



WOBURN DOWNS



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WOBURN DOWNS



HESKETH

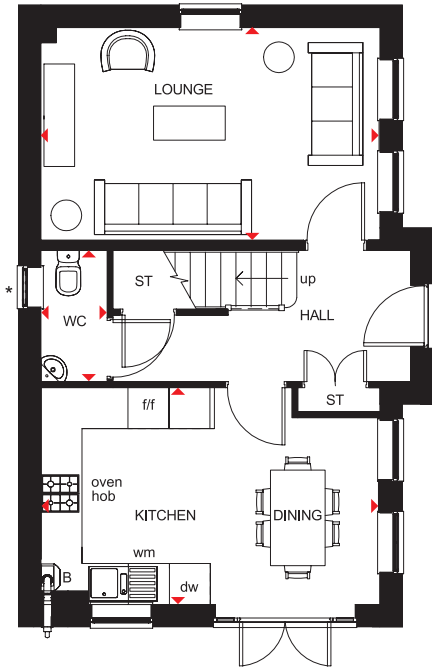
4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the master with en suite and the family bathroom
- Two further double bedrooms and a shower room are on the second floor

Watling Street, Little Brickhill, Milton Keynes MK17 9DN



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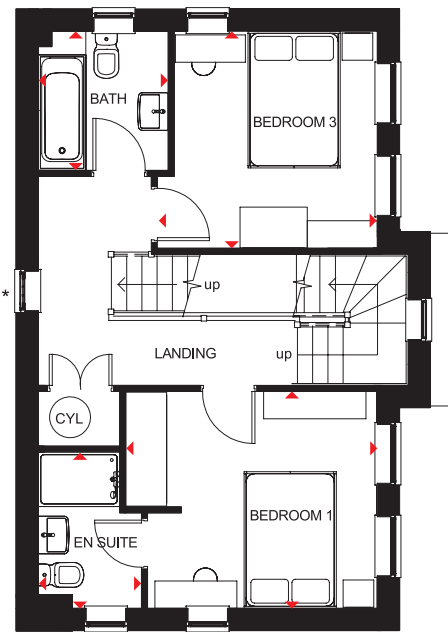


Ground Floor

Lounge	4962 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4962 x 3171mm	16'3" x 10'5"
WC	1920 x 922mm	6'4" x 3'0"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

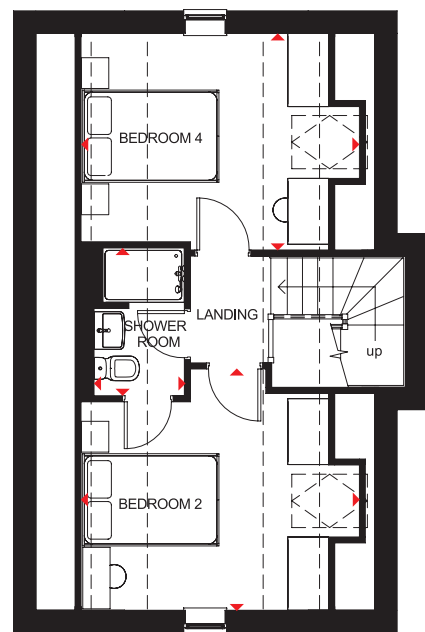


First Floor

Bedroom 1	3681 x 3171mm	12'1" x 10'5"
En Suite	2283 x 1507mm	7'6" x 4'11"
Bedroom 3	3217 x 3171mm	10'7" x 10'5"
Bathroom	2034 x 1899mm	6'8" x 6'3"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	3458 x 5073mm	11'4" x 16'8"
Bedroom 4	3245 x 3209mm	10'8" x 10'6"
Shower Room	2240 x 1776mm	7'4" x 5'10"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



WOBURN DOWNS



MAIDSTONE

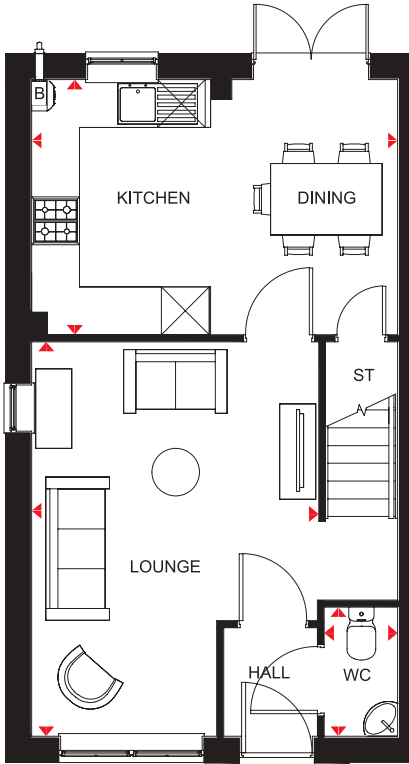
3 BEDROOM HOME

- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous master with en suite – a single bedroom and family bathroom

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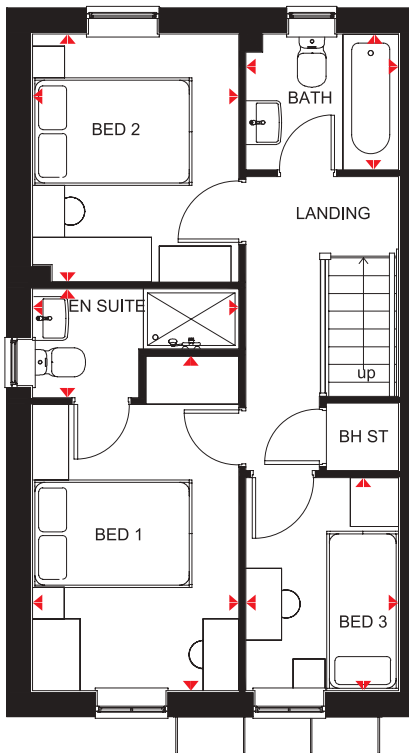
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Ground Floor

Lounge	3600 x 4951mm	11'10" x 16'3"
Kitchen/Dining	4596 x 3199mm	15'1" x 10'6"
WC	919 x 1617mm	3'0" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	2588 x 4200mm	8'6" x 13'9"
En suite	2588 x 1359mm	8'6" x 4'6"
Bedroom 2	2588 x 3109mm	8'6" x 10'2"
Bedroom 3	1914 x 2672mm	6'3" x 8'9"
Bathroom	1914 x 1699mm	6'3" x 5'7"

(Approximate dimensions)

KEY
 B Boiler
 ST Store
 BH ST Bulkhead store

◄► Dimension location



WOBURN DOWNS



SEVERN

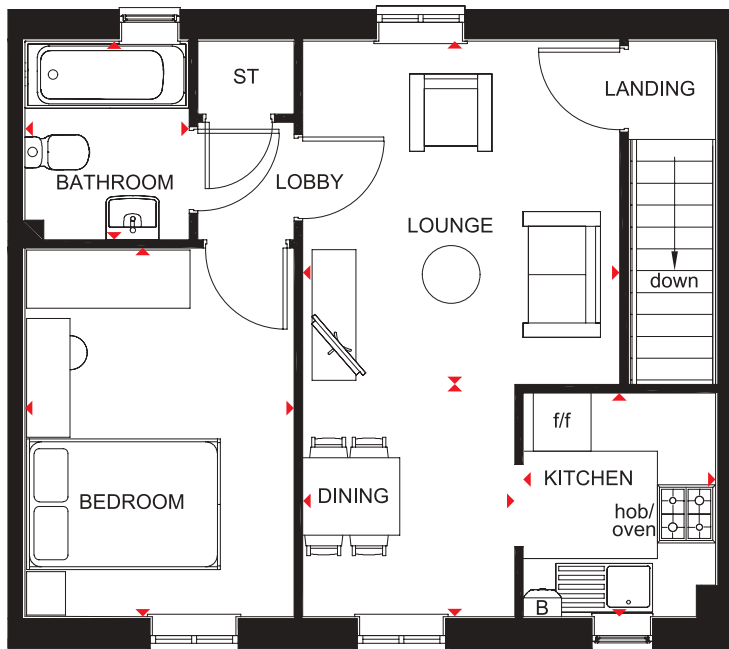
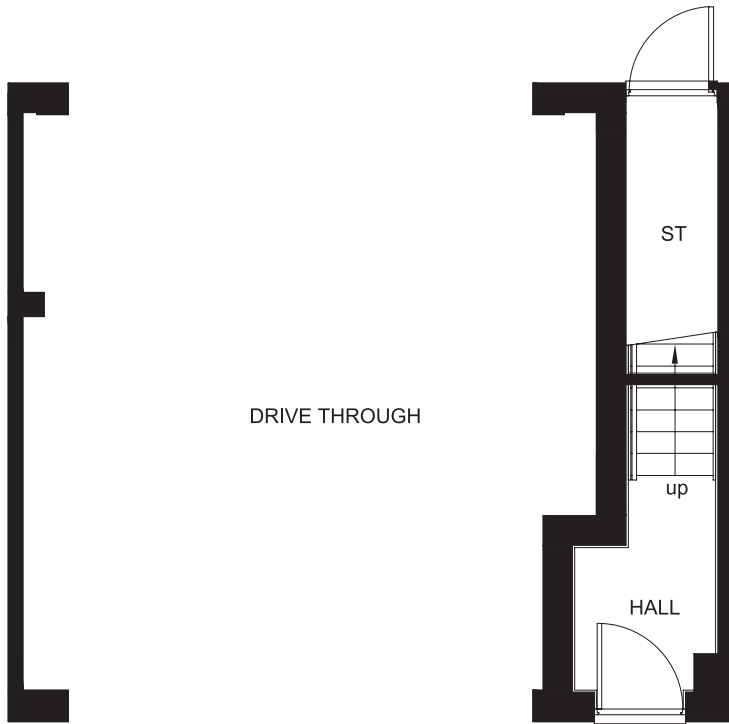
1 BEDROOM APARTMENT

- This attractive first floor flat, situated over a drive-through, is ideal for first-time buyers
- The good-sized lounge provides plenty of space for a dining area and leads to the fitted kitchen
- A lobby off the lounge gives access to the double bedroom and fully fitted bathroom

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First Floor

Lounge	3274 x 3546mm	10'9" x 11'8"
Dining	2186 x 2397mm	7'2" x 7'10"
Kitchen	1984 x 2316mm	6'6" x 7'7"
Bedroom	2779 x 3800mm	9'1" x 12'6"
Bathroom	1697 x 2047mm	5'7" x 6'9"

(Approximate dimensions)

- KEY**
- B Boiler
 - ST Store
 - f/f Fridge/freezer space
 - ◀▶ Dimension location

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CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



WOBURN DOWNS



KINGSVILLE

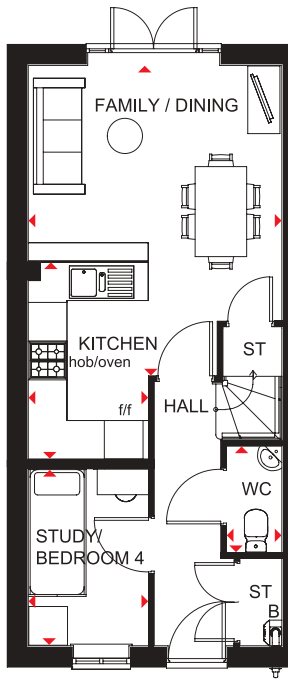
4 BEDROOM HOME

- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom or optional study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling; the master bedroom also benefits from an en suite bathroom
- The second floor offers a further double bedroom, a single bedroom and a family bathroom

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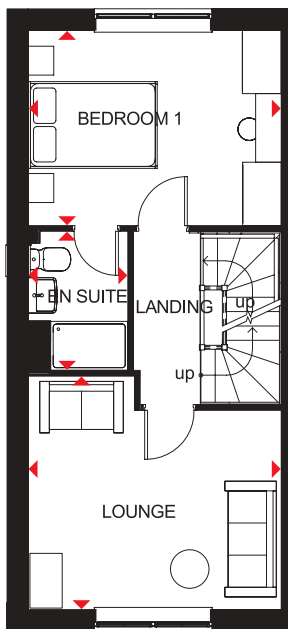
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Ground Floor

Family/Dining	3934 x 4816mm	12'11" x 15'10"
Kitchen	1862 x 3056mm	6'1" x 10'0"
Study/Bedroom 4	1862 x 2748mm	6'1" x 9'0"
WC	857 x 1643mm	2'10" x 5'5"

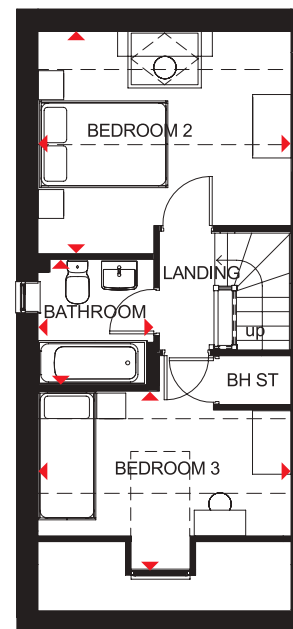
[Approximate dimensions]



First Floor

Bedroom 1	3934 x 3038mm	12'11" x 10'0"
En Suite	1547 x 2157mm	5'1" x 7'1"
Lounge	3934 x 3626mm	12'11" x 11'11"

[Approximate dimensions]



Second Floor

Bedroom 2	3934 x 3504mm*	12'11" x 11'6"*
Bedroom 3	3934 x 3287mm*	12'11" x 10'9"*
Bathroom	1757 x 1956mm	5'9" x 6'5"

[Approximate dimensions]

*Overall floor dimensions include lower ceiling areas.

- KEY**
- B Boiler
 - ST Store
 - BH ST Bulkhead Store
 - f/f Fridge/freezer space
 - ◀▶ Dimension location



WOBURN DOWNS



LAMBERTON

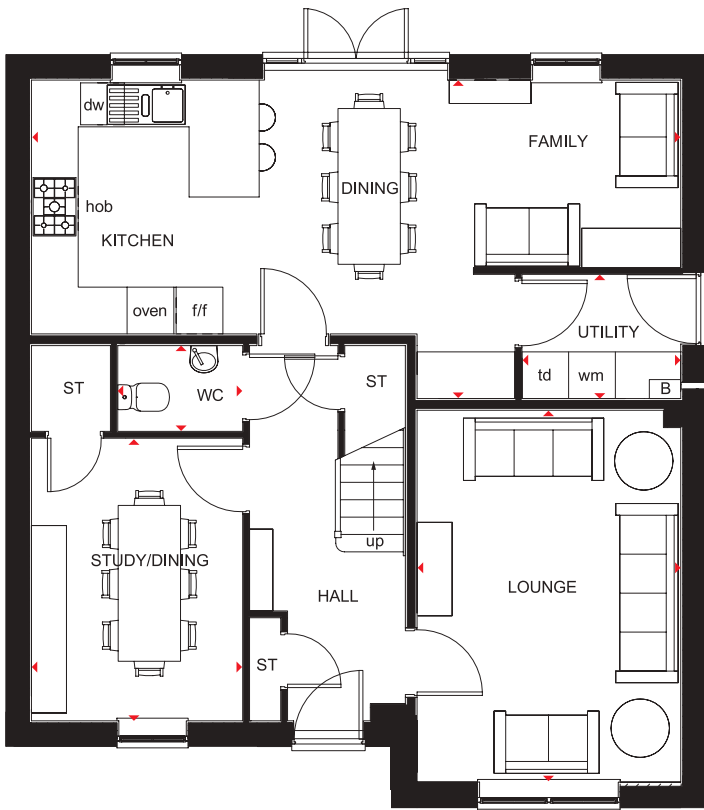
5 BEDROOM HOME

- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms – the master with en suite – a single bedroom and the family bathroom with shower are on the first floor

Watling Street, Little Brickhill, MILTON KEYNES, MK17 9DN



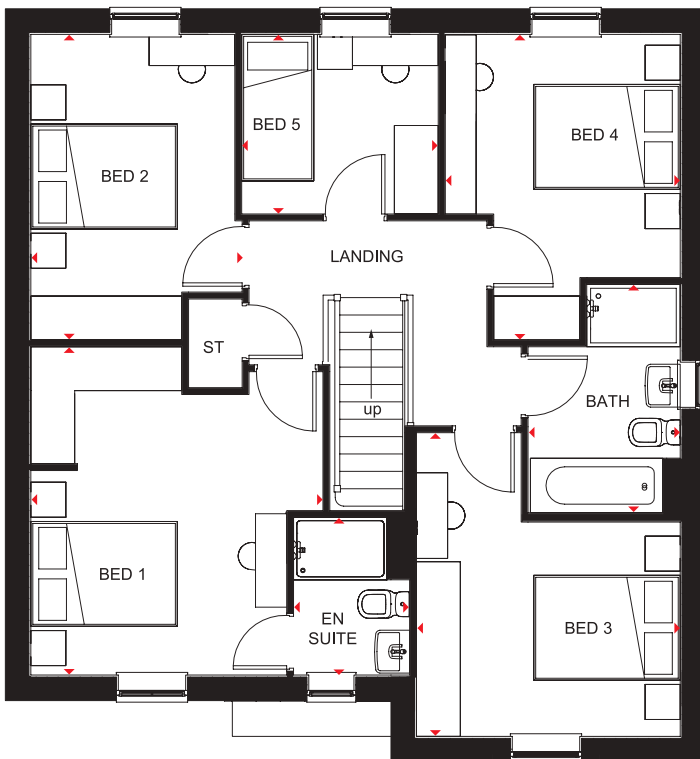
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Ground Floor

Lounge	3384 x 4772mm	11'1" x 15'8"
Kitchen/ Breakfast/ Family	8334 x 4086mm	27'4" x 13'5"
Study/Dining	2708 x 3624mm	8'11" x 11'11"
Utility	2036 x 1591mm	6'8" x 5'3"
WC	1097 x 1595mm	3'7" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3746 x 4211mm	12'3" x 13'10"
En suite	1484 x 2019mm	4'10" x 6'7"
Bedroom 2	2709 x 3918mm	8'11" x 12'10"
Bedroom 3	3382 x 3904mm	11'1" x 12'10"
Bedroom 4	3015 x 3908mm	9'11" x 12'10"
Bedroom 5	2517 x 2302mm	8'3" x 7'7"
Bathroom	1950 x 2925mm	6'5" x 9'7"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	



WOBURN DOWNS



ALNMOUTH

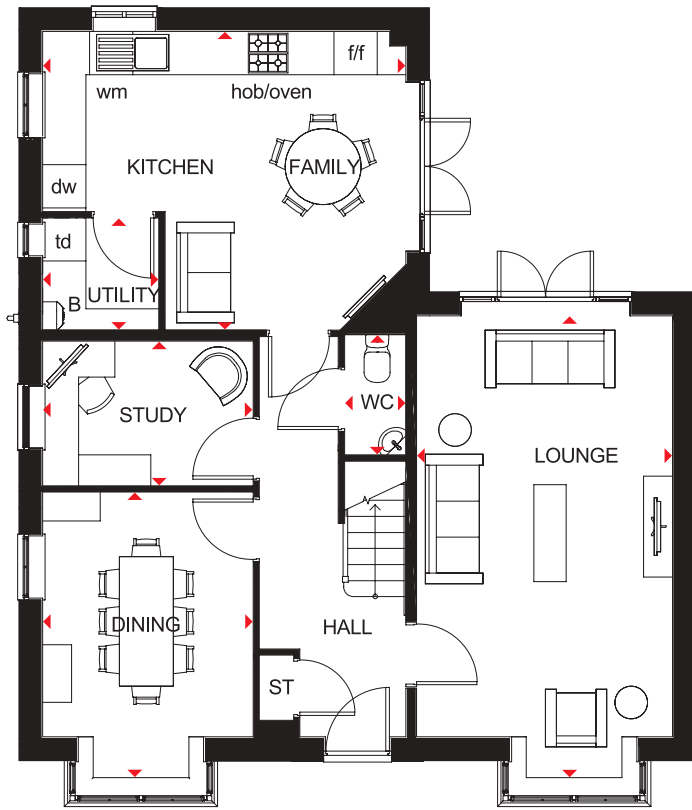
4 BEDROOM HOME

- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both the lounge and kitchen have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and family bathroom

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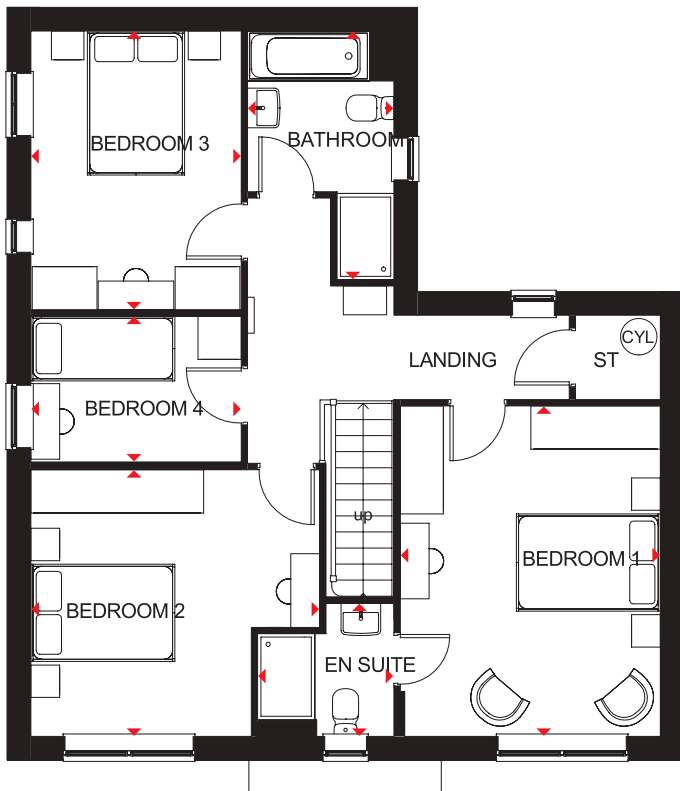
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Ground Floor

Kitchen/ Family Room	5045 x 4153mm	16'5" x 13'6"
Lounge	6450 x 3349mm	21'2" x 11'0"
Dining Room	3987 x 2922mm	13'1" x 9'7"
Study	2007 x 2922mm	6'7" x 9'7"
Utility	1559 x 1609mm	5'1" x 5'3"
WC	1668 x 849mm	5'6" x 2'9"

[Approximate dimensions]



First Floor

Bedroom 1	4587 x 3611mm	15'1" x 11'10"
En Suite	1847 x 1891mm	6'1" x 6'2"
Bedroom 2	3701 x 4008mm	12'2" x 13'2"
Bedroom 3	3869 x 2920mm	12'8" x 9'7"
Bedroom 4	2031 x 2920mm	6'8" x 9'7"
Bathroom	2031 x 3492mm	6'8" x 11'5"

[Approximate dimensions]

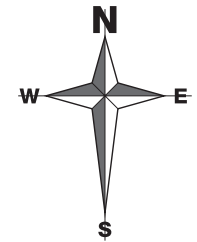
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	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



WOBURN DOWNS

DEVELOPMENT LAYOUT

- Severn 1 bedroom home
- Amber 2 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Lutterworth 3 bedroom home
- Milfield 4 bedroom home
- Chester 4 bedroom home
- Radleigh 4 bedroom home
- Hesketh 4 bedroom home
- Alnmouth 4 bedroom home
- Ascot 4 bedroom home
- Kingsville 4 bedroom home
- Lamberton 5 bedroom home
- Marlowe 5 bedroom home
- R Affordable Housing Rented
- SC Sales Centre SH Show Homes
- CS Cycle Store BS Bins Store
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation



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IMPORTANT INFORMATION: Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any revisions to planning consents including layout plans will be available. Individual features such as windows, brick, other materials and colours may vary from those shown. Please ask our sales adviser for details of the treatments specified for individual plots. Images, site layouts, landscaping and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Eaton Leys, Woburn Downs is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

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