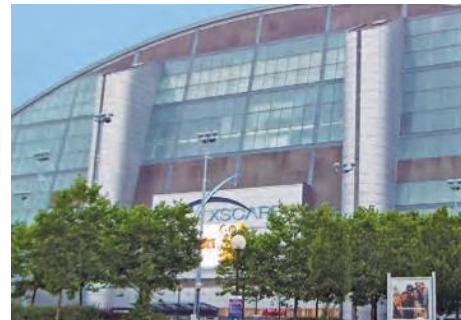




BROOKFIELDS

STOKE HAMMOND





# BROOKFIELDS STOKE HAMMOND

The attractive village of Stoke Hammond is situated in the Aylesbury Vale district in north Buckinghamshire, approximately halfway between Milton Keynes and Leighton Buzzard.

The Grand Union Canal passes close by on the eastern side of the village, featuring pleasant tow-path walks and only a short distance to the south, a picturesque, canal-side pub/restaurant.

The village amenities include a convenience store, a pub, a Methodist chapel and the parish church of St. Luke. There is also a sports and social club which hosts various events and sports including cricket, football, darts and pool.

For a wider range of facilities, the towns of Bletchley and Leighton Buzzard are only a short drive away, both offering a variety of shops, supermarkets and cafés.

There are 2 golf courses within easy reach and also Rushmere Country Park, with woodland walks, picnic area, visitors' centre and café.

Milton Keynes is less than 10 miles away, with its famous shopping centre and a vast range of other facilities including a railway station, restaurants, theatre, cinemas, indoor ski centre and football stadium.

There are a number of schools, both Primary and Secondary, within 5 miles of Stoke Hammond and the village is within the Aylesbury Grammar School catchment area.

Stoke Hammond is within easy access of major roads, just a short distance from the A4146 and A5 and only a short drive from J13 of the M1 motorway. The nearest main-line railway stations are at Bletchley and Leighton Buzzard, both approximately 3 miles away, with regular trains to London Euston.







## BROOKFIELDS

# A traditional development of QUALITY HOMES

Brookfields is a small, thoughtfully designed development of homes, situated on Leighton Road, at the centre of the village of Stoke Hammond in Buckinghamshire.

These comfortable, attractive properties are finished to a high standard and constructed to the latest building regulations for maximum efficiency.

The properties are designed to suit a modern lifestyle, with contemporary layout and features, but within a traditional development in keeping with its village location.





# BROOKFIELDS

## THE BRUERNE (PLOT NO'S. 9 & 5)

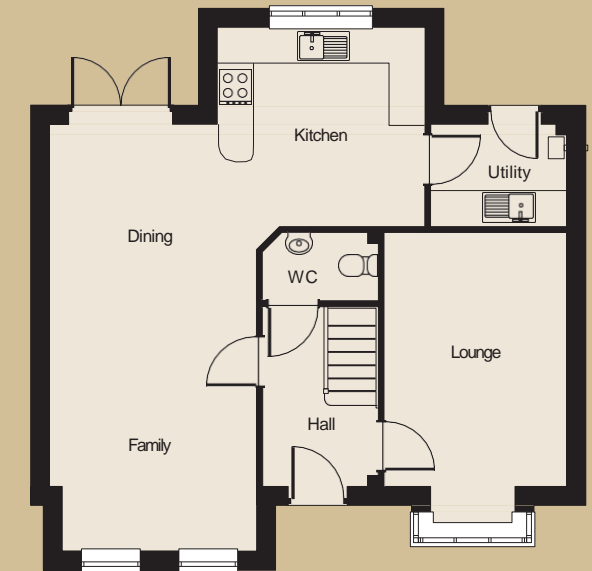
### THREE BEDROOM DETACHED HOME



## THE BRUERNE (PLOT NO'S. 9 & 5) FLOOR PLANS

### GROUND FLOOR

- Kitchen  
3605mm x 3472mm (11'10" x 11'5")
- Utility  
2300mm x 1785mm (7'6" x 5'10")
- Dining/Family  
7430mm x 3605mm (24'5" x 11'10")
- Lounge  
4420mm x 3177mm (14'6" x 10'5")



### FIRST FLOOR

- Bedroom 1  
4250mm x 3605mm (13'11" x 11'10")
- Bedroom 2  
3189mm x 3125mm (10'6" x 10'3")
- Bedroom 3  
3540mm x 3091mm (11'7" x 10'2")
- Bathroom  
3091mm x 2090mm (10'2" x 6'10")



**Please note:** The floor plans illustrated represent Plot 9.  
The plans for Plot 5 vary slightly from those shown above.

Although every effort has been made in the preparation of these details, their accuracy cannot be guaranteed.  
All measurements are approximate and should be used for guidance only.





# BROOKFIELDS

## THE BRIDGEWATER (PLOT NO'S. 1, 2 and 3)

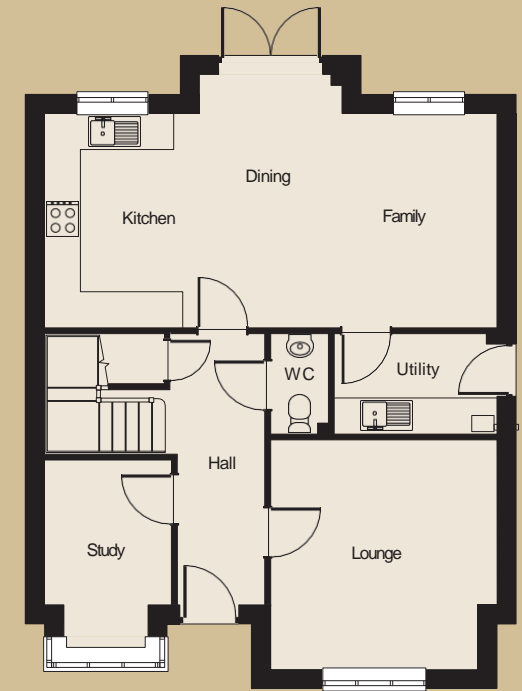
### FOUR BEDROOM DETACHED HOME



## THE BRIDGEWATER (PLOT NO'S. 1, 2 and 3) FLOOR PLANS

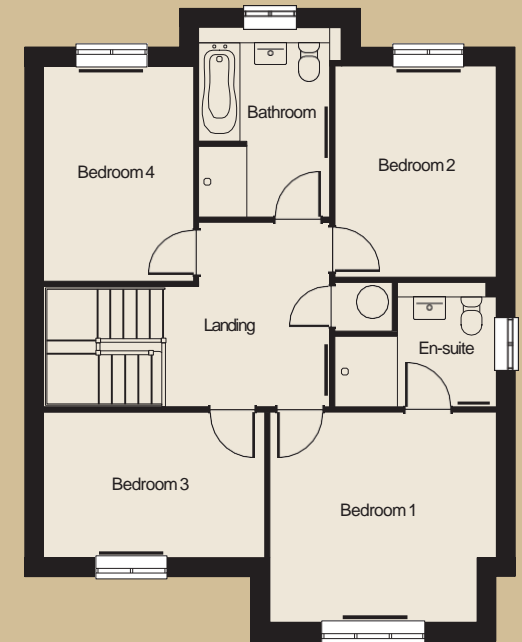
### GROUND FLOOR

- Kitchen  
3735mm x 2370mm (12'3" x 7'9")
- Dining  
3735mm (plus bay) x 3140mm (12'3" (plus bay) x 10'4")
- Family  
3735mm x 2370mm (12'3" x 7'9")
- Utility  
2700mm x 1745mm (8'10" x 5'9")
- Lounge  
4000mm x 3935mm (13'1" x 12'11")
- Study  
2525mm (plus bay) x 2127mm (8'3" (plus bay) x 7'0")



### FIRST FLOOR

- Bedroom 1  
3935mm x 3661mm (12'11" x 12'0")
- Bedroom 2  
3675mm x 2700mm (12'0" x 8'10")
- Bedroom 3  
3607mm x 2536mm (11'10" x 8'4")
- Bedroom 4  
3746mm x 2700mm (12'3" x 8'10")
- Bathroom  
3050mm x 2166mm (10'0" x 7'1")



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# BROOKFIELDS

## THE TELFORD (PLOT NO'S. 4, 8 and 10)

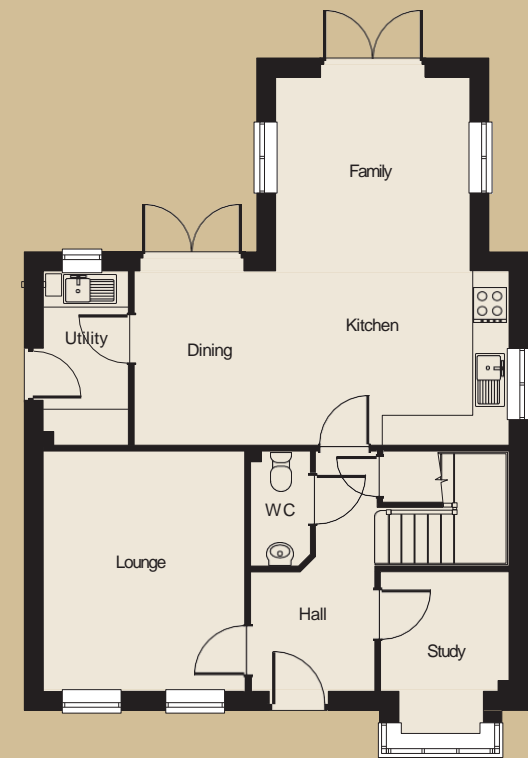
### FOUR BEDROOM DETACHED HOME



## THE TELFORD (PLOT NO'S. 4, 8 and 10) FLOOR PLANS

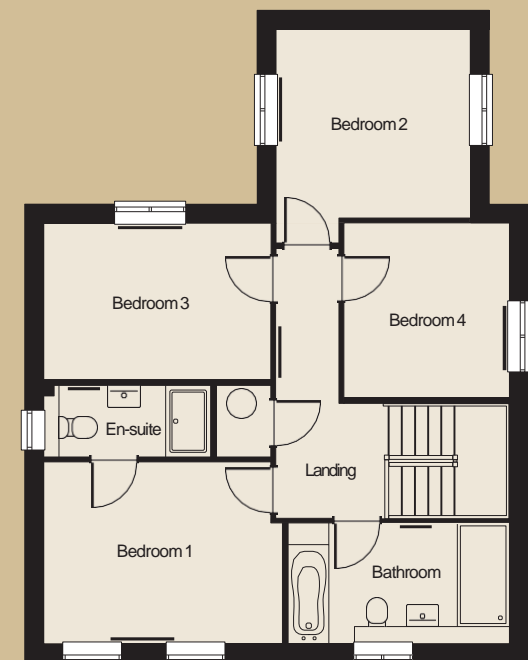
### GROUND FLOOR

- Kitchen/Dining  
6500mm x 3034mm (21'4" x 9'11")
- Utility  
3034mm x 1350mm (9'11" x 4'5")
- Family  
3380mm x 3375mm (11'1" x 11'1")
- Lounge  
4183mm x 3510mm (13'9" x 11'6")
- Study  
2082mm (plus bay) x 2233mm (6'10" (plus bay) x 7'4")



### FIRST FLOOR

- Bedroom 1  
4171mm x 3159mm (13'8" x 10'4")
- Bedroom 2  
3380mm x 3045mm (11'1" x 10'0")
- Bedroom 3  
3960mm x 2730mm (13'0" x 8'11")
- Bedroom 4  
3056mm x 2820mm (10'0" x 9'3")
- Bathroom  
3844mm x 2094mm (12'7" x 6'10")



**Please note:** The floor plans illustrated represent Plot 4. The plans for Plots 8 and 10 vary slightly from those shown above.

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BROOKFIELDS

THE BRINDLEY  
(PLOT NO'S. 6 and 7)

FOUR BEDROOM DETACHED HOME



THE BRINDLEY  
(PLOT NO'S. 6 and 7)  
FLOOR PLANS



GROUND FLOOR

- Kitchen/Dining  
7317mm x 4210mm (24'0" x 13'10")
- Utility  
2137mm x 1995mm (7'0" x 6'6")
- Family  
3830mm x 2200mm (12'7" x 7'3")
- Lounge  
4210mm x 3945mm (13'10" x 12'11")
- Study  
3042mm x 2670mm (10'00" x 8'10")

FIRST FLOOR

- Bedroom 1  
3686mm x 3042mm (12'1" x 10'00")
- Bedroom 2  
4220mm x 3205mm (13'10" x 10'6")
- Bedroom 3  
3739mm x 3205mm (12'3" x 10'6")
- Bedroom 4  
3455mm x 3205mm (11'4" x 10'6")
- Bathroom  
3011mm x 2002mm (9'10" x 6'7")



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# BROOKFIELDS

## SPECIFICATION

PLOTS 1 to 10

### Kitchens

Stylish, bespoke, modern kitchens in neutral tones, complemented with quality appliances, including double oven and warming drawer, electric hob, extractor, fridge-freezer and dishwasher.

- Granite or composite work surfaces with upstands.
- Low voltage pelmet lighting.
- Tumbled marble or glass splash-backs.

### Bathrooms

Contemporary white suites with chrome taps and chrome heated towel rails.

- Selected large format ceramic tiles to walls and floors.
- Quality chrome showers.

### Interior Finishes

- Painted shaker style doors.
- Satin chrome ironmongery throughout.
- Ceilings – white matt emulsion.
- Walls – Farrow & Ball skimming stone emulsion.
- White satin painted skirtings and architrave.

### Heating and Insulation

For comfort and efficiency all homes have a comprehensive LPG gasfired central heating system with under floor heating to ground floor and thermostatic controls to all rooms. All homes are insulated to the latest regulations to give high levels of energy efficiency.

### Electrical and Communication

- A generous supply of power sockets are provided throughout.
- LED recessed lighting to kitchen, bathroom and en-suites.
- Shaver points to bathroom and en-suites.
- BT points are provided to kitchen and bedroom 1.
- Network cabling to all principal rooms.

### Safety and Security at Home

- All homes will benefit from a comprehensive alarm system.
- Mains supply smoke detectors to hall and landings with heat detectors to kitchen.

### Landscaping

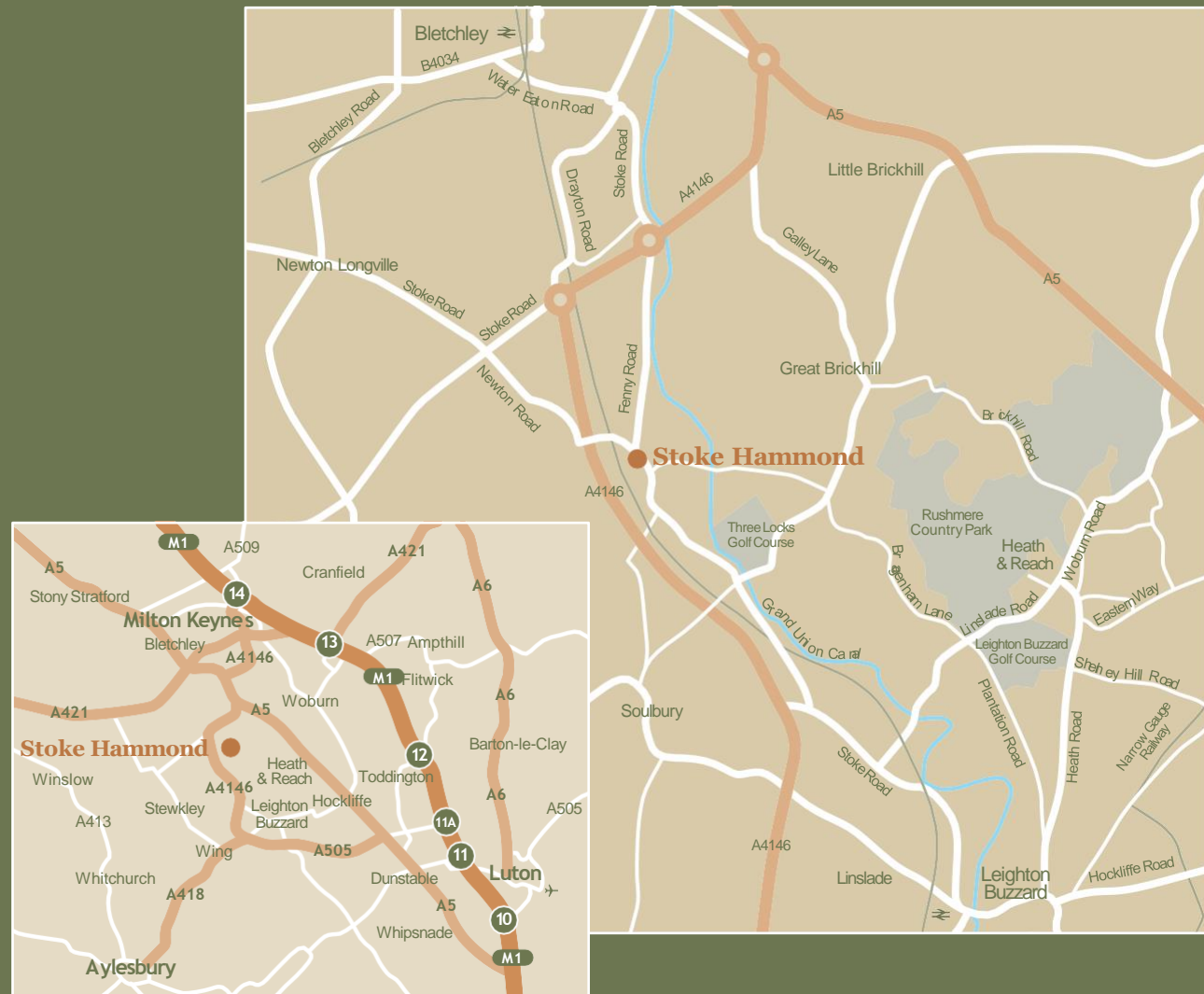
- Rear gardens turfed.
- Front gardens turfed and/or with selective landscaping.





# BROOKFIELDS

## STOKE HAMMOND



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