

OXLEY HILLS

MILTON KEYNES BUCKINGHAMSHIRE

Charles Church



CHARLES CHURCH

WELCOME TO OXLEY HILLS

MILTON KEYNES BUCKINGHAMSHIRE



Charles Church is delighted to present Oxley Hills, a collection of contemporary and traditionally styled homes in this highly sought after area. The development is located to the south west of Milton Keynes town centre - a vibrant place to live with much to enjoy.

Both sporting and leisure pursuits are combined in indoor complexes such as the wonderful "Xscape" building housing a sixteen screen cinema, ten-pin bowling, real snow ski-slope and numerous shops and restaurants. The recently built theatre rivals the best that the west end can offer and the "Centre MK" boasts a rich tapestry of small shops and arcades harmonising with department stores such as John Lewis, Debenhams and high street chain stores.

To the east of the centre is the beautifully landscaped Campbell Park which plays host to many events including open air concerts and plays. On the eastern edge is the cricket pitch, Grand Union Canal and "Gulliver's Land" theme park. The much visited Woburn Safari Park is located approximately ten miles to the southeast.

Every sporting activity is catered for including superb golf courses, horse riding, roller skating, watersports (ski-tow at Willen Lake), tennis, squash and private membership health and leisure clubs.

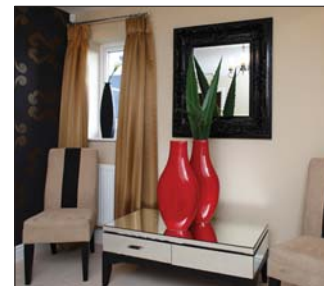
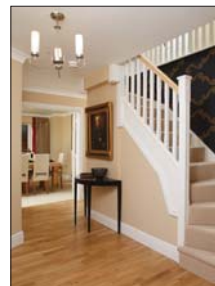
The M1, A5 and A421 provide convenient access to London, Oxford, Buckingham and Northampton. Milton Keynes has a regular train service to London Euston (40 mins approx) whilst the airports serving London and Birmingham should be within an hour and a half drive.

Oxley Hills is a great place to make your home, it reflects the stylish surroundings and modern urban lifestyles which are the essence of living in Milton Keynes.

Local Information

Approximate travelling distances from Oxley Hills:

Central Milton Keynes	3 miles
Bletchley	5 miles
Northampton	22 miles
Cambridge	50 miles
Luton	24 miles
Central London	56 miles

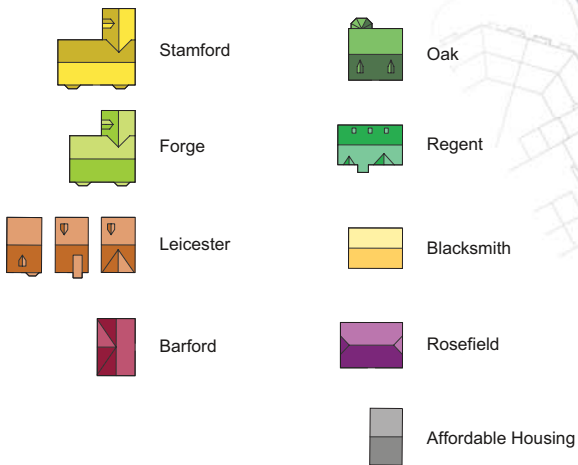




OXLEY HILLS SITE PLAN

A SELECTION OF 2, 3, 4 AND 5 BEDROOM HOMES

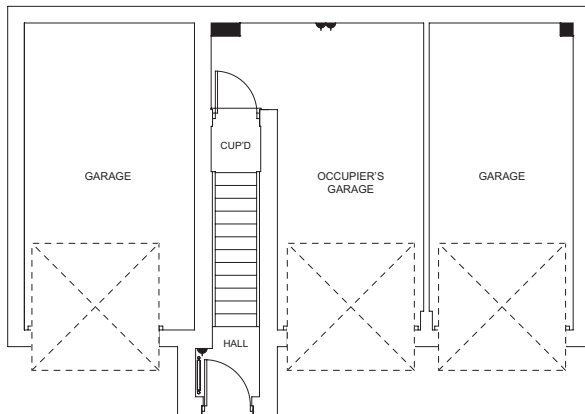
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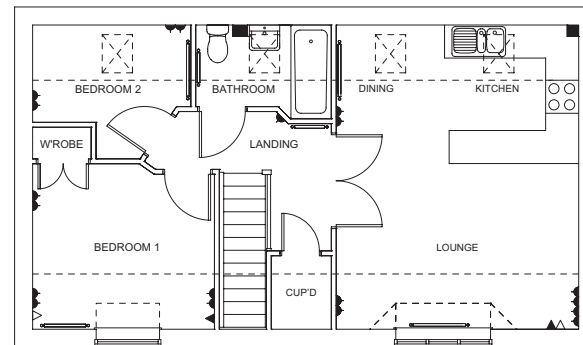
The Site Plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked with the sales executive at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation.

THE REGENT

A TWO BEDROOM 1 STOREY HOME



Ground Floor



First Floor

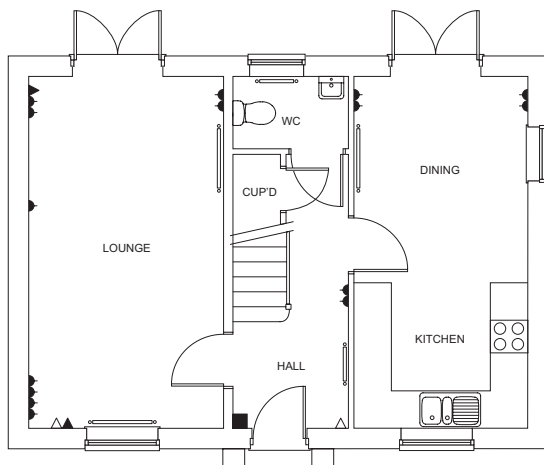
First Floor

	mm	ft in
Lounge/Kitchen/Dining	5523 x 4415	18'1" x 14'6"
Bedroom 1 (exc w'robe)	3323 x 3017	10'11" x 9'11"
Bedroom 2	2868 x 2430	9'4" x 8'0" max

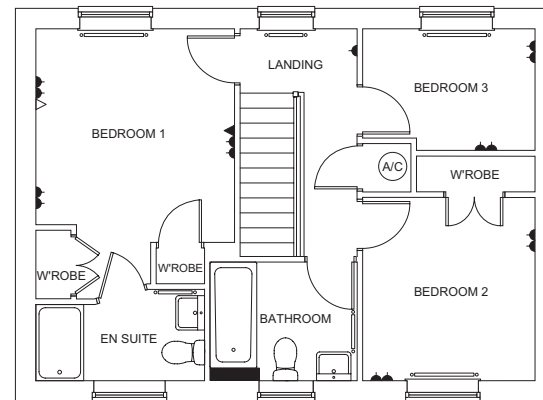
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE BLACKSMITH

A THREE BEDROOM 2 STOREY HOME



Ground Floor



First Floor

Ground Floor

	mm	ft in
Lounge	3122 x 5635	10'2" x 18'5"
Kitchen/Dining	2800 x 5635	9'2" x 18'5"

First Floor

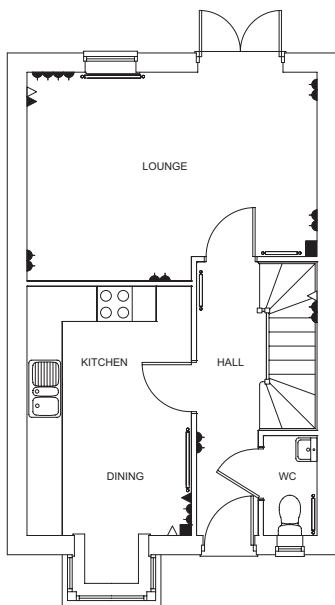
Bedroom 1	3447 x 3197	11'4" x 10'6" min
Bedroom 2	2762 x 2945	9'1" x 9'8"
Bedroom 3	2762 x 1963	9'1" x 6'5"

Sizes exclude bay windows and bedroom wardrobes

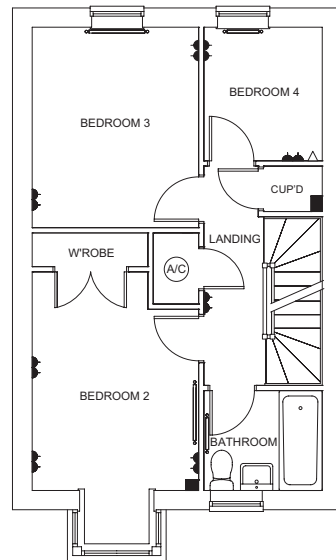
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE LEICESTER TYPE A

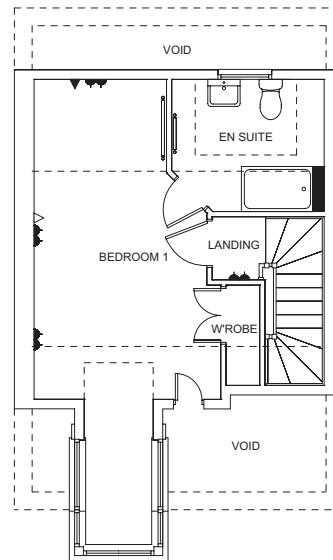
A FOUR BEDROOM 3 STOREY HOME



Ground Floor



First Floor



Second Floor

Ground Floor

	mm	ft in
Lounge	3566 x 4936	11'8" x 16'2"
Kitchen/Dining (inc bay)	2841 x 5200	9'4" x 17'1"

First Floor

Bedroom 2	2841 x 4834	9'4" x 15'10" max
Bedroom 3	2841 x 3424	9'4" x 11'3"
Bedroom 4	2019 x 2313	6'7" x 7'7"

Second Floor

Bedroom 1 (inc bay)	3203 x 7955	10'6" x 26'1"
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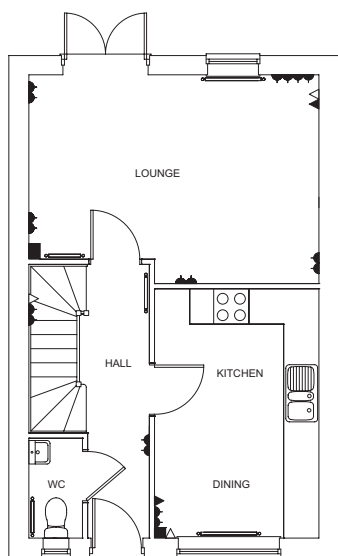
Sizes exclude bay windows and bedroom wardrobes

----- denotes reduced ceiling height

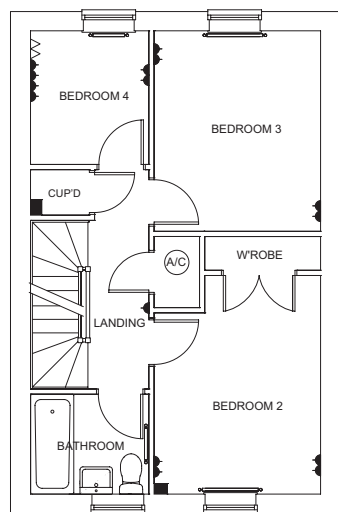
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THE LEICESTER TYPE B

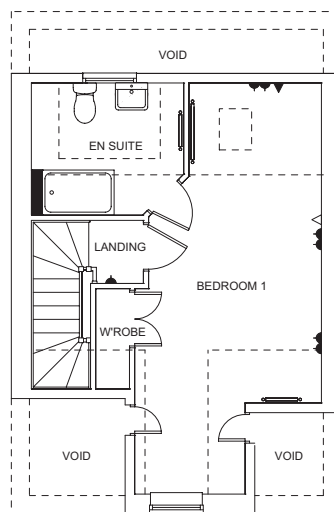
A FOUR BEDROOM 3 STOREY HOME



Ground Floor



First Floor



Second Floor

Ground Floor

	mm	ft in
Lounge	3566 x 4936	11'8" x 16'2"
Kitchen/Dining	2841 x 4242	9'4" x 15'6"

First Floor

Bedroom 2	2841 x 4725	9'4" x 11'3"
Bedroom 3	2841 x 3084	9'4" x 10'1"
Bedroom 4	2019 x 2313	6'7" x 7'7"

Second Floor

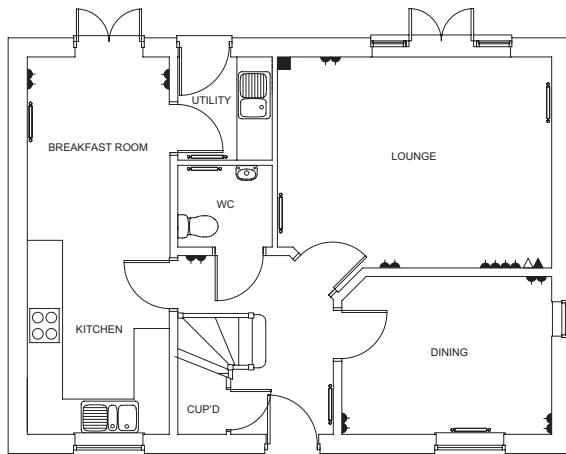
Bedroom 1	3203 x 6997	10'6" x 22'11"
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Sizes exclude bay windows and bedroom wardrobes
 ----- denotes reduced ceiling height

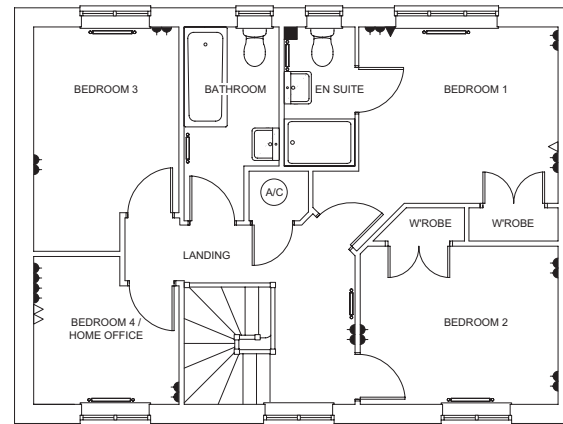
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE ROSEFIELD

A FOUR BEDROOM 2 STOREY HOME



Ground Floor



First Floor

Ground Floor

	mm	ft in
Lounge	3589 x 4665	11'9" x 15'4"
Dining	2685 x 3569	8'10" x 11'9"
Kitchen/Breakfast	2415 x 6419	7'11" x 21'1"
Utility	1755 x 1606	5'9" x 5'3"

First Floor

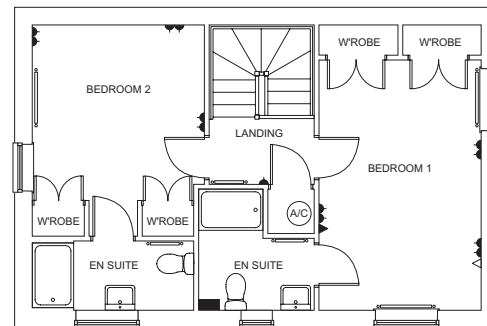
Bedroom 1	3365 x 2978	11'1" x 9'9" min
Bedroom 2	2690 x 3365	8'10" x 11'1"
Bedroom 3	2470 x 3816	8'1" x 12'6" max
Bedroom 4	2515 x 2472	8'3" x 8'1" max

Sizes exclude bay windows and bedroom wardrobes

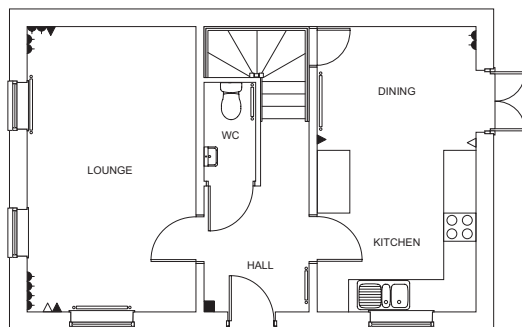
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE BARFORD

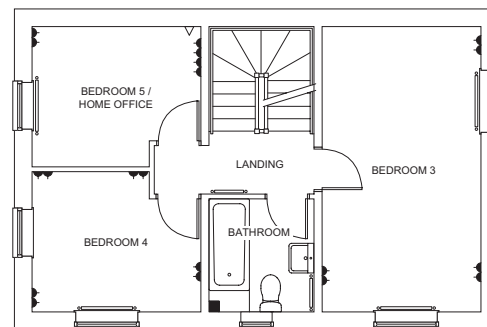
A FIVE BEDROOM 3 STOREY HOME



Second Floor



Ground Floor



First Floor

Ground Floor

	mm	ft in
Lounge	5298 x 3135	17'4" x 10'3"
Kitchen/Dining	5298 x 2950	17'4" x 9'7"

First Floor

Bedroom 2	3922 x 3216	12'9" x 10'6"
Bedroom 3	5298 x 2950	17'4" x 9'7"
Bedroom 4	2611 x 3135	8'6" x 10'3" max
Bedroom 5	2611 x 3135	8'6" x 10'3" max

Second Floor

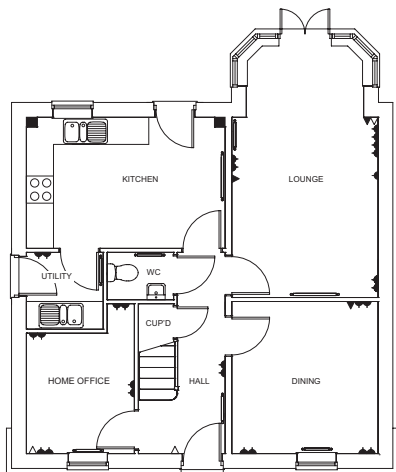
Bedroom 1 (inc w/robe)	5298 x 3024	17'4" x 9'9"
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Sizes exclude bay windows and bedroom wardrobes

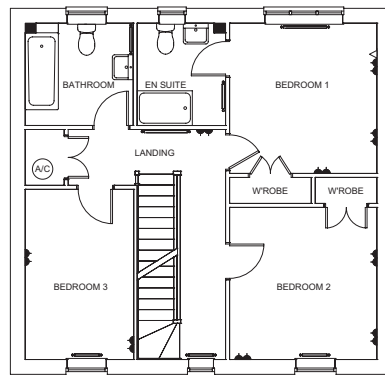
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE OAK

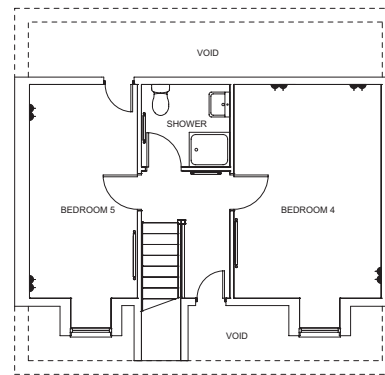
A FIVE BEDROOM 3 STOREY HOME



Ground Floor



First Floor



Second Floor

Ground Floor

	mm	ft in
Lounge	3998 x 3231	13'2" x 10'7"
Dining	3363 x 3231	11'0" x 10'7"
Kitchen	4392 x 2898	14'5" x 9'6"

First Floor

Bedroom 1	3359 x 3293	11'0" x 10'9"
Bedroom 2	3400 x 3293	11'2" x 10'9"
Bedroom 3	3761 x 2399	12'4" x 7'10"

Second Floor

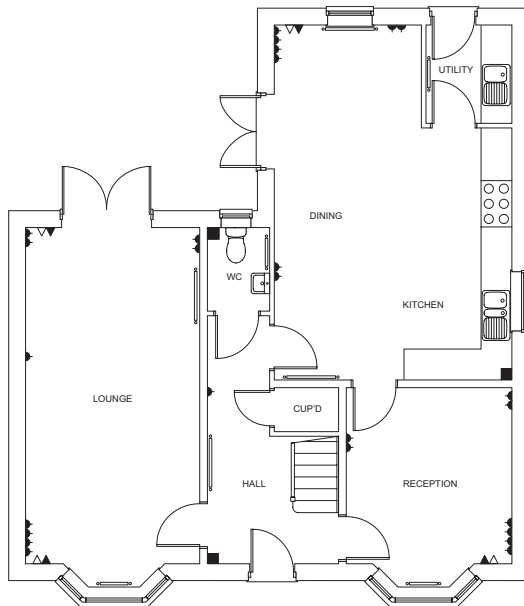
Bedroom 4	4725 x 3268	15'6" x 10'8"
Bedroom 5	4725 x 2399	15'6" x 7'10"

Sizes exclude bay windows and bedroom wardrobes

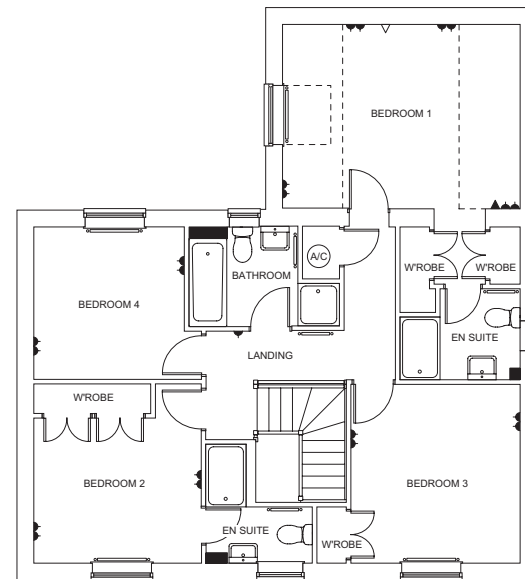
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE FORGE

A FOUR BEDROOM 2 STOREY HOME



Ground Floor



First Floor

Ground Floor

	mm	ft in
Lounge (inc bay)	3387 x 7013	11'1" x 23'0"
Kitchen/Dining	4622 x 6900	15'2" x 22'8" max
Utility	1682 x 1900	5'6" x 6'13"
Reception (inc bay)	3222 x 3901	10'7" x 12'9"

First Floor

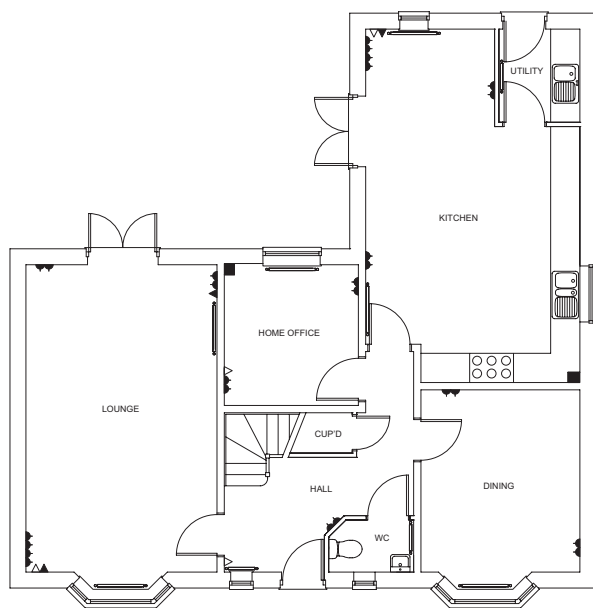
Bedroom 1	4622 x 3585	15'2" x 11'9"
Bedroom 2	3270 x 2897	10'9" x 9'6"
Bedroom 3	3488 x 3296	11'5" x 10'10"
Bedroom 4	2941 x 2962	9'8" x 9'9"

Sizes exclude bay windows and bedroom wardrobes
 ----- denotes reduced ceiling height

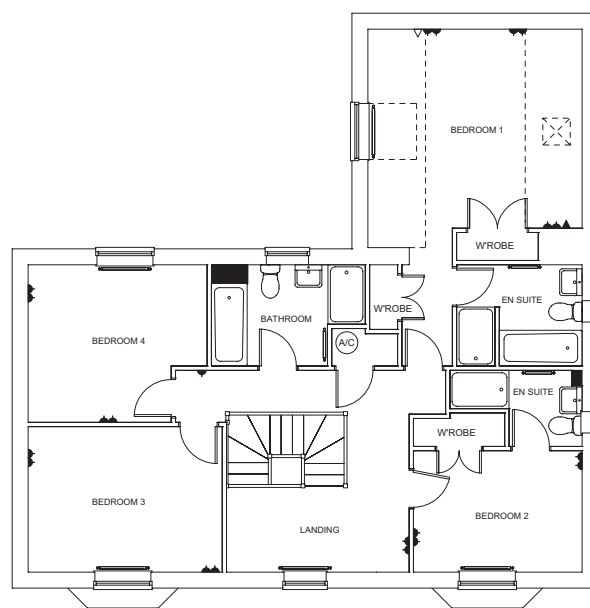
Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

THE STAMFORD

A FOUR BEDROOM 2 STOREY HOME



Ground Floor



First Floor

Ground Floor

	mm	ft in
Lounge (inc bay)	6713 x 3923	22'0" x 12'10"
Kitchen	7256 x 4398	23'9" x 14'5" max
Dining (inc bay)	4145 x 3263	13'7" x 10'8"
Utility	1924 x 1662	6'4" x 5'5"
Home Office	2889 x 2753	9'6" x 9'0"

First Floor

Bedroom 1	4112 x 4398	13'6" x 14'5"
Bedroom 2	3462 x 2530	11'4" x 8'4"
Bedroom 3	3998 x 3000	13'1" x 9'10"
Bedroom 4	2949 x 3234	9'8" x 10'7"

Sizes exclude bay windows and bedroom wardrobes

----- denotes reduced ceiling height

Computer generated illustration. Please refer to sales executive for final floor plan detail and room measurements.

SPECIFICATION

With **'Select'** you can personalise your home by choosing from our range of distinctive options to complement the specification of your Charles Church home. Further information on **'Select'** options is available from your sales executive.



Kitchen & Utility

- Fully fitted kitchen with a choice of doors and laminate worktop with upstand from a selected range
- Oven, hob and integrated hood in stainless steel with splashback
- Integrated Dishwasher
- Integrated Fridge / Freezer
- Integrated Washing Machine
- Stainless steel 1½ bowl sink with chrome mixer taps
- Ceramic floor tiling to kitchen area

'Select'

- Granite worktops
- Additional floor and wall tiling
- Integrated Washer / Dryer

Bathroom and En-Suite

- White bathroom suites from the Ideal Standard Alto and Concept Cube range
- Chrome fittings and brassware
- Chrome heated towel rail to bathroom
- Showers from Trevi with chrome fittings and clear glass cubicles to all En-Suites
- Bathroom - Half height tiling to all sanitary walls, with full height to shower enclosure
- En-Suite - Splashback to basin and full height to shower enclosure

'Select'

- Flooring
- Full height wall tiling
- Shower and screen over bath
- Chrome heated towel rail

Lighting and Electrics

- Downlighters to Kitchen area, Bathroom and En-Suite
- Pendant lighting to all other rooms
- Chrome sockets and switches to Kitchen and Hall
- BT point to Lounge and Study or Bedroom 4
- Digital TV point to Lounge and Master Suite
- Smoke detector wired to mains with battery backup
- External coach lamp to front of property
- Wiring for floodlight to rear of property

'Select'

- Additional sockets / switches
- Additional chrome sockets / switches
- Electric garage door

Decorative Finishes

- Internal doors to be 6 panel 'Premdor' grained in white
- Chrome ironmongery from the Carlisle Brass Andros range
- Bedroom wardrobes fitted with 6 panel smooth doors with roller catches
- Internal woodwork painted white satin unless stated
- All rooms excluding Bathrooms, En-Suites and Kitchen to be finished in Soft Cream, White ceilings
- Bathrooms, En-Suites and Kitchen to be finished in White

General

- Built in wardrobes to Master Suite with high level shelf and hanging rail
- Front garden as landscaping layout
- Outside tap
- Gas and central heating via radiators with thermostatic radiator valves
- Closeboard divisional fencing
- Patio area paved with buff riven slabs

'Select'

- Choice of flooring throughout
- Landscaping scheme
- Soft Furnishings package
- Choice of fire surrounds

Explanation of floor plan symbols:

▲ Switched socket ▷ Telephone point ► Television point ◯ Radiator

CHARLES CHURCH

THE NAME ON THE FINEST HOMES



When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

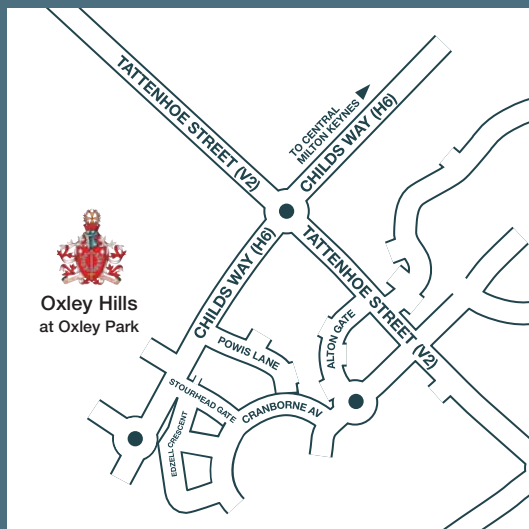
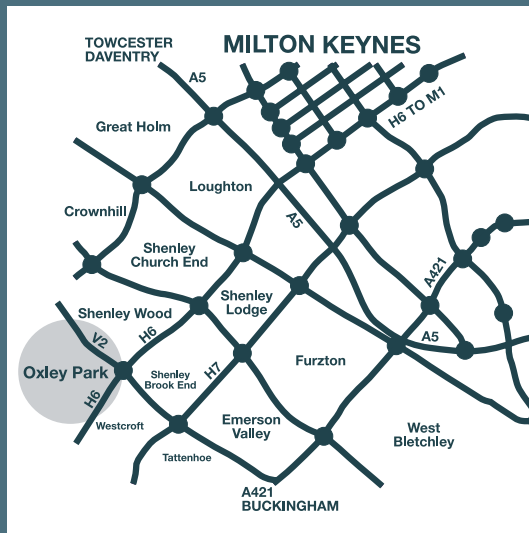
This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

Whenever possible, many period or regional features are used, such as our famous brick and flint combination or our traditional Tudor style homes incorporating intricate herringbone brickwork. We utilise fully the interior space of our homes combining every modern and efficient convenience with classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



For further information please contact our Sales Centre:
 'Oxley Hills' Charles Church Sales Centre,
 Milton Keynes, Beds, MK4 4TZ.
 Telephone: 08444 902 811



CHARLES CHURCH

charleschurch.com

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