



BRICKHILL
HOMES

COLDSTREAM FARM
WORMINGHALL, BUCKINGHAMSHIRE





A CONTEMPORARY FAMILY HOME IN A PICTURESQUE VILLAGE SETTING

Coldstream Farm is a collection of exclusive, modern homes in Worminghall, Buckinghamshire, featuring an array of 3, 4 and 5 bedroom detached and semi-detached homes. The development sits on the Buckinghamshire/Oxfordshire border with access to small cultural market towns, quaint villages and natural leisure spaces within the surrounding area.

This newly built development offers unrivalled spacious family homes complemented with sleek contemporary design, architecture and beautifully landscaped gardens. Each of the properties have been designed and crafted with exceptional detail to an exquisite finish, whilst retaining an aesthetic that is in keeping with its rural location.

The picturesque village and civil parish of Worminghall, Buckinghamshire, offers beautiful countryside surroundings, riverside walks and features a medieval village pub, church and village hall. Only 4.5 miles from the celebrated market town of Thame, there is a wealth of local amenities on your doorstep, including local shops, supermarket, pubs, theatre, museum, cinema and nature reserve.













Worminghall offers excellent access to major road networks, via the nearby M40. It lies just 9 miles from historic Oxford, known as The City of Dreaming Spires, famous the world over and based on its architecture of the prestigious University. Oxford provides convenient rail links for direct travel to London, Birmingham and other UK stations.

“
Only 4.5 miles from the celebrated market town of Thame, there is a wealth of local amenities on your doorstep.”

← 9 MILES TO OXFORD



SITE PLAN

- | | | | | | | | |
|---|---|---|---|---|--|---|---|
|  | PLOT 4
3 bedroom
detached home
131.5 m ² / 1415 ft ² |  | PLOT 7
4 bedroom
detached home
127.7 m ² / 1375 ft ² |  | PLOT 13
4 bedroom
detached home
224.2 m ² /2414 ft ² |  | PLOT 16
4 bedroom
detached home
224.2 m ² /2414 ft ² |
|  | PLOT 5
3 bedroom semi-
detached home
94.5 m ² / 1017 ft ² |  | PLOT 11
5 bedroom
detached home
258.8 m ² / 2785 ft ² |  | PLOT 14
4 bedroom
detached home
224.2 m ² /2414 ft ² |  | PLOT 17
5 bedroom
detached home
245 m ² / 2638 ft ² |
|  | PLOT 6
3 bedroom semi-
detached home
94.5 m ² / 1017 ft ² |  | PLOT 12
5 bedroom
detached home
245 m ² / 2638 ft ² |  | PLOT 15
4 bedroom
detached home
224.2 m ² /2414 ft ² |  | PLOT 18
5 bedroom
detached home
258.8 m ² / 2785 ft ² |



WHY BUY WITH US

Finding the perfect house to call your home requires a lot of careful consideration; you want the perfect location, convenient access to local amenities, great spaces and a home that is as unique as you are.

At Brickhill Homes, we build stunning houses and apartments in small communities that you can fall in love with. Homes that have been carefully thought out to deliver great character whilst delivering the very best specifications and modern living spaces. Every one of our developments is unique and as such, each of our homes reflect this.

We can do this because Brickhill Homes is a small private developer that isn't interested in becoming the best-known name in the housing industry or building vast developments. We'd rather be recognised for our attention to quality, style and the very best building standards.

We design homes that fit within their local environments, taking care to pay attention to local history, features of the local towns and the character of the communities that we build in.

“
Stunning, unique homes, in perfect locations, built just for you. ”



04 PLOT 4

Plot 4 - 3 bedroom detached home

A luxury, 3 bedroom detached, double bay fronted house with woodland views to the front of the property. This stunning home comprises a large spacious living room with French doors to the rear, an open plan kitchen/dining room with utility room and a ground floor WC. There are 2 double bedrooms and 1 single bedroom, along with a family bathroom on the first floor. The master bedroom features an en suite and dressing room. Outside there is an enclosed rear garden and off-road parking with a car port and electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room
- Downstairs WC and utility room
- En suite master bedroom with dressing room
- Family bathroom
- Dedicated off-road private parking, with car port
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	3545 x 7230	11'8" x 23'9"
Living Room	4265 x 7230	13'12" x 23'9"
WC	1600 x 1747	5'3" x 5'9"
Utility	2505 x 1577	8'3" x 5'2"
Hall	2505 x 3325	8'3" x 10'11"

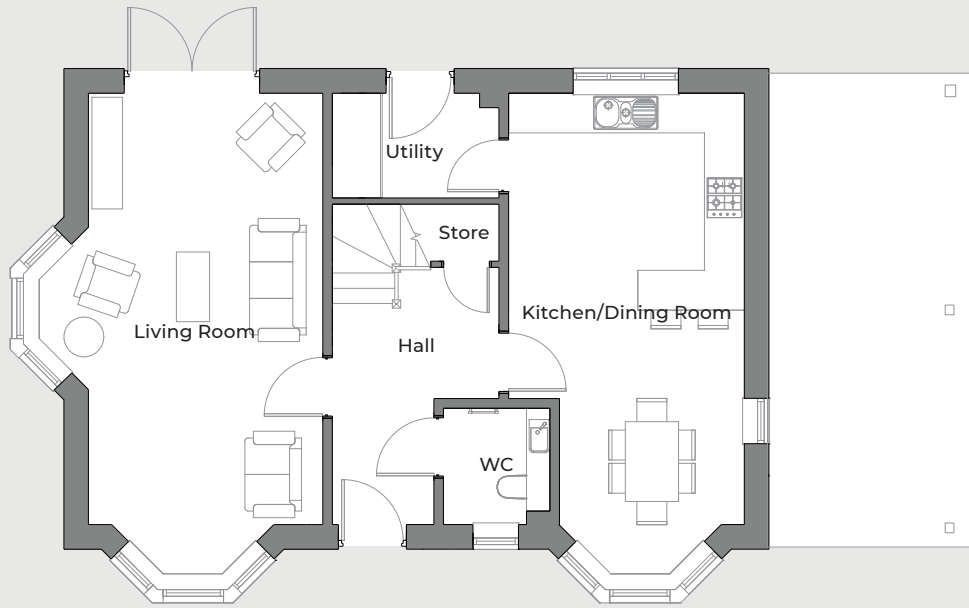
FIRST FLOOR

Bedroom 1	3553 x 3666	11'8" x 12'0"
Dressing Room	3553 x 2731	11'8" x 8'12"
En Suite	2505 x 1614	8'3" x 5'4"
Bedroom 2	3573 x 3306	11'9" x 10'10"
Bedroom 3	2934 x 3091	9'8" x 10'2"
Bathroom	3374 x 1994	11'1" x 6'7"
Landing	2505 x 1002	8'3" x 3'3"

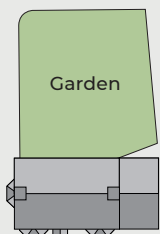
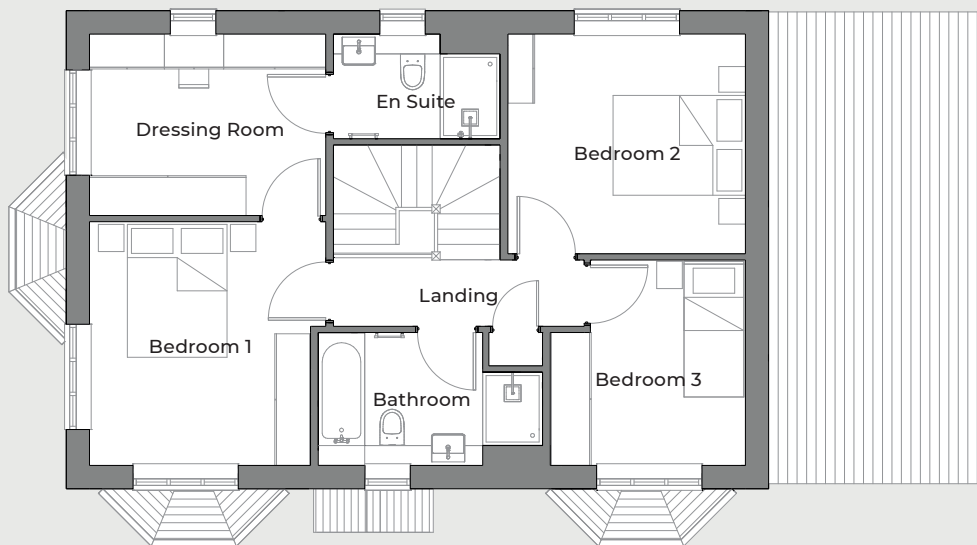
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





03 PLOT 5

Plot 5 - 3 bedroom semi-detached home

A luxury, 3 bedroom semi-detached house. This stunning home comprises a large spacious living room with bifold doors to the rear, an open plan kitchen/dining room with French doors and a ground floor WC. There are 2 double bedrooms and 1 single bedroom, along with a family bathroom on the first floor. Outside there is an enclosed rear garden and off-road parking with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room
- Large master bedroom
- Double and single bedrooms
- Family bathroom
- Dedicated off-road private parking
- Enclosed rear garden

GROUND FLOOR

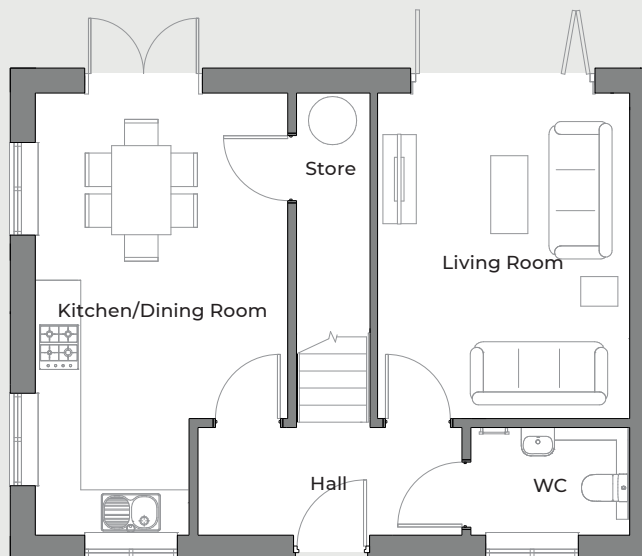
Kitchen/Dining Room	3373	x	5973	11'1"	x	19'7"
Living Room	3361	x	4358	11'0"	x	14'4"
WC	2114	x	1425	6'11"	x	4'8"
Hall	3530	x	1425	11'7"	x	4'8"

FIRST FLOOR

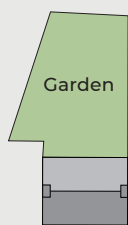
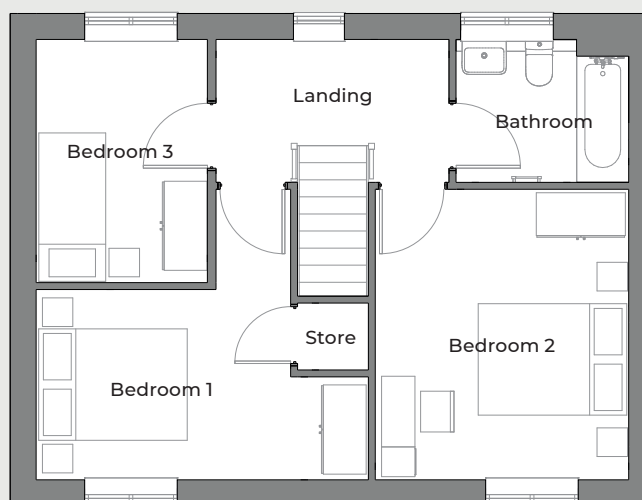
Bedroom 1	3413	x	3911	11'2"	x	12'10"
Bedroom 2	4510	x	3911	14'10"	x	12'10"
Bedroom 3	3312	x	2306	10'10"	x	7'7"
Bathroom	2326	x	1700	7'8"	x	5'7"
Landing	3137	x	1788	10'4"	x	5'10"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND FLOOR



FIRST FLOOR





06 PLOT 6

Plot 6 - 3 bedroom semi-detached home

A luxury, 3 bedroom semi-detached house. This stunning home comprises a large spacious living room with bifold doors to the rear, an open plan kitchen/dining room with French doors and a ground floor WC. There are 2 double bedrooms and 1 single bedroom, along with a family bathroom on the first floor. Outside there is an enclosed rear garden and off-road parking with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room
- Large master bedroom
- Double and single bedrooms
- Family bathroom
- Dedicated off-road private parking
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	3373	x	5973	11'1"	x	19'7"
Living Room	3361	x	4358	11'0"	x	14'4"
WC	2114	x	1425	6'11"	x	4'8"
Hall	3530	x	1425	11'7"	x	4'8"

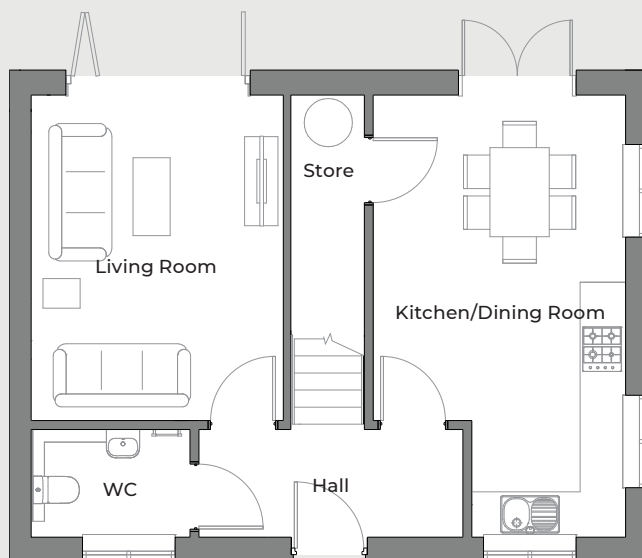
FIRST FLOOR

Bedroom 1	3413	x	3911	11'2"	x	12'10"
Bedroom 2	4510	x	3911	14'10"	x	12'10"
Bedroom 3	3312	x	2306	10'10"	x	7'7"
Bathroom	2326	x	1700	7'8"	x	5'7"
Landing	3137	x	1788	10'4"	x	5'10"

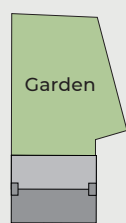
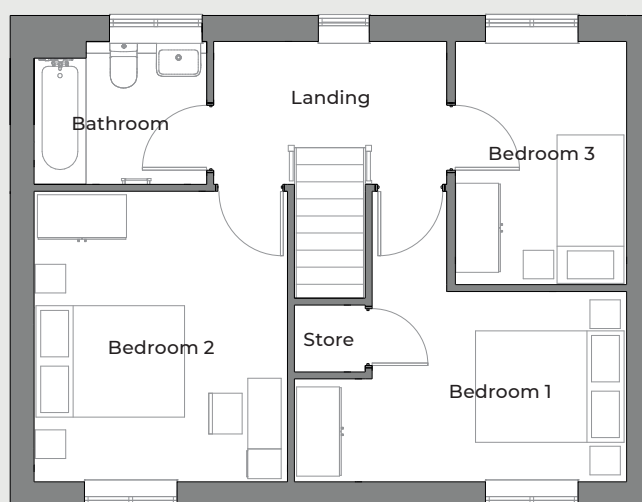
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





07 PLOT 7

Plot 7 - 4 bedroom detached home

A luxury, 4 bedroom detached house, with beautiful views to open countryside. This stunning home comprises a large spacious living room with French doors to the rear and an open plan kitchen/dining room, with a utility room and a ground floor WC. There are 2 double bedrooms with the master bedroom featuring an en suite, 2 single bedrooms and a family bathroom on the first floor. Outside there is an enclosed private rear garden and off-road parking with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room
- Downstairs WC and utility room
- En suite master bedroom
- Family bathroom
- Dedicated off-road private parking
- Enclosed private rear garden

GROUND FLOOR

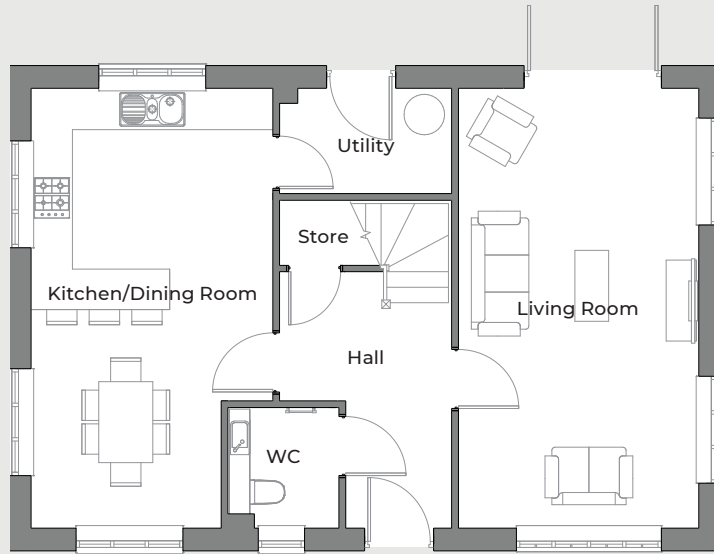
Kitchen/Dining Room	3545 x 6490	11'8" x 21'3"
Living Room	3525 x 6490	11'7" x 21'3"
Utility	2505 x 1525	8'3" x 5'0"
WC	1594 x 1744	5'3" x 5'9"
Hall	2505 x 3325	8'3" x 10'11"

FIRST FLOOR

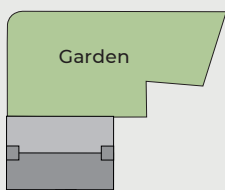
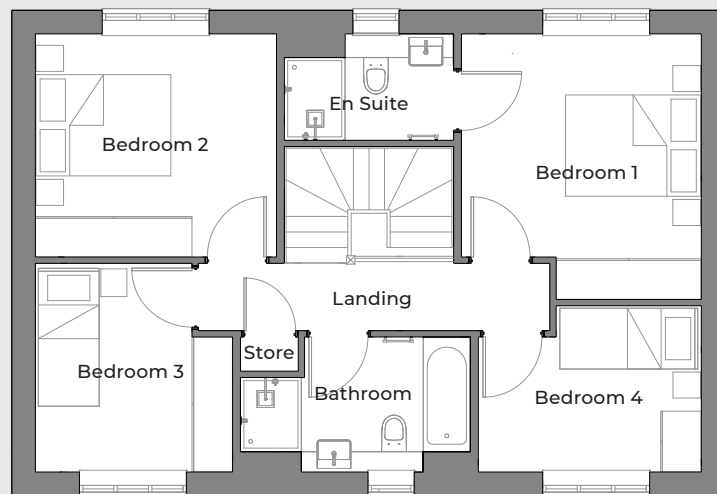
Bedroom 1	3553 x 3306	11'8" x 10'10"
En Suite	2505 x 1614	8'3" x 5'4"
Bedroom 2	3573 x 3306	11'9" x 10'10"
Bedroom 3	2922 x 3091	9'7" x 10'2"
Bedroom 4	3302 x 2461	10'10" x 8'1"
Bathroom	3420 x 1694	11'3" x 5'7"
Landing	5209 x 1028	17'1" x 3'4"

Bedroom dimensions exclude en suite, corridors & wardrobes

GROUND FLOOR



FIRST FLOOR





PLOT 11

Plot 11 - 5 bedroom detached home

A luxury, large 5 bedroom detached house with woodland views to the rear of the property. This stunning home comprises a large spacious living room with an open fireplace and bifold doors to the rear, a comfortable snug room and a large open plan kitchen/dining room with family area, utility room, study and ground floor WC. There are 5 double bedrooms on the first floor and a family bathroom, with the master bedroom featuring an en suite, dressing room and Juliette balcony. Bedroom 2 also features an en suite and Juliette balcony. Outside there is a large rear garden and patio, with double garage and electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, WC and utility room
- 5 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed private rear garden

GROUND FLOOR

Kitchen/Dining Room	4368	x	7098	14'4"	x	23'3"
Family Area	4771	x	3503	15'8"	x	11'6"
Living Room	4053	x	7098	13'4"	x	23'3"
Snug	3845	x	3503	12'7"	x	11'6"
Study	2278	x	2195	7'6"	x	7'2"
Utility	3723	x	2890	12'3"	x	9'6"
WC	1378	x	2035	4'6"	x	6'8"
Hall	7650	x	3225	25'1"	x	10'7"
Garage	5973	x	5973	19'7"	x	19'7"

FIRST FLOOR

Bedroom 1	6174	x	3525	20'3"	x	11'7"
Dressing Room	2146	x	3510	7'0"	x	11'6"
En Suite	2156	x	3472	7'1"	x	11'5"
Bedroom 2	3568	x	4713	11'8"	x	15'6"
En Suite	2094	x	2241	6'10"	x	7'4"
Bedroom 3	4110	x	3055	13'6"	x	10'0"
Bedroom 4	3628	x	3551	11'11"	x	11'7"
Bedroom 5	3568	x	3551	11'9"	x	11'8"
Bathroom	2681	x	2285	8'10"	x	7'6"
Landing	9717	x	1632	31'11"	x	5'4"

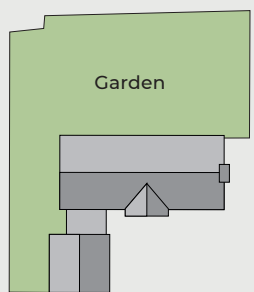
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





PLOT 12

Plot 12 - 5 bedroom detached home

A luxury, large 5 bedroom detached house with woodland views to the rear of the property. This stunning home comprises a large spacious living room with an open fireplace and bifold doors to the rear, a comfortable snug room and a large open plan kitchen/dining room with family area, utility room, study and ground floor WC. There are 5 double bedrooms on the first floor and a family bathroom, with the master bedroom featuring an en suite, dressing room and Juliette balcony. Bedroom 2 also features an en suite and Juliette balcony. Outside there is a large rear garden and patio, with double garage and electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 5 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed private rear garden

GROUND FLOOR

Kitchen/Dining Room	5793	x	4728	19' 1"	x	15' 6"
Family Area	3332	x	2764	10' 11"	x	9' 1"
Living Room	4625	x	5625	15' 2"	x	18' 5"
Snug	3845	x	3458	12' 7"	x	11' 4"
Study	2333	x	2195	7' 8"	x	7' 2"
Utility	4370	x	2270	14' 4"	x	7' 5"
WC	1319	x	2035	4' 4"	x	6' 8"
Hall	8600	x	3225	28' 3"	x	10' 7"
Garage	6423	x	5983	21' 1"	x	19' 8"

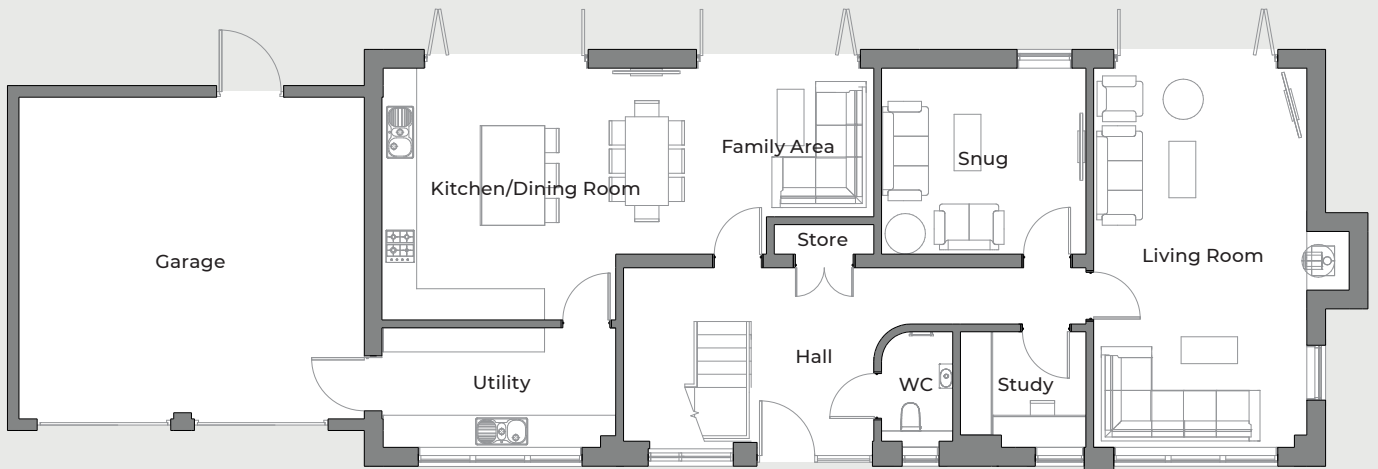
FIRST FLOOR

Bedroom 1	5611	x	3447	18' 5"	x	11' 4"
Dressing Room	2150	x	3489	7' 1"	x	11' 5"
En Suite	2101	x	3483	6' 11"	x	11' 5"
Bedroom 2	3452	x	4701	11' 4"	x	15' 5"
En Suite	1945	x	2229	6' 5"	x	7' 4"
Bedroom 3	4141	x	3055	13' 7"	x	10' 0"
Bedroom 4	3655	x	3550	11' 12"	x	11' 8"
Bedroom 5	4158	x	3550	13' 8"	x	11' 8"
Bathroom	2698	x	2232	8' 10"	x	7' 4"
Landing	9763	x	1425	32' 0"	x	4' 8"

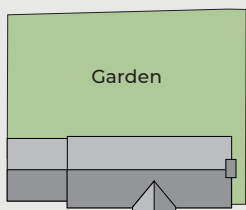
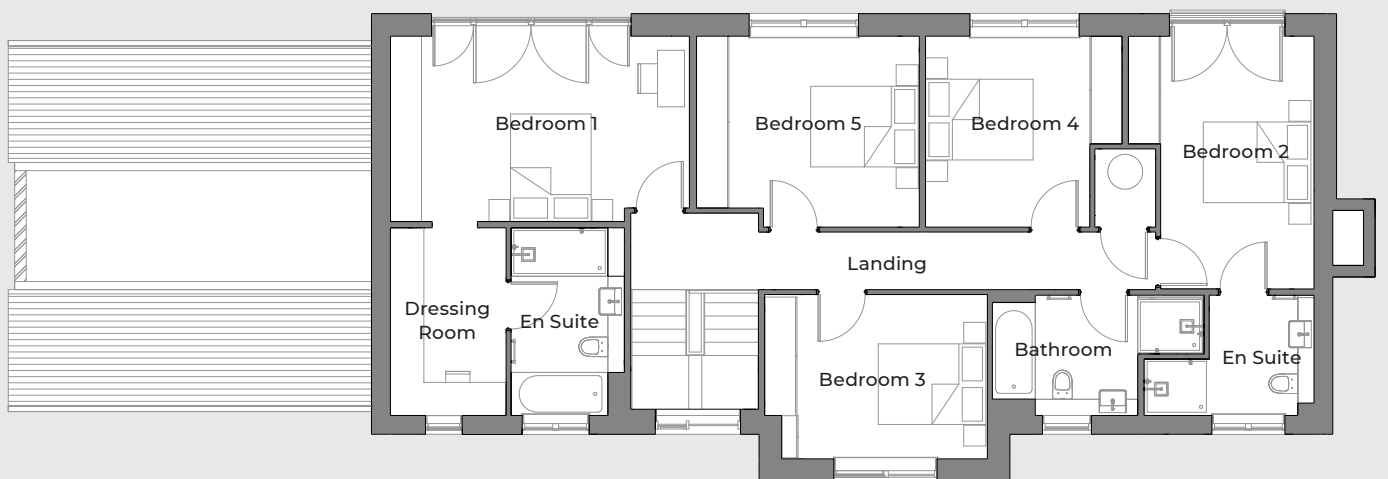
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





PLOT 13

Plot 13 - 4 bedroom detached home

A luxury, 4 bedroom detached house with beautiful views to open countryside. This stunning home comprises a large spacious living room with an open fireplace and French doors to the rear, a large open plan kitchen/dining room with snug area and bifold and French doors to the rear, utility room, study and ground floor WC. There are 4 double bedrooms and a large family bathroom on the first floor, with the master bedroom featuring an en suite and dressing room. Bedroom 2 also features an en suite. Outside there is a large enclosed rear garden and double garage with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 4 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	8020	x	4675	26'4"	x	15'4"
Family Area	4015	x	3375	13'2"	x	11'1"
Living Room	4625	x	5670	15'2"	x	18'6"
Study	3903	x	3005	12'10"	x	9'10"
Utility	3902	x	2458	12'10"	x	8'1"
WC	2152	x	1502	7'1"	x	4'11"
Hall	6444	x	2458	21'2"	x	8'1"

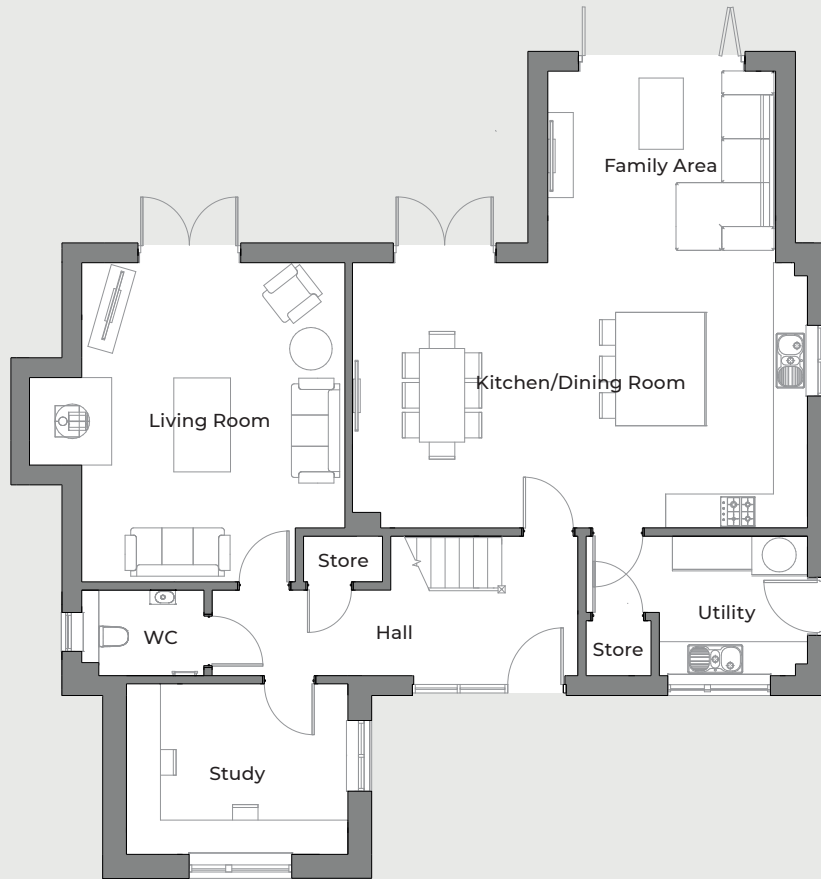
FIRST FLOOR

Bedroom 1	4764	x	4727	15'8"	x	15'6"
Dressing Room	1609	x	3391	5'3"	x	11'2"
En Suite	1819	x	3342	5'12"	x	10'12"
Bedroom 2	4258	x	3885	13'12"	x	12'9"
En Suite	1505	x	2803	4'11"	x	9'2"
Bedroom 3	3535	x	3819	11'7"	x	12'6"
Bedroom 4	3903	x	3095	12'10"	x	10'2"
Bathroom	2420	x	3276	7'11"	x	10'9"
Landing	6625	x	2458	21'9"	x	8'1"

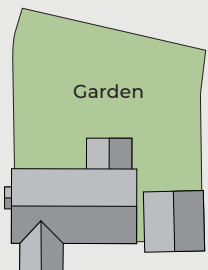
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





PLOT 14

Plot 14 - 4 bedroom detached home

A luxury, 4 bedroom detached house with beautiful views to open countryside. This stunning home comprises a large spacious living room with an open fireplace and French doors to the rear, a large open plan kitchen/dining room with snug area and bifold and French doors to the rear, utility room, study and ground floor WC. There are 4 double bedrooms and a large family bathroom on the first floor, with the master bedroom featuring an en suite and dressing room. Bedroom 2 also features an en suite. Outside there is a large enclosed rear garden and double garage with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 4 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	8020	x	4675	26'4"	x	15'4"
Family Area	4015	x	3375	13'2"	x	11'1"
Living Room	4625	x	5670	15'2"	x	18'6"
Study	3903	x	3005	12'10"	x	9'10"
Utility	3902	x	2458	12'10"	x	8'1"
WC	2152	x	1502	7'1"	x	4'11"
Hall	6444	x	2458	21'2"	x	8'1"

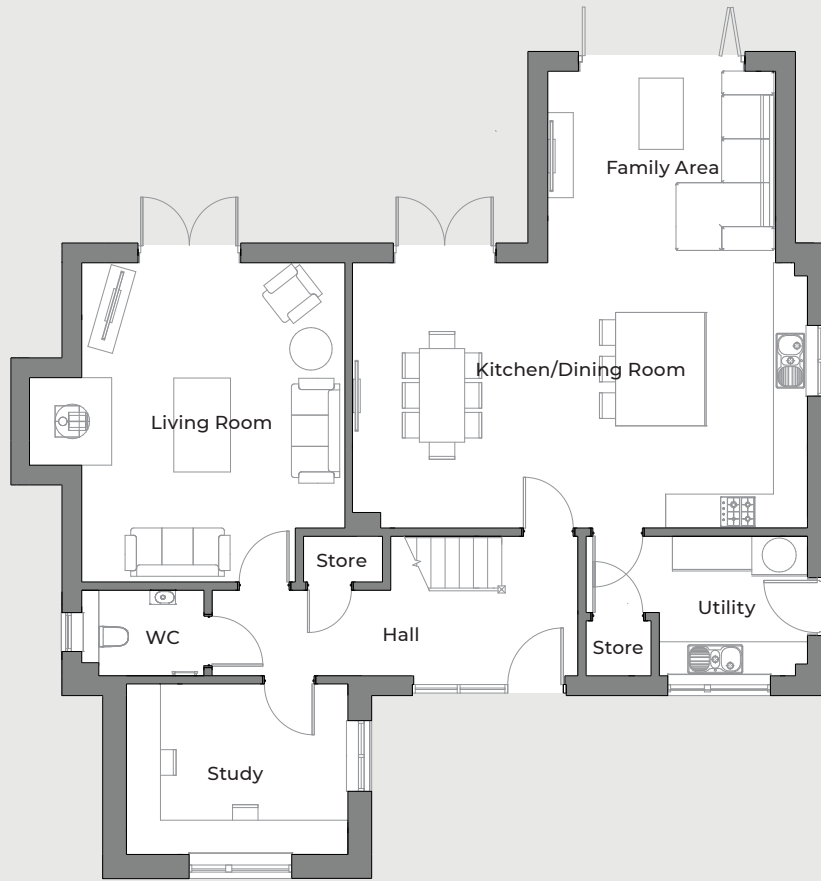
FIRST FLOOR

Bedroom 1	4764	x	4727	15'8"	x	15'6"
Dressing Room	1609	x	3391	5'3"	x	11'2"
En Suite	1819	x	3342	5'12"	x	10'12"
Bedroom 2	4258	x	3885	13'12"	x	12'9"
En Suite	1505	x	2803	4'11"	x	9'2"
Bedroom 3	3535	x	3819	11'7"	x	12'6"
Bedroom 4	3903	x	3095	12'10"	x	10'2"
Bathroom	2420	x	3276	7'11"	x	10'9"
Landing	6625	x	2458	21'9"	x	8'1"

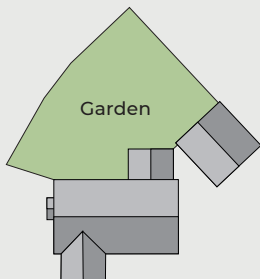
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





PLOT 15

Plot 15 - 4 bedroom detached home

A luxury, 4 bedroom detached house with beautiful views to open countryside. This stunning home comprises a large spacious living room with an open fireplace and French doors to the rear, a large open plan kitchen/dining room with snug area, bifold and French doors to the rear, utility room, study and ground floor WC. There are 4 double bedrooms and a large family bathroom on the first floor, with the master bedroom featuring an en suite and dressing room. Bedroom 2 also features an en suite. Outside there is a large enclosed rear garden and double garage with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 4 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	8020	x	4675	26'4"	x	15'4"
Family Area	4015	x	3375	13'2"	x	11'1"
Living Room	4625	x	5670	15'2"	x	18'6"
Study	3903	x	3005	12'10"	x	9'10"
Utility	3902	x	2458	12'10"	x	8'1"
WC	2152	x	1502	7'1"	x	4'11"
Hall	6444	x	2458	21'2"	x	8'1"

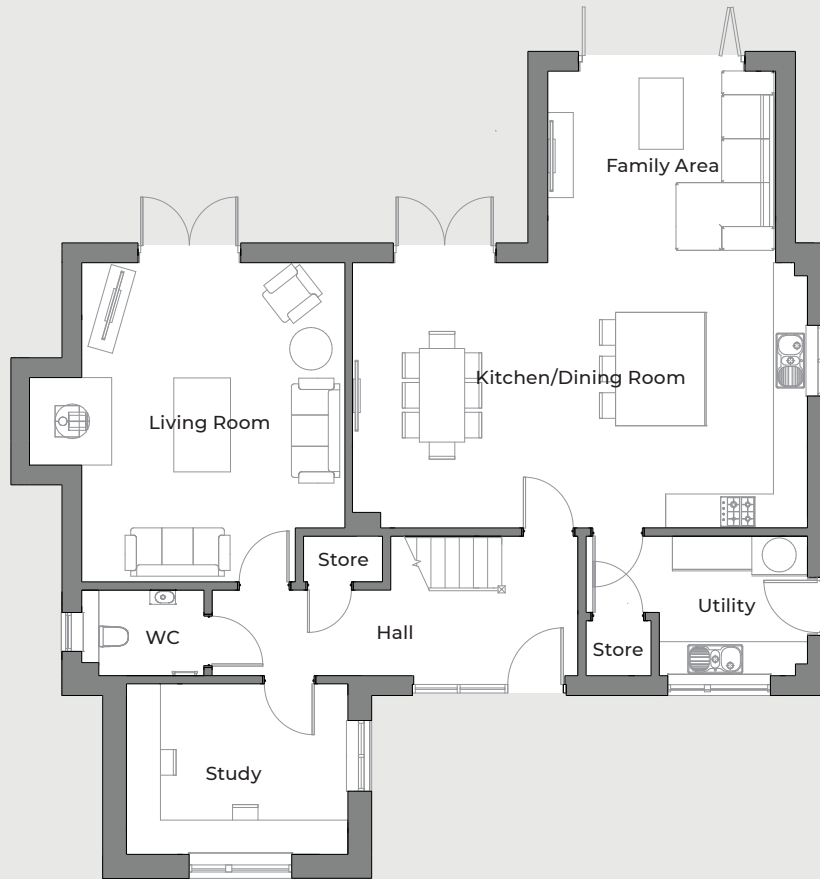
FIRST FLOOR

Bedroom 1	4764	x	4727	15'8"	x	15'6"
Dressing Room	1609	x	3391	5'3"	x	11'2"
En Suite	1819	x	3342	5'12"	x	10'12"
Bedroom 2	4258	x	3885	13'12"	x	12'9"
En Suite	1505	x	2803	4'11"	x	9'2"
Bedroom 3	3535	x	3819	11'7"	x	12'6"
Bedroom 4	3903	x	3095	12'10"	x	10'2"
Bathroom	2420	x	3276	7'11"	x	10'9"
Landing	6625	x	2458	21'9"	x	8'1"

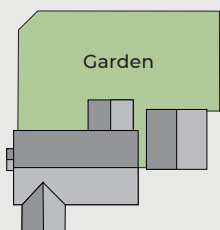
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





16 PLOT 16

Plot 16 - 4 bedroom detached home

A luxury, 4 bedroom detached house with beautiful views to open countryside. This stunning home comprises a large spacious living room with an open fireplace and French doors to the rear, a large open plan kitchen/dining room with snug area and bifold doors to the rear, utility room, study and ground floor WC. There are 4 double bedrooms and a large family bathroom on the first floor, with the master bedroom featuring an en suite and dressing room. Bedroom 2 also features an en suite. Outside there is a large enclosed rear garden and double garage with electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 4 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed rear garden

GROUND FLOOR

Kitchen/Dining Room	8020	x	4675	26'4"	x	15'4"
Family Area	4015	x	3375	13'2"	x	11'1"
Living Room	4625	x	5670	15'2"	x	18'6"
Study	3903	x	3005	12'10"	x	9'10"
Utility	3902	x	2458	12'10"	x	8'1"
WC	2152	x	1502	7'1"	x	4'11"
Hall	6444	x	2458	21'2"	x	8'1"

FIRST FLOOR

Bedroom 1	4764	x	4727	15'8"	x	15'6"
Dressing Room	1609	x	3391	5'3"	x	11'2"
En Suite	1819	x	3342	5'12"	x	10'12"
Bedroom 2	4258	x	3885	13'12"	x	12'9"
En Suite	1505	x	2803	4'11"	x	9'2"
Bedroom 3	3535	x	3819	11'7"	x	12'6"
Bedroom 4	3903	x	3095	12'10"	x	10'2"
Bathroom	2420	x	3276	7'11"	x	10'9"
Landing	6625	x	2458	21'9"	x	8'1"

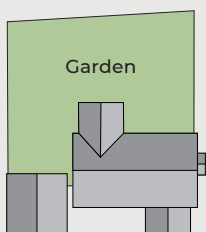
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





PLOT 17

Plot 17 - 5 bedroom detached home

A luxury, large 5 bedroom detached house with woodland views to the rear of the property. This stunning home comprises a large spacious living room with an open fireplace and bifold doors to the rear, a comfortable snug room and a large open plan kitchen/dining room with family area, utility room, study and ground floor WC. There are 5 double bedrooms on the first floor and a family bathroom, with the master bedroom featuring an en suite, dressing room and Juliette balcony. Bedroom 2 also features an en suite and Juliette balcony. Outside there is a large private rear garden and patio, with double garage and electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 5 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed private rear garden

GROUND FLOOR

Kitchen/Dining Room	5793	x	4728	19' 1"	x	15' 6"
Family Area	3332	x	2764	10' 11"	x	9' 1"
Living Room	4625	x	5625	15' 2"	x	18' 5"
Snug	3845	x	3458	12' 7"	x	11' 4"
Study	2333	x	2195	7' 8"	x	7' 2"
Utility	4370	x	2270	14' 4"	x	7' 5"
WC	1319	x	2035	4' 4"	x	6' 8"
Hall	8600	x	3225	28' 3"	x	10' 7"
Garage	6423	x	5983	21' 1"	x	19' 8"

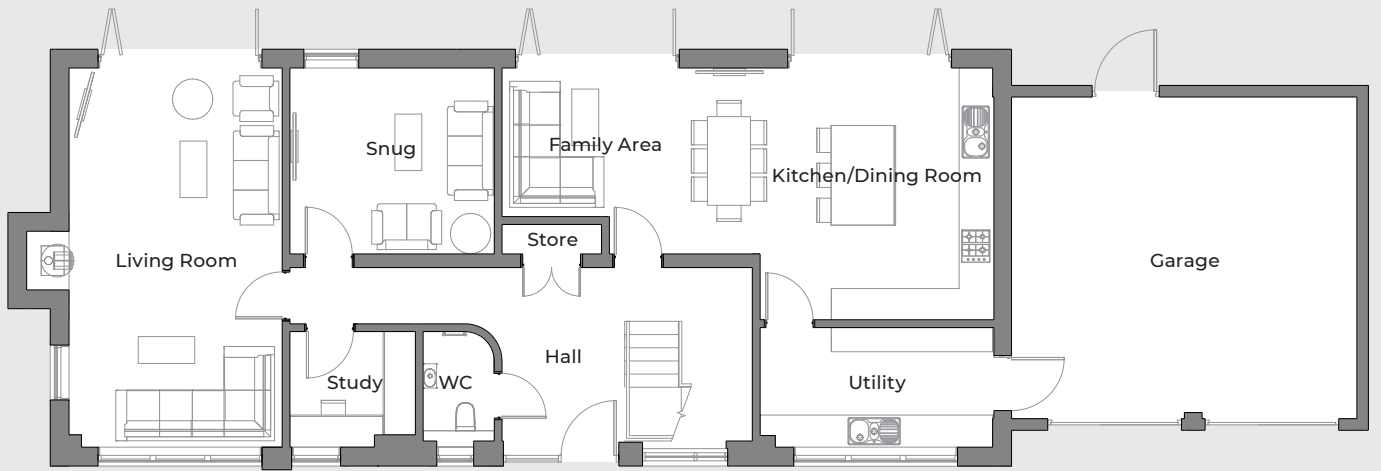
FIRST FLOOR

Bedroom 1	5611	x	3447	18' 5"	x	11' 4"
Dressing Room	2150	x	3489	7' 1"	x	11' 5"
En Suite	2101	x	3483	6' 11"	x	11' 5"
Bedroom 2	3452	x	4701	11' 4"	x	15' 5"
En Suite	1945	x	2229	6' 5"	x	7' 4"
Bedroom 3	4141	x	3055	13' 7"	x	10' 0"
Bedroom 4	3655	x	3550	11' 12"	x	11' 8"
Bedroom 5	4158	x	3550	13' 8"	x	11' 8"
Bathroom	2698	x	2232	8' 10"	x	7' 4"
Landing	9763	x	1425	32' 0"	x	4' 8"

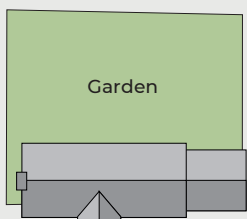
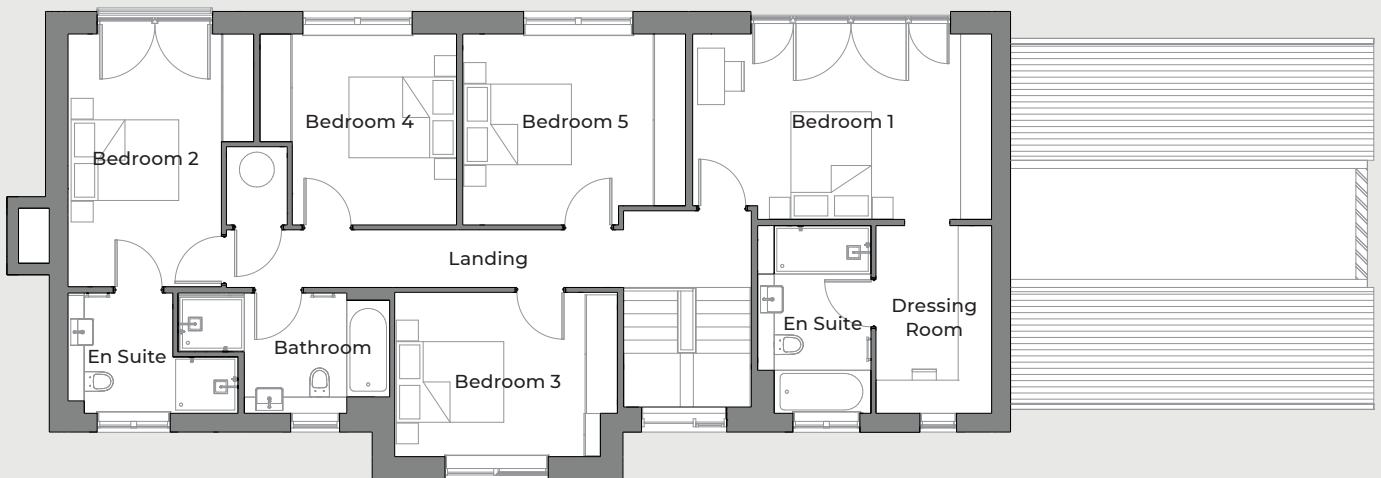
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR





18 PLOT 18

Plot 18 - 5 bedroom detached home

A luxury, large 5 bedroom detached house with woodland views to the rear of the property. This stunning home comprises a large spacious living room with an open fireplace and bifold doors to the rear, a comfortable snug room and a large open plan kitchen/dining room with family area, utility room, study and ground floor WC. There are 5 double bedrooms on the first floor and a family bathroom, with the master bedroom featuring an en suite, dressing room and Juliette balcony. Bedroom 2 also features an en suite and Juliette balcony. Outside there is a large private rear garden and patio, with double garage and electric charging point.

KEY FEATURES

- Large spacious living room
- Large open plan kitchen/dining room with family area
- Downstairs study, cloakroom and utility room
- 5 double bedrooms, 2 with en suite, 1 with dressing room
- Family bathroom
- Double garage
- Enclosed private rear garden

GROUND FLOOR

Kitchen/Dining Room	4368	x	7098	14'4"	x	23'3"
Family Area	4771	x	3503	15'8"	x	11'6"
Living Room	4053	x	7098	13'4"	x	23'3"
Snug	3845	x	3503	12'7"	x	11'6"
Study	2278	x	2195	7'6"	x	7'2"
Utility	3723	x	2890	12'3"	x	9'6"
WC	1378	x	2035	4'6"	x	6'8"
Hall	7650	x	3225	25'1"	x	10'7"
Garage	5973	x	5973	19'7"	x	19'7"

FIRST FLOOR

Bedroom 1	6174	x	3525	20'3"	x	11'7"
Dressing Room	2146	x	3510	7'0"	x	11'6"
En Suite	2156	x	3472	7'1"	x	11'5"
Bedroom 2	3568	x	4713	11'8"	x	15'6"
En Suite	2094	x	2241	6'10"	x	7'4"
Bedroom 3	4110	x	3055	13'6"	x	10'0"
Bedroom 4	3628	x	3551	11'11"	x	11'7"
Bedroom 5	3568	x	3551	11'9"	x	11'8"
Bathroom	2681	x	2285	8'10"	x	7'6"
Landing	9717	x	1632	31'11"	x	5'4"

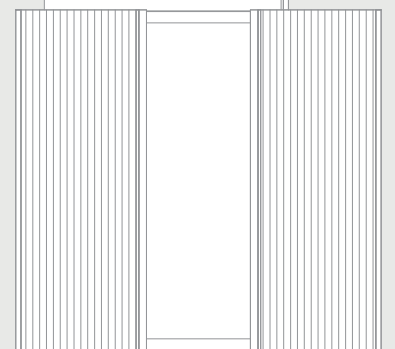
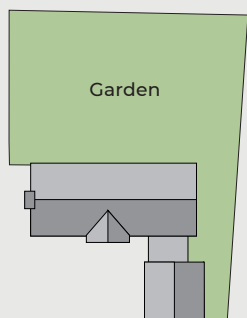
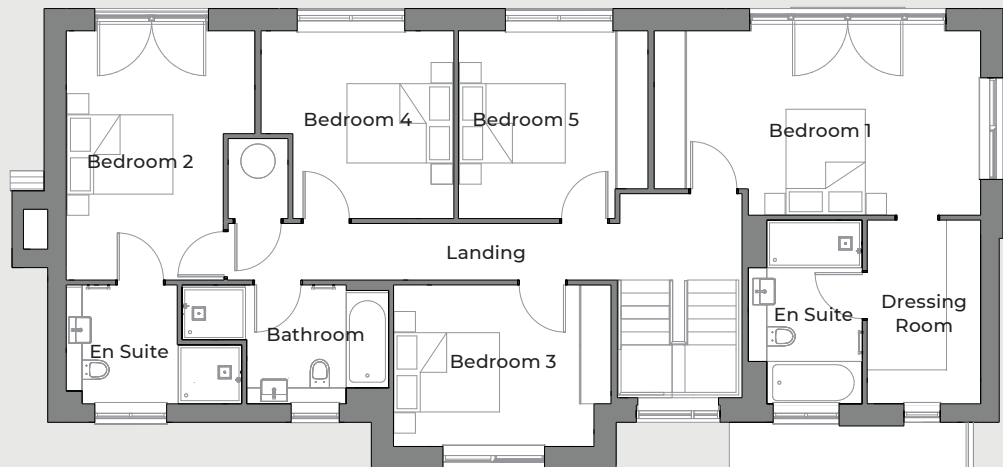
Bedroom dimensions exclude en suite, corridors & wardrobes

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GROUND FLOOR



FIRST FLOOR







QUALITY FROM START TO FINISH

When we build our homes, one thing is at the heart of everything we do. A true belief that brilliant craftsmanship delivers the best quality finish that we can achieve. It can be seen throughout the entire process that starts with the planning of the development, through the architectural design process and right through to the final build and specification of our homes.

This means that we select the best materials and make sure that the final specification of the interior matches the quality of the home.

When you walk into one of our homes, you'll not only find great architectural features but a specification that is of the highest standard from floor to ceiling with open modern living spaces.

To discover more about our specifications and the options available to you, simply talk to our agent to find out more about this development and the finishes available.



Coldstream Farm, Waterperry Road, Worminghall, Buckinghamshire, HP18 9JN

DIRECTIONS

- | | |
|--|--|
| <p>1 From the M40 take the A40/A418 (Junction 8A) west to London Road, towards Wheatley</p> | <p>4 Continue along Waterperry Road for 2.9 miles</p> |
| <p>2 Continue along London Road until joining Old London Road, just after Wheatley Farm Shop</p> | <p>5 Bear right as you enter Worminghall village</p> |
| <p>3 Take the first right at Wheatley Fire Station, joining Waterperry Road</p> | <p>6 Coldstream Farm is located on your right, a 9-minute drive from the M40</p> |



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BRICKHILL
 HOMES