



M A G N A C R E S T L T D

SOUTH VIEW

RECTORY AVENUE, HIGH WYCOMBE
BUCKINGHAMSHIRE

A select development of Luxury, Ultra Modern 4 bedroom houses



WELCOME TO SOUTH VIEW

An exclusive new development of 4 luxury houses
with stunning views of the
Wye Valley to the South.

The prestigious South View development is at the heart of an area steeped in history and tradition which dates back to early Roman times.

HISTORY



South View is situated close to the old Market & Industrial town of High Wycombe, with a traditional emphasis on furniture production. The town once featured a Roman villa (built 150 – 170 AD) with mosaics and a bath house which was unearthed at the site on what is now the Rye parkland.

High Wycombe remained a mill town through Medieval and Tudor times, manufacturing lace and linen cloth. In the 17th & 18th century the town became notable for paper due to the River Wye's water which was rich in chalk. High Wycombe's most famous industry, furniture (particularly Windsor chairs) took hold in the 19th century and in 1875 it was estimated that there were 4,700 chairs made per day in High Wycombe. Queen Victoria visited the town in 1877 and the council organised an arch of chairs to be erected over the High Street, with the words "Long live the Queen" printed boldly across the arch for the Queen to pass under.

Today, the Wycombe Museum includes many examples of locally made chairs and information on the local furniture and lace industries.

From 1940 to 1968 High Wycombe was the seat of RAF Bomber Command, and from May 1942 to July 1945, the U.S. Army Air Force's 8th Air Force Bomber Command, code named 'Pine-tree', was based at a former girls' school at High Wycombe.

More recently the town has undergone major redevelopment, including a new shopping centre (Eden Shopping centre) as well as redevelopment of the Buckinghamshire New University with a large student village. These developments have also prompted the building of a new multimillion-pound hotel in the centre, a new Sainsburys together with the development of the bus and train station.



LOCATION

The gated location at South View can boast breath taking views over the Wye Valley as well as being close to the thriving old market towns of High Wycombe and Beaconsfield.



The position of South View offers exceptional road, rail and bus links which means that travelling further afield you will be well connected in every direction. The M40 motorway is approximately 10 minutes away and provides swift journeys in and out of the capital as well as direct links to the Midlands, the M25 and other major road networks.

The train station at High Wycombe, which is approximately a 3 minute walk away from South View, operates an excellent train service. 5 trains per hour run to London Marylebone and every hour there are trains to Birmingham Moor Street, Aylesbury, Banbury and Oxford.

If you are looking for transport services to other closer locations, the central bus station (5 minutes walk) in the heart of the town at the Eden shopping centre can provide services to many different areas.

For those looking at global gateways for business or pleasure, London Heathrow is under 30 minutes away with Luton & London Gatwick Airports also within easy reach via the M40 & M25 motorways.

- 1 West Wycombe Estate
- 2 Eden Shopping Centre and Bus Station
- 3 High Wycombe Train Station
- 4 The Rye
- 5 Waitrose Shopping
- 6 M40 Motorway access
- 7 Next Home & Garden Store
- 8 John Lewis Store.

Directions:
From central High Wycombe, take the A404 up the Amersham Hill. Take the 2nd turning on the right after the train station into Lucas Road. Follow this round to the 2nd turning on the right 'Rectory Avenue' - South View can be found a few 100 yards on the left.



The bustling towns of High Wycombe and nearby Beaconsfield provide a wide range of shops, restaurants and activities to experience and enjoy.

LIFE & VARIETY



Nando's



Monsoon

GAME

Bill's

cineworld

The Eden shopping centre and surrounding shops at High Wycombe offer a great selection of high street brand names such as Marks & Spencer, House of Fraser, Boots, Top Shop, H+M, Game and many more. The Eden centre can also offer an assortment of highly recommended Cafés and restaurants that include Wagamamas, Nando's, Starbucks, Frankie & Bennies, Pizza Express and Café Zero.

John Lewis, and the Next retail outlet store are all situated under 10 minutes drive away from South View and offer shoppers a full and varied shopping experience with cafes to help you relax and enjoy your store visit even more.

The newly built Wycombe Leisure Centre with Waitrose next door is under 10 minutes drive away. The center offers the whole family a selection of sporting activities and past times for both adults and children alike. Activities range from gym classes to swimming, bowls,

climbing, squash and cycling. For younger children, an active adventure play area allows them to let off steam climbing, crawling and bouncing in fun filled sessions. If however, you are looking for a premier fitness club then the David Lloyd club is situated in Wooburn Green, only 15 minutes drive away.

If you are more the outdoor type then there are a number of 18 hole golf courses close by including Hazlemere, Flackwell Heath and Wycombe Heights. For other outdoor pursuits, the River Thames at Bourne End offers many different sailing opportunities and for those who enjoy walking there are many enjoyable trails to experience and country pubs to visit along the way.



EDUCATION

Our children's safety and education is one of the main reasons we choose the locations & homes we do. South View is ideally situated within catchment of an impressive range of highly rated Schools all within easy reach.



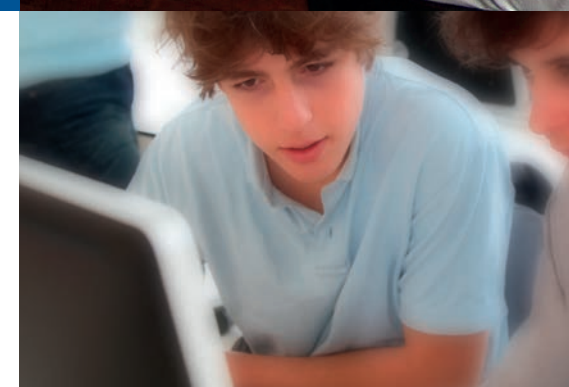
DAVENIES
The Preparatory School for boys aged 4 to 13 years.

The Beacon

Schools include - The Royal Grammar School, High Wycombe. An independent day school for boys aged from 11 – 18 that has an enviable reputation in delivering results and is only a very short walk away from South View. For senior girls, Wycombe High is an outstanding girls' grammar school that also boasts exceptional results. Both schools appear high in the educational standings achieving an 'Outstanding' rating from Ofsted.

If your looking for a little more exclusivity, High Wycombe and its surrounding areas can provide you with an impressive list of schools to choose from. A selection of these are - Wycombe Abbey, an independent girls' boarding school situated in private grounds close to the center of High Wycombe, consistently ranked as one of the top schools regionally and nationally in academic results. - Godstowe Preparatory School has a distinguished tradition and

enjoys an unparalleled academic reputation. It has a pre-prep department for boys and girls aged between 3 and 7, and a preparatory school for girls from 7 to 13 years old. - Davenies School is an independent day school for boys aged 4-13, located in Beaconsfield. The school takes the 11+ examination and the Common Entrance examination at age 13. - The Beacon is a day school for boys from the age of 3 to 15, set in Chesham Bois on the edge of Amersham. It has gained excellent pupil achievements as a consequence of their broad and balanced curriculum. - Caldicott is one of the top prep schools for boys from 7 to 13 years old in the country. Boys start as day pupils until their final two years when they all become boarders.



We believe it is our duty to ensure the development of luxury prestige homes is not only conducted responsibly but also with consideration for long term contribution to environmental matters.

ENVIRONMENTAL COMMITMENT



That's why at Magnacrest we make every effort to not only conform to, but seek to exceed, all the guidelines for the responsible development of new properties throughout every stage of the design, planning and construction of your new home.

From the outset, we follow an enhanced ecology philosophy with rigorous ecological assessments of our site prior to our development to ensure we improve the habitat as a result of our work. This informs our planting policies and other habitat enhancements to attract more species than before we started.

Through every aspect of our building process we are fully compliant with the high standards set in the new code for sustainable homes. Our commitment to this delivers sustainable drainage applications to capture and re-use rainwater where possible and minimise run-off.

We only use energy efficient system boilers and hot water storage systems, while our appliances are high specification

yet highly responsible. All fridges and freezers are A+ energy efficiency rated, washing machines and dryers at least A rated and all washer dryers B rated.

We embrace new technologies and innovations to ensure we provide homes that balance luxury and indulgence with responsibility. All houses have energy monitors to provide information of energy consumption, whilst the use of photovoltaic cells capture the sun's energy and converts it to electricity to further contribute to the overall efficiency of South View.

Finally, we embrace all the principles of the Lifetime Homes Standard which guides inclusivity, accessibility, adaptability, sustainability and good value to achieve a High Lifetime Homes rating. This standard is widely respected for ensuring the comfort and convenience of new homes as well as its ability to support the changing needs of individuals and families at different stages of life.



South View is the latest prestigious development close to High Wycombe & Beaconsfield that is planned, designed and created by the specialists at Magnacrest.

WHY MAGNACREST?



Magnacrest have earned an enviable reputation for creating prestigious new homes with a unique design led philosophy. Recognised throughout the South West, we continue to set the standards by which luxury property in the area is judged.

Our developments not only respect the history and tradition of the area, but also contribute to its continued prestige and reputation as one of the most desirable residential areas to live in.

We have been a fully registered NHBC Developer since 1995 and have recently been awarded their highest accolade of Premium A1 status, and also pride ourselves on our status of a Considerate Contractor and apply unprecedented levels of care and attention

to detail to every aspect of the work we do to ensure our bespoke high quality homes will delight our clients for many years.

Our experienced development team have once again focused their enviable expertise into crafting a unique range of individual, luxury homes at a location that is set to become very sought after with exceptional views over the Wye valley.

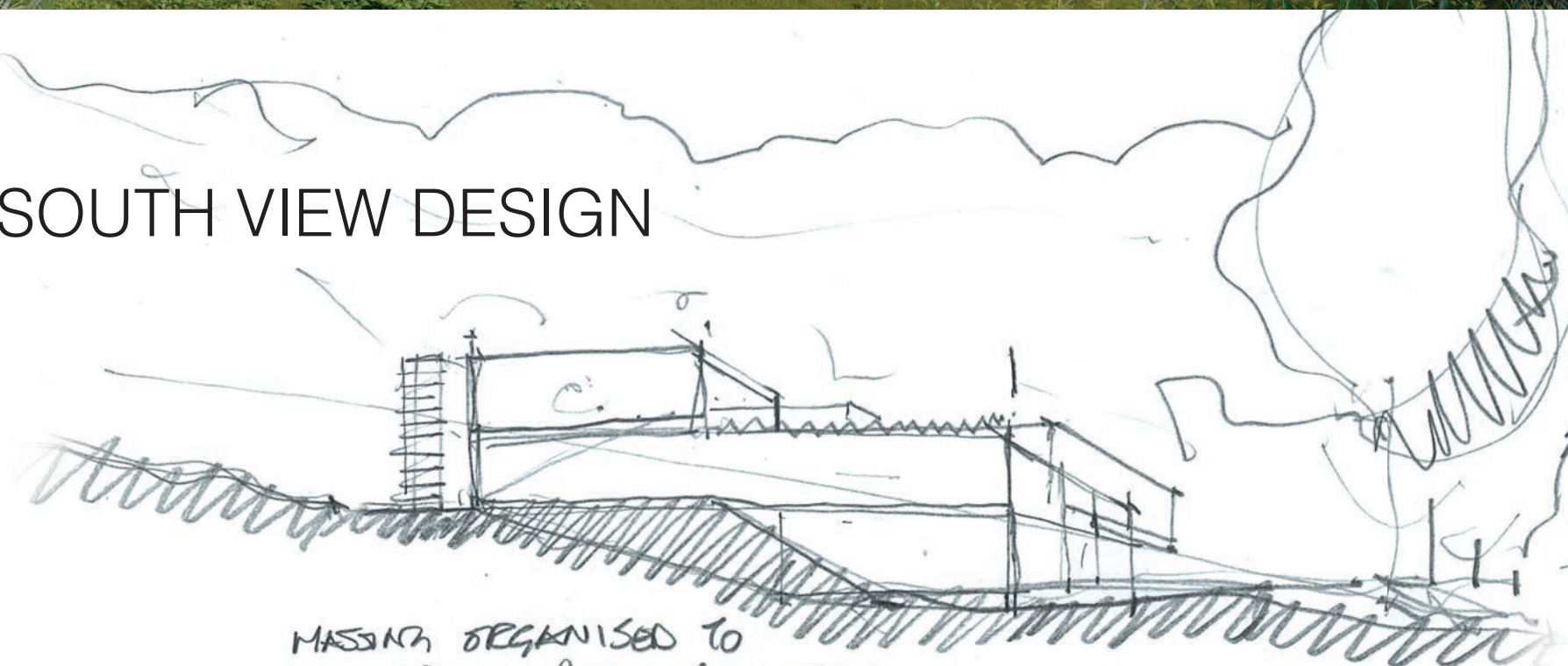




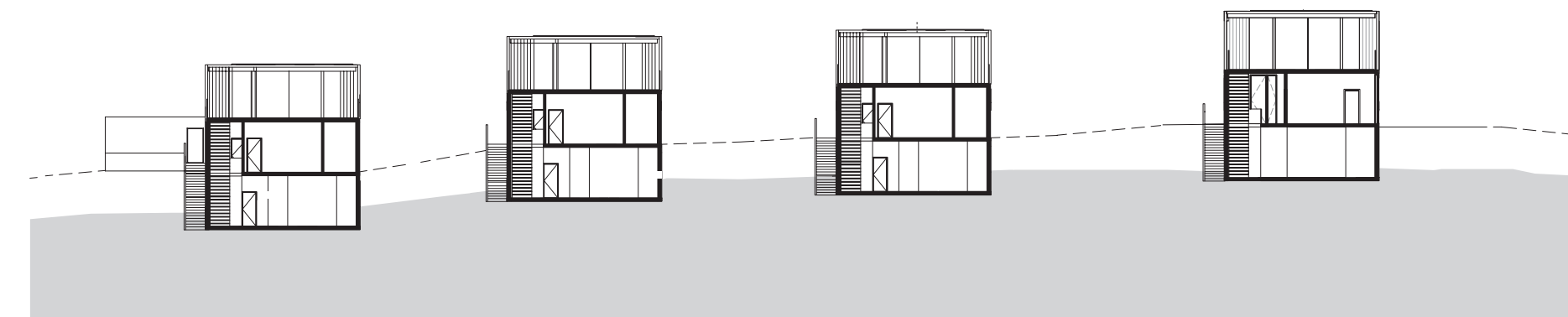
Each one of these properties has been designed to provide a luxury living experience in an environment of prestige and exclusivity. All the properties are accessed via a private gated entrance and their positioning has been meticulous, offering stunning and unobstructed views of the Wye Valley to the South through the floor to ceiling windows.

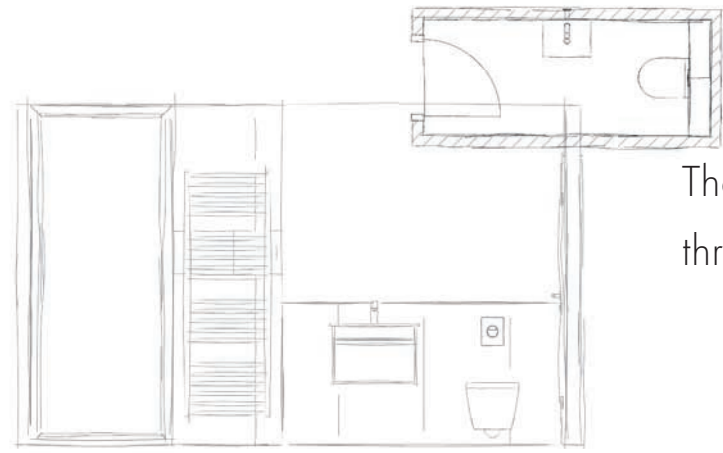
No detail has been overlooked in the build and fit of these very unique & desirable properties.

SOUTH VIEW DESIGN

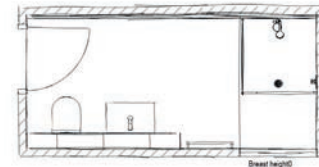


MASSING ORGANISED TO
CONNECT DIRECTLY WITH SLOPING
LEVELS ON SITE ...

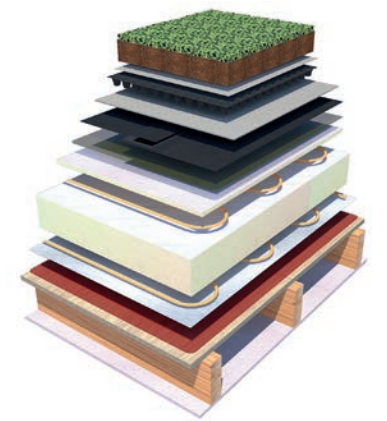




The creation of prestige luxury living demands the highest standards throughout and with South View we have spared no expense.



IMPRESSIVE SPECIFICATION



Every element of the high specifications within South View will reflect our bespoke, design led philosophy.

KITCHEN

- HÄCKER Classic Lazer Soft' bespoke contemporary kitchen with detached breakfast bar
- Integrated NEFF appliances including Hide & Slide double oven, induction hob, compact microwave oven, dishwasher and built in tall fridge & freezer
- Matching Konigstone 'Cotton Star' Quartz worktops
- Franke Kubus undermounted sink & taps
- Tiled floor (kitchen area)
- Contemporary lighting package.

ENSUITE AND FAMILY BATHROOMS

- Mixture of full and half tiled walls
- Duravit sanitary ware with Grohe brassware
- Down lighters
- Extractor fan and shaver socket
- Chrome heated towel rail.

BEDROOMS

- TV and power points
- Combination of pendants & down lighters.

RENEWABLE ENERGY

- 3.8 KWp Solar roof panels.

GENERAL

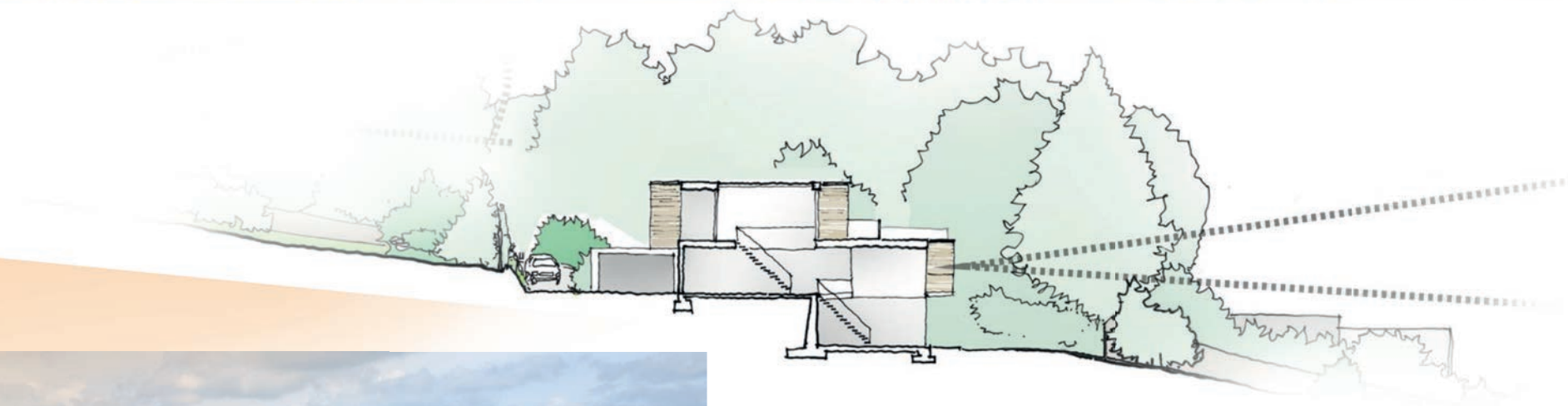
- Gas fired underfloor heating
- Mains pressure water via Mega flow
- Gate automation & video entry system
- Intruder alarms
- Mains operated smoke detectors
- WiFi wired
- Firestone Green Roof system.

FREEHOLD HOUSES

Management Company to run access road and gate automation.

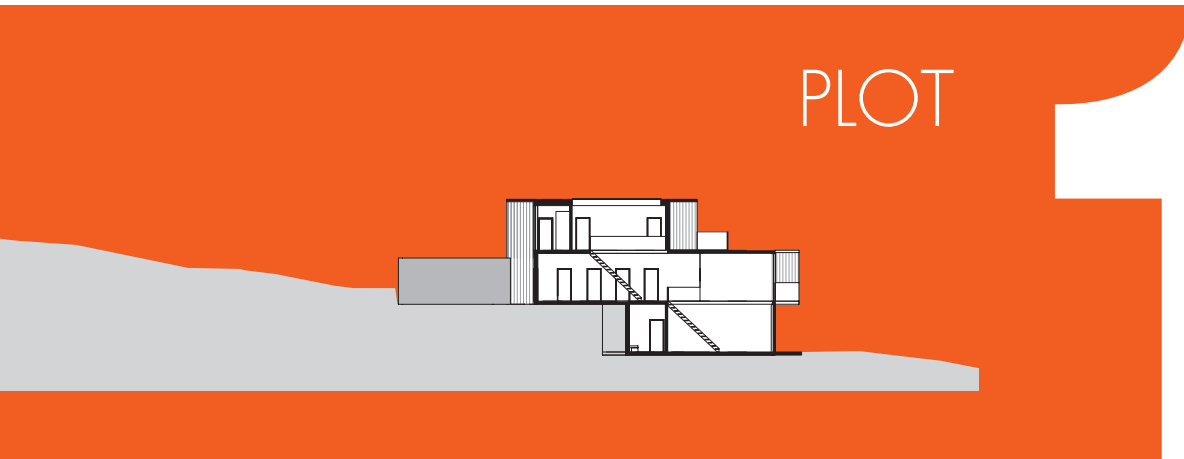
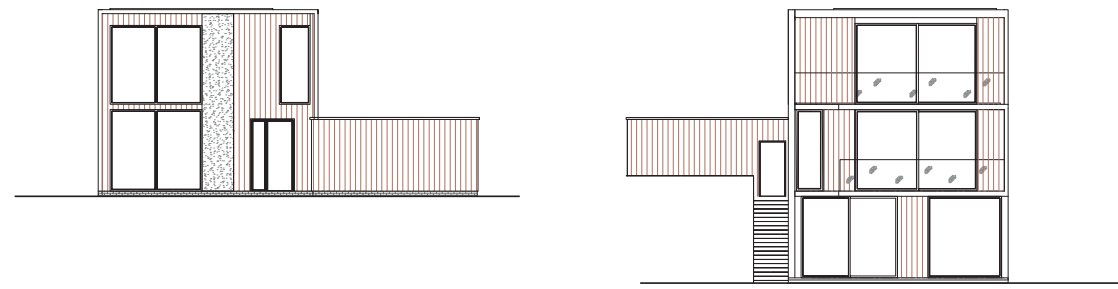


VIEWS

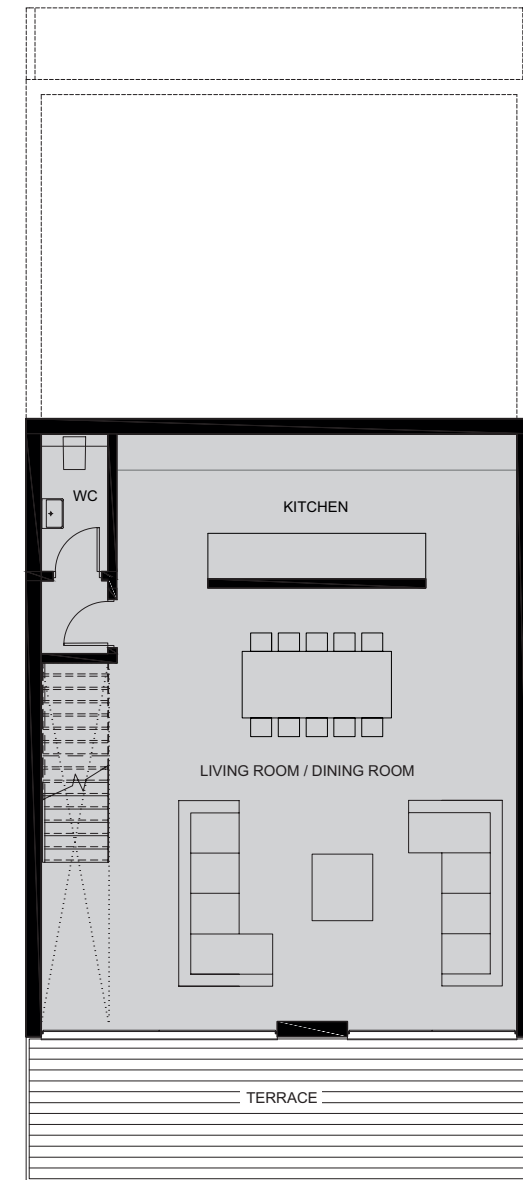


Views from balconies towards -
Tom Burts Hill in the South West,
The Rye in the South and
The Gomm Valley Nature Reserve
to the South East.





GARDEN LEVEL



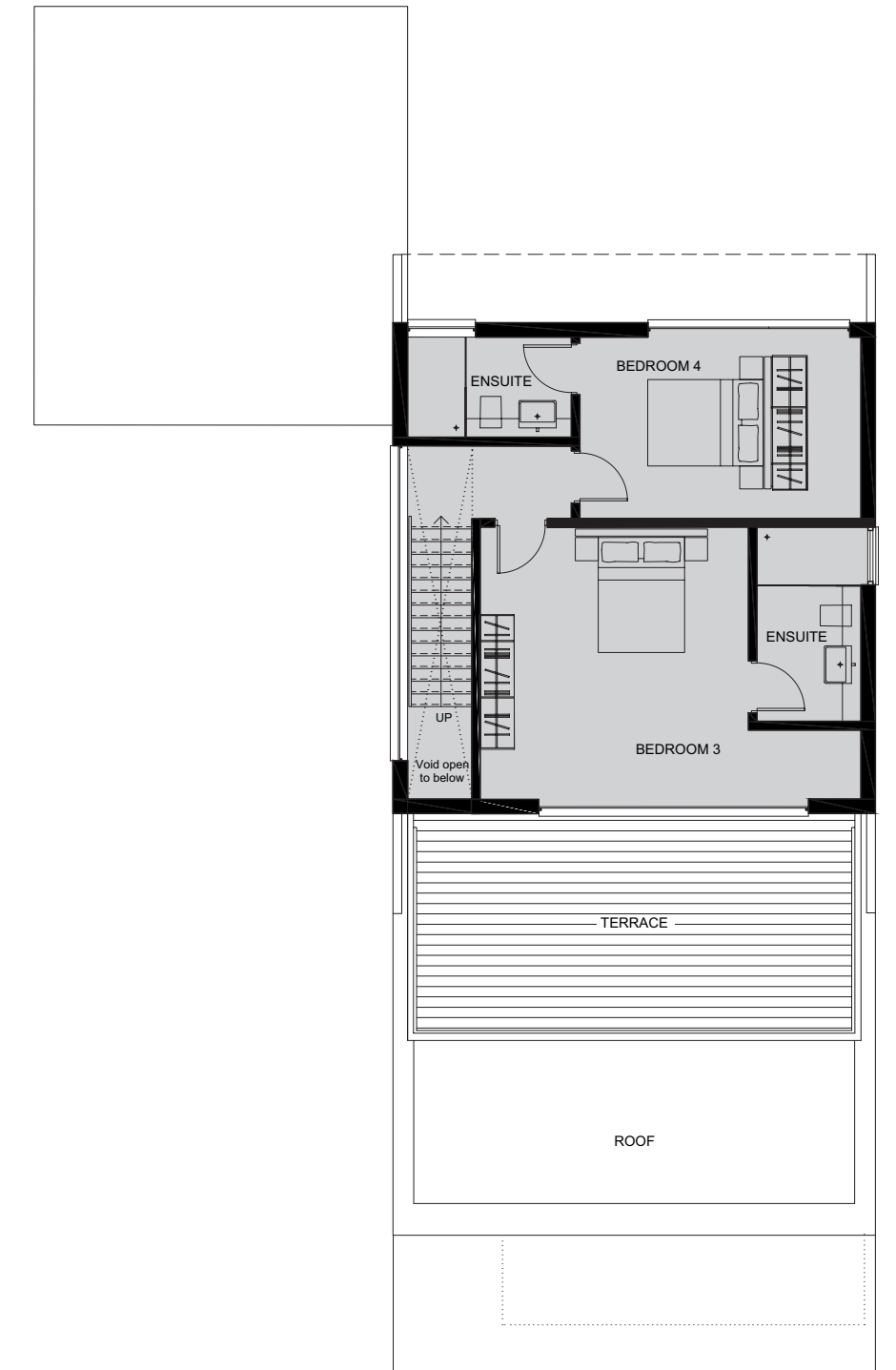
Kitchen/Living/ Dinning Room	7.80m x 9.70m	25'6" x 31'9"
WC	1.20m x 2.30m	3'10" x 7'5"

GROUND FLOOR

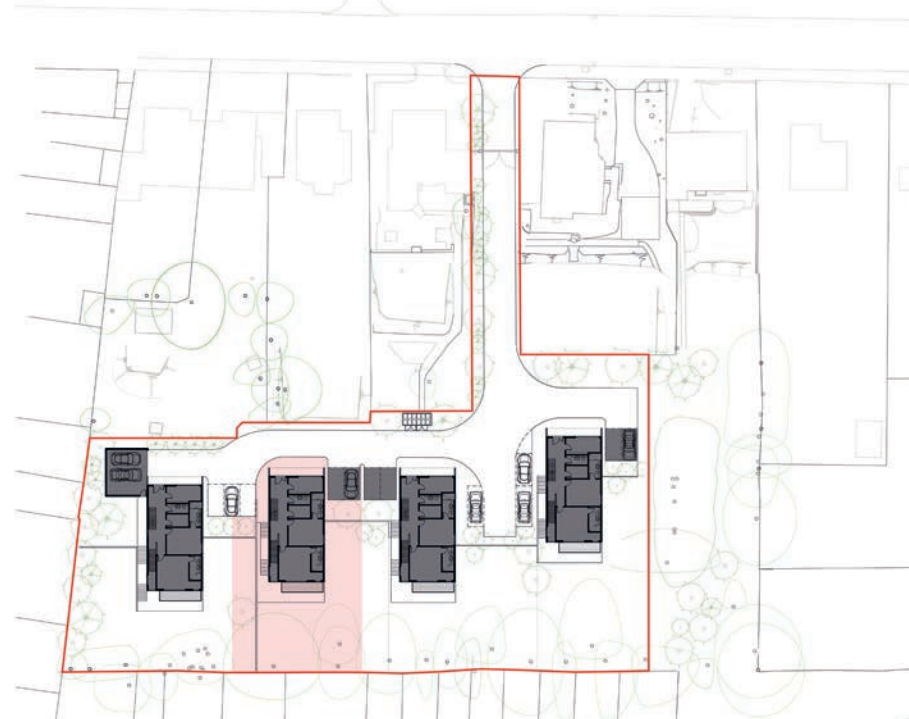
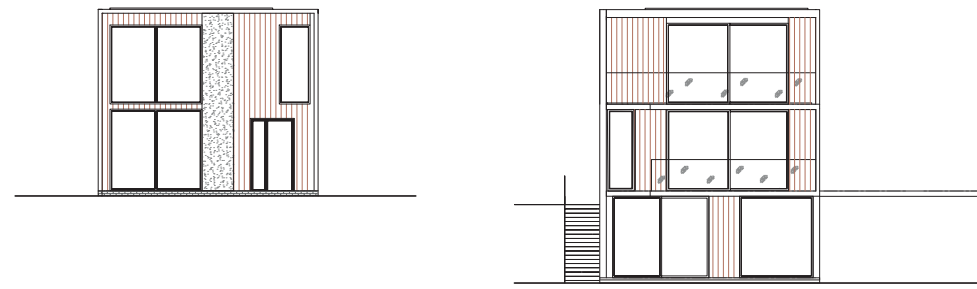


Master Bedroom	6.60m x 5.00m	21'7" x 18'1"
Master Ensuite	1.80m x 3.40m	5'9" x 11'2"
Guest Bedroom	5.20m x 4.00m	17'1" x 13'2"
Guest Ensuite	1.80m x 3.70m	5'9" x 12'1"
Study	5.20m x 2.45m	17'0" x 8'1"
WC	3.30m x 1.40m	10'8" x 4'6"
Utility	3.30m x 1.80m	10'8" x 5'9"

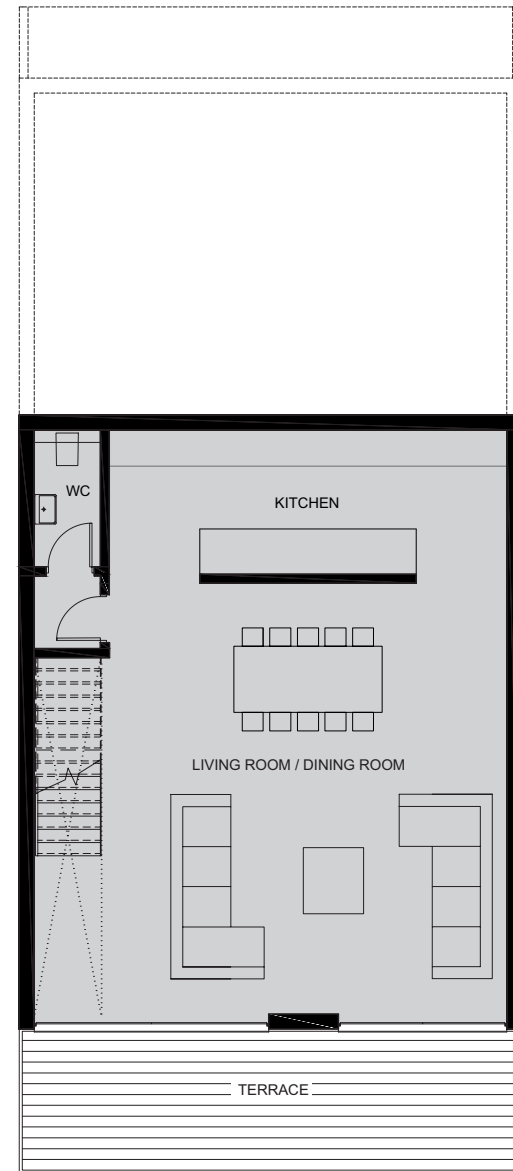
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Bedroom 3	6.60m x 4.60m	21'7" x 15'1"
Ensuite 3	1.80m x 3.40m	5'9" x 11'2"
Bedroom 4	4.85m x 3.20m	15'9" x 10'4"
Ensuite 4	2.85m x 1.80m	9'4" x 5'9"

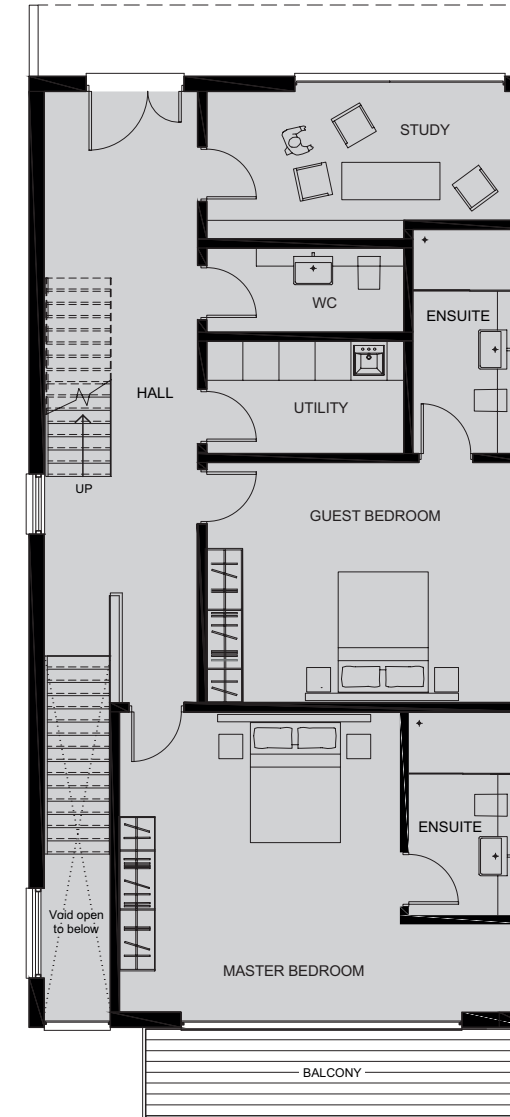


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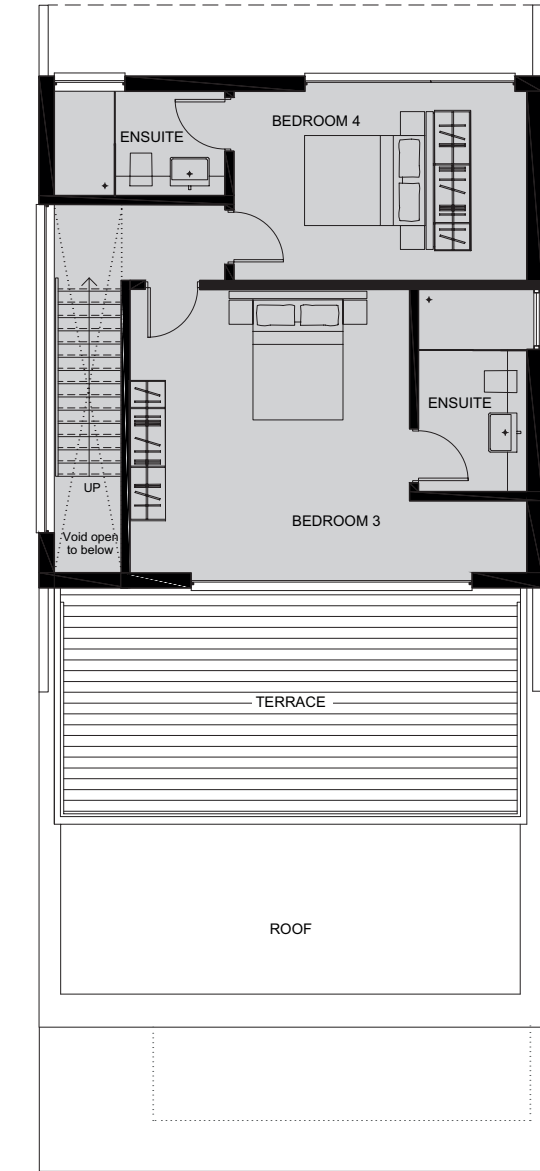
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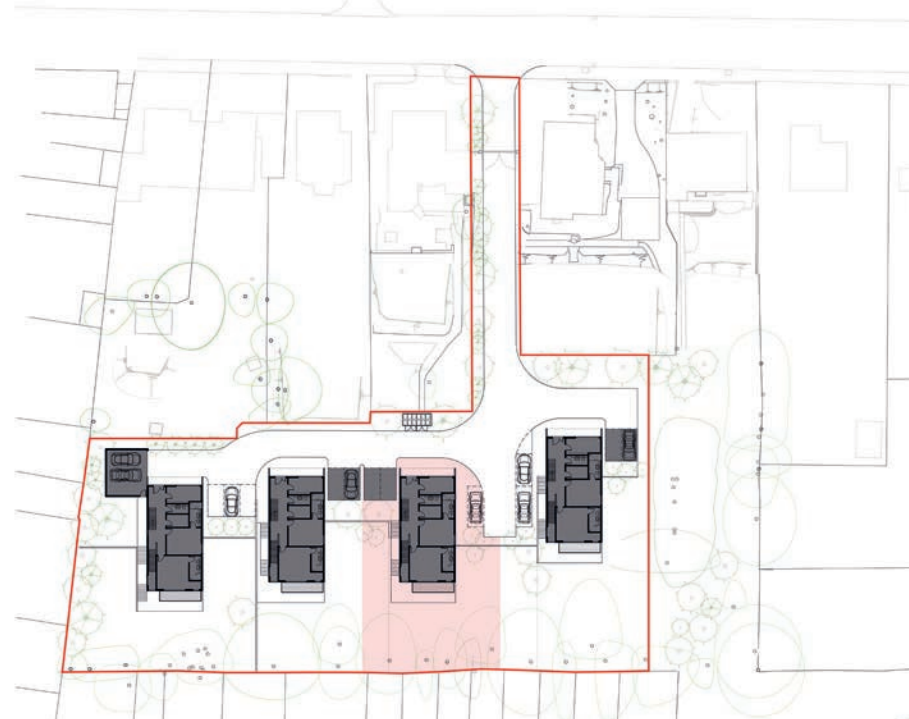
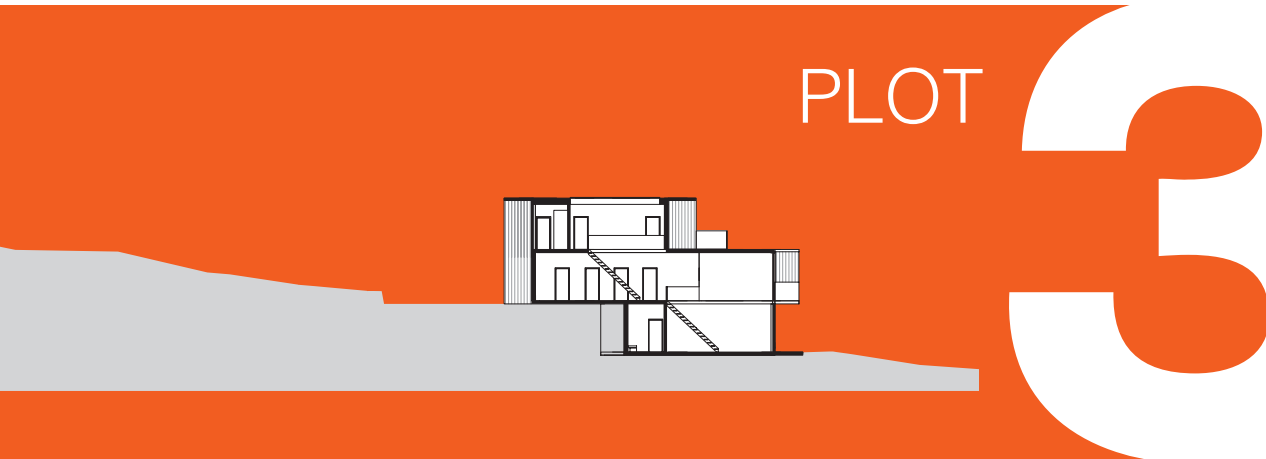
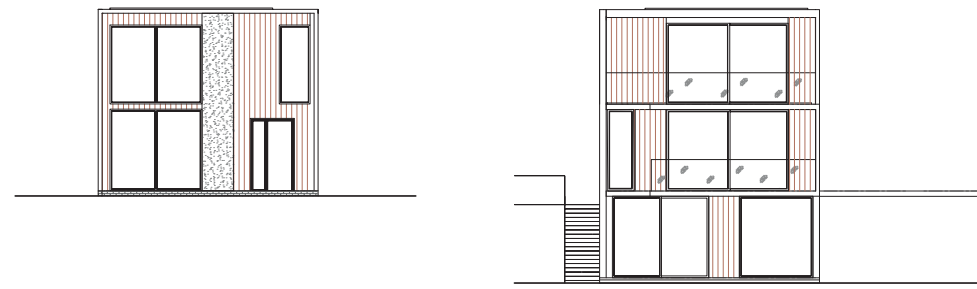


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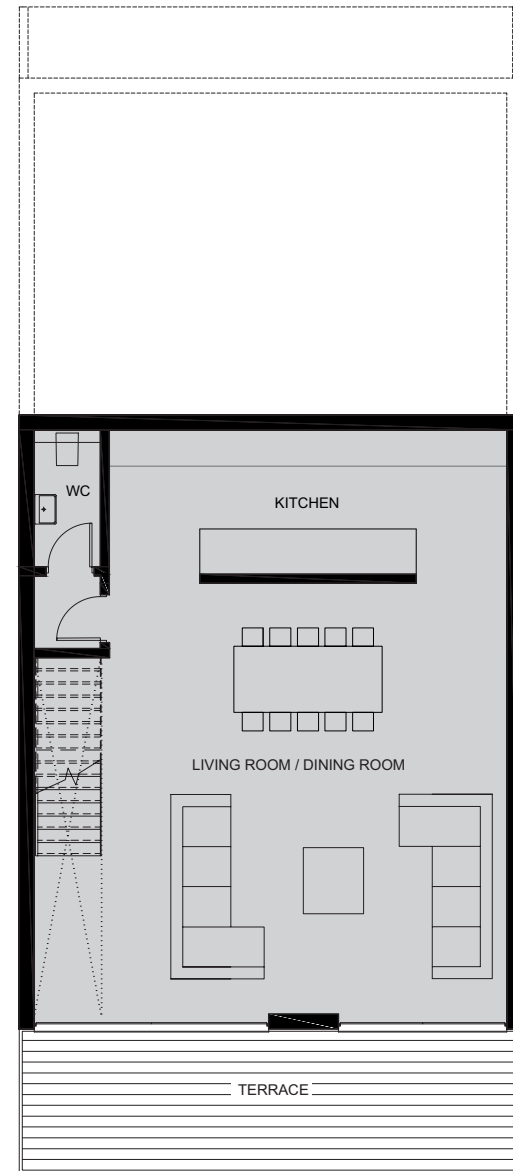
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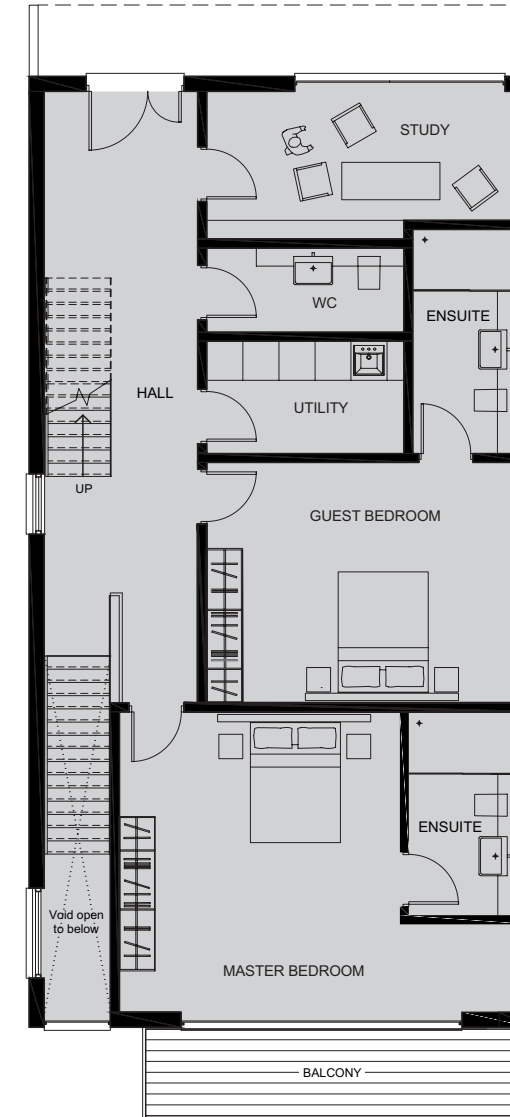


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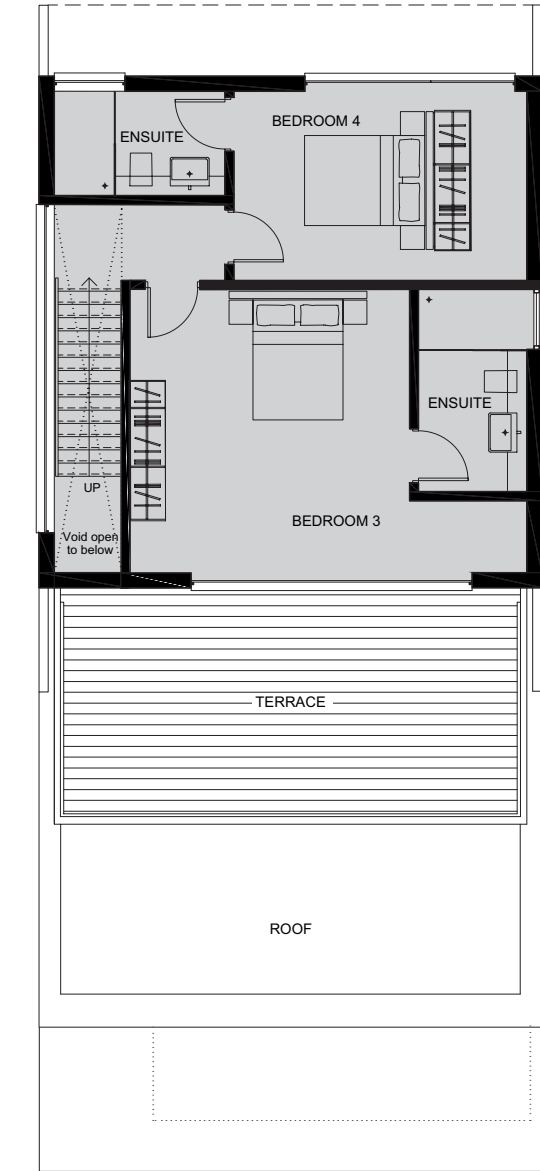
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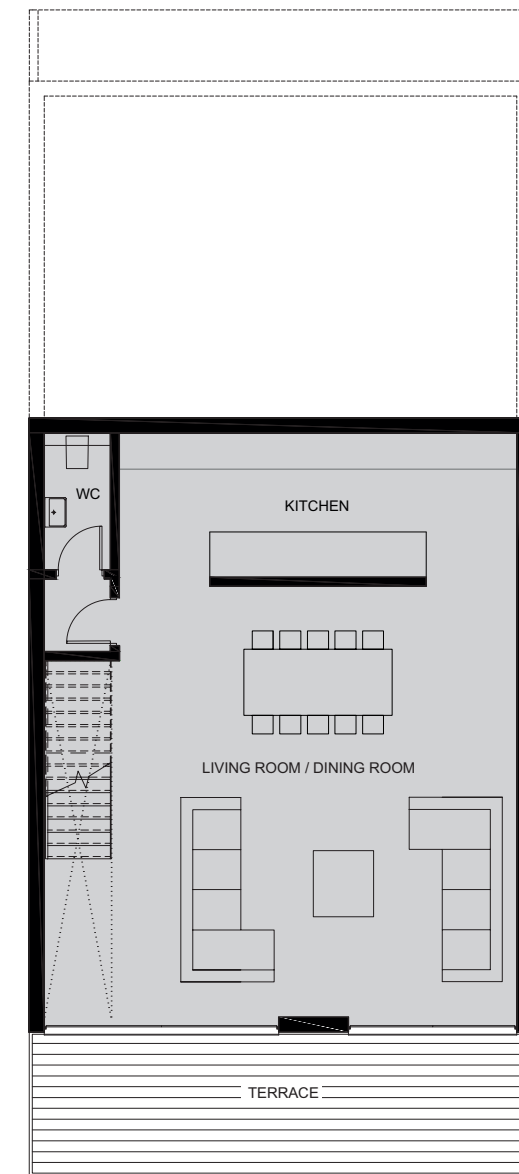
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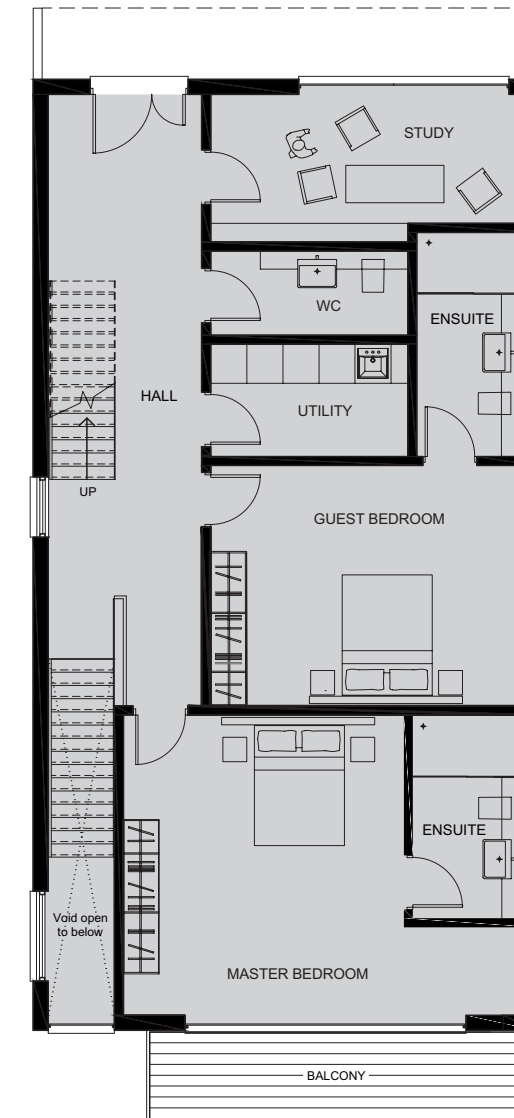
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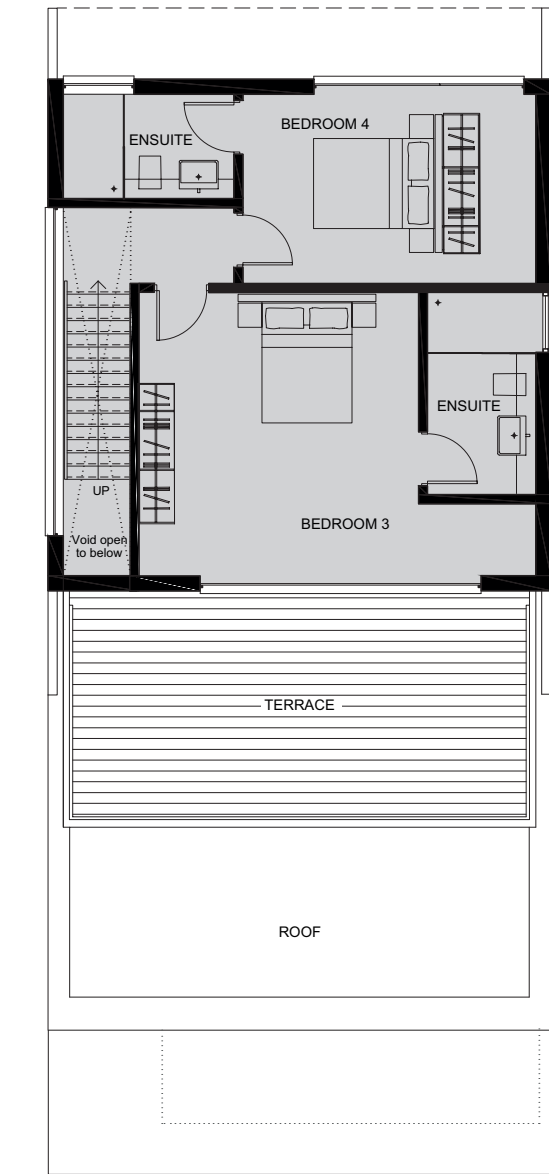
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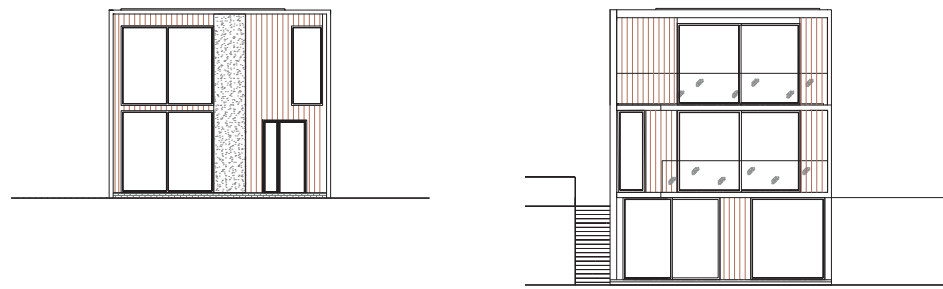


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PLOT





Common Wood House
118 Penn Road, Hazlemere, Bucks, HP15 7NB
Telephone: 01494 816226
w: magnacrest.co.uk



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Artists perspectives 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 architectural changes, therefore prospective purchasers should verify the latest plans with our sales centre. All floor measurements are shown in metric and imperial and are accurate to within 75mm/3". They are for guidance purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the sales centre for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units, or worktops. Please consult our sales advisor for detailed kitchen plans. South View is a marketing name only. The plot number may not necessarily reflect the postal address.

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