

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information, please speak to our development sales executive.

# STEEPLE VIEW

STEEPLE CLAYDON

A CHARMING COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES





This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Welcome to Steeple View

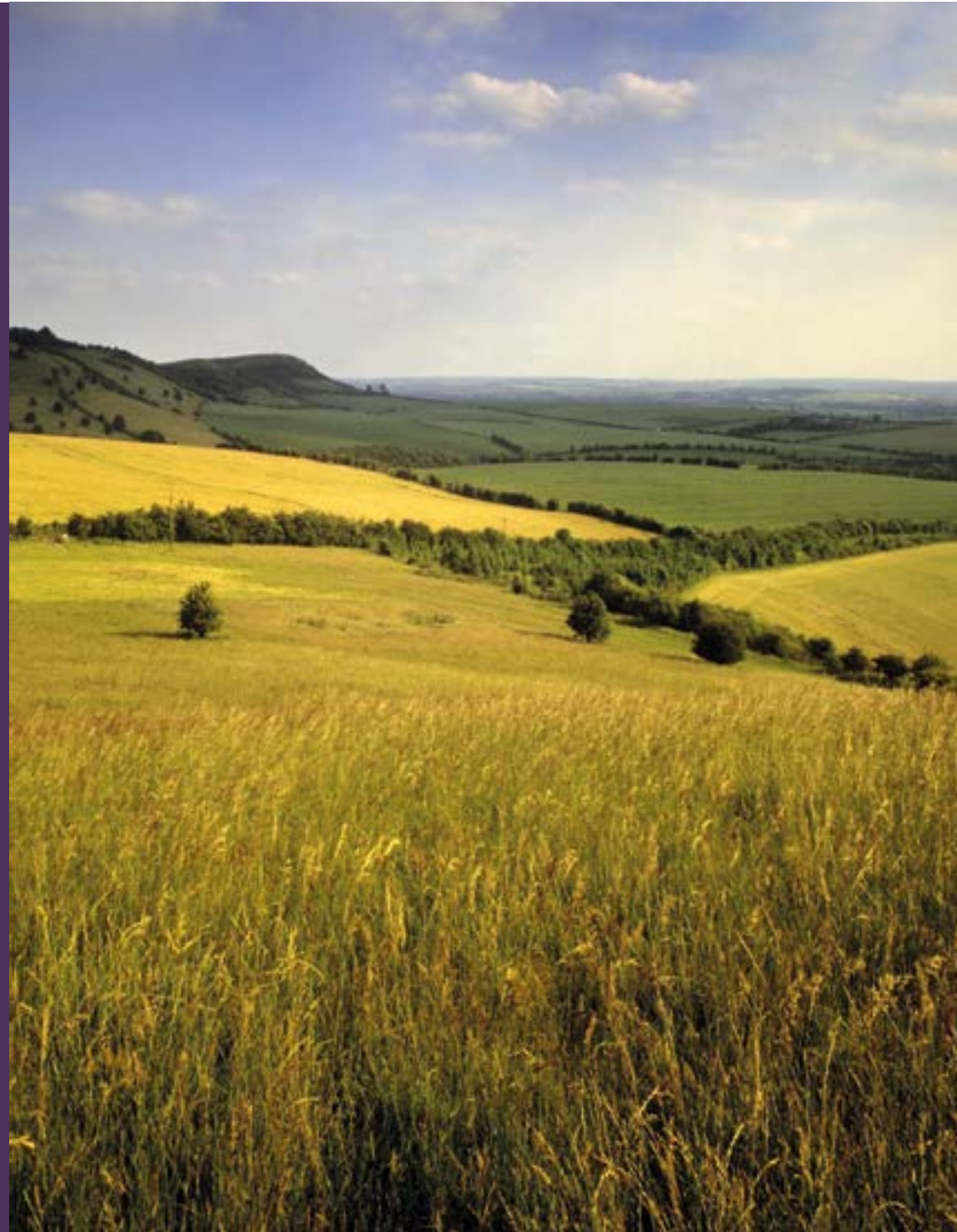
This charming collection of two, three, four and five bedroom homes in the rural village of Steeple Claydon sits comfortably between Milton Keynes and Bicester. It's a great place to live, work and enjoy life.



# Location

**Steeple View offers village living with great transport links to Milton Keynes and Bicester.**

Set in the beautiful countryside of Buckinghamshire, you can relax and enjoy the peace and charm of the surrounding area yet still be connected to local towns and amenities.



### Prince of Wales

Friendly local village pub with a great atmosphere.



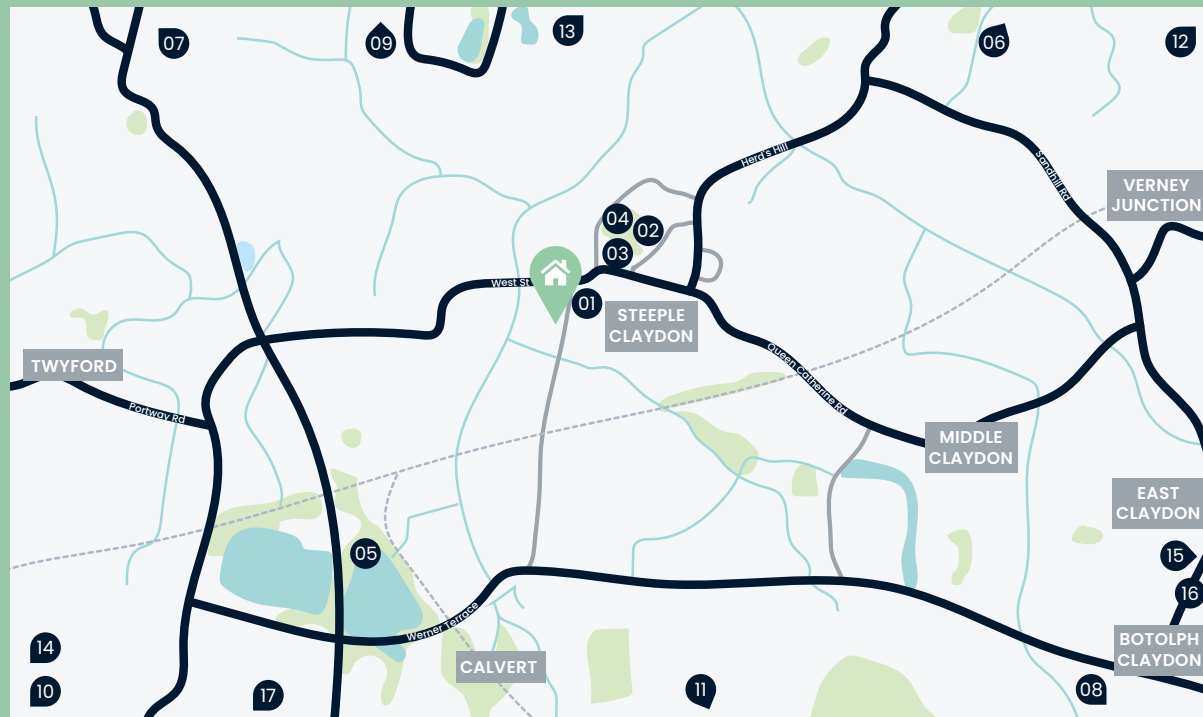
### Steeple Claydon School

Ofsted-rated 'good' primary school for the little ones.



### Calvert Jubilee

Peaceful nature and wildlife area with lakes and birdsong.



## Your nearest transport links



Bicester  
North Station



A41



London  
Luton Airport

### Up to 2 Miles

- 01. Prince of Wales
- 02. Steeple Claydon School
- 03. Co-op Food
- 04. Recreation Ground

### Up to 5 Miles

- 05. Calvert Jubilee Nature Reserve
- 06. The Old Thatched Inn
- 07. Preston Bissett Nurseries
- 08. Green Dragon Rare Breeds Farm & Eco Centre

### Up to 10 Miles

- 09. Buckingham Golf Club
- 10. Bicester Town Centre
- 11. Waddesdon Manor
- 12. Milton Keynes

### Up to 25 Miles

- 13. Tesco Superstore
- 14. M40
- 15. London Luton Airport
- 16. Luton
- 17. Oxford

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).

# Connections

Steeple Claydon is at the centre of many local towns including Milton Keynes, Aylesbury, Bicester and Buckingham.

Journeys in and out via the surrounding roads take you to the M40 in the west and the M1 in the east.

Various stations from Milton Keynes to Bicester and Aylesbury connect you across the country and to London, while London Luton is your ideal location for air travel, nationally and internationally.



Destinations by car

20  
min

**Bicester**

10.3 miles

30  
min

**Aylesbury**

14.8 miles

30  
min

**Milton Keynes**

16.4 miles



Destinations by train  
Milton Keynes Station

16  
min

**Northampton**

33  
min

**London Euston**

52  
min

**Birmingham New Street**

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# Education

**Pre-school to secondary level education is available in and around the Steeple Claydon area.**

Steeple Claydon Primary School is only half a mile from Steeple View and is ideal for the younger members of the family.

Further afield, Twyford C of E is an alternative, while secondary schools such as Sir Thomas Fremantle School in Buckingham, or The Buckingham School are ideal for teenage students looking to move on to further education.

## Steeple Claydon School

The school prides themselves on ensuring they provide pupils with a rich, creative and engaging learning journey from nursery to year 6. They want their pupils to achieve highly not only academically but also socially, emotionally, creatively and physically.

## Sir Thomas Fremantle School

A welcoming, caring school, proud of its academic success. One of the top-performing non-selective schools in Buckinghamshire. Through commitment to excellence students become ambitious happy young adults.

## The Buckingham School

A caring and supportive school which takes children from the age of 11 through to the age of 18. The school vision is success for all through achievement, challenge and enjoyment.

Although the schools listed above are nearby, we cannot guarantee admission.

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## 2 Bedroom Homes

The Thornton

## 3 Bedroom Homes

The Pinewood

The Linwood

The Lockwood

The Silverwood

## 4 Bedroom Homes

The Oakford

The Stamford

The Walford

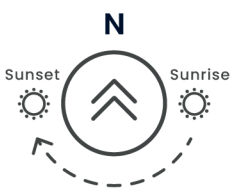
The Westwood

## 5 Bedroom Homes

The Hemsworth

The Nailsworth

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. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



Affordable Homes  
 Self-Build Plots  
 BCP

Affordable Homes  
 Self-Build Plots  
 Bin Collection Point

LEAP  
 Public Right of Way  
 Visitor Parking



# The Oakford

## 4 Bedroom Home

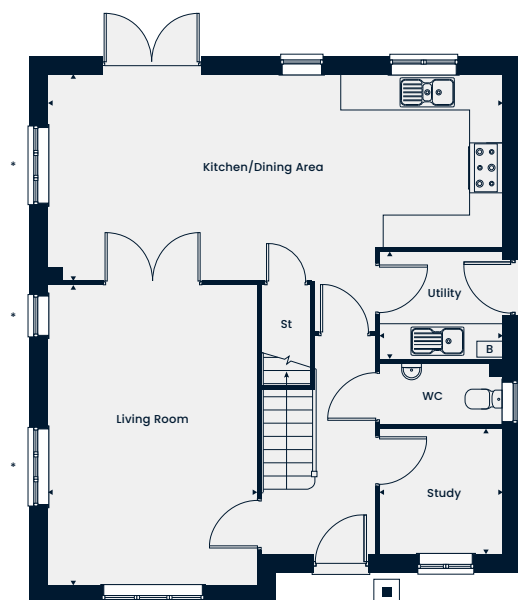


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



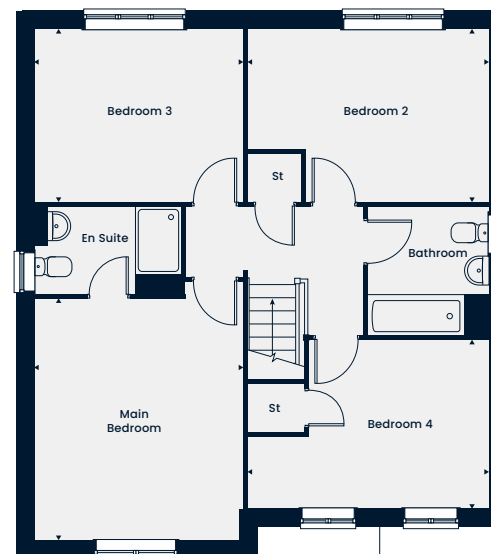


A lovely four bedroom family home offering a large living room, a study and a kitchen/dining area with double doors to the garden and a separate utility. Upstairs, the main bedroom benefits from an en suite shower room, while three further bedrooms and a family bathroom complete the first floor layout.



### Ground Floor

Kitchen/Dining Area	7.99m x 3.62m   26'2" x 11'10"
Living Room	5.31m x 3.61m   17'5" x 11'10"
Study	2.20m x 2.19m   7'2" x 7'1"
Utility	2.19m x 1.85m   7'2" x 6'0"



### First Floor

Main Bedroom	4.26m x 3.61m   13'11" x 11'10"
Bedroom 2	4.23m x 3.04m   13'10" x 9'11"
Bedroom 3	3.68m x 3.04m   12'0" x 9'11"
Bedroom 4	4.23m x 2.96m   13'10" x 9'8"

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Plot specific windows. October 2023.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



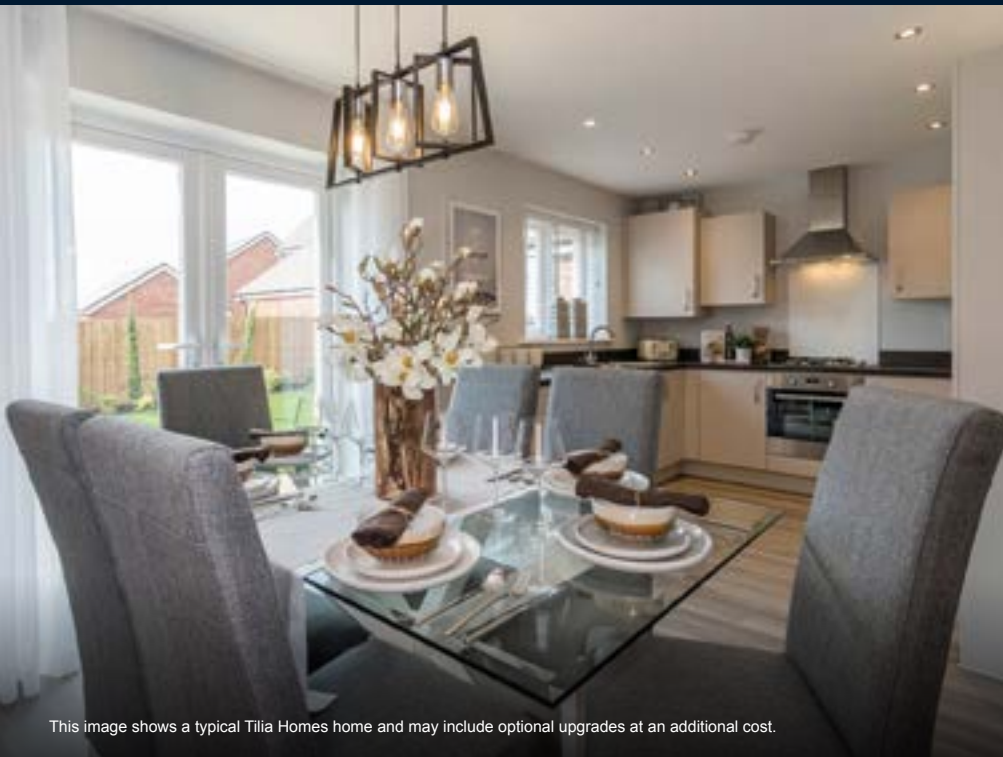
## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.

# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. March 2024.



Steeple View  
Addison Road  
Steeple Claydon  
Buckinghamshire  
MK18 2PP

Find us using what3words  
///tilt.alive.inert

01296 752643  
SteepleView.Sales@tiliahomes.co.uk  
tiliahomes.co.uk

