

THE PADDOCKS

CUBLINGTON, LEIGHTON BUZZARD





FIVE UNIQUE PLOTS SITUATED IN A PEACEFUL AND SECLUDED AREA

The Paddocks offers well-situated, *bespoke*
homes of *exceptional quality*, complete with
generous gardens and double garages.





BALANCED LIVING

The Paddocks offers a lifestyle where *family* flourishes, *wellness* takes priority and the *beauty* of village life is a reality.



Nestled in the picturesque Buckinghamshire countryside, the charming village of Cublington offers an idyllic retreat for those seeking both recreation and relaxation.

Sports enthusiasts will delight in the local sports and social clubs, including two tennis courts and a cricket club, where a spirit of community and friendly competition thrives.

For those who prefer a slower pace, the surrounding countryside offers a plethora of walking and cycling trails, allowing residents to immerse themselves in the natural beauty of rolling hills and serene woodlands. A local family-run

lakeside fishery affords anglers plenty of opportunity to enjoy the hobby in well-established, tranquil surroundings.

Just a short drive away, the nearby town of Leighton Buzzard expands the recreational options with its golf courses, tennis courts, and leisure centres. For water sports aficionados, the tranquil canals and lakes present perfect settings for paddleboarding, kayaking, and fishing.

After a day of activities, residents can unwind in one of the cosy local pubs or cafes, enjoying traditional fare and warm hospitality.

A PERFECT BASE

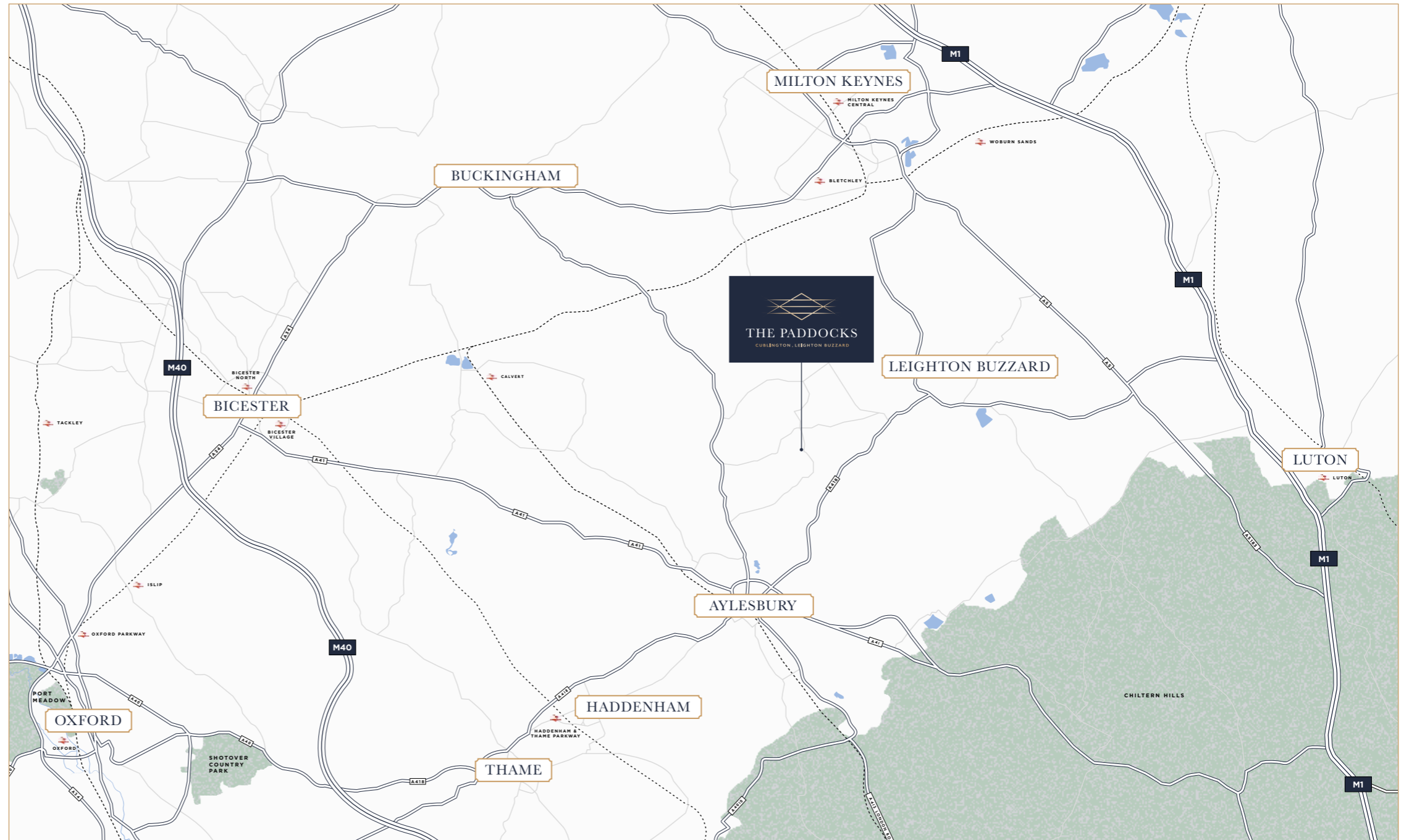
It boasts a 15th century church, a fine pub, two tennis courts, a cricket club, even a trout and coarse fishing lake.

The village of Wing, approximately 2.5 miles away, offers newsagents, a Post Office and secondary schools with Wingrave, also 2.5 miles away, offering a Church of England First and Middle school.

Whitchurch is just 3 miles away and also provides shops, a garage and a Post Office. The County Town of Aylesbury, some 7 miles distant also provides a rail connection to Marylebone in under 60mins, together with a wider range of shopping, leisure and educational facilities including the Aylesbury Grammar Schools.

Leighton Buzzard is 6 miles away with the fastest rail connection to Euston taking as little as 30 minutes.

For overseas travels, Heathrow Airport is within easy reach in as little as 50 minutes by car.



*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
36 miles by car



Central London
50 miles by car
(to Marylebone)



Heathrow Airport
40 miles by car



London Marylebone
60 minutes by train
(from Aylesbury)*



London Euston
30 minutes by train
(from Leighton Buzzard)*



A MATTER OF TASTE

No matter the occasion, the local area has an array of *appetising* dining experiences to offer.

Cublington and its surrounding areas boast a delightful array of dining experiences, catering to a variety of tastes and preferences. In the heart of the village, you'll find The Unicorn, a traditional English pub offering a warm atmosphere and a menu brimming with hearty, locally-sourced dishes.

The neighboring town of Aylesbury offers a vibrant selection of dining options, including Italian bistros, Indian curry houses, and contemporary fusion restaurants. Whether indulging in a casual lunch or a celebratory dinner, the local area has plenty of delectable dining experiences to offer.





A BRIGHT FUTURE

Buckinghamshire is renowned for *exceptional* educational opportunities for children of all ages.



Cublington's surrounding areas are home to a range of esteemed educational opportunities, making it an ideal location for families.

Just a short distance away, the nearby towns of Aylesbury and Leighton Buzzard offer a selection of highly regarded primary and secondary schools, renowned for their academic excellence and comprehensive

extracurricular programs.

For those pursuing further education, nearby towns boast reputable colleges and sixth forms, offering a wide array of courses designed to prepare students for university and beyond. In fact, three of Aylesbury's grammar schools sit within the top 100 state secondary schools in the whole of the UK*.

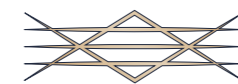
MOUNT END

A beautiful four bedroom home boasting a spacious living room, versatile open-plan spaces, and bright, well-appointed bedrooms.

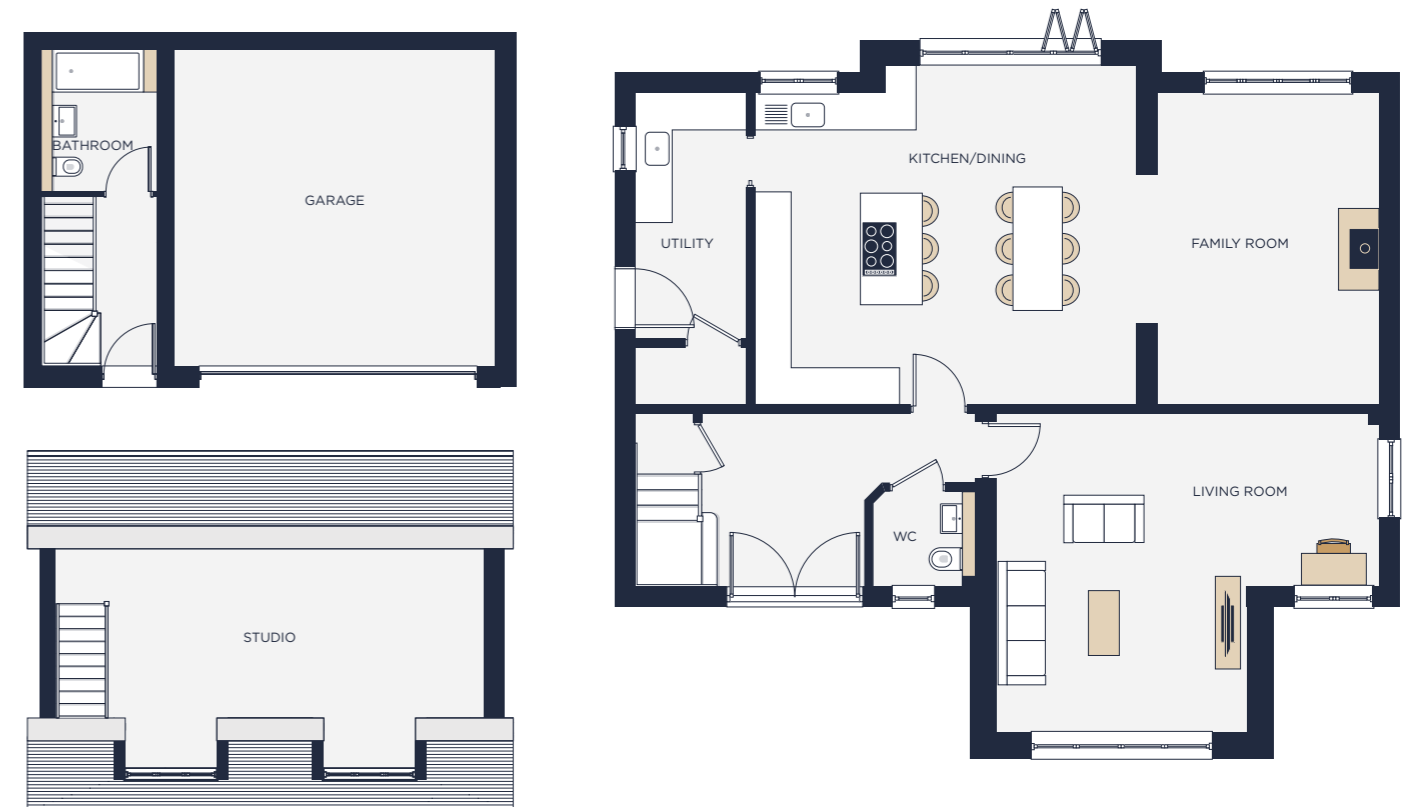


This beautiful home boasts an open plan kitchen diner with an adjoining family room. The outdoor garden space is readily accessible through bi-fold doors situated off the kitchen diner, perfect for al-fresco entertaining. The ground floor also comprises of a spacious living room, utility room and downstairs WC.

Moving to the first floor, you will find a generous family bathroom and four bright and well-appointed bedrooms. Two of the bedrooms also boast ensuite shower rooms and fitted wardrobes.



YOUR NEW HOME



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Kitchen/Dining	6.2m x 5.5m	20'3" x 18'
Living Room	6.1m x 5.2m	20'4" x 17'
Family Room	4.9m x 3.5m	16'4" x 11'8"
Utility	1.8m x 5.0m	5'9" x 16'4"
WC	1.5m x 1.6m	4'9" x 5'3"

Bedroom 1	4.0m x 5.1m	13'1" x 16'4"
Bedroom 2	3.7m x 4.3m	12'2" x 14'1"
Bedroom 3	4.0m x 4.3m	13'1" x 14'1"
Bedroom 4	3.9m x 3.1m	13'1" x 10'2"
Bathroom	3.7m x 2.4m	2'8" x 8'2"
En-suite 1	2.4m x 1.9m	8'2" x 6'6"
En-suite 2	2.4m x 1.9m	8'2" x 6'6"



FULL HOUSE GIA

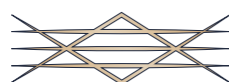
GF+FF excl. Garage/Studio:
206 sqm (2217.4 sqft)

Garage/Studio:
62 sqm (667.4 sqft)



THE CONIFERS

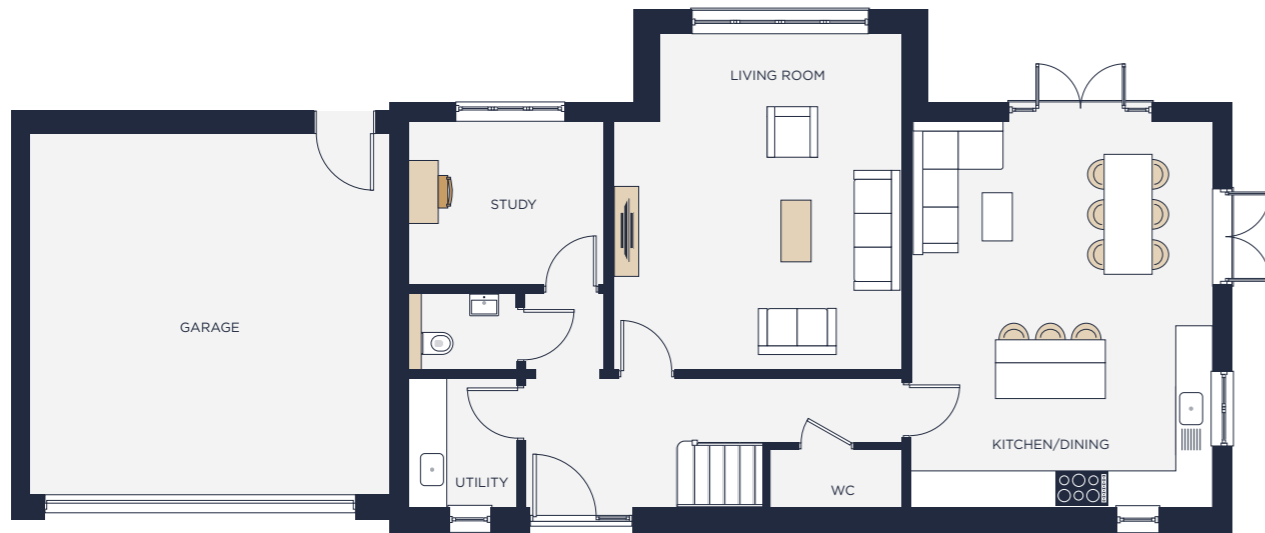
A *fantastic* four bedroom home boasting a *generous* kitchen diner, spacious living room and a *fabulous* principal bedroom with dressing area and ensuite.



YOUR NEW HOME

This fantastic home features a generous living room and a beautiful kitchen diner with ready access to the garden. These well-appointed rooms are perfect for entertaining and gracefully accommodate modern family life. A study, utility room and convenient downstairs WC also lie on the ground floor.

The first floor offers a spacious family bathroom and stunning principal bedroom with dressing room and ensuite shower room. A further three bedrooms are situated on the first floor, one of which is accompanied by an ensuite shower room.



GROUND FLOOR PLAN

Kitchen/Dining	5.0m x 6.4m	16'4" x 21'3"
Living Room	4.8m x 5.5m	16' x 18'4"
Study	2.3m x 3.2m	7'9" x 10'9"
Utility	1.8m x 2.1m	5'9" x 7'2"
Garage	6.0m x 6.0m	19'7" x 19'7"

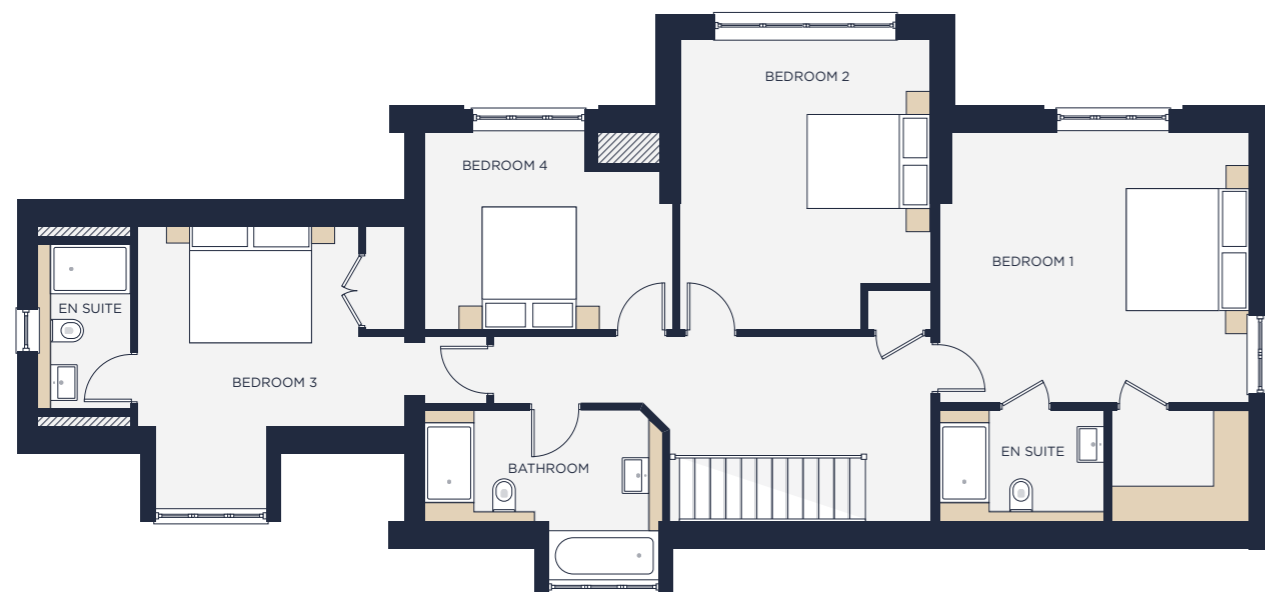
FIRST FLOOR PLAN

Bedroom 1	5.0m x 4.3m	16'4" x 14'5"
Bedroom 2	4.0m x 4.6m	13'1" x 15'
Bedroom 3	4.3m x 4.6m	14'1" x 15'
Bedroom 4	3.9m x 3.1m	12'8" x 10'5"
Bathroom	3.8m x 2.7m	12'5" x 9'2"
En-suite 1	2.6m x 1.8m	8'9" x 3'9"
En-suite 2	2.6m x 1.5m	5'x 8'9"

FULL HOUSE GIA

GF+FF excl. Garage/Carport:
206 sqm (2217.4 sqft)

Garage: 36.0 sqm (387.5 sqft)



CHESTNUT HOUSE

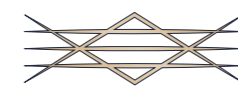
A *stunning* four bedroom home boasting *open-plan*, double aspect living and dining, and a *beautiful* bright and airy principal bedroom with ensuite.



From the entrance hallway of this stunning home, you will step into a bright, double aspect space comprising of living, kitchen and dining areas. This open plan space is connected to a beautiful garden by means of bifold doors, ideal for outdoor entertaining. The ground floor also offers a separate living room – also connected to the garden – a convenient utility room, and

downstairs WC.

On the first floor, the principal bedroom is complete with an ensuite shower room, with large windows giving the space a bright, airy feel. Three further bedrooms can be found on the first floor, one with an ensuite shower room, as well as a generous family bathroom.



YOUR NEW HOME



FULL HOUSE GIA

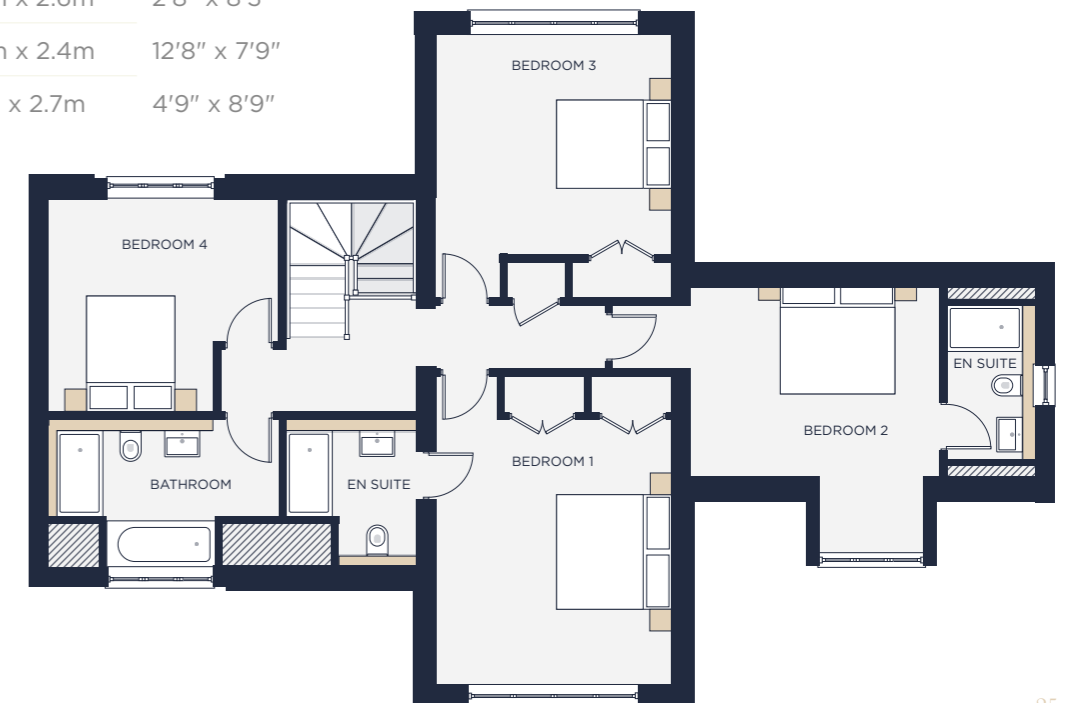
GROUND FLOOR PLAN

GF+FF excl. Garage/Carport:
198.0 sqm (2131.3 sqft)
Garage: 36.0 sqm (387.5 sqft)

Kitchen/Dining	11.3m x 4m	37' x 13'1"
Living Room	4m x 4.5m	13'1" x 14'8"
Utility	2.9m x 1.8m	9'5" x 5'9"
Garage	6m x 6m	19'7" x 19'7"

FIRST FLOOR PLAN

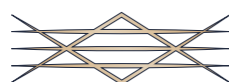
Bedroom 1	4m x 5.4m	13'1" x 17'7"
Bedroom 2	4.4m x 4.6m	14'5" x 15'
Bedroom 3	4m x 4.6m	13'1" x 15'
Bedroom 4	4m x 3.7m	13'1" x 12'2"
Bathroom	3.9m x 2.6m	2'8" x 8'3"
En-suite 1	3.9m x 2.4m	12'8" x 7'9"
En-suite 2	1.5m x 2.7m	4'9" x 8'9"





SADDLER'S HOUSE

An *impressive* five bedroom home boasting a *beautiful* kitchen diner and adjoining family room, and a *fabulous* principal suite complete with an ensuite.

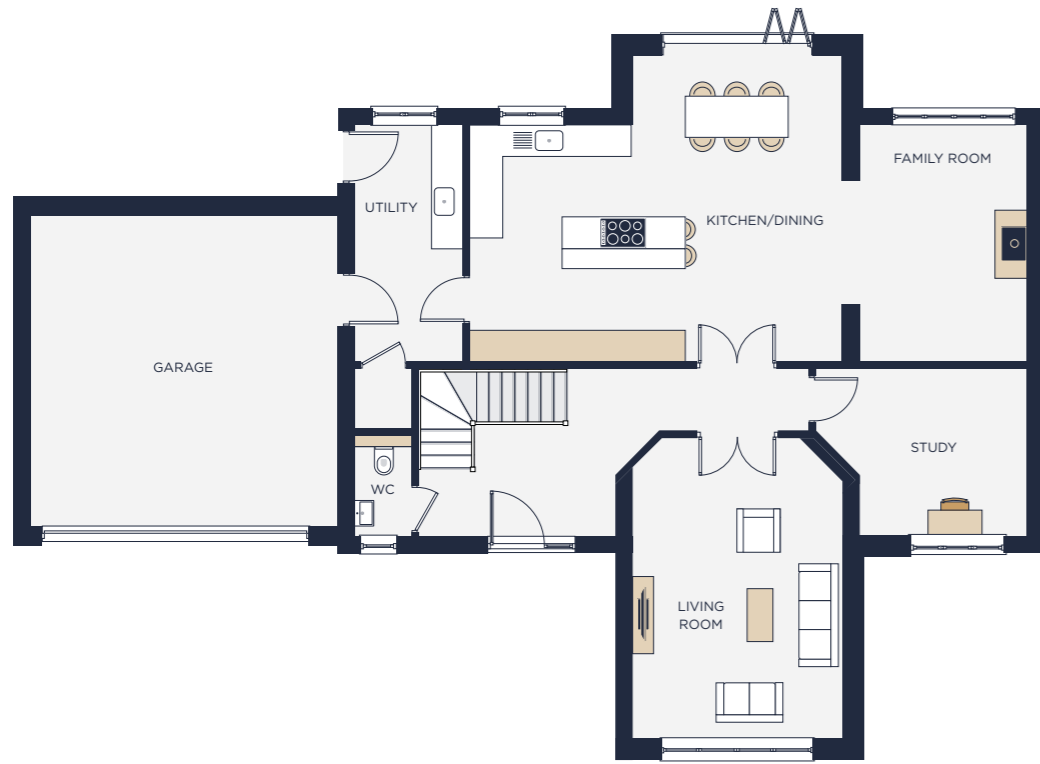


YOUR NEW HOME

This impressive home offers well-appointed accommodation for the whole family to enjoy. The kitchen diner has large doors leading directly out to the patio and garden, lending itself to al-fresco entertaining. The space also leads directly into a family room, with bifold doors offering easy access to the garden.

Also on the ground floor is a separate living room, spacious study, utility room, and WC.

Upstairs five impressive bedrooms and a family bathroom are accessed via a sweeping staircase. The principal bedroom is accompanied by a generous ensuite bathroom.



GROUND FLOOR PLAN

Kitchen/Dining	7.3m x 6m	24' x 19'8"
Living Room	4m x 5.9m	13'1" x 19'4"
Family Room	3.3m x 4.7m	10'8" x 15'4"
Study	4.1m x 3.2m	13'5" x 10'6"
Utility	2.1m x 3.8m	6'9" x 12'5"
Garage	6m x 6m	19'7" x 19'7"

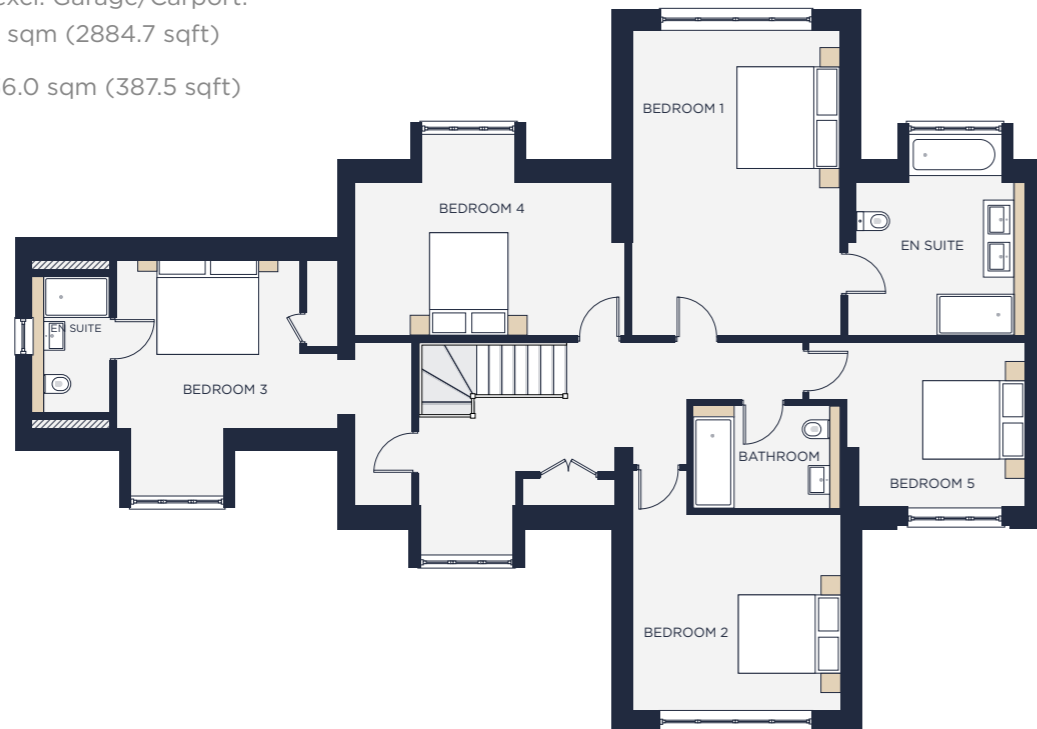
FIRST FLOOR PLAN

Bedroom 1	4.1m x 6m	13'5" x 19'8"
Bedroom 2	4.4m x 4.6m	14'4" x 15'1"
Bedroom 3	5.3m x 3.9m	17'4" x 12'8"
Bedroom 4	4m x 3.9m	13'1" x 12'8"
Bedroom 5	3.5m x 3.2m	11'5" x 10'5"
Bathroom	2.9m x 2m	9'5" x 6'6"
En-suite 1	3.5m x 3.9m	11'5" x 12'8"
En-suite 2	1.5m x 2.7m	4'9" x 8'9"

FULL HOUSE GIA

GF+FF excl. Garage/Carport:
268.0 sqm (2884.7 sqft)

Garage: 36.0 sqm (387.5 sqft)



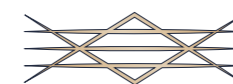
PADDOCK VIEW

A *characterful* five bedroom home boasting a *stunning* kitchen diner and adjoining family room, and an *impressive* principal suite with dressing area and ensuite.



This characterful home boasts a beautiful, spacious kitchen diner which flows into the adjoining family room to effortlessly accommodate modern family living. Doors from the dining area and family room afford views over the garden and connect each space with the outdoors. The ground floor also comprises

a study, utility room and downstairs WC. Moving to the first floor, you will find a well-situated family bathroom and five bedrooms. Two of the bedroom have ensembles, and the principal bedroom is further accompanied by a dressing area.



YOUR NEW HOME



GROUND FLOOR PLAN

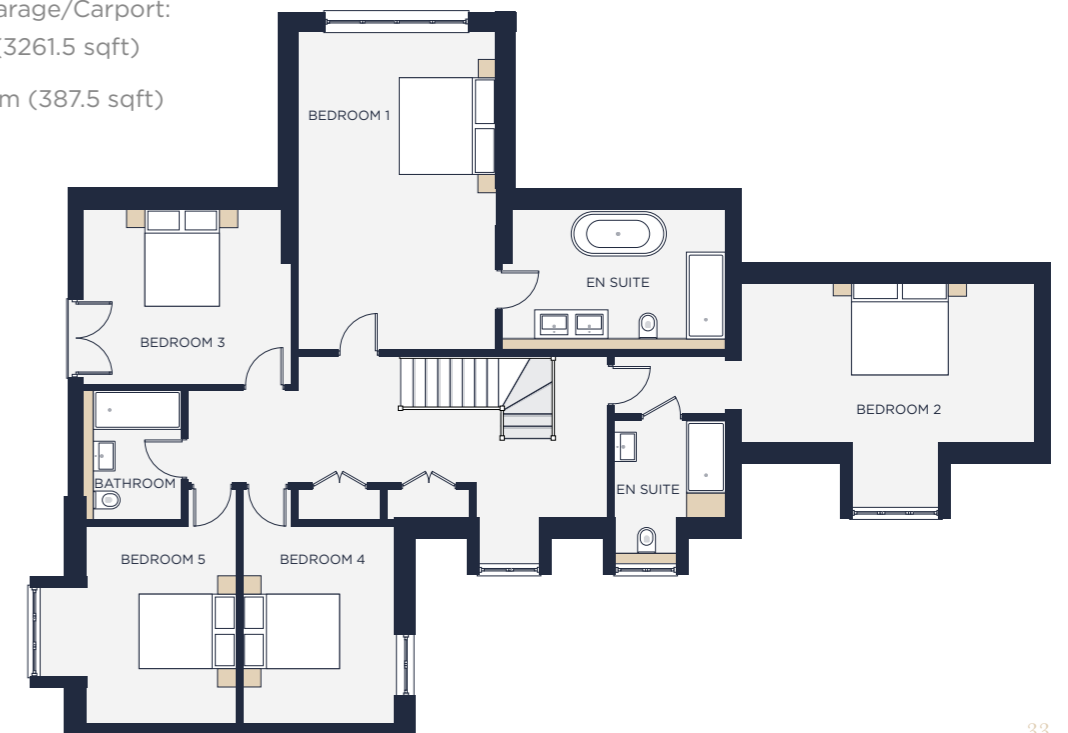
Kitchen/Dining	6.6m x 6.5m	21'6" x 21'3"
Living Room	5.7m x 6.1m	18'7" x 20'
Family Room	4m x 5.9m	13'1" x 19'3"
Study	2.3m x 4m	7'5" x 13'1"
Utility	2.1m x 4.3m	6'9" x 14'1"
Garage	6m x 6m	19'7" x 19'7"

FIRST FLOOR PLAN

Bedroom 1	4.1m x 6.5m	13'5" x 21'4"
Bedroom 2	6m x 4.7m	19'7" x 15'4"
Bedroom 3	4.3m x 3.6m	14'1" x 11'8"
Bedroom 4	4m x 4.8m	13'1" x 15'7"
Bedroom 5	3.1m x 4.8m	10'2" x 15'7"
Bathroom	2m x 2.7m	6'6" x 8'9"
En-suite 1	4.4m x 2.9m	14'4" x 9'5"
En-suite 2	2.3m x 3m	7'5" x 9'8"

FULL HOUSE GIA

GF+FF excl. Garage/Carport:
303.0 sqm (3261.5 sqft)
Garage: 36.0 sqm (387.5 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
 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 & EN SUITES

Vitra sanitary ware with Hans grohe taps and valves (subject to change)
 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
 Provision for 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 (in plots 1, 4 and 5)

FLOORING

Natural stone effect or wood effect porcelain floor tiling to entrance hall/ WC/kitchen/family rooms
 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 roof coverings
 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 & SETTLING IN

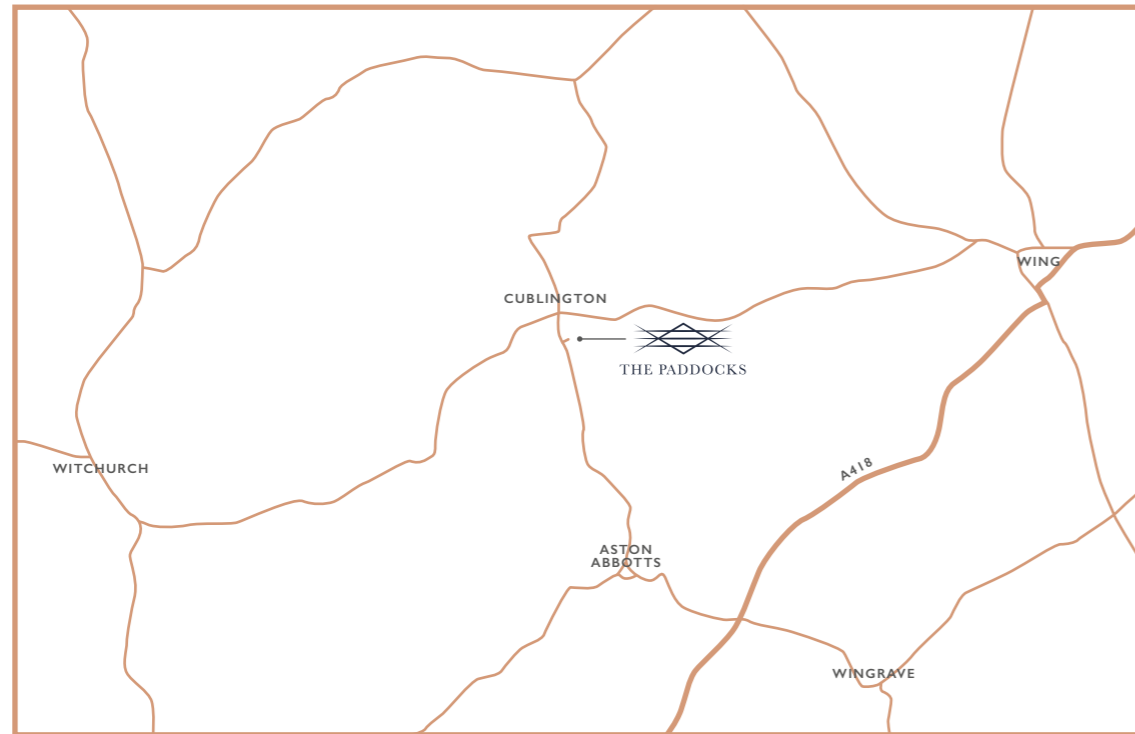
We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries

WARRANTY

10 year The Q Policy guarantee.



CONTACT US



For more information, please contact our selling agents



01296 336227

salesa@michaelgraham.co.uk

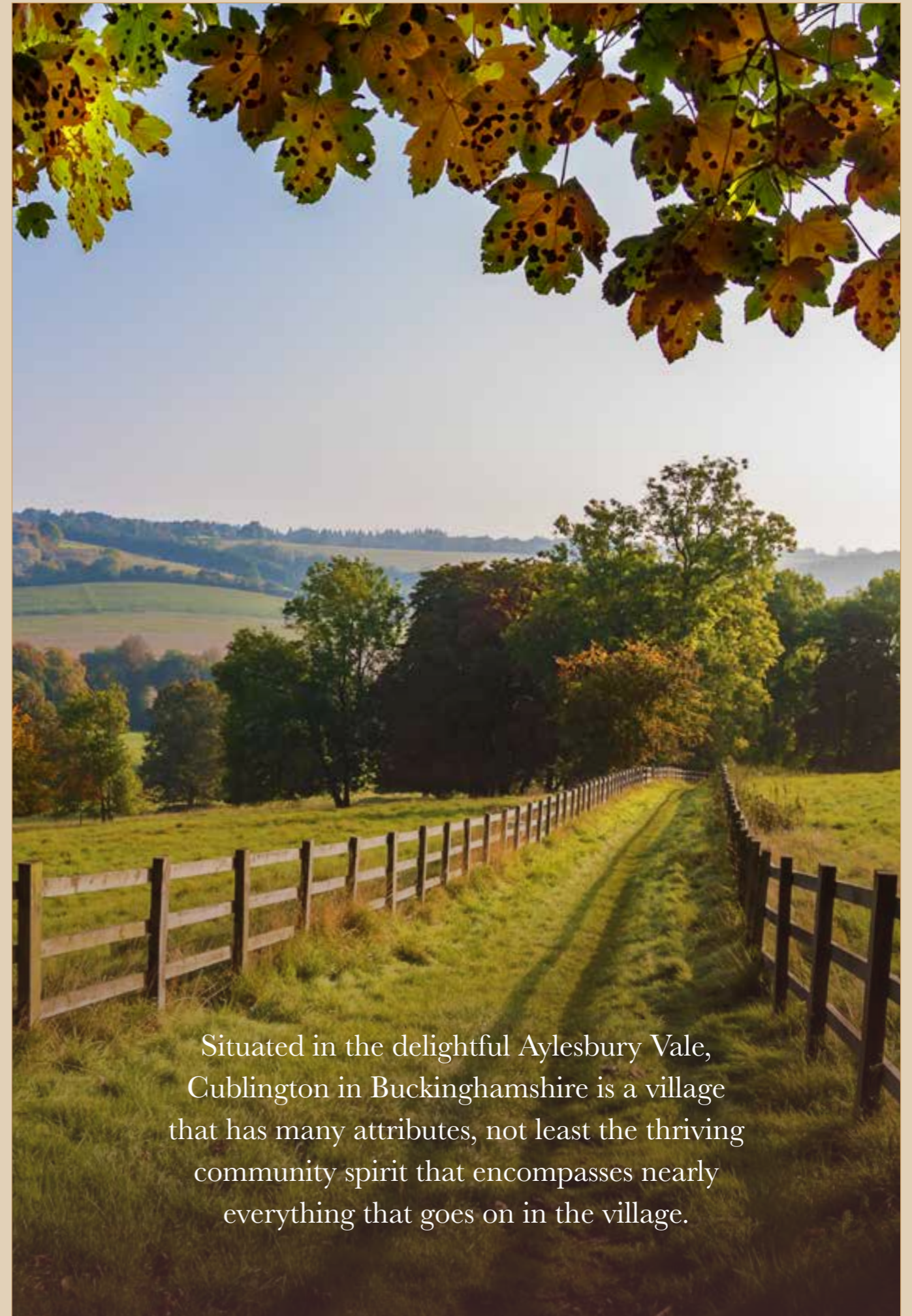
www.michaelgraham.co.uk

42 UPPER HIGH STREET | THAME | BUCKINGHAMSHIRE | OX9 2DW



www.lucydevelopments.co.uk

Please Note These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander around the site unaccompanied. Interior and exterior property images are computer generated impressions and subject to change. Map not to scale. Mapping contains OS data © Crown copyright [and database right] (2019).



Situated in the delightful Aylesbury Vale, Cublington in Buckinghamshire is a village that has many attributes, not least the thriving community spirit that encompasses nearly everything that goes on in the village.



Lucy  *Developments*