



CREST  
NICHOLSON

# KING'S MEADOW

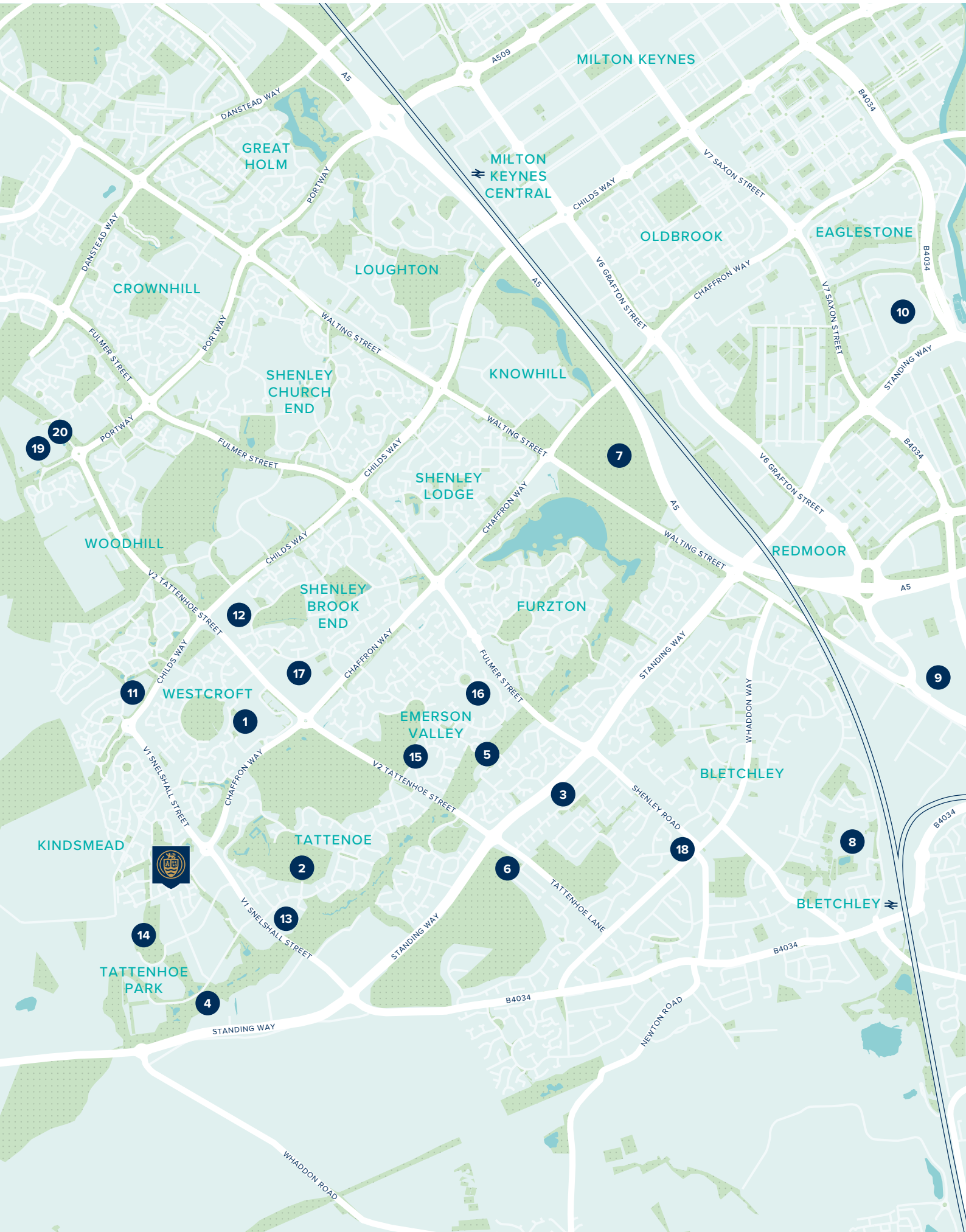
KING'S MEADOW • TATTENHOE • MILTON KEYNES

A development of 2, 3, 4 and 5 bedroom homes on the green fringes of Milton Keynes.

2, 3, 4 & 5 BEDROOM HOMES







WELCOME TO TATTENHOE

Located close to parks and nature reserves but just minutes’ drive from the centre of Milton Keynes, King’s Meadow provides both the best of both worlds.

On your doorstep

Tattenhoe and nearby Bletchley offer a great range of local amenities. Tattenhoe Sports Pavilion combines a community sports facility and health club in superb modern building. There are many parks to enjoy, and some great shopping too.

- 1 Morrisons
- 2 Tattenhoe Sports Pavilion
- 3 Whaddon Medical Centre
- 4 Tattenhoe Valley Park
- 5 Emerson Valley
- 6 Windmill Hill Golf Centre and Health Club
- 7 The National Bowl
- 8 Bletchley Park
- 9 Asda Supercentre
- 10 Milton Keynes University Hospital

Education

In addition to well-regarded primary and secondary schools both state and private, King’s Meadow is within easy reach of early years childcare providers and universities.

- 11 Oxley Park Academy (Primary)
- 12 Long Meadow School (Primary)
- 13 Giles Brook Primary School
- 14 Priory Rise Primary School
- 15 Howe Park School (Primary)
- 16 Emerson Valley School (Primary)
- 17 Shenley Brook End School (Secondary)
- 18 Cambian Bletchley Park School (Secondary, Independent)
- 19 The Walnuts School (Secondary)
- 20 The Hazeley Academy (Secondary)

Travel

Located in the centre of the Oxford-Cambridge Arc, Milton Keynes is equidistant from London, Birmingham, Leicester, Oxford, and Cambridge and benefits from easy access to all. It is situated on the M1 and the A421, with great links north, south, east and west. Milton Keynes also has an excellent local bus network and an unrivalled network of cycle paths.



Bletchley Train Station – 18 minutes  
Milton Keynes Station – 23 minutes



M1 junction 14 – 14 minutes  
Luton Airport – 36 minutes



The Centre:mk – 38 minutes

✈️ (from Bletchley Station)  
Birmingham New Street – 69 minutes  
Northampton – 20 minutes  
London Euston – 37 minutes







## KINGS MEADOW

Hayton Way, Tattenhoe,  
Milton Keynes MK4 4LD

For all enquiries please call

**01908 036 007**

**[crestnicholson.com/kingsmeadow](https://crestnicholson.com/kingsmeadow)**

### A NEW DESTINATION IN MILTON KEYNES

King's Meadow is located at the point at which the Buckinghamshire countryside meets the lively city of Milton Keynes.

An ancient parish, located in the UK's newest city, Tattenhoe has a unique history. Its heritage features include the ruins of a priory and one of England's few remaining primeval woodlands, but it is also just seven miles from the centre of Milton Keynes.

Tattenhoe is surrounded by green spaces, beautifully maintained by The Parks Trust and providing ample and varied destinations for walking, cycling or horse-riding, or for discovering wildlife in the many ponds, woodlands and meadows.

From the tranquillity one of the many nature reserves, Tattenhoe feels a world removed from city life; and one of the

largest shopping destinations in Europe is just minutes away. Combined, the popular centre:mk and intu Milton Keynes provide over 250 shops. And as for leisure, you'll be spoilt for choice, with Planet Ice, Xscape (indoor ski slope), iFLY (indoor sky diving facility), and Willen Lake for water sports. The many parks hold events throughout the year - from fun for kids to midnight runs.

The 1,400 capacity Milton Keynes Theatre hosts dance, dramas, comedies, children's entertainment, operas and West End shows, and there are two multiplex cinemas. The National Bowl can accommodate 65,000 at its rock and pop concerts and two arts centres

provide year-round exhibitions programmes, family workshops and courses and spaces and studios for professional artists.

Designed on the principles of sustainability and healthy lifestyles, Milton Keynes provides multiple opportunities to enjoy its many lakes, parks and ancient woodland. Just outside the city, Woburn Safari Park and Woburn Abbey provide some great days out.

With countryside and city, vibrancy and relaxation, and excellent links should you need to leave – King's Meadow offers the perfect balance.





**CREST**  
NICHOLSON

**KINGS MEADOW**

# DEVELOPMENT PLAN

A collection of beautiful 2, 3, 4 and 5 bedroom homes, nestled in the heart of the sought-after location of Tattenhoe, Milton Keynes.

2, 3, 4, & 5 BEDROOM HOMES











# THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

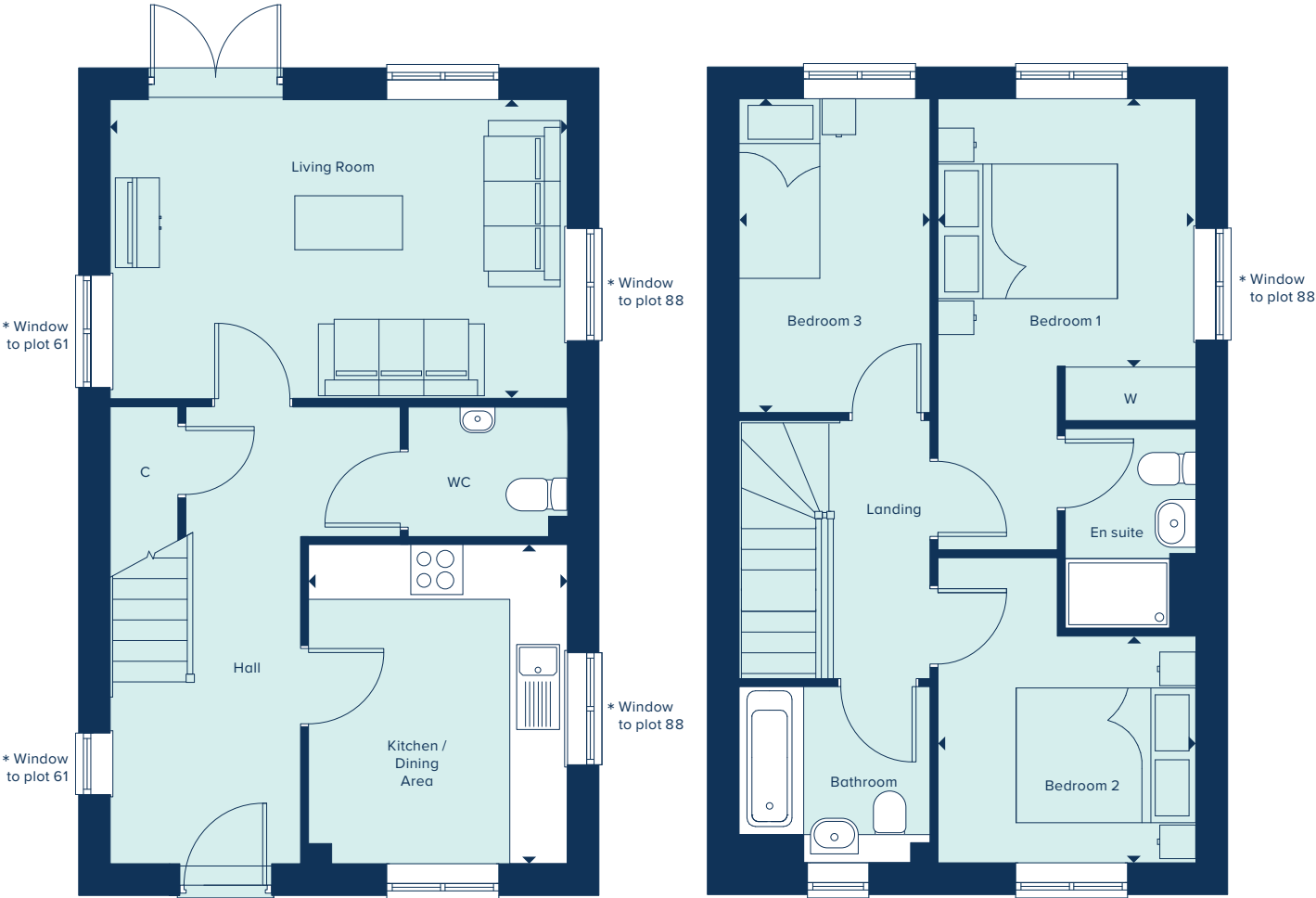
3 BEDROOM HOME



## THE EVESHAM

3 Bedroom Home

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### GROUND FLOOR

#### KITCHEN / DINING AREA

3.55m x 2.89m 11'7" x 9'6"

#### LIVING ROOM

5.09m x 3.33m 16'8" x 10'11"

### FIRST FLOOR

#### BEDROOM 1

3.01m x 2.85m 9'10" x 9'4"

#### BEDROOM 2

2.48m x 2.85m 8'1" x 9'4"

#### BEDROOM 3

3.52m x 2.14m 11'6" x 7'0"

C Cupboard W Wardrobe

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# THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



**THE SEATON**  
3 Bedroom Home  
Total Area: 1043 sq ft

[crestnicholson.com](http://crestnicholson.com)



### GROUND FLOOR

#### KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

#### LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

### FIRST FLOOR

#### BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

#### BEDROOM 2

2.56m x 3.81m 8'5" x 12'6"

#### BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe ● Specification

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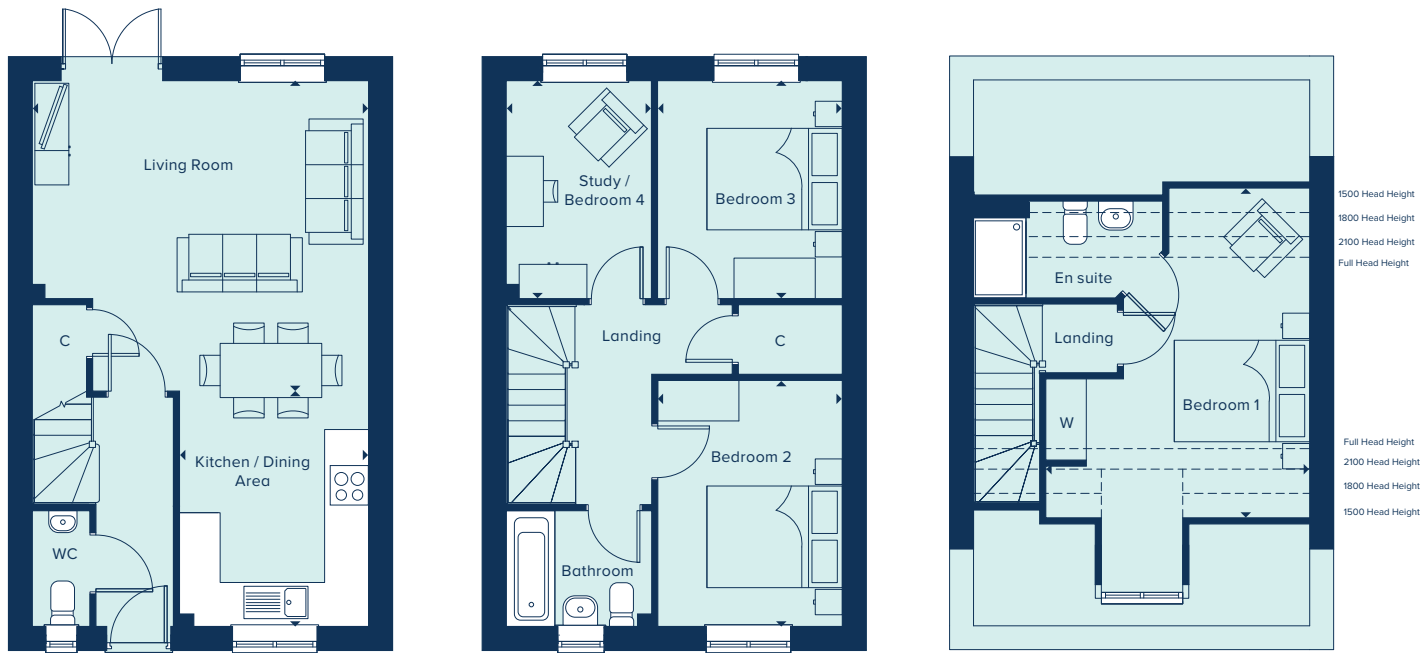
THE FILEY  
4 Bedroom Home

crestnicholson.com

THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom/study and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor boasts a large open plan kitchen, dining area and living room with French doors to the rear garden.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM		
4.97m x 4.60m	16'4" x 15'1"	
KITCHEN / DINING AREA		
3.46m x 2.79m	11'5" x 9'2"	

FIRST FLOOR

BEDROOM 2		
3.64m x 2.73m	11'11" x 8'12"	
BEDROOM 3		
3.22m x 2.73m	10'7" x 8'12"	
STUDY / BEDROOM 4		
3.22m x 2.15m	10'7" x 7'1"	

SECOND FLOOR

BEDROOM 1		
4.87m x 3.85m	15'12" x 12'8"	

C Cupboard W Wardrobe ● Specification

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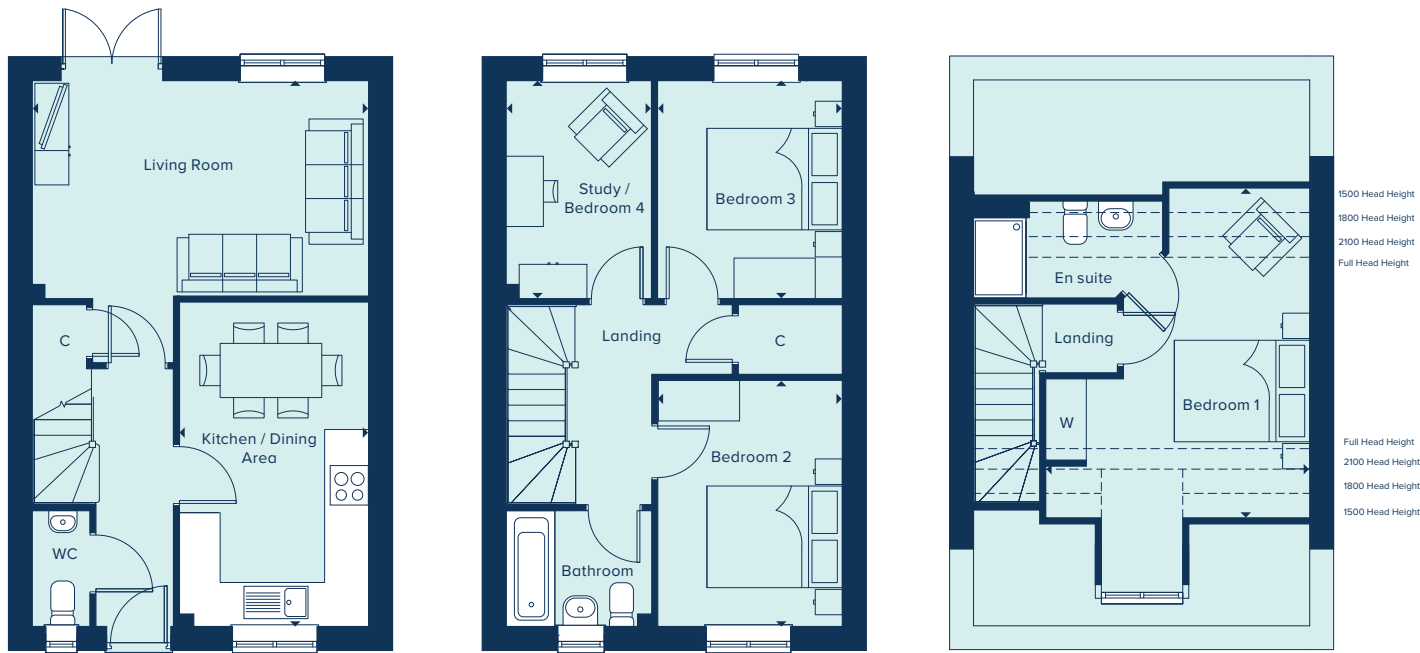
THE FILEY  
4 Bedroom Home

crestnicholson.com

THE FILEY

A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM	
4.97m x 3.19m	16'4" x 10'6"
KITCHEN / DINING AREA	
4.78m x 2.79m	15'8" x 9'2"

FIRST FLOOR

BEDROOM 2	
3.64m x 2.73m	11'11" x 8'12"
BEDROOM 3	
3.22m x 2.73m	10'7" x 8'12"
STUDY / BEDROOM 4	
3.22m x 2.15m	10'7" x 7'1"

SECOND FLOOR

BEDROOM 1	
4.87m x 3.85m	15'12" x 12'8"

C Cupboard W Wardrobe ● Specification

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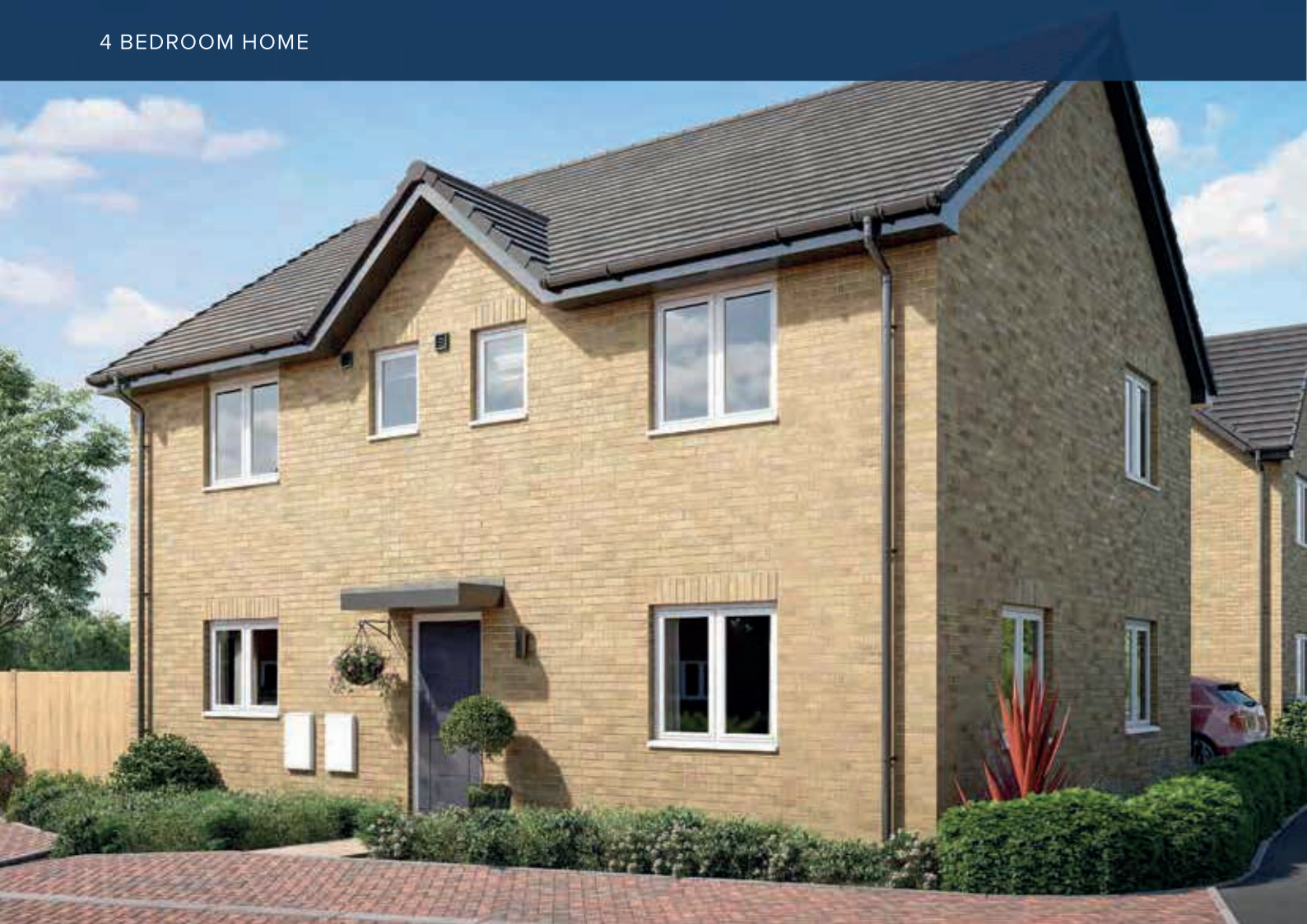




# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME

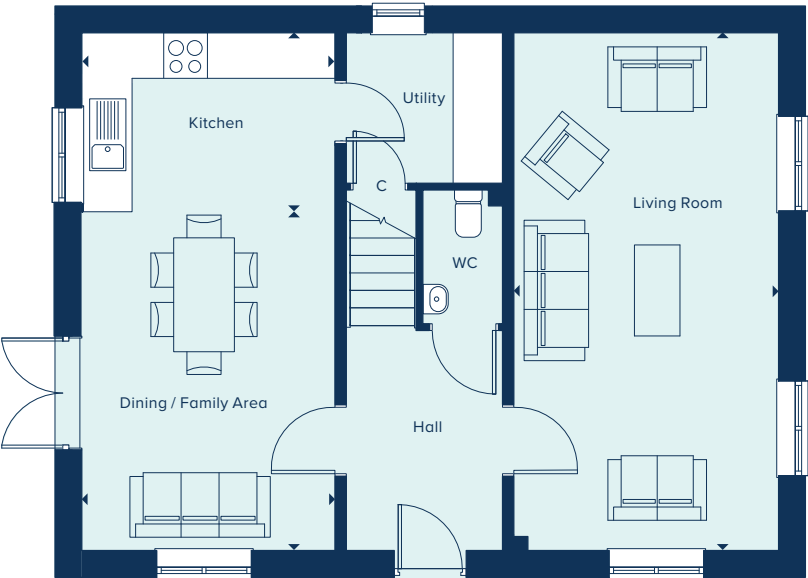


THE MARLBOROUGH  
4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

DINING / FAMILY AREA	
4.46m x 3.33m	14'7" x 10'11"
KITCHEN	
3.33m x 2.35m	10'11" x 7'9"
LIVING ROOM	
6.82m x 3.49m	22'4" x 11'5"



### FIRST FLOOR

BEDROOM 1	
3.38m x 3.05m	11'1" x 10'0"
BEDROOM 2	
3.58m x 3.35m	11'9" x 11'0"
BEDROOM 3	
3.38m x 2.50m	11'1" x 8'2"
BEDROOM 4	
3.40m x 3.35m	11'2" x 11'0"



C Cupboard W Wardrobe ● Specification

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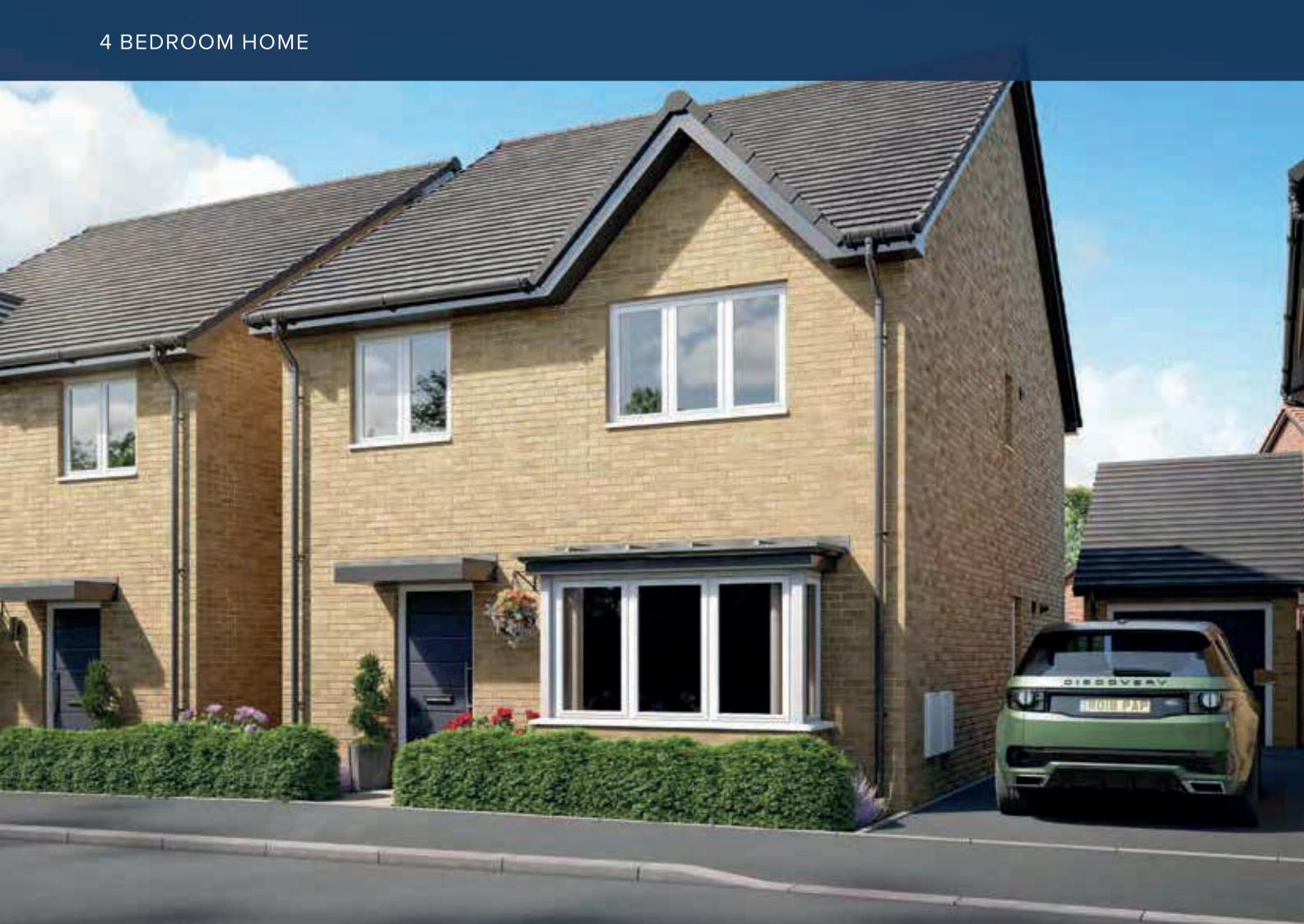




# THE ROMSEY

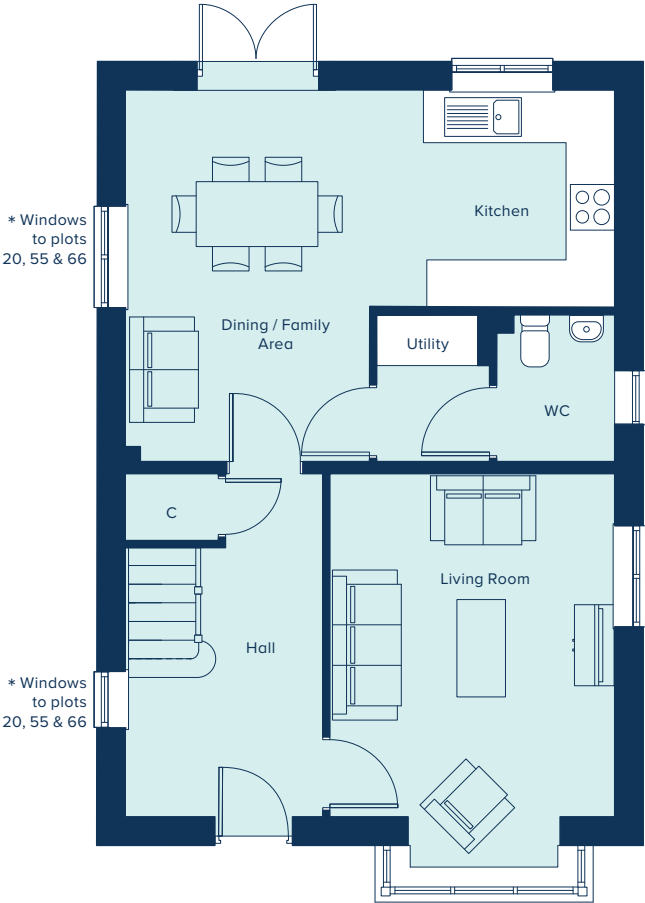
With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



THE ROMSEY  
4 Bedroom Home

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## GROUND FLOOR

### DINING / FAMILY AREA

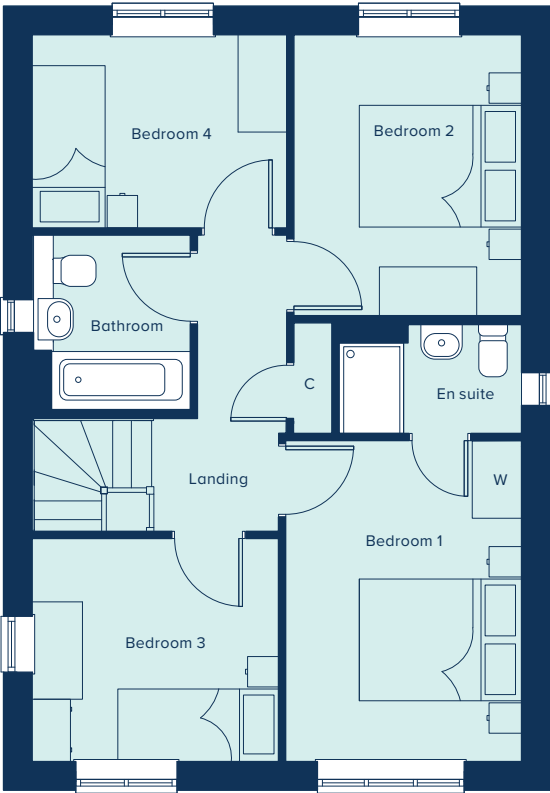
4.58m x 3.00m 15'0" x 9'10"

### KITCHEN

3.04m x 2.69m 9'11" x 8'10"

### LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



## FIRST FLOOR

### BEDROOM 1

3.96m x 2.95m 13'0" x 9'8"

### BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

### BEDROOM 3

3.04m x 2.74m 9'11" x 9'0"

### BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

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# THE WINKFIELD

Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

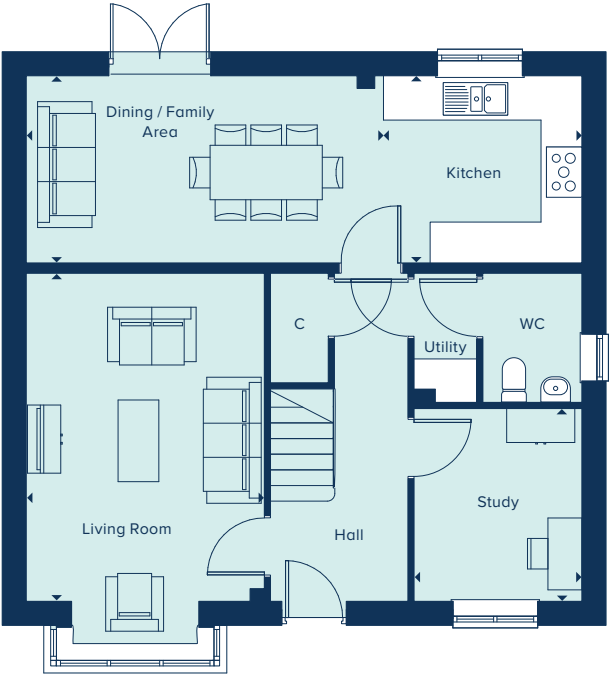
4 BEDROOM HOME



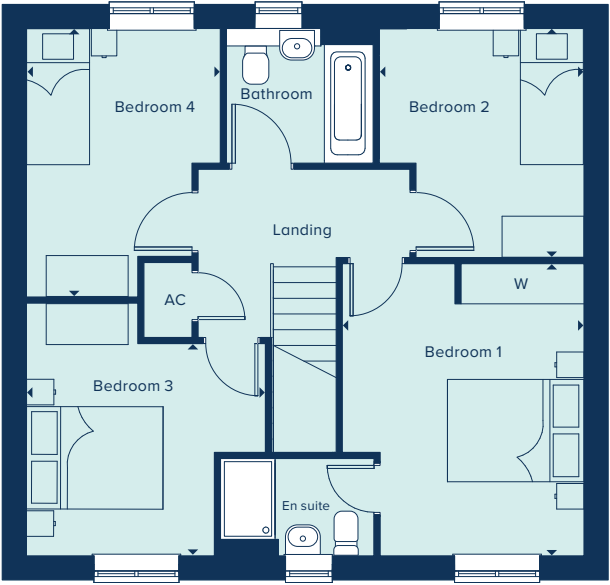
THE WINKFIELD  
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
DINING / FAMILY AREA		
5.25m x 2.75m	17'2" x 9'0"	
KITCHEN		
2.91m x 2.75m	9'7" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.84m x 2.47m	9'3" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.27m x 3.54m	14'0" x 11'7"	
BEDROOM 2		
3.35m x 2.99m	11'0" x 9'10"	
BEDROOM 3		
3.50m x 3.10m	11'6" x 10'2"	
BEDROOM 4		
3.93m x 2.84m	12'11" x 9'4"	



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**		
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Soft close toilet seats	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient downlights in cloakroom	●	●	●	●

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
UTILITY ROOM				
Sink to utility rooms ***	●	●	●	●
External door to utility rooms ****	●	●	●	●
ELECTRICAL				
Low energy LED downlighters in white to kitchen	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to master bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	●	●	●	●
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
EXTERNAL FINISHES				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC ten year warranty	●	●	●	●

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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## KINGS MEADOW

King's Meadow, Hayton Way,  
Tattenhoe, Milton Keynes MK4 4LD

For all enquiries please visit

[crestnicholson.com/developments/kings-meadow](https://crestnicholson.com/developments/kings-meadow)



### House Type Illustration

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### Development Map/Site Plan

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