

# Akeman Mews

WESTON TURVILLE | BUCKINGHAMSHIRE

SHANLY  
— HOMES —

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# Welcome to Akeman Mews



Akeman Mews is a luxury development of just 12 four bedroom family homes in Weston Turville, Buckinghamshire

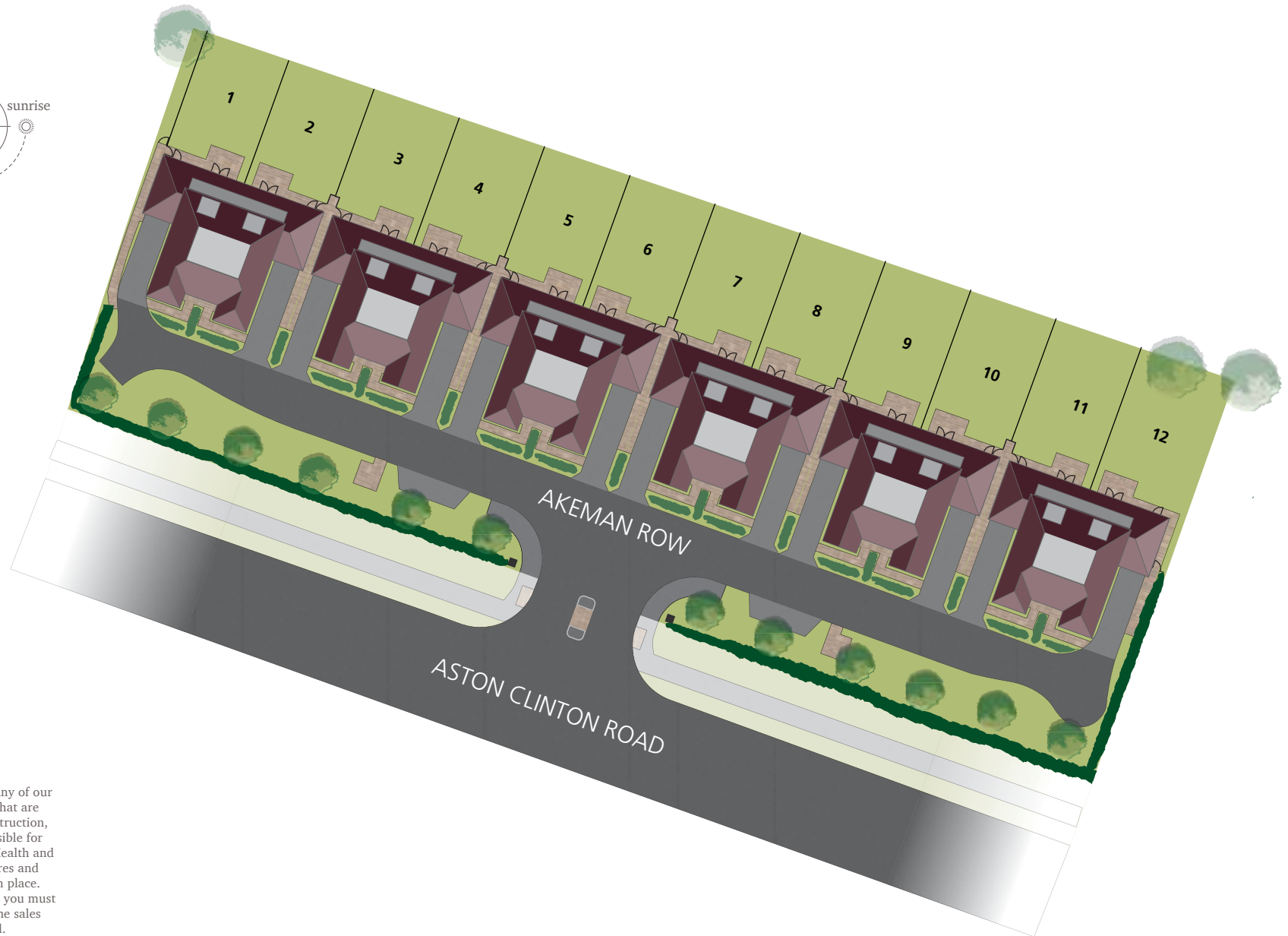
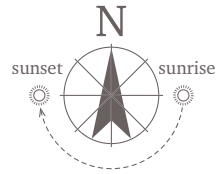
This charming new development of family homes in rural Buckinghamshire are designed with all the care and attention to detail which has become synonymous with Shanly Homes.

Ideally located between Tring and Wendover and less than three miles from the centre of Aylesbury, this

development boasts the stunning Chiltern Hills, an Area of Outstanding Natural Beauty, right on its doorstep. With excellent links to Central London by road and rail, and close proximity to local towns and amenities, Akeman Mews could be just what you've been looking for.







When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the sales office on arrival.

# Introducing your new home

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The homes at Akeman Mews have been carefully designed to a high standard and offer a mix of traditional design with a contemporary finish

Each home on Akeman Row is built to an exceptional standard over three floors and has been designed to meet all the demands of modern family life. The professionally designed kitchen is separate from the spacious living/dining room and is finished to a high specification with high gloss doors, built-in energy efficient appliances including a 5 ring gas burner hob and stylish stone worktops.

On the upper floors, master and second bedrooms both feature built-in wardrobes and en-suite bathrooms. The family bathroom and en-suites

incorporate the latest design in fine Italian ceramic tiling and contemporary bath and shower fittings, heated towel rails and stylish white sanitaryware.

The front of the development is aesthetically pleasing with landscaped paths and patios finished in stunning Indian Sandstone.

All homes boast single garages to the side of the property and a parking space on the private driveway.

Fully turfed rear gardens are accessed from the garage and patio doors.



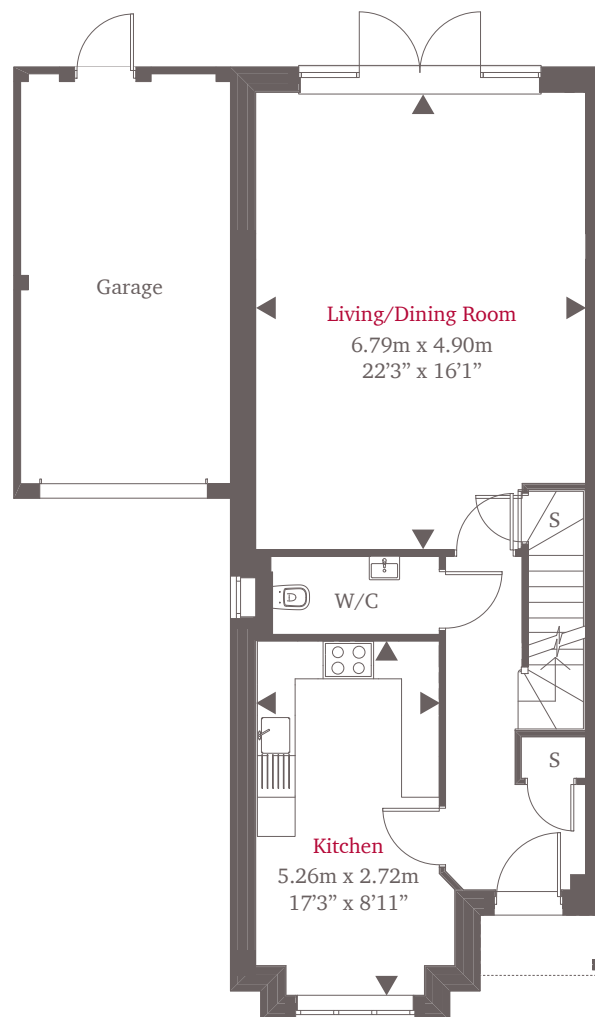




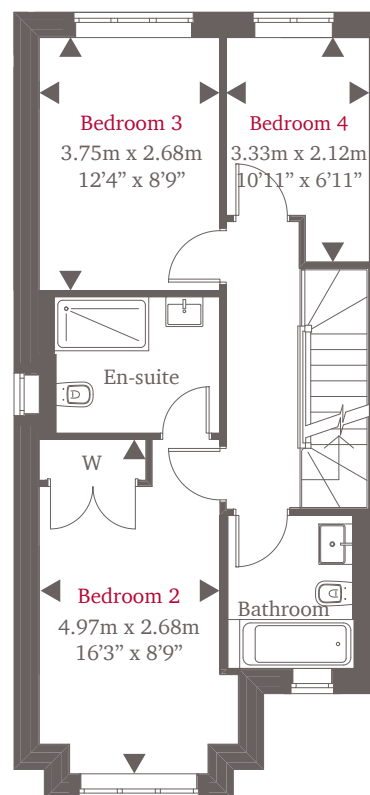
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Nos. 1, 3, 5, 7, 9 and 11

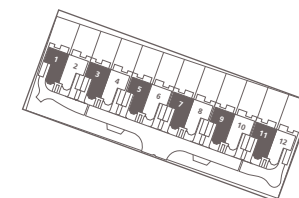
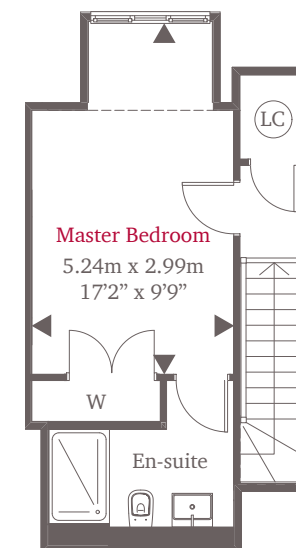
## Ground Floor



## First Floor



## Second Floor



► Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. ---- denotes 1500mm reduced height. Please ask sales consultant for more information.



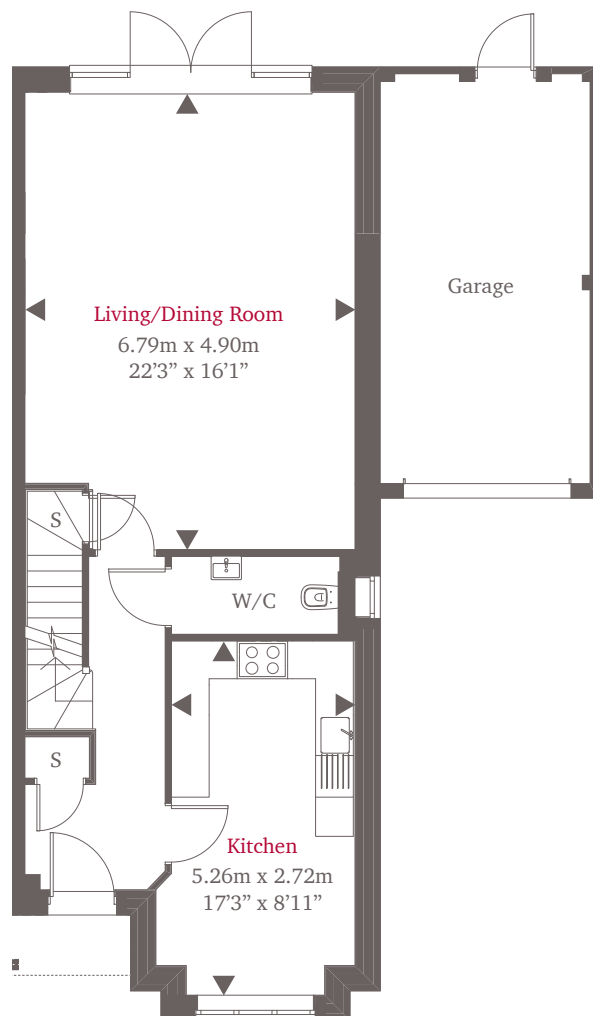


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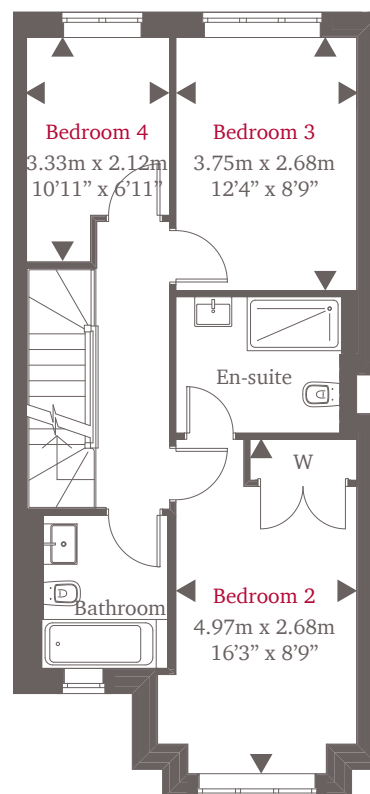


Nos. 2, 4, 6, 8, 10 and 12

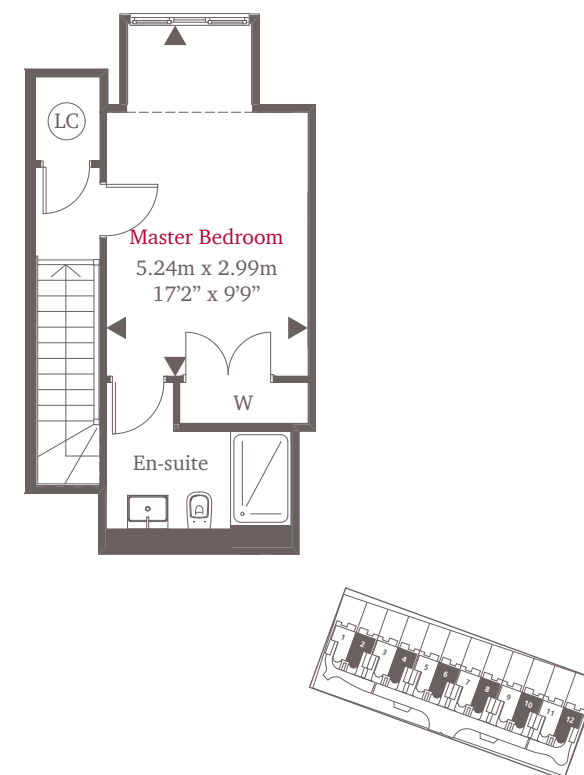
## Ground Floor



## First Floor



## Second Floor



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# Stylish specification

## Kitchen

- Contemporary high gloss kitchen units with soft-closing doors and drawers
- Beautiful Composite stone worktops and upstand
- Minoli floor tiling to kitchen area
- White ceramic sink
- AEG Double oven
- AEG 5 ring gas burner hob
- Stylish extractor hood
- AEG fridge/freezer
- Integrated AEG dishwasher
- Integrated AEG washer/dryer

## Bathroom & en-suite

- Stylish white sanitaryware
- Contemporary chrome taps
- Elegant Minoli ceramic tiles to wall and floor
- Fitted mirrors to all bathrooms and en-suites

## Interior

- IG steel faced 4 panel multipoint-locking front door
- Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks
- Vicaima solid core oak veneer doors with chrome/brushed ironmongery
- Chrome Schneider sockets and switches throughout
- Schneider multimedia plates providing connectivity to your audio visual devices in lounge and master bedroom and triplate to all other bedrooms
- Vaillant high efficiency compact gas boiler
- RM Homeflow pressurised hot water cylinder
- Stylish Myson white pre-finished radiators with individual thermostatic control
- Contemporary double stepped tall skirting with matching architrave

- Smooth plaster finish to walls and ceilings with emulsion matt paint
- All non-pre-finished timbers receive a high gloss finish
- Mains powered smoke detectors to each floor with battery back-up

## Exterior

- Well considered landscaping to front gardens with turf laid to rear
- Dusk to dawn external lighting to communal areas
- Outside lights to patio area
- Private allocated parking to all homes
- Outside water tap to the rear of the property

## Environmental features at Akeman Mews

We take our responsibilities to our environment seriously and aim to incorporate the latest features to conserve natural resources.

- Energy efficient, thermostatically controlled gas central heating and A-rated boiler to minimise gas usage and carbon emissions
- High levels of wall, ground floor and roof insulation to limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water usage
- Low energy light fittings to all homes





Aston Clinton Church



Photography of local area



Waitrose, Aylesbury



Aylesbury Waterside Theatre



Chiltern Forest Golf Club



# Your local area



Situated close to the Chiltern Hills Area of Outstanding Natural Beauty, with easy access to good transport links, Akeman Mews is the ideal location for families looking for a great place to live

Situated midway between Aylesbury and the picturesque market town of Tring, Akeman Mews is a great place for families to call home. Tring is a short drive away and offers a pleasant mix of traditional and boutique shops, cafés and traditional pubs. There is a market every Friday and a farmers' market fortnightly on a Saturday. The Tring comedy festival is held annually and claims to be the seventh largest comedy festival in the world and the

town has its own brewery offering regular tours.

The area is well served with a high number of primary schools rated as 'good' by Ofsted, with the Halton Community and St Louis Catholic primary schools both rated outstanding, as are Aylesbury's Grammar School for Boys and High School for Girls.

A thriving local sports scene includes tennis at nearby Aston Clinton Park, and football, rugby and cricket clubs for juniors and adults. You'll find two golf courses nearby at Weston Turville and Chiltern Forest and the Aqua Vale Swimming and Fitness Centre in Aylesbury offering activities for all the family.

Nearby Aylesbury boasts a Waitrose supermarket and the town's three shopping centres offer high street names, including House of Fraser, Waterstones and Boots. Also in Aylesbury, the Waterside Theatre offers a fantastic selection of West End shows, plays, opera, ballet and comedy to entertain throughout the year.







Grand Union Canal



The Bell public house, Aston Clinton



Aston Clinton coffee shop



Green Park footpath in Aston Clinton



Café in the park at Aston Clinton



# Weston Turville and beyond



## Akeman Mews is the perfect base from which to explore Buckinghamshire and experience the outdoor life

For a family day out, why not visit the Natural History Museum in Tring, Buckinghamshire Railway Centre in Aylesbury or the Verulamium Museum of Roman Life in St Albans. Wildlife lovers won't want to miss College Lake Nature Reserve in Tring, or a visit to Whipsnade Zoo.

If you enjoy getting out and exploring the great outdoors, a visit to Wendover Woods is a must and is only a short drive away. Covering 800 acres, the woods offer bridleways, a picnic and BBQ area, a children's playground and

a Go Ape tree-top adventure course. The woods are also home to the Aston Hill Bike Park, a popular site for intermediate and advanced mountain bikers.

In addition to traditional pubs and eateries, the local area benefits from a number of restaurants mentioned in the Michelin Guide, including Hartwell House in Aylesbury, The Gatsby in Berkhamsted and Nags Head in Great Missenden. Closer to home, you'll find The Bell at Aston Clinton, a country pub which aims to mix 'rural

charm with country flair' and the Aston Clinton Coffee Shop offers a warm welcome and tempting locally produced cakes.

Located in prime London commuter territory, Akeman Mews offers excellent transport links to London and beyond. The M1 and M40 motorways are just a short drive away and Tring train station gives journey times of 40 minutes to London Euston on the West Coast main line. Marylebone station can also be reached via the nearby Stoke Mandeville station with a journey time of less than one hour. London's Heathrow and Luton airports are also under an hour by car — perfect for holidays or business.









# Shanly Homes

## Our heritage

We understand that homes are more than just bricks and mortar; they are where memories are made

Since our formation in 1969, we have established a reputation within the south-east of England and Greater London area not only for our high standard of build and our stand-out designs but also for our commitment to the communities in which we build.

With every home we take time to get to know the local area. By doing so, we make sure our homes complement and enhance their surroundings. Each home is also part of a community and we play an active part, assisting local

charities and organisations through our charitable arm, The Shanly Foundation.

From our offices in Leatherhead and Beaconsfield our dedicated in-house planners and architects create some of the finest new homes in the UK. Our accomplished teams are supported by external consultants who bring with them the latest in interior and exterior design thinking so that every one of our properties has a unique character and is of the highest quality.

No detail is overlooked in the creation of our stunning new homes.

We keep a close watch on current trends and industry standards to ensure the sustainability of our new homes but we never lose sight of the importance of traditional build methods either.

All our new homes benefit from an industry recognised 10-year insurance-backed guarantee. Together with the care and commitment we devote to every home we build, it gives the extra peace of mind that a Shanly home will both stand the test of time and is also a home to be proud of.

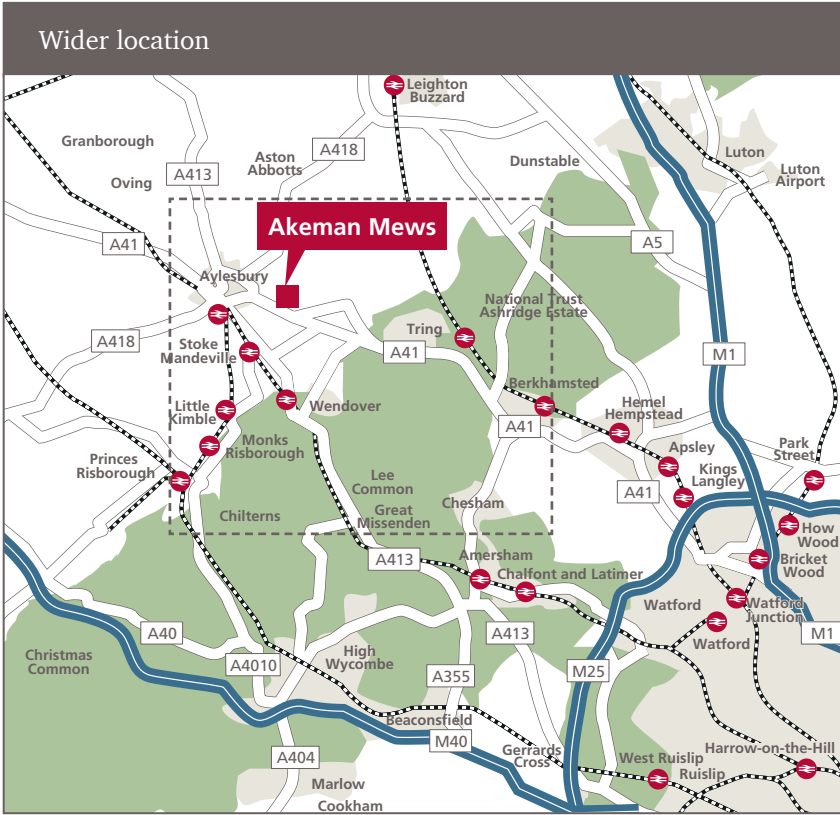
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Photographs depict previous Shanly Homes developments. Left: Chiltern Place, Tring  
Top: Boulders Meadow, Maidenhead  
Bottom: Payton Mews, Cookham

Shanly Homes is proud to support:





Travel time by rail  
into London

|                                |         |
|--------------------------------|---------|
| Tring to London Euston         | 37 mins |
| Stoke Mandeville to Marylebone | 55 mins |

Distances by road  
(from Akeman Mews)

|                   |           |                |           |
|-------------------|-----------|----------------|-----------|
| Sainsburys        | 1.5 miles | Wendover       | 4.5 miles |
| Aston Clinton     | 1.7 miles | Tring          | 5 miles   |
| Waterside Theatre | 2.5 miles | Berkhamsted    | 10 miles  |
| Stoke Mandeville  | 3.5 miles | Central London | 42 miles  |



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