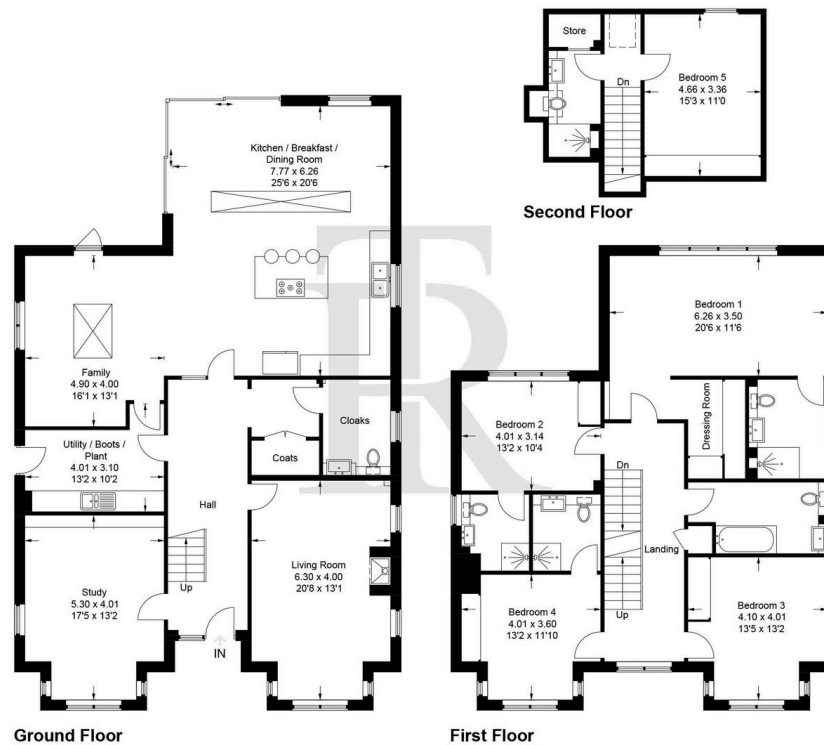


THE PADDOCKS

PRINCES RISBOROUGH - BUCKINGHAMSHIRE





Pembroke House

Approximate Gross Internal Area
294.6 sq m / 3171 sq ft



PEMBROKE AND RISBERGE HOUSE AYLESBURY ROAD PRINCES RISBOROUGH HP27 0JS

An exclusive development of just two fabulous new houses currently under construction, with a truly exceptional specification and build quality just a few minutes walk of the town centre.

This exceptional new home is just one of two luxury houses, currently under construction to an exacting specification and was ergonomically designed by the award-winning practice DP Architects; with the build by the renowned Buckinghamshire based and NHBC accredited PRD Build.

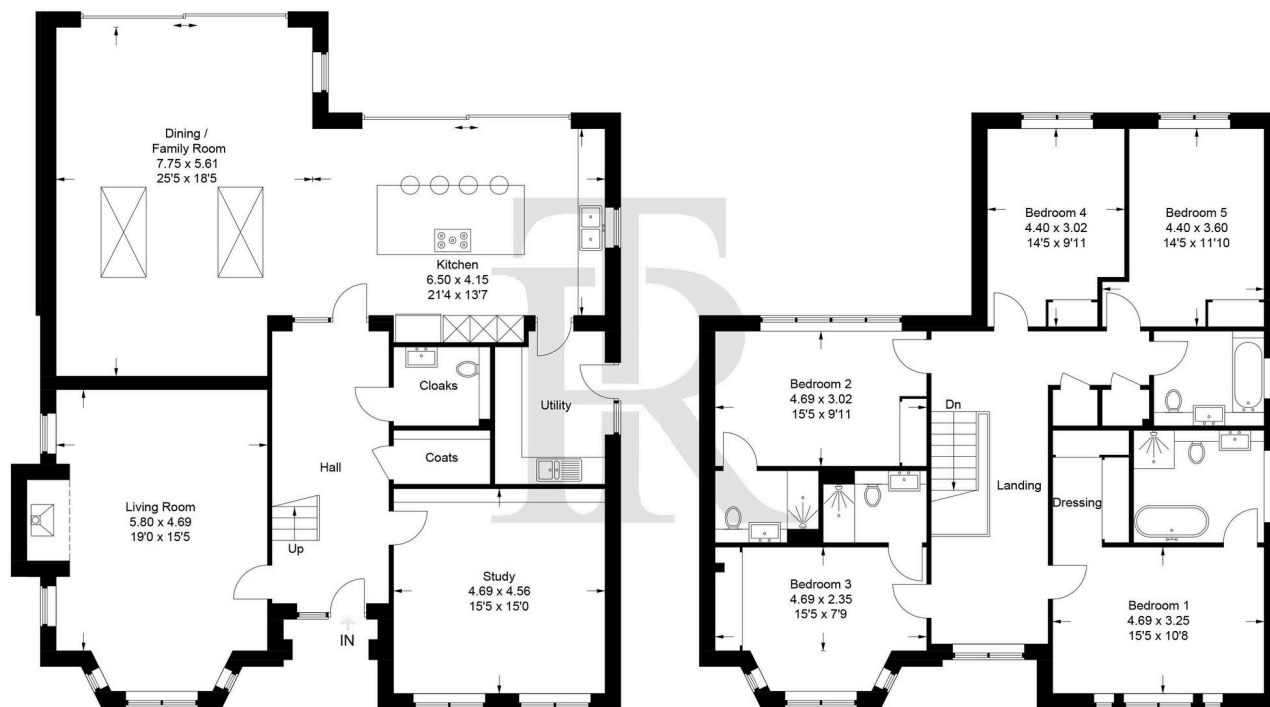
The beautifully crafted accommodation combines traditional standards with contemporary styling. The luxurious specification extends throughout the accommodation with a beautiful kitchen with a full range of integrated appliances, together with stunning bathrooms with quality sanitary ware.



6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 E prime@timruss.co.uk

112 High Street, Thame, OX9 3DZ
T 01844 217722 E p.risborough@timruss.co.uk

www.timruss.co.uk



Ground Floor

First Floor

Risberge House

Approximate Gross Internal Area = 291.0 sq m / 3130 sq ft

INTERNAL SPECIFICATION

The properties are future proofed with Air Source heating and a heat recovery system.

The windows are double glazed sliding sash and there are steel framed fire checked oak internal doors. Heating will be Air Source Heat pump with underfloor heating to both ground and first floors. Throughout the ground floor there is a choice of wood plank or herringbone flooring with the option of four different colours.

Alarm system provided, audio system for TV and Cat 6.

OUTSIDE

There will be gravel driveways with electric gates and intercom system. Double garages with electric doors and charging point.

Front landscaping in line with planning conditions and a terrace to the rear and a seeded garden.

Approximately 0.30 acre plot.

Completion is scheduled for February on this release.

Alarm system provided, audio system for TV and Cat6.

POSTCODE HP27 0JW

VIEWING As the site is under construction viewings are strictly by appointment at all times.







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