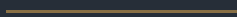
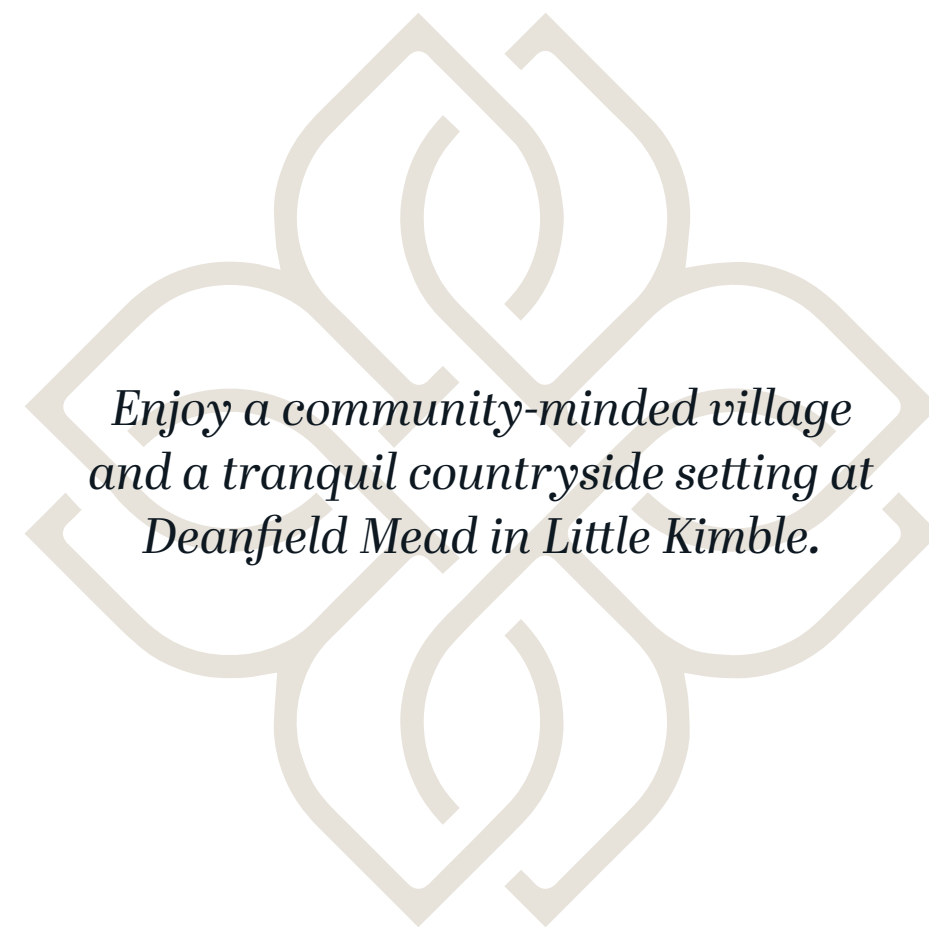
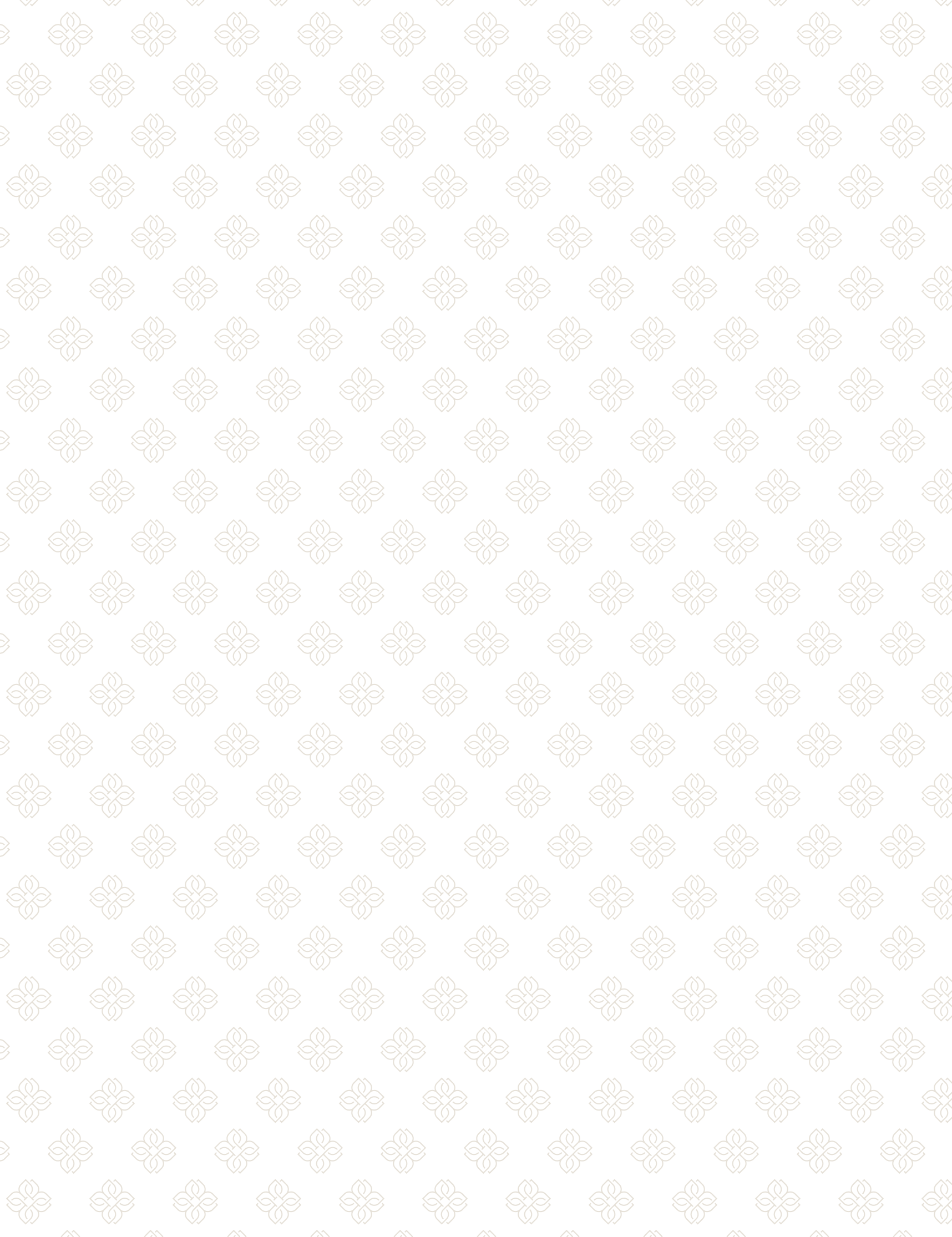




DEANFIELD
MEAD



— LITTLE KIMBLE —



*Enjoy a community-minded village
and a tranquil countryside setting at
Deanfield Mead in Little Kimble.*



DEANFIELD MEAD

— LITTLE KIMBLE —

Village living awaits

Deanfield Mead is your opportunity to live in the beautiful Buckinghamshire countryside. Just 14 new homes are being built in Little Kimble village on the edge of the Chiltern Hills Area of Outstanding Natural Beauty, comprising three- and four-bedroom detached houses.





A location you'll love

Little Kimble is a picturesque Buckinghamshire village perched on the edge of the Chiltern Hills. Together with its neighbour, Great Kimble, it offers residents a number of desirable countryside features, including a village hall, cricket club, places of worship, schools and The Swan pub. Added bonuses include a train station, in-catchment status for multiple grammar schools, local golf courses, and close proximity to Princes Risborough (three miles) and Aylesbury (five miles).

One of the best ways to explore the local area is on foot, following the network of scenic paths that meander through fields, farmland and ancient woodland. The much-photographed panoramic views are punctuated by Coombe Hill Monument, the Whiteleaf Cross chalk figure and Cymbeline's Castle.



Connected in the countryside

Little Kimble is served by a regular bus service that links the village to Aylesbury, High Wycombe and Princes Risborough. Alternatively, Little Kimble train station is an excellent base from which to travel. The A40 and the A41 are the main road links, setting travellers on a path to Oxford and Bicester to the north west, and London and Heathrow Airport to the south.



On foot

Kimble Cricket Club	0.3 miles
The Kimble Stewart Hall	0.4 miles
Little Kimble Train Station	0.5 miles
The Swan	0.7 miles
All Saints Church	0.7 miles
Griffin House School	0.8 miles
Great Kimble C of E School	1 mile



By car

Ellesborough Golf Club	2.4 miles
National Trust Chilterns Countryside	3.3 miles
Princes Risborough Train Station	4 miles
Aylesbury	5.3 miles
Aylesbury High School	5.3 miles
Aylesbury Grammar School	5.4 miles
M40, J6	9.5 miles
Heathrow Airport	30 miles



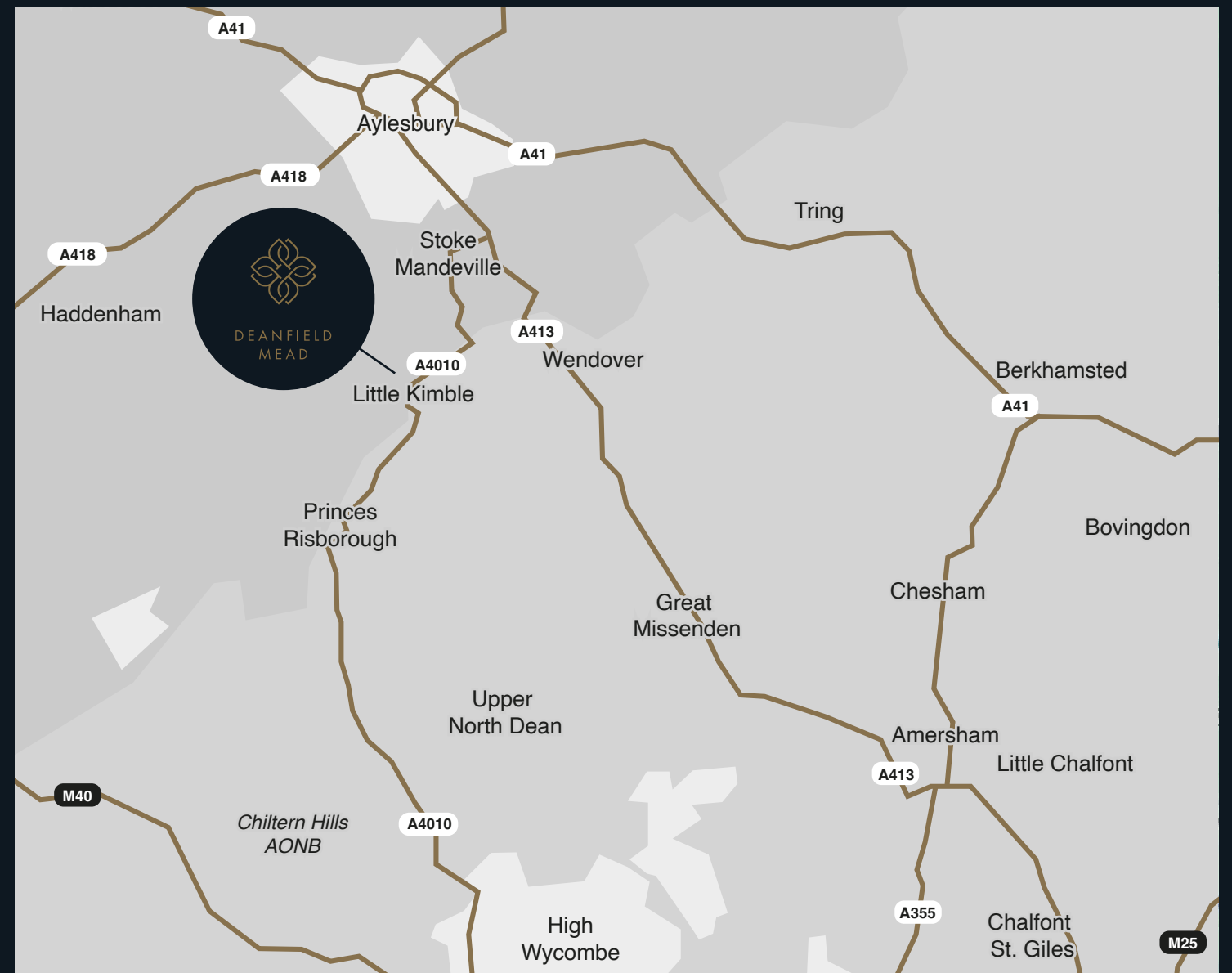
By rail (from Princes Risborough)

Little Kimble Station	7 minutes
High Wycombe	9 minutes
Aylesbury	16 minutes
Bicester Village	19 minutes
Wembley Stadium	28 minutes
London Marylebone	39 minutes
Oxford	39 minutes

Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. Apr 2024. Distances from Deanfield Mead.



Deanfield Mead,
Marsh Road,
Little Kimble,
Aylesbury,
HP22 5XS



Deanfield Mead Development Plan

Deanfield Mead takes the form of a quiet cul-de-sac, set back from Marsh Road and adjacent to open fields. The private homes take the form of four highly attractive house types: each detached, with off road parking and a mix of brick, render and flint elevations.

Our Homes

The Bladon

3-bedroom detached home
Plots 2, 3, 4 & 5

The Davenport

4-bedroom detached home
Plot 6

The Fairford

4-bedroom detached home
Plot 1

The Faringdon

4-bedroom detached home
Plot 14



Marsh Road

Plots 7-13 are shared ownership and affordable rent.
Computer generated image of the Deanfield Mead development plan. Landscaping and levels are indicative and may vary.



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Computer generated image of Deanfield Mead.

The Bladon

3-bedroom home

Plots 2, 3 & 5



Computer generated image of The Bladon.

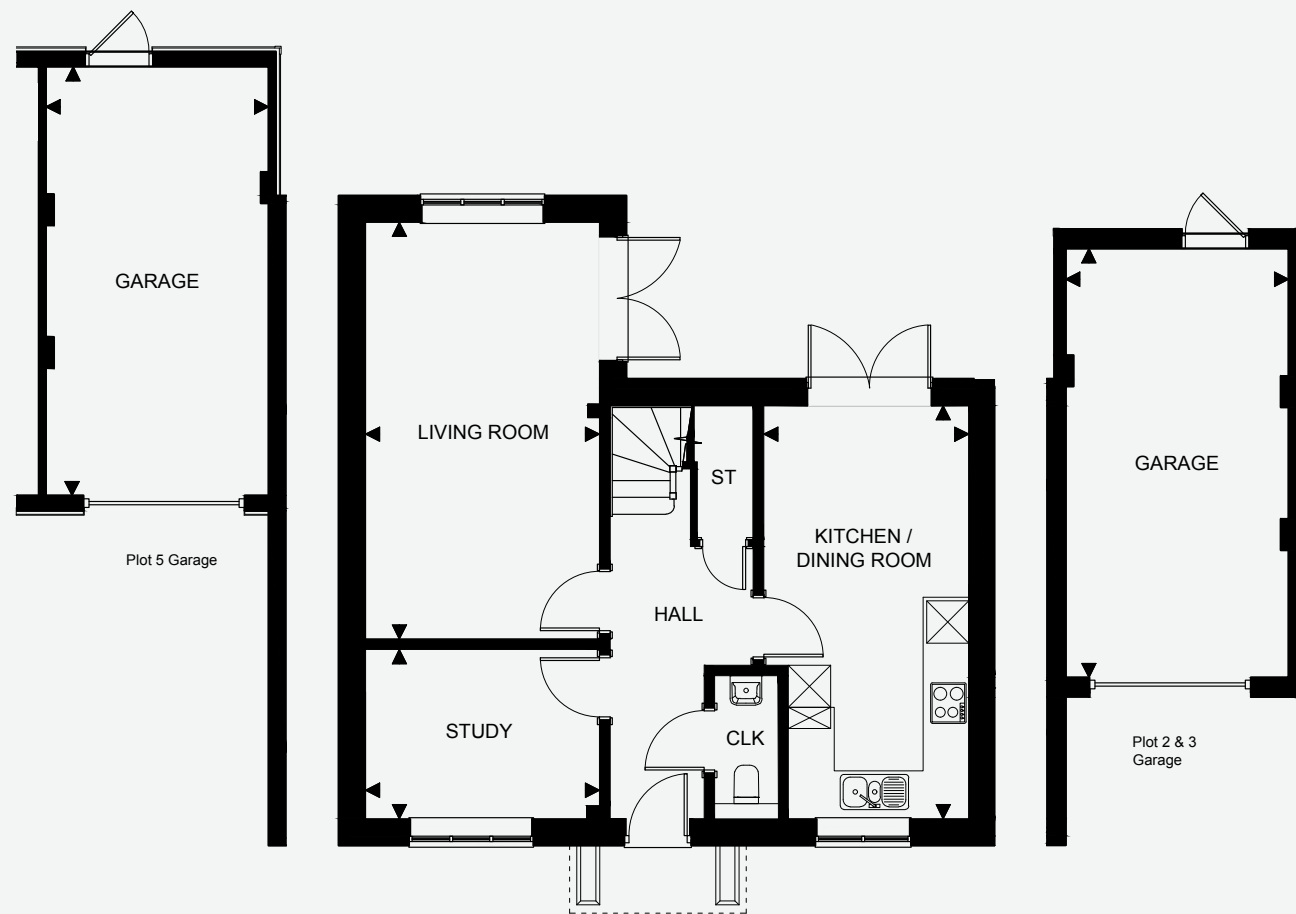
The Bladon

3-bedroom home

Plots 2, 3 & 5

Key

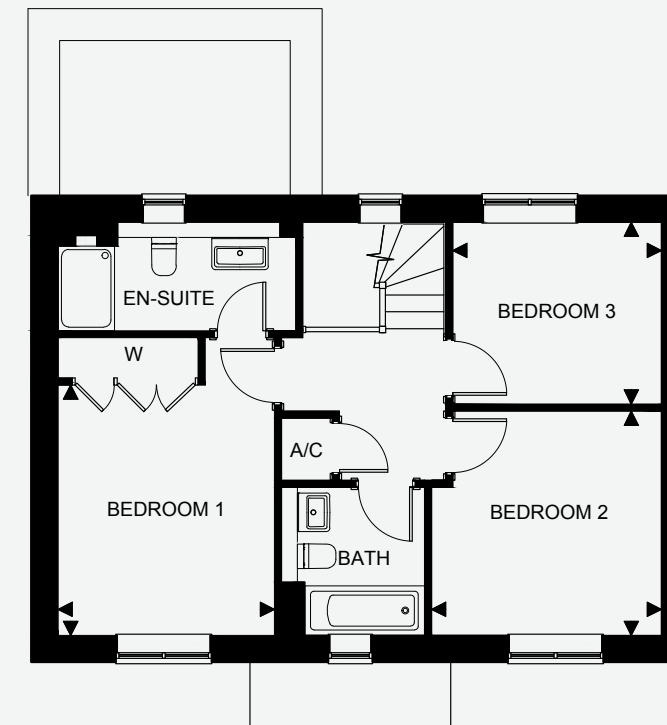
- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard



Ground Floor

Kitchen/Dining Room	5.86m x 2.90m	19'2" x 9'6"
Living Room	5.91m x 3.32m	19'4" x 10'10"
Study	3.32m x 2.40m	10'10" x 7'10"
Garage	6.08m x 3.16m	19'11" x 10'4"

Dotted line denotes reduced head height or structure above.



First Floor

Bedroom 1	3.55m x 3.07m	11'7" x 10'0"
Bedroom 2	3.25m x 3.18m	10'7" x 10'5"
Bedroom 3	2.95m x 2.58m	9'8" x 8'5"

The Bladon

3-bedroom home

Plot 4



Computer generated image of Plot 4 The Bladon.

The Bladon

3-bedroom home

Plot 4

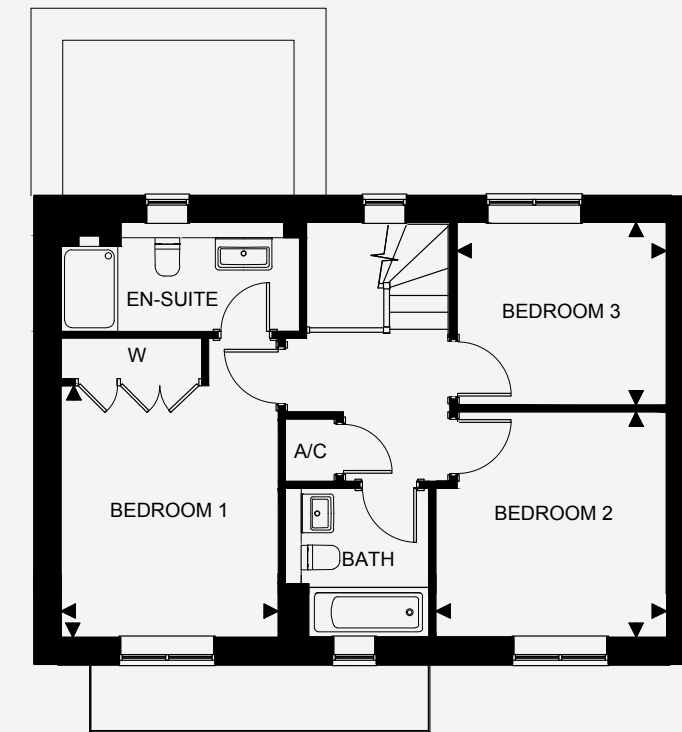
Key

- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard



Ground Floor

Kitchen/Dining Room	5.86m x 2.90m	19'2" x 9'6"
Living Room	5.91m x 3.32m	19'4" x 10'10"
Study	3.32m x 3.12m	10'10" x 10'2"
Garage	6.08m x 3.16m	19'11" x 10'4"



First Floor

Bedroom 1	3.55m x 3.07m	11'7" x 10'0"
Bedroom 2	3.25m x 3.18m	10'7" x 10'5"
Bedroom 3	2.95m x 2.58m	9'8" x 8'5"

Dotted line denotes reduced head height or structure above. Garage not shown in actual position, please ask sales advisor for details.

The Davenport

4-bedroom home

Plot 6



Computer generated image of The Davenport.

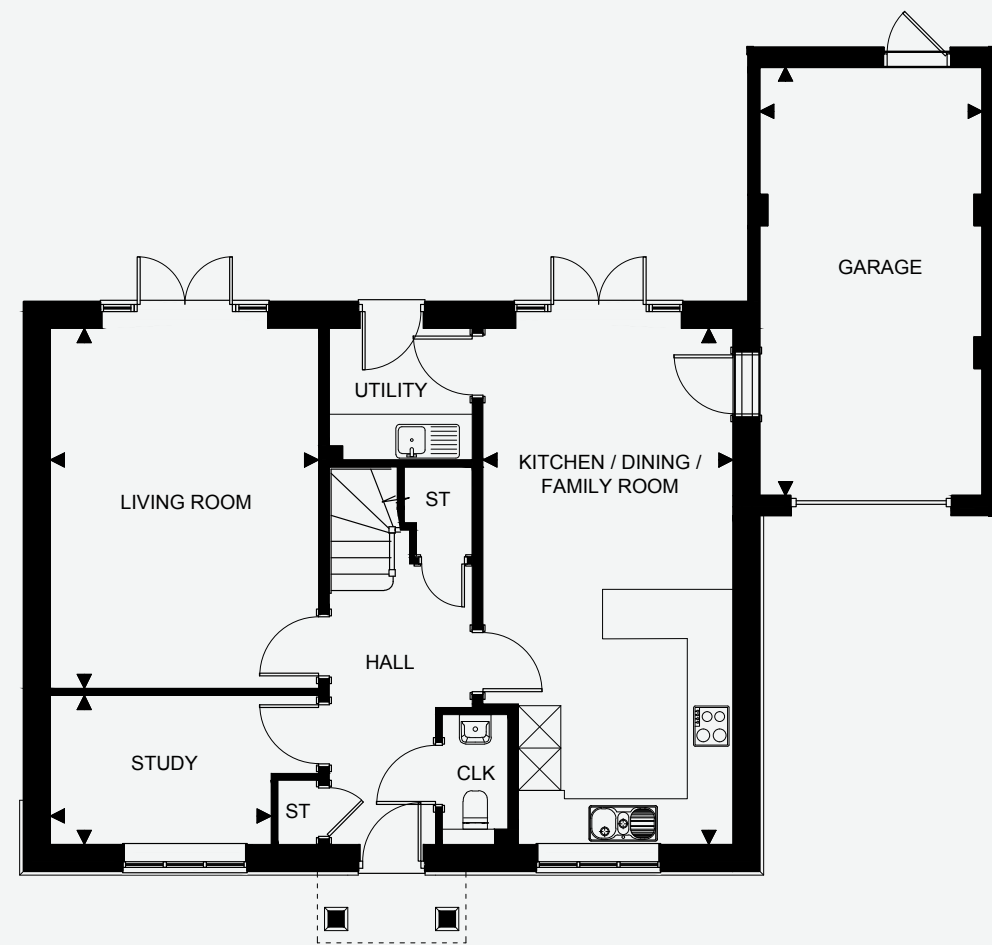
The Davenport

4-bedroom home

Plot 6

Key

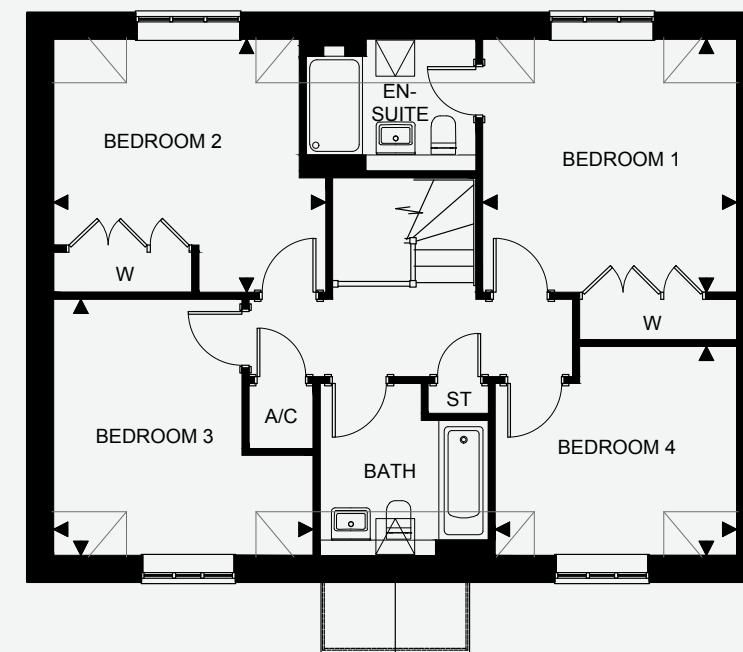
- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard
- ☒ Roof Light



Ground Floor

Kitchen/Dining/Family Room	7.32m x 3.54m	24'0" x 11'7"
Living Room	5.10m x 3.80m	16'8" x 12'5"
Study	3.13m x 2.11m	10'3" x 6'11"
Garage	6.08m x 3.16m	19'11" x 10'4"

Dotted line denotes reduced head height or structure above. Thin solid line to bedrooms denotes extent of full ceiling.



First Floor

Bedroom 1	3.59m x 3.59m	11'9" x 11'9"
Bedroom 2	3.85m x 3.59m	12'7" x 11'9"
Bedroom 3	3.67m x 3.63m	12'0" x 11'10"
Bedroom 4	3.42m x 2.96m	11'2" x 9'8"

The Fairford

4-bedroom home

Plot 1




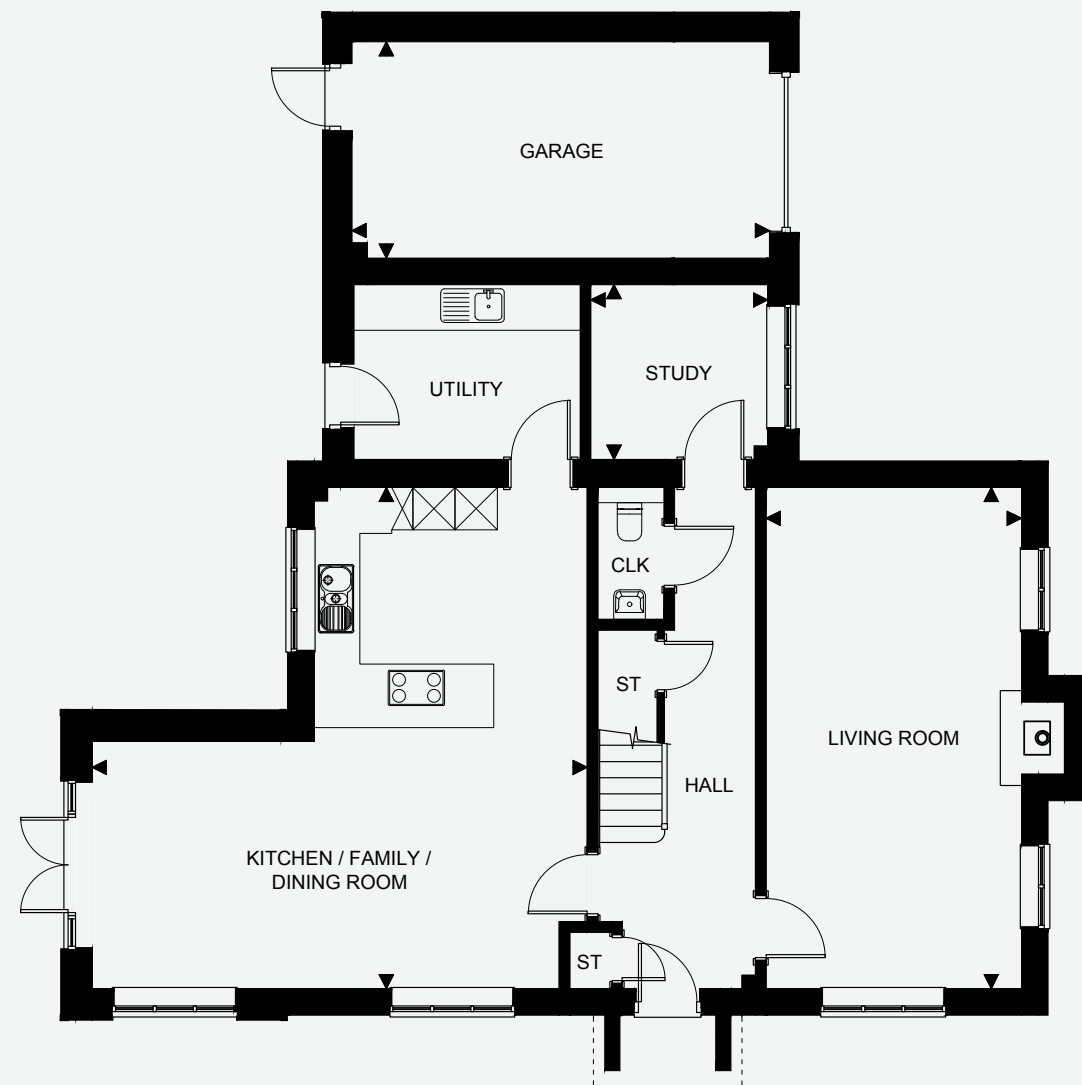
Computer generated image of The Fairford.

The Fairford

4-bedroom home
Plot 1

Key

- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard
-  Roof Light



Ground Floor

Kitchen/Family/Dining Room	7.11m x 7.02m	23'3" x 23'0"
Living Room	7.11m x 3.62m	23'3" x 11'10"
Study	2.50m x 2.48m	8'2" x 8'1"
Garage	5.92m x 3.07m	19'5" x 10'0"



First Floor

Bedroom 1	5.87m x 3.62m	19'3" x 11'10"
Bedroom 2	3.92m x 3.74m	12'10" x 12'3"
Bedroom 3	3.75m x 3.52m	12'3" x 11'6"
Bedroom 4	3.75m x 3.48m	12'3" x 11'5"

Dotted line denotes reduced head height or structure above.

The Faringdon

4-bedroom home
Plot 14




Computer generated image of The Faringdon.

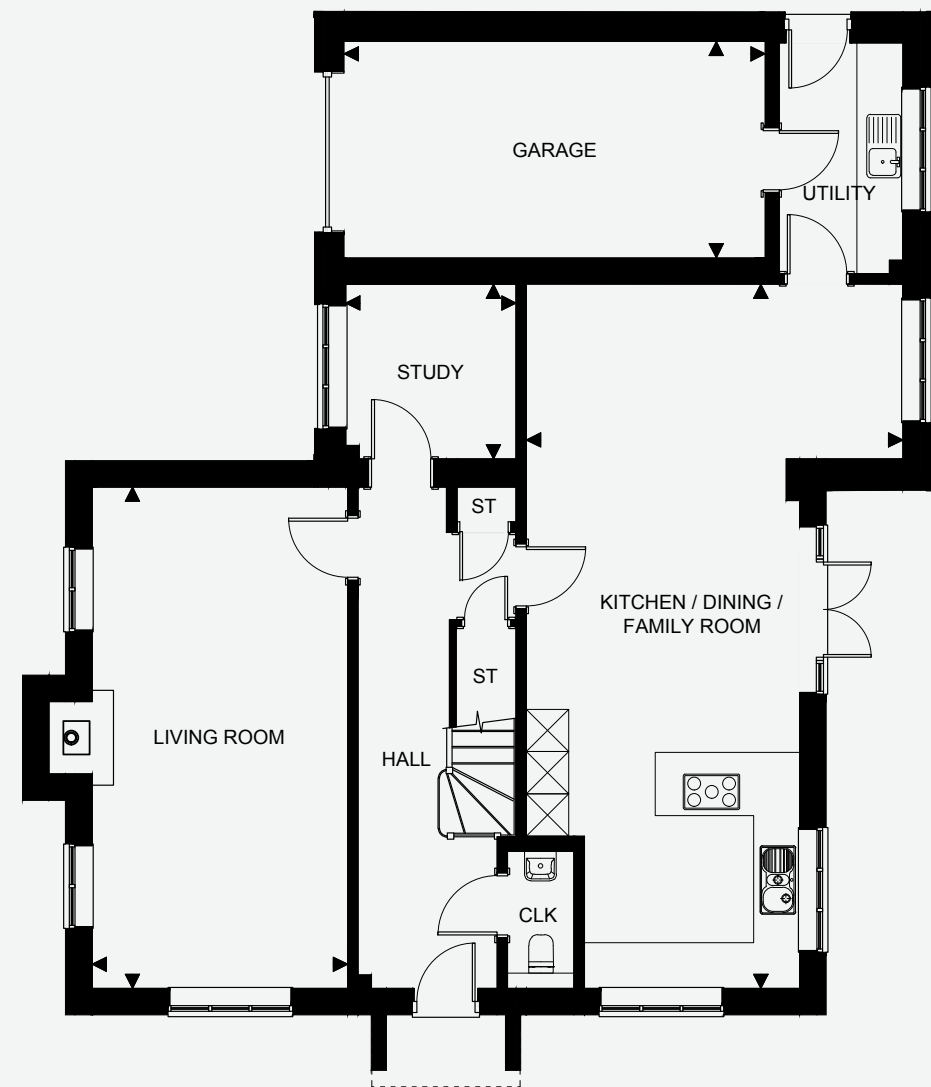
The Faringdon

4-bedroom home

Plot 14

Key

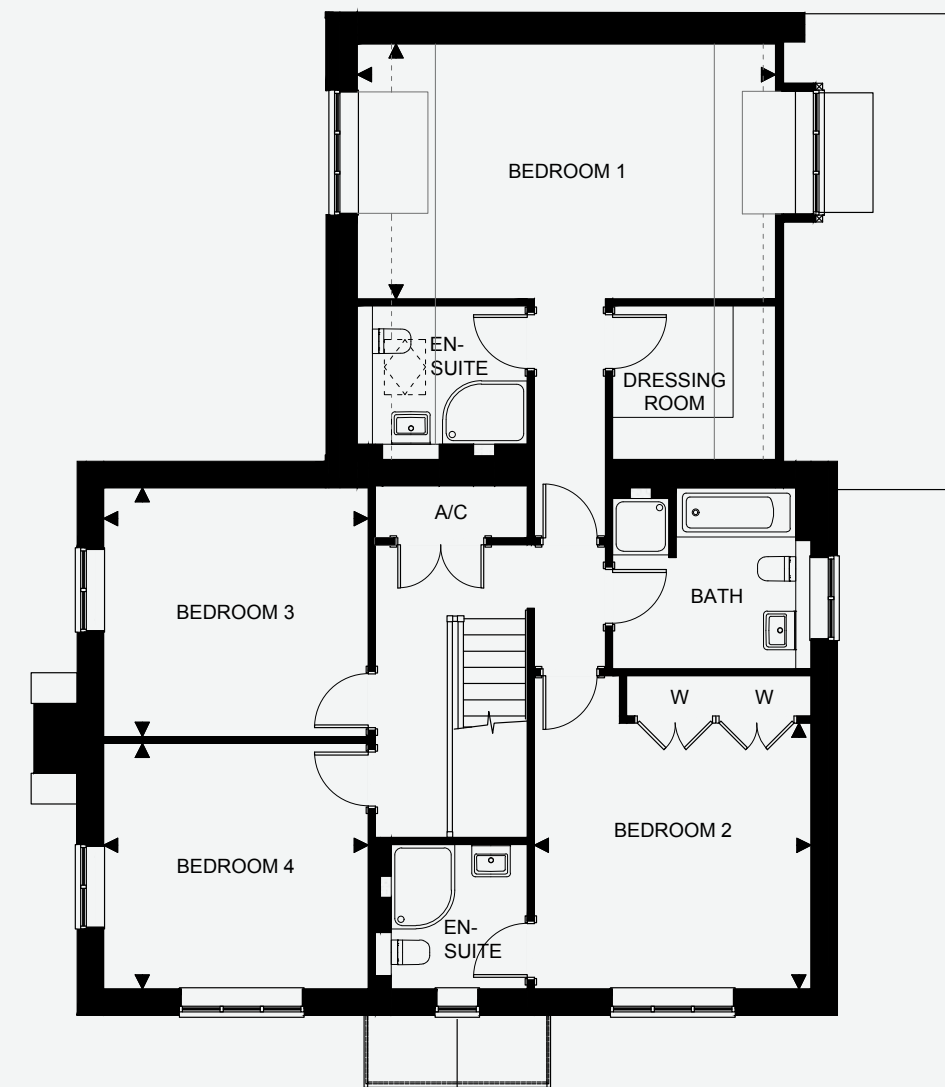
- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard
-  Roof Light



Ground Floor

Kitchen/Dining/Family Room	9.99m x 5.33m	32'9" x 17'5"
Living Room	7.11m x 3.62m	23'3" x 11'10"
Study	2.47m x 2.41m	8'1" x 7'10"
Garage	5.97m x 3.07m	19'7" x 10'0"

Dotted line denotes reduced head height or structure above.



First Floor

Bedroom 1	5.93m x 3.62m	19'5" x 11'10"
Bedroom 2	3.92m x 3.77m	12'10" x 12'4"
Bedroom 3	3.75m x 3.52m	12'3" x 11'6"
Bedroom 4	3.75m x 3.48m	12'3" x 11'5"



DEANFIELD
MEAD



A previous show home photograph.



It's all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through provision of energy via air source heat pumps, thermally-efficient glazing, superior levels of insulation and water-saving appliances, all contributing to the cost-efficiency of our homes



Sustainability and Energy Efficiency

- Low carbon heating through air source heat pump
- Smart meter installed to help monitor your energy use and automatically send out meter readings
- High performance double-glazed PVCu windows giving an excellent level of thermal insulation and reduced heat loss
- 150mm wall cavities and superior levels of insulation within roof spaces to limit heat loss in the winter and reduce heat gain in summer
- Water saving appliances and sanitaryware
- Low energy lighting to all homes
- Water butt installed to all homes
- 7kW electric vehicle charging point fitted to each home

Construction

- Main structure of traditional masonry construction



Kitchen

- Professionally designed kitchen fully equipped with a range of contemporary shaker-style wall and floor cabinets. (Choice of door colour, work-surface and handles available depending on build stage.)
- Composite/stone work-surface, upstand and splashback in the Davenport, Fairford and Faringdon
- Laminate work-surface and upstand and stainless steel splashback in the Bladon
- 1 ½ bowl undermounted stainless-steel sink with grooved drainer and chrome mixer tap with swivel spout to the Davenport, Fairford and Faringdon. 1 ½ bowl inset stainless-steel sink with single drainer and chrome mixer tap with swivel spout to the Bladon
- Built-in Bosch double oven, integrated combi oven, five ring induction hob and extractor to the Davenport, Fairford and Faringdon
- Built-in Bosch single oven, integrated combi oven, four ring induction hob and extractor to the Bladon
- Integrated fridge/freezer and dishwasher to all homes
- Integrated washer/dryer to the Bladon
- Porcelain floor tiling to the Davenport, Fairford and Faringdon. Amtico flooring to the Bladon

Utility Room*

- Contemporary shaker-style floor cabinets to match the kitchen, with laminate work-surfaces
- Space for two appliances (see Sales Advisor for details)
- 1 ½ bowl inset stainless-steel sink with single drainer and chrome mixer tap with swivel spout
- Porcelain floor tiling

Bathroom, En-suite(s) and Cloakroom

- Contemporary white Laufen bathroom suites with chrome Hansgrohe brassware (note, Roca WC to the Bladon)
- Chrome Hansgrohe thermostatic shower over the bath to the family bathroom and in the shower cubicle of en-suites
- Vanity unit to family bathroom and en-suite 1
- Wall mirror above basin to family bathroom, en-suite 1 and cloakroom
- Heated anthracite towel rail in family bathroom and en-suites
- Chrome shaver socket to family bathroom and en-suites
- Porcelain/ceramic wall tiling to family bathroom, en-suites and cloakroom
- Porcelain floor tiling to the cloakroom in the Davenport, Fairford and Faringdon. Amtico flooring to the cloakroom in the Bladon
- Amtico flooring to the family bathroom and en-suites to all homes



Electrical & Multimedia

- Stainless steel sockets fitted in the kitchen above work-surfaces
- USB socket to kitchen, study and bedroom 1
- TV/FM/DAB sockets to kitchen, living room, family/dining room, study and bedroom 1
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, family/dining room, study and bedroom 1
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
- Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates
- Full fibre broadband available

Heating, Lighting & Internal Finishes

- Air source heat pump, providing sustainable heating
- Underfloor heating to ground floor, radiators to first floor.
- Downlights to hall, landing, kitchen, utility, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms
- Hammonds built-in wardrobes to Bedrooms 1 and 2 in the Davenport, Fairford and Faringdon; to Bedroom 1 in the Bladon (see floor plans for details and choice of colour available depending on build stage)
- Painted cottage style internal doors
- Painted walls and woodwork throughout
- Light and double socket to loft area
- Fitted carpets throughout

External features and Security

- Landscaped and turfed front garden and turf to the rear
- Outside water tap
- Outside electrical point to rear patio
- Power point fitted for optional electric garage door opener
- Electrical socket in garage
- Outside lights to front, rear and side doors*, with dusk to dawn sensor to front door and motion sensor to side door
- Multi-point locking system to all external doors

* Where applicable



Customer Testimonials

Read what some of our recent purchasers love about their new Deanfield home.



Nicola, Robert & spaniel Mabel
Deanfield Green, East Hagbourne

"We fell in love with the Caversham at Deanfield Green, a three-bedroom detached property which occupied a prime position on the edge of the development and had a lovely walled garden. There's plenty of living space, including a generous second bedroom for our son Ben, and a third bedroom which I've turned into a hobby room where I can indulge my passion for sewing."



Jenny & Alfie
Deanfield Park, Ickford

"We found Deanfield didn't just include the bare minimum, but instead put considerable thought into creating a desirable specification for its buyers. This was a really important factor that attracted us to purchasing our first home."



Flick
Deanfield Park, Ickford

"It's all the little fine touches and details that make it 'not like a development', it's a village. In the kitchen, the floor is dark wood Amtico, which is really beautiful and super-practical with the dog, but then that colour is repeated inside the kitchen cupboards, so every time I open the cupboards it makes me smile because it's a tiny detail that makes something feel high end and considered, an intelligent build. Deanfield have considered every single aspect, from location down to the minutest detail and I think that's what sets them apart"

With you every step of the way

Our Customer Charter

At Deanfield Homes we will do all we can to make buying your new home a simple, straightforward and enjoyable process. We are a Registered Developer of the New Homes Quality Board, committed to building to the very highest standards to deliver homes people love to live in. We adhere to the New Homes Quality Code, which follows ten guiding principles, ensuring that we act with transparency and fairness, with the interests of our customers at the fore. We want you to be delighted with your new home and the level of service you receive from our entire team.

Be Confident in your Choice

With Deanfield Homes you can be confident in your decision to purchase a brand new home. At each step of the purchasing process you will be kept fully informed and given the opportunity to ask questions.

Reserving your new home

Once you have found the right home for you, you will enter a reservation agreement which details the reservation fee and an agreed date by which exchange of contracts must take place. We know circumstances change and you can reserve your new home with the reassurance of a 14-day cooling off period, within which you may cancel the agreement and receive a full refund of the reservation fee.

Before you exchange contracts

Prior to exchange of contracts, you will be invited to an Information Giving Meeting to enable the sales and construction teams to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.



Before completion

After exchange of contracts and approximately two weeks prior to your completion date, you will be invited to visit and view your home in its virtually complete condition, or to appoint a qualified inspector to undertake the visit on your behalf, at your cost, if you prefer.

Prior to completion, a home demonstration will also be undertaken, where details of how to look after your new home, including how to maintain the heating and electrical equipment, will be explained.

After completion

Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in.

Your new home benefits from a 10-year NHBC warranty which is valid from completion. You will also be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.



Registered developer

About Deanfield Homes

*We are an award winning,
independent housebuilder,
specialising in small to medium-
sized residential developments
in exceptional locations across
Oxfordshire, Buckinghamshire,
Berkshire and Hertfordshire.*

The Deanfield team takes inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers, establishing new communities which blend seamlessly with the local area.



At Deanfield Homes, sustainability is high on our agenda. We are a member of the Future Homes Hub, a cross-industry body focused on the delivery of a sector-wide approach to addressing climate change. The fabric of our properties are already designed to outperform current building regulations. We now include air source heat pumps and EV charging points as standard, design homes to be 'zero carbon ready' and partner with social enterprise RAW to recycle waste wood from our sites.

We look forward to welcoming you to Deanfield Mead and assisting you with your search for a new home.

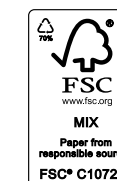


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This brochure is printed on recycled paper using carbon neutral printing

Whilst the floor plans within this brochure have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Please confirm the most up-to-date details with our sales advisor on reservation. Computer generated images and landscaping are indicative and may vary.

