



GRACE PARK  
OLNEY



PHASE TWO

McCann

HOMES

*Building with care.*

## Welcome to GRACE PARK

McCann Homes are delighted to present a superb collection of 2 & 3 bedroom homes, located in the vibrant town of Olney. With excellent transport links to London and Milton Keynes, and with the market square just a short walk away, Grace Park offers luxury living in a much sought-after location.



Fresh air,  
fresh ingredients...

Life at Grace Park offers the best of all worlds. With a number of restaurants, bars and shops just a short walk away, and surrounded by acres of beautiful rolling countryside, Olney is the ideal location to enjoy family life...



### ...Meet you in the square

Olney's bustling weekly market is held every Thursday in the village square. Take a leisurely stroll and peruse the fresh local produce or simply stop for a coffee and watch the world go by.



# The Astwood



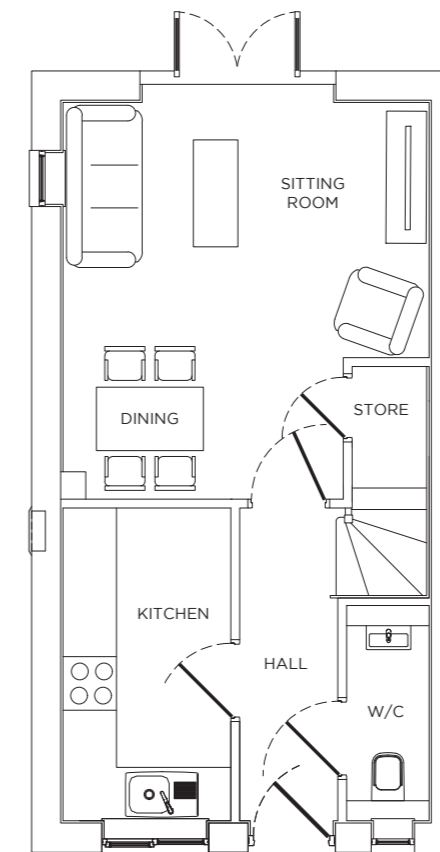
## The Astwood

Three-bedroom townhouse  
with 2 bathrooms & 2  
off-road parking spaces.

Plots 21, 22 & 23

889 Internal sq. ft.  
(83m<sup>2</sup> of accommodation)

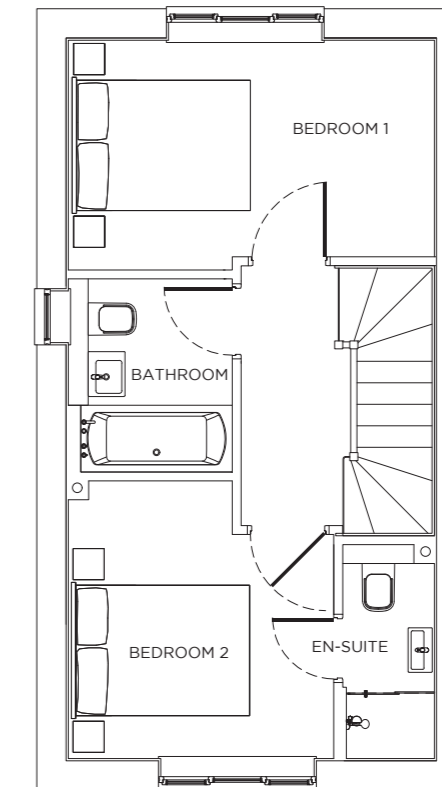
### GROUND FLOOR PLAN



SITTING ROOM:  
4.1m x 4.5m (13' 5" x 14' 7")

KITCHEN:  
1.9m x 3.5m (6' 2" x 11' 6")

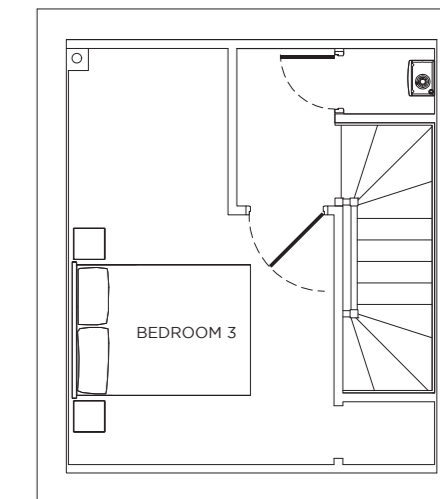
### FIRST FLOOR PLAN



BEDROOM 1:  
4.1m x 2.6m (13' 5" x 8' 5")

BEDROOM 2:  
3.0m x 3.1m (9' 9" x 10' 2")

### LOFT FLOOR PLAN



BEDROOM 3:  
3.0m x 4.7m (9' 9" x 15' 3")  
Restricted headroom in places

# The Carlton

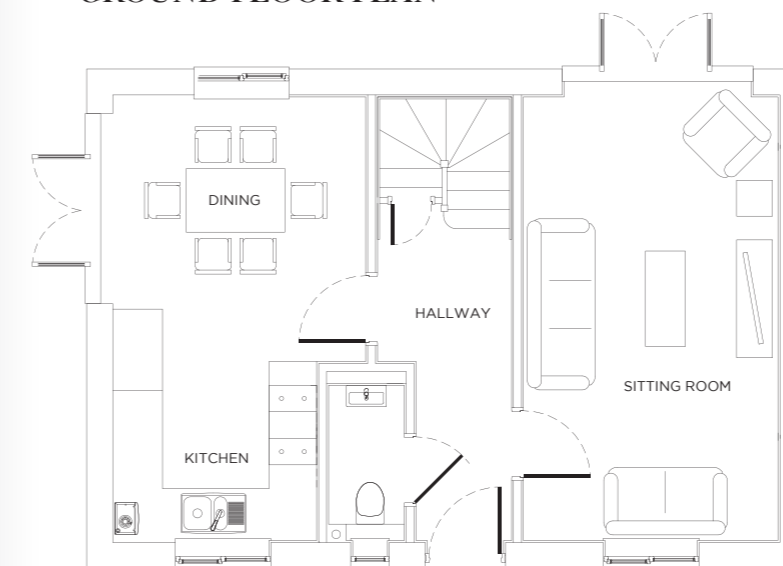


## The Carlton

Three-bedroom semi-detached home with 2 off-road parking spaces.

Plots 19 & 20. 1,000 Internal sq. ft. (93m<sup>2</sup> of accommodation)

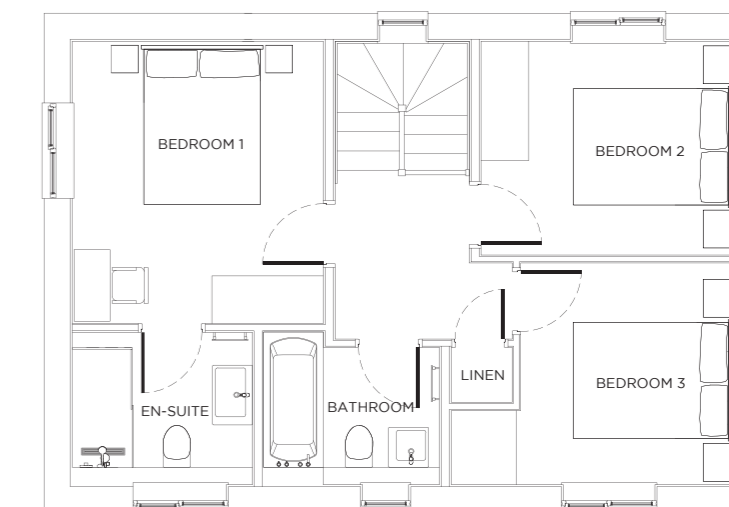
### GROUND FLOOR PLAN



SITTING ROOM: 6.0m x 3.2m (19' 8" x 10' 5")

KITCHEN/DINER: 6.0m x 2.6m (19' 8" x 8' 6")  
widening in dining to 3.2m (10' 5")

### FIRST FLOOR PLAN



BEDROOM 1: 3.8m x 3.2m (12' 5" x 10' 5")

BEDROOM 2: 3.2m x 2.7m (10' 5" x 8' 10")

BEDROOM 3: 3.6m x 2.8m (11' 9" x 9' 2")

# The Ashby



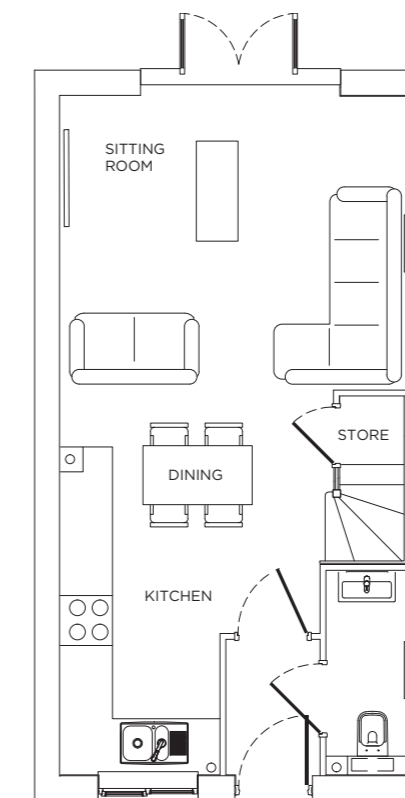
## The Ashby

Two-bedroom semi-detached home with off-road parking.

Plots 17 & 18

710 Internal sq. ft.  
(66m<sup>2</sup> of accommodation)

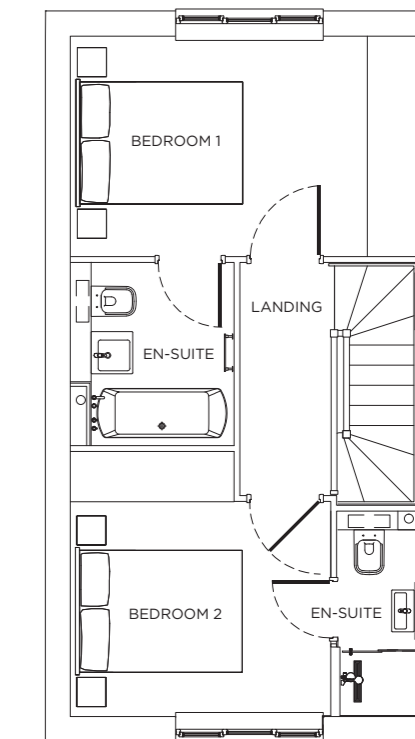
### GROUND FLOOR PLAN



SITTING ROOM: 3.5m x 4.15m (11' 6" x 13' 7")

KITCHEN: 4.5m x 1.9m (14' 9" x 6' 3")

### FIRST FLOOR PLAN



BEDROOM 1: 4.15m x 2.61m (13' 7" x 8' 7")

BEDROOM 2: 3.12m x 3.1m (10' 3" x 10' 2")

# The Sherington



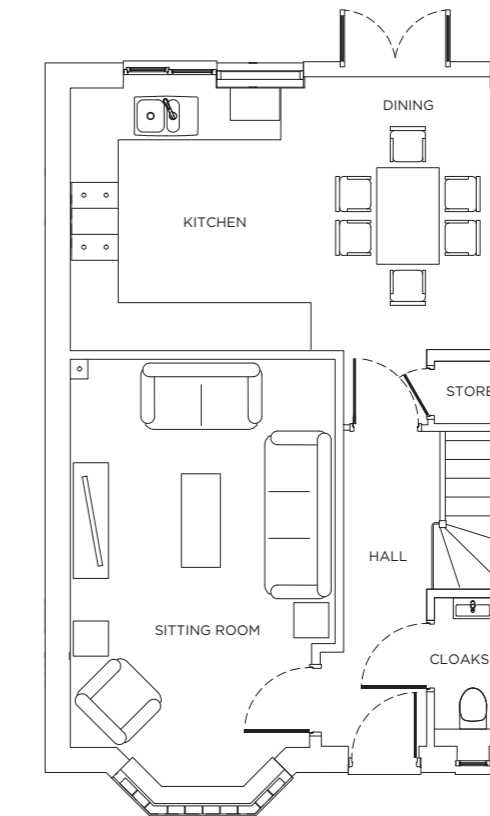
## The Sherington

Three-bedroom semi-detached home with 2 off-road parking spaces.  
(Garage to plot 15 only)

Plots 15 & 16

1,015 Internal sq. ft.  
(94m<sup>2</sup> of accommodation)

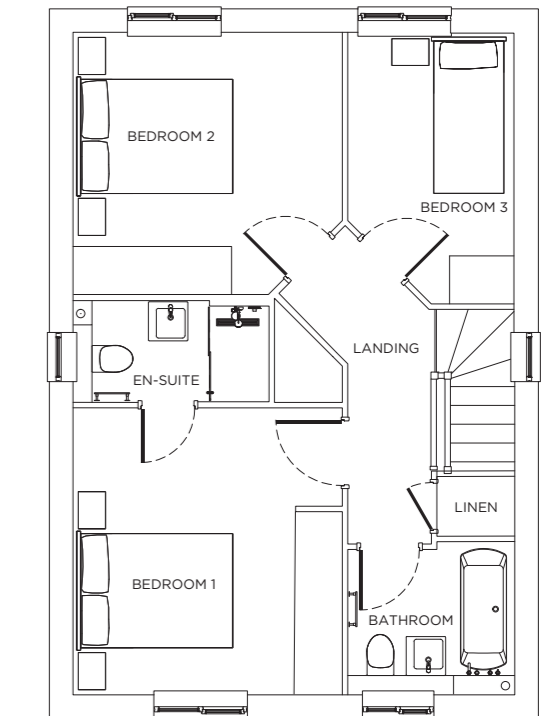
### GROUND FLOOR PLAN



SITTING ROOM: 5.3m x 3.4m (17' 4" x 11' 1")

KITCHEN/  
DINING ROOM: 5.62m x 3.38m (18' 5" x 11' 1")

### FIRST FLOOR PLAN



BEDROOM 1: 3.43m x 3.65m (11' 3" x 11' 11")

BEDROOM 2: 3.4m x 3.2m (11' 2" x 10' 6")

BEDROOM 3: 3.4m x 2.1m (11' 2" x 6' 11")

  
**GRACE PARK**  
 OLNEY

## Site map



## Specifications:

### Warranty

- 10-year AHCI warranty
- 6-month post-completion customer care visit

### Kitchen

- A choice from our range of fitted contemporary shaker style kitchen units
- A choice from our range of selected stone worktops
- A range of Bosch integrated appliances to include:
  - oven
  - combination microwave/oven
  - gas hob & extractor
  - dishwasher
  - fridge freezer
- Space for washing machine
- A choice from our range of porcelain tiled floors

### Bathrooms and Ensuites

- A range of modern white sanitary ware to include:
  - Back to the wall pans with concealed cisterns
  - Hansgrohe taps & brassware
  - Wall-hung sinks
  - Waterfall-style shower heads to master ensuites

### Tiling

- Porcelain & ceramic tiled floors to kitchen/diner & cloakroom
- Porcelain & ceramic tiled floors to bathrooms & ensuites
- Porcelain & ceramic half-tiling to walls of bathrooms & ensuites

### Heating

- Underfloor heating on ground floor with individual digital thermostats
- Radiators to first floor with thermostatically controlled radiator valves
- Energy-efficient boiler

### Electrics

- Cat6/Data Points to sitting room & all bedrooms
- HDMI cables to sitting room
- LED downlighters to entrance hall, kitchen & cloakroom
- LED downlighters to all wet areas
- Pendant lighting to remaining rooms/areas
- House pre-wired for alarm

### Finishes

- Contemporary veneered oak internal doors
- Oak-finished staircase
- Triple-glazed timber-framed windows
- French doors to rear garden
- Contemporary outside lighting
- Outside electric point
- Paved patio area
- Block-paved driveway

### Efficiency

- High levels of insulation
- Low-energy lighting
- +90% efficient boiler

### Extras

- Chrome switches
- House alarm
- Washing machine
- Additional tiling
- Carpets & laminate flooring
- Turf to rear garden
- Additional paving to rear garden

## The Process:

### Reservation

- To reserve the property we will require a reservation fee of £1,000 subject to the following criteria being met:
  - we will qualify your financial ability to raise the finance required to purchase the property.
  - if your purchase is subject to the sale of a property we will require confirmation from the selling agent to verify your chain detail.
  - once your solicitor has received the draft contracts we expect contracts to be exchanged in 4 weeks.
  - upon exchange of contracts 10% of the sale price will be payable.
  - the balance of the purchase price will be payable on legal completion.

### Customer Care

- We will carry out a detailed pre-completion inspection prior to handover.
- The handover procedure will be carried out on completion day. We will supply you with all guarantees & instruction information as required.
- We will conduct a full demonstration tour of the property & cover off any questions you have.
- We will have a 6-month post-completion follow up meeting to look at & discuss any matters that may require our attention.

### Subject to contract

- All particulars in this document, including the illustrations of the units, amenity areas and furniture within, are for guidance only, as it may have been necessary to introduce some alterations to these or their specification since publication. All room sizes are approximate and customers should confirm before purchase. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the property.





#### ON FOOT

- Convenience store 5 mins
- Public house 5 mins
- Coffee house 5 mins
- Doctors 7 mins
- Dentist 7 mins
- Infant school 15 mins
- Middle school 10 mins
- Secondary school 20 mins
- Gym & fitness club 15 mins



#### BY CAR

- Central Milton Keynes Station 11 miles
- Bedford Station 11 miles
- Northampton 12 miles
- Centre: MK Shopping Centre 10 miles
- Milton Keynes Theatre 10 miles
- Bedford Boys School 12 miles
- Bedford Girls School 12 miles
- David Lloyd Fitness & Tennis Club 10 miles
- Luton Airport 27 miles
- Heathrow Airport 60 miles

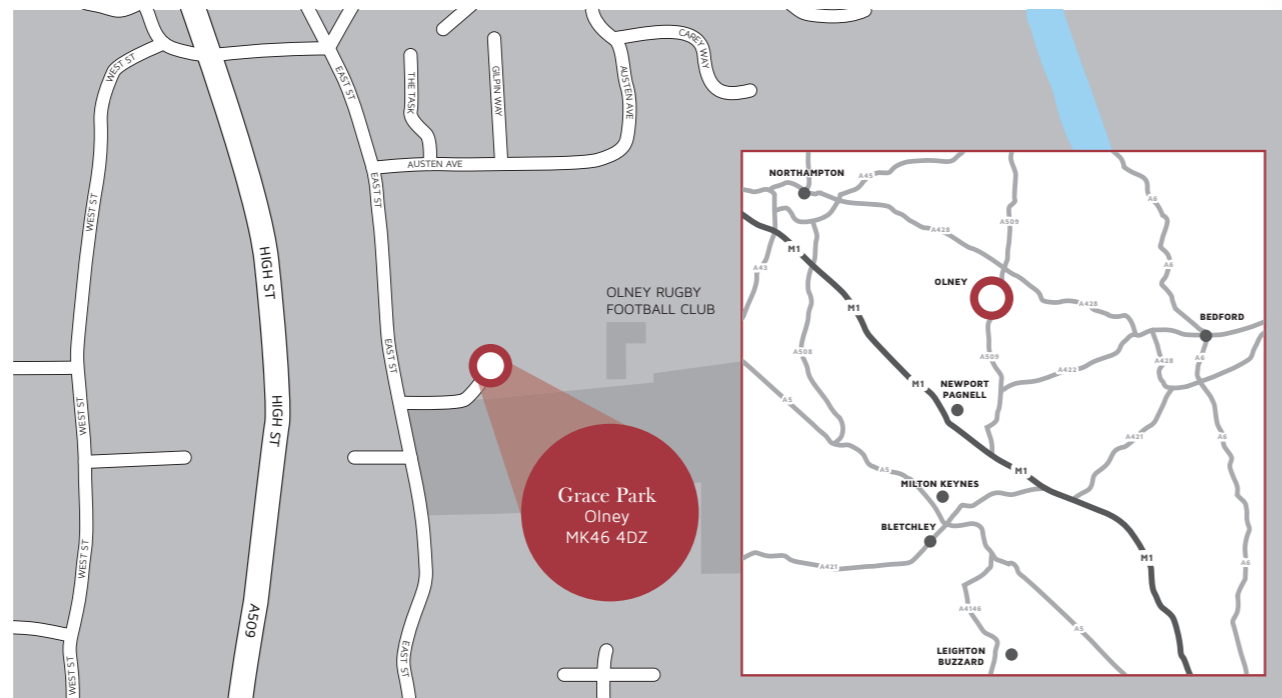


#### BY RAIL

- Central Milton Keynes - Euston 40 mins
- Bedford - St Pancras 53 mins
- Northampton - Euston 1 hour

## Grace Park enjoys a vibrant market town life, set to the backdrop of idyllic countryside.

Olney is well located and offers fantastic transport connections, with Central Milton Keynes just 10 miles away and easy access to the M1 motorway. Rail links are just as convenient with Central Milton Keynes, Northampton and Bedford mainline stations all within 12 miles. London Luton is the closest airport at just 27 miles away, while Heathrow Airport is 60 miles away.





## Why choose a McCann Home?

At McCann Homes we have built a reputation for creating homes that surpass expectations 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.



H O M E S

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