



Crest  
NICHOLSON

# MORTON PARK

WAVENDON



Morton Park has been designed for you to enjoy the simple things in life. Whether that's sitting back and relaxing in the comfort of your own home, spending time amongst nature or discovering new places to socialise with friends and family, this flourishing community encourages you to live life your way.

This new community is surrounded by mature hedgerows and newly-planted trees, offering ample outdoor space with a play area for families and cycle links that lead out to the wider area.

Comprising a collection of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses, it is a place that welcomes a multitude of lifestyles, from first-time buyers and growing families to professionals and downsizers.

Its prime location on the edge of the desirable village of Wavendon means it is surrounded by greenery, while the excellent transport connections to the M1 and the centre of Milton Keynes ensures everything you need is within reach.

# LIFE YOUR WAY



Wavendon is a picture-perfect village. It is surrounded by green open space and woodland walking routes, so it is perfect for those days when you want to explore the great outdoors.

The village has a number of facilities that bring the community together including an enchanting 13th century church, a cosy pub (perfect for a Sunday roast with friends and family) and The Stables, a popular live music venue which sees around 300 concerts a year.

Wavendon has excellent transport connections so you can reach the cosmopolitan town of Milton Keynes in approximately ten minutes. It's the perfect location for those that enjoy the calm of the countryside as well as the excitement of the city.

It's also the ideal destination for indulging in a spot of retail therapy. Both Woburn and Woburn Sands have a number of independent boutiques selling everything from homeware and accessories to clothing and sports equipment.

The Kingston Centre is less than a ten-minute drive from Morton Park and offers an array of High Street stores including Marks & Spencer and Next as well as a host of coffee shops and restaurants.

If you are searching for designer brands and large department stores then venture to The Intu shopping centre in Milton Keynes where you will find brands such as Michael Kors, Karen Millen and Hugo Boss. There is also centre:mk, the town's biggest shopping centre, which boasts over 200 shops and restaurants from well-known retailers including Cath Kidston, Jigsaw, John Lewis, Joules and Kurt Geiger.



# YOUR LIFE- STYLE

There are a variety of pubs and restaurants to discover in the area. The Wavendon Arms is approximately a ten-minute walk from Morton Park and is popular with the locals, serving up a selection of seasonal dishes and featuring a spacious garden for al fresco dining.



All of this is a few miles from your front door, and if you venture into Milton Keynes you'll be met with even more options. From seafood and wine restaurants to Latin and tapas bars, the town centre is packed with restaurants serving up dishes that are full of flavour.

Nearby Woburn Sands is also home to some of the area's most popular eateries including The Swan, which has an excellent evening menu, and Nonna's, where you can sample authentic Mediterranean food. There is also a fantastic restaurant within Frosts Garden Centre (which specialises in sourcing produce from local suppliers), and for those special occasions nearby Woburn is home to Paris House, a stunning Michelin recommended restaurant set within 22 acres of serene parkland.



# YOUR TASTE

# YOUR OWN PACE



For a slower pace, why not take to the green at Wavendon Golf Academy? There is an 18-hole and 9-hole golf course as well as a floodlit driving range and a restaurant/bar. Or you could escape to Center Parcs in Woburn Forest to relax and unwind in the Aqua Sana spa, which has a range of Decléor and Elemis treatments and six rejuvenating spa areas.

There are also plenty of ways to enjoy the great outdoors: walk around Caldecotte Lake and spot local wildlife, experience an adrenaline-filled day on the water at Willen Lake or enjoy a day out with your family at Woburn Safari Park.

Whether you like working up a sweat in the gym or partaking in a game of golf, Morton Park is perfectly positioned for an array of leisure pursuits.

In the centre of Milton Keynes you will find a variety of facilities including a state-of-the-art David Lloyd gym (with an indoor and outdoor swimming pool and a packed fitness class timetable) and there's also the popular Snozone, where you and your family can try indoor skiing and snowboarding on real snow slopes.



# SKILLS FOR LIFE

Morton Park is brilliantly located near to a range of educational establishments which cater for all stages, from primary education through to sixth-form and university.

St Mary's C of E Primary School is less than a five-minute walk away and currently has a 'Good' Ofsted rating, while Middleton Primary School is approximately a ten-minute drive and is rated as 'Outstanding'.



For those families searching for secondary education there is the 'Outstanding' Oakgrove School, which is 2.5 miles away, and Alton High, an academy school that has a 'Good' Ofsted rating. There are a variety of other schools and colleges in the area and with a new university set to open in Milton Keynes in 2023, this is a fantastic place for growing families.

# YOUR OWN WAY

## Public transport

- 01 Milton Keynes train station
- 02 Woburn Sands train station

## Road links

- 03 M1
- 04 A5
- 05 A421

## Health

- 06 Walnut Tree Health Centre
- 07 Cox & Robinson Pharmacy
- 08 Rapport Dentistry

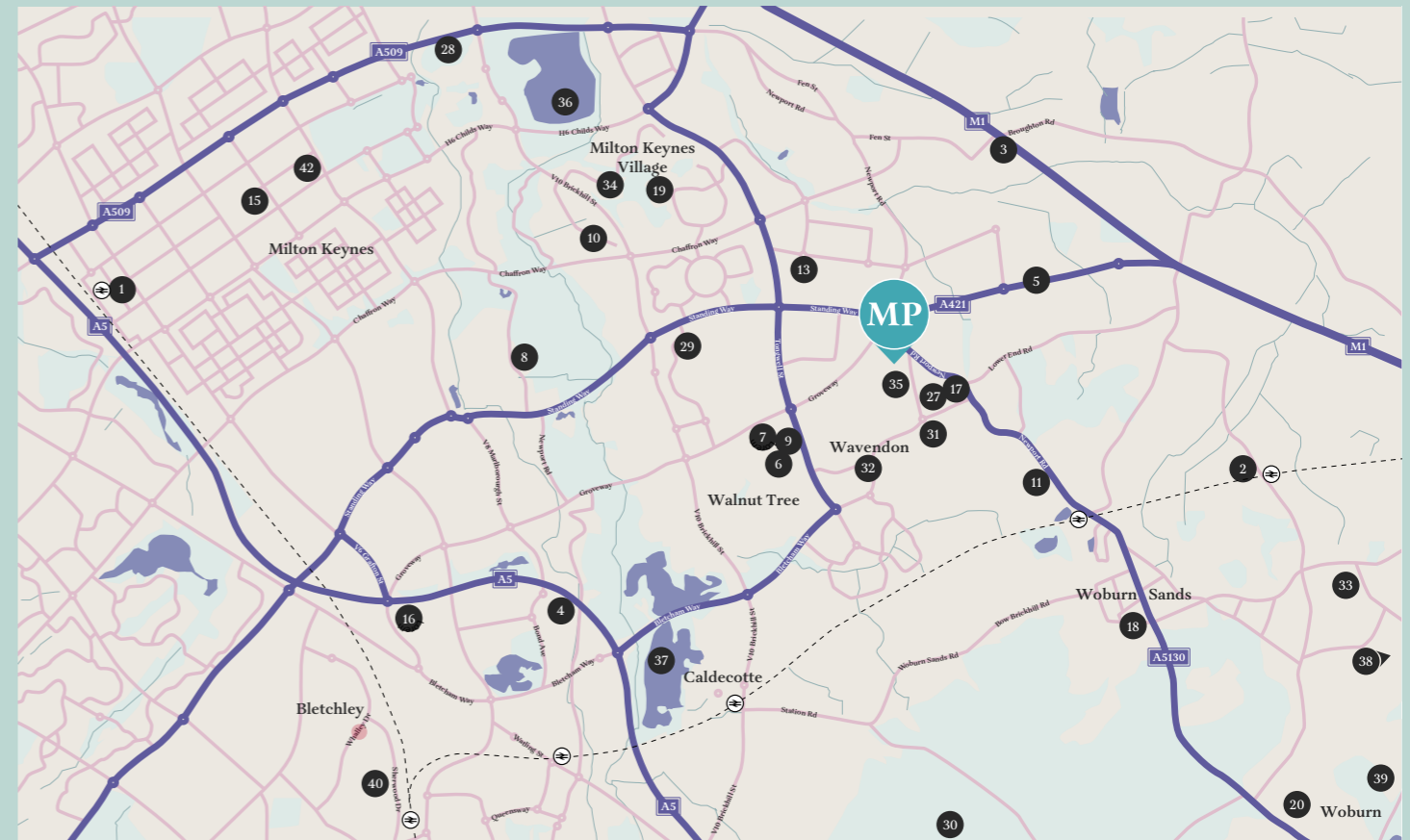
## Shops & Amenities

- 09 Walnut Tree Post Office
- 10 Waitrose

- 11 Frosts Garden Centre
- 12 Sainsbury's
- 13 Kingston Centre
- 14 The Centre: MK
- 15 Intu
- 16 MK1 Shopping & Leisure Park

## Bars & Restaurants

- 17 The Wavendon Arms
- 18 Nonna's
- 19 The Swan
- 20 The Birch
- 21 Aqua
- 22 Brasserie Blanc
- 23 Loch Fyne Seafood & Grill
- 24 Revolucion De Cuba
- 25 Browns
- 26 Missoula Montana Bar & Grill



## Fitness

- 27 Inner Light Yoga
- 28 David Lloyd
- 29 Nuffield Health - Kents Hill Park
- 30 Woburn Golf Club

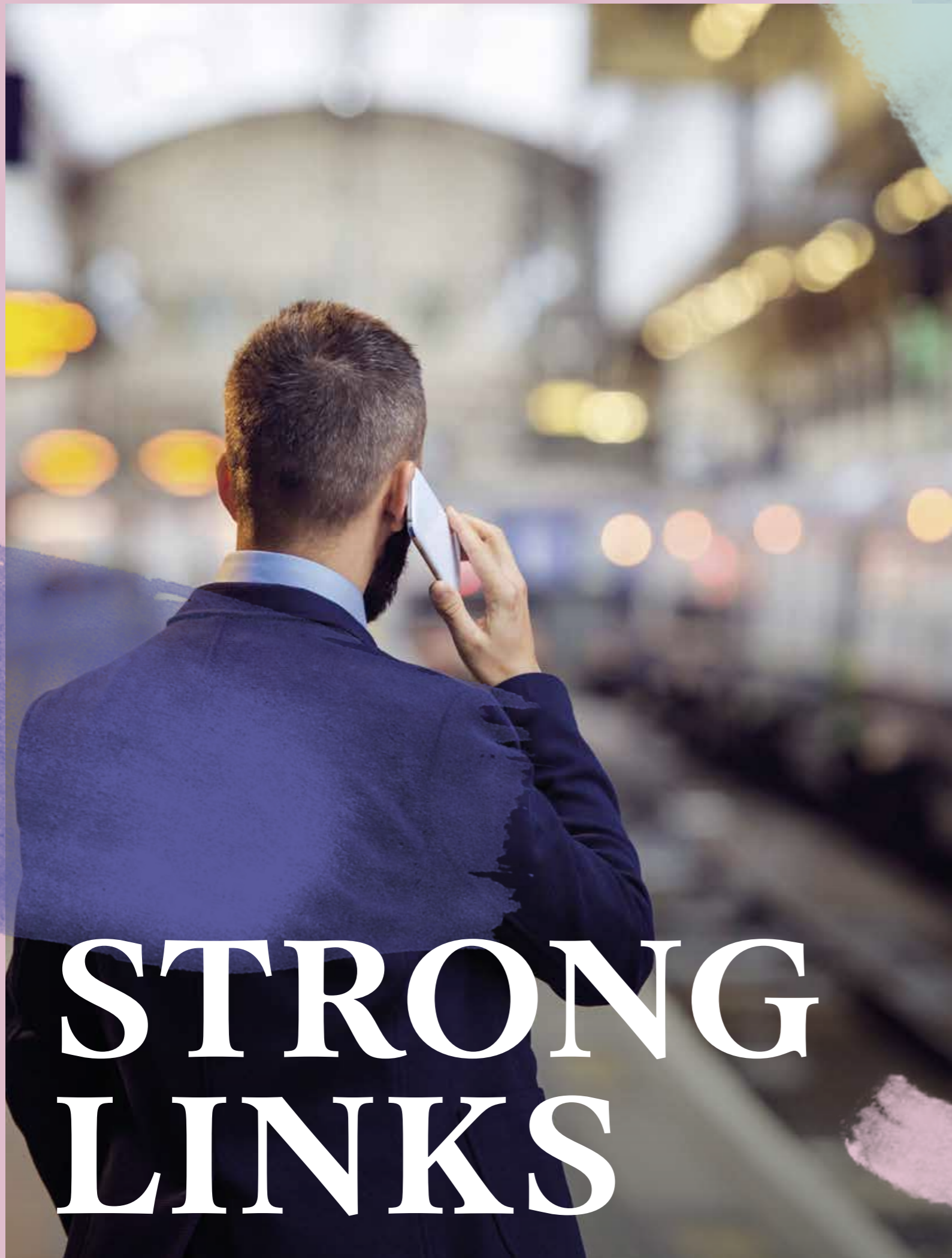
## Schools

- 31 Little Oaks Nursery
- 32 Wavendon Gate School
- 33 Aspley Guise Lower School
- 34 Middleton Primary School

## Recreation

- 35 The Stables
- 36 Willen Lake
- 37 Caldecotte Lake
- 38 Woburn Safari Park
- 39 Woburn Lido
- 40 Bletchley Park
- 41 Xscape
- 42 Bounce Indoor Trampoline Park
- 43 Milton Keynes Theatre





# STRONG LINKS

## BY RAIL

*London  
Euston*  
35 mins

*Chester*  
90 mins

*Birmingham  
New Street*  
52 mins

*Liverpool  
Lime Street*  
101 mins

*Manchester  
Piccadilly*  
97 mins

Morton Park is well connected for work, rest and play. It is approximately six miles from junction 13 and 14 of the M1 and is near to the A421, so it is ideal for commuters travelling in all directions.

For those travelling by train, Milton Keynes Central station is under fifteen-minutes drive and offers regular connections to central London and major towns and cities (a train journey to London Euston takes approximately 35 minutes). Luton Airport is also less than a 30-minute drive and offers routes to a variety of international destinations, perfect for business travellers and holiday makers alike.

*Birmingham*  
94 mins

## BY ROAD

*Cambridge*  
64 mins

*Luton Airport*  
32 mins

*Oxford*  
74 mins

*Milton Keynes*  
10 mins

*Northampton*  
33 mins

*Bedford*  
24 mins



# WHY BUY NEW

## at Morton Park



### *Close to road links*

Accessible travel, with the A5, A421 and M1 nearby, providing quick routes to nearby towns and cities.



### *Green open spaces*

There is ample open space including walkways and cycle routes and a play area for families.



### *Excellent rail links*

Milton Keynes Central station is approximately a 15-minute drive away and offers regular connections to major towns and cities including central London.



### *Excellent schools*

Close to a number of excellent primary and secondary schools, most of which have been rated as 'Good' or 'Outstanding' by Ofsted.



### *Energy efficient*

Each home comes with a number of sustainable features that have been designed for both you and the environment.



### *Excellent shopping*

There are a variety of shopping centres within easy reach of Morton Park, offering everything from designer clothing and footwear to food and homeware.

Morton Park has been carefully designed to ensure it is a place you will be proud to call home. The community is set within a desirable village location and boasts stylish homes that have been finished to the highest specification.

Every home blends in beautifully with the surroundings, featuring a modern design that is architecturally in keeping with the area. The homes also feature contemporary interiors which not only look great but also help to reduce your household bills and minimise environmental impact.



### *Steps to reserve*

1. Discuss your requirements with one of our friendly sales advisors and they will talk you through the homes we have available, finding your perfect match!
2. We'll then ask you to speak with our recommended Independent Financial Advisors who will qualify you for a mortgage.
3. Once your finances are confirmed and your home is chosen, our knowledgeable team will complete the reservation paperwork with you.
4. Remember to bring with you two forms of ID, including photographic (such as a passport or driving license) as well as recent proof of address.
5. To secure your dream home you'll need to pay a reservation fee of £1,000 (£500 if using Help to Buy). This is payable by credit/debit card or a bank transfer. Our sales team will be with you each step of the way to guide you through the purchase process.



# YOUR WAY OF LIFE

Every home comes complete with contemporary interiors and high-quality fixtures and fittings.

The kitchen is often referred to as the 'heart of the home' and that is certainly true at Morton Park. This bright and airy room features a spacious layout, stylish worktops and modern built-in appliances for your convenience\*. The open-plan nature also provides you with flexibility so you can get creative with the space, whether that's using it as a breakfast area for the family to enjoy or adding a bar trolley to the corner of the room for when you host vibrant dinner parties.



Every other room within the home has been finished with just as much attention to detail. From the luxurious bathroom sanctuary to the neutral colour palette and stylish flooring, Morton Park is a place you will love coming home to.

The apartments and houses have been designed to blend with each other as well as the surrounding area. While there are distinctive character areas (which take form through small changes to materials, heights and landscaping) there is a real uniformity throughout the community and the buildings complement one another.



Built with traditional materials including red brick, tiles and render, the homes have been beautifully finished and sit within an attractive urban environment for all to enjoy. There has also been a strong emphasis on landscaping, with beautiful open spaces and a variety of trees scattered throughout including Hornbeam, Birch, Magnolia and Oak.



### *Kitchens*

- Stylish Symphony kitchen with post-formed worktops and upstands
- Soft close doors and drawers
- Brushed steel Bosch electric oven with four-ring gas (double oven to Premier Specification houses)
- Bosch fully integrated dishwasher and fridge freezer\* (Premier Specification)
- Low energy LED lighting to under wall units
- Blanco livit sink and Hansgrohe mono taps

### *Bathroom, En Suite and Cloakroom*

- Contemporary white Roca Gap sanitaryware
- Hansgrohe taps
- Mira shower enclosure
- Half height tiling to appliance walls (Classic Specification)
- Half height tiling on all walls (Premier Specification)
- Full height Porcelanosa tiling to the bath and shower enclosure
- Vogue Focus heated towel rail to bathroom and en suite

### *Heating*

- Myson Premier HE radiators to all rooms, with TRVs excluding hallways

### *Joinery*

- Vicaima white doors
- Polished chrome ironmongery
- Full-height sliding wardrobe to master bedroom\* † (Premier Specification)

### *Exteriors*

- Rear gardens top soiled and rotovated (houses only)

### *Decoration*

- Internal walls painted white throughout
- Window boards, internal door frames, skirtings and architraves painted with a white gloss finish
- Gerflor Griptex Vinyl flooring to kitchen, bathroom, cloakroom and en suite
- Amtico Spacia flooring to kitchen, bathroom, cloakroom, utilities and en suite\* (Premier Specification)

### *Environmental Features*

- Double-glazed windows
- Pull out recycling bins in kitchen
- Low energy lighting
- A rated kitchen appliances\*

### *Electrical*

- Tennessee 4-spot bar with low energy bulbs to kitchen and batten sets to zone 3 ceilings
- Low energy LED downlighters fitted to the kitchen and batten sets to zone 3 ceilings (Premier Specification)
- All other areas have pendant lighting
- Outside solar light (houses only)
- TV/FM/Sky Q connections fitted in living room, family room. TV/FM to master bedroom
- Shaver sockets fitted to bathroom and en suite
- White recessed extractor fans

### *Security and Peace of Mind*

- External doors supplied with chrome ironmongery & multipoint locking system
- PVCu glazed windows and French doors provided with chrome ironmongery and multipoint locking
- Mains operated smoke, heat and carbon monoxide detectors

\*Plot specific. Please speak to a sales advisor for more details.

†Bedrooms with a walk-in dressing room have open wardrobes


# SUPERIOR QUALITY


# DEVELOPMENT LAYOUT

## 1 & 2 Bedroom Apartments


 *Lightfoot House*  
Apartments 201 - 212


## 2 Bedroom Homes


 *The Elmswell*  
Houses 122, 123, 163 & 164


 *The Sandown*  
Houses 130, 131, 132, 133, 228 & 229

## 3 Bedroom Homes


 *The Elsenham*  
Houses 32, 33, 113, 114, 115, 116, 136, 137, 138, 139, 165, 166, 231, 232, 235 & 236

 *The Halstead*  
Houses 95, 96, 102, 103, 104, 105, 120, 121, 125, 126, 178 & 179


 *The Hartley*  
Houses 2, 6, 21, 31, 89, 93, 94, 97, 98, 118, 119, 129, 134, 149, 177, 234 & 238


 *The Kingham*  
Houses 15, 16, 159, 160, 214 & 215


## 4 Bedroom Homes

 *The Calder*  
Houses 3, 13, 90, 99, 127, 135, 161 & 162

 *The Caldwell*  
Houses 85 & 239


 *The Chalgrove*  
Houses 4, 12, 14, 22 & 91

 *The Somerton*  
Houses 1, 5, 11, 20, 23, 92, 100, 101, 106, 112, 117, 124, 140, 158, 213, 216 & 237


 *The Walberswick*  
Houses 30, 34, 88, 147, 148, 167, 176, 230, 233 & 240

## 5 Bedroom Homes

 *The Churchill*  
Houses 86 & 128

 *The Wolvercote*  
Houses 84 & 87

 *Affordable Housing - Shared Ownership*

 *Affordable Housing - Rented*

CS Cycle store

SS Sub station

PS Pump station

BS Bin store





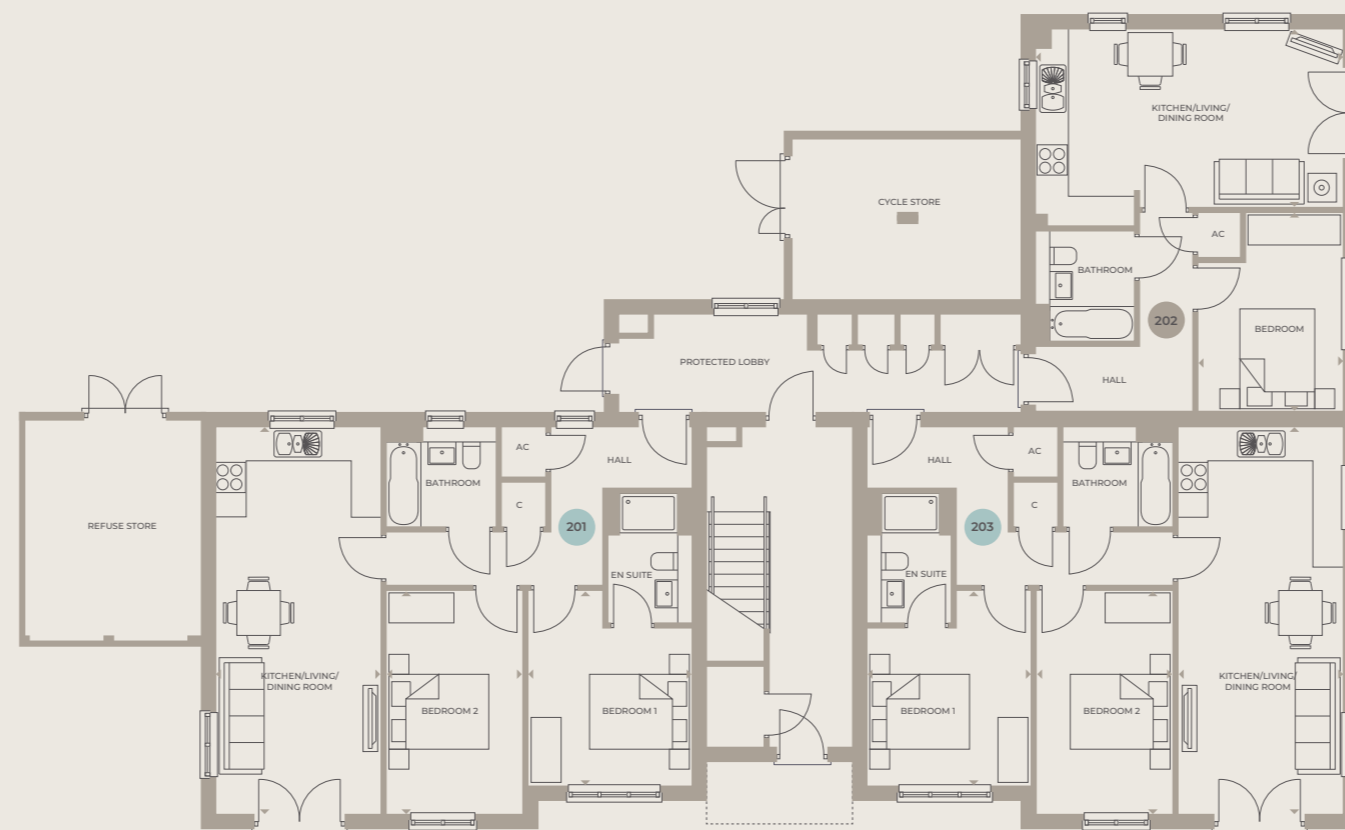
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# LIGHTFOOT HOUSE

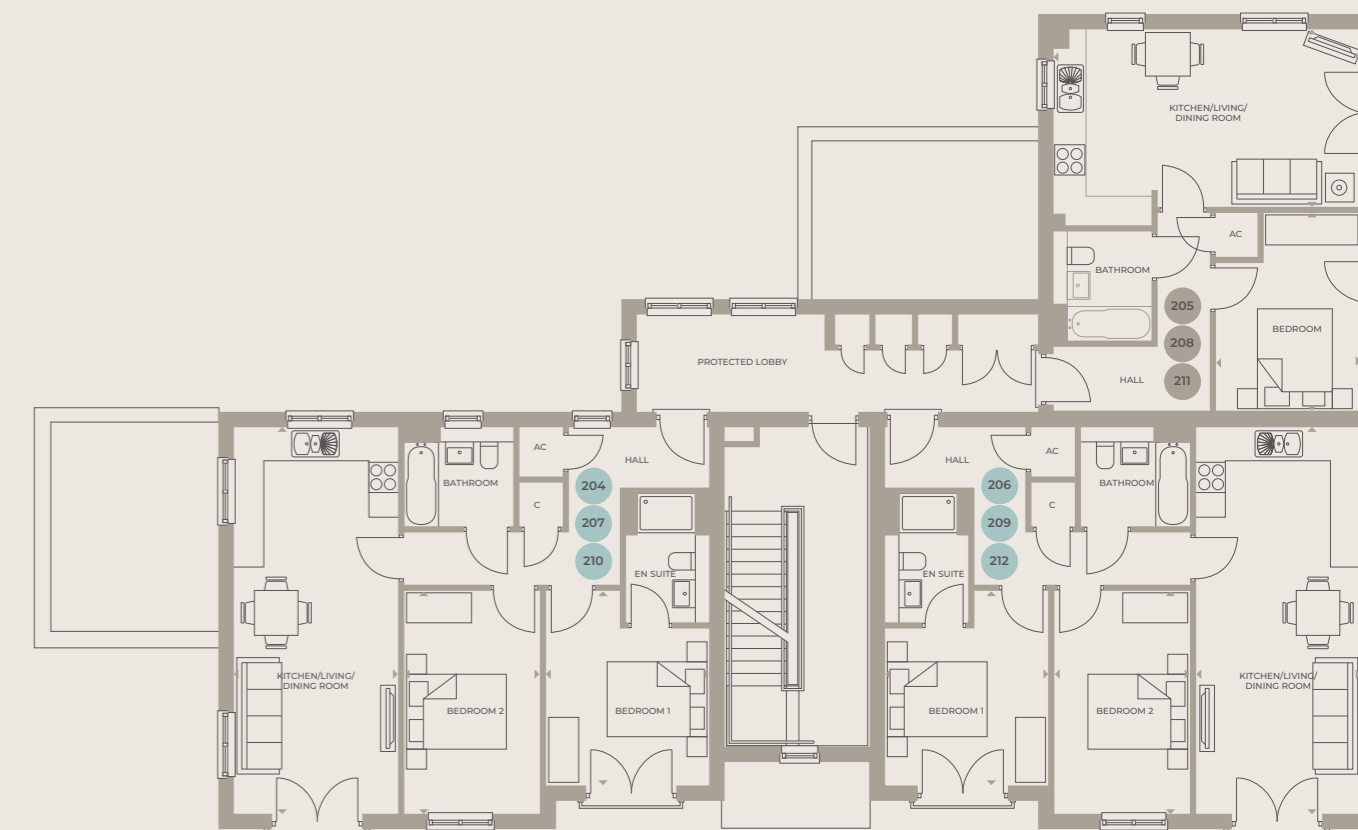
## 1 & 2 bedroom apartments

Apartments 201, 202, 203, 204, 205, 206, 207, 208, 210, 211 & 212

Boasting a flexible open-plan layout, these apartments have been designed to suit a multitude of lifestyles. Each apartment offers an open-plan kitchen/living/dining room, bedroom and stylish bathroom. Two bedroom apartments also offer an en suite to the master bedroom.



GROUND FLOOR



FIRST, SECOND AND THIRD FLOOR

### Apartment 201

Kitchen/Living/Dining Room	7723mm x 3305mm	25'4" x 10'10"
Bedroom 1	3917mm· x 3280mm·	12'10"· x 10'9"·
Bedroom 2	4480mm x 2748mm	14'8" x 9'0"

### Apartment 202

Kitchen/Living/Dining Room	6148mm· x 3567mm·	20'2" x 11'8"·
Bedroom	3976mm· x 2905mm·	13'0"· x 9'6"·

### Apartment 203

Kitchen/Living/Dining Room	7723mm x 3305mm	25'4" x 10'10"
Bedroom 1	3917mm· x 3280mm·	12'10"· x 10'9"·
Bedroom 2	4480mm x 2748mm	14'8" x 9'0"

### Apartments 204, 207 & 210

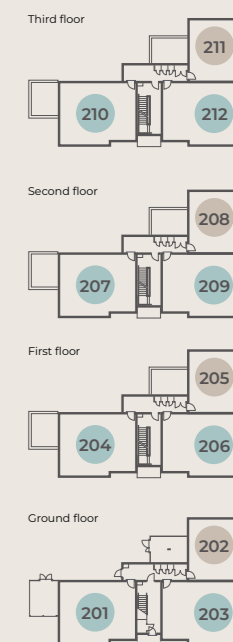
Kitchen/Living/Dining Room	7723mm x 3305mm	25'4" x 10'10"
Bedroom 1	3917mm· x 3280mm·	12'10"· x 10'9"·
Bedroom 2	4480mm x 2748mm	14'8" x 9'0"

### Apartments 205, 208 & 211

Kitchen/Living/Dining Room	6148mm· x 3567mm·	20'2" x 11'8"·
Bedroom	3976mm· x 2905mm·	13'0"· x 9'6"·

### Apartments 206, 209 & 212

Kitchen/Living/Dining Room	7723mm x 3305mm	25'4" x 10'10"
Bedroom 1	3917mm· x 3280mm·	12'10"· x 10'9"·
Bedroom 2	4480mm x 2748mm	14'8" x 9'0"



AC Airing Cupboard C Cupboard  
· Maximum Dimensions Classic Specification

● 1 bedroom apartments  
● 2 bedroom apartments

# THE SANDOWN

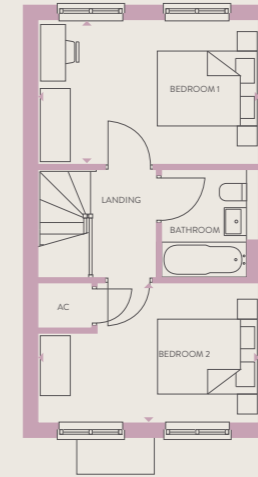


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## 2 bedroom home

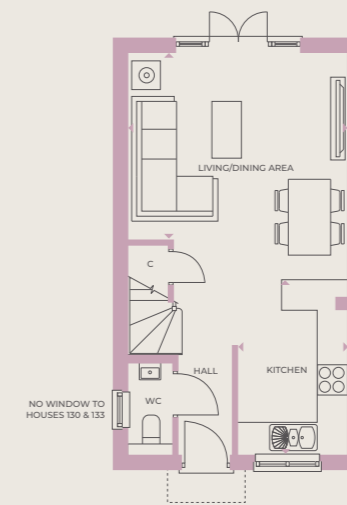
Houses 130', 131, 132', 133, 228' & 229

This modern two-bedroom layout is the perfect starter home with carefully considered rooms and an open plan downstairs to maximise your living space, with two double bedrooms and a contemporary bathroom upstairs.



### FIRST FLOOR

Bedroom 1	4417mm x 2872mm	14'6" x 9'5"
Bedroom 2	4417mm x 2802mm	14'6" x 9'2"



### GROUND FLOOR

Living/Dining Area	4417mm x 3747mm	14'6" x 12'3"
Kitchen	3794mm x 2203mm	12'5" x 7'3"

AC Airing Cupboard C Cupboard  
 \*Handed to floorplans shown · Maximum Dimensions  
 Classic Specification



# THE ELMSWELL

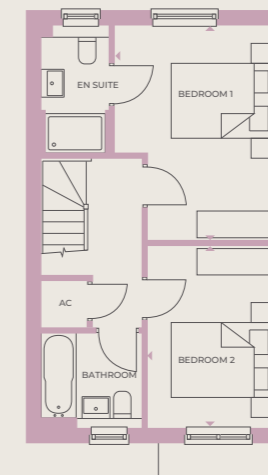


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## 2 bedroom home

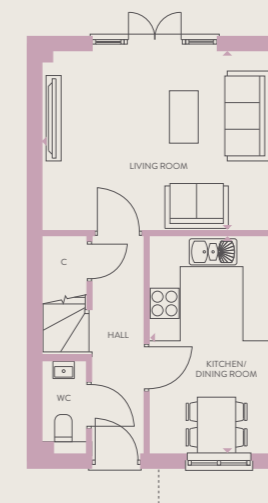
Houses 122, 123, 163 & 164

This stylish two-bedroom home has a traditional layout. The ground floor consists of a kitchen/dining room and living room with French doors to the garden, the first floor includes two double bedrooms with an en suite to the master and an additional bathroom.



### FIRST FLOOR

Bedroom 1	4287mm· x 3174mm·	141'· x 10'5'·
Bedroom 2	3658mm x 2515mm	12'0" x 8'3"



### GROUND FLOOR

Living Room	4642mm· x 3572mm·	15'3'· x 11'8'·
Kitchen/Dining Room	4342mm x 2476mm	14'3" x 8'1"

AC Airing Cupboard C Cupboard  
\*Handed to floorplans shown · Maximum Dimensions  
Classic Specification

# THE HARTLEY

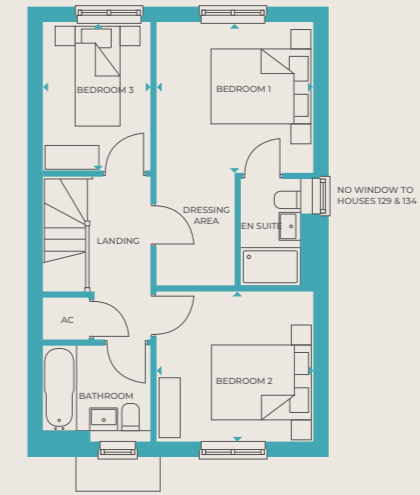


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## 3 bedroom home

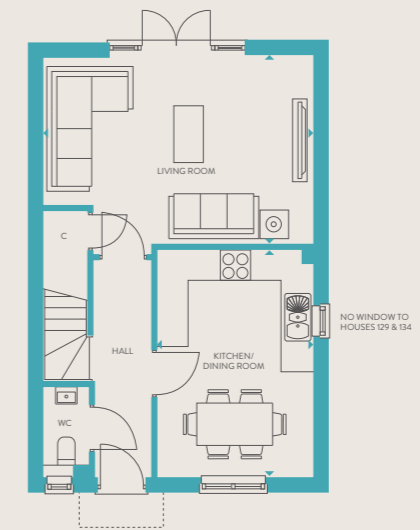
Houses 2, 6, 21, 31, 89, 93, 94, 97, 98, 118, 119, 129, 134, 149, 177, 234 & 238

With ample space for a young family to grow, this three-bedroom home includes a contemporary kitchen/dining room and separate living room with French doors to the garden. Upstairs, a double and a single bedroom share the bathroom while the master bedroom includes an en suite and dressing area.



### FIRST FLOOR

Bedroom 1	3148mm x 3000mm	10'4" x 9'10"
Bedroom 2	3149mm x 3020mm	10'4" x 9'11"
Bedroom 3	2954mm x 2161mm	9'8" x 7'1"



### GROUND FLOOR

Living Room	5427mm· x 3715mm·	17'10"· x 12'2"·
Kitchen/Dining Room	4532mm· x 3129mm·	14'10"· x 10'3"·

AC Airing Cupboard C Cupboard  
 \*Handed to floorplans shown · Maximum Dimensions  
 Classic Specification

# THE ELSENHAM

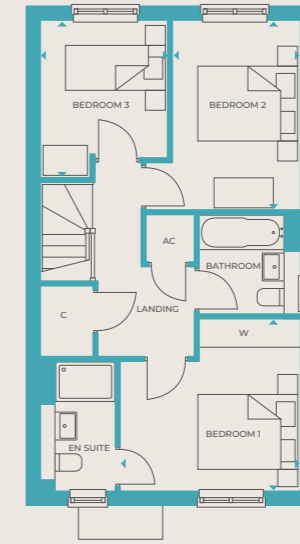


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## 3 bedroom home

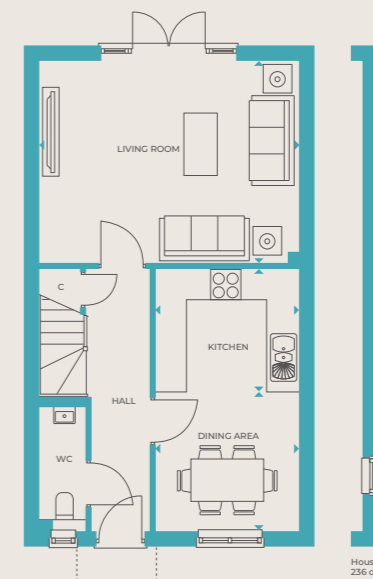
Houses 32, 33', 113, 114', 115, 116', 136, 137', 138, 139', 165', 166, 231, 232', 235 & 236'

This popular three-bedroom home features a spacious living room with French doors to the garden and a contemporary kitchen/dining room. Upstairs, a double and a single bedroom share the bathroom while the master bedroom includes an en suite.



### FIRST FLOOR

Bedroom 1	3608mm· x 3431mm·	11'10"· x 11'3"·
Bedroom 2	3785mm x 2555mm	12'5" x 8'4"
Bedroom 3	3143mm· x 2535mm·	10'4"· x 8'4"·



### GROUND FLOOR

Living Room	5204mm· x 4027mm·	17'1"· x 13'2"·
Kitchen	2857mm x 2452mm	9'4" x 8'0"
Dining Area	2857mm x 2784mm	9'4" x 9'1"

AC Airing Cupboard C Cupboard W Wardrobe  
\*Handed to floorplans shown · Maximum Dimensions  
Premier Specification

# THE HALSTEAD

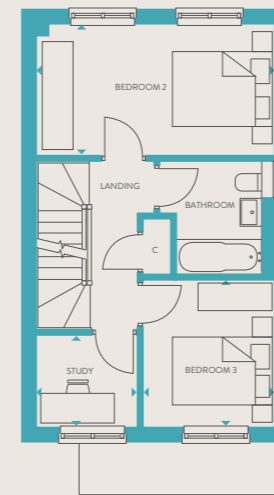


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## 3 bedroom home

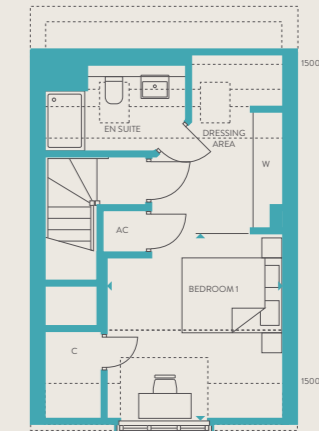
Houses 95', 96, 102, 103', 104, 105', 120, 121', 125, 126', 178' & 179

This flexible three bedroom, three-storey home has well-proportioned rooms and the added bonus of a study, which could double as a playroom. The top floor is home to the master suite which includes a luxurious dressing area.



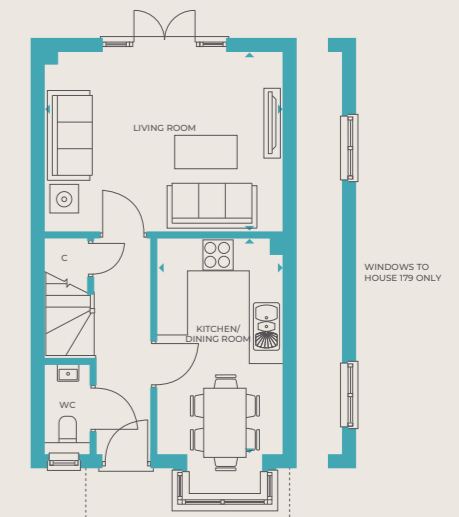
### FIRST FLOOR

Bedroom 2	4754mm· x 2622mm·	15'7"· x 8'7"·
Bedroom 3	2936mm x 2616mm	9'7" x 8'7"
Study	2024mm x 1832mm	6'7" x 6'0"



### SECOND FLOOR

Bedroom 1	3508mm· x 3763mm·	11'6"· x 12'4"·
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### GROUND FLOOR

Living Room	4754mm· x 3607mm·	15'7"· x 11'10"·
Kitchen/Dining Room	4302mm· x 2507mm·	14'1"· x 8'3"·

AC Airing Cupboard C Cupboard W Wardrobe  
 'Handed to floorplans shown --- Reduced head-height  
 · Maximum Dimensions Premier Specification

# THE KINGHAM

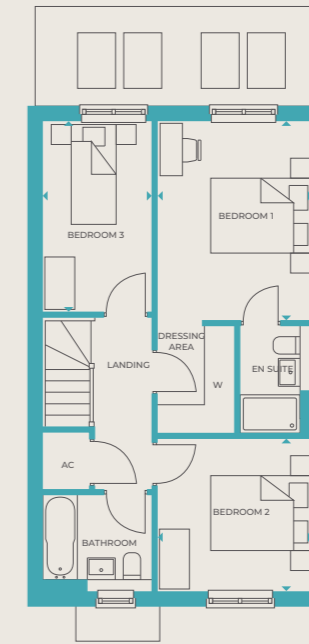


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## 3 bedroom home

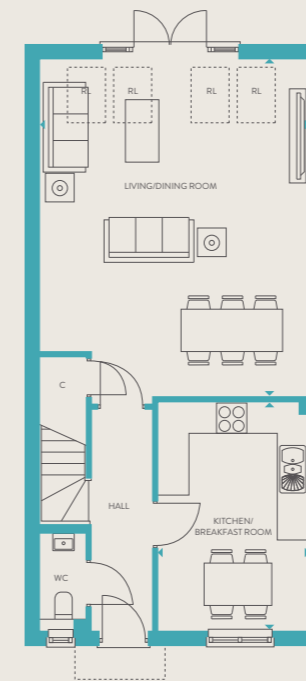
Houses 15', 16, 159', 160, 214 & 215'

This contemporary three-bedroom layout is ideal for entertaining and family life, with dining areas included in both the kitchen and living room. Upstairs, a double and a single bedroom share the bathroom while the master bedroom benefits from an en suite and dressing area.



### FIRST FLOOR

Bedroom 1	3978mm x 3114mm	13'0" x 10'2"
Bedroom 2	3115mm x 3053mm	10'2" x 10'0"
Bedroom 3	3778mm x 2150mm	12'5" x 7'0"



### GROUND FLOOR

Living/Dining Room	6734mm · x 5379mm ·	22'1" · x 17'8" ·
Kitchen/Breakfast Room	4550mm · x 3015mm ·	14'11" · x 9'11" ·

AC Airing Cupboard C Cupboard W Wardrobe  
 RF - Roof Lights --- - Reduced head height \*Handed to floorplans shown  
 · Maximum Dimensions Premier Specification

# THE CHALGROVE

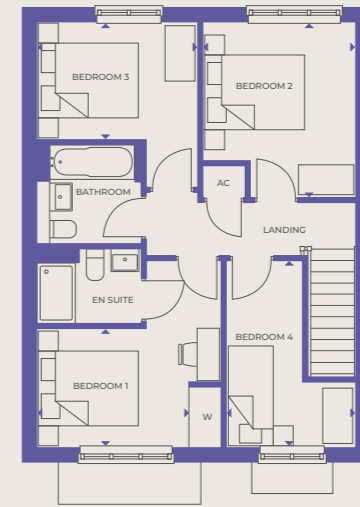


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## 4 bedroom home

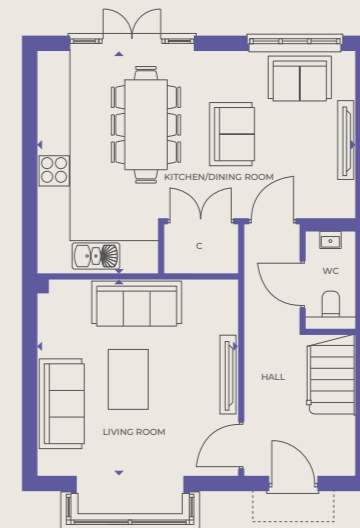
Houses 4, 12\*, 14, 22 & 91

This thoughtfully-designed, four-bedroom home is ideal for entertaining family and friends, with an open-plan kitchen/dining room and a separate living room. Upstairs, all of the bedrooms are a good size and the master bedroom includes a built-in wardrobe for extra storage space as well as a modern en suite.



### FIRST FLOOR

Bedroom 1	3027mm x 2369mm†	9'11" x 7'9"†
Bedroom 2	3501mm· x 3047mm·	11'6"· x 10'0"·
Bedroom 3	3210mm x 2345mm	10'6" x 7'8"
Bedroom 4	3748mm· x 2581mm·	12'3"· x 8'5"·



### GROUND FLOOR

Living Room	4007mm· x 3909mm·	13'2"· x 12'10"·
Kitchen/Dining Room	6372mm· x 4450mm·	20'11"· x 14'7"·

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown †Minimum Dimensions  
 · Maximum Dimensions Premier Specification

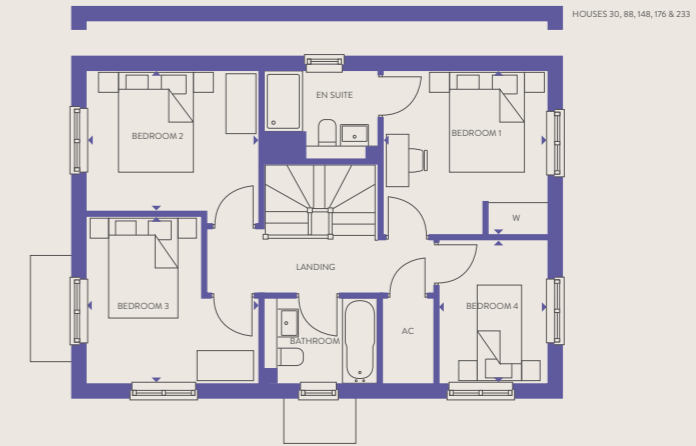
# THE WALBERSWICK



## 4 bedroom home

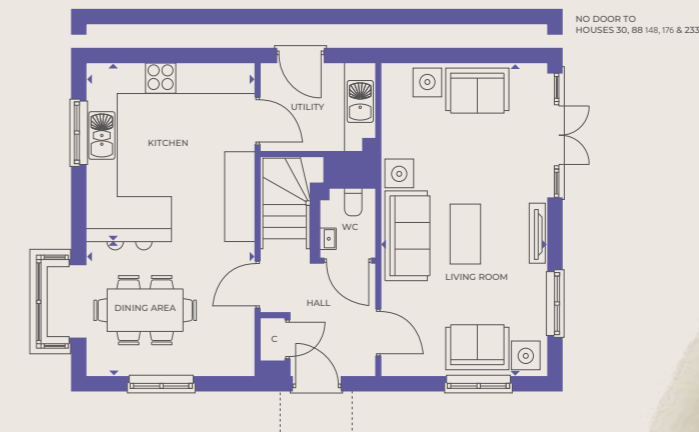
Houses 30, 34', 88', 147', 148', 167, 176', 230, 233 & 240'

Family dining will be a joy in this traditional four-bedroom home, with the stylish breakfast bar offering ample space to interact and dine together. On the first floor you'll find four generous bedrooms, the family bathroom and an en suite to the master bedroom.



### FIRST FLOOR

Bedroom 1	3301mm x 3276mm	10'10" x 10'9"
Bedroom 2	3396mm x 2802mm	11'2" x 9'2"
Bedroom 3	3396mm x 3342mm	11'2" x 10'11"
Bedroom 4	2868mm x 2174mm	9'5" x 7'1"



### GROUND FLOOR

Living Room	6259 mm x 3264 mm	20'6" x 10'8"
Kitchen	3567mm x 3358mm	11'8" x 11'0"
Dining Area	3358mm x 2691mm	11'0" x 8'10"

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown · Maximum Dimensions  
 Premier Specification

# THE SOMERTON

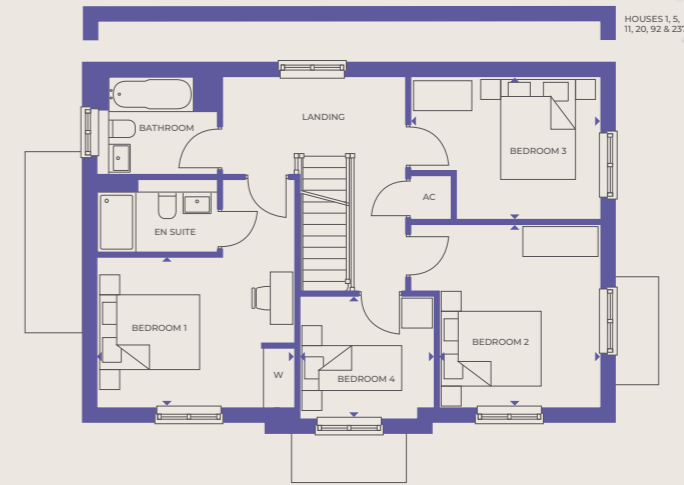


Digital illustration is indicative only

## 4 bedroom home

Houses 1, 5, 11, 20, 23, 92, 100, 101, 106, 112, 117, 124, 140, 158, 213, 216 & 237

This classic, double-fronted four-bedroom home offers spacious living and an expansive kitchen/dining room with feature bay window including French doors to the garden. Generous bedrooms including an en suite to the master ensures the whole family has plenty of space.



### FIRST FLOOR

Bedroom 1	3944mm x 2999mm	12'11" x 9'10"
Bedroom 2	3646mm x 3224mm	11'11" x 10'7"
Bedroom 3	3799mm x 2849mm	12'5" x 9'4"
Bedroom 4	2677mm x 2448mm	8'9" x 8'0"



### GROUND FLOOR

Living Room	6615mm x 3726mm	21'8" x 12'3"
Kitchen/Dining Room	6615mm x 3913mm	21'8" x 12'10"

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown · Maximum Dimensions  
 Premier Specification



# THE CALDER

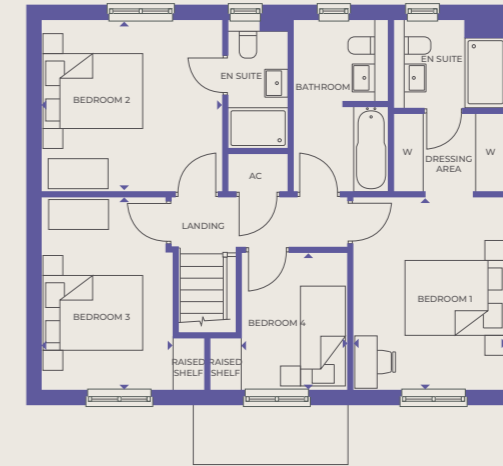


Digital illustration is indicative only

## 4 bedroom home

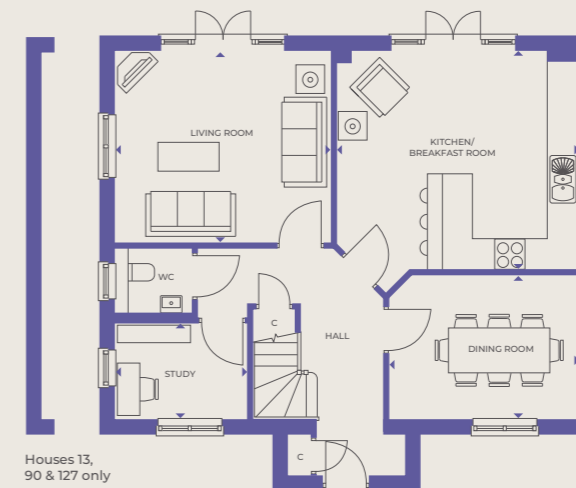
Houses 3, 13, 90, 99, 127, 135, 161 & 162

This traditional four-bedroom layout includes two separate reception rooms plus a study and a kitchen/breakfast room, providing plenty of space for the whole family. Upstairs, two bedrooms include an en suite, while the master also includes a dressing area. Two further spacious bedrooms share the main bathroom.



### FIRST FLOOR

Bedroom 1	3837mm x 3052mm	12'7" x 10'0"
Bedroom 2	3627mm x 3433mm	11'11" x 11'3"
Bedroom 3	3837mm x 2639mm	12'7" x 8'8"
Bedroom 4	2723mm x 2104mm	8'11" x 6'11"



Houses 13, 90 & 127 only

### GROUND FLOOR

Living Room	4314mm x 3844mm	14'2" x 12'7"
Kitchen/Breakfast Room	4869mm x 4369mm	16'0" x 14'4"
Dining Room	3821mm x 2865mm	12'6" x 9'5"
Study	2639mm x 1929mm	8'8" x 6'4"

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown · Maximum Dimensions  
 Premier Specification

# THE CALDWICK

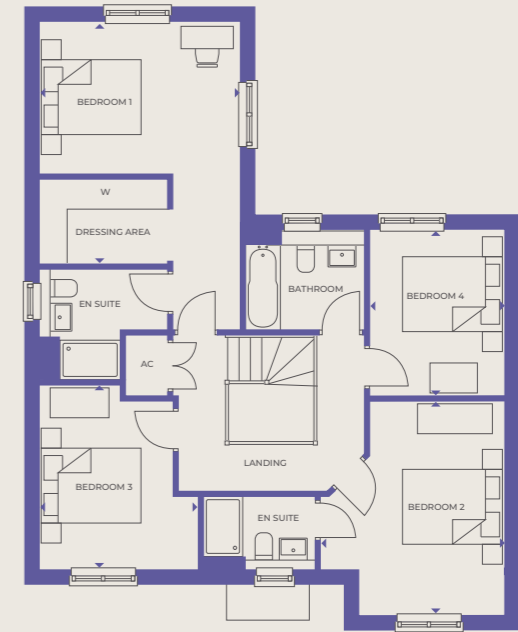


Digital illustration is indicative only

## 4 bedroom home

Houses 85 & 239

This well-proportioned four-bedroom home is ideal for entertaining with a mixture of open plan and separate reception space, plus a practical utility. Upstairs, all bedrooms are generous doubles and two include an en suite, with a dressing area completing the master bedroom.



### FIRST FLOOR

Bedroom 1	4854mm x 4005mm	15'11" x 13'2"
Bedroom 2	4277mm x 3670mm	14'0" x 12'0"
Bedroom 3	3702mm x 3158mm	12'2" x 10'4"
Bedroom 4	3330mm x 2689mm	10'11" x 8'10"



### GROUND FLOOR

Living Room	7721mm x 3672mm	25'4" x 12'0"
Kitchen	4009mm x 3391mm	13'2" x 11'1"
Dining Room	3963mm x 2671mm	13'0" x 8'9"
Family Area	4009mm x 3481mm	13'2" x 11'5"

AC Airing Cupboard C Cupboard W Wardrobe  
 • Maximum Dimensions Premier Specification

# THE CHURCHILL



Digital illustration is indicative only

## 5 bedroom home

Houses 86' & 128'

This incredible five-bedroom home has real wow-factor with an ideal combination of formal living and dining rooms plus an exceptional open-plan kitchen/breakfast room and family area. Upstairs there are spacious bedrooms, two of which include an en suite plus a dressing area in the master bedroom provides the ultimate luxury.



### FIRST FLOOR

Bedroom 1	5369mm· x 4555mm·	17'7"· x 14'11"·
Bedroom 2	3955mm x 3050mm	13'0" x 10'0"
Bedroom 3	4120mm x 3309mm	13'6" x 10'10"
Bedroom 4	4170mm· x 3309mm·	13'8"· x 10'10"·
Bedroom 5	3098mm x 2836mm	10'2" x 9'3"



### GROUND FLOOR

Living Room	7385mm· x 4090mm·	24'3"· x 13'5"·
Kitchen	5369mm x 3000mm	17'7" x 9'10"
Dining Room	4700mm· x 4140mm·	15'5"· x 13'7"·
Family Area	5369mm x 4172mm	17'7" x 13'8"

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown · Maximum Dimensions  
 Premier Specification

# THE WOLVERCOTE



Digital illustration is indicative only

## 5 bedroom home

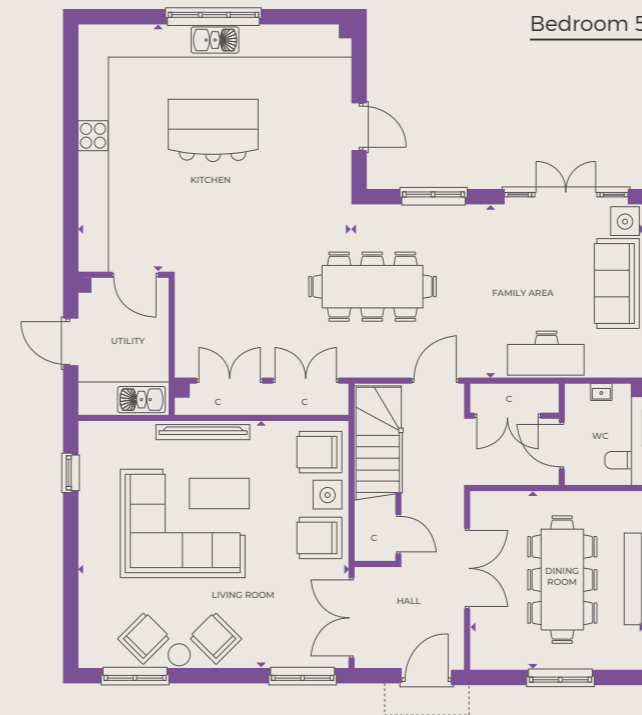
Houses 84 & 87

This outstanding five-bedroom family home has a wealth of open-plan and separate reception rooms providing a great space for both family life and entertaining. Storage space has been carefully considered with a utility and multiple cupboards keeping clutter away. All five bedrooms are generous doubles, three of which benefit from an en suite while the master bedroom enjoys the luxury of a dressing room.



### FIRST FLOOR

Bedroom 1	5445mm x 3684mm	17'10" x 121"
Bedroom 2	4787mm x 3831mm	15'8" x 12'7"
Bedroom 3	4121mm x 3649mm	13'6" x 12'0"
Bedroom 4	3457mm x 2982mm	11'4" x 9'9"
Bedroom 5	4280mm x 2221mm	14'0" x 7'3"



### GROUND FLOOR

Living Room	5409mm x 4935mm	17'9" x 16'2"
Kitchen	5472mm x 4944mm	17'11" x 16'3"
Dining Room	3584mm x 3463mm	11'9" x 11'4"
Family Area	5850mm x 3456mm	19'2" x 11'4"

AC Airing Cupboard C Cupboard W Wardrobe  
 \*Handed to floorplans shown · Maximum Dimensions  
 Premier Specification

# SEAL OF EXCELLENCE



Waterside at Monksmoor Park, Daventry

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.

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