



MANOR FARM
HENTON, OXFORDSHIRE





A bespoke development of eight spacious homes located on the doorstep of the Chiltern Hills, an Area of Outstanding Natural Beauty.

Nestled within a picturesque landscape, within the foothills of the rolling countryside of the Chiltern Hills, lies a sympathetically-designed development of eight bespoke homes.

The design of each of the eight beautiful properties have taken inspiration from the abundant farming heritage of the site and surrounding area.

Sympathetically combining heritage details with contemporary finishes, the architectural design of Manor Farm has created homes which both perfectly accommodate modern living and embody the rural landscape in which they sit.

Henton itself is a charming and picturesque hamlet steeped in history and nestled in the scenic countryside of Oxfordshire. Situated near the border between Oxfordshire and Buckinghamshire, it is a peaceful rural retreat, with the breathtaking landscape of the Chiltern Hills on its doorstep, a designated Area of Outstanding Natural Beauty. The Chilterns beautifully accompany village life and provide plentiful opportunity for time spent in the great outdoors.

The Peacock Country Inn is a popular local pub which offers hearty meals, a warm atmosphere and serves as a social hub for the community.

The nearby village of Chinnor has a rich cultural heritage, with a medieval church, St Andrew's. The village offers residents both the convenience of local shops as well as the community of a village hall, pavilion and numerous public houses.

A plethora of landscaped outdoor and playground spaces for young families lie within easy reach of the development. Chinnor is also home to a heritage railway running from Chinnor village to Princes Risborough in Buckinghamshire. Direct routes to London both by train or motorway are easily accessed across this well-connected region. Heathrow Airport can be reached in approximately 40 minutes.*

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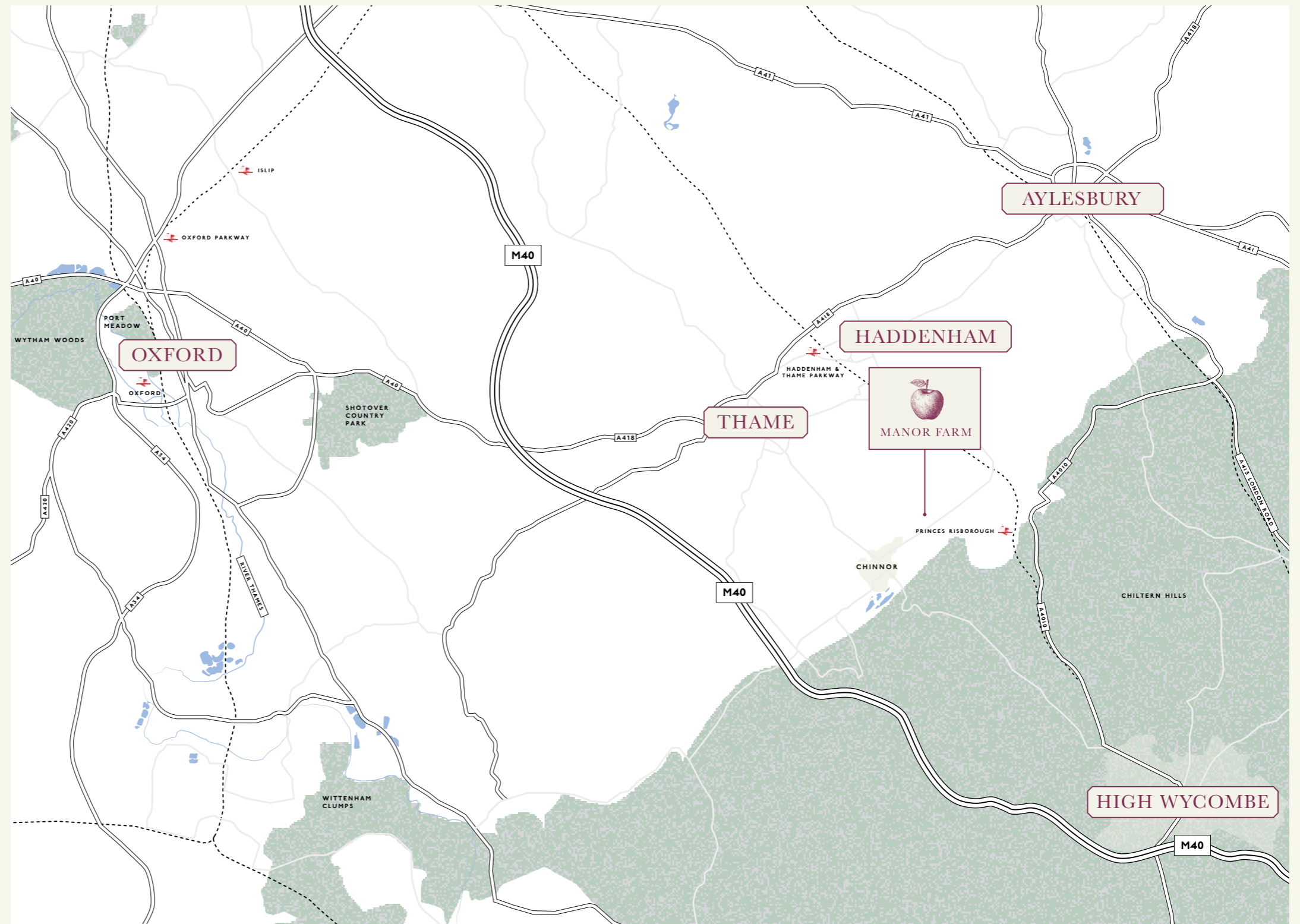
EIGHT GENEROUS & SECLUDED PLOTS

Ideal for family living, Manor Farm offers private, bespoke homes, complete with spacious gardens and parking.



A PERFECT BASE

Henton's *enviable* location is incredibly well connected – a wide variety of amenities can be found in the larger surrounding towns of Thame, Bicester and Oxford city itself, all within a 20 mile radius. Whether it's historic sights or *fine dining* restaurants that you desire, the options are endless.



*Approximate travel time, based on a weekday journey at 8am. Source: www.google.com
Map is not to scale, indicative only. Locations are approximate only



Oxford City Centre
17 miles by car



Central London
56 miles by car (to Paddington)



Heathrow Airport
*30 miles by car



Birmingham
90 minutes by train*
(From Haddenham & Thame Parkway)



London Marylebone
40 minutes by train*
(From Princes Risborough)



BALANCED LIVING

Manor Farm offers a lifestyle where families thrive, health and wellness are emphasised, and the essence of village life is cherished.



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The Chiltern Hills stretch from the River Thames in Oxfordshire to Hitchin in Hertfordshire and are nationally protected as some of the finest countryside in the UK. Encompassing bluebell woods, rolling hills and ancient woodland, the area is well-known for wonderful walks, pretty villages and country public houses.

The local area offers many opportunities for exploration, including Chinnor Hill Nature

Reserve and Coombe Hill, the highest viewpoint in the Chilterns and a popular location for paragliding enthusiasts. Henton is surrounded by idyllic countryside and trails, offering many a great day out for people and pets alike.

There are numerous walking and cycling trails close by, including the Ridgeway National Trail, one of England's oldest paths, which offers panoramic views and abundant wildlife.

For sporting enthusiasts, there are numerous clubs including golf, tennis, rugby, cricket, as well as equestrian facilities within easy reach.

A MATTER OF TASTE

Establishments in the local area play host to a variety of dining experiences.

For a delicious meal there are also opportunities for fine dining nearby at The Sir Charles Napier, listed in the Michelin Guide and The Black Horse in Thame, which enjoys the guiding hand of its founder member Raymond Blanc over its menu each season.

Le Manoir Aux Quat'Saisons in Great Milton is about 13 miles distant, and in Marlow, Old Amersham and Bray, there are numerous further options, the latter renowned for Blumenthal's The Hinds Head and The Fat Duck and Roux's The Waterside Inn restaurants.





A BRIGHT FUTURE

Children of all ages have access to exceptional educational opportunities in Oxfordshire.



The surrounding region boasts highly-rated schooling in the independent and state sector, and Manor Farm is ideally situated to take full advantage of local educational offerings.

There are two preschools and primary schools in the neighbouring Chinnor, including the Ofsted rated outstanding (2013) St Andrew's Church of England Primary School, making it an excellent

family base.

The area is one of the few to maintain grammar schools and these include Wycombe High School (girls) and The Royal Grammar School (boys). Independent schools in the area include Wycombe Abbey, High March, Abingdon School, Moulsoford, Davenies and Rupert House, Headington School, The Dragon, Radley, St Edward's and Ashfold School.

THE FARMHOUSE

An impressive five bedroom house for the whole family to enjoy. It offers generous south-facing living areas and a fabulous master suite complete with dressing area and ensuite.

The Farmhouse is a cleverly laid out five bedroom house sensitively designed for family living. The ground floor accommodates a versatile open-plan layout, uniting kitchen, dining and living areas and offering plenty of space for seating and entertaining. Bifold doors open onto a stunning south-facing patio. The adjoining double-aspect family snug overlooks further outdoor space. A boot room, utility room, and downstairs WC serve the practicalities of modern family life.

The first floor offers 5 bedrooms, the master suite complete with an ensuite bathroom, a separate fitted dressing area, and a south-facing balcony accessible via bifold doors. One of the further 4 bedrooms also possesses an ensuite bathroom. Also to be found on the first floor of the Farmhouse are a home office/bedroom and a family bathroom.



YOUR NEW HOME





GROUND FLOOR PLAN

Kitchen/Dining & Living	8.2m x 10.2m	26'9" x 33'4"
Living Room	5.2m x 5.3m	17'0" x 17'3"
Utility	4.1m x 1.7m	13'4" x 5'5"
Garage	6.6m x 6.1m	21'6" x 20'0"
Boot Room	3.3m x 1.7m	10'8" x 5'5"
WC	2.9m x 1.1m	9'5" x 3'6"

FIRST FLOOR PLAN

Bedroom 1	6.2m x 4.9m	20'3" x 16'0"
Bedroom 2	5.4m x 3.6m	17'7" x 11'8"
Bedroom 3	4.1m x 4.2m	13'4" x 13'7"
Bedroom 4	6.0m x 4.3m	19'6" x 14'1"
Bathroom	4.2m x 2.2m	13'7" x 7'2"
En-suite 1	4.3m x 1.7m	14'1" x 5'5"
En-suite 2	2.8m x 2.0m	9'1" x 6'5"
Study	3.4m x 2.8m	11'1" x 9'1"



FULL HOUSE GIA

GF+FF excl. Garage/Carport:

261 sqm (2814 sqft)

Garage/Carport:

39 sqm (419.8 sqft)



FARMHOUSE



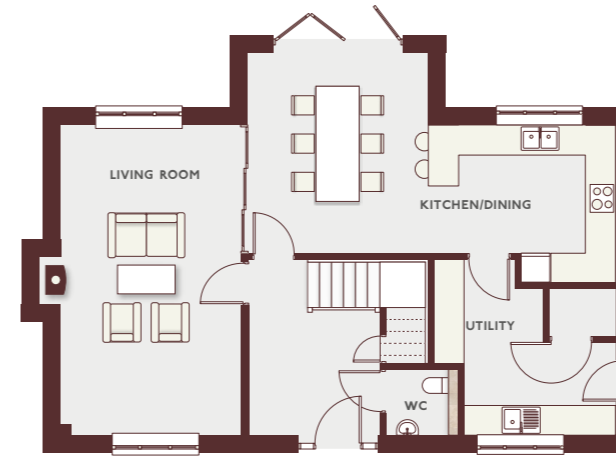
KEEPER'S COTTAGE

A characterful three bedroom house boasting a spacious kitchen/dining room, double aspect living room, and additional annexe bedroom with ensuite above the garage.

Step off your private gravel drive into the hallway of Keeper's Cottage, perfect for welcoming guests in style. From the welcoming entrance hallway, you will discover a generous living room, downstairs WC, and spacious kitchen/dining room complete with a utility room and side access.

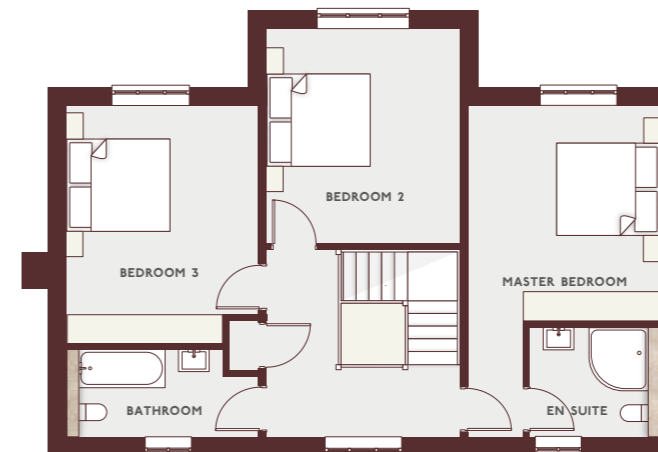
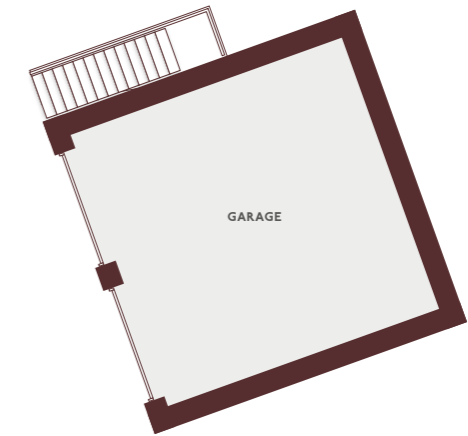
Moving to the first floor, you will find an impressive master suite complete with an ensuite shower room alongside a family bathroom. There are three additional large bedrooms, one of which is nestled above the adjacent double garage building along with its own ensuite shower room.





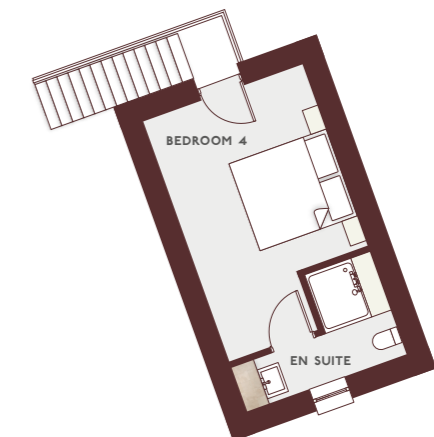
GROUND FLOOR PLAN

Kitchen/Dining	7.7m x 4.2m	25'2" x 13'7"
Living Room	6.4m x 3.6m	20'9" x 11'8"
Utility	3.6m x 3.7m	11'8" x 12'1"
Garage	6.0m x 6.0m	19'6" x 19'6"
WC	1.3m x 1.5m	4'2" x 4'9"



FIRST FLOOR PLAN

Master Bedroom	3.6m x 6.5m	11'8" x 21'3"
Bedroom 2	4.3m x 3.8m	14'1" x 12'4"
Bedroom 3	4.6m x 3.7m	15'0" x 12'1"
Bedroom 4	4.9m x 3.3m	16'0" x 10'8"
Bathroom	3.7m x 1.7m	12'1" x 5'5"
En-suite 1	1.7m x 2.6m	5'5" x 8'5"
En-suite 2	3.3m x 2.1m	10'8" x 6'8"



FULL HOUSE GIA

GF+FF+bedroom 4 excl. Garage/Carport:

175 sqm (1887 sqft)

Garage/Carport:

36 sqm (387.5 sqft)

CHILTERN BARN

A stunning four bedroom house boasting an impressive double-height entrance hall, generous living spaces and distinctive features.

Chiltern Barn offers well-appointed accommodation for the whole family to enjoy. The double-height entrance hall welcomes you into the heart of the house. The kitchen/dining room, complete with an island, has large doors leading directly out to the patio and garden, perfect for outside entertaining. The space also leads directly into a living room with bifold doors, offering easy access to the garden. Also on the ground floor is a separate family room, utility room, spacious study and two WCs, one of which also boasts a shower.

Upstairs four impressive bedrooms are accessed via two sweeping staircases, one of which also offers access to the family bathroom. The master bedroom is complete with a generous ensuite shower room and a fitted dressing room. Two of the other three bedrooms are also accompanied by ensuite shower rooms.



YOUR NEW HOME





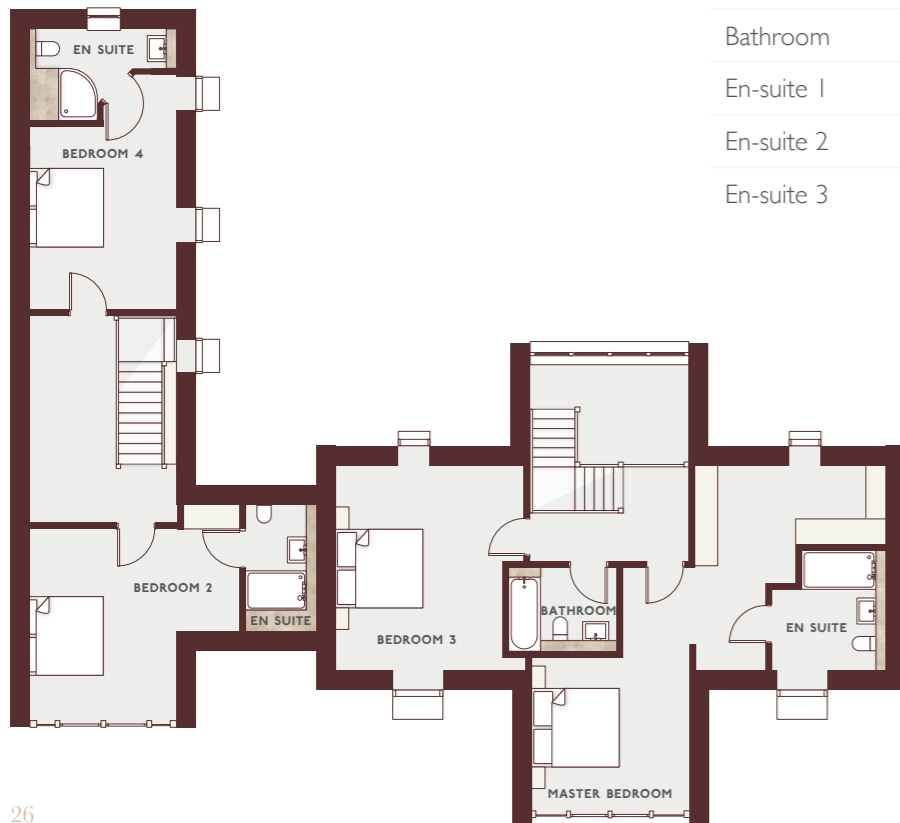
GROUND FLOOR PLAN

Kitchen/Dining & Living	16.4m x 5.2m	53'8" x 17'0"
Family Room	4.3m x 5.2m	14'1" x 17'0"
Study	3.2m x 5.2m	10'4" x 17'0"
Utility	2.5m x 3.2m	8'2" x 10'4"
Garage	6.5m x 5.8m	21'3" x 19'0"
WC	1.8m x 1.3m	5'9" x 4'2"



FIRST FLOOR PLAN

Master Bedroom	5.5m x 3.5m	18'0" x 11'4"
Bedroom 2	4.9m x 4.2m	16'0" x 13'7"
Bedroom 3	4.3m x 4.7m	14'1" x 14'7"
Bedroom 4	3.5m x 5.3m	11'4" x 17'3"
Bathroom	2.5m x 1.9m	8'2" x 1'9"
En-suite 1	3.2m x 2.6m	10'4" x 8'2"
En-suite 2	3.0m x 1.6m	9'8" x 5'2"
En-suite 3	3.5m x 2.0m	11'4" x 6'5"



FULL HOUSE GIA

GF+FF excl. Garage/Carport:
 296 sqm (3181 sqft)
 Garage/Carport:
 39 sqm (419.8 sqft)





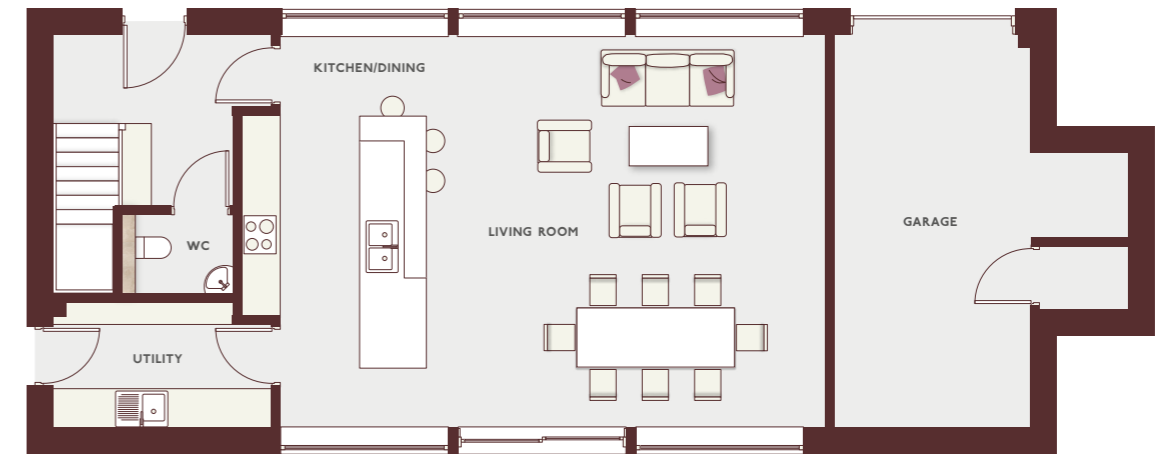
THE CARTSHED

A characterful three bedroom home boasting spacious open-plan living, a double aspect kitchen-dining room, and an impressive master bedroom with ensuite.

The Cartshed features a spacious open-plan layout that gracefully accommodates modern family life. The ground floor boasts a bright double aspect living space with privacy glazing, comprising of the kitchen, complete with island, dining area, and living space. Sliding doors afford easy access to the beautiful garden, perfect for outdoor entertaining. The ground floor also offers a practical utility room and downstairs WC.

The first floor offers a spacious three bedrooms with views over the garden, one of which boasts a fitted dressing area and generous ensuite shower room, whilst the remaining 2 bedrooms have easy access to a family bathroom.





GROUND FLOOR PLAN

Kitchen/Dining/Living	8.9m x 6.0m	29'1" x 19'6"
Utility	3.4m x 1.8m	11'1" x 5'9"
Garage	3.1m x 6.0m	10'0" x 19'6"
WC	1.7m x 1.2m	5'5" x 3'9"

FIRST FLOOR PLAN

Bedroom 1	5.2m x 4.2m	17'0" x 13'7"
Bedroom 2	2.9m x 4.5m	9'5" x 14'7"
Bedroom 3	2.9m x 4.5m	9'5" x 14'7"
Bathroom	3.3m x 1.9m	10'8" x 6'2"
En-suite	3.0m x 1.9m	9'8" x 6'2"

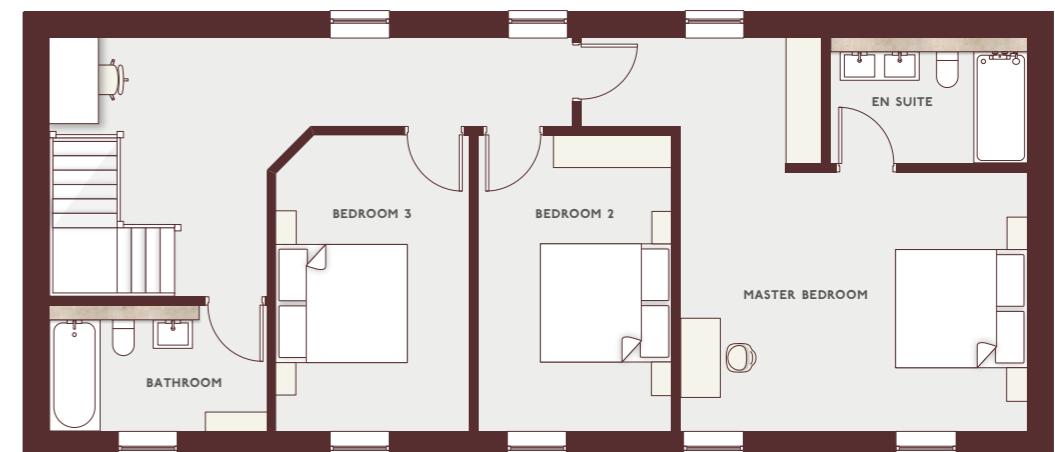
FULL HOUSE GIA

GF+FF excl. Garage/Carport:

159 sqm (1713 sqft)

Garage/Carport:

23 sqm (247.6 sqft)



LONG BARN

An impressive four bedroom home boasting generous open-plan living and dining, and four well-appointed bedrooms with views over the garden.

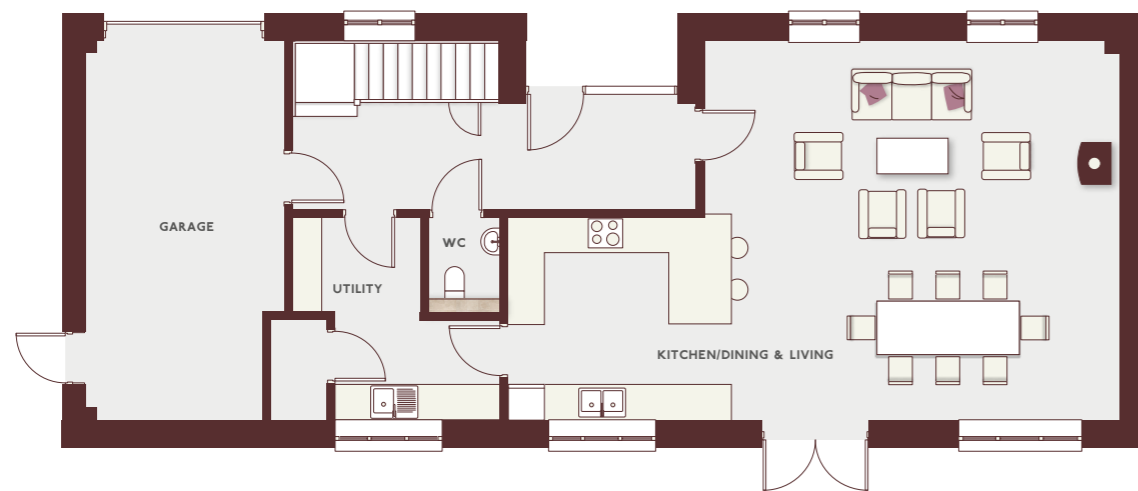
From the entrance hallway of Long Barn, you will step into a generous double-aspect open plan space comprising of the living, kitchen and dining areas. Double doors sweep into the garden, beautifully connecting the indoor space to the outdoors. The ground floor also features a spacious utility room and downstairs WC.

Moving to the first floor, there are four well-appointed bedrooms with views over the garden. Two of the bedrooms also boast ensuite shower rooms and fitted dressing areas. In addition to this, a family bathroom is located at the end of the spacious landing



YOUR NEW HOME





GROUND FLOOR PLAN

Kitchen/Dining & Living	10.4m x 6.3m	34'1" x 20'6"
Utility	3.5m x 3.4m	11'4" x 11'1"
Garage	3.4m x 6.5m	11'1" x 21'3"
WC	1.2m x 1.6m	3'9" x 5'2"

FIRST FLOOR PLAN

Master Bedroom	6.1m x 6.3m	20'0" x 20'6"
Bedroom 2	3.7m x 3.9m	12'1" x 12'7"
Bedroom 3	3.4m x 3.9m	11'1" x 12'7"
Bedroom 4	3.5m x 3.9m	11'4" x 12'7"
Bathroom	3.4m x 2.0m	11'1" x 6'5"
En-suite 1	2.5m x 1.7m	8'2" x 5'5"
En-suite 2	2.4m x 1.9m	7'8" x 6'2"

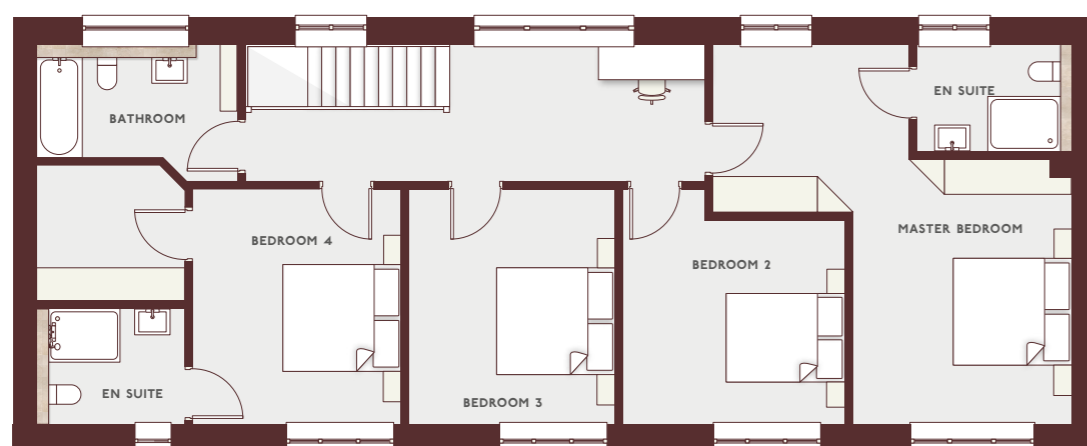
FULL HOUSE GIA

GF+FF excl. Garage/Carport:

196 sqm (2108 sqft)

Garage/Carport:

24 sqm (258.3 sqft)





THE STABLES

A beautiful four bedroom home offering open-plan living, a spacious family room, and a bright double-aspect master bedroom with ensuite.

The Stables features a generous open-plan kitchen/dining room, complete with peninsula breakfast bar. Large doors lead directly out to the patio and garden, perfect for open-air entertaining. The space affords a living area of its own, and also leads directly into a double aspect family room, perfect for quality family time. Also on the ground floor is a utility room, downstairs WC, and bedroom with ensuite shower room.

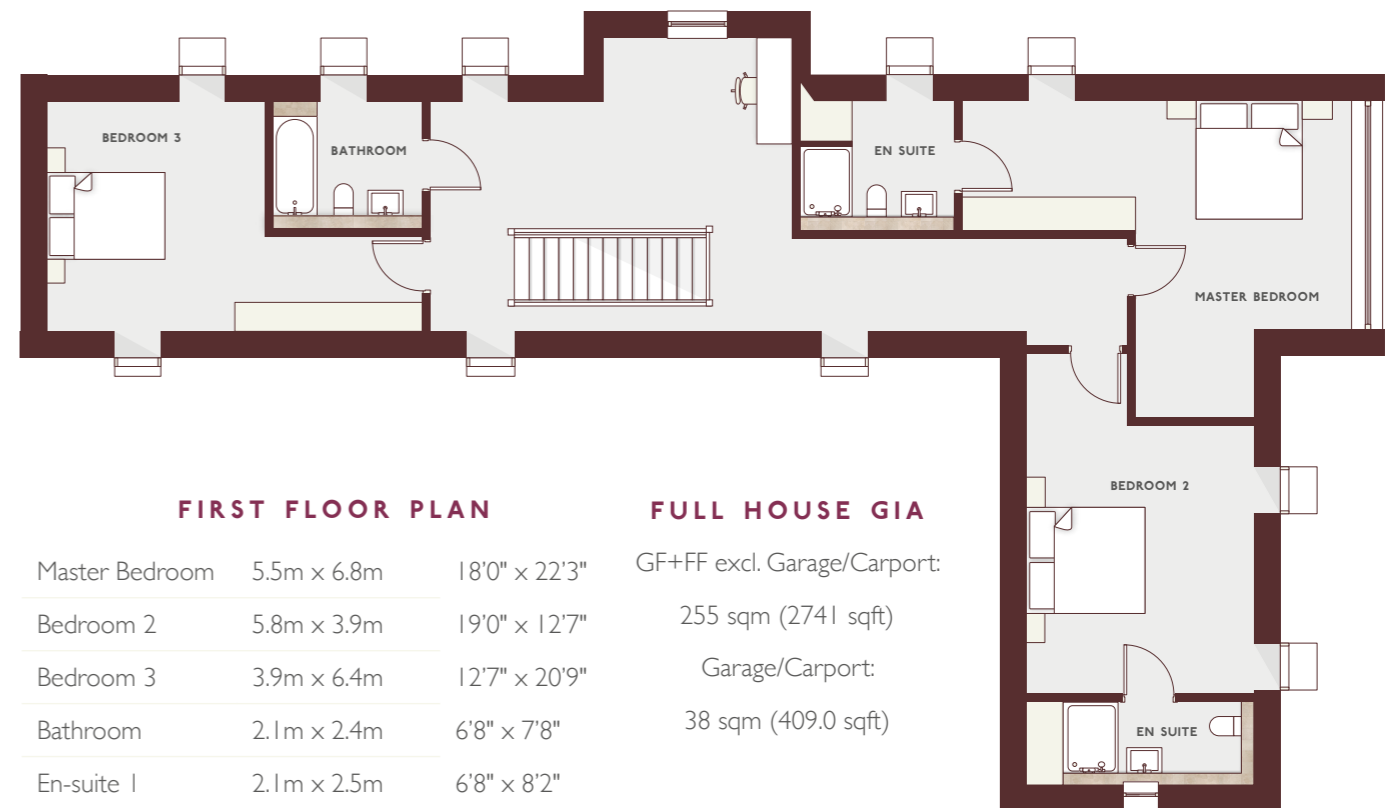
A further three bedrooms are situated upstairs, accessed from an impressive spacious and airy landing. Two of the bedrooms, including the master, are accompanied by ensuite shower rooms. The first floor is also home to a family bathroom.





GROUND FLOOR PLAN

Kitchen/Dining	8.4m x 6.5m	27'5" x 21'3"
Living Room	4.0m x 5.9m	13'1" x 19'3"
Bedroom 4	3.2m x 4.4m	10'4" x 14'4"
Ensuite 3	2.6m x 1.7m	8'5" x 5'5"
Utility	3.2m x 2.7m	10'4" x 8'8"
Garage	5.9m x 6.0m	19'3" x 19'6"
WC	1.2m x 2.0m	3'9" x 6'5"



FIRST FLOOR PLAN

Master Bedroom	5.5m x 6.8m	18'0" x 22'3"
Bedroom 2	5.8m x 3.9m	19'0" x 12'7"
Bedroom 3	3.9m x 6.4m	12'7" x 20'9"
Bathroom	2.1m x 2.4m	6'8" x 7'8"
En-suite 1	2.1m x 2.5m	6'8" x 8'2"
En-suite 2	1.4m x 3.9m	4'5" x 12'7"

FULL HOUSE GIA

GF+FF excl. Garage/Carport:
255 sqm (2741 sqft)
Garage/Carport:
38 sqm (409.0 sqft)

THE BYRE

A well-appointed three bedroom home featuring double aspect spaces and open-plan living, designed to effortlessly accommodate family life.

From the entrance hallway of the bungalow, you will step into a generous open plan space comprising of living, kitchen and dining areas. The kitchen boasts an island complete with breakfast bar and double-aspect views. The outdoor garden space is readily accessible through doors situated off the living area. This home also offers a spacious utility room accessible from the car port, a family bathroom and a convenient WC.

The bungalow's master bedroom is complete with ensuite shower room and a door providing access to the beautiful garden space. A well-sized further two bedrooms make this home perfect for family living.





GROUND FLOOR PLAN

Kitchen/Dining & Living	13.3m x 5.5m	43'6" x 18'0"
Master Bedroom	5.9m x 5.5m	19'3" x 18'0"
Bedroom 2	4.1m x 3.2m	13'4" x 10'4"
Bedroom 3	4.1m x 2.9m	13'4" x 9'5"
Utility	2.5m x 5.5m	8'2" x 18'0"
Car port	5.9m x 3.1m	19'3" x 10'1"
Bathroom	3.0m x 1.8m	9'8" x 5'9"
En Suite	1.6m x 2.7m	5'2" x 8'8"
WC	1.1m x 1.8m	3'6" x 5'9"

FULL HOUSE GIA

GF excl. Garage/Carport:
 153 sqm (1642 sqft)
 Garage/Carport:
 21 sqm (226.0 sqft)





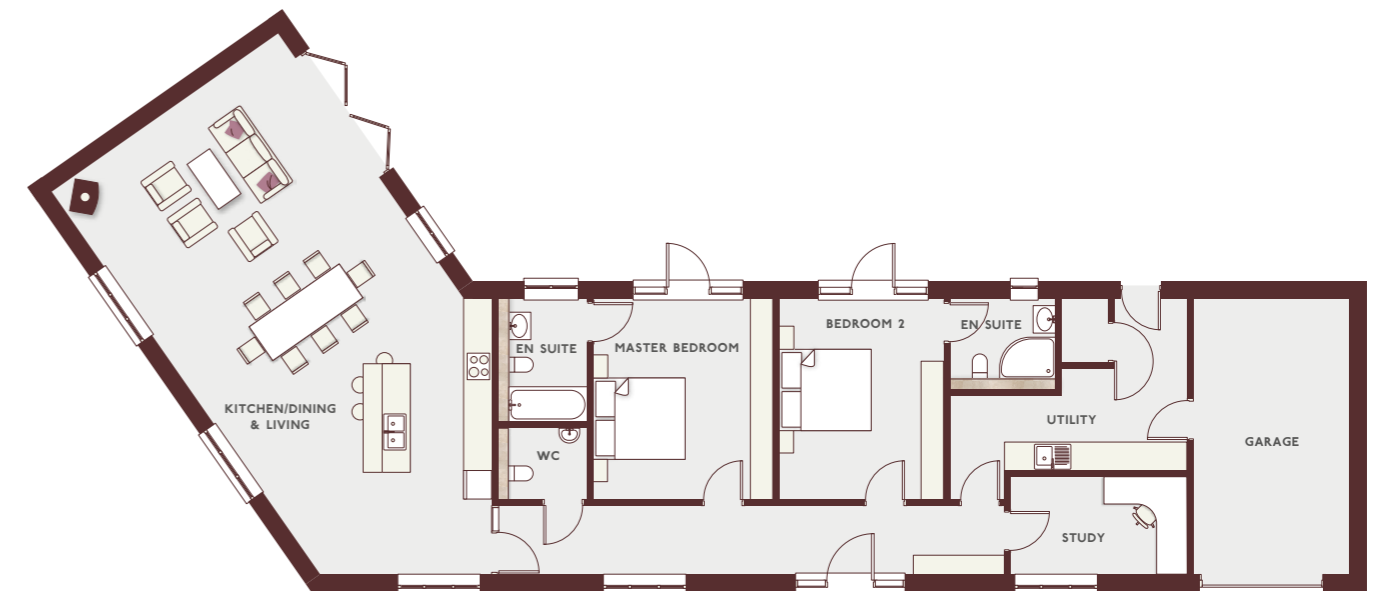
THE DAIRY

A fantastic two bedroom home boasting two ensuites and generous double aspect spaces, perfect for open-plan living.

The Dairy beautifully accommodates open-plan living with a double-aspect living space with vaulted ceiling, seamlessly connected to the kitchen and dining space, complete with island breakfast bar. Large doors lead directly out to the patio and garden, perfect for al-fresco entertaining. At the other end of this home lie a utility/boot room and study.

Both the master and second bedroom offer garden views and are accompanied by ensuite shower rooms, making this a well-appointed home perfect for modern life.





GROUND FLOOR PLAN

Kitchen/Dining & Living	10.6m x 6.0m	34'7" x 19'6"
Master Bedroom	4.4m x 3.9m	14'4" x 12'7"
Bedroom 2	4.4m x 3.5m	14'4" x 11'4"
Study	3.8m x 2.1m	12'4" x 6'8"
Utility	5.1m x 3.7m	16'7" x 12'1"
Garage	6.0m x 3.4m	19'6" x 11'1"
En Suite 1	2.7m x 1.9m	8'8" x 6'2"
En Suite 2	2.3m x 2.0m	7'5" x 6'5"
WC	1.9m x 1.6m	6'2" x 5'2"

FULL HOUSE GIA

GF excl. Garage/Carport:
157 sqm (1688 sqft)
Garage/Carport:
22 sqm (236.8 sqft)

QUALITY IN EVERY DETAIL

The interiors have been carefully selected to exude elegance and luxury.



KITCHEN

Shaker style kitchen with light oak interiors (subject to change)
 Quartz worksurfaces and upstands
 LED pelmet lighting
 Belfast porcelain sink (subject to change)
 Fully integrated pull-out waste and recycling unit
 Wine cooler
 Fully integrated Bosch appliance package to include;
 Full height integrated larder fridge
 Full height integrated larder freezer
 Integrated dishwasher
 2 single ovens and 5 ring induction hob

UTILITY

Quartz worksurfaces and upstands
 Plumbing and space for laundry appliances
 Storage and power sockets

BATHROOMS & ENSUITES

High quality sanitary ware
 Close coupled WCs with dual flush cisterns
 Wall hung vanity units and basins with storage
 Low profile shower trays with high quality enclosures and rain shower heads
 Chrome plated heated towel rails.

MECHANICAL & ELECTRICAL

Air source heat pump by Samsung (or similar)
 Large capacity unvented hot water cylinder
 Wet underfloor heating system to ground floor with programmable zoned control
 Conventional steel panelled radiators to first floor with thermostatic control
 Low energy LED downlighting and pendant lighting throughout
 5amp lighting circuits to primary living spaces (for table lamps and standard lamps)
 Telecom and TV points to all reception rooms and bedrooms
 Fibreoptic broadband provision
 USB charging socket to kitchen
 Mains linked heat and smoke detection throughout
 Intruder alarms to ground floors

INTERNAL FIXTURES & FITTINGS

Traditional timber staircases with profiled painted newel posts, with solid oak handrails and newel caps
 Traditional painted internal doors with high quality door furniture
 Wood burning stove

FLOORING

Natural stone effect or wood effect porcelain floor tiling to entrance hall/ WC/kitchen/family rooms (Plots 1 – 6)
 Oak effect Amtico flooring to entrance hall/ WC/kitchen (Plots 7 and 8)
 British made carpet to living rooms, study, staircase, landings and all bedrooms
 Porcelain floor and wall tiling to bathrooms

EXTERNAL FINISHES

High quality timber double glazed windows
 High quality aluminium bi-folding doors
 Traditional stretcher bond brickwork and timber clad elevations (varies by house)
 Slate tile roof coverings (Plots 5 and 8)
 Clay tile roof coverings (Plots 1-4, 6-7)
 Turfed garden with new and established shrub and tree planting
 Local shingle driveways
 External power points and tap
 External lighting to patios, porches and driveways
 Electric vehicle charging point (30Amp) in garage area
 Automated garage doors
 Built in bird and bat nesting boxes

WARRANTY

10-year The Q Policy warranty and insurance

BUYING A LUCY HOME

At Lucy Developments we are proud of every home we build.

We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

RESERVATION

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £2500 is payable, which forms part of the purchase price.

Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf.

If the property is complete, a fixed completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

KEEPING YOU INFORMED

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

PEACE OF MIND

All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by The Q Policy who provide the 10 year structural warranty for your home.

MOVING IN AND SETTLING IN

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries

WARRANTY

10 year The Q Policy guarantee.





CONTACT US



For more information, please contact our selling agents

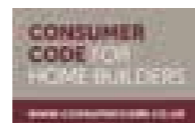


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