

# *Bolster Cottage*

*Lacemakers, East Claydon*

3 BEDROOM 2 STOREY RED BRICK HOUSE WITH  
GARDEN



At Whittlewood Homes we build environmentally conscious homes to a high specification. Our houses are attractively designed featuring superb quality craftsmanship, blending effortlessly and sympathetically with the local landscape. A small family company we personally supervise all stages of the development, from the architect's designs through to sales.

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# Bolster Cottage

Lacemakers, East Claydon, Buckinghamshire, MK18 2FA

## Bolster Cottage

Occupying a quiet corner plot, this home is built in reclaimed red brick below a red clay tiled roof. Scalloped barge boards and a timbered open porch add to the appeal of this family home. The rear garden is enclosed by hedgerows and to the front there is ample parking, a lawned area and a herbaceous border.

The property comprises a well appointed kitchen with a dining area and oak flooring.

For convenience a door leads into a utility room which in turn leads into the garden.

The dual aspect sitting room boasts a central fireplace and views to the front and rear of the property. French doors allow direct access to the garden. Off the hallway there are double doors leading into the dining area, a guest cloakroom and stairs leading to the first floor landing.

On the first floor the master bedroom boasts an en-suite shower room with a built in shower and oak flooring throughout bedroom and en-suite.

There are two further bedrooms. A well appointed family bathroom is tiled and has a bath with wall mounted shower and plate glass shower screen.

### ground floor

- 1 Sitting room  
6.03m x 3.63m (19'9 x 11'11)
- 2 Kitchen/dining room  
7.04m x 3.88m (23'1 x 12'9)
- 3 Utility room  
2.70m x 1.80m (8'10 x 5'11)

### first floor

- 1 Bedroom one with ensuite  
4.09m x 3.68m (13'5 x 12'1)
- 2 Bedroom two  
3.93m x 3.90m (12'11 x 12'10)
- 3 Bedroom three  
3.88m x 3.00m (12'9 x 9'10)

**Approximate Gross Internal Area**  
134 sq m / 1442 sq ft



ground floor



second floor

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## Specification

### Construction

The houses are built with traditional cavity walls, reclaimed red stock bricks and with timber cladding to some elevations.

The houses are intended to be environmentally friendly with high levels of thermal insulation under the ground floor, in external walls and throughout the roof. All windows have sealed, 'low E' energy saving double glazed units and all window frames are made in soft wood and painted. French doors have sealed double glazed units, toughened safety glass and wooden frames. External doors are hardwood and internal doors are fitted with heavy duty chrome ironmongery. In each property a boiler provides the luxury of underfloor heating to the ground floors and heating to radiators in all other areas. All rooms are thermostatically controlled.

### Electrical

A generous supply of double power points are strategically placed in all rooms except bathrooms.

A comprehensive security system will be fitted incorporating a combination of contact breakers on external doors and PIR sensors. External lighting to front and rear of the property will be provided, unless otherwise specified by the customer, matt black aluminium or stainless steel carriage lamps will be used. Most rooms have ample chrome plated halogen recessed downlighters in the ceilings, with low voltage lighting under some kitchen wall units and with spot lighting where appropriate in some bathrooms. Each house will have one external 13 amp waterproof socket.

### Gardens

The gardens will be turfed and landscaped. The boundaries will be fenced with post and rail fencing. Mixed species indigenous hedging (including hawthorn, holly and beech), will be planted where specified.

Privacy gates and fencing will be of close boarded treated timber. Treated timber knee rails will be used to mark some front garden boundaries. The main drive will be constructed in tegula rustic block pavements (harvest) with individual drives having a gravelled surface. Pathways and paths will be laid in buff riven flags. All the houses will have an outside tap, fitted with a check-valve and one external 13 amp waterproof socket.

### Decoration

All ceilings have a smooth finish and will be white. Internal walls will be finished in warm neutral shades from the Farrow and Ball colour palette and woodwork will be painted in co-ordinating shades with a satin finish. Customers can select their own decorating scheme if preferred, depending on the stage of construction.

### Bathrooms

We enjoy designing our bathrooms to ensure that no two rooms are alike throughout the development. We finish them to a high standard and carefully choose our sanitaryware in white, from ranges by Duravit (including the Philippe Starck designer range), Vitra and Jacuzzi among others and generally choose our taps in chrome to complement each room from the extensive and reliable range at Bristan or Crosswater. All showers are by Crosswater, Matki or Grohe and include the renowned Rainshower and Grotherm designs. Shower enclosures are sourced from Matki, Merlyn, Kermi and Daryl Kohler.

For additional comfort and convenience all homes will benefit from chrome plated heated towel ladders to most bath and shower rooms.

Travertine or ceramic wall tiles to selected areas or fashionable tongue and groove painted boarding are used on the walls and travertine or porcelain floor tiles on the floors. The exception to this is when wooden flooring is used in the master

bedrooms when we often extend the wood into the en-suite bathrooms to great effect.

### Kitchens

All our kitchens are different in atmosphere and design. We aim to provide a stylish and modern working and dining environment. We will generally build kitchens in wood with a hand painted finish. Worktops are in granite, wood or top quality laminates. Depending on the style of the kitchen we incorporate either porcelain butchers sinks or sleek stainless steel designs. Generally taps are chrome plated and modern. Incorporated into the kitchens are a stainless steel or ceramic range cooker, a dishwasher, a tall fridge freezer and space for a washing machine is provided in properties without utility rooms. Ample power points are provided above the worktops and at ground level. Attractive, discreet lighting is fitted below some wall units. Kitchen flooring is of wood, porcelain floor tiles or Italian travertine marble. In the properties with utility rooms, units are chosen to complement the kitchens and plumbing and space for a washing machine and condensing dryer is provided.

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## Local Area

East Claydon lies within Aylesbury Vale in Buckinghamshire, two and a half miles south west of the historic market town of Winslow, eight miles from the larger market town of Buckingham and just ten miles from Milton Keynes with its huge range of shopping, sporting and cultural facilities.

This rural village of about sixty houses boasts a village pre-school which opens five mornings each week, and the delightful East Claydon Infant School of about thirty pupils. Secondary education is well provided for as East Claydon is in the catchment area for the highly regarded Royal Latin Grammar School. Excellent private schooling is also available locally with Swanbourne House, Akeley Wood and Stowe.

There is a popular farmers market down the road in Winslow once a month.

A volunteer run pub called The Mushroom Club, a village hall with a bell tower and a distinctive thatched tree known locally as the mushroom tree with seating around the base add to the charm of this well connected rural retreat.

St Marys parish Church has components from various centuries but following its destruction during the English civil war is now largely 18th century.

Milton Keynes has a regular fast mainline rail link to London (Euston 40 mins) as has Aylesbury which is 12 miles away (Marylebone 55mins).



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