

# Bayberry

ELMS ROAD CHALFONT ST PETER

aston homes presents three beautifully appointed three and four bedroom detached family homes in the delightful village of  
**chalfont st peter**



location

The village of Chalfont St Peter is set in the heart of South Buckinghamshire and is one of the most desirable locations west of London. It has won the prestigious prize of ‘The best kept village in England’ award.

Elms Road is located less than half a mile from the village centre and benefits from access to the open countryside and woodland that surrounds the area. The village has a wide range of shops, pubs and quality restaurants.

Gerrards Cross, which is just two miles away, provides a frequent train service to London Marylebone and Birmingham. The Metropolitan line at Amersham and Little Chalfont provides fast services to Baker Street.

The M40 and M25 are only 10 minutes drive away giving access to Heathrow and Gatwick Airports, the M4 and the national motorway network.

Leisure facilities in the area are well catered for. Chalfont St Peter boasts a superb leisure centre with indoor swimming pool. Gerrards Cross Golf Club is situated at Chalfont Park, which is also the home for the village Hockey and Cricket Club.

South Bucks is renowned for the high quality of its education in both state and private sectors. Local private schools include Gayhurst and Thorpe House preparatory schools for boys and St Mary’s for Girls.

State schools are of a high standard and include Dr Challoner’s High School for girls at nearby Little Chalfont and Dr Challoner’s Grammar School for boys at Amersham, both of which feature frequently in the top fifteen state schools in the national league tables. Furthermore, Robertswood Combined School (5-12yrs) & Nursery (3-5yrs) are both only 5 minutes away, as is Chalfont St Peter Academy (7-11yrs).



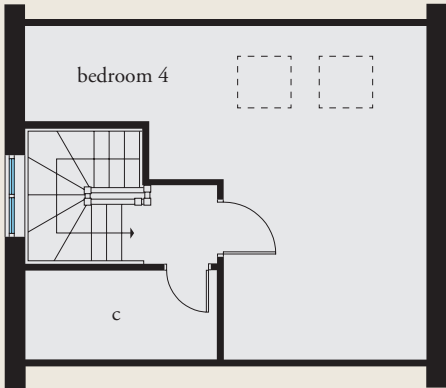
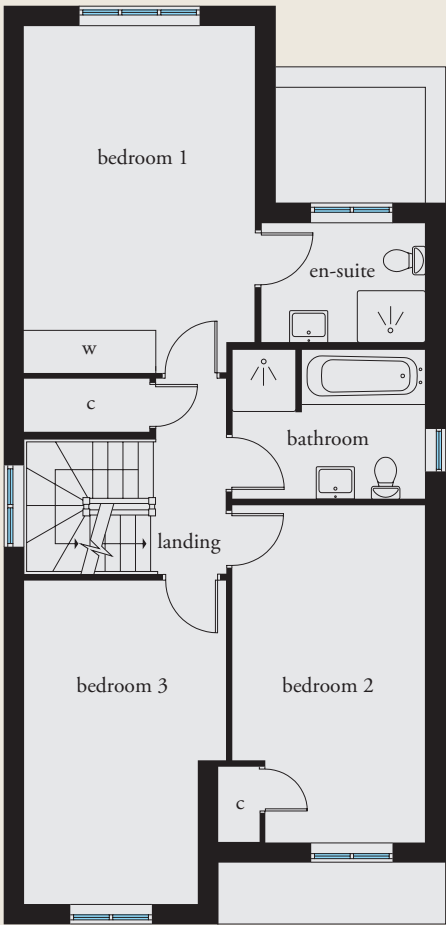
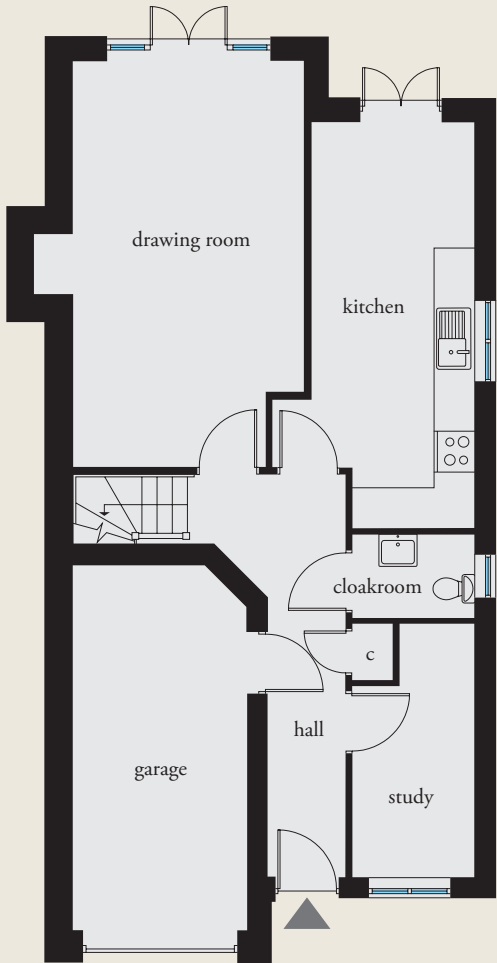
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An exclusive development in an idyllic location with a high quality specification.





plots one & two

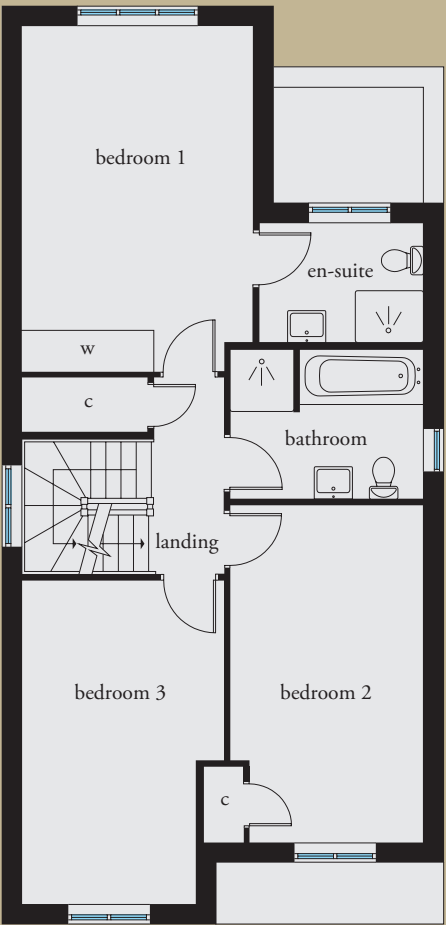
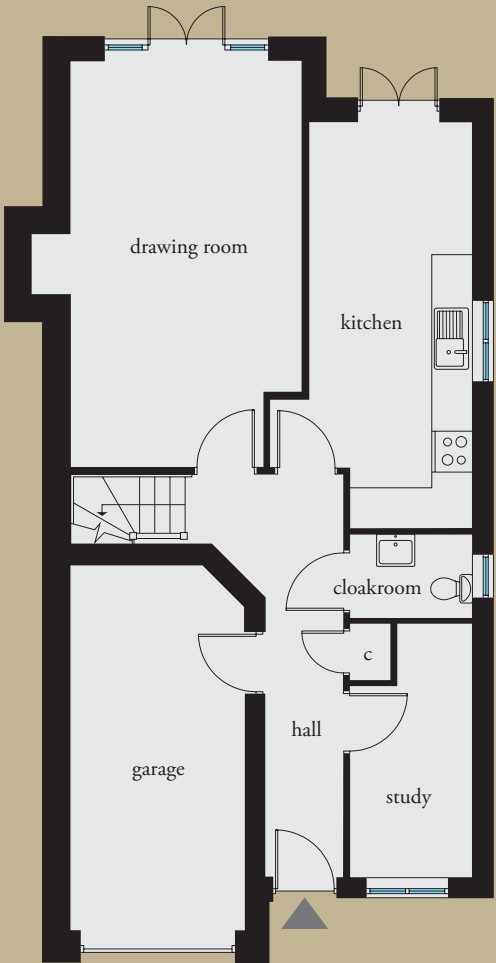


ground floor			
drawing room	19' 6" x 11' 1"	5.947m	x 3.38m
kitchen	19' 6" x 7' 10"	5.95m	x 2.38m
study	12' 2" x 5' 10"	3.71m	x 1.78m

first floor			
bedroom 1	15' 9" x 11' 1"	4.81m	x 3.38m
bedroom 2	16' 2" x 9' 3"	4.93m	x 2.81m
bedroom 3	15' 6" x 9' 8"	4.72m	x 2.95m

second floor			
bedroom 4	19' 3" x 16" (max)	5.86m	x 4.875m (max)

plot three



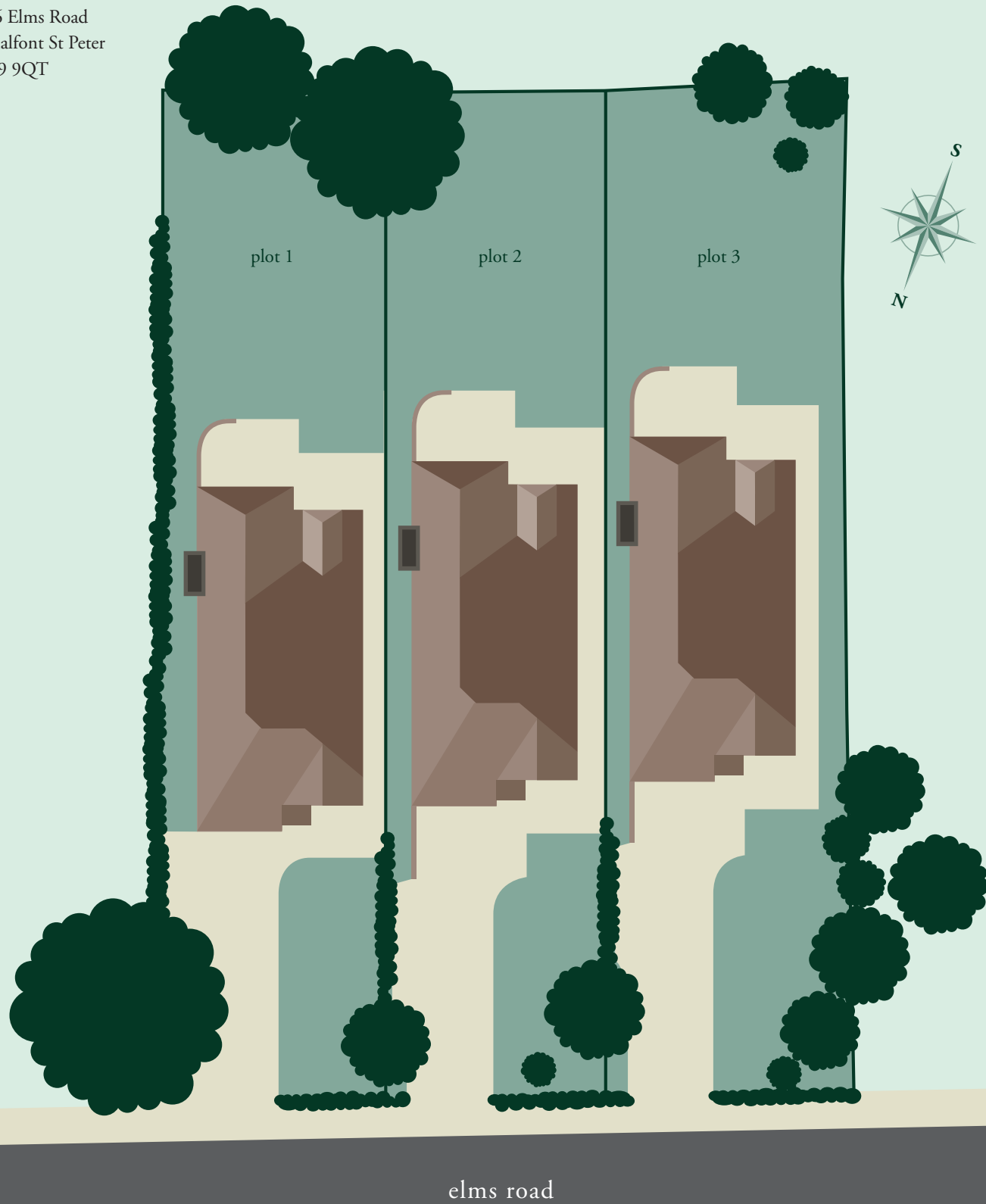
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development layout

4-6 Elms Road  
Chalfont St Peter  
SL9 9QT



general specifications

Quality fittings

- Low voltage downlighters to hall, landing, cloakroom, kitchen and bathrooms
- Smooth ceilings throughout
- Double glazed windows with Espagnolette locking fasteners
- Chrome style door furniture
- TV/BT points to living room, study, kitchen and bedrooms
- Chrome light switches
- Heavyweight doors
- Built-in wardrobe to bedroom 1
- Wired for Hi-Fi system to kitchen, living room and bedroom 1

Luxury kitchen

- Individually designed contemporary styled Italian kitchens from Lida Cucina
- Stone Italiana worktops
- Siemens integrated appliances to include stainless steel single oven, 4 ring induction hob, curved glass extractor hood, wall mounted stainless steel microwave, integrated fridge/freezer, dishwasher and washer/dryer
- Soft closing drawers
- Plumbing for water softener
- Ceramic floor tiles to kitchen

Quality bathrooms

- Luxury Duravit ‘Happy D’ bathroom suites designed by Philippe Starck from CP Hart
- Pressurised water system
- Thermostatically controlled built-in shower mixer
- Shaver sockets to all bathrooms

Comfort and peace of mind

- Xtratherm Cavity Plus insulation
- Mains-operated smoke detectors to hall and landing with battery back-up
- Wired for mains-operated alarm system
- Wired for external lighting

External

- Paths, paved areas and patios buff riven paving slabs
- Planting to front
- Wessex up and over garage door
- Drive hot rolled shingle over tarmacadam base

NHBC

- All homes will carry the NHBC 10 Year Warranty

This specification does not form part of any contact and whilst every effort is made to ensure this, it cannot be guaranteed. The company reserve the right to make amendments to the prices, plans, specifications and materials.

Aston Homes

We are an established company committed to building luxury homes with specifications of the highest standards. With a reputation for consistently building houses of outstanding quality, the skills of a ‘Master Builder’ are very much in evidence in every project we undertake. Aston Homes combine

the latest in construction technology taking into consideration environmental impact. We also value traditional craftsmanship. A strong emphasis is placed on traditional use of brick and block construction together with a high level of insulation reducing heating bills and conserving energy.



## location



For more information contact

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#### disclaimer:

Artist's impressions used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make minor architectural changes, therefore prospective purchasers should check the latest plans with our sales office. PLEASE NOTE: Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor the clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. March 2012.



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