



STRATFORD REACH

HIGH PARK DRIVE, WOLVERTON MILL, MILTON KEYNES MK12 5TT



Welcome to Stratford Reach





The future is now at Stratford Reach

Stratford Reach is situated about a mile from characterful Stony Stratford and only four miles from central Milton Keynes, with a railway station close by at Wolverton.

The location offers an acceptable commute or an excellent environment for home-based working. Either option is likely to promise additional leisure time in which to enjoy nature, wildlife and the waterside settings so close by.

Perfect for families, those who have already raised theirs or first time buyers, Stratford Reach offers a portfolio of two and three bedroom houses and a limited number of two bedroom apartments.

Small-town charm, contemporary lifestyle

Stony Stratford, a charming market town with a long history, is considered 'The jewel of Milton Keynes'. An ancient coaching stop on the old Roman road of Watling Street, it boasts a thriving retail centre, weekly markets and enticing places to eat. Wolverton competes with its own fascinating history, notably as 'England's first railway town'. Today the town offers a variety of food stores, restaurants, numerous sports clubs and a public leisure centre with swimming pools and fitness suites.

'Good' to 'Outstanding' Ofsted* ratings have been awarded to most of the local schools which cater for children of all ages.

There are GP surgeries at both Stony Stratford and Wolverton.





Radcliffe Secondary School

10 minutes. 0.5 mile

Wyvern Primary School

13 minutes. 0.7 mile

Wolverton Town Centre

17 minutes. 0.9 mile

Stony Stratford Town Centre

23 minutes. 1.1 mile

Wolverton Railway Station

29 minutes. 1.4 mile



Wolverton Town Centre

3 minutes. 0.9 mile

Radcliffe Secondary School

4 minutes. 1.0 mile

Wyvern Primary School

4 minutes. 1.0 mile

Ouse Valley Park

4 minutes. 1.0 miles

Stony Stratford Nature Reserve

2 minutes. 1.1 mile



Stony Stratford Town Centre

3 minutes. 1.1 mile

Tesco Supermarket

3 minutes. 1.1 miles

Asda Supermarket

4 minutes. 1.2 miles

Wolverton Railway Station

4 minutes. 1.4 mile

St Mary and St Giles School

4 minutes. 1.5 miles



Bushfield Primary School

5 minutes. 1.5 mile

Milton Keynes Town Centre

8 minutes. 4.2 mile

M1 (Junction 14) Motorway

12 minutes. 6.9 miles

London Luton Airport

45 minutes. 30 miles

Birmingham Airport

65 minutes. 59 miles



Radcliffe Secondary School

3 minutes. 0.5 mile

Wolverton Town Centre

5 minutes. 0.9 mile

Wyvern Primary School

6 minutes. 1.0 mile

Stony Stratford Town Centre

8 minutes. 1.1 mile

Wolverton Railway Station

8 minutes. 1.4 mile



MK Central

4 minutes

Bletchley

9 minutes

Northampton

19 minutes

London Euston

47 minutes

Birmingham

80 minutes

Road or rail, the going's easy

Buses operate throughout the area, and Wolverton railway station is only about 1.5 miles away for services to London

Euston and other destinations. The train speeds to Euston in as few as 47 minutes, and to Birmingham New Street about 1 hour 20 minutes.

Driving almost anywhere from here is straightforward. Stratford Reach lies just off the A5, a few miles from the M1, for easy access to all parts of the UK and abroad.

London Luton Airport is approximately 30 miles away while Birmingham International is 55 miles and London Heathrow 58 miles.



Where a staycation can be a revelation

For peaceful moments and outdoor exercise there's open countryside in several directions, and a nature reserve.

The Grand Union Canal is nearby for refreshing walks and waterside pubs, as is extensive Ouse Valley Park.

Central Milton Keynes needs no introduction, since it has long been an outstanding destination for retail therapy, culture and entertainment, and world-class sporting facilities.

Key attractions include Milton Keynes Theatre, The Stables music venue, the Xscape real snow centre and Willen Lake for cable waterskiing and wakeboarding plus numerous other attractions to discover only slightly further afield.

Site Plan



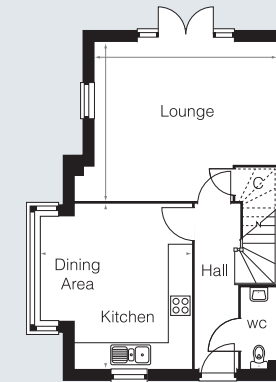
- | | | | |
|----------------------------|----------------------------------|--|---------------------------------|
| The Balfour 3 bedroom home | The Wilton 2 bedroom home | Land maintained by the management company | BCP Bin collection point |
| The Carmack 3 bedroom home | Court Lodge 2 bedroom apartments | Land to be retained by Abbey and transferred to adjoining estate owner | RS Refuse Store |
| The Usher 3 bedroom home | Affordable housing | | CS Cycle Store |

Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.

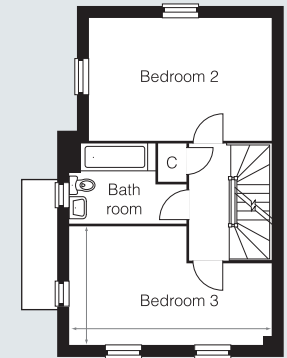
The Balfour

A spacious 3 bedroom home offering a kitchen/diner with feature bay window

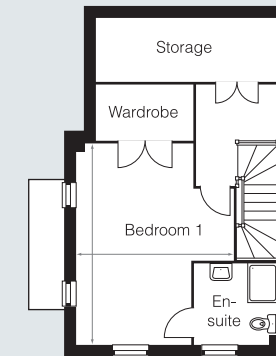
(plots 28, 37, 44, 45 & 52 - type P 1260)



Ground Floor



First Floor



Second Floor

Plots 28, 37 & 45 are handed.

Ground Floor

Lounge 15'1" x 13'2" (4601 x 4019mm)
 Kitchen/Dining 12'7" x 13'9" (3828 x 4181mm)

First Floor

Bedroom 2 15'1" x 10'2" (4601 x 3099mm)
 Bedroom 3 16'9" x 9'10" (5101 x 2993mm)

Second Floor

Bedroom 1 13'1" x 16'9" (3986 x 5101mm)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

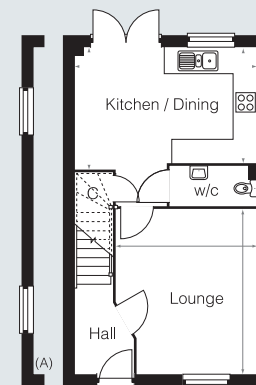
The Carmack

A 3 double bedroom home with master bedroom suite and kitchen/dining room

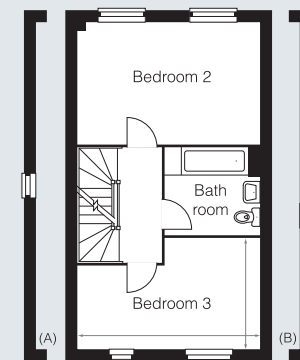
(plots 14, 15, 29, 43, 46, 72, 73 & 74 - type L 1143)



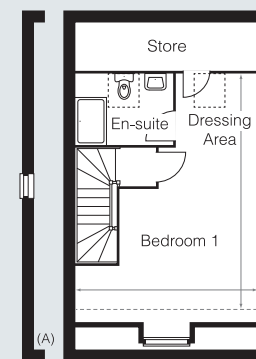
Plots 14 & 15 illustrated



Ground Floor



First Floor



Second Floor

Plots 15, 29, 46, 72, 73 & 74 are handed.

Plot 72 includes additional windows as shown (A).

Plots 14, 15 & 74 include an additional window as shown (B).

Ground Floor

Kitchen/Dining 15'1" x 9'7" (4601 x 2923mm)
Lounge 11'9" x 13'9" (3586 x 4183mm)

First Floor

Bedroom 2 15'1" x 10'2" (4601 x 3087mm)
Bedroom 3 15'1" x 9'7" (4601 x 2808mm)

Second Floor

Bedroom 1/Dressing Area* 15'1" x 18'10" (4601 x 5732mm)

*Dimensions taken to 1500mm (4'11") ceiling line in Bedroom 1 and Dressing Area

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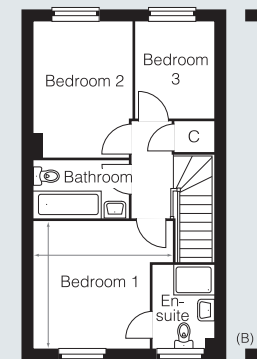
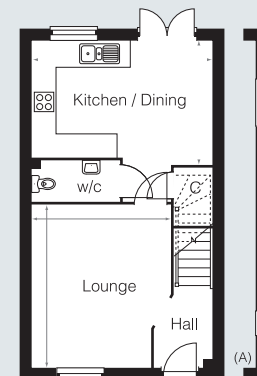
The Usher

A 3 bedroom home with lounge, kitchen/diner to the rear, en-suite and downstairs cloakroom

(plots 12, 16, 19, 20, 23, 30, 33, 34, 36, 38, 39, 42, 47, 50, 51, 53, 55, 56 & 59 - type C 815)



Plots 38 & 39 illustrated



Plots 19, 23, 33, 36, 38, 42, 50, 55 & 59 are handed.

Plots 23, 36, 56 & 59 include additional windows as shown (A).

Plots 16, 19, 20, 23, 36, 56 & 59 include additional windows as shown (B).

Ground Floor

Lounge 11'6" x 13'6" (3518 x 4127mm)

Kitchen/Dining 14'11" x 9'8" (4548 x 2950mm)

First Floor

Bedroom 1 11'6" x 10'7" (3518 x 3218mm)

Bedroom 2 8'2" x 11'3" (2493 x 3439mm)

Bedroom 3 6'6" x 8'0" (1983 x 2443mm)

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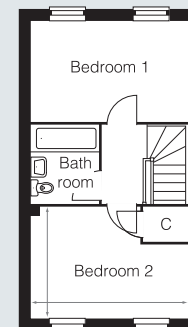
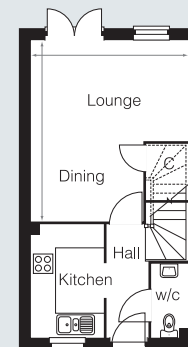
The Wilton

A 2 double bedroom home with lounge/diner, kitchen and allocated parking

(plots 11, 13, 17, 18, 21, 22, 31, 32, 35, 40, 41, 48, 49, 54, 57 & 58 - type B 664)



Plots 40 & 41 illustrated



Plots 11, 17, 21, 31, 35, 40, 48, 54 & 57 are handed.

Ground Floor

Lounge/Dining 13'0" x 15'1" (3950 x 4587mm)

Kitchen 6'0" x 9'5" (1830 x 2861mm)

First Floor

Bedroom 1 13'0" x 8'4" (3950 x 2542mm)

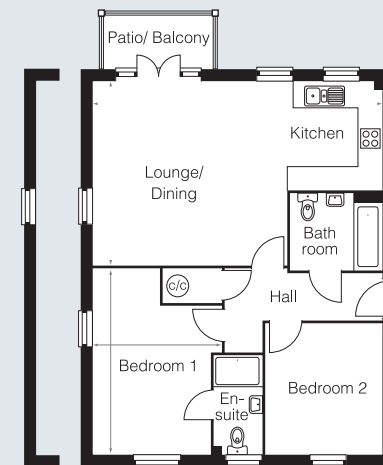
Bedroom 2 13'0" x 9'3" (3950 x 2818mm)

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Court Lodge

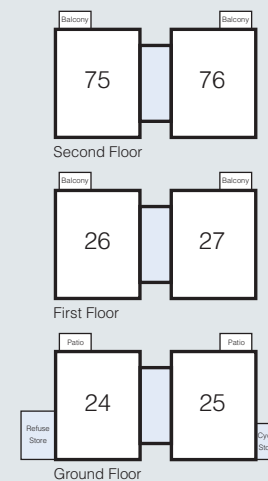
2 bedroom apartments offering open planned living, en-suite and allocated parking

(plots 24, 25, 26, 27, 75 & 76 - type A 750)



Plots 25, 27 & 76 are handed.

Plots 24 & 25 do not include a side window to Bedroom 1 as shown.



The Dalby

Kitchen/Lounge/Dining 24'0" x 15'3" (7323 x 4640mm)

Bedroom 1 10'8" x 15'5" (3262 x 4708mm)

Bedroom 2 9'8" x 10'11" (2955 x 3323mm)

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Help to make your move easier



If you are a first time buyer, the Government backed '**Help to Buy**' scheme is available and can help you get onto the property ladder with an equity loan of up to 20%.



Backed by
HM Government

- With the Help to Buy scheme, you'll need just 5% deposit to buy a new home.
- The Government will lend you up to 20% of the value of your new build home via an equity loan.
- You will only need to secure up to a 75% mortgage.
- The Help to Buy equity loan can be repaid at any time or on the sale of your home.

The scheme is subject to conditions.

The Site Sales Representative will provide you with a copy of the Help to Buy Buyers Guide.



Specification - Houses

The Balfour	The Carmack	The Usher	The Wilton
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General	The Balfour	The Carmack	The Usher	The Wilton
■ GRP grained effect front entrance door painted black with chrome ironmongery and Flemish obscure glass.	✓	✓	✓	✓
■ Power and light to all garages with up and over steel door where applicable.	✓	✓	✓	
■ White two panelled internal doors with chrome ironmongery. White emulsion to walls. All woodwork to be an acrylic white finish. Smooth ceilings throughout.	✓	✓	✓	✓
■ Gas fired central heating. Pressurised water system.	✓	✓	✓	✓
■ Grey PVC-u double-glazed windows and French doors where applicable.	✓	✓	✓	✓
■ External water tap.	✓	✓	✓	✓
■ Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated.	✓	✓	✓	✓
■ Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.	✓	✓	✓	✓
■ 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	✓	✓	✓	✓
Kitchen and appliances				
■ Choice of contemporary soft close kitchen units with work surfaces and matching upstands.	✓	✓	✓	✓
■ 4 ring gas hob with stainless steel splashback, extractor hood, integrated double oven, dishwasher and fridge/freezer.	✓	✓	✓	✓
■ Integrated washing machine.	✓	✓	✓	✓
Cloakrooms, bathrooms and en-suites				
■ Roca white sanitaryware with chrome fittings and chrome towel rail.	✓	✓	✓	✓
■ Choice of Porcelenosa ceramic wall tiles.	✓	✓	✓	✓
■ Recessed chrome downlighters and shaver point to bathrooms and en-suites.	✓	✓	✓	✓
Electrical				
■ Mains operated smoke detectors and carbon monoxide detector.	✓	✓	✓	✓
■ Telephone and television socket to living room and master bedroom.*	✓	✓	✓	✓
■ Double switched power-points throughout plus TV satellite digital and FM system point.	✓	✓	✓	✓
■ Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.	✓	✓	✓	✓
■ Globe style light fitted to all external entrance doors. Un-switched fused spur to be provided for future installation of an alarm.	✓	✓	✓	✓
■ Photovoltaic panels will be provided to some properties.	✓	✓	✓	✓
■ Electric vehicle charging points will be provided to all properties.	✓	✓	✓	✓



Kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected. Please refer to the Site Sales Representative.

* Plus additional rooms as detailed on the floor layout plans.



Apartments

General

■ Ash veneered front entrance door with chrome ironmongery.	✓
■ Allocated parking space.	✓
■ Internal Ash veneered doors with chrome ironmongery.	✓
■ White emulsion to walls. Woodwork in white acrylic finish. Smooth ceilings.	✓
■ Electric heating. Pressurised water system.	✓
■ Grey PVC-u double-glazed windows and French doors where applicable.	✓
■ Communal external water tap.	✓
■ Turfed gardens planted in accordance with planning requirements.	✓
■ Secure mailboxes. Audio entry-phone system. Cycle store.	✓
■ 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	✓

Kitchen and appliances

■ Contemporary soft close kitchen units with work surfaces and matching upstands.	✓
■ Electric single oven, electric hob, stainless steel splashback and extractor hood.	✓
■ Integrated dishwasher and washer/dryer. Space only for a fridge/freezer .	✓

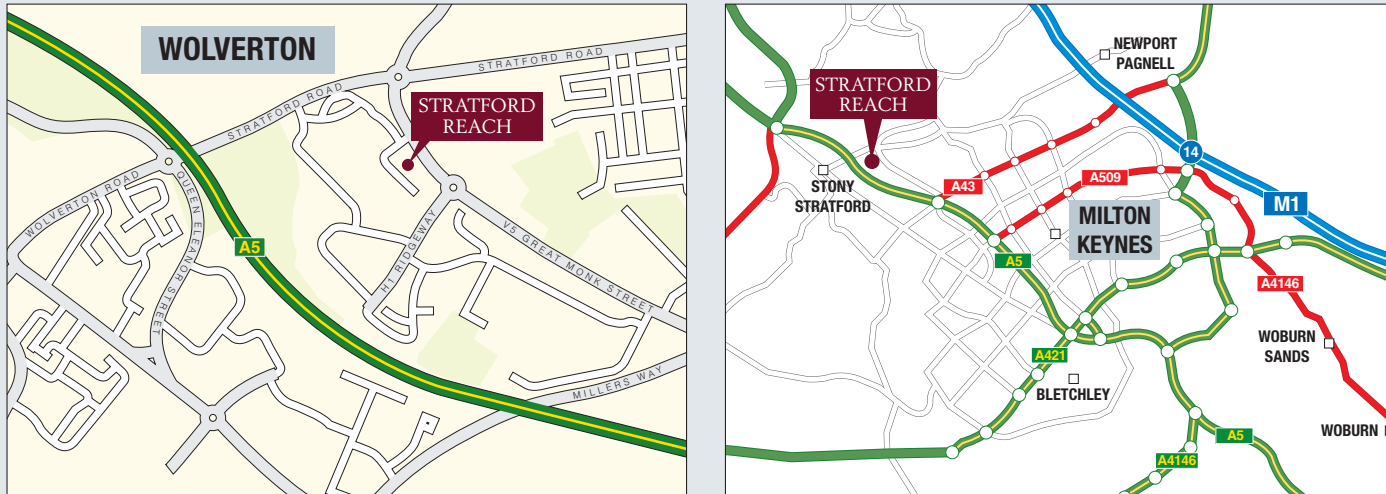
Bathrooms and en-suites

■ Contemporary white Roca sanitaryware with chrome fittings.	✓
■ Porcelenosa ceramic wall tiles.	✓
■ Shaver point and heated towel rails to bathrooms and en-suites.	✓
■ Recessed chrome downlighters to bathrooms and en-suites.	✓

Electrical

■ External light provided to the communal entrance door.	✓
■ Mains operated smoke detectors.	✓
■ Television socket to living room and bedrooms.	✓
■ Telephone socket to living room and master bedroom.	✓
■ Double switched power-points throughout.	✓
■ Communal TV satellite digital and FM system point. Wiring for SkyQ.	✓
■ Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.	✓
■ Un-switched fused spur to be provided for future installation of an alarm.	✓
■ Electric vehicle charging points will be provided to all properties.	✓
■ Photovoltaic panels will be provided to all properties.	✓

Beautiful homes, attractively priced



Abbey New Homes is a subsidiary of Abbey plc whose principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and are taken from other Abbey Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for visiting Stratford Reach. If you require any further information please refer to the site sales representatives who will be happy to help you choose a home of which to be proud.

Stratford Reach, High Park Drive, Wolverton Mill, Milton Keynes MK12 5TT

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