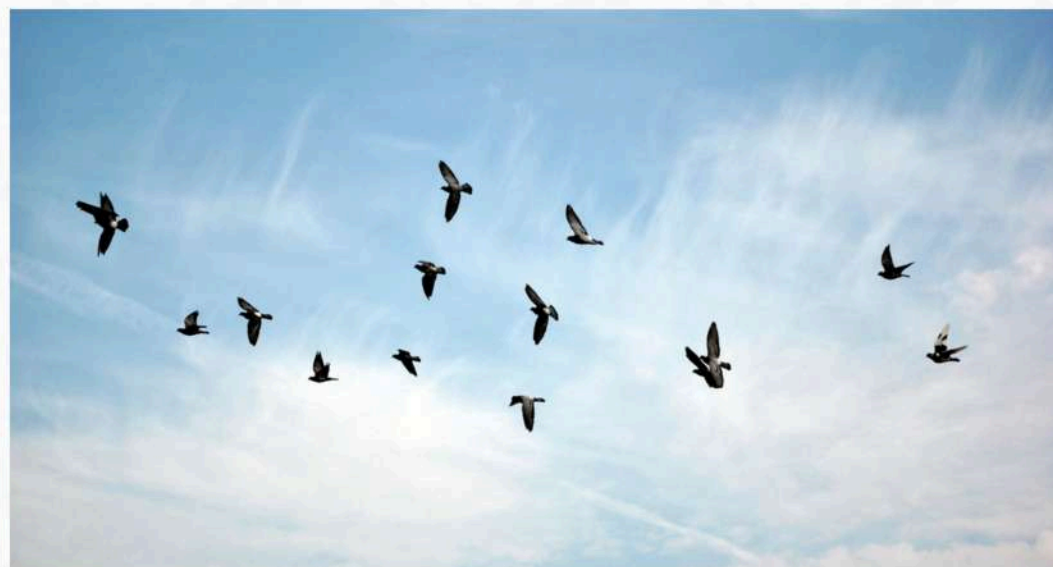


EAGLE FARM

C R A N F I E L D R O A D , W A V E N D O N
M I L T O N K E Y N E S

McCann

HOMES



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Welcome to Eagle Farm

Nestled on the tranquil edge of Wavendon, McCann Homes are delighted to present Eagle Farm. An exclusive collection of beautifully crafted homes combining the charm of rural living with the convenience of modern life. This picturesque development offers a rare blend of character and comfort, featuring a mix of stunning new-build houses and five thoughtfully designed barn conversions.



Each property has been designed and finished to the highest standards, offering elegant interiors, spacious layouts and a seamless connection to the surrounding green spaces. Here, you'll enjoy the timeless appeal of the countryside with none of the compromise.





McCann
HOMES



Lifestyle

Perfectly positioned for both peaceful living and everyday practicality, Eagle Farm is well located near by and connected to Woburn Sands. The development is only a short drive from the bustling centre of Milton Keynes. Excellent transport links make commuting effortless, with easy access to the M1, A421 and direct rail services to London from nearby stations.

Families will also appreciate the close proximity to highly regarded schools, shopping destinations and scenic walks. Whether you're looking for a quiet retreat or a refined family home, Eagle Farm offers a lifestyle that's both idyllic and impeccably connected.





Peace of Mind

Appreciate the assurance of low-maintenance security, hassle-free systems and a ten-year warranty.



- Two-year homeowner warranty from McCann Homes.
- 10-year Advantage Structural Defects Insurance.
- Multi-point locking mechanisms to external doors.
- Eagle Farm is a private estate and will be maintained under a management company. Please refer to the Sales Consultant for details.

Smart, Inside and Out >

Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.

- Turfed front and side garden areas with paved patios and pathways as shown on site plans.
- LED wall lights to front door and patio doors.
- Electric car charging points.
- External waterproof socket and tap to rear of property.
- Planting installed in line with approved planning landscape layout.
- Planting within marketing material is indicative only.

*images are indicative only



McCann
HOMES





A combination of modern and sustainable features and technology implemented to ensure each home at Eagle Farm is built for the future.

- Heating and hot water provided by air source heat pumps.
- Thermostatically controlled radiators throughout with smart thermostat hub.
- Low energy lighting throughout with LED down lights to the kitchen, utility room (where applicable), WC, bathroom, and en suites.



Choose your home

Eagle Farm by McCann Homes is a collection of homes crafted to showcase a refined level of style with timeless architectural influences. The one- to five-bedroom designs include semi-detached and detached homes, configured with 1, 2 and 2.5 storey layouts. A diverse blend of varied materials and finishes ensures there is a wealth of choice across the scheme.

P L O T S 1 - 1 9

Finsbury + Dulwich Barns

No.1 + No. 2
1 Bedroom Single Storey
Barn Conversions

Holland Barn

No.3
2/3 Bedroom Single Storey
Barn Conversion

Primrose Barn

No.4
2/3 Bedroom Barn Conversion

Greenwich Barn

No.5
2 Bedroom Barn Conversion

Hyde Barn

No.6
2/3 Bedroom
Barn Conversion

The Holland

No. 7
3/4 Bedroom Detached House

The Richmond

No. 8 + 9
3/4 Bedroom Semi - Detached House

The Kensington

No. 10
3/4 Bedroom Semi - Detached House

The Regents

No. 11
4/5 Bedroom Link - Detached House

The Battersea

No. 12
3/4 Bedroom Semi - Detached House

The Alexandra

No. 13
3/4 Bedroom Semi - Detached House

The Victoria

No. 14, 15, 16 + 17
3/4 Bedroom Semi - Detached House

The Brockwell

No. 18 + 19
2 Bedroom Semi- Detached House

Specification

Warranty

- 10 Year Advantage Structural New Homes Warranty
- 2 Year latent defects period with McCann Homes
- 6 Month post completion customer care visit

Kitchen

- A choice from our range of fitted contemporary style kitchen furniture
- A choice from our extensive range of selected stone worktops
- A range of integrated Bosch appliances to include
 - Induction Hob
 - Single Oven
- Combination microwave oven (Excluding plots 1,2,18 &19)
- Fridge/Freezer
- Dishwasher

Bathroom & En-suites

- A range of white modern Sanitaryware to include
- Back to wall pans with concealed cisterns
- Wall hung sinks with vanity units under
- Stylish designed brassware in a slate finish
- Waterfall style shower heads to principle ensuite
- A range of porcelain tiles to walls
- A contemporary range of luxury vinyl flooring
- Black towel style radiators

Heating

- A Warmflow Zeno Air Source Heat Pump
- Underfloor heating to all ground floor areas
- Digital room stats throughout the homes
- Thermostatically controlled radiators to to all upper floors

Electrics

- Brushed Chrome plated light switches & sockets throughout
- LED downlighters to entrance hall, kitchen area & landing
- LED downlighters to all bathrooms & en-suites
- Pendent lighting to remaining rooms
- BG Sync electric vehicle charger
- External electric socket
- Outside lights to front and rear
- Electric garage doors
- Video doorbell

Broadband

- Full fibre broadband provided to the premises
- This is a complete fibre connection from the exchange to the property

Finishes

- Contemporary finished dark internal doors
- Black internal door furniture with knurled finished
- Glass staircase with black painted finished handrail & newels
- Agate Grey double Glazed windows
- Bifolds & French doors opening on to rear patios
- Porcelain tiles to rear patio area
- Block paved driveways

Client Additions

- House Alarm
- Carpets & LVT flooring
- Turf to rear garden
- Additional paving to rear garden
- Upgrades to Kitchen

The Process

RESERVATION

To reserve the property we will require a reservation fee of £2,500 subject to the following criteria being met: • we will qualify your financial ability to raise the finance required to purchase the property. • if your purchase is subject to the sale of a property we will require confirmation from the selling agent to verify your chain detail. • once your solicitor has received the draft contracts we expect contracts to be exchanged in 5 weeks. • upon exchange of contracts 10% of the sale price will be payable. • the balance of the purchase price will be payable on legal completion.

CUSTOMER CARE

We will carry out a detailed pre-completion inspection prior to handover. • The handover procedure will be carried out on completion day. We will supply you with all guarentees & instruction information as required. • We will conduct a full demonstration tour of the property & cover off any questions you have. • We will have a 6-month post-completion follow up meeting to look at and discuss any matters that may acquire our attention.

SUBJECT TO CONTRACT

All particulars in this document, including illustration of the units, amenity areas and furniture within, are for guidance only, as it may have been necessary to introduce some alterations to these or their specification since publication. All room sizes are approximate and customers should satisfy themselves if required before purchase. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.



FINSBURY BARN

PLOT 1

A striking single-story black-clad barn conversion



BEDROOMS
1



BATHROOMS
1

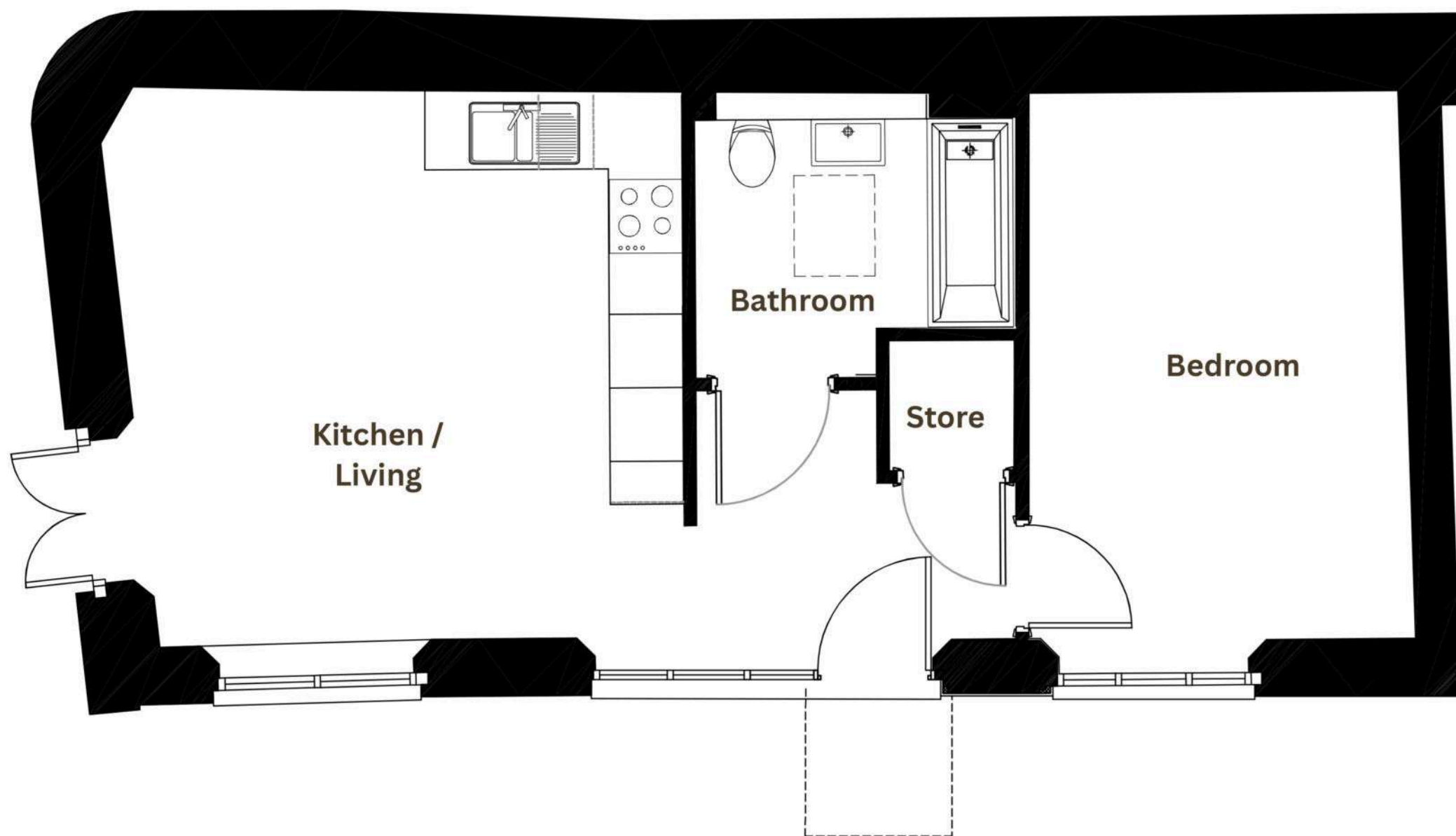


LIVING AREAS
1

Kitchen / Living	3.6 x 4.5
Bedroom	2.8 x 4.3 m



Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.



DULWICH BARN

PLOT 2

An exceptional black-clad single-storey barn conversion



BEDROOMS
1



BATHROOMS
1



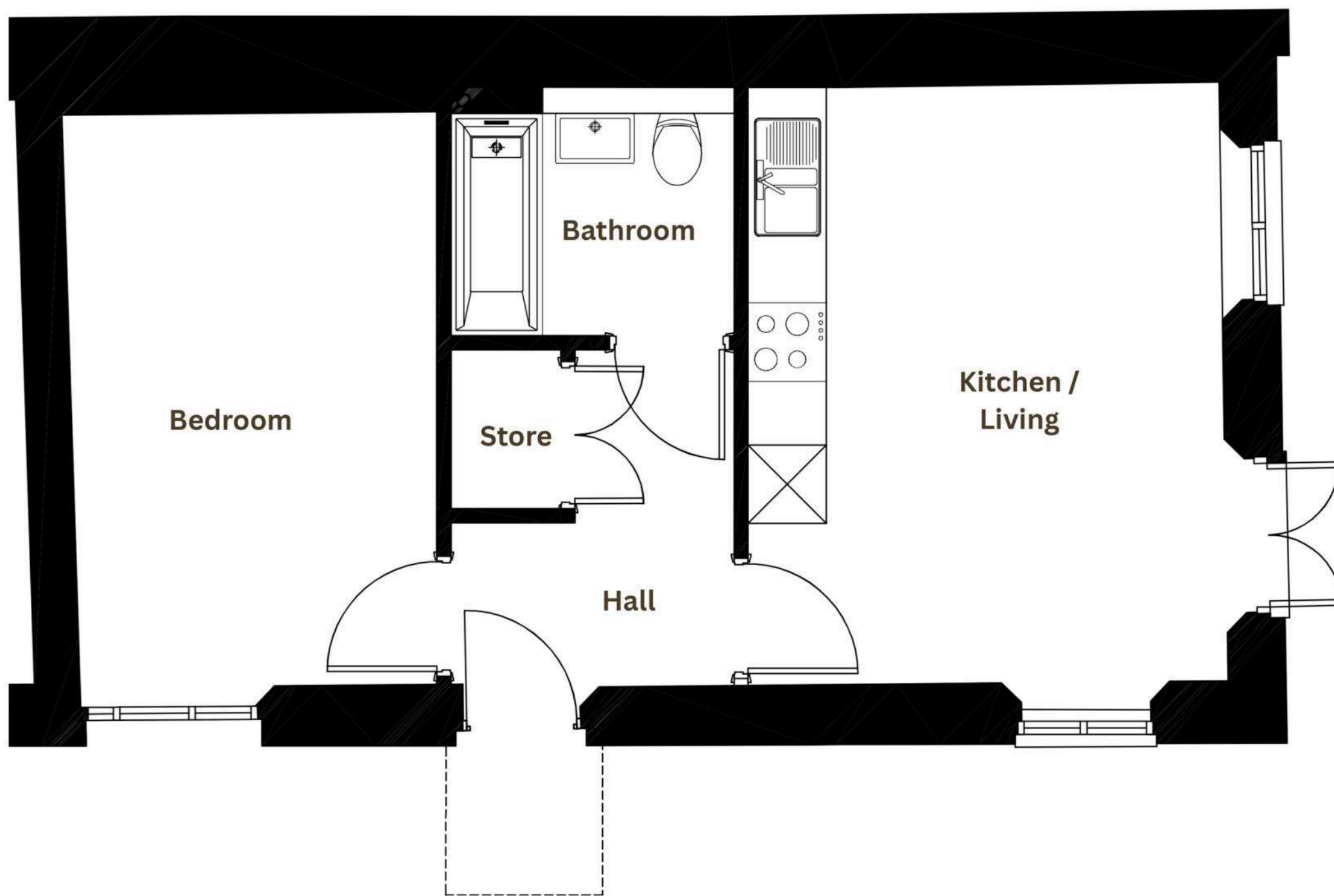
LIVING AREAS
1

Kitchen / Living 4.4 x 4.4 m

Bedroom 3.1 x 4.4 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





HOLLAND BARN

PLOT 3

A 2-bedroom single-story brick barn conversion



BEDROOMS
2/3



BATHROOMS
2

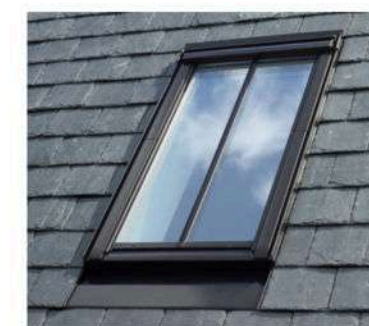
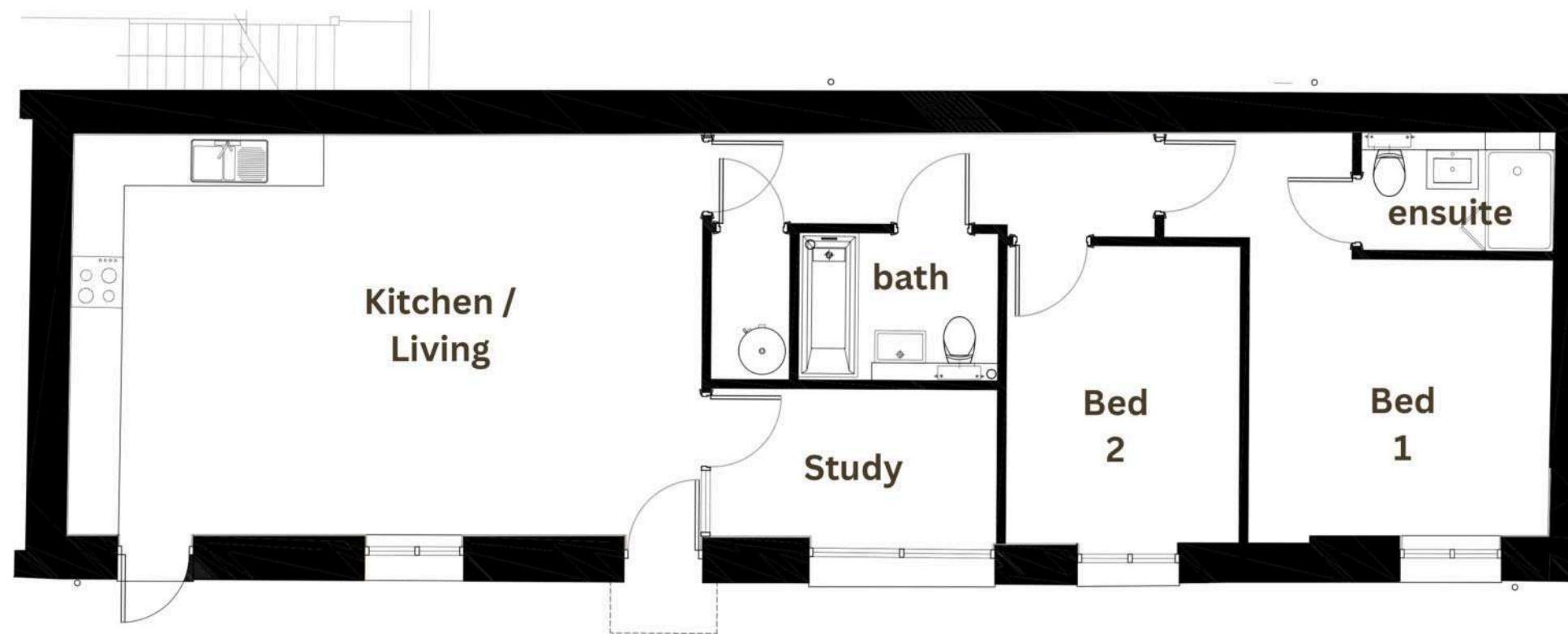


LIVING AREAS
1

Kitchen / Living	7.4 x 4.7 m
Home Office	3.3 x 1.7 m
Bedroom 2	2.7 x 3.5 m
Bedroom 1	3.5 x 4.7 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





PRIMROSE BARN

PLOT 4

A beautiful 3-bedroom, two-story brick barn conversion



BEDROOMS
2/3



BATHROOMS
3

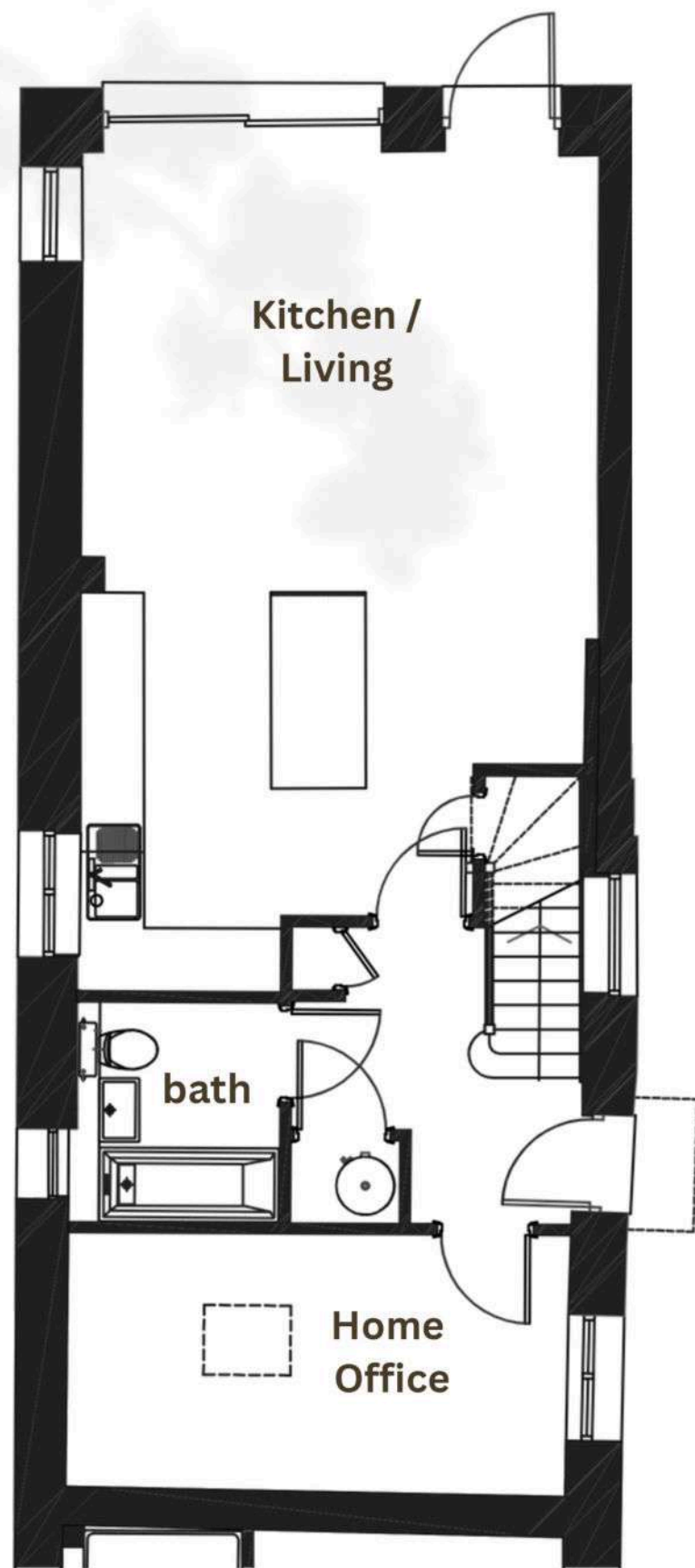


LIVING AREAS
1

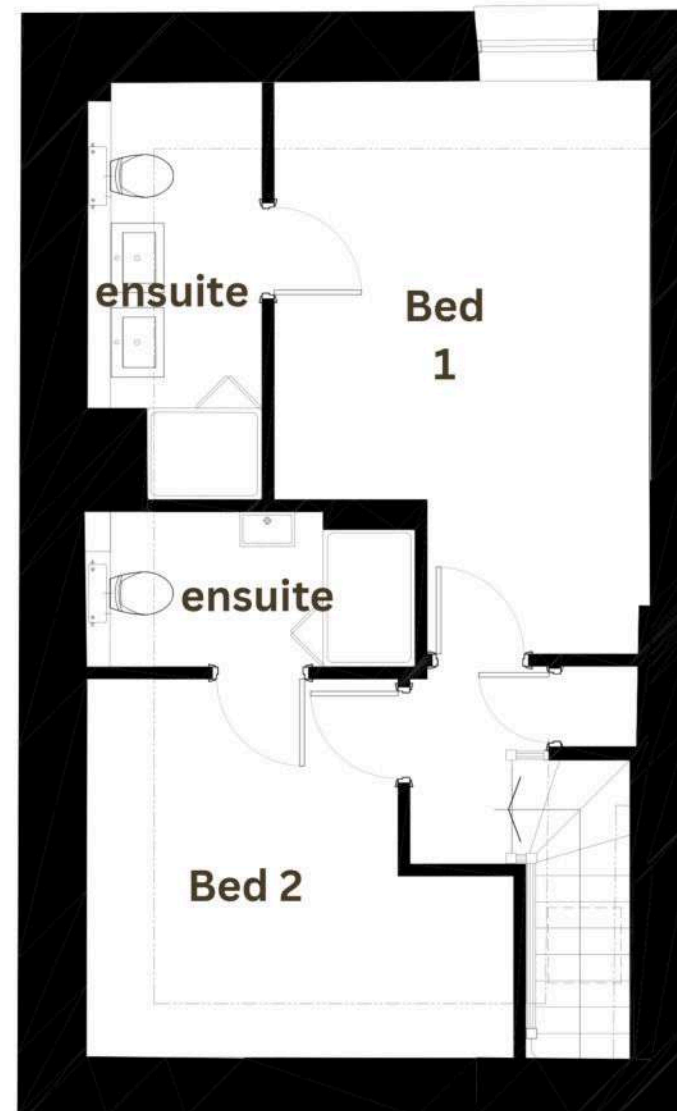
Kitchen / Living	7.9 x 4.9 m
Bedroom 1	5.0 x 3.2 m
Bedroom 2	3.3 x 3.7 m
Home Office	2.4 x 4.7 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.

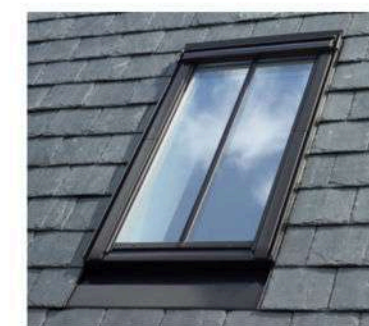




Ground Floor



First Floor



GREENWICH BARN

PLOT 5

A stunning two bedroom two storey brick barn



BEDROOMS
2



BATHROOMS
3



LIVING AREAS
1

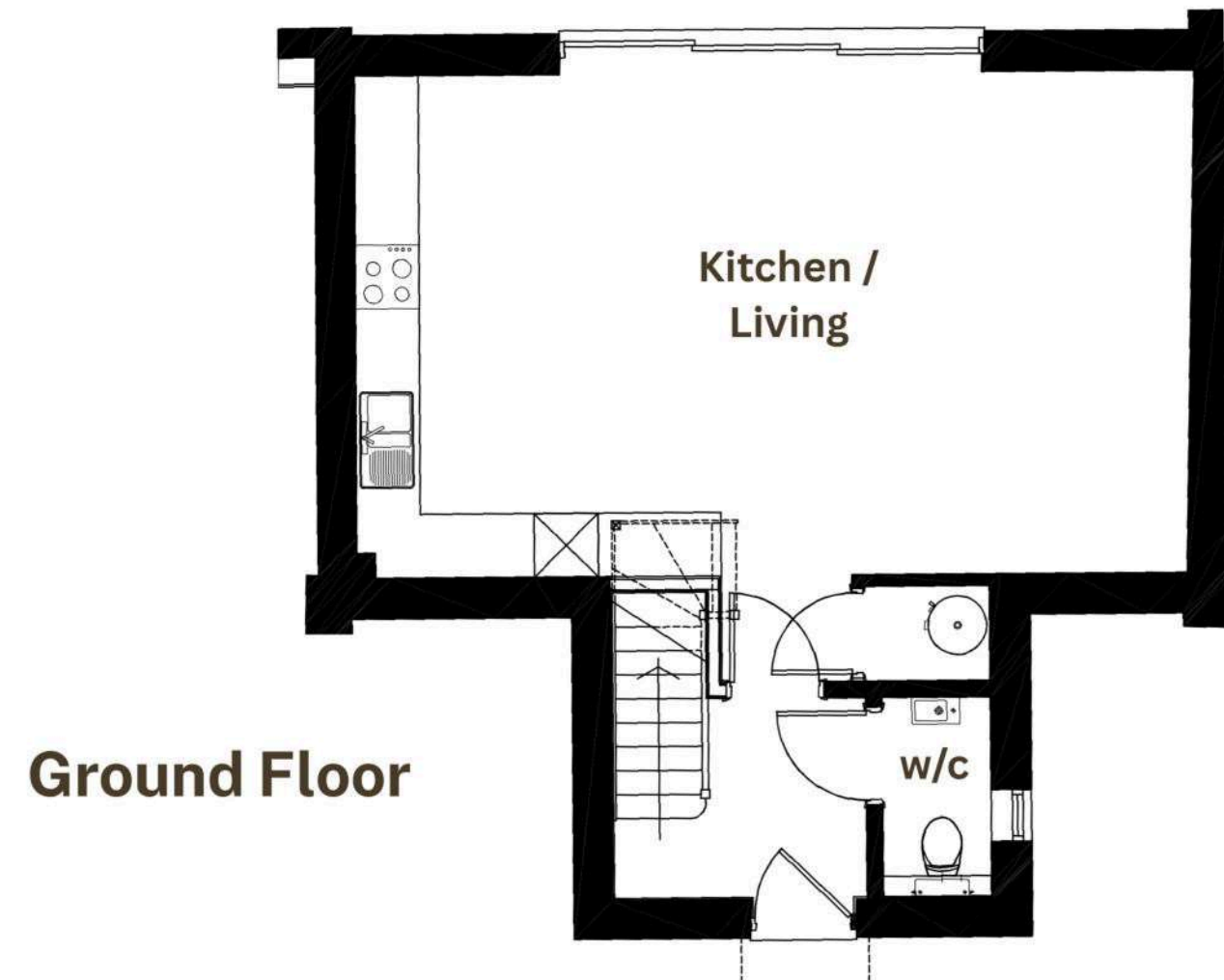
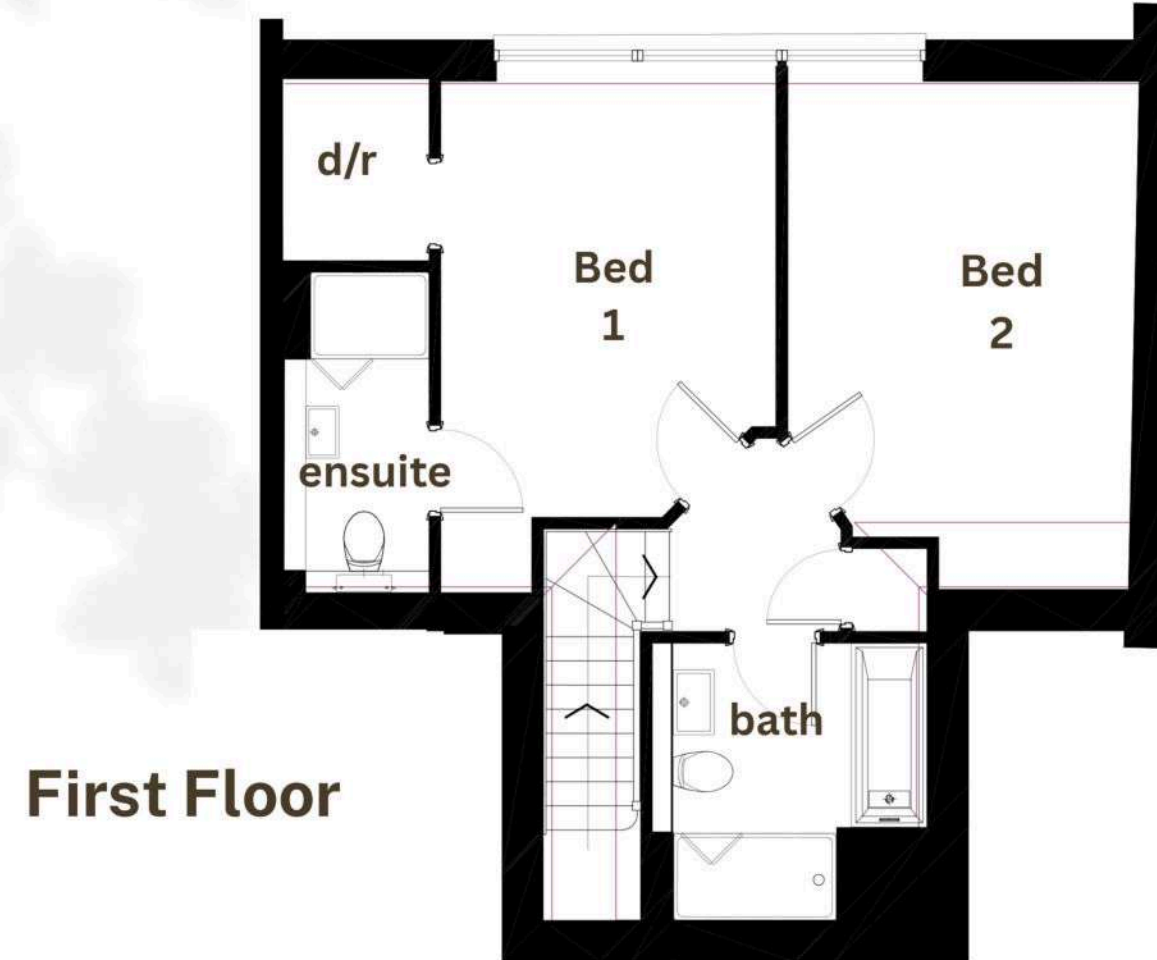
Kitchen / Living 7.8 x 5.7 m

Bedroom 1 3.1 x 4.6 m

Bedroom 2 3.2 x 4.6 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





HYDE BARN

PLOT 6

A stunning two / three bedroom two storey brick barn conversion



BEDROOMS
3



BATHROOMS
3

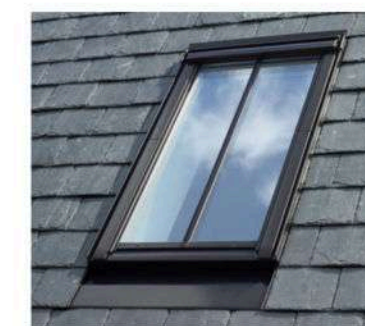
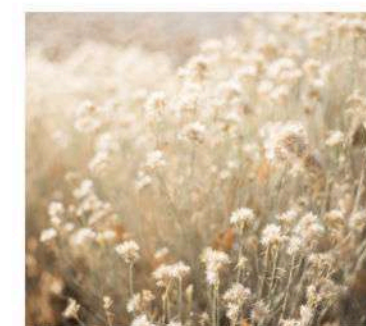
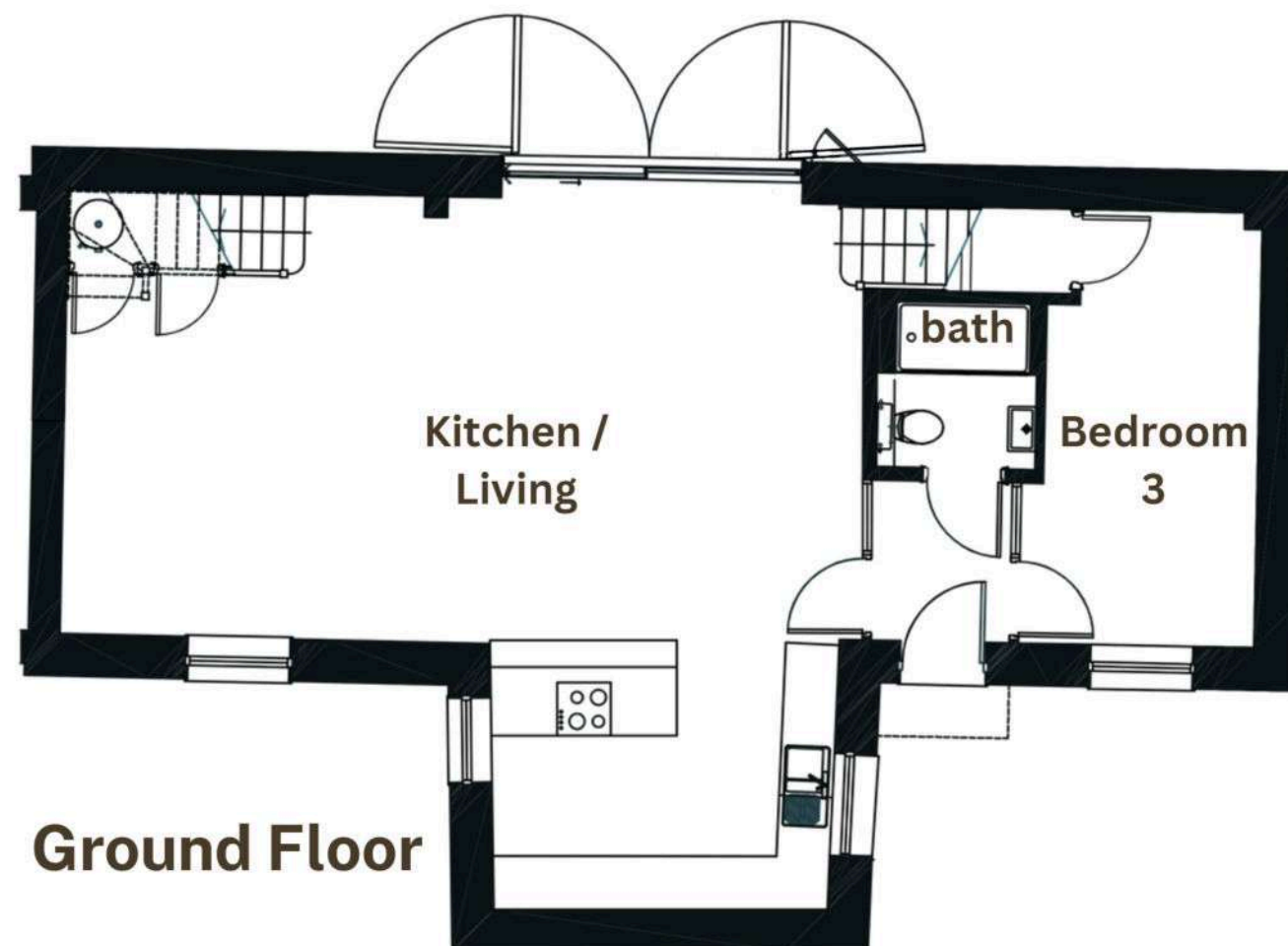
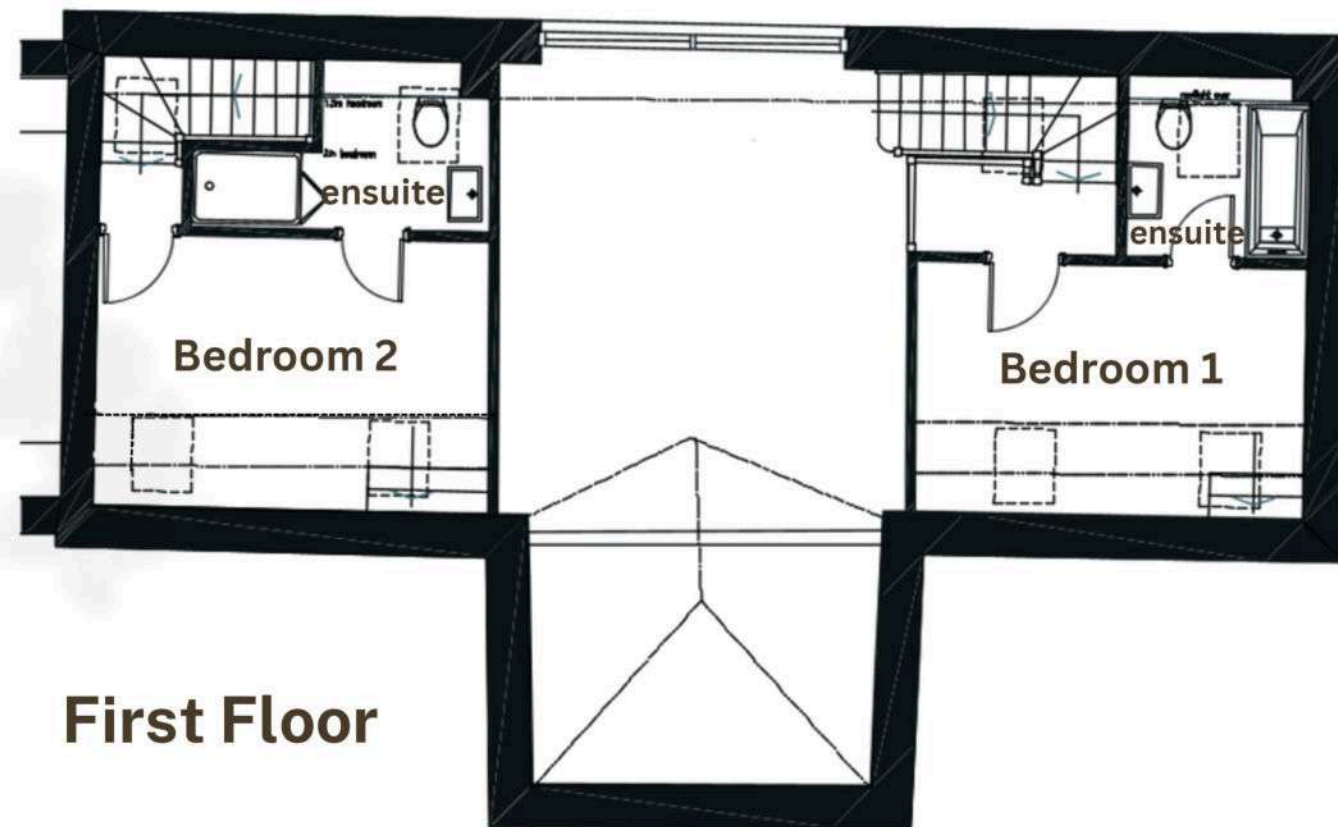


LIVING AREAS
1

Kitchen / Living	8.9 x 8.0 m
Bedroom 1	3.0 x 4.3 m
Bedroom 2	2.7 x 4.3 m
Bedroom 3	2.3 x 4.8 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





THE HOLLAND

PLOT 7

A stunning two storey three / four bedroom detached family home



BEDROOMS
3 / 4



BATHROOMS
3

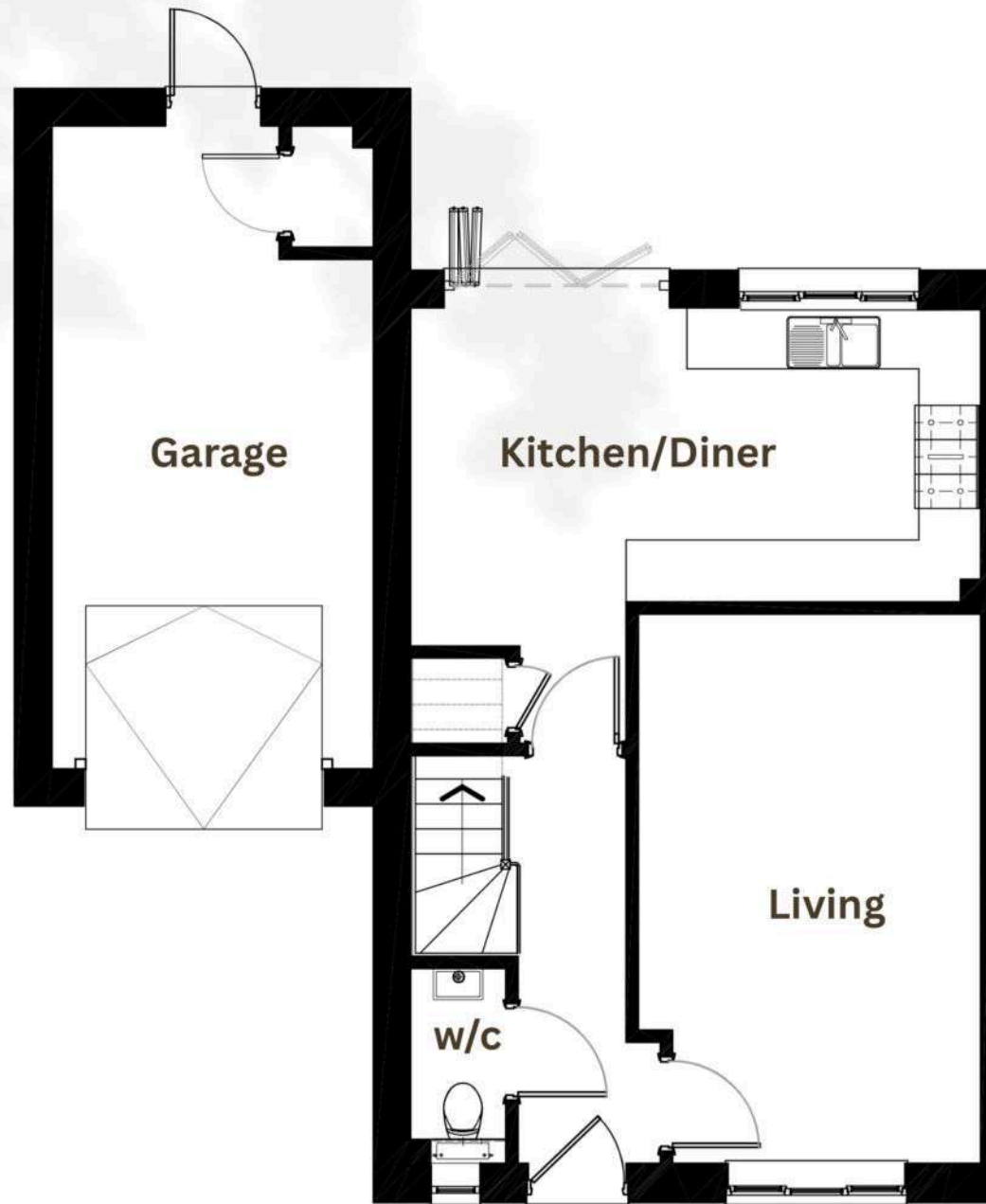


LIVING AREAS
2

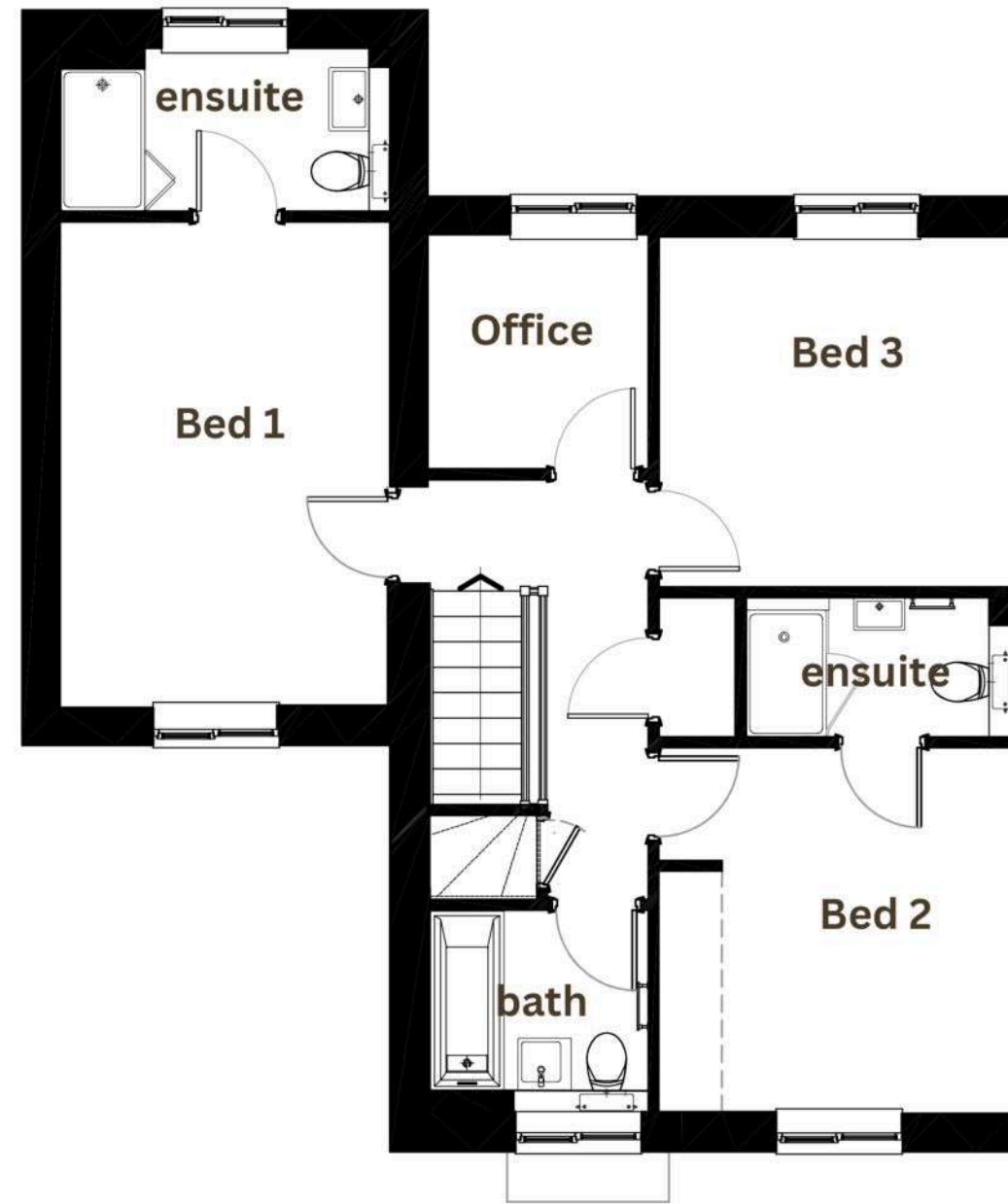
Kitchen / Diner	5.4 x 3.2 m
Living	3.2 x 5.3 m
Bedroom 1	3.1 x 4.9 m
Bedroom 2	3.2 x 3.4 m
Bedroom 3	3.2 x 3.3 m
Home Office	2.2 x 2.0 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





Ground Floor



First Floor



THE RICHMOND

PLOTS 8 + 9

A semi-detached home with three / four bedrooms set over two storeys



BEDROOMS
3 / 4



BATHROOMS
4

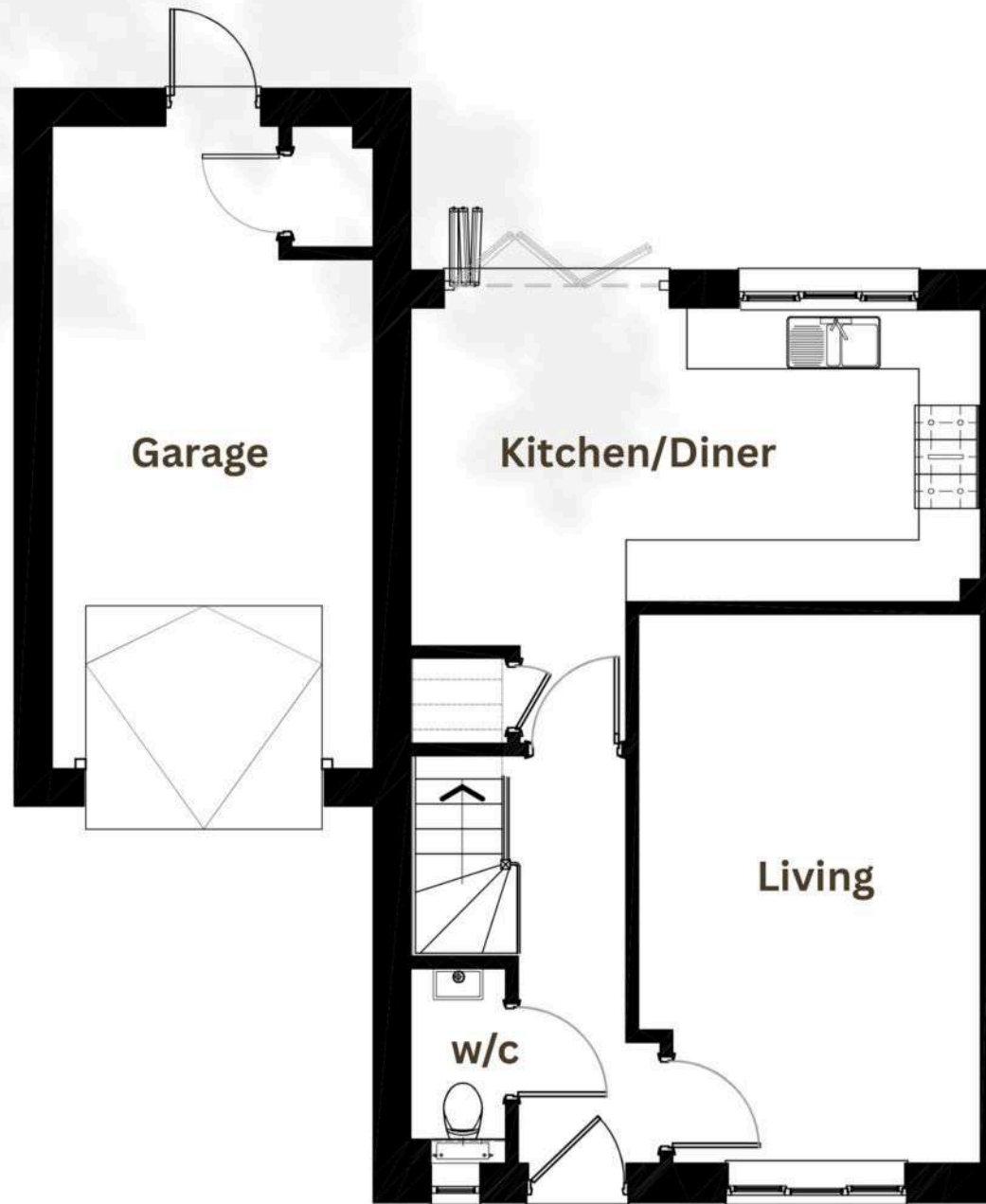


LIVING AREAS
2

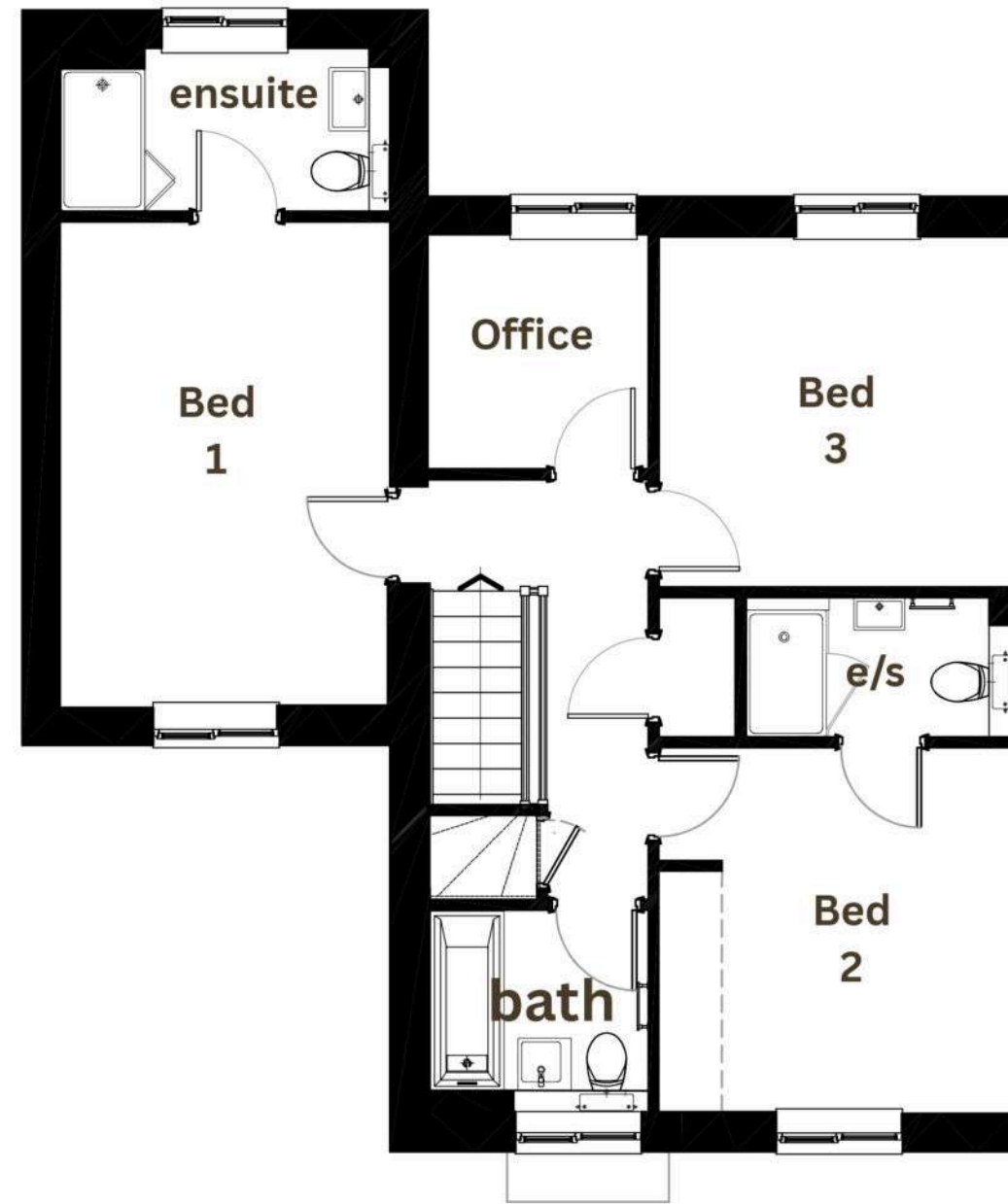
Kitchen / Diner	5.4 x 3.2 m
Living	3.2 x 5.3 m
Bedroom 1	3.1 x 4.9 m
Bedroom 2	3.2 x 3.4 m
Bedroom 3	3.2 x 3.3 m
Home Office	2.2 x 2.0 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer. Plot 8 is handed and garage locations may vary plot to plot





Ground Floor



First Floor



THE KENSINGTON

PLOT 10

A wonderful family home with three / four good sized bedrooms set over three floors



BEDROOMS
3 / 4



BATHROOMS
3

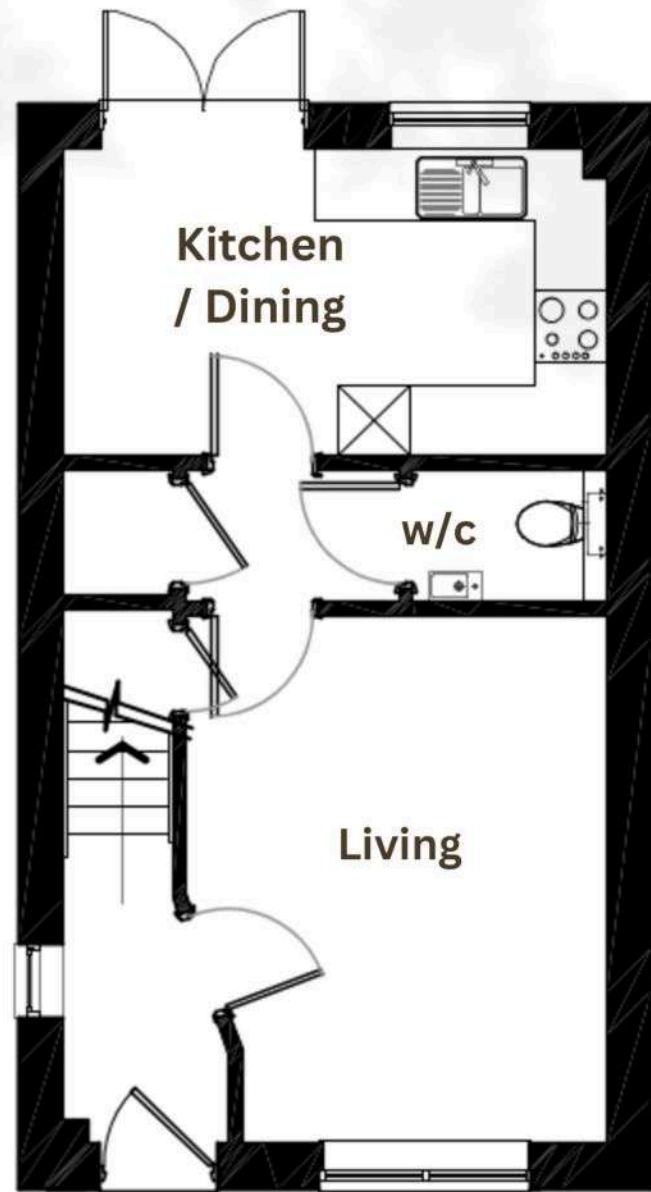


LIVING AREAS
2

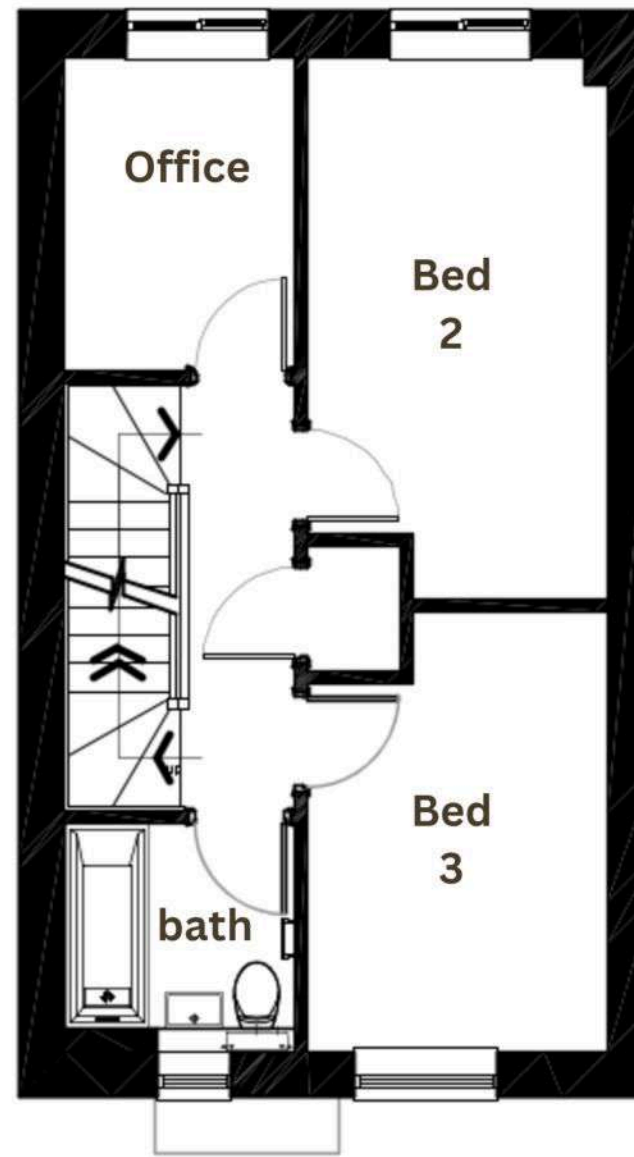
Kitchen / Diner	4.5 x 2.5 m
Living	3.5 x 4.4 m
Bedroom 1	5.0 x 3.4 m
Bedroom 2	2.5 x 4.5 m
Bedroom 3	2.5 x 3.6 m
Home Office	1.9 x 2.6 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.

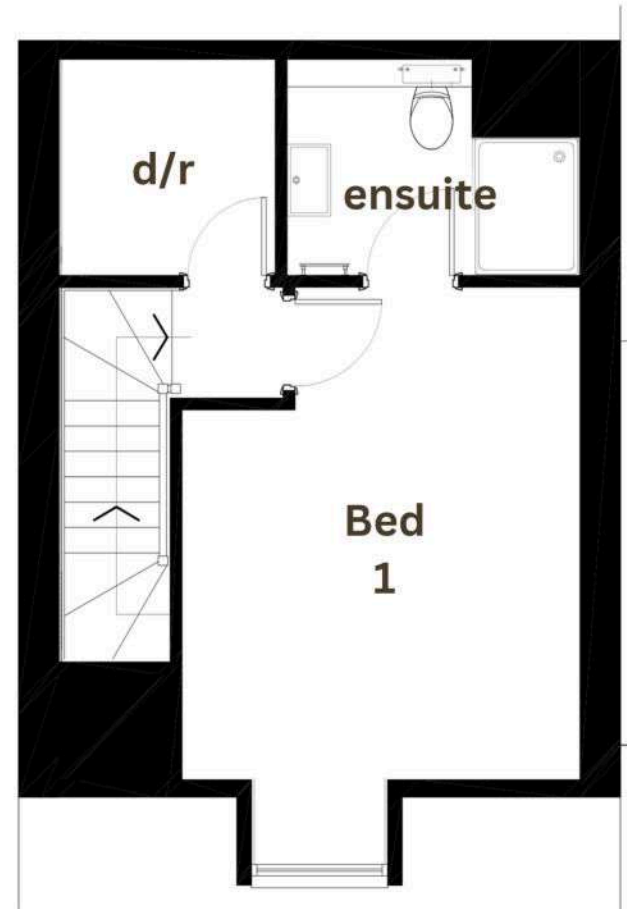




Ground Floor



First Floor



Second Floor



THE REGENT

PLOT 11

An elegant family home with four / five bedrooms set over three floors



BEDROOMS
4 / 5



BATHROOMS
3

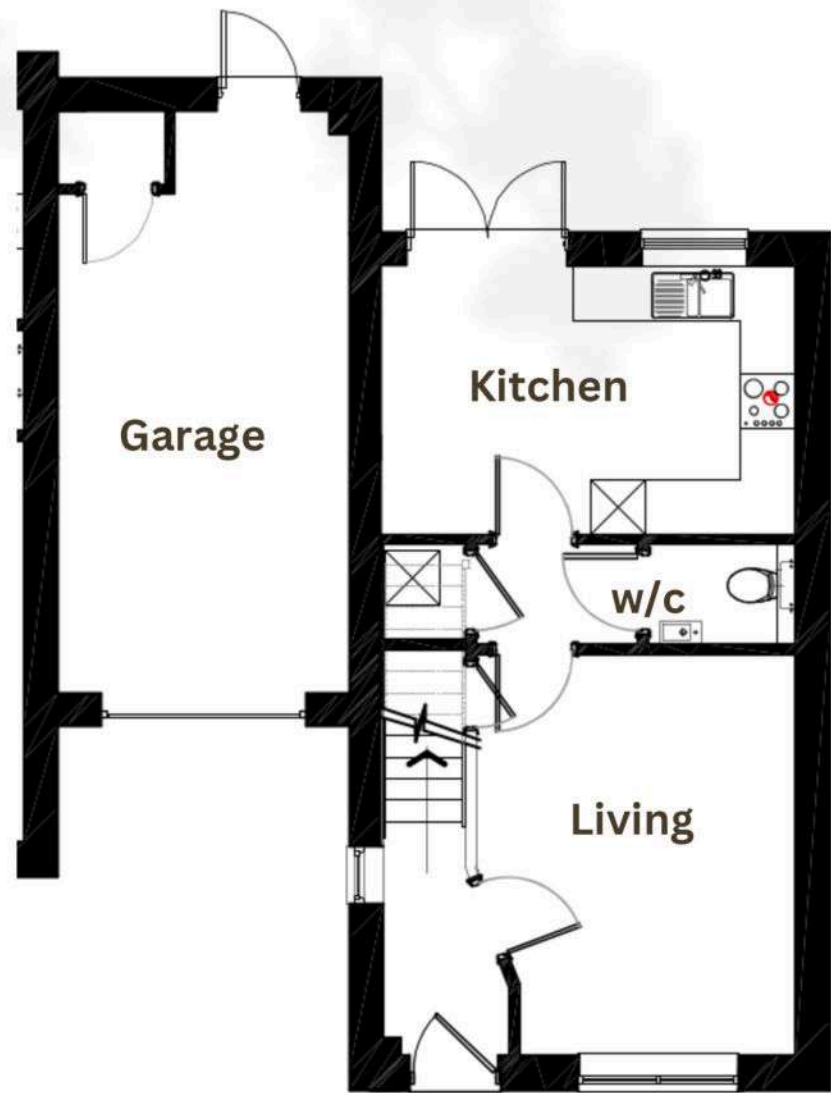


LIVING AREAS
2

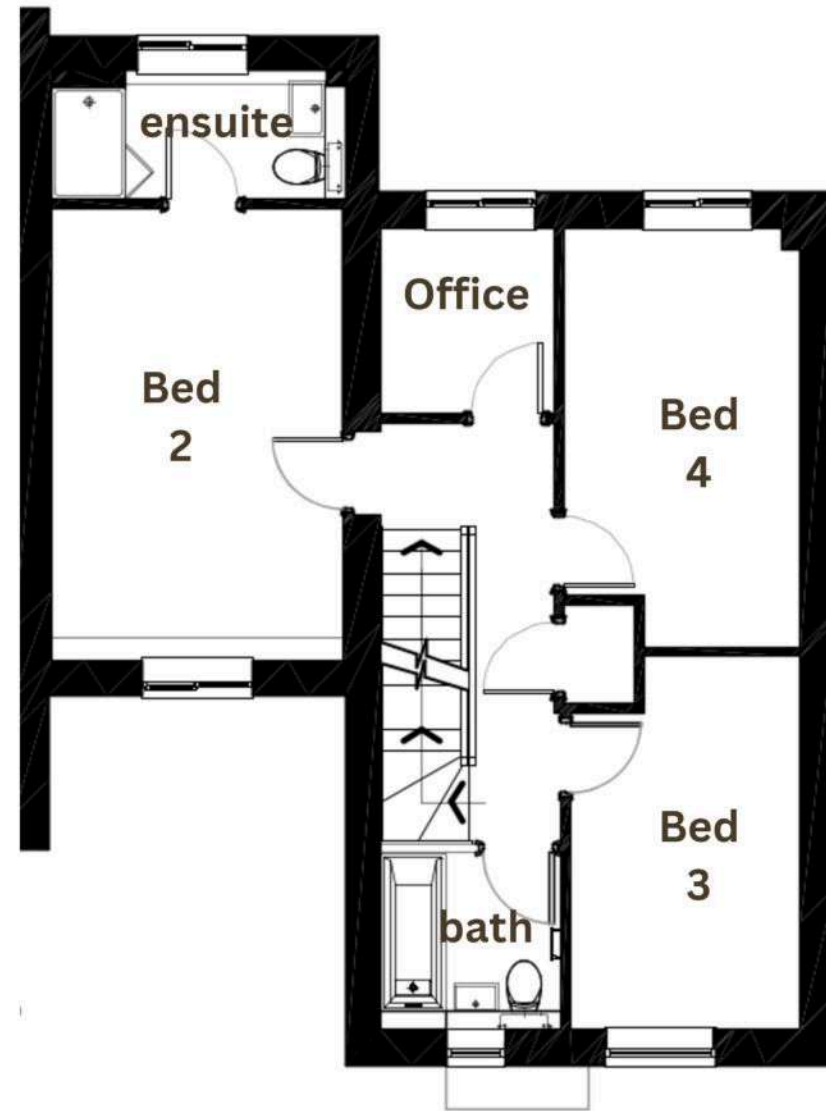
Kitchen / Diner	4.5 x 2.9 m
Living	3.5 x 4.4 m
Bedroom 1	5.0 x 3.4 m
Home Office	1.8 x 2.0 m
Bedroom 2	3.1 x 4.8 m
Bedroom 3	4.0 x 2.4 m
Bedroom 4	4.5 x 2.5 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.

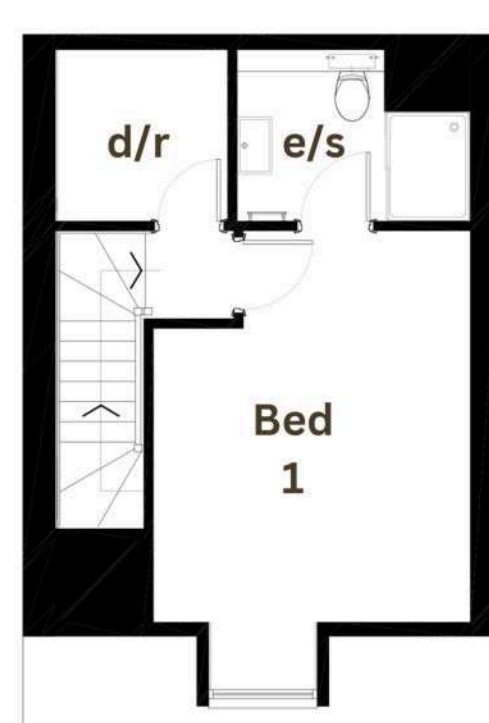




Ground Floor



First Floor



Second Floor



THE BATTERSEA

PLOT 12

A generous semi-detached home set over three floors with three / four bedroom



BEDROOMS
3 / 4



BATHROOMS
3

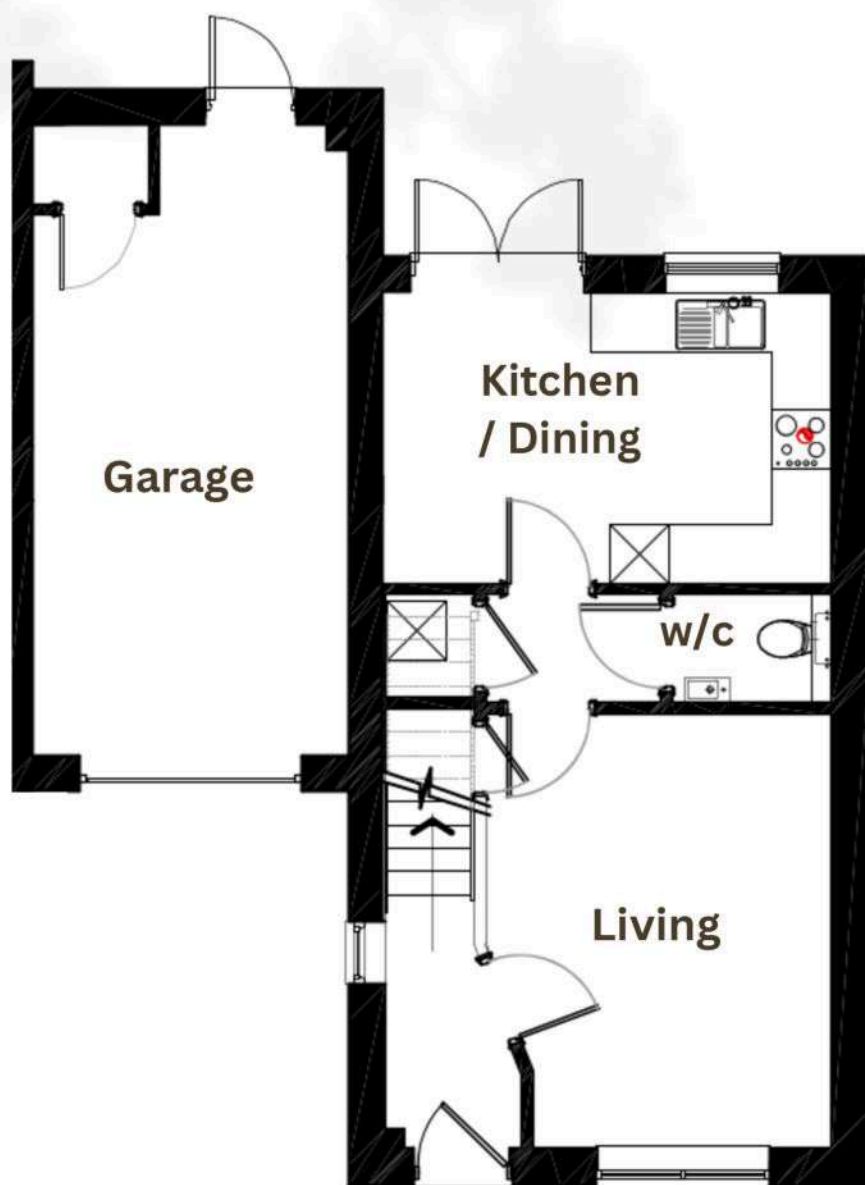


LIVING AREAS
2

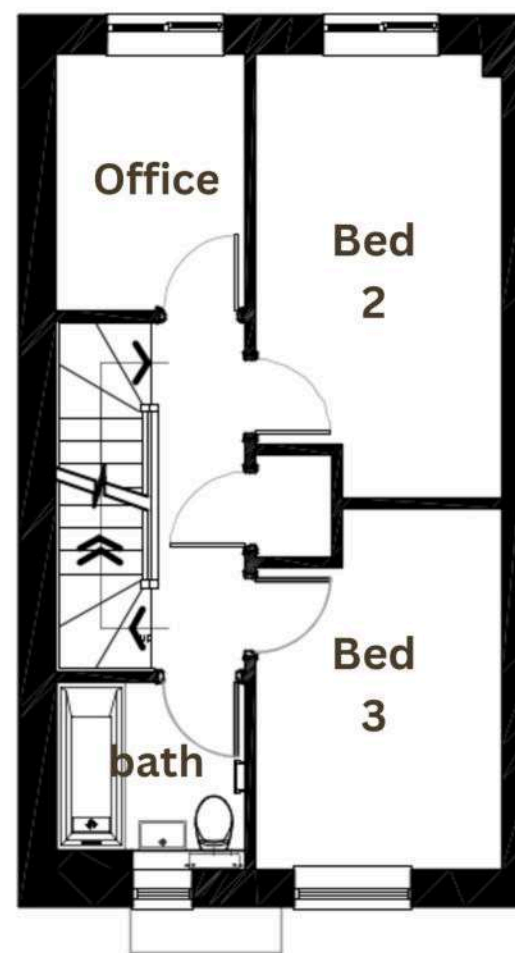
Kitchen / Diner	4.5 x 2.6 m
Living	3.5 x 4.4 m
Bedroom 1	5.0 x 3.4 m
Bedroom 2	2.5 x 4.5 m
Bedroom 3	3.6 x 2.5 m
Bedroom 4	1.9 x 2.6 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.

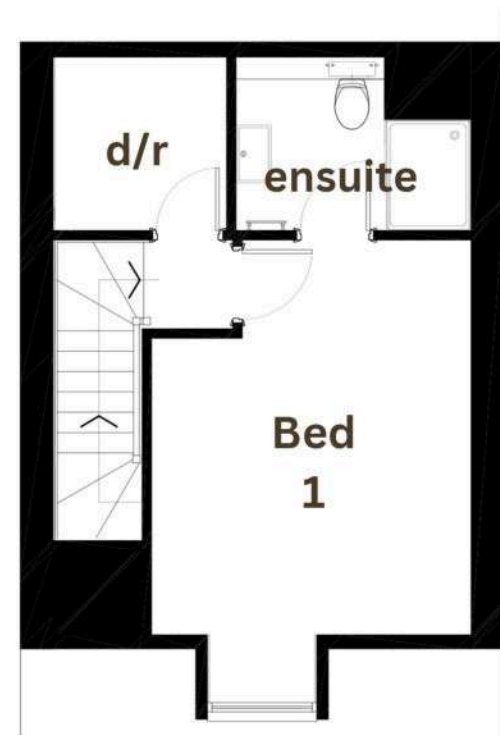




Ground Floor



First Floor



Second Floor



THE ALEXANDRA

PLOT 13

A wonderful family home with three / four bedrooms set over three floors



BEDROOMS
3 / 4



BATHROOMS
3

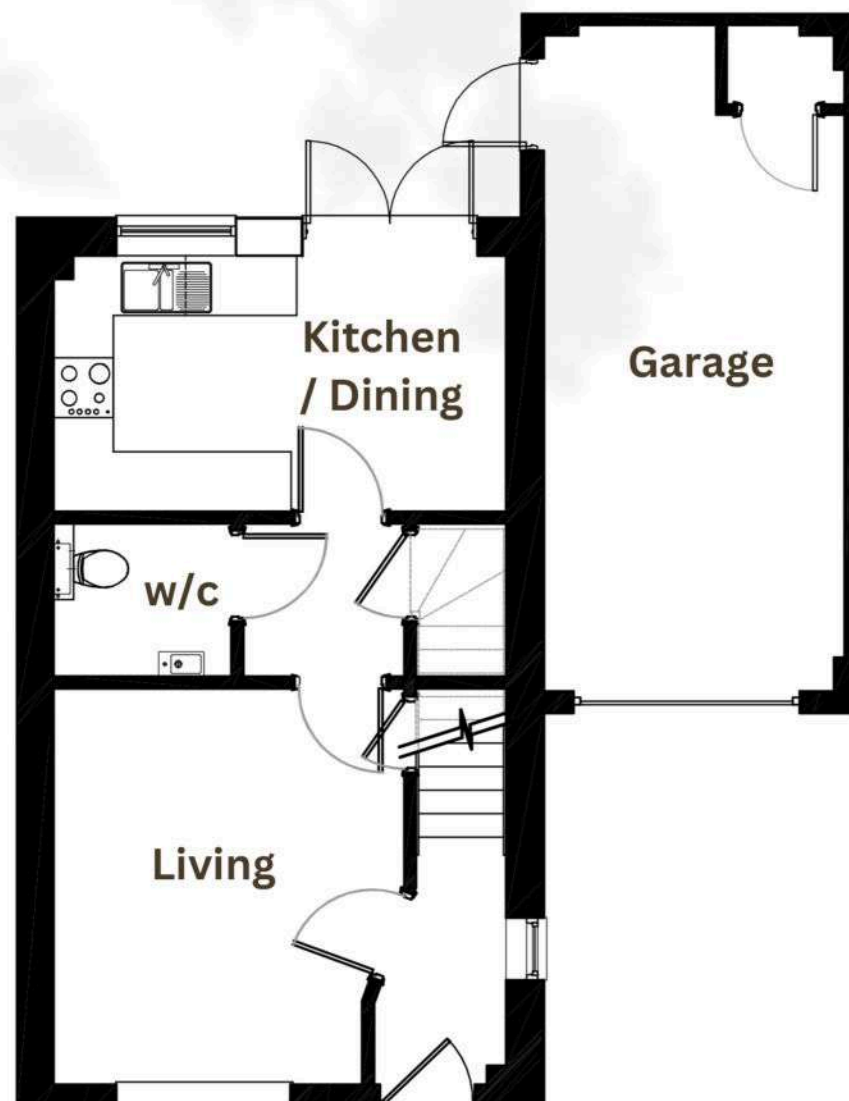


LIVING AREAS
2

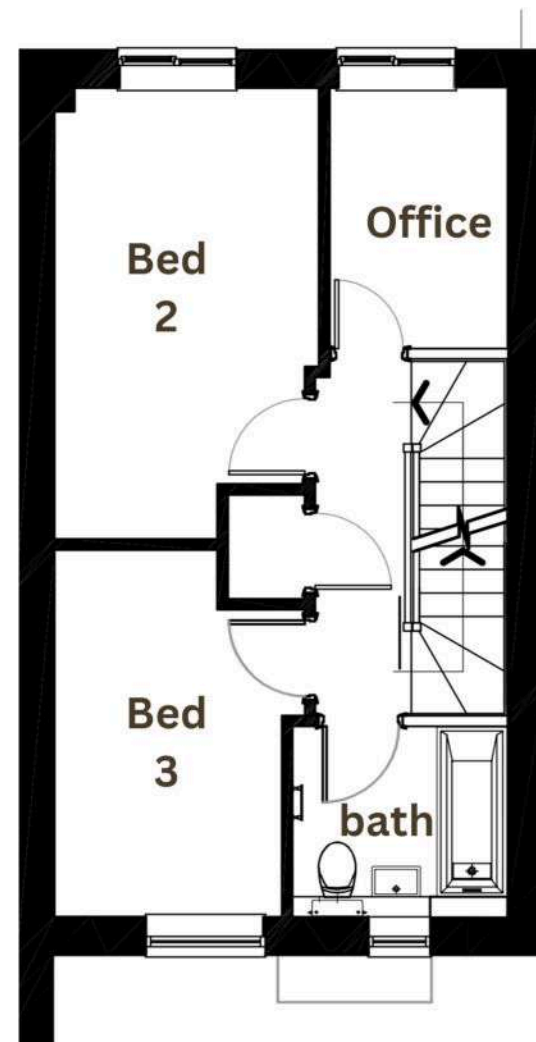
Kitchen / Diner	4.5 x 2.5 m
Living	3.5 x 4.0 m
Bedroom 1	4.8 x 3.4 m
Bedroom 2	2.6 x 4.5 m
Bedroom 3	3.6 x 2.5 m
Home Office	1.7 x 2.6 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.

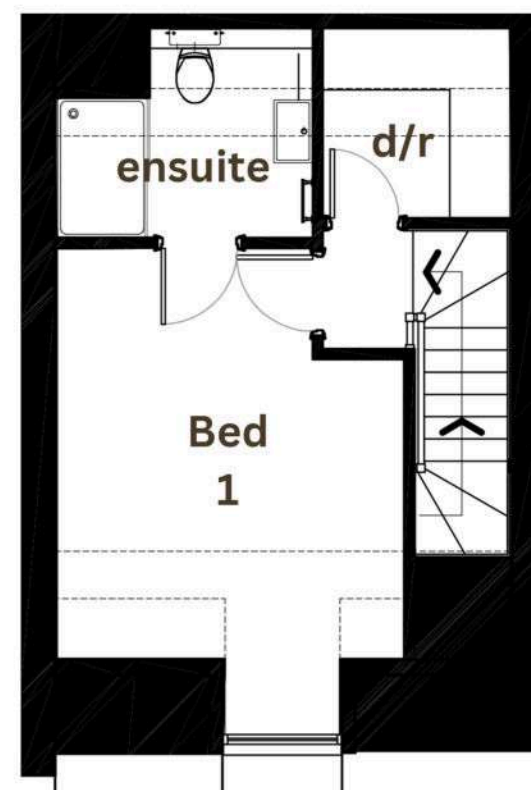




Ground Floor



First Floor



Second Floor



THE VICTORIA

PLOTS 14, 15, 16 + 17

Wonderful semi-detached family homes with three / four good sized bedrooms set over three floors



BEDROOMS
3 / 4



BATHROOMS
3

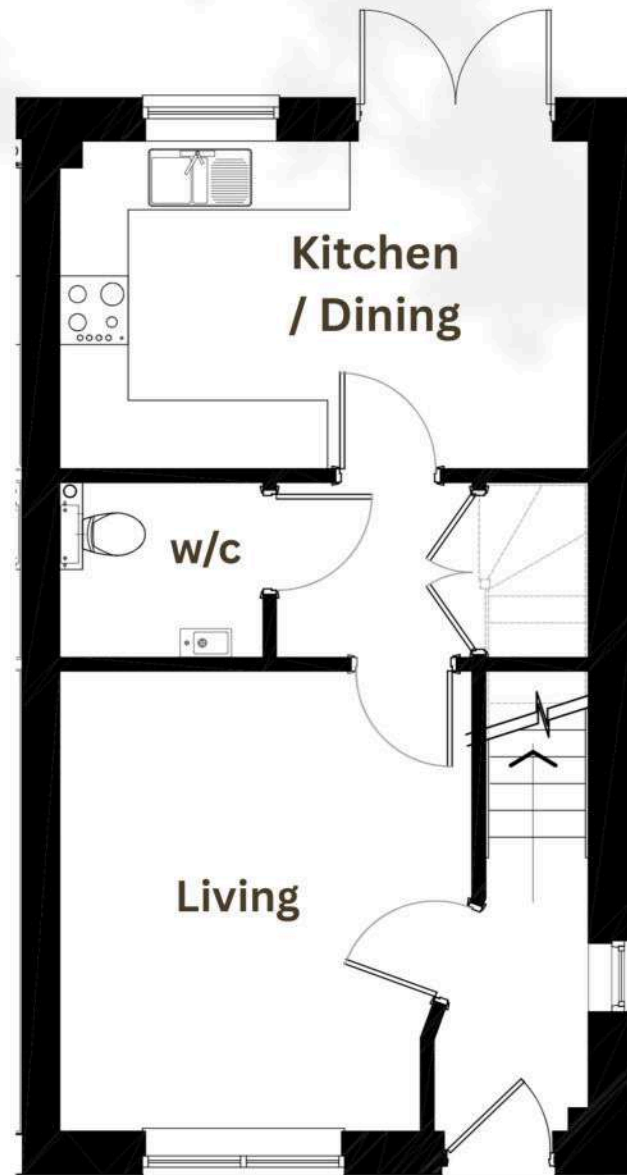


LIVING AREAS
2

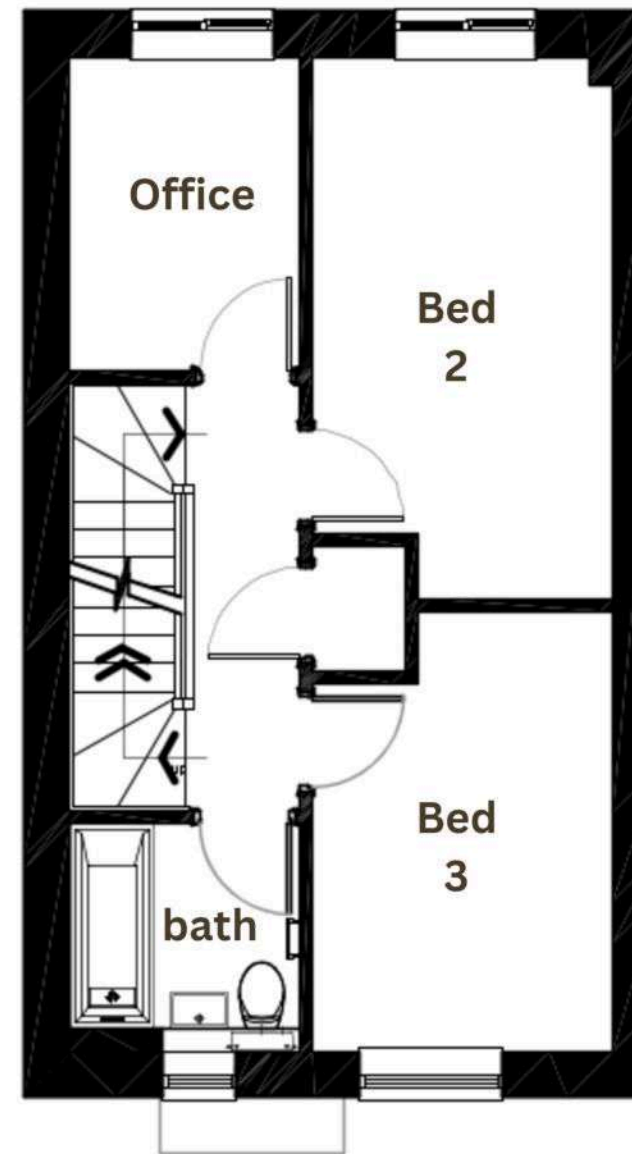
Kitchen / Diner	2.8 x 4.6 m
Living	3.6 x 4.0 m
Bedroom 1	5.0 x 3.5 m
Bedroom 2	2.6 x 4.5 m
Bedroom 3	4.0 x 2.5 m
Home Office	1.8 x 2.8 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer. Plots 15 and 17 are handed

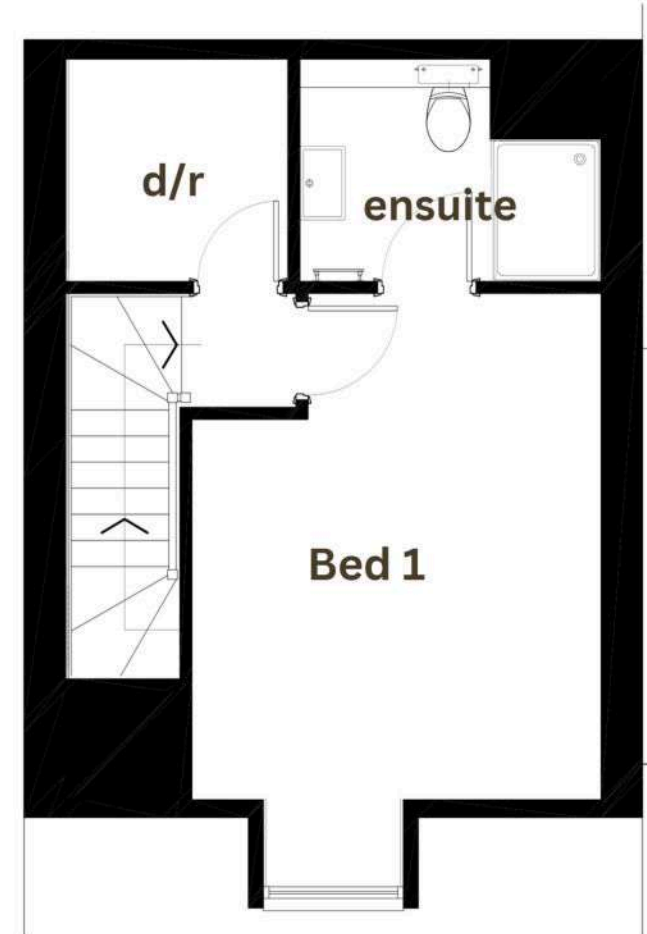




Ground Floor



First Floor



Second Floor



THE BROCKWELL

PLOTS 18 + 19

A semi-detached family home set over two floors with two bedrooms



BEDROOMS
2



BATHROOMS
3



LIVING AREAS
1

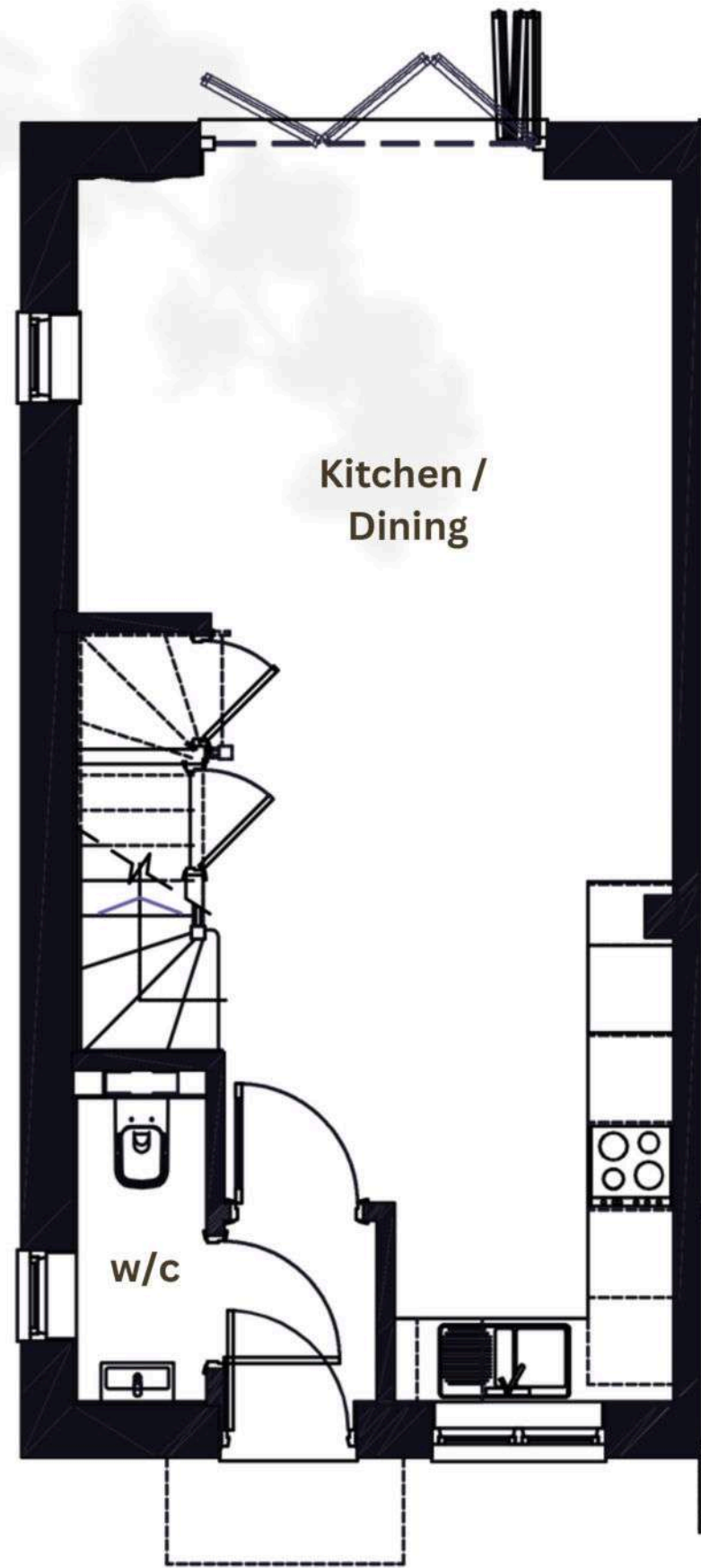
Kitchen / Living 4.1 x 8.4 m

Bedroom 1 4.1 x 3.0 m

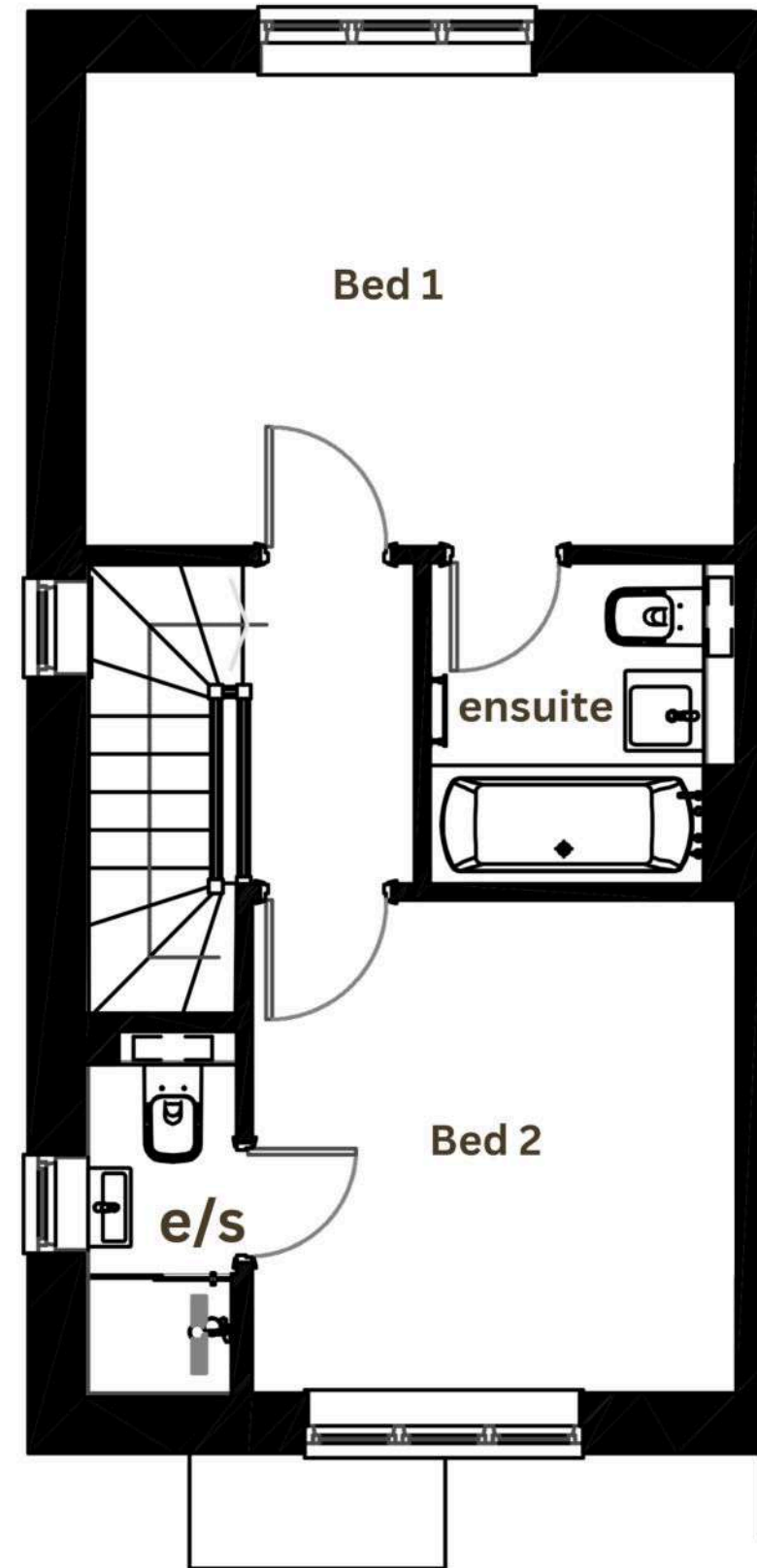
Bedroom 2 3.0 x 3.1 m

Notes - Dimensions are approximate and indicative only and may show the space at its widest points exact measurements should be taken on site by the customer.





Ground Floor



First Floor



LOCATION, LOCATION, LOCATION.

Eagle Farm is located just 2 miles from the vibrant town of Wavendon, which offers a range of local shops, cafes, and amenities.

The area benefits from excellent transport links, with the M1 motorway easily accessible, providing quick routes to Milton Keynes and beyond.



3 miles from M1 junction 13



6 miles from Milton Keynes



36 minutes by train to London

Note - Distances+ Times are approximate





WAVENDON

Wavendon, located in the beautiful county of Buckinghamshire, is a charming and peaceful village offering a perfect blend of countryside living with excellent transport links to nearby towns and cities. Known for its scenic surroundings and tranquil atmosphere, Wavendon is ideal for families and individuals seeking a more relaxed pace of life while remaining close to modern conveniences. There are plenty of outdoor activities to enjoy, including nearby parks, walking trails, and local attractions such as the nearby Woburn Safari Park and the famous Woburn Abbey. Residents can also enjoy the village's strong sense of community, with local pubs, cafés, and village events that bring people together. Its proximity to Milton Keynes means that shopping, dining, and entertainment options are just a short drive away.





Education

Local Schools

Primary Schools:

- Wavendon Gate Primary School - Ofsted Rating: Good
- The Wavendon School - Ofsted Rating: Good
- Emberton School - Ofsted Rating: Outstanding

Secondary Schools:

- Ousedale School - Ofsted Rating: Good
- St. Paul's Catholic School - Ofsted Rating: Outstanding
- Shenley Brook End School - Ofsted Rating: Good

Cultural Hub



Milton Keynes is a vibrant city brimming with culture, leisure, and an array of things to do for all ages.



For those who enjoy the arts, the city offers a rich cultural scene with venues like the Milton Keynes Theatre and the MK Gallery, showcasing everything from contemporary art to world-class performances. For outdoor enthusiasts, there are over 5,000 acres of parkland, including the expansive Willen Lake, perfect for boating, walking, and picnics. The city also boasts an impressive selection of shopping, with the popular centre:MK and the Intu shopping centre offering a wide range of stores, restaurants, and cafes. Sports fans will find plenty of options, with the MK Dons Football Club, the MK Lightning Ice Hockey Team, and a variety of recreational facilities. Milton Keynes' blend of modernity and nature creates a lively atmosphere, making it a perfect place for both relaxation and adventure. Just a short drive from Eagle Farm, it's easily accessible, making it an ideal location for work, leisure, or both.





Contact

TO FIND OUT MORE ABOUT EAGLE FARM AND
DISCUSS YOUR REQUIREMENTS, CONTACT US:

WEBSITE

mccannhomes.co.uk

PHONE NUMBER

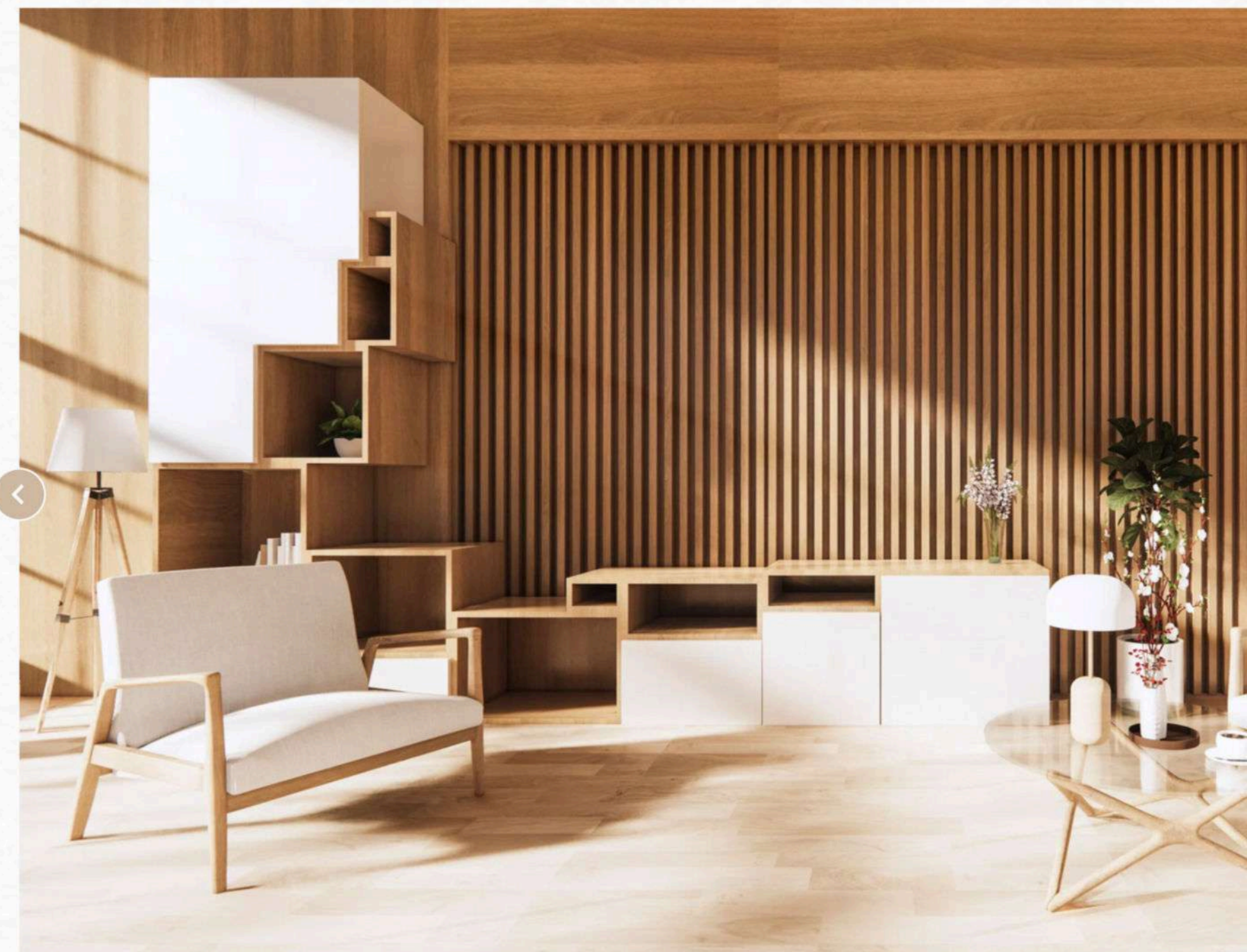
01908 282523

EMAIL ADDRESS

enquiries@mccannhomes.co.uk



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