



kingsbrook  
Aylesbury



BARRATT  
HOMES







# WELCOME TO KINGSBROOK

## NEW HOMES IN A COUNTRYSIDE SETTING

Welcome to Kingsbrook, a new destination for the best in family living. Set in beautiful countryside on the edge of Aylesbury this landmark development will create three new villages of two, three, four and five bedroom homes. Embedded within 250 acres of wildlife, rich open space, this is an opportunity for you to embrace a new greener lifestyle. With three large parks being created alongside equipped play areas, tennis courts, sports areas, cycling and walking routes there will be endless opportunities to enjoy quality time with the family whatever the season.

Although Kingsbrook is less than two miles from Aylesbury town centre we have ensured that everything you need will be just a short walk away. An excellent range of services to support all your family needs will include, new nursery and crèche facilities in each village, two primary schools and a proposed site for a secondary school. Community centres, local shops and a central new health centre will also be built alongside allotments and community orchards to create a vibrant and convivial new neighbourhood. With so much to make your lifestyle easier it's the perfect location for our family homes







## KINGSBROOK – GIVING NATURE A HOME

Nature makes people feel healthier and happier so at Kingsbrook we are pioneering a whole new 'nature friendly' approach to designing a development in a way that will enable nature to thrive. Working in close consultation with the RSPB our aim is to encourage natural and garden wildlife to live in harmony alongside you. At Kingsbrook we are trialling new methods to help encourage nature, from a new brick that doubles as a swift nest box to the installation of bird boxes and wildlife homes where hedgehogs can hibernate safely through the winter months. Plenty of open spaces and wetland areas will be retained along with the planting of shrubs, wild flowers and hedgerows to create the perfect habitats for nature to thrive. Residents will be encouraged to get planting too with trellises, window boxes and planters to attract and support the repopulation of our bees and butterflies and help turn around their decline.

The RSPB will monitor the progress of our wildlife community as each village is built and the successes of this unique project will be shared to help determine new milestones for development planning across the UK.





## AYLESBURY TOWN

Set within the heart of the Vale of Aylesbury our brand new homes are just a 10 minute cycle from the bustling centre of Aylesbury – the county town of Buckinghamshire. Steeped in history and vibrant in personality the town has a good range of shops, cafés, galleries and fine restaurants waiting to be explored. Amongst the history and heritage of the old town with its 15th century coaching inns and town hall you will find traditional boutique shops, contemporary wine bars and quirky delicatessen's as well as the market square with its bustling market, open three times a week.

There is plenty of family entertainment here too with the Odeon six screen cinema and the contemporary Waterside Theatre that hosts many touring West End productions. Two thriving shopping malls bring you the main High Street brands and if you want designer brands Milton Keynes centre is just a 35 minute drive away. The town also boasts some of the County's top performing schools including Aylesbury Grammar School for boys and High School for Girls. Step outside of the town centre and you are surrounded by the beauty of the Vale where you can wander for miles on the Chiltern Way or hire a boat to sail along the Grand Union Canal.



## TRANSPORT LINKS

Wherever you need to get to you are in a great place to start from with excellent road rail and airport links nearby.

Rail users will find Aylesbury station only a 10 minute drive away from these new homes, with Chiltern Railways connecting commuters with London Marylebone in just an hour by fast train.

The A41 is just 10 minutes by car from Kingsbrook and connects with the M25 London Orbital Road just 30 minutes away at junction 16, with London 40 miles to the South. It also provides easy access to key towns in the local area such as Watford and Hemel Hempstead. Luton Airport is under an hour away with most European destinations serviced from here. London Heathrow International Airport is just over an hour away via the A41/M25 and here you can access flights to most worldwide destinations.







## INTRODUCING OAKFIELD VILLAGE AT KINGSBROOK

Inspired by the Garden Cities, Oakfield Village will be the first of our three villages to open. Reflecting many of the Garden City principles our homes will be set along tree lined roads with a variety of home styles creating pretty street scenes. Green verges and pathways will link through to the surrounding parkland, so residents can enjoy all that Kingsbrook has to offer.

Oakfield Village will also reflect many of the architectural features that can be found through the neighbouring villages and Aylesbury town centre. Built around avenues and cul-de-sacs with play areas to encourage friendships and a new community to grow. The village will be bordered by three parks and will include a new nursery, crèche facilities and a community centre, so you will be conveniently close to everything you need for family life.





## OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE

From toddlers to teenagers, having a space in which your family can grow together is so important. At Oakfield Village we have a great range of adaptable houses, from two to four bedrooms, so whatever your family size you can live in comfort. With every home cleverly designed to adjust to your lifestyle changes you can begin to set down your roots. Open-plan living spaces are integral to our design making the most of space and natural light so every room can be enjoyed by all the family. With family life comes everything from sports and hobby equipment to books and kids toys. So we've created smart solutions such as utility rooms, recessed cupboard space and above and below stairs storage that will help you find a place for everything. We understand the needs of larger families too so most of our houses here come with two or more bathrooms to stop those morning hold ups.











## THE HIGHEST QUALITY CUSTOMER SERVICE

At Barratt we are genuinely committed to delivering the highest standards of Customer Service. The same exacting standards that have helped us win more quality awards than any other major housebuilder and also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

For the sixth year running, Barratt Homes has been awarded an exclusive 5 Star Housebuilder Award by the Home Builders Federation. This coveted accolade is the highest level of certification available from the Home Builders Federation and the result of both customer recommendations and our superior build quality.





# THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)







# BARRATT HOMES HISTORY

## LIVING THE MODERN LIFE IN A COUNTRY SETTING

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Kingsbrook is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. \*\*"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.