JUBILEE MEWS
DOWNLEY

A rare blend of timeless design,
village charm, and modern living.

Discover a collection of timeless homes in the heart of the Chilterns, where village charm meets modern luxury.

Set within the peaceful village of Downley, just outside of High Wycombe, Jubilee Mews is an exclusive collection of 14 beautifully crafted homes. Surrounded by the natural beauty of the Chiltern Hills, this unique development offers the perfect blend of rural character, architectural elegance, and everyday convenience.

Each home has been thoughtfully designed with modern lifestyles in mind, combining traditional materials and detailing with light-filled interiors, premium finishes, and generous living spaces. From welcoming entrance halls and spacious open-plan kitchens to tranquil bedrooms and private gardens, every element has been carefully considered to support a refined yet relaxed way of living.

Downley itself is a village full of charm, community spirit, and history, with a village green at its heart, well-trodden footpaths, and local pubs that make it feel like home from the moment you arrive. Whether you're a young professional seeking a more tranquil pace or a downsizer looking for comfort and quality, Jubilee Mews is a place to feel rooted, relaxed, and proud to call your own.

This is more than a new address, it's a lifestyle thoughtfully shaped by its setting.

SITE PLAN

FOURTEEN EXCLUSIVE PLOTS

A thoughtfully designed collection of 14 new homes offering a peaceful, private setting with timeless village character.

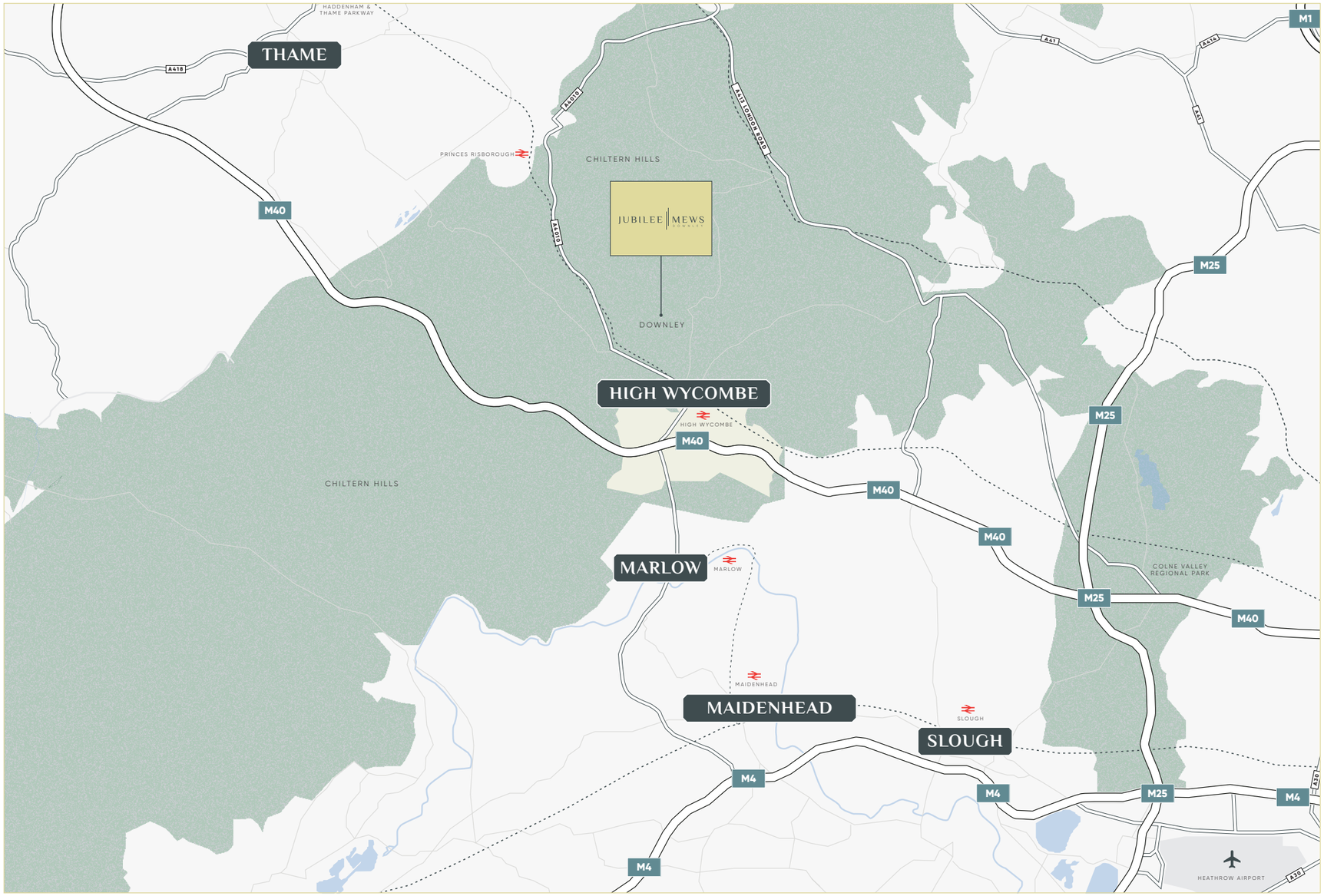
APERFECTBASE

Enjoy the tranquillity of countryside living without compromising on connectivity, convenience, or access to vibrant nearby towns.

While Jubilee Mews enjoys a peaceful position in the village of Downley, it offers exceptional connectivity and everyday convenience. Just a few minutes from the vibrant market town of High Wycombe, residents benefit from a wide selection of local amenities. From independent cafes and boutiques to supermarkets, gyms, and medical facilities. The town's bustling centre also features the Eden Shopping Centre, a multiplex cinema, and a lively arts scene, perfect for weekend entertainment.

For travel further afield, High Wycombe railway station is just a short drive away, offering direct services to London Marylebone in under 30 minutes, ideal for commuters or spontaneous trips to the capital. The nearby M40 ensures seamless road connections to Oxford, Birmingham, and Heathrow Airport.

Surrounding Jubilee Mews is some of the most picturesque countryside in the South East. The rolling Chiltern Hills, a designated Area of Outstanding Natural Beauty, provide endless opportunities for walking, cycling, and wildlife watching, all right on your doorstep. Whether you're heading into the city or escaping to nature, Jubilee Mews offers the perfect balance of both worlds.



*Fastest travel time taken from High Wycombe staton, based on a weekday journey at 8am. Source: www.google.com
Map is not to scale, indicative only. Locations are approximate only

London Marylebone
32 minutes by train*

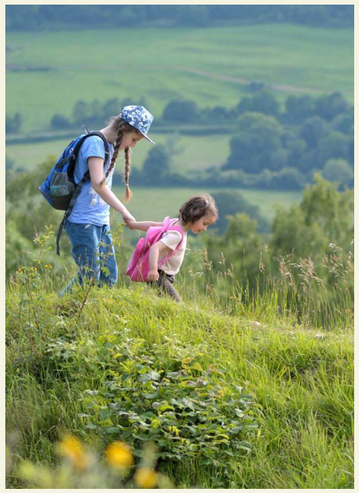
Oxford City Centre
28 miles by car

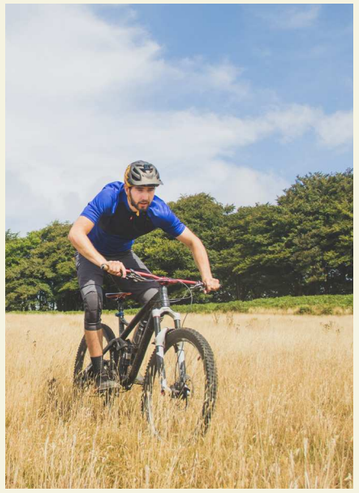
Central London
30 miles by car
(to Paddington)

Heathrow Airport
22 miles by car

BALANCED LIVING

Life at Jubilee Mews means embracing the outdoors, connecting with nature, and enjoying everything the Chilterns have to offer.





Set against the backdrop of the beautiful Chiltern Hills, Jubilee Mews is perfectly positioned for a life filled with fresh air and freedom. Weekend walks along scenic trails, morning runs through rolling fields, or quiet afternoons exploring ancient woodlands are all part of daily life here. The surrounding countryside is ideal for cycling, horse riding, and outdoor adventures, with numerous footpaths, nature reserves, and National Trust sites just minutes away.

From summer picnics in Hughenden Park to browsing the markets of nearby Marlow or enjoying a glass of wine in a local pub garden, the area is alive with things to see, do and savour. Whether you're seeking tranquillity or a more active pace, Jubilee Mews offers countless ways to unwind, recharge, and make the most of every season, all within moments of your front door.

A MATTER OF TASTE

From award-winning gastropubs to hidden village gems, the local area is rich in places to eat, drink, and enjoy time together.

Living at Jubilee Mews means you're never far from something delicious. Downley's own Le De Spencers Arms is a favourite among locals, offering hearty meals and a friendly atmosphere. A short drive brings you to traditional pubs, stylish cafés, and countryside inns serving seasonal menus and local produce.

Food lovers will also enjoy easy access to Marlow, home to a thriving food scene and renowned restaurants such as The Hand & Flowers, the UK's only two-Michelin-starred pub, and the Compleat Angler, perched on the bank of the River Thames. Whether it's a quick lunch, a family dinner, or a leisurely weekend brunch, you'll find dining experiences to suit every mood and occasion.

A BRIGHT FUTURE

With excellent schools and world-class universities nearby, Jubilee Mews is perfectly placed for families at every stage.

Families settling at Jubilee Mews will find a strong selection of educational opportunities close to home. Downley is home to well-regarded primary schools, while High Wycombe offers a choice of grammar and independent options, including the Royal Grammar School and Wycombe Abbey, both known for their academic excellence.

Further education is just as accessible, with Buckinghamshire New University nearby and the University of Oxford within easy reach. A number of well-established nurseries and early years settings also serve the local area, making Jubilee Mews a practical and inspiring base for young families. Whether you're planning for little ones starting out or teenagers preparing for the next step, Jubilee Mews offers peace of mind, with quality education for every stage of life, all in a location that supports growth, confidence, and opportunity.

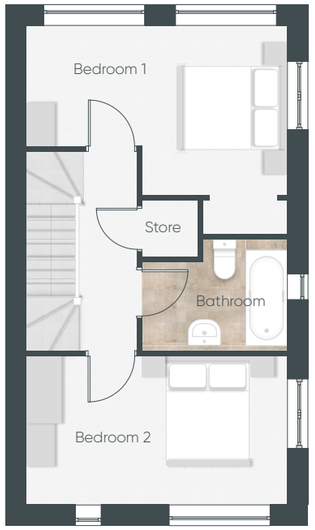
THE HAREBELL

A spacious and flexible three-bedroom home arranged across three floors, offering contemporary open-plan living and a private top floor suite.

This thoughtfully designed home is ideal for modern lifestyles, with a bright and airy ground floor that brings together a sleek kitchen, open-plan living and dining space, and french doors leading out to the garden – perfect for relaxed entertaining or everyday family life. The first floor includes two well-proportioned bedrooms and a family bathroom, along with additional storage space for added convenience. Upstairs, the second floor reveals a beautifully private principal bedroom complete with its own en suite and built-in storage – creating a calm, elevated retreat away from the main living areas. With its handsome exterior, traditional pitched rooflines and quality finish throughout, this home blends timeless character with practical comfort.

GROUND FLOOR PLAN

Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living Room	4.64m x 5.38m	15'3" x 17.8'0"
W/C	2.15m x 0.94m	7'1" x 3'1"
Store	2.52m x 0.94m	8'3" x 3'1"



FIRST FLOOR PLAN

Bedroom 1	4.64m x 3.03m	15'3" x 9'11"
Bedroom 2	4.64m x 2.75m	15'3" x 9'0"
Bathroom	2.59m x 1.9m	8'6" x 6'3"
Store	1m x 0.99m	3'3" x 3'3"

SECOND FLOOR PLAN

Bedroom 3	5.82m x 4.64m	19'1" x 15'3"
En Suite	3.64m x 2.53m	11'11" x 8'3"
Store	1.46m x 0.9m	4'9" x 2'11"

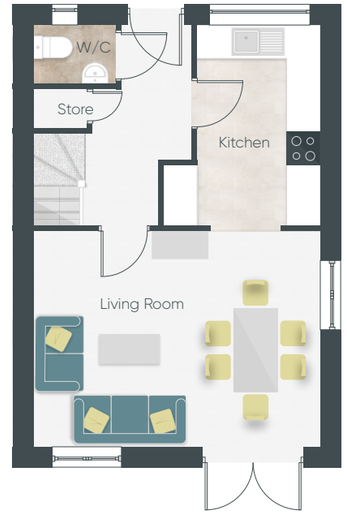
THE SORRELL

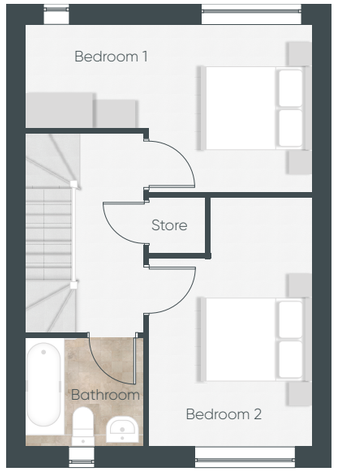
A beautifully arranged three-bedroom home set over three floors, combining classic architecture with generous, contemporary living spaces.

This elegant home offers a versatile layout ideal for growing families, couples or downsizers who value comfort and space. The ground floor features a stylish open-plan kitchen and dining area, flowing seamlessly into the living room with French doors that open onto the garden, creating a bright and sociable heart of the home. Upstairs, two well-proportioned bedrooms share a spacious family bathroom, while thoughtful storage solutions are integrated throughout. On the top floor, the luxurious principal bedroom enjoys complete privacy, complete with a modern en suite and dressing area – perfect for creating a calm, personal retreat. With its traditional exterior detailing and carefully considered interior layout, this home brings together character, convenience and timeless appeal.

GROUND FLOOR PLAN

Kitchen	3.6m x 2.83m	11'10" x 9'3"
Living Room	5.17m x 3.86m	16'11" x 12'8"
W/C	1.51m x 1.05m	4'11" x 3'5"
Store	1m x 0.7m	3'3" x 2'4"



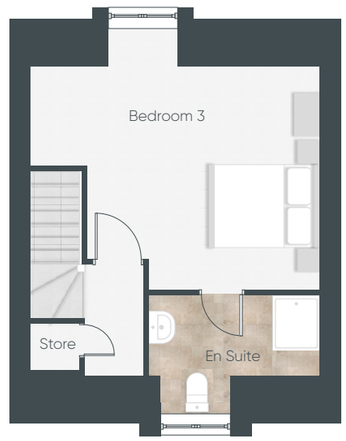


FIRST FLOOR PLAN

Bedroom 1	5.17m x 3m	16'11" x 9'10"
Bedroom 2	4.46m x 2.92m	14'8" x 9'7"
Bathroom	2.15m x 1.95m	7'1" x 6'5"
Store	1m x 1m	3'3" x 3'3"

SECOND FLOOR PLAN

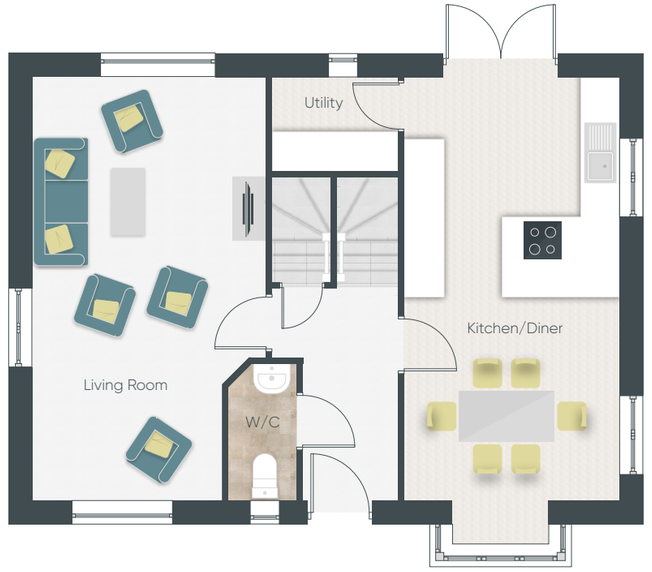
Bedroom 3	5.17m x 4.87m	16'11" x 15'11"
En Suite	3.02m x 2.32m	9'11" x 7'7"
Store	0.96m x 0.9m	3'2" x 2'11"



THE CLOVER

A beautifully proportioned four-bedroom home offering generous family living, stylish design, and a prime corner plot outlook.

This impressive detached home offers a wonderfully spacious and balanced layout, perfectly suited to growing families or those who simply enjoy a little more room to breathe. The ground floor centres around a large, light-filled kitchen and dining space with French doors to the garden — ideal for everyday living and entertaining alike — complemented by a separate, elegant dual aspect living room. A utility room and downstairs WC add extra practicality. Upstairs, four comfortable bedrooms are arranged around a central landing, including a luxurious principal suite with an en suite bathroom, while a sleek family bathroom serves the remaining bedrooms. Finished with timeless red brick, gabled detailing and a welcoming bay window, this is a home that offers both style and substance in equal measure.



GROUND FLOOR PLAN

Kitchen/Diner	7.34m x 3.37m	24'1" x 11'1"
Living Room	6.67m x 3.67m	21'11" x 12'0"
W/C	2.14m x 1.05m	7'0" x 3'5"
Utility	1.96m x 1.47m	6'5" x 4'10"

FIRST FLOOR PLAN

Bedroom 1	3.8m x 3.4m	12'6" x 11'2"
Bedroom 2	3.7m x 3.42m	12'2" x 11'3"
Bedroom 3	3.71m x 3.57m	12'2" x 11'8"
Bedroom 4	3.22m x 2.77m	10'7" x 7'0"
Bathroom	2.15m x 2.13m	7'1" x 7'0"
En Suite	1.96m x 1.53m	6'5" x 5'0"

QUALITY IN EVERY DETAIL

The interiors have been carefully selected to exude elegance and luxury.

KITCHEN

•Flat handleless kitchens in soft neutral colours

Quartz worksurfaces and upstands

Appliance package to include;

Bosch double or single electric oven (dependant on plot)

Bosch induction hob with integral extract (dependant on plot)

Bosch extractor (dependant on plot)

Indesit fully integrated 70/30 fridge freezer

Indesit fully integrated dishwasher

Indesit fully integrated washer/dryer in plots without a separate utility

UTILITY

Cabinets to match kitchen

Quartz worksurfaces and upstands (dependant on plot)

Provision for washer dryer

BATHROOMS & EN SUITES

Contemporary sanitaryware and tapware

Vanity Units

Wall mounted thermostatic shower valve with riser kit

Modern close coupled toilet, with soft close seat and cover

Heated towel rail

Full height tiling to wet areas with tiling to washbasin and WC

MECHANICAL & ELECTRICAL

Air source heat pump by Mitsubishi (or similar)

Unvented hot water cylinder with integrated immersion

Underfloor heating to ground floor, with zoned control

Steel panelled radiators with thermostatic controls and digital programmer

Low energy, LED downlighting and pendant lighting throughout

Fibre to the premises for internet connection

Ring smart doorbell or similar

TV and BT points to kitchen, living room and bedroom 1

Extractor fans to bathrooms and cloakroom

Smoke detection in halls and landings

Heat detection in kitchens

Electric vehicle charging points

External lighting

INTERNAL FIXTURES & FITTINGS

Painted single panelled internal doors with high quality chrome finished door furniture

Amtico flooring to hall, kitchen, utility, bathrooms and cloakroom

Premium wool twist carpet on premium underlay to bedrooms, stairs, landings and living areas

Neutral wall colour to walls

EXTERNAL FINISHES

Double glazed uPVC windows in white

Traditional brickwork in red brick with cast stone window heads and cills

Roof tiles

Permeable block paved road and driveways

External tap

Turfed garden spaces

Block paved patios and paths

Timber boundary fencing

Bin and bike storage sheds

WARRANTY

10-year Q Policy Warranty, by Q Assure

BUYING A LUCY HOME

We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

RESERVATION

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £1,000 is payable, which forms part of the purchase price.

Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf.
If the property is complete, a fixed completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

KEEPING YOU INFORMED

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

PEACE OF MIND

All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by Q Assure who provide the 10 year structural warranty for your home.

MOVING IN & SETTLING IN

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries

WARRANTY

10 year Q Assure guarantee.

A GREEN JUBILEE MEWS

Our homes are built with future generations in mind, incorporating sustainable initiatives to create communities that prioritise people's well-being while leaving a positive impact for years to come.

AIR SOURCE HEAT PUMP

Air source heat pumps fitted in all of our homes - no fossil fuels

FIBRE OPTIC BROADBAND

Fibre optic broadband ready

ELECTRIC CAR CHARGING

EV charging designed to minimize your carbon footprint

ENERGY PERFORMANCE

New build homes use 65% less energy potentially saving you £979 per year*

UNDERFLOOR HEATING

Enhanced comfort & efficiency, leading to less dust movement

WATER EFFICIENCY

Water-efficient baths, toilets & flow restrictors on taps

RENEWABLE ENERGY

Our homes are renewable energy ready

NATURE'S FUTURE

We are committed to include nature-led sustainable features

*Source gov.uk

CONTACT US

For more information, please contact our selling agents

TIM RUSS & Company

01494 715544

hazlemere@timruss.co.uk

www.timruss.co.uk

5 PENN RD, HAZLEMERE, HIGH WYCOMBE HP15 7LN

THE Q POLICY

Lucy Developments

NEW HOMES QUALITY CODE

www.lucydevelopments.co.uk

Please Note These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander around the site unaccompanied. Interior and exterior property images are computer generated impressions and subject to change. Map not to scale. Mapping contains OS data © Crown copyright [and database right] (2019).

JUBILEE MEWS
DOWNLEY

Lucy Developments