



THE
SPINNEY
HIGH WYCOMBE

A STUNNING COLLECTION OF ONE AND TWO BEDROOM APARTMENTS
AVAILABLE THROUGH SHARED OWNERSHIP

WITH PARADIGM

//// ParadigmLiving



WELCOME TO



THE
SPINNEY
HIGH WYCOMBE

A superb new development
of one and two bedroom apartments
in High Wycombe surrounded by
a new country park and woodland.

High Wycombe is a historic market town within easy reach of London.
It comprises of several suburbs and nearby attractive villages.

There are plenty of fantastic restaurants and cafes to enjoy,
alongside a wide range of shopping and leisure activities for the whole
family. Acres of green space, woodland and an award-winning
country park right on your doorstep.

For families there are a number of highly regarded schools
and nurseries in the area. An excellent location with fast road
and rail links to London, Oxford and the Midlands.

A thriving lifestyle...

Shopping

High Wycombe is a thriving market town with market days on Tuesday, Friday and Saturday and also has the ever-expanding shopping and leisure experience known as the Eden Shopping Centre, bringing many new retail brands into the town. It features dozens of independent retailers and high street favourites. Plus, there's a large John Lewis just 10 minutes' drive away.

Other nearby places for shopping, are Marlow and Beaconsfield. Or Bicester Village Designer Outlet offering a whole day of retail therapy is just 40 minutes in the car.

The Chiltern Hills, an Area of Outstanding Natural Beauty, offers exhilarating walks and bike rides in beautiful surroundings.

Leisure

An abundant arts and culture programme is offered including the Wycombe Arts Festival which takes place in April at venues throughout High Wycombe and South Buckinghamshire. The town also has a long and colourful history; appearing in the Domesday Book and is known to have been inhabited by Romans. There are plenty of opportunities to discover its rich heritage and architecture.

For more active pursuits, there's The Rye Park and Lido, Bucks Indoor Tennis Centre and three golf courses within a 10-minute drive. Just 5 minutes away is Handy Cross, a development which includes a state-of-the-art leisure centre and full-size Waitrose.

The Chiltern Hills, an Area of Outstanding Natural Beauty, offers exhilarating walks and bike rides in beautiful surroundings.





A well-connected location

  **By car:**

7 MINS M40

10 MINS High Wycombe rail station

13 MINS M25

17 MINS M4

22 MINS Heathrow Airport

  **From High Wycombe Station by train:**

6 MINS Beaconsfield

8 MINS Gerrards Cross

17 MINS South Ruslip

18 MINS Wembley Stadium

26 MINS London Marylebone



The development

Each home benefits from a 12 year NHBC warranty or equivalent, to guarantee our workmanship.

- 34-acre country park
- Woodland walks
- Multi-use games area and fitness trail
- Junior baseball pitch
- Allotments, orchards and wellness gardens
- New primary school adjacent to development
- Allocated parking space for each property



Site plan

*Acres of green space, woodland
and an award-winning country
park to enjoy...*



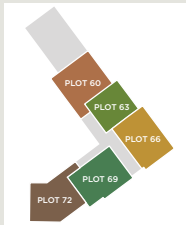
KEY

 Electric charge points

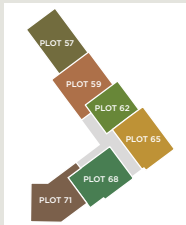
Block 67 Level plans



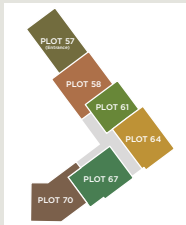
APARTMENT TYPE A 2 BEDROOMS



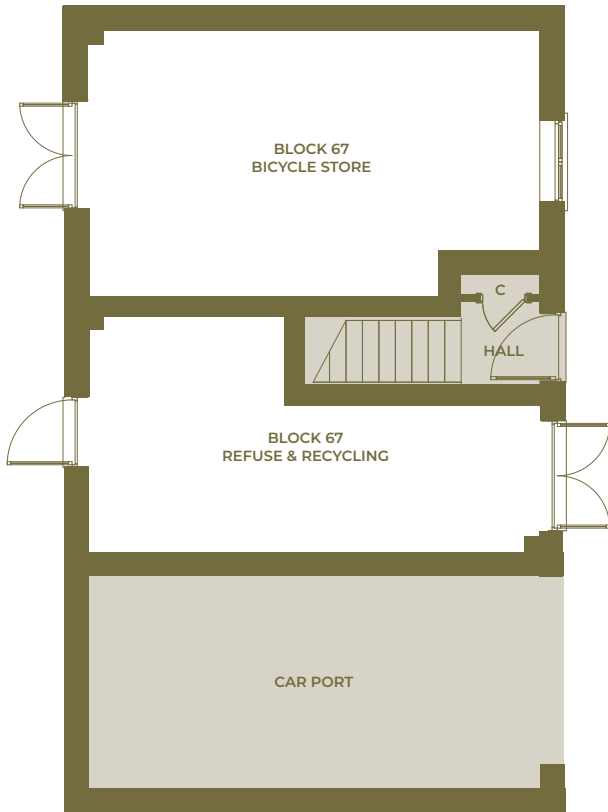
SECOND FLOOR



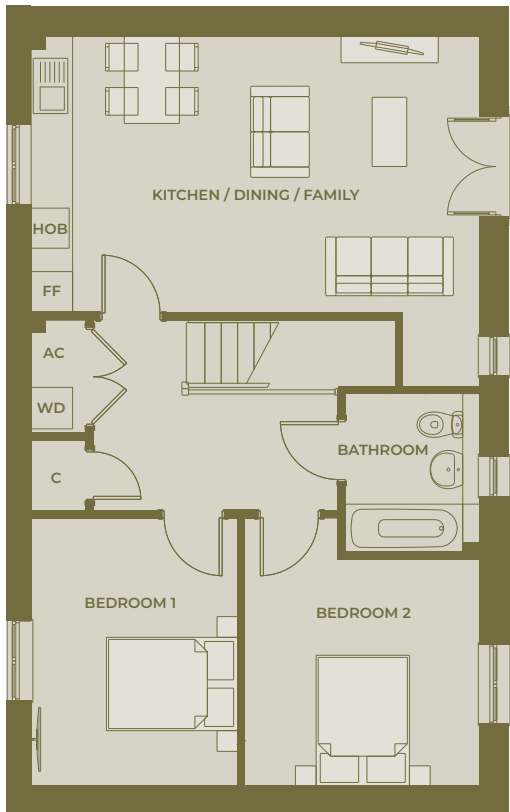
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR (ENTRANCE)



FIRST FLOOR

PLOT 57

KITCHEN/DINING/FAMILY ROOM
21'5" x 13'3" 6.53m x 4.05m

BEDROOM 1
12'8" x 9'9" 3.93m x 3.02m

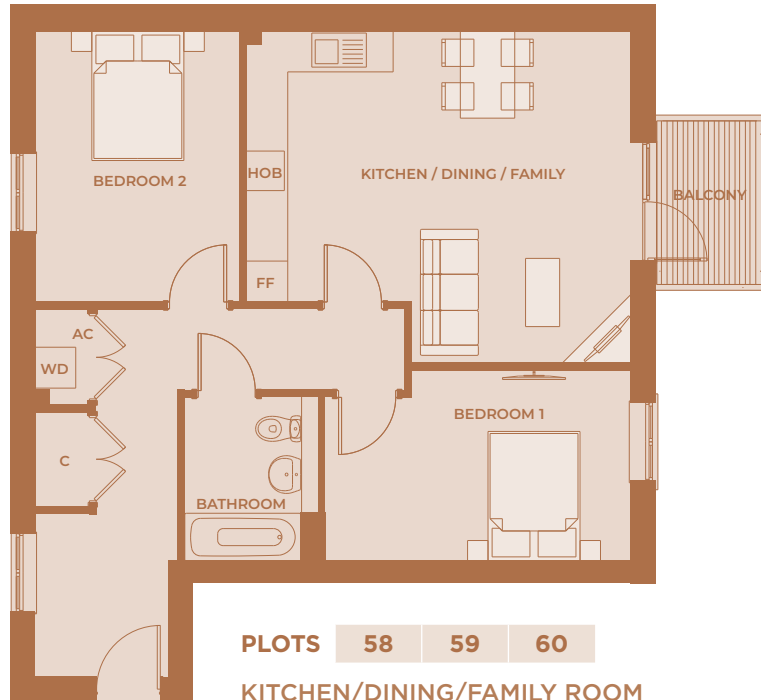
BEDROOM 2
11'2" x 10'9" 3.44m x 3.33m

Layouts may be subject to change throughout the course of the build.



APARTMENT TYPE B

2 BEDROOMS



PLOTS 58 59 60

KITCHEN/DINING/FAMILY ROOM

18'6" x 16'1" 5.67m x 4.91m

BEDROOM 1

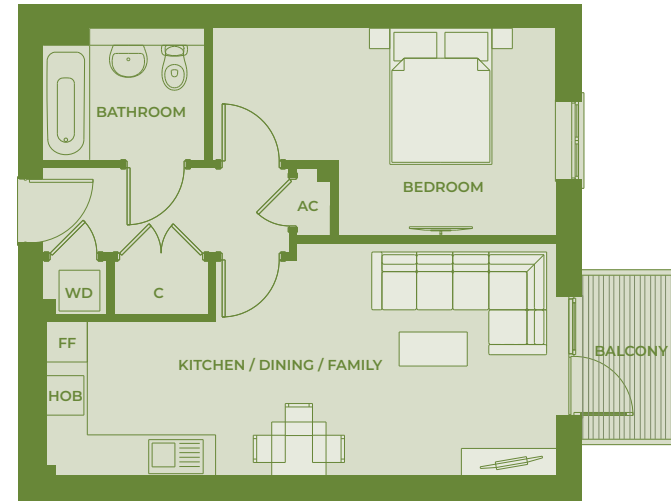
14'8" x 9'1" 4.53m x 2.84m

BEDROOM 2

13'1" x 13'1" 4.01m x 3.04m

APARTMENT TYPE C

1 BEDROOM



PLOTS 61 62 63

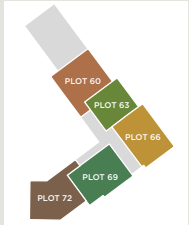
KITCHEN/DINING/FAMILY ROOM

24'9" x 11'5" 7.61m x 3.53m

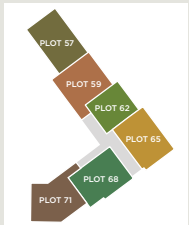
BEDROOM 1

16'7" x 10'1" 5.10m x 3.09m

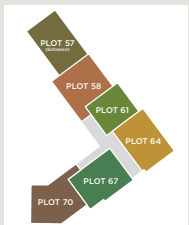
Block 67 Level plans



SECOND FLOOR

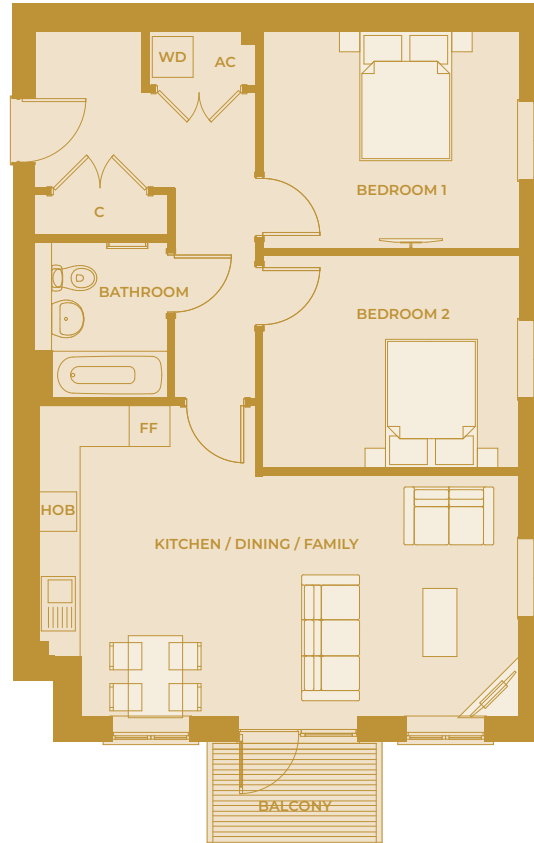


FIRST FLOOR



GROUND FLOOR

APARTMENT TYPE D 2 BEDROOMS



PLOTS 64 65 66

KITCHEN/DINING/FAMILY ROOM
21'4" x 14'9" 6.53m x 4.56m

BEDROOM 1
12'4" x 10'5" 3.80m x 3.23m

BEDROOM 2
12'4" x 10'4" 3.80m x 3.17m

Layouts may be subject to change throughout the course of the build.

 **APARTMENT TYPE E**
2 BEDROOMS



PLOTS 67 68 69

KITCHEN/DINING/FAMILY ROOM

24'0" x 12'6" 7.33m x 3.86m

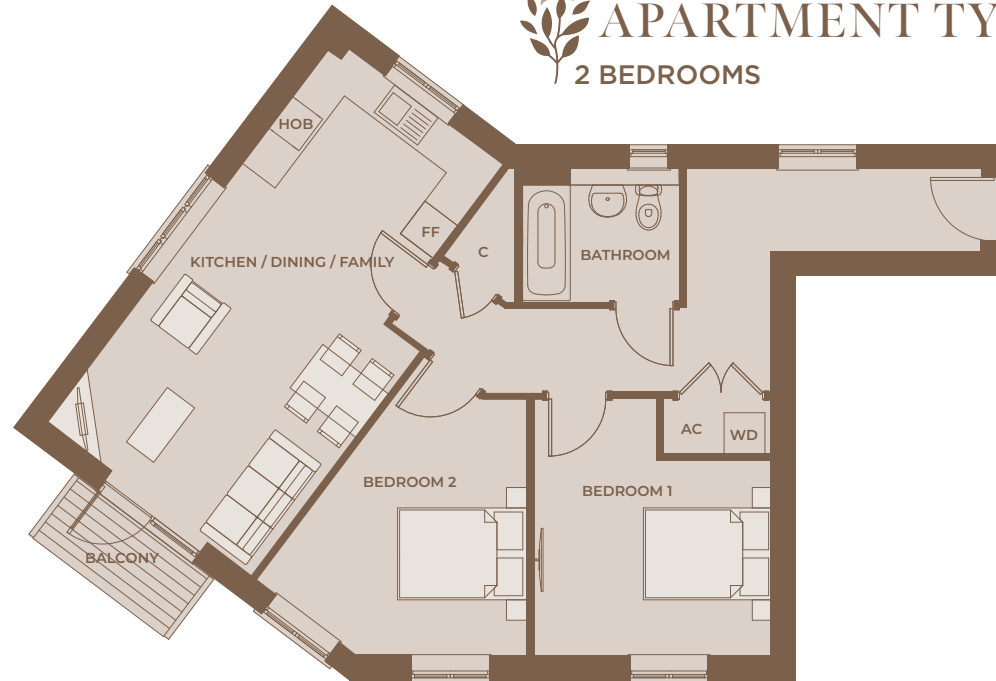
BEDROOM 1

15'8" x 9'3" 4.82m x 2.84m

BEDROOM 2

13'2" x 10'4" 4.05m x 3.17m

 **APARTMENT TYPE F**
2 BEDROOMS



PLOTS 70 71 72

KITCHEN/DINING/FAMILY ROOM

23'2" x 12'4" 7.09m x 3.78m

BEDROOM 1

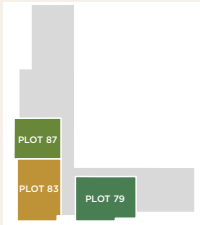
11'6" x 9'5" 3.55m x 2.91m

BEDROOM 2

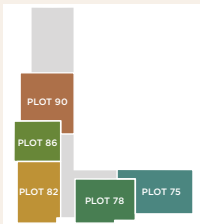
13'6" x 12'5" 4.12m x 3.81m

Layouts may be subject to change throughout the course of the build.

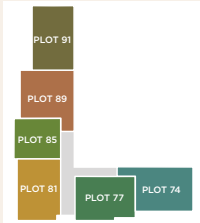
Block 68 Level plans



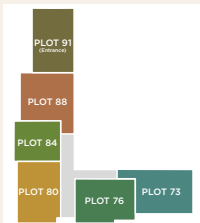
THIRD FLOOR



SECOND FLOOR

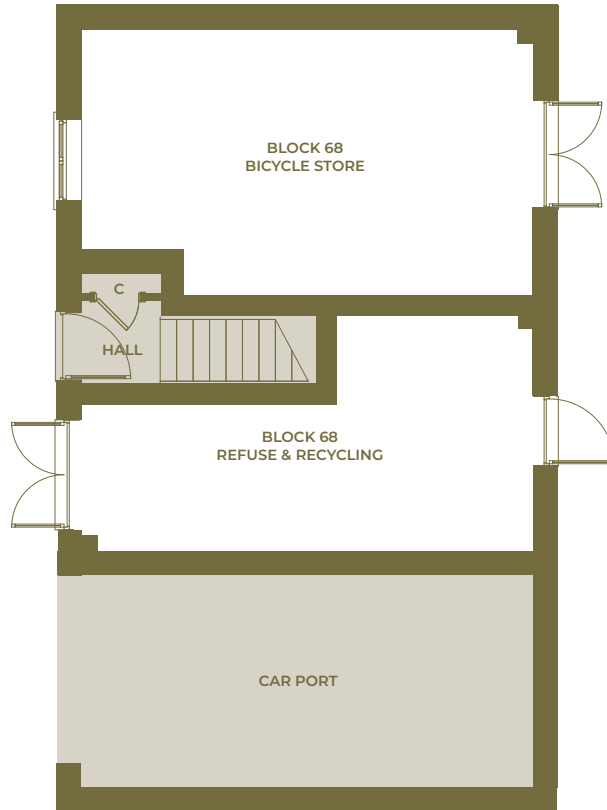


FIRST FLOOR

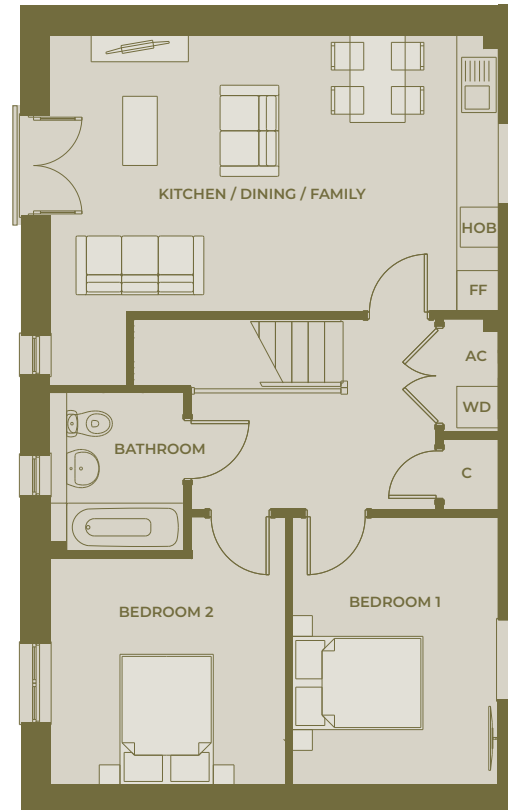


GROUND FLOOR

APARTMENT TYPE A 2 BEDROOMS



GROUND FLOOR (ENTRANCE)



FIRST FLOOR

PLOT 91

KITCHEN/DINING/FAMILY ROOM
21'5" x 13'3" 6.53m x 4.05m

BEDROOM 1
12'8" x 9'9" 3.93m x 3.02m

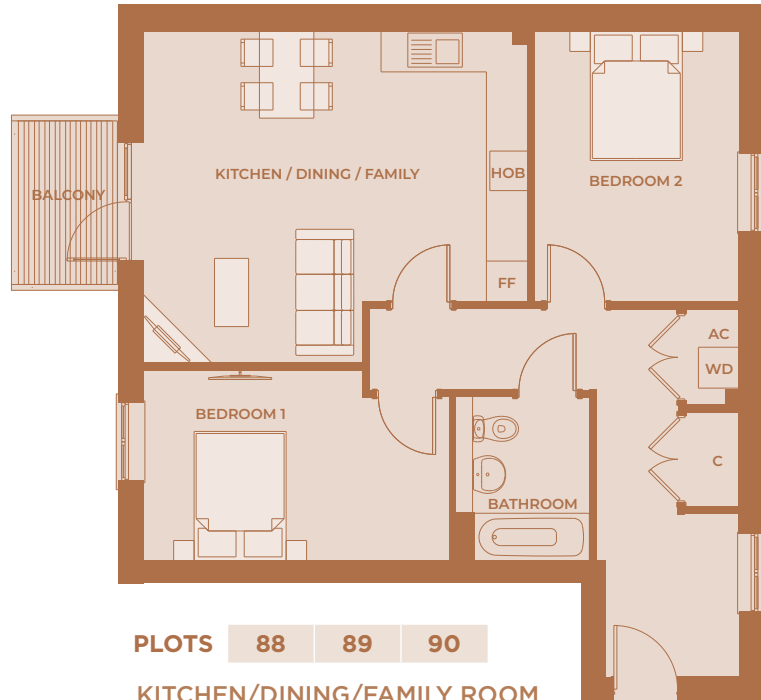
BEDROOM 2
11'2" x 10'9" 3.44m x 3.33m

Layouts may be subject to change throughout the course of the build.



APARTMENT TYPE B

2 BEDROOMS



PLOTS 88 89 90

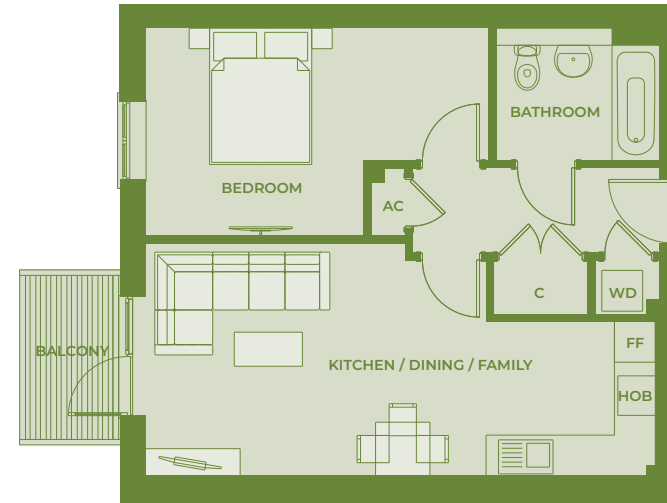
KITCHEN/DINING/FAMILY ROOM
18'6" x 16'1" 5.67m x 4.91m

BEDROOM 1
14'8" x 9'1" 4.53m x 2.84m

BEDROOM 2
13'1" x 13'1" 4.01m x 3.04m

APARTMENT TYPE C

1 BEDROOM

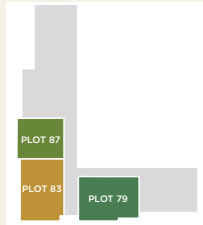


PLOTS 84 85 86 87

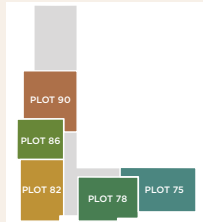
KITCHEN/DINING/FAMILY ROOM
24'9" x 11'5" 7.61m x 3.53m

BEDROOM 1
16'7" x 10'1" 5.10m x 3.09m

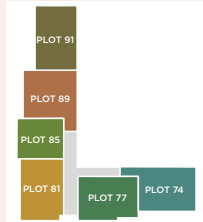
Block 68 Level plans



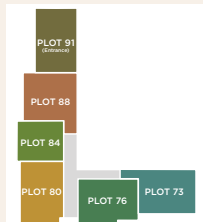
THIRD FLOOR



SECOND FLOOR

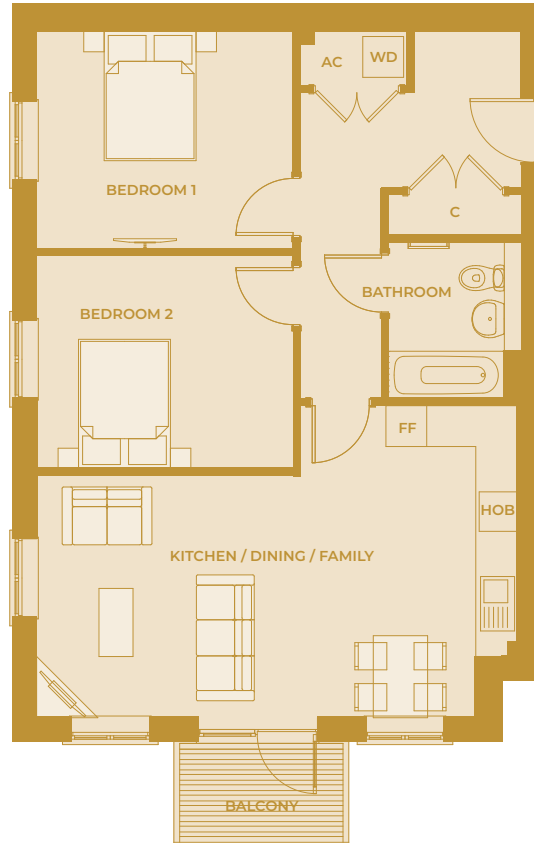


FIRST FLOOR



GROUND FLOOR

APARTMENT TYPE D 2 BEDROOMS



PLOTS	80	81	82	83
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KITCHEN/DINING/FAMILY ROOM
21'4" x 14'9" 6.53m x 4.56m

BEDROOM 1
12'4" x 10'5" 3.80m x 3.23m

BEDROOM 2
12'4" x 10'4" 3.80m x 3.17m

LAYOUTS MAY BE SUBJECT TO CHANGE THROUGHOUT THE COURSE OF THE BUILD.

 **APARTMENT TYPE E**
2 BEDROOMS



PLOTS 76 77 78 79

KITCHEN/DINING/FAMILY ROOM
24'0" x 12'6" 7.33m x 3.86m

BEDROOM 1
15'8" x 9'3" 4.82m x 2.84m

BEDROOM 2
13'2" x 10'4" 4.05m x 3.17m

 **APARTMENT TYPE G**
2 BEDROOMS



PLOTS 73 74 75

KITCHEN/DINING/FAMILY ROOM
23'6" x 10'9" 7.21m x 3.34m

BEDROOM 1
16'3" x 9'4" 4.97m x 2.87m

BEDROOM 2
12'5" x 10'1" 3.83m x 3.10m

LAYOUTS MAY BE SUBJECT TO CHANGE THROUGHOUT THE COURSE OF THE BUILD.

Specification

KITCHEN

Fitted kitchen from Symphony's Woodbury range, in high gloss white, with integrated appliances - including: electric fan, oven, hob, chimney-style extractor, washer/dryer and fridge/freezer

Glass splashback to hob

Composite stone worktop

BATHROOM

White bathroom suite

Glass shower screen

White dual fuel heated towel rail

FLOORING

Carpets to bedrooms and living area

Tiling to the hallway, kitchen and cupboards

Porcelain tile to the bathrooms

SECURITY & CONNECTIVITY

TV points to living area and bedrooms
(subject to owners' subscription)

Telephone points to living room and hallway
(subject to owners' subscription)

Mains-powered smoke and heat detection

Door entry phone

Electric gates

GENERAL

Gas central heating, radiators with individual thermostatic valves

Private outdoor space (*balcony or patio*) to most apartments

Allocated parking space

Premier Guarantee 12 year warranty

Lockable cycle storage





Each home benefits from a 12 year Premier Guarantee or equivalent, to guarantee our workmanship.

Paradigm

Paradigm Housing

You can buy with confidence from Paradigm Living, part of the Paradigm Housing Group.

Paradigm Housing Group has been involved in affordable housing since 1988, providing a wide range of housing and support services to over 30,000 people throughout the South, East Midlands and London.

As a charitable organisation, the surplus we make is ploughed back into building new homes. Our mission is to help more people have a home they can afford as well as provide support to the communities where we work through the Paradigm foundation.

Shared Ownership

If you have a limited income or access to a smaller deposit, it pays to 'think outside the box'. So how about buying a bit, renting a bit? And when you can afford, buying a bit more and paying less rent? These new homes are offered on a shared ownership basis. This Government-backed scheme has helped thousands of people like you onto the property ladder.

If eligible you can buy a share of between 45% and 75% in a new home using a deposit and mortgage. You'll pay rent on the share owned by Paradigm Housing but your home will be yours, and the share you own will provide additional financial security in future.

*New homes... designed with you in mind.
Paradigm provides new homes across
London and the South East, for private
sales and shared ownership.*





Abbey Barn Park, Abbey Barn Lane,
High Wycombe, Buckinghamshire HP10 9QQ

SCAN HERE TO FIND US



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sales@paradigmliving.co.uk

www.paradigmliving.co.uk

ParadigmLiving



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