

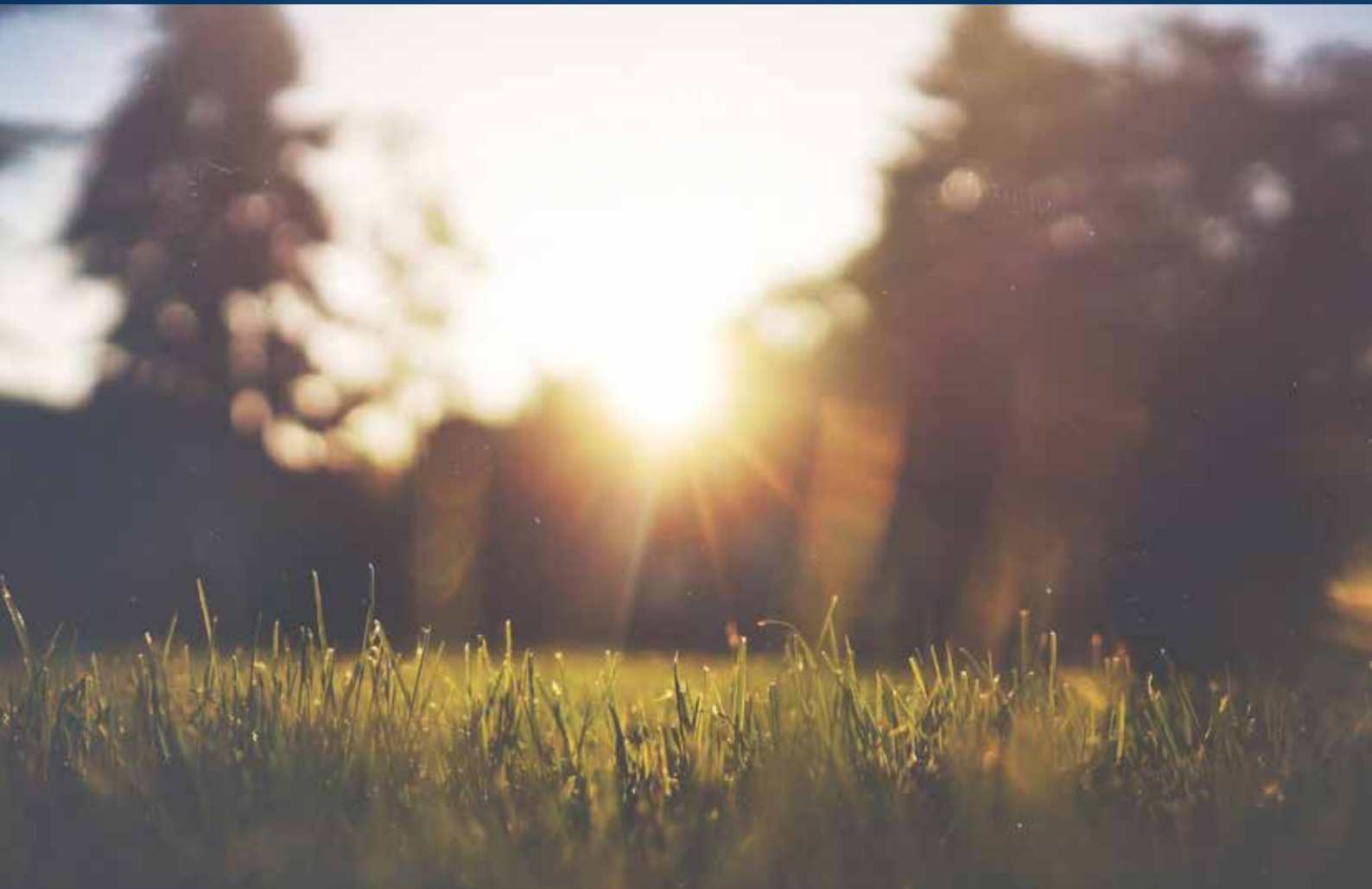


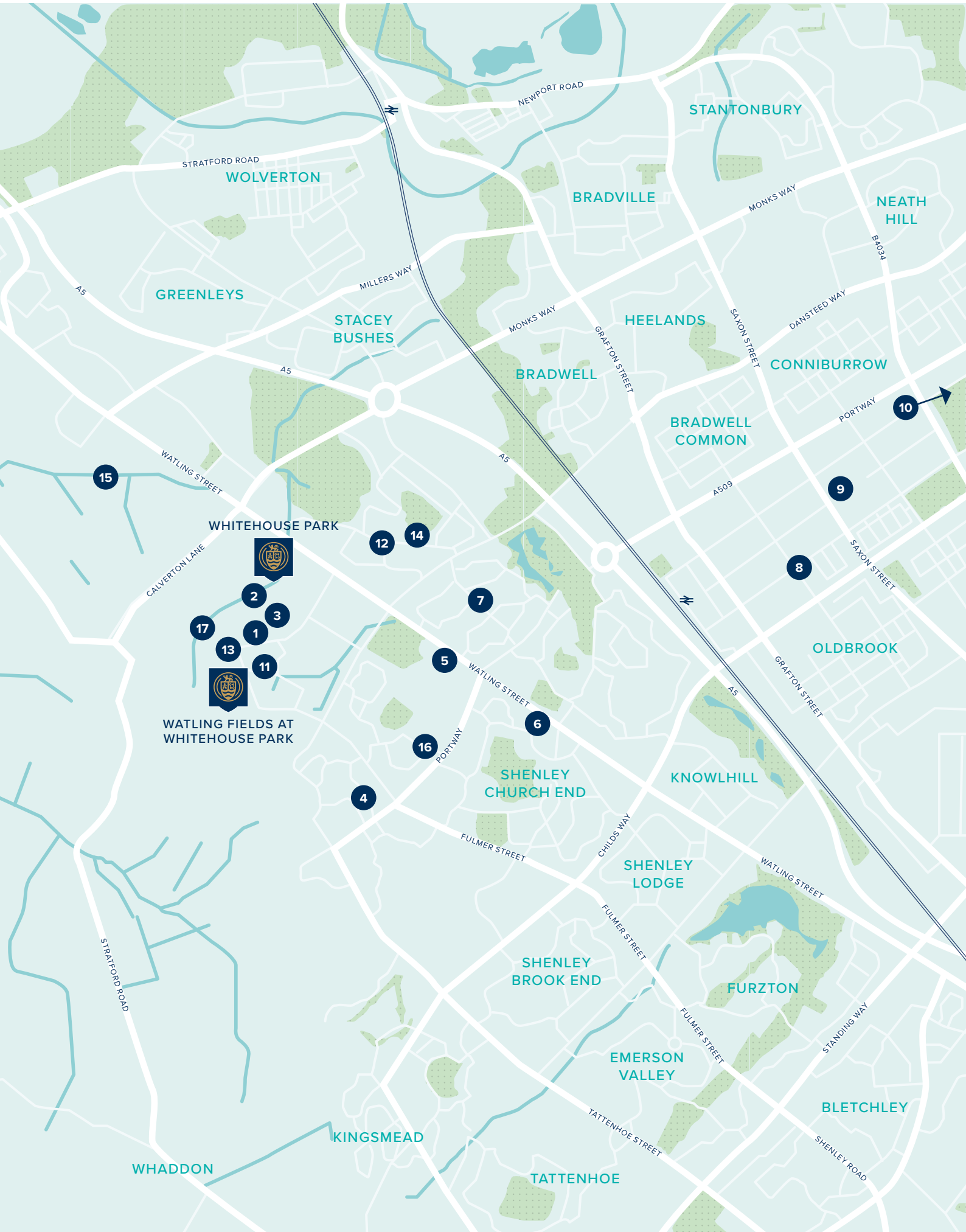
WHITEHOUSE PARK

MILTON KEYNES • BUCKINGHAMSHIRE

Set in an enviable position on the edge of the countryside, and close to the centre of Milton Keynes, Whitehouse Park enjoys an ideal location. Experience all that this vibrant town has to offer, while being on the doorstep of everything a family could ask for.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN MILTON KEYNES

A quiet semi-rural location on the edge of a bustling town with excellent transport links, Whitehouse Park has it all.

On your doorstep

There are shops and a large supermarket close by, and with the A5 just a few minutes' drive away you can soon immerse yourself in all that Milton Keynes has to offer.

- 1 Whitehouse Surgery/Pharmacy
- 2 Lilly Café
- 3 Whitehouse Junior Park in Lady Margery's Gorse
- 4 Co-op Food - Milton Keynes - Dunthorne Way
- 5 Wingers Takeaway
- 6 Anytime Fitness (gym)
- 7 Kensington Pub
- 8 Sainsbury's
- 9 centre:mk
- 10 Gullivers Land Theme Park

Education

There is a good selection of nurseries, primary and secondary schools in the surrounding area. The local Whitehouse Primary School and brand-new Watling Academy are within walking distance.

- 11 Whitehouse Primary School
- 12 Ashbrook School
- 13 Watling Academy
- 14 Two Mile Ash School
- 15 Fairfields Primary School
- 16 Small Wonders Pre School
- 17 Watling Primary

Travel

Whitehouse Park has excellent transport links by road, rail and bus. The A5 is just a few minutes away while the M1 gives easy access to the north and south of the country. London is just a 30-minute train journey from Milton Keynes Central Station.

- Milton Keynes Central Station – 7 minutes
- M1 Junction 14 – 10 minutes
- Luton Airport – 36 minutes
- Oxford – 59 minutes
- London Euston – 33 minutes
- Northampton – 15 minutes
- Watford – 21 minutes





WHITEHOUSE PARK

Rambouillet Drive, Milton Keynes, MK8 8AB

For all enquiries please call

01908 036 142

crestnicholson.com/whitehousepark

A PERFECT BLEND OF COUNTRY AND TOWN LIVING

Crest Nicholson at Whitehouse Park is a fantastic new development of 2-5 bedroom homes, with access to the best of countryside and town centre living.

Whitehouse Park is a new development, created for home buyers that are looking for a combination of relaxed country living and access to great activities and facilities. Perched on the edge of the Buckinghamshire countryside, just a short stroll from your front door will find you among green pastures and woodland trails. With a number of handy convenience stores close by, those living at this fantastic new development will easily be able to get their daily shopping done. There are also plenty of local attractions for children, with several parks and playing fields, plus the added convenience of two very local schools.

Helped by the proximity of the A5, the local road network is excellent and within a few minutes you can dive into the wealth of leisure and shopping facilities

that Milton Keynes is famous for. 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, which are perfect for a night out, or a morning coffee catching up with friends. Other popular shopping malls are the Kingston Centre, which is handy from the M1 motorway, and the MK1 Shopping Park, which is just a short drive up the A5 from Whitehouse Park.

For when you feel like a different kind of entertainment, and possibly a dose of culture, Milton Keynes is well catered for. There is a 1,400 seat theatre, two large cinemas including a 16-screen multiplex, an open-air amphitheatre, and even two arts centres.

When the new town of Milton Keynes was first designed the planners created lots of green spaces and natural spots. As a result, the town now includes over 5,000 acres of parkland, including an abundance of beautiful lakes and wooded areas. If you are looking for a great day out with the kids then just a short trip away is the fabulous Woburn Safari Park. As well as all the exotic animals you could ever dream of, there's plenty of fun things for the kids including Tree Top Extreme, train and boat rides and fantastic outdoor parks. Milton Keynes has such a rich variety of activities to choose from, there really is something for everyone.





CREST
NICHOLSON

WATLING FIELDS

DEVELOPMENT PLAN

Set in an enviable position on the edge of the countryside, and close to the centre of Milton Keynes, Watling Fields enjoys an ideal location. Experience all that this vibrant town has to offer, while being on the doorstep of everything a family could ask for.

2, 3, 4 & 5 BEDROOM HOMES







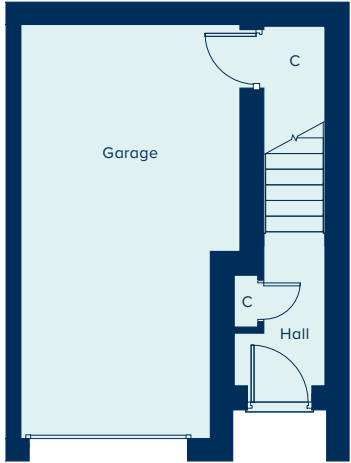
THE DROMER AT WATLING FIELDS
2 Bedroom Home

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THE DROMER AT WATLING FIELDS

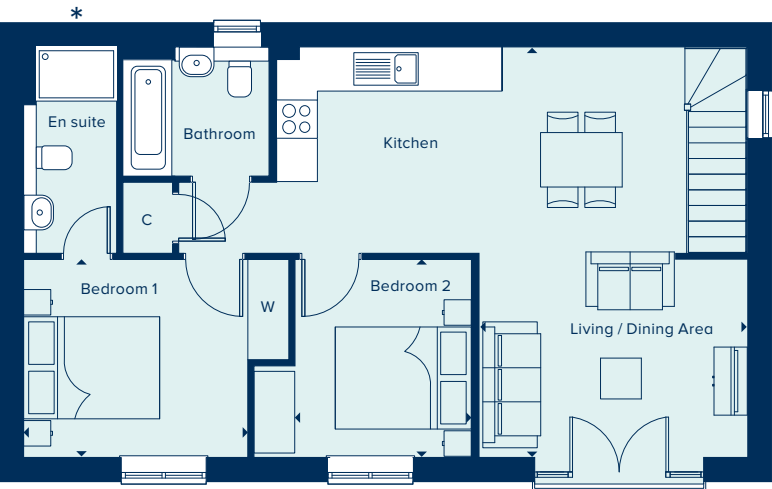
The Dromer is a popular two-bedroom home. The open plan approach results in a very spacious and well-lit living, kitchen and dining area which benefits from substantial natural light. With built-in storage, a main bathroom and en suite to bedroom one, this is a well laid out and very accommodating home, and one of quality throughout.

2 BEDROOM HOME



FIRST FLOOR

KITCHEN / LIVING / DINING AREA		
6.03m x 3.95m	19'9" x 12'11"	
BEDROOM 1		
3.29m x 2.91m	10'10" x 9'6"	
BEDROOM 2		
2.91m x 2.59m	9'6" x 8'6"	



C Cupboard W Wardrobe * Refer to working drawing for plot specific layout for carport and shower trays

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THE LEIGH AT WATLING FIELDS
3 Bedroom Home

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THE LEIGH AT WATLING FIELDS

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
KITCHEN			BEDROOM 2			BEDROOM 1		
2.86m x 1.86m	9'4" x 6'1"		3.93m x 2.66m	12'10" x 8'8"		3.76m x 3.30m	12'10" x 11'5"	
LIVING / DINING AREA			BEDROOM 3					
3.93m x 3.92m	12'10" x 12'10"		3.07m x 1.77m	10'1" x 5'9"				

C Cupboard W Wardrobe

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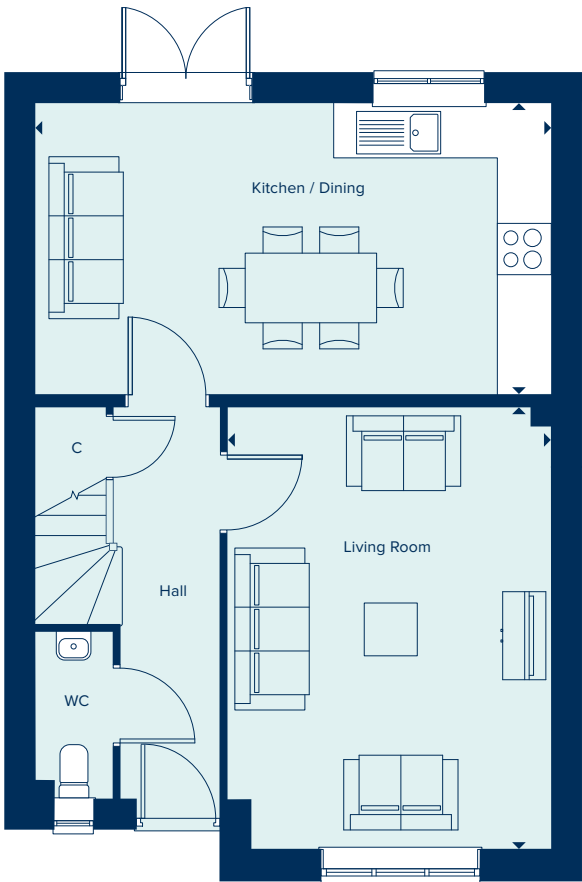
THE SEATON AT WATLING FIELDS
3 Bedroom Home

crestnicholson.com

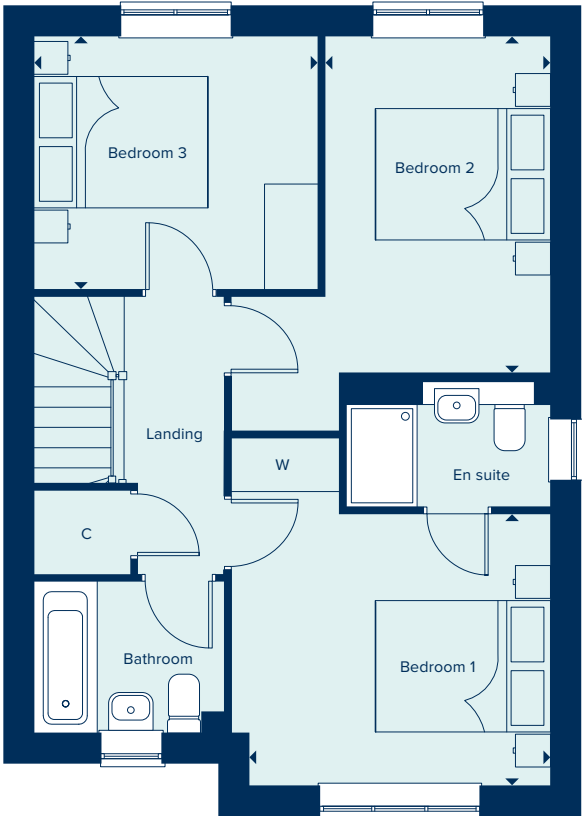
THE SEATON AT WATLING FIELDS

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample 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



GROUND FLOOR		
KITCHEN / DINING		
5.86m x 3.31m	19'3" x 10'10"	
LIVING ROOM		
5.05m x 3.68m	16'7" x 12'1"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.07m	11'11" x 10'1"	
BEDROOM 2		
3.82m x 2.56m	12'6" x 8'5"	
BEDROOM 3		
3.22m x 2.87m	10'6" x 9'5"	

C Cupboard W Wardrobe * Ensuite window selected plots

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THE HEXHAM AT WATLING FIELDS
4 Bedroom Home

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THE HEXHAM AT WATLING FIELDS

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen- dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA		
4.97m x 4.04m	16'3" x 13'3"	
STUDY		
3.93m x 2.80m	12'10" x 9'2"	

FIRST FLOOR

LIVING ROOM		
4.97m x 4.21m	16'3" x 13'9"	
BEDROOM 1		
3.76m x 2.74m	12'4" x 9'0"	

SECOND FLOOR

BEDROOM 2		
4.34m x 2.73m	14'2" x 8'11"	
BEDROOM 3		
3.64m x 2.73m	11'11" x 8'11"	
BEDROOM 4		
3.17m x 2.14m	10'5" x 7'0"	

C Cupboard AC Airing Cupboard W Wardrobe ● Specification

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THE ROMSEY AT WATLING FIELDS

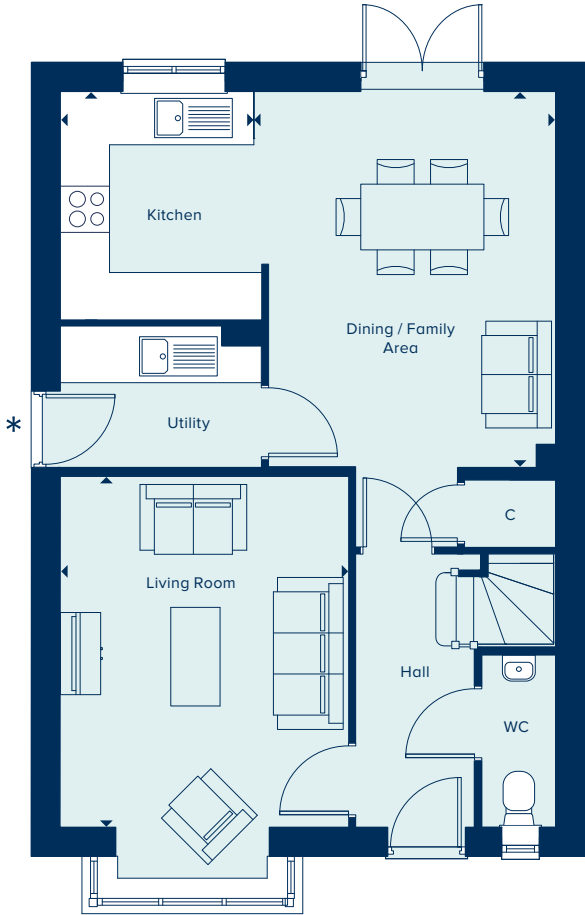
With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are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

4 BEDROOM HOME



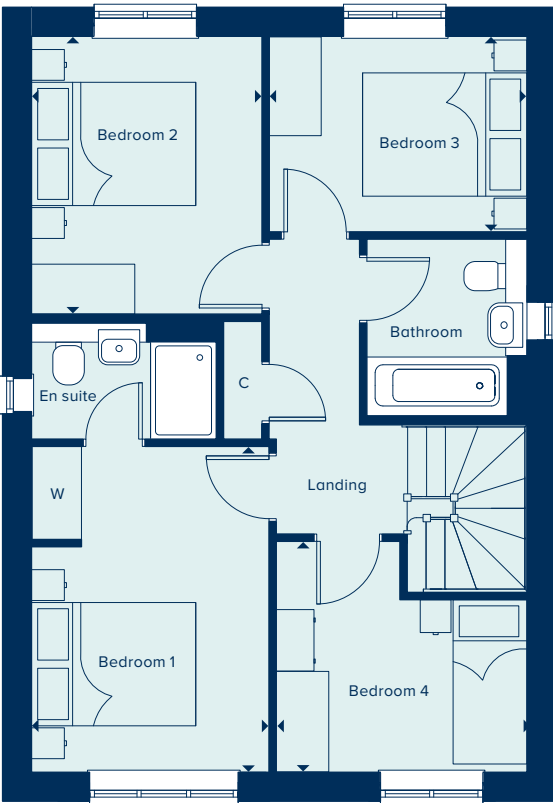
THE ROMSEY AT WATLING FIELDS
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN	
2.86m x 2.44m	9'4" x 8'0"
DINING / FAMILY AREA	
4.58m x 3.59m	15'0" x 11'9"
LIVING ROOM	
4.28m x 3.51m	14'0" x 11'6"



FIRST FLOOR

BEDROOM 1	
3.96m x 2.89m	13'0" x 9'6"
BEDROOM 2	
3.38m x 2.80m	11'1" x 9'2"
BEDROOM 3	
3.14m x 2.38m	10'3" x 7'8"
BEDROOM 4	
3.05m x 2.80m	10'0" x 9'2"

C Cupboard W Wardrobe ● Specification * Utility door included in selected plots only

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THE WINDSOR AT WATLING FIELDS

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

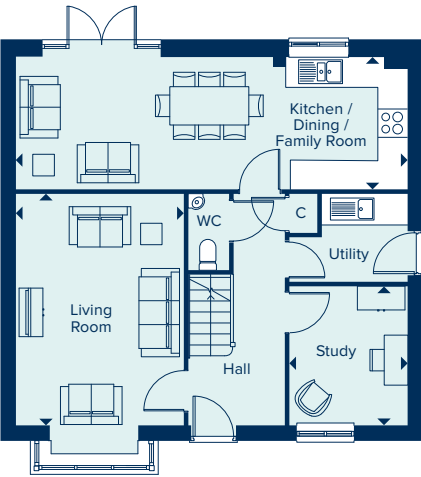
5 BEDROOM HOME



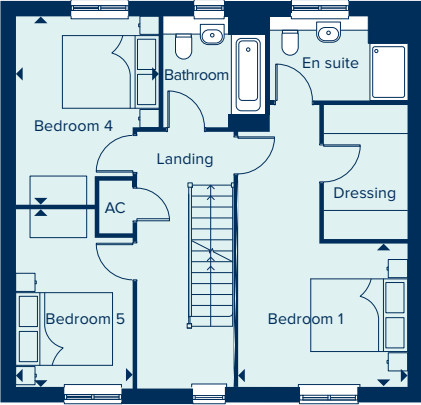
THE WINDSOR AT WATLING FIELDS
5 Bedroom Home

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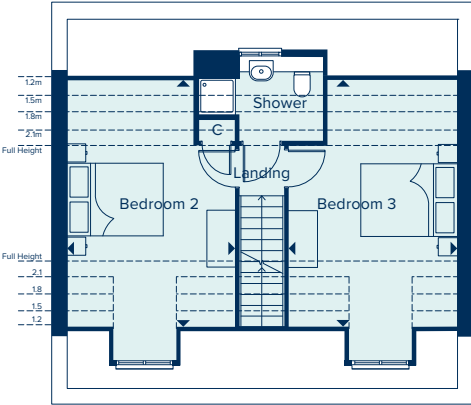
GROUND FLOOR		
KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.47m	9'6" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR		
BEDROOM 2		
5.18m x 3.5m	17'0" x 11'6"	
BEDROOM 3		
5.18m x 3.54m	17'0" x 11'7"	



C Cupboard AC Airing Cupboard W Wardrobe --- Ceiling Heights

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WATLING FIELDS AT WHITEHOUSE PARK

SPECIFICATION PARCEL E

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

	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 granite sink and drainer in Arctic white	●	●		
1.5 bowl granite sink and drainer in Arctic white			●	●
Aquafocus chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps with shower fittings	●	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●	●
Full height tiling to enclosed shower cubicle	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted	●	●	●	●
Heated chrome towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●

● Homes under 1350 sq ft ● Homes 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
		●	●	
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 bedroom 1	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
USB double socket to kitchen, bedroom 1 and lounge	●	●	●	●
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 bedroom 1 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 ten year warranty	●	●	●	●

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

Crest Nicholson follows warranty provider 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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WHITEHOUSE PARK

Rambouillet Drive, Milton Keynes, MK8 8AB

For all enquiries please call

01908 036 142

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House Type Illustration

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Development Map/Site Plan

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