



Crest
NICHOLSON



Hazel Copse
at Oakgrove Village

Oakgrove Village | Milton Keynes | MK10 9JQ

A superb collection of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses

Be at the heart
of something new



Hazel Copse is part of the first phase of Oakgrove Village, the brand new community in Milton Keynes. And, as you arrive at the welcoming entrance gateway with its sweeping crescent of houses, you'll know you are somewhere special.

This initial phase offers an outstanding range of homes and apartments with something to suit every buyer. If it's your first home, there are well designed 1 and 2 bedroom apartments to choose from. Downsizers and couples without children may well find that one of the three 2 bedroom houses is just right for their needs. And if your family's growing, or you just enjoy the luxury of space, there are ten houses with 3 or 4 bedrooms to choose from. The lifestyle at Oakgrove Village is such that you'll have everything you need, close at hand and local to you. Whether you want to take advantage of the amenities at Oakgrove Village in the form of the neighbourhood centre, or visit nearby Middleton or Milton Keynes Village for example. Alternatively head into Milton Keynes centre for an abundance of shops, restaurants and leisure facilities, with something for everyone to enjoy.

The first phase is arranged in different neighbourhood areas, all slightly different in character, according to their relationship to the key features of the development. They're all part of a bigger picture, however: the community of Oakgrove Village.





Typical Crest Nicholson interiors



Crest Nicholson offers buyers at Hazel Copse a range of exceptionally well designed homes in an appealing layout. There are formal avenues, a public square as the setting for Neighbourhood Centre, landscaped areas of trees and lawns, and more intimate lanes and courtyards. Differing building heights and external features created from a varied, yet coherent palette of brick, timber and render mean that the street scene is consistently interesting.

With thirteen housetypes and a variety of apartment layouts, you'll discover an intriguing range of internal features. Many of the houses have balconies and some have roof terraces, and most of the apartments also have a balcony. Wraparound kitchen windows, large picture windows and doors opening onto private gardens, bring nature into close view. Whether you prefer a separate kitchen or a generously proportioned kitchen diner, there's a home to please you.

Individuality is the keynote at Oakgrove Village, in a collection of high specification new homes with flexible living space.

FINISHING TOUCHES

In addition to the comprehensive specification detailed below, Crest Nicholson provides the ability to choose specific aspects of the internal finish to help you create the home of your choice. Please discuss this with your Sales Advisor who will be able to inform you about the personalisation of your new home. All homes comply with the code for Sustainable Homes Level 4, Secured by Design and Lifetime Homes standards, which ensures your new homes' fixtures and fittings are durable, long lasting, flexible, adaptable and able to accommodate life events quickly, cost effectively and without upheaval.

KITCHEN & UTILITY ROOMS

- Fully fitted Manhattan kitchens with soft close doors and drawers
- Integrated Bosch single oven with gas hob and glass splashback (double oven to larger houses)
- Integrated extractor fan
- Integrated fridge/freezer
- Allocated space for dishwasher
- Integrated washer/dryer (or space provided in hall cupboard)
- Stainless steel 1 ½ bowl sink with Hansgrohe monobloc mixer tap
- Low energy lighting to underside of wall units
- Pull out recycling bins fitted to one kitchen cupboard
- Amtico Spacia flooring in kitchens to 2 & 3 bedroom houses and ceramic floor tiles to 4 & 5 bedroom houses

BATHROOM, EN SUITE & CLOAKROOM

- Fully fitted Roca bathroom suite with Kaldewei bath in white
- Roman shower enclosure (where applicable)
- Chrome Hansgrohe mixer taps and shower fittings
- Choice from a selected range of Porcelanosa wall tiles* including:
 - Half height tiling to walls with sanitaryware
 - Full height tiling to shower cubicle and if shower over bath (where applicable)
 - Tiled splashback to basin in cloakrooms (where applicable)
- Chrome towel rail to bathrooms and en suites (where applicable)
- Recessed mirror to bathrooms
- Vanity unit with drawer to en suites
- Shaver sockets provided to all bathrooms and en suites
- Amtico Spacia flooring to bathrooms and cloakrooms

JOINERY & DOORS

- White painted square edged, gloss finish architraves and skirting boards
- Vicaima internal Oak foil wrapped doors with chrome furniture and white gloss painted door frames
- PVCu French Doors and window frames with multi point locking
- Wardrobes to master bedroom

DECORATION

- Smooth finish, white painted walls and ceilings

ELECTRICAL

- Electrical sockets throughout
- TV/FM points and Sky+ points ** provided to the living room and master bedroom
- Telephone points to the hall, living room and master bedroom
- Extractor fans provided to kitchen, bathroom and cloakroom

CENTRAL HEATING AND ENERGY EFFICIENCY

- A rated gas fired condensing boiler system with emergency back up immersion heater
- High standard of wall insulation
- 100% energy efficient lighting throughout
- Radiators with thermostatic valves

SECURITY AND PEACE OF MIND

- Mains operated smoke/CO detectors, with battery back up
- Multi point locking to front doors
- Low energy security light
- Front doorbell

GARDENS

- External tap provided to garden
- Water butts
- Rear gardens soiled, rotovated, prepared and seeded

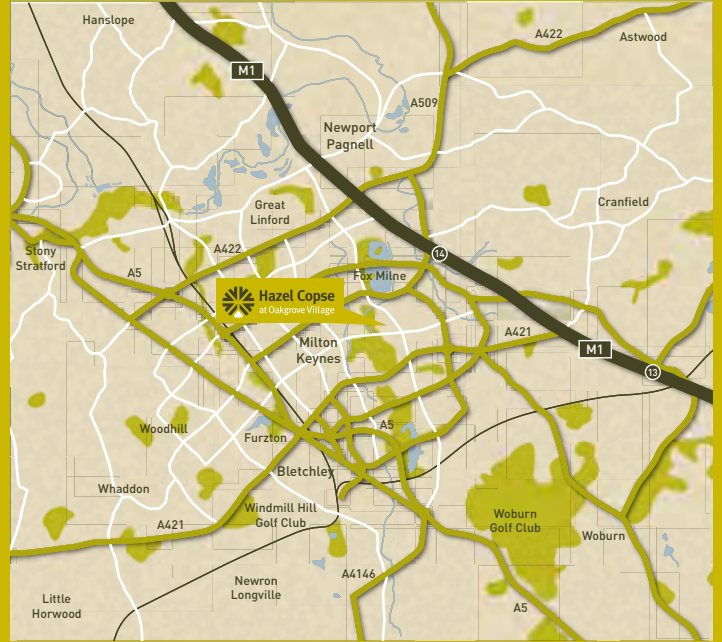
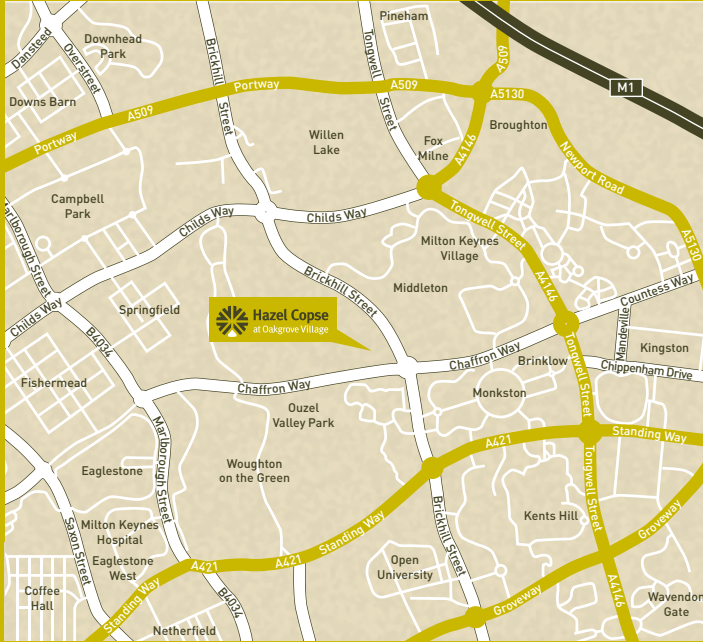
WARRANTY & AFTER SALES CARE

- Complete NHBC 10 year warranty against structural defects
- Thorough demonstration of your new home before it is handed over to you
- Advice provided on the best way to look after your home in the future
- Support from a dedicated customer care service for 2 years

*Subject to stage of construction.

**Subject to customer subscription to Sky product

How to find us



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at Oakgrove Village

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