

# BISHOP'S FIELD

TINGEWICK

MK18 4PR



Computer generated image  
Access and site levels may vary from CGIs





## TINGEWICK

The historic village of Tingewick in North West Buckinghamshire is mentioned in the Domesday Book of 1086 and much of the centre of the village is within a large Conservation Area with many listed buildings, including the beautiful St Mary Magdalene Church, part of which dates from the 12th century.

The village is served by a small village shop and post office and the active community offers various clubs and activities along with a community café and regular online village magazine. There is a recreation ground and

playground and the opportunity to attend the annual village fete. It is situated on the Bernwood Forest trail and National Cycle route 51.

Tingewick is located around 2.5 miles from Buckingham, which provides shopping and leisure opportunities. Central Milton Keynes is just over 16 miles away providing mainline services to Euston and a wealth of facilities. The new station at Winslow, around 8 miles to the South East, is expected to open in 2025, and will provide easy train access to Oxford in just 22 minutes.



## SCHOOLING, DINING & CULTURE

### LOCAL SCHOOLS

There is a village 'Pre-School' and Roundwood Primary school serves the village with two sites, one in Tingewick and one in Gawcott some two miles away. Tingewick lies within catchment for the Buckinghamshire Grammar Schools, including the Royal Latin School located in Buckingham. There are also well-regarded private schools at Swanbourne, Akeley Wood and Stowe.

### EATING OUT

The village boasts two public houses, The Royal Oak and The Red Lion in Little Tingewick and there are many good local pubs within a short drive offering excellent food, and further opportunities close by in Buckingham.

# DEVELOPMENT OVERVIEW

BISHOP'S FIELD, FIELD CLOSE, TINGEWICK, BUCKINGHAMSHIRE, MK18 4PR



Landscaping may differ to that shown

The Bishop's Field development is situated in a long established part of this historic village. The scheme provides a mix of family homes of different designs and styles in a safe environment with space and trees around. The village facilities are within easy walking distance, as are a network of footpaths and access to the Bernwood forest trail.





## THE WINCHESTER

The Winchester is a flexibly arranged four bedroom detached family home with a generous ground floor space. It's impressive entrance hall and cloakroom, wide sitting room with bay windows to front aspect offer generous proportions in which to welcome guests. Opening to a spacious kitchen / diner / family room with large bi-fold doors to the rear garden. It boasts a separate utility area with back door onto the drive and a

great study space with aspect to the front.

Upstairs, the master bedroom has fitted wardrobes, a bay window with space for vanity table or desk and ensuite shower room. 3 further bedrooms and a family bathroom complete the first floor accommodation.

Outside, there is a single garage and parking for two cars, and a turfed and fenced garden.





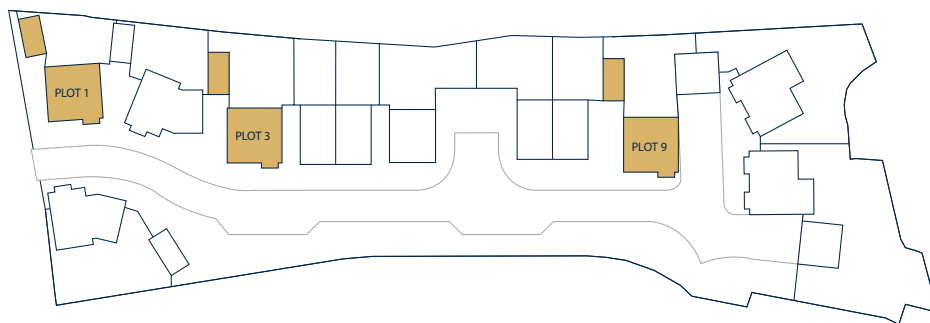
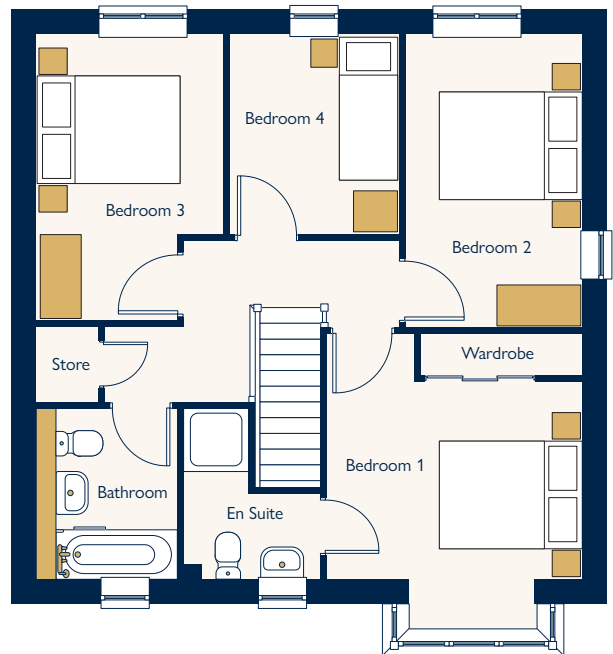
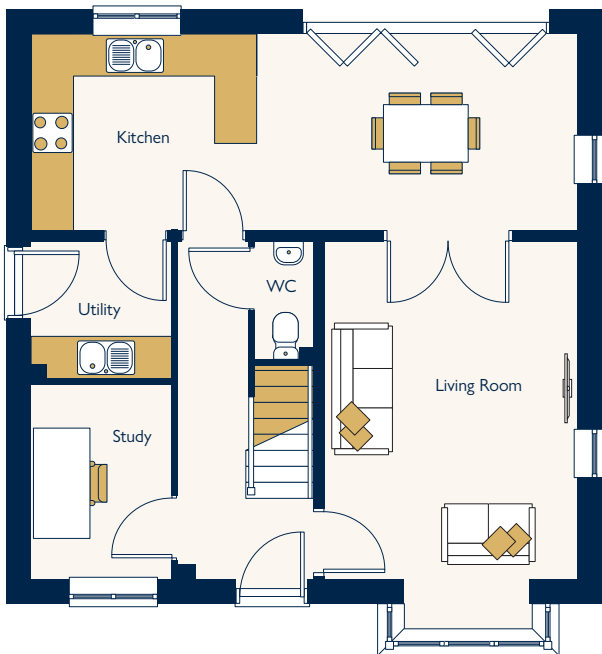
GROSS INTERNAL AREA: 1,313sqft / 122sqm

DIMENSIONS

Kitchen	7728 x 2780mm	25'4" x 9'1"
Living Room	4795* x 3578mm	15'9" x 11'9"
Study	2763 x 1990mm	9'1" x 6'6"
Utility	1990 x 1949mm	6'6" x 6'5"

DIMENSIONS

Bedroom 1	3643 x 3481mm*	11'11" x 11'5"
Bedroom 2	4169 x 2530mm	13'8" x 8'4"
Bedroom 3	4068 x 2653mm	13'4" x 8'8"
Bedroom 4	2855 x 2400mm	9'4" x 7'10"



maximum dimensions

\* not including bay window

\*\* the building materials configuration for Plot 3 differs to Plots 1 and 9



Computer generated image of Plot 12



## THE SALISBURY

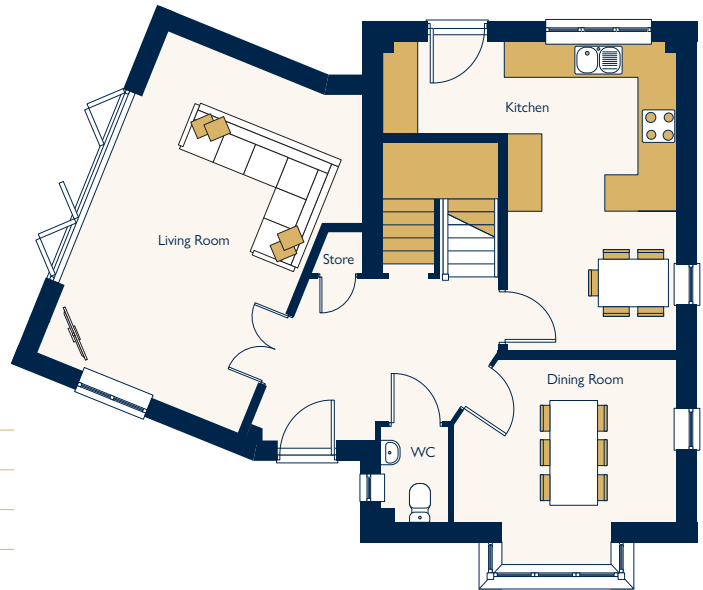
The Salisbury is a individually designed four bedroom home with a generous reception hall, cloakroom and cupboard space, and a fabulous sitting room with bi-fold doors that bring the garden into the home. A practical L-shaped kitchen / breakfast room with a utility area and separate reception room that could be used as a dining room, play room or study.

Upstairs there is a spacious master bedroom with fitted wardrobes and ensuite shower room, two further large double bedrooms, a fully fitted family bathroom with separate shower and fourth single room.

Externally, the property also boasts a detached single garage, off street parking and a private turfed and fenced garden flanked by mature trees.

GROSS INTERNAL AREA: 1,550sqft / 144sqm

Floorplans show plot 12 - Plot 2 is handed opposite with bifold doors at the rear of the living room.

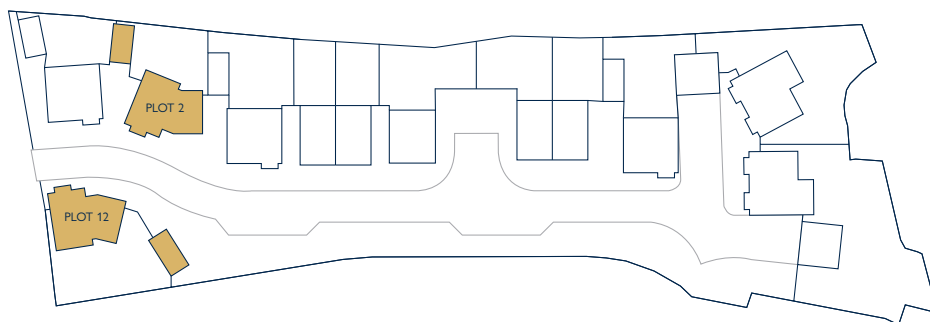
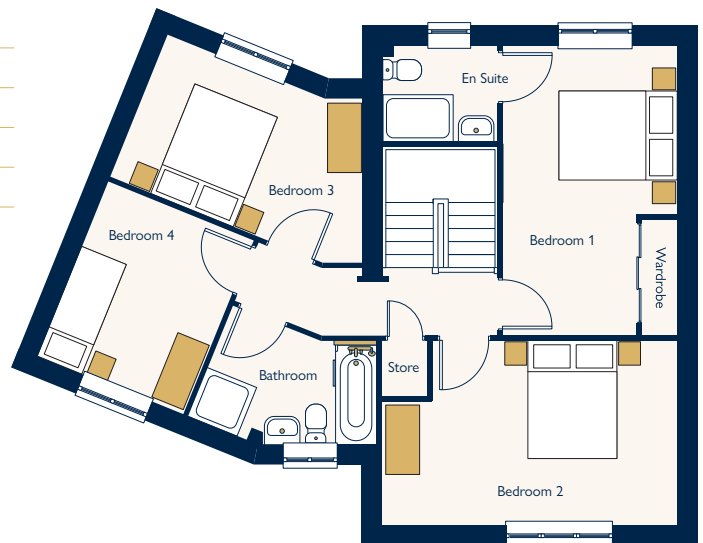


DIMENSIONS

Kitchen & Utility	5330 x 5073mm#	17'7" x 16'8"
Living Room	5928 x 3696mm	19'5" x 12'2"
Dining Room	3818 x 2745mm*	12'6" x 9'0"

DIMENSIONS

Bedroom 1	4971 x 2979mm	16'4" x 9'9"
Bedroom 2	5028 x 3132mm	16'6" x 10'3"
Bedroom 3	3965 x 2630mm	13'0" x 8'8"
Bedroom 4	3233 x 2683mm	10'7" x 8'10"



maximum dimensions  
 \* not including bay window  
 # including utility



## THE CANTERBURY

The Canterbury is a one off bespoke home with a corner plot. A well proportioned entrance hall and large easy access cloakroom leads into an impressive open plan kitchen, living room and dining area with bi-fold doors to rear garden.

The master bedroom suite has a dressing area with built

in wardrobes and ensuite shower room. Two more generous bedrooms and family bathroom complete the first floor.

The house has dedicated off street parking for 2 vehicles with gated side access to a rear turfed and fenced garden, perfect for enjoying the peaceful location.



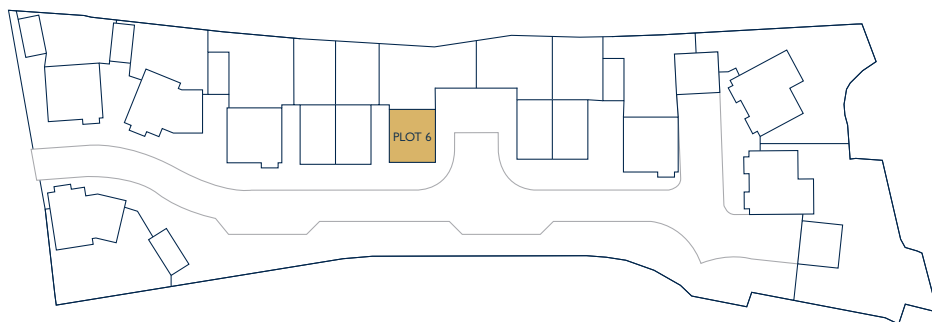
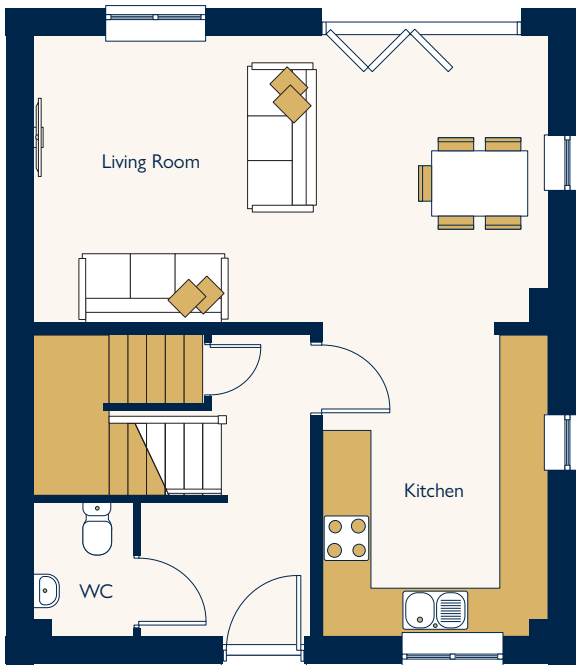
GROSS INTERNAL AREA: 1,022sqft / 95sqm

DIMENSIONS

Kitchen	6382 × 3560mm	20'11" × 11'8"
Living Room	3741 × 2794mm	12'3" × 9'2"

DIMENSIONS

Bedroom 1	3995 × 3816mm	13'1" × 12'6"
Bedroom 2	4926 × 3300mm	16'2" × 10'10"
Bedroom 3	2878 × 2823mm	9'5" × 9'3"



maximum dimensions



Computer generated image of Plot 7&8.  
Plots 4&5 are a rendered finish (see page 2)



## THE ELY

The Ely makes up a selection of four town houses on the cul-de-sac. These stylish homes have an entrance hall with cloakroom, leading into an open plan kitchen / dining / living space with large bi-fold doors, offering plenty of light and the bringing the outside into the home.

The first floor offers two double bedrooms and a family bathroom. Venture up another flight of stairs and you

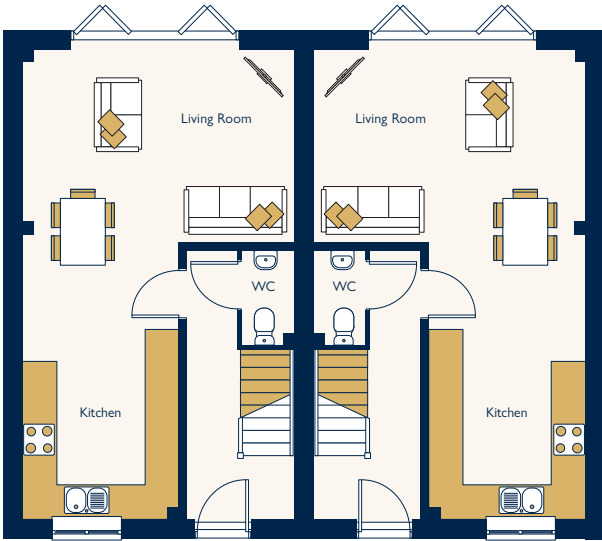
will find a wonderfully private top floor master bedroom suite with ensuite shower room and built in wardrobes. A large dormer window ensures plenty of space and light.

Outside, there is off-street parking for two cars and a perfectly formed garden with patio for al-fresco dining and entertaining.

GROSS INTERNAL AREA: 1,216sqft / 113sqm

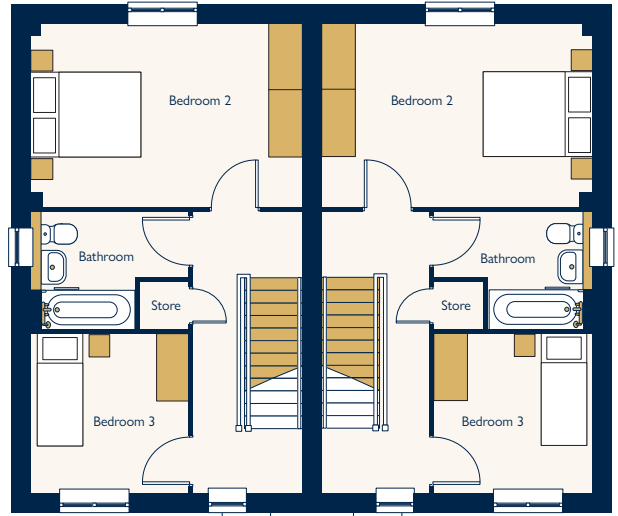
DIMENSIONS

Kitchen	4963 x 2823mm	16'3" x 9'3"
Living Room	4926 x 3440mm	16'2" x 11'3"



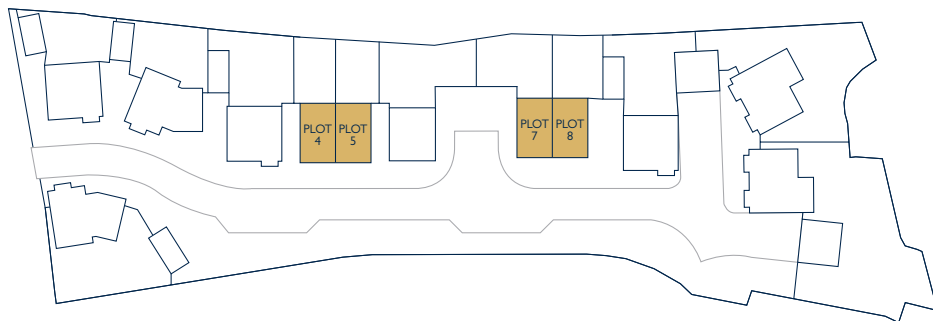
DIMENSIONS

Bedroom 2	4926 x 3300mm	16'2" x 10'10"
Bedroom 3	2878 x 2823mm	9'5" x 9'3"



DIMENSIONS

Bedroom 1	3995 x 3816mm	13'1" x 12'6"
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maximum dimensions, minimum 1.5m head height



## THE YORK

The York offers the choice of two substantial five bedroom family homes. The ground floor offers an entrance hall with cloakroom, off which there is a study and a dining room / snug, each with delightful bay windows to the front aspect. To the rear, the large living room and open plan kitchen / breakfast rooms boast bi-fold doors which open up into the generous garden. There is even a useful utility room with side access from the drive.

On the first floor, you'll find the luxurious master bedroom with ensuite shower room, Juliette balcony and fitted wardrobe, two further double bedrooms and a large family bath and shower room. On the top floor, there are two more large double bedrooms and shower room, perfect for guests or larger families.

Both of the York plots are sited in large and private South facing corner plots with double garages and parking.





GROSS INTERNAL AREA: 1,905sqft / 177sqm

Floorplans show plot 11 - Plot 10 is handed opposite

**DIMENSIONS**

Kitchen	4690 x 4150mm	15'5" x 13'7"
Living Room	4829 x 4237mm	15'10" x 13'11"
Dining Room	3510 x 2869mm*	11'6" x 9'5"
Study	3228 x 1923mm*	10'7" x 6'4"
Utility	2100 x 1937mm	6'11" x 6'4"

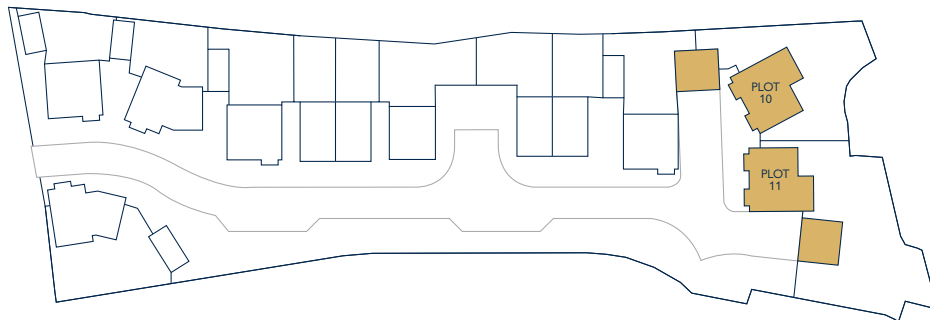
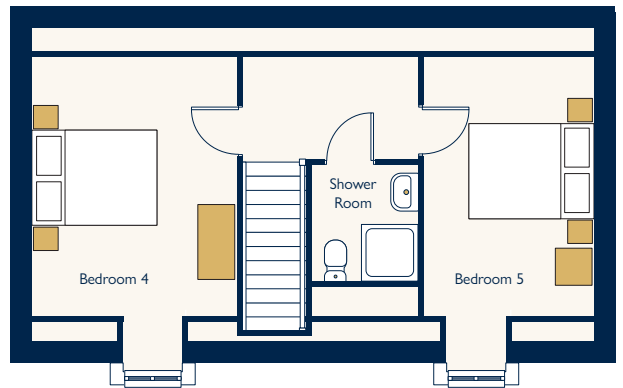
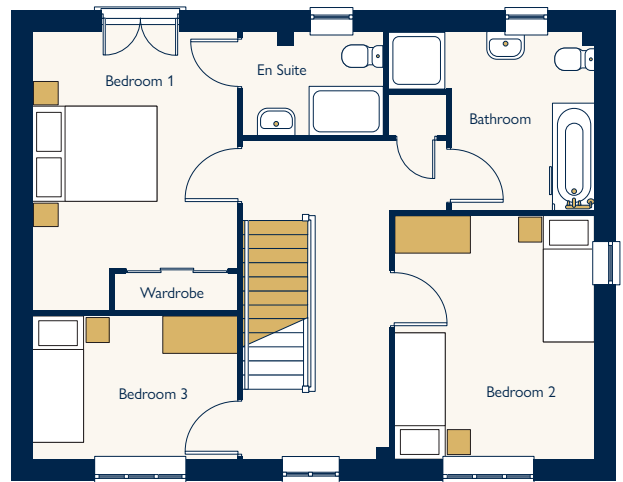


**DIMENSIONS**

Bedroom 4	4176 x 2784mm	13'8" x 9'2"
Bedroom 5	4176 x 3303mm	13'8" x 10'10"

**DIMENSIONS**

Bedroom 1	3806 x 3303mm	12'6" x 10'10"
Bedroom 2	3869 x 3231mm	12'8" x 10'7"
Bedroom 3	3303 x 2291mm	10'10" x 7'6"



maximum dimensions, minimum 1.5m head height  
 \* not including bay/dormer window



Computer generated image of Plot 9 lounge



# LUXURY INTERIORS & SPECIFICATIONS

## KITCHEN

- Shaker style kitchens in soft neutral colours with light oak interiors
- 20mm thick quartz worksurfaces and upstands
- Bosch appliances to include;
  - Double or single electric oven (dependant on plot)
  - Wall mounted 60cm chimney cooker hood
  - 70/30 Fridge freezer
  - Dishwasher
  - Washer dryer in plots without a separate utility

## UTILITY (Plots 1,3,9,10 and 11)

- Base and wall units to match Kitchen
- 20mm thick quartz worksurfaces and upstands
- Single bowl sink
- Washer dryer in plots with a utility

## BATHROOMS & ENSUITES

- Contemporary sanitaryware
- Wall mounted shower valve with riser kit
- Wall hung vanity units
- Chrome plated towel rail
- Illuminated LED Mirror (dependant on plot)
- Charger/shaver point to family bathroom and ensuite
- Back to wall toilets with concealed cistern in bathrooms and ensuites
- Full height tiling to wet areas with half height or tiled splashback to washbasin and toilet

## WC

- Modern close coupled toilet and full pedestal basin with chrome modern mixer
- Modern close coupled toilet and basin with vanity unit in Plots 2 and 12

## MECHANICAL & ELECTRICAL

- Air source heat pump by Samsung (or similar)
- Unvented hot water cylinder
- Steel panelled radiators with thermostatic radiators with thermostatic control and digital programmer
- Low energy, LED downlighting and pendant lighting throughout
- Fibre to the premises internet connection
- Ring smart door bell or similar
- TV and BT points to living room and master bedroom
- Extractor fans to bathrooms and cloakroom
- Smoke detection in halls and landings
- Heat detection in kitchens
- Electric vehicle charging points
- External LED lighting

## INTERNAL FIXTURES & FITTINGS

- Painted panelled doors with high quality chrome finished door furniture
- Fitted wardrobe to main bedroom
- Karndean flooring to hall, kitchen, utility, bathrooms and cloakroom
- Cormar Primo Ultra Carpet in 'Cloudy Bay' to bedrooms and living areas (dependant on plot)
- Dulux neutral wall colour to walls

## EXTERNAL FINISHES

- Double glazed white uPVC windows
- Traditional red brickwork, stone effect or render elevations
- Grey roof tiles
- Permeable block paved or tarmac driveway
- External tap
- Turfed garden spaces
- Textured paving to paths and patios
- Timber boundary fencing
- Outside socket to patio area
- Power and light to garages (where applicable)

## WARRANTY

- 10 year LABC Warranty

\*Lucy Developments reserve the right to change or amend the specification at any time during the build process



Computer generated image of Plot 9 bathroom



Bosch appliances



Computer generated image of Plot 9 kitchen



Computer generated image of Plot 9 master bedroom



# 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 Warranty



Hardy's Rise

# LOCATION & CONNECTIONS



London Euston  
33 minutes by train (from Milton Keynes)



Buckingham  
8 minutes by car



London Marylebone  
45 minutes by train (from Bicester)



Bicester Village  
16 mins by car



Milton Keynes Central  
25 minutes by car



Aylesbury  
35 minutes by car



Heathrow Airport  
1 hour by car



Oxford City Centre  
40 minutes by car



M40  
15 minutes by car



M1  
30 minutes by car







For more information, please contact our selling agents

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