



FAIRFIELDS



BARRATT
HOMES



LUXURIOUS MODERN HOMES IN CHARMING STONY STRATFORD

**DISCOVER A BEAUTIFUL MIX OF HOMES
SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE**

Fairfields is our beautiful new development located on the North-West corner of Milton Keynes in the picturesque and vibrant market town of Stony Stratford. Fairfields will feature a collection of carefully crafted one, two, three, four and five bedroom homes providing high quality and energy efficient modern living.

Whether you are looking for your first home or moving up the ladder, Fairfields has a range of homes to suit you and your family. Whichever home you choose on this stunning development, you'll have peace of mind knowing that your new home has been planned and built with care by a leading house builder.





LOCAL AREA

LIVING THE TOWN AND COUNTRY LIFE

Nestled in the Buckinghamshire countryside Fairfields provides you with easy access to the local town of Stony Stratford and the hustle and bustle of Milton Keynes.

Built upon the famous River Great Ouse, Stony Stratford holds a rich history which can be seen in the unique and quirky Georgian architecture around the town. The High street boasts a selection of independent and popular shops, restaurants, butchers and pubs for you to become acquainted with.

Milton Keynes is only a short drive from your new home, offering the fantastic Centre: MK, along with a variety of bars and eateries for you to try.





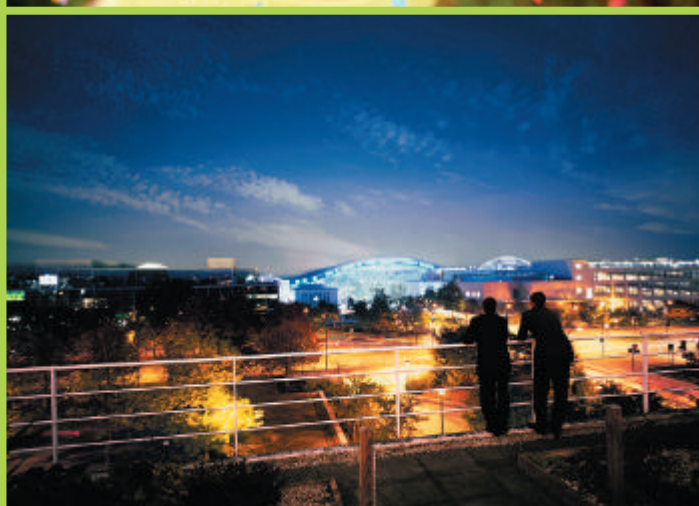
OUT AND ABOUT

DAYS OUT FOR EVERYONE TO ENJOY

Living at Fairfield's you'll be close to the vibrant town of Stony Stratford. This pretty town has it all with a real sense of community, from its quirky Georgian architecture to a mix of traditional, independent shops and a wide variety of restaurants and pubs that are all conveniently located on the popular High Street. The Market Square is also the location for Stony Stratford's monthly Farmers Market, offering an array of produce and goods.

Alternatively you can enjoy riverside walks with scenic views along the River Great Ouse or for those looking for outdoor pursuits Stony Stratford has a variety of sports clubs from Football to Cricket and Bowls. For a more cosmopolitan lifestyle head into Milton Keynes. The Centre MK is within close proximity and offers an abundance of high street stores, designer outlets and leisure activities.





LOCAL AMENITIES

ALL THE ESSENTIALS ARE ON HAND

Fairfields offers everything your family needs including a Health Centre, dental practices, opticians and a pharmacy all within convenient, easy reach.

Family-friendly leisure opportunities are plentiful in and around Stony Stratford. The Wolverton Leisure Centre is just a few miles away and offers a host of activities including swimming for adults and juniors as well as a fitness suite and work out studios. For those golf enthusiasts the fantastic Abbey Hill Golf Centre is right on your doorstep. The 18 hole parkland course is the ideal escape.

There are also plenty of good schools on your doorstep including Queen Eleanor Primary School and Russell Street first School with its own pre-school.



Five Great Reasons to Buy Barratt



1 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.



2 Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.



3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row, our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.

Refers to the Barratt Developments Plc Group brands.*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Home Builder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.

“The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.”



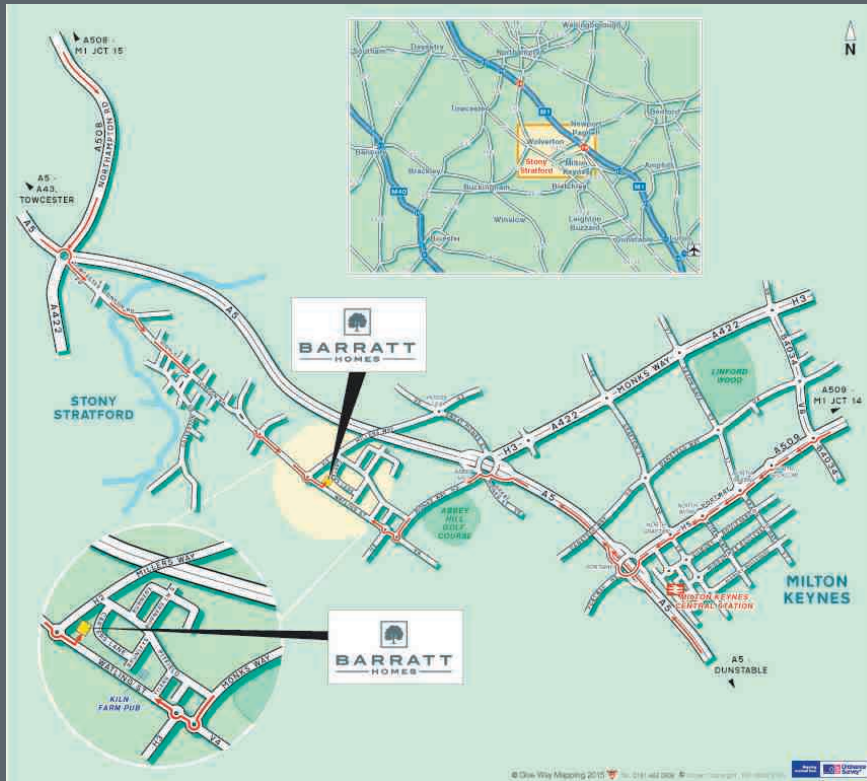
“We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.”



“The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.”



Fairfields, Watling Street, Stony Stratford, Milton Keynes MK11 3ER



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. NB: These dimensions are accurate to within $\pm 50\text{mm}$. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen designs are indicative only, and are subject to change. Travel times and distances are approximate.

barratthomes.co.uk
or call **01604 419621**