

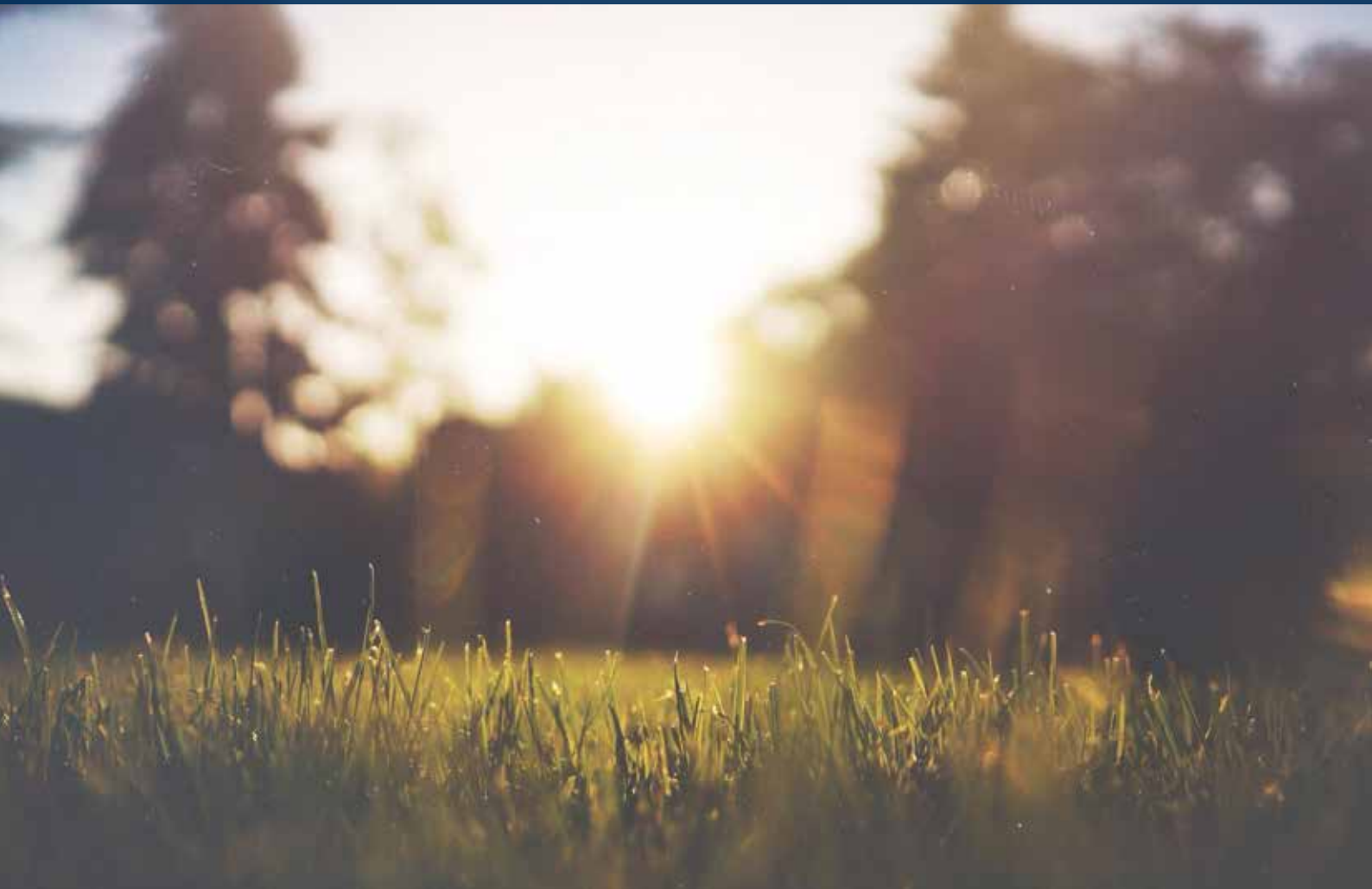


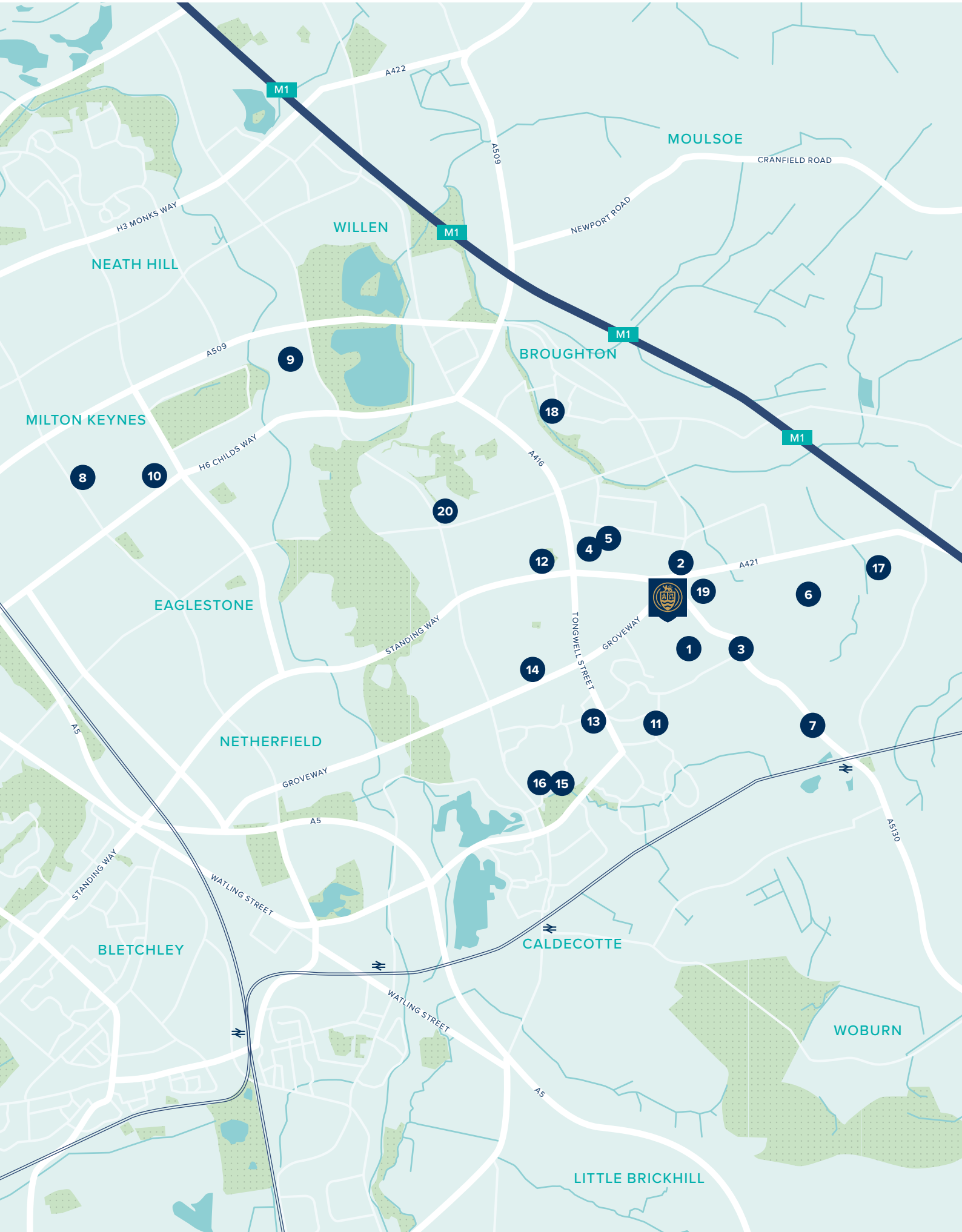
# MANOR VIEW

WAVENDON • MILTON KEYNES

Manor View is an exciting development of new homes on the edge of a young and vibrant town. Enjoy all the facilities of Milton Keynes, while being on the doorstep of the beautiful historic village of Wavendon.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN WAVENDON

A village full of character and strong on community feel, Wavendon has retained its unique identity while embracing all that Milton Keynes has to offer.

On your doorstep

Enjoy Wavendon village life with its friendly community centre and country pub, while a few minutes drive away there is an uplifting world of shopping and entertainment.

- 1 The Stables Theatre
- 2 M&S Simply Food
- 3 The Wavendon Arms
- 4 Kingston Centre (shops)
- 5 Tesco Extra
- 6 Wavendon Golf Club
- 7 Frosts Garden Centre
- 8 Centre:mk
- 9 Gullivers Land Theme Park
- 10 Xscape

Education

The surrounding area is well served by excellent nurseries, primary and secondary schools. The nearby St Mary's Primary school has recently benefitted from a new purpose-built site and modern buildings.

- 11 Wavendon Gate School
- 12 Monkston Primary School
- 13 Walton High
- 14 Kents Hill School
- 15 Heronshaw School
- 16 Heronsgate School
- 17 St Mary's Wavendon CofE
- 18 Broughton Fields Primary School
- 19 Glebe Farm School
- 20 Oakgrove School

Travel

Manor View is well served by road, rail and bus links. The nearby M1 gives easy access to the north and south of the country, while London is just a 30 minute train journey from Milton Keynes station.

- Wavendon village centre – 9 minutes
- Milton Keynes station – 31 minutes
- Centre:mk – 23 minutes
- M1 Junction 14 – 5 minutes
- Luton Airport (33 minutes)
- London Euston from Milton Keynes station – 33 minutes







## MANOR VIEW

Off Grove Way, Wavendon, Milton Keynes,  
Buckinghamshire MK17 8GZ

For all enquiries please call

**01908 448 531**

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

### A TASTE OF BOTH VILLAGE AND TOWN LIVING

Manor View is a fantastic collection of new homes on the edge of the Buckinghamshire countryside. Nestled between the village of Wavendon and Milton Keynes, living here will give you the best of both worlds.

Wavendon is a historic village that is just a five to ten minute walk from this attractive development. The village includes a 13th century church, delightful country gastropub and the famous 'The Stables' music venue. Founded by two well-known jazz musicians The Stables is a hugely successful venture and regularly hosts internationally renowned performers, as well as youth and educational events.

For those days when you are feeling a bit more adventurous Milton Keynes is the place to go. The city started out as a 'new town', and was planned from the start to comprise a natural balance of sustainable housing and modern facilities. It is intertwined with lakes and acres of green spaces, as well as various trails for those who like to get out and about.

Milton Keynes is famous for its shopping and even the most avid fans will not be

disappointed. At the heart of the town is Centre:mk - one of the largest shopping malls in the country, boasting around 200 stores. Here you will find all the big name brands you could ever want, as well as lots of cafés and restaurants to keep you refreshed.

In line with its status as one of the country's youngest towns, there is a real buzz and energy about Milton Keynes. It's no surprise then, that it is a haven for those who are fanatics of adventurous sports. As well as its professional football and hockey teams there is an ice skating rink at Planet Ice, skiing at Xscape and indoor sky diving at iFLY, as well as the popular Willen Lake, which is great for watersports. There is also an abundance of outdoor parks, which hold multiple events - from children's entertainment to running races.

For a quieter, more sedate activity, there is a theatre, two large cinemas, a separate open-air amphitheatre, and two arts centres. Yes, there is no chance you'll get bored in Milton Keynes!

For when you want a pleasant day out at the weekend, just a five mile bike ride or car trip away is the fabulous Woburn Safari Park. As well as all the exotic animals you could ever dream of, there are lots of fun activities for the kids including Go Ape, train and boat rides and fantastic outdoor parks.

Combining the youthful energy of Milton Keynes with the quiet charm of Wavendon and the surrounding countryside, Manor View will make the perfect home for you and your family.





**CREST**  
NICHOLSON

**MANOR VIEW**

# DEVELOPMENT PLAN

A traditional collection of 2, 3, 4 & 5 bedroom homes.

2, 3, 4 & 5 BEDROOM HOMES





1 BEDROOM HOMES

\*

 Affordable Rent

2 BEDROOM HOMES

■

 The Cromer

\*

 Affordable Rent

●

 Shared Ownership

3 BEDROOM HOMES

■

 The Chesham

■

 The Evesham

■

 The Redgrave

\*

 Affordable Rent

●

 Shared Ownership

4 BEDROOM HOMES

■

 The Dorking

■

 The Filey

■

 The Keswick

■

 The Marlborough

■

 The Romsey

■

 The Winkfield

5 BEDROOM HOMES

■

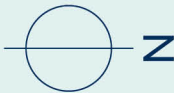
 The Windsor

BCP

 Bin Collection Point

V

 Visitors Parking







# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

## 3 BEDROOM HOME

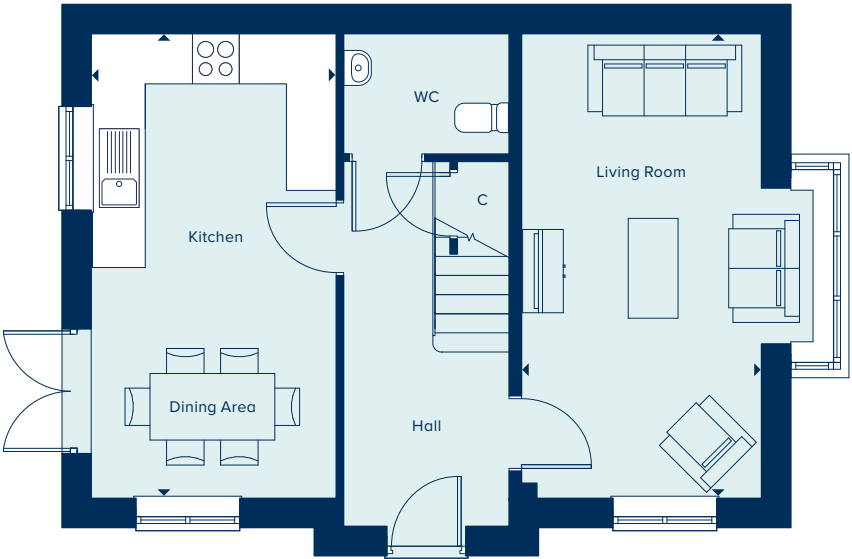


## THE CHESHAM

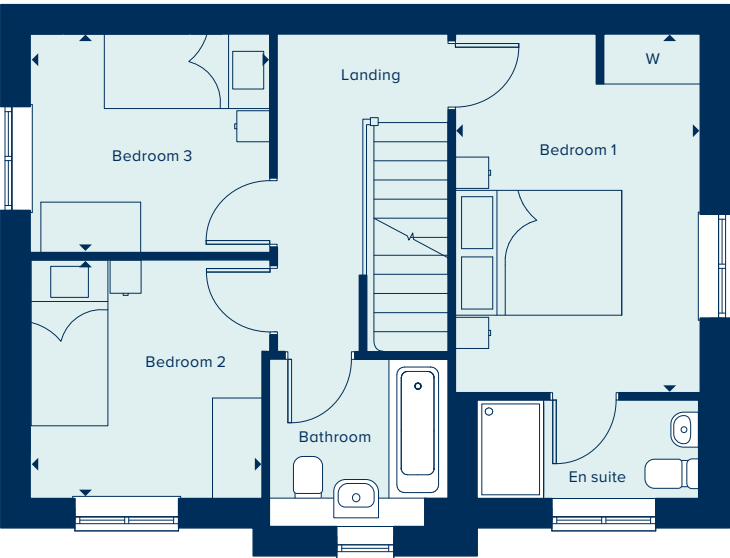
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.91m	18'4" x 9'6"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.95m	14'1" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'1"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe • This property has wheelchair access

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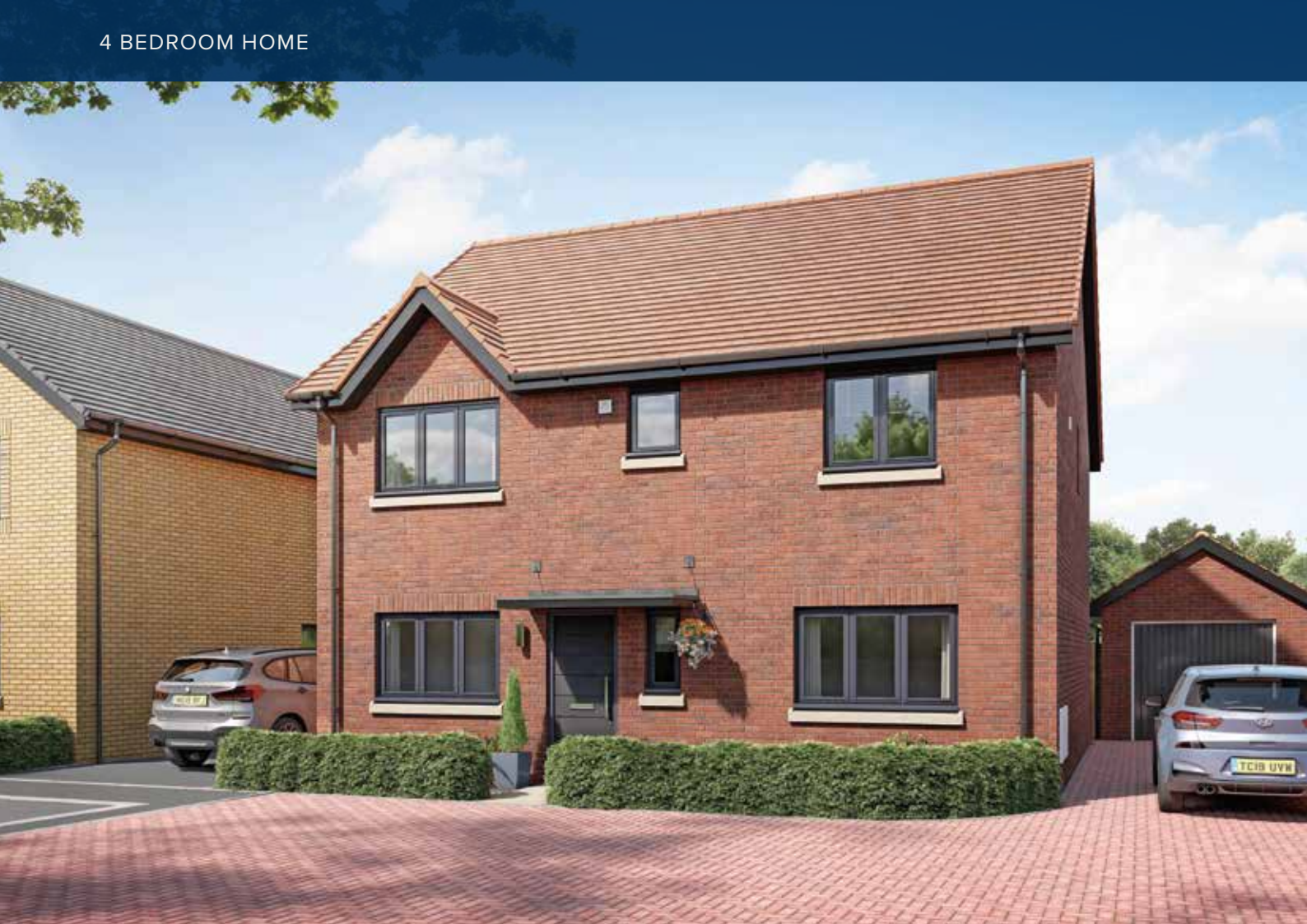




# THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

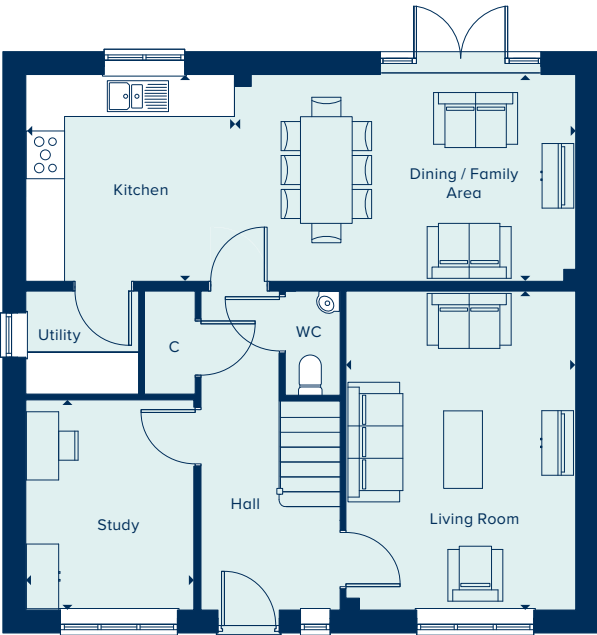
4 BEDROOM HOME



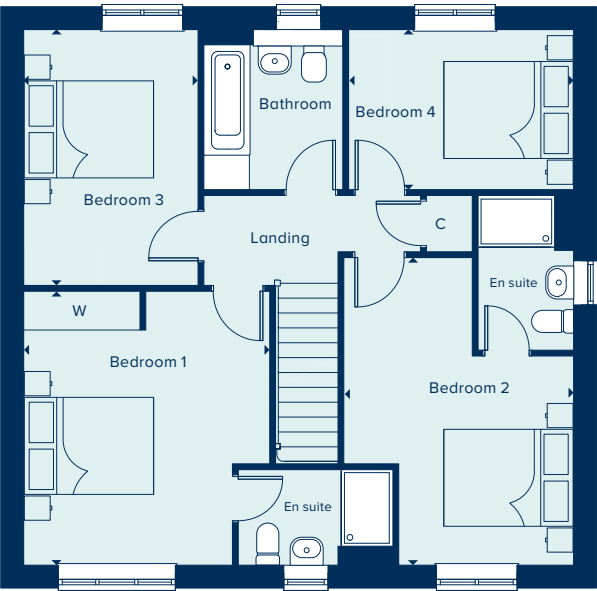
THE DORKING  
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
DINING / FAMILY AREA		
5.28m x 3.20m	17'4" x 10'6"	
KITCHEN		
3.22m x 3.20m	10'7" x 10'6"	
LIVING ROOM		
4.95m x 3.55m	16'3" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.75m x 3.53m	15'7" x 11'6"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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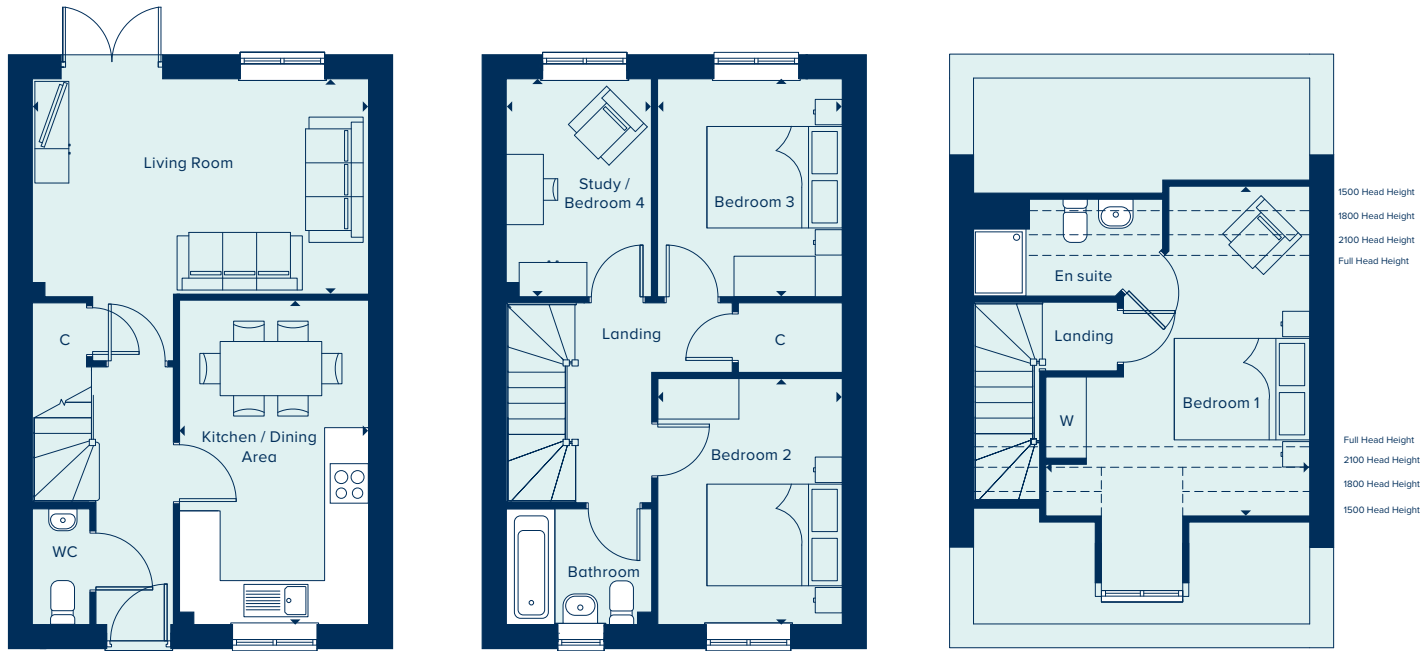
THE FILEY  
4 Bedroom Home

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	16'3" x 10'5"	
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		
3.26m x 2.15m	10'8" x 7'1"	

SECOND FLOOR

BEDROOM 1		
4.87m x 3.85m	15'11" x 12'7"	

C Cupboard W Wardrobe ● Specification

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# THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

## 4 BEDROOM HOME



# THE KESWICK

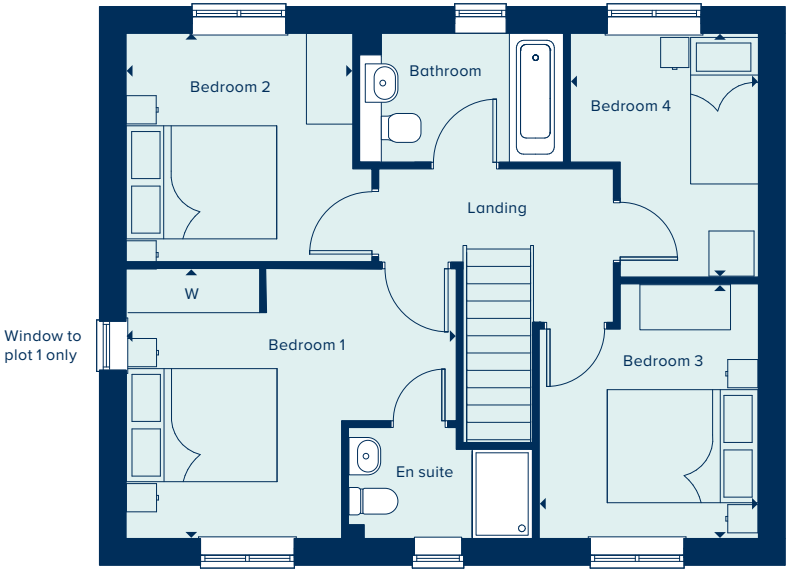
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.71m x 3.04m	22'0" x 9'11"	
LIVING ROOM		
4.81m x 3.30m	15'9" x 10'10"	
STUDY		
3.30m x 2.48m	10'10" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.59m	14'3" x 11'9"	
BEDROOM 2		
3.03m x 3.01m	9'11" x 9'10"	
BEDROOM 3		
3.38m x 2.91m	11'1" x 9'6"	
BEDROOM 4		
3.24m x 2.50m	10'7" x 8'2"	



C Cupboard W Wardrobe ● Specification • This property has wheelchair access

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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.

4 BEDROOM HOME

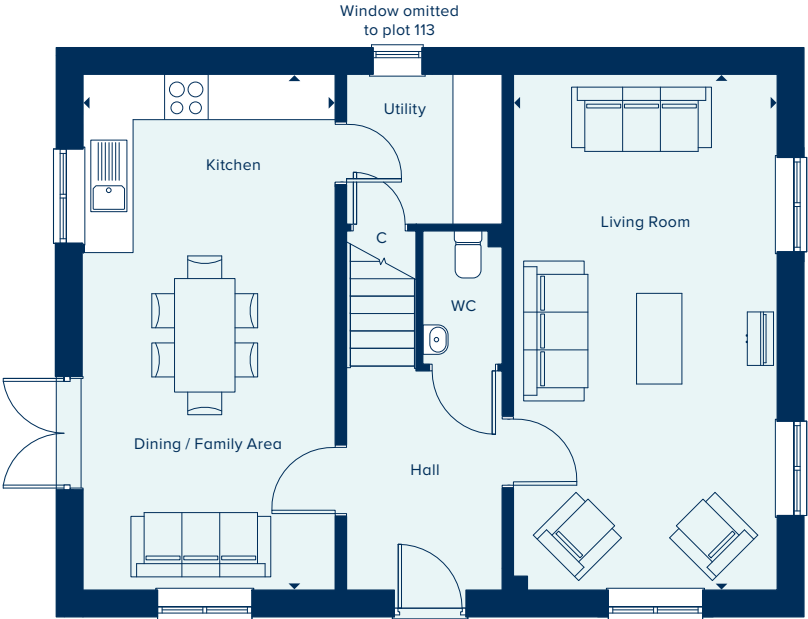


THE MARLBOROUGH  
4 Bedroom Home

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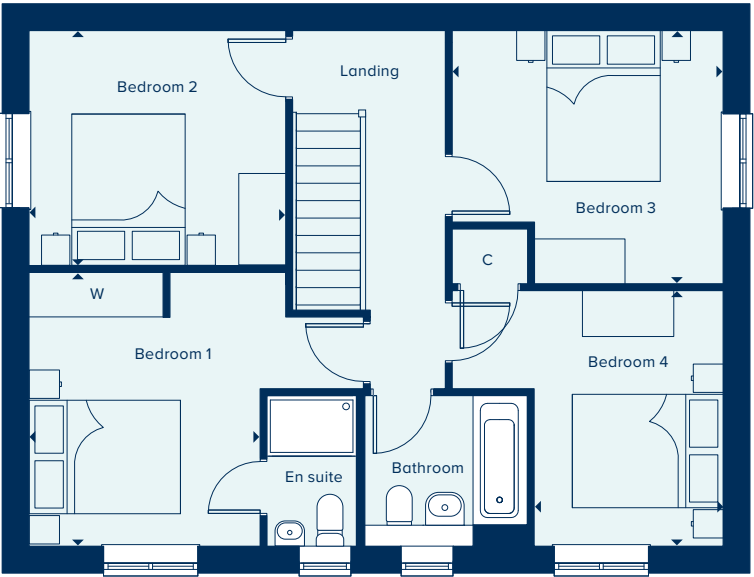
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.82m x 3.34m	22'4" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



### FIRST FLOOR

BEDROOM 1		
3.63m x 3.06m	11'11" x 10'1"	
BEDROOM 2		
3.40m x 3.10m	11'2" x 10'2"	
BEDROOM 3		
3.59m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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# THE ROMSEY

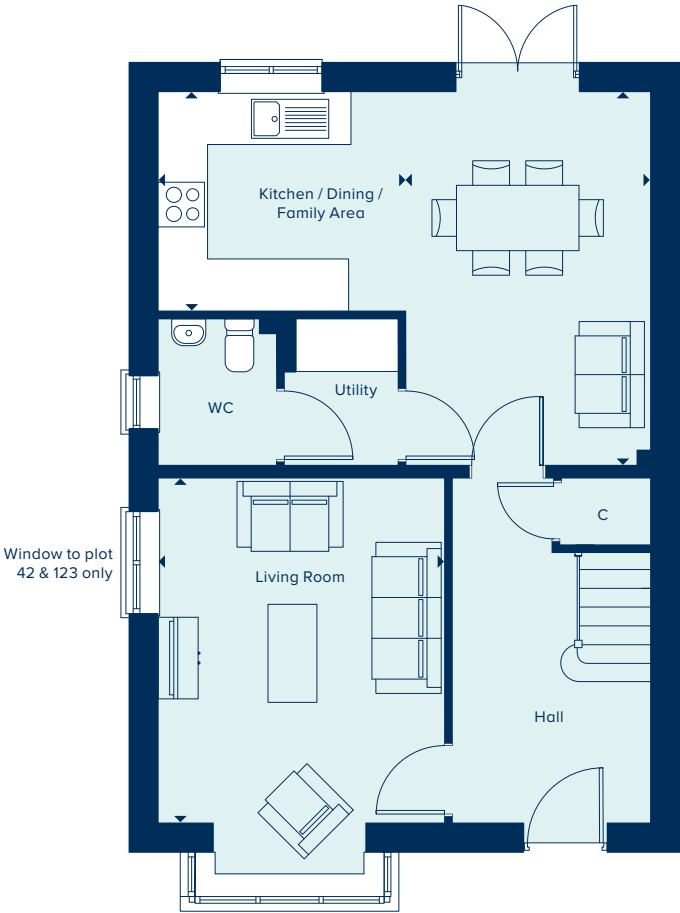
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are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

4 BEDROOM HOME



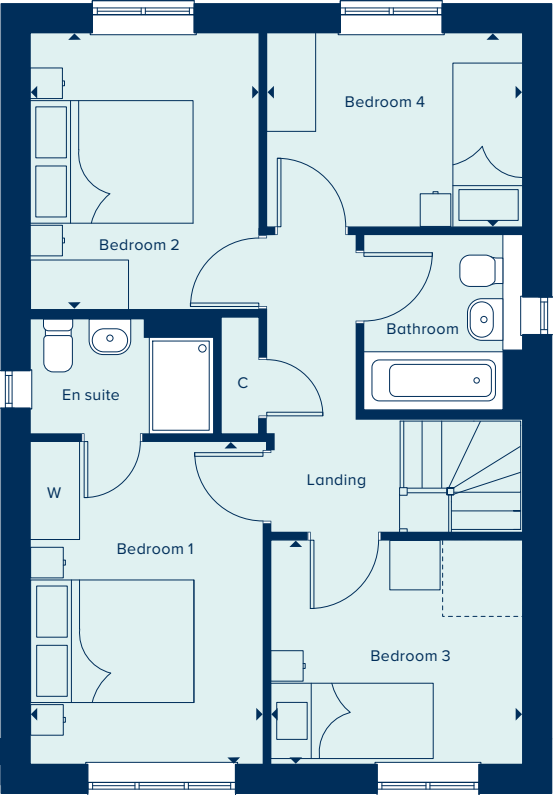
THE ROMSEY  
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN	
3.04m x 2.69m	9'11" x 8'10"
DINING / FAMILY AREA	
4.60m x 3.00m	15'1" x 9'10"
LIVING ROOM	
4.21m x 3.51m	13'10" x 11'6"



FIRST FLOOR

BEDROOM 1	
3.97m x 2.91m	13'0" x 9'6"
BEDROOM 2	
3.38m x 2.81m	11'1" x 9'2"
BEDROOM 3	
3.04m x 2.74m	9'11" x 9'0"
BEDROOM 4	
3.14m x 2.38m	11'3" x 7'9"

C Cupboard W Wardrobe ● Specification --- Raised bulhead • This property has wheelchair access

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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 home-working. 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.

4 BEDROOM HOME



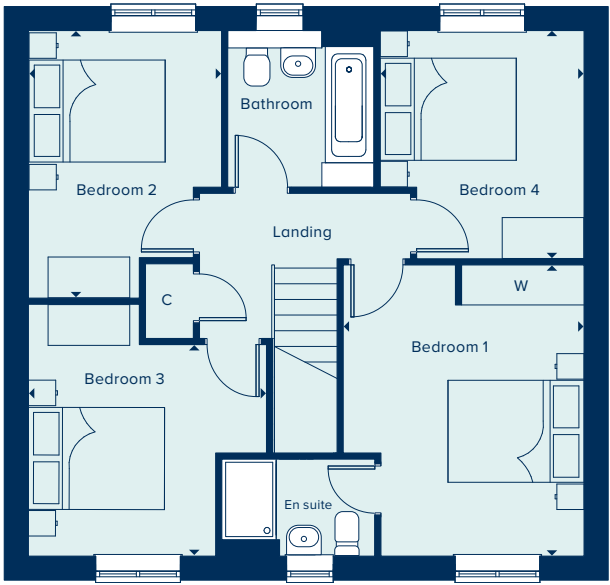
THE WINKFIELD  
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.17m x 2.76m	26'10" x 9'1"	
LIVING ROOM		
4.84m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.47m	9'8" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.28m x 3.54m	14'0" x 11'7"	
BEDROOM 2		
3.93m x 2.84m	12'11" x 9'4"	
BEDROOM 3		
3.50m x 3.11m	11'6" x 10'2"	
BEDROOM 4		
3.35m x 3.00m	11'0" x 9'10"	



C Cupboard W Wardrobe ● Specification

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# THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, three bathrooms, a study, a utility room and substantial living spaces. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite bathroom and dressing room, runs the full depth of the house. As such it benefits from extensive natural light. Two further bedrooms and a bathroom are situated both on the first floor and on the top floor of this spacious property.

## 5 BEDROOM HOME

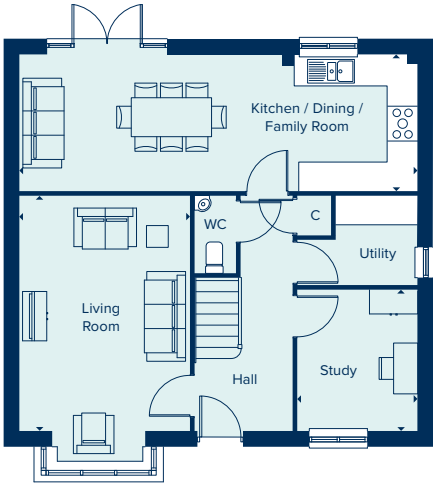


## THE WINDSOR

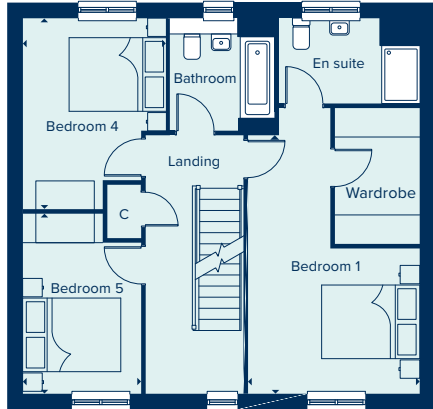
5 Bedroom Home

crestnicholson.com

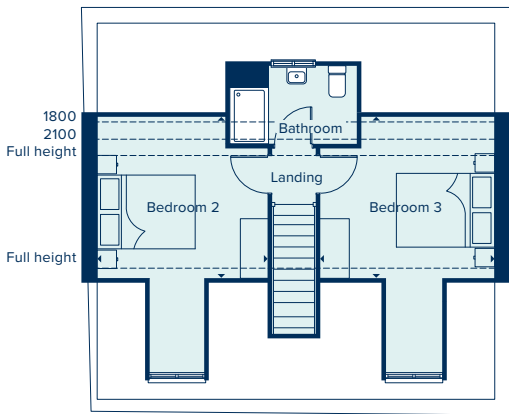
GROUND FLOOR		
KITCHEN / DINING / FAMILY ROOM		
8.17m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.87m x 3.50m	15'11" x 11'6"	
STUDY		
2.90m x 2.48m	9'6" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
5.33m x 3.54m	17'6" x 11'7"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.71m x 2.43m	12'2" x 7'11"	



SECOND FLOOR		
BEDROOM 2		
3.50m x 3.33m	11'6" x 10'11"	
BEDROOM 3		
3.54m x 3.37m	11'7" x 11'0"	



C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 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	●	●	●	●
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	●	●	●	●

● Up to 1350 sq ft ● Over 1350 sq ft

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



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	●			
Low energy LED downlighters in white to kitchen		●	●	●
Low energy LED downlighters in white to bathroom 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	●	●	●	●
PVCu windows and patio doors grey externally and white internally with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors. *The Windsor house type comprises of a dressing room with hanging rails & shelving	●	●	●	●
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 Premier Guarantee ten year warranty	●	●	●	●

● Up to 1350 sq ft ● Over 1350 sq ft

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

Crest Nicholson follows Premier 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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## MANOR VIEW

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### House Type Illustration

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