



PEGASUS
PLACE

PITSTONE



A property developer of real substance



Introducing Laxton Properties' latest development: Five exceptional homes in the village of Pitstone, Buckinghamshire, in close proximity to the historical Ridgeway walk and breathtaking views at Ivinghoe Beacon.

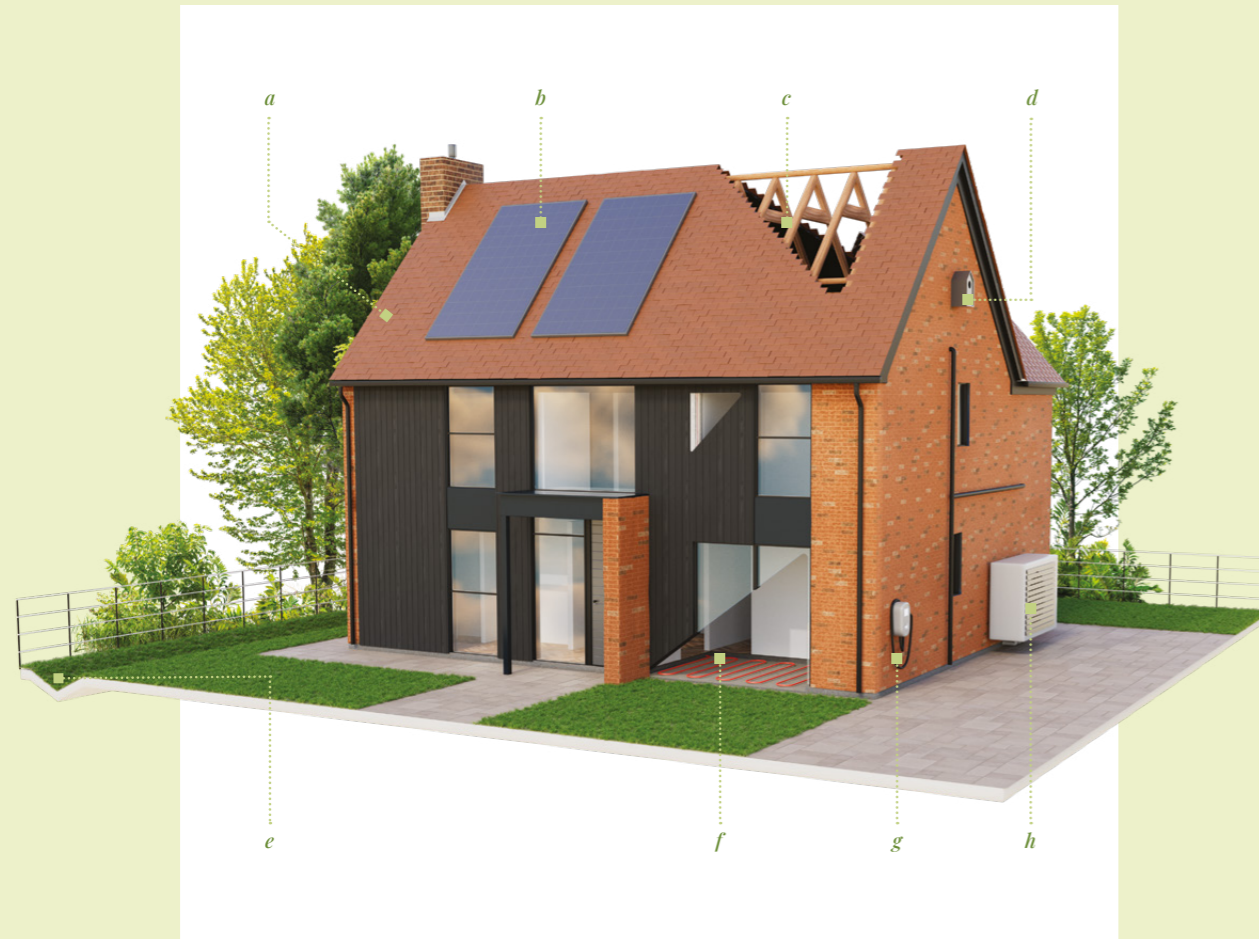
Our commitment to unparalleled standards is reflected in every aspect of these residences, from their exquisite design and meticulous craftsmanship to their sustainable and energy-efficient features.

Laxton Properties is an award winning independent property development company, led by Giles Holder and Ed Whetham. Based in Berkhamsted, Hertfordshire, we are a homebuilder of choice in the South-East, successfully delivering positive development since 2008. Our focus and passion is creating attractive, high quality, well-built homes in desirable locations that offer a great place to live for residents and a positive legacy for landowners.



Pegasus Place has been named after the weather vane that sat atop the barn that was previously on the site. That weather vane in turn commemorated the battle of Pegasus Bridge, which played an important part in the success of the D-Day Landings and in which one of the original landowners of the site took part.

Typical Laxton Properties home features



- | | |
|---------------------------------------|--|
| <i>a</i> EPC A Rated Construction | <i>e</i> Sustainable Urban Drainage Systems (SUDS) |
| <i>b</i> Solar Panels | <i>f</i> Underfloor Heating |
| <i>c</i> Attic Trusses (Loft Storage) | <i>g</i> Car Charging |
| <i>d</i> Biodiversity Net Gain | <i>h</i> Air Source Heat Pumps |

Taking sustainability seriously

We are passionate about delivering sustainable homes and minimising the environmental impact of development. Our commitment to leading the way in sustainability and energy efficiency is exemplified by our use of renewable energy sources, Air Source Heat Pumps, underfloor heating and high levels of insulation to minimise heat loss, sustainable urban drainage systems, electric car charging points and high-quality landscaping. All properties benefit from an 'A' Rated Energy Performance Certificate (EPC) as an assurance of excellent energy-efficiency.

Ten year warranty

For your peace of mind, all our new homes benefit from an independent 10-year insurance backed structural warranty. For full details, please refer to the warranty policy.



Attention to detail

Our passion for property development is reflected in our determination to deliver the highest quality design and finish in every one of our properties. Precision crafted with attention to even the smallest detail of form and function on homes that will stand the test of time.

A bigger picture

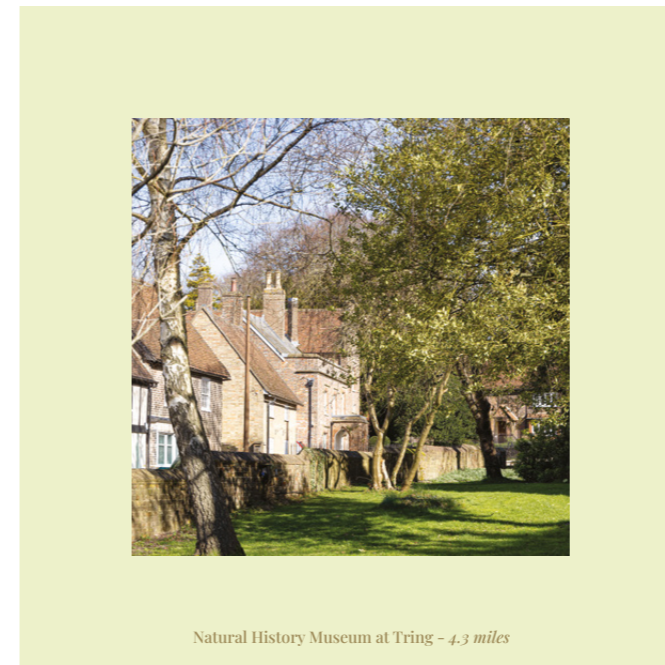
We are in the fortunate position to be able to provide financial support to a range of local and international causes and charities and have made the commitment to give away 10% of our net profit each year. As a part of this, all staff members have an annual giving allowance so that they can direct donations towards good causes that they are personally passionate about.



Tring Reservoirs - 2 miles



High Street, Tring - 4 miles



Natural History Museum at Tring - 4.3 miles

Unique & special

The village of Pitstone offers a refined blend of historic charm and modern rural living. With Anglo-Saxon origins and a mention in the Domesday Book, it is valued today for its peaceful atmosphere, scenic surroundings and desirable village lifestyle.

Set in the Buckinghamshire countryside at the foot of the Chiltern Hills, Pitstone enjoys open green spaces, far-reaching views and direct access to excellent walking routes. Its proximity to the Ridgeway National Trail and Ivinghoe Beacon enhances its appeal, offering striking chalk ridge landscapes and opportunities for walking, cycling and outdoor exploration.

A strong sense of community defines village life, with shared amenities alongside neighbouring Ivinghoe, local clubs and year-round activities creating a welcoming environment. The surrounding area also features charming country pubs, cafés and relaxed rural spaces.

Historic features such as the National Trust-owned Pitstone Windmill, one of Britain's oldest, add to the village's character, while areas like Church End and nearby footpaths provide picturesque spots to explore.

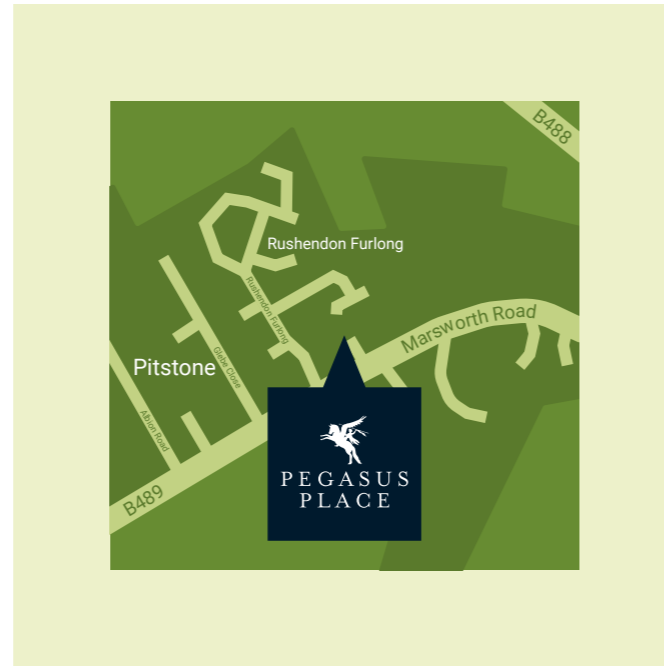
Combining natural beauty, heritage and community spirit, Pitstone offers an exceptional countryside lifestyle with modern convenience.

The location

Pitstone, Buckinghamshire enjoys a well-connected setting at the foot of the Chiltern Hills, close to Ashridge Estate, the Ridgeway Trail and Ivinghoe Beacon. Surrounded by open countryside, it offers miles of walking routes and striking landscapes, balancing rural tranquillity with outdoor adventure.

Nearby Tring and Berkhamsted provide boutique shopping, dining and leisure options, while Tring Station offers fast links to London. Everyday needs are met in neighbouring Ivinghoe, with additional supermarkets and services in Tring and Aylesbury.

Families benefit from well-regarded schools, including Brookmead Primary, alongside strong secondary options. With a welcoming community, local amenities and essential services nearby, Pitstone combines countryside living with modern convenience.



Travel times

By train from Tring

Wembley Central
35 minutes

London Euston
40 minutes

London Kings Cross
60 minutes

London Canary Wharf
87 minutes

Heathrow Airport
110 minutes

By car

Luton Airport
30 minutes

Milton Keynes
35 minutes

Heathrow Airport
45 minutes

Oxford
55 minutes

Gatwick Airport
100 minutes

Pegasus Place, 87 Marsworth Road, Pitstone



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Site Plan



- Plot 1
3 Bedroom Home
- Plots 2 & 3
3 Bedroom Homes
- Plots 4 & 5
4 Bedroom Homes

Plot 1

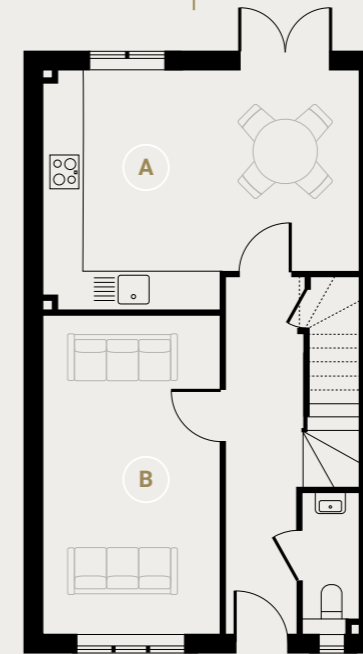


Key details

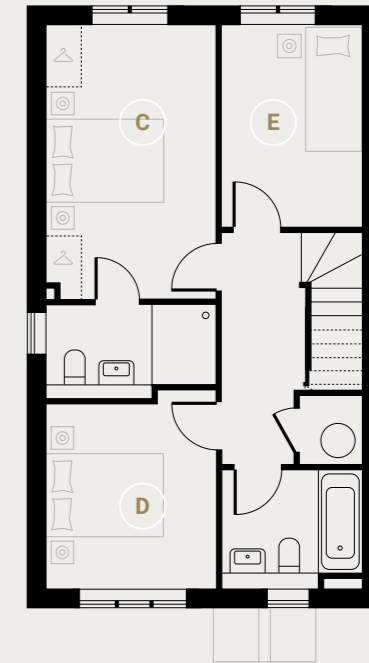
- 3 Bedrooms
- 1,063sqft / 98.8m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions

Ground floor



First floor



Kitchen / Dining Area
17' 1" x 13' 1" / 5.2m x 4.0m

A

Lounge
9' 6" x 17' 1" / 2.9m x 5.2m

B

Principal Bedroom
9' 2" x 14' 9" / 2.8m x 4.5m

C

Bedroom 2
9' 2" x 9' 10" / 2.8m x 3.0m

D

Bedroom 3
7' 7" x 10' 10" / 2.3m x 3.3m

E

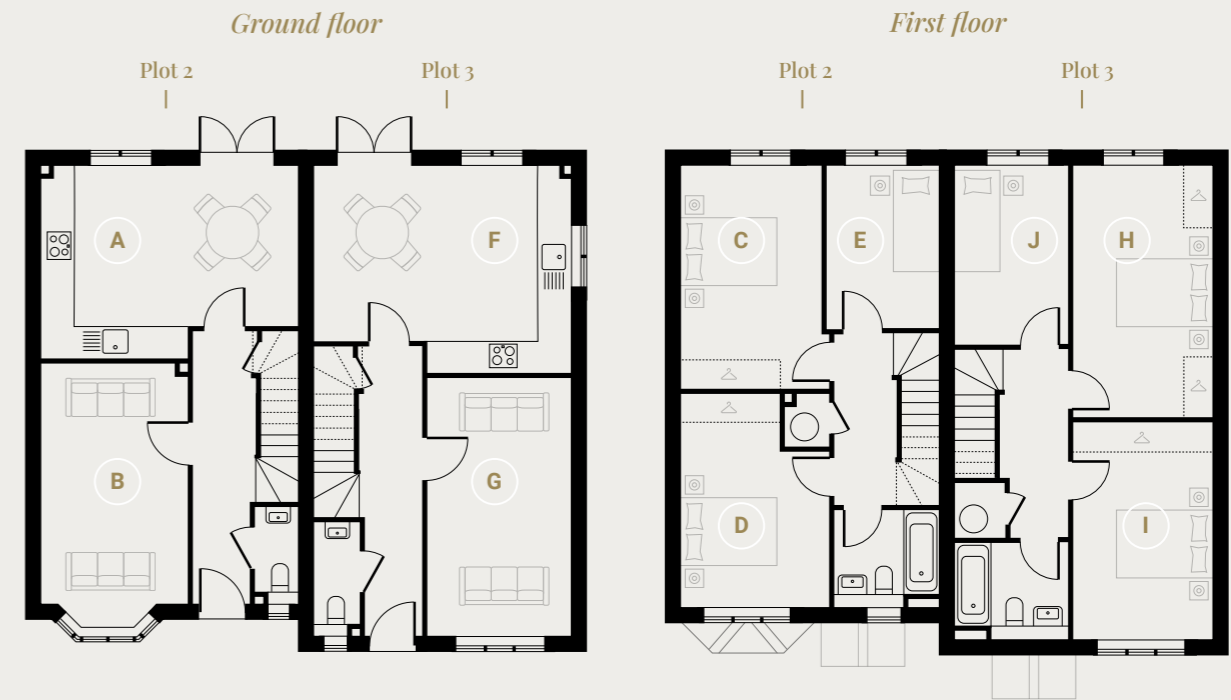
Plots 2 & 3



Key details

- 3 Bedrooms
- Plot 2 – 1,031sqft / 95.8m²
- Plot 3 – 1,089sqft / 101m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions



Plot 2

- Kitchen / Dining Area**
17' 5" x 12' 10" / 5.3m x 3.9m A

- Lounge**
9' 6" x 17' 5" / 2.9m x 5.3m B

- Principal Bedroom**
9' 2" x 14' 5" / 2.8m x 4.4m C

- Bedroom 2**
9' 10" x 14' 1" / 3.0m x 4.3m D

- Bedroom 3**
7' 7" x 10' 6" / 2.3m x 3.2m E

Plot 3

- Kitchen / Dining Area**
17' 1" x 13' 9" / 5.2m x 4.2m F

- Lounge**
9' 6" x 17' 1" / 2.9m x 5.2m G

- Principal Bedroom**
9' 2" x 16' 9" / 2.8m x 5.1m H

- Bedroom 2**
9' 2" x 14' 5" / 2.8m x 4.4m I

- Bedroom 3**
7' 7" x 11' 6" / 2.3m x 3.5m J

Plot 4 & 5



Key details

- 4 Bedrooms
- Plot 4 – 1,326sqft / 123m²
- Plot 5 – 1,412sqft / 131m²
- EV charging point
- 2 parking spaces
- Air Source Heat Pump
- Solar panels

Floor plans & dimensions

Plot 4

Kitchen / Dining Area
17' 5" x 12' 10" / 5.3m x 3.9m **(A)**

Lounge
9' 6" x 17' 5" / 2.9m x 5.3m **(B)**

Bedroom 2
9' 10" x 14' 5" / 3.0m x 4.4m **(C)**

Bedroom 3
9' 10" x 14' 1" / 3.0m x 4.3m **(D)**

Bedroom 4
6' 11" x 10' 6" / 2.1m x 3.2m **(E)**

Principal Bedroom
13' 9" x 16' 1" / 4.2m x 4.9m **(F)**

Plot 5

Kitchen / Dining Area
17' 1" x 14' 1" / 5.2m x 4.3m **(G)**

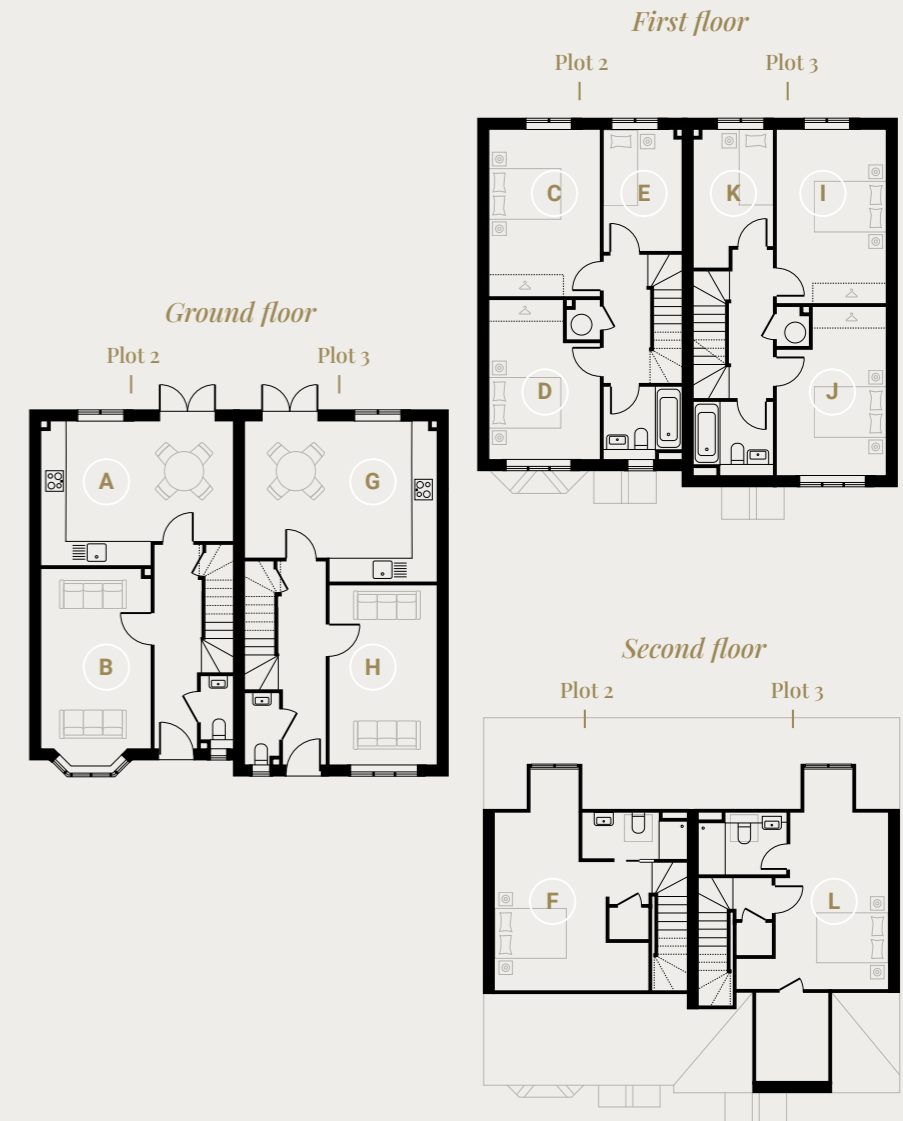
Lounge
9' 6" x 16' 1" / 2.9m x 4.9m **(H)**

Bedroom 2
9' 6" x 14' 9" / 2.9m x 4.5m **(I)**

Bedroom 3
9' 6" x 15' 5" / 2.9m x 4.7m **(J)**

Bedroom 4
6' 11" x 12' 2" / 2.1m x 3.7m **(K)**

Principal Bedroom
9' 10" x 15' 9" / 3.0m x 4.8m **(L)**



Pegasus Place *Specification*

Kitchen

- Units: Leicht kitchen units in a variety of selected colours.
- Sinks: Blanco 1.5 bowl stainless steel undermount.
- Taps: Blanco Stainless Steel Mixer Tap.
- Appliances: Bosch induction hob, hood, oven, microwave oven, 70/30 fridge/freezer, dishwasher and integrated recycling bins.
- Worktop: 20mm Quartz with 120mm upstands and full height Quartz splashback behind hob
- Lighting: LED under cupboard strip lighting.

Staircase

- Oak handrails and newel caps, white painted strings and aprons and glass balustrades.

Bathrooms

- Bath: Bagnodesign built in baths with shower over, Bagnodesign mixer taps.
- Showers: Merlyn shower screens, low profile trays, Bagnodesign rail shower heads.
- Basin and vanity units: Bagnodesign vanity, basins and deck mounted mono basin mixer fitted throughout.
- WC: Bagnodesign back to wall rimless wc with slim soft close seat, concealed cistern and dual flush plate.
- Towel rail: Bagnodesign heated towel rail installed in every bathroom.
- Tiling: Porcelanosa tiling with feature tiles to walls.

Pegasus Place *Specification*

Flooring

- Moduleo LayRed luxury vinyl tile flooring, installed as standard to kitchen/diners, ground floor hallways, WCs, and first floor bathrooms. Carpets to be supplied and installed by customers in bedrooms, living rooms, studies, and landings, available as an optional extra pre-completion.

Doors & Ironmongery

- Internal doors: Todd Doors pre-finished oak 35mm doors.
- Handle: high quality chrome lever handles.

Decoration

- Dulux Contract matt emulsion walls in white.
- Skirting & Architrave to be painted in White Dulux Satinwood. 144mm stepped skirting, 69mm stepped architrave.

Lighting

- Aurora standard dimmable LED downlights, warm white.

Heating & Hot Water

- Air source heat pumps with hot water cylinder.
- Solar PV panels with export capability.

External Construction

- Timber frame cavity wall clad in brickwork.
- Brickwork: Michelmersh Freshfield Lane, Rural Multi.
- Roof tiles: Marley Ashmore Interlocking Double Plain Tiles, Old English Dark Red.
- Agate Grey Soffits, Fascia and Barge Boards
- Window/doors: U-PVC double glazed in Agate Grey.

Pegasus Place *Specification*

Rainwater Goods

- U-PVC: Black.

Paths & Terraces

- Light grey Marshalls Indian Sandstone (600x900).

Driveways

- Purbeck Permeable Block Paving.

Roads

- Tarmac.

Fencing

- 1.8m close board fence with rails and cappings.

Parking

- Two parking spaces, with single accessible 4g wifi enabled 7kW electric vehicle charger.

Services

- Mains Electric and Water (no gas). FTTP superfast fibre broadband. TV aerials and Sky capability.
- Pre-plumbed for future connection of water softener

Front Doors

- Contemporary composite front doors, PAS 24 rated.

External Lighting

- Minerva outdoor wall light with PIR sensor.

Landscaping

- Semi-mature planting to communal areas. Turf lawns laid to front and rear gardens.

Safety & Security

- Heat/smoke alarms.
- Regulation compliant detectors.
- NACOSS approved intruder alarms.

What you can expect

At Laxton Properties we strive to make your new home purchase and move as simple and straightforward as possible. We want to deliver to you a high-quality home that you and we can be proud of. Our Customer Care Charter sets out the level of service, standards and experience that you can expect from Laxton Properties.

Before reserving your new home we will take you through the property specification, layout and building warranty. We will also explain to you any service charges if applicable.

The sales process will be friendly and informative and our company representatives will support and guide you through. They will also keep you updated on the progress of your new home.

Before you move into your new Laxton home you will be invited to attend a New Home Demonstration.

During this meeting you will be taken through your Home Information Pack and the workings of your new home will be explained to you. You will also have the opportunity to check your new home thoroughly.



On the day of legal completion a Laxton Properties representative will meet you at your home to welcome you. A formal handover will take place to give you your keys and to record all your utility meter readings.

Once you have moved in Laxton Properties will remain available to deal with any queries that you may have about your new home.

Laxton Properties provides a 2-year warranty for any defects from the date on your warranty certificate. Your home will also be covered by a 10-year insurance backed warranty covering the structural integrity of your new home.



*Recent winner of 'Best Development' & 'Best Small Developer'
at the 2025 Hertfordshire Residential Development Awards*

Discover more

Please contact Laxton Properties for more information or to
arrange a viewing at Pegasus Place.

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www.laxtonproperties.co.uk



The details in this document are designed to give you a general idea of what the final product will look like. Because we're always working to improve, some things may change along the way. While we do our best to match the materials as shown, there might be times when we'll need to substitute them with something just as good. Rest assured, we'll always aim to keep you informed of any changes.

Please note, these details and CGI's are for guidance and shouldn't be taken as exact facts. We encourage you to check everything thoroughly, either by visiting or asking questions to make sure you're happy with the information.

This document isn't a contract or a guarantee. The dimensions provided on our plans might have small differences in reality, so please don't use them for exact measurements like carpet sizes or fitting furniture.



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