

# NEWTON REACH

LONG CRENDON





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Newton Reach presents a rare opportunity to live in the highly sought-after village of Long Crendon, Buckinghamshire. Nestled within a discreet private enclave, just four exceptional homes are being created; offering a unique blend of exclusivity paired with modern luxury and connectivity.

Each four or five bedroom residence has been thoughtfully designed with comfort and style in mind. These elegant details are complemented by energy efficiency and a commitment to master craftsmanship ensuring a home that is both refined and future ready. Desirability is further elevated by picturesque views of the surrounding countryside and excellent connectivity with easy access to Haddenham & Thame Parkway station, the market town of Thame and the historic city of Oxford.

*Luxury and tranquillity in the heart of the countryside*

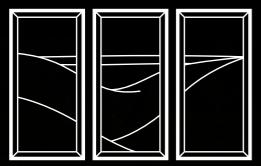


## A PRESTIGIOUS LOCATION

*Connected countryside living*



Newton Reach is an exclusive new addition to Long Crendon. Its position on the edge of the village offers a tranquil setting. Looking out onto open fields, it combines a close connection to nature with everyday convenience. In addition to its countryside views, Newton Reach is only a short walk from the village's highly regarded amenities, including a primary school, traditional pubs, restaurants, butchers, post office, shops and artisan cafe.



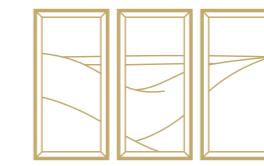
## PICTURESQUE SURROUNDINGS

*Step out into the natural environment*



Experience the beauty of the Buckinghamshire countryside up close when you make Newton Reach your home.

The connection begins right at your doorstep, with expansive views over open fields from every property. Peace and quiet are assured in this private, no-through-road setting on the edge of Long Crendon. Venture further along the many footpaths and bridleways that criss-cross the parish, taking you deeper into the designated Buckinghamshire Area of Attractive Landscape. Tranquillity awaits at nearby spots such as Cuttlebrook Nature Reserve, Aston Rowant Nature Reserve and Bernwood Forest—all just a short drive away.



## A HIGH-CALIBRE COMMUNITY

*Attractive and amenity-packed*



Long Crendon is a picturesque Buckinghamshire village where historic charm meets vibrant community life.

The village is renowned for its well-preserved architecture, including the timber-framed Long Crendon Courthouse, a 12th-century manor house, picturesque thatched cottages, and colour-washed houses; all built from warm local stone. A striking 14th-century limestone church adds to the timeless appeal. Far from being a sleepy rural spot, Long Crendon boasts an impressive range of amenities for its size. Everyday essentials include a convenience store with Post Office, a butcher, village hall, library, and primary school. These are complemented by an organic food store, two farm shops, and an artisan coffee shop, offering residents and visitors exceptional quality and variety.

Families looking for open space can find freedom at the heart of the village. Jubilee Park Recreation Ground is pleasingly well equipped and set within a bigger, playing field that's perfect for picnics & dog walking. Adventurous children can enjoy Long Crendon's skatepark and Tennis Courts.

This small community also has a big reputation for gastronomy. The Eight Bells is lauded for its seasonal menus, while The Churchill Arms is all traditional stone from the outside but modern Thai food within. There's also Crendon Indian Cuisine for amazing Indian dining and supper clubs at Long Crendon Manor. Café culture is nurtured at Base Coffee + Kitchen, while comfort food comes in the form of crumpets and pizzas from Lovely Bit of Crumpet. Extra special occasions can be celebrated at Le Manoir aux Quat'Saisons - a 15 minute drive from Newton Reach.



NEWTON REACH



## STAND-OUT SCHOOLS

*An abundance of options for families*

Parents gravitate to the village to benefit from a primary school within walking distance. Long Crendon School remains at the heart of the community and provides a solid foundation for the county's coveted comprehensive and selective secondaries.

Long Crendon is close to Oxford, where there is an abundance of excellent schools

### Primary Schools

Long Crendon School

St Joseph's Catholic Primary School

Barley Hill Primary School

John Hampden Primary School

### Secondary Schools

Lord Williams's School

Waddesdon Church of England School

Aylesbury Grammar School

Aylesbury High School

Sir Henry Floyd Grammar School

### Independent Schools

Ashfold School

Chilworth House School

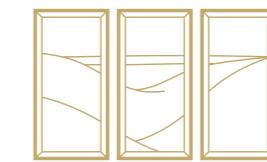
Chilworth House Upper School

Headington Girls schools

Magdalen College

Oxford High

ST PETER



## RURAL BUT NOT REMOTE

*Explore with ease from Long Crendon*



Long Crendon has retained its rural feel while remaining connected to the rest of Buckinghamshire. The village nestles in a tranquil spot between the A40/M40 and A41 – close enough to access with ease yet far enough for peace to prevail. Haddenham & Thame Parkway train station is a short drive from the village, for a 35 minute direct journey to London Marylebone.

### From Newton Reach (on foot)

|                                 |           |
|---------------------------------|-----------|
| The Angel Public House          | 0.2 miles |
| Village store                   | 0.5 miles |
| The Churchill Arms Public House | 0.5 miles |
| Long Crendon School             | 0.6 miles |
| Base Coffee + Kitchen           | 0.6 miles |

### From Long Crendon (by car)

|                           |            |
|---------------------------|------------|
| Thame Waitrose & Partners | 2.6 miles  |
| M40 junction 8a           | 6.6 miles  |
| Aylesbury                 | 9.5 miles  |
| Oxford City Centre        | 14.6 miles |
| Heathrow                  | 41.4 miles |

### From Haddenham & Thame Parkway (by rail)

|                   |                 |
|-------------------|-----------------|
| High Wycombe      | 13 minutes      |
| Bicester Village  | 14 minutes      |
| Oxford Parkway    | 23 minutes      |
| Oxford            | 31 minutes      |
| London Marylebone | 35 minutes      |
| Birmingham        | 1 hr 20 minutes |



## SPACE & SECLUSION

*An exclusive collection of family home*

Four spacious homes with gardens backing onto open fields



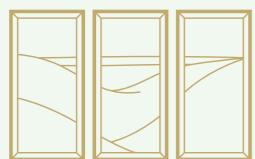
## SITE PLAN



| House Type            | Page                    |
|-----------------------|-------------------------|
| Cedar House           | 5 bedroom detached home |
| Rowan & Bramley House | 4 bedroom homes         |
| Hazelwood House       | 4 bedroom detached home |



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## CEDAR HOUSE

### A five-bedroom detached home with a double garage

This exceptional family home blends contemporary comfort with timeless character. The spacious kitchen opens through double doors onto the garden, perfect for entertaining, while a wood-burning stove adds a cosy focal point to the living room. A tucked-away study provides a quiet workspace. The principal bedroom features a Juliet balcony with uninterrupted views over fields. Bedroom 2 and 3 benefit from en-suite whilst bedrooms 4 & 5 share a family bathroom.

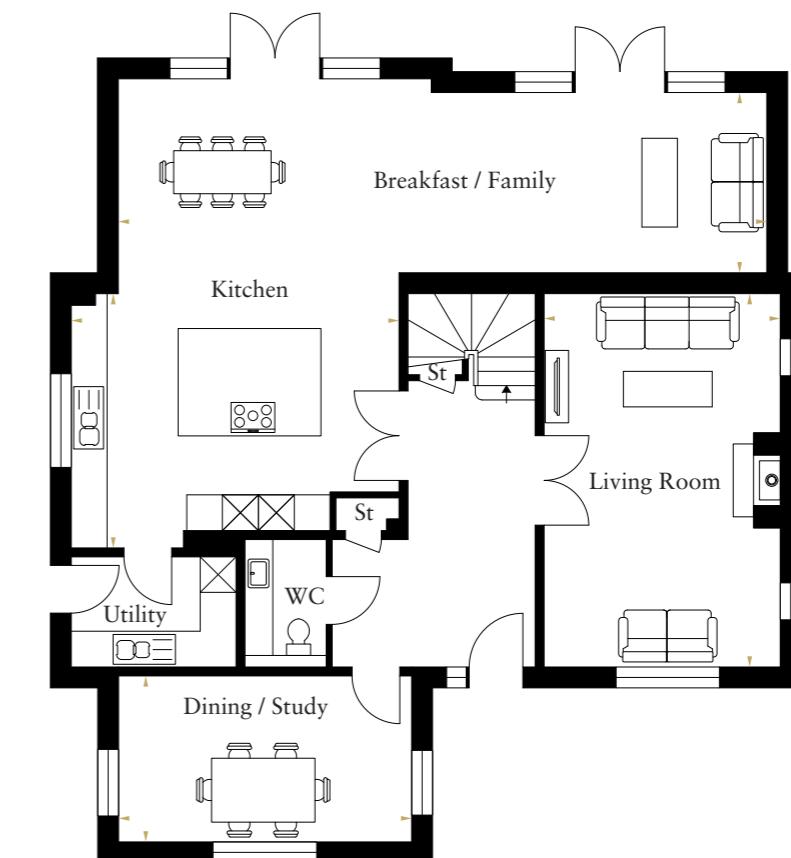
#### Ground floor

|                    |                |               |
|--------------------|----------------|---------------|
| Breakfast / Family | 10.87m x 2.99m | 35'8" x 9'10" |
| Kitchen            | 5.48m x 4.26m  | 18'0" x 14'0" |
| Living Room        | 6.26m x 3.96m  | 20'6" x 13'0" |
| Dining / Study     | 4.91m x 2.77m  | 16'1" x 9'1"  |

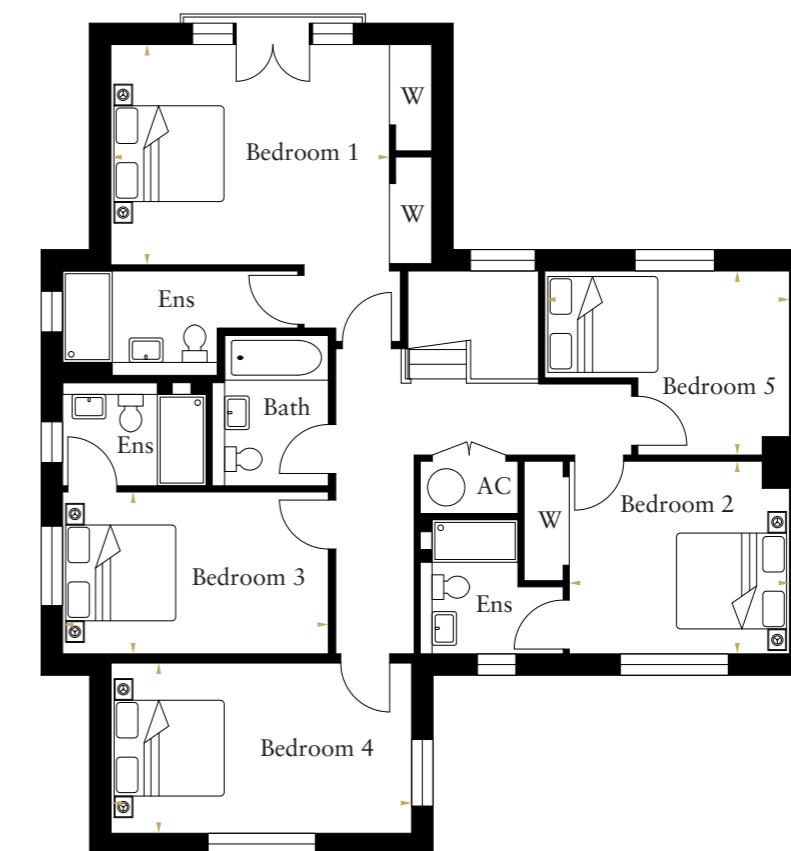
#### First floor

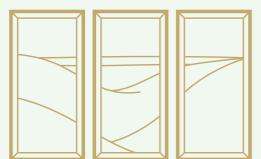
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 4.54m x 3.61m | 14'11" x 11'10" |
| Bedroom 2 | 3.61m x 3.14m | 11'10" x 10'4"  |
| Bedroom 3 | 4.33m x 2.64m | 14'3" x 8'8"    |
| Bedroom 4 | 4.91m x 2.77m | 16'1" x 9'1"    |
| Bedroom 5 | 4.01m x 3.01m | 13'2" x 9'11"   |

## Ground floor



## First floor





## ROWAN HOUSE AND BRAMLEY HOUSE

### Four bedroom family homes with garage

This elegant family home is filled with natural light. The living room has a large bay window and a welcoming feel. The open plan kitchen, dining and family area opens directly to the garden through sliding doors, perfect for entertaining. A separate utility room offers extra storage and garden access. Upstairs are four bedrooms, including a spacious principal suite with dressing area and en suite.

#### Ground floor

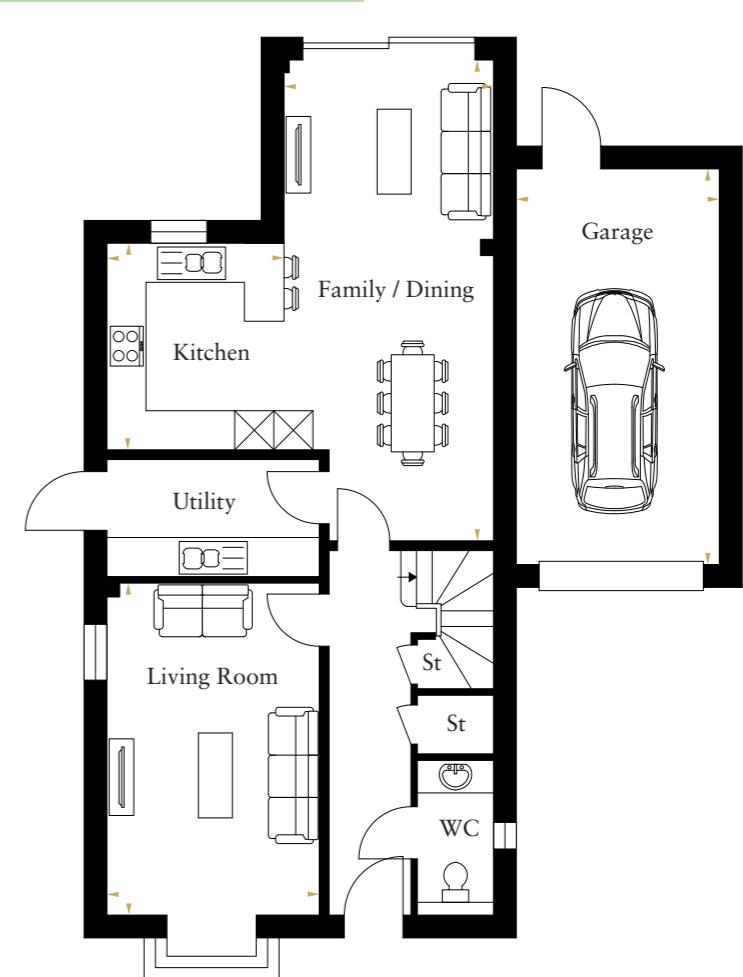
|                 |               |               |
|-----------------|---------------|---------------|
| Family / Dining | 7.38m x 3.22m | 24'3" x 10'7" |
| Kitchen         | 3.16m x 2.71m | 10'5" x 8'11" |
| Living Room     | 5.09m x 3.26m | 16'8" x 10'8" |
| Garage          | 6.08m x 3.11m | 20'0" x 10'3" |

#### First floor

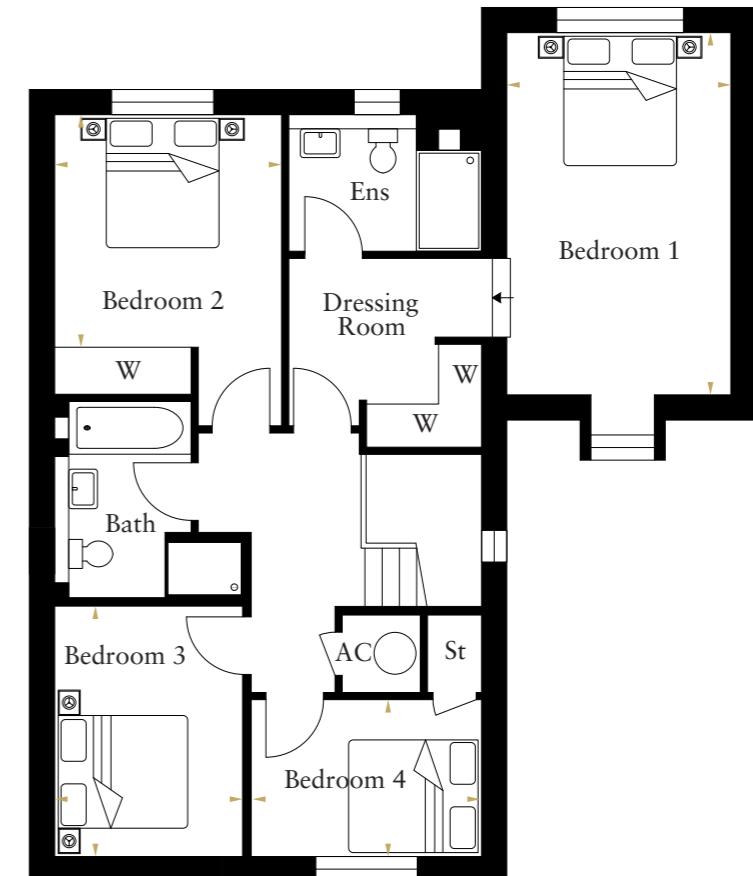
|           |               |               |
|-----------|---------------|---------------|
| Bedroom 1 | 4.88m x 3.06m | 16'0" x 10'1" |
| Bedroom 2 | 3.23m x 3.15m | 10'7" x 10'4" |
| Bedroom 3 | 3.48m x 2.61m | 11'5" x 8'7"  |
| Bedroom 4 | 3.20m x 2.18m | 10'6" x 7'2"  |

## Ground floor

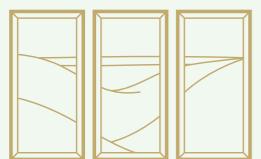
### ST PETER



## First floor



\*Bramley House is handed



## HAZELWOOD HOUSE

### Four bedroom detached home with garage

The full-width kitchen dining, and family room forms the heart of this home, with a stylish peninsula and double doors opening onto the garden. An adjoining utility adds storage and outdoor access, while a formal lounge and tucked-away study offer elegant, flexible living spaces. The principal suite features a Juliet balcony and dedicated dressing area, with three additional well-proportioned bedrooms providing comfort and space for the whole household

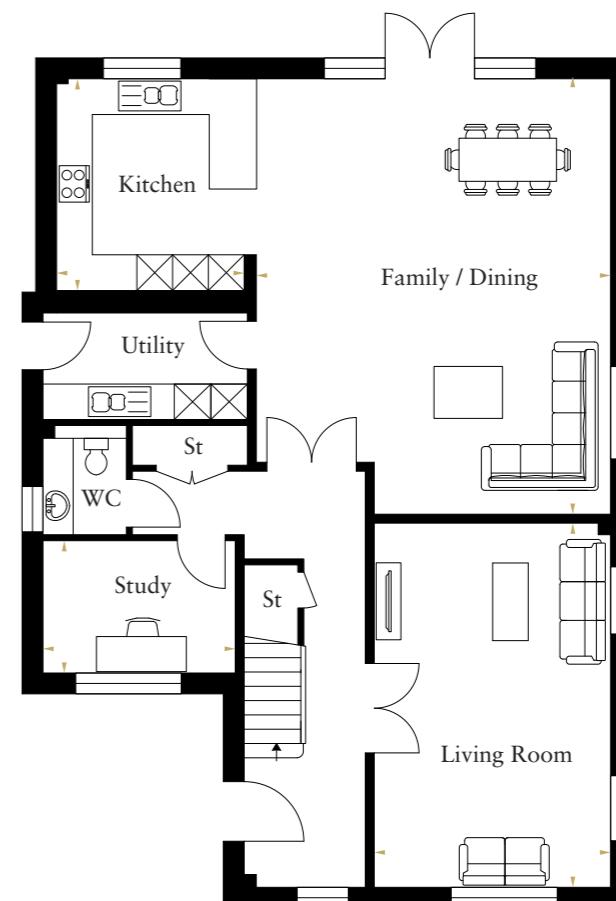
#### Ground floor

|                 |               |               |
|-----------------|---------------|---------------|
| Family / Dining | 7.31m x 5.94m | 24'0" x 19'6" |
| Kitchen         | 3.55m x 3.15m | 11'8" x 10'4" |
| Living Room     | 6.11m x 3.96m | 20'1" x 13'0" |
| Study           | 3.22m x 2.22m | 10'7" x 7'3"  |

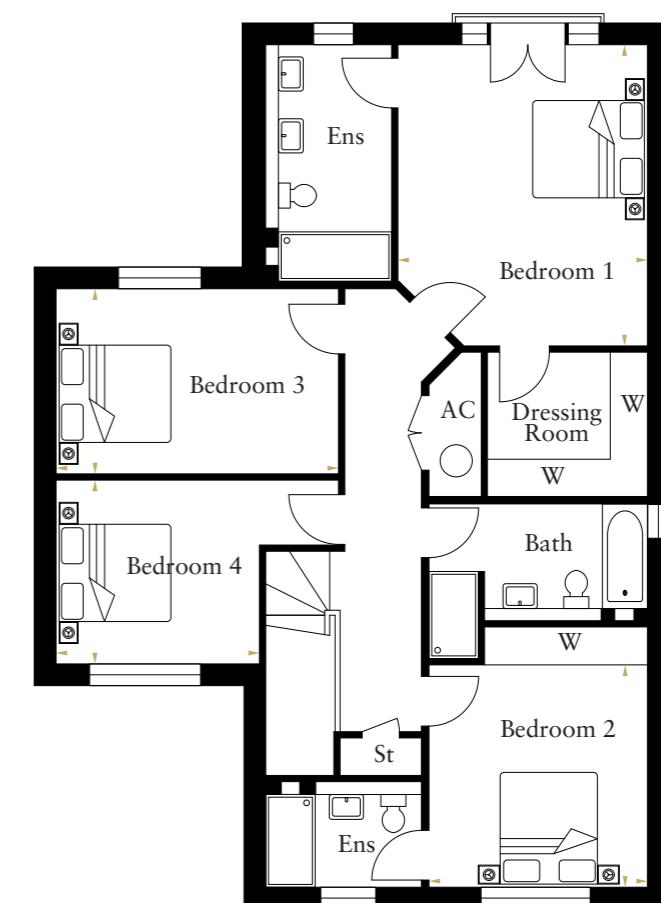
#### First floor

|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 4.85m x 4.02m | 15'11" x 13'3" |
| Bedroom 2 | 3.58m x 3.52m | 11'9" x 11'7"  |
| Bedroom 3 | 4.55m x 2.97m | 14'11" x 9'9"  |
| Bedroom 4 | 3.27m x 2.96m | 10'9" x 9'9"   |

## Ground floor



## First floor





# IT'S ALL IN THE DETAIL

## Kitchen

|  |    |
|--|----|
| 60cm Hob                                 | ●  |
| 80cm Hob                                 | ◆  |
| 1.5 Oven                                 | ●  |
| Single Oven x 2                          | ◆  |
| Integrated Microwave                     | ●◆ |
| Integrated Dishwasher                    | ●◆ |
| Integrated Fridge/Freezer                | ●  |
| Tall fridge                              | ◆  |
| Tall freezer                             | ◆  |
| Under counter wine fridge                | ◆  |
| Quooker Tap                              | ◆  |
| Stainless steel undermount sink          | ●◆ |
| Composite stone worktops with splashback | ●◆ |
| Under cabinet lighting                   | ●◆ |
| Soft close joinery                       | ●◆ |
| Minoli floor tiling                      | ◆  |
| Amtico flooring                          | ●  |

## Bathrooms & Ensuites

|   |    |
|---|----|
| Villeroy & Boch sanitaryware                                | ●◆ |
| Hansgrohe tap   | ●◆ |
| Minoli tiles to select walls                                | ◆  |
| Minoli floor tiling   | ◆  |
| Amtico flooring   | ●  |
| Undersink vanity to Bathroom and en-suite 1                 | ●◆ |
| Undersink vanity to WC, Family bathroom, and En-suite 1 & 2 | ◆  |
| Shaving points to family bathroom and ensuites              | ●◆ |
| Ceiling mounted extractor fan                               | ●◆ |
| Chrome heated towel radiators                               | ●◆ |
| Wall mirrors in select room -check with sales executive     | ◆  |

## Security

|   |    |
|---|----|
| Mains powered smoke alarms, heat alarm              | ●◆ |
| Spur point fitted for future wireless burglar alarm | ●◆ |
| Ten year Premier Guarantee                          | ●◆ |

- Gold Plots - Plots 2 & 3
- ◆ Diamond Plots - Plots 1 & 4

## Finishing Touches

|  |    |
|--|----|
| Wardrobes to Bedrooms 1 & 2                      | ●◆ |
| Walk in wardrobe to master bedroom (Plot 4 only) | ◆  |
| Painted solid core internal doors                | ●◆ |
| Staircase with solid oak handrail, oak newel     | ●◆ |

## Heating, Lighting & Electrical

|  |    |
|--|----|
| Air source heat pumps                        | ●◆ |
| Underfloor heating to the ground floor       | ●◆ |
| Heated floors in the ensuites and bathrooms* | ◆  |
| USB sockets in kitchen and select bedrooms   | ●◆ |
| TV points with wiring for SKY Q              | ●◆ |
| BT Fibre                                     | ●◆ |

## Parking

|   |    |
|---|----|
| Block paved driveway  | ●◆ |
| Garage (Attached for Plots 2 & 3 and Detached for Plots 1 & 4.) | ●◆ |
| Spur fitted for automated garage door                           | ●  |
| Automated garage door   | ◆  |
| Power socket and light to garage                                | ●◆ |
| Universal car charging point                                    | ●◆ |

## Outside

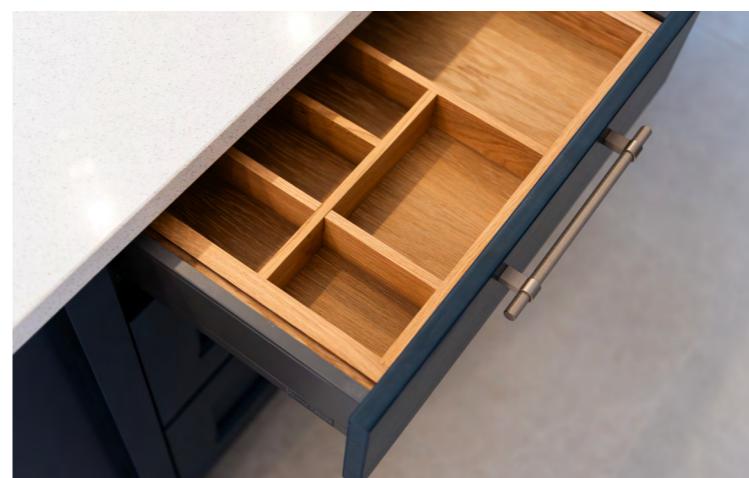
|  |    |
|--|----|
| External tap                               | ●◆ |
| External plug socket                       | ●◆ |
| External wall lights to the front and rear | ●◆ |
| Landscaped front gardens                   | ●◆ |
| Patio to the rear garden                   | ●◆ |

## Utility

|  |    |
|--|----|
| Space and plumbing for washing machine | ●◆ |
| Space for tumble dryer                 | ●◆ |
| Laminate worktop with upstand          | ●◆ |
| Sink with drainer                      | ●◆ |
| Amtico flooring                        | ●  |
| Minoli floor tiling                    | ◆  |

\*Plots 1 & 4 First Floor Bathroom and Ensuites have electric underfloor heating

Specification is subject to change. Internal photography is from previous Rectory Homes developments and is for indicative purposes only.





*Founded in 1991, Rectory has established itself as one of the most respected housebuilders in the Home Counties.*

For more than three decades, Rectory Homes has built an enviable reputation across the Home Counties as a creator of exceptional, thoughtfully designed homes. Never chasing volume, we have always chosen only the finest locations and delivered homes of outstanding quality, craftsmanship and lasting character, homes that truly enhance their surroundings and stand the test of time.

St Peter is the natural evolution of that proud heritage. Launched as a dedicated boutique arm of the Rectory Group, St Peter focuses on smaller, more intimate sites where individuality and sensitivity to setting matter most. Each development is uniquely conceived, drawing on local character to create distinctive homes

that feel both timeless and quietly contemporary. Behind every St Peter home is the full strength of Rectory Homes. The same experienced designers, construction teams and management who have delivered our award winning larger schemes bring their expertise, meticulous standards and unwavering commitment to every St Peter project. The result is the rare combination of a cherished, established housebuilders assurance with the exclusivity and personal touch of a boutique collection, homes that are unmistakably Rectory, yet unmistakably special.

## SUSTAINABILITY INSIDE AND OUT

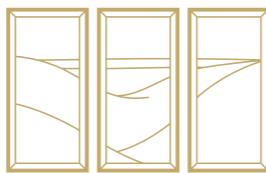
We are all increasingly aware of the impact our homes and lifestyles have on the environment. At the same time, rising energy costs mean efficiency matters more than ever. The homes at Newton Reach have been designed with both in mind.

High-performance wall insulation, double glazing and energy-efficient white goods all help to reduce heat loss and keep running costs down. Air source heat pumps provide low-carbon heating, and every home includes provision for an electric vehicle charging point.

We also work with suppliers who uphold strong environmental credentials, ensuring responsibly sourced materials throughout the build.

Nature has been given careful consideration too. Ecology-rich landscaping, native planting, bat tubes and bird boxes (including swift and sparrow habitats) all support local biodiversity. Because the site was previously agricultural grassland, the development has funded the preservation and enhancement of higher-quality grassland at Lopemead Farm. This not only offsets the impact of the development but also helps to enrich the wider landscape.





## NEWTON REACH

LONG CRENDON

*Sandy Lane, Long Crendon, HP18 9ED*

[///performs.driveways.swoop](http://performs.driveways.swoop)

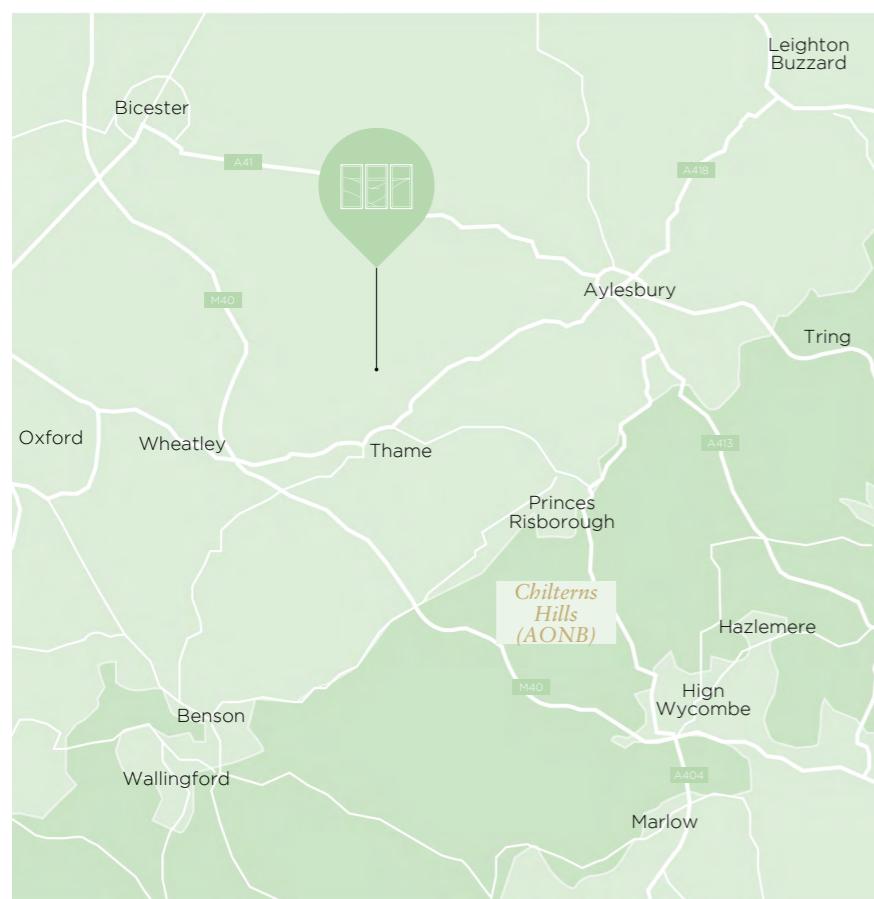
For sales enquires please contact [Sales@St-Peter.co.uk](mailto:Sales@St-Peter.co.uk) or call us on 01844295100

### PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a ten year warranty will be issued.

### RESERVATIONS

Rectory Homes accepts reservations from purchasers who are proceedable and able to exchange contracts within six weeks from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit) if the property is complete then a fixed completion date will be agreed. If the property is under construction an indicative date for the anticipated completion will be given and updated as the build progresses.



### CUSTOMER CARE

Rectory Homes does its utmost to ensure your new home is constructed to the highest possible standard. It is extensively inspected throughout the construction phase by both the construction and customer care team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer care team to introduce you to your new home and to advise you of our aftersales services. Our customer care team are on hand to help and to deal with any teething problems you may have after you have moved in. There is an initial two year defects warranty covered by Rectory Homes, this covers years zero to two. Years three to ten are covered by Premier's structural warranty.

### KEEP UP TO DATE

For the latest news on our developments, find us at [rectory.co.uk](http://rectory.co.uk) or on Facebook and Instagram.

Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA; Telephone 01844 295100; Email: [sales@rectory.co.uk](mailto:sales@rectory.co.uk). The computer generated images in this brochure have been created to give a general indication of the finished properties.

During the construction processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. This brochure does not form part of any contract and is for information purposes only.

Designed and produced by Avatar - [avatarcreative.co.uk](http://avatarcreative.co.uk)





