

Heyford Manor

Walton Park





Walton

Walton, historically, was a hamlet that is now a district and civil parish in Milton Keynes.

Walton Park is located about four miles to the south east of Central Milton Keynes and within walking distance of the nearby Simpson Village.

The village name is a common one in England and, in old English language, meant “Village of the Briton” or “Walled Village”.

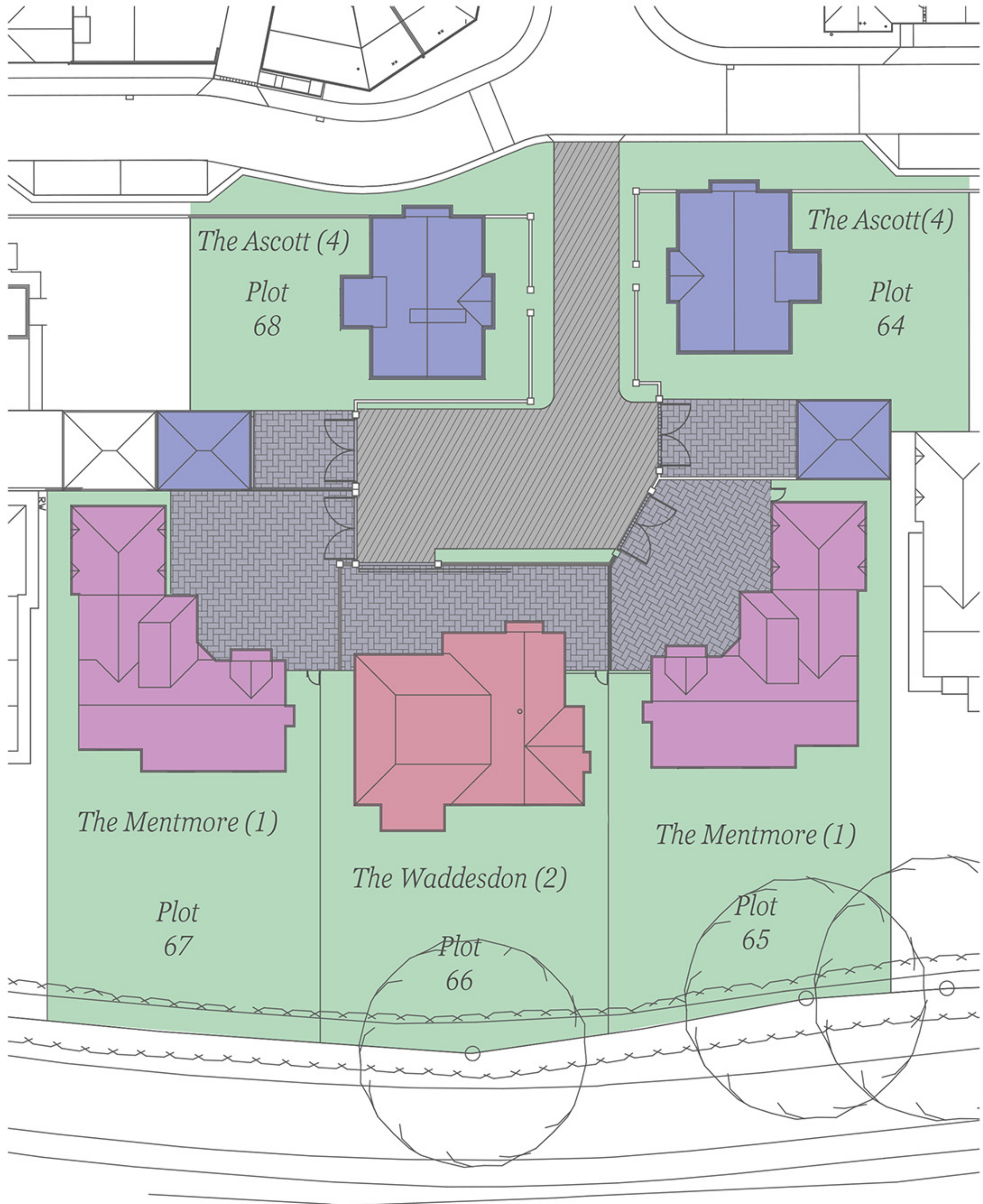
Walton Park has the popular Ouzel Valley Park and River Ouzel to the west – and Caldecotte Lake, with its abundance of activities including water sports, bird watching, outdoor adventures and many children’s activities, just a short walking distance to the south.

It also offers fast and easy access to the nearby villages of The Brickhills i.e. Bow Brickhill, Little Brickhill and Great Brickhill, as well as being close to what are deemed to be two of the best locations in the area – Woburn Sands and Aspley Guise – where excellent facilities are available including tennis, bowls, golf (with courses at Aspley Guise Golf Club and the world famous Woburn Golf and Country Club). Excellent local schooling is also available at Swallowfield Lower School and Fulbrook Middle School.

More extensive shopping and leisure activities are available in nearby Central Milton Keynes.



Site Plan



The Mentmore (Type 1)

Plot 65, 67



An executive 5 bedroom luxury detached home of around 3,900 sq ft that offers modern and flexible living accommodation that includes: Drawing Room • Dining Room • Large Kitchen / Family Area and Utility • Master Bedroom with Dressing Area and En-suite • Guest Bedroom and Bedroom 3 also with En-suite • Double Garage • Home Office • two further spacious bedrooms and bathroom to second floor.

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Ground Floor Plan

Family Room + Kitchen

4.1m x 8.4m / 13'5" x 27'7"

Dining Room

3.7m x 4.4m / 12'2" x 14'5"

Drawing Room

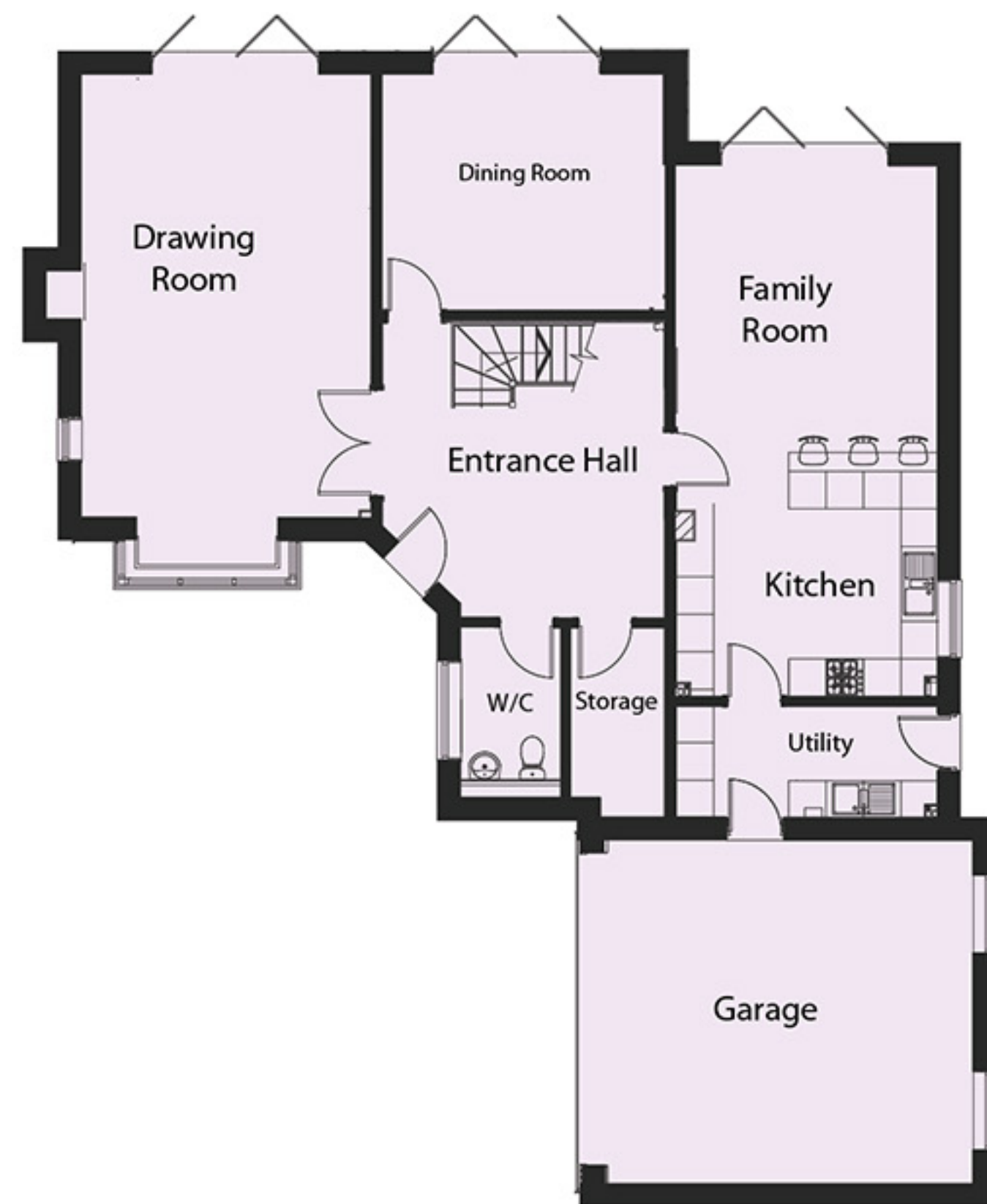
7m x 4.55m / 22'12" x 14'11"

Entrance Hall

4.6m x 4.7m / 15'1" x 15'5"

Utility Room

4.1m x 1.8m / 13'5" x 5'11"



First Floor Plan

Bedroom 1

5.5m x 4.6m / 18'1" x 15'1"

Dressing Room

3.8m x 2.15m / 12'6" x 7'1"

En-suite

3.8m x 2.15m / 12'6" x 7'1"

Bedroom 2

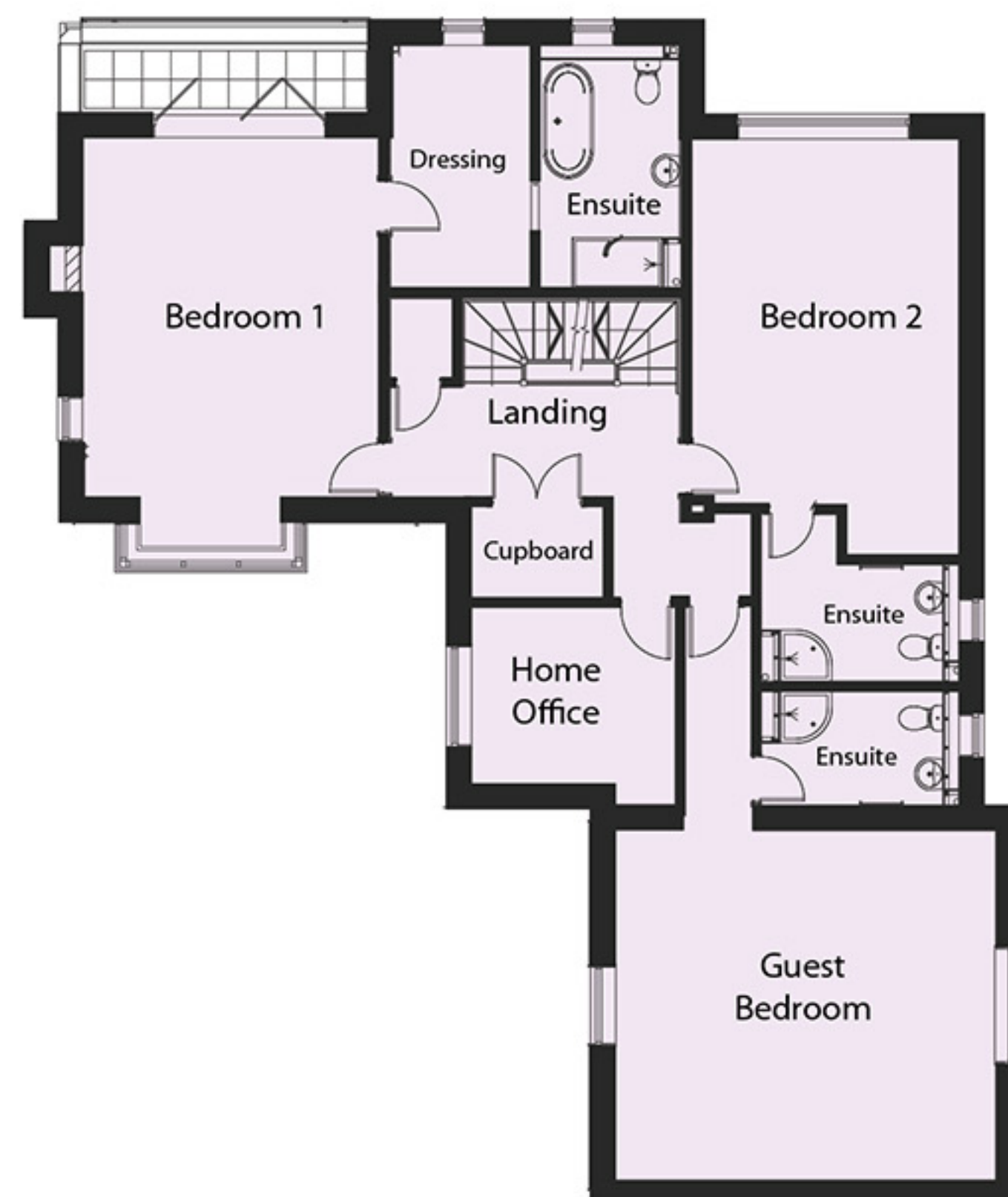
5.6m x 4.1m / 18'4" x 13'5"

Guest Bedroom

5.8m x 5.4m / 19'0" x 17'9"

Home Office

3.15m x 2.8m / 10'4" x 9'2"



Second Floor Plan

Bedroom 4

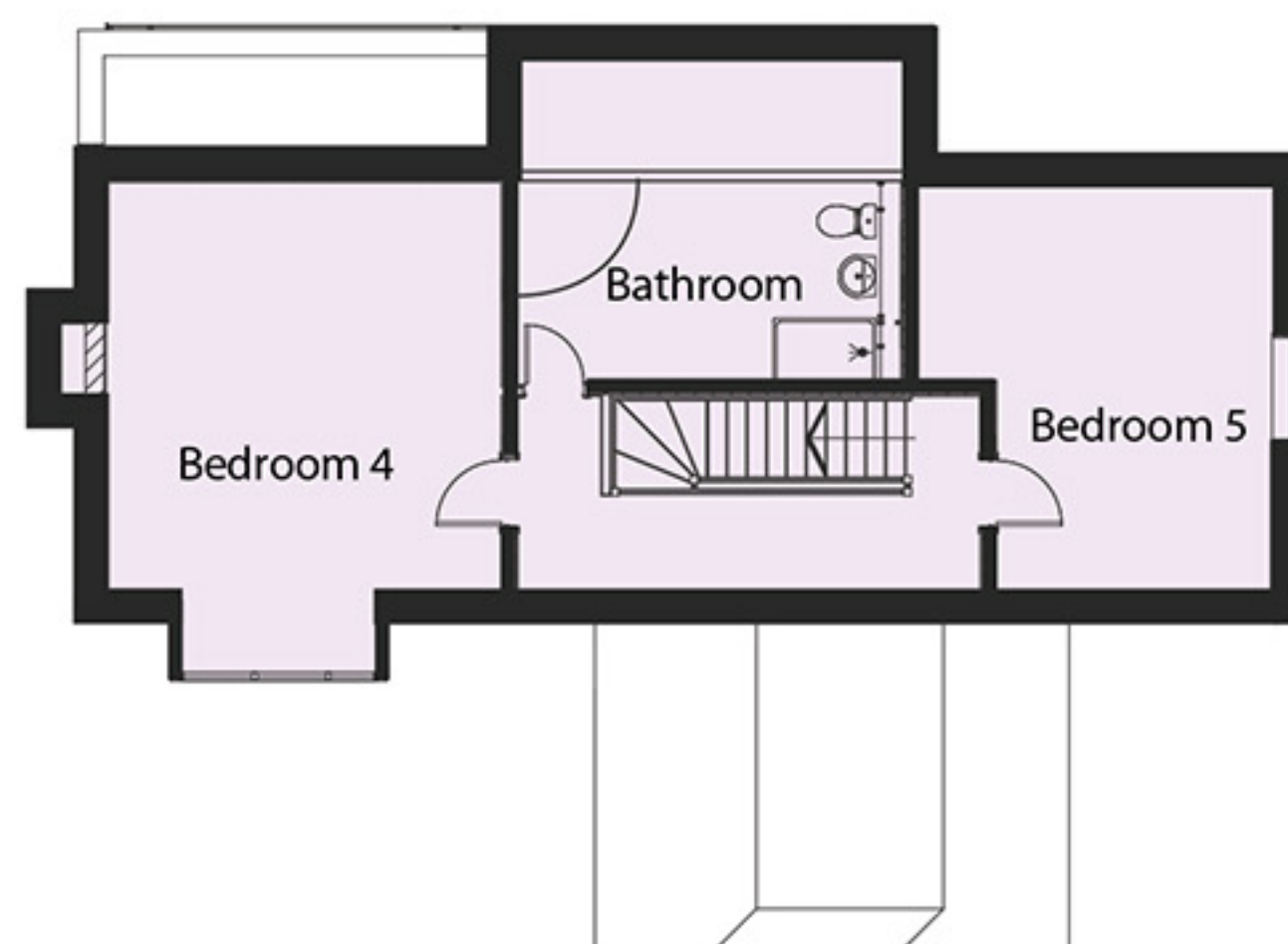
4.85m x 4.55m / 15'11" x 14'11"

Bedroom 5

4.85m x 3.2m / 15'11" x 10'6"

Bathroom

4.4m x 2.3m / 14'5" x 7'7"



Room dimensions are approximate and include maximum measurements

The Waddesdon (Type 2)

Plot 66



A spacious and individually designed 5 bedroom detached family home, almost 3,800 sq ft over three floors that offers excellent internal living accommodation that includes the following: Formal Drawing Room • Open Plan Kitchen / Family Area and Dining Room • Utility • Double Garage • Bedroom 1 with Dressing Room, En-suite and Balcony • Home Office • Guest Bedroom and Bedroom 3, both with En-suite plus two further bedrooms and bathroom.

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Ground Floor Plan

Kitchen

4.1m x 5.15m / 13'5" x 16'11"

Family Room

4.2m x 4m / 13'9" x 13'1"

Drawing Room

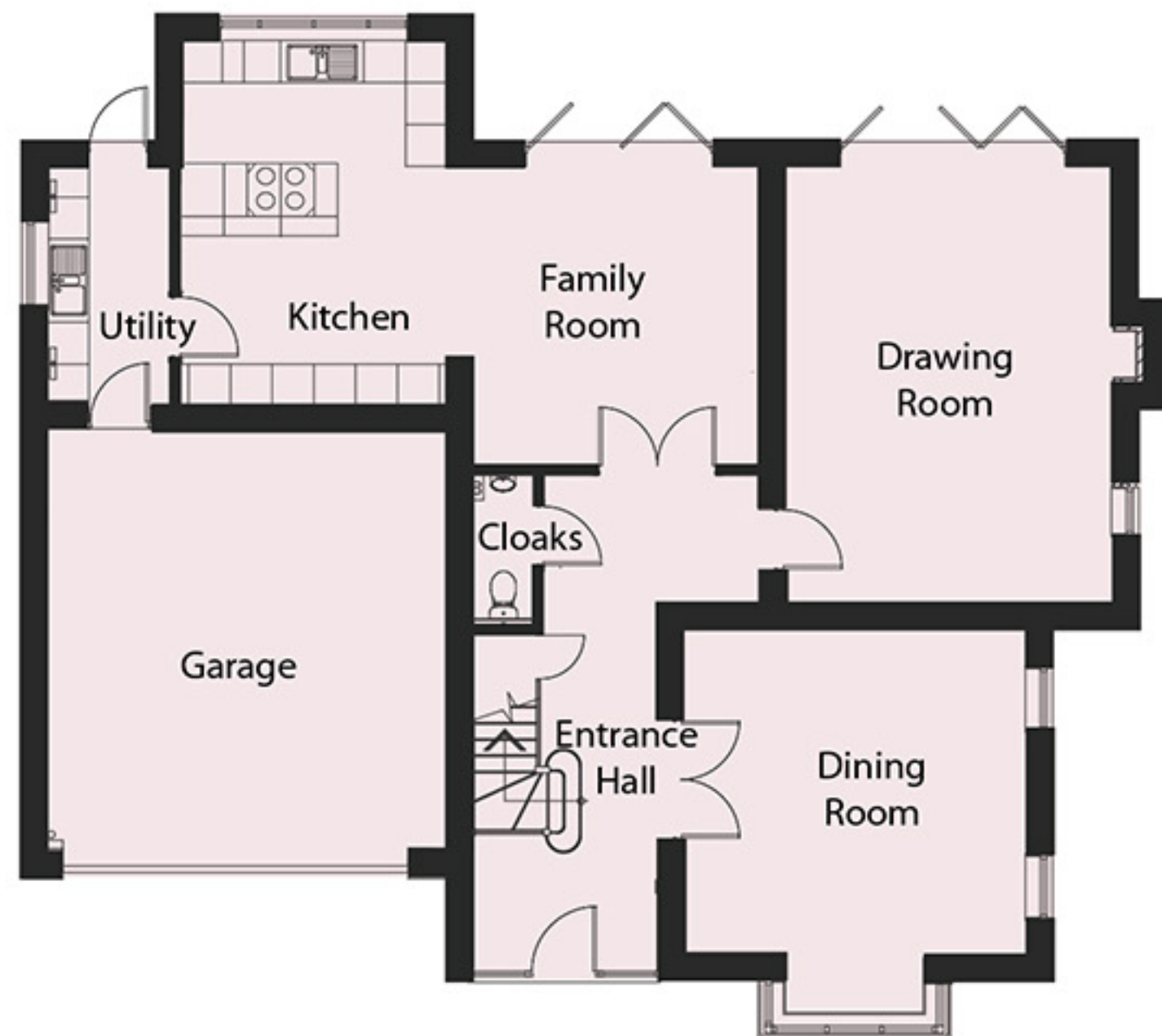
6.2m x 4.65m / 20'4" x 15'3"

Dining Room

4.6m x 4.85m / 15'1" x 15'11"

Utility Room

3.4m x 1.7m / 11'2" x 5'7"



First Floor Plan

Bedroom 1

5.1m x 5.85m / 16'9" x 19'2"

Dressing Room

1.95m x 5.85m / 6'5" x 19'2"

En-suite

2.4m x 5.35m / 7'10" x 17'7"

Guest Bedroom

4.6m x 3.5m / 15'1" x 11'6"

En-Suite

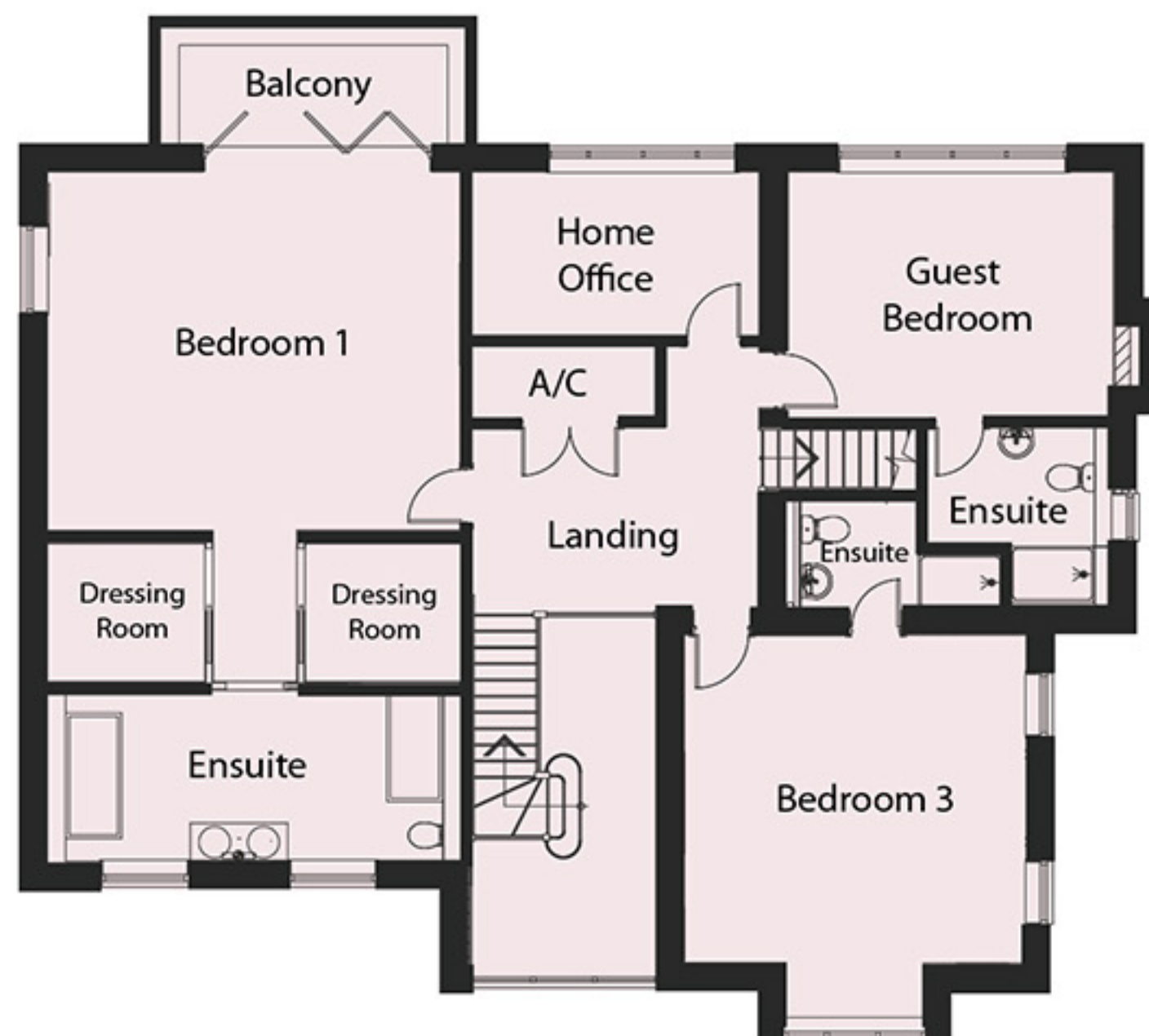
2.7m x 2.6m / 8'10" x 8'6"

Bedroom 3

4.9m x 4.6m / 16'1" x 15'1"

Home Office

4m x 2.35m / 13'1" x 7'9"



Second Floor Plan

Bedroom 4

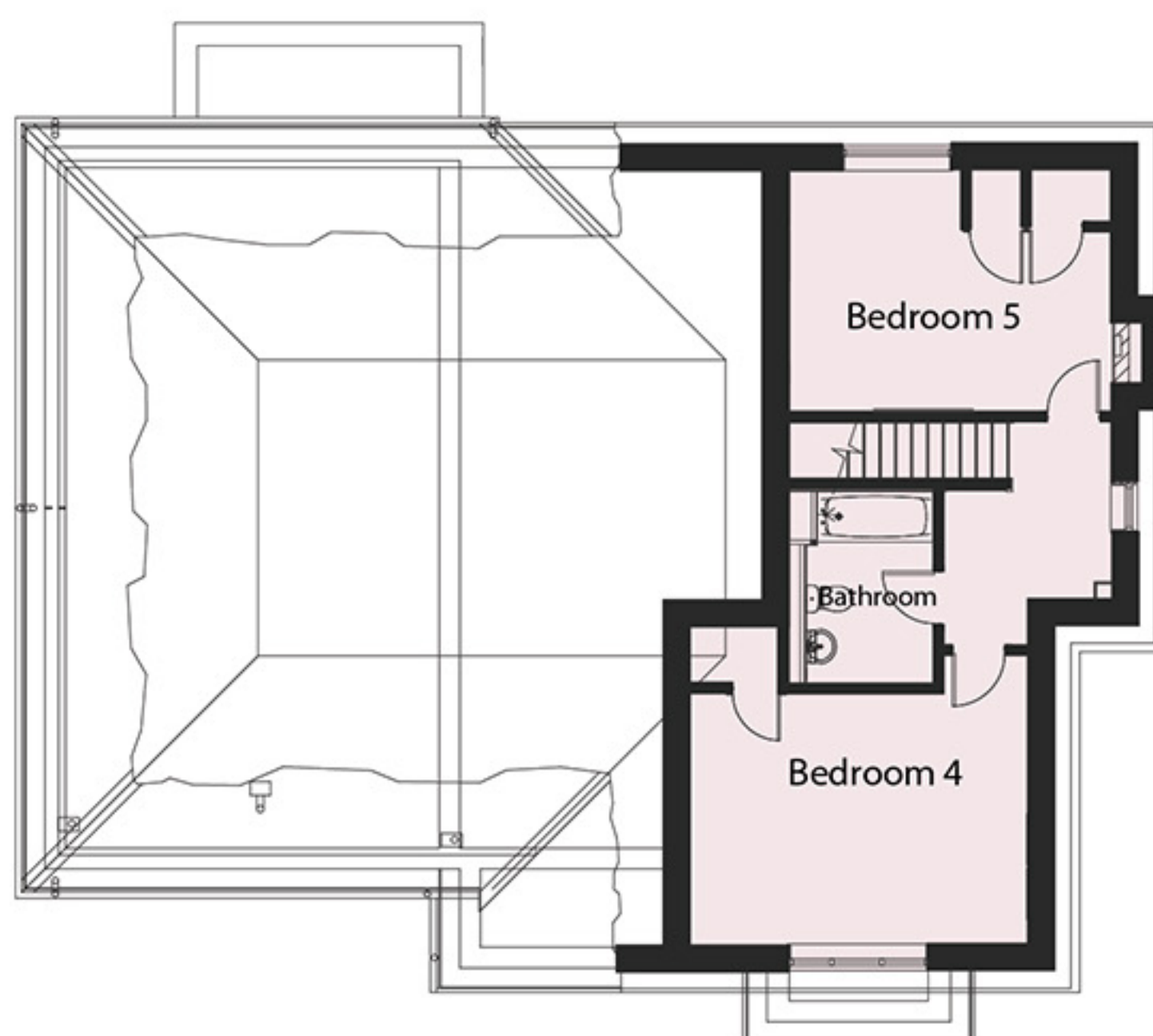
4.9m x 3.6m / 16'1" x 11'10"

Bedroom 5

4.65m x 3.5m / 15'3" x 11'6"

Bathroom

2.8m x 1.85m / 9'2" x 6'1"



Room dimensions are approximate and include maximum measurements

The Ascott (Type 4)

Plot 64, 68



A superb architect designed three storey 5 bedroom detached home of around 2,200 sq ft offering an exciting internal layout and separate detached double garage. The accommodation includes: 23' x 13' Sitting Room • Flexible Open Plan Kitchen / Family / Dining Room • Ground Floor Home Office • Utility • Spacious Master Bedroom with En-suite • Bedroom 2 and 4 with En-suite • Plus two further Double Bedrooms

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Ground Floor Plan

Kitchen

2.6m x 3.4m / 8'6" x 11'2"

Family / Dining Room

2.75m x 4.8m / 9' x 15'9"

Home Office

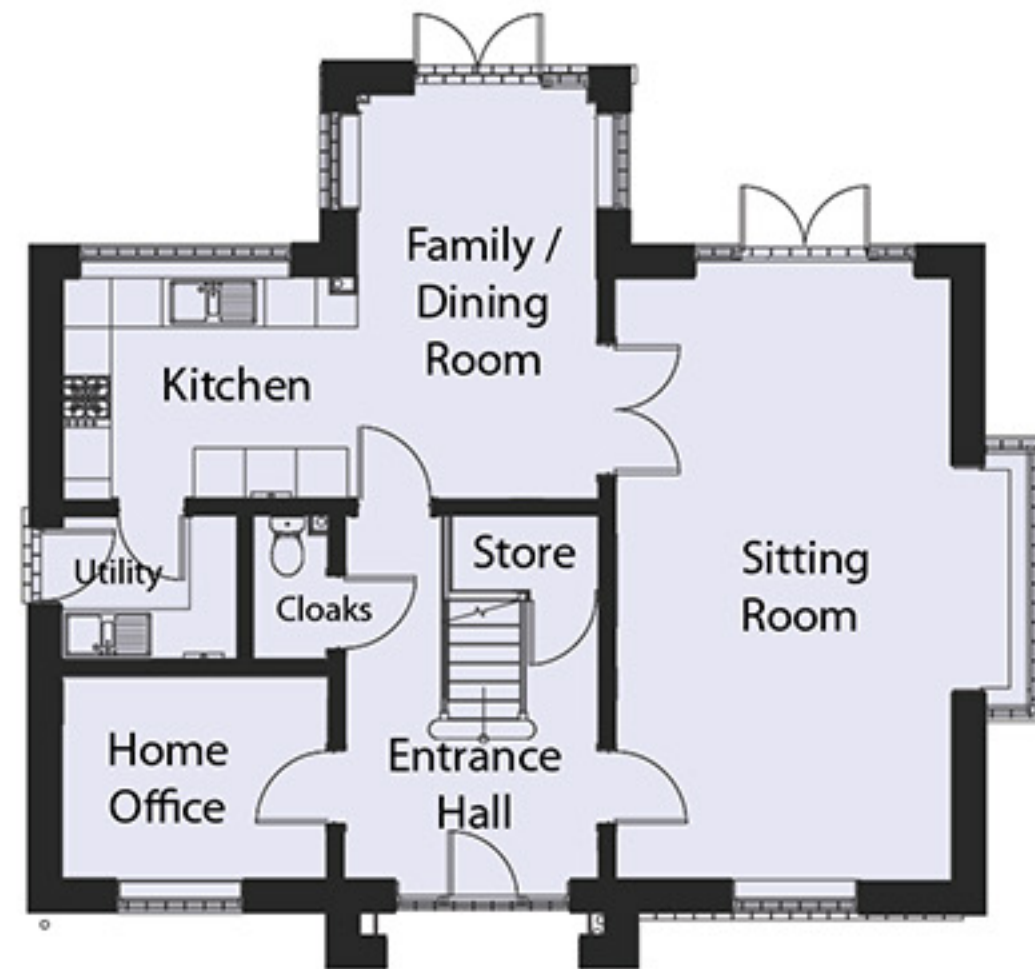
3.2m x 2.4m / 10'6" x 8'

Sitting Room

7m x 3.9m / 22'12" x 12'10"

Utility

2.1m x 1.7m / 6'11" x 5'7"



First Floor Plan

Bedroom 1 (excluding Wardrobe)

4.8m x 4.5m / 15'9" x 14'9"

En-suite

3.3m x 2m / 10'10" x 6'7"

Bedroom 2

3.3m x 3.4m / 10'10" x 11'2"

Bedroom 3

4m x 3.4m / 13'2" x 11'2"

Bathroom

2.65m x 2.8m / 8'8" x 9'2"



Second Floor Plan

Bedroom 4

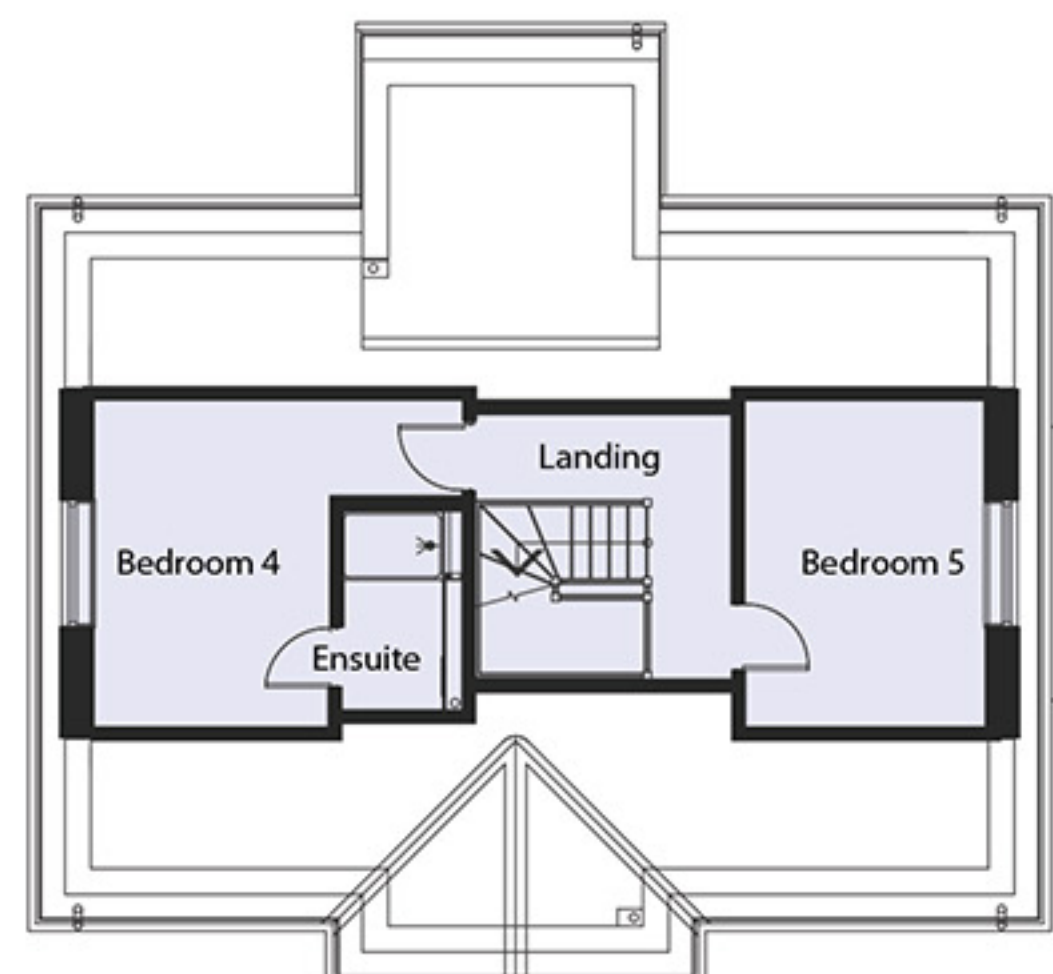
4.2m x 3.8m / 13'9" x 12'6"

En-suite

1.45m x 2.35m / 4'9" x 7'9"

Bedroom 5

2.9m x 3.8m / 9'6" x 12'6"



Specification

General

Gas fired central heating system
PVCU lockable cream windows
Golden Oak front door
Genoa Oak internal doors
Brushed chrome door furniture throughout
Character oak flooring fitted to hallways

Kitchens

Range of quality fully fitted, soft close wall & base units
Silestone worktops and upstands as standard
Stainless steel 1.5 bowl sink units with mixer tap
Built-in Neff Appliances
Down lighters and pelmet lighting
Ceramic floor tiles
Underfloor heating to Kitchen/Family rooms

Bathrooms & En-suites

Villeroy and Boch contemporary white sanitary ware
Whirlpool Bath to master Ensuite (house types 1 and 2)
Ceramic tiles to floors
Down lighters
Chrome heated towel radiators
Grohe shower valves and Roman enclosures

Electrical

TV/BT and Data points to lounge, family room/kitchen and all bedrooms
External light fittings with PIR detectors to front and rear entrances
Mains operated smoke detectors
Wireless alarm system

External

Automated garage door
Automated timber gates
Fully enclosed rear gardens with 1.8 mtr fencing
Paved patio areas and pathways
Turfed rear gardens + planted frontages
Outside taps



Developer

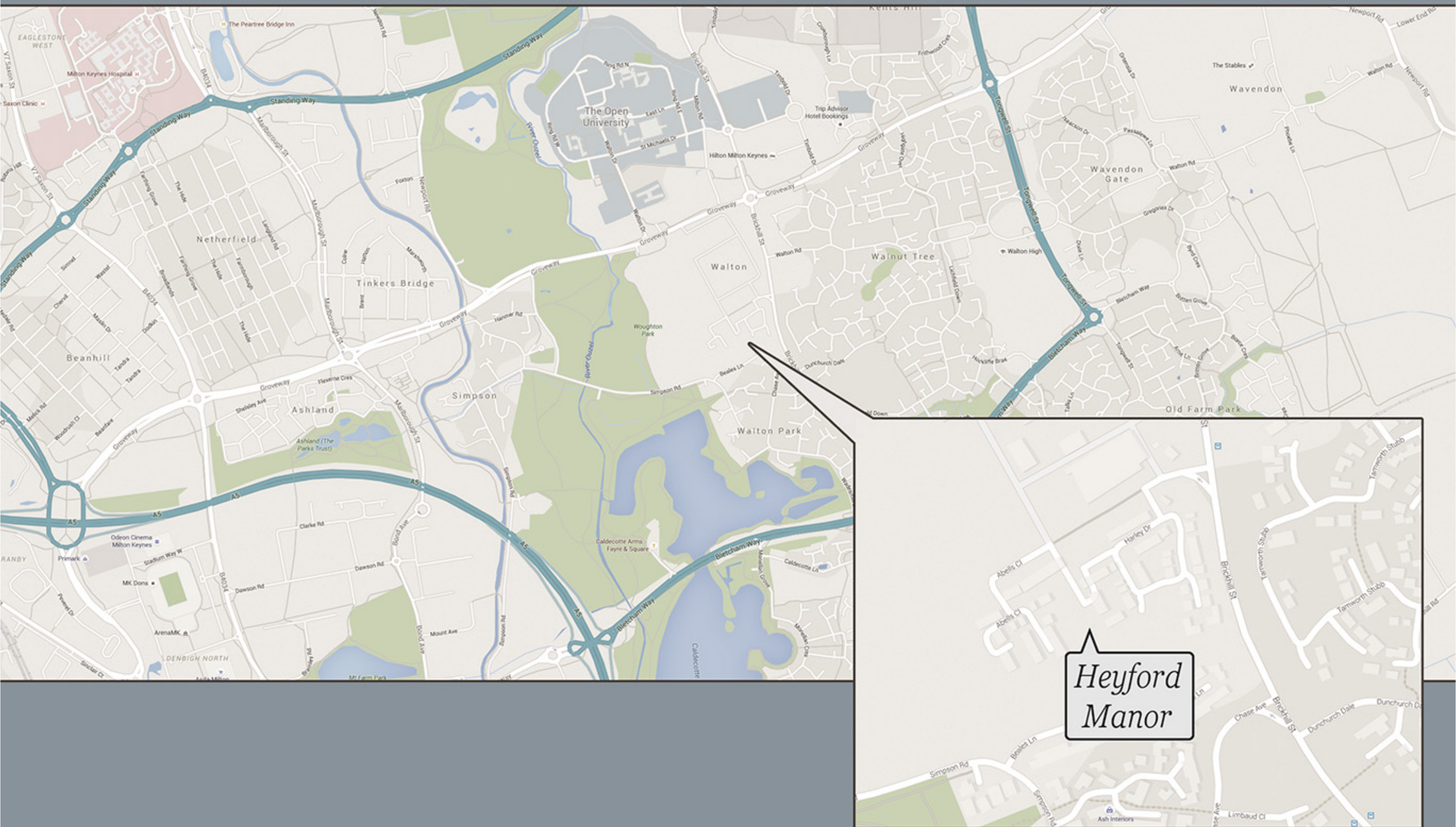


"At Heyford Homes we pride ourselves on the quality and flexibility of the properties we build and of the service we provide to our customers. We are striving to create homes that people aspire to, using the finest materials, quality brand names and unrivalled specification. I believe our focus on quality above quantity and approach to accommodating buyers' needs set us apart from other developers"

Roger Smith
Managing Director



Location



Selling agents

Elevation New Homes, Beechwood House, 9 Whittle Court, Knowlhill, Milton Keynes, MK5 8FT

tel: 01908 231800 email: mail@elevationnewhomes.com
elevationstateagents.com

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