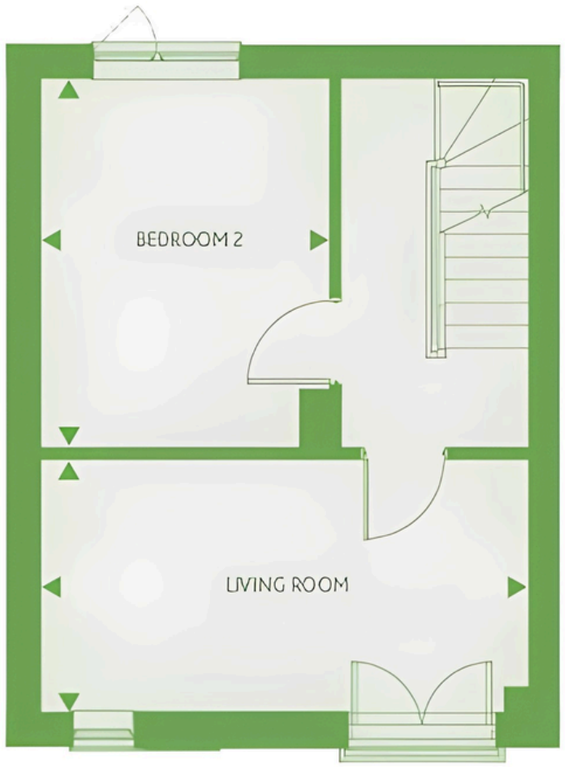


GROUND FLOOR



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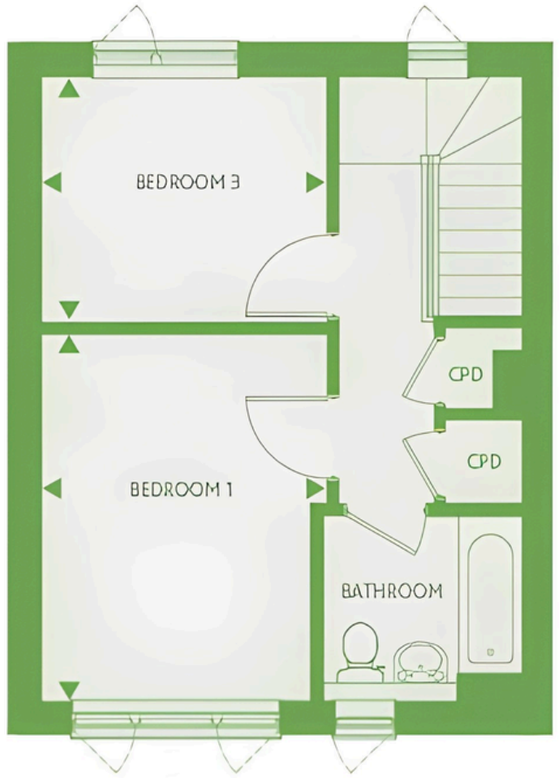


SECOND FLOOR

Three Bedroom House Plots 13*, 14, 15*, 16, 17*, 18, 19* & 20

(handed)*

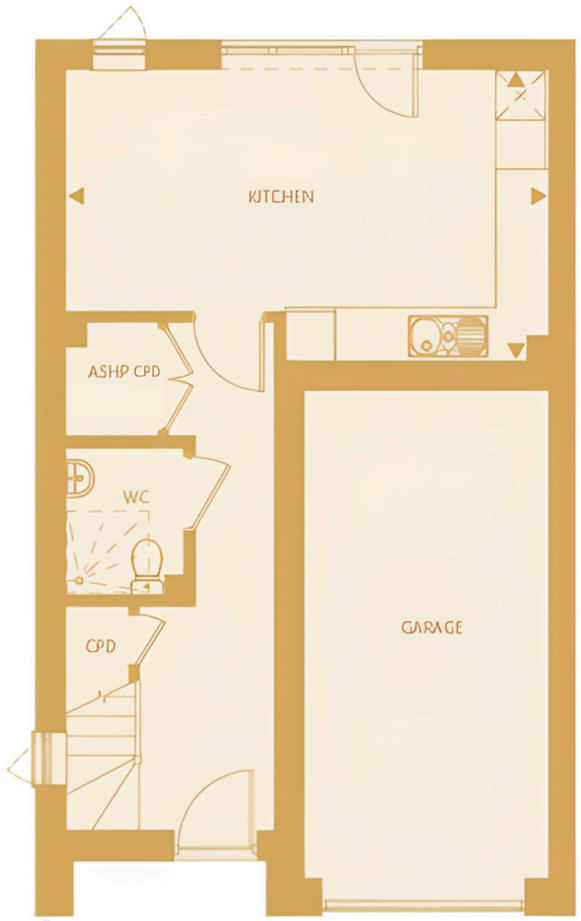
KITCHEN/DINING
19'7" x 12'1" 5.98m x 3.69m

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

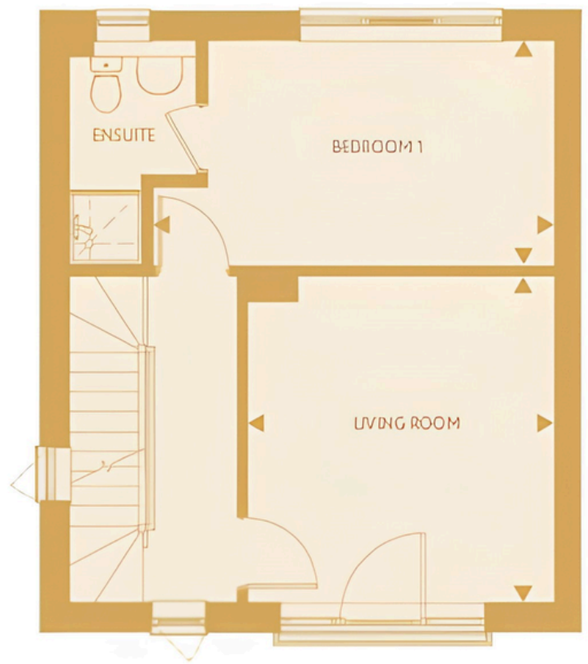
BEDROOM 1
13'11" x 9'1" 4.26m x 2.77m

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



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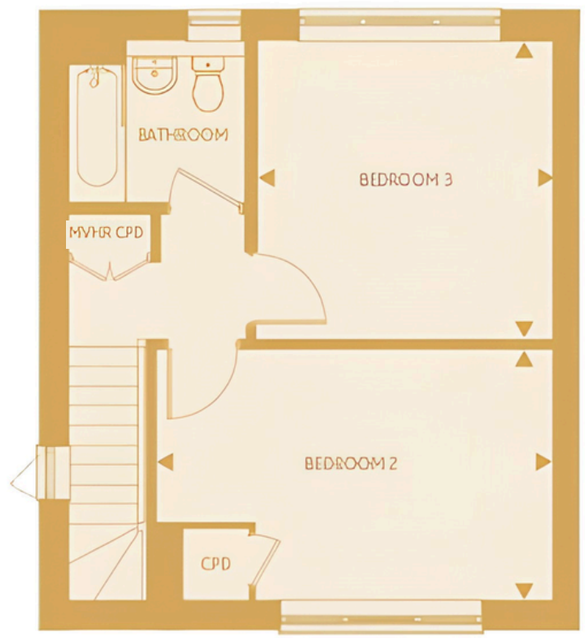

SECOND FLOOR

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DESIGNED WITH YOU IN MIND

KITCHEN

- Stylish fitted kitchen from BENCHMARX in *Midnight Blue*
- 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, Kitchen/diner and bathrooms
- Cormar Carpet in *Meteorite* to bedrooms and lounge

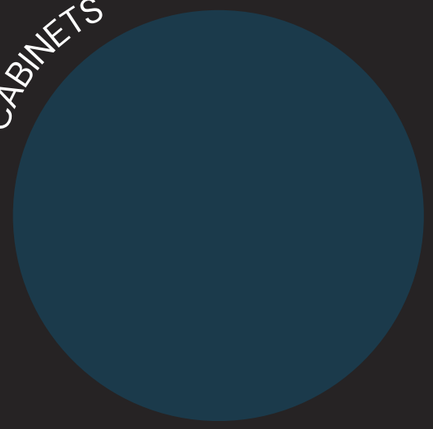
BATHROOM

- 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.

CABINETS

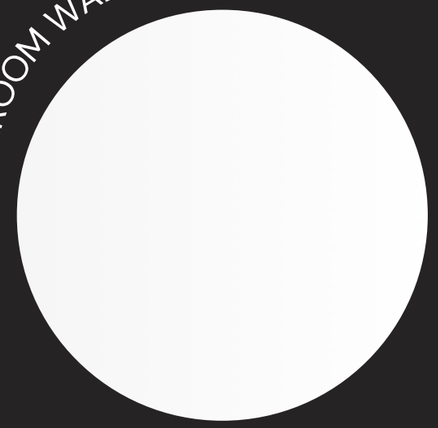


WORKTOP

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%.

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.

Homes England

Lifestone Sales

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.

Lifestone
Sales