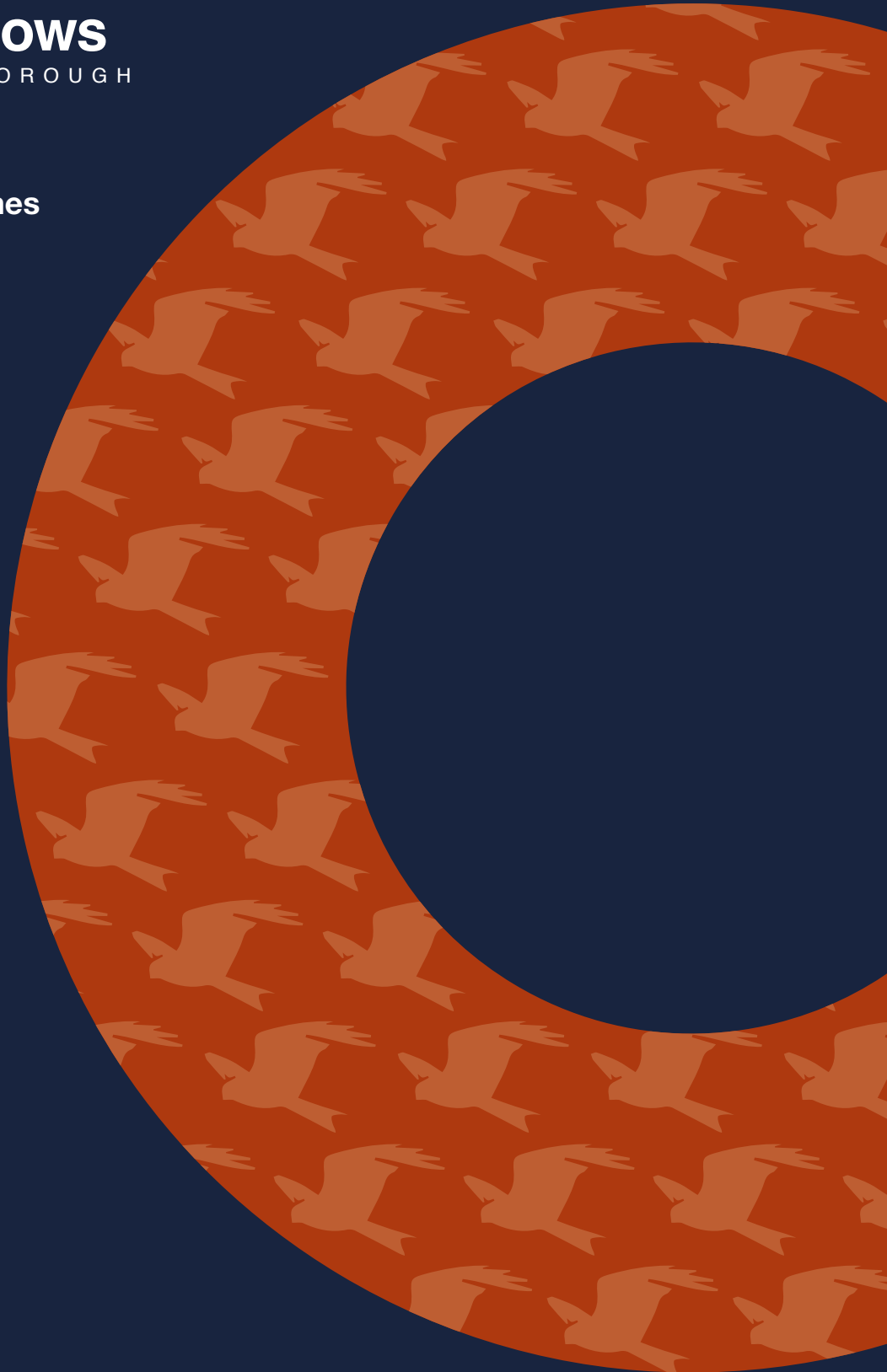




# Kite Meadows

PRINCES RISBOROUGH

A collection of  
2, 3, 4 & 5 bedroom homes



Welcome

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# Introducing Kite Meadows

**A collection of two, three, four and five  
bedroom homes occupying a prime position  
off Longwick Road in Princes Risborough.**

The glorious Buckinghamshire countryside is home to historic Princes Risborough, a small market town that's full of character.

Nestled at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty, both the idyllic surrounding area and fantastic local amenities are on your doorstep. The nearby larger towns of High Wycombe and Aylesbury offer further leisure and entertainment options.



Photography from Kite Meadows



# Local life in Princes Risborough

A new way of living



## Rich in history

With Princes Risborough mentioned in the Domesday Book, you can catch glimpses of its past around almost every corner.

Probably the town's most famous landmark, the prehistoric 'Pudding Stone' way-marker can be found at the Horns Lane roundabout, less than 15-minutes' walk from the development.

Head for the hills to admire Whiteleaf Cross, a mysterious chalk carving dating back several hundred years.



## Dining out

The centre of Princes Risborough is around 10-minutes' walk from Kite Meadows. Stroll along attractive, historic streets with their half-timbered houses before moving into the modern day with a meal at one of the town's many eateries.

Sample delicious Indian food at Radhuni on Church Street, and just opposite on Market Square, tuck into traditional pub fare at the family-friendly Whiteleaf Cross.



## Go outside

As well as the towns of High Wycombe and Aylesbury being within easy reach of the development, stunning countryside is also just a stone's throw away. The Chilterns feature lush hills and woodlands for exploring on foot, or on two wheels by following cycle paths. Stumbling across pretty villages and typical Chilterns country pubs are the rewards for getting out and about in this naturally beautiful part of Buckinghamshire.

Traditional pubs like The Whiteleaf Cross and The Bell offer a welcoming feel that's ideal for family meals. Great restaurant and café choices include Olive Indian restaurant and Crumbs Too.

## The leisurely life

As well as there being plenty of restaurants and cafés to enjoy, the town centre has a wide range of outlets to keep every shopper happy.

Craft and gift boutiques make up the majority of the independent shops, with a street market held every Thursday. There's also a Tesco Superstore close to the development.



## Family-friendly

Princes Risborough offers a good choice of both primary and secondary schools, along with plenty of pre-school facilities.

Enjoy well-earned leisure time at Risborough Springs Swim and Fitness Centre, with Risborough Community Centre being a place to learn new skills. The centre runs a variety of events and classes, including a dog training club.



# Getting around

## What's nearby

Princes Risborough is ideal for London commuters, with the train station located less than 5-minutes' drive' away, providing a direct and frequent rail service into Marylebone in around 45 minutes'. Just 20 minutes' away from Kite Meadows is the M40, easily getting you to places like London via the M25. The nearest airports are at Luton and Heathrow, with both being around an hour's drive away.

The market town of Aylesbury is just 9 miles' north of the development. It boasts three shopping centres and high street names like House of Fraser, River Island and H&M. Bucks County Museum is home to the Roald Dahl Children's Gallery, and the Waterside Theatre plays host to a range of entertaining shows. Relax with delicious food inside the atmospheric 15th Century King's Head Inn.

Drive 9 miles' south of Kite Meadows to reach delightful High Wycombe. Highlights of the town include the Eden Shopping Centre and Wycombe Swan Theatre. Try locally produced craft beers at Fisher's Brewery and enjoy meals at popular chain restaurants such as Bill's and Nando's.

\*Distances taken from google.co.uk/maps. Train times taken from nationalrail.co.uk. Car travel times taken from google.co.uk/maps and are approximate only.

## By Train



**High Wycombe station**

**9 minutes\***  
from Princes Risborough



**Aylesbury station**

**19 minutes\***  
from Princes Risborough



**Marylebone station**

**45 minutes\***  
from Princes Risborough

## By Car



**M40 (JCT 5)**

**22 minutes\***  
from Kite Meadows



**Heathrow Airport**

**44 minutes\***  
from Kite Meadows



**Luton Airport**

**50 minutes\***  
from Kite Meadows



# Development plan

View the site of your new home

The development features a collection of charming 2, 3, 4 and 5 bedroom homes and is conveniently located close to the heart of Princes Risborough.

## 2 bedroom homes

**The Pyrtton** – plots 32–35

**The Adwell** – plot 1

## 3 bedroom homes

**The Hazlemere** – plots 91–96

## 4 bedroom homes

**The Chartridge** – plots 14–20, 22 and 36–41

**The Ashendon** – plots 21, 42–44, 79–82 and 87–90

## 5 bedroom homes

**The Aldbury** – plots 83–86

## Shared Ownership

Plots 2–13 and 53–56

## Affordable Rent

Plots 23–31 and 45–52

● = LEAP (Local Equipped Area for Play)



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.





# The Pyrtan

Plots 32\*, 33, 34\* & 35

Kite Meadows Princes Risborough



## Two bedroom house – Gross Internal Area

78 sq m / 839.58 sq ft

**Living/Dining Area**  
4.75m x 4.61m / 15'7" x 15'2"

**Kitchen**  
3.96m x 2.27m / 13'0" x 7'6"

**WC**  
2.01m x 0.89m / 6'7" x 2'11"

**Master Bedroom**  
4.61m x 3.60m / 15'2" x 11'10"

**Bedroom 2**  
4.61m x 2.63m / 15'2" x 8'8"

**Bathroom**  
2.25m x 1.95m / 7'5" x 6'5"

ST = Store W = Fitted Wardrobe WC = Toilet \*Plots 32 & 34 are handed.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# The Adwell

Plot 1

Kite Meadows Princes Risborough



## Two bedroom house – Gross Internal Area

127 sq m / 1,367.01 sq ft

**Living Room**  
5.32m x 5.05m / 17'5" x 16'7"

**Kitchen/Dining Area**  
5.32m x 4.52m / 17'5" x 14'10"

**WC**  
2.11m x 1.42m / 6'11" x 4'8"

**Master Bedroom**  
4.62m x 4.05m / 15'2" x 13'4"

**Bedroom 2**  
4.62m x 4.49m / 15'2" x 14'9"

**Bathroom**  
3.02m x 2.54m / 9'11" x 8'4"

ST = Store W = Fitted Wardrobe WC = Toilet

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# The Hazlemere

Plots 91\*, 92, 93\*, 94, 95\* & 96

Kite Meadows Princes Risborough



## Three bedroom house – Gross Internal Area

111 sq m / 1194.79 sq ft

**Living/Dining Area**  
5.47m x 4.21m / 18'0" x 13'10"

**Kitchen**  
4.21m x 1.96m / 13'10" x 6'5"

**WC**  
2.13m x 0.95m / 7'0" x 3'1"

**Bedroom 2**  
4.21m x 3.89m / 13'10" x 12'9"

**Bedroom 3**  
4.21m x 3.10m / 13'10" x 10'2"

**Bathroom**  
3.05m x 1.95m / 10'0" x 6'5"

**Master Bedroom**  
4.76m x 4.21m / 15'8" x 13'10"

**En suite**  
3.19m x 1.64m / 10'6" x 5'5"

**Balcony (max)**  
3.96m x 1.35m / 12'11" x 4'5"

ST = Store W = Fitted Wardrobe WC = Toilet \*Plots 91, 93 & 95 are handed. \*\*Plots 92, 93 & 94 entrance doors are on the front of the house.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# The Chartridge

Plots 14, 15\*, 16, 17\*, 18, 19\*, 20\*, 22, 36, 37\*, 38, 39\*, 40 & 41\*

Kite Meadows Princes Risborough



## Four bedroom house – Gross Internal Area

133 sq m / 1431.60 sq ft

**Living/Dining Area**  
5.49m x 4.21m / 18'0" x 13'10"

**Kitchen**  
4.21m x 1.96m / 13'10" x 6'5"

**WC**  
1.80m x 0.95m / 5'11" x 3'1"

**Bedroom 2**  
4.21m x 3.87m / 13'10" x 12'9"

**Bedroom 3**  
4.21m x 3.05m / 13'10" x 10'0"

**Bedroom 4**  
7.01m x 2.99m / 23'0" x 9'10"

**Bathroom**  
2.25m x 1.95m / 7'5" x 6'5"

**Master Bedroom**  
4.76m x 4.21m / 15'8" x 13'10"

**En suite**  
3.19m x 1.68m / 10'6" x 5'6"

**Balcony (max)**  
3.96m x 1.35m / 12'11" x 4'5"

ST = Store W = Fitted Wardrobe WC = Toilet \*Plots 15, 17, 19, 20, 37, 39 & 41 are handed.

\*\*Plots 14, 20, 22, 36 & 41 have side access front doors.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



# The Ashendon

Plots 21, 42, 43, 44, 79, 80, 81, 82, 87\*, 88\*, 89\* & 90\*

Kite Meadows Princes Risborough



## Four bedroom house – Gross Internal Area

124 sq m / 1334,72 sq ft

**Living/Dining Area**  
5.93m x 5.09m / 19'6" x 16'9"

**Kitchen**  
4.12m x 2.84m / 13'6" x 9'4"

**WC**  
2.20m x 0.90m / 7'3" x 2'11"

**Bedroom 2**  
4.22m x 3.28m / 13'10" x 10'9"

**En suite**  
2.21m x 1.70m / 7'3" x 5'7"

**Bedroom 3**  
3.65m x 2.75m / 12'0" x 9'0"

**Bedroom 4/Office**  
2.86m x 2.23m / 9'5" x 7'4"

**Bathroom**  
2.27m x 1.95m / 7'5" x 6'5"

**Master Bedroom**  
4.90m x 4.03m / 16'1" x 13'3"

**En suite**  
2.65m x 1.95m / 8'8" x 6'5"

**Balcony**  
1.66m x 1.08m / 5'5" x 3'6"

ST = Store W = Fitted Wardrobe WC = Toilet \*Plots 87, 88, 89 & 90 are handed.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# The Aldbury

Plots 83, 84\*, 85\* & 86\*

Kite Meadows Princes Risborough



## Five bedroom house – Gross Internal Area

153 sq m / 1646.88 sq ft

**Living Room**  
6.34m x 3.72m / 20'10" x 12'3"

**Kitchen**  
3.57m x 3.07m / 11'9" x 10'1"

**Dining Area**  
3.72m x 3.25m / 12'3" x 10'8"

**WC**  
1.92m x 0.90m / 6'4" x 2'11"

**Master Bedroom**  
6.34m x 3.50m / 20'10" x 11'6"

**En suite**  
2.20m x 1.70m / 7'3" x 5'7"

**Bedroom 2**  
3.77m x 3.72m / 12'4" x 12'3"

**Bedroom 3**  
3.72m x 2.46m / 12'3" x 8'1"

**Bathroom**  
2.25m x 1.95m / 7'5" x 6'5"

**Bedroom 4**  
3.47m x 3.35m / 11'4" x 11'0"

**Bedroom 5**  
3.35m x 3.34m / 11'0" x 11'0"

**Bathroom**  
2.65m x 1.27m / 8'9" x 4'2"

**Balconies**  
1.47m x 0.73m / 4'8" x 2'4"

RW = Roof Window ST = Store W = Fitted Wardrobe WC = Toilet \*Plots 84, 85 & 86 are handed.

Layouts provide approximate measurements only. Dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Plot areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Plot layout sizes may vary slightly from one another – please refer to the price list and the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# Specification like no other

Come home to high quality



## Interior Finishes

- Brilliant white matt paint finish to all internal walls and ceilings
- White satin finish to all woodwork
- Smooth plaster finish to ceilings
- Mirrored wardrobes to master bedroom and bedroom 2, fitted with a chrome rail and shelf
- Porcelanosa floor tiles\* to kitchen, bathroom, en suite, and WC
- Carpets to all other areas\*
- Contemporary Rockport 5 panel internal doors

## Kitchen

- Contemporary Lemongrass kitchen units with under cupboard lighting
- Stainless steel splashback
- Integrated Smeg appliances to include gas hob, double oven, extractor hood, fridge/freezer, washing machine and dishwasher

## Bathroom and En suite

- Contemporary sanitaryware
- Bath with Bristan Frenzy thermostatic bath/shower mixer
- Shaver socket to bathroom and en suite
- Heated chrome towel rail
- Porcelanosa wall tiles to bathroom and Porcelanosa full height tiles to ensuite
- Wall hung WC with concealed cistern
- White gloss vanity units to bathroom and en suite

## Security

- Multi-point locking mechanism to all external single doors
- NACOSS approved alarm fitted to all properties, with an option to upgrade to Redcare (or similar) monitoring service
- Carbon monoxide detector
- Smoke detectors to ground and first floor hallways

## Telecommunications

- TV points provided to living room, kitchen and all bedrooms
- Quadraplex Sky TV points provided to living room and master bedroom
- BT points provided to living room, kitchen and master bedroom

## General

- Gas radiator central heating with thermostatically controlled radiators
- Hardwired doorbell with chrome button
- Satin chrome electrical faceplates
- Pendant light fittings to bedrooms and low energy chrome downlighters to all other areas
- Turf to front and rear gardens

## Warranty

- 10-year Premier Guarantee

\*Where possible, we will be able to offer buyers variations and choices on the internal finishes, although the availability of this will depend upon the stage of construction that each property has reached when a reservation is made. All specifications are subject to change. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Executive for further information.



# Help to Buy



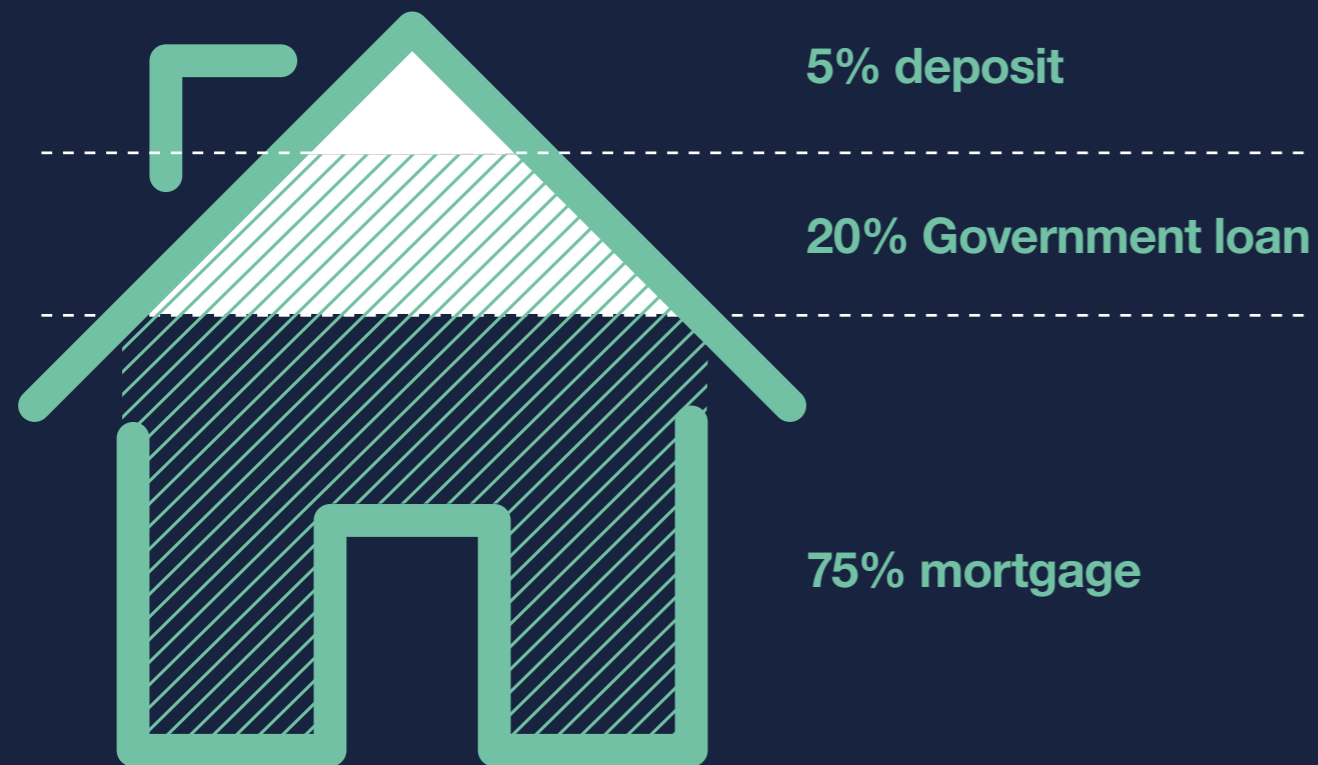
Backed by  
HM Government

## How it can work for you

With the Help to Buy: Equity Loan, you can buy a new home with just 5% deposit – whether you're a first-time buyer or second-time buyer – your next move could be sooner than you think!\*

## How does it work?

Help to Buy: Equity Loan allows you to buy a new home with a deposit of just 5% of the purchase price. You then receive a loan of up to 20% from the Government which is interest-free for the first five years. This means you only need to secure a mortgage on the remaining 75%.



\*Help to Buy: Equity Loan – Eligible applicants will be offered an equity loan of up to 20% of the purchase price at the open market value. Applicants are required to fund at least 80% of the purchase price with a conventional main mortgage and minimum of 5% deposit. For the first five years there is no interest charged on the equity loan. At the start of year six, 1.75% interest is payable on the equity loan, which rises annually by RPI inflation plus 1%. The equity loan is provided by the Government's Homes and Communities Agency, trading as Homes England, and held as a second charge on the Help to Buy home. 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.help2obuy.gov.uk](http://www.help2obuy.gov.uk). This scheme is subject to status and is only available on selected developments and properties in England. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

# Make moving easy

## with Assisted Move

We take the hassle out of selling, leaving you free to focus on your new home. Let us help you sell your home in just six simple steps\*\*:



- ### 1. Property visit

Catalyst Homes will submit your details to our Assisted Move partner. Our partner will then call and arrange for two local Estate Agents to visit your property.
- ### 2. Market appraisal

Within 48 hours of the Estate Agents' visit, our Assisted Move partner will send Catalyst Homes a market appraisal – your Sales Executive will discuss the recommended marketing price with you.
- ### 3. Property marketing

Once your reservation is agreed, our Assisted Move partner will contact you to arrange the sale of your current home. The Estate Agents may need to revisit to take marketing photographs and measurements – all viewings will be accompanied.
- ### 4. Sale offers

Our Assisted Move partner will ensure offers are negotiated to an acceptable level and buyers are in a position to proceed.
- ### 5. Viewing feedback

Our Assisted Move partner monitors all activity with the Estate Agents and will update Catalyst Homes with viewing feedback – Catalyst Homes will contact you to discuss the latest information.
- ### 6. Sale agreed

Once a sale is agreed, you will need to instruct your chosen solicitor. Our Assisted Move partner will liaise with all parties to push your sale through to Exchange of Contracts.

Catalyst terms and conditions apply. \*\*Assisted Move Scheme – Terms and conditions apply. This scheme cannot be used in conjunction with any other, unless by special arrangement by us. Available on selected plots only. Please speak to a Sales Executive for more details. December 2019.



# About us

**We are one of the UK's leading housing associations – a member of the G15 group, with over 31,000 homes in London and the South East.**

## Homes people love.

The UK has a housing problem. This affects every one of us, because housing is the foundation of the society we live in.

### Catalyst is part of the solution.

We're here to make homes people love, providing housing solutions and opportunities for those who can't afford a home without our

help. We offer a wide range of homes, for rent, part ownership or purchase. And by doing so, we build more than homes – we build communities.

We also work hard to be a great employer, to deliver outstanding customer service and to be a high performance business.

We are absolutely committed to our social purpose, in every part of our organisation. And we always seek to do better.

We provide a wide range of affordable housing options in London and the South East.

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## Some of our other developments include:

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**Homes people love**



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