

SHELBOURNE

– ESTATES –

– The Copse –

How many bedrooms are you looking for?

No doubt you'll know the answer to that. But it's the answers to the questions you may not have even thought about, that make the real difference. At Shelbourne Estates, we go beyond the obvious, reflecting on every last detail to create homes with craft and consideration built into their very fabric.

In the following pages you'll discover our dedication to quality, passion for elegant interiors, and of course what makes The Copse your ideal new home. We think you'll love it just as much as we do.





Introducing The Copse

When we set out to create The Copse, we wanted the kind of place where you know your neighbours. A place with real belonging, where both you and your home fit in seamlessly and you can make lifelong friends. It's why we created a small development of luxury homes, each with something different to offer.

Open green spaces make the perfect place to echo the village greens of the neighbouring village, Middleton. A quaint place where farm houses and barn conversions pepper the country lanes. Meaning you can enjoy all the luxuries a new home brings, amongst the charms of old.



A slice of local life.

One advantage of living in Middleton is that the pace of life can be however you want it.

There's plenty of green spaces to switch off and recalibrate, but there's equal amounts to keep everyone busy. The easy-going community feel makes fitting in and laying down roots seamless.

There are lanes and paths aplenty for exploring, and charming pubs and bars for a well-earned rest. Reminders of the area's agricultural heritage are all around, and serve to reflect the warmth and appeal of the wider village; think community orchards, cricket on the green and farmhouse style homes and you aren't far from the mark.

Combined with plenty of sporting, shopping, culinary and cultural options nearby thanks to Milton Keynes being right on your doorstep, it's not hard to see why Middleton is such a desirable community to become part of.



Life and style in perfect balance.

The beauty of Middleton is that you can be as connected (or as detached) as you wish. We understand that for many, no matter how much you enjoy the benefits of country living, the question of how quickly you can reach the city is never far away. Fortunately, the answer is also ‘not far away’, with central London just 30 minutes away by train, Heathrow an hour away by car and the M1 just 10 minutes away.

Get out and explore further...



Central London
45 miles



Luton Airport
25 miles



Birmingham New Street
70 miles



Closer to home, there are all the excellent amenities you would expect for contemporary living; excellent schools, plus shopping and leisure activities galore. And for when you need to disconnect, you’re spoiled by numerous areas of natural beauty, including the stunning Willen and Caldecotte lakes - perfect for gaining a little headspace.



The Copse. A place to belong.



Every part of the
home has a story.



We regard the people who make our homes as Thoughtful Creators, and they carefully consider every element, right down to the materials we choose and the suppliers we trust. We work with architects, designers and stylists to retain craftsmanship at the heart of everything we do; inside and out, all judged against two criteria – looks and longevity.

It means you can surround yourself with style, in the knowledge that your home will continue to look beautiful for years to come.



Exacting standards, as standard.

The unmistakable excellence of a Shelbourne home is evident everywhere you look, and our attention to detail results in a quality that you'll discover over and over again. A specification that is a cut above comes as standard, with fixtures and fittings from world-renowned brands.

Siemens appliances, plus Franke granite sinks and designer taps are eye-catching kitchen features, while we just love the concealed two-way thermostatic showers with Raindance Head by VADO.

But many find that it's the little touches – like chrome taps or traditional panelling – that go a long way to making their home well beyond the ordinary.

Our partnered brands

amtico



PORCELANOSA



SIEMENS

HAMMONDS
THE FITTED FURNITURE COMPANY



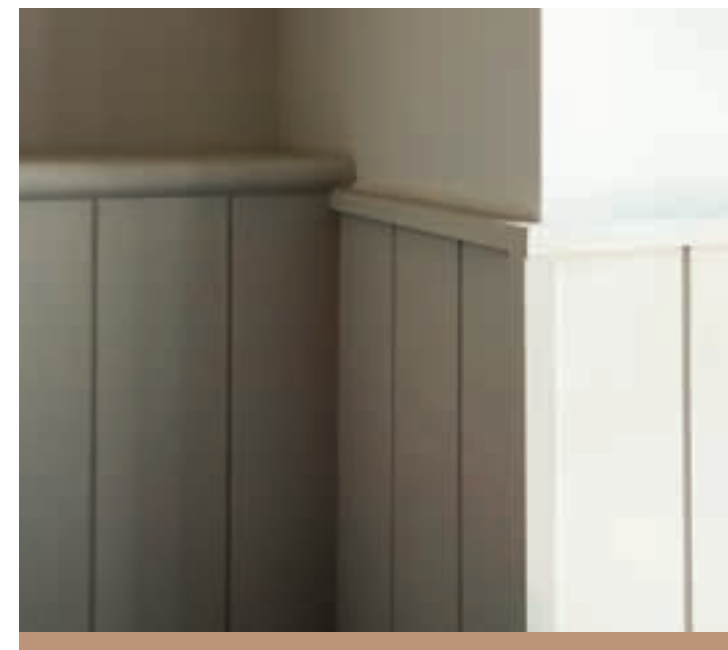


Every collection, expertly curated.

A Shelbourne home isn't so much a blank canvas; more like perfectly prepped to bring your own style. And we're here to help you express it, you can choose from a curated collection of designs, finishes and flooring to make your mark across kitchen, bathroom and bedroom.

The Dulux Heritage Collection

We love the character and timeless style of the contemporary classic look. That's why we give customers a choice of six Dulux Heritage colour schemes. Simply choose the one that matches your style, and we'll paint your house from top to bottom.



Chalk White



Flax Seed



China White



Chiltern White



Light French Grey



Quartz Grey



Make it exceptional.

We place a lot of time and expert consideration on the interior specification of our homes. But it's not about us; it's all about you. That's why we give you the option to elevate your interiors with a handpicked selection of extra special features.

Perhaps an integrated wine cooler, or granite worktops to complete your look. You can even choose an instant boiling water tap or filter tap that offers the ultimate in kitchen convenience. To discover the options you have to further personalise your home, speak to one of our experts at The Copse.



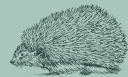
Even the water can be upgraded.



Choose an even more sublime surface.



A new home for your wine collection?



At Shelbourne Estates we build with every resident in mind, even the hedgehogs.

We created special hedgehog highways so they could toddle about more safely.











Discover The Copse.

Every care is taken to ensure the development complements the surrounding area, and so The Copse is perfectly at home in the village surroundings of Middleton. A small, intimate collection of luxury homes, each has its own driveway to keep roads clear.

We also seek to complement the natural environment, with trees and landscaping for an established feel. Bat and bird boxes help to conserve local wildlife, while an Eco Corridor runs adjacent to the development.



 The Barnehurst	5 bedrooms	 The Northwood	5 bedrooms	 The Whitchurch	4 bedrooms
 The Beaconsfield	5 bedrooms	 The Oxhill	4 bedrooms	 The Wimborne	4 bedrooms
 The Harbury	4 bedrooms	 The Saunderton	5 bedrooms		
 The Hartwell	5 bedrooms	 The Sunningdale	5 bedrooms		

Details correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Plots 7-12 are allocated for affordable housing. Highway details are subject to Local Authority approval. Shelbourne Estates reserve the right to change the layout of the development and housetypes without prior notice.



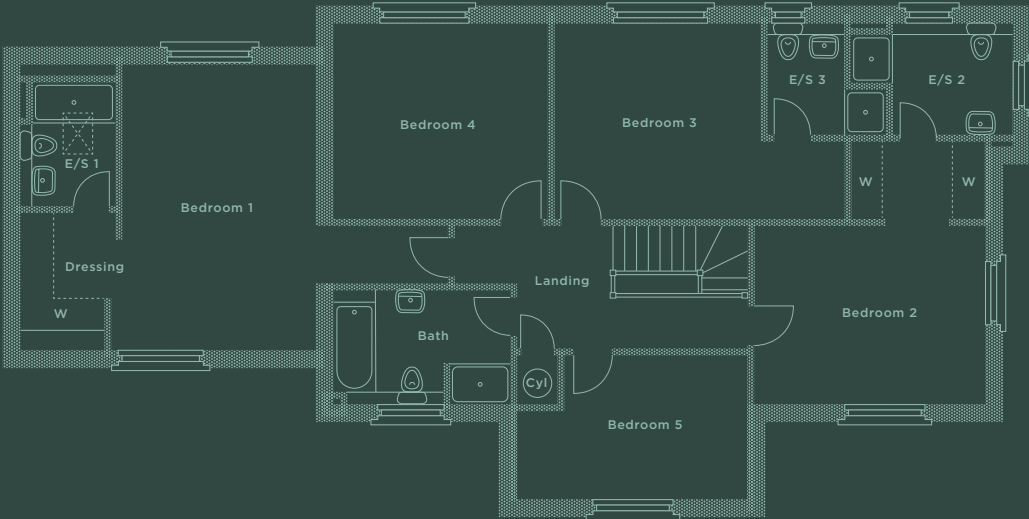
The Barnehurst

From the open plan kitchen and breakfast area, to the large lounge and separate dining room and study, the layout of the Barnehurst is designed with family living in mind. Upstairs, the master bedroom has a large ensuite and walk in wardrobe and the additional 3 double bedrooms and 2 bathrooms are sure to give you the space you need.

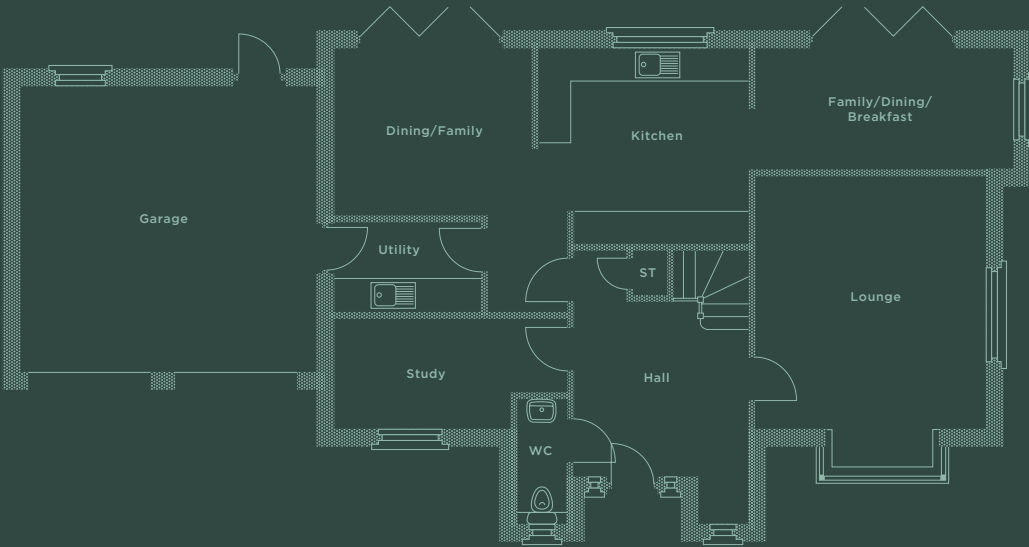
5 Bedrooms

2,388 total sq ft

Upstairs



Downstairs



Lounge	4300 x 5445*	14'1" x 17'10"*	Bedroom 1	3905* x 5350	12'10"* x 17'7"
Kitchen	3900 x 3650	12'10" x 12'0"	Dressing	1780* x 2200	5'10"* x 7'3"
Family/Dining/ Breakfast	4855 x 2250	15'11" x 7'5"	Ensuite 1	1780 x 2365	5'10" x 7'9"
Dining/Family	3700 x 3140	12'2" x 10'4"	Bedroom 2	4350 x 3310	14'3" x 10'10"
Utility	2750 x 1610	9'0" x 5'3"	Dressing	2500 x 1545	8'2" x 5'1"
Study	4345* x 2050	14'3"* x 6'9"	Ensuite 2	3050* x 2065	10'0"* x 6'9"
Cloaks/WC	910 x 2390	3'0" x 7'8"	Bedroom 3	5530* x 3700	18'2"* x 12'2"
Garage	5610 x 5400	18'5" x 17'9"	Ensuite 3	2280* x 2065	7'6"* x 6'9"
			Bedroom 4	3995 x 3700	13'1" x 12'2"
			Bedroom 5	4315* x 2660	14'2"* x 8'9"
			Bathroom	3340 x 2165	10'11" x 7'1"

*Denotes maximum room dimensions.



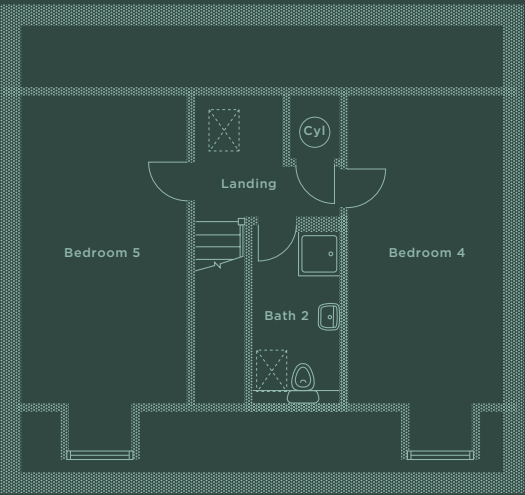
The Beaconsfield

Enjoy a little luxury in this magnificent 5 bedroom detached house. With high quality specification, space in abundance and a traditional design, the Beaconsfield is the perfect home for your family.

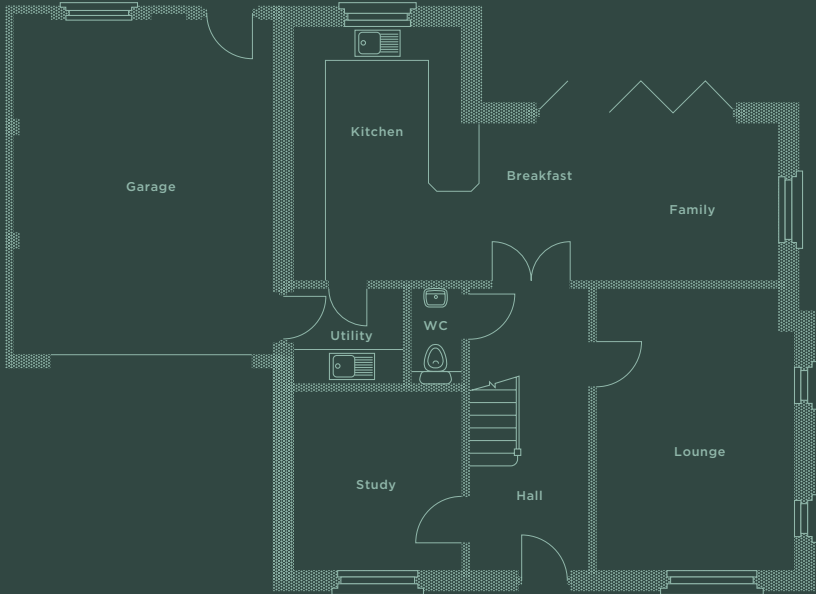
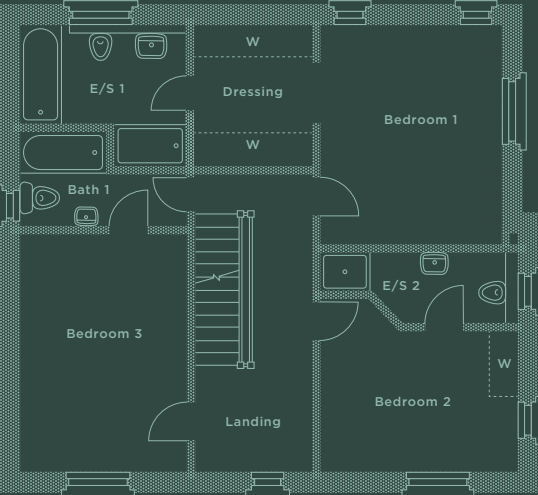
5 Bedrooms

2,275 total sq ft

Second Floor



First Floor



Ground Floor

Lounge	3655* x 5260	12'0"* x 17'3"	Dressing	2005 x 2460	6'7" x 8'1"
Kitchen	3100 x 4675	10'2" x 15'4"	Bathroom 1	3150 x 1945*	10'4" x 6'5"*
Family/Breakfast	5580 x 2885	19'2" x 9'6"	Bedroom 2	3665 x 3380*	12'0" x 11'1"*
Utility	2045 x 1760	6'9" x 5'9"	Ensuite 2	3670 x 1325*	12'0" x 4'4"*
Study	3100 x 3360	10'2" x 11'0"	Bedroom 3	3150 x 4425	10'4" x 14'6"
Cloaks/WC	965 x 1760	3'2" x 5'9"	Bedroom 4	2930 x 6465*	9'7" x 21'2"*
Garage	4970 x 6225	16'4" x 20'5"	Bedroom 5	3160 x 6465*	10'4" x 21'2"*
Bedroom 1	3395 x 3935	11'2" x 12'11"	Bathroom 2	1650 x 3140	5'5" x 10'4"
Ensuite 1	3375 x 2460*	11'1" x 8'1"*	*Denotes maximum room dimensions.		



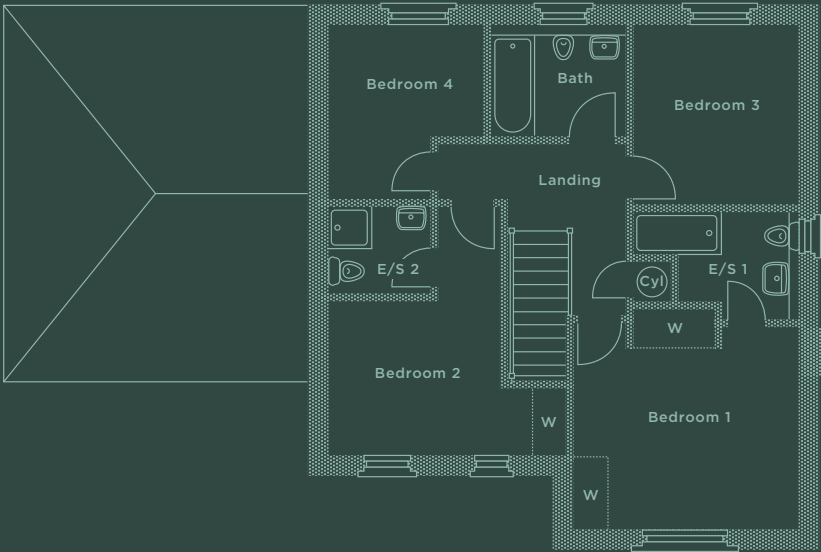
The Harbury

Displaying instant classic charm, The Harbury stands tall and proud as a fantastic family home. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today’s lifestyle, with an open plan kitchen area and grand bi-fold doors leading to the garden and creating a light and spacious environment.

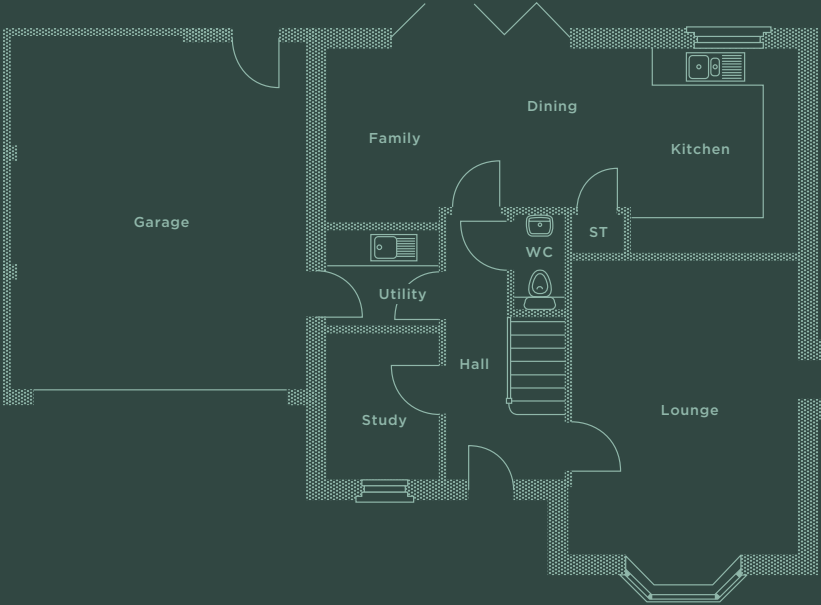
4 Bedrooms

1,462 total sq ft

Upstairs



Downstairs



Lounge	4000* x 5625*	13'1" x 18'5"*	Bedroom 1	3970 x 3850*	13'0" x 12'8"*
Family/Dining/			Ensuite 1	2910* x 1925*	9'7" x 6'4"*
Kitchen	8200 x 3550*	26'11" x 11'8"*	Bedroom 2	4155* x 4350*	13'7" x 14'3"*
Study	1950 x 2550	6'5" x 8'4"	Ensuite 2	1915 x 1475	6'3" x 4'10"
Cloaks/WC	890 x 1710	2'11" x 5'7"	Bedroom 3	2910 x 3165	9'7" x 10'5"
Utility	1950 x 1700	6'5" x 5'7"	Bedroom 4	2735* x 3065*	9'0" x 10'1"*
Garage	4965 x 6000	16'4" x 19'8"	Bathroom	2375 x 1960	7'10" x 6'5"

*Denotes maximum room dimensions.



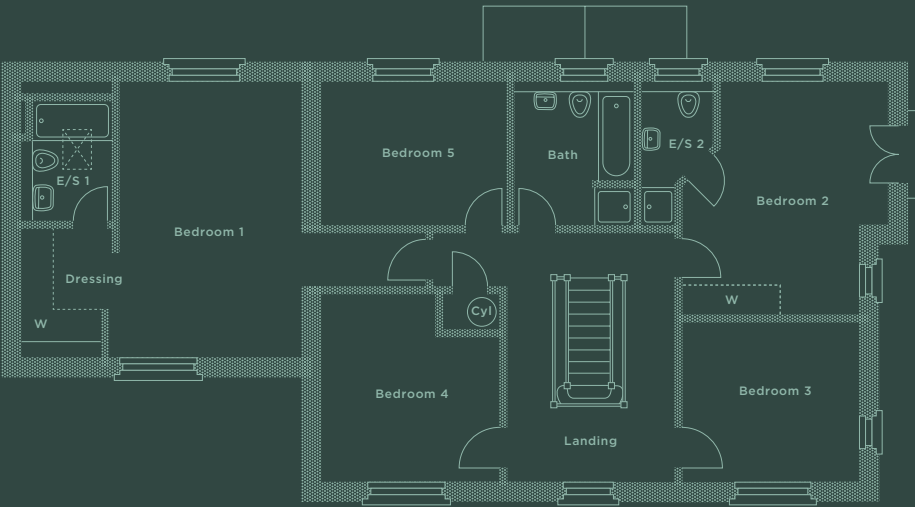
The Hartwell

The Hartwell is everything you look for in the family home of today. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today's lifestyle.

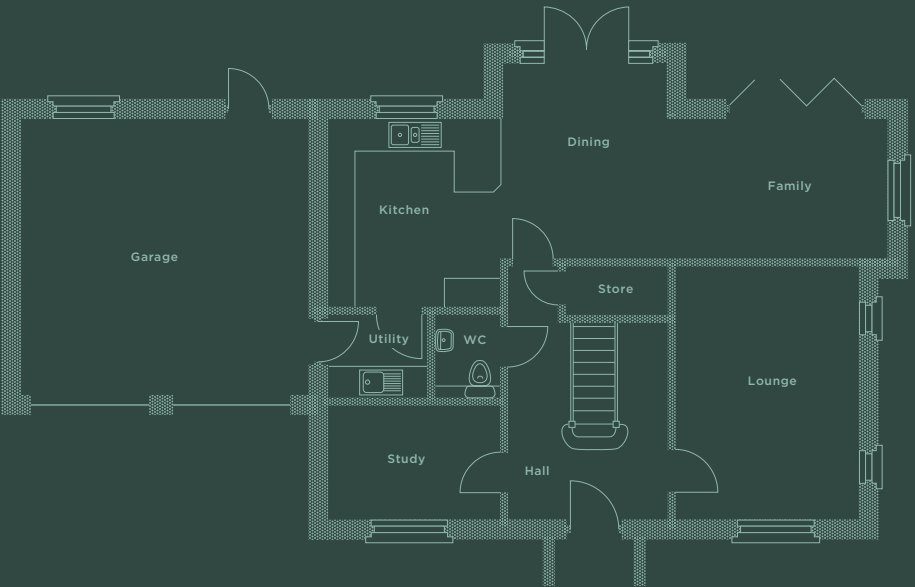
5 Bedrooms

2,161 total sq ft

Upstairs



Downstairs



Lounge	3575 x 4860	11'9" x 15'11"	Bedroom 1	3905* x 5350	12'10"* x 17'7"
Kitchen	3395 x 3710	11'2" x 12'2"	Dressing	1780* x 2200	5'10"* x 7'3"
Family	4280 x 2765	14'0" x 9'1"	Ensuite 1	1780 x 2365	5'10" x 7'9"
Dining	3280 x 3840	10'9" x 12'7"	Bedroom 2	3990* x 4520	13'1"* x 14'10"
Study	3395 x 2225	11'2" x 7'4"	Ensuite 2	1445* x 2820	4'9"* x 9'3"
Cloaks/WC	1280 x 1560	4'2" x 5'1"	Bedroom 3	3435 x 3160	11'3" x 10'4"
Utility	1985 x 1560	6'6" x 5'1"	Bedroom 4	3435 x 3715*	11'3" x 12'2"*
Garage	5610 x 5400	18'5" x 17'9"	Bedroom 5	3600 x 2820	11'10" x 9'3"
			Bathroom	2345 x 2820	7'8" x 9'3"

*Denotes maximum room dimensions.



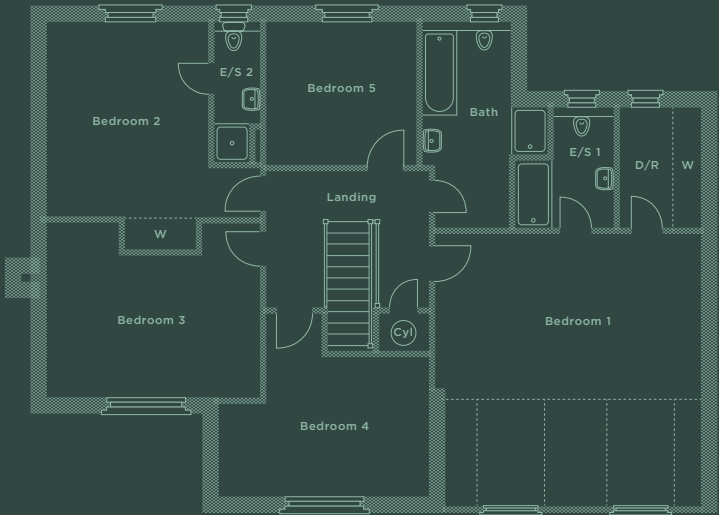
The Northwood

The Northwood is a fantastic, large family home with plenty of space to enjoy life. From the spacious kitchen, with separate utility room, to the large lounge, dining room and family room, the ground floor of this home is sure to delight. Upstairs, the five double bedrooms and three bathrooms give you the space you need to relax; The Northwood is truly a house you'll be proud to call home.

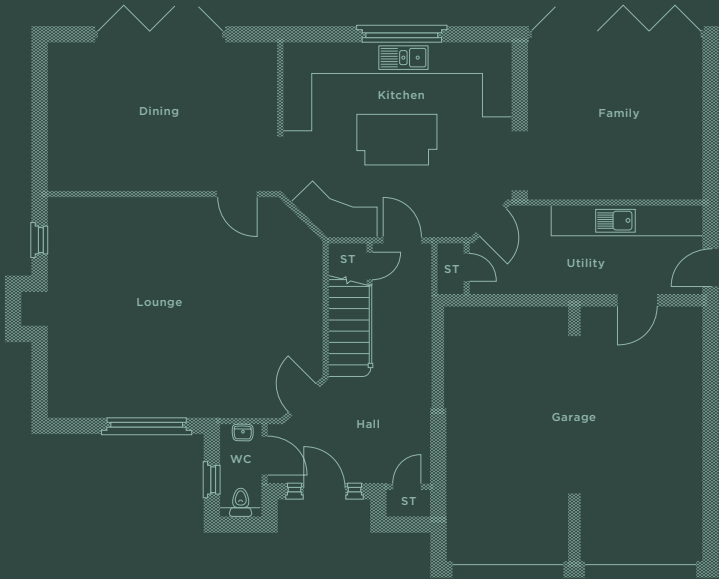
5 Bedrooms

2,384 total sq ft

Upstairs



Downstairs



Lounge	5680* x 4550	18'8"* x 14'11"	Bedroom 1	5550* x 5370	18'3"* x 17'7"
Kitchen	4740 x 4035*	15'7" x 13'3"*	Dressing	1680 x 2875	5'6" x 9'5"
Family	3615 x 3450	11'10" x 11'4"	Ensuite 1	2100* x 2875	6'11"* x 9'5"
Dining	4750 x 3100	15'7" x 10'2"	Bedroom 2	4450* x 4070	14'7"* x 13'4"
Utility	4850* x 1805	15'11"* x 5'11"	Ensuite 2	985 x 2895	3'3" x 9'6"
Cloaks/WC	925 x 1925	3'0" x 6'4"	Bedroom 3	4450 x 3680*	14'7" x 12'1"*
Garage	5400 x 5390	17'9" x 17'8"	Bedroom 4	4375* x 3835*	14'4"* x 12'7"*
			Bedroom 5	3175 x 2995	10'5" x 9'10"
			Bathroom	2620* x 4630	8'7"* x 15'2"

*Denotes maximum room dimensions.



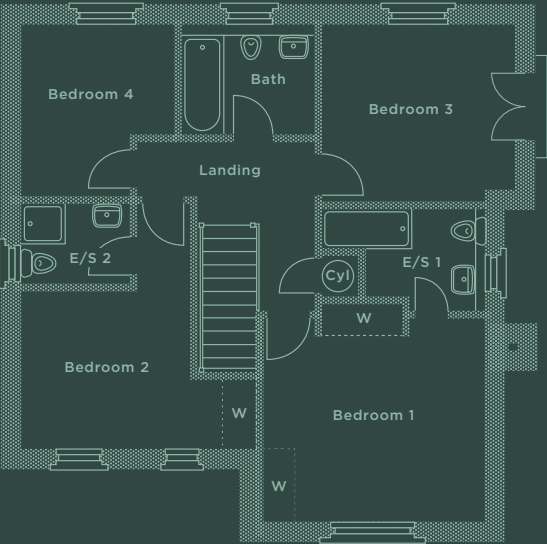
The Oxhill

The Oxhill stands tall and proud as a fantastic family home. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today’s lifestyle, with an open plan kitchen area and grand bi-fold doors leading to the garden and creating a light and spacious environment.

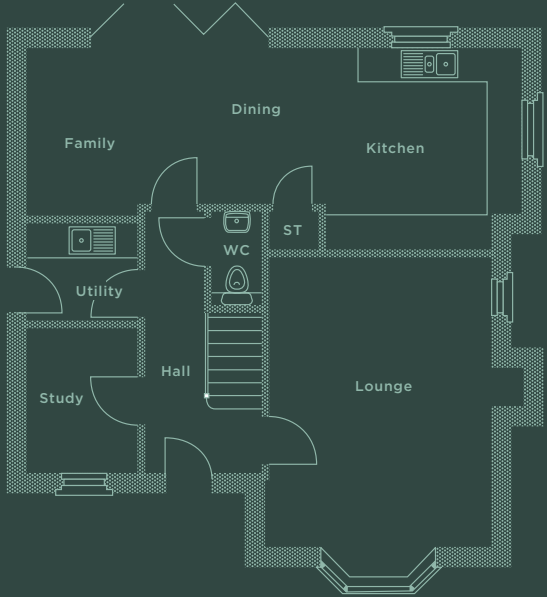
4 Bedrooms

1,498 total sq ft

Upstairs



Downstairs



Lounge	4000* x 5625*	13'1"* x 18'5"*	Bedroom 1	3970 x 3850*	13'0" x 12'8"*
Family/Dining/			Ensuite 1	2910* x 1925*	9'7"* x 6'4"*
Kitchen	8755 x 3550*	28'9" x 11'8"*	Bedroom 2	4155* x 4350*	13'7"* x 14'3"*
Study	1950 x 2550	6'5" x 8'4"	Ensuite 2	1915 x 1475	6'3" x 4'10"
Utility	1950 x 1700	6'5" x 5'7"	Bedroom 3	3465* x 3165*	11'4"* x 10'5"*
Cloaks/WC	890 x 1710	2'11" x 5'7"	Bedroom 4	2735* x 3065*	9'0"* x 10'1"*
Garage	5525 x 5415	18'2" x 17'9"	Bathroom	2375 x 1960	7'10" x 6'5"

*Denotes maximum room dimensions.



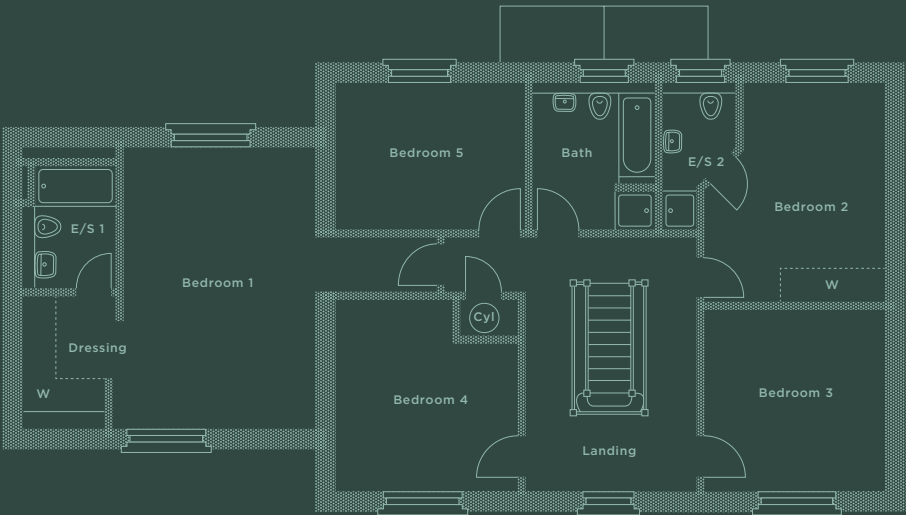
The Saunderton

The Saunderton has class and charm in abundance, with plenty of space making it the ideal family home. Its layout is carefully designed to fit around modern living.

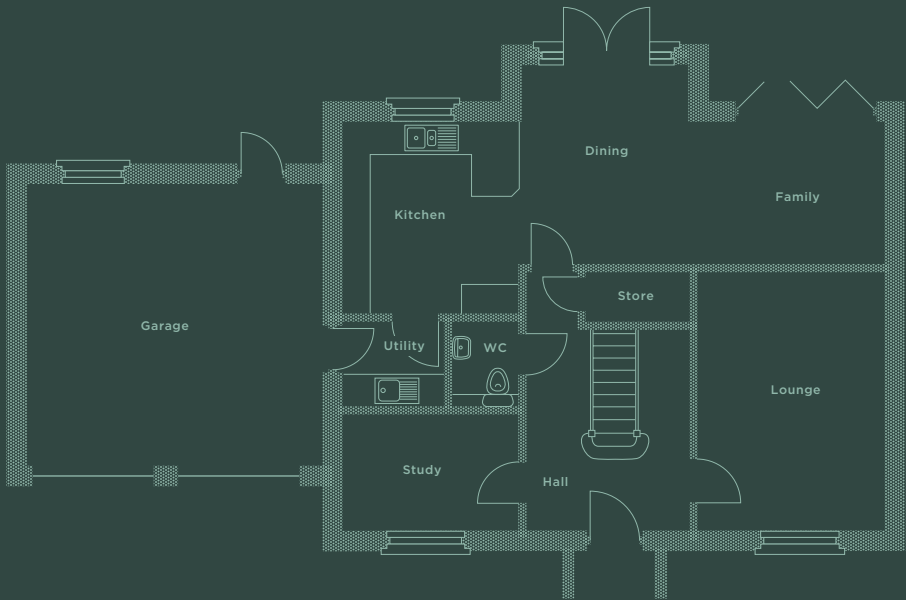
5 Bedrooms

2,128 total sq ft

Upstairs



Downstairs



Lounge	3575 x 4860	11'9" x 15'11"
Family	3725 x 2765	12'3" x 9'1"
Kitchen	3395 x 3710	11'2" x 12'2"
Dining	3280 x 3840	10'9" x 12'7"
Study	3395 x 2225	11'2" x 7'4"
Cloaks/WC	1280 x 1560	4'2" x 5'1"
Utility	1985 x 1560	6'6" x 5'1"
Garage	5610 x 5400	18'5" x 17'9"
Bedroom 1	3905* x 5350	12'10"* x 17'7"
Ensuite 1	1780 x 2365	5'10" x 7'9"
Dressing	1780* x 2200	5'10"* x 7'3"
Bedroom 2	3435* x 4195	11'3"* x 13'9"
Ensuite 2	1445* x 2820	4'9"* x 9'3"
Bedroom 3	3435 x 3485	11'3" x 11'5"
Bedroom 4	3435 x 3715*	11'3" x 12'2"*
Bedroom 5	3600 x 2820	11'10" x 9'3"
Bathroom	2345 x 2820	7'8" x 9'3"

*Denotes maximum room dimensions.



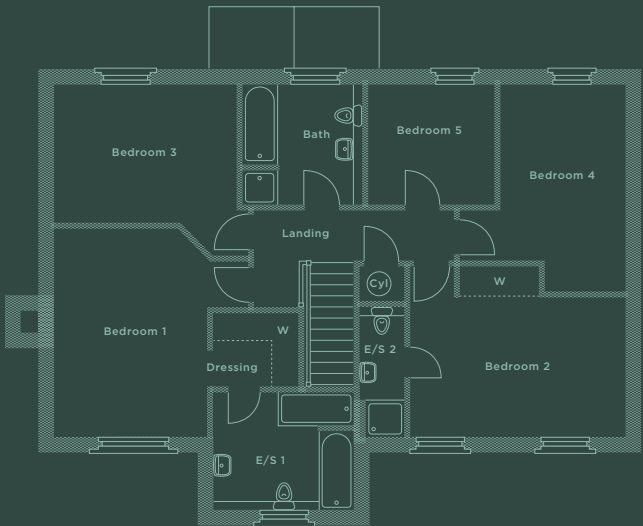
The Sunningdale

Standing tall and proud as a beacon of modern family living, The Sunningdale balances classic architecture with contemporary interiors, offering the very best of both worlds.

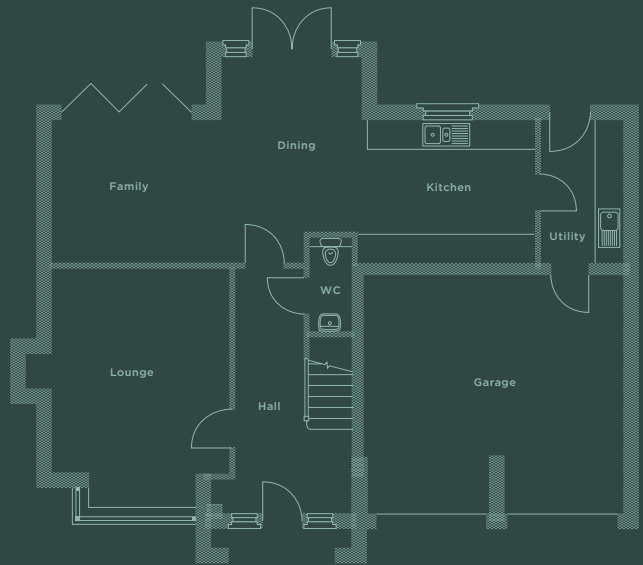
5 Bedrooms

1,824 total sq ft

Upstairs



Downstairs



Lounge	3750 x 5045*	12'4" x 16'7"	Bedroom 1	4115* x 4420*	13'6"* x 14'6"*
Family	3600 x 3000	11'10" x 9'10"	Ensuite 1	2930 x 2540	9'7" x 8'4"
Kitchen	3590 x 3000	11'9" x 9'10"	Dressing	1805 x 1565	5'11" x 5'2"
Dining	3050 x 4375*	10'0" x 14'4"	Bedroom 2	4530 x 3625*	14'10" x 11'11"
Utility	1760 x 3000	5'9" x 9'10"	Ensuite 2	1055 x 2765	3'6" x 9'1"
Cloaks/WC	900 x 2030	2'11" x 6'8"	Bedroom 3	3885 x 3625*	12'9" x 11'11"
Garage	5525 x 5050	18'1" x 16'7"	Bedroom 4	3530* x 4400*	11'7"* x 14'5"
			Bedroom 5	2715 x 2565	8'11" x 8'5"
			Bathroom	2580 x 2560	8'6" x 8'5"

*Denotes maximum room dimensions.



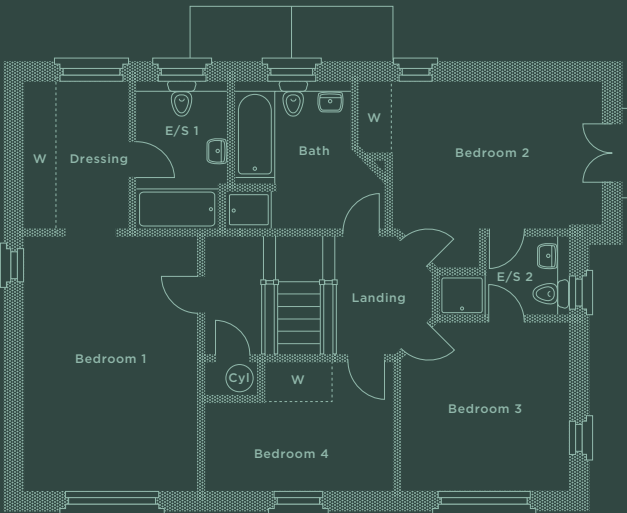
The Whitchurch

The stunning Whitchurch is everything you could hope for in a family home. Spacious, stylish and carefully designed to meet the needs of your lifestyle, it's no wonder it's such a popular choice.

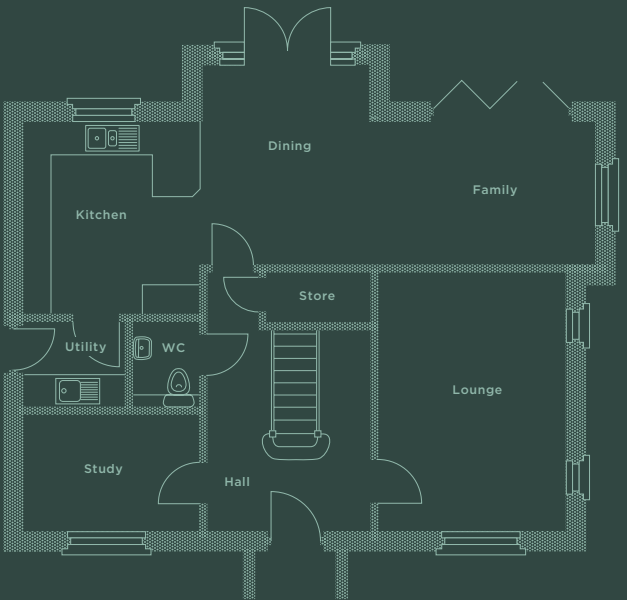
4 Bedrooms

1,831 total sq ft

Upstairs



Downstairs



Lounge	3575 x 4860	11'9" x 15'11"	Bedroom 1	3330 x 4860	10'11" x 15'11"
Kitchen	3395 x 3710	11'2" x 12'2"	Dressing	2020 x 2820	6'7" x 9'3"
Family	4280 x 2765	14'0" x 9'1"	Ensuite 1	1765 x 2820	5'9" x 9'3"
Dining	3280 x 3840	10'9" x 12'7"	Bedroom 2	4575* x 3680*	15'0"* x 12'1"*
Study	3395 x 2225	11'2" x 7'4"	Ensuite 2	2565* x 1655	8'5"* x 5'5"
Cloaks/WC	1280 x 1560	4'2" x 5'1"	Bedroom 3	3330* x 3165*	10'11"* x 10'5"*
Utility	1985 x 1560	6'6" x 5'1"	Bedroom 4	3555* x 2485*	11'8"* x 8'2"*
Garage	5525 x 5415	18'1" x 16'10"	Bathroom	3090* x 2820	10'2"* x 9'3"

*Denotes maximum room dimensions.



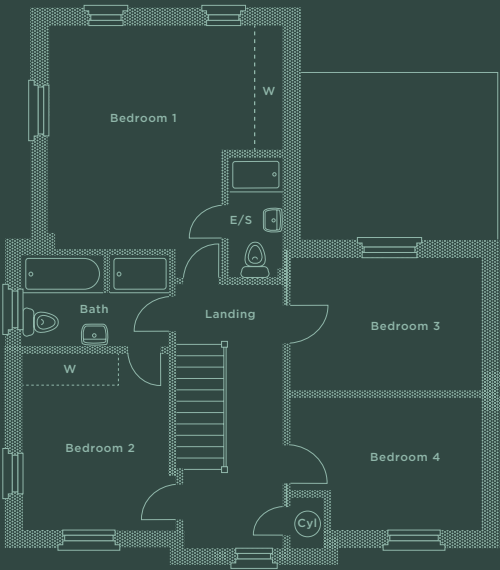
The Wimborne

The Wimborne rises above other family homes to offer unrivalled space and style. The innovative layout of this four bedroom home gives the whole family the flexibility to live life just how they choose.

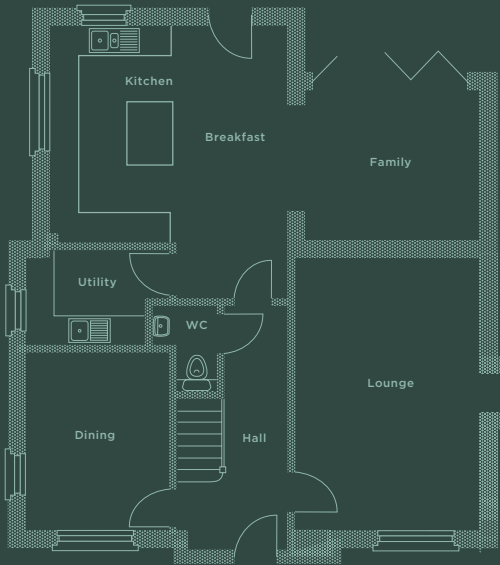
4 Bedrooms

1,796 total sq ft

Upstairs



Downstairs



Lounge	3770 x 5350	12'4" x 18'6"	Bedroom 1	4905* x 5265*	16'1"* x 17'3"*
Kitchen/ Breakfast	4905 x 5595*	16'1" x 18'4"*	Ensuite	1185 x 2415	3'11" x 7'11"
Family	3570 x 3125	11'9" x 10'3"	Bedroom 2	3240* x 3600	10'8"* x 11'10"
Dining	2950 x 3650	9'8" x 12'0"	Bedroom 3	3820 x 2780	12'6" x 9'1"
Utility	2950* x 1950	9'8"* x 6'5"	Bedroom 4	3820* x 2780*	12'6"* x 9'1"*
Cloaks/WC	1390* x 1780*	4'7"* x 5'10"*	Bathroom	3025 x 1965	9'11" x 6'5"
Detached Garage	5525 x 5415	18'1" x 16'10"	*Denotes maximum room dimensions.		
Attached Garage	4965 x 5985	16'4" x 19'8"			



What next?

If you can picture life at The Copse, it's time to start making it happen. We'd love to get to know you and help you find exactly what you're looking for. It all starts with a meeting with one of our experts to curate an experience just for you; from viewing, to loving, to living.

Find out more at shelbourneestates.co.uk

Notes.



A series of 15 horizontal lines for writing notes, spanning the width of the page.

