



QUEEN ELEANOR PLACE
WHITEHOUSE



PHASE FOUR

QUEEN ELEANOR PLACE, WHITEHOUSE, MILTON KEYNES MK8 1AJ

Beautiful homes, attractively priced



WELCOME TO QUEEN ELEANOR PLACE, WHITEHOUSE, MILTON KEYNES



Campbell Park

THIS LATEST COLLECTION OF 2, 3 & 4 BEDROOM HOMES REPRESENTS AN



the centre:mk

Whitehouse enjoys a prime location off Watling Street, approximately midway between the city centre and charming Stony Stratford, the ancient coaching town known as the 'The Jewel of Milton Keynes'. The development, on former farmland, is about three miles from each. The station, schools, major stores and much more in Milton Keynes are within easy reach - as are the smaller independent shops, farmers' market and other attractions of Stony Stratford.

Open green spaces and provision for local amenities are integral to the planning of Whitehouse, and our development reflects this in offering a great choice of house styles and plots in pleasing settings.



Exscape complex



EXCITING STAGE IN THE FURTHER GROWTH OF UNIQUE MILTON KEYNES

A vibrant and diverse city set in the beautiful Buckinghamshire countryside, Milton Keynes provides excellent choices for everyone, from the culture buff to the sports enthusiast, the youngest pupil to the 'lifelong learner', the serious fashion shopaholic to the convenience shopper, the commuter to the local employee.

For the commuter, Milton Keynes Central station offers an approximate one-hour journey to London Euston, Birmingham New Street in similar time, and regular services to other key destinations. Alternatively, the M1 (Junctions 13 and 14) is just a few miles away, for easy access to the nationwide motorway network. Luton Airport is about 30 minutes away by car, and

both Birmingham International and Heathrow airports are each just under an hour away. Milton Keynes has a purpose-built network of cycle and pedestrian pathways called 'redways', which allow safe, fast transit across the city.

An educated choice

Milton Keynes boasts good schools and colleges, reflecting the employment opportunities in the area and nationally.

Immediately next to our development is Whitehouse Primary School while others nearby include The Queen Eleanor (infants), Ashbrook School (infants), Two Mile Ash (middle school), and for over 11s, Denby School and Hazeley Academy. For further and adult education, the options include Milton Keynes College,

Cranfield University, and University Centre Milton Keynes, a well-resourced city centre hub for higher education. Milton Keynes is also home to the Open University, which offers numerous courses.

The shoppers' paradise

More than 400 shops in the city centre alone, the biggest Asda in Europe, one of the largest IKEA stores in the UK, undercover shopping areas, the best-known High Street names, generous free parking ... what's not to like?

The main retail destinations are thecentre:mk (including John Lewis and House of Fraser), intu Milton Keynes, the Xscape complex, and the MK1 Shopping and Leisure Park. All the desirable brand names, together with popular eateries such as Nando's and Carluccio's, with Zizzi, Bella Italia and others to be found in the Theatre District and The Hub. In total, there are 350-plus eateries. You can even enjoy traditional open-air markets in the city centre, while the surrounding towns and villages have farmers' markets, independent food shops, antique stores and tea rooms.



MILTON KEYNES, NOW ONE OF THE MOST DYNAMIC REGIONS IN THE COUNTRY



The Winter Garden

Stimulation, inspiration ... or tranquility

In excess of 5,000 acres of parkland, rivers, lakes and woodlands justify Milton Keynes' 'city in the country' claim. Not to mention the Grand Union Canal winding through its very heart. Hire a boat, lunch at a canal side pub, attend an outdoor event in Campbell Park, try new activities at Experience the Country, set on an 800 acre country estate, or chill out among Buddhist monks and wild birds at Willen Lake, with its stunning Peace Pagoda.

The fast-growing 'after eight' culture of this pulsating city is driven by The National Bowl (a premier outdoor live music venue), two multi-screen cinemas, a theatre hosting high-profile touring shows, the city orchestra, a lively comedy scene, and



Willen Lake

the largest casino outside London.

Bigger and better also applies to several of Milton Keynes' sports amenities, which include the home of MK Dons - a 30,000 all-seater football stadium, Planet Ice Arena for public skating and more, the Xscape complex for skiing, snowboarding and tobogganing on real snow, Europe's first indoor trampoline centre, the National Badminton Centre, and a state-of-the-art indoor golf centre. Not far away is the famous Silverstone circuit.

Other local attractions include Bletchley Park, home of the WW2 code-breakers and the National Museum of Computing, Gulliver's Land theme park, Woburn Abbey and Stowe Landscape Gardens.












MK Dons football stadium



Peace Pagoda

the Site Plan

-  The Fitzroy 4 bedroom townhouse
-  The Middleton 4 bedroom house
-  The Balfour 3 bedroom townhouse
-  The Carmack A 3 bedroom townhouse
-  The Carmack 3 bedroom townhouse
-  The Usher 3 bedroom house
-  The Rushton 3 bedroom house
-  The Wilton 2 bedroom house
-  Affordable homes
- BCP** Bin collection point
- CP** Car port



Please Note: This site plan is indicative only and is subject to change.

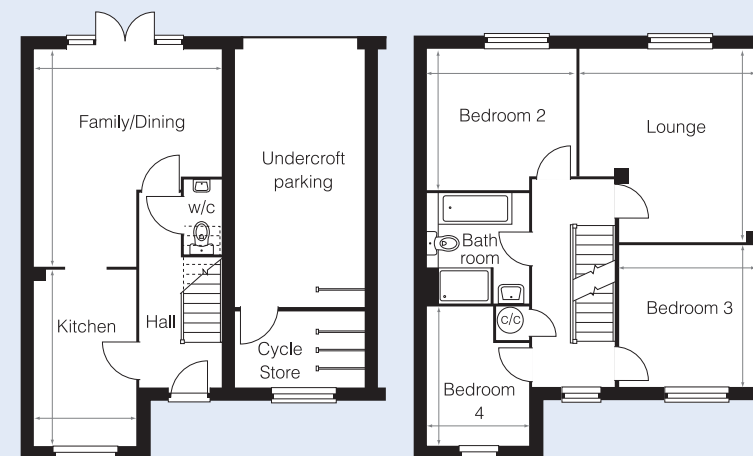
the Fitzroy

a 4 bedroom townhouse with master bedroom suite and undercroft parking

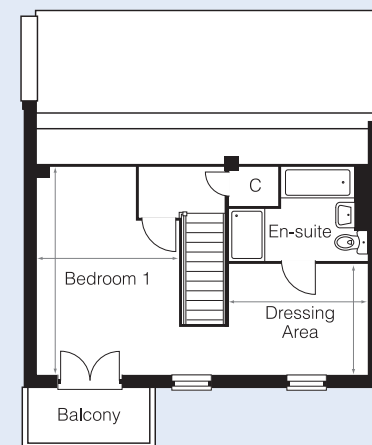
(plots 6 & 7 - type X3)



Typical phase 3 Fitzroy illustrated



Plot 6 is handed



Ground Floor

Family/Dining Room 16'4" x 14'1" (4991 x 4300 mm)
Kitchen 13'3" x 7'8" (4050 x 2340 mm)

First Floor

Lounge 14'6" x 13'5" (4432 x 4093 mm)
Bedroom 2 11'3" x 10'7" (3430 x 3230 mm)
Bedroom 3 10'7" x 10'4" (3235 x 3153 mm)
Bedroom 4 10'5" x 7'8" (3192 x 2340 mm)

Second Floor

Bedroom 1 15'8" x 10'8" (4782 x 3260 mm)
Dressing Area 10'4" x 8'3" (3153 x 2532 mm)

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the Middleton

a 4 bedroom house with en-suite and undercroft parking

(plots 31 & 32 - type X2 & X2b)



Plots 201 & 202 on phase 1 illustrated



Ground Floor

Lounge/Dining (plot 32)	17'1" x 14'7" (5207 x 4450 mm)
Lounge/Dining (plot 31)	13'0" x 14'7" (3980 x 4450 mm)
Kitchen	12'7" x 8'8" (3835 x 2643 mm)

First Floor

Bedroom 1	13'6" x 11'4" (4132 x 3465 mm)
Bedroom 2	12'11" x 9'6" (3940 x 2910 mm)
Bedroom 3	12'3" x 9'6" (3733 x 2910 mm)
Bedroom 4	10'7" x 8'1" (3223 x 2482 mm)

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the Balfour

a 3 double bedroom townhouse with kitchen/diner and garage or car port

(plots 1, 2, 12, 25, & 30 - type P1, P1A & P2)



Plot 203 on phase 1 illustrated



Plots 12 & 25 are handed.

Plots 1 & 25 have a differing window and door arrangement as shown.

Plots 2 & 12 have a different second floor arrangement as shown.

Ground Floor

Lounge 15'1" x 13'1" (4600 x 3997 mm)
Kitchen/Dining 13'9" x 12'5" (4195 x 3785 mm)

First Floor

Bedroom 2 15'1" x 10'1" (4600 x 3092 mm)
Bedroom 3 16'8" x 9'9" (5100 x 2985 mm)

Second Floor

Bedroom 1 (plots 1, 25, & 30) 16'8" x 13'1" (5100 x 4010 mm)
Bedroom 1 (plots 2 & 12) 16'11" x 13'1" (5160 x 4010 mm)

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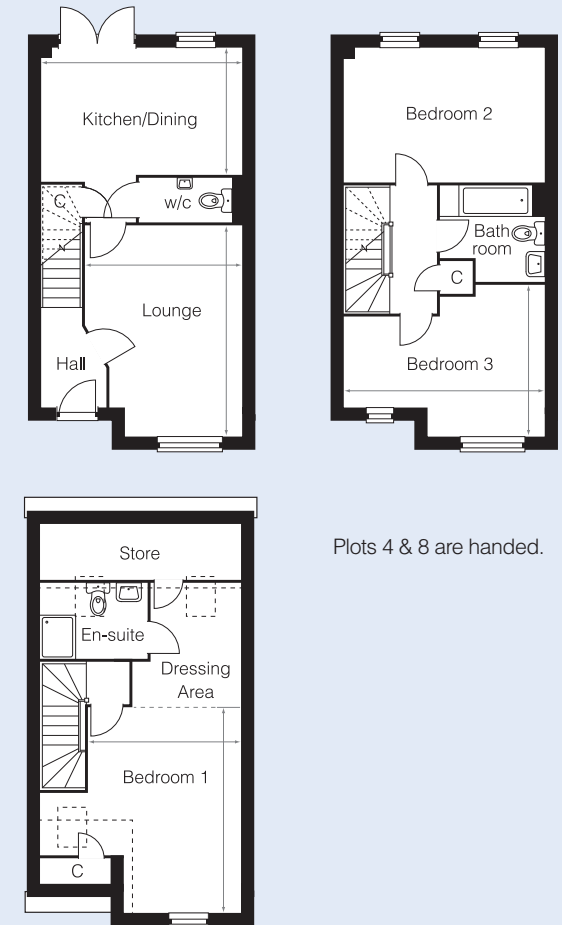
the Carmack A

a 3 bedroom townhouse with en-suite, dressing area and car port

(plots 4, 5, 8 & 9 - type L4)



Plots 206 & 207 on phase 1 illustrated



Ground Floor

Kitchen/Dining 15'1" x 9'10" (4600 x 3000 mm)
Lounge 15'7" x 11'9" (4767 x 3590 mm)

First Floor

Bedroom 2 15'1" x 10'1" (4600 x 3087 mm)
Bedroom 3 15'1" x 11'5" (4600 x 3480 mm)

Second Floor

Bedroom 1 15'6" x 11'5" (4730 x 3485 mm)
Dressing Area* 9'0" x 6'9" (2758 x 2060 mm)

* Dimension taken to 1500 (4'11") ceiling line.

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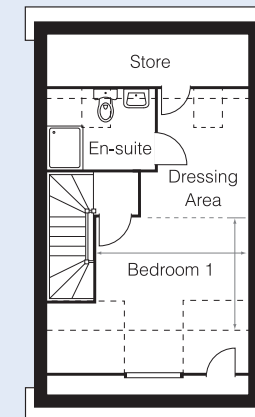
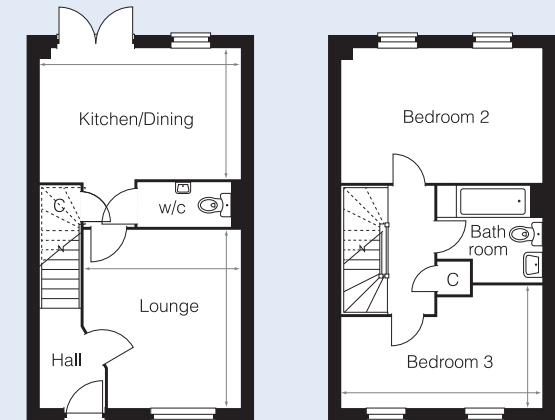
the Carmack

a 3 bedroom townhouse with master bedroom suite and allocated parking

(plots 3, 10 & 11 - type L3)



Plots 10 & 11 illustrated



Plot 11 is handed.

Ground Floor

Kitchen/Dining 15'1" x 9'10" (4600 x 3000 mm)
Lounge 13'5" x 11'9" (4092 x 3590 mm)

First Floor

Bedroom 2 15'1" x 10'1" (4600 x 3087 mm)
Bedroom 3 15'1" x 9'2" (4600 x 2805 mm)

Second Floor

Bedroom 1* 11'5" x 8'6" (3485 x 2602 mm)
Dressing Area* 9'0" x 6'9" (2758 x 2060 mm)

* Dimension taken to 1500 (4'11") ceiling line.

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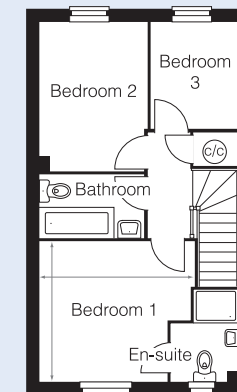
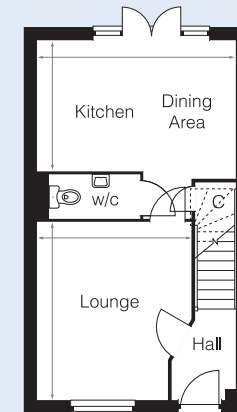
the Usher

a 3 bedroom house with en-suite and car port

(plots 28, 29, 33 & 34 - type C4)



Plots 28 & 29 illustrated.



Plots 29 & 34 are handed.

Ground Floor

Lounge 13'5" x 11'7" (4092 x 3541 mm)
Kitchen/Dining Area 14'11" x 9'10" (4548 x 3000 mm)

First Floor

Bedroom 1 11'8" x 10'7" (3563 x 3223 mm)
Bedroom 2 11'3" x 8'1" (3426 x 2475 mm)
Bedroom 3 8'0" x 6'6" (2448 x 1993 mm)

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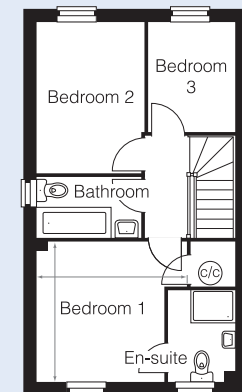
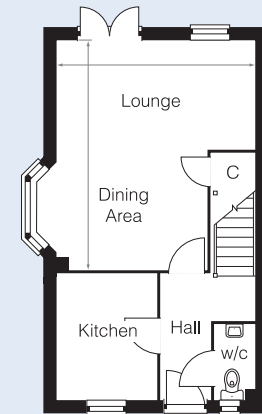
the Rushton

a 3 bedroom house with en-suite and allocated parking

(plot 24 - type C1b)



Plot 24 illustrated



Ground Floor

Lounge/Dining Area 17'4" x 14'11" (5287 x 4548 mm)

Kitchen 9'6" x 7'6" (2905 x 2300 mm)

First Floor

Bedroom 1 11'4" x 10'7" (3458 x 3223 mm)

Bedroom 2 11'4" x 8'1" (3758 x 2475 mm)

Bedroom 3 8'3" x 6'6" (2523 x 1993 mm)

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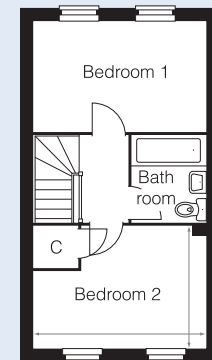
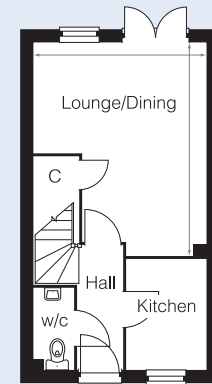
the Wilton

a 2 bedroom house with car port or garage

(plots 26 & 27 - type B)



Plots 26 & 27 illustrated



Plot 26 is handed.

Ground Floor

Lounge/Dining Area 16'1" x 12'11" (4910 x 3950 mm)

Kitchen 8'3" x 5'11" (2537 x 1825 mm)

First Floor

Bedroom 1 12'11" x 8'4" (3950 x 2535 mm)

Bedroom 2 12'11" x 9'2" (3950 x 2811 mm)

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the Specification



The 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 for details. All homes are offered with an N.H.B.C. 10 year warranty.

these items are included as standard in your new home

General

- Steel weather beater front entrance door painted black with chrome ironmongery and Flemish obscure glass.
- Car port, undercroft parking or allocated parking (as applicable to individual property).
- White panelled internal doors with chrome ironmongery.
- Gas fired central heating.
- Pressurised water system.
- White emulsion to walls. All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- White or grey PVC-u double-glazed windows and French doors where applicable.
- External water tap.
- Turfed front gardens which may be planted dependent on planning requirements with rear gardens graded and rotovated only.

- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high larch lap panels.
- Trimetals bicycle box to be provided to all houses with the exception of the Fitzroy housetype as this property has an integrated cycle store.

Kitchen

- A range of contemporary kitchen units with complimentary work surfaces to choose from.
- A choice of upstands to match work surfaces.
- Double fan assisted electric oven.
- Integrated dishwasher, washing machine and fridge/freezer.
- Gas hob and chimney hood.
- Stainless steel splashback.

Cloakrooms, Bathrooms and En-suites

- Contemporary white sanitaryware with chrome fittings.
- All en-suites and bathrooms to be provided with a shaver point.

- A choice of ceramic wall tiles.
- Recessed chrome downlighters to bathrooms and en-suites.
- Heated towel rails to bathrooms and en-suites.

Electrical

- Mains operated smoke detectors.
- Telephone socket to living room and master bedroom.
- Television socket to living room and master bedroom.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- All BT sockets will be a combined telephone and RJ45 socket with CAT6 cabling providing 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 alarm.
- Carbon Monoxide detector 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 not taken from 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 Queen Eleanor Place Phase 4. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.



www.abbeynewhomes.co.uk

Queen Eleanor Place Phase 4, Milton Keynes MK8 1AJ

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