



BOLEBEC MEAD

whitchurch | buckinghamshire

Stylish 3, 4 & 5 bedroom homes in a classic countryside location close to the city



PLANNING
MATTERS

LUXURIOUS HOMES IN THE HEART OF ENGLAND



Bolebec Mead is a collection of just 21 lovely homes. Located in a designated Area of Attractive Landscape (AAL) on the edge of the village of Whitchurch.

Exquisitely finished and architecturally striking, a new home here would give you the chance to live a modern lifestyle surrounded by outstanding countryside.



SITEPLAN

Expertly landscaped and beautifully designed, Bolebec Mead completes the Bushmead Road street scene to the south, blends into the rolling countryside beyond, and is framed by the mature trees and hedgerows to the East and West.



LOOKING BEYOND BOLEBEC MEAD

With London Euston, one of the main HS2 hubs, under an hour away, the whole country is easily within reach.



Enjoy everything Bolebec Mead and the picturesque village of Whitchurch has to offer.

Surrounded by rolling fields, a renowned local farm shop; excellent commuter links and within the catchment of outstanding schools including two state grammar schools.

Detailed design and carefully considered traditional construction; incorporating new technologies and sustainable building systems including air source heat pump systems, resulting in Smart-Eco-Friendly homes.

Combine the family life you want and the busy lifestyle you lead, in an environment that you love.



LEIGHTON BUZZARD
16 mins by car

EUSTON
30 mins by train

AYLESBURY
9 mins by car

MARYLEBONE
65 mins by train

AYLESBURY
18 mins by bus

BICESTER
30 mins by car

OXFORD
45 mins by car

HEATHROW
50 mins by car

CENTRAL LONDON
65 mins by car

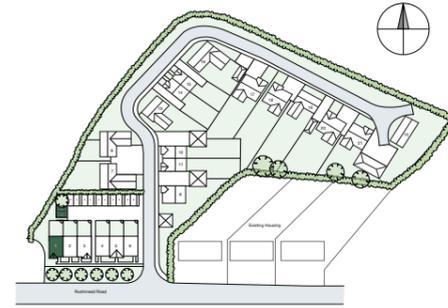
BIRMINGHAM
100 mins by car

PHASE ONE PLOTS 1 TO 6

- 3 bedroom homes
- Fully boarded attic space with fitted access ladder facilitating further storage, expansion or easy conversion if required
- Super-fast fibre to the property (FTTP), achieving 250mbps download speeds
- En-suites to the master bedroom and spacious living area
- Off-road designated parking
- Amazon Alexa Smart-Home devices installed







GROUND FLOOR



FIRST FLOOR

PLOT ONE

3 bedroom home, 94 square metres

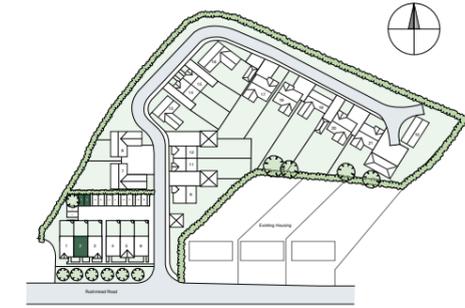
GROUND FLOOR

Kitchen / Dining Area	5.675m x 3.225m (max)	18'7" x 10'7" (max)
Living Room	5.375m x 3.29m	17'8" x 10'10"

FIRST FLOOR

Bedroom 1	3.625m (max) x 3.325m (max)	11'11" (max) x 10'7" (max)
Bedroom 2	3.30m x 3.235m	10'10" x 10'7"
Bedroom 3 / Study	3.30m x 2.05m	10'10" x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)



GROUND FLOOR



FIRST FLOOR

PLOT TWO

3 bedroom home, 88.2 square metres

GROUND FLOOR

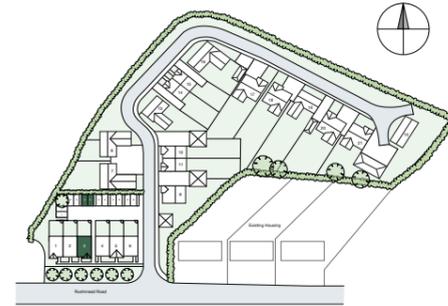
Kitchen / Dining Area	5.0m x 3.10m (max)	16'5" x 10'2" (max)
Living Room	5.25m x 3.29m	17'3" x 10'10"

FIRST FLOOR

Bedroom 1	3.10m x 2.95m	10'1" x 9'8"
Bedroom 2	3.30m x 3.10m	10'10" x 10'3"
Bedroom 3 / Study	3.30m x 2.05m	10'10" x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)





GROUND FLOOR



FIRST FLOOR

PLOT THREE

3 bedroom home, 94 square metres

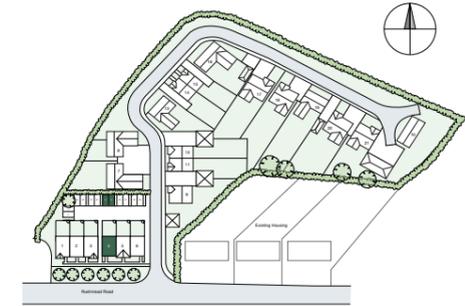
GROUND FLOOR

Kitchen / Dining Area	5.675m x 3.225m <small>(max)</small>	18'7" x 10'7" <small>(max)</small>
Living Room	5.375m x 3.29m	17'8" x 10'10"

FIRST FLOOR

Bedroom 1	3.625m <small>(max)</small> x 3.325m <small>(max)</small>	11'11" <small>(max)</small> x 10'7" <small>(max)</small>
Bedroom 2	3.30m x 3.235m	10'10" x 10'7"
Bedroom 3 / Study	3.30m x 2.05m	10'10" x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)



GROUND FLOOR



FIRST FLOOR

PLOT FOUR

3 bedroom home, 90.2 square metres

GROUND FLOOR

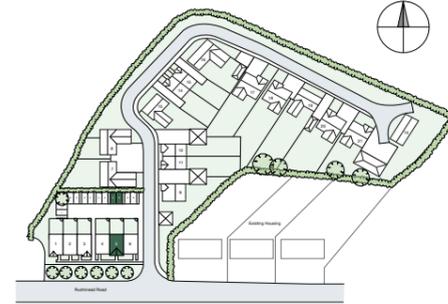
Kitchen / Dining Area	5.0m x 3.225m <small>(max)</small>	16'5" x 10'7" <small>(max)</small>
Living Room	5.375m x 3.29m	17'8" x 10'10"

FIRST FLOOR

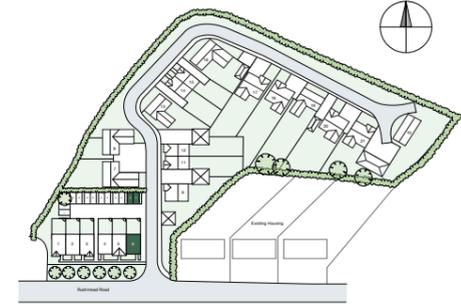
Bedroom 1	3.235m x 2.95m	10'7" x 9'8"
Bedroom 2	3.30m x 3.235m	10'10" x 10'7"
Bedroom 3 / Study	3.30m x 2.05m	10'10" x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)

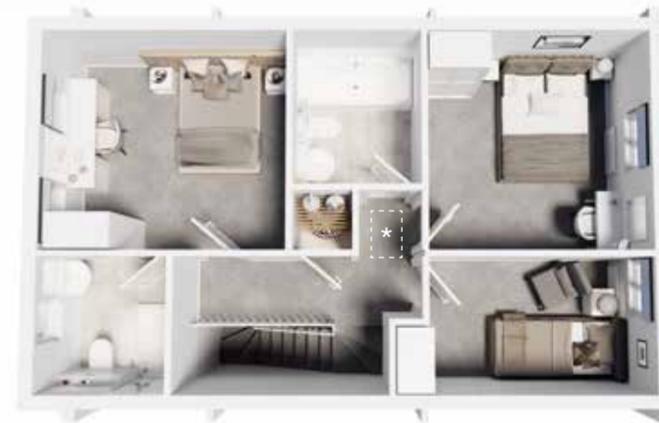




GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

PLOT FIVE

3 bedroom home, 95.2 square metres

GROUND FLOOR

Kitchen / Dining Area	5.675m x 3.10m <small>(max)</small>	17'3" x 12'2" <small>(max)</small>
Living Room	5.252m x 3.715m <small>(max)</small>	17'3" x 10'2" <small>(max)</small>

FIRST FLOOR

Bedroom 1	3.625m x 3.10m	11'11" x 10'3"
Bedroom 2	3.30m x 3.10m	10'10" x 10'3"
Bedroom 3 / Study	3.725m <small>(max)</small> x 2.05m	12'3" <small>(max)</small> x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)



FIRST FLOOR

PLOT SIX

3 bedroom home, 90.2 square metres

GROUND FLOOR

Kitchen / Dining Area	5.0m x 3.225m <small>(max)</small>	16'5" x 10'7" <small>(max)</small>
Living Room	5.375m x 3.29m	17'8" x 10'10"

FIRST FLOOR

Bedroom 1	3.235m x 2.95m	10'7" x 9'8"
Bedroom 2	3.30m x 3.235m	10'10" x 10'7"
Bedroom 3 / Study	3.30m x 2.05m	10'10" x 6'9"

*Fully boarded loft space of 25m² ready for conversion (No planning consent required)





SPECIFICATION

KITCHENS

- Bespoke Kitchens offering functionality and practicality in the heart of the home
- Multifunctional stainless steel AEG fan assisted oven with separate space saving integrated microwave
- Integrated tall fridge/freezer (70:30)
- Integrated dishwasher and washing machine / drier
- Custom designed lighting with LED under unit lighting and plinth lights
- Above worktop power sockets

BATHROOMS & ENSUITES

- Contemporary styled bathrooms
- Vanity basin with bespoke under unit in ensuite shower room
- Chrome heated towel rail to all bathrooms
- Part tiled walls and Karndean floors in neutral shades

INTERNAL FINISH

- Feature entrance door set with chrome door furniture
- Easy clean uPVC windows and casement doors
- Fully retractable aluminium bifold doors, leading to patio
- Neutral, Farrow & Ball shades, painted internal doors with chrome finish door furniture
- Fully boarded loft space of 25m² ready for conversion (No planning consent required)

HEATING ELECTRICAL & LIGHTING

- Green living with underfloor heating by Air source heat pump and smart central heating controls giving you lower monthly running costs, lower home carbon emissions and minimal maintenance
- Radiators with individual thermostatic control to first floor
- LED downlights to kitchen, hall, all bathrooms and cloakroom
- Super-fast fibre internet (FTTP) connected & Alexa smarthome devices as standard





WHITCHURCH

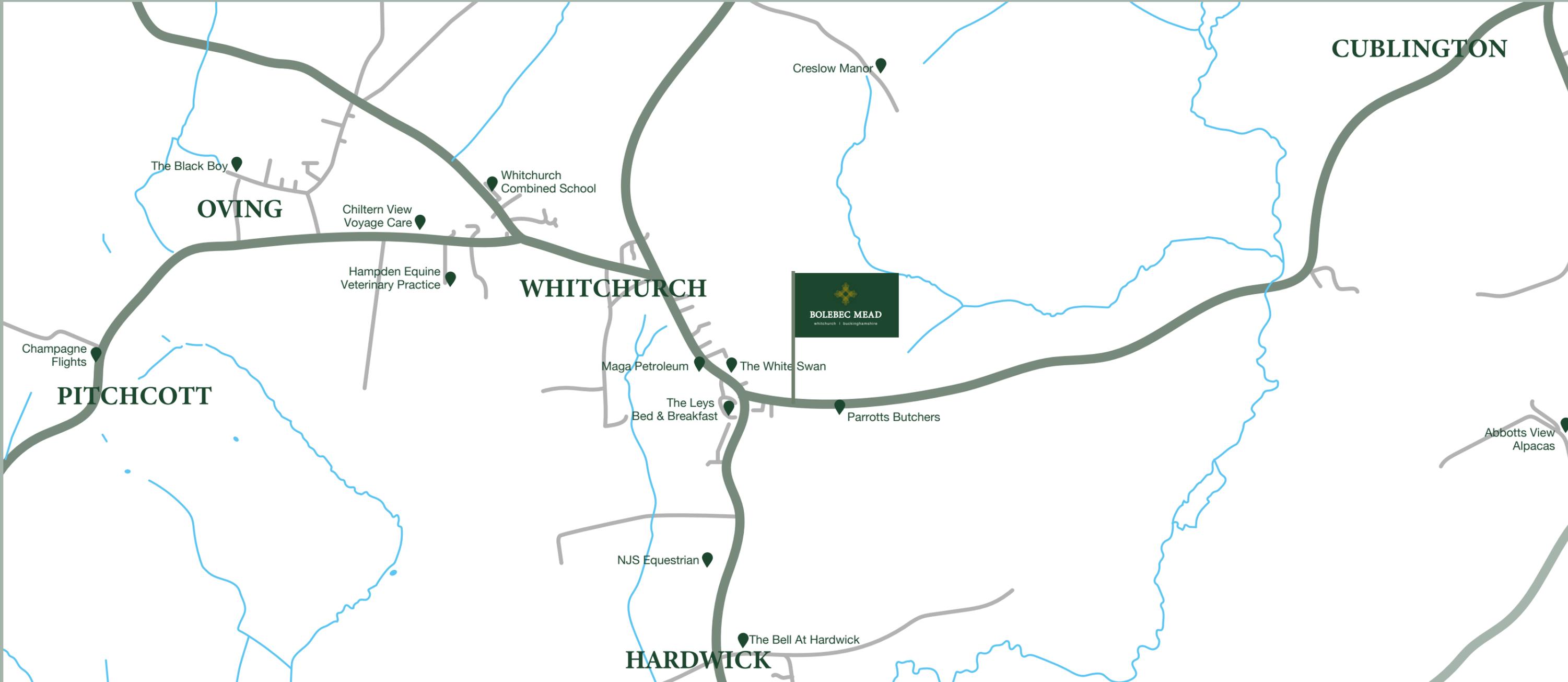
A BRIEF HISTORY...

The village of Whitchurch dates back to the Anglo-Saxon period, a small village community of farmers, tradesmen and labourers along with local cottage industries – pillowlace making and straw plaiting.

A silk making factory in Little London, brick and tile kilns on Bushmead Road, and coal mining have come and gone in the village over the years, but the historic core of the village has been well preserved. The Remains of Bolebec Castle (thought to have been built around 1150 by Hugh de Bolebec) form a significant part of the Whitchurch landscape.

There is also local speculation it was once a prehistoric hill-fort, although there hasn't been any archaeological evidence to support that claim (yet!)





HOW TO FIND BOLEBEC MEAD

**BUSHMEAD ROAD, WHITCHURCH,
AYLESBURY HP22 4LG**

From Milton Keynes / Leighton Buzzard

- Follow Wing Road in the direction of Wing
- Cross the A4146 to the A418 in the direction of Aylesbury
- Take a slight right at a small roundabout signposted Soulbury
- Take a right onto the road signposted Cublington
- Follow this road for 2.3 miles and you'll pass Beechmoor Farm & Shop on the right and Bolebec Mead is 400m further on the right

From Aylesbury

- Take the A413 (Buckingham Road) North
- Pass through two roundabouts following the A413
- As you enter a 30MPH zone in Whitchurch take the first right signposted to Cublington and Wing
- Bolebec Mead is 100m on the left

For sales enquires please contact us

01296 252002

sales@bolebecmead.co.uk



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