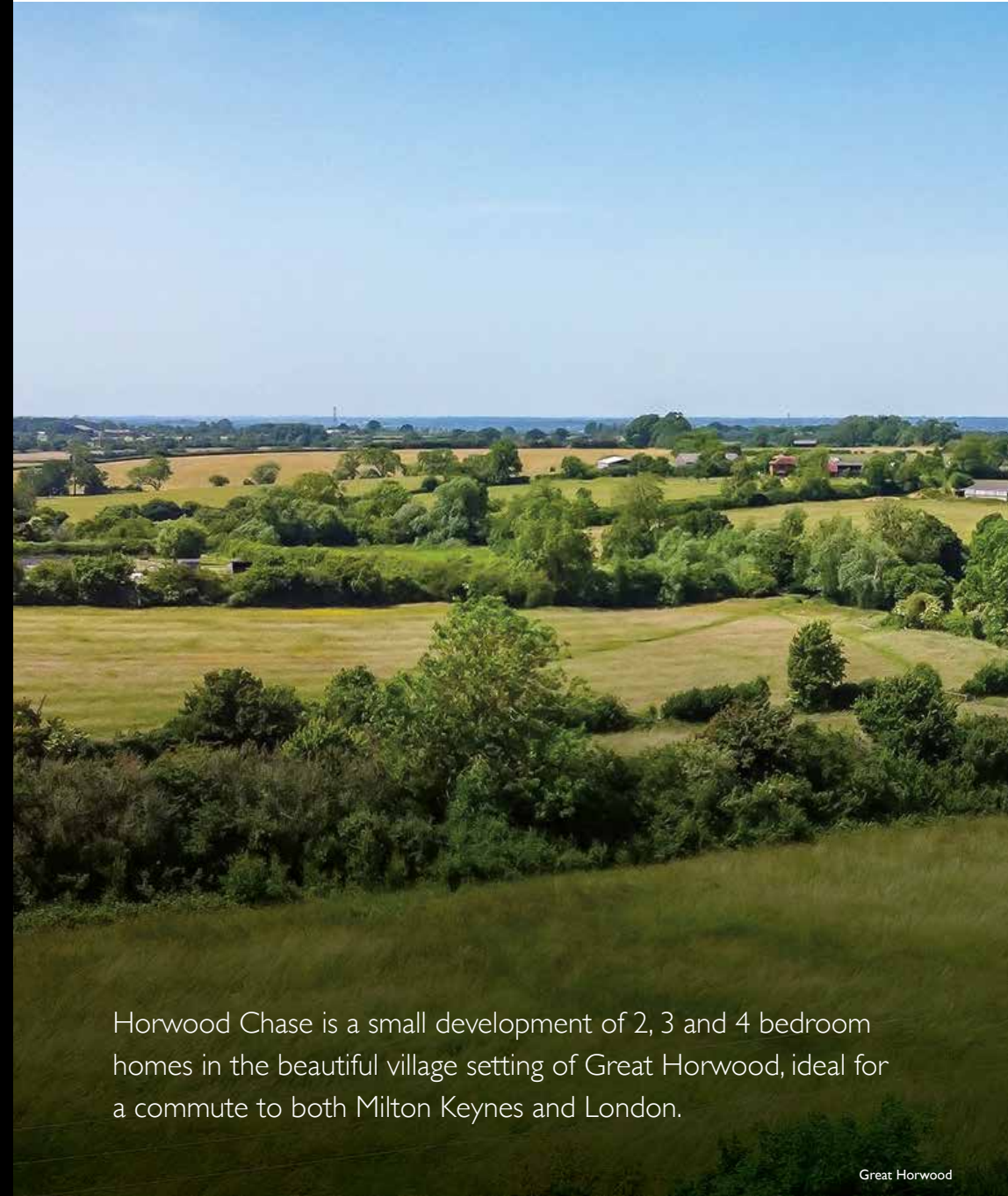


HORWOOD
CHASE

G R E A T H O R W O O D

LODGE•PARK
HOMES



Horwood Chase is a small development of 2, 3 and 4 bedroom homes in the beautiful village setting of Great Horwood, ideal for a commute to both Milton Keynes and London.

Great Horwood



BY CAR

Milton Keynes – 18 mins

Bedford – 41 mins

Luton Airport – 45 mins

Heathrow Airport – 1 hour, 10 mins

London – 1 hour, 30 mins



BY PUBLIC TRANSPORT (FROM MILTON KEYNES STATION)

London – 30 mins

Birmingham Airport – 38 mins

Birmingham – 45 mins

Bedford – 45 mins

*



Great Horwood

*Approximate times provided by Google Maps.

HORWOOD CHASE

G R E A T H O R W O O D

WELCOME TO HORWOOD CHASE

Great Horwood is a quaint village, situated between the two popular destinations of Milton Keynes and Buckingham.

This unique village offers the luxury of country living whilst having the amenities of a city on your doorstep. With only a small population of around 1,000 people and a plethora of schooling options available, outdoor experiences and a family leisure centre located nearby; this development is perfect for the modern family.

Great Horwood is an established community with great travel connections to surrounding villages, towns and cities.

St James Church, Great Horwood

NASH RD,
GREAT HORWOOD,
MILTON KEYNES, MK17 0RH

FOOD

HOWE & CO QUALITY FISH & CHIPS

Greenacres Farm, Milton Keynes MK17 0PG
01296 712226
howeandcofishandchips.co.uk

THE SHOULDER OF MUTTON

Church St, Little Horwood, Milton Keynes MK17 0PF
01296 708415
www.theshoulderofmutton.co.uk

FUN AND SPORT

SWAN POOL & LEISURE CENTRE

London Road, Buckingham, MK18 1AE
01280 817500
www.everyoneactive.com/centre/Swan-Pool-and-Leisure-Centre/?utm_source=Web&utm_medium=GoogleBusiness

BUCKINGHAM COMMUNITY CENTRE

Cornwalls Meadow, Buckingham, MK18 1RP
01280 823584

BUCKINGHAM GOLF CLUB

Tingewick Rd, Buckingham MK18 4AE
01280 815566
www.buckinghamgolfclub.co.uk

GREAT HORWOOD CRICKET CLUB

Great Horwood, Milton Keynes
MK17 0RD

THEIR EDUCATION

ACORNS NURSERY

School End, Great Horwood, Milton Keynes MK17 0RG
01296 712622
www.greathorwood.bucks.sch.uk

GREAT HORWOOD

CHURCH OF ENGLAND SCHOOL

School End, Great Horwood, Milton Keynes MK17 0RG
01296 712622
www.greathorwood.bucks.sch.uk

SIR THOMAS FREMANTLE SCHOOL

Buckingham Rd, Winslow, Buckingham MK18 3GH
01296 711853
www.sirthomasfremantle.org

THORNTON COLLEGE – GIRLS PRIVATE SCHOOL

College Lane, Milton Keynes MK17 0HJ
01280 812610
www.thorntoncollege.com

THE GROVE INDEPENDENT SCHOOL

Redland Dr, Loughton, Milton Keynes MK5 8HD
01908 690590
www.groveindependentschool.co.uk

ROYAL LATIN SCHOOL

Chandos, Buckingham MK18 1AX
01280 813065
www.royallatin.org

WINSLOW COMMUNITY LIBRARY

Park Rd, Winslow, Buckingham MK18 3DN
01296 382415
www.buckscc.gov.uk/services/libraries/find-a-library/winslow

YOUR HEALTHCARE

DR JJ FAIRFIELD – NORDEN HOUSE SURGERY

Norden House Surgery, Avenue Rd, Winslow, Buckingham MK18 3DW
01296 713434
www.nordenhousesurgery.co.uk

WINSLOW DENTAL PRACTICE

4A High St, Winslow, Buckingham MK18 3HF
01296 712548
www.winslowdentalpractice.co.uk

KEEPING YOU BEAUTIFUL

ARISTOCUTS

29A High St, Winslow, Buckingham MK18 3HE
01296 713515
www.aristocutswinslow.com

BEAUTY BAR

3 Market Sq, Winslow, Buckingham MK18 3AB
01296 715320
www.beautybar.me

NICE NAILS & BEAUTY BOUTIQUE

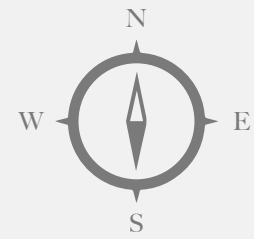
18 High St, Winslow, Buckingham MK18 3HF
01296 714656
www.nicenailsandbeautyboutique.business

HORWOOD CHASE

GREAT HORWOOD



This image is an artist's impression and for illustration purposes only. It should not be seen as a like for like representation of the final development.



AMETHYST
2 bedroom home



CYPRINE
3 bedroom home



RUBY
4 bedroom home



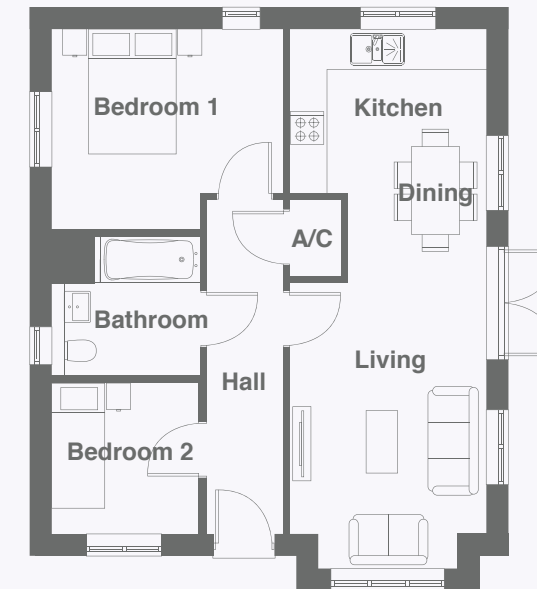
JASPER
4 bedroom home



OPAL
4 bedroom home

AMETHYST 2 bedroom home

- Bungalow
- Two double bedrooms
- Open plan living



Ground Floor

GROUND FLOOR

Kitchen/dining/lounge: 8593 x 3135mm max 28' 2" x 10' 3" max

FIRST FLOOR

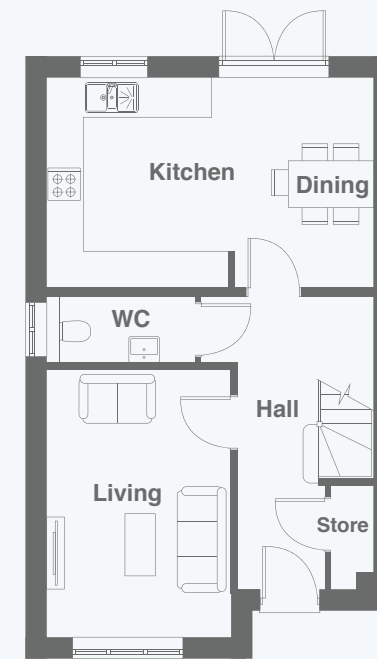
Bedroom 1: 3695 x 3178mm max 12' 1" x 10' 5" max

Bedroom 2: 2383 x 2326mm 7' 10" x 7' 8"

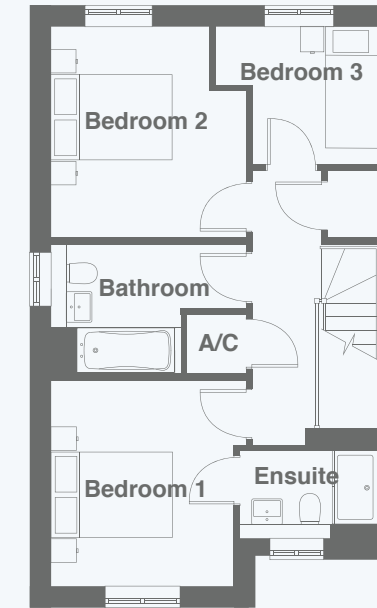
CYPRINE 3 bedroom home



- Kitchen/diner
- Storage cupboard
- Large shower to en-suite



Ground Floor



First Floor

GROUND FLOOR

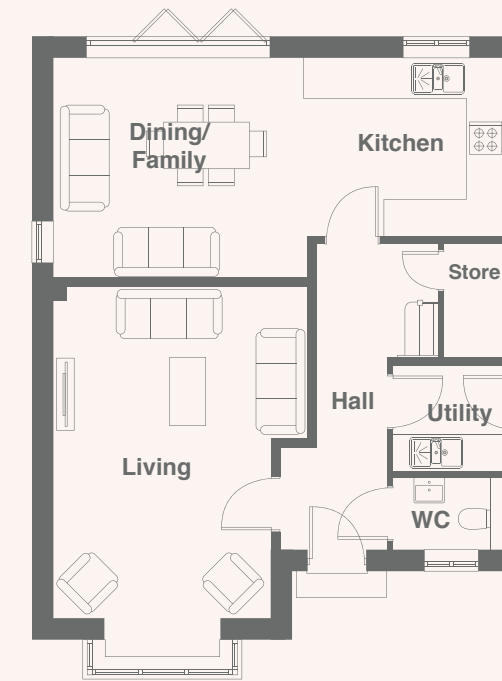
| | | |
|-----------------|---------------|-----------------|
| Living: | 4350 x 2991mm | 14' 3" x 9' 10" |
| Kitchen/dining: | 5356 x 3457mm | 17' 7" x 11' 4" |

FIRST FLOOR

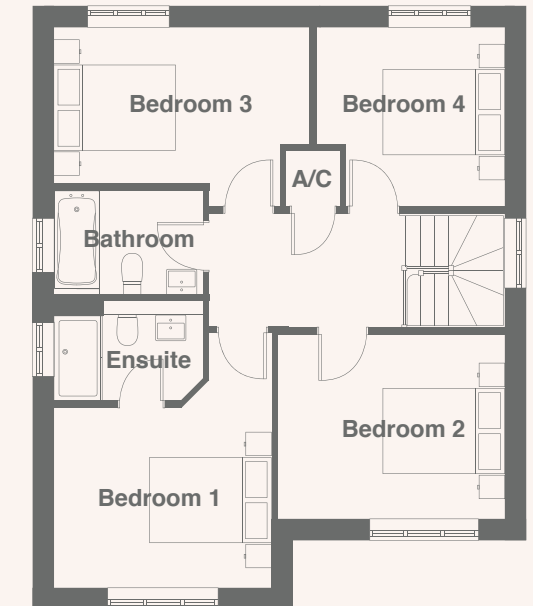
| | | |
|------------|-------------------|---------------------|
| Bedroom 1: | 3357 x 3196mm max | 11' 0" x 10' 6" max |
| Bedroom 2: | 3442 x 3196mm max | 11' 4" x 10' 6" max |
| Bedroom 3: | 2262 x 2061mm | 7' 5" x 6' 9" |

RUBY 4 bedroom home

- Four double bedrooms
- Utility room
- Bi-fold doors to kitchen/diner



Ground Floor



First Floor

GROUND FLOOR

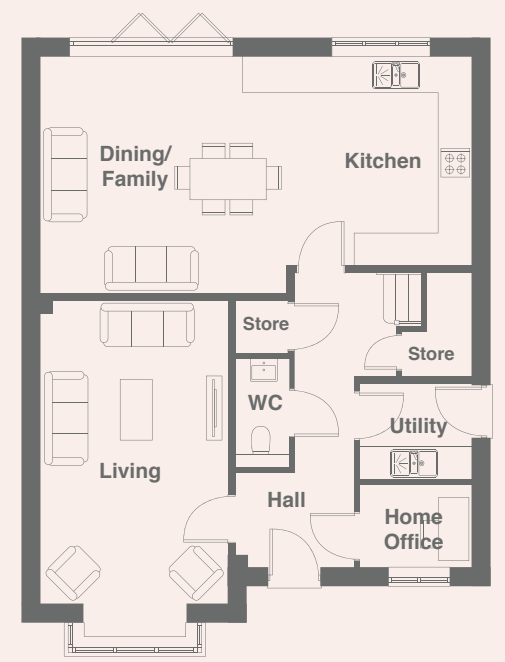
| | | |
|-----------------|-------------------|----------------------|
| Living: | 5425 x 4153mm max | 17' 10" x 13' 8" max |
| Kitchen/dining: | 7388 x 3595mm max | 24' 3" x 11' 10" max |
| Utility: | 1815 x 1757mm | 5' 11" x 5' 9" |

FIRST FLOOR

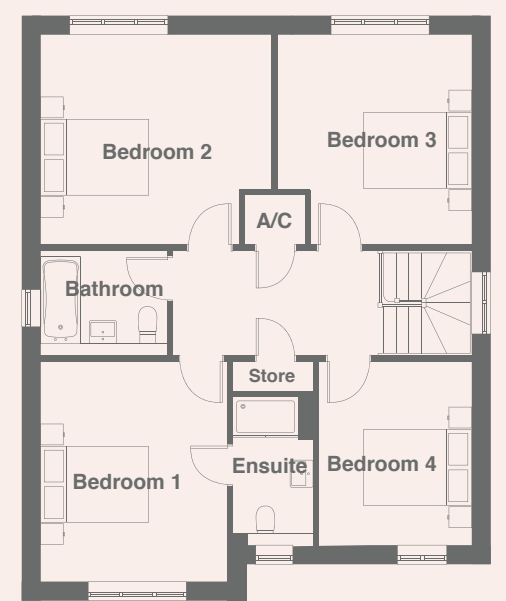
| | | |
|------------|---------------|-----------------|
| Bedroom 1: | 3520 x 2936mm | 11' 7" x 9' 8" |
| Bedroom 2: | 3755 x 3018mm | 11' 4" x 9' 11" |
| Bedroom 3: | 4148 x 2575mm | 13' 7" x 8' 5" |
| Bedroom 4: | 3085 x 2906mm | 10' 1" x 9' 6" |

JASPER 4 bedroom home

- Four double bedrooms
- Utility room
- Home office
- Bi-fold doors to kitchen/diner



Ground Floor



First Floor

GROUND FLOOR

| | | |
|-----------------|-------------------|---------------------|
| Living: | 6218 max x 3443mm | 20' 5" max x 11' 4" |
| Kitchen/dining: | 7943 x 4347mm max | 26' 1" x 14' 3" max |
| Home office: | 2065 x 1516mm | 6' 9" x 5' 0" |
| Utility: | 2065 x 1759mm | 6' 9" x 5' 9" |

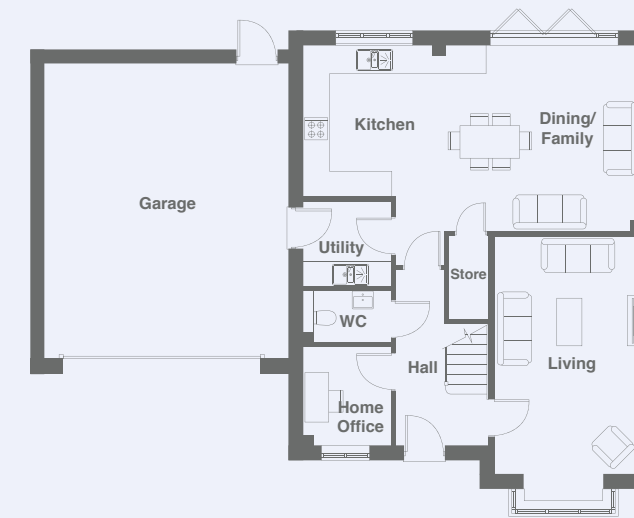
FIRST FLOOR

| | | |
|------------|---------------|-----------------|
| Bedroom 1: | 4039 x 3445mm | 13' 3" x 11' 4" |
| Bedroom 2: | 4266 x 3846mm | 14' 0" x 12' 7" |
| Bedroom 3: | 3846 x 3570mm | 12' 7" x 11' 9" |
| Bedroom 4: | 3379 x 2757mm | 11' 1" x 9' 1" |

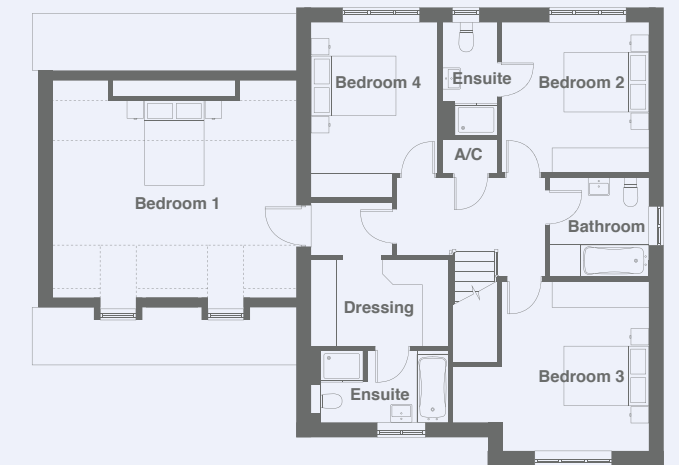
This image is an artist's impression and for illustration purposes only. It should not be seen as a like for like representation of the final development.

OPAL 4 bedroom home

- Double garage
- Utility
- Home office
- Two en-suites
- Bi-fold doors to kitchen/diner



Ground Floor



First Floor

GROUND FLOOR

| | | |
|-----------------|------------------------------|--------------------------------|
| Living: | 6135 _{max} x 3440mm | 20' 2" _{max} x 11' 3" |
| Kitchen/dining: | 7940 x 4348mm _{max} | 26' 1" x 14' 3" |
| Home office: | 2325 x 2059mm | 7' 8" x 6' 9" |
| Utility: | 2059 x 1970mm | 6' 9" x 6' 6" |

FIRST / SECOND FLOOR

| | | |
|---------------------|------------------------------|------------------|
| Bedroom 1: | 5645 x 4422mm* | 18' 6" x 14' 6"* |
| Bedroom 1 dressing: | 3237 x 2042mm | 10' 7" x 6' 8" |
| Bedroom 2: | 3540 x 3429mm | 11' 7" x 11' 3" |
| Bedroom 3: | 3959 x 3468mm | 13' 0" x 11' 5" |
| Bedroom 4: | 4124 _{max} x 2956mm | 13' 6" x 9' 8" |

*reduced ceiling height

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HOW WE CAN HELP YOU MOVE

TAKE CARE OF THE PLANET

SELL
TO
BUY



Step
1 RESERVE

Step
2 SELL

Step
3 MOVE

Your home may be repossessed should you not keep up with your mortgage payments.

For further information and terms and conditions, please see our website www.lodgeparkhomes.co.uk.

Selected plots only.

SELL TO BUY Want to buy but need to sell?

We can make your move easier. Want to buy but need to sell?
We can help you reserve your new home whilst selling your current home.

- Reserve the Lodge Park Home of your choice
- We will arrange for independent valuations to be undertaken, based on securing a buyer within a 4-6 week selling period
- We agree a marketing price and strategy with you
- We will instruct estate agents to sell your existing home
- We will work closely with the estate agents to ensure your home is frequently advertised and all viewings are followed up
- Once an offer has been received within the agreed price range, a sale subject to contract will be finalised

SAVE MONEY, KEEP WARM

Deciding on whether to buy a brand new home or one with a bit of history is challenging. New homes have a smaller carbon footprint, save you a substantial amount of money, keep you warm in the cold months and cool when it's hot outside.

We think New is definitely the way to go, for so many reasons. But then we would say that, right?

Here are some facts to help you decide...

OUR NEW HOMES COME WITH:



Argon filled double glazing to help keep the warmth inside and the cold out



Most up-to-date thermally efficient insulation to keep you cosy



Highly efficient heating system



Water saving taps with flow restrictors



Energy and water saving appliances



Electric car charging points

SPECIFICATION



GENERAL

- Attic trusses
- Air source heat pump
- Electric car charging points
- Oak internal doors
- Composite front door in French Navy or Pale Green
- Bi-fold doors in heritage colour
- UPVC windows in heritage colour
- Turf to rear gardens
- Buff Riven patio area to approved layout
- External tap

KITCHEN AND UTILITY

- Silestone worktops in kitchens of selected house types
- Laminate worktops in kitchens of selected house types
- Laminate worktops in utility rooms
- Single sink in utility rooms
- Integrated fridge freezer
- Integrated dishwasher
- Eye level double oven to selected house types
- Induction hob
- Choice of floor tiling or Moduleo to specified areas
- Under cupboard lighting

ELECTRICAL

- Downlights to kitchens and en-suites
- Reading lights to bedroom 1
- USB points to living room and bedroom 1
- Data socket adjacent master BT and fitted to living room, study, bedrooms 1 and 2
- Wiring for keypad of future wireless alarm system
- External lights to front and rear doors - PIR to front, switched to rear
- External socket to rear fitted as standard
- Lighting and sockets to garages where applicable

BATHROOMS

- Half height Porcelanosa ceramic wall tiling to sanitary walls
- Full height Porcelanosa ceramic wall tiling above bath and in showers
- Ceramic tiling to window sills
- Chrome towel radiator
- Choice of floor tiling or Moduleo

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans and are for guidance purposes only. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

LODGE•PARK

HOMES



A BRAND YOU CAN TRUST

The new homes we create can be as individual as our customers and the character of our developments varies enormously as we strive to work in harmony with the natural landscape.

We are a team of passionate and dedicated employees who love creating homes and communities that our customers can be as proud of as we are when we design, build and finally hand over the keys.

We are proud to

- ◆ Be an NHBC Premium A1 rated builder
- ◆ Build homes to the newest building regulations
- ◆ Build homes that offer significant savings on energy bills compared to an older home
- ◆ Provide in-house customer service
- ◆ Offer 2 years builder's warranty and 10 years NHBC warranty

LODGE•PARK
HOMES

Head Office

20 Kent Road
St Crispin Local Centre
Northampton
NN5 4DR

01604 926150

sales@lodgepark.uk.com

lodgeparkhomes.co.uk

