



*ravensmoor*  
PITSTONE





ravensmoor

PITSTONE

MODERN living.  
EMBRACED *with* history.



**RAVENSMOOR**

Marsworth Road, Pitstone, LU7 9AX

A new development of 74 new homes within the village of Pitstone, located at the foot of the Chiltern Hills and betwixt Aylesbury and Leighton Buzzard.

Situated on Marsworth Road and adjacent to the Village Recreation Ground – this new development will see the creation of 2, 3 and 4 bedroom terraced, semi detached and detached new homes.



MORE THAN A HOME

A peaceful setting, perfectly situated in the verdant village of Pitstone, Ravensmoor is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery.

Pitstone is conveniently located just six miles east of Aylesbury and five miles south of Leighton Buzzard. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

All Saints Parish church, Leighton Buzzard

Pitstone Wharf



Ivinghoe Beacon and the Aylesbury Vale

Local pub

RURAL *countryside*  
on your doorstep.



Bicester Village



Buckingham Palace, London



Tower Bridge, London

### TRANSPORT & CITY CONNECTIONS

Despite its idyllic, remote location, Ravensmoor is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach.

There are also a number of train stations in the local area, including Tring station which is less than 3 miles away and will have you arriving in Northampton in less than 45 minutes.

Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.

No need to leave home to work. At Ravensmoor we provide each home facilities and space for home office working.

# CITYLIFE *well connected.*



If you are looking to unwind after a long week, there are a number of highly rated pubs, bars and restaurants within the local area where you can relax and destress.

Just a few minutes away is the Kings Head—a notable restaurant within a 16th century grade two listed building that lies at the foot of the Chilterns in the Vale of Aylesbury, serving contemporary French and English cooking. If you enjoy fine dining there is also Crockers Tring – an award winning restaurant, celebrated for the illustrious chefs table experience.

The Summerhouse, Tring Park, Hertfordshire, UK

# CONVENIENTLY *desired* neighbourhood.

## LOCAL AREA

Ravensmoor is surrounded by amenities that make for convenient day to day living.

The area benefits from a number of doctors' surgeries, pharmacies and opticians, all within walking distance, for your important appointments.

For your living essentials, there is a convenience store right on your doorstep, as well as a number of farm shops and markets, selling fresh local produce. Less than 10 minutes away you will also find a Co-op, Tesco and Marks and Spencer Food Hall.

For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away from Ravensmoor, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze.

Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.



## KITCHEN & UTILITY

Contemporary fitted kitchens in a range of colours\*

Laminate worktops and up-stands

Under-cabinet LED lighting

Stainless steel one and a half bowl sinks with chrome mixer tap

4-zone stainless steel gas hob

Stainless steel double oven to 4 bedroom homes  
A single oven is provided to 2 and 3 bedroom homes

Stainless steel extractor hood

Integrated fridge freezer and dishwasher

Soft close doors and drawers

Integrated washer dryer to homes with no utility area

Plumbing for washing machine/tumble dryer to the utility

Single bowl sink with chrome mixer tap to utility

## INTERIOR DÉCOR

Internal walls painted throughout in white

Skirting boards, architraves and staircases are painted in a white satin finish

White painted panelled internal doors come with polished chrome ironmongery

Fitted wardrobes with sliding glass doors are provided to the master bedroom in all homes and bedroom 2 in 4 bedroom homes



YOUR *new* home.

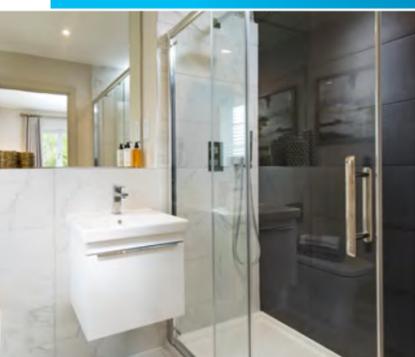


\*Choices are offered subject to the stage of construction at the time of reservation.

YOUR *new* home.

### BATHROOMS & EN-SUITES

- High quality white sanitaryware accessorised with stylish chrome mixer taps
- Modern WCs with concealed cisterns and chrome flush plate
- Vanity units below basins and shaver socket
- Showers with chrome/glass screens with overhead shower and handset
- Showers are fitted over baths (where there is no separate shower within the bathroom) with chrome/glass screens
- A choice of European ceramic wall tiles\*, full height around bath where shower over and shower enclosures and half height to all other walls where sanitaryware is fitted, all finished with chrome edge trim (cloakrooms feature splashback tiling to the basin)
- Amtico flooring in a range of colours to co-ordinate with your choice of tiling\*
- Heated chrome towel rails to bathrooms, en-suites and cloakrooms



\*Choices are offered subject to the stage of construction at the time of reservation.



YOUR *new* home.

## HEATING & ELECTRICAL

Gas fired central heating throughout with radiators and thermostatic controls

Seven-day electronic programmer with wall-mounted thermostat to each zone

LED downlights to kitchen, bathroom, en-suite and cloakrooms, with pendant lighting elsewhere

Light switches and sockets in white (kitchen and bedrooms have a socket with USB port for easy charging) 4-bed homes include sockets to kitchen in chrome

TV point and provision for Sky Q TV multi-room

BT master point

Dual voltage shaver socket to bathroom and en-suite

Mains powered smoke alarm for safety

Carbon monoxide alarm

Chrome doorbell push and mains powered chime set

Power and light provided within garages

Fibre Broadband included in all homes

Electrical provision for home office working

## EXTERNAL

PVCu windows

Front door, with door bell and porch lighting

Lighting to rear in chrome, with external waterproof socket to rear patio area

External tap

Landscaping will be in accordance with plans approved by the local authority

Gardens are all fully laid to lawn at the rear with patio



# ravensmoor

PITSTONE

# THE development.



### ravensmoor KEY

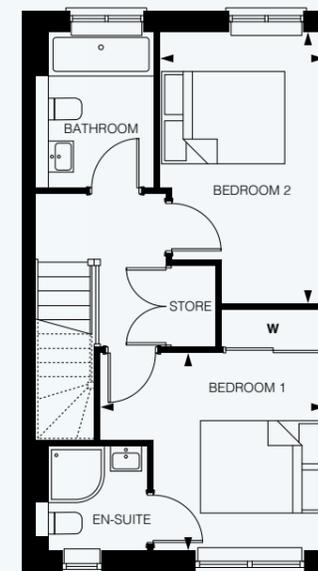
- THE ALDBURY
- THE CHEQUER
- THE SPRINGTAIL
- THE CHILTERN
- THE HADDINGTON
- THE HARBELL
- THE MEADOW
- THE ORCHID
- THE TURVILLE
- THE ASHRIDGE
- THE ROCKROSE
- THE WENDOVER
- AFFORDABLE HOUSING



# THE *Albury*

A TWO BEDROOM HOME  
AVAILABLE AS AN END TERRACE OR MID-TERRACE

HOUSES 38 . 40 . 41 . 49 . 50 . 51 . 52



W - Wardrobe.

Houses 49 and 52 are end terrace.  
\*Houses 38, 40 and 41 have an extension to living room. Please ask our sales executive for further information.  
House 38 is a mirror image of the floor plan shown.

## GROUND FLOOR

Living Room	4640mm x 3515mm / 15'2" x 11'6"
Kitchen / Dining Room	2440mm x 4635mm / 8'0" x 15'2"

## FIRST FLOOR

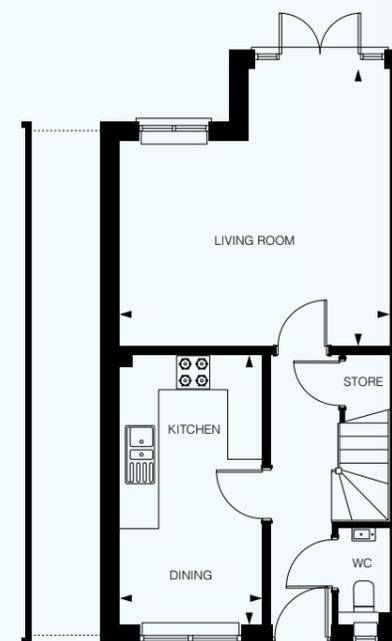
Bedroom 1	3555mm x 3152mm / 11'7" x 10'4"
Bedroom 2	2642mm x 4352mm / 8'8" x 14'2"



# THE *Harebell*

A THREE-BEDROOM MID-TERRACE HOME

HOUSE 39



W - Wardrobe.

## GROUND FLOOR

Living Room                    4640mm x 4755mm / 15'2" x 15'7"  
 Kitchen / Dining Room    2440mm x 4635mm / 8'0" x 15'2"

## FIRST FLOOR

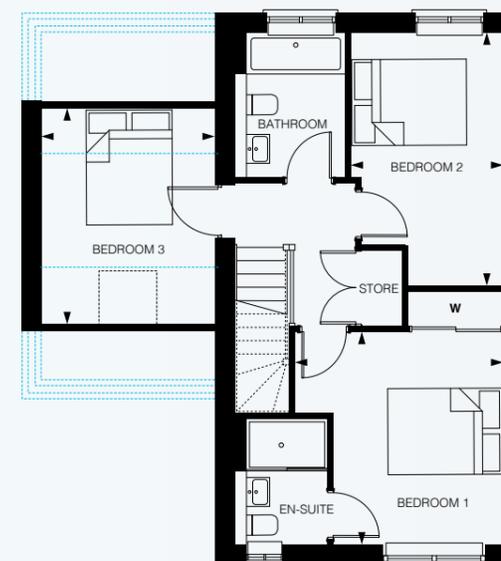
Bedroom 1                    3577mm x 2712mm / 11'8" x 8'10"  
 Bedroom 2                    2957mm x 3482mm / 9'8" x 11'5"  
 Bedroom 3                    3112mm x 2452mm / 10'2" x 8'0"



# THE *Haddington*

A THREE BEDROOM HOME  
AVAILABLE AS A SEMI-DETACHED OR END TERRACE

HOUSES 37 . 42



W - Wardrobe.  
- - - Skelling Line.

House 37 is a mirror image of the floor plan shown.

## GROUND FLOOR

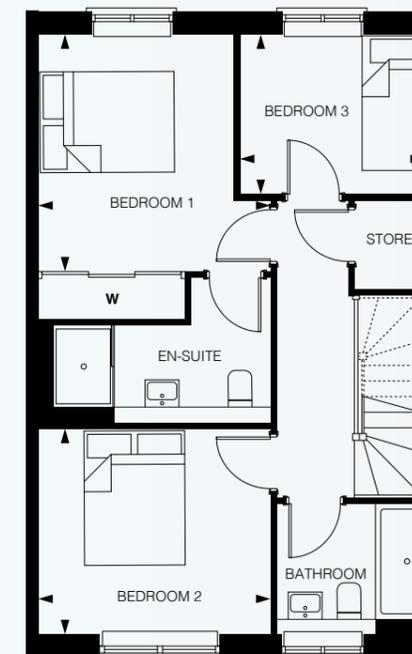
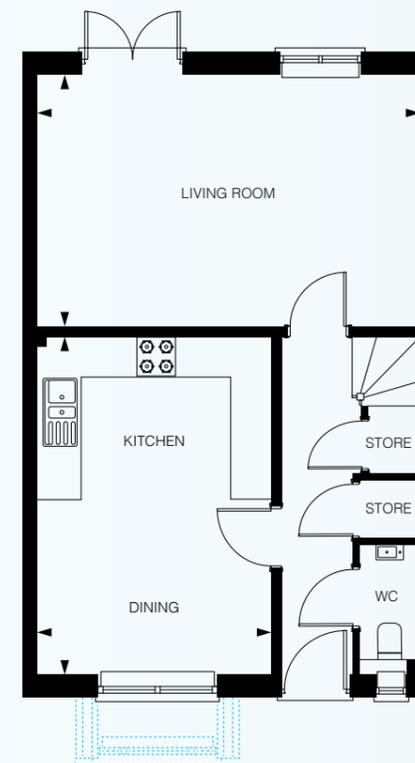
Living Room	4640mm x 4755mm / 15'2" x 15'7"
Kitchen / Dining Room	2440mm x 5135mm / 8'0" x 16'10"

## FIRST FLOOR

Bedroom 1	3607mm x 3653mm / 11'10" x 11'11"
Bedroom 2	2642mm x 4352mm / 8'8" x 14'3"
Bedroom 3	2945mm x 3730mm / 9'7" x 12'2"



HOUSES 2 . 3 . 6 . 7 . 28 . 31 . 43 . 61 . 62 . 63



W - Wardrobe.

\*Bay window to houses 28 and 31.  
Garage to houses 28 and 31.  
Houses 2 and 6 are a mirror image of the floor plan shown.

GROUND FLOOR

Living Room 5643mm x 3690mm / 18'6" x 12'1"  
Kitchen / Dining Room 3443mm x 4960mm / 11'3" x 16'3"

FIRST FLOOR

Bedroom 1 3475mm x 3394mm / 11'4" x 11'1"  
Bedroom 2 3394mm x 3004mm / 11'1" x 9'10"  
Bedroom 3 2697mm x 2337mm / 8'10" x 7'8"

# THE *Springtail*

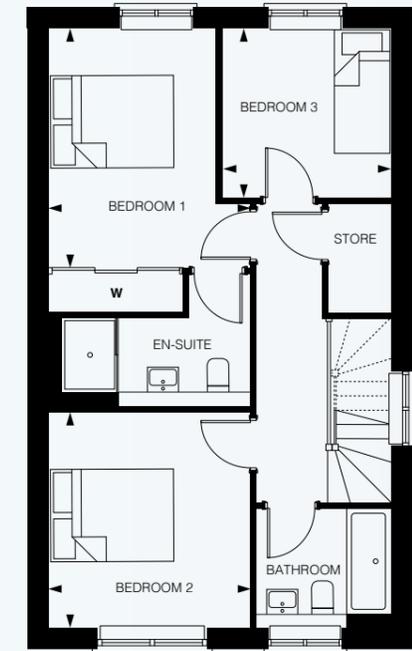
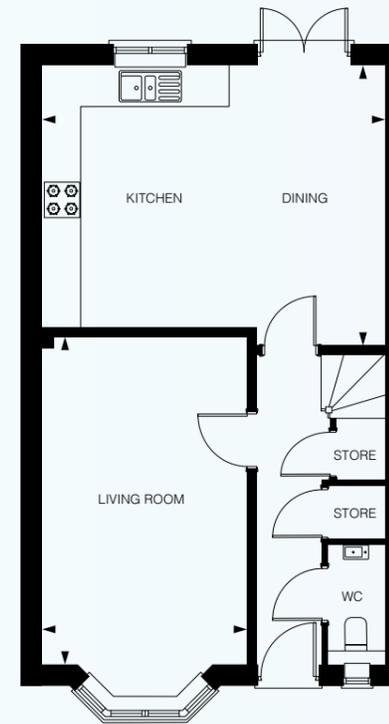
A THREE BEDROOM HOME  
AVAILABLE AS A MID-TERRACE, END TERRACE  
OR SEMI-DETACHED



# THE *Chequer*

A THREE BEDROOM HOME  
AVAILABLE AS A DETACHED, SEMI-DETACHED  
OR END TERRACE

HOUSES 1 . 4 . 5 . 8 . 20 . 44



Bay window to side elevation as shown on CGI to house 8 only.  
Garage to houses 20 and 44.  
Houses 4, 8 and 44 are a mirror image of floor plan shown.

## GROUND FLOOR

Living Room	3275mm x 5250mm / 10'8" x 17'2"
Kitchen / Dining Room	5475mm x 4490mm / 17'11" x 14'8"

## FIRST FLOOR

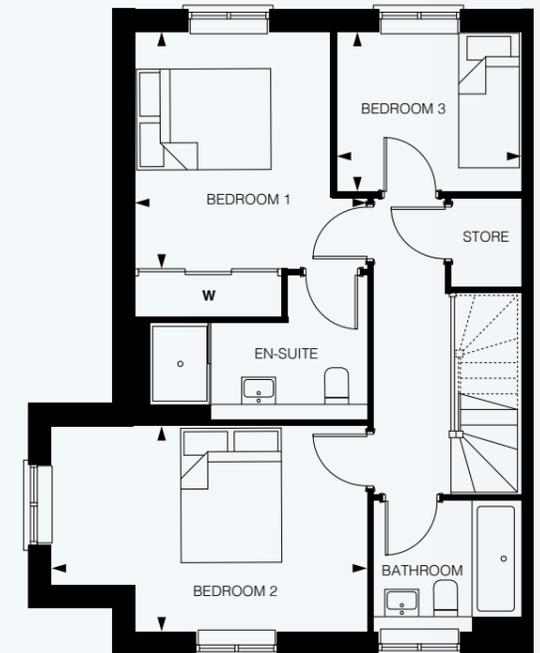
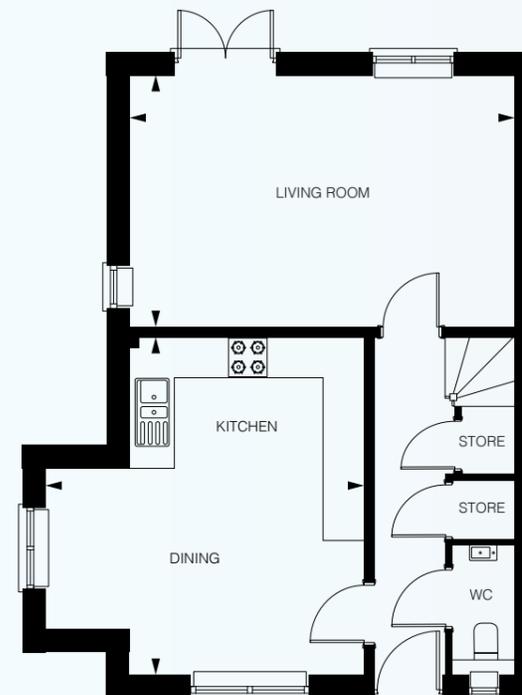
Bedroom 1	3227mm x 3832mm / 10'7" x 12'6"
Bedroom 2	3227mm x 3447mm / 10'7" x 11'3"
Bedroom 3	2697mm x 2702mm / 8'10" x 8'10"



# THE *Chiltern*

A THREE-BEDROOM END TERRACE HOME

HOUSE 64



W - Wardrobe.

GROUND FLOOR

Living Room	5643mm x 3690mm / 18'6" x 12'1"
Kitchen / Dining Room	4680mm x 4960mm / 15'4" x 16'3"

FIRST FLOOR

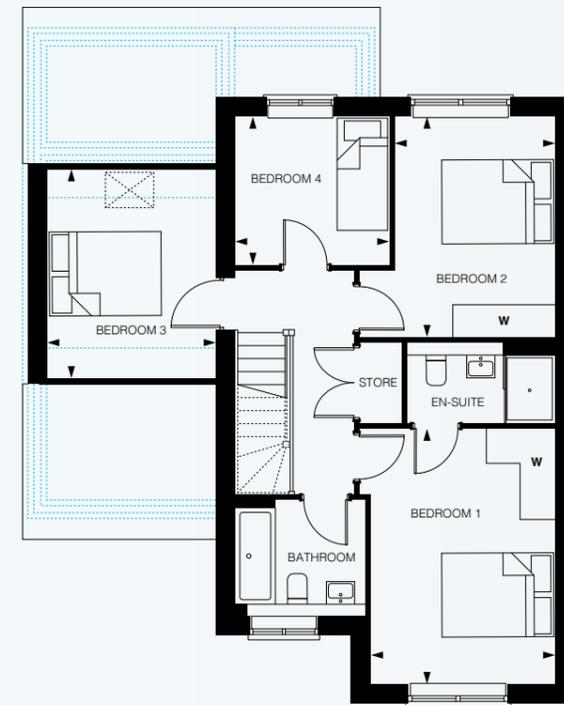
Bedroom 1	3475mm x 3394mm / 11'4" x 11'1"
Bedroom 2	4680mm x 3004mm / 11'1" x 9'10"
Bedroom 3	2697mm x 2337mm / 8'10" x 7'8"



# THE *Turville*

A FOUR-BEDROOM SEMI-DETACHED HOME

HOUSES 15 . 16 . 17 . 18 . 25 . 26 . 29 . 30 . 33 . 34



W - Wardrobe.  
- Skirting Line.

Bay window to houses 17 and 18. Please ask our sales executives for further detail.  
Houses 15, 26, 30, 34 and 18 are a mirror image of the floor plan shown.

## GROUND FLOOR

Living Room	3240mm x 6225mm / 10'7" x 20'5"
Kitchen / Dining Room	5630mm x 4865mm / 18'5" x 15'11"

## FIRST FLOOR

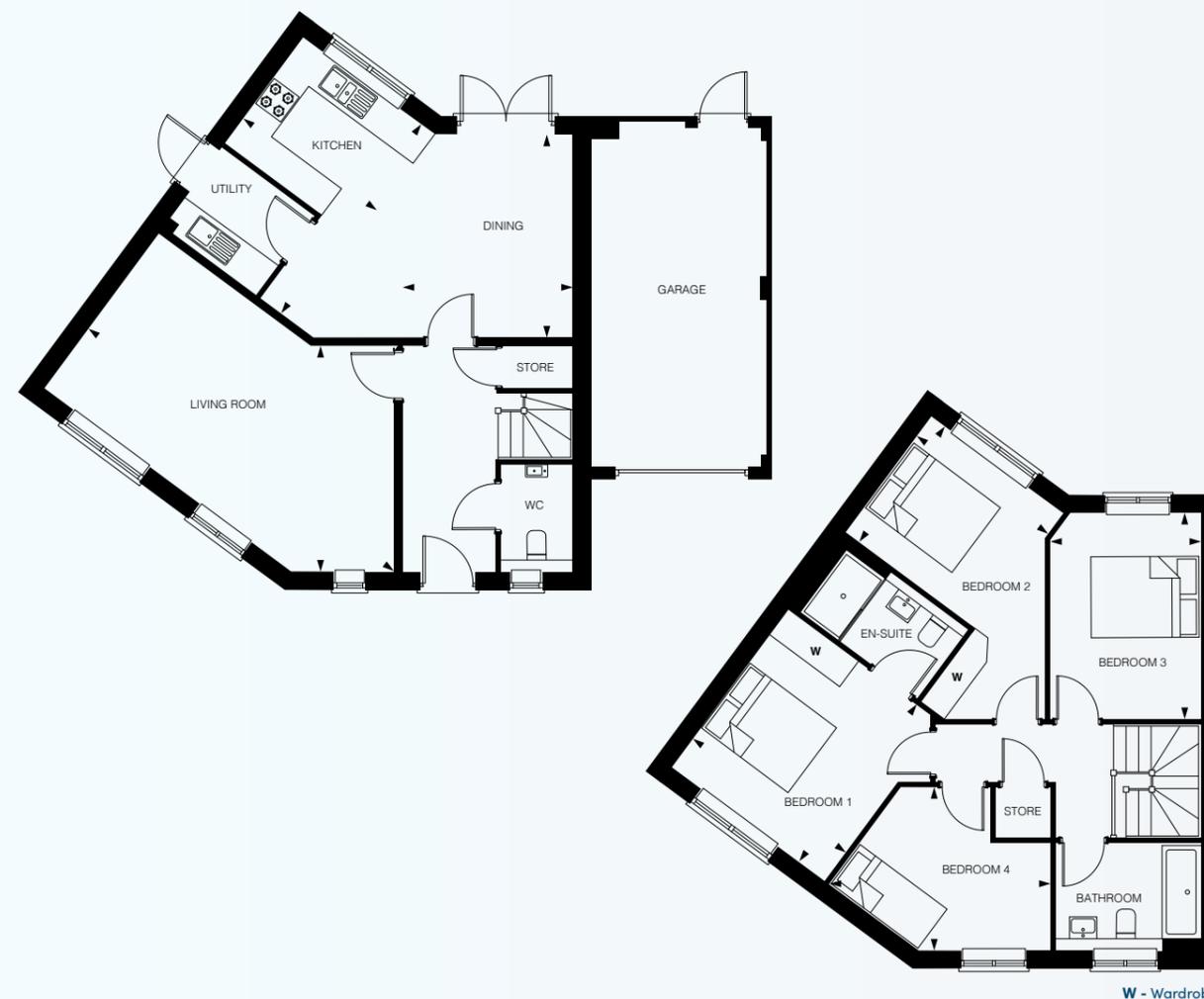
Bedroom 1	3252mm x 4502mm / 10'8" x 14'9"
Bedroom 2	2822mm x 3852mm / 9'3" x 12'7"
Bedroom 3	2950mm x 3670mm / 9'8" x 12'0"
Bedroom 4	2712mm x 2602mm / 8'10" x 8'6"



# THE *Rockrose*

A FOUR-BEDROOM DETACHED HOME

## HOUSE 24



### GROUND FLOOR

Living Room	7159mm x 4125mm / 24'8" x 13'6"
Kitchen	2984mm x 4300mm / 9'9" x 14'1"
Dining Room	3135mm x 3705mm / 10'3" x 12'1"

### FIRST FLOOR

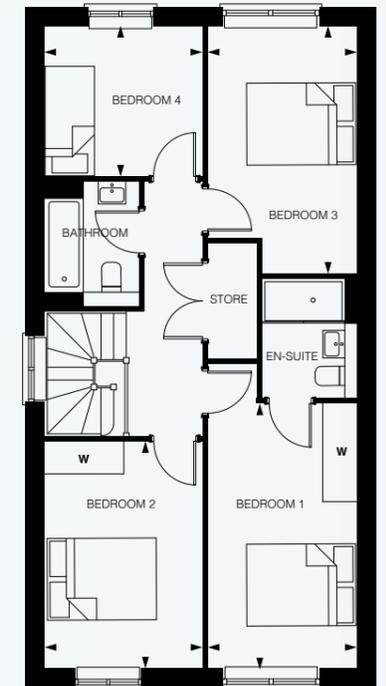
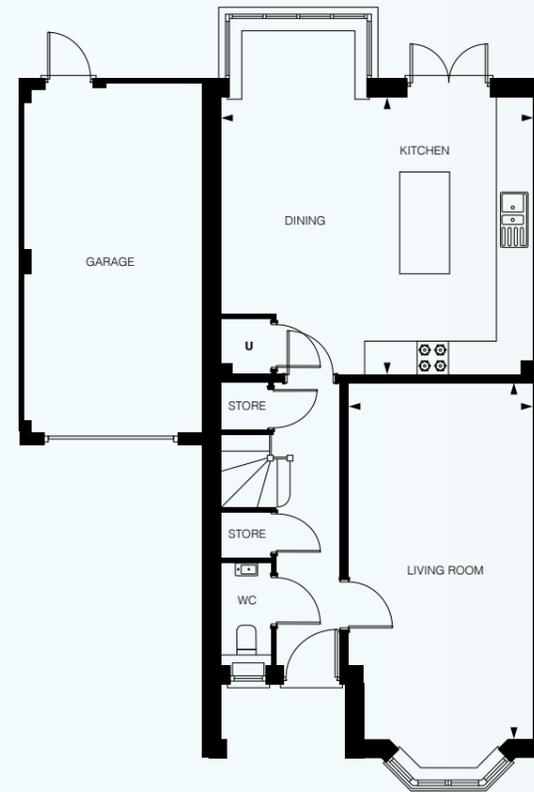
Bedroom 1	3487mm x 3582mm / 11'5" x 11'9"
Bedroom 2	2632mm x 2971mm / 8'7" x 9'8"
Bedroom 3	2752mm x 3757mm / 9'0" x 12'3"
Bedroom 4	4050mm x 2977mm / 13'3" x 9'9"



# THE *Meadow*

A FOUR-BEDROOM SEMI-DETACHED HOME

HOUSES 9 . 10 . 11 . 12



W - Wardrobe.  
U - Utility.

Houses 9 and 11 are a mirror image of the floor plan shown.  
Garages to houses 11 and 12.

## GROUND FLOOR

Living Room	6453mm x 3335mm / 21'2" x 10'11"
Kitchen / Dining Room	5116mm x 5635mm / 16'9" x 18'5"

## FIRST FLOOR

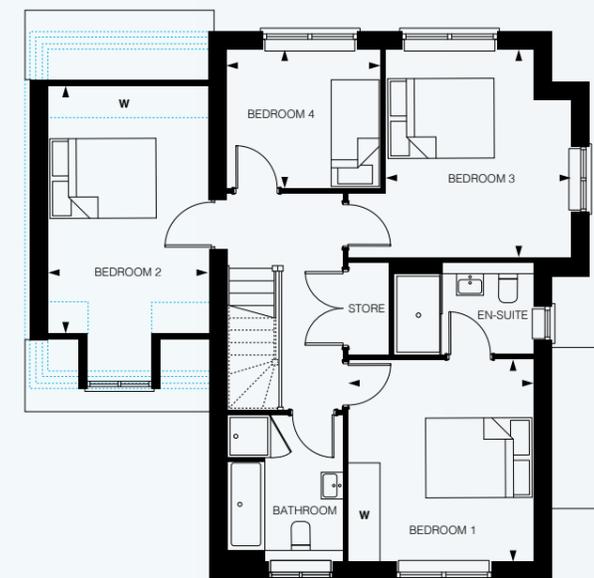
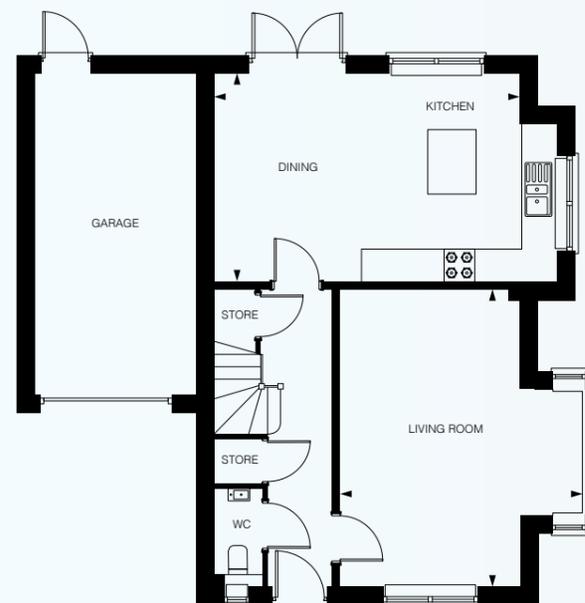
Bedroom 1	4792mm x 2687mm / 15'8" x 8'9"
Bedroom 2	4104mm x 2852mm / 13'5" x 9'4"
Bedroom 3	4481mm x 2687mm / 14'8" x 8'9"
Bedroom 4	2717mm x 2852mm / 8'10" x 9'4"



# THE *Ashridge*

A FOUR-BEDROOM DETACHED HOME

## HOUSE 22



W - Wardrobe.  
- - - Skelling Line.

### GROUND FLOOR

Living Room	4535mm x 5505mm / 14'0" x 18'0"
Kitchen / Dining Room	6380mm x 3845mm / 20'11" x 12'7"

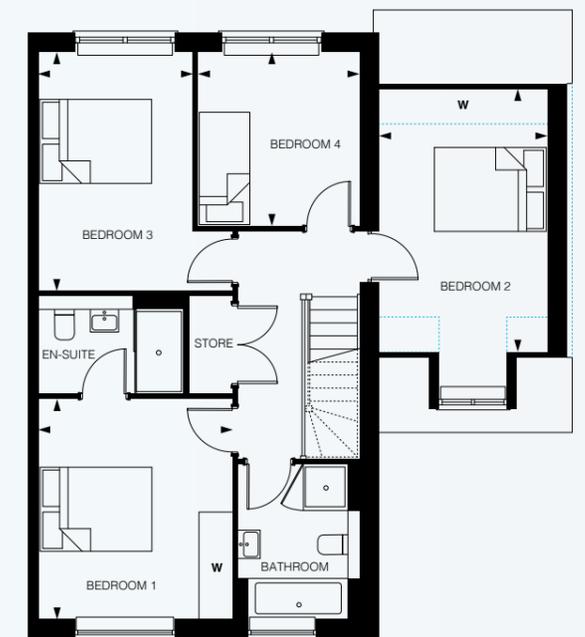
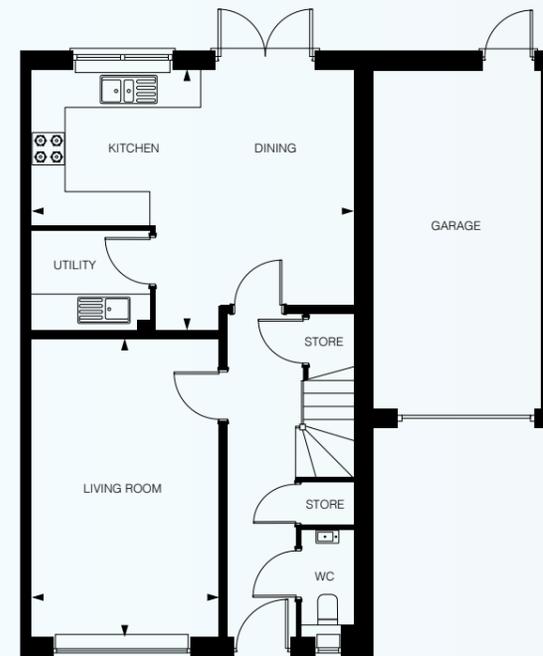
### FIRST FLOOR

Bedroom 1	3432mm x 3747mm / 11'3" x 12'3"
Bedroom 2	2945mm x 4590mm / 9'7" x 15'0"
Bedroom 3	3432mm x 3847mm / 11'3" x 12'7"
Bedroom 4	2852mm x 2562mm / 9'4" x 8'4"



# THE *Orchid*

A FOUR-BEDROOM SEMI-DETACHED HOME



W - Wardrobe.  
- Skelling Line.

House 27 is the mirror image of the floor plan shown.

## GROUND FLOOR

Living Room	5250mm x 3320mm / 17'2" x 10'10"
Kitchen / Dining Room	5680mm x 4600mm / 18'7" x 15'0"

## FIRST FLOOR

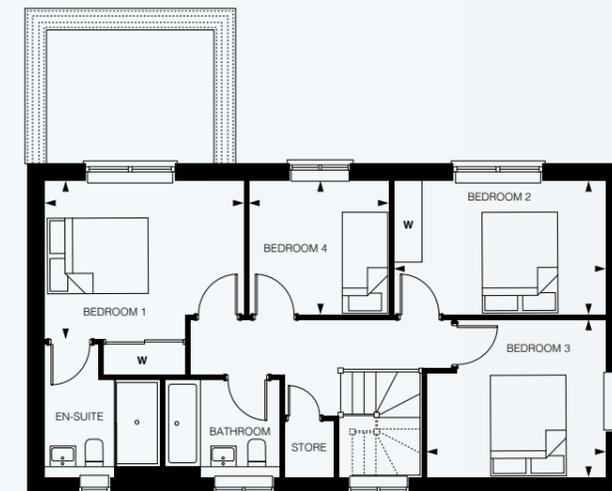
Bedroom 1	3872mm x 3430mm / 12'8" x 11'3"
Bedroom 2	4619mm x 2945mm / 15'2" x 9'8"
Bedroom 3	4217mm x 2730mm / 13'10" x 8'11"
Bedroom 4	3075mm x 2850mm / 10'1" x 9'4"



# THE *Wendover*

A FOUR-BEDROOM DETACHED HOME

HOUSE 47



W - Wardrobe.

## GROUND FLOOR

Living Room	4695mm x 5800mm / 15'4" x 19'0"
Kitchen / Dining Room	3340mm x 6540mm / 10'11" x 21'5"
Home Office	2665mm x 2325mm / 8'8" x 7'7"

## FIRST FLOOR

Bedroom 1	3902mm x 3102mm / 12'9" x 10'2"
Bedroom 2	4152mm x 2617mm / 13'7" x 8'7"
Bedroom 3	3507mm x 3087mm / 11'6" x 10'1"
Bedroom 4	2742mm x 2617mm / 8'11" x 8'7"



Our founding principle from design, to construction, to customer service, is that detail counts. We treat every client as an individual - tailoring the buying process to you to make your life as stress-free as possible.

Our support infrastructure ensures that buying with us means complete peace of mind. We provide lots of little extras as standard - like providing a handyman to help make your new home actually feel like home, by putting up curtain tracks, shelves, pictures and even providing a lock box for spare keys.

We also provide a 24-hour helpline for any queries you might have - with no fuss compensation if we miss an appointment.

BUILDING *communities*  
for a quarter of a  
century.





**Nicholas King Homes: 10 Penn Road, Beaconsfield, Buckinghamshire HP9 2LH**  
**Telephone: 01494 811800 Email: [sales@nkhomes.com](mailto:sales@nkhomes.com) [www.nkhomes.com](http://www.nkhomes.com)**

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