BUCKINGHAMSHIRE

PENNWOOD GRANGE

HAZLEMERE

HAZLEMERE

DISCOVER THE BENEFITS OF CONNECTIVE, COUNTRYSIDE LIVING

Hazlemere offers a wonderfully balanced lifestyle that suits families looking for both comfort and convenience. Situated close to High Wycombe, residents benefit from easy access to the M40 and A404, making journeys towards London, Oxford and the wider South East straightforward. Regular rail services provide direct routes into London Marylebone, which is ideal for commuters who want countryside living without feeling disconnected.

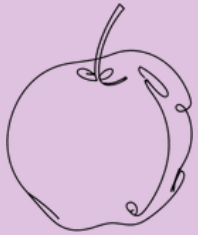
Surrounded by beautiful Buckinghamshire countryside, the area is perfect for outdoor activities, from woodland walks and cycling to family days out in nearby parks and green spaces. At the same time, cultural attractions, shopping centres and entertainment options in High Wycombe and beyond are only a short drive away. Hazlemere offers a warm, well-connected and family-friendly setting where people can enjoy a peaceful pace of life.

COMPUTER GENERATED IMAGE. CGI MAY NOT FULLY REPRESENT HOMES AT PENNWOOD GRANGE.

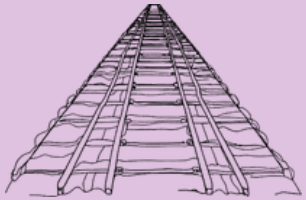
Out & ABOUT

DISCOVER WHATS ON YOUR DOORSTEP AND BEYOND

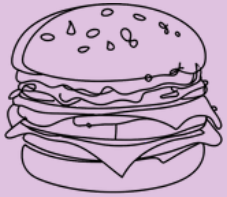
Cedar Park Primary School & Holmer Green Secondary School are both within a 5 minute drive. Perfect for thriving young minds



Large supermarkets are just a 15 minute drive perfect for the big shop or visit your local convenience for little top ups



High Wycombe Railway Station is a 10 minute drive providing you with direct links to London Marylebone & beyond



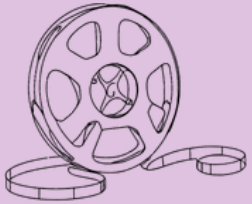
Local cafes, pubs and restaurants are within a 15 minute of your new home. Providing ample opportunities to catch up with friends

You can be on main roads such as the M40 or A404 within just 2 minutes, providing quick links for commuting or leisure

Penn Wood hiking area is a beautiful setting to enjoy nature and great routes to bring your furry friends along

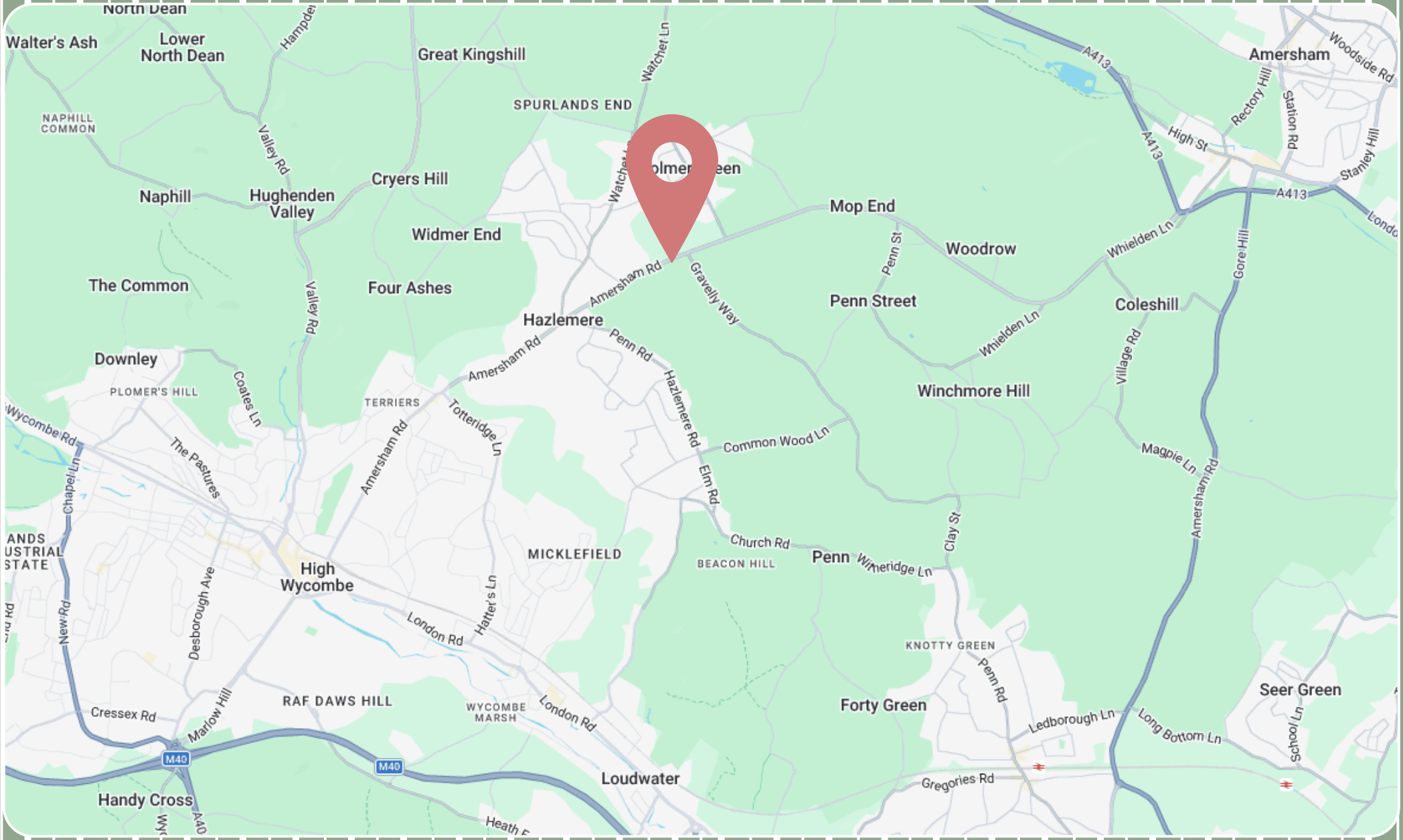
There are ample local and popular cycle routes. Well suited to relaxed weekend rides and confident family cyclists.

Eden Shopping Centre has over 100 shops and is within a 15 minute drive, perfect for your retail therapy needs



Local gyms, cinemas and fast food restaurants can all be found within a 15 minute drive of your new home!

Where's home?

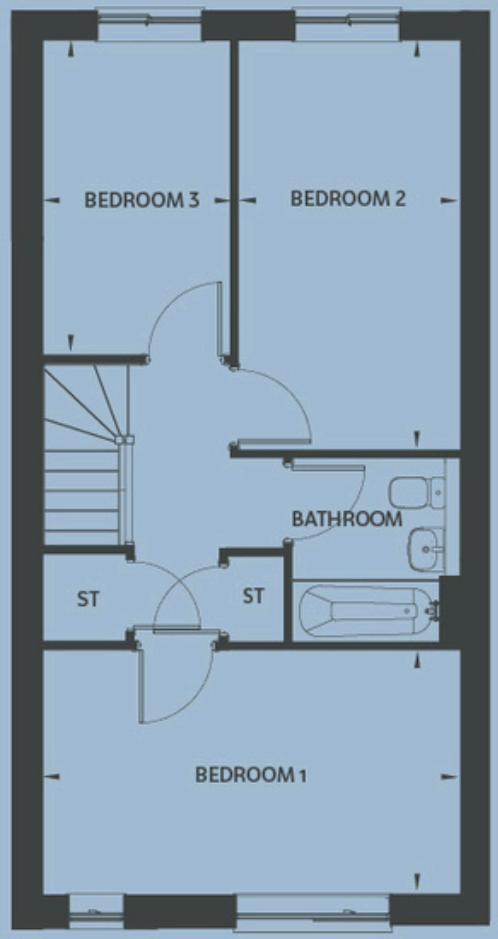

North Dean
Walter's Ash
Lower North Dean
Great Kingshill
SPURLANDS END
NAPHILL COMMON
Naphill
Hughenden Valley
Cryers Hill
Widmer End
The Common
Four Ashes
Hazlemere
Mop End
Woodrow
Penn Street
Coleshill
Amersham
Downley
PLOMER'S HILL
TERRIERS
Winchmore Hill
MICKLEFIELD
BEACON HILL
Penn
High Wycombe
KNOTTY GREEN
Forty Green
Seer Green
RAF DAWS HILL
WYCOMBE MARSH
Loudwater
Handy Cross
A413
M40
A40
Amersham Rd
Gravelly Way
Penn Rd
Hazlemere Rd
Common Wood Ln
Church Rd
Whielden Ln
High St
Rectory Hill
Station Rd
Woodside Rd
Stanley Hill
Gore Hill
Village Rd
Magpie Ln
Clay St
Penn St
Watchet Ln
Valley Rd
Coates Ln
The Pastures
Chapel Ln
Wycombe Rd
Desborough Ave
New Rd
Marlow Hill
Cressex Rd
London Rd
Hatter's Ln
Totteridge Ln
Elm Rd
Ledborough Ln
Long Bottom Ln
Gregories Rd
School Ln

Blossom Lane
177
178
179
180
Elmwood Crescent
Pollen Road
Mayflower Street
38
39
40
41
42
The Tillman
3 Bedroom
The Ploughwright
3 Bedroom
The Cartographer
4 Bedroom
Affordable Rent
Private
Sale
EV Charge Point

THE TILLMAN

PLOTS 38, 39, 40, 41, 178, 179

GROUND FLOOR



FIRST FLOOR

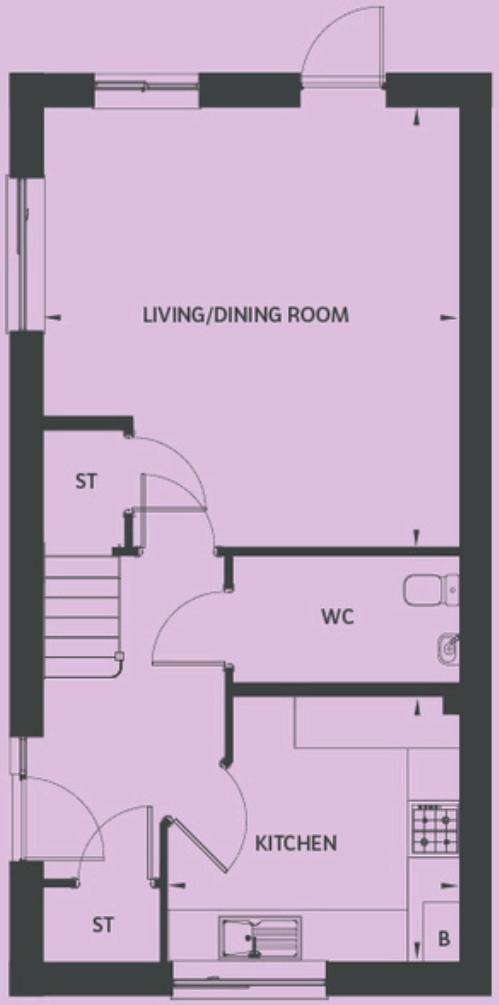
ST - Storage B - Boiler

KITCHEN	4.83m x 5.08m
SITTING ROOM	3.35m x 3.05m
BEDROOM 1	4.83m x 2.85m
BEDROOM 2	2.58m x 4.73m
BEDROOM 3	2.18m x 3.65m
TOTAL AREA	**93.82 sqm / 1010 sq ft**

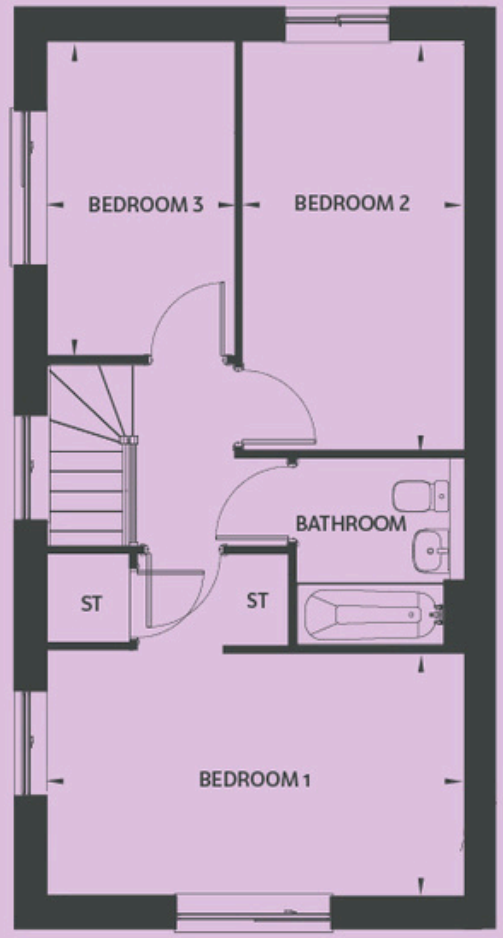
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

THE PLOUGHWRIGHT

PLOT 42 & 177



GROUND FLOOR



FIRST FLOOR

ST - Storage B - Boiler

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TOTAL AREA	**93.82 sqm / 1010 sq ft**

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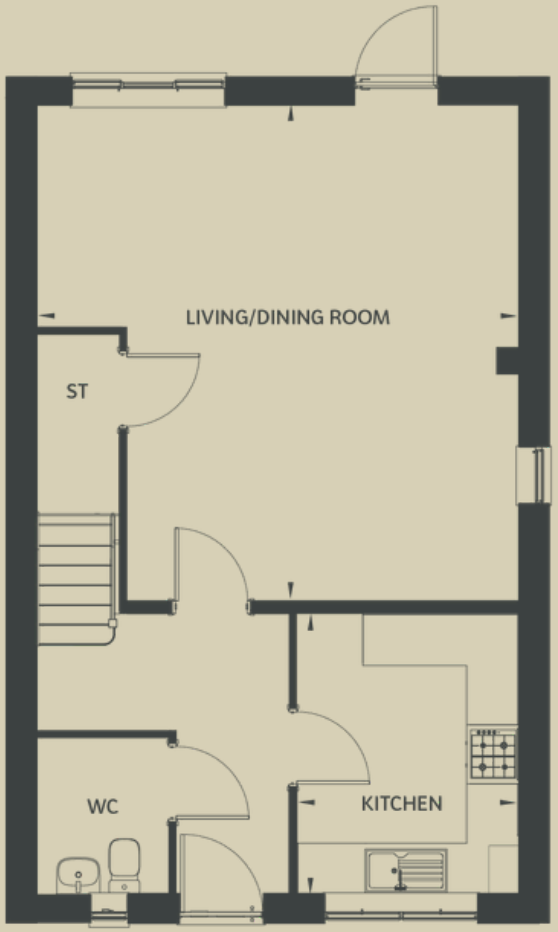
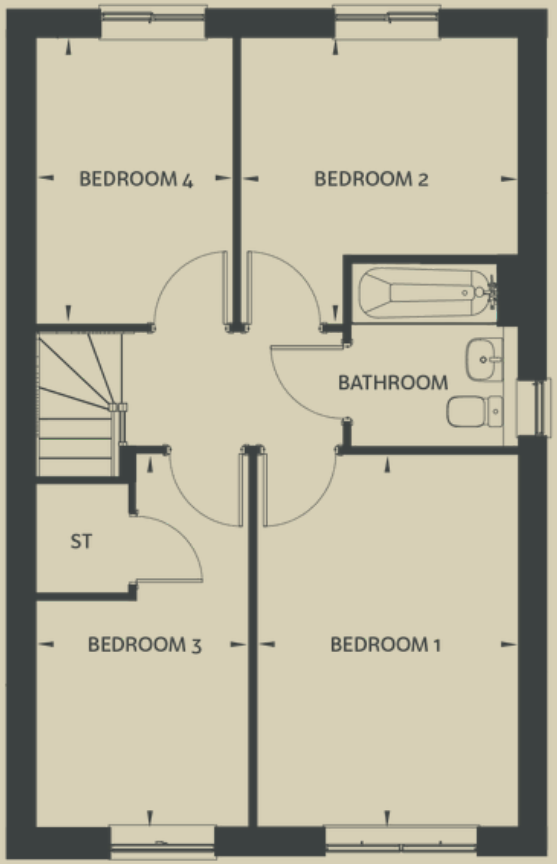
THE CARTOGRAPHER

PLOT 180



GROUND FLOOR



FIRST FLOOR

ST - Storage B - Boiler

KITCHEN	2.56m x 3.05m
LIVING/DINING ROOM	5.61m x 5.77m
BEDROOM 1	3.07m x 4.42m
BEDROOM 2	3.24m x 3.35m
BEDROOM 3	2.50m x 4.42m
BEDROOM 4	2.31m x 3.35m
TOTAL AREA	**101.56 sqm / 1093 sq ft**

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COMPUTER GENERATED IMAGE. CGIS MAY NOT
FULLY REPRESENT HOMES AT PENNWOOD GRANGE.

Designed with you in mind

KITCHEN

- Stylish fitted kitchen from Symphony Woodbury in Cashmere
- Laminate worktop in Alaska
- Stainless steel chimney style extractor
- Integrated oven with 4 ring gas hob
- Splashback in Chalk White
- Integrated fridge/freezer, washing machine and dishwasher

FLOORING

- Karndean Grey Limed Oak
- Carpet to stairs, landing and bedrooms

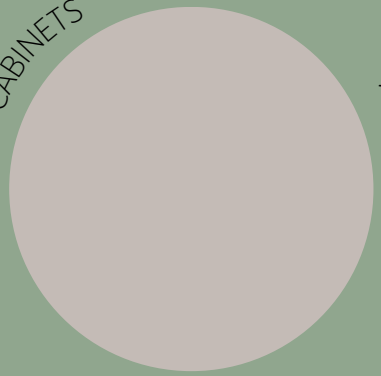
BATHROOM

- Modern white bathroom suite from Roca with chrome taps.
- Full height tiling to bath
- Glass shower screen
- Shower over bath

GENERAL

- Allocated parking spaces
- Ideal Combi Boiler
- Turf to front garden
- Rear garden to be rotovated
- Mains-powered smoke, carbon monoxide and heat detection systems.
- 12-Year NHBC warranty.

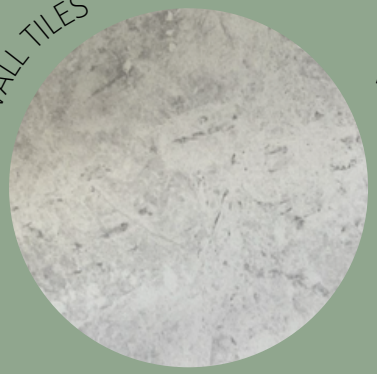
CABINETS



WORKTOP

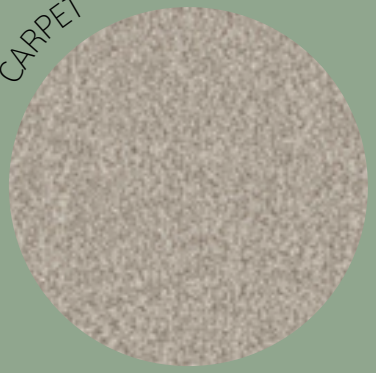
SPLASHBACK

WALL TILES



FLOORING

CARPET



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.

THE LEGAL BIT

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?

As the name suggests, 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. At settle 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 between 10-75% 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 lived within Buckinghamshire district for 3 out of the last 5 years
- Have a permanent job or the offer of a permanent job wholly within the Buckinghamshire district
- Have close family ties with family in the district (parents, children, brothers or sisters who have been resident in the district for the past 5 years)
- 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 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.

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.

PENNWOOD GRANGE

HAZLEMERE

Lifestone Sales