



St Lawrence's Fields  
Oakworth Avenue  
Milton Keynes  
MK10 9AB



**MORRIS**  
St Lawrence's Fields

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# A beautifully planned location.

St Lawrence's Fields is an exciting new development nestled between Northfield and Broughton, to the eastern edge of Milton Keynes. St Lawrence's Fields gives you a real sense of rural space, but with all the commuter links and amenities you could wish for close by. Even though you're just minutes from the town centre, Willen Lake with its leisure and recreational activities, is just a short walk away.

You'll find an excellent range of 1, 2, 3 and 4 bedroom homes, each one designed to a high specification for modern living in comfort. With a variety of styles available from apartments to four bedroom detached homes, we are sure there is something to suit everybody.

With thoughtful layouts, spacious rooms and an emphasis on high quality fixtures and fittings that Morris are renowned for, there are few places that can offer this balance of stylish individuality in such a convenient location.



# Life and work balance, perfected.

Designed with work, leisure and family life in mind, St Lawrence's Fields is well connected with everything you could wish for within easy reach. The Broughton area has a local pub, a selection of shops and convenience stores within walking distance.

You're just a 5 minute drive from the M1 and less than 10 minutes away from Milton Keynes centre. The train station takes just 10 minutes too, with London's Euston station just 35 minutes on a direct line. The town itself is within easy reach of Leicester, Oxford, Cambridge and Birmingham by car and rail links.



## Get out and explore.

### Always on for leisure and adventure.

You'll never be short of things to do at weekends; top of the list has to be Centre MK with over 200 shops and restaurants. Milton Keynes has its fair share of exceptional sporting facilities too, including Sports Central. Families can enjoy huge adventures and great days out at Gulliver's Land. Or white out at the Xscape complex with the Snozone indoor ski slopes.

### Go out and explore.

The beautiful Caldecotte Lake offers activities like abseiling to zorbing. It's just one of a number of picturesque spaces for walking and exploring, like Campbell Park, Willen Lake and

Atterbury Park. Swing by Treetop Extreme with its high rope adventure course, or venture further afield to Woburn Safari Park and the UK's biggest zoo at Whipsnade, both short drives away.

### Built on success.

St Lawrence's Fields is well placed for growing families with a choice of nurseries and day care facilities. There's a good selection of primary and secondary schools – many of which are rated good or outstanding. Middleton Primary School is just a 5-minute drive away, and Oakgrove School, which includes nursery, primary, secondary and sixth form, and is rated outstanding is only 6 minutes away.



### Milton Keynes

One of the new towns of the 1960s, Milton Keynes is flourishing with convenience around every roundabout. All just 10 minutes away by car, it even has an Ikea for after the move.



### Northampton

In the midst of the Rose of the Shires, and just 45 minutes by car, lies the bustling, beautiful and historic market town of Northampton. It's home to one of Britain's largest and oldest market squares, dating back to 1235. There's also plenty of modern attractions too with great shops and restaurants, parks and gardens, theatres, and a couple of breweries for good measure.



### London

We don't need to tell you about the attractions of one of the world's biggest, exciting and multicultural cities. What we should tell you is that you can be right in the middle of it in under an hour on the train, making it perfect for work and play.



Think differently and the result is something spectacular.

**We know that a house doesn't make a home. A home requires love, care and that little bit of magic that you can sometimes see, and always feel.**

That's why we don't just build houses for our customers, we give them places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out. Spaces equipped for modern lifestyles; comfortable, easy to live in, and considerate of life's practical demands. But we look beyond the home too, and consider the whole environment, creating natural landscapes and wonderful surroundings that you'll savour coming home to every day.

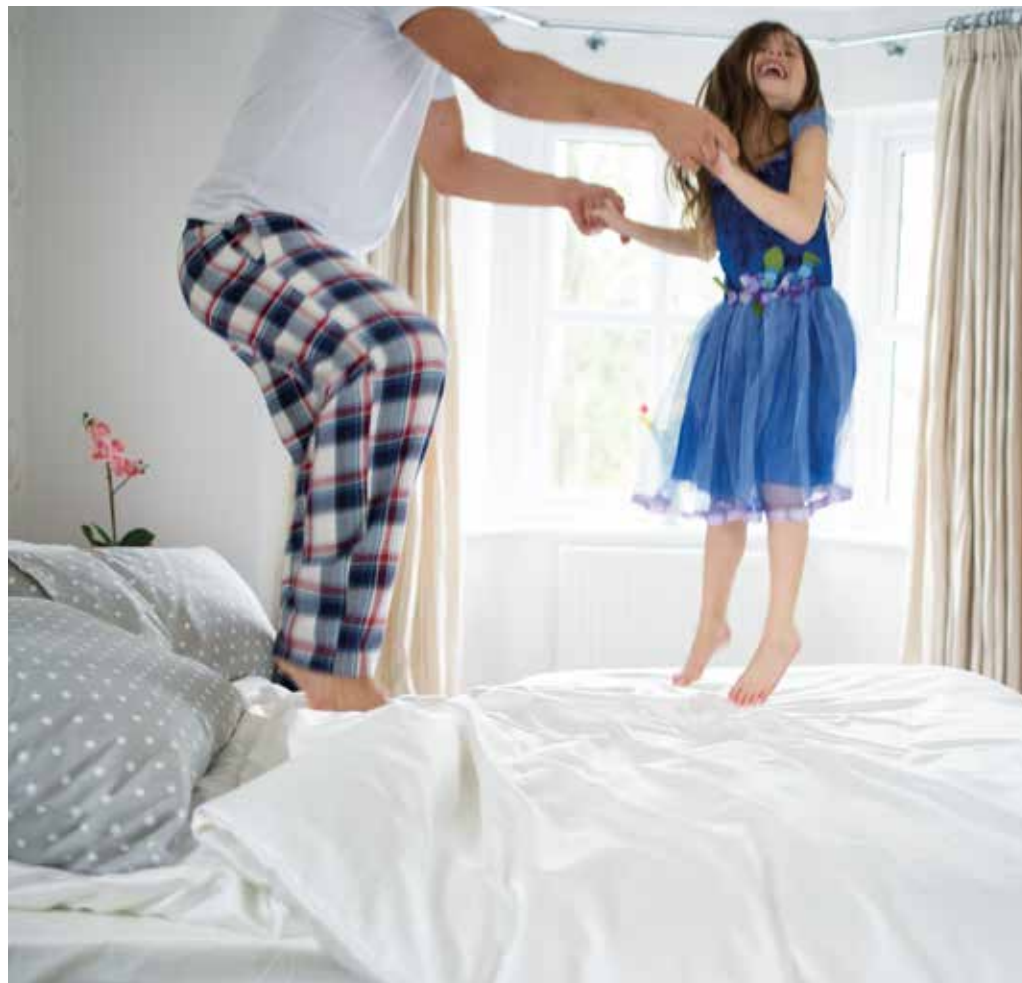
We create places where people love to spend time, quality homes that are characterful, individual and "just feel right".

"The attention to detail on the outside and the layout of the house inside is by far the best that we have seen."

– Jenny, Oakwood View

"The streets are so very spacious and are full of attractive features such as lovely blocked paving."

– Simon, Crompton Place



## From the architect.

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

And at St Lawrence's Fields, we've done exactly that. The architecture oozes contemporary style and individuality, whilst crafted detailing such as brick eaves give this development a sophisticated feel.

Varied house design and a mixture of brick and rendered exteriors create interesting street scenes, ensuring that no two streets look the same. Mature trees and established plants help to integrate the development into the surrounding environment.

As with all Morris developments, every single square metre of space has been considered so we make the best use of it.





## Experts in interiors.

**With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.**

Handpicking our fixtures and fittings from prestigious names such as Neff, Amtico and Villeroy and Boch, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.



## Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces and granite worktops, that can really bring your style to life.

**Roca**

**NEFF**

**amtico**

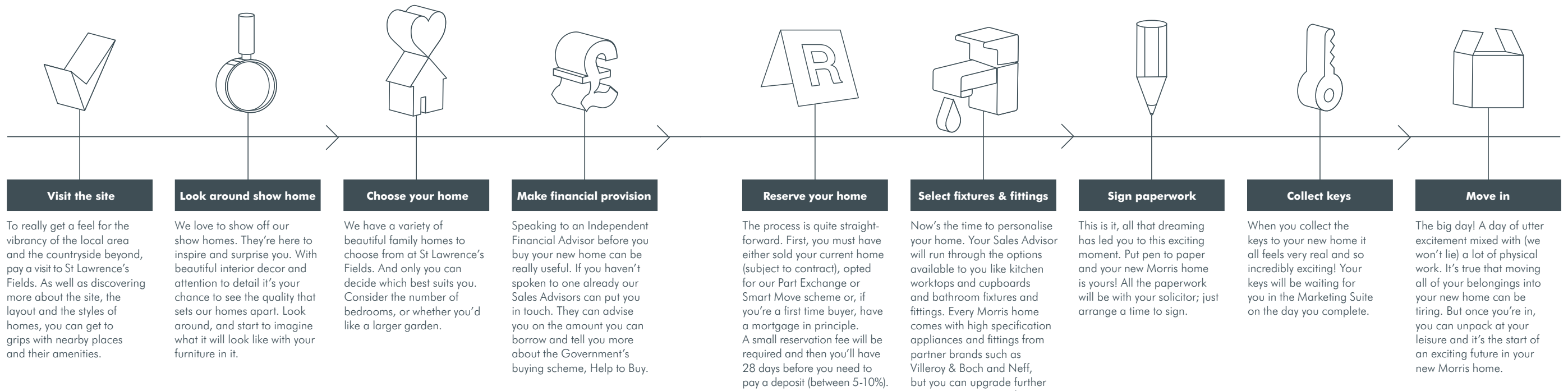
**PORCELANOSA**

**Villeroy & Boch**  
1748



# With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.



<sup>1</sup>Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.

## The buying process at a glance.



## Here to support you

### Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Independent Financial Advisor if you use one.

### Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.

### Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

### Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

# Why buy NEW?



Here are just a few reasons why buying new could be right for you:



## Insulated loft / walls

Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.



## Less time renovating more time living

Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.



## LABC Warranty

Every Morris home is covered by LABC warranty. This means that you're protected for ten years after legal completion.



## Reduce water usage by 30%\*

Serious about saving water? We are too. It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.



## Less stressful move & peace of mind

Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.



## Energy efficient homes



When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

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# Our houses, your home.

\*Research conducted by new-homes.co.uk, 2016. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.