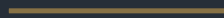
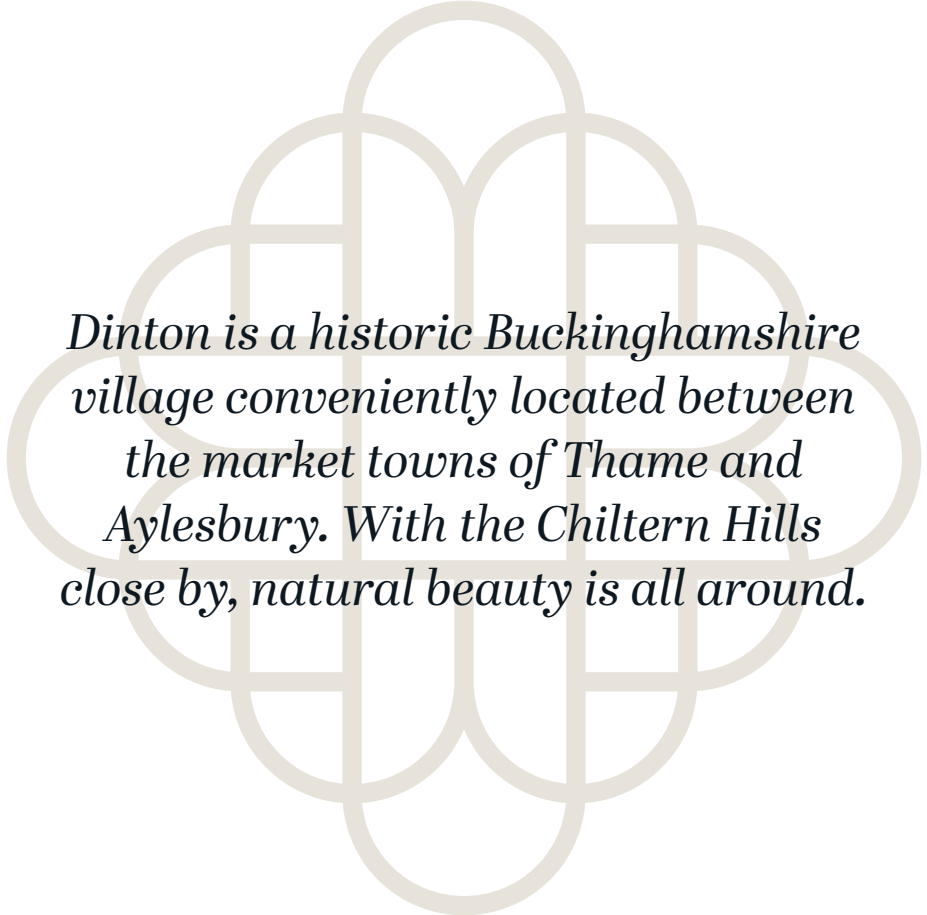




DEANFIELD  
ROW



-DINTON-



*Dinton is a historic Buckinghamshire village conveniently located between the market towns of Thame and Aylesbury. With the Chiltern Hills close by, natural beauty is all around.*





DEANFIELD  
ROW



## Welcome to Deanfield Row

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Small is beautifully formed at Deanfield Row, where just seven new homes are coming to market in the village of Dinton. Each exceptional property will feature four bedrooms plus either a single or double garage, with additional driveway parking and an electric vehicle charging point.

A variety of architectural details and a mix of external finishes, including flint, give Deanfield Row immense kerb appeal, while a luxury specification awaits inside.





# A location to love

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Dinton offers a slice of semi-rural living, blended with village facilities and community spirit. Within a short walk of Deanfield Row are a village hall, cricket club, church, primary school and La Chouette - a Belgian restaurant with impeccable reviews and a loyal clientele. Also close by is The Seven Stars - a village pub that was bought by the local community in 2011 and continues to offer a traditional setting, with a restaurant and beer garden.

Heritage landmarks come in the form of the extensive Dinton Hall and Dinton Castle - both of which are Grade II listed. The restoration of Dinton Castle, an 18th century folly, was famously documented in an episode of Grand Designs. Elsewhere, a number of listed cottages, barns and farmhouses lend to the village aesthetic appeal. Many of these buildings fall within Dinton's Conservation Areas, with the protection preserving their character for future generations.

# Opportunities to explore

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Head in any direction and you'll find a landscape rich in grand houses, gardens and natural vistas. Close by is Hartwell House - a National Trust-owned hotel, restaurant and spa in the Vale of Aylesbury, while Waddeson Manor impresses with its immaculate gardens and the Rothschild Collection of paintings, sculptures and decorative arts. For rugged beauty, explore the Chiltern Hills National Landscape - an area of natural beauty spanning 324 square miles, offering tranquil walking and cycle routes.





# Your local network



## On foot

<b>The Seven Stars</b>	0.1 miles
<b>Dinton Village Hall</b>	0.3 miles
<b>Dinton Cricket Club</b>	0.3 miles
<b>La Chouette Restaurant</b>	0.3 miles
<b>St Peter's &amp; St Paul's Church</b>	0.8 miles
<b>Cuddington &amp; Dinton CofE Primary School</b>	0.9 miles



## By car

<b>Hartwell House and Spa</b>	2.8 miles
<b>Haddenham &amp; Thame Parkway Station</b>	3.2 miles
<b>Aylesbury</b>	5 miles
<b>Thame</b>	5.3 miles
<b>Aylesbury High School</b>	5.5 miles
<b>Aylesbury Grammar School</b>	5.5 miles
<b>M40 Junction 7</b>	9 miles
<b>Oxford</b>	21 miles



## By rail (from Haddenham & Thame Parkway)

<b>Princes Risborough</b>	10 minutes
<b>High Wycombe</b>	21 minutes
<b>Beaconsfield</b>	29 minutes
<b>Oxford</b>	31 minute
<b>London Marylebone</b>	37 minutes
<b>Warwick</b>	50 minutes

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



Dinton is often grouped together with Ford, Gibraltar, Upton and Westlington – colloquially known as ‘the villages’. Together, they occupy some of the most attractive areas in Buckinghamshire and there is a series of public footpaths that allow people to discover the rural landscape.

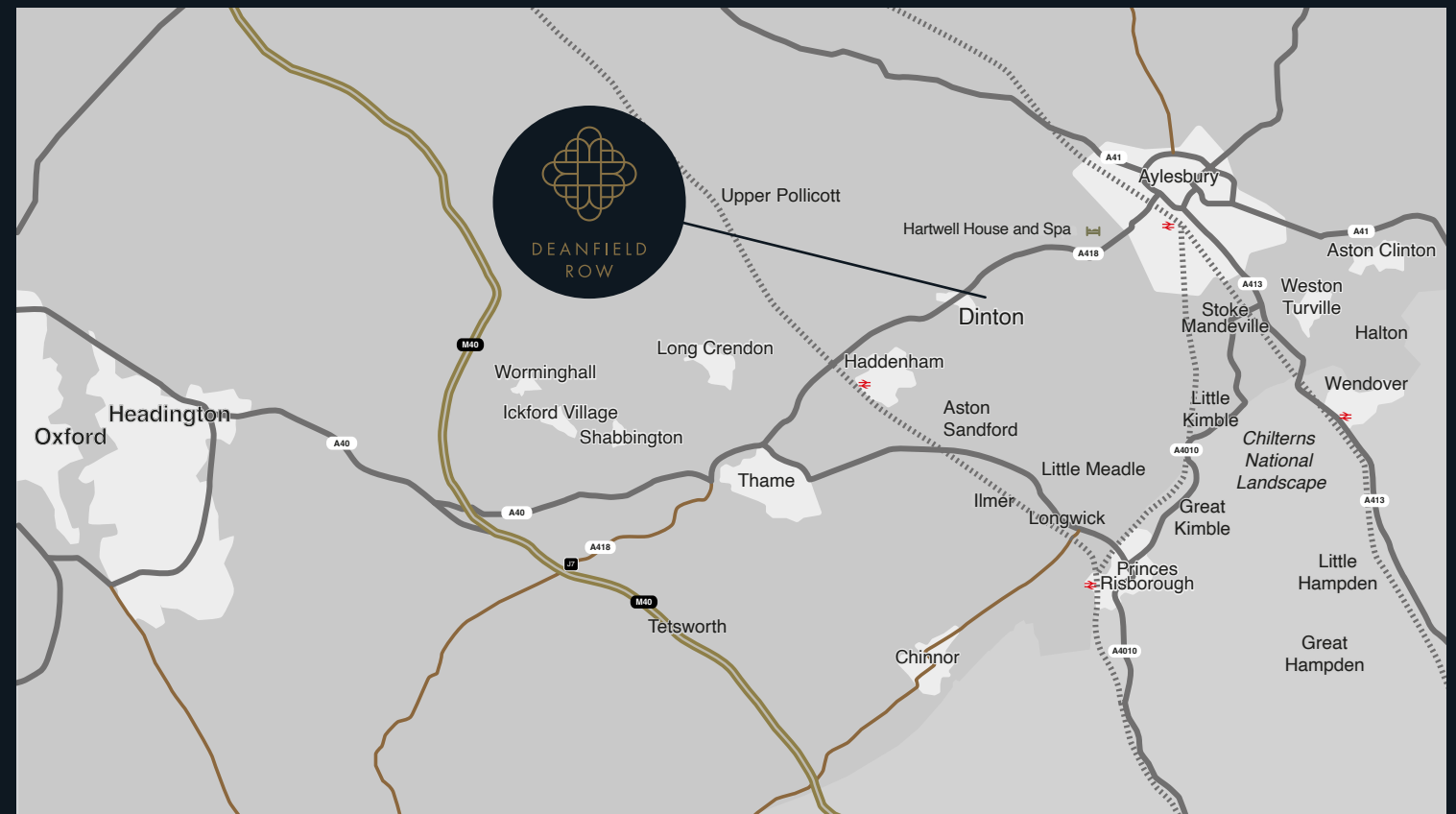
While travelling on foot is a scenic way to explore, Dinton is well-connected to other parts of the county by road and rail. The extensive facilities in Stone, Thame and Aylesbury are a short drive away and include a wide range of supermarkets, retail stores, restaurants, cinemas and theatres.

Families are well served by a number of thriving schools, especially in the secondary sector. Aylesbury Grammar School (boys) and Aylesbury High School (grammar, girls) are both rated Ofsted outstanding and under six miles from Deanfield Row.

Dinton residents are around 30 minutes from Oxford by road or rail, with Milton Keynes reachable in just under an hour. Bicester Village and Heathrow Airport are easily accessible by road, with the M40 and M25 providing a gateway to the rest of the South East.



Deanfield Row,  
New Road,  
Dinton, Bucks  
HP17 8UU





# Deanfield Row Development Plan



## Our Homes

### **The Garrett**

4 bedroom detached with  
integrated single garage  
**Plots 1, 2, & 7**

### **The Westlington**

4 bedroom detached with  
detached double garage  
**Plots 5, & 6**



Plots 3 & 4 are shared ownership.

Computer Generated Image of Deanfield Row – levels and landscaping are indicative and may vary.  
Please consult sales advisor for details of the scheme and plans detailing actual paths, patios,  
gates and parking allocation and for details of boundary treatments.





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Computer generated image of Deanfield Row. Actual details may vary.





# The Garrett

**4 bedroom detached house  
with integrated single garage**

Plot 1 (handed) & Plot 7



Computer generated image of The Garrett. Actual details may vary.




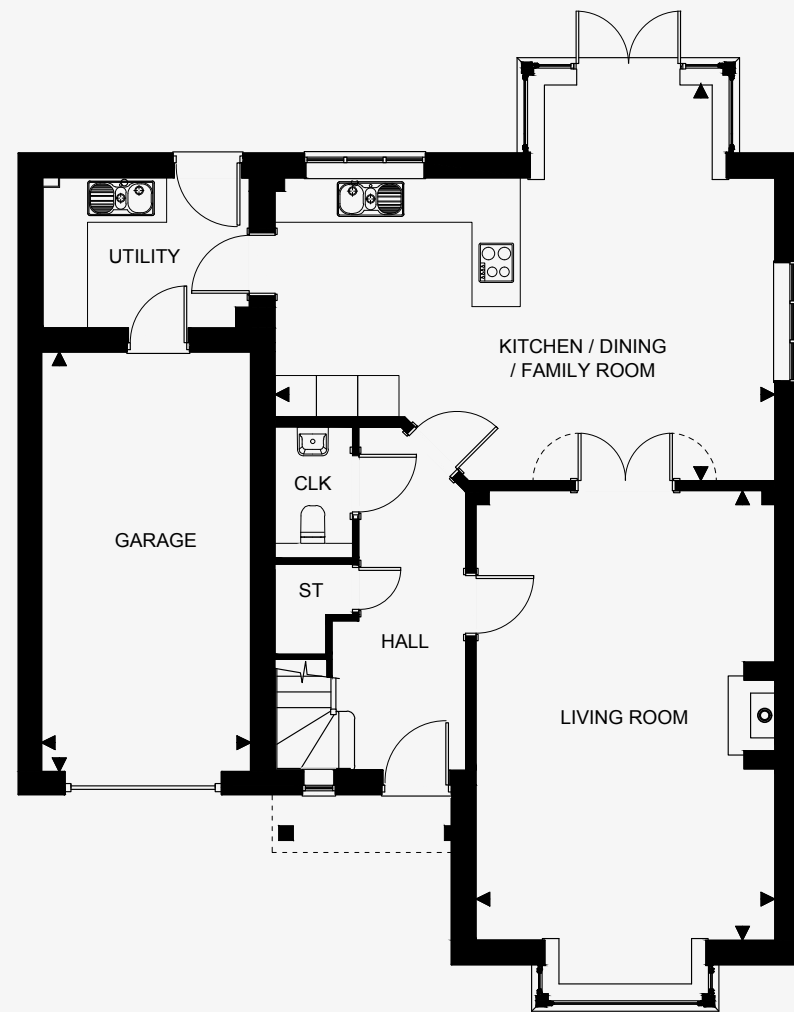
# The Garrett

**4 bedroom detached house  
with integrated single garage**

Plot 1 (handed) & Plot 7

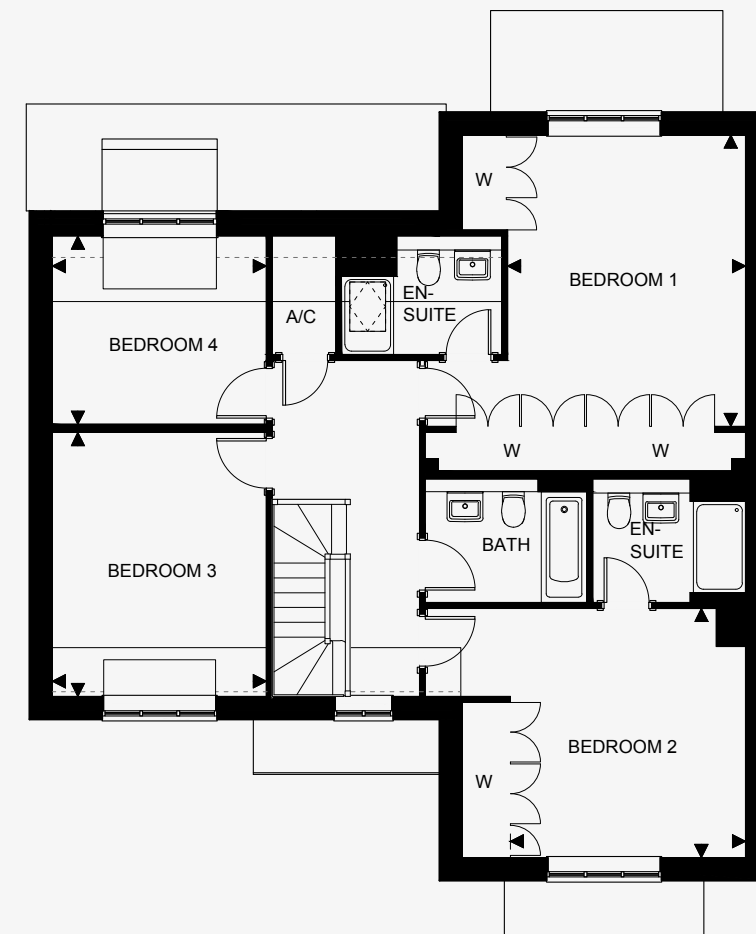
## Key

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



### Ground Floor

Kitchen/Dining/Family Room	7.26m x 5.76m	23'9" x 18'10"
Living Room	6.54m x 4.34m	21'5" x 14'2"
Garage	6.11m x 3.05m	20'0" x 10'0"



### First Floor

Bedroom 1	4.47m x 3.65m	14'7" x 11'11"
Bedroom 2	3.82m x 3.61m	12'6" x 11'10"
Bedroom 3	4.05m x 3.28m	13'3" x 10'9"
Bedroom 4	3.28m x 2.90m	10'9" x 9'6"

Plot 7 as shown, Plot 1 handed. Dotted line denotes reduced head height or structure above and approximate position of 1800mm height to first floor to ceiling. Solid thin line denotes extent of full height ceiling.



# The Garrett

**4 bedroom detached house  
with integrated single garage**

Plot 2



Computer generated image of The Garrett. Actual details may vary.




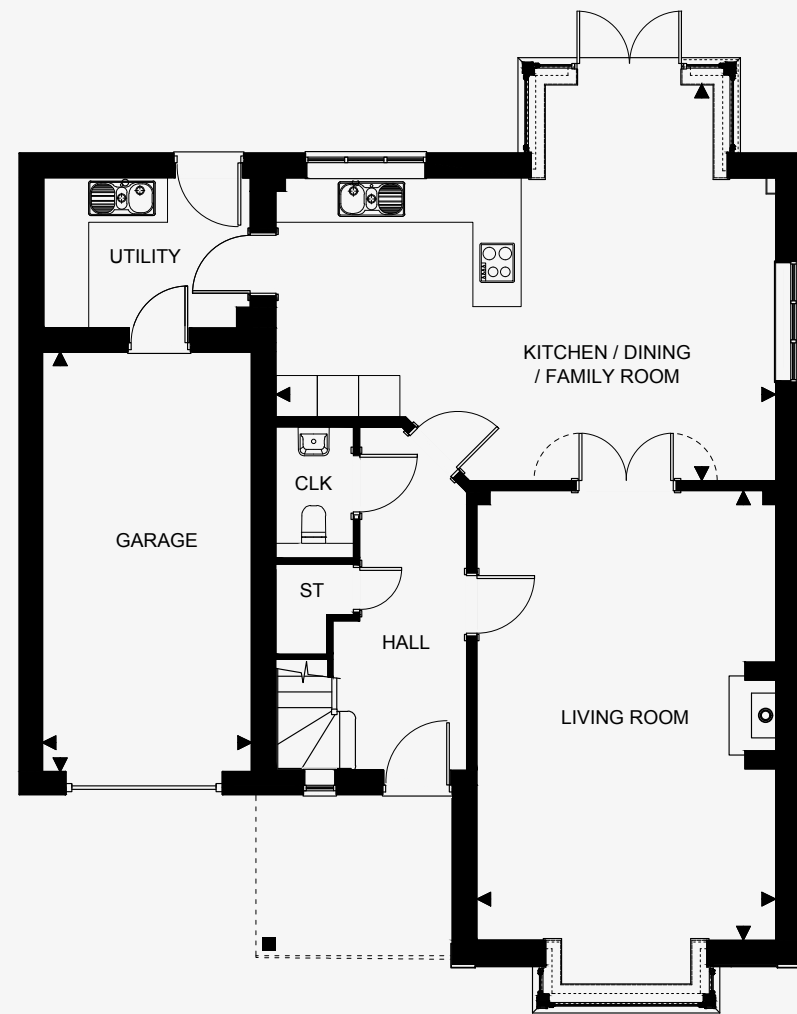
# The Garrett

**4 bedroom detached house  
with integrated single garage**

Plot 2

## Key

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



### Ground Floor

Kitchen/Dining/Family Room	7.26m x 5.76m	23'9" x 18'10"
Living Room	6.54m x 4.34m	21'5" x 14'2"
Garage	6.11m x 3.05m	20'0" x 10'0"

Dotted line denotes reduced head height or structure above and approximate position of 1800mm height to first floor to ceiling. Solid thin line denotes extent of full height ceiling.



### First Floor

Bedroom 1	4.47m x 3.65m	14'7" x 11'11"
Bedroom 2	3.82m x 3.61m	12'6" x 11'10"
Bedroom 3	4.05m x 3.28m	13'3" x 10'9"
Bedroom 4	3.28m x 2.90m	10'9" x 9'6"



# The Westlington

**4 bedroom detached house with  
detached double garage**

Plot 5



Computer generated image of The Westlington. Actual details may vary.

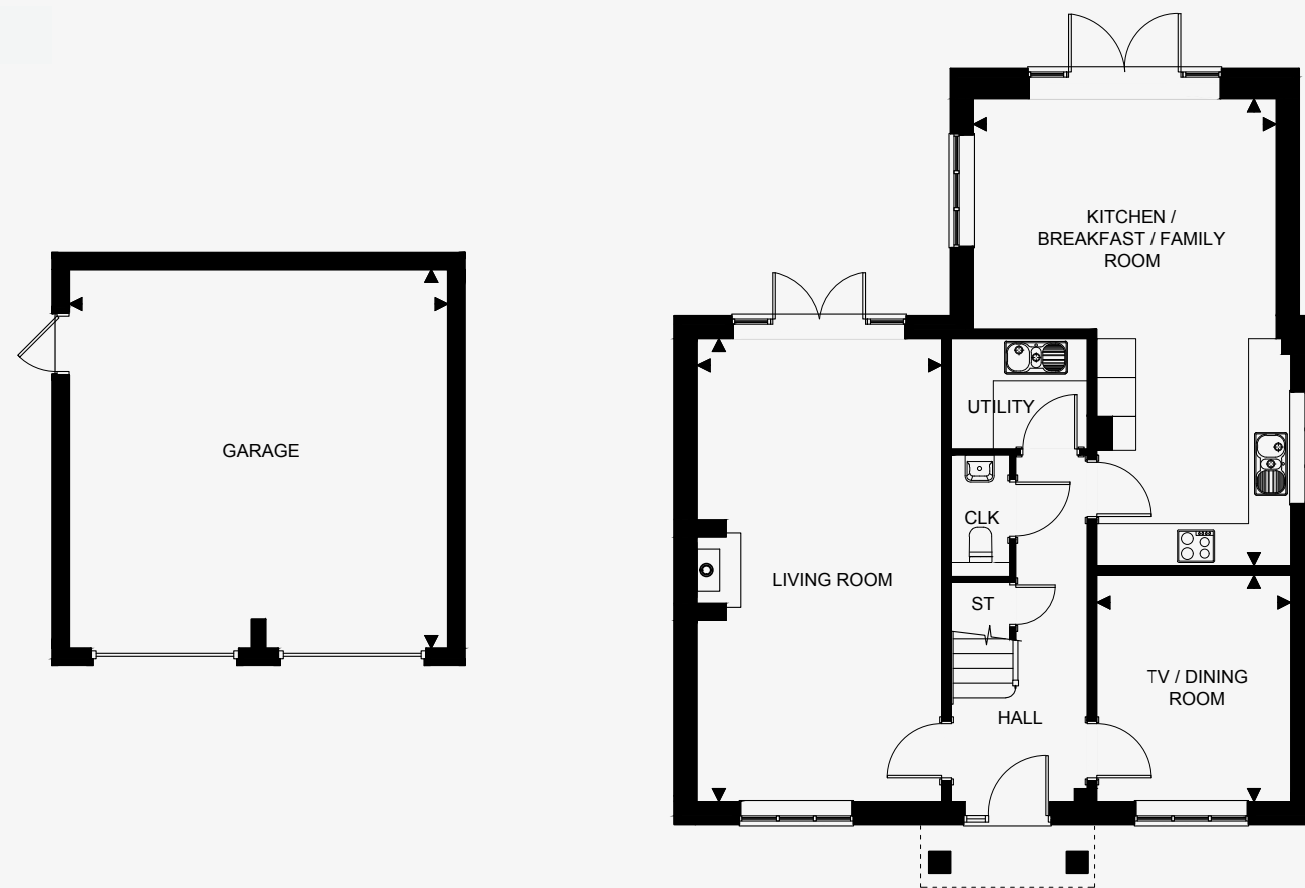


# The Westlington

**4 bedroom detached house  
with detached double garage**  
Plot 5

## Key

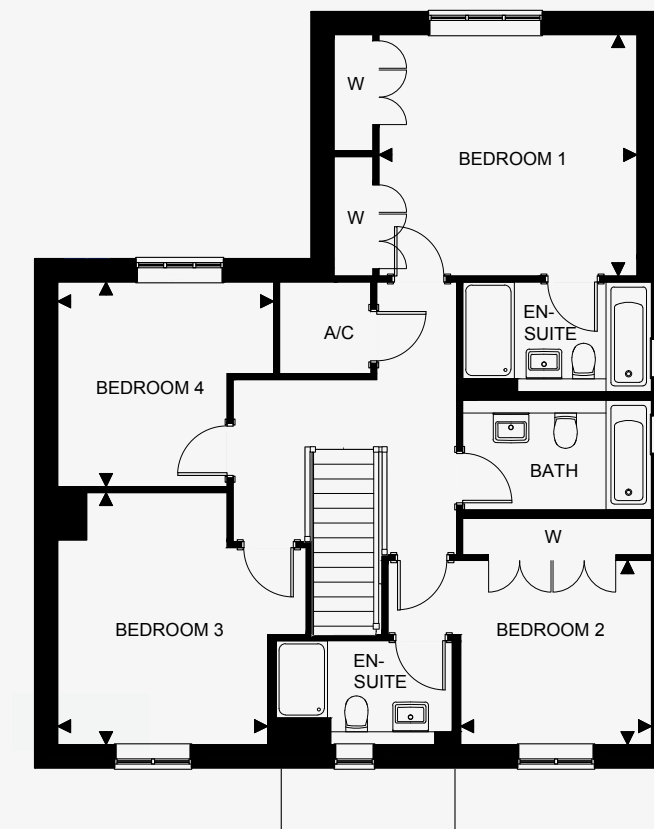
- ST Storage
- CLK Cloakroom
- W Wardrobe
- A/C Airing Cupboard



### Ground Floor

Kitchen/Breakfast/Family Room	7.22m x 4.68m	23'8" x 15'4"
TV/Dining Room	3.50m x 3.00m	11'5" x 9'10"
Living Room	7.16m x 3.78m	23'5" x 12'4"
Garage	5.86m x 5.86m	19'2" x 19'2"

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



### First Floor

Bedroom 1	3.99m x 3.73m	13'1" x 12'2"
Bedroom 2	2.95m x 2.84m	9'8" x 9'3"
Bedroom 3	3.90m x 3.24m	12'9" x 10'7"
Bedroom 4	3.34m x 3.16m	10'11" x 10'4"





# The Westlington

**4 bedroom detached house  
with detached double garage**  
Plot 6

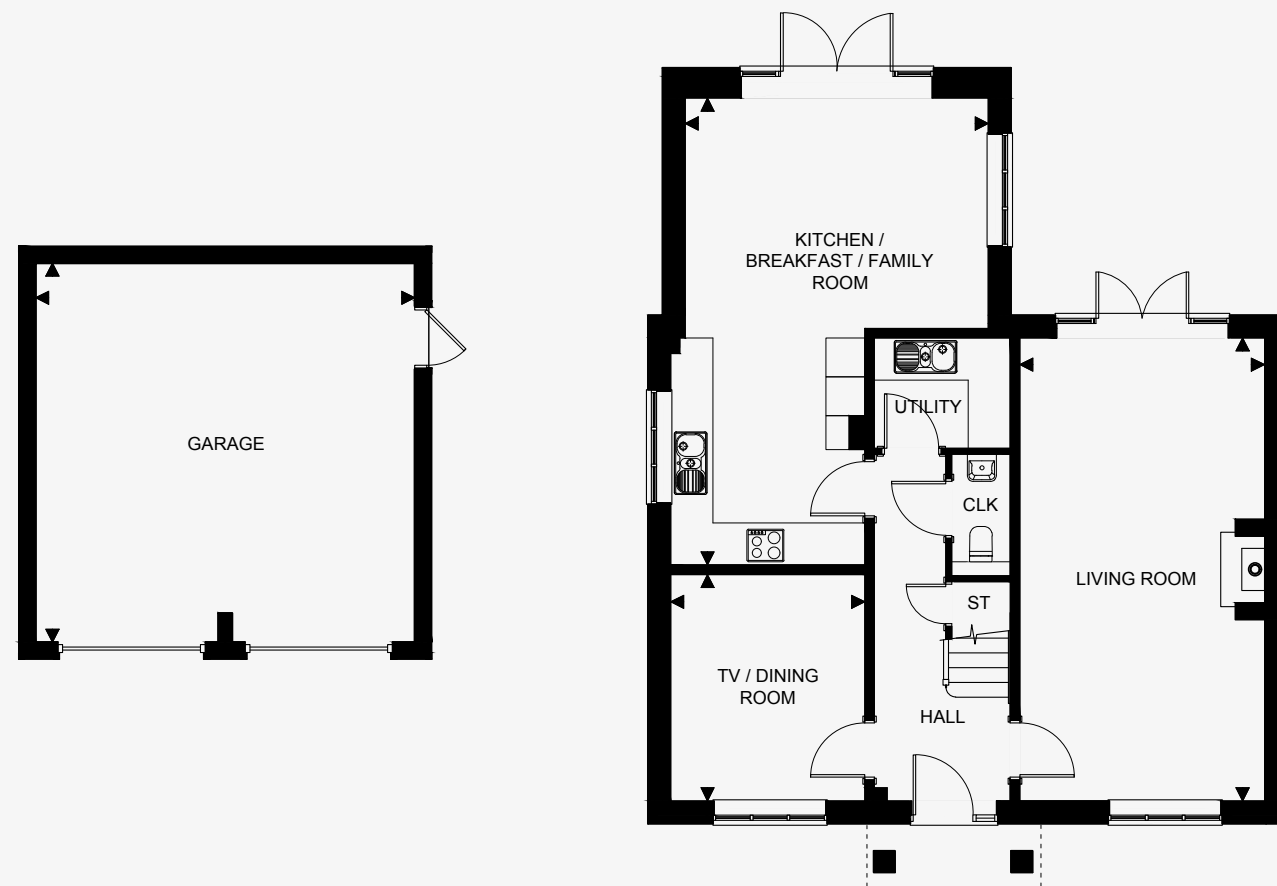


# The Westlington

**4 bedroom detached house  
with detached double garage**  
Plot 6

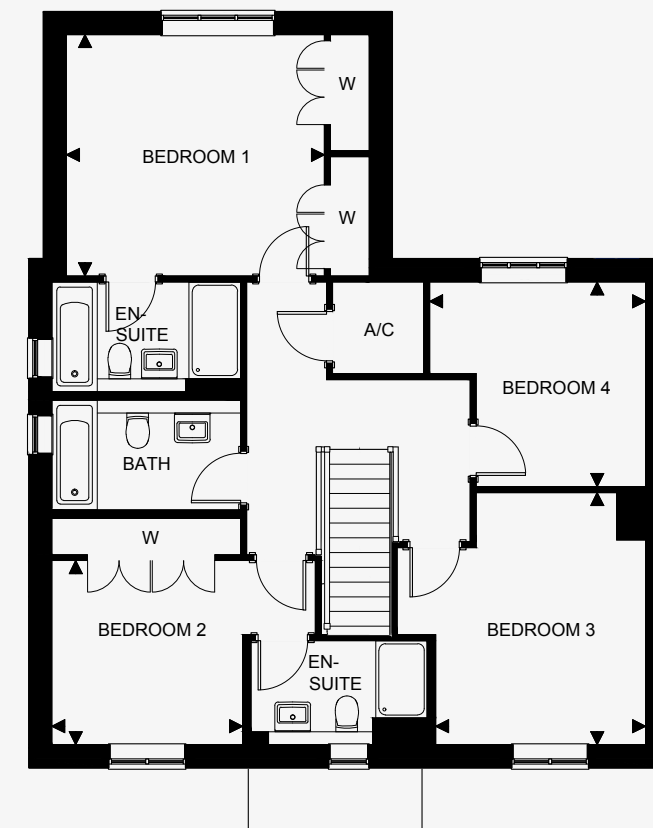
## Key

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



## Ground Floor

Kitchen/Breakfast/Family Room	7.22m x 4.68m	23'8" x 15'4"
TV/Dining Room	3.50m x 3.00m	11'5" x 9'10"
Living Room	7.16m x 3.78m	23'5" x 12'4"
Garage	5.86m x 5.86m	19'2" x 19'2"



## First Floor

Bedroom 1	3.99m x 3.73m	13'1" x 12'2"
Bedroom 2	2.95m x 2.84m	9'8" x 9'3"
Bedroom 3	3.90m x 3.24m	12'9" x 10'7"
Bedroom 4	3.34m x 3.16m	10'11" x 10'4"

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





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Computer generated image of Deanfield Row. Actual details may vary.



# 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 low carbon heating 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
- 125mm 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



## 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
- 1 ½ bowl undermounted stainless-steel sink with grooved drainer and chrome mixer tap with swivel spout
- Built-in Bosch double oven, integrated combination microwave oven, induction hob and extractor
- Integrated fridge/freezer and dishwasher to all homes
- Porcelain floor tiling

## Utility Room

- Contemporary shaker-style 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
- 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 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
- Amtico-style flooring to the family bathroom and en-suites to all homes

### Electrical & Multimedia

- Stainless steel sockets with black inserts above work-surfaces in kitchen
- USB socket to kitchen and bedroom 1
- TV/FM/DAB sockets to kitchen/family room, living room, TV/dining room and bedroom 1
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, family/dining room 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
- Built-in wardrobes to bedrooms 1 and 2
- Painted cottage style internal doors
- Painted walls and woodwork throughout
- Light and double socket to loft area
- Fitted carpets throughout
- Fireplace suitable for a log burning stove



### 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 and rear doors, with dusk to dawn sensor to front door
- Multi-point locking system to all external doors
- 7kW electric vehicle charging point fitted to each home

### Construction

- Main structure of traditional masonry construction



# 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 Row and assisting you with your search for a new home.

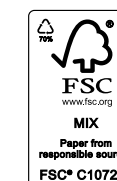


## Contact us

**Deanfield Row,  
New Road, Dinton,  
Bucks, HP17 8UU**

**Deanfield Homes Limited  
Oakingham House,  
Frederick Place,  
High Wycombe,  
Bucks, HP11 1JU**

**T: 01494 578911  
W: [deanfieldhomes.co.uk](http://deanfieldhomes.co.uk)**



This brochure is printed on recycled paper using carbon neutral printing

This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans 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 and are within a tolerance of +/- 5%. Dotted lines denote reduced head height or structure above. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture, or appliances. The specification detailed can be subject to change at any time, without prior notice. 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. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation.



