

# WAGGONERS COURT

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A STUNNING COLLECTION OF COTTAGE STYLE FAMILY HOMES  
NESTLED WITHIN THE PICTURESQUE VILLAGE OF  
HADDENHAM, BUCKINGHAMSHIRE

BELLWOOD  
HOMES

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EST. 2002

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## HOMES OF DISTINCTION

### A BELLWOOD HOMES DEVELOPMENT

Bellwood Homes is an independent boutique developer with a deserved reputation for creating stylish, luxurious homes that complement their surroundings perfectly.

Established in 2002, Bellwood has grown considerably, but remains essentially an independent family business where local loyalties and connections are highly valued. By selecting top quality materials, appliances and finishes, and recreating timeless architectural styles, Bellwood Homes always build with an eye to the future. Bellwood Homes is careful to ensure that all the materials are of the highest standard and fit comfortably into the existing environment. They incorporate many energy saving features thereby ensuring its new homes are economical to heat and to maintain, whilst delivering luxurious homes to desirable locations.

### A PERFECT LOCATION

Set within the heart of Haddenham, Bellwood Homes are delighted to present Waggoners Court; a stunning development of just six exquisitely built family homes.

The development itself has been sympathetically designed to fit in seamlessly to its surrounding, and the cottage style architecture combines character with the modern and contemporary interiors.

Being set just off the High Street, the development is perfectly positioned close to local amenities and just a short stroll from the beautiful pond and local church. Bellwood Homes have sourced and installed high quality fixtures and fittings throughout, to suit the needs and expectations of a modern purchaser.



### DISCOVER THE BEAUTY OF BUCKINGHAMSHIRE

Nestled within the Buckinghamshire countryside, Haddenham is a village steeped in history dating back to before the Norman Conquest, and is one of only three Wychert villages in England.

The pretty architecture and close links to both Oxford and London make Haddenham an ideal location for those looking for the best of both worlds.

As well as its history, Haddenham is also known for its ponds which are used to breed Aylesbury ducks.

Haddenham has a community Infant School, and the voluntary aided Haddenham St Mary's Church of England School. You are also in the catchment area for Princes Risborough upper school and Aylesbury Grammar Schools.

Within walking distance of the church and local pubs, you also have a butchers, a baker, a greengrocer, a barber shop, a hairdresser's, a garden centre and a farm shop.

The convenient train station enables access into London Marylebone in under 45 minutes, and Oxford in less that 30 minutes, making the location ideal for commuters.

## WAGGONERS COURT

ABOUT THE DEVELOPMENT

Set in the heart of the highly regarded Buckinghamshire village of Haddenham, is a stunning development of just six bespoke family homes; this exciting development has been created by a local and well trusted developer, Bellwood Homes.

The site offers a range of property sizes and styles, all in keeping with the beautiful surroundings whilst taking in to account both modern and historical local architecture. These homes have the benefit of having traditional exteriors whilst having the most modern features internally including integrated Neff appliances and Quartz worktops in all of the kitchens.

Each home has the advantage of its own private and secluded garden and allocated parking,



SITE PLAN



PLOT 1

GROUND FLOOR		
Kitchen/Dining Room	10'5" x 17'3"	(3.20m x 5.27m)
Living Room	14'0" x 17'5"	(4.26m x 5.33m)

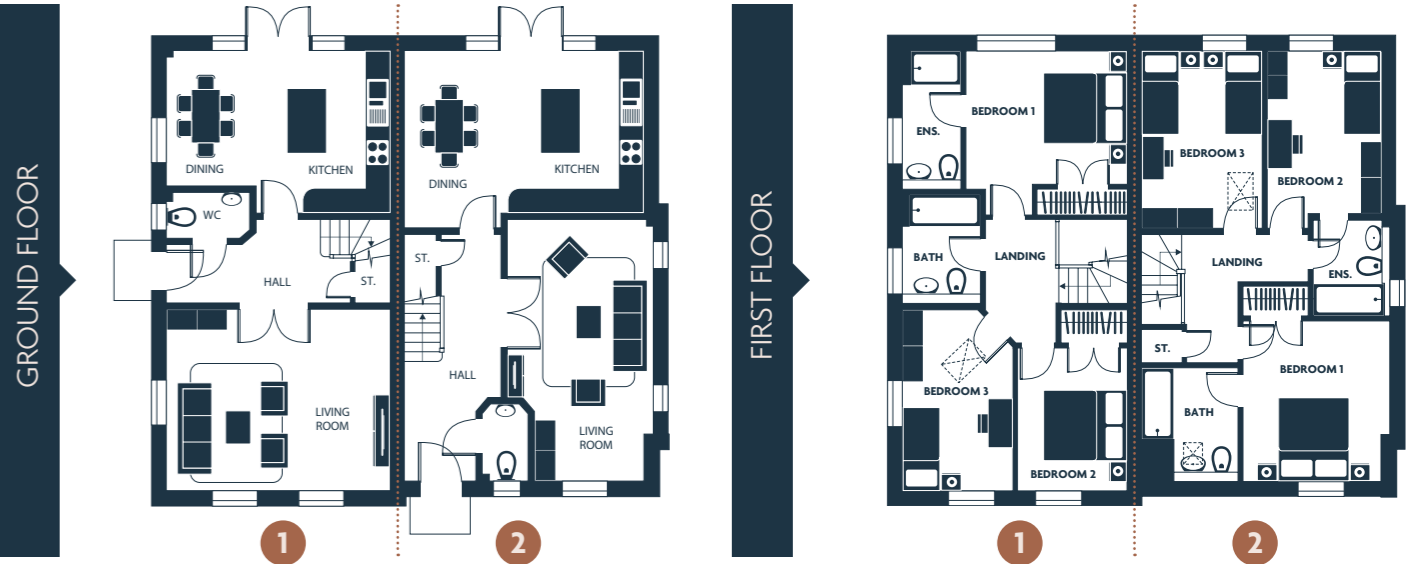
FIRST FLOOR		
Bedroom 1	10'4" x 12'6"	(3.16m x 3.84m)
Bedroom 2	11'1" x 8'5"	(3.38m x 2.59m)
Bedroom 3	14'1" x 8'6"	(4.29m x 2.62m)

PLOT 2

GROUND FLOOR		
Kitchen/Dining Room	13'9" x 18'5"	(4.23m x 5.63m)
Living Room	20'2" x 11'0"	(6.15m x 3.35m)

FIRST FLOOR		
Bedroom 1	12'6" x 11'4"	(3.84m x 3.47m)
Bedroom 2	12'8" x 8'9"	(3.90m x 2.71m)
Bedroom 3	13'10" x 9'1"	(3.99m x 2.77m)

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All terrace/balcony dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



PLOT 3

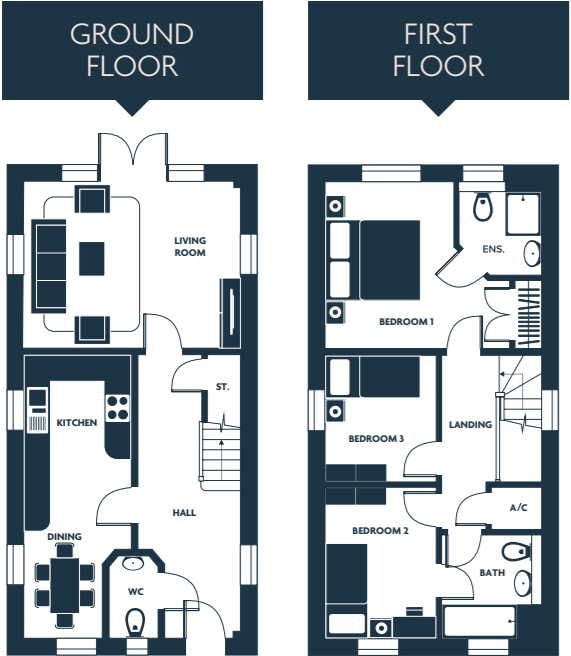
GROUND FLOOR

Kitchen/Dining Room	20'11" x 8'9"	(6.12m x 2.71m)
Living Room	13'0" x 15'8"	(3.96m x 4.81m)

FIRST FLOOR

Bedroom 1	12'2" x 9'4"	(3.71m x 2.86m)
Bedroom 2	11'1" x 8'6"	(3.38m x 2.62m)
Bedroom 3	9'1" x 8'6"	(2.77m x 2.62m)

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PLOT 4

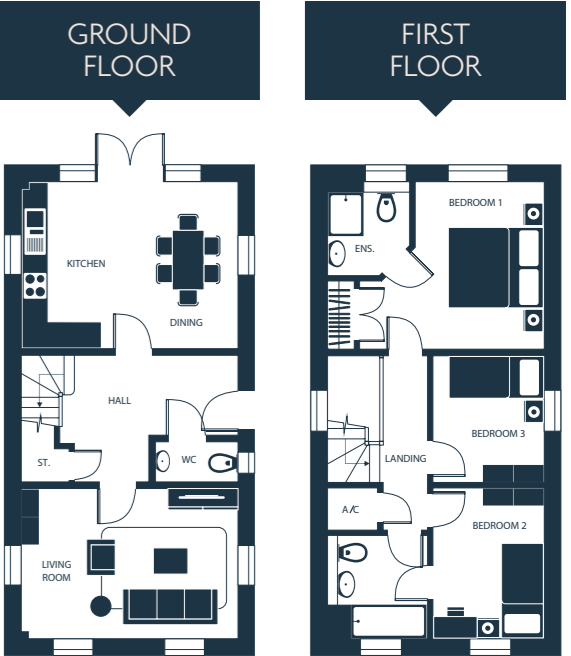
GROUND FLOOR

Kitchen/Dining Room	12'1" x 17'0"	(3.68m x 5.18m)
Living Room	10'10" x 15'8"	(3.07m x 4.81m)

FIRST FLOOR

Bedroom 1	12'1" x 9'3"	(3.68m x 2.83m)
Bedroom 2	11'0" x 8'0"	(3.35m x 2.43m)
Bedroom 3	9'0" x 8'0"	(2.74m x 2.43m)

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PLOT 5

GROUND FLOOR

Kitchen/Dining Room	14'1" x 17'0"	(4.29m x 5.18m)
Living Room	18'7" x 14'9"	(5.69m x 4.54m)
Family Room	8'8" x 15'0"	(2.68m x 4.57m)
Study	8'10" x 8'5"	(2.46m x 2.59m)

FIRST FLOOR

Bedroom 1	11'7" x 15'10"	(3.56m x 4.60m)
Bedroom 2	11'3" x 12'2"	(3.44m x 3.71m)
Bedroom 3	8'7" x 14'1"	(2.65m x 4.29m)
Bedroom 4	8'2" x 12'3"	(2.49m x 3.74m)

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PLOT 6

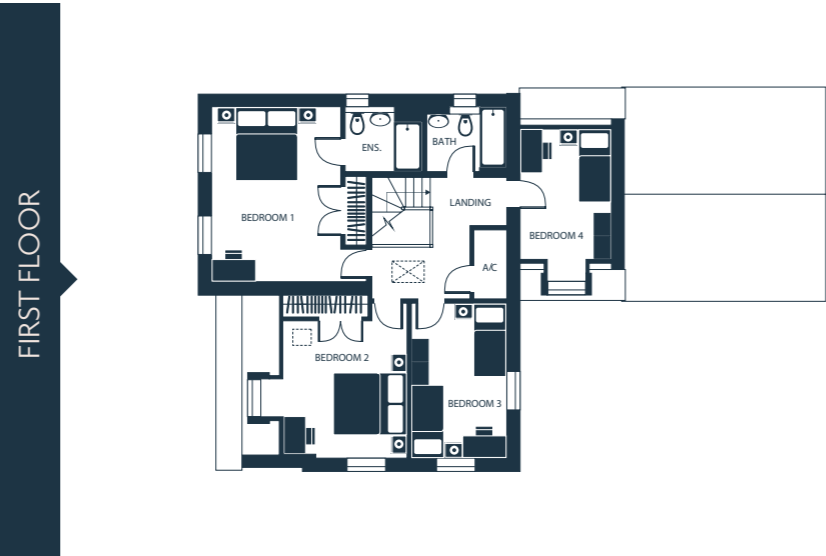
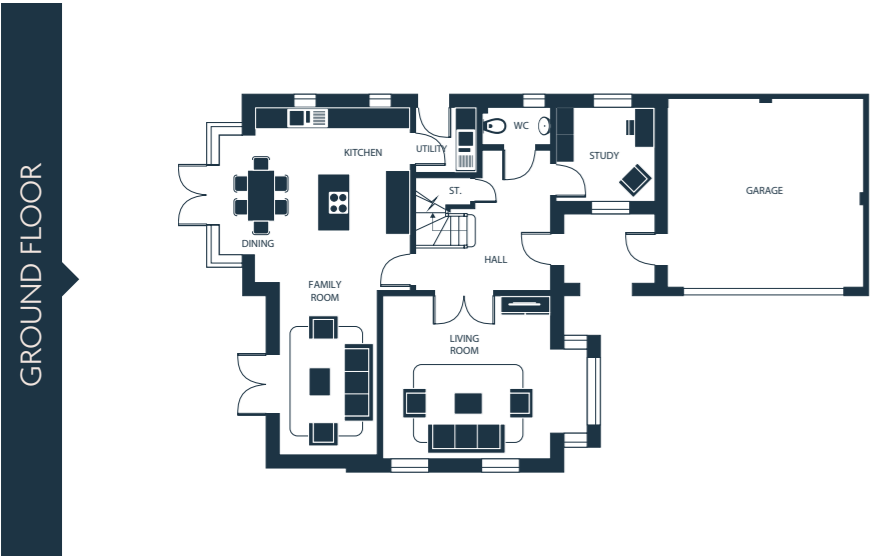
GROUND FLOOR

Kitchen/Dining Room	17'4" x 25'2"	(5.30m x 7.68m)
Living Room	19'7" x 13'4"	(6.00m x 4.08m)
Utility Room	6'5" x 10'10"	(1.98m x 3.07m)
Study	12'7" x 10'9"	(3.87m x 3.32m)

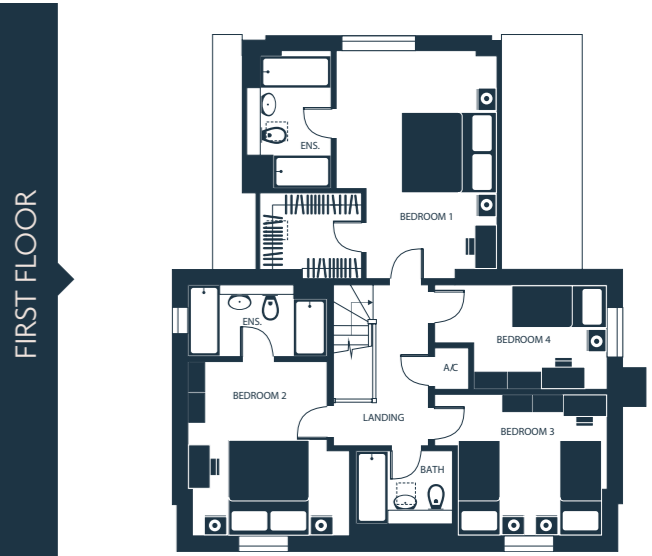
FIRST FLOOR

Bedroom 1	17'9" x 14'3"	(5.45m x 4.35m)
Bedroom 2	13'7" x 12'4"	(4.17m x 3.77m)
Bedroom 3	11'0" x 11'5"	(3.35m x 3.50m)
Bedroom 4	8'1" x 10'4"	(2.46m x 3.16m)

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# SPECIFICATION

## KITCHENS

- Handless high gloss fully fitted kitchens
- Quartz worktops
- Fully Integrated Neff appliances including:
  - Slide and hide Single oven
  - Glass extractor hood
  - Induction hob
  - Fridge freezer
  - Dishwasher
  - Washer dryer

## BATHROOMS

- Stylish white sanitary ware and vanity units
- Mains pressure thermostatic controlled showers
- Fully tiled walls from Minoli and Amtico Flooring
- Fitted mirror

## HEATING AND HOT WATER

- High efficiency gas boiler with underfloor heating to ground floor and radiators on first floor
- Chrome heated towel rails to bathrooms

## ELECTRICAL

- TV points to lounge and bedrooms
- LED down lighters throughout
- Pendant lighting to Bedrooms
- Recessed LED under unit lighting to kitchens
- Smoke Detectors
- Alarm system fully fitted

## INTERNAL FINISHES

- Internal doors from JBKind with chrome door handles
- Skirting and architraves in white with Egyptian Cotton walls and white ceilings
- Ceramic flooring in downstairs cloakroom and kitchen/Dining area.

## EXTERNAL FEATURES

- **Plots 1 & 2** – have covered carports
- **Plots 3 & 4** – have parking spaces alongside property
- **Plots 5 & 6** – have double garages
- All properties will have turfed rear gardens and paved patio areas
- Communal bin store

## WARRANTY

- 10 Year ‘NHBC’ Warranty



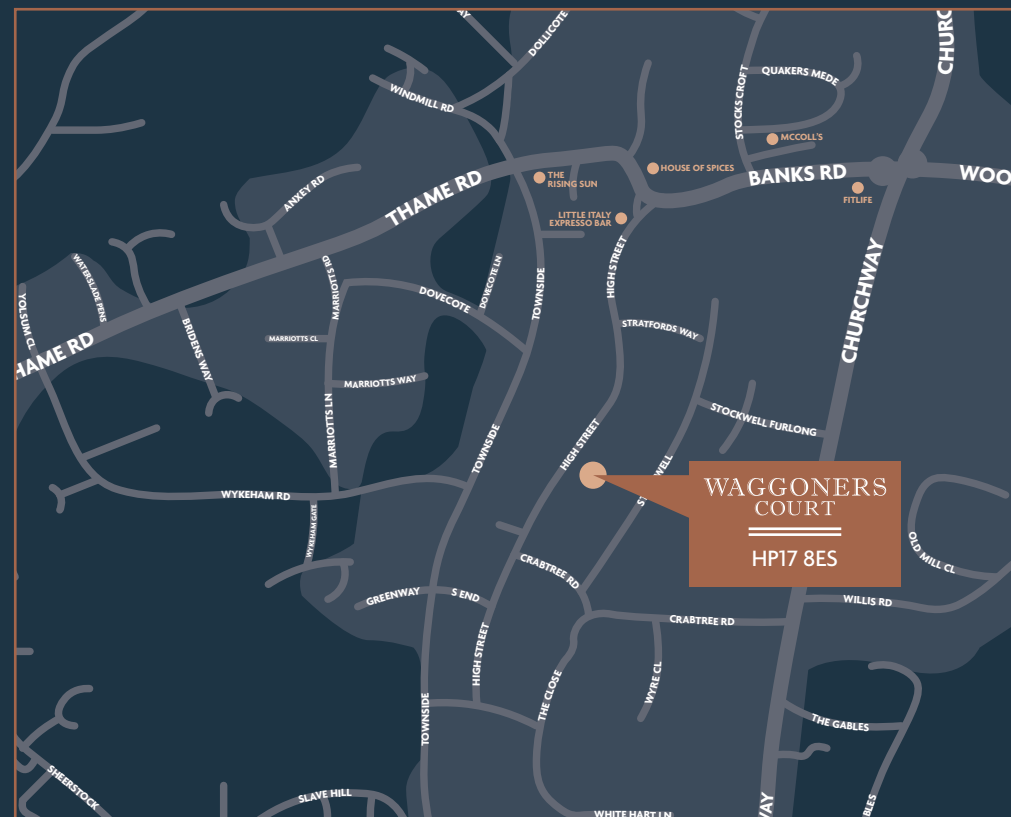
## DEVELOPMENT PHOTOS

Interior photos of Waggoners Court homes.





AREA MAP | MAP NOT TO SCALE



HADDENHAM | MAP NOT TO SCALE

For sales enquiries or to arrange a viewing:



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