



APPLETREE
GROVE

SHANLY
— HOMES —

Your Local Area at Appletree Grove

Appletree Grove is ideally located in the charming Oxfordshire village of Chinnor, with everything you need close to hand. On the edge of the Chiltern Hills, an Area of Outstanding Natural Beauty, it's the perfect place for families to put down roots and enjoy a lifestyle where countryside tranquillity meets everyday ease.

Just moments from your door, Chinnor's High Street offers independent shops, a convenience store, pharmacy and local butcher. For weekly essentials, there's a Tesco Express in the village and a larger supermarket just a short drive away in nearby Thame.

If you're in the mood for a relaxed meal or catching up with friends, you'll be spoilt for choice. Enjoy pub classics and a warm welcome at The Village Swan or The Red Lion, both within walking distance. For something a little different, the James Figg and the elegant Black Horse in Thame serve gastropub favourites and seasonal menus.

Nature lovers can explore Chinnor Chalk Pit Nature Reserve, the Ridgeway and Phoenix Trails, or picnic and birdwatch at Chinnor Hill, with sweeping views across the Vale of Aylesbury.

Families will find a choice of well-regarded schools, including St Andrew's Primary in the village and Lord Williams's School in Thame. There are nurseries and pre-schools nearby, plus play parks and open spaces perfect for outdoor play.

For leisure and days out, take a nostalgic trip on the Chinnor & Princes Risborough Railway, visit Thame's cafés and boutiques, or head to Princes Risborough or High Wycombe for cinemas, shopping and gyms. Wendover Woods is also close by, with trails, cycling routes and a Go Ape treetop adventure.

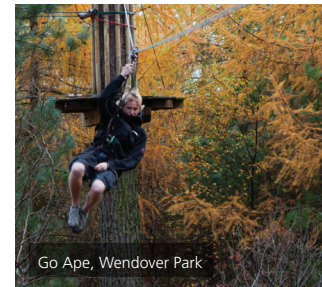
Whether you're discovering the countryside with the kids or catching up over coffee or enjoying a night out, Appletree Grove at 54 Lower Icknield Way offers a lifestyle where everything you need is right on your doorstep.



Chinnor & Princes Railway Line



Eden Shopping Centre High Wycombe



Go Ape, Wendover Park

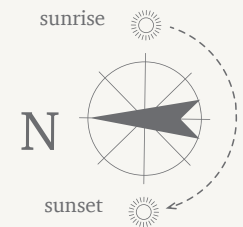


The Red Lion, Chinnor



Vale of Aylesbury, Buckinghamshire

Development Layout



This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only. Some of our homes have stepped access to the property. Levels should be confirmed with the selling agent prior to reserving.



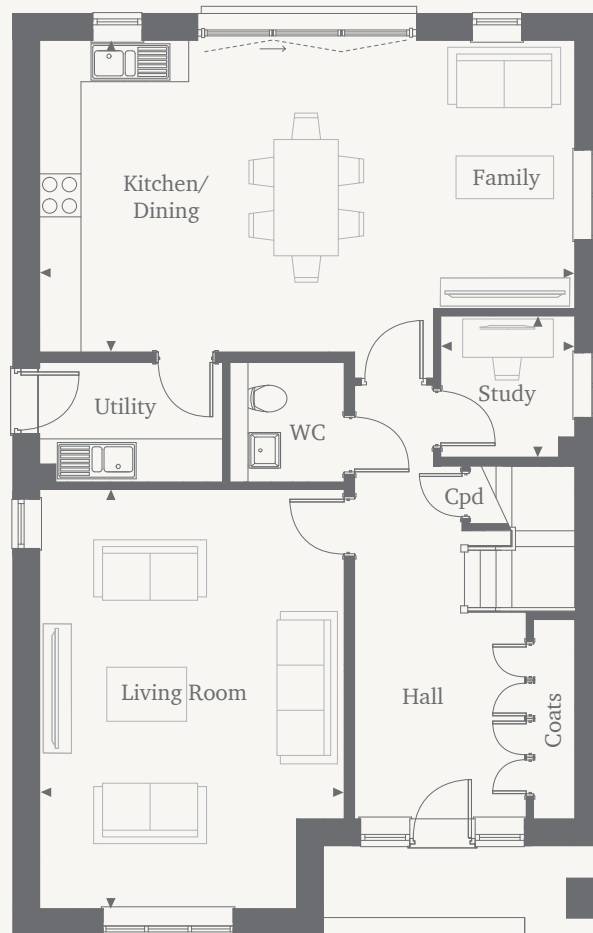
Plot 1

This beautifully designed detached home has been created with your family in mind. From built-in coat storage in the spacious hallway to a downstairs cloakroom and the separate utility room off the kitchen with its own entrance for muddy boots.

The open-plan kitchen/dining area easily fits a table for family meals, and with bi-fold doors opening onto a generous garden, it's a space everyone will enjoy. You also have the flexibility of a separate study and a living room for cosy nights in front of the TV.

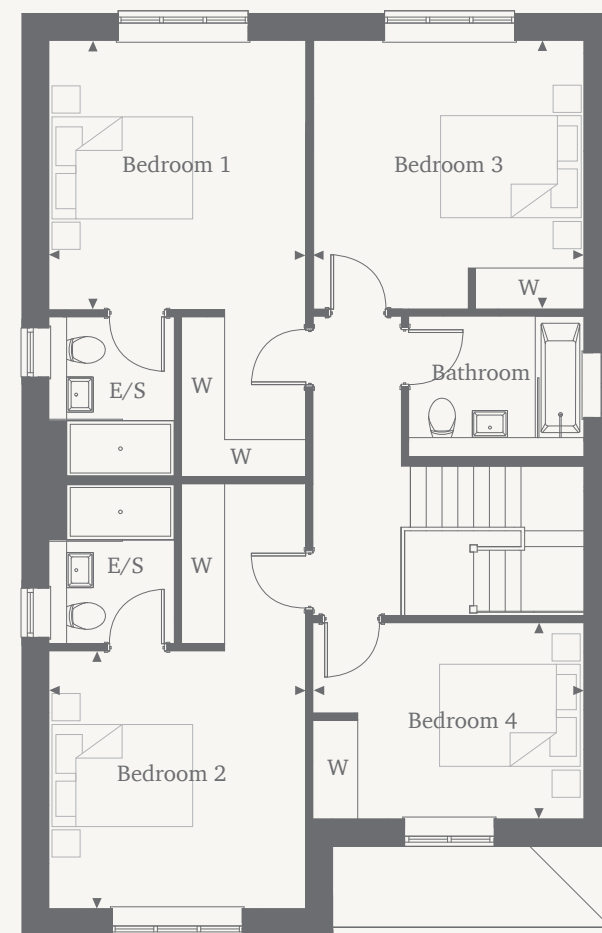
Upstairs, there are four double bedrooms, all with built-in wardrobes, two with en-suites, plus a family bathroom and a downstairs cloakroom.

Allocated parking for two vehicles.



Ground Floor

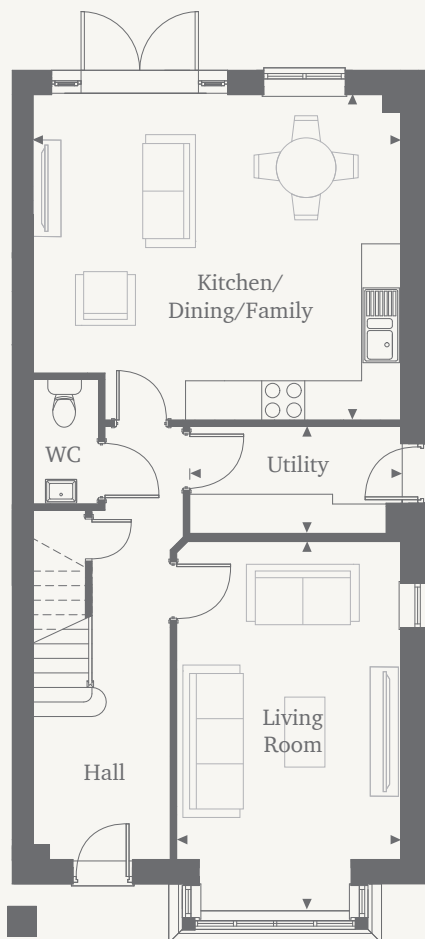
Kitchen/Dining/Family		
7.45m x 4.34m	24'5"	x 14'3"
Living Room		
5.84m x 4.27m	19'2"	x 13'11"
Study		
1.96m x 1.86m	6'5"	x 6'2"



First Floor

Bedroom 1		
3.75m x 3.60m	12'4"	x 11'9"
Bedroom 2		
3.60m x 3.59m	11'9"	x 11'9"
Bedroom 3		
3.75m x 3.74m	12'3"	x 12'3"
Bedroom 4		
3.75m x 2.75m	9'0"	x 12'3"

External finishes may vary. Please confirm with Selling Agent. ◀ 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. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. E/S denotes en-suite. Please contact Selling Agent for more information.



Ground Floor

Kitchen/Dining/Family

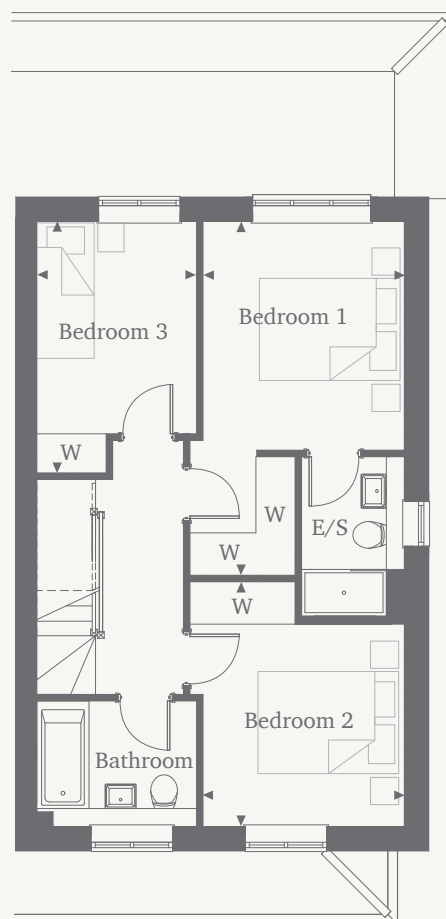
5.63m x 4.99m 18'6" x 16'3"

Living Room

4.87m x 3.44m 16'0" x 11'3"

Utility

3.25m x 1.67m 10'8" x 5'6"



First Floor

Bedroom 1

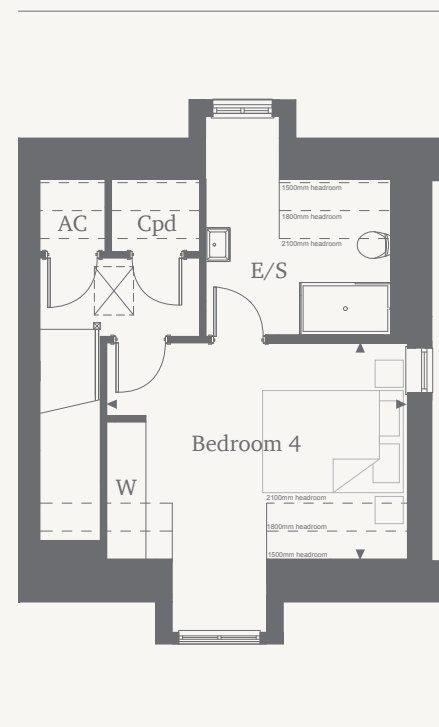
3.52m x 3.09m 11'6" x 10'2"

Bedroom 2

3.10m x 3.09m 10'2" x 10'2"

Bedroom 3

3.25m x 2.45m 10'7" x 8'0"



Second Floor

Bedroom 4

4.61m x 3.31m 15'1" x 10'9"



Plot 2 & 3(m)

These well planned homes have been designed with flexibility in mind. The large open plan kitchen/dining/family area features French doors out to the garden whilst the separate living room with a bay window creates a light and airy space. The downstairs area is completed with a separate utility room and cloakroom.

Upstairs on the first floor you will find bedroom one with an en-suite plus two more bedrooms, all of which offer built in wardrobes and the main bathroom. The fourth bedroom, also with built in wardrobes, and en-suite is located on the second floor.

Allocated parking for two vehicles.

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A Superior Specification

At Shanly Homes, exceptional design and craftsmanship define every detail. This high-quality specification reflects our commitment to creating elegant, refined homes built for modern living and lasting comfort.



Kitchen

- Bespoke kitchen units designed by McEvoy & Rowley are complemented by hard-wearing Quartz stone worktops, upstands and splashbacks
- All appliances are integrated and are Siemens:
 - A-rated fan assisted 71L capacity single oven with fast preheat and ecoClean features
 - 4-zone induction hob with Power Boost function for speed and energy saving to homes
 - 5-zone induction hob with combi zone for large cookware, and Power Boost function for speed and energy saving to homes
 - Combination 44L capacity microwave
 - Full height 50/50 fridge/freezer with super freeze and no frost functions
 - Full size 12-place settings dishwasher with voice control and Home Connect (via app)
 - 7kg washer/4kg dryer to all homes without a separate utility room
 - Separate 8kg washing machine and 8kg tumble dryer to utility room of homes
- Telescopic cooker hood
- 1810 Company undermounted stainless steel satin finish sink with mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate chrome switches to create ambience

Bathrooms & en-suites

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome heated towel rail
- Chrome shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror

Interior

- Underfloor heating to ground floor
- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed Rehau uPVC windows with security locks and polished chrome handles
- Bi-fold doors to plot 1, French doors to plots 2 & 3, leading onto the garden
- Fitted wardrobes with shelf and hanging rail to main and second bedroom.
- 4 panel Shaker Todds doors
- Mains powered heat and smoke detectors with battery back-up
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting



Why buy new with Shanly Homes

Buying a new home brings with it many benefits, from a 10-year new home warranty, to a host of environmental features, but the biggest difference of all is buying a Shanly home.

Exacting standards

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

Distinctive designs

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

High specification

At Shanly Homes, we don't offer upgrades because we don't need to. Your new home includes the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

We listen

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

Exterior

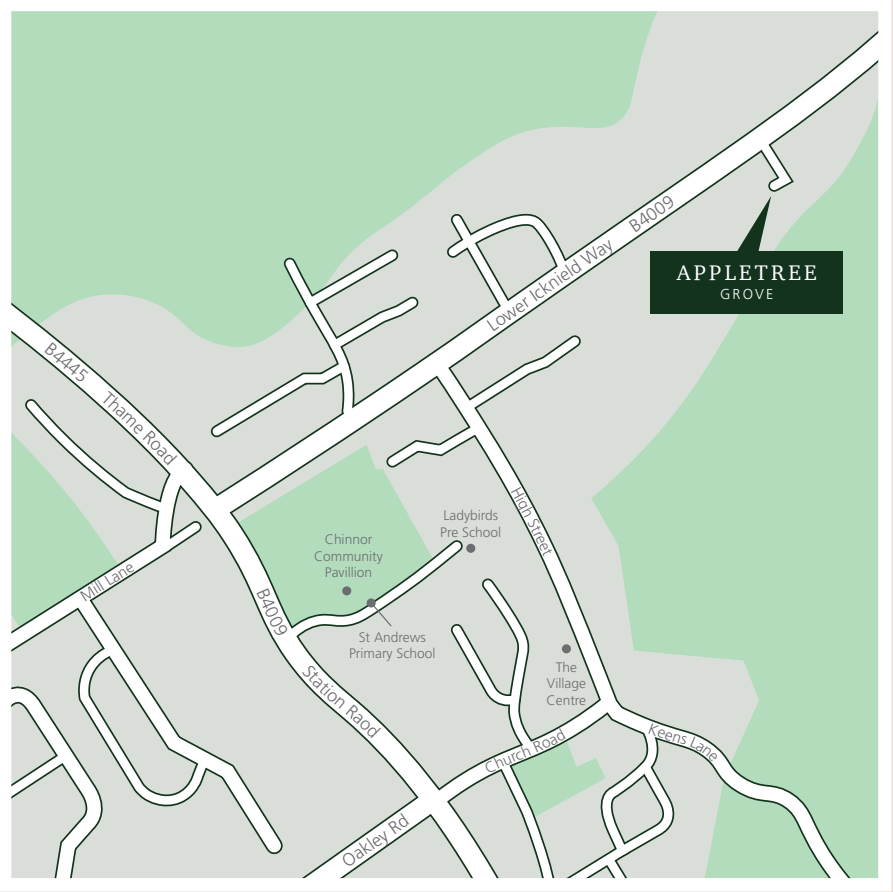
- Private allocated parking
- Electric car charging point
- High-grade IG Doors composite 'Secured by Design' front door with chrome furniture
- Indian sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance
- Up/down chrome outdoor PIR light to front porch and at rear to French doors or bi-fold doors
- The homes at Appletree are of traditional masonry construction



NB: Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.

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— HOMES —

Lower Icknield Way, Chinnor, OX39 4AU



Travel Time by Road From Appletree Grove

Princes Risborough Station	7 minutes
M40 Motorway	9 minutes
Thame	10 minutes
High Wycombe	22 minutes

Travel Time by Rail From Princes Risborough Station

Beaconsfield	17 minutes
Wembley Stadium	30 minutes
London Marylebone	39 minutes
London Liverpool Street	1 hour 7 minutes

Computer generated images 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. Kitchen, landscaping and bathroom layouts may vary from those shown; we operate a process of continuous product development and therefore features may change from time to time. This information does not constitute a contract or warranty. Therefore prospective purchasers should check the latest plans and specification with our selling agent. Maps are not to scale – approximate journey times taken from National Rail and Google – July 2025. Ref: 1080