



**RAVEN'S
FORGE**

STONE





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PLACEHOLDER

**LUXURIOUS HOMES IN
THE HEART OF ENGLAND**

Step inside Raven's Forge, a beautiful collection of four and five bedroom homes, set in the charming village of Stone. Expertly finished and architecturally striking, your new home gives you the chance to live your modern lifestyle surrounded by charming countryside.

WINE AND DINE *in style* OR RELAX IN LUXURY



SUMPTUOUS VARIETY

Enjoy the wondrous variety of eateries on offer in your new village, from fine dining to artisan beef burgers and hand cut chips.

TANTALISE YOUR TASTEBUDS

Surround yourself with flavours to entice the senses with a range of bistros on your doorstep, from Italian to Fusion and even Mexican.

RELAX IN ELEGANCE

Celebrate the end of the week with a delicious glass of wine or try a tall gin and tonic with a squeeze of lime at one of the many village wine bars.

DISCOVER MORE TO FOOD AND DRINK IN AND AROUND STONE

You will never be short for choice when it comes to dining out. Feast your eyes on the magnificent eateries in Stone offering everything from mouthwatering breakfasts and brunches to light lunches and delicious dinners. Just a short drive away is the town of Aylesbury with an array of familiar favourites including Prezzo and Wagamama. Dress up for a night out in this vibrant town, with adventurous cocktails at the luxurious Tres Corazones and stunning food at destinations such as Canaletto.



Photography of Chiltern.

COUNTRYSIDE PURSUITS

Your new home is nestled within beautiful countryside, with the impressive Stone park just a short distance away. Indulge in a day of luxury with a massage and chic afternoon tea at the stately 17th century Hartwell House. Take in the scenery at the magnificent Chiltern Hills Area of Outstanding Natural Beauty, just a short car ride away, with a profusion of nature walks and wildlife to spot. And step back in time at the wonderful Waddesdon Manor with a lavish wine cellar and exquisite gardens at your fingertips.

THE CITY IN JUST *63 minutes*

BEAUTIFULLY SITUATED, EXCELLENTLY CONNECTED

Raven's Forge is just 10 minutes by car from Aylesbury train station, from where you can be in central London in 63 minutes. The M40 is only 20 minutes away by car, opening up the north and south, and with easy access to Luton and Heathrow airports, international travel to destinations such as Paris and New York is at your fingertips whether for business or pleasure.

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 **AYLESBURY**
10 minutes by car

 **HIGH WYCOMBE**
27 minutes by car

 **OXFORD**
46 minutes by car

 **LONDON MARYLEBONE**
63 minutes by train/tube

 **WEMBLEY**
65 minutes by train

 **BAKER STREET LONDON**
70 minutes by tube/train

Travel times are taken from Google Maps and are approximate only.

SOPHISTICATION *in the detail*

INDIVIDUALLY DESIGNED KITCHEN

- ~ Classically styled kitchen incorporating stone worktop and matching upstands
- ~ Multifunctional stainless steel fan assisted oven with separate combi-microwave
- ~ 5 burner gas hob with stainless steel chimney extractor
- ~ Integrated tall fridge/freezer
- ~ Integrated dishwasher
- ~ Washing machine space within utility room
- ~ Integrated washing machine within kitchen of Plots 5, 6, 9 & 10
- ~ Under mounted stainless steel one and half bowl sink with chrome mixer tap
- ~ LED under wall unit lighting
- ~ Chrome power sockets above worktop



QUALITY BATHROOMS & EN-SUITES

- ~ Contemporary styled bathrooms incorporating Duravit suites
- ~ Vanity basin with bespoke under unit movement sensor lighting to master en-suite
- ~ Walk-in shower with fixed head and hand held shower (where applicable)
- ~ Wall hung WC with chrome dual flush plate, concealed cistern and soft close seat
- ~ Chrome heated towel rail to all bathrooms
- ~ Chrome shaver socket to all bathrooms
- ~ Complementary stone tops to bathrooms and en-suites

HEATING, ELECTRICAL & LIGHTING

- ~ Energy efficient gas-fired heating with mains pressure hot water system with central programmer
- ~ Underfloor heating to ground floor with individual room thermostats
- ~ Radiators with individual thermostatic control to first floor
- ~ LED downlights to kitchen, utility, hall, all bathrooms and cloakroom
- ~ Movement sensitive lighting to underside of vanity basins in master en-suite

MEDIA

- ~ Wired for SkyQ and Terrestrial TV to living room and master bedroom
- ~ Terrestrial TV points to all other bedrooms
- ~ Telephone points to living room, kitchen/ dining room and master bedroom
- ~ USB charger point incorporated within sockets to kitchen and all bedrooms

FINISHING DETAILS

- ~ Feature entrance door set with chrome door furniture
- ~ PVCu windows and casement doors
- ~ Fully retractable aluminium bifold doors, leading to patio
- ~ Painted five panel timber internal doors with chrome finish door furniture

Specification subject to change, please speak with your Sales Advisor.

Previous Vanderbilt Homes showhome photography indicative only.

Low Res image
Alamy EX09X4



Enjoy everything Raven's Forge has to offer, from superb scenery to local amenities right on your doorstep. With every detail carefully considered, your new home gives you the chance to effortlessly combine the family life you want with the busy lifestyle you lead.



RAVEN'S FORGE

STONE



Expertly landscaped and wonderfully designed, Raven's Forge is surrounded by mature trees, with homes benefitting from characterful gardens and considered parking.

Development layout not to scale and indicative only. ◀ Indicates drive through to garage.



TYPE A - Plots 1 & 4



Computer generated image of Plot 1.

A five bedroom home, boasting two en-suites, and an impressive kitchen/dining room and living space.

Kitchen/Dining Room	6.76m x 5.34m	22'2" x 17'6"
Living Room	5.92m x 3.54m	19'5" x 11'7"
Family Room	3.94m x 2.88m	12'11" x 9'5"
Utility	2.00m x 1.84m	6'7" x 6'0"
Master Bedroom	4.23m x 3.80m	13'11" x 12'6"
Bedroom 2	4.13m x 2.66m	13'7" x 8'9"
Bedroom 3	3.18m x 2.75m	10'5" x 9'0"
Bedroom 4	3.07m x 2.91m	10'1" x 9'7"
Bedroom 5	2.87m x 2.60m	9'5" x 8'6"



TYPE A



GROUND FLOOR



FIRST FLOOR

◀ indicates where dimensions have been taken from. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3". ☒ denotes velux window. * window to plot 1 only.



TYPE B - Plots 2 & 8



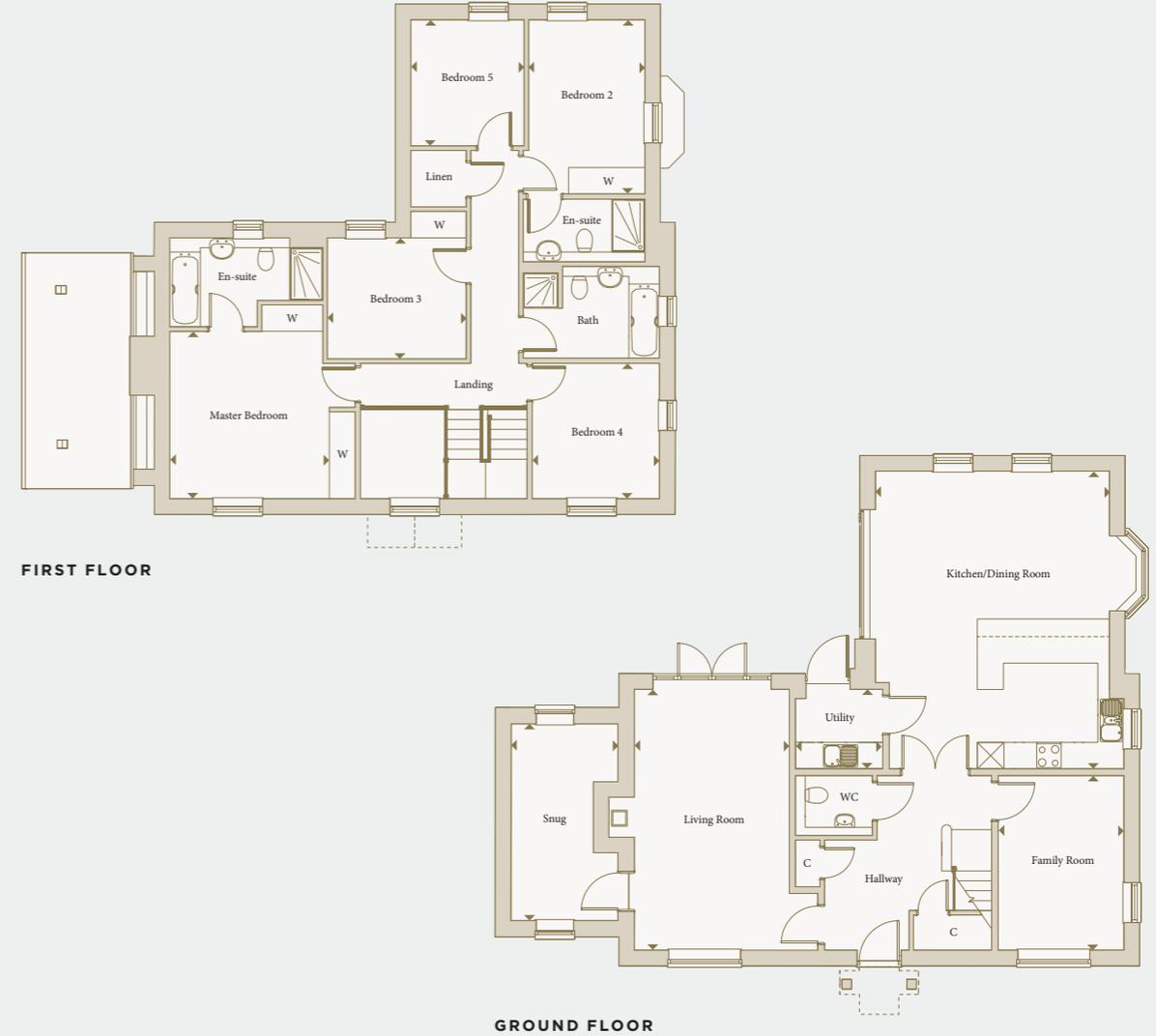
Computer generated image of Plot 2. Please note Plot 8 is handed.

A five bedroom home with two separate living spaces and an extensive kitchen/dining room.

Kitchen/Dining Room	6.76m x 5.36m	22'2" x 17'7"
Living Room	5.92m x 3.54m	19'5" x 11'7"
Family Room	3.97m x 2.88	13'0" x 9'5"
Utility	X.XXm x X.XXm	X'X" x X'X"
Snug	4.47m x 2.44m	14'8" x 8'0"
Master Bedroom	3.86m x 3.65m	12'8" x 12'0"
Bedroom 2	3.95m x 2.67m	13'0" x 8'9"
Bedroom 3	3.18m x 2.75m	10'5" x 9'0"
Bedroom 4	3.07m x 2.91m	10'1" x 9'7"
Bedroom 5	2.87m x 2.60m	9'5" x 8'6"



TYPE B



FIRST FLOOR

GROUND FLOOR

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TYPE C - Plot 3



Computer generated image of Plot 3.

A luxurious home, with five spacious bedrooms and an enviable kitchen/dining room.

Kitchen/Dining Room	6.79m x 5.38m	22'3" x 17'8"
Living Room	5.93m x 3.53m	19'5" x 11'7"
Family Room	3.94m x 2.88m	12'11" x 9'6"
Utility	2.00m x 1.84m	6'7" x 6'0"
Master Bedroom	3.80m x 3.50m	12'6" x 11'6"
Bedroom 2	4.14m x 2.67m	13'7" x 8'9"
Bedroom 3	3.18m x 2.75m	10'5" x 9'0"
Bedroom 4	3.07m x 2.91m	10'1" x 9'7"
Bedroom 5	2.87m x 2.61m	9'5" x 8'7"



TYPE C



GROUND FLOOR



FIRST FLOOR

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TYPE D - Plots 5, 6, 9 & 10



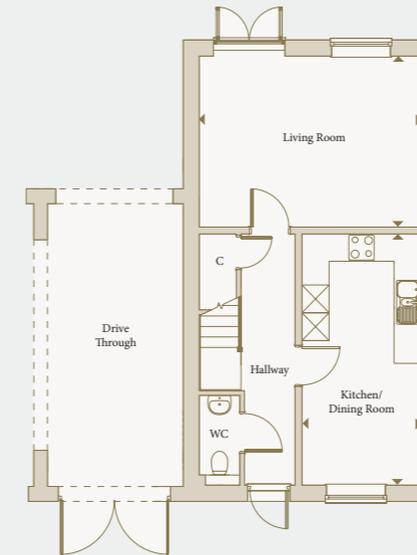
Computer generated image of Plots 5 & 6.

A four bedroom home with an integrated kitchen/dining area and spacious living room.

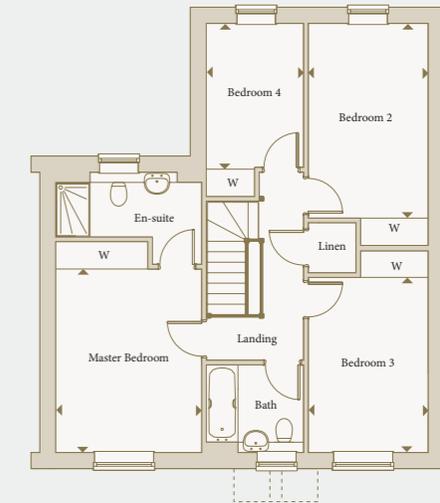
Kitchen/Dining Room	5.51m x 2.64m	18'1" x 8'8"
Living Room	4.91m x 3.75m	16'1" x 12'4"
Master Bedroom	4.03m x 3.23m	13'2" x 10'7"
Bedroom 2	4.27m x 2.66m	14'0" x 8'9"
Bedroom 3	3.84m x 2.66m	12'7" x 8'9"
Bedroom 4	3.20m x 2.15m	10'6" x 7'1"



TYPE D



GROUND FLOOR



FIRST FLOOR

◀ indicates where dimensions have been taken from. Dimensions are intended for guidance only and may vary by + or - 7.6cm/3".



TYPE E - Plot 7



Computer generated image of Plot 7.

A luxurious home, with five spacious bedrooms and an enviable kitchen/dining room.

Kitchen/Dining Room	6.79m x 5.36m	22'3" x 17'7"
Living Room	5.93m x 3.54m	19'5" x 11'7"
Family Room	3.94m x 2.88m	12'11" x 9'5"
Master Bedroom	4.23m x 3.80m	13'11" x 12'6"
Bedroom 2	4.13m x 2.66m	13'7" x 8'9"
Bedroom 3	3.18m x 2.75m	10'5" x 9'0"
Bedroom 4	3.08m x 2.91m	10'1" x 9'7"
Bedroom 5	2.87m x 2.60m	9'5" x 8'6"



TYPE E



GROUND FLOOR

FIRST FLOOR

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TYPE F - Plot 11



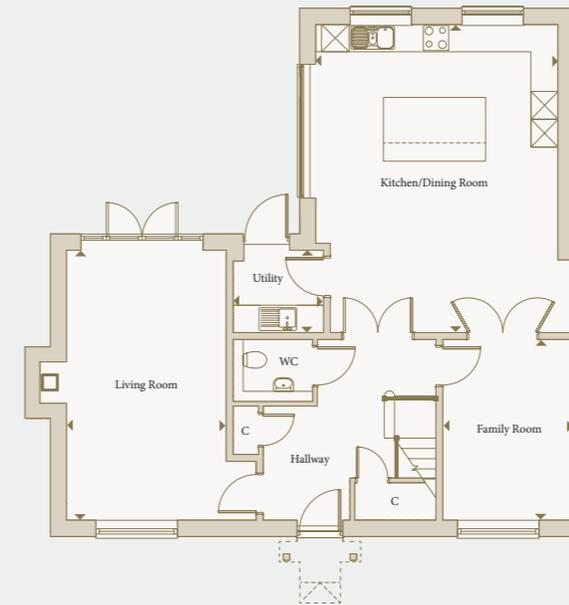
Computer generated image of Plot 11.

This unique home offers its own double garage and access to the back garden through French doors in the living room.

Kitchen/Dining Room	6.76m x 5.36m	22'2" x 17'7"
Living Room	5.92m x 3.54m	19'5" x 11'7"
Family Room	3.97m x 2.88m	13'0" x 9'5"
Utility	2.00m x 1.81m	6'7" x 5'11"
Master Bedroom	3.80m x 3.50m	12'6" x 11'6"
Bedroom 2	4.13m x 2.67m	13'7" x 8'9"
Bedroom 3	3.18m x 2.75m	10'5" x 9'0"
Bedroom 4	3.07m x 2.91m	10'1" x 9'7"
Bedroom 5	2.87m x 2.60m	9'5" x 8'6"



TYPE F



GROUND FLOOR



FIRST FLOOR

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TYPE G - Plot 12



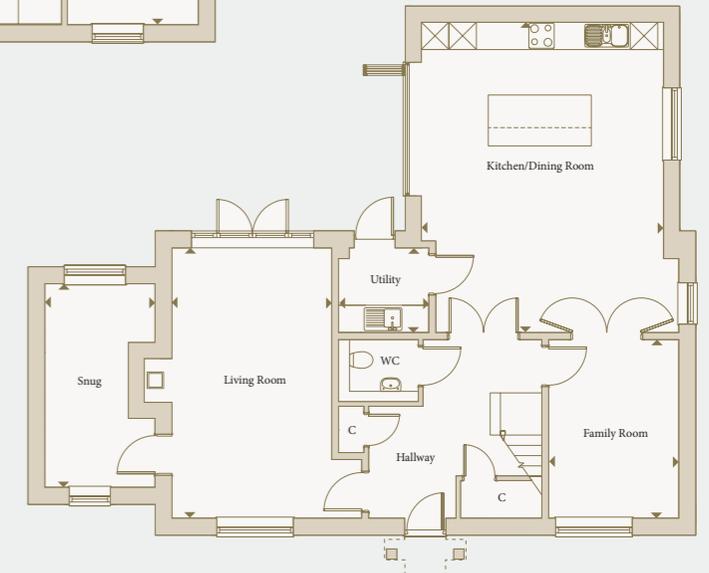
Computer generated image of Plot 12.

A five bedroom home, boasting two en-suites, and an impressive kitchen/dining room and living space.

Kitchen/Dining Room	6.81m x 5.36m	22'4" x 17'7"
Living Room	5.93m x 3.54m	19'5" x 11'7"
Family Room	3.92m x 2.88m	12'10" x 9'5"
Snug	4.47m x 2.44m	14'8" x 8'0"
Utility	2.00m x 1.86m	6'7" x 6'1"
Master Bedroom	4.23m x 3.82m	13'11" x 12'6"
Bedroom 2	4.13m x 2.67m	13'7" x 8'9"
Bedroom 3	3.18m x 2.74m	10'5" x 8'11"
Bedroom 4	3.08m x 2.90m	10'1" x 9'6"
Bedroom 5	2.86m x 2.60m	9'4" x 8'6"



TYPE G



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EXCEPTIONAL QUALITY IN EVERY HOME

Vanderbilt Homes was founded in 2004 and the company is now recognised as one of the leading independent house builders in and around the home counties.

We are extremely proud of the enviable reputation we have built up for excellent quality homes since we launched our business more than a decade ago. This commitment to quality starts on the drawing board, where we work alongside architects to ensure our homes feature a layout that works for day-to-day, modern living. Everything is taken into account

to ensure utmost convenience for you and your family, from designated parking outside to ample storage space in the home.

We also work tirelessly to guarantee that all our properties are built and finished to the very highest specifications. This means our customers will benefit from a fantastic blank canvas on which to create their dream home once they move in.

Vanderbilt homes are built to delight, creating a welcoming environment you'll always be happy to return to.

WHY BUY VANDERBILT

Vanderbilt Homes places customers at the heart of its business. It is founded on the belief that the only way to build exceptional homes is by paying the closest attention to detail, from design and build to the quality of customer service. It is this level of care and attention that makes a Vanderbilt home one to be proud of.

As you would expect from a responsible developer, Vanderbilt Homes cares deeply about the effects construction can have on the environment. We take account of the levels of carbon dioxide emitted, not only during the building process, but also during

the lifespan of each dwelling, building cleaner, greener homes for the future.

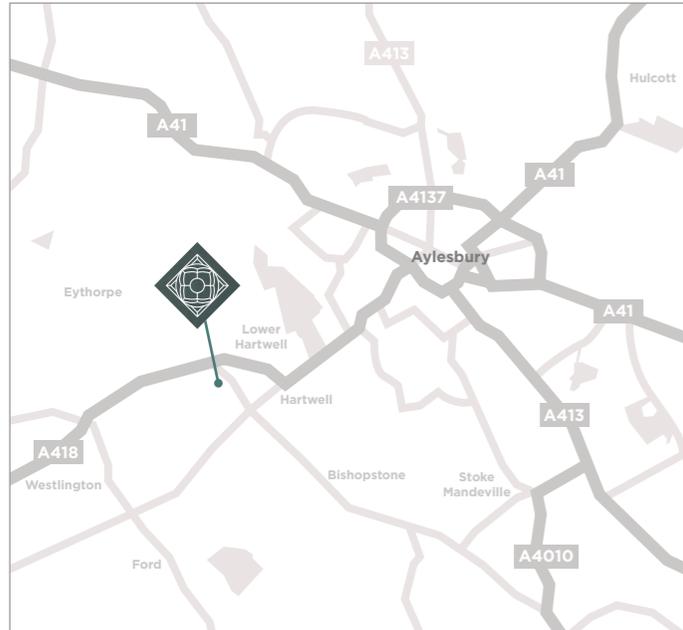
During the building process we apply measures to control and reduce dust and noise pollution, minimise the use of water and, where possible, salvage and recycle existing materials. Labour and new materials are sourced locally to reduce CO² emissions caused by transportation.

In the unlikely event of any problems leading up to a move, Vanderbilt Homes provides a 24-hour helpline to resolve issues as soon as they arise.

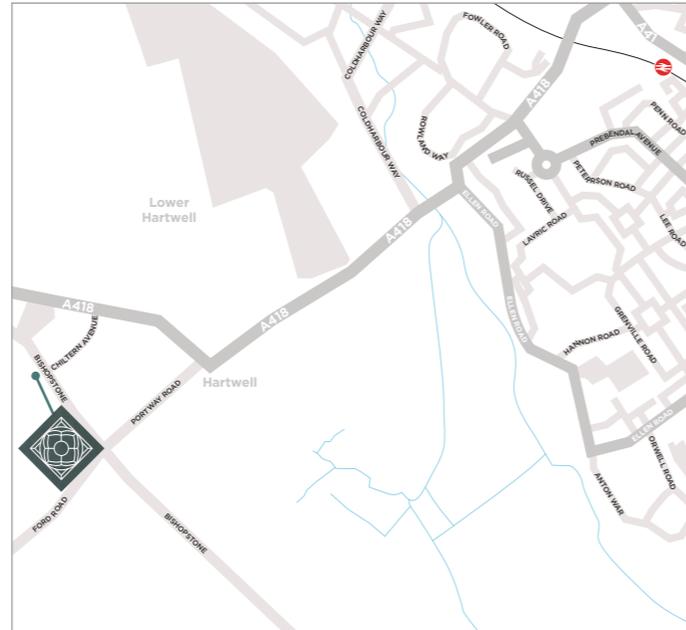


RAVEN'S FORGE

STONE



Area Map



Local Map

Maps not to scale.



VANDERBILT *homes*

Ravens Forge, Bishopstone Road, Stone, Aylesbury, HP17 8RG
vanderbilthomes.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer-generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. All internal and external photography of properties depict previous developments. Other photographs are of the local area or are indicative lifestyle images. 4/17 163160. Designed and produced by thinkBDW 01206 546965.

