

The background of the entire page is a wide-angle landscape photograph. In the foreground, there is a field of tall, dry, golden-brown grass. Beyond this, a dense line of green trees and shrubs separates the foreground from the town. The town itself is a market town, with numerous buildings, including houses and a church with a prominent spire. The town is nestled in a valley, with rolling hills visible in the distance. The sky is a clear, bright blue with a few scattered, light-colored clouds. The overall scene is peaceful and picturesque, suggesting a high-quality residential location.

# GOODEARL PLACE

PRINCES RISBOROUGH

**A new community in the heart of this attractive market town**

## ~ GOODEARL : WHAT IS IN THE NAME ~

At Goodearl Place, W E Black are creating a new community of family homes on a site adjacent to the mainline railway station, once occupied by furniture company - Goodearl-Risboro Ltd.

For centuries the area around Princes Risborough and High Wycombe had been synonymous with fine furniture due to the ready supply of the beech wood from the Chiltern Hills, however the craft waned in the 20th Century, but still today quality furniture maker Ercol are based in the town with a factory-outlet.

The site for Goodearl Place once housed the furniture factory for Goodearl-Risboro' Ltd, the amalgamation of two companies - Goodearl Bros. Ltd and Risboro' Furniture Ltd. The factory used the timber from the local hills as its raw material, which was sawn and kiln-dried on site. The company produced a range of kitchen and bedroom furniture in Princes Risborough, later under the name of Whiteleaf Furniture Ltd up until 2001, when the factory closed and the business relocated to nearby Thame.



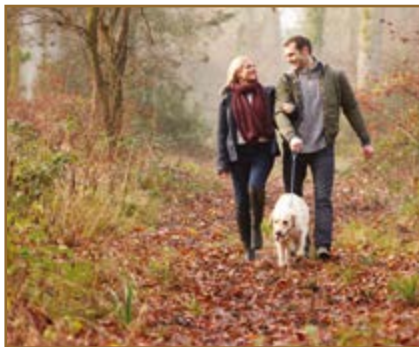


# PRINCES RISBOROUGH:

COUNTRY LIVING JUST THIRTY MINUTES FROM LONDON  
BY THE TOP RATED CHILTERN MAINLINE RAIL SERVICE

ALL THE AMENITIES OF A SMALL FRIENDLY  
MARKET TOWN WITH A LIVELY SOCIAL LIFE  
AND A GOOD RANGE OF CLUBS, SOCIETIES  
AND LEISURE FACILITIES

BUCKINGHAMSHIRE IS RENOWNED FOR ITS  
HIGH STANDARDS OF EDUCATION IN BOTH THE PRIVATE  
AND PUBLIC SECTORS, INCLUDING  
SIR HENRY FLOYD GRAMMAR, JOHN HAMPDEN  
AND ROYAL GRAMMAR SCHOOLS - HIGH WYCOMBE



In the 12th Century, Edward III granted the manor of Risborough to his eldest son, Edward Prince of Wales, later known as the Black Prince, it then became known as Princes Risborough.

**W**.E. Black, a company with over 95 years experience of house building, are proud to present these exceptional new homes situated on the outskirts of Princes Risborough, designed by award-winning architectural practice, D P Architects, featuring traditional exteriors with contemporary internal finishes.

The compact and attractive town centre is a designated conservation area with the Grade II Listed Market House in Market Square as its focal point. Just down the street past quaint wood-beamed buildings is the Manor House, St Mary’s Church and a cottage where the aviator Amy Johnson once lived.

With through-traffic routed away via New Road, the High Street is a pleasant place with a good selection of local independent and speciality shops, complemented with an M&S Foodhall and a large Tesco supermarket. The surrounding area leaves one spoilt for choice of fine dining restaurants, wine bars and historic country pubs.

Other facilities include a lending library, a private hospital and ‘Springs’ swim and fitness centre. For the sporty there is a cricket club on the green, and also bowls, tennis and football clubs. Golfers can choose to play at Whiteleaf, Ellesborough or Princes Risborough Clubs.

The Chiltern Hills, being a designated area of outstanding natural beauty, is a superb place for leisure pursuits. There are numerous footpaths for all levels of walkers, including the Chiltern Way and the Ridgeway, and winding tree-lined country roads with steep hill climbs much appreciated by cyclists. Fantastic views extending far to the west, such as that from the Chalk Cross on Whiteleaf Hill.







Each year in September, the Kop Hill Climb brings motor enthusiasts to the town. Originally established in 1910, it took place annually until 1925 when, due to a fatality here, all motorsports were banned on public roads in the UK. It was revived 1999 and has been the focus of an annual revival run, as a non-competitive event raising money for charity.

Also harking back to the past is The Chinnor and Princes Risborough Steam Railway, established in 1989 with steam trains coming to the town’s station once again on special days next year.



**Princes Risborough Station** is conveniently adjacent to Goodearl Place

**Times by Rail (Chiltern Railways)**

London Marylebone	30 mins
High Wycombe	9 mins
Bicester Village	19 mins
Oxford	30 mins
Banbury	30 mins
Birmingham Moor Street	86 mins
(Fastest times)	

**Distances by Road**

M40 (Junction 4) Southbound	9 miles
M40 (Junction 6) Northbound	7.3 miles
High Wycombe	7 miles
Aylesbury Town Centre	8 miles
Oxford	20 miles
Bicester Village Shopping Outlet	21 miles
Heathrow Airport	28 miles
Luton Airport	32 miles
Central London	39 miles
(Distances are approximate)	



# ~ SPECIFICATION ~



## Traditional Construction

- Solid traditional brick and block construction
- PVCu windows and French doors are weather-stripped and double glazed with multi-point fasteners
- Mitek timber engineered first floors
- Excellent sound and thermal insulation
- Tiled and slated roofs in contrasting style

## Luxury Kitchens

- Fully fitted Symphony hi-gloss kitchens, with appliances comprising Bosch stainless steel oven and gas hob, complementary chimney hood, integrated fridge/freezer and dishwasher
- Inset 1½ bowl stainless steel sink
- Stone worktops to some plots
- Ceramic floor tiling from Minoli's exclusive collection
- Low energy down lighters

## Quality Bathrooms

- Fully fitted with Ideal Standard modern white sanitary ware
- Ideal Standard modern chrome taps and fittings, throughout
- Thermostatically controlled showers
- Ceramic wall tiling from Minoli's exclusive collection
- Shaver points
- Vanity units to bathrooms and en-suites
- Low energy down lighters
- Heated chrome towel rails

## Security & Peace of Mind

- Mains-operated smoke detectors with battery back-up
- Multi-point security locks to all windows and external doors, where appropriate
- High performance front doors
- All homes have a ten year Premier Warranty

**premier**  
guarantee

## Quality Specification

- Gas-fired central heating system with thermostatic radiator valves and electronic programmer
- Ample TV and BT points
- Fibre optic connection available

## Decorative Finishes

- Four-panel internal doors with chrome furniture
- Moulded skirting and architraves
- Smooth ceilings throughout
- Mirrored glass wardrobes to master bedroom and bedroom two in specific plots

## External Features

- Landscaped front gardens
- Brick paved driveways and parking spaces
- Outside water tap
- Fully fenced and hedged boundaries
- Extensive patio in Cotswold paving slabs

*Please note that this is an general indicative specification, it may vary depending on house and is subject to change.*

*The specification for the apartments varies from the above, please refer to the separate sheet.*



~ PLOT ONE ~

A four bedroom detached house with garage

~ THE HOUSE TYPES ~

# GOODEARL PLACE

PRINCES RISBOROUGH

A development by

## W.E. BLACK LTD

*Designed with Thought • Built with Care*

Hawridge Place, Hawridge, Buckinghamshire, HP5 2ZD

Telephone: 01494 758055 | [www.weblack.co.uk](http://www.weblack.co.uk)

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