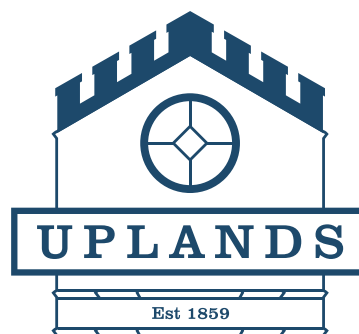


ARTIST'S IMPRESSION





# Welcome to Uplands

Uplands is a superlative, luxurious development comprising, 4 Houses, 4 Town Houses, 10 Duplex Apartments and 42 Apartments, all set within a beautiful and stunning estate.

Uplands is in the Chiltern area of outstanding natural beauty and has stunning views across the Hughenden Valley. Set within 18 acres of green belt land, it is surrounded by woodlands where you can enjoy walking through bluebells and snowdrops, with rolling hills all around you.

The area is steeped in history, with Benjamin Disraeli's home, Hughenden Manor, down in the valley. This wonderfully secluded area offers views of red kites keening overhead, and is surrounded by rural villages, while being just a few minutes from the bustling life of High Wycombe.

Uplands offers a mix of apartments, duplex apartments and select houses, all designed for modern living and finished off to high specifications. A number of the apartments are set within the mansion building, some having three metre high ceilings and beautiful Victorian windows for the ultimate in elegance. The modern homes, apartments and houses, were designed by the renowned architect Sir Edward Cullinan and have the modern family in mind.

This development is ideally situated for anyone looking to enjoy the relaxing environment of rural life while having easy access to shops, restaurants and the motorway network.

---



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION





# Live the life

Situated in an idyllic location with a modern luxury finish and beautiful period features, Uplands re-invents country living.

Uplands is located in the village of Great Kingshill to the north of High Wycombe, overlooking the picturesque Hughenden Valley. It is just an 8 minute drive to High Wycombe, which offers a choice of schools for all ages (including further education), supermarkets, and an abundance of places to eat and relax.

High Wycombe train station is less than 10 minutes drive from Uplands, providing commuters with a 23 minute journey directly into London Marylebone as well as a direct route on the same line to Birmingham. The town sits on Junction 4 of the M40, giving an alternative commute to London as well as offering links to Heathrow, Reading, Windsor and Maidenhead via the M4.

The town has a large shopping centre, the Eden Centre, which has many of the main High Street chains as well as smaller outlets, and also provides restaurants, a bowling alley and cinema.

There is also a theatre, The Wycombe Swan, which features many of the West End shows, as well as panto, comedians and a wide variety of other entertainment. In addition, there are a number of out of town retail parks for larger outlets such as John Lewis, Homebase and Matalan to name a few.

The gothic style Uplands manor house is one of the many local historic buildings, and there are plenty of places of interest and natural beauty nearby. Hughenden Park is a National Trust park, home to Hughenden Manor, the former residence of the British Prime Minister Benjamin Disraeli, along with Cliveden a short drive away, Missenden Abbey and West Wycombe church with its famous golden ball atop the church tower. There is no shortage of country walks within close proximity, through woodland and fields, with many a country pub enroute to ease the journey!





CHILTERN HILLS - AREA OF OUTSTANDING NATURAL BEAUTY



HUGHENDEN MANOR



EDEN SHOPPING CENTRE IN HIGH WYCOMBE



ENJOY AN ABUNDANCE OF RESTAURANTS & BARS





# Steeped in history

This unique estate has a deep and rich heritage,  
and now you can be part of a new chapter in its history.

Uplands was built in 1859 and for 100 years was a private residence.

The original owner, Captain JMM Hewitt owned 135 acres of land and had the house built on a 9 acres area which was then called Nine Acres or Great Haggs. It is not clear why he named the house Uplands, but it is believed that it had something to do with the wonderful views across Hughenden Valley, which included Hughenden Manor, owned by Benjamin Disraeli.

In 1865 Captain Hewitt also purchased Birchin Grove Wood.

In 1900 Captain Hewitt sold the house privately to Thomas Cocks who lived there with his family until his death in 1932. He was a partner in Cocks, Biddulph & Co, which over the years has become part of Barclays Bank.

In 1934 'about 344' acres, including Uplands, was bought at auction by Sir Alexander Robertson Murray. His family lived at Uplands until his death in 1956, when it was auctioned in four lots: Uplands, Town Wood, Uplands cottage and the orchard.

It was purchased by the Co-operative Permanent Building Society, whose Central Registry was in nearby High Wycombe, who turned in to a conference and training centre, managed by the Young Women's Christian Association of Great Britain.

In 1970 the Co-op became the Nationwide Building Society, who added new buildings to form a cloister in the middle while maintaining the structure of the original house.





Small Farm  
with stables  
**1600's**

Uplands Mansion  
House built and  
land bought  
**1858**

Captain JMM  
Hewett and  
family – Royal  
Bucks Kings  
Own Militia and  
Justice of the  
Peace  
**1859**

Thomas Cocks  
and family –  
Cocks, Biddulph  
and Co Bank,  
and Justice of the  
Peace  
**1900**

Alexander  
Murray and  
family – CBE and  
Knight of Grace  
of St John of  
Jerusalem  
**1934**

Co-Operative  
Permanent  
Building Society  
and conference  
centre  
**1956**

Nationwide  
Building Society  
and conference  
Centre  
**1970**

De Vere Hotel  
**2005**







# Luxurious quality

Uplands boasts a specification  
of the highest order.

## KITCHEN

- Bespoke contemporary units complemented by stone worktops
- Stainless steel AEG (or similar) oven
- AEG (or similar) five-zone induction hob
- Integrated AEG (or similar) microwave combination oven
- Integrated AEG (or similar) warming drawer (larger apartments)
- Integrated AEG (or similar) dishwasher
- Integrated AEG (or similar) fridge/freezer
- Franke (or similar) sink with Rangemaster (or similar) spa filter tap

## BATHROOM, EN-SUITES AND SHOWER ROOMS

- Villeroy & Boch (or similar) sanitaryware with contemporary Vado (or similar) furnishings
- Ceramic, Porcelain or Marble tiling to floors and walls
- Contemporary chrome towel radiators
- Large bespoke 'demista' mirrors with discreet lighting

## HEATING, ELECTRICAL AND LIGHTING

- Underfloor heating throughout most apartments
- LED downlights to all rooms
- Dimmer switches to principal rooms
- Cat 6 wiring
- Pre-wired for broadband/Sky Q
- 'Hive' (or similar) home appliance controls

## INTERIOR FINISHES

- Matt paint finish to all rooms
- Polished chrome door furniture with chrome light switches and sockets
- Engineered oak flooring to living areas
- Luxury carpets to bedrooms
- Video entry handset to each apartment





*Understated  
elegance* { 





*} Relax & unwind in  
sumptuous surroundings*



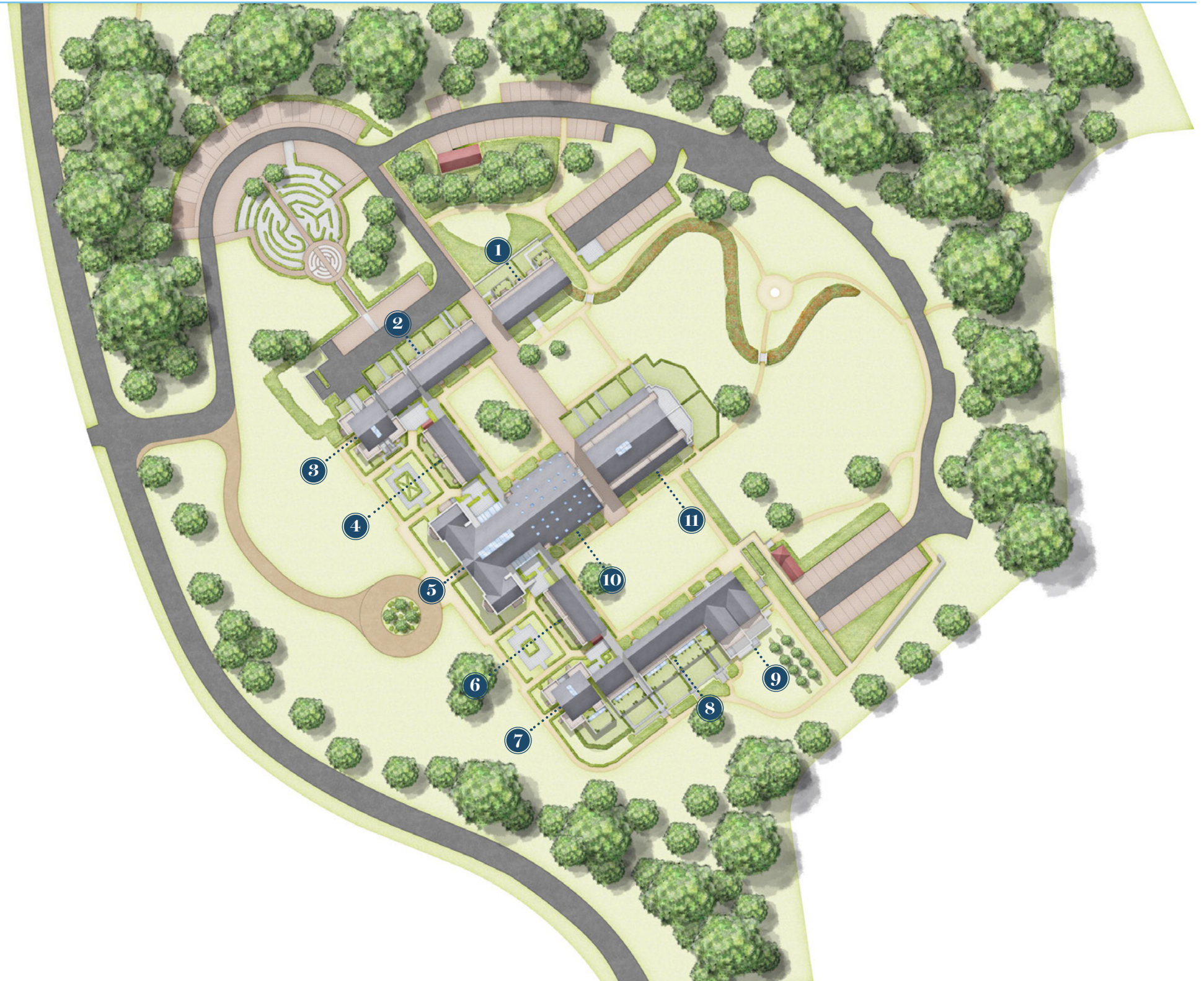








# Site plan







**01.** Hazlemere  
**02.** West Wing  
**03.** West Pavillion

**04.** West Central  
**05.** Central Wing  
**06.** East Central

**07.** East Pavillion  
**08.** East Wing  
**09.** Sports Wing

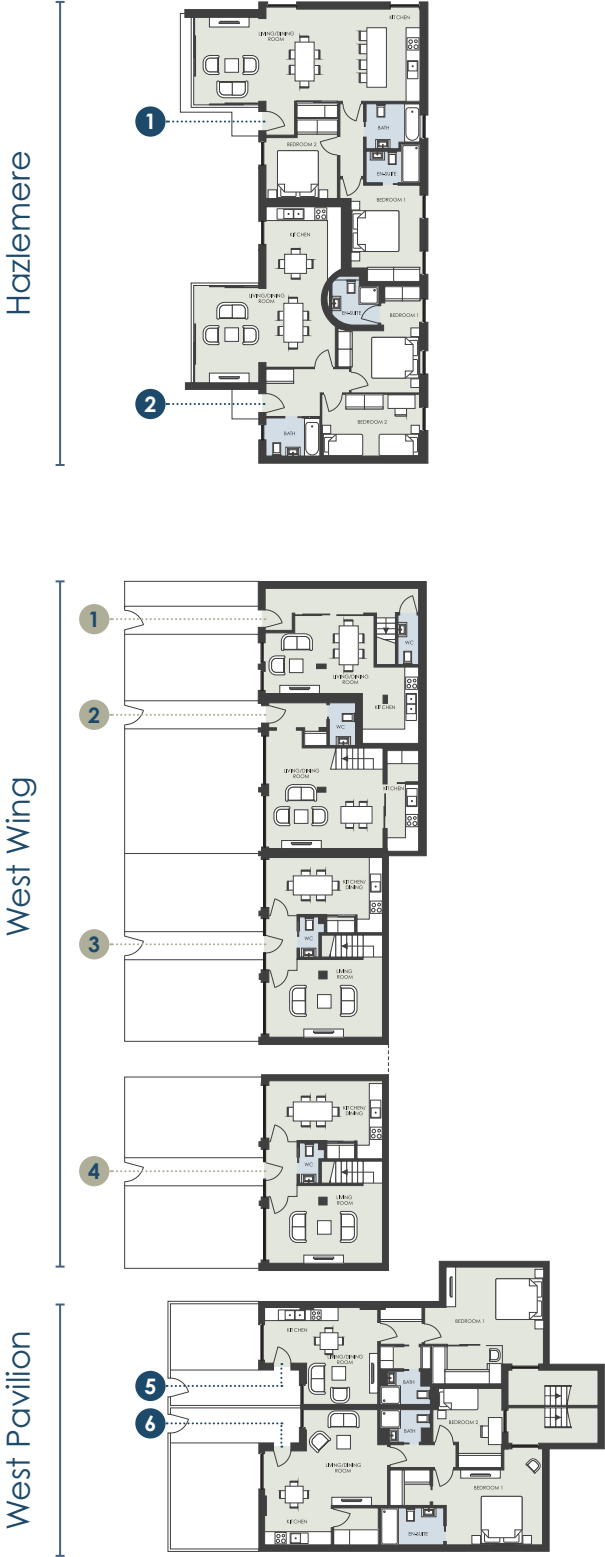
**10.** Block D  
**11.** Block B



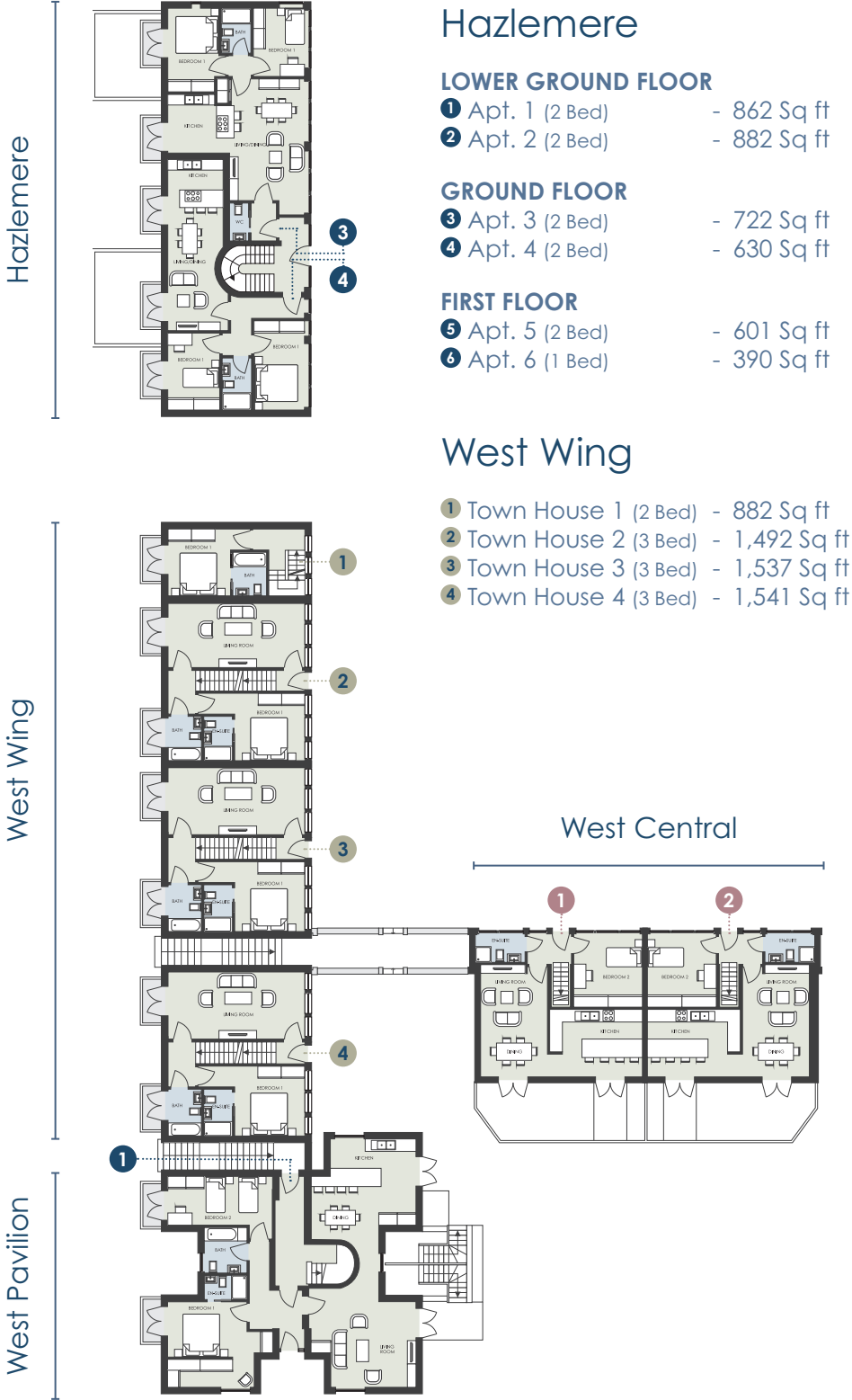


# Floor plans (West side)

## LOWER GROUND FLOOR



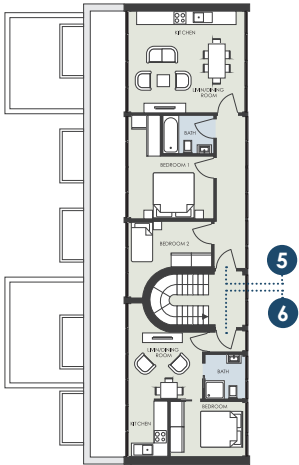
## GROUND FLOOR





# FIRST FLOOR

Hazlemere



## West Pavilion

### LOWER GROUND FLOOR

- 5 Apt. 5 (1 Bed) - 565 Sq ft
- 6 Apt. 6 (2 Bed) - 898 Sq ft

### GROUND FLOOR

- 1 Apt. 1 (2 Bed) - 1,080 Sq ft

### 1<sup>ST</sup> FLOOR

- 2 Apt. 2 (2 Bed) - 719 Sq ft

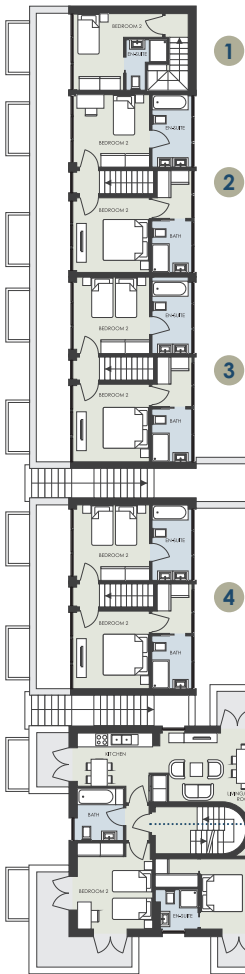
### 2<sup>ND</sup> FLOOR

- 3 Apt. 3 (1 Bed) - 368 Sq ft

### 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR

- 4 Duplex Apt. 4 (2 Bed) - 800 Sq ft

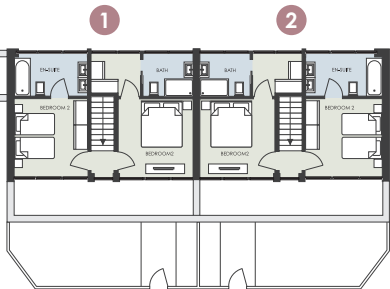
West Wing



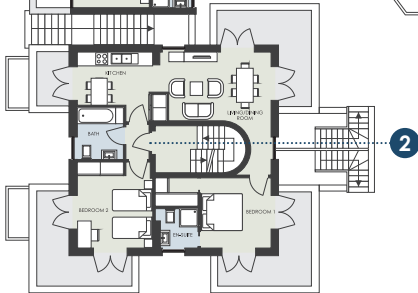
## West Central

- 1 House 1 (3 Bed) - 1,072 Sq ft
- 2 House 2 (3 Bed) - 1,072 Sq ft

West Central

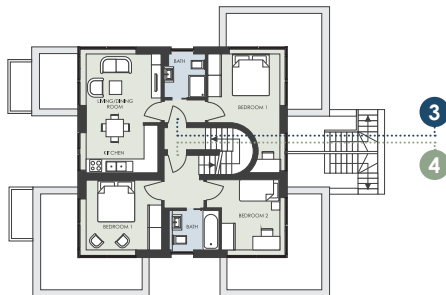


West Pavilion



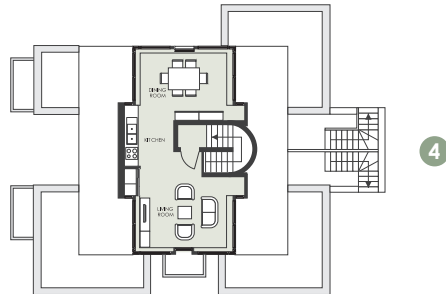
# SECOND FLOOR

West Pavilion



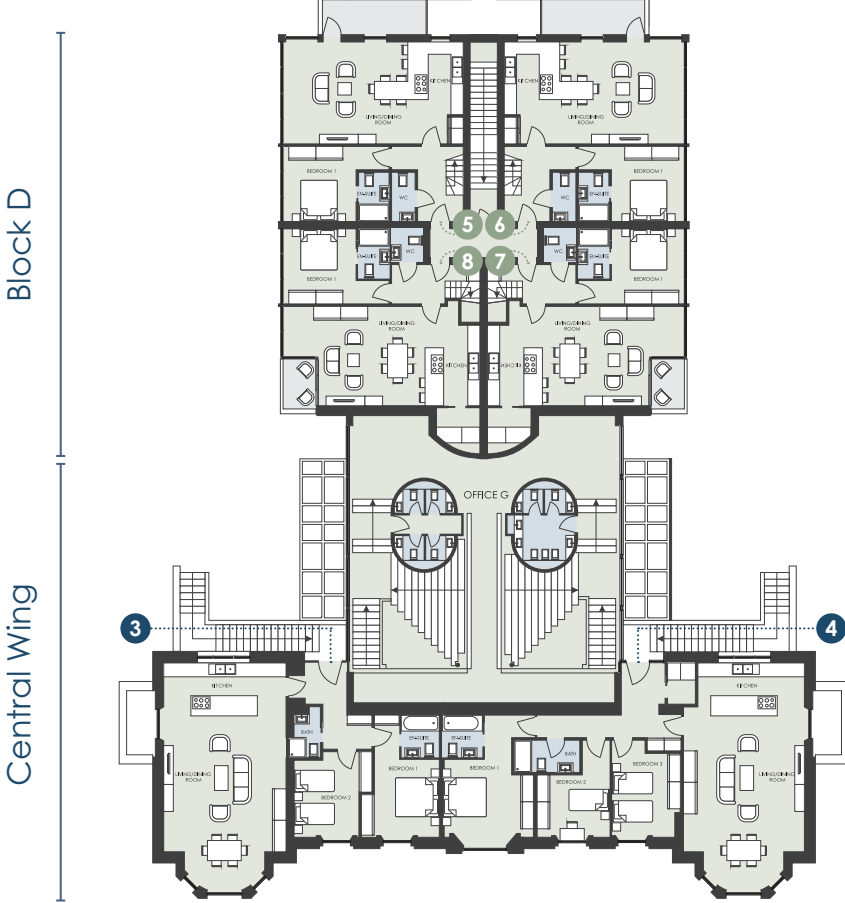
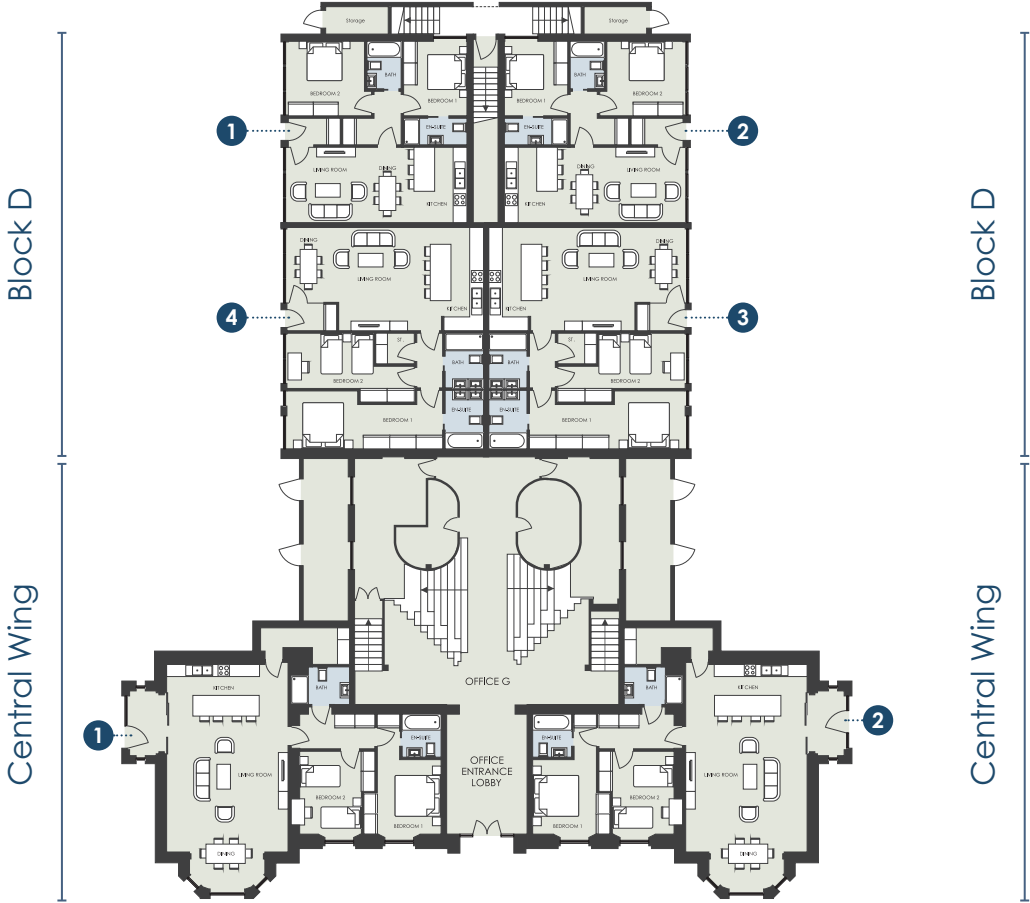
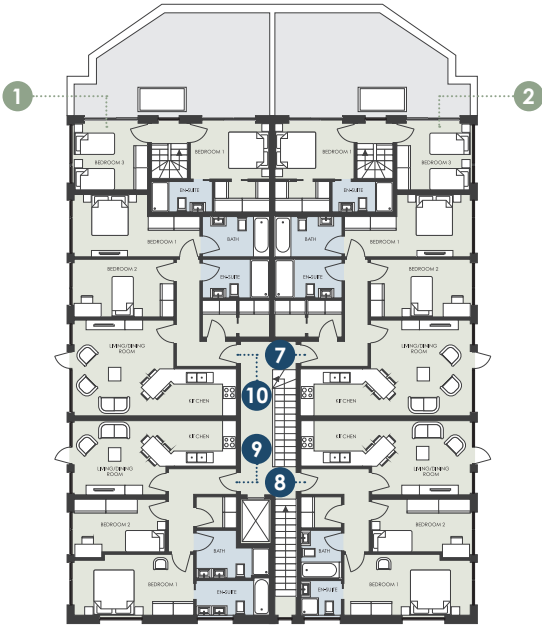
# THIRD FLOOR

West Pavilion



# Floor plans (Central)

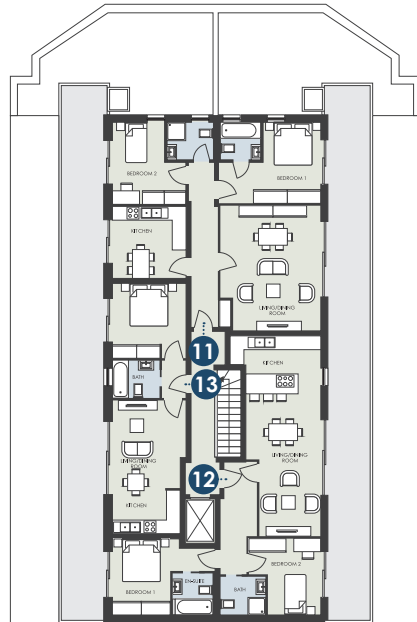
## GROUND FLOOR



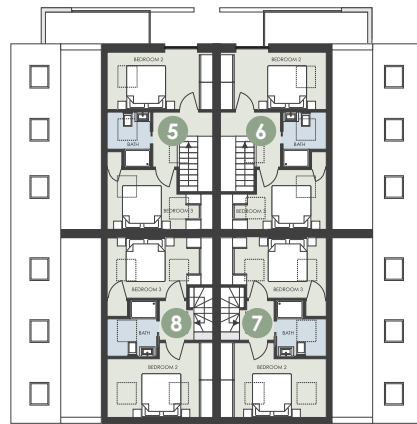


# SECOND FLOOR

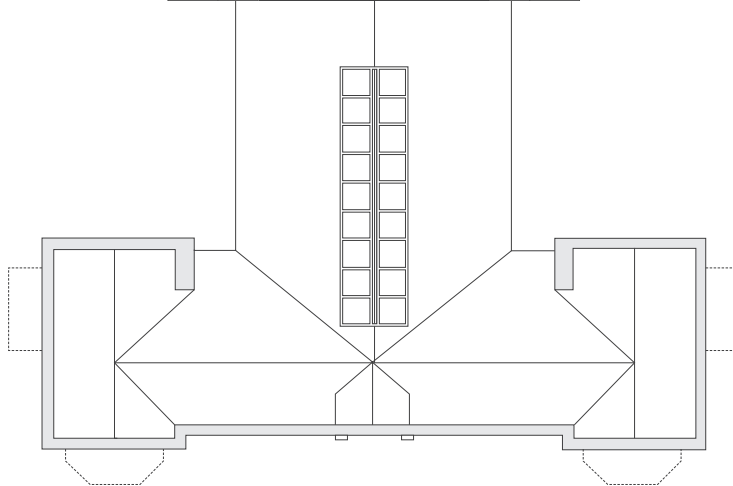
Block B



Block D



Central Wing



## Block B

### GROUND & FIRST FLOOR

- 1 Duplex Apt. 1 (3 Bed) - 1,172 Sq ft
- 2 Duplex Apt. 2 (3 Bed) - 1,172 Sq ft

### GROUND FLOOR

- 3 Apt. 3 (2 Bed) - 877 Sq ft
- 4 Apt. 4 (2 Bed) - 754 Sq ft
- 5 Apt. 5 (2 Bed) - 754 Sq ft
- 6 Apt. 6 (2 Bed) - 876 Sq ft

### FIRST FLOOR

- 7 Apt. 7 (2 Bed) - 808 Sq ft
- 8 Apt. 8 (2 Bed) - 735 Sq ft
- 9 Apt. 9 (2 Bed) - 761 Sq ft
- 10 Apt. 10 (2 Bed) - 807 Sq ft

### SECOND FLOOR

- 11 Apt. 11 (2 Bed) - 899 Sq ft
- 12 Apt. 12 (2 Bed) - 721 Sq ft
- 13 Apt. 13 (1 Bed) - 410 Sq ft

## Block D

### GROUND FLOOR

- 1 Apt. 1 (2 Bed) - 707 Sq ft
- 2 Apt. 2 (2 Bed) - 704 Sq ft
- 3 Apt. 3 (2 Bed) - 944 Sq ft
- 4 Apt. 4 (2 Bed) - 930 Sq ft

### 1ST & 2ND FLOOR

- 5 Duplex Apt. 5 (3 Bed) - 1,041 Sq ft
- 6 Duplex Apt. 6 (3 Bed) - 1,055 Sq ft
- 7 Duplex Apt. 7 (3 Bed) - 1,120 Sq ft
- 8 Duplex Apt. 8 (3 Bed) - 1,120 Sq ft

## Central Wing

### GROUND FLOOR

- 1 Apt. 1 (2 Bed) - 1,167 Sq ft
- 2 Apt. 2 (2 Bed) - 1,198 Sq ft

### 1ST FLOOR

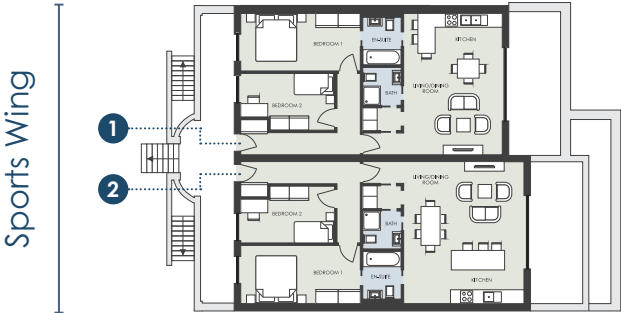
- 3 Apt. 3 (2 Bed) - 1,027 Sq ft
- 4 Apt. 4 (3 Bed) - 1,238 Sq ft





# Floor plans (East side)

## LOWER GROUND FLOOR



### Sports Wing

#### LOWER GROUND FLOOR

- 1 Apt. 1 (2 Bed) - 805 Sq ft
- 2 Apt. 2 (2 Bed) - 878 Sq ft

#### GROUND & FIRST FLOOR

- 3 Duplex Apt. 3 (2 Bed) - 923 Sq ft
- 4 Duplex Apt. 4 (2 Bed) - 943 Sq ft

## GROUND FLOOR



### East Wing

#### GROUND FLOOR

- 5 Apt. 5 (1 Bed) - 464 Sq ft
- 6 Apt. 6 (3 Bed) - 951 Sq ft
- 7 Apt. 7 (3 Bed) - 951 Sq ft
- 8 Apt. 8 (3 Bed) - 950 Sq ft

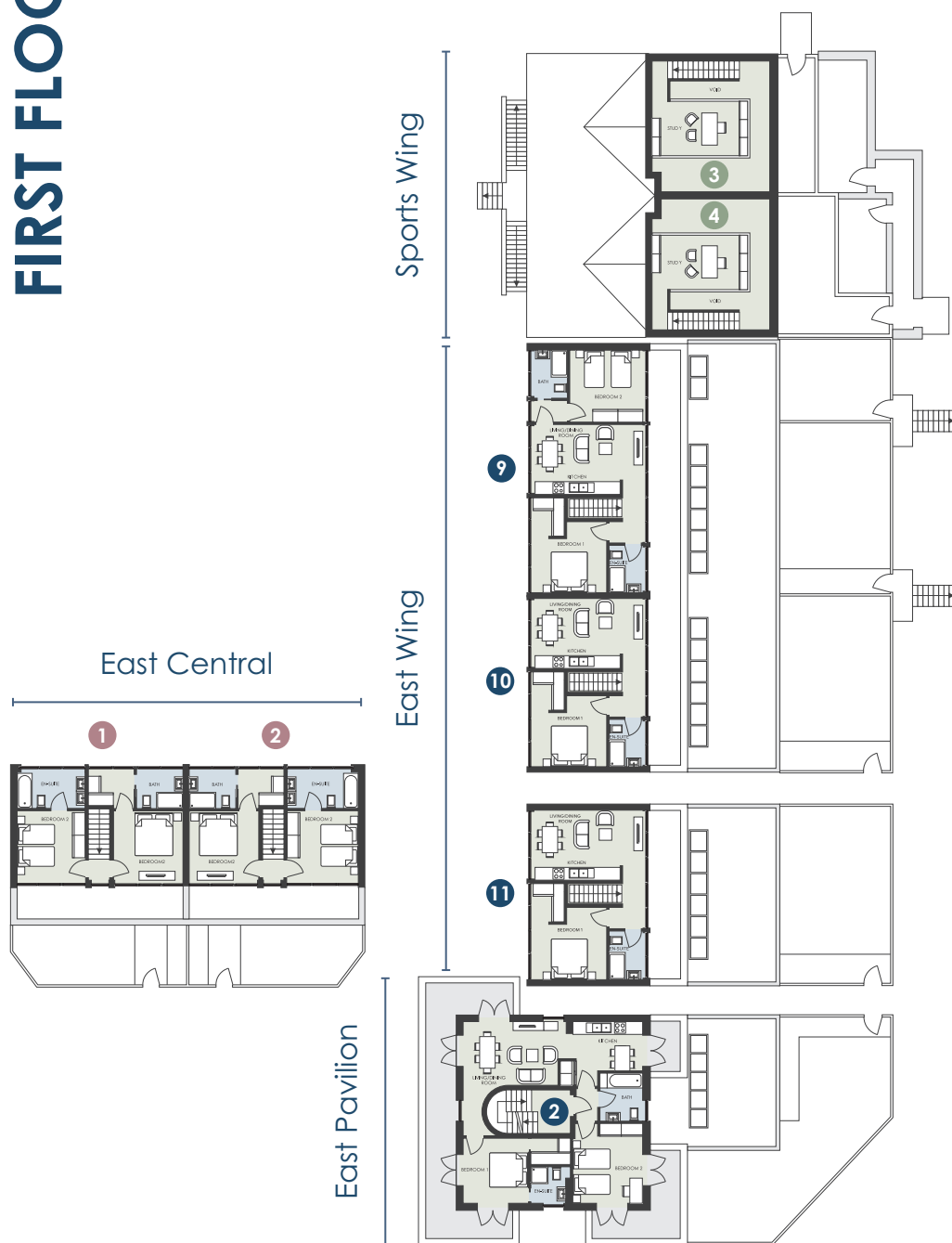
#### 1ST FLOOR

- 9 Apt. 9 (2 Bed) - 703 Sq ft
- 10 Apt. 10 (1 Bed) - 501 Sq ft
- 11 Apt. 11 (1 Bed) - 547 Sq ft





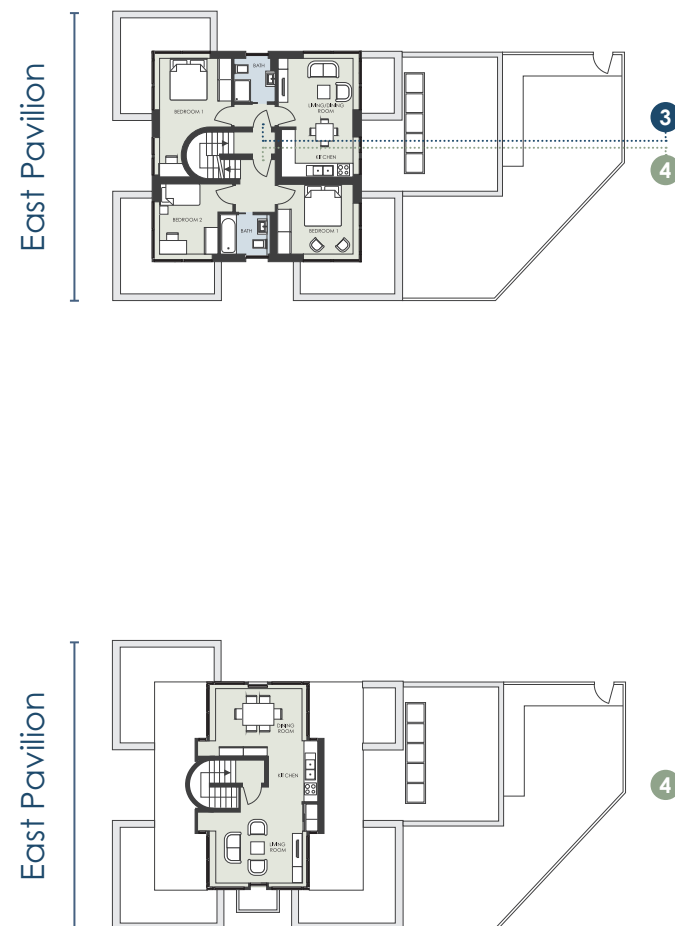
# FIRST FLOOR



## East Central

- 1 House 1 (3 Bed) - 1,073 Sq ft
- 2 House 2 (3 Bed) - 1,069 Sq ft

# THIRD FLOOR SECOND FLOOR



## East Pavilion

### GROUND FLOOR

- 1 Apt. 1 (3 Bed) - 1,460 Sq ft

### 1ST FLOOR

- 2 Apt. 2 (2 Bed) - 719 Sq ft

### 2ND FLOOR

- 3 Apt. 3 (1 Bed) - 368 Sq ft

### 2ND & 3RD FLOOR

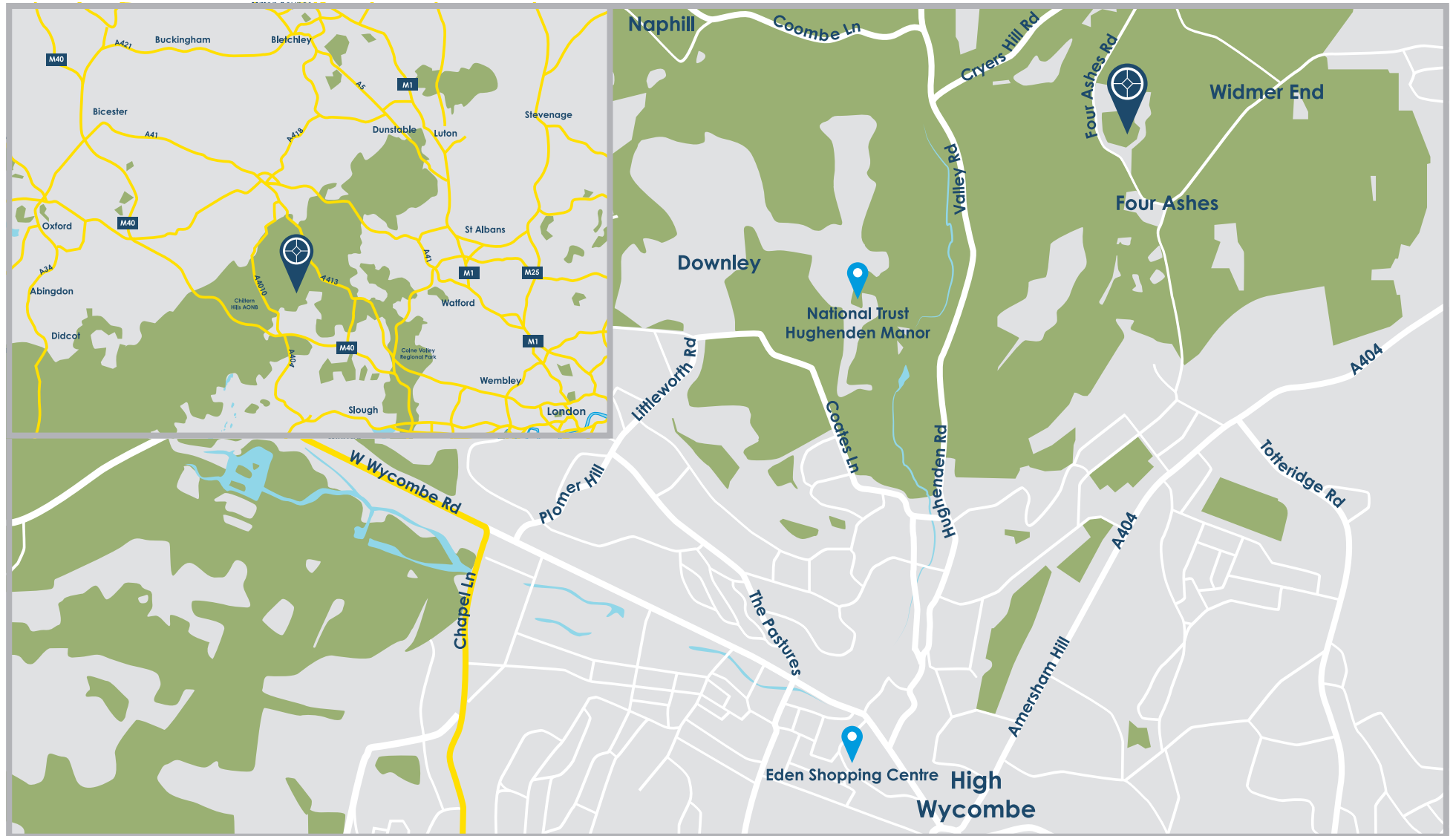
- 4 Duplex Apt. 4 (2 Bed) - 800 Sq ft





# The perfect location

Uplands, Four Ashes Road, High Wycombe, HP15 6LB



For sales enquiries or  
to arrange a viewing call: **01494 521 222**  
or email: **[newhomes@jnp.co.uk](mailto:newhomes@jnp.co.uk)**

The JNP Partnership Land and New Homes. 18 Crendon Street, High Wycombe, HP13 6LS



**Uplands High  
Wycombe LLP**  
Aldermay House,  
10-15 Queen Street,  
London, EC4N 1TX

Please note that all elevations, plans, dimensions, layouts and materials are subject to review and therefore potentially changes. The computer generated images (CGIs) are for illustrative purposes only and may not accurately depict materials, gradients, landscaping, street furniture or any other aspect. Please ask the Sales Agent for more information about this. Whilst every effort has been made to ensure that the information in this book and online is correct, it is designed specifically as a guide and all rights are reserved to amend as necessary and without notice. This does not constitute or form any part of a contract of sale.







