

# Richings Park



A unique development of 14 newly built semi-detached town houses set within Richings Park Sports Club.



# Richings Park Sports Club

A newly constructed purpose built 22,000sqft Sports and Social club including a 2000sqft Private Members Gym plus endless pool room, first floor bar and function room, in addition to new Tennis and Bowls Facilities.





# Richings Park



the location

**With its quick links into London Paddington and its close proximity to the M4, the M25 and the M40, Richings Park is arguably the most desirable area to live in South Buckinghamshire.**

It has become an ideal residence for buyers who want the “country life” but who require efficient links into London.

The Cross Rail development which is set to complete in 2018 is destined to have a huge impact on the area in terms of price and this is something which local residents are already starting to notice. Iver Station is just an 8 minute walk from the Richings Park SC development which means you never have to worry about parking your car to catch the train again!



The Richings Park SC development built by Hyatt Construction, provides a rare opportunity to secure a high spec semi-detached property in prosperous location with fantastic facilities which include tennis courts, a newly built social club, a football pitch and a bowls club.

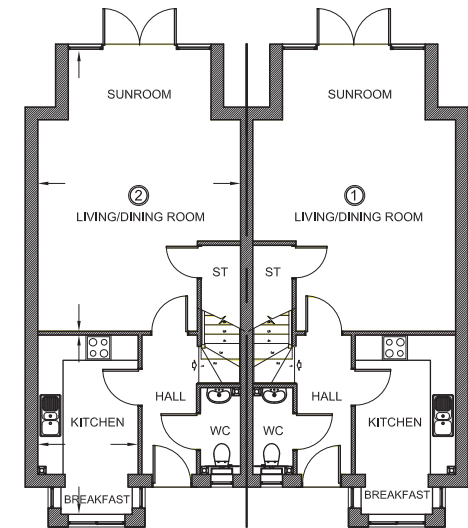
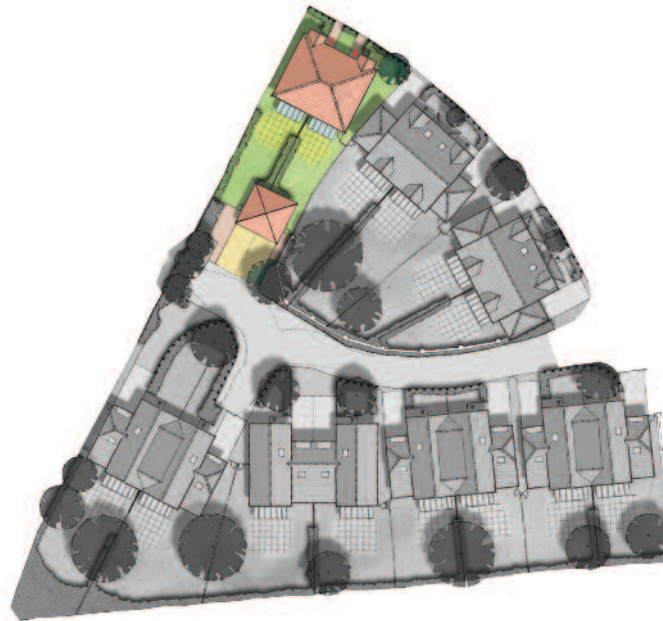
# Plots 1 & 2

## the development

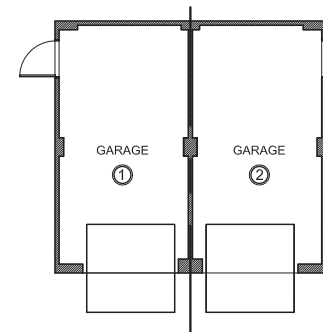


### Dimensions

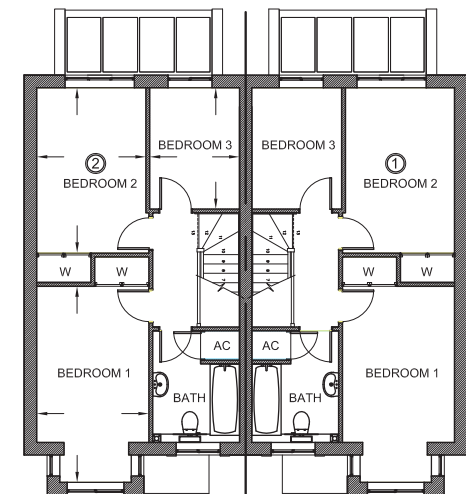
Living/Dining/Sunroom	4.83 × 6.70m	15'10" × 22'0"
Kitchen	2.39 × 4.27m	7'10" × 14'0"
Bedroom 1	4.67 × 2.67m	15'4" × 8'9"
Bedroom 2	3.94 × 2.60m	12'11" × 8'6"
Bedroom 3	2.89 × 2.14m	9'6" × 7'0"
Square footage	950 sq.ft.	



GROUND FLOOR



DETACHED GARAGE



FIRST FLOOR

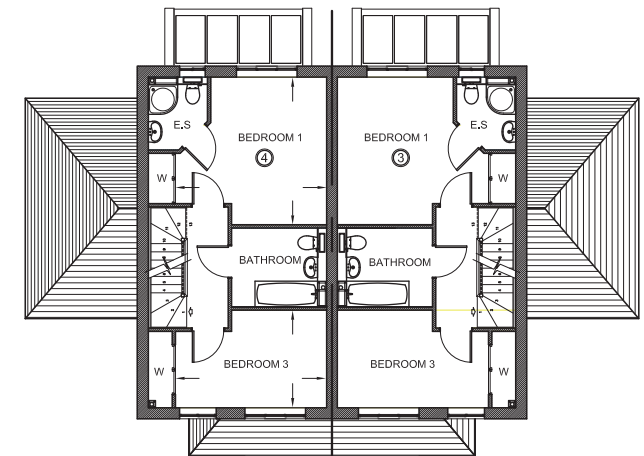
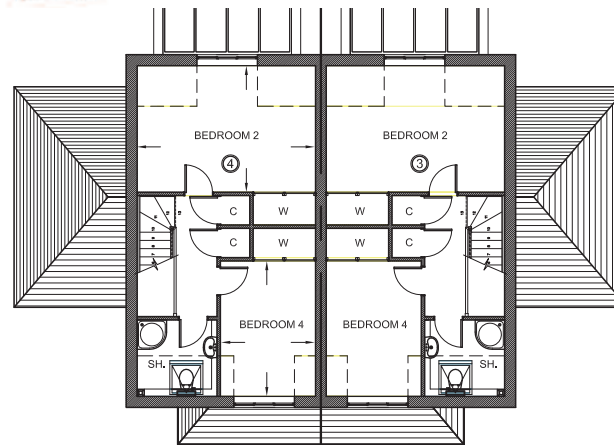
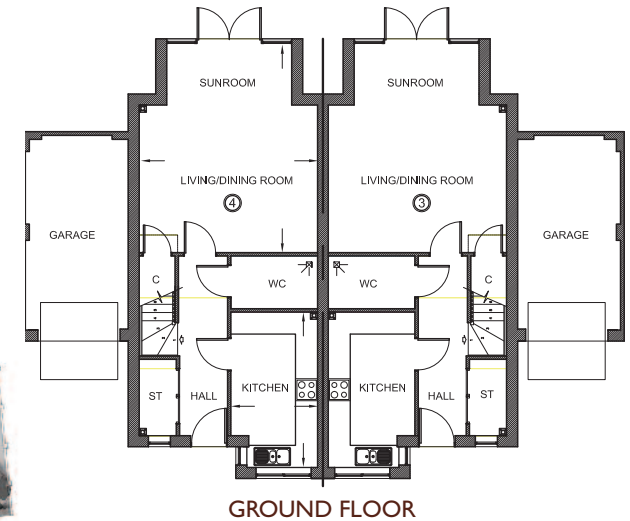
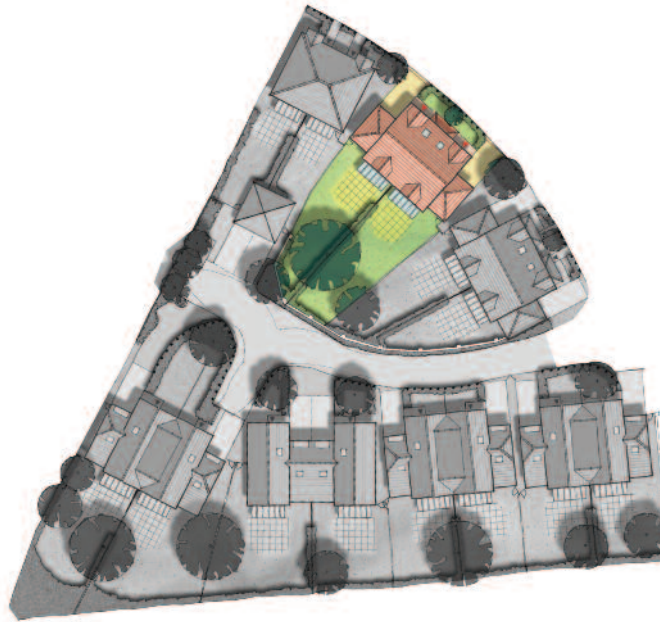


# Plots 3 & 4



## Dimensions

Living/Dining/Sunroom	4.85 x 5.70m	15'11" x 18'8"
Kitchen	2.36 x 4.22m	7'9" x 13'10"
Bedroom 1(excl. wardrobes)	4.02 x 4.15m	13'2" x 13'7"
Bedroom 2(excl. wardrobes)	3.45 x 4.85m	11'4" x 15'11"
Bedroom 3(excl. wardrobes)	4.17 x 2.65m	13'8" x 8'8"
Bedroom 4(excl. wardrobes)	2.59 x 3.68m	8'6" x 12'1"
Square footage	1436 sq.ft.	

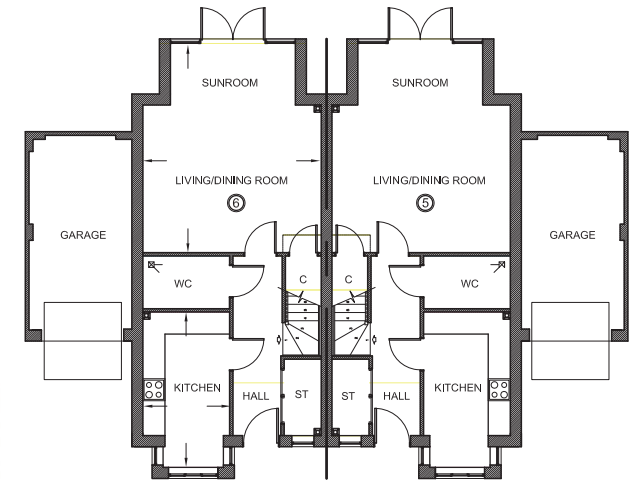
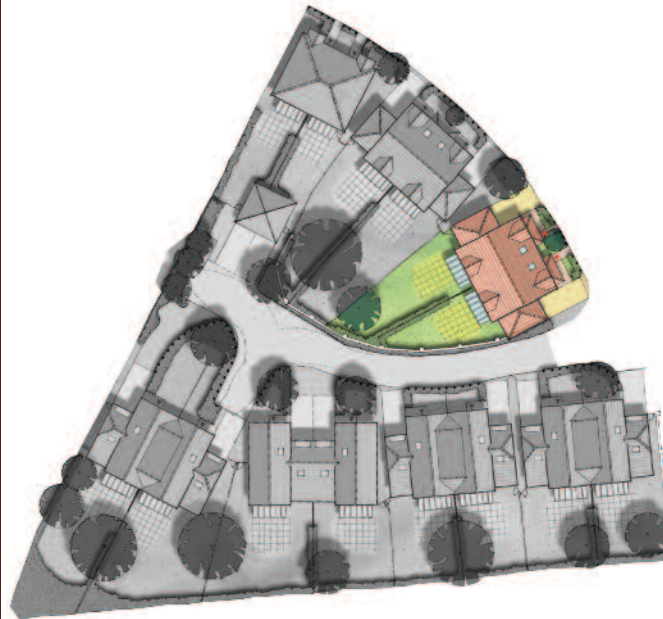


# Plots 5 & 6

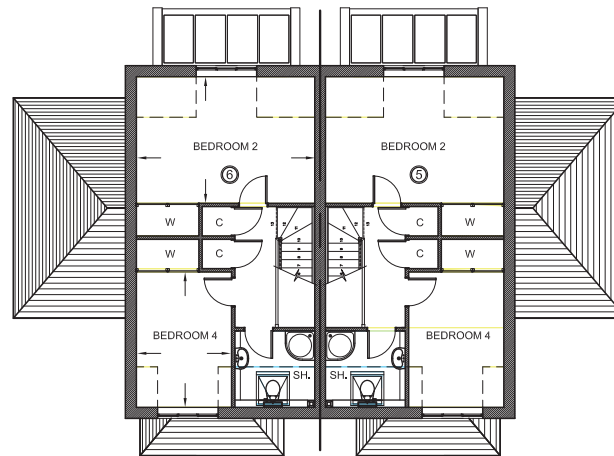


## Dimensions

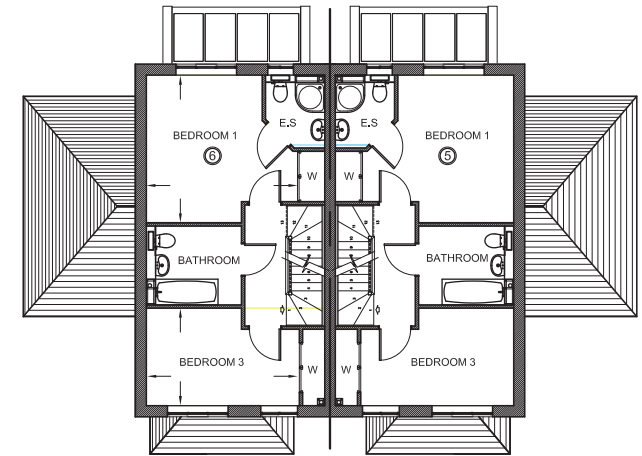
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Square footage	1436 sq.ft.	



GROUND FLOOR



SECOND FLOOR



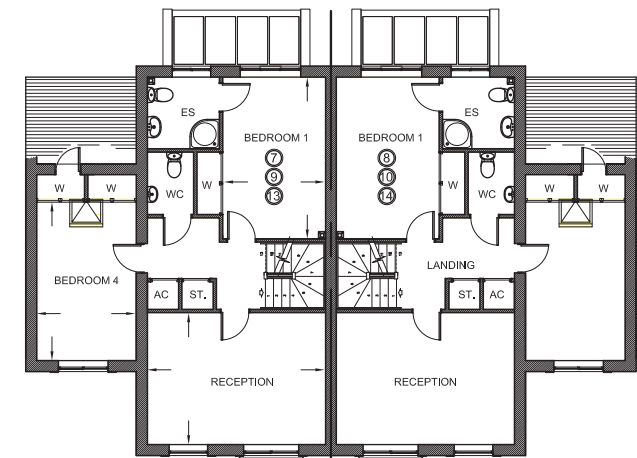
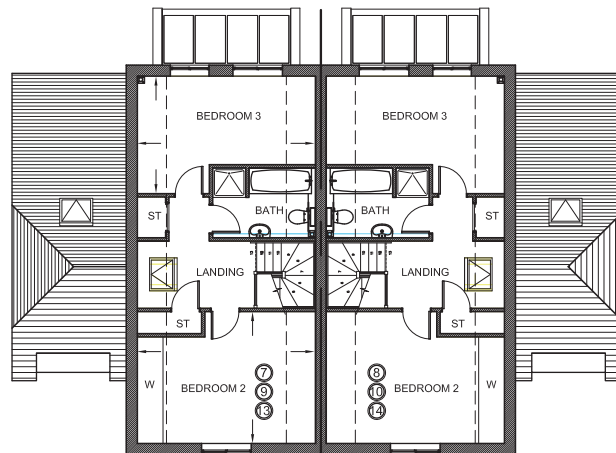
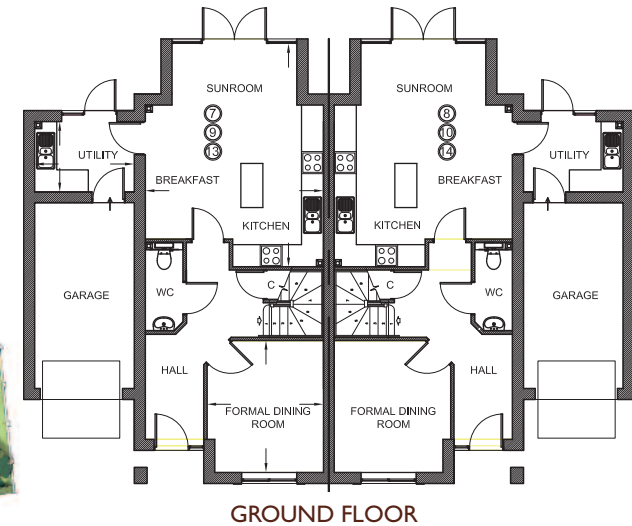
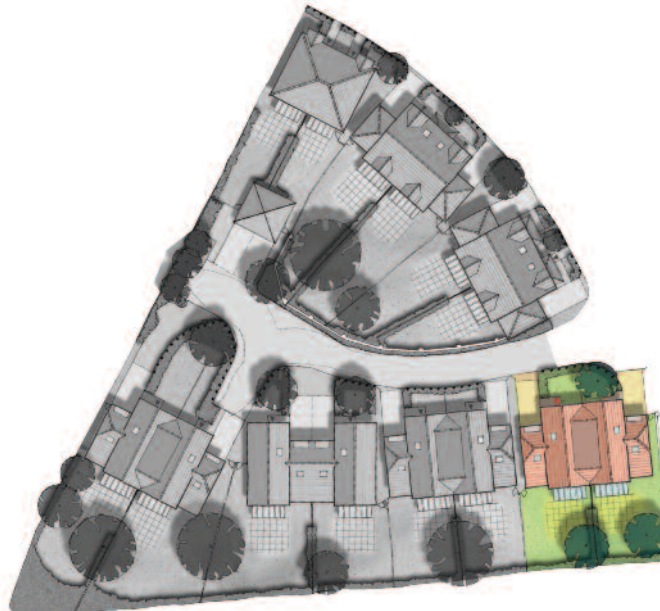
FIRST FLOOR

# Plots 7 & 8



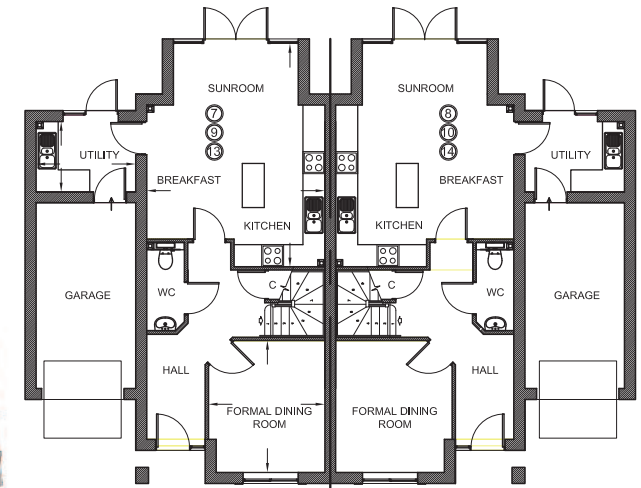
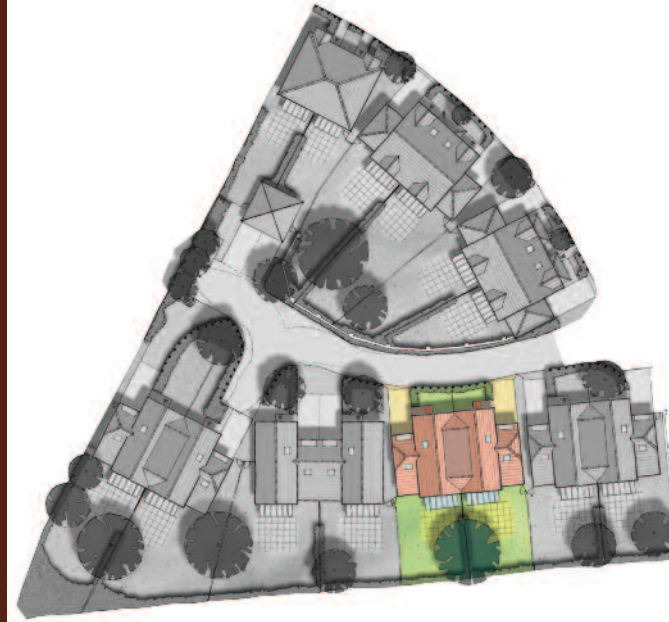
## Dimensions

Kitchen/Breakfast/Sunroom	4.85 x 6.07m	15'11" x 19'11"
Formal Dining	3.59 x 3.17m	11'9" x 10'5"
Utility	2.73 x 1.90m	8'11" x 6'3"
Reception	4.85 x 3.59m	15'11" x 11'9"
Bedroom 1(excl. wardrobes)	2.80 x 4.40m	9'2" x 14'5"
Bedroom 2(excl. wardrobes)	4.85 x 3.95m	15'11" x 13'0"
Bedroom 3(excl. wardrobes)	4.85 x 3.20m	15'11" x 10'8"
Bedroom 4(excl. wardrobes)	2.73 x 4.31m	8'11" x 14'2"
Square footage	1780 sq.ft.	

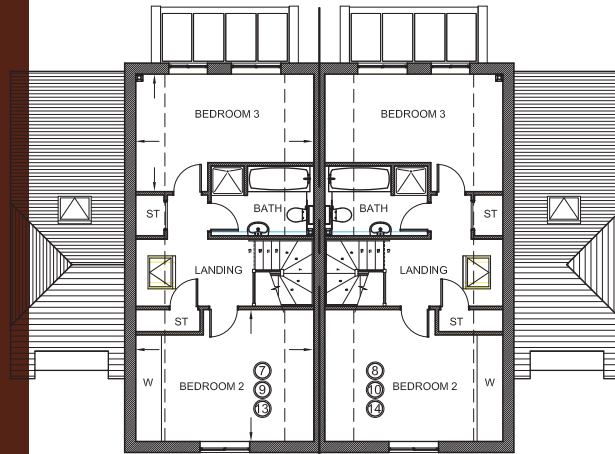




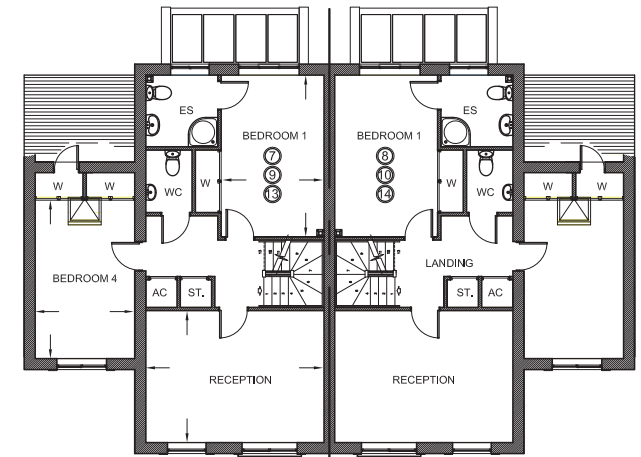
# Plots 9 & 10



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

## Dimensions

Kitchen/Breakfast/Sunroom	4.85 x 6.07m	15'11" x 19'11"
Formal Dining	3.59 x 3.17m	11'9" x 10'5"
Utility	2.73 x 1.90m	8'11" x 6'3"
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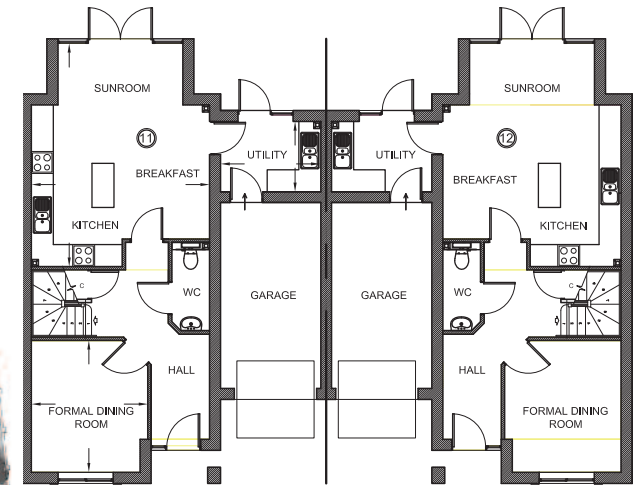
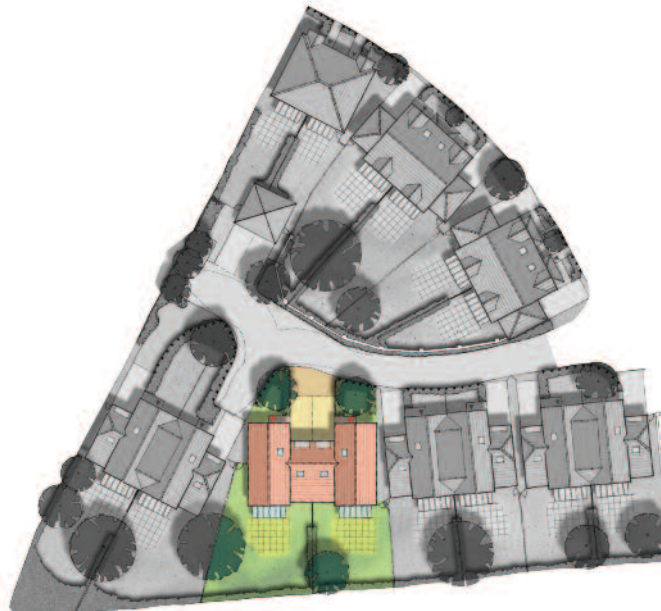


# Plots 11 & 12

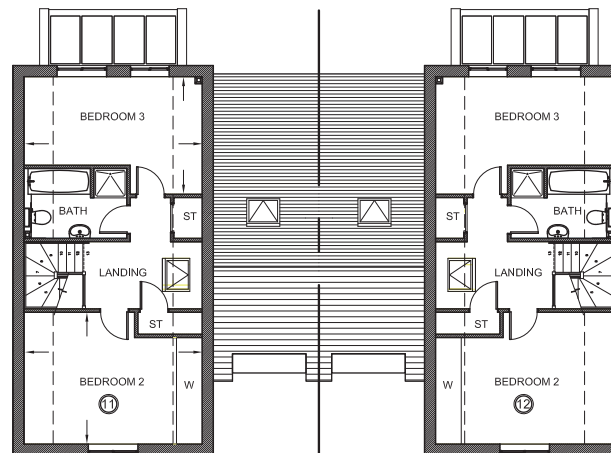


## Dimensions

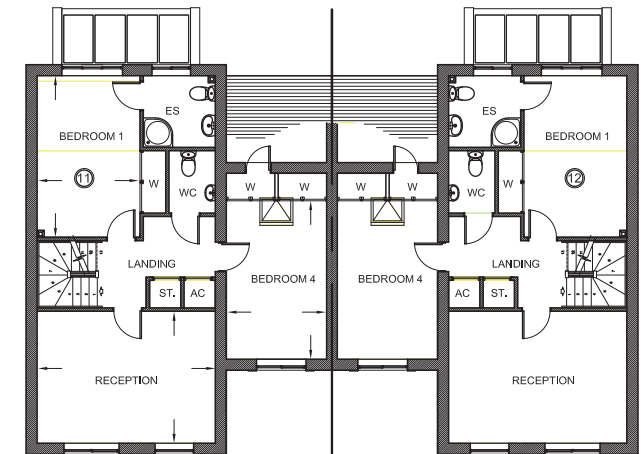
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GROUND FLOOR



SECOND FLOOR



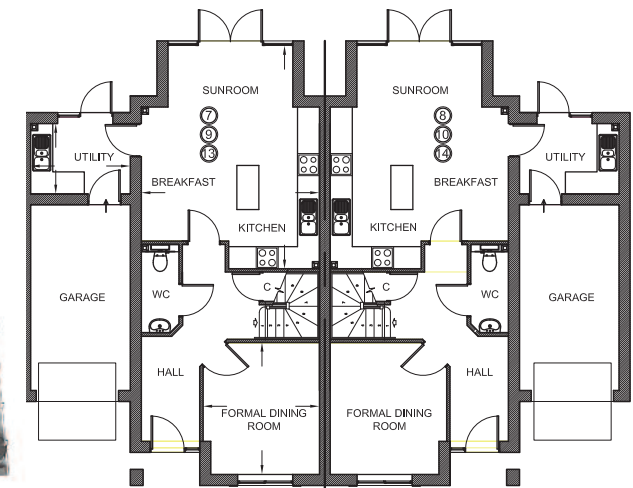
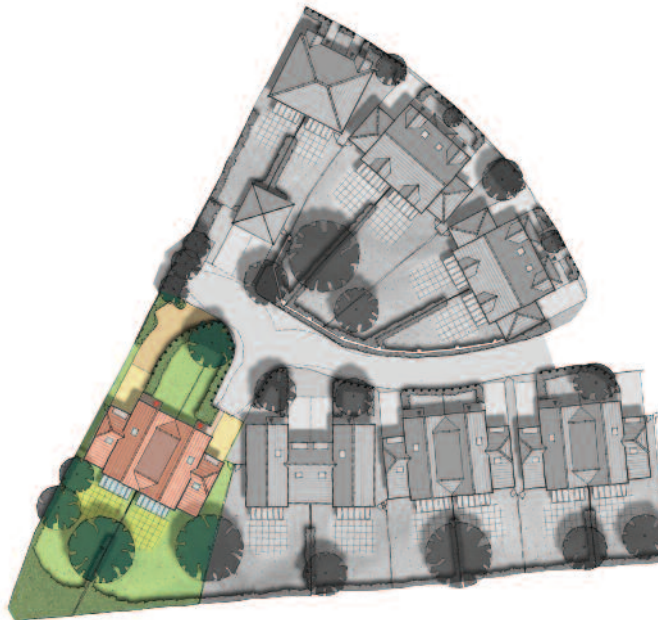
FIRST FLOOR

# Plots 13 & 14

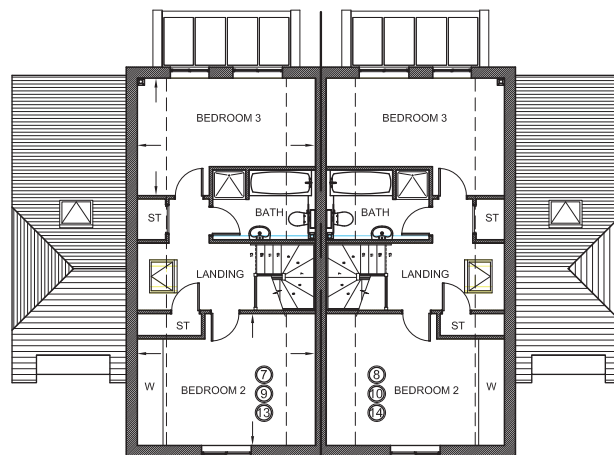


## Dimensions

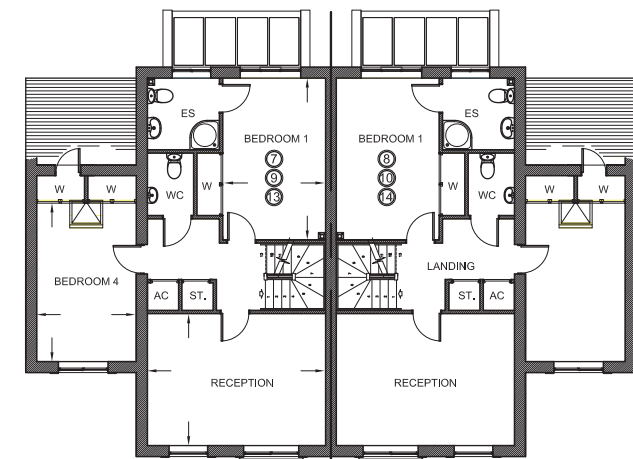
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Square footage	1780 sq.ft.	



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



# specification

## General Specification

- Internal doors either 2 panel white or veneered Oak
- Block Paved drives and parking
- Gas fired High efficiency central heating, pressurised system
- Decorated in a neutral palette
- All windows Powder coated Aluminium and doors A rated
- Softwood Sheds 10' x 6' sheds
- 1800mm close boarded fencing

## Kitchens

- Italian silk finish doors with integrated handle by Ellis Furniture
- Silestone solid surface worktops
- Aeg induction hob
- Oven, combi oven and extractor
- Fully integrated dishwasher and fridge freezer

## Cloakrooms

- Vitra S50 cloakroom basin unit and basin
- Hansgrohe focus basin mixer
- Slotted clicker basin waste
- Vitra S20 open back pan
- Vitra S20 cistern
- Vitra S20 soft close seat

## Ensuite

- Merlyn tray quad 900 and waste
- Merlyn Ionic 900 quad shower enclosure
- Hansgrohe Croma thermo shower set
- Vitra S20 basin unit and basin
- Hansgrohe focus basin mixer
- Slotted clicker basin waste
- Vitra S20 open back pan
- Vitra S20 cistern
- Vitra S20 soft close seat

## Bathroom

- Merlyn Tray 900 X 760 rect and waste
- Merlyn Ionic 900 pivot shower door
- Hansgrohe Croma thermo shower set

- Kaldewei 1700 X 700 bath
- Kaldewei bath feet
- Bath waste
- Hansgrohe focus bath filler
- Vitra S20 basin unit and basin
- Hansgrohe Focus basin mixer
- Slotted clicker basin waste
- Vitra S20 open back pan
- Vitra S20 cistern
- Vitra S20 soft close seat

## Electrical

- 100% Energy efficient lighting
- LED Downlights to Hall, Kitchen, family room and living room, WC landing, and bathrooms
- Main pendants to study. Bedrooms 2-4, living room to have 4 feature wall lights and 2 wall lights to bedroom 1
- All electric sockets and switches to be hi specification white plastic finish
- Extract fans from lighting control with over-run timers
- Whole house to be wired for DAB and Sky plus installation to Lounge, Kitchen diner and bedrooms 1&2
- Data wiring to be provided to living room, kitchen and bedrooms 1 & 2
- Mains smoke detector system with battery back up
- Telephone sockets to entrance hall, lounge and master bedroom.

## Utility Rooms

- Washing machine and dryer

## External

- Block paved drives and parking areas

## Secured by Design

- All homes on this development have been designed in accordance with the 'Secure by Design Specification'
- All homes are offered with a N.H.B.C 10 year warranty





Oakwood Estates  
34 Bathurst Walk, Richings Park,  
Iwer, Bucks, SL0 9BH

01753 651260  
iver.enquiries@oakwood-estates.co.uk  
**www.oakwood-estates.co.uk**



Computer Generated Images used throughout this brochure are typical of the home style. Adjoining home styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. All dimensions are accurate to +/- 2 inches (50mm), they should not be used for carpet sizes, appliance space or items of furniture.