



GREENVIEW

LUDGERSHALL
BUCKINGHAMSHIRE
HP18 9NZ





GREENVIEW

LUDGERSHALL

A bespoke development of three spacious homes located in picturesque countryside just 17 miles from Oxford.

Nestled in the charming countryside of the North Buckinghamshire and Oxfordshire borders lies a hidden gem.

Our three beautiful individually designed homes are inspired by the rural architecture abundant in the area. Homes that pay homage to the past with heritage detail and effortless elegance, creating a contemporary yet timeless finish.

In the heart of Ludgershall is the village green where children can enjoy the play area and those accompanying them can enjoy a beverage at the public house opposite.

Greenview is a peaceful place to call home, providing the perfect marriage of privacy and location, and offering the rare opportunity to live a village lifestyle.

On your doorstep are some of England's most famous attractions such as the historic city of Oxford, Waddesdon Manor and Bicester Village.

The surrounding area provides a plethora of premium educational options, from nurseries through to colleges, including the ofsted outstanding Waddesdon School, all ready and waiting to nurture curious minds.

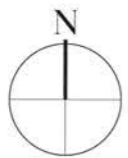
THREE SECLUDED CORNER PLOTS

*Ideal for family living, Greenview
offers private, bespoke homes, complete
with generous gardens and parking.*

BIRCH
HOUSE

LAMBOURNE
HOUSE

LINNET
HOUSE



A PERFECT BASE

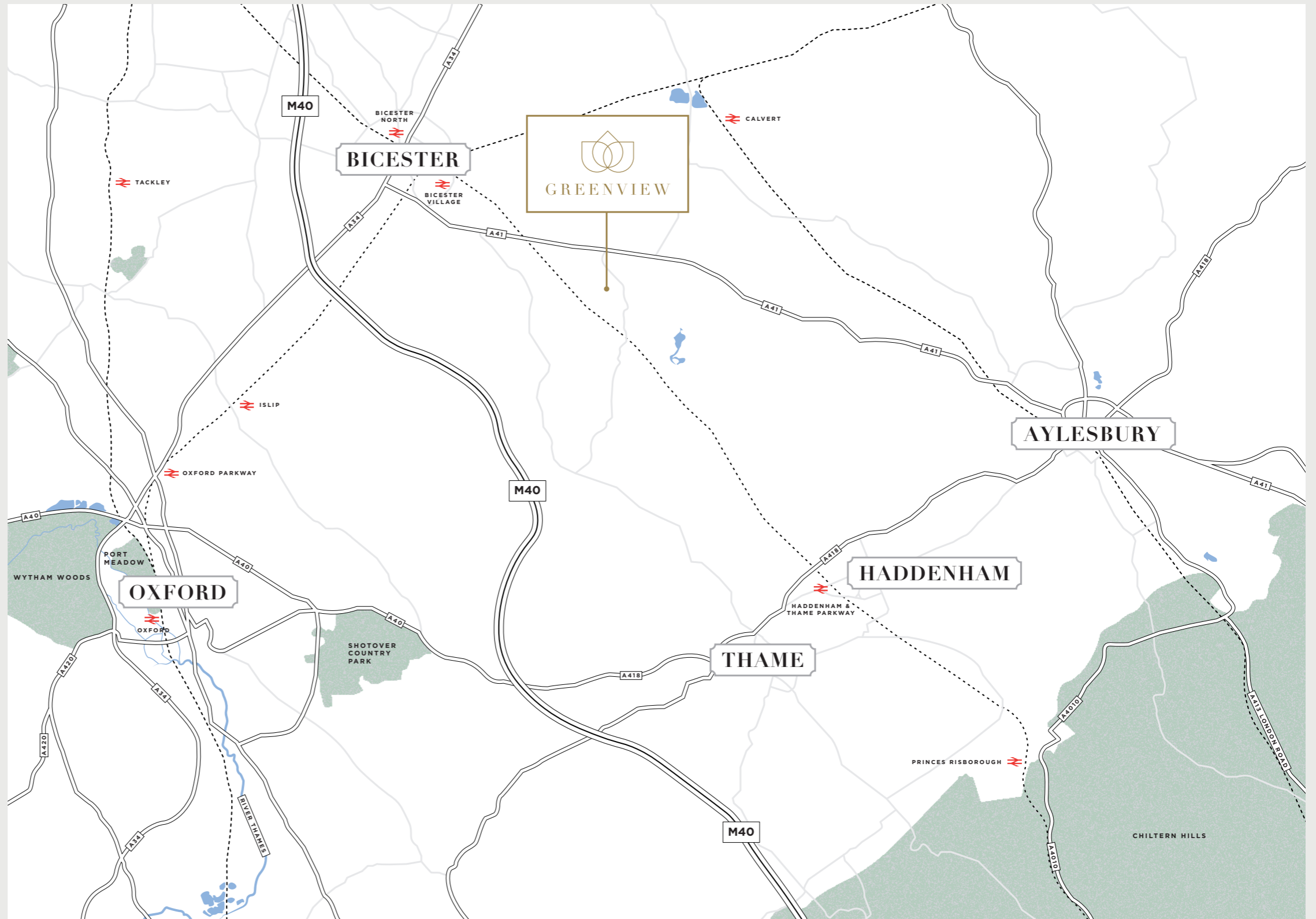
Greenview lies hidden within the idyllic countryside of North Buckinghamshire, and is also within easy reach of a host of charming towns and cities, making it the perfect base for year-round adventures, social events and entertainment.

The nearby village of Brill has a Church of England Primary school, a village post office, shop, butchers, doctors surgery and two public houses. More amenities can be found in the larger surrounding towns of Bicester, Thame, Aylesbury and of course, Oxford, all within a 20 mile radius.

Whether it's historic sights or fine dining restaurants that you want, there are endless options in your own back garden.


One of the most visited attractions in the UK, Bicester Village, is just under a 15 minutes drive away, offering over 170 luxury boutiques right on your doorstep.


Ludgershall's enviable location is incredibly well connected, with access to Heathrow Airport within an hour,* London Marylebone in just 51 minutes,* and the nearby M40 easily accessed.




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

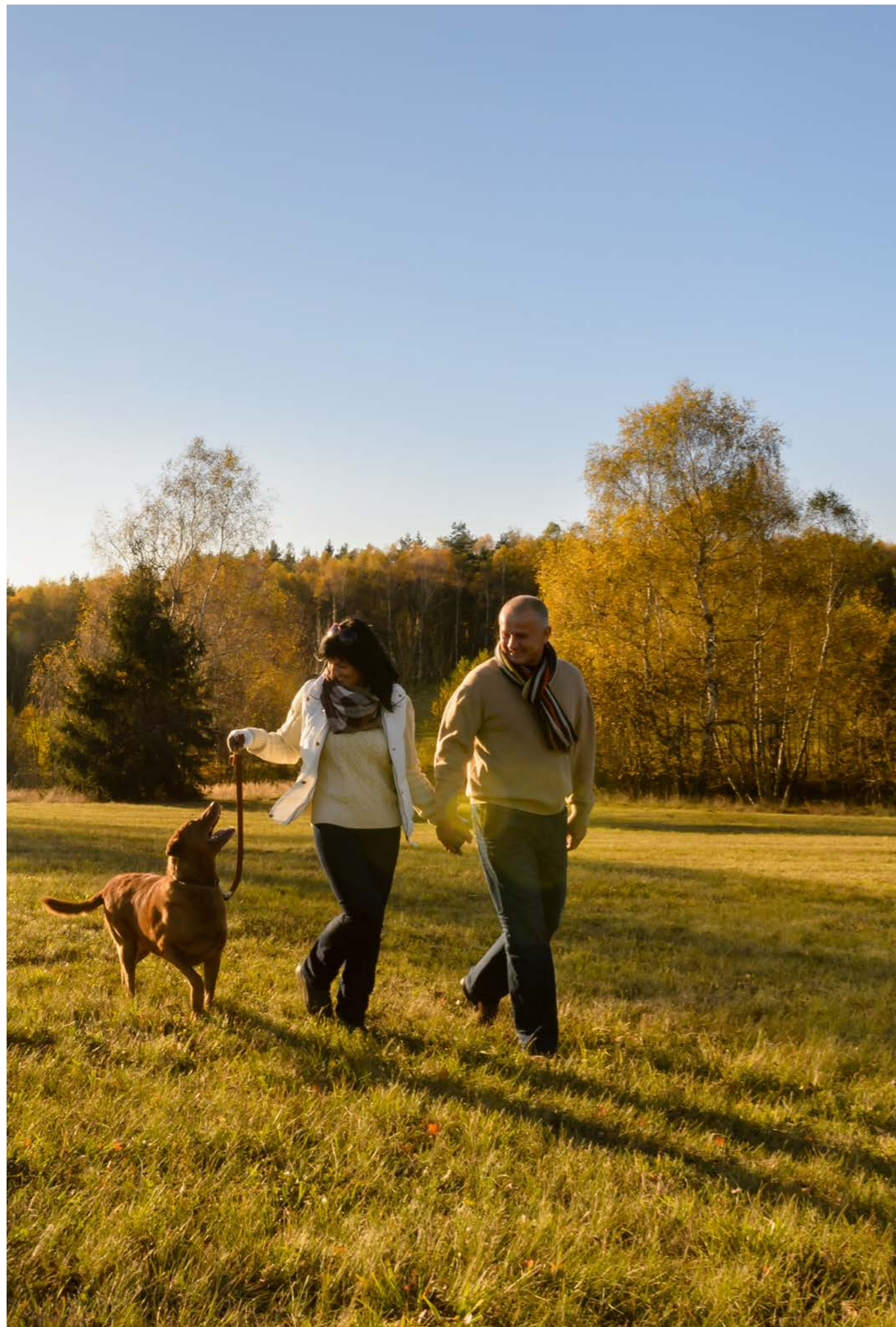
 Oxford City Centre
17 miles by car

 Central London
56 miles by car (to Paddington)

 Heathrow Airport
47 miles by car

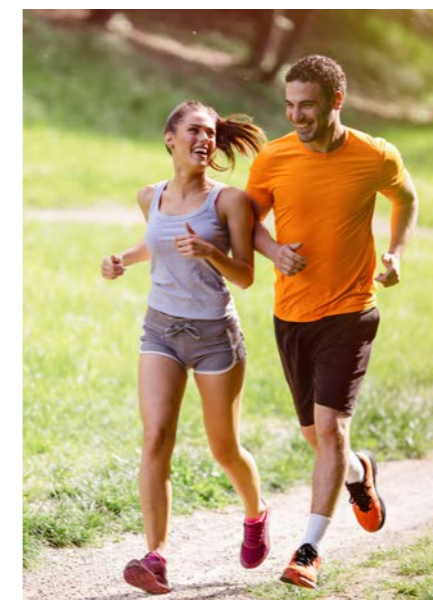
 London Paddington
52 minutes by train (from Oxford)

 London Marylebone
51 minutes by train*



BALANCED LIVING

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



The local area has many places to explore including Finemere Wood and Bernwood Forest. The picturesque trails in both will be sure to please both you and your furry friends!

There is a real sense of community in Ludgershall with many village events including a comedy club, organised walks, a supper club and a village fete.

The well-regarded Bull and Butcher public house is located just a stone's throw from Greenview, as well as the village green, offering ample amounts of green space and equipped with up-to-date playground equipment.

For more sporting activities, including a range of gyms, a Crossfit studio, a golf club, tennis courts and a rugby club, Bicester is just a short drive away.

A MATTER OF TASTE

Whatever the occasion, the local area has plenty of dining experiences to offer.

When you're in the mood for a delicious meal you will be spoilt for choice in the local area. On your doorstep is The Bull and Butcher, there's The Pointer in Brill, The Chandos Arms in Oakley and The Churchill Arms in Long Crendon. For a Michelin Star treat, The Nut Tree Inn in nearby Murcott, is definitely worth a visit.

It's also worth visiting the breathtaking National Trust grounds of Waddesdon Manor and stopping for a bite to eat in The Five Arrows, a Grade II listed boutique hotel at the gates of the manor, offering upmarket accommodation and 2 AA rosette dining.





A BRIGHT FUTURE

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



Greenview is in a prime location for accessing everything the local schools have to offer.

With two primary schools and nurseries in nearby Westcott and Brill, it's the perfect family base.

Some of the county's best rated secondary schools are also nearby, with a wide range of Ofsted outstanding private and state schools.

Greenview is conveniently located in the catchment area of the coveted Waddesdon School and with its close proximity to Aylesbury, access to the numerous Buckinghamshire Grammar Schools is easy.

Not to mention all that the Oxford Universities have to offer when they are all grown up!

LINNET HOUSE

A characterful four bedroom home boasting a spacious kitchen-diner, double aspect living room and a fabulous master suite with dressing area and ensuite.

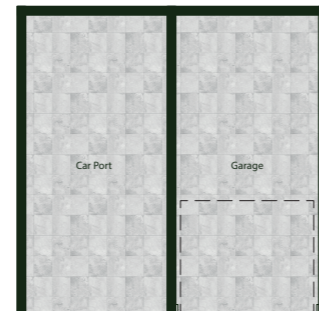
Step into the impressive hall in Linnet House and you will see a cleverly laid out four-bedroom home that has thought of the whole family. The ground floor accommodates a bright double aspect living room with bi-fold doors, opening onto the stunning south-facing wrap-around garden. The beautiful kitchen boasts plenty of space for seating and entertaining, with a large island and dual aspect bi-fold doors. A study, family room and downstairs WC, are also on the ground floor, leaving plenty of room for everyone. The first floor offers 4 large bedrooms, the master suite complete with an ensuite shower room and a separate dressing area. There are a further 3 bedrooms, a large family bathroom, and an additional ensuite.



Computer Generated Image - indicative only

GROUND FLOOR PLAN

Kitchen/Dining	10.0m x 4.7m	32'8" x 15'4"
Living Room	4.2m x 6.1m	13'8" x 20'0"
Family Room	4.2m x 2.9m	13'8" x 9'5"
Study	2.2m x 4.2m	7'2" x 13'8"
Utility	1.7m x 4.2m	5'6" x 13'8"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car port	2.8m x 5.6m	9'2" x 18'4"



Computer Generated Image - indicative only

FIRST FLOOR PLAN

Bedroom 1	4.5m x 3.7m	14'7" x 12'1"
Bedroom 2	4.2m x 3.7m	13'8" x 12'1"
Bedroom 3	4.9m x 3.1m	16'1" x 10'2"
Bedroom 4	3.7m x 3.8m	12'1" x 12'5"
Bathroom	3.6m x 3.1m	11'10" x 10'2"
En-suite 1	3.0m x 2.8m	9'10" x 9'2"
En-suite 2	2.6m x 2.4m	8'6" x 7'10"

FULL HOUSE GIA

GF+FF excl. Garage/Carport: 262.8 sqm (2828.8 sqft)

Garage: 15.7 sqm (169.0 sqft)





BIRCH HOUSE

An impressive four bedroom home for the whole family to enjoy. It offers bright and airy living areas, four generous bedrooms, three bathrooms and a private garden

Step off your private gravel drive into the hallway of Birch House, perfect for welcoming guests in style.

Through the double doors, you will discover a spacious kitchen diner, complete with a utility room and side access. The ground floor also comprises of a bright living room with doors out to the private garden, a generous study, downstairs WC and family room. Moving to the first floor, you will find an impressive master suite complete with a dressing area and an ensuite shower room. There are three additional large bedrooms, one with ensuite and a separate four piece family bathroom.



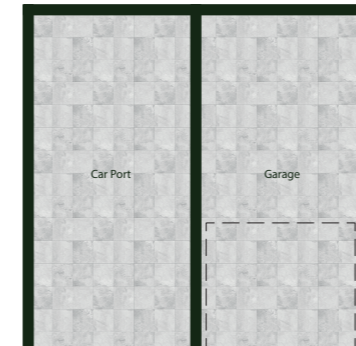
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Computer Generated Image - indicative only

GROUND FLOOR PLAN

Kitchen/Dining	8.6m x 4.6m	28'2" x 15'1"
Living Room	6.0m x 4.6m	19'7" x 15'1"
Study	3.5m x 2.6m	11'5" x 8'5"
Family Room	3.5m x 2.5m	11'5" x 8'2"
Utility	3.6m x 1.9m	11'8" x 6'2"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car Port	2.8m x 5.6m	9'2" x 18'4"



FIRST FLOOR PLAN

Bedroom 1	5.0m x 4.2m	16'4" x 13'8"
Bedroom 2	4.6m x 3.7m	15'1" x 12'1"
Bedroom 3	4.8m x 4.0m	15'8" x 13'1"
Bedroom 4	4.0m x 3.3m	13'1" x 10'8"
Bathroom	3.3m x 2.2m	10'10" x 7'3"
En-suite 1	2.7m x 1.9m	8'10" x 6'3"
En-suite 2	2.6m x 1.6m	8'6" x 5'3"

FULL HOUSE GIA

GF+FF excl. Garage/Carport: 227.2 sqm (2445.6 sqft)

Garage: 15.7 sqm (169.0 sqft)



LAMBOURNE HOUSE

*A stunning four bedroom house
boasting generous living spaces,
and distinctive features such as a
rendered gable and an impressive
bay accessing the garden*

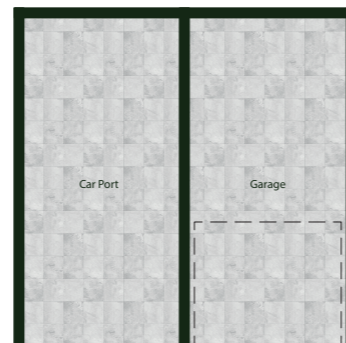
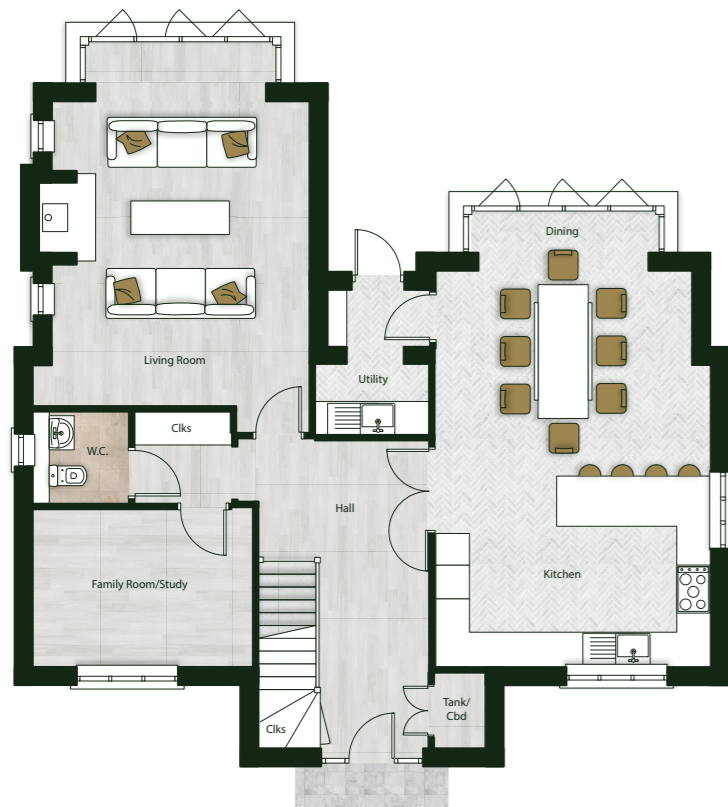
Lambourne house offers well appointed accommodation for the whole family to enjoy. The entrance hall welcomes you into the heart of the house. The kitchen diner, complete with a peninsula breakfast bar has large doors leading directly out to the patio and garden, perfect for al-fresco entertaining. Also on the ground floor is a multipurpose reception room, ideal as a study or family room, a spacious living room, utility and WC. Upstairs the impressive bedrooms are accessed via the large sweeping landing, off which is also a family bathroom. The master suite is complete with an en suite shower room and a dressing area.



Computer Generated Image - indicative only

GROUND FLOOR PLAN

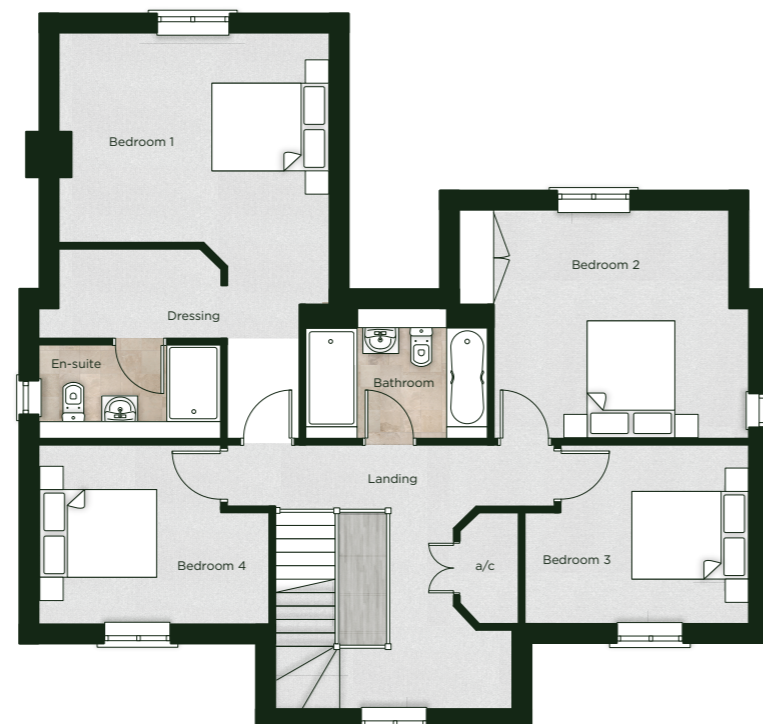
Kitchen/Dining	8.1m x 4.9m	26'6" x 16'1"
Living Room	6.5m x 4.6m	21'3" x 15'1"
Family Room/Study	3.9m x 2.8m	12'8" x 9'2"
Utility	2.7m x 2.0m	8'9" x 6'6"
Garage	2.8m x 5.6m	9'2" x 18'4"
Car Port	2.8m x 5.6m	9'2" x 18'4"



Computer Generated Image - indicative only

FIRST FLOOR PLAN

Bedroom 1	4.6m x 4.6m	15'1" x 15'1"
Bedroom 2	4.6m x 3.9m	15'1" x 12'8"
Bedroom 3	3.8m x 3.1m	12'5" x 10'2"
Bedroom 4	4.0m x 3.1m	13'1" x 10'2"
Bathroom	3.1m x 2.2m	10'2" x 7'3"
En-suite	3.1m x 1.6m	10'2" x 5'3"



FULL HOUSE GIA

GF+FF excl. Garage/Carport: 210.6 sqm (2260.4 sqft)
Garage: 15.7 sqm (169.0 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)

30mm thick quartz worksurfaces and upstands

LED pelmet lighting

Belfast porcelain sink

Fully integrated pull out waste and recycling unit

Stainless steel extract hoods

Wine cooler

Fully integrated Bosch appliance package to include;

- Full height integrated larder fridge
- Full height integrated larder freezer
- Integrated dishwasher
- Rangemaster range cooker with induction hob (Birch House and Lambourne House)
- 2 single ovens and 5 ring induction hob (Linnet House)

UTILITY

30mm thick quartz worksurfaces and upstands

Plumbing and space for laundry appliances

Storage and power sockets

BATHROOMS & ENSUITES

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 towel rails with thermostatic control and summer heating element

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

Fully working fireplace with stone hearth (wood burning appliance not included)

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 uPVC double glazed windows

High quality aluminium bi-folding doors

Traditional stretcher bond brickwork and through colour render elevations (varies by house)

Clay tile roof coverings

Blocked paved paths and patios

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 LABC warranty



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 LABC 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

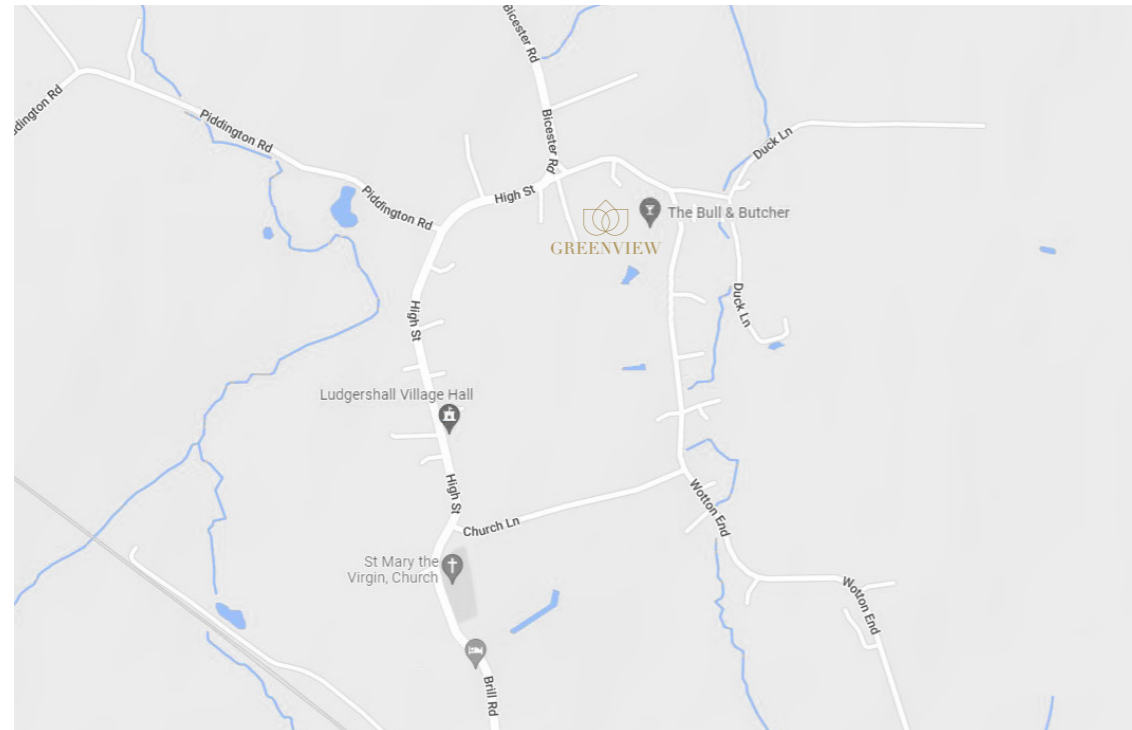
WARRANTY

10 year LABC guarantee.





CONTACT US



For more information, please contact our selling agents



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HAMNETT
HAYWARD