



WOODBERRY

OXLEY PARK, MILTON KEYNES

3 & 4 BEDROOM HOUSES AND 2 BEDROOM APARTMENTS



WOODBERRY

## BESPOKE NEW HOMES IN OXLEY PARK

Introducing Woodberry, contemporary three and four-bedroom houses, and two-bedroom apartments nestled in the highly popular Oxley Park area.

These architecturally distinctive homes are next to the green spaces of Oxley Park and Shenley Wood as well as being close to local shops, restaurants and a good selection of schools.

This is the perfect setting for both young professionals and families. It is only a quick 7-minute drive from Woodberry to Milton Keynes Central, and links to Birmingham and London are also impressive with London Euston station just over 30-minutes away by train.





## BEAUTIFULLY DESIGNED HOMES

---

Expertly designed and meticulously finished, the homes at Woodberry exude style with quality materials and fittings which create a contemporary yet comfortable home setting. Every house features an attractively landscaped rear garden and all homes have allocated electric vehicle parking spaces.

Discover light-filled open plan living spaces with higher than normal 9ft high ceilings on the ground floor of the houses, professionally designed kitchens complete with integrated appliances – perfect spaces that work just as well for everyday life as they do for entertaining.

The master bedrooms are a peaceful space to relax and unwind with built in wardrobes and en-suites providing additional comfort and privacy.

The Woodberry homes are the hallmark of style with a fresh, neutral colour palette incorporated throughout allowing you to add your own personal touches and create your perfect home.





## NEW CITY, GROWING CULTURE

From world-class sporting facilities and internationally acclaimed entertainment venues, to a diverse array of eateries and shopping opportunities, Milton Keynes offers a dazzling selection of places to visit and activities to experience.

The National Bowl hosts live music acts from the best in the business. A staple fixture in British pop, rock and rap history, "The Bowl" has featured landmark recorded concerts by the likes of Queen, Robbie Williams, Jay-Z and many more. If you want to watch sought after showbiz performers, then this famous venue is a must attend.

But Milton Keynes' dual heritage in culture and sports doesn't stop there. The city is home to Red Bull's Formula One Championship team, and you can peek behind the curtain with a Factory Tour, where you'll witness F1 cars being tested, assembled and prepared for upcoming races. And of course, the revered Silverstone racetrack is just twenty minutes outside the city.



Perhaps you wish to partake in sports as well watch them. With 27 golf courses and a wealth of wooded cycling and running paths around Milton Keynes there's more than enough variation for the ardent athlete to last the season. And that's before we mention the Snozone, Europe's biggest and best real snow indoor skiing venue.

If you'd like to experience the city in a lower gear, the Milton Keynes theatre exhibits plays from the very best of the West End and other respected UK touring productions, offering a rich programme of drama, comedy, musicals and more.

With a superb selection of 350 restaurants, countless boutiques and vast shopping centres, Milton Keynes boasts an endless choice of leisure.





Furzton Lake, Milton Keynes





## SCHOOLS & COLLEGES

---

Milton Keynes attracts many young families, thanks to the city's excellent standards of education, from nurseries to primary and secondary schools, to colleges.

The district offers a broad selection of schools rated as good or higher by Ofsted.



### ADDITIONAL

#### **Ashbourne Day Nurseries**

7 minutes by car

#### **Westbury Arts Centre**

13 minute walk

#### **Oakhill Children's Play Area**

19 minute walk

#### **Fossey Close Play Park**

20 minute walk

### PRIMARY & PRE-SCHOOL

#### **Oxley Park Academy School**

7 minute walk

#### **Howe Park School**

8 minutes by bike

#### **Long Meadow School**

15 minute walk

### SECONDARY

#### **The Hazeley Academy**

4 minutes by car

#### **Shenley Brook End School**

4 minutes by car

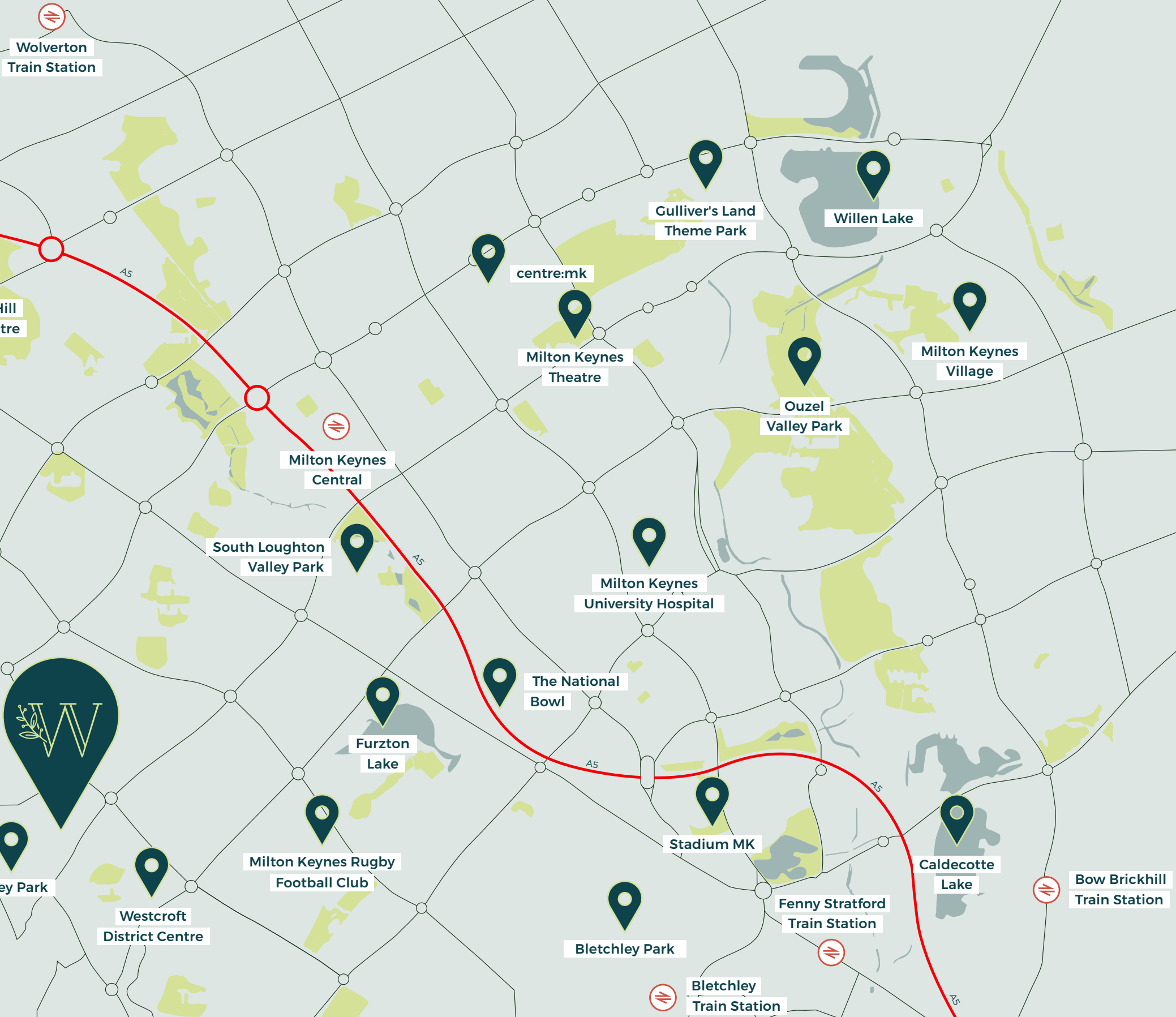
#### **Denbigh School**

6 minutes by car





LOCATION  
MAP



# CONNECTIVITY

Milton Keynes is one of Europe's premier cities for internal transport, and provides easy access to other prominent UK locations. Sitting equidistant to London and Birmingham, MK is also halfway between Oxford and Cambridge, in the middle of the "Brain-Belt Expressway."

Milton Keynes Central is a mere 9-minutes drive from Oxley Park, or a 16-minutes bike ride. Once at the station, central London is under an hour away. Wolverton station is only 10-minutes by car.

Oxley Park is served by three individual bus routes that offer quick access to the rest of Milton Keynes, while National Cycle Routes 6 and 51 make local rides and exploration beyond the district a breeze. Such outstanding connectivity is one of many conveniences offered by this innovative, modern city.



## BY FOOT

**Tesco Express**  
5 minutes

**Shenley Wood**  
9 minutes

**Westcroft Pavillion & Sports Ground**  
13 minutes

**Westcroft District Centre**  
17 minutes

**Nut and Squirrel Pub**  
20 minutes



## BY CYCLE

**Furzton Lake**  
13 minutes

**South Loughton Valley Park**  
14 minutes

**Milton Keynes Central Train Station**  
16 minutes

**Bletchley Park**  
24 minutes

**Centre:MK**  
24 minutes



## BY CAR

**Morrisons Supermarket**  
4 minutes

**National Bowl**  
5 minutes

**Sainsbury's**  
7 minutes

**Milton Keynes Central Train Station**  
7 minutes

**Abbey Hill Golf Centre**  
8 minutes

**Centre: MK**  
9 minutes

**Snozone**  
9 minutes

**Oak Court intu Milton Keynes**  
9 minutes

**Milton Keynes Theatre**  
9 minutes

**Milton Keynes University Hospital**  
9 minutes

**Woburn Golf Club**  
15 minutes

**Northampton**  
35 minutes

**Luton Airport**  
37 minutes

**Oxford**  
50 minutes

**Cambridge**  
1 hr 5 minutes

**Birmingham**  
1hr 21 minutes

**London**  
1hr 26 minutes

**London Stansted Airport**  
1hr 26 minutes



## BY TRAIN FROM MILTON KEYNES CENTRAL

**Northampton Station**  
16 minutes

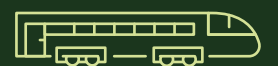
**London Euston Station**  
31 minutes

**Birmingham International Airport**  
44 minutes

**Birmingham New Street Station**  
56 minutes

**Luton Airport**  
65 minutes

**Manchester Piccadilly Station**  
1hr 40 minutes











## SITE MAP



◆ Denotes electric vehicle charging bollard  
 VP Visitor Parking

## DEVELOPMENTS

PLOT 1		4 bedroom house
PLOTS 2 & 3		3 bedroom houses
PLOTS 4, 5, 6 & 7		2 bedroom apartments
PLOTS 8, 9 & 10		3 bedroom houses
PLOTS 11		4 bedroom house
PLOT 12 & 13		3 bedroom houses
PLOTS 14, 15 & 16		3 bedroom houses

Site Plan Indicative - to be used for plot identification purposes only. See our Sales Advisor for more detailed information regarding site layout and landscaping.



# PLOT 1

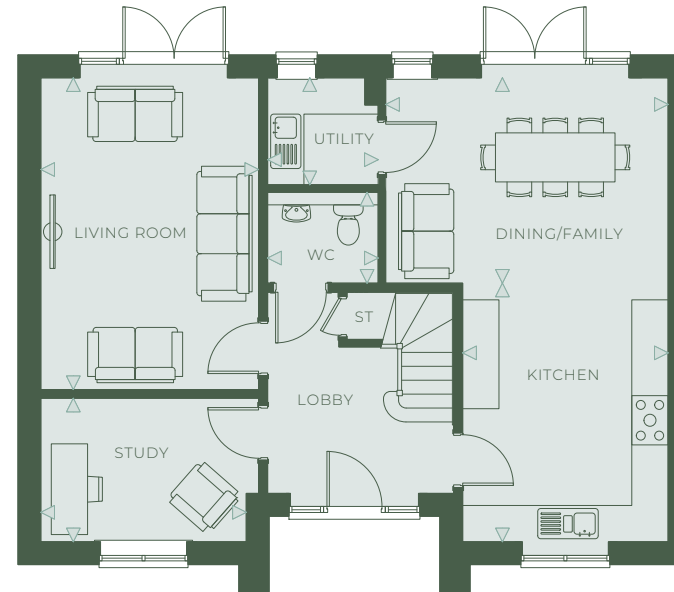
## 4 BEDROOM DETACHED HOUSE



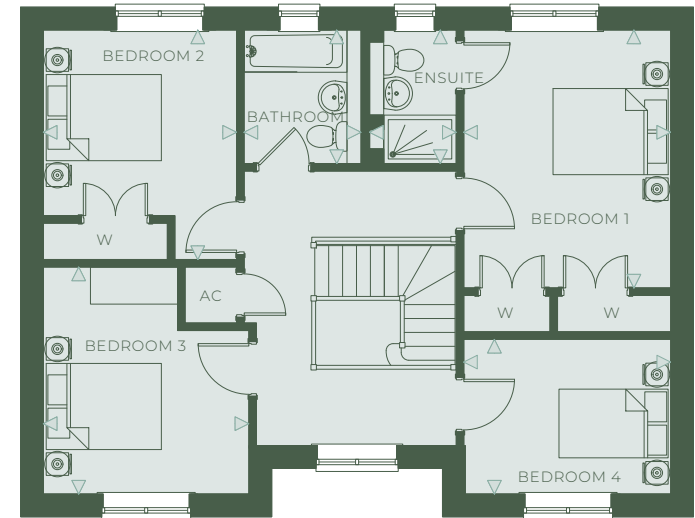
153.2 SQ M / 1,649 SQ FT

# FLOORPLAN

## GROUND FLOOR



## FIRST FLOOR



LIVING ROOM	5.15m X 3.60m	16'11" X 11'10"
KITCHEN	4.27m X 3.39m	14'0" X 11'2"
DINING/FAMILY	4.66m X 3.39m	15'4" X 11'2"
STUDY	3.39m X 2.37m	11'2" X 7'9"
BEDROOM 1	4.26m X 3.42m	14'0" X 11'3"
ENSUITE	2.20m X 1.43m	7'3" X 4'8"
BEDROOM 2	3.79m X 3.19m	12'5" X 10'6"
BEDROOM 3	3.75m X 3.39m	12'4" X 11'2"
BEDROOM 4	3.42m X 2.55m	11'3" X 8'5"
BATHROOM	2.20m X 1.93m	7'3" X 6'4"
<b>TOTAL</b>	<b>153.2 sq m</b>	<b>1,649 sq ft</b>



## PLOTS 2 & 3\*

3 BEDROOM SEMI-DETACHED HOUSE

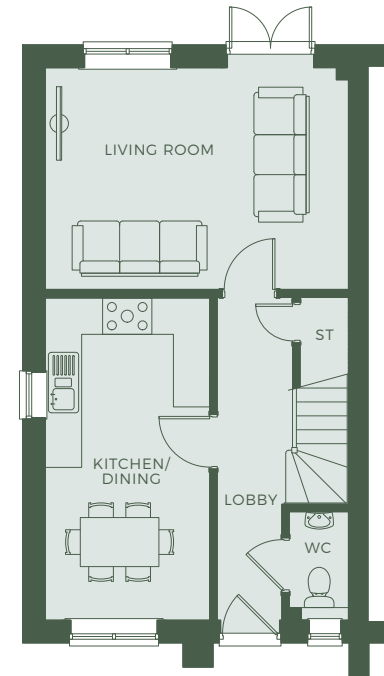


129.7 SQ M / 1,396 SQ FT

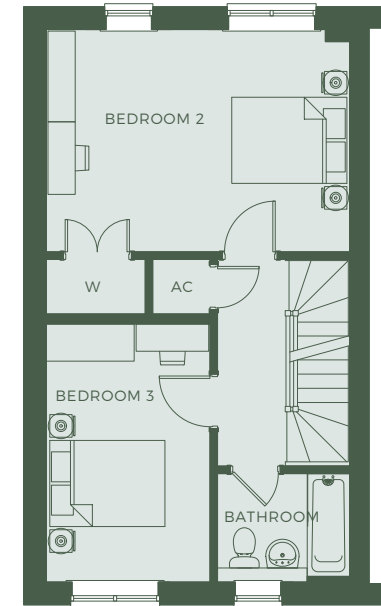
\*Handed

## FLOORPLAN

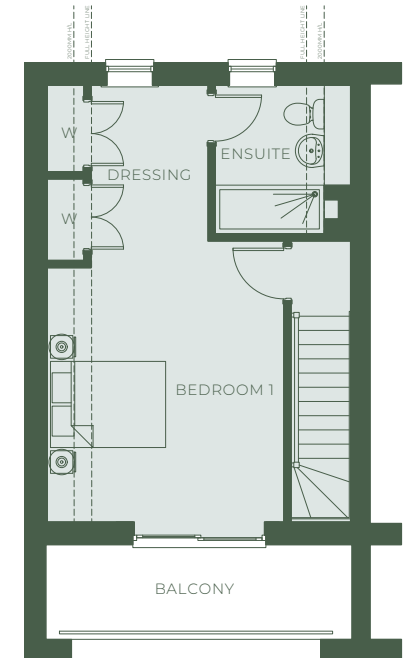
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.01m X 3.66m	16'5" X 12'0"
KITCHEN/DINING	5.32m X 2.71m	17'6" X 8'11"
BEDROOM 1	7.12m X 3.90m	23'8" X 12'10"
ENSUITE	2.45m X 2.23m	8'1" X 7'4"
BEDROOM 2	5.01m X 3.67m	16'5" X 12'1"
BEDROOM 3	4.28m X 2.70m	14'1" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
<b>TOTAL</b>	<b>129.7 sq m</b>	<b>1,396 sq ft</b>



# PLOTS 4 & 5\*

## 2 BEDROOM APARTMENT

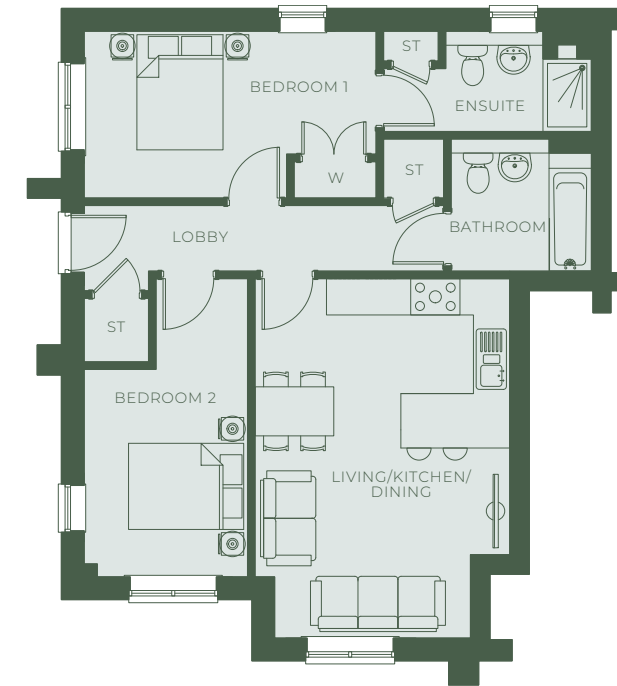


71.8 SQ M / 773 SQ FT

\*Handed

# FLOORPLAN

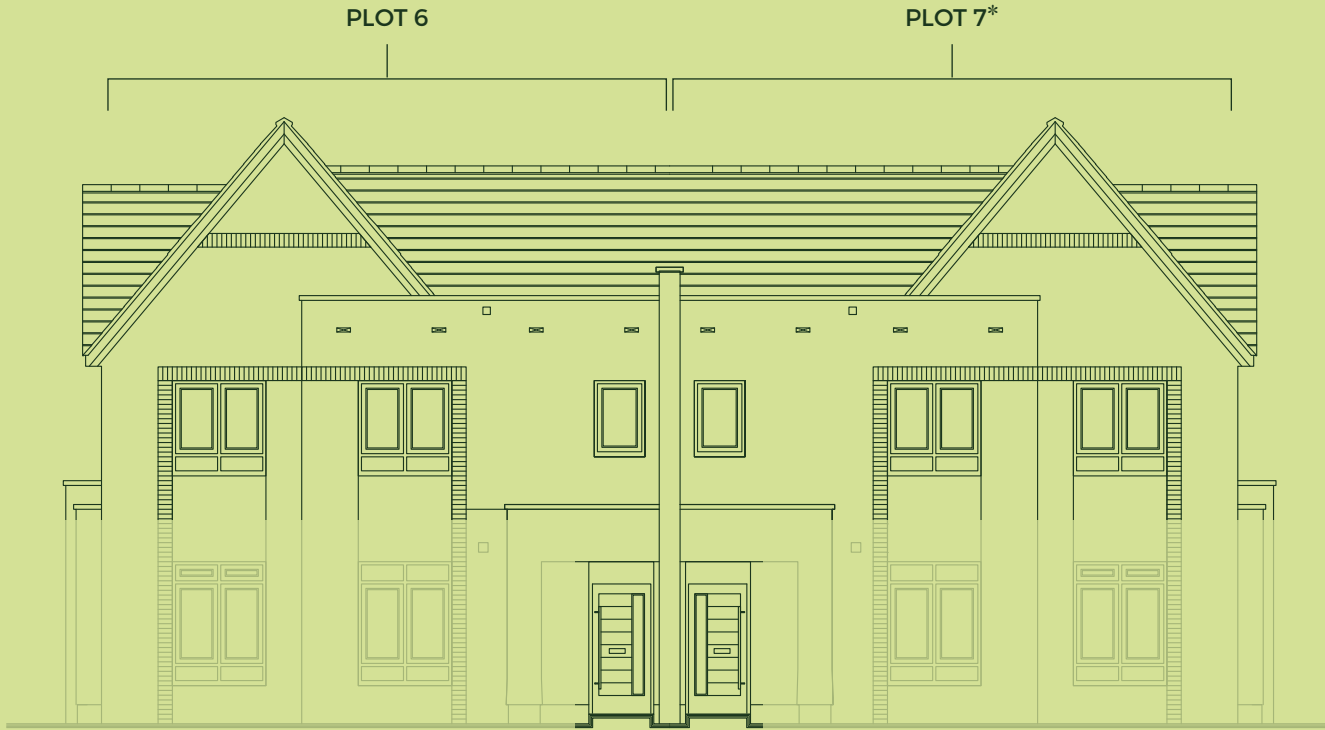
## GROUND FLOOR



LIVING/KITCHEN/DINING	5.94m X 4.21m	19'6" X 13'10"
BEDROOM 1	4.82m X 2.75m	15'10" X 9'1"
ENSUITE	2.40m X 1.65m	7'1" X 5'5"
BEDROOM 2	4.93m X 2.70m	16'2" X 8'10"
BATHROOM	2.31m X 2.18m	7'7" X 7'2"
<b>TOTAL</b>	<b>71.8 sq m</b>	<b>773 sq ft</b>

# PLOTS 6 & 7\*

## 2 BEDROOM APARTMENT

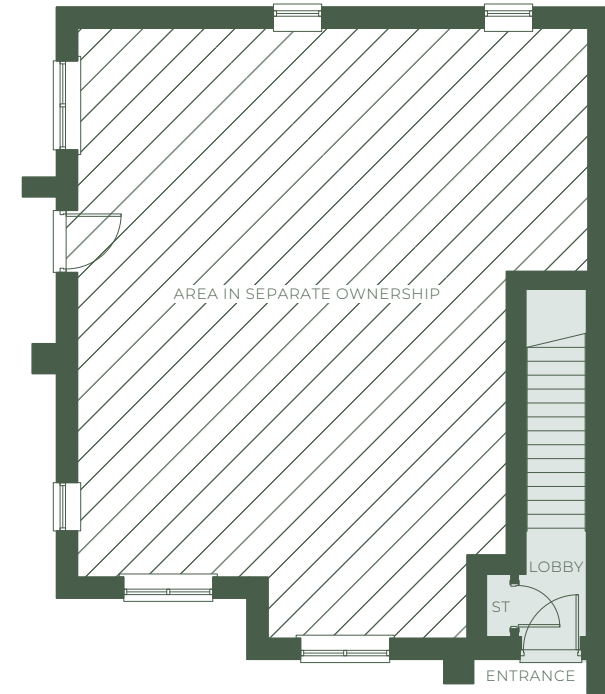


80.9 SQ M / 871 SQ FT

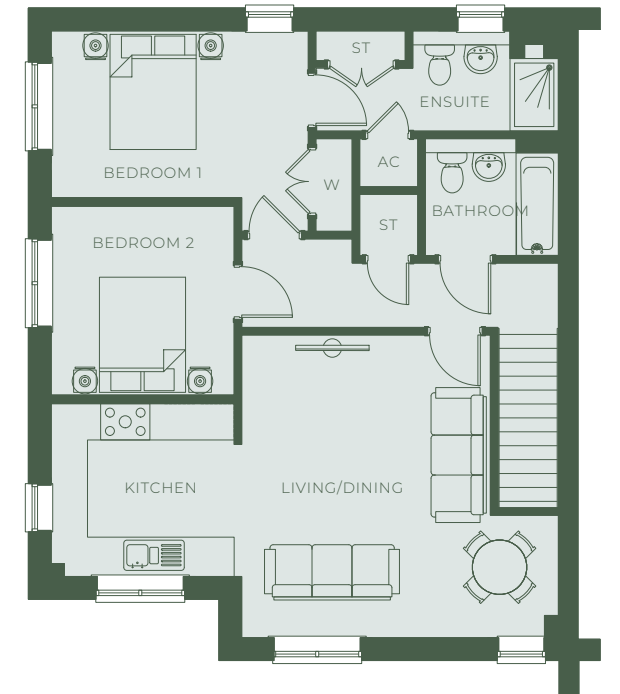
\*Handed

# FLOORPLAN

## GROUND FLOOR



## FIRST FLOOR



LIVING/DINING	5.23m X 5.00m	17'2" X 16'5"
KITCHEN	3.02m X 2.85m	9'11" X 9'5"
BEDROOM 1	4.25m X 2.75m	13'11" X 9'1"
ENSUITE	2.40m X 1.65m	7'11" X 5'5"
BEDROOM 2	3.12m X 3.02m	10'3" X 9'11"
BATHROOM	2.20m X 1.93m	7'3" X 6'4"
<b>TOTAL</b>	<b>80.9 sq m</b>	<b>871 sq ft</b>



# PLOT 8

## 3 BEDROOM TERRACE HOUSE

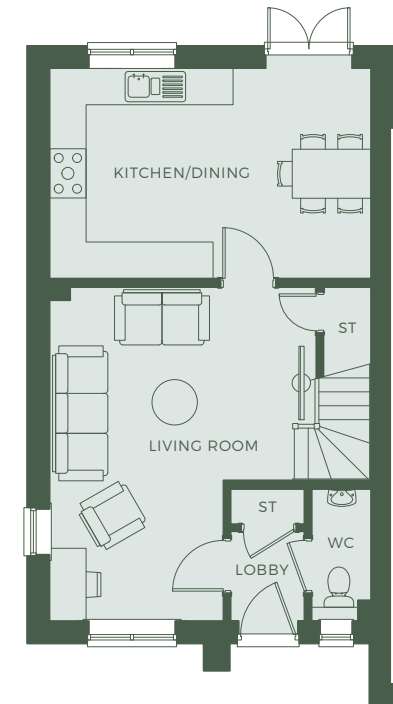


PLOT 8

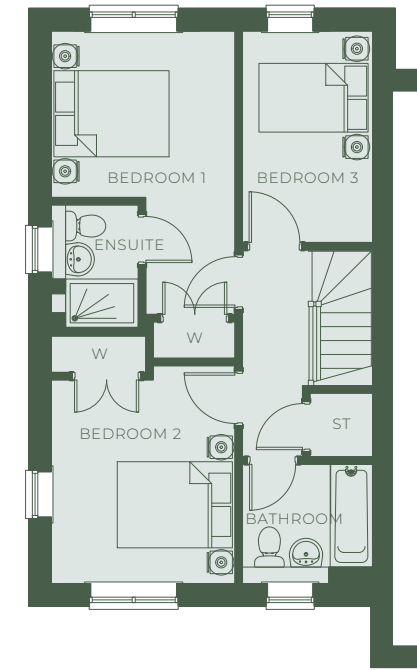
98.4 SQ M / 1,059 SQ FT

# FLOORPLAN

## GROUND FLOOR



## FIRST FLOOR

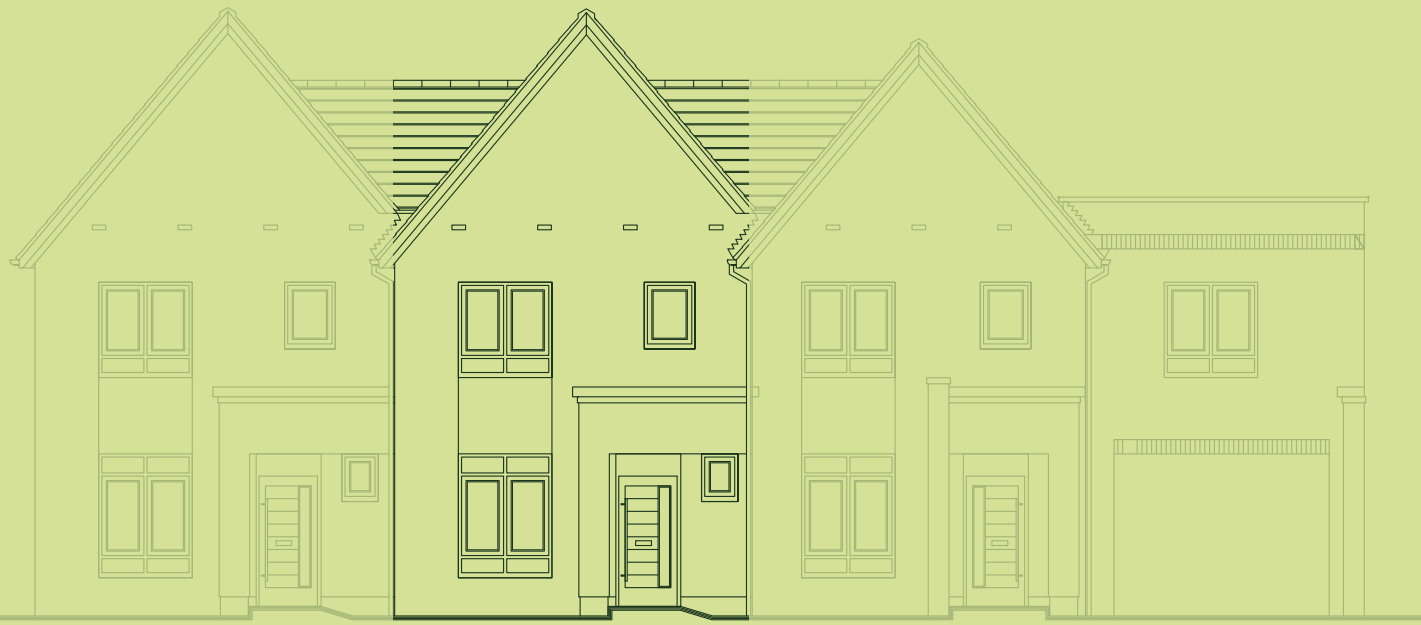


LIVING ROOM	5.51m X 4.40m	18'1" X 14'6"
KITCHEN/DINING	5.30m X 3.47m	17'5" X 11'5"
BEDROOM 1	4.68m X 3.03m	15'5" X 10'0"
ENSUITE	2.02m X 1.43m	6'8" X 4'8"
BEDROOM 2	3.60m X 3.03m	11'10" X 10'0"
BEDROOM 3	3.49m X 2.15m	11'6" X 7'1" *
BATHROOM	2.15m X 1.97m	7'1" X 6'6"
<b>TOTAL</b>	<b>98.4 sq m</b>	<b>1,059 sq ft</b>

\*Small double bed

# PLOT 9

## 3 BEDROOM TERRACE HOUSE

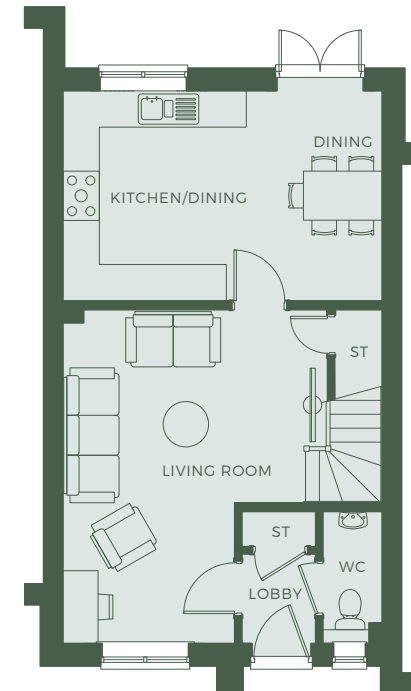


PLOT 9

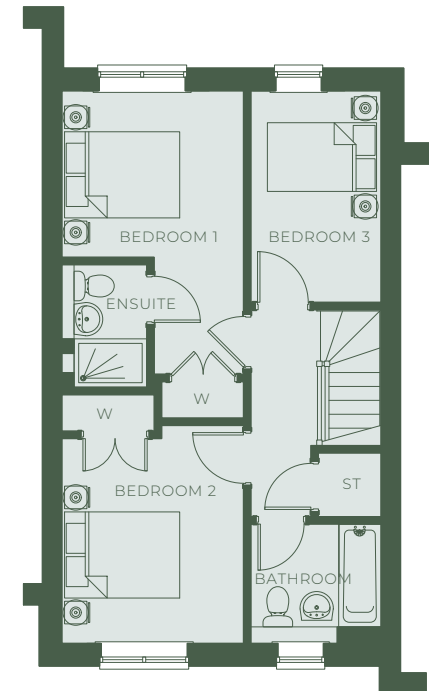
98.4 SQ M / 1,059 SQ FT

# FLOORPLAN

GROUND FLOOR



FIRST FLOOR



LIVING ROOM	5.50m X 4.37m	18'1" X 14'4"
KITCHEN/DINING	5.27m X 3.47m	17'4" X 11'5"
BEDROOM 1	4.68m X 3.00m	15'5" X 9'10"
ENSUITE	2.02m X 1.40m	6'8" X 4'7"
BEDROOM 2	3.60m X 3.00m	11'10" X 9'10"
BEDROOM 3	3.49m X 2.15m	11'6" X 7'1" *
BATHROOM	2.15m X 1.97m	7'1" X 6'6"
<b>TOTAL</b>	<b>98.4 sq m</b>	<b>1,059 sq ft</b>

\*Small double bed



# PLOT 10

## 3 BEDROOM TERRACE HOUSE

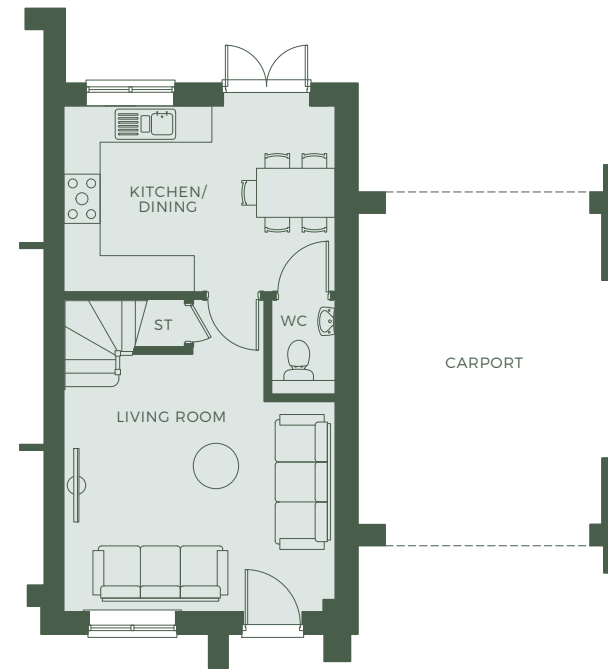


PLOT 10

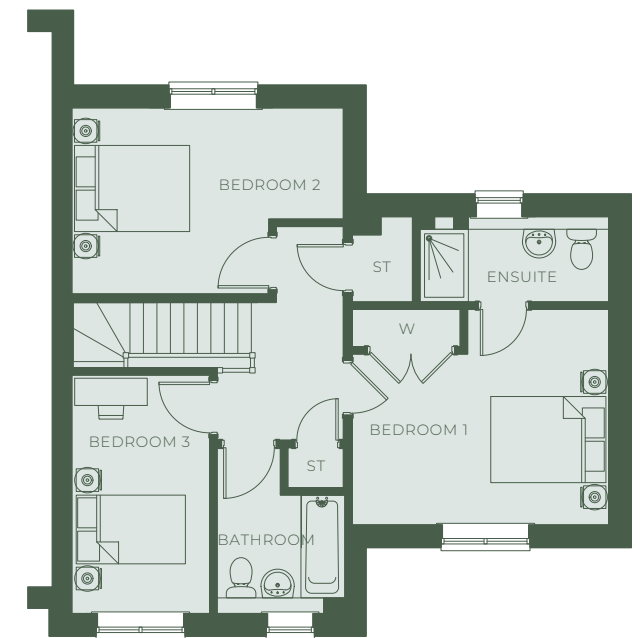
98.7 SQ M / 1,062 SQ FT

# FLOORPLAN

## GROUND FLOOR



## FIRST FLOOR



LIVING ROOM	4.48m X 4.25m	14'9" X 140"
KITCHEN/DINING	4.48m X 3.07m	14'9" X 101"
BEDROOM 1	4.23m X 3.56m	13'11" X 11'8"
ENSUITE	3.11m X 1.40m	10'3" X 4'7"
BEDROOM 2	4.48m X 3.07m	14'9" X 10'1"
BEDROOM 3	3.94m X 2.27m	12'11" X 7'6"
BATHROOM	2.74m X 2.08m	9'0" X 6'10"
<b>TOTAL</b>	<b>98.7 sq m</b>	<b>1,062 sq ft</b>

# PLOT 11

## 4 BEDROOM TERRACE HOUSE

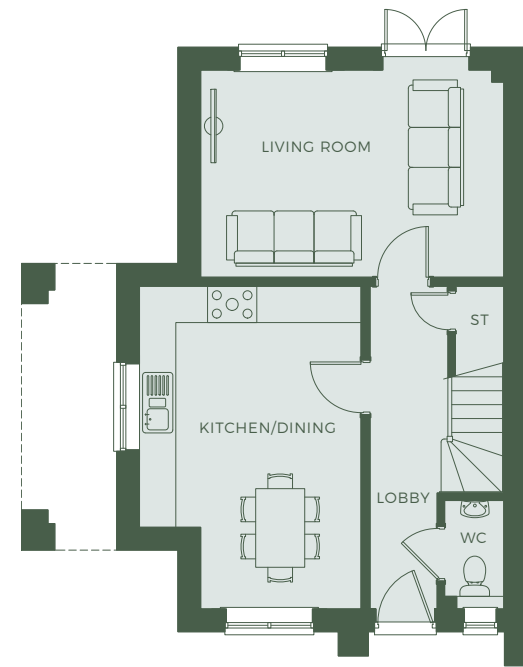


PLOT 11

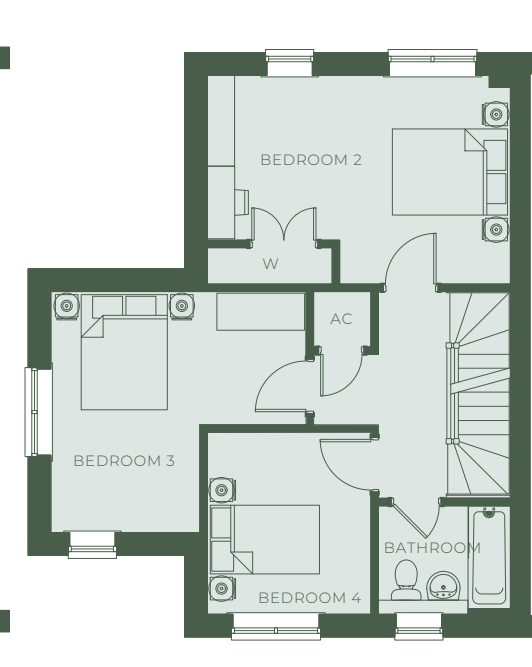
140.8 SQ M / 1,515 SQ FT

# FLOORPLAN

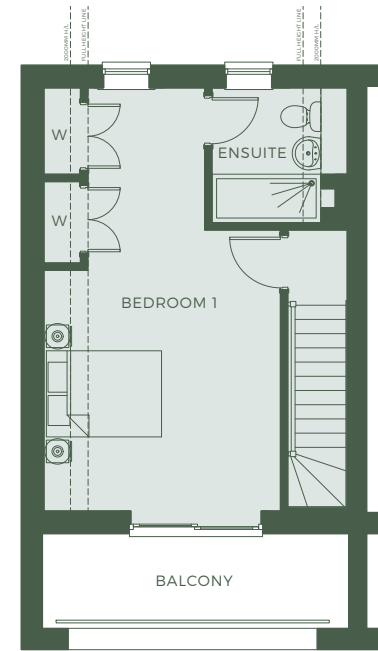
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.03m X 3.42m	16'6" X 11'3"
KITCHEN/DINING	5.33m X 3.66m	17'6" X 12'0"
BEDROOM 1	6.99m X 3.90m	22'11" X 12'10"
ENSUITE	2.23m X 2.22m	7'4" X 7'4"
BEDROOM 2	5.01m X 3.45m	16'5" X 11'4"
BEDROOM 3	4.21m X 3.98m	13'10" X 13'1"
BEDROOM 4	3.00m X 2.70m	9'10" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.05m X 1.56m	16'7" X 5'2"
<b>TOTAL</b>	<b>140.8 sq m</b>	<b>1,515 sq ft</b>



# PLOT 12

## 3 BEDROOM TERRACE HOUSE

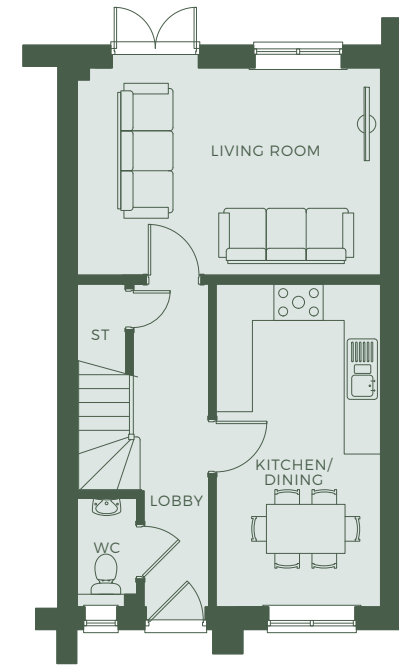


PLOT 12

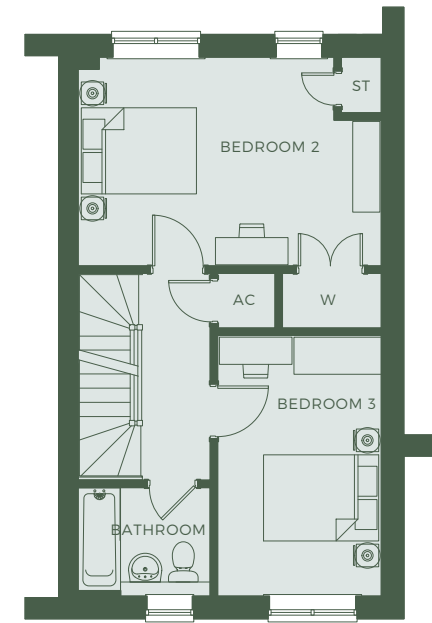
126.2 SQ M / 1,391 SQ FT

# FLOORPLAN

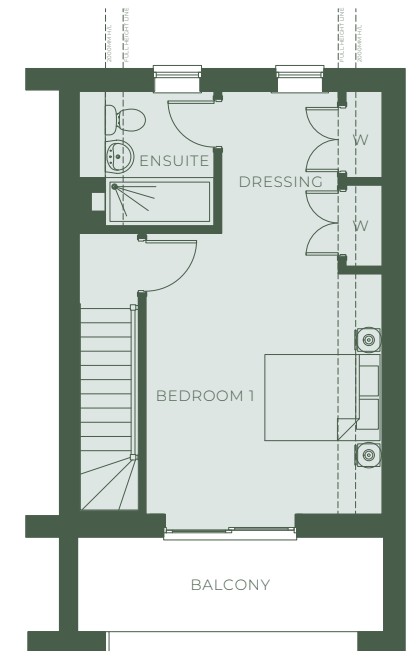
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.01m X 3.42m	16'5" X 11'3"
KITCHEN/DINING	5.33m X 2.71m	17'6" X 8'11"
BEDROOM 1	6.99m X 3.90m	22'11" X 12'10"
ENSUITE	2.23m X 2.22m	7'4" X 7'4"
BEDROOM 2	5.01m X 3.45m	16'5" X 11'4"
BEDROOM 3	4.30m X 2.70m	14'2" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
<b>TOTAL</b>	<b>126.2 sq m</b>	<b>1,391 sq ft</b>

# PLOT 13

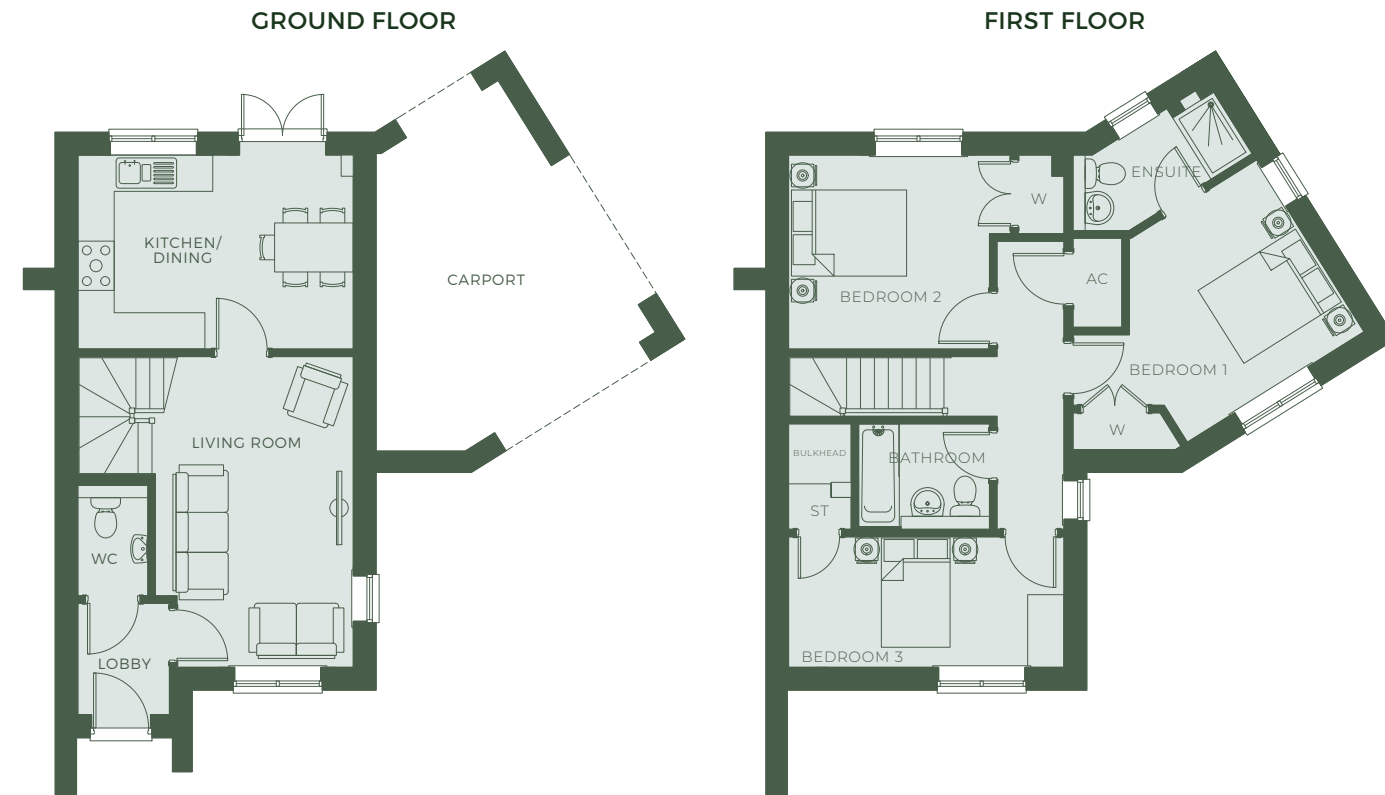
## 3 BEDROOM TERRACE HOUSE



PLOT 13

99.9 SQ M / 1,075 SQ FT

# FLOORPLAN



LIVING ROOM	5.13m X 3.27m	16'10" X 10'9"
KITCHEN/DINING	4.55m X 3.20m	14'11" X 10'6"
BEDROOM 1	3.46m X 3.35m	11'4" X 11'0"
ENSUITE	3.19m X 1.38m	10'6" X 4'6"
BEDROOM 2	3.32m X 3.20m	10'11" X 10'6"
BEDROOM 3	4.55m X 2.15m	14'11" X 7'1" *
BATHROOM	2.16m X 1.74m	7'1" X 5'9"
<b>TOTAL</b>	<b>99.9 sq m</b>	<b>1,075 sq ft</b>

\*Small double bed



# PLOT 14

## 3 BEDROOM TERRACE HOUSE

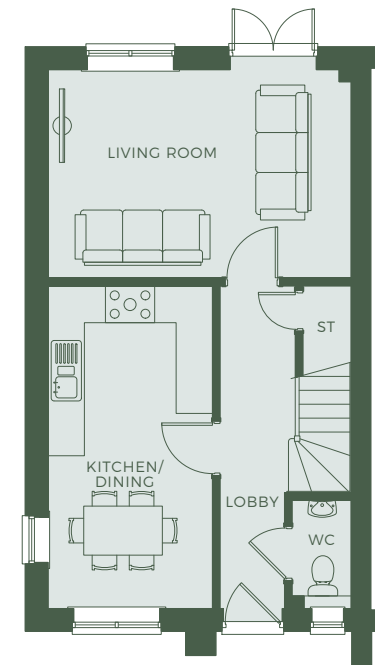


PLOT 14

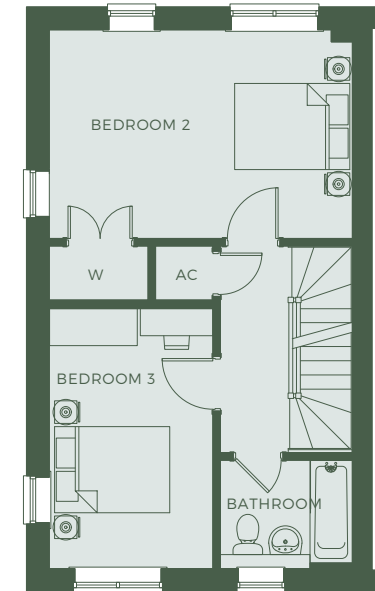
126.2 SQ M / 1,391 SQ FT

# FLOORPLAN

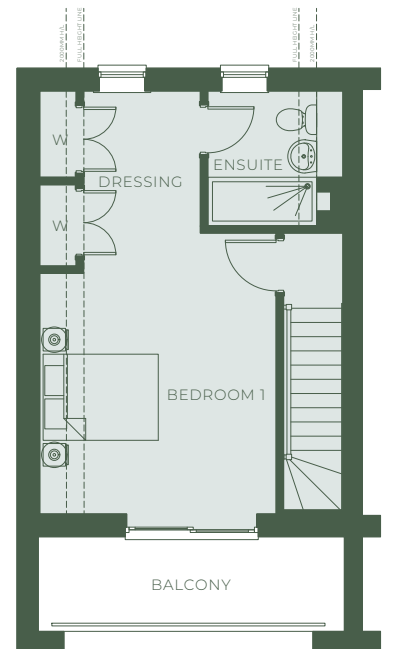
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.01m X 3.44m	16'5" X 11'4"
KITCHEN/DINING	5.32m X 2.71m	17'6" X 8'11"
BEDROOM 1	6.99m X 3.90m	22'11" X 12'10"
ENSUITE	2.23m X 2.22m	7'4" X 7'4"
BEDROOM 2	5.01m X 3.45m	16'5" X 11'4"
BEDROOM 3	4.31m X 2.70m	14'2" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
<b>TOTAL</b>	<b>126.2 sq m</b>	<b>1,391 sq ft</b>

# PLOT 15

## 3 BEDROOM TERRACE HOUSE

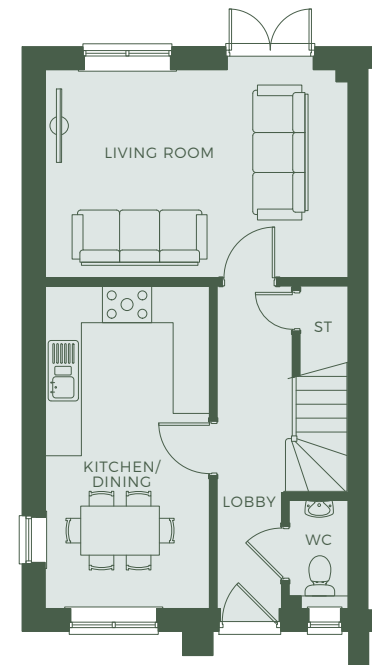


PLOT 15

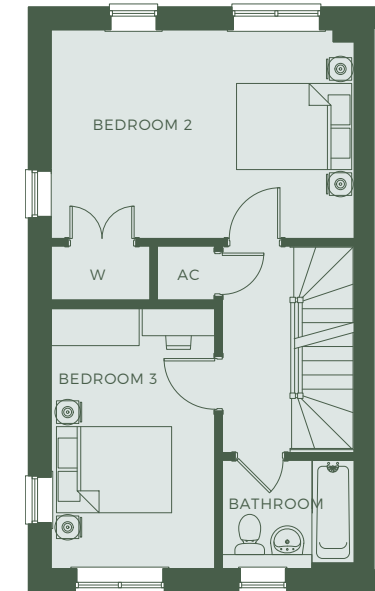
126.2 SQ M / 1,391 SQ FT

# FLOORPLAN

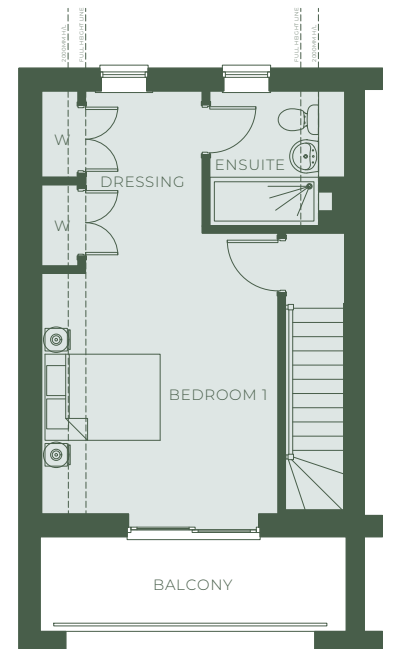
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.01m X 3.44m	16'5" X 11'4"
KITCHEN/DINING	5.32m X 2.71m	17'6" X 8'11"
BEDROOM 1	6.99m X 3.90m	22'11" X 12'10"
ENSUITE	2.23m X 2.22m	7'4" X 7'4"
BEDROOM 2	5.01m X 3.45m	16'5" X 11'4"
BEDROOM 3	4.31m X 2.70m	14'2" X 8'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
<b>TOTAL</b>	<b>126.2 sq m</b>	<b>1,391 sq ft</b>



# PLOT 16

## 3 BEDROOM TERRACE HOUSE

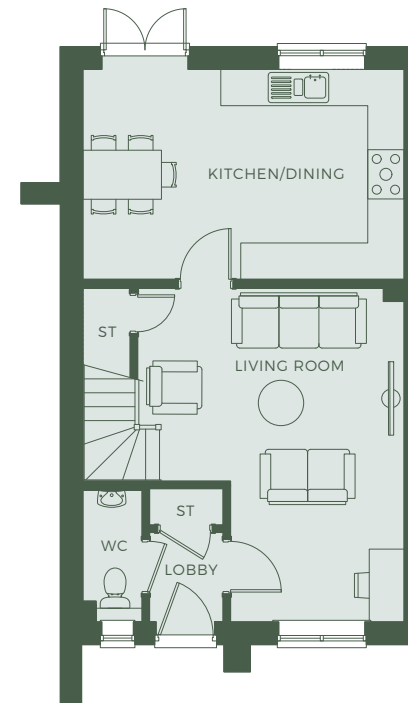


PLOT 16

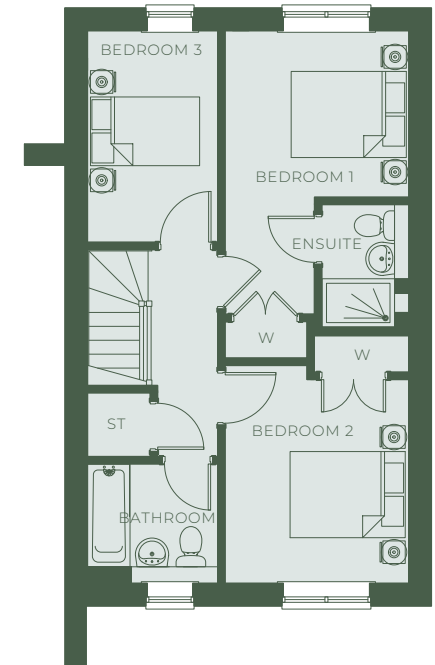
98.4 SQ M / 1,059 SQ FT

# FLOORPLAN

## GROUND FLOOR



## FIRST FLOOR



LIVING ROOM	5.51m X 4.40m	18'1" X 14'6"
KITCHEN/DINING	5.30m X 3.47m	17'5" X 11'5"
BEDROOM 1	4.68m X 3.03m	15'5" X 10'0"
ENSUITE	2.02m X 1.43m	6'8" X 4'9"
BEDROOM 2	3.60m X 3.03m	11'10" X 10'0"
BEDROOM 3	3.49m X 2.15m	11'6" X 7'1" *
BATHROOM	2.15m X 1.97m	7'1" X 6'6"
<b>TOTAL</b>	<b>98.4 sq m</b>	<b>1,059 sq ft</b>

\*Small double bed



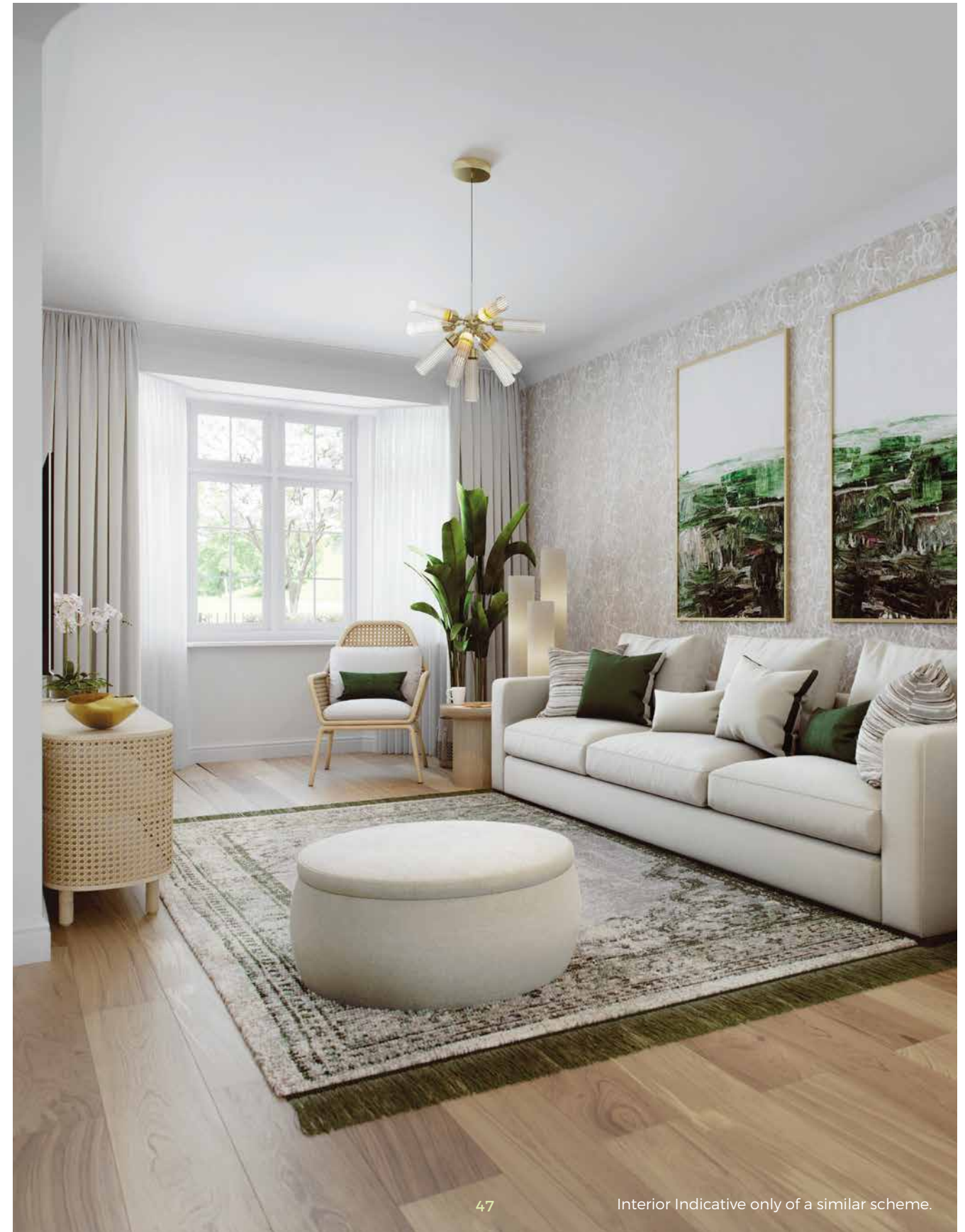






## STUNNING NEW HOMES

**E**njoy spacious, contemporary living, with homes that are filled with natural light. Our three and four bedroom homes are perfect places for entertaining the whole family, and our two bedroom apartments benefit from flexible, open plan spaces for living, dining and relaxing.





## SPECIFICATIONS

### HOUSES

#### External Features

- Steel blue UPVC windows finished white internally
- Private parking either on plot or in shared courtyard, see site plan for details
- Landscaped rear garden
- Cycle storage enclosure in garden area
- External lighting outside front and rear door
- Balcony to selected plots (plots 2, 3, 11, 12, 14, 15)
- Solar panels to selected plots.
- EV charging point either on plot or adjacent to allocated parking spaces

#### Internal Features

- 9ft floor to ceiling heights on ground floor
- White painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Ensuite to all master bedrooms (bedroom 1)
- Built in wardrobes to master and second bedroom in all houses
- Under stairs storage cupboard
- Downstairs cloakroom
- Double doors to rear garden

#### Kitchen / Dining Area

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with glass splashback to rear of hob
- Built in appliances to include Induction hob, dishwasher, fridge / freezer, oven and washer / dryer
- Recessed downlights to kitchen area
- Utility room (plot 1 only)

#### Bathrooms

- White ideal standard suites
- Built in thermostatic shower mixer
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Shower over bath with glass screen in family bathrooms
- Full height tiling to all shower areas
- Ideal standard taps
- Recessed downlights to all bathrooms and cloaks



## SPECIFICATIONS

#### Plumbing & Electrics

- Gas central heating – zoned heating control
- Burglar alarm fitted
- TV points to lounge, dining area and all bedrooms
- One USB point to all rooms
- BT Points to living room and all bedrooms
- Mains smoke detectors
- Fibre broadband connection to property
- Carbon monoxide detectors







## SPECIFICATIONS

### APARTMENTS

#### External Features

- Own front door with no shared internal communal areas.
- Shared communal garden area with own cycle stores
- Steel blue UPVC windows finished white internally
- Allocated parking space to front of building
- Solar panels to plots 6 & 7

#### Internal Features

- White painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Ensuite to master bedrooms (bedroom 1)
- Built in wardrobes to master bedroom
- Separate storage cupboard

#### Kitchen / Living Area

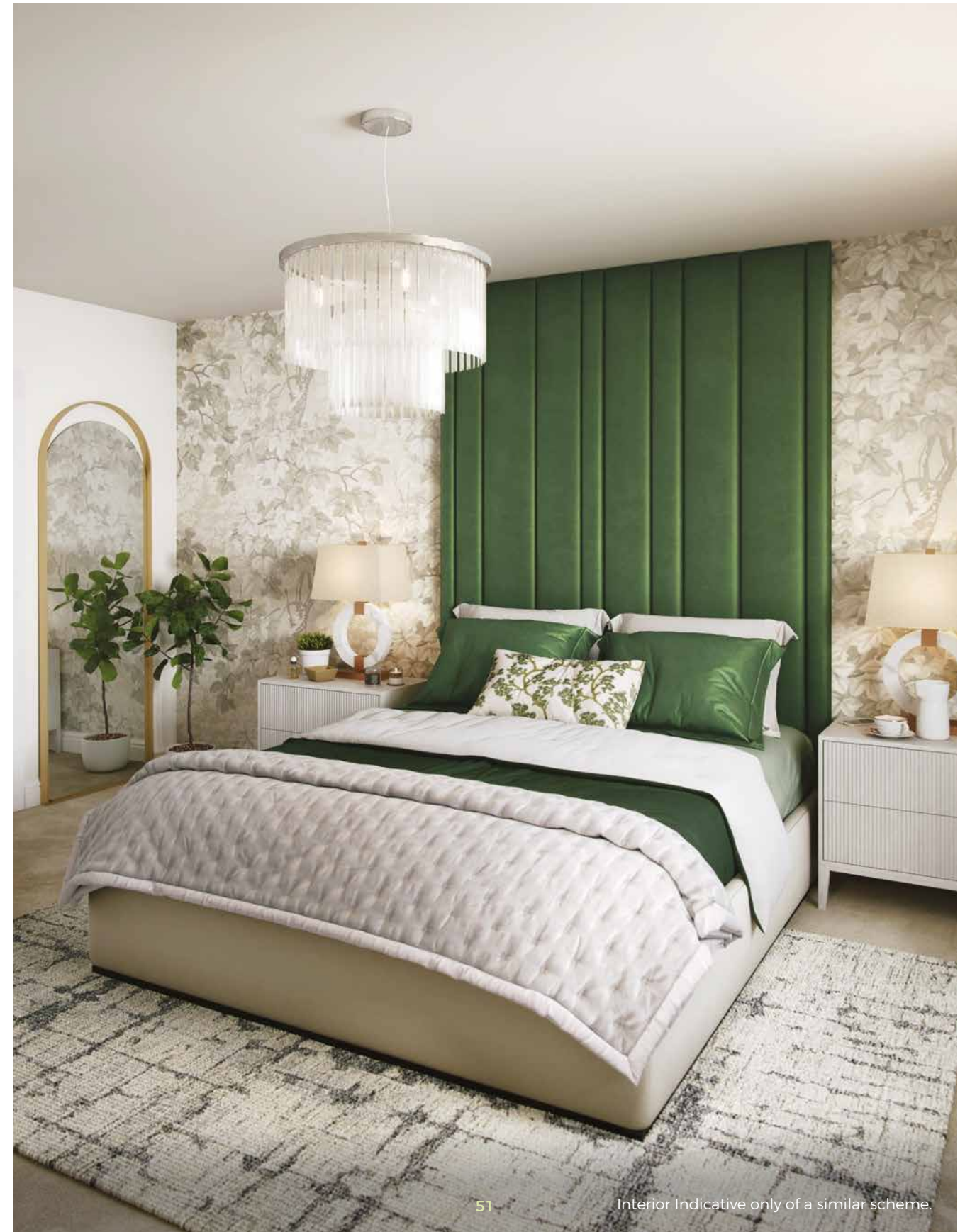
- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with splashback to rear of hob
- Built in appliances to include Induction hob, dishwasher, fridge / freezer, oven and washer / dryer
- Recessed downlighters to kitchen area

#### Bathrooms

- White ideal standard suites
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Shower over bath with glass screen in family bathrooms
- Built in thermostatic shower mixer
- Full height tiling to all shower areas
- Ideal standard taps
- Recessed downlights to all bathrooms and cloaks

#### Plumbing & Electrics

- Gas central heating - zoned heating control
- Burglar alarm fitted
- BT Points to living room and all bedrooms
- Mains smoke detectors
- One USB point to all rooms
- Fibre broadband connection to property
- Carbon monoxide detectors





## WHY BUY FROM PAUL NEWMAN NEW HOMES?



**F**rom design to completion, Paul Newman New Homes are created with your needs prioritised at every stage. No detail is too small for us to perfect.

Whether you choose a house or an apartment you'll be living in a spacious, stylish home where many essential features come as standard. Our innovative approach delivers buildings that reflect how people live today and are flexible enough to adapt to how they might want to live in the future.

Our main focus is offering an exceptional product that meets the needs and desires of homeowners. We pay close attention to the finer details to create bespoke, modern homes that are liveable as they are sophisticated.

Every Paul Newman New Home is protected by a 10 year Premier warranty and has high standards of security, safety and energy efficiency.

We're proud to enhance scenic Oxley Park with beautiful new homes.

I derive great pleasure in being involved in the planning and creation of our homes. As stated, all of our developments are individually designed and if you look at earlier projects, they stand the test of time.

We generally build infill sites in established areas. We are competitive on price. We consider what else is for sale in the Milton Keynes area - most houses are situated in very large developments with limited shopping, public transport and other facilities on site.

We prefer opportunities to build high-quality homes in smaller developments, within districts which offer a rich variety of shops, schools, leisure and other lifestyle essentials.

**Our houses offer so much more,  
check them out!**



Woodberry  
Oxley Park, Milton Keynes  
MK4 4HS

[WOODBERRYMK.CO.UK](http://WOODBERRYMK.CO.UK)