



MEADOWS BROOK
STOKE HAMMOND

PROOF



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Meadows Brook is an exclusive development offering a collection of 13 detached houses situated within the picturesque Buckinghamshire village of Stoke Hammond.

Properties range from 3 to 5 bedroom homes offering contemporary living within an idyllic village location. Less than 10 miles away you'll find the vibrant shops and leisure facilities of central Milton Keynes. Whether it's a night out at the theatre, or a more adrenaline fuelled pastime (the snow dome maybe more your scene), it's all on your doorstep!

Stoke Hammond is an attractive village within the Aylesbury Vale District which was first recorded in the Domesday book of 1086. The Grand Union Canal passes close to this village which belongs to the group of 51 Thankful villages who celebrated all of its serving men returning safely home from the first world war.



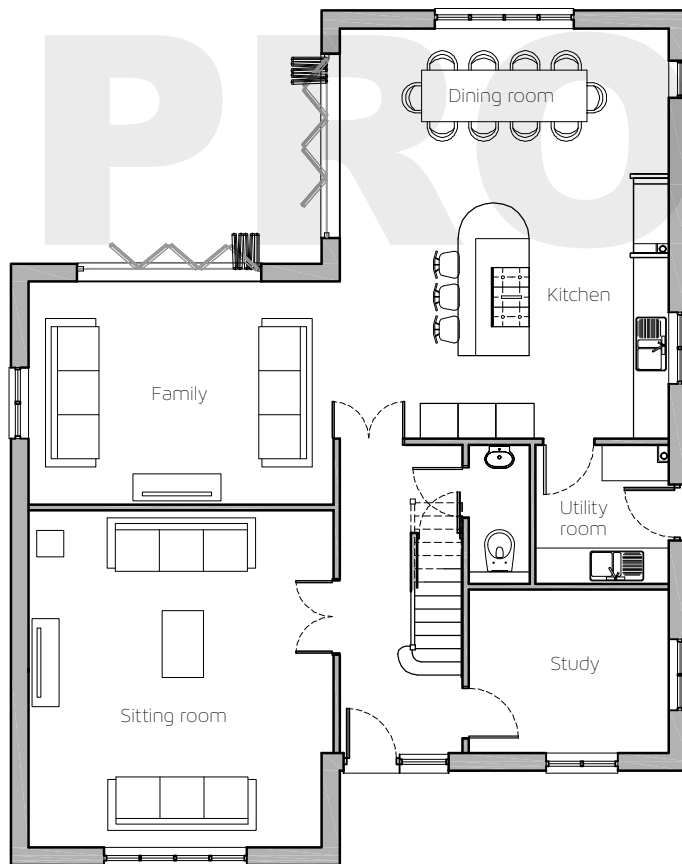
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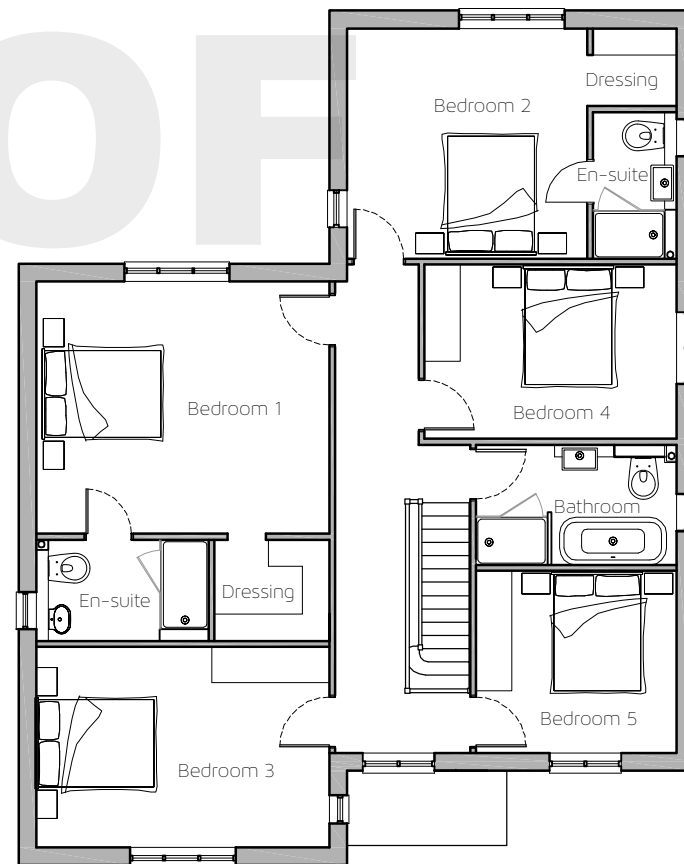
Plot 1

The impressive Stockgrove is a 5 bedroom, 3 bathroom detached property, comprising 2,500 sq ft of accommodation. The large open plan kitchen/dining/family area has been designed to be the hub of the home with bifold doors opening to the patio. There are two additional downstairs reception rooms and a block paved driveway for 4 vehicles leading to a detached double garage. It also boasts a garden with stunning views of open countryside.



Ground Floor Plan

Sitting room: 5.7m x 5m 18'8" x 16'5"	Family: 5.1m x 3.6m 16'5" x 11'10"	Kitchen diner: 7m x 6.3m 23'0" x 20'8"	Study: 3.4m x 2.6m 11'2" x 8'6"
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First Floor Plan

Bedroom 1: 4.9m x 4.4m 16'1" x 14'5"	Bedroom 2: 4m x 4m 13'1" x 13'1"	Bedroom 3: 4.9m x 3.4m 16'1" x 11'2"	Bedroom 4: 4.3m x 2.7m 14'1" x 8'10"	Bedroom 5: 3.4m x 3m 11'2" x 9'10"
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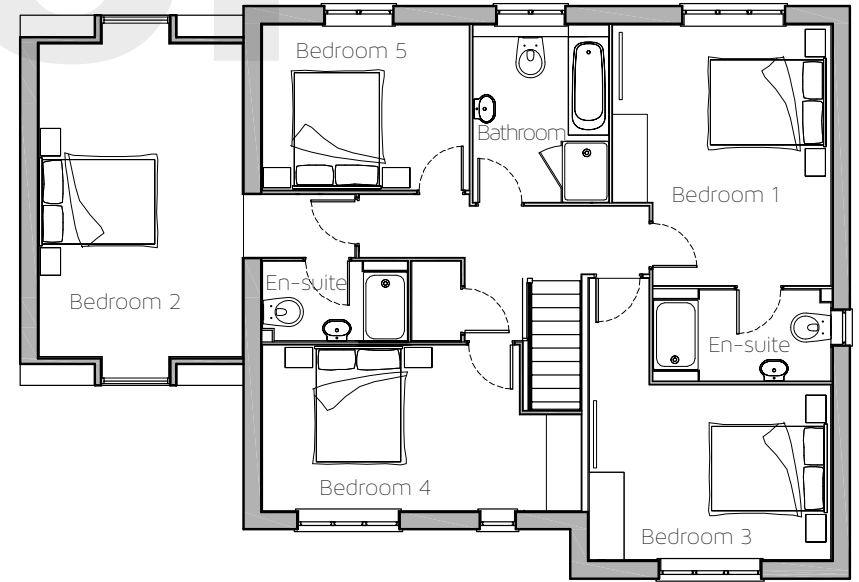
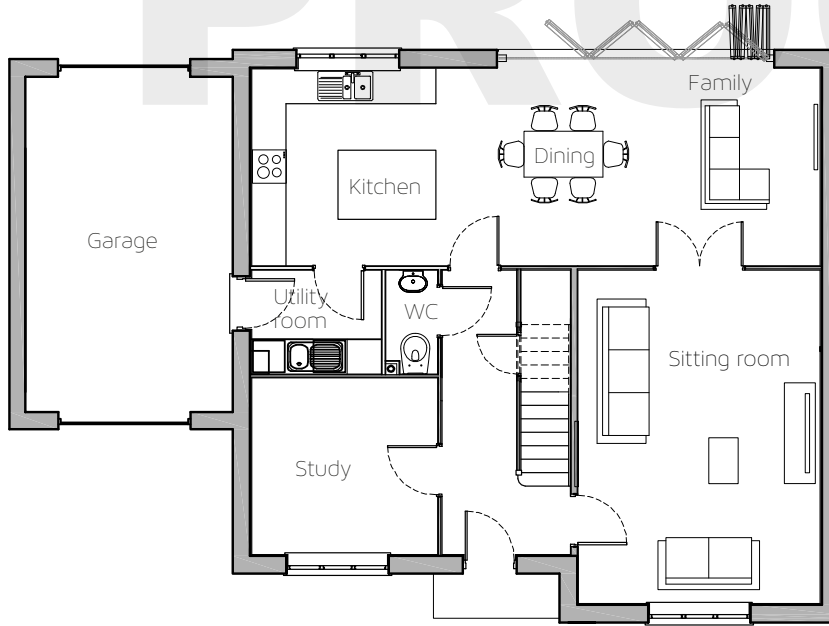
THE STOCKGROVE



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Plot 5

The Woburn is a luxuriously appointed 5 bedroom detached home with a stunning open plan kitchen/dining/family space, with bifold doors leading to the garden area. There are 3 bathrooms to the first floor and downstairs boasts a separate study and sitting room. There is a large paved driveway leading to a single garage, with a garden to the rear boasting stunning views to open countryside.



Ground Floor Plan

Sitting room:	Family/dining/kitchen:	Study:
5.9m x 4.2m	9.9m x 3.3m	3.3m x 3m
19'4" x 13'9"	32'6" x 10'10"	10'10" x 9'10"

First Floor Plan

Bedroom 1:	Bedroom 2:	Bedroom 3:	Bedroom 4:	Bedroom 5:
4.4m x 3.8m	5.2m x 3.6m	3.1m x 3m	5.5m (max) x 2.6m	3.3m x 3.1m
14'5" x 12'6"	17'1" x 11'10"	10'2" x 9'10"	18'1" x 8'6"	10'10" x 10'2"

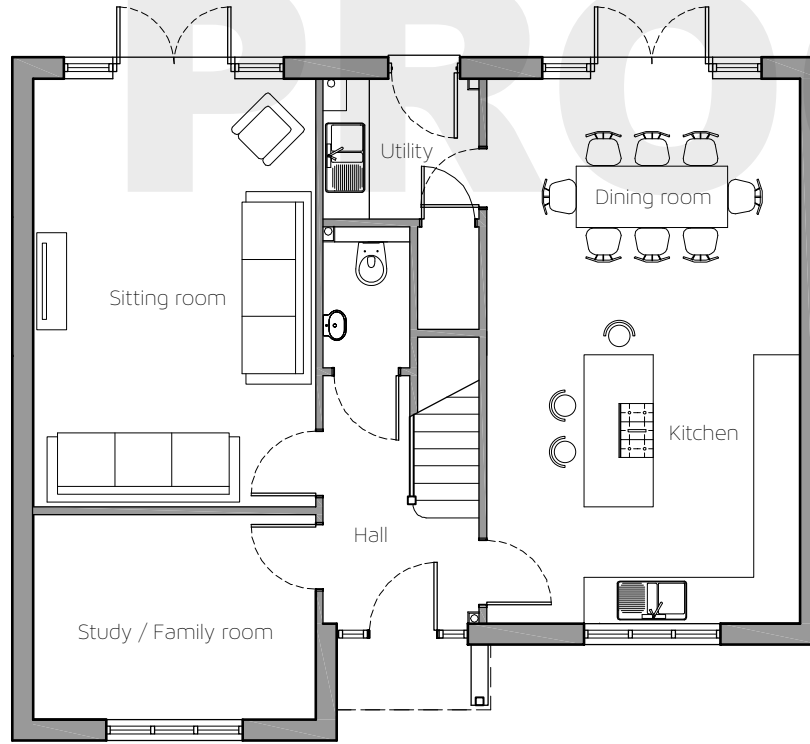
THE WOBURN

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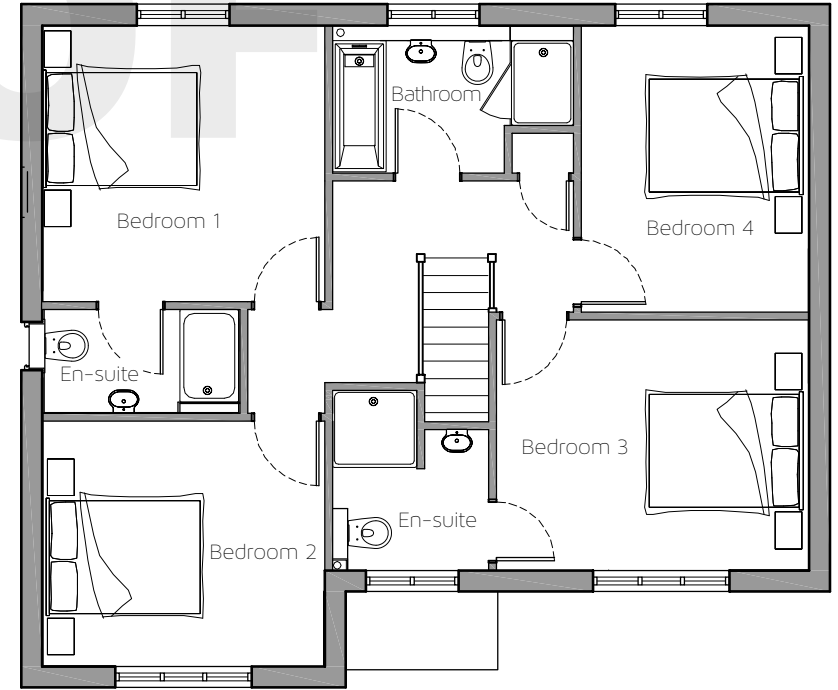
Plots 3 & 7

The Mentmore is a superior example of a well designed home that's ideally suited to modern living. Its open plan kitchen/diner with island section is perfect for entertaining, french doors lead out to the garden from both the dining area and sitting room. There is a spacious study/playroom and the first floor comprises 4 bedrooms and 3 bathrooms. Outside boasts a block paviour driveway leading to a detached double garage. (except plot 7, single garage)



Ground Floor Plan

Sitting room:	Dining/kitchen:	Study:
5.5m x 3.7m	7.1m x 3.8m	3.7m x 2.8m
18'1" x 12'2"	23'4" x 12'6"	12'2" x 9'2"



First Floor Plan

Bedroom 1:	Bedroom 2:	Bedroom 3:	Bedroom 4:
3.7m x 3.6m	3.9m x 3.1m	3.7m x 2.9m	3.8m x 2.8m
12'2" x 11'10"	12'10" x 10'2"	12'2" x 9'6"	12'6" x 9'2"

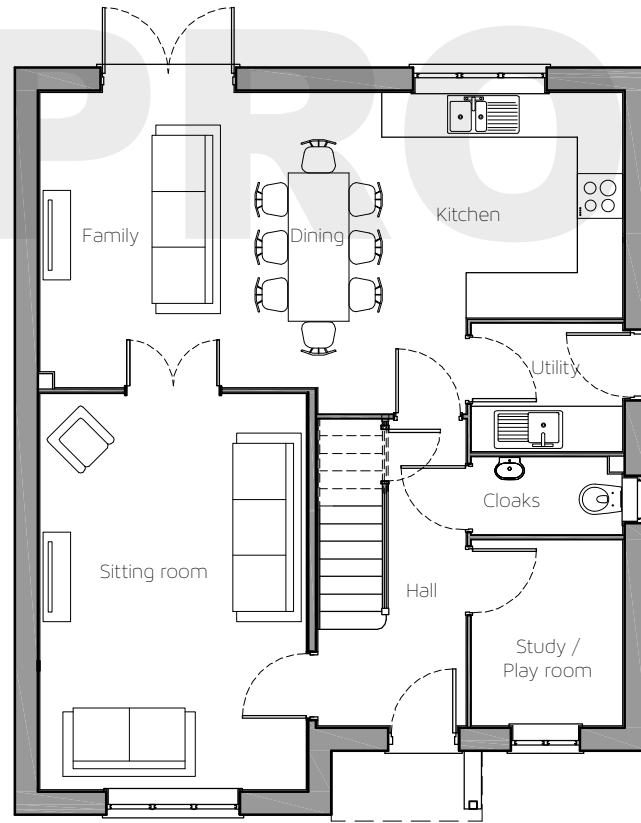
THE MENTMORE

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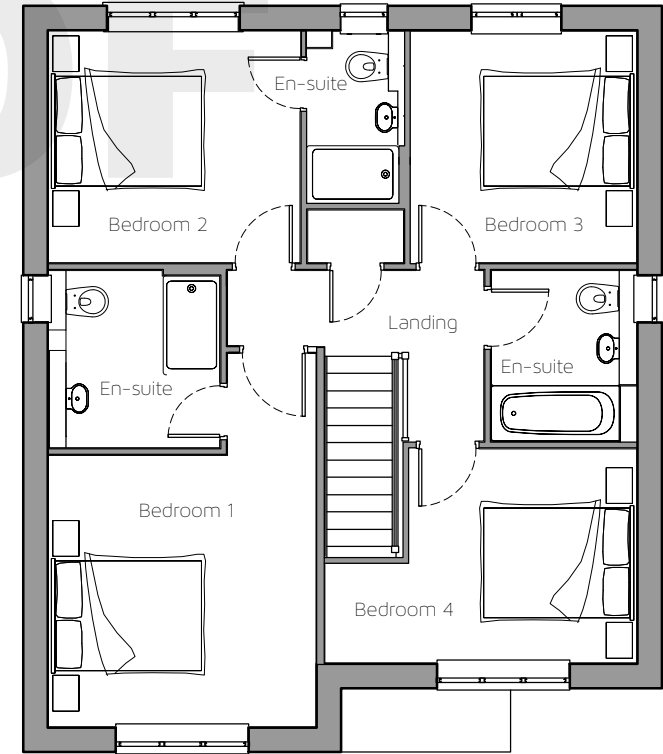
Plots 2, 4, 6 & 11

The Aspley is a truly wonderful detached home with a kitchen/family/dining space that opens directly onto the garden. The spacious sitting room with glazed double doors leads to the family area and the modern kitchen comes fully integrated with Neff appliances. There is also a separate study/playroom, and the first floor boasts 3 bathrooms. Outside, there is a block paved driveway leading to a detached double garage, (excepts block 6, single garage)



Ground Floor Plan

Sitting room:	Family/dining/kitchen:	Study:
5.3m x 3.6m	7.9m x 3.9m	2.4m x 2m
17'5" x 11'10"	25'11" x 12'8"	7'10" x 6'7"



First Floor Plan

Bedroom 1:	Bedroom 2:	Bedroom 3:	Bedroom 4:
3.6m x 3.6m	3.4m x 3.1m	3.1m x 3m	4m (max) x 2.8m
11'10" x 11'10"	11'2" x 10'2"	10'2" x 9'10"	13'1" x 9'2"

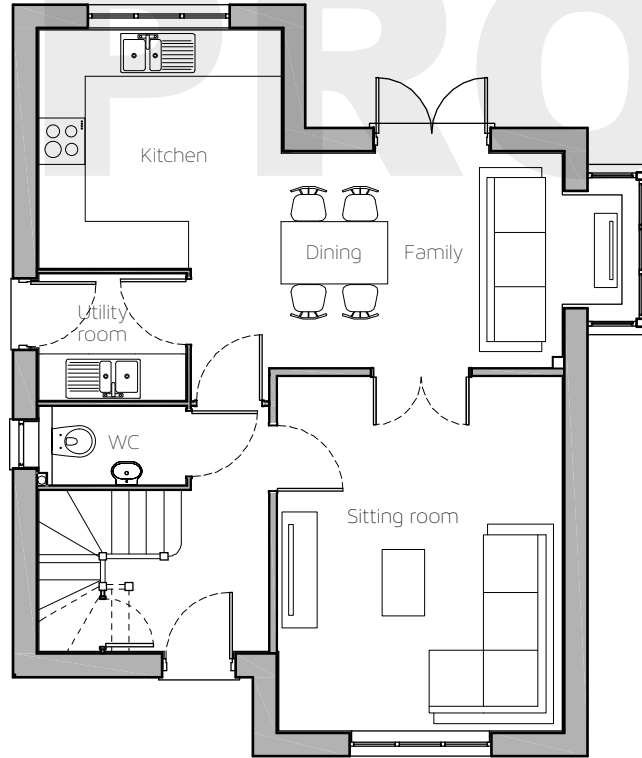
THE ASPLEY

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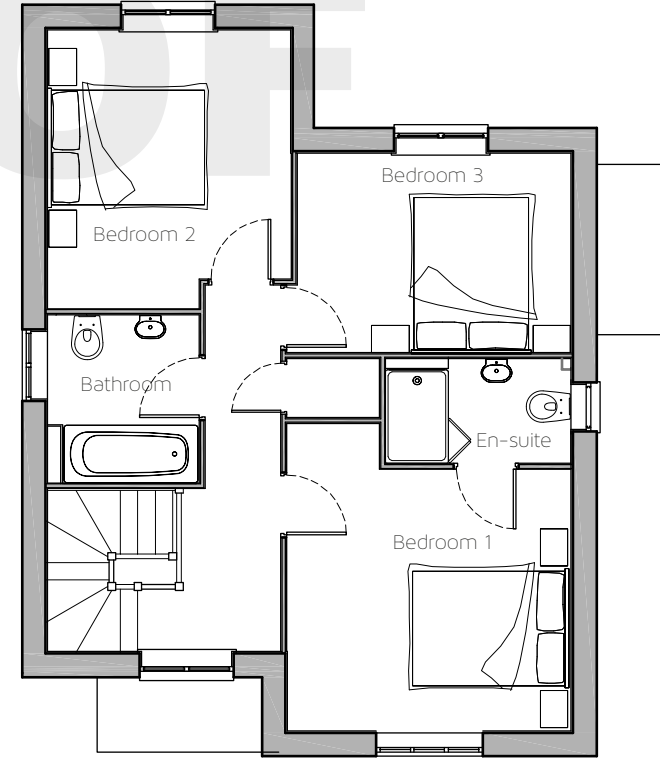
Plot 13

The Heath is a spacious 3 bedroom detached property which benefits from underground heating to the ground floor and an open plan kitchen/dining/family area. Other accommodations include a utility room, cloakroom and 3 bedrooms and 2 bathrooms to the first floor. Outside a block paved driveway leads to a single garage.



Ground Floor Plan

Sitting room:	Family/dining/kitchen:
4.8m x 3.7m	4.9m x 2.5m
15'9" x 12'2"	16'1" x 8'2"



First Floor Plan

Bedroom 1:	Bedroom 2:	Bedroom 3:
3.7m x 2.8m	3.6m x 3.4m	3.5m x 2.7m
12'2" x 9'2"	11'10" x 11'2"	11'6" x 8'10"

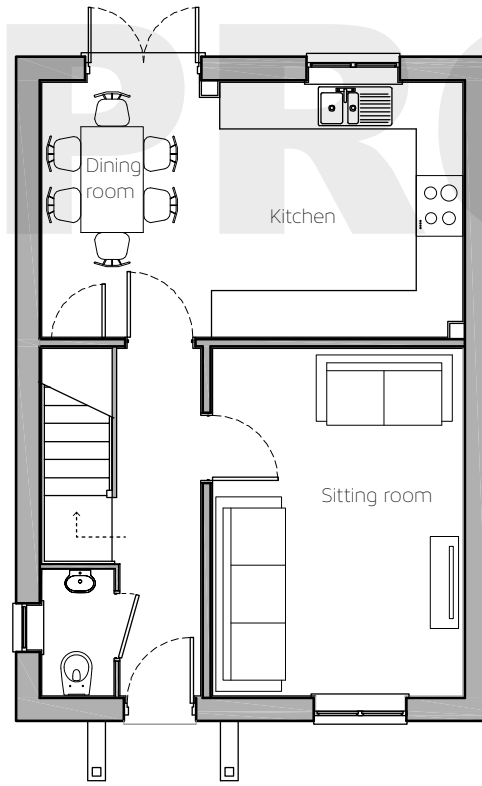
THE HEATH

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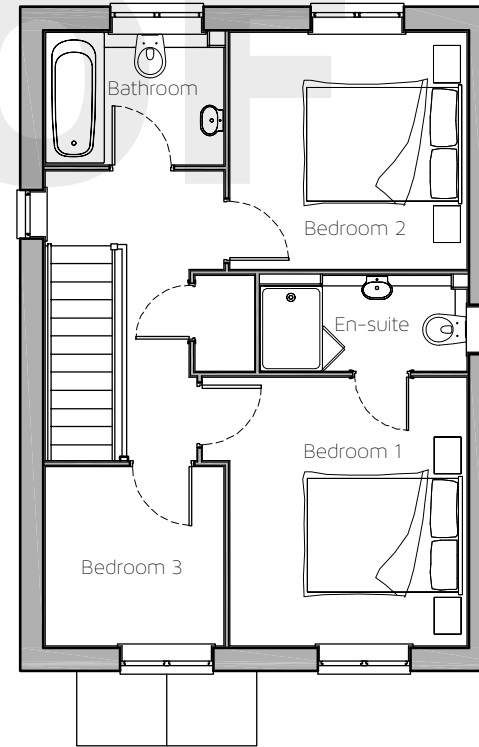
Plots 8, 9, 10 & 12

The Brickhill is an attractive, well appointed 3 bedroom detached home. Accommodation comprises a spacious sitting room and modern kitchen with fully integrated Neff appliances, as well as cloakroom and storage cupboard. The kitchen/dining area with french doors lead onto the garden area. The first floor comprises 3 bedrooms and 2 bathrooms and outside you'll find a 2 car driveway leading to a single garage.



Ground Floor Plan

Sitting room:	Dining/kitchen:
5m x 2.9m	5.5m x 2.9m
16'5" x 9'6"	18'1" x 9'6"



First Floor Plan

Bedroom 1:	Bedroom 2:	Bedroom 3:
3.4m x 3m	3m x 3m	2.3m x 2.3m
11'2" x 9'10"	9'10" x 9'10"	7'7" x 7'7"

THE BRICKHILL

SITE MAP

PROOF



Specifications:

Warranty

- 10 year ACHI warranty
- 3 and 12 month post-completion customer care visit

Kitchen

- A choice of fitted contemporary kitchen units with stone worktops
- Neff integrated appliances to include induction hob, extractor, oven, dishwasher and fridge freezer
- Choice of ceramic tiled floors

Utility room (where applicable)

- A fitted contemporary utility room with inset sink and worktops (exclusive to plots 8, 9, 10 & 12)
- Space provided for washing machine and tumble dryer
- Choice of ceramic tiled floors

Bathrooms and En-suites

- Range of Porcelanosa sanitary ware
- Half height wall tiling
- Chrome thermostatic towel radiators
- Waterfall style shower heads to master

Heating

- Underfloor on ground floor with individual digital thermostats
- Radiators to first floor with thermostatically controlled radiator valves
- Vaillant eco tech boiler

Electrics

- LED downlights to kitchen, dining and family space
- Pendants to remaining rooms
- Downlights to all wet areas
- Satin chrome switches
- Various phone, TV and data points throughout

Finishes

- Oak Contemporary Internal Doors
- Oak finished staircase
- Modern uPVC Double Glazed Windows
- French Doors & Bi Fold Doors Where Specified
- Outside Lights
- Outside Tap
- Block Paved Driveways
- Paved patio area
- Rear Gardens turfed

Efficiency

- High levels of insulation
- Low energy lighting
- +90% efficient boiler
- Low heat loss and running costs

Reservation

To reserve the property we require a reservation fee of 1% (negotiable) of the purchase price made payable to McCann Homes together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price if payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

Part exchange

Let us take the hassle out of buying your new home with our part exchange scheme. We could buy your existing property to enable you to move quickly to one of ours. For further information feel free to get in touch.

Maintenance

McCann Homes have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

Subject to contract

All particulars in this document, including the illustrations of the units and the amenity areas are for guidance only, as it may have been necessary to introduce some alterations to these or their spec, since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.

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Stoke Hammond is well located and offers fantastic transport connections with the vibrant centre of Milton Keynes only 15 minutes drive away. Along with good access to the M1 motorway, Meadows Brook has the convenience of Central Line Milton Keynes, Bletchley and Leighton Buzzard mainline stations within a 15 minute drive; offering direct services to London in under 45 minutes. London Luton is the closest airport at just 27 miles (45 minute drive) away via the A5.



WHY CHOOSE A McCANN HOME?

At McCann Homes we have built a reputation for creating homes that surpass expectation in design, quality and vision. Our attention to detail and finish quality is second to none and this matched with our exemplary after sales service means our customers can relax knowing they are in expert hands.

We are based in Milton Keynes and currently have exciting developments underway in Bedfordshire, Buckinghamshire and Hertfordshire.

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