



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

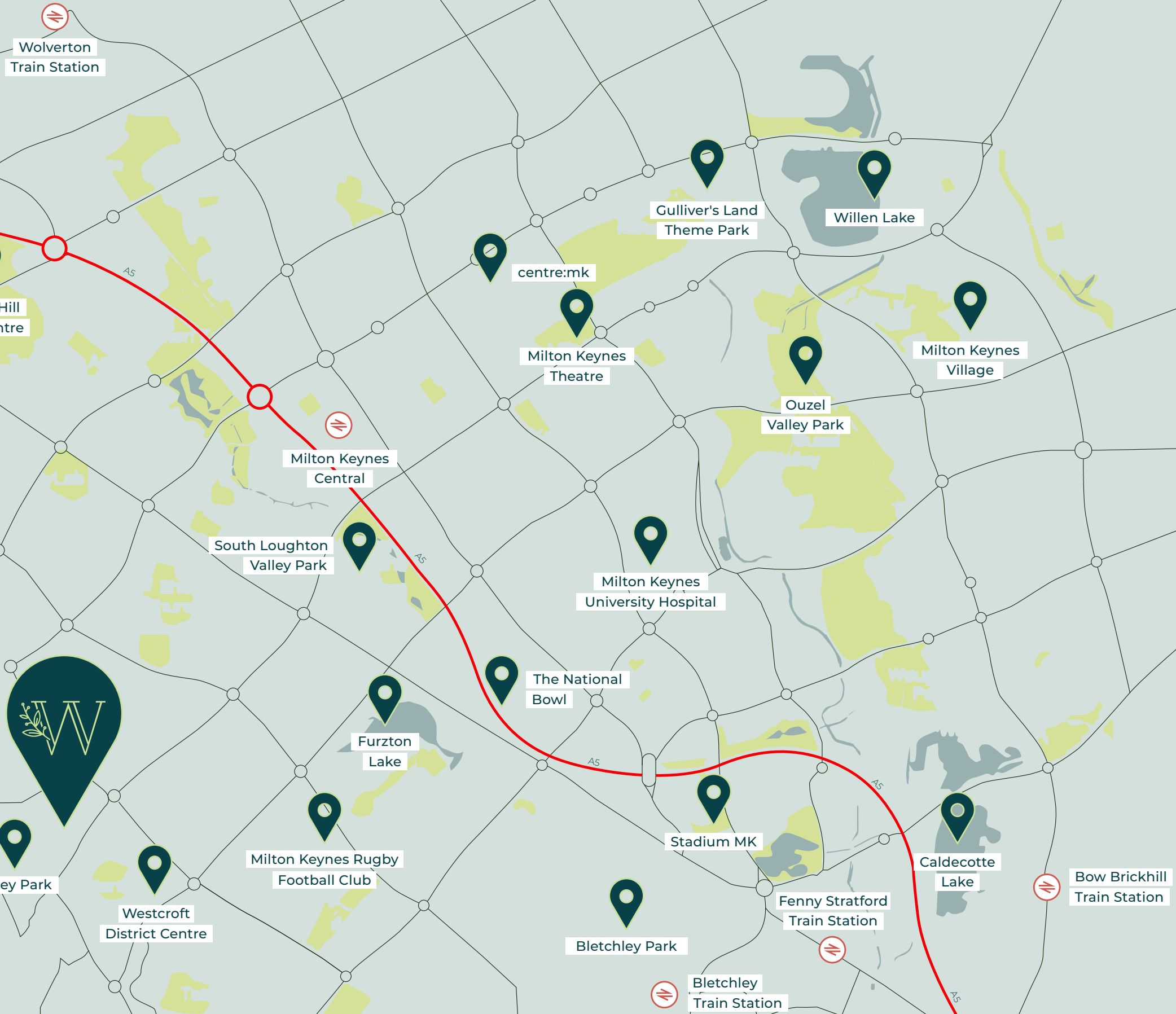
4 minutes by car

Denbigh School

6 minutes by car



LOCATION MAP



Wolverton Train Station

Abbey Hill Golf Centre

Milton Keynes Central

South Loughton Valley Park

Furzton Lake

Milton Keynes Rugby Football Club

Oxley Park

Westcroft District Centre

centre:mk

Milton Keynes Theatre

The National Bowl

Bletchley Park

Stadium MK

Bletchley Train Station

Gulliver's Land Theme Park

Willen Lake

Ouzel Valley Park

Milton Keynes University Hospital

Fenny Stratford Train Station

Caldecotte Lake

Milton Keynes Village

Bow Brickhill Train Station

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



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

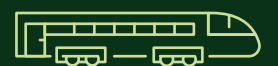
London Euston Station
31 minutes

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 13 & 16



3 bedroom houses

PLOTS 12, 14, 15



3 bedroom houses
with study

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

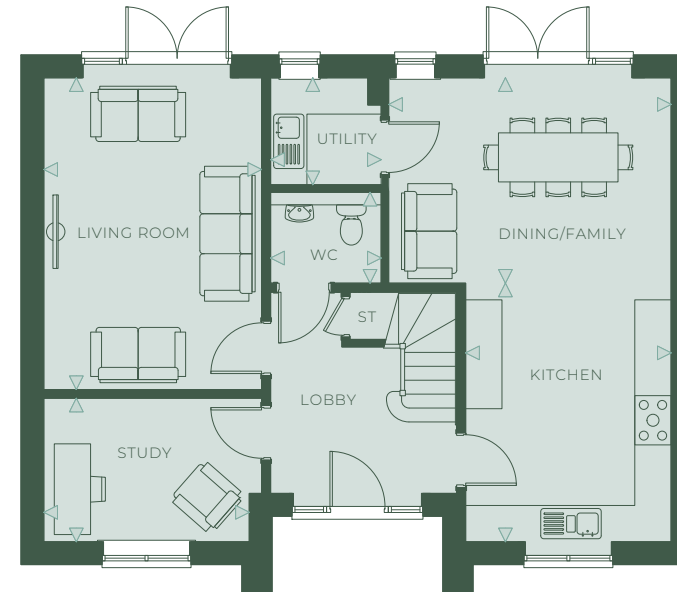
4 BEDROOM DETACHED HOUSE



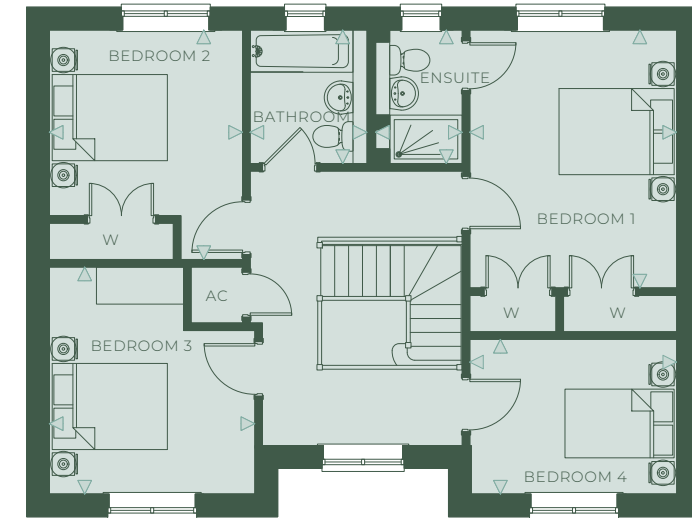
153.2 SQ M / 1,649 SQ FT

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"
TOTAL	153.2 sq m	1,649 sq ft

PLOTS 2 & 3*

3 BEDROOM SEMI-DETACHED HOUSE

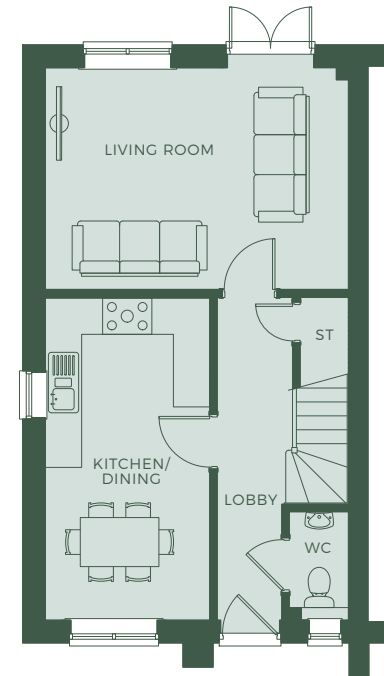


129.7 SQ M / 1,396 SQ FT

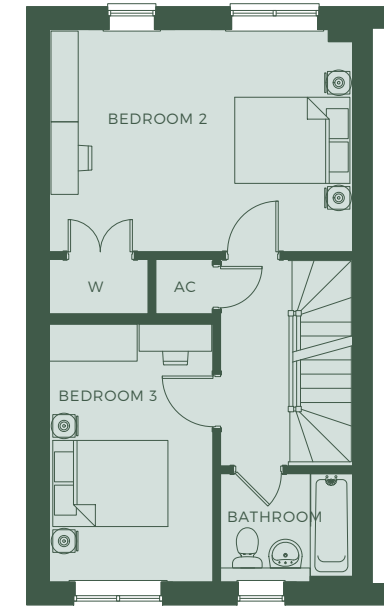
*Handed

FLOORPLAN

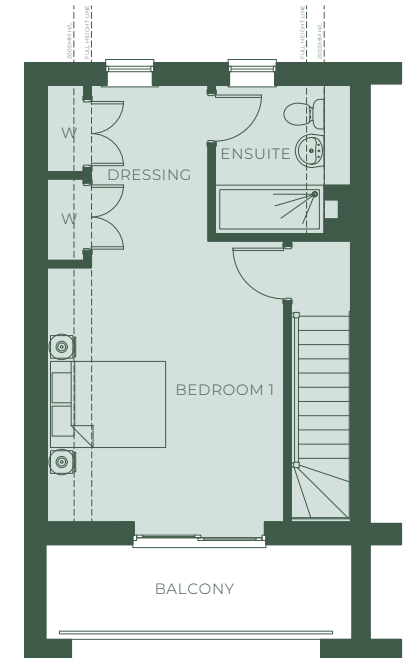
GROUND FLOOR



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"
TOTAL	129.7 sq m	1,396 sq ft

PLOTS 4 & 5*

2 BEDROOM APARTMENT

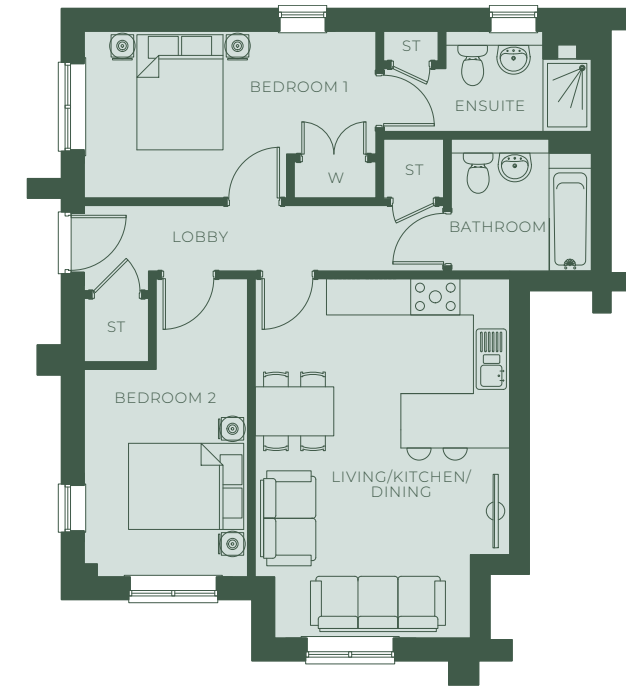


71.8 SQ M / 773 SQ FT

*Handed

FLOORPLAN

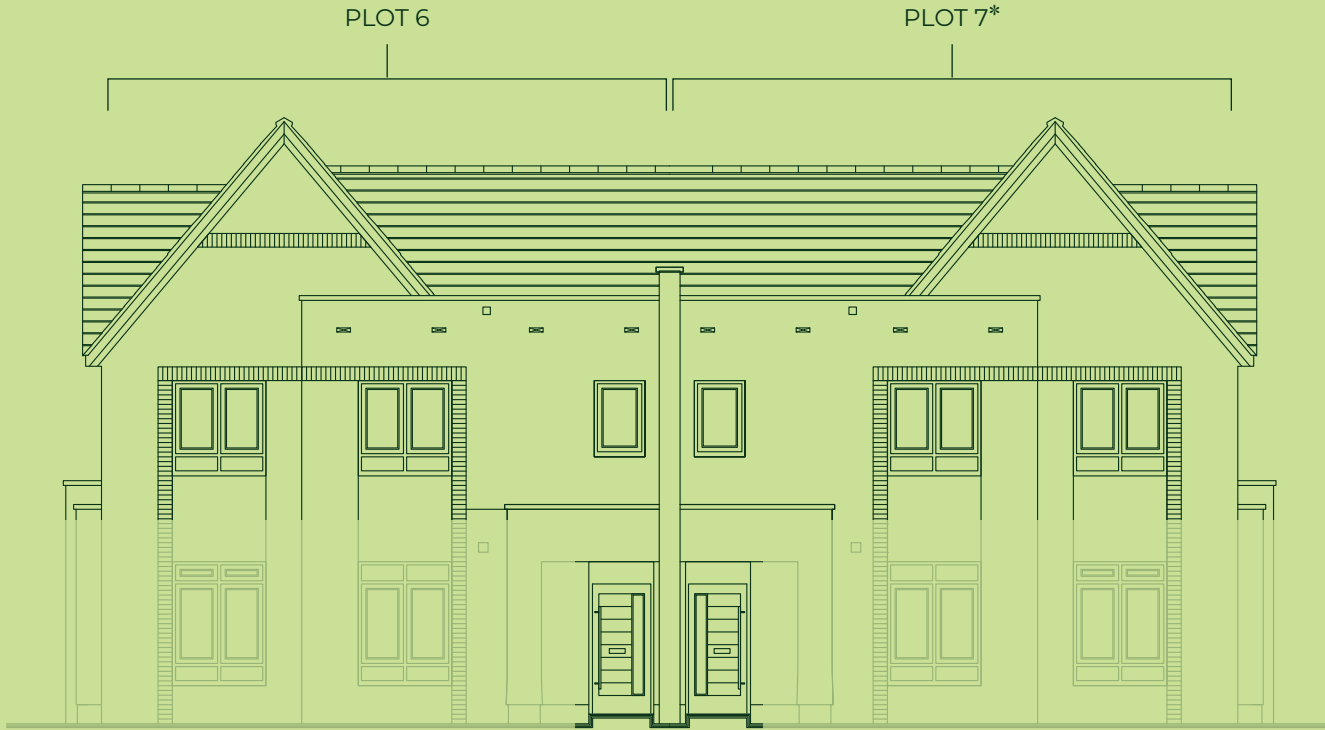
GROUND FLOOR



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"
TOTAL	71.8 sq m	773 sq ft

PLOTS 6 & 7*

2 BEDROOM APARTMENT

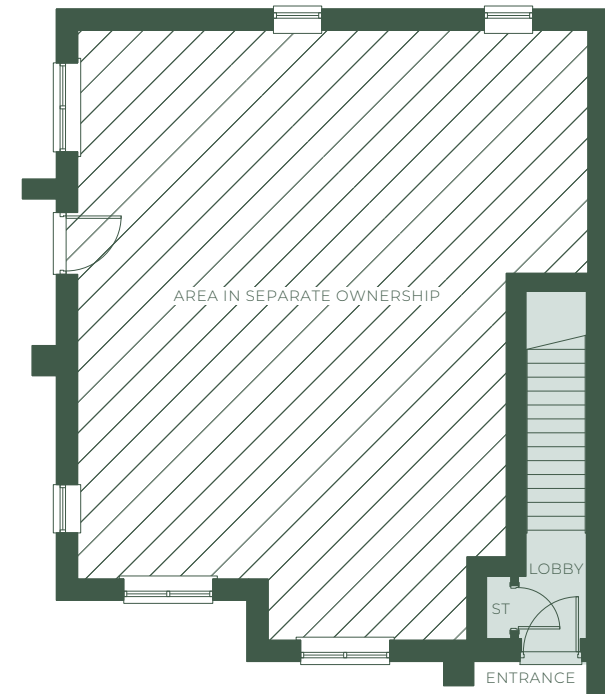


80.9 SQ M / 871 SQ FT

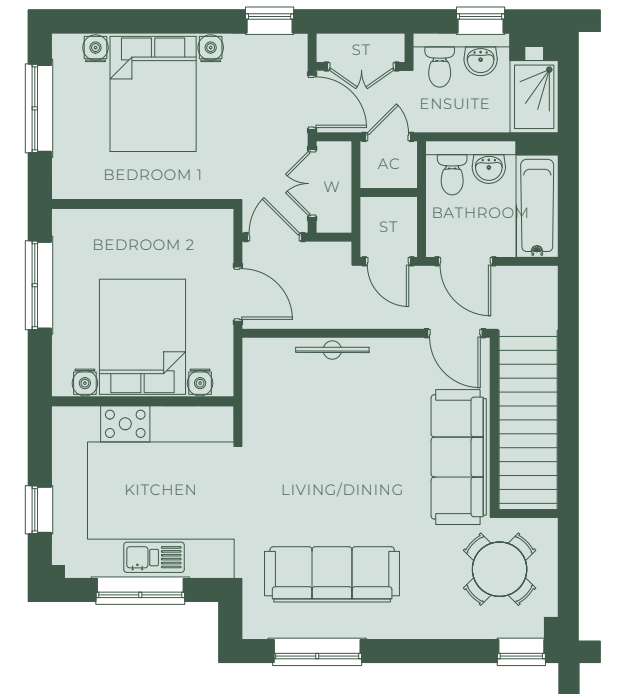
*Handed

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"
TOTAL	80.9 sq m	871 sq ft

PLOT 8

3 BEDROOM TERRACE HOUSE



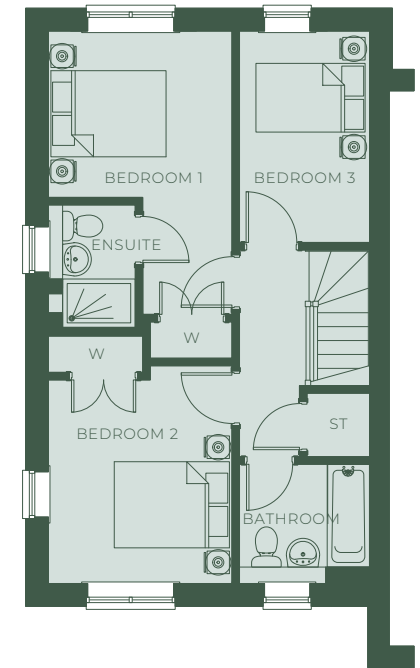
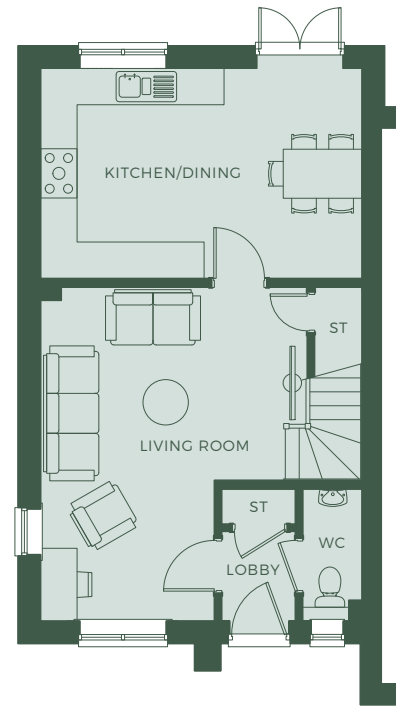
PLOT 8

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"
TOTAL	98.4 sq m	1,059 sq ft

*Small double bed

PLOT 9

3 BEDROOM TERRACE HOUSE



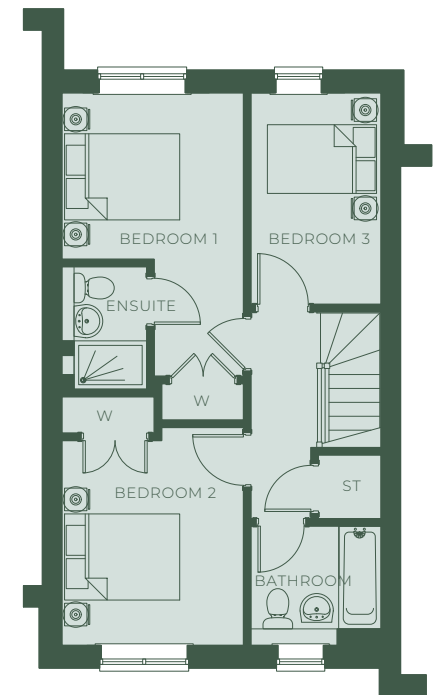
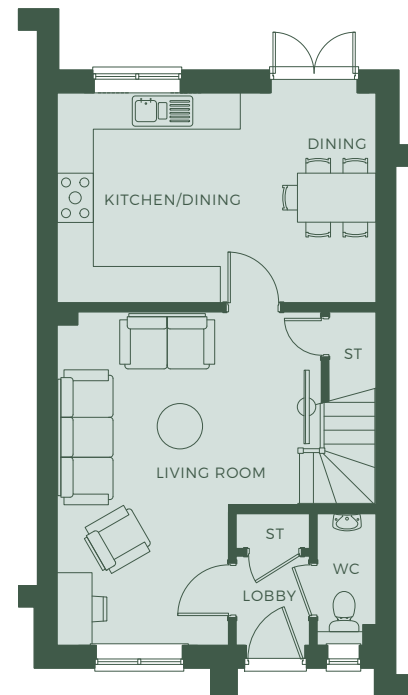
PLOT 9

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"
TOTAL	98.4 sq m	1,059 sq ft

*Small double bed

PLOT 10

3 BEDROOM TERRACE HOUSE

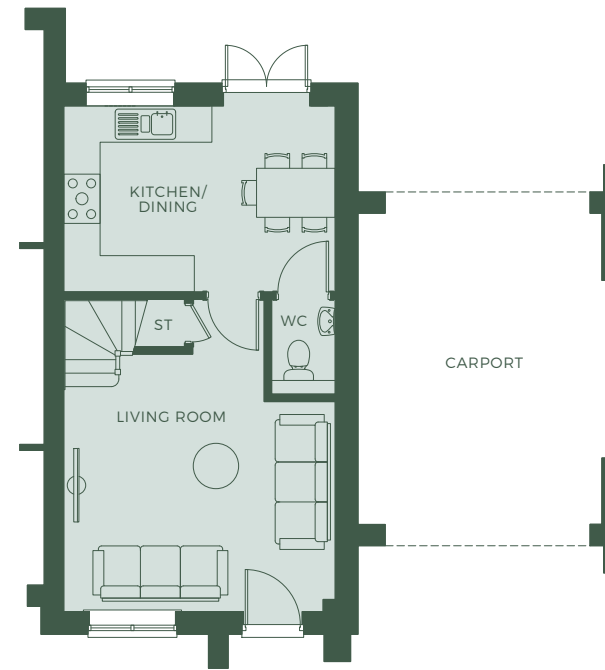


PLOT 10

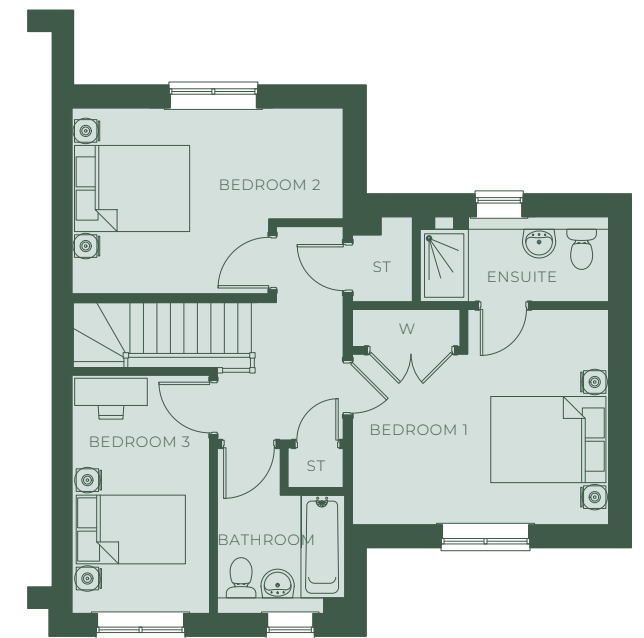
98.7 SQ M / 1,062 SQ FT

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"
TOTAL	98.7 sq m	1,062 sq ft

PLOT 11

4 BEDROOM TERRACE HOUSE

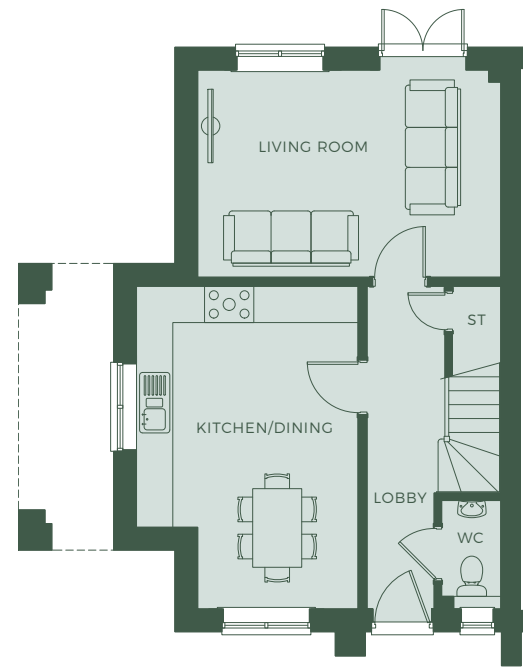


PLOT 11

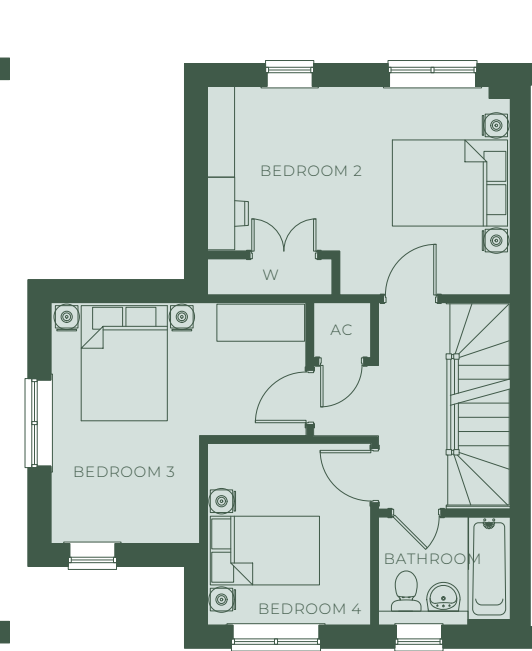
140.8 SQ M / 1,515 SQ FT

FLOORPLAN

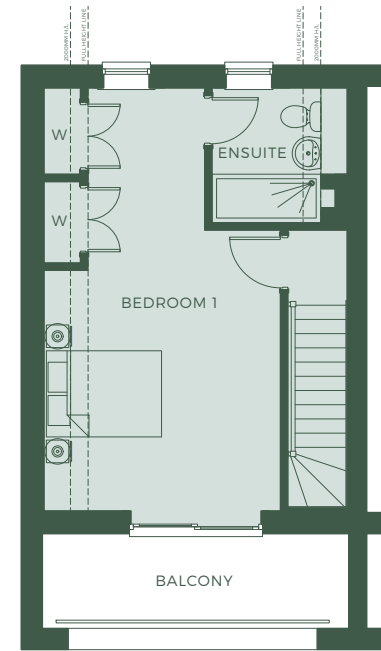
GROUND FLOOR



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"
TOTAL	140.8 sq m	1,515 sq ft

PLOT 12

3 BEDROOM TERRACE HOUSE

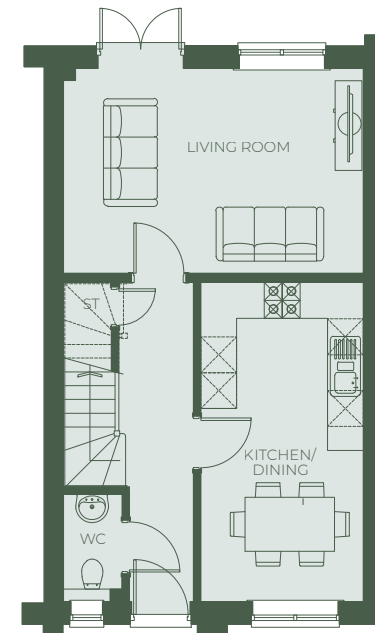


PLOT 12

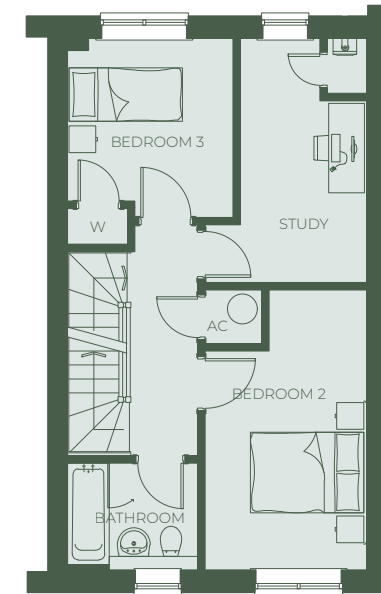
126.2 SQ M / 1,391 SQ FT

FLOORPLAN

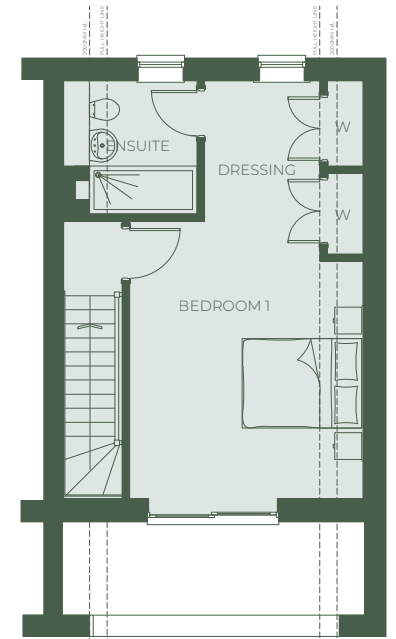
GROUND FLOOR



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	4.69m X 2.70m	15'5" X 8'11"
BEDROOM 3	2.99m X 2.77m	9'10" X 9'1"
STUDY	4.08m X 2.11m	13'5" X 6'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
TOTAL	126.2 sq m	1,391 sq ft

PLOT 13

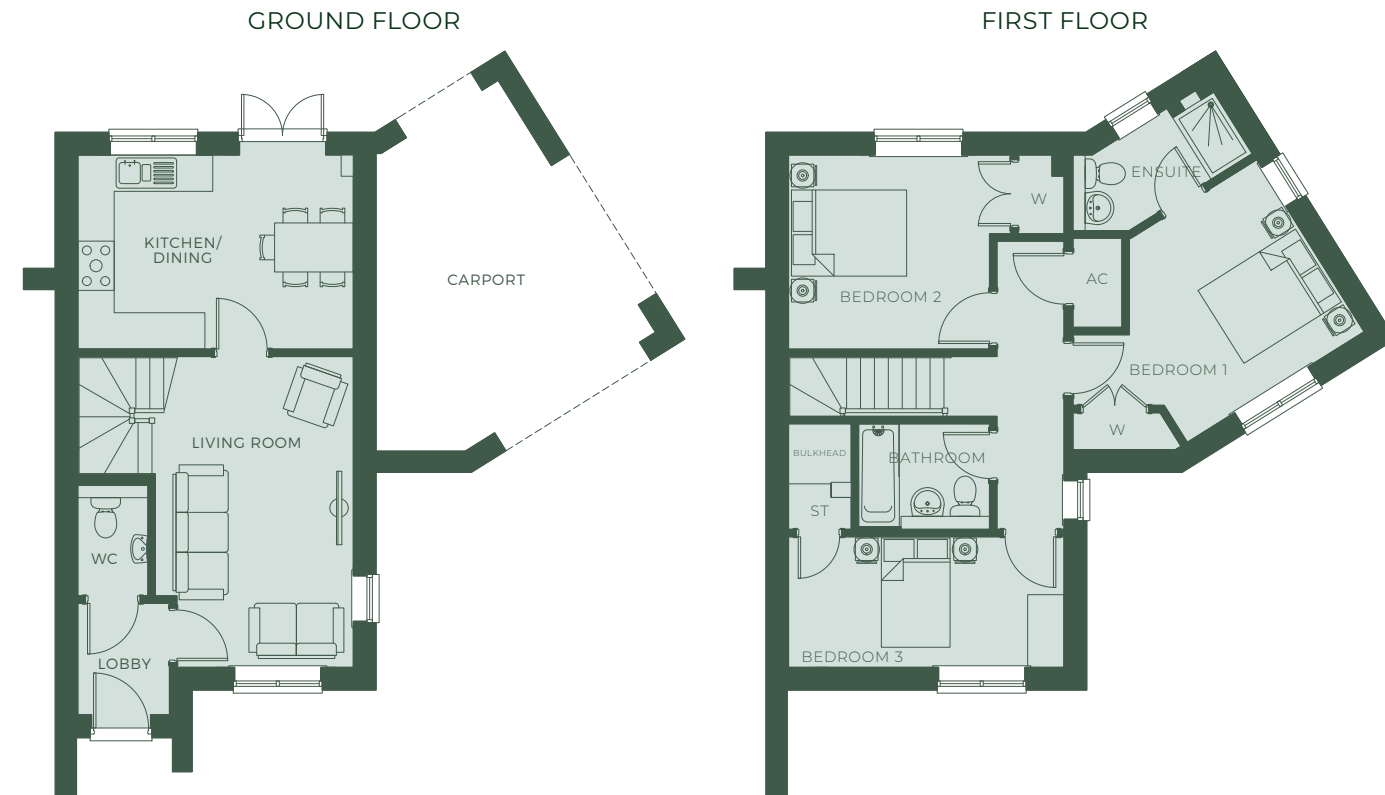
3 BEDROOM TERRACE HOUSE



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"
TOTAL	99.9 sq m	1,075 sq ft

*Small double bed

PLOT 14

3 BEDROOM TERRACE HOUSE

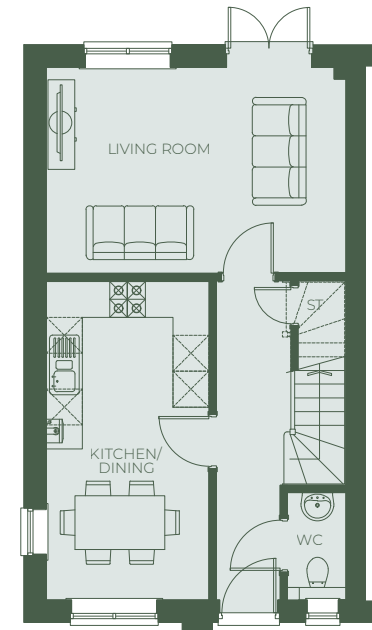


PLOT 14

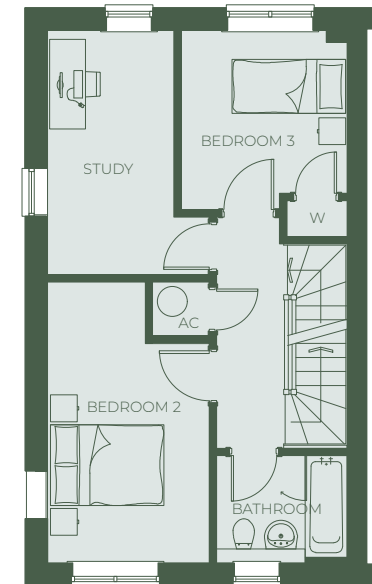
126.2 SQ M / 1,391 SQ FT

FLOORPLAN

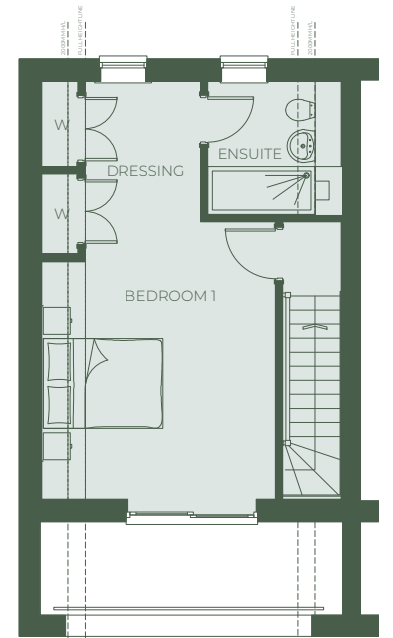
GROUND FLOOR



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	4.69m X 2.70m	15'5" X 8'11"
BEDROOM 3	2.99m X 2.77m	9'10" X 9'1"
STUDY	4.08m X 2.11m	13'5" X 6'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
TOTAL	126.2 sq m	1,391 sq ft

PLOT 15

3 BEDROOM TERRACE HOUSE

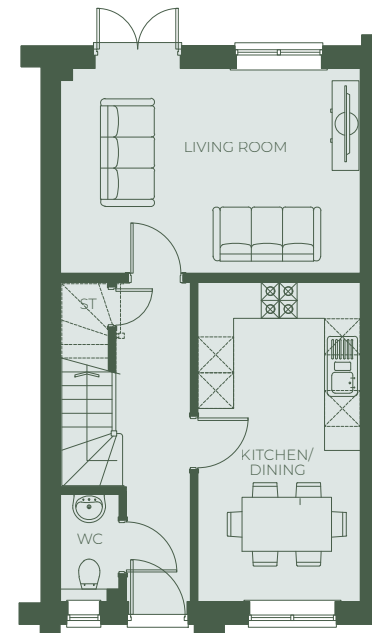


PLOT 15

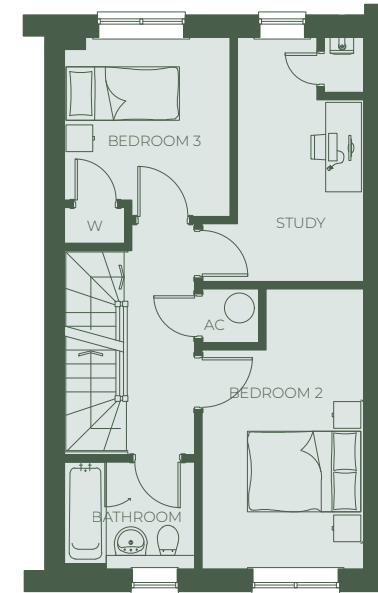
126.2 SQ M / 1,391 SQ FT

FLOORPLAN

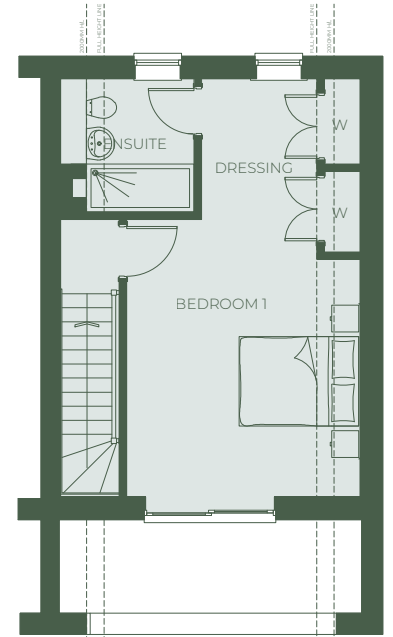
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LIVING ROOM	5.01m X 3.42m	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	4.69m X 2.70m	15'5" X 8'11"
BEDROOM 3	2.99m X 2.77m	9'10" X 9'1"
STUDY	4.08m X 2.11m	13'5" X 6'11"
BATHROOM	2.18m X 1.79m	7'2" X 5'11"
BALCONY	5.06m X 1.56m	16'7" X 5'2"
TOTAL	126.2 sq m	1,391 sq ft

PLOT 16

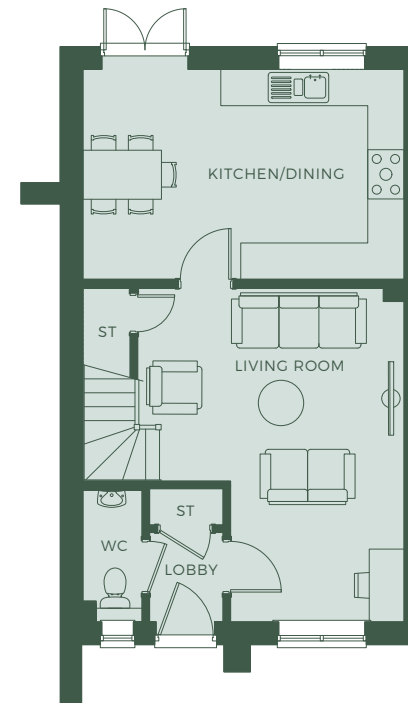
3 BEDROOM TERRACE HOUSE



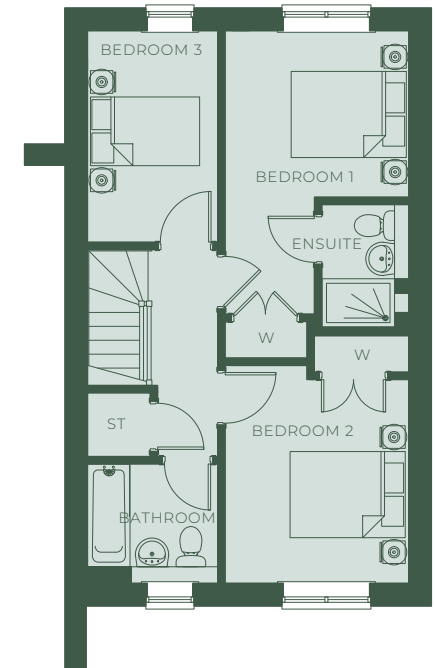
98.4 SQ M / 1,059 SQ FT

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"
TOTAL	98.4 sq m	1,059 sq ft

*Small double bed





STUNNING NEW HOMES

Enjoy 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 all master and second bedrooms in all plots except 12, 14 & 15
- 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



Interior Indicative only of a similar scheme.



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 downlights 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?



From 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 Structural 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!**

