

*Built with care,  
shaped by tradition,  
designed for modern life.*

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# COAL DROPS YARD

- STEWKLEY -



→ Stubbs Close, Stewkley, LU7 0JB ←

*A superb development of 2 bedroom homes in Stewkley*

A TRADITIONAL ROW OF 7  
TERRACED HOUSES LOCATED IN  
ONE OF BUCKINGHAMSHIRE'S BEST  
KEPT VILLAGES



## LOCATION & SITE MAP

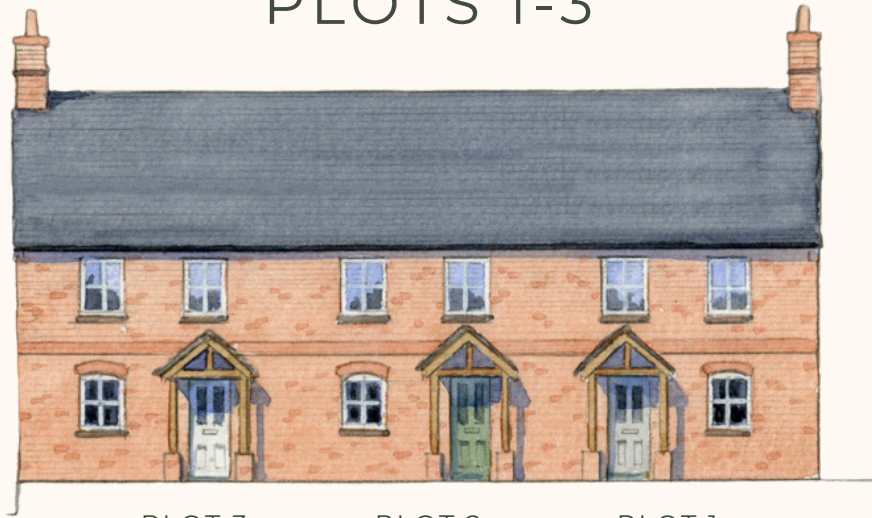
# CRAFTED WITH HEART, HERITAGE AND THOUGHTFUL DETAIL

*Nestled within the charming village of Stewkley, Coal Drops Yard enjoys an enviable setting surrounded by open countryside and rich village heritage. This sought-after Buckinghamshire location combines peaceful rural living with exceptional convenience — just a short drive from Leighton Buzzard, Aylesbury, and Milton Keynes. Stewkley is renowned for its beautifully preserved period homes and traditional high street, where independent shops, local pubs, and the village green create an idyllic backdrop for everyday life. Families are well served by the highly regarded Stewkley Church of England Primary School, at the heart of the community and just a short walk away.*



# FLOORPLANS

## PLOTS 1-3



PLOT 3

PLOT 2

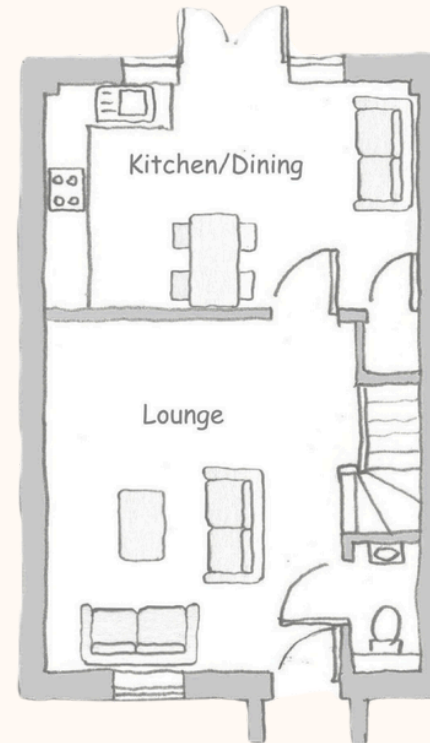
PLOT 1

## ROOM DIMENSIONS

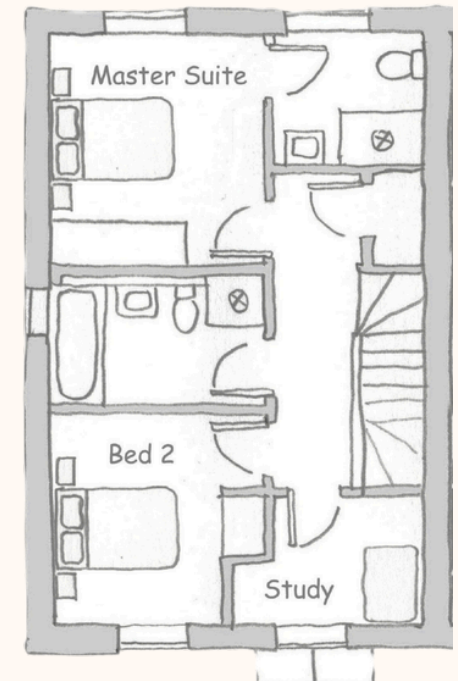
**Plots 1, 2 & 3**  
**88.5 sq.m (952 sq.ft)**

Kitchen / Dining	5.38m	3.29m
Lounge	4.47m	5.01m
Master Suite	3.10m	3.30m
Bedroom 2	3.06m	2.98m
Study	2.78m	1.78m

*Ground floor, Plots 1-3*



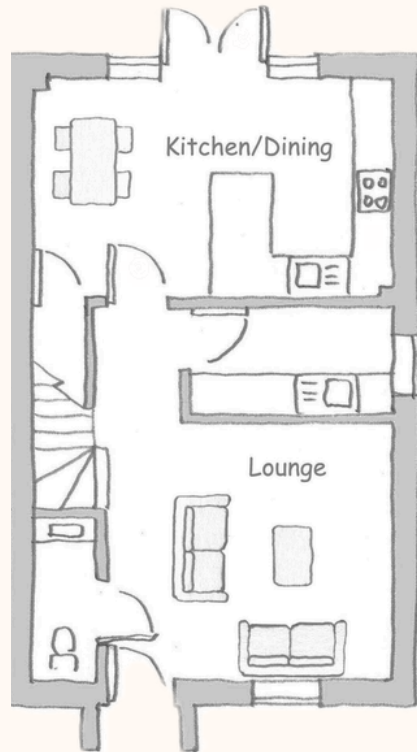
*First floor, Plots 1-3*



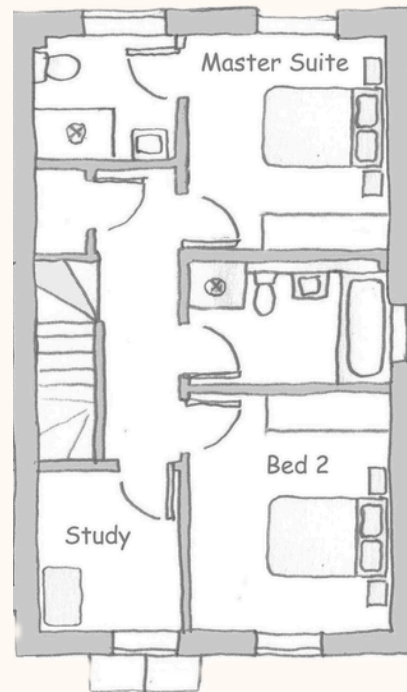
# FLOORPLANS

## PLOTS 4 & 7

Ground floor, Plots 4 & 7



First floor, Plots 4 & 7



PLOT 7

PLOT 4

## ROOM DIMENSIONS

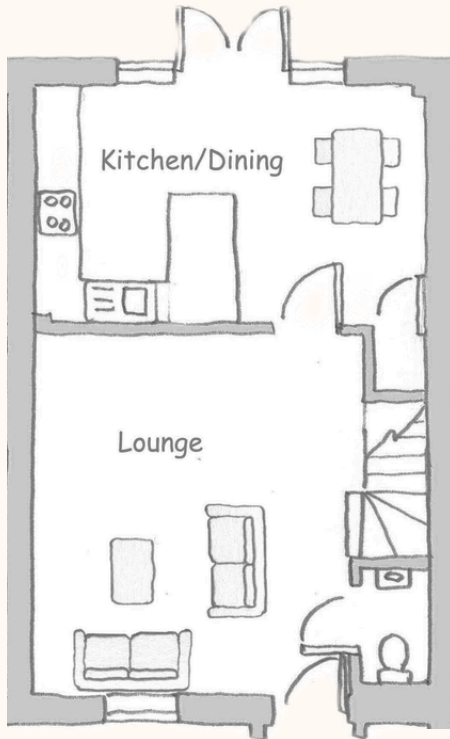
**Plots 4 & 7**  
**95 sq.m (1,022 sq.ft)**

Kitchen / Dining	5.38m	3.29m
Lounge	4.28m	3.86m
Utility	3.00m	1.58m
Master Suite	3.10m	3.30m
Bedroom 2	3.05m	2.98m
Study	2.15m	2.41m

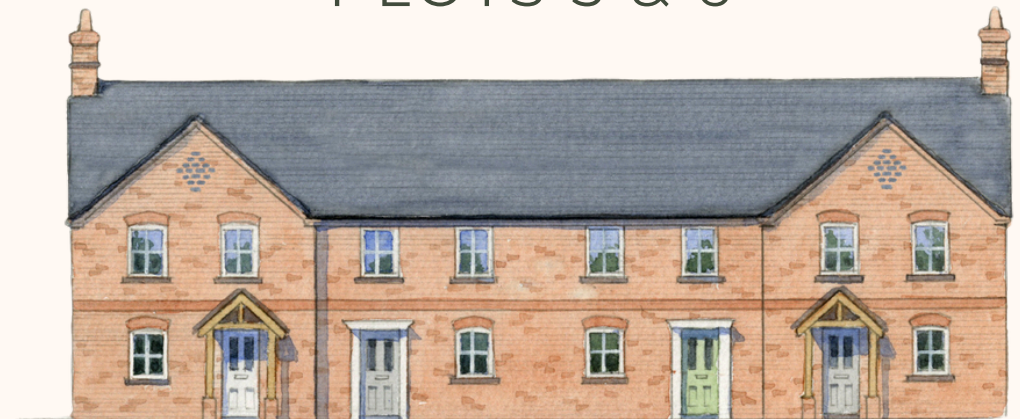
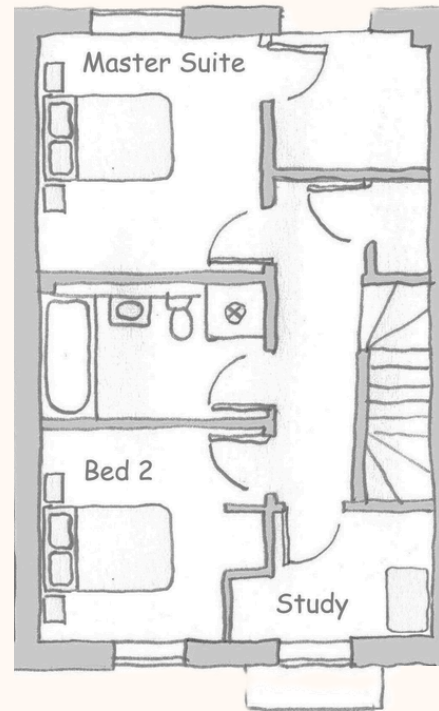
# FLOORPLANS

## PLOTS 5 & 6

Ground floor, Plots 5 & 6



First floor, Plots 5 & 6



PLOT 6

PLOT 5

## ROOM DIMENSIONS

**Plots 5 & 6**  
**88.5 sq.m (952 sq.ft)**

Kitchen / Dining	5.38m	3.29m
Lounge	4.47m	5.01m
Master Suite	3.10m	3.30m
Bedroom 2	3.06m	2.98m
Study	2.78m	1.78m

# TIMELESS CRAFTSMANSHIP

PICTURED: THE OLD BRICKYARD, BUSHMEAD ROAD, WHITCHURCH HP22 4FQ

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# SPECIFICATIONS

IMPECCABLE CRAFTSMANSHIP, REFINED SPECIFICATION.

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## KITCHENS

- Bespoke, contemporary kitchens combining style, functionality and practical design
- Multifunctional stainless steel fan-assisted oven with separate integrated microwave
- Integrated tall fridge/freezer (70:30 split)
- Integrated dishwasher
- Premium LED task lighting, including under-unit strip lighting
- Ample worktop power points with integrated USB charging

## HEATING, LIGHTING & ELECTRICAL

- Sustainable comfort via underfloor heating to the ground floor, powered by an energy-efficient Air Source Heat Pump
- Smart central heating controls offering lower running costs, reduced carbon emissions
- Individually thermostatically controlled radiators to the first floor
- LED downlights to kitchen, utility, hall, cloakroom and all bathrooms
- Pre-wired for TV, broadband and data points throughout
- Super-fast fibre broadband connection (FTTP) for seamless streaming and home working
- 7 kW EV charging point adjacent to an allocated parking bay, supporting the transition to EVs

## INTERNAL FINISHES

- High-performance triple-glazed uPVC windows for comfort and efficiency
- Internal doors finished in Paint & Paper Library neutral tones with chrome handles
- Skirting boards and architraves finished in coordinating Paint & Paper Library neutral tones for a consistent interior scheme
- Canadian Wood porcelain tiles throughout the ground floor, giving a timeless wood-effect finish

## BATHROOMS & ENSUITES

- Contemporary bathrooms designed with clean lines and elegant finishes
- Roca sanitaryware with vanity units
- Chrome heated towel rails to all bathrooms and ensuites
- Part-tiled walls complemented by Karndean flooring in soft, neutral tones
- Low-energy LED lighting and dual-flush WC for reduced water consumption

## EXTERNAL FINISHES & CONSTRUCTION

- Traditionally constructed homes with high-quality brick and block cavity wall build for strength, durability and thermal efficiency
- Finished in handmade facing bricks, selected for their rich texture and character
- Natural 1st Grade Spanish slate roofing, providing long-lasting weather resistance and traditional appearance
- Feature hardwood front entrance door with polished chrome ironmongery
- Carefully considered planting schemes and estate rail fencing
- Resin-bound gravel driveways and parking areas, offering a smooth, low-maintenance surface with excellent drainage
- Raj Green Indian sandstone paving to pathways and patios, providing a timeless natural finish

# PREMIUM FITTINGS

*PICTURED: THE OLD BRICKYARD, BUSHMEAD ROAD, WHITCHURCH HP22 4FQ*

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## **Illustrations & Images**

All images, including computer-generated images (CGIs), artists' impressions, and photography, are for illustrative purposes only. They are intended to convey the general style and character of the development and may not accurately reflect the final appearance or landscaping.

## **Floor Plans**

Floor plans are indicative only and are not to scale. Measurements, areas and layout configurations are approximate and subject to change. Prospective purchasers should satisfy themselves of the accuracy of the information before entering into any agreement.

## **Specification**

Fixtures, fittings and finishes shown could be subject to change or substitution.

Energy Performance & Environmental Information

Energy performance data is indicative. Final ratings and assessments will be confirmed in the Energy Performance Certificate (EPC) provided at completion.

## **Third Party Information**

Any references to travel times, distances, local amenities, schools or public transport are provided by third parties and are believed to be correct at the time of printing but are not guaranteed.

## **Legal & Contractual**

This brochure does not form part of any offer or contract.

This information is provided as a general guide only and does not constitute a contract or warranty.

All details are subject to change without notice. Prospective purchasers should seek independent advice before making any decisions.

*With thanks,*  
**Property Matters**

*Due to complete March 2026.*

*Get in touch for more information.*