



THE ORCHARDS

EDLESBOROUGH BUCKINGHAMSHIRE





INDICATIVE LIFESTYLE PHOTOGRAPH



THE ORCHARDS

EDLESBOROUGH BUCKINGHAMSHIRE

**A BESPOKE DEVELOPMENT
OF JUST 30 THREE TO FIVE
BEDROOM EXECUTIVE HOMES
ON THE RURAL FRINGES OF
DELIGHTFUL EDLESBOROUGH**

TAKE A WALK ON THE **WILD** SIDE

HE STOOD STARING INTO THE WOOD FOR A MINUTE, THEN
SAID: “WHAT IS IT ABOUT THE ENGLISH COUNTRYSIDE -
WHY IS THE BEAUTY SO MUCH MORE THAN VISUAL? WHY
DOES IT TOUCH ONE SO?”

DODIE SMITH

Surrounded by open green fields, The Orchards is a new development of three to five-bedroom homes with immediate access to the lush countryside of the Aylesbury Vale, yet it lies just moments away from the picturesque village of Edlesborough. The enviable edge-of-village location balances convenience with the harmony and beauty of nature creating the perfect community for you and your family.

The traditionally styled development provides detached and semi-detached family homes with large gardens, patios and off-street parking. Our use of natural finishes, elegant furnishings and the highest standards of craftsmanship infuse our homes with style and sophistication.



VILLAGE LIFE

EDLESBOROUGH IS AN EASY-GOING COUNTRY VILLAGE WITH ARTISAN LOCAL FACILITIES AND A COMMUNITY OF LIKE MINDED PEOPLE

The desirable village of Edlesborough lies in the Aylesbury Vale district of Buckinghamshire, near the northern boundary of the Chiltern Hills, a designated Area of Outstanding Natural Beauty.

This attractive village has a small but welcoming community of people who enjoy a relaxed yet abundant lifestyle. Village life is often centred around the picture-postcard Edlesborough Green which hosts amateur cricket and football matches and offers a tennis court along with a children's play area. It is also the setting for a colourful carnival every July.

A good range of local amenities are all within walking distance. There is a convenient doctor's

surgery, pharmacy and dentist as well as a florist, a general store and post office.

The artisan Heirloom Café is a relaxed place to meet friends for outstanding coffee and cake, a freshly-prepared breakfast or lunch. The facilities of neighbouring Eaton Bray village include tennis courts, a town hall and the popular White Horse pub.

Edlesborough School provides an important focus for local families. The village primary school has a 'good' OFSTED rating, there is also a popular pre-school attached. For secondary school students, nearby Aylesbury is home to several excellent grammar schools.



LOCAL SCHOOL



'CHURCH ON THE HILL' - CHURCH OF ST MARY THE VIRGIN



WAR MEMORIAL



THE TRAVELLERS REST



LOCAL SIGN



HIGH STREET



INDICATIVE LIFESTYLE PHOTOGRAPH

YOUR WORLD TO EXPLORE

EDLESBOROUGH IS SITUATED AT THE EASTERN
EDGE OF THE VAST STRETCH OF LOWLAND,
THE BEAUTIFUL AYLESBURY VALE

Aylesbury Vale is a patchwork of tree-fringed fields and meadows interspersed with wooded copses and winding river valleys. It includes the village of Edlesborough which lies alongside the northern border of the Chilterns at the eye-catching point where it merges into the gently rolling chalk hills of the Dunstable Downs.

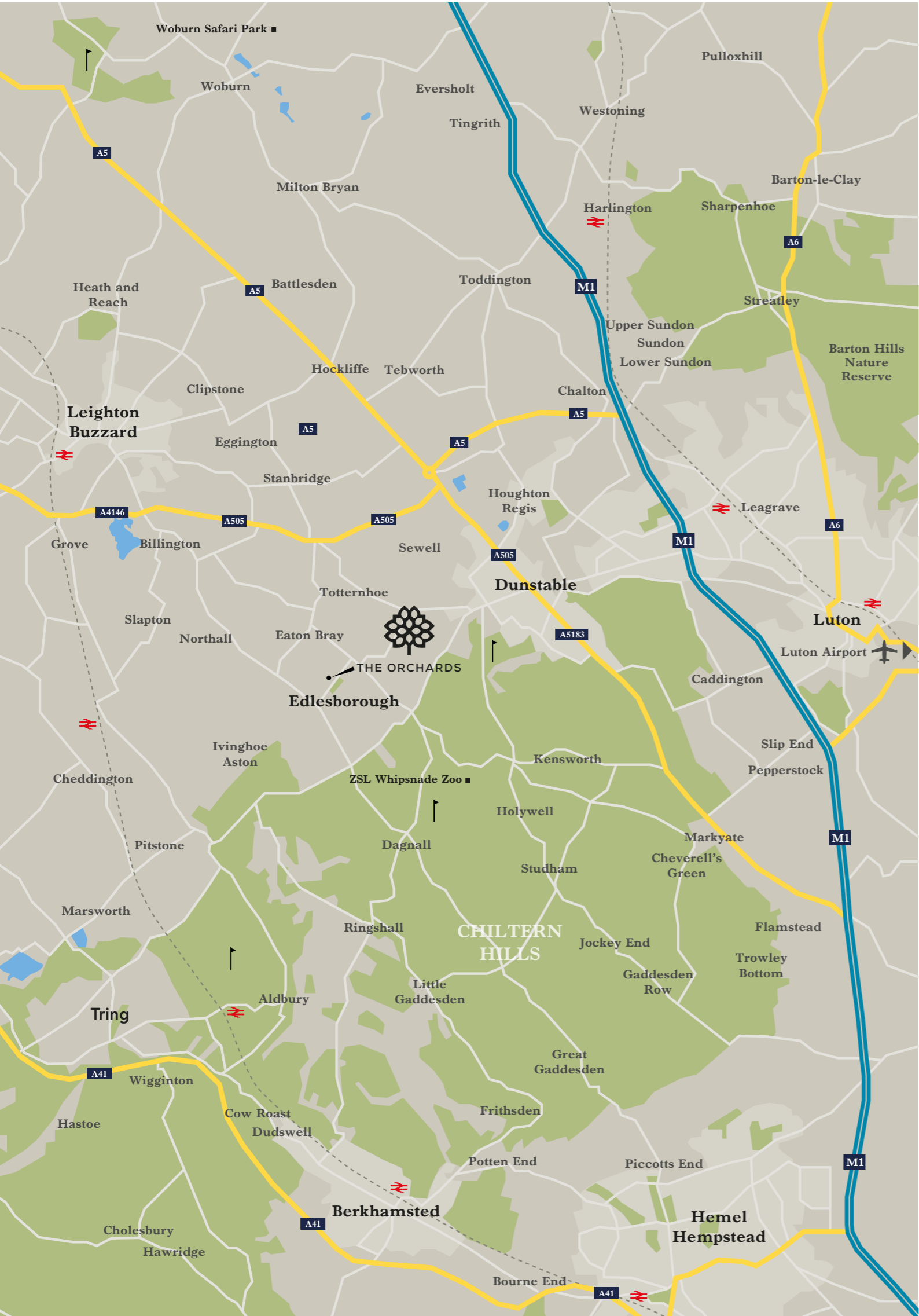
The views from the Dunstable Downs are spectacular. On a clear day the wooded farmland of Oxfordshire, some 35 miles away, can be seen across the Aylesbury Vale. Much of this area is managed by the National Trust and there are beautiful walks, bike rides and

horse trails through the woodlands and along the ancient Icknield Way, Britain's oldest road, as it passes just south of the village.

The chalk grasslands support a wide variety of wildlife, including rare wild flowers such as the Bee Orchid and butterflies that include the Duke of Burgundy. Catch a glimpse of a Red Kite making the most of the warm air thermals or the elusive migrant Ring Ouzel as you immerse yourself in nature. The 5,000 acre Ashridge Estate, a National Trust property, is criss-crossed with footpaths and bridleways; fallow deer are an integral part of its landscape.



AERIAL VIEW OF THE VILLAGE OF EDLESBOROUGH



A VIBRANT REGION

THE AFFLUENT HOME COUNTY OF BUCKINGHAMSHIRE IS RICH IN CHARACTER WITH PRETTY HAMLETS, ANCIENT MARKET TOWNS AND MODERN BUSINESS FACILITIES

The market town of Dunstable is just 10 minutes' drive from The Orchards and has a range of shopping facilities including The Quadrant Shopping Centre. Dunstable is also home to The Grove, a large community theatre with a wide-ranging repertoire including drama, dance, film screenings and pantos. Luton is also within easy reach and has a large shopping centre that is anchored by a Debenhams department store.

For cultural pursuits visit Jacobean Ascott House, the countryside residence of the de Rothschild family, or head south to the Dunstable Downs to discover the fascinating

natural history of The Five Knolls, one of three protected monuments here. The area is one of the UK's top kite flying sites so many people come to watch stunt kites or paragliders and the London Gliding Club has its base at the foot of the Downs.

Whipsnade Zoo and Safari Park will prove to be a popular day out; its 600 acres and 3,000 animals, many on the endangered species list, will captivate the whole family. Alternatively take a canal boat trip on the Grand Union Canal, visit the beautiful historic churches or tour the heritage park and museum at nearby Pitstone.



YOUR CONNECTIONS

THE ORCHARDS IS EXCEPTIONALLY WELL CONNECTED BY ROAD, RAIL AND AIR

Edlesborough lies at the centre of many prosperous towns that provide leisure and shopping facilities as well as education and employment opportunities. Milton Keynes, Luton, Welwyn Garden City, Dunstable, Leighton Buzzard, Watford and Aylesbury all lie within a 20 mile radius.

Access to the M1 is straightforward via a choice of junctions. The M25 is 18 miles due south and London’s West End 38 miles or little more than an hour’s drive* away. If you prefer the train to

take the strain there are regular Euston-bound services from Tring or express services from Luton to St Pancras or Blackfriars.

London Luton Airport provides a very convenient departure point for family holidays or city breaks with flights to 70 destinations in Europe, the Middle East and North Africa. If business takes you overseas then the international hub at Heathrow Airport lies around 35 miles from The Orchards.

BY ROAD	DISTANCE	BY TRAIN	TIME
DUNSTABLE	5 MILES	BERKHAMSTED - LONDON EUSTON	30 MINS
LEIGHTON BUZZARD	6 MILES	LUTON - LONDON ST PANCRAS	25 MINS
CHEDDINGTON	7 MILES	CHEDDINGTON - LONDON EUSTON	43 MINS
TRING	8 MILES	LEIGHTON BUZZARD - LONDON EUSTON	48 MINS
BERKHAMSTED	10 MILES	TRING - LONDON EUSTON	42 MINS
LUTON	12 MILES	BLETCHLEY - LONDON EUSTON	51 MINS
AYLESBURY	15 MILES	AYLESBURY - LONDON MARYLEBONE	60 MINS
BLETCHLEY	15 MILES		
MILTON KEYNES	19 MILES		

*Source: www.google.co.uk/maps



WELCOME TO **THE ORCHARDS**

A NEW DEVELOPMENT SET ON THE FRINGES OF
EDLESBOROUGH VILLAGE WITH IMMEDIATE
ACCESS TO OPEN COUNTRYSIDE JUST METRES AWAY



COMPUTER GENERATED IMAGE

YOUR NEW COMMUNITY

THE ORCHARDS IS A SAFE AND SERENE ENVIRONMENT
ACCESSED VIA A NO-THROUGH ROAD

This select new development of three, four and five bedroom executive homes is creating a new micro community within the village. Thoughtfully planned with easy access, The Orchards offers a perfect blend of convenience, style and comfort and makes an obvious choice for families to enjoy village life.



- The Cedar - 3 Bedrooms | Plots: 5, 24(H), 25, 27, 28, 29**
- The Birch - 4 Bedrooms | Plots: 14, 15, 16(H), 20, 21(H)**
- The Elm - 4 Bedrooms | Plot 3**
- The Elder - 4 Bedrooms | Plots: 4, 30(H)**
- The Foxglove - 4 Bedrooms | Plots: 22, 23(H), 26**
- The Juniper - 5 Bedrooms | Plot 17**
- The Larch - 5 Bedrooms | Plots: 18, 19**
- Allocated for Social Housing**

Computer Generated Image. Please note that these images are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time.

THE CEDAR

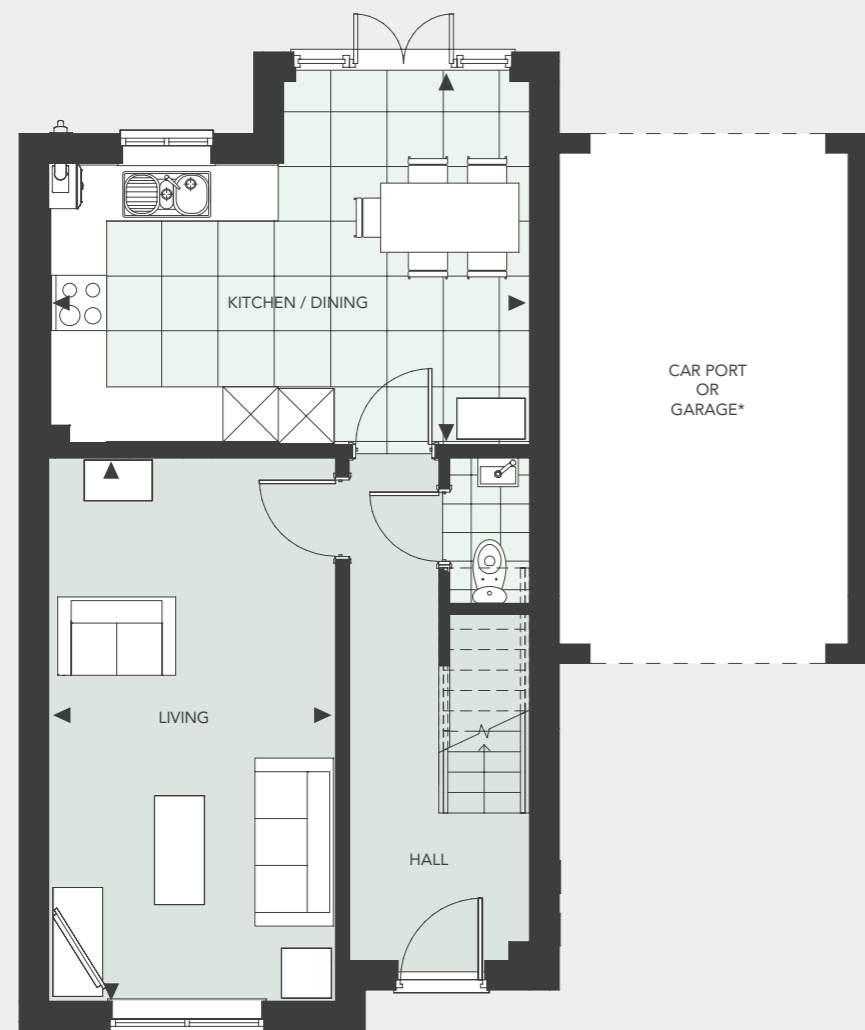
THREE BEDROOM FAMILY HOUSE



COMPUTER GENERATED IMAGE

THE CEDAR

THREE BEDROOM FAMILY HOUSE GROUND FLOOR



PLOTS: 5, 24(H)*, 25*, 27, 28, 29

GROUND FLOOR

KITCHEN/DINING	5.30m x 4.00m	17'5" x 13'3"
LIVING	5.96m x 3.16m	19'7" x 10'4"

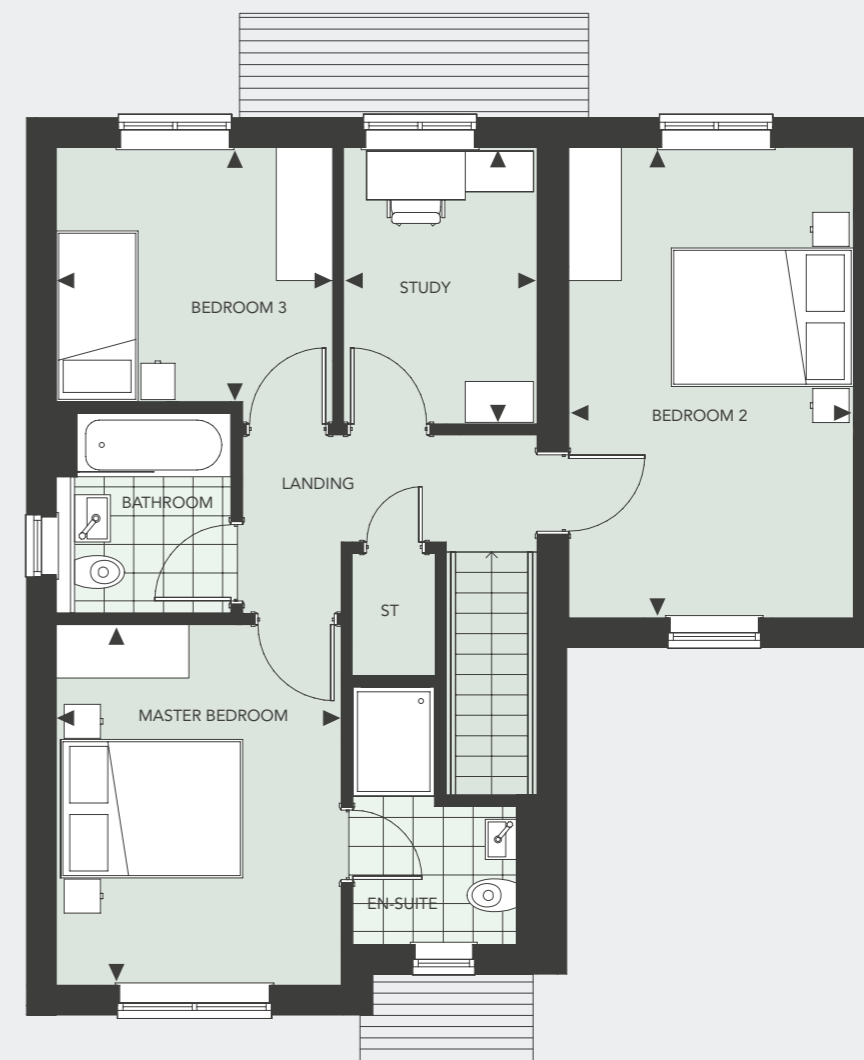


* Garage to plots 24 and 25.

(H) denotes a handed plot. Door and window details may vary on some plots, please check with your Sales Advisor. The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor.

THE CEDAR

THREE BEDROOM FAMILY HOUSE FIRST FLOOR



FIRST FLOOR

MASTER BEDROOM	3.16m x 4.00m	10'4" x 13'3"
BEDROOM 2**	3.15m x 5.18m	10'4" x 17'0"
BEDROOM 3	3.04m x 2.82m	10'0" x 9'3"
STUDY	2.15m x 3.04m	7'1" x 10'0"



COMPUTER GENERATED IMAGE

Denotes restricted head room

** Dimensions for bedroom 2 on plots 24 and 25 are 2.57m x 5.18m / 8'5" x 17'0".

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THE BIRCH

FOUR BEDROOM FAMILY HOUSE

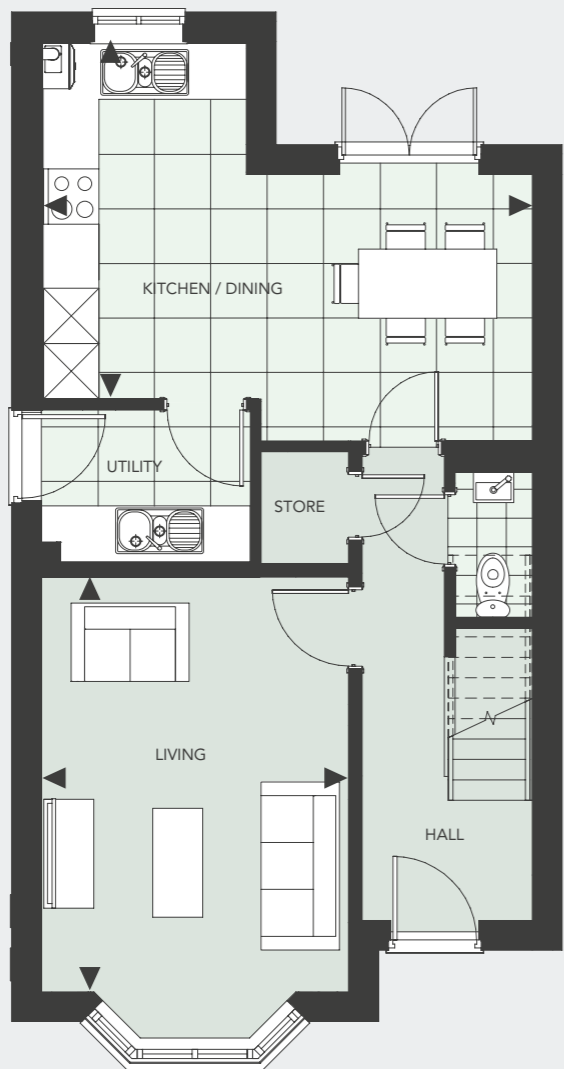


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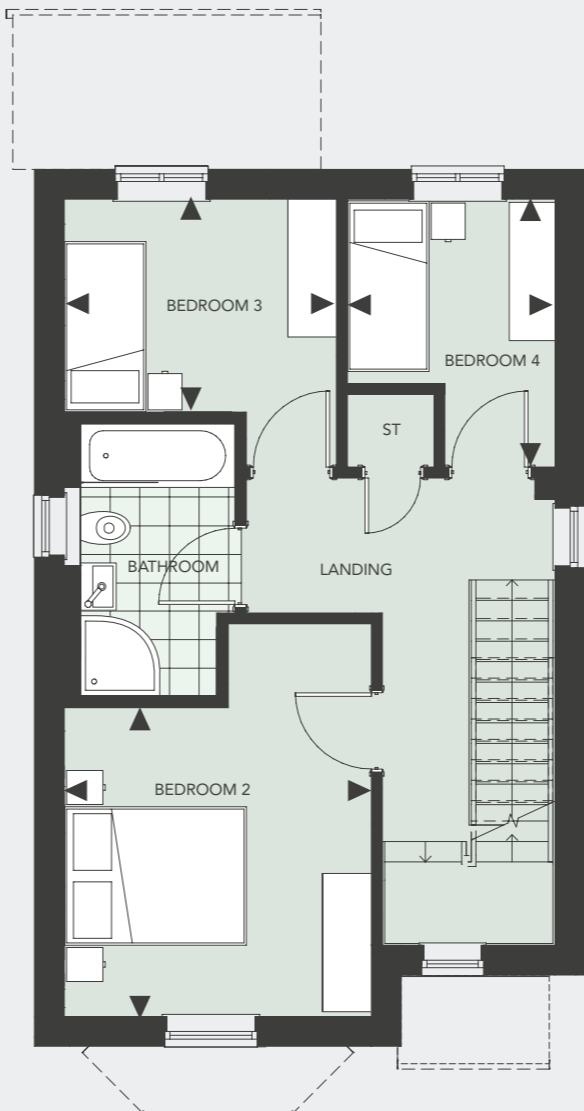
THE BIRCH

FOUR BEDROOM FAMILY HOUSE

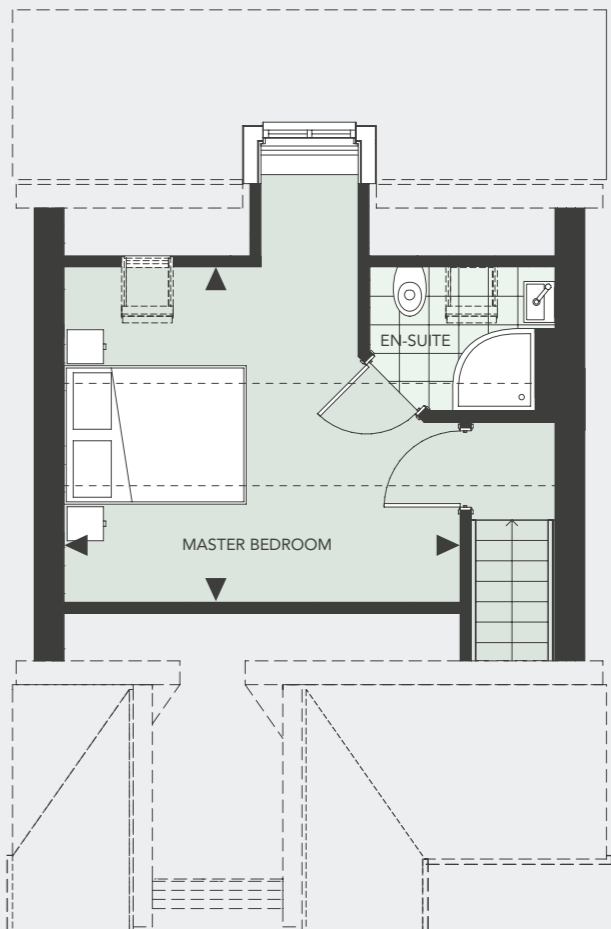
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOTS: 14, 15, 16(H), 20, 21(H)

GROUND FLOOR

KITCHEN/DINING	5.39m x 3.92m	17'8" x 12'10"
LIVING	3.38m x 4.56m	11'1" x 14'11"



This property benefits from its own private garage. Garage positions and sizes vary per plot. Please see architectural plans for further detail or ask your Sales Advisor. (H) denotes a handed plot. Door and window details may vary on some plots, please check with your Sales Advisor. The room sizes shown in this brochure may be taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor.

FIRST FLOOR*

BEDROOM 2	3.40m x 3.40m	11'2" x 11'2"
BEDROOM 3	3.00m x 2.34m	9'10" x 7'8"
BEDROOM 4	2.31m x 2.97m	7'7" x 9'9"

SECOND FLOOR

MASTER BEDROOM	4.36m x 3.70m	14'4" x 12'2"
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COMPUTER GENERATED IMAGE

Denotes restricted head room

* No bathroom window on the first floor to plots 20 and 21

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THE ELM

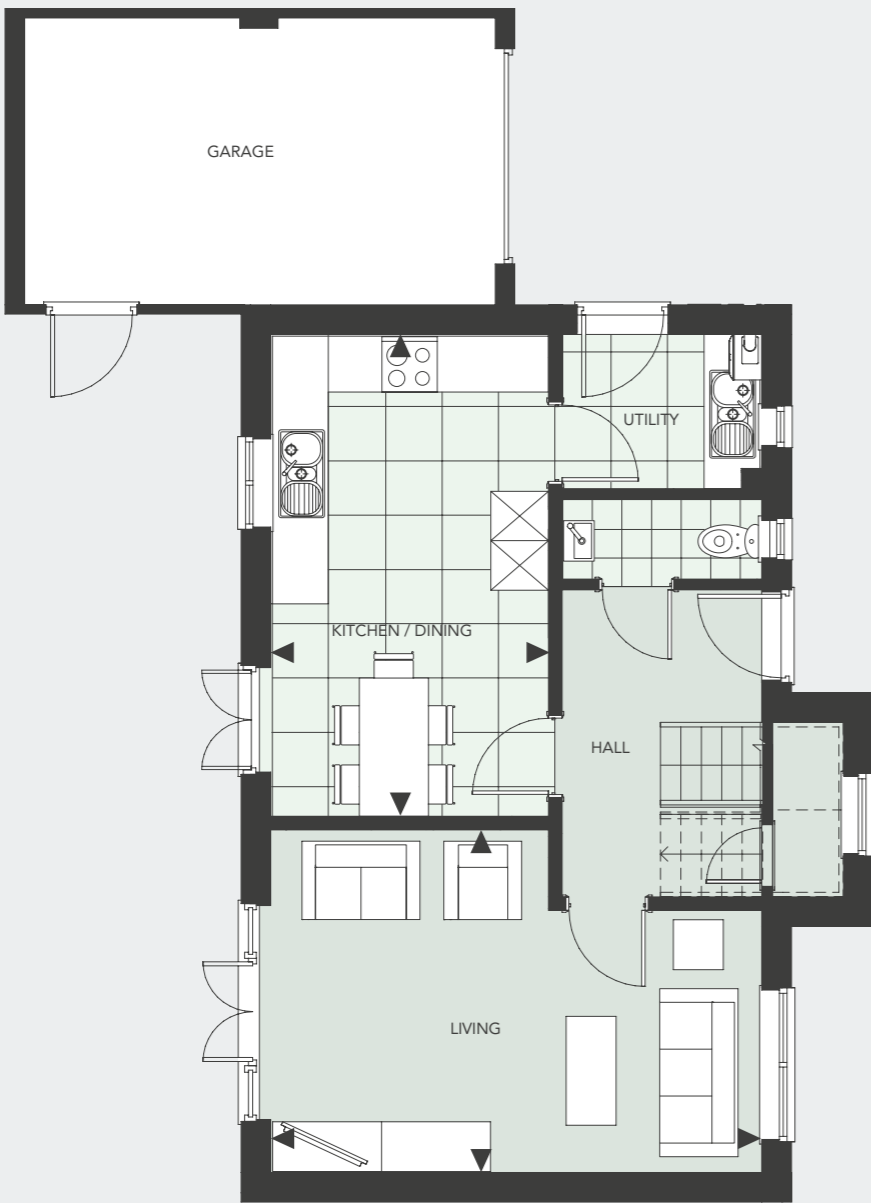
FOUR BEDROOM FAMILY HOUSE



COMPUTER GENERATED IMAGE

THE ELM

FOUR BEDROOM FAMILY HOUSE GROUND FLOOR



PLOT: 3

GROUND FLOOR

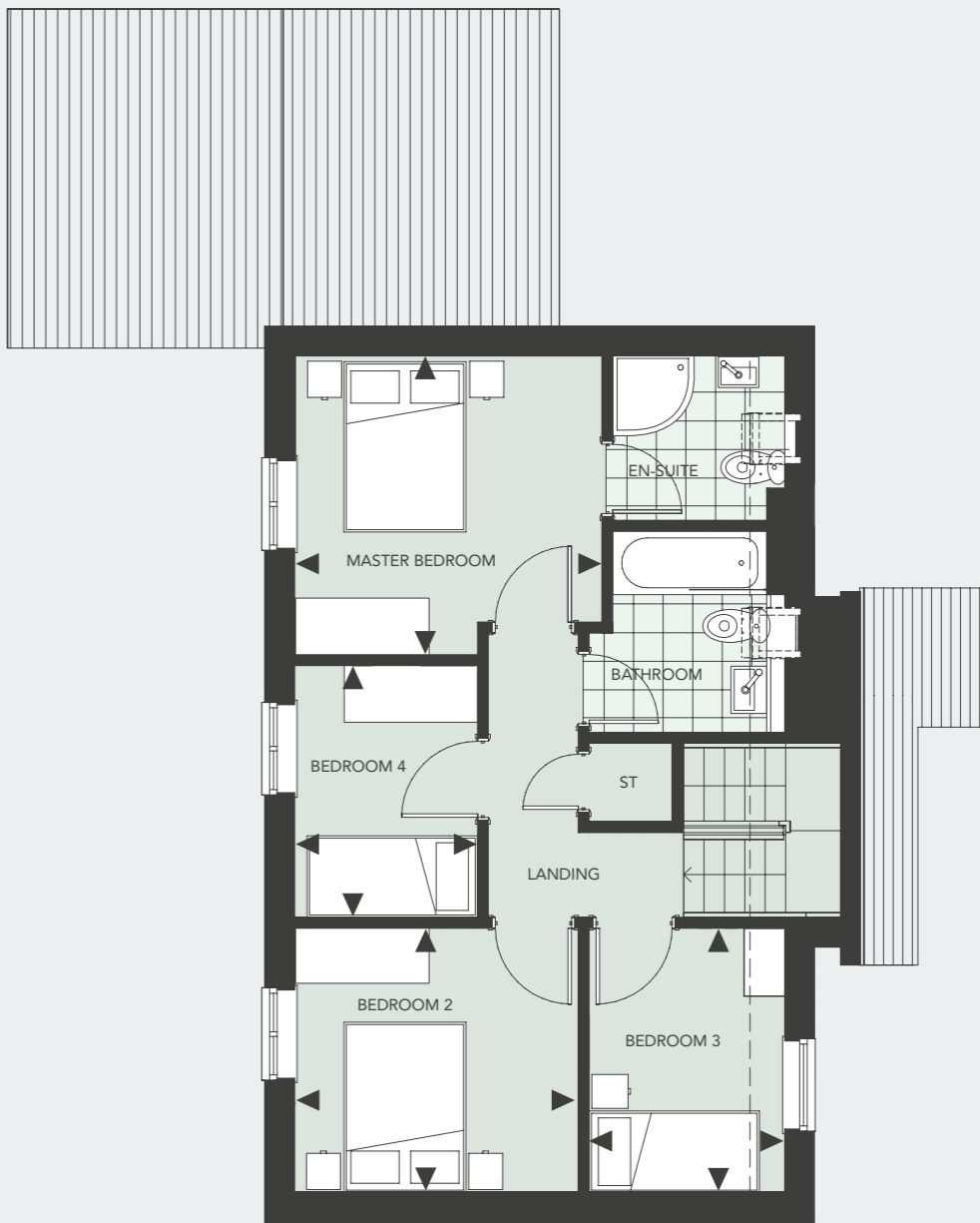
KITCHEN/DINING	3.06m x 5.31m	10'0" x 17'5"
LIVING	5.41m x 3.77m	17'9" x 12'4"



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THE ELM

FOUR BEDROOM FAMILY HOUSE FIRST FLOOR



FIRST FLOOR

MASTER BEDROOM	3.40m x 3.30m	11'2" x 10'10"
BEDROOM 2	3.13m x 2.94m	10'3" x 9'8"
BEDROOM 3	2.18m x 2.94m	7'2" x 9'8"
BEDROOM 4	2.04m x 2.80m	6'8" x 9'2"



COMPUTER GENERATED IMAGE

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THE ELDER

FOUR BEDROOM FAMILY HOUSE



COMPUTER GENERATED IMAGE

THE ELDER

FOUR BEDROOM FAMILY HOUSE
GROUND FLOOR



PLOTS: 4, 30(H)

GROUND FLOOR

KITCHEN/DINING	3.96m x 5.41m	13'0" x 17'9"
LIVING	3.23m x 5.41m	10'7" x 17'9"



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THE ELDER

FOUR BEDROOM FAMILY HOUSE
FIRST FLOOR



FIRST FLOOR

MASTER BEDROOM	3.97m x 3.40m	13'0" x 11'2"
BEDROOM 2	4.96m x 3.15m	16'3" x 10'4"
BEDROOM 3	3.79m x 2.75m	12'5" x 9'0"
BEDROOM 4	2.93m x 2.55m	9'7" x 8'4"



COMPUTER GENERATED IMAGE

Denotes restricted head room

Bedroom 2 position varies on plot 30.

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THE FOXGLOVE

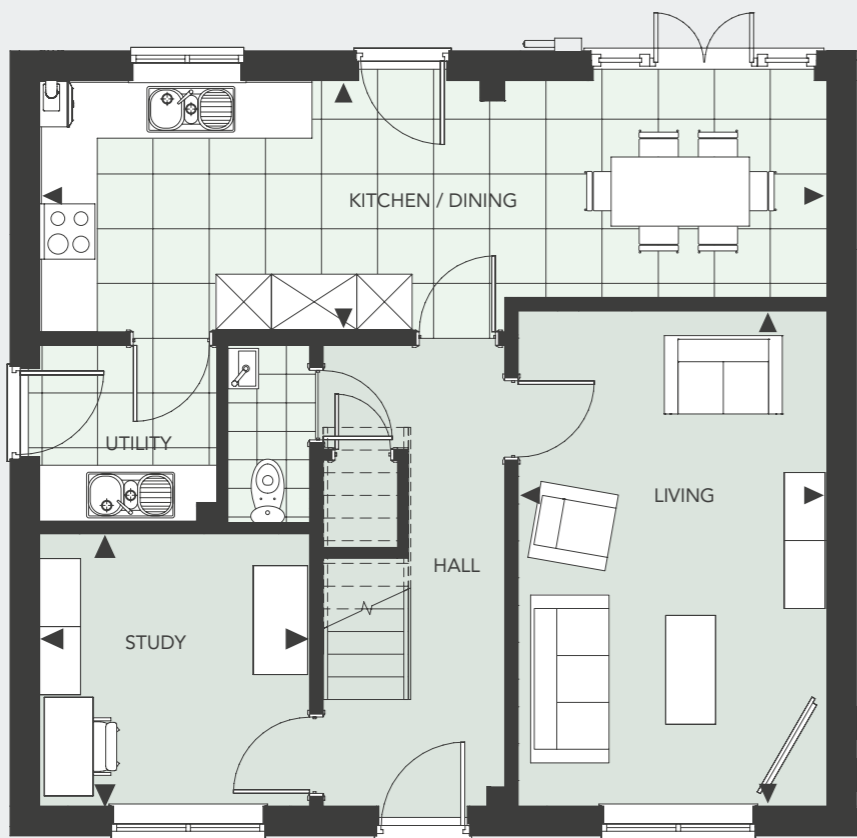
FOUR BEDROOM FAMILY HOUSE



COMPUTER GENERATED IMAGE

THE FOXGLOVE

FOUR BEDROOM FAMILY HOUSE
GROUND FLOOR



PLOTS: 22, 23(H), 26

GROUND FLOOR

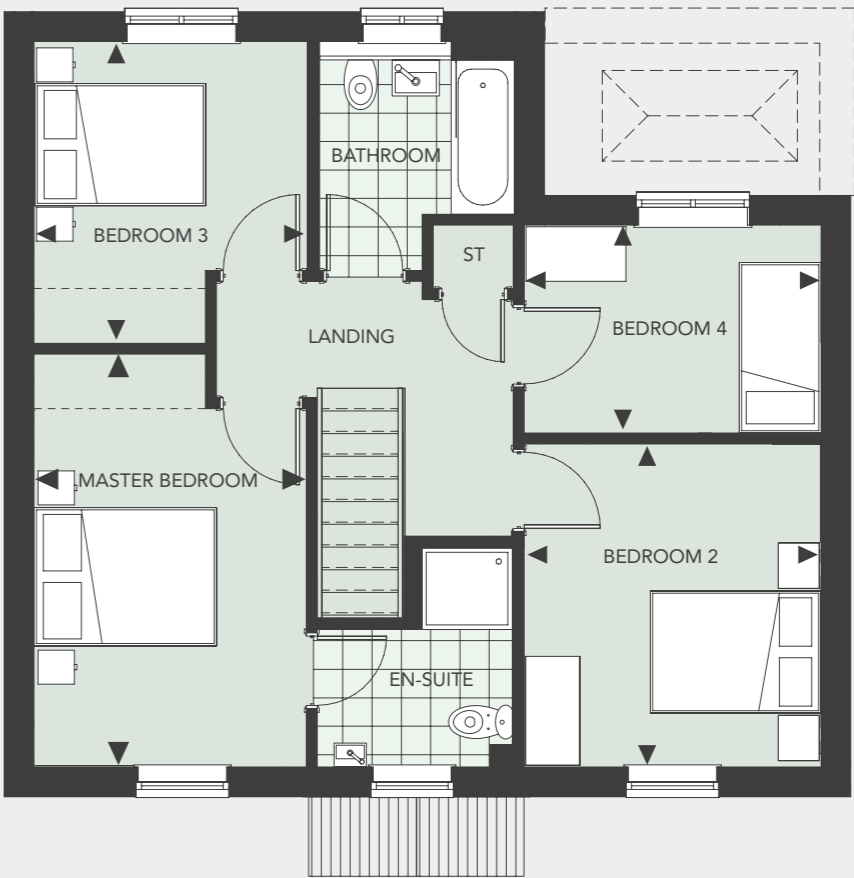
KITCHEN/DINING	8.67m x 2.77m	28'5" x 9'1"
LIVING	3.40m x 5.45m	11'2" x 17'11"
STUDY	2.97m x 3.00m	9'9" x 9'10"



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THE FOXGLOVE

FOUR BEDROOM FAMILY HOUSE
FIRST FLOOR



FIRST FLOOR

MASTER BEDROOM	3.01m x 4.55m	9'11" x 14'11"
BEDROOM 2	3.27m x 3.57m	10'9" x 11'9"
BEDROOM 3	3.02m x 3.34m	9'11" x 10'11"
BEDROOM 4	3.27m x 2.30m	10'9" x 7'7"



COMPUTER GENERATED IMAGE

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THE JUNIPER

FIVE BEDROOM FAMILY HOUSE

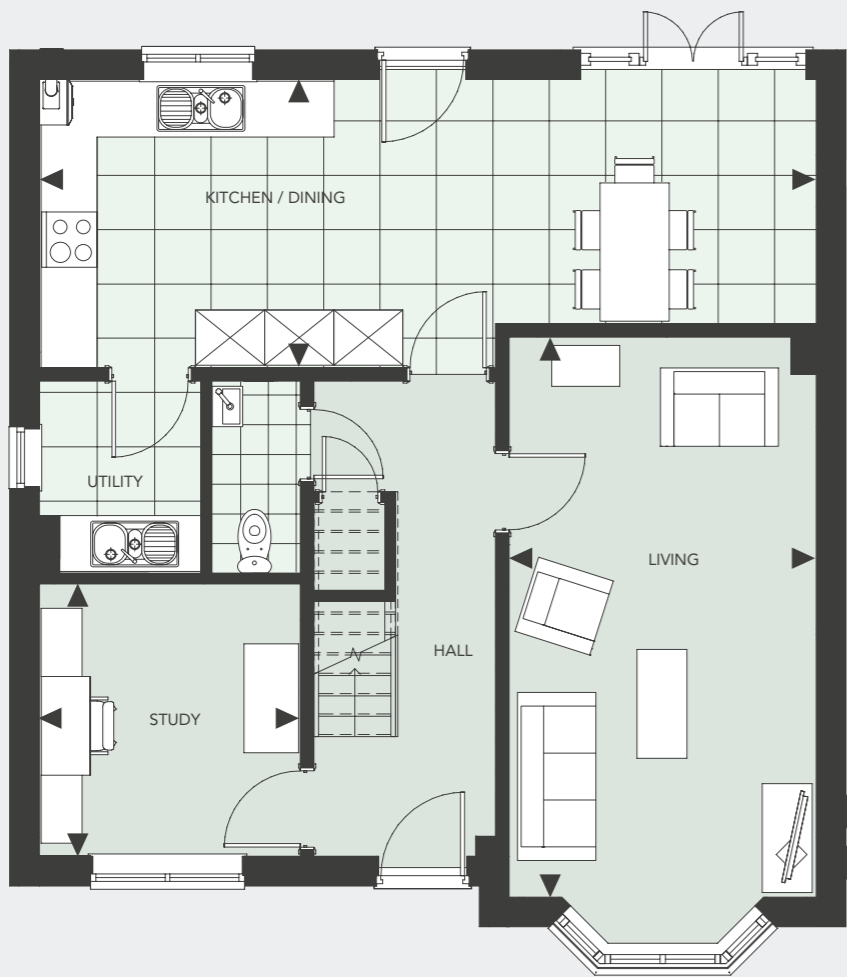


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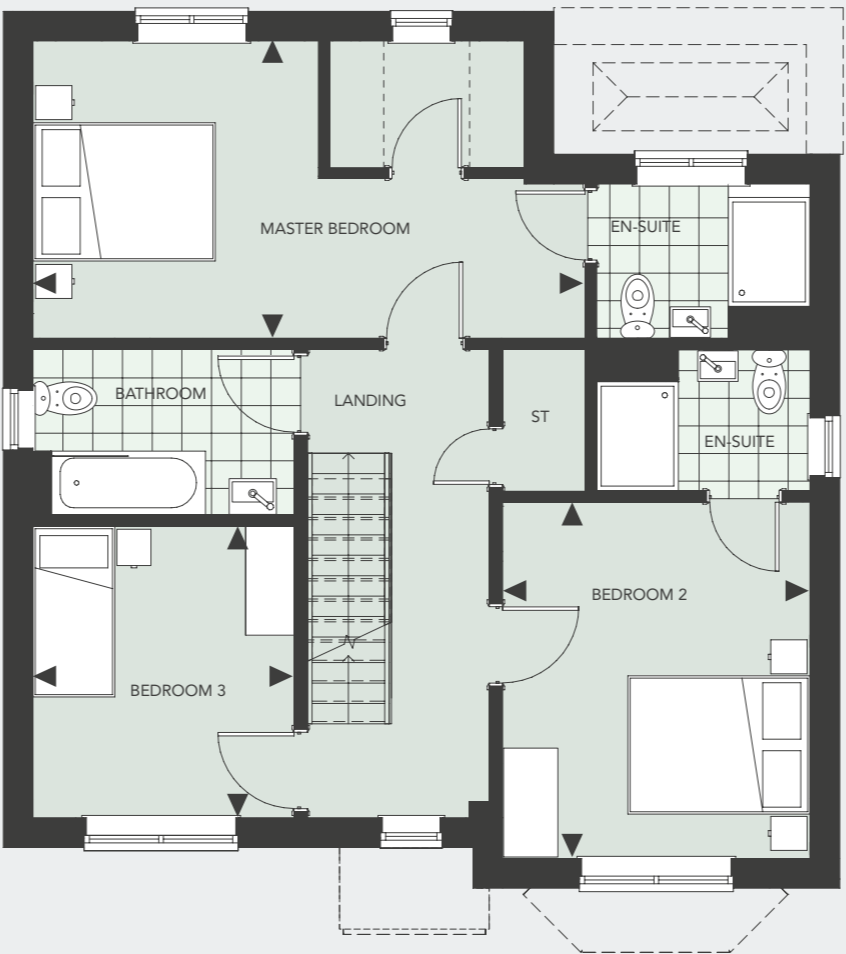
THE JUNIPER

FIVE BEDROOM FAMILY HOUSE

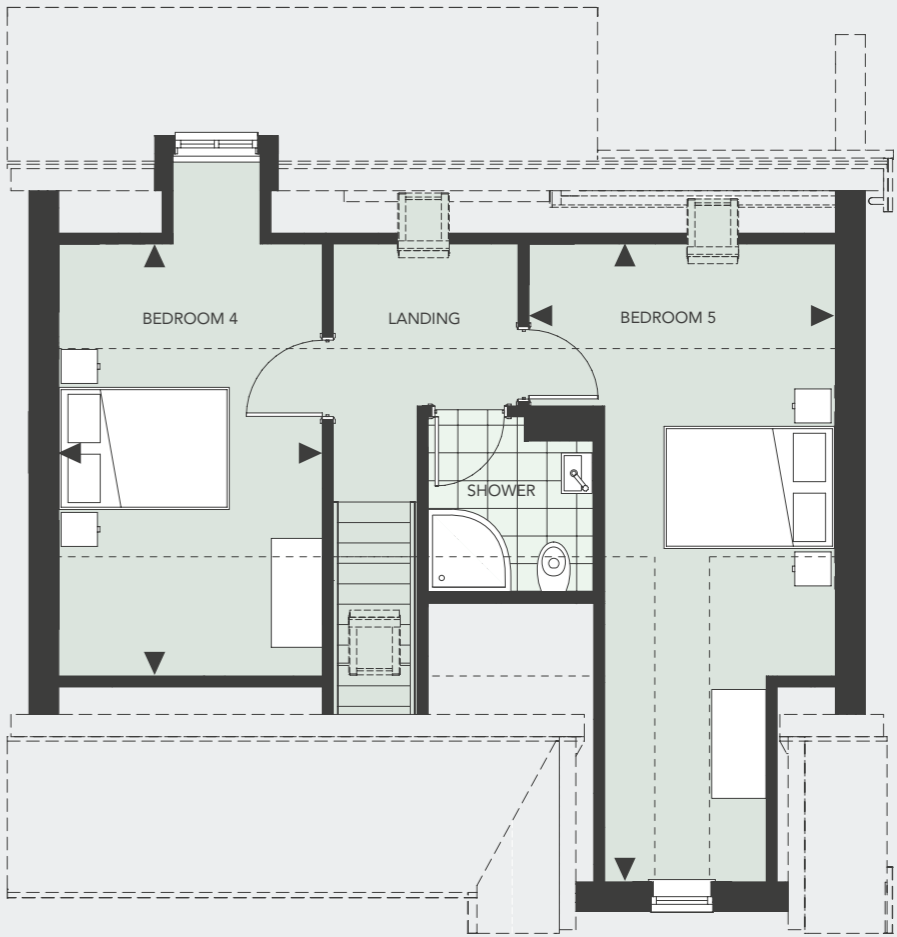
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT: 17

GROUND FLOOR

KITCHEN/DINING	8.56m x 3.17m	28'1" x 10'5"
LIVING	3.38m x 6.17m	11'1" x 20'3"
STUDY	2.87m x 3.01m	9'5" x 9'11"



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FIRST FLOOR

MASTER BEDROOM	6.13m x 3.33m	20'1" x 10'11"
BEDROOM 2	3.38m x 3.90m	11'1" x 12'10"
BEDROOM 3	2.87m x 3.22m	9'5" x 10'7"

SECOND FLOOR

BEDROOM 4	2.91m x 4.78m	9'7" x 15'8"
BEDROOM 5	3.38m x 7.03m	11'1" x 23'1"



COMPUTER GENERATED IMAGE

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THE LARCH

FIVE BEDROOM FAMILY HOUSE

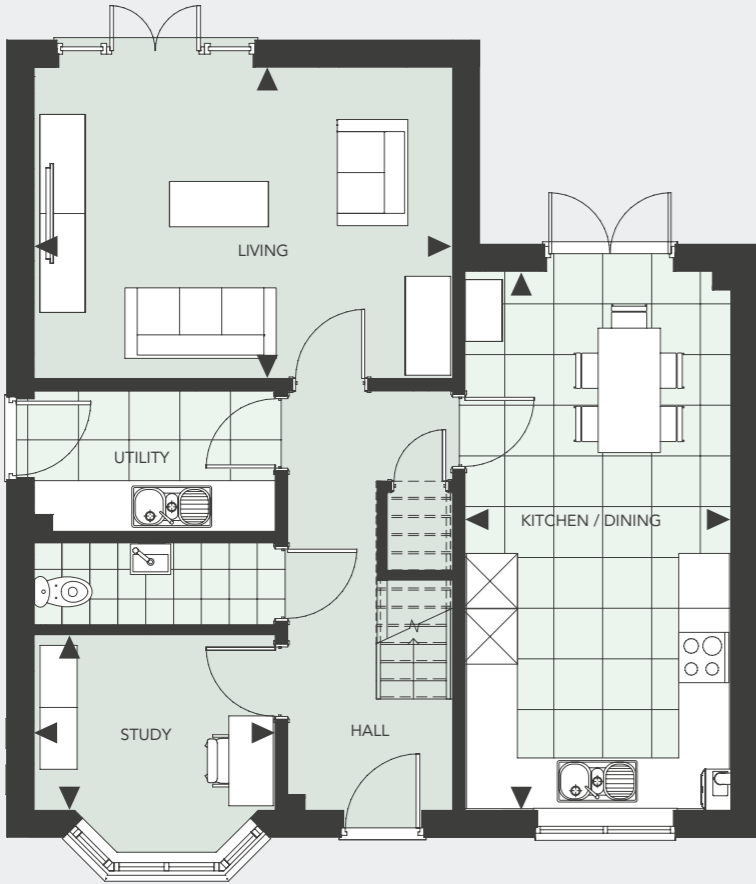


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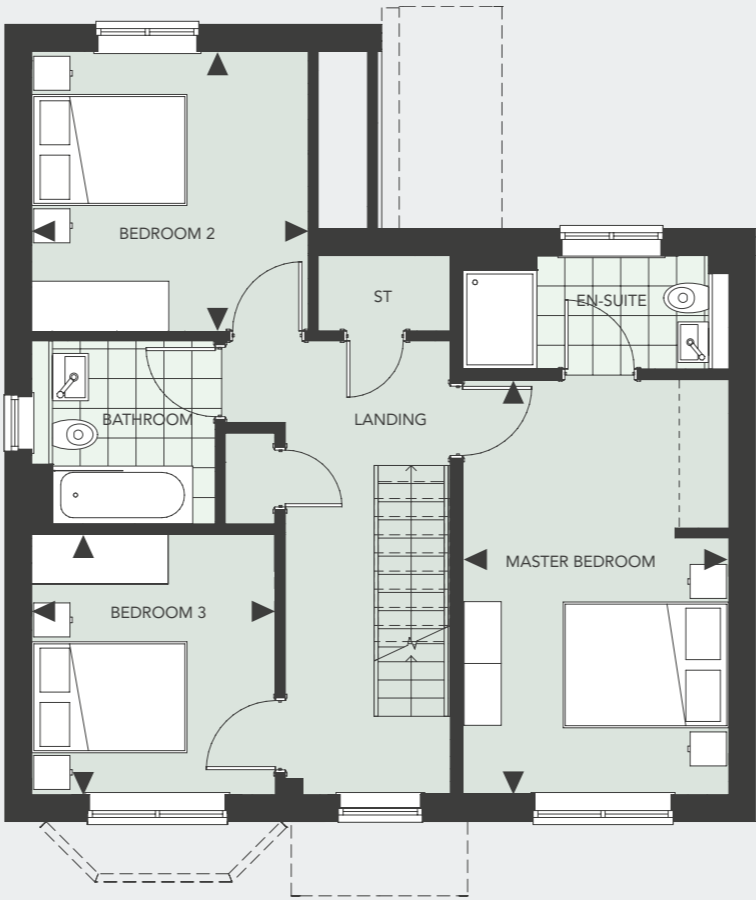
THE LARCH

FIVE BEDROOM FAMILY HOUSE

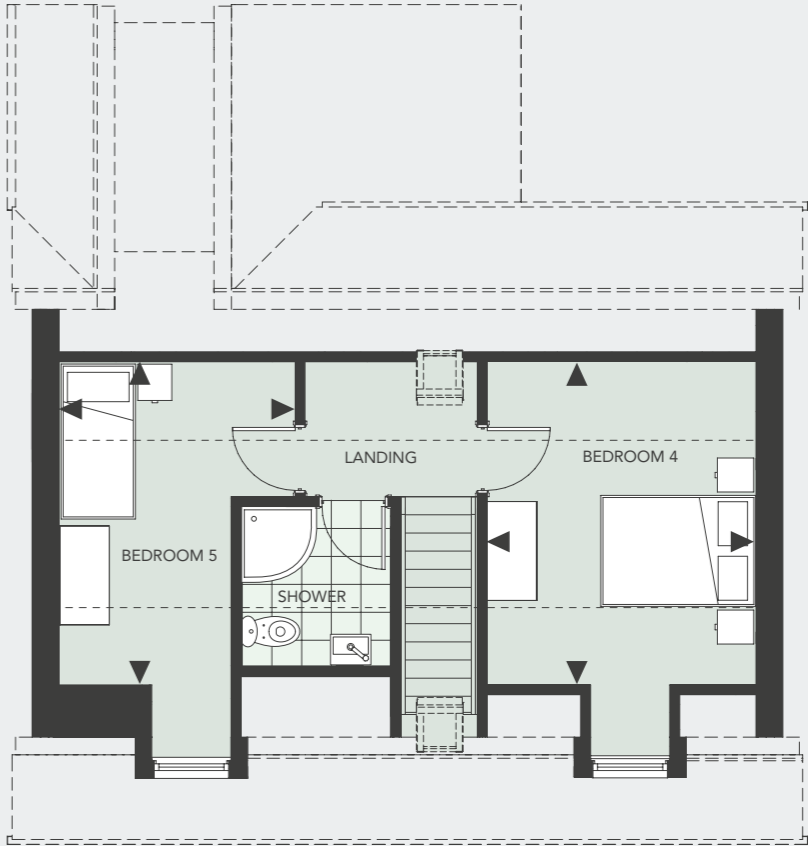
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOTS: 18, 19

GROUND FLOOR

KITCHEN/DINING	3.22m x 6.53m	10'7" x 21'5"
LIVING	5.07m x 3.77m	16'8" x 12'4"
STUDY	2.92m x 2.14m	9'7" x 7'0"



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FIRST FLOOR

MASTER BEDROOM	3.22m x 5.05m	10'7" x 16'7"
BEDROOM 2	3.36m x 3.40m	11'0" x 11'2"
BEDROOM 3	2.96m x 3.17m	9'9" x 10'5"

SECOND FLOOR

BEDROOM 4	3.26m x 3.93m	10'8" x 12'11"
BEDROOM 5	2.87m x 3.93m	9'5" x 12'11"



COMPUTER GENERATED IMAGE

Denotes restricted head room

Plot 19 window position in bedroom 2 may vary.

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WE **BUILD** HOUSES, FOR YOU TO CALL **HOME**

“PEOPLE TRAVEL THE WORLD OVER IN SEARCH OF WHAT THEY
NEED AND RETURN HOME TO FIND IT”

GEORGE A. MOORE





ALL PHOTOGRAPHS FROM PREVIOUS CAREYS NEW HOMES DEVELOPMENTS

BEAUTIFULLY DESIGNED SPACE

EVERYTHING IS READY AND WAITING FOR YOUR FINISHING TOUCHES TO MAKE THIS HOUSE YOUR HOME

From the moment you step through your front door at The Orchards you will feel the care and attention to detail that has gone into designing every element of your new home.

From maximising the available space, to ensuring ample storage and making the most of natural light, all our homes are built to bring elegance, style and practicality to everyday living.

A balance of free flowing, open plan living combined with intimate and well thought out spaces make for an enjoyable living environment.

As part of your purchase, you will have a range of customisation options available to help make your property your own, using a range of sophisticated materials and colour accents.

Each home provides an elegant living environment, it just awaits your personal signature, your choice of colours, kitchen cabinets, furniture and furnishings. Your new home will be your retreat at the end of a working day, the perfect venue to entertain friends and a nurturing environment for your family.





THE FINISHING TOUCHES MAKE YOUR HOUSE A HOME

QUALITY BRANDS, FINE DETAILING AND A CHOICE OF FINISHES

GENERAL

- Multi lock part glazed doors with polished chrome furnishings
- Outside front courtesy light with motion sensor
- UPVC double glazed windows with security locks
- Cottage style white painted panel internal doors with chrome furnishings
- Internal walls finished in soft white
- White gloss finish to moulded skirtings and architraves
- Gas fired central heating to radiators with underfloor heating to kitchen/diners and most utility rooms
- Feature staircase with oak finish handrail and newel caps
- Wiring for burglar alarm
- Mains powered doorbell
- Mains operated smoke detectors
- TV points to living room, kitchen/diners and master bedroom
- Rear garden enclosed by timber fencing, (ranch style fencing to rear of certain plots)
- Generous paved patio area and turfed rear lawns
- Rear outside lights, tap and electric point
- Timber finish surrounding garage door
- Power and light to garage
- Carpets fitted to living areas and bedrooms

KITCHEN

- Individually designed fitted kitchens with a choice of contemporary or traditional kitchen units*
- Choice of worktops with granite for certain house types*
- Stainless steel one and a half bowl sink units with chrome monoblock mixer tap over (Single bowl sink to utility where applicable)
- Built in eye level double oven (plus microwave to some units)
- Split level 4 or 5 ring gas hob with stainless steel extractor
- Integrated 60/40 fridge/freezer
- Integrated dishwasher
- Plumbing provided for washing machine
- Upstands to worktops with feature splashback behind hob
- Under unit lighting
- Recessed chrome downlights to ceiling
- Choice of ceramic floor tiling from Porcelanosa*
- Underfloor heating

BATHROOMS AND EN-SUITES

- Quality contemporary white sanitaryware from Ideal Standard
- Low profile porcelain shower trays where applicable
- Contemporary chrome taps and shower fittings
- Chrome finished shower doors and shower cubicles
- Choice of high quality Porcelanosa wall tiling*
- Choice of high quality Amtico Spatio flooring*
- Recessed chrome downlights to ceiling
- Heated chrome towel rails
- Shaver points
- Cloakrooms with choice of ceramic tiled floors and half height wall tiling*

*Choices subject to build stage.
Specification details are for guidance only. For a more detailed specification of your chosen house type please check with your Sales Advisor. This is a guide and may be subject to change.





CONSTRUCTION AND CARPENTRY



WE ENSURE **EVERY** **DETAIL** IS RIGHT

**WE START AND END WITH ONE GOAL – TO CREATE
A HOME THAT YOU ARE AS PROUD OF AS WE ARE**

The Orchards has been designed and built by Careys New Homes utilising specialist architects, designers and craftsmen who share our passion for quality. We understand the importance of getting the details right and have used our extensive experience of house building to produce a development of style and elegance.

We are committed to delivering tasteful, individually designed and expertly crafted homes that will meet or surpass our customers' expectations on every level. Whether a starter

home or a substantial detached house, each new home is designed specifically for the plot on which it stands, appropriate for its setting. We anticipate, identify and satisfy our customers' requirements for the very best locations with superb local amenities, schools and transport links.

We adopt the best of the new trends in design, construction and technology whilst being mindful of the environment and sustainable best practices.



OAK FARM, OXFORDSHIRE



COMPUTER GENERATED IMAGE OF SAXONS COURT, WOKINGHAM

FROM OUR FAMILY TO YOURS

FOR US, LOOKING AFTER YOU IS JUST AS IMPORTANT AS BUILDING EXCEPTIONAL NEW HOMES

At Careys New Homes we understand that choosing and buying a new home is one of the most momentous decisions you are likely to make so we are committed to making it an enjoyable experience. Our homes may be new, but our sales team has extensive and valuable experience. They will thoughtfully guide you through the process from initial reservation to final completion and can answer any questions you have along the way.

OUR STEP-BY-STEP PROCEDURE

Before you move in, your new home will have undergone stringent quality checks by the site management and quality control team and if anything is less than perfect it will be addressed.

When everything is to our satisfaction you will be invited to a Demonstration and Inspection meeting. You will be shown how everything

works and we will make sure you are totally happy with the level of finish. On completion day our site manager and sales representative will be there to ensure a smooth handover and welcome you to your new home.

All our new homeowners are supplied with a detailed homeowner pack which includes warranties and instructions on all mechanical items and appliances. We will ensure you have contact details for our customer care team and other important numbers.

All our homes come with a 10-year NHBC warranty to provide you with peace of mind when purchasing. In addition, if any construction defect develops during the first two years of occupation we will deal with it as a matter of urgency and with minimum disruption to the homeowner.



Careys New Homes has adopted the standards of Good Practice, Procedures and Information as detailed in the Consumer Code for House Builders. A copy of the code is available in all our sales offices and can be downloaded from www.consumercodeforhomebuilders.com. The Consumer Code offers an independent resolution scheme, the details of which are contained in the same locations as above. Your normal legal rights are not affected.



THE LANE, WORCESTER



www.theorchardsedlesborough.co.uk

DISCLAIMER: These details are intended to give a general indication of the proposed development. Computer generated images are indicative only of the finished scheme and may be subject to change. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable.