Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information please speak to our development sales executive.

STEEPLE VIEW

STEEPLE CLAYDON

A CHARMING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



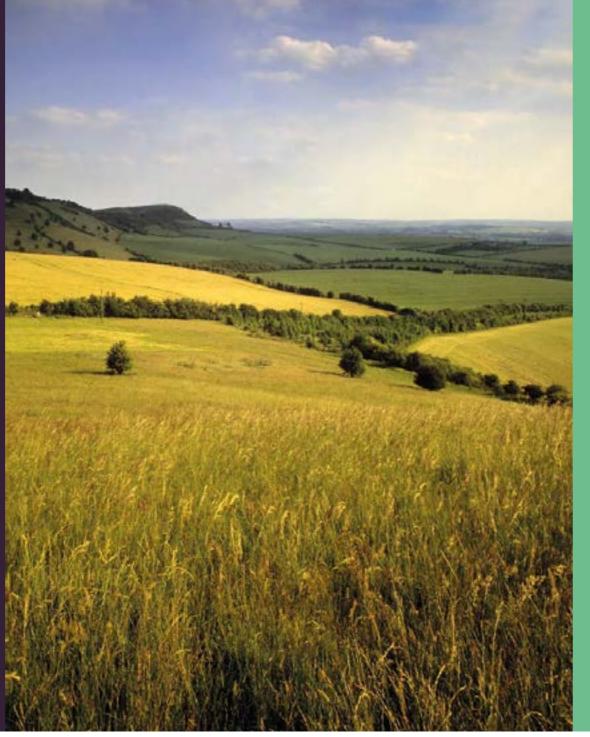
Welcome to Steeple View

This charming collection of 2, 3, 4 & 5 bedroom homes in the rural village of Steeple Claydon sits comfortably between Milton Keynes and Bicester. It's a great place to live, work and enjoy life.

Location

Steeple View offers village living with great transport links to Milton Keynes and Bicester.

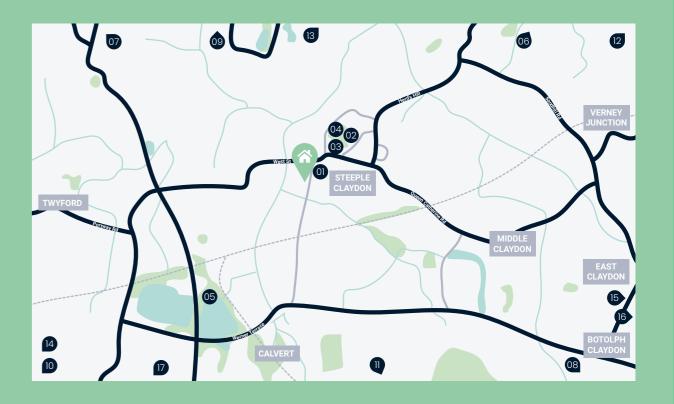
Set in the beautiful countryside of Buckinghamshire, you can relax and enjoy the peace and charm of the surrounding area yet still be connected to local towns and amenities.











Your nearest transport links







2 Miles

5 Miles

10 Miles

25 Miles

Connections

Steeple Claydon is at the centre of many local towns including Milton Keynes, Aylesbury, Bicester and Buckingham.

Journeys in and out via the surrounding roads take you to the M40 in the west and the M1 in the east.

Various stations from Milton Keynes to Bicester and Aylesbury connect you across the country and to London, while London Luton is your ideal location for air travel, nationally and internationally.





Bicester

10.3 miles

Aylesbury

14.8 miles

Milton Keynes

16.4 miles

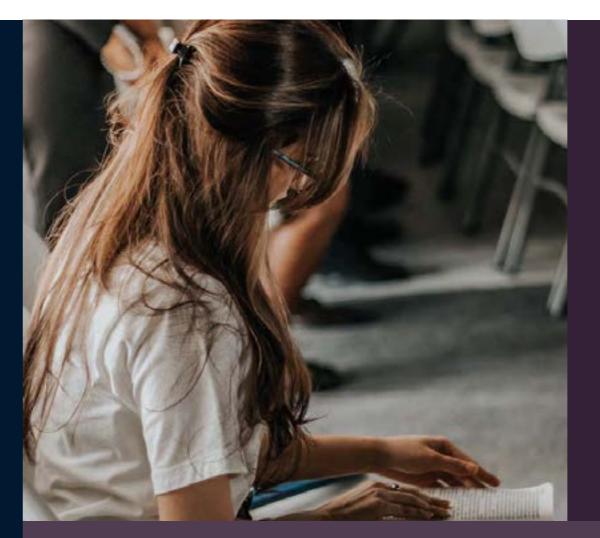


Northampton

London Euston

Birmingham New Street

Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Education

Pre-school to secondary level education is available in and around the Steeple Claydon area.

Steeple Claydon Primary School is only half a mile from Steeple View and is ideal for the younger members of the family.

Further afield, Twyford C of E is an alternative, while secondary schools such as Sir Thomas Fremantle School in Buckingham, or The Hazeley Academy in Milton Keynes are ideal for teenage students looking to move on to further education.

Steeple Claydon School

The school prides themselves on ensuring they provide pupils with a rich, creative and engaging learning journey from nursery to year 6. They want their pupils to achieve highly not only academically but also socially, emotionally, creatively and physically

Sir Thomas Fremantle School

A welcoming, caring school, proud of its academic success. One of the topperforming non-selective schools in Buckinghamshire. Through commitment to excellence students become ambitious happy young adults.

The Hazeley Academy

A well-established successful secondary school and sixth form proud of its consistent examination results. A lively learning environment with highly motivated teachers taking students to a high academic level.

STEEPLE VIEW

STEEPLE CLAYDON

This charming collection of two, three, four and five bedroom homes is located in the rural village of Steeple Claydon and sits comfortably between Milton Keynes and Bicester.

It's a great place to live, work and enjoy life.

2 Bedroom Homes

The Thornton

3 Bedroom Homes

- The Pinewood
- The Linwood
- The Lockwood
- The Silverwood

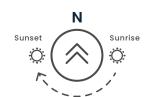
4 Bedroom Homes

- The Oakford
- The Stamford
- The Walford
- The Westwood

5 Bedroom Homes

- The Hemsworth
- The Nailsworth







V



Self-Build Plots

Bin Collection Point LEAP Local Equipped

Area for Play Public Right of Way

- Visitor Parking

The Hemsworth

5 Bedroom Home

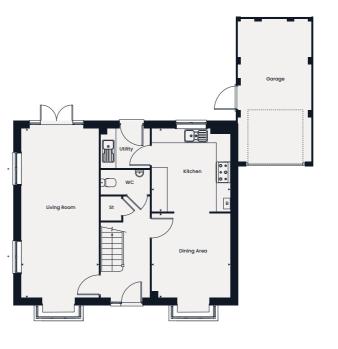




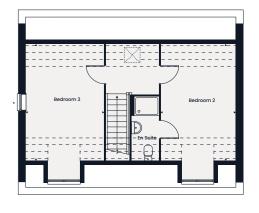
5 Bedroom Home

Total Area 1,871 sq. ft.

A well-proportioned three storey, five bedroom home featuring a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. The garden area provides private access to the garage adjacent to the house. The first floor offers a master bedroom with two fitted double wardrobes and an en suite, a family bathroom and two bedrooms. The second bedroom with an en suite and another good-sized bedroom complete the top floor.







Ground Floor

Kitchen	3.48m x 3.24m	I	11'4" x 10'6"
Dining Area	3.53m x 3.24m	1	11'5" x 10'6"
Living Room	7.09m x 3.21m		23'2" x 10'5"
Utility	2.02m x 1.66m	ı	6'7" x 5'5"

First Floor

Master Bedroom	3.40m x 3.32m		11'1" x 10
Bedroom 4	3.98m x 3.27m		13'0" x 10
Bedroom 5	3.03m x 2.64m	ı	9'11" x 8'7

Second Floor

Bedroom 2	4.91m x 3.14m 16'1" x 10'3"	
Bedroom 3	4.91m x 3.28m 16'1" x 10'9"	

Plots 51, 66 & 68

B - Boiler St - Store W - Wardrobe WC - Cloakroom ---- Reduced Head Height 🖾 - Roof Light

Garage attached to plot 51 only. The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific windows. January 2021.

The Linwood

3 Bedroom Home





The Linwood 3 Bedroom Home

Total Area 949 sq. ft.

A delightful three bedroom detached home with a living room featuring double doors leading to the garden and a kitchen/dining area. Upstairs, there is a master bedroom featuring an en suite, two further bedrooms and a family bathroom.





Ground Floor

Kitchen/Dining Area 5.07m x 2.80m | 16'7" x 9'2" Living Room 5.07m x 3.00m | 16'7" x 9'10"

First Floor

Master Bedroom 3.79m x 3.07m | 12'5" x 10'0" Bedroom 2 3.36m x 2.97m | 11'0" x 9'8" Bedroom 3 2.88m x 2.01m | 9'5" x 6'7"

Plots 20 & 29[†]

B - Boiler St - Store WC - Cloakroom

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. †Denotes handed plot. January 2021.

The Lockwood

3 Bedroom Home





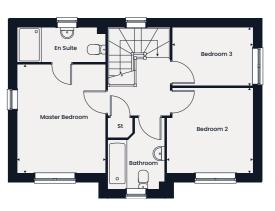
The Lockwood

3 Bedroom Home

Total Area 960 sq. ft.

A spacious three bedroom detached home featuring a kitchen/dining area leading out to the garden and a separate living room which includes a bay window. The garage adjacent is accessible via the back garden. The first floor offers an en suite master bedroom, family bathroom and two good-sized bedrooms.





Ground Floor

Kitchen/Dining Area 5.07m x 2.80m | 16'7" x 9'2" Living Room 5.07m x 3.00m | 16'7" x 9'10"

First Floor

 Master Bedroom
 3.79m x 3.07m | 12'5" x 10'0"

 Bedroom 2
 3.36m x 2.97m | 11'0" x 9'8"

 Bedroom 3
 2.88m x 2.01m | 9'5" x 6'7"

Plots 28, 33, 36 & 43

B - Boiler St - Store WC - Cloakroom

Garage attached to plots 28 & 33 only. The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. January 2021.

The Nailsworth

5 Bedroom Home





1 5 Bedroom Home

Total Area 2,103 sq. ft.

A spacious five bedroom home featuring a living room and an open-plan kitchen/dining area, both of which contain double doors leading to the garden.

The ground floor is complete with a spacious utility room leading to the integral double garage and study. Upstairs, there is the master bedroom featuring an en suite and two fitted double wardrobes, and the second bedroom which features an en suite. There are three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	8.80m x 4.96m	20'10" x 16'
Living Room	6.53m x 3.58m	21'5" x 11'8
Study	2.84m x 2.66m	9'3" x 8'8"
Jtility	2.82m x 2.66m	9'3" x 8'8"



First Floor

aster Bedroom	5.30m x 3.76m 17'	4" x 12'4"
edroom 2	3.89m x 3.61m 12'	9" x 11'10'
edroom 3	3.96m x 2.82m 12'	11" x 9'3"
edroom 4	3.58m x 2.56m 11'	8" x 8'4"
edroom 5	3.48m x 2.82m 11'	5" x 9'3"

Plots 23[†], 52, 53[†], 56 & 62[†]

B - Boiler St - Store W - Wardrobe WC - Cloakroom AC - Airing Cupboard ---- Reduced Head Height 🖾 - Roof Light

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific windows. **Layout variant to plots 52 & 53. †Denotes handed plot. January 2021.

The Oakford

4 Bedroom Home





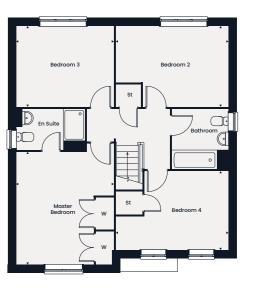
The Oakford

4 Bedroom Home

Total Area 1,515 sq. ft.

A lovely four bedroom family home offering a large living room, a study and a kitchen/dining area with double doors to the garden and a separate utility. Upstairs is the master bedroom which benefits from an en suite and two fitted double wardrobes, while three further bedrooms and a family bathroom complete the first floor.





Ground Floor

Kitchen/Dining Area	7.99m x 3.62m	26'2" x 11'1
Living Room	5.31m x 3.61m	17'5" x 11'1
Study	2.20m x 2.19m	7'2" x 7'1"
Utility	2.19m x 1.85m	7'2" x 6'0"

First Floor

Master Bedroom	4.26m x 3.61m 13'11" x 11'10"
Bedroom 2	4.23m x 3.04m 13'10" x 9'11"
Bedroom 3	3.68m x 3.04m 12'0" x 9'11"
Bedroom 4	4.23m x 2.96m 13'10" x 9'8"

Plots 21, 22, 31[†], 42[†], 46, 54, 61, 63[†], 65, 67 & 90

B - Boiler St - Store W - Wardrobe WC - Cloakroom

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific windows. †Denotes handed plot. January 2021.

The Pinewood

3 Bedroom Home





3 Bedroom Home

Total Area 999 sq. ft.

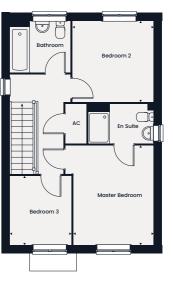
A delightful three bedroom home. The ground floor features a living room and a kitchen/dining area with double doors leading out to the garden.

A WC and storage cupboard complete the ground floor. Upstairs, there is an en suite master bedroom, two further bedrooms, a family bathroom and airing cupboard.



Ground Floor

Kitchen/Dining Area 5.40m x 3.04m | 17'7" x 9'9" Living Room 5.32m x 3.20m | 17'4" x 10'4"



First Floor

 Master Bedroom
 3.75m x 3.01m | 12'3" x 9'8"

 Bedroom 2
 3.07m x 3.03m | 10'0" x 9'9"

 Bedroom 3
 2.61m x 2.37m | 8'5" x 7'7"

Plots 34[†], 39, 40, 59[†], 60 & 73

B - Boiler St - Store WC - Cloakroom AC - Airing Cupboard

Garage attached to plots 34, 59 & 60 only. The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific windows. †Denotes handed plot. January 2021.

The Silverwood

3 Bedroom Home





The Silverwood 3 Bedroom Home

Total Area 1,184 sq. ft.

A well-proportioned three bedroom home with a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room, storage cupboard and WC. Upstairs is the master bedroom featuring an en suite, two further bedrooms, a family bathroom and a storage cupboard.





Ground Floor

Kitchen/Dining Area 7.54m x 3.39m | 24'7" x 11'1" Living Room 4.45m x 3.38m | 14'5" x 11'0"

First Floor

Master Bedroom 4.54m x 3.23m | 14'8" x 10'5" Bedroom 2 3.38m x 3.15m | 11'0" x 10'3" Bedroom 3 3.23m x 2.88m | 10'5" x 9'4"

Plots 7[†], 19, 30[†] & 35

B - Boiler St - Store WC - Cloakroom

Garage attached to plots 7, 30 & 35 only. The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. †Denotes handed plot. January 2021.

The Stamford

4 Bedroom Home





The Stamford

4 Bedroom Home

Total Area 1,667 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a separate utility room, WC, storage cupboard and spacious study. Upstairs, there is a master bedroom featuring three fitted double wardrobes and an en suite. The second bedroom has an en suite and there are two further bedrooms, two storage cupboards and a family bathroom.





Ground Floor

(itchen/Dining Area	9.68m x 3.13m		31'7" x 10'2
iving Room	5.56m x 4.28m		18'2" x 14'0
Study	3.19m x 2.08m		10'4" x 6'8"
Jtility	1.76m x 1.74m	ı	5'9" x 5'8"

First Floor

Master Bedroom	4.28m x 3.35m	14'0" x 10'9
Bedroom 2	4.02m x 3.09m	13'1" x 10'1
Bedroom 3	3.51m x 3.10m	11'5" x 10'1
Bedroom 4	3.84m x 3.13m	12'5" x 10'2'

Plots 32, 57 & 58

B - Boiler St - Store W - Wardrobe WC - Cloakroom

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. January 2021.

The Thornton

2 Bedroom Home



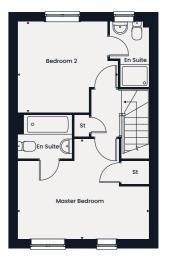


The Thornton 2 Bedroom Home

Total Area 776 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. Upstairs features the master bedroom with an en suite and a further bedroom which benefits from an en suite.





Ground Floor

Kitchen/Dining Area 4.42m x 2.28m | 14'5" x 7'4" Living Room 4.57m x 3.16m | 14'9" x 10'3"

First Floor

Master Bedroom 3.96m x 3.54m | 12'9" x 11'6" Bedroom 2 3.54m x 3.19m | 11'6" x 10'4"

Plots 84, 85[†], 86 & 87[†]

B - Boiler St - Store WC - Cloakroom

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. †Denotes handed plot. January 2021.

The Walford

4 Bedroom Home





The Walford 4 Bedroom Home

Total Area 1,780 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/breakfast area with utility room and double doors leading to the garden with access to the double garage. A separate living room with double doors provides additional access to the garden and double garage. The dining room and study complete the ground floor. The first floor offers a master bedroom with three fitted wardrobes and en suite. The second bedroom boasts an en suite and the first floor is complete with two good-sized bedrooms, two storage cupboards and a family bathroom.



Ground Floor

Kitchen/Breakfast Area	5.92m x 3.72m	I	19'5" x 12'2
Dining Room	3.47m x 3.09m	I	11'4" x 10'1
Living Room	5.63m x 3.50m	I	18'5" x 11'5
Study	3.47m x 2.45m	I	11'4" x 8'0"
Utility	2.27m x 1.55m	I	7'5" x 5'1"

First Floor

aster Bedroom	5.32m x 3.72m	17'5" x 12'2
droom 2	4.21m x 3.53m	13'9" x 11'5
droom 3	4.23m x 3.15m	13'8" x 10'3
droom 4	3.55m x 2.40m	11'6" x 7'8"

Plots 37[†], 38, 41, 50[†], 55[†] & 64

B - Boiler St - Store W - Wardrobe WC - Cloakroom

Garage attached to plots 41 and 50 only. The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific doors, variances to plot 41 and 50. †Denotes handed plot. January 2021.

The Westwood

4 Bedroom Home



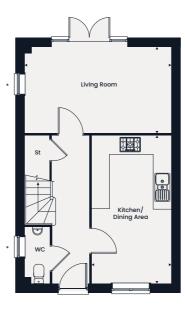


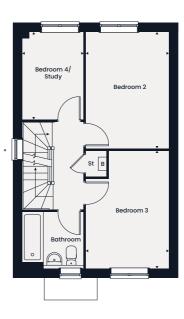
The Westwood

4 Bedroom Home

Total Area 1,213 sq. ft.

A well-proportioned three storey, four bedroom home featuring a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. The first floor offers two good-sized bedrooms, a bedroom/study and a family bathroom. The master bedroom and en suite complete the top floor.







Ground Floor

Kitchen/Dining Area 4.97m x 2.68m | 16'3" x 8'9" Living Room 4.94m x 2.87m | 16'2" x 9'4"

First Floor

Bedroom 2 3.94m x 2.80m | 12'11" x 9'2" Bedroom 3 3.97m x 2.80m | 13'0" x 9'2" Bedroom 4/Study 2.97m x 2.06m | 9'8" x 6'9"

Second Floor

Master Bedroom 6.21m x 4.94m | 20'4" x 16'2[†]

Plots 44[†], 45, 47[†], 48, 49, 69, 70[†], 71, 72[†], 88 & 89[†]

B - Boiler St - Store WC - Cloakroom ----- Reduced Head Height ⊠ - Roof Light

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. *Plot specific windows. †Denotes handed plot. January 2021.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, overcome almost any obstacle that

Whether you are a first-time buyer struggling to take that first step onto owner having problems selling your here with Tilia Homes.



Benefits of buying new

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.





Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy efficient home.



You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



Be the first to live in the property. Built with high specifications. It's brand new - and all yours!

*Available only at specified stages of build.



Part Exchange



Smooth Move



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment, we create neighbourhoods that we can all be proud of for many years to come.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in. We pride ourselves on being there for our customers throughout the buying and selling process – and beyond – helping build homes and communities we can all be proud of, for many years to come.

After all, we've been building to the highest standard in some of the UK's most desirable locations for decades. We've won awards for our considerate construction, preventing accidents and investing in people, to name just a few. So, you can always be sure that we're making homes of the highest standard, while also doing our very best to respect – and protect – the unique character of your local area.







Tilia Homes in their efforts to improve designs reserve the right to alter siteplans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to www.tiliahomes.co.uk. Please speak to your Sales Executive for further details. January 2021.

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