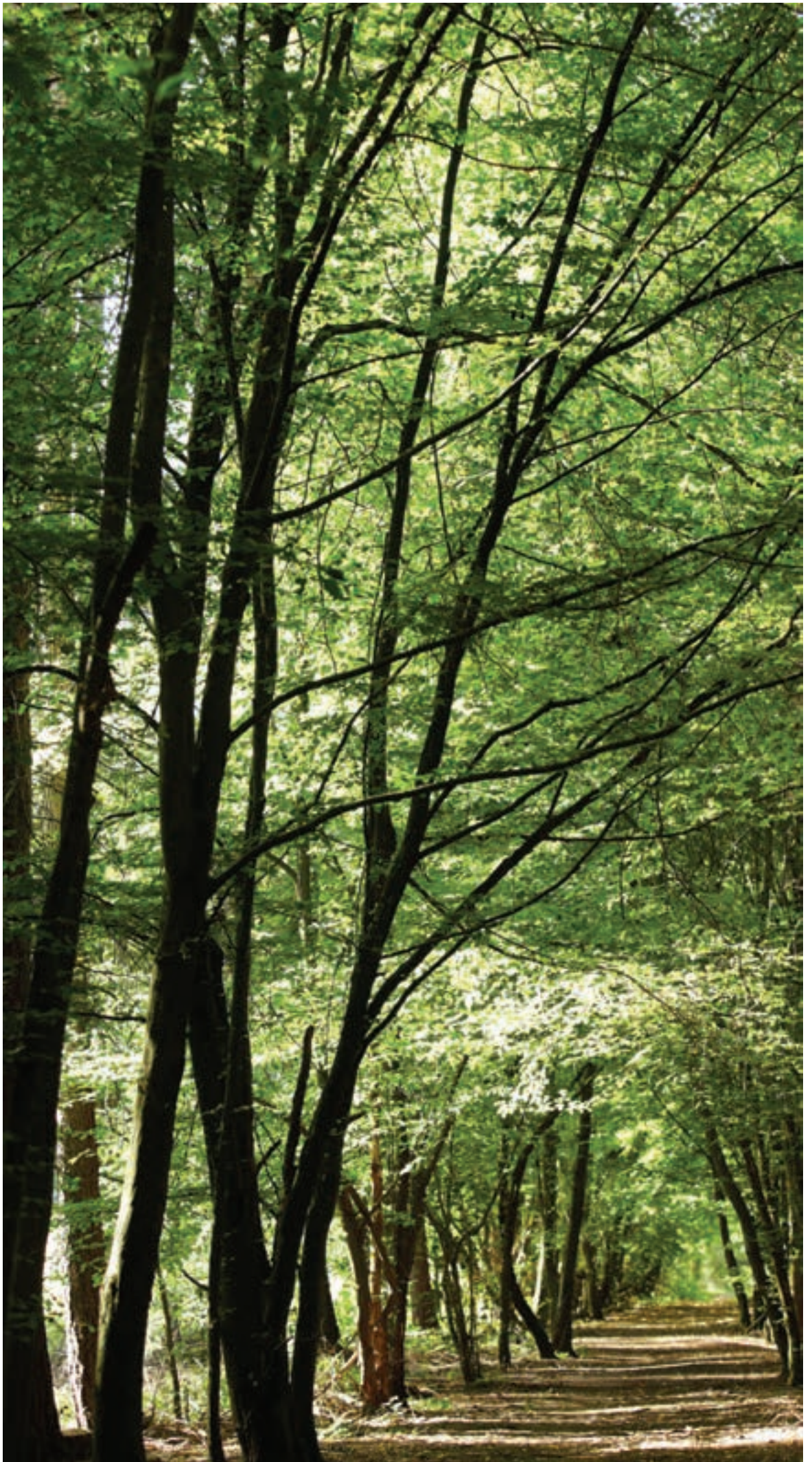




Hedsor Brae

HAZLEMERE







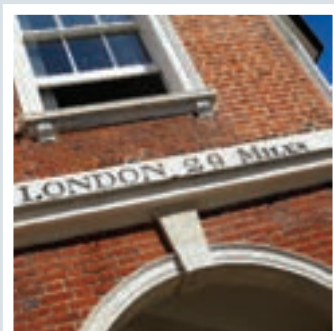
A LIMITED RELEASE OF BEAUTIFUL, ECO-FRIENDLY HOMES
IN HAZLEMERE, NEAR HIGH WYCOMBE

Nestling on the fringe of the Chiltern Hills in the village of Hazlemere, Hedsor Brae promises a superior lifestyle for the whole family.

The four imaginatively designed eco-friendly homes demonstrate Clearview Homes' commitment to quality, innovation and sustainability.

Hedsor Brae - derived from South Buckinghamshire's Hedsor House, originally dating back to the 12th century, and Brae meaning slope - aptly reflects the setting of this delightful development. Hedsor Brae lies within a leafy, established residential area on Amersham Road (A404), about six miles from Junction 4 of the M40, thus making London, Heathrow, the West and Midlands readily accessible by road. Rail commuting is via the popular Chiltern Line to Marylebone (approximately 40 minutes from High Wycombe), which also links with London Underground. There are further bus, coach and rail connections to Amersham, Beaconsfield, Oxford and Bicester, the latter with its outlet shopping village.

Hazlemere is well served by local shops and schools - there are three primaries and one secondary. Other important amenities include GP surgeries, a library and cafés.





Family leisure interests are well catered for, especially as Hazlemere lies in an Area of Outstanding Natural Beauty of strong appeal to walkers and cyclists. Close to Hedsor Brae is Hazlemere Golf Club, which welcomes all ages and levels of skill.

The nearest town, High Wycombe, has major supermarkets, an open air market, museum, two multi-screen cinemas, theatre and a sports centre catering for swimming, racquet sports and dance.

Only slightly further afield, the towns of Amersham and Beaconsfield also have major supermarkets and provide additional choices in commuting, education and leisure.

Amersham, a town of great character, offers good parking and a London Underground service on the Metropolitan Line (Baker Street in about 45-50 minutes). Its schools include the high-scoring Dr Challoners' Grammar School for boys, while for older students and adult learners there is Amersham & Wycombe College. For leisure, the town has The Chiltern Pools complex with its swimming and leisure pools, new gym, aerobics studio, outdoor sports pitch and other facilities. The members-only Chesham Bois Lawn Tennis & Squash Club is well-appointed.

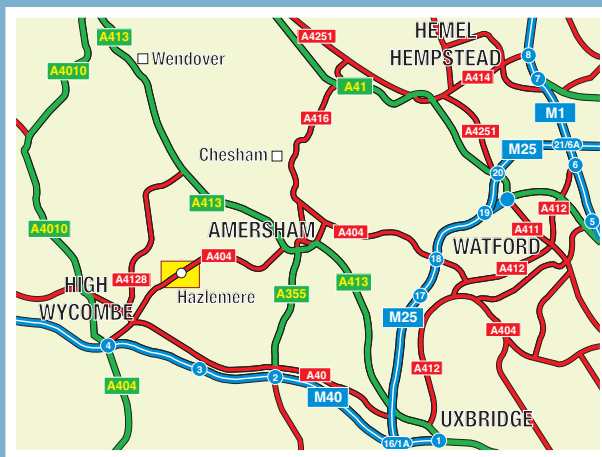
Beaconsfield has a historic Old Town and bustling New Town, a wealth of restaurants and bars, well-known retailers including Waitrose, and many smaller, specialised outlets. Its other attractions include a monthly farmers' market, rare breeds farm, and legendary model village. The Beacon Centre is a popular venue with various sports amenities and a theatre where live bands and theatrical productions may be seen.

Health care for the region is provided by High Wycombe General Hospital (minor injuries) and Stoke Mandeville in Aylesbury (with A&E).





HEDSOR BRAE, AMERSHAM ROAD, HAZLEMERE,
BUCKINGHAMSHIRE HP15 7JA





Hedsor Brae

SITE PLAN

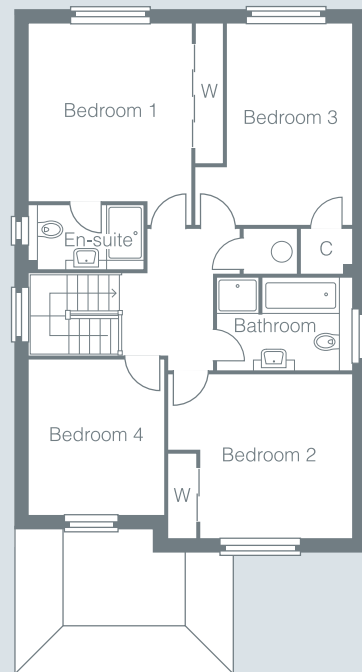
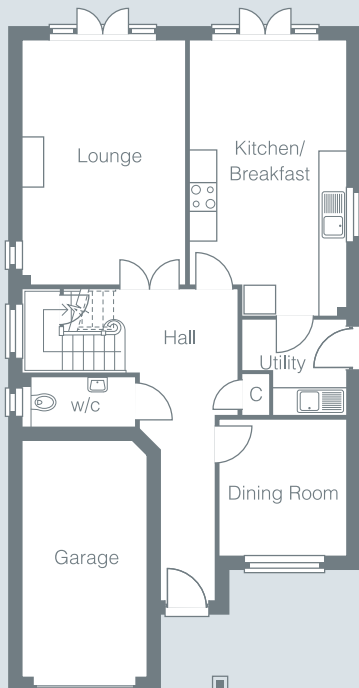
- Plot 1
The Downley
4 bedroom home
- Plot 2
The Widmer
4 bedroom home
- Plot 3
The Penn
4 bedroom home
- Plot 4
The Chepping
5 bedroom home





The Downley

4 bedroom home with en-suite and garage (plot 1)



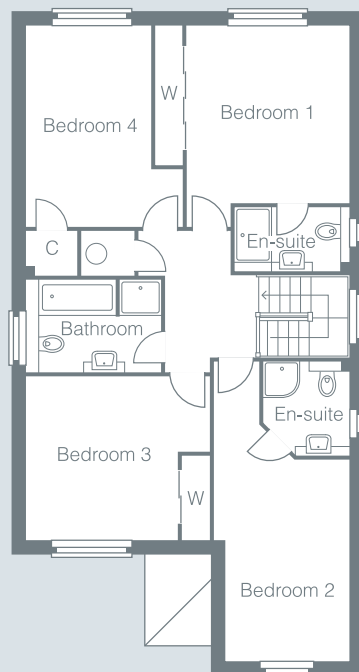
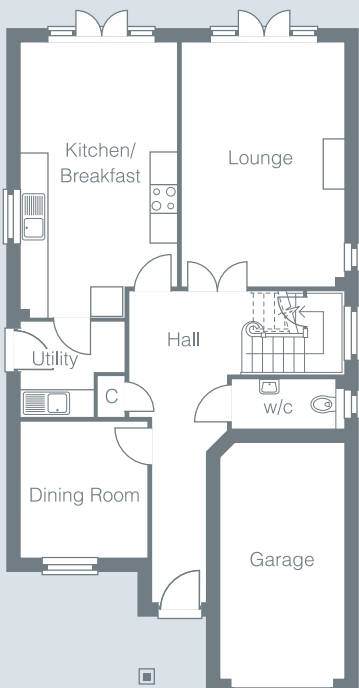
Kitchen/Breakfast Room
6090 x 3410 mm (19'11" x 11'2")
Lounge
5350 x 3560 mm (17'6" x 11'8")
Dining Room
2960 x 2763 mm (9'8" x 9'0")

Bedroom 1
4185 x 3885 mm (13'8" x 12'8") *into wardrobe*
Bedroom 2
4050 x 3620 mm (13'3" x 11'10")
Bedroom 3
4410 x 2735 mm (14'5" x 8'11")
Bedroom 4
3385 x 2960 mm (11'1" x 9'8")



The Widmer

4 bedroom home with 2 en-suites and garage (plot 2)



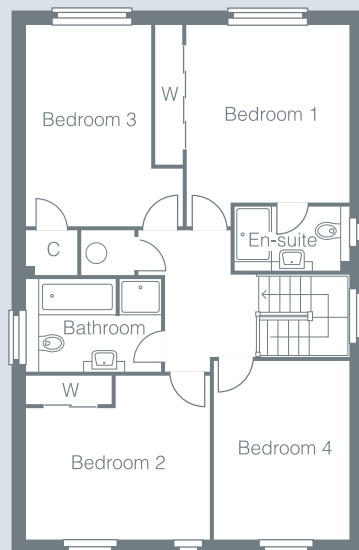
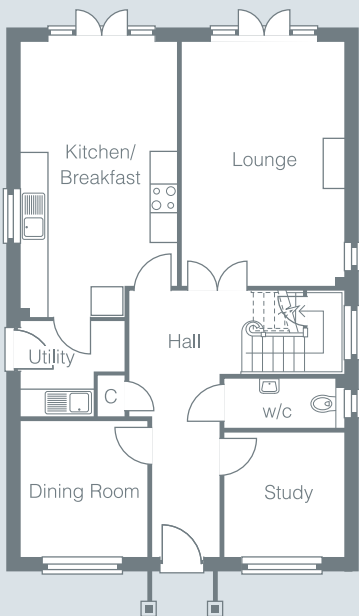
Kitchen/Breakfast Room
6090 x 3410 mm (19'11" x 11'2")
Lounge
5350 x 3560 mm (17'6" x 11'8")
Dining Room
2960 x 2763 mm (9'8" x 9'0")

Bedroom 1
4260 x 3885 mm (13'11" x 12'8") *into wardrobe*
Bedroom 2
4415 x 2720 mm (14'5" x 8'11")
Bedroom 3
4050 x 3620 mm (13'3" x 11'10")
Bedroom 4
4410 x 2735 mm (14'5" x 8'11")



The Penn

4 bedroom home with en-suite, study and detached garage (plot 3)



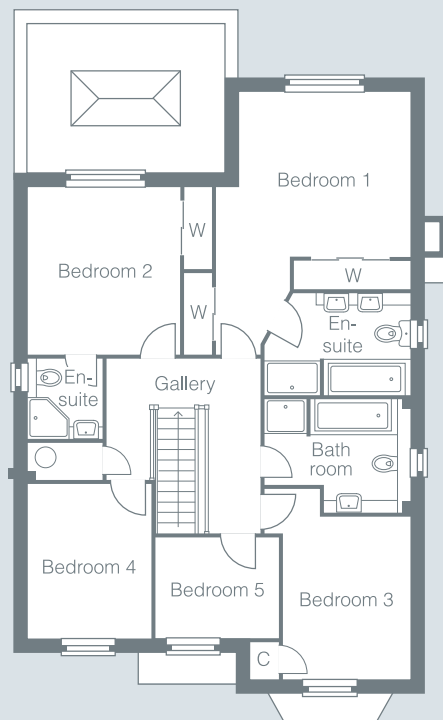
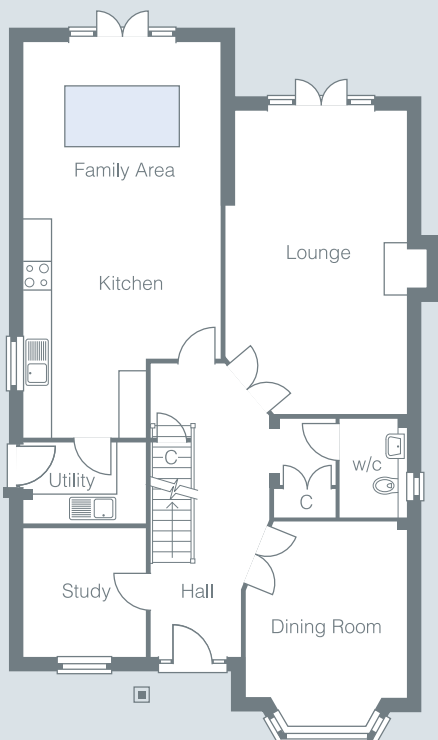
Kitchen/Breakfast Room
6090 x 3400 mm (19'11" x 11'1")
Lounge
5350 x 3550 mm (17'6" x 11'7")
Dining Room
2950 x 2760 mm (9'8" x 9'0")
Study
2695 x 2595 mm (8'10" x 8'6")

Bedroom 1
4260 x 3885 mm (13'11" x 12'8") *into wardrobe*
Bedroom 2
4035 x 3620 mm (13'2" x 11'10")
Bedroom 3
4410 x 2735 mm (14'5" x 8'11")
Bedroom 4
3935 x 2960 mm (12'10" x 9'8")



The Chepping

5 bedroom home with 2 en-suites, study and detached double garage (plot 4)



Kitchen Family Room

8660 x 4300 mm (28'4" x 14'1")

Lounge

6650 x 3750 mm (21'9" x 12'3")

Dining Room

3865 x 3500 mm (12'8" x 11'5") *excluding bay*

Study

2790 x 2655 mm (9'1" x 8'8")

Bedroom 1

4313 x 3750 mm (14'1" x 12'3") *into wardrobe*

Bedroom 2

4310 x 3675 mm (14'1" x 12'0") *into wardrobe*

Bedroom 3

3550 x 2785 mm (11'7" x 9'1")

Bedroom 4

3775 x 2705 mm (12'4" x 8'10")

Bedroom 5

2125 x 2190 mm (6'11" x 7'2")





SPECIFICATION

Kitchen

- Fully fitted kitchen units from a selected range.
- Stainless steel electric double oven with a gas hob and stainless steel chimney hood.
- Stainless steel 1 1/2 bowl sink.
- Fully integrated fridge/freezer, dishwasher and microwave.
- Granite worktops with up stands.
- Ceramic floor tiles.
- Chrome down lighters.

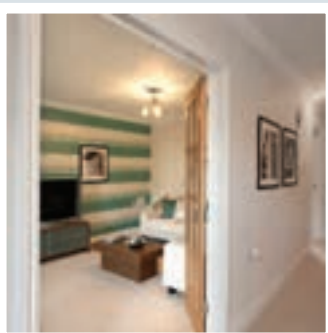
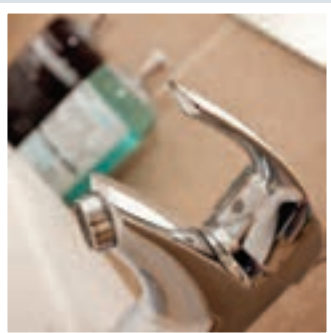
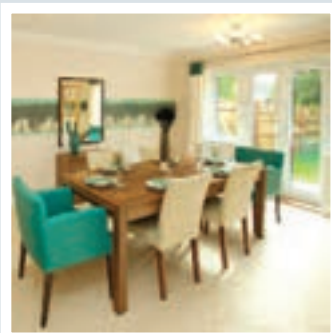
Utility Room

- Plumbing for washing machine and space for ancillary appliance.
- Ceramic floor tiles.
- Worcester Bosch Green star wall mounted gas fired condensing system boiler. Plots 1 and 2 boilers are located in the garage.

Bathroom and En-suite

- Contemporary sanitaryware from the Ideal Standard Sottini, 'Santorini' Ellipse range with Grohe taps.
- Thermostatically controlled showers to shower cubicles.
- Half tiled walls to bathrooms and en-suites. Tiled walls to cloakroom.
- Moroc Tobacco Walnut vanity units to bathrooms.
- Chrome inset down lighters.
- Chrome heated towel rails.





Interior Specification

- Steel front doors with high security locking systems.
- White Oak veneer internal doors with chrome furniture. Internal double doors are glazed doors (where applicable).
- White UPVC double glazed windows and french doors with multi point locking systems.
- Moulded skirting and architrave.
- Sculptured coving to ground and first floors, except wet areas.
- Sliding wardrobes to bedroom one.
- Ample BT and TV points with satellite compatibility.
- Fire surround to lounge.

Heating

- Full gas central heating via thermostatically controlled radiators with a hot water cylinder.

External Features

- Patios and side paths Riven Buff slabs.
- Block paved drives.
- Landscaped front gardens.
- Turf to the rear gardens.
- Exterior lighting to front of houses.
- Audio entry-phone system to the development gates.

Other Features

- Traditional brick and block construction.
- Clearview 2 year customer care service.
- 10 year NHBC warranty.

All dimensions are approximate and floor plans are for guidance only. Photography shows previous Clearview Homes developments, or typical specification. Clearview Homes Limited operates a policy of continuous improvement and therefore individual details may change. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of exchange of contracts. Information supplied within this brochure may vary and therefore does not form any part of any contract.

OOO Clearview Homes

Building Homes for the Future

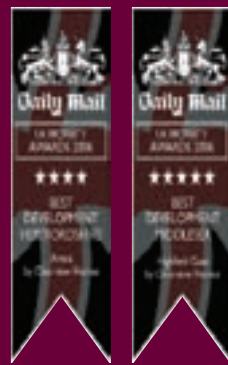
OUR COMMITMENT TO QUALITY

Clearview Homes pride themselves as providers of high quality homes exceeding the requirements of Building Regulations and Industry Standards, by implementing a higher specification of materials and construction detailing. For example, high energy performance ratings, all internal walls are insulated, excellent record on air permeability, etc. - All this amounts to increased energy efficiency and thus reducing running costs and the carbon emissions impact on our environment.

For added purchaser 'peace of mind', Clearview Homes include a quality two year after sales service, with a department dedicated to supporting the new homeowner.



Clearview Homes are recent winners in the prestigious Daily Mail UK Property Awards, confirming their reputation as a developer of quality homes.



Every Clearview Home comes complete with a 10 year NHBC warranty



- that's our commitment to quality and your assurance of total satisfaction.



Photographs show other recent Clearview Homes projects.



Building Homes for the Future

Clearview Homes

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clearviewhomes.co.uk

