



SANDYMOUNT

McCann

HOMES

Passion.  
Innovation.  
Flair



*Welcome to*

## SANDYMOUNT

SET IN THE HEART OF THIS SOUGHT-AFTER LOCATION WOBURN SANDS IS TRULY A GREAT PLACE TO LIVE. IT OFFERS THE PERFECT COMBINATION OF BEAUTIFUL WOODED COUNTRYSIDE ALONG WITH A VIBRANT TOWN CENTRE RIGHT ON IT'S VERY DOORSTEP.



Our meticulously designed houses & apartments in the charming town of Woburn Sands, are set within walking distance of the peace and tranquility of Aspley Woods, one of Bedfordshire's largest areas of woodland. This development is set in beautiful English countryside, but with the conveniences of a town on your doorstep.

Once renowned for its 'healthy climate', and revered as a spa town in Victorian times, this attractive town continues to appeal today. Woburn Sands has a charming high street filled with over 40 shops and a variety of delis, restaurants and cafes to indulge in during your well-earned down time. To complete the package, it has all the necessary amenities a family could desire, from schools, a library and doctors to vets and recreational facilities.

### **A NEW STYLE OF LIVING**

Weekends can be enjoyed here to the full with local produce available on the doorstep, woodland walks and rolling countryside around the corner or a visit to Woburn Golf & Country Club. For a gentle introduction to the weekend, a stroll into town for fresh coffee and a croissant might be a perfect way to start the day. Or for the more adventurous a morning hacking round the woods on horseback; if four legs are not your thing then maybe on two wheels cycling the various mountain bike trails

### **BEYOND WOBURN SANDS**

Sandy Mount is located just a few miles from the vibrant centre of Milton Keynes, which is bustling with culture, entertainment, shopping and much more. Boasting one of Europe's largest 'real snow' slopes, a 10-screen cinema, galleries, and a theatre as well as great outdoor spaces, the town has it all.

*Town meets country*



DESIGNED TO BE A PERFECT FUSION OF PAST AND PRESENT, THIS STUNNING HOUSE EXHIBITS PERIOD FEATURES TO THE EXTERIOR WITH STRIKING EFFECT. AN IMPOSING FRONT GIVES WAY TO A STATE-OF-THE-ART INTERIOR FULL OF LIGHT AND SPACE, UNIQUELY DESIGNED FOR THE MODERN FAMILY.

PLOT 1 *Sycamore House*

PLOT 2 *Maple House*



## FIRST FLOOR

master bedroom  
520.7 x 365cm  
16'11" x 13'6"

bedroom 2  
551.5 x 394.4cm  
17'11" x 12'x9"

bedroom 3  
506.8 x 315cm  
16'5" x 10'3"

bedroom 4  
506.8 x 290.1cm  
16'5" x 9'x5"



## GROUND FLOOR

living room  
615.1 x 445cm  
19'11" x 14'5"

study  
420.3x261.2cm  
13'7"x8'6"

kitchen/dining/family  
960.8 x 551.5cm  
31'x2" x 17'11"

utility  
272. x 205.3cm  
8'11" x 6'8"



Side bays to Plot 1 only





## MCCANN HOMES HAS BUILT A REPUTATION FOR CREATING HOMES THAT SURPASS EXPECTATIONS IN DESIGN, QUALITY & VISION

### **KITCHEN**

- Individually designed hand-made painted kitchen
- Large centre island with raised bar for eating
- Double bowl stainless steel sink
- Mirror splashback ( Plots 3-6 )
- Options available - subject to cut off dates

### **KITCHEN APPLIANCES**

- Miele ovens
- Miele Steam oven
- Miele combination microwave
- Miele integrated dishwasher
- Miele integrated full height fridge
- Miele electric ceramic induction hob
- Instant boiling hot water tap
- Waste disposal
- Ceiling mounted extractor hood

### **UTILITY ROOM**

- American style fridge/freezer with ice & water making function
- Stainless steel sink
- Space and plumbing for washing machine
- Space and fittings for tumble drier

### **BATHROOMS AND CLOAKROOM**

- Modern white sanitaryware
- Floating back to wall wc
- Chrome fittings
- Chrome heated towel rails
- Soft closing lavatory seat
- Ceramic and porcelain tiled floors and walls (half height to walls)
- Vanity units under basins

### **LIGHTING**

- LED downlighting to cloakrooms, bathrooms, kitchens and en-suites
- Pendant lighting to other rooms
- External lighting to both front and rear
- 5 AMP sockets in the drawing room for side lamps

### **ELECTRICAL**

- Intruder alarm (ground floor infra red)
- Wiring for Sky TV, satellite dish and digital aerial
- TV points throughout
- Phone points throughout
- External electrical power socket on the rear of the house

### **HEATING**

- Gas fired boiler serving underfloor ground level heating and radiators to the first floor and second floor (to plots 3-6 only). Domestic hot water via a pressurised system
- Zoned heating thermostats
- Modern feature gas fire to drawing room

### **JOINERY**

- Contemporary finish oak doors
- Polished chrome door furniture and hinges
- Painted architrave and skirting
- Double glazed timber windows and front door
- Carpeted soft wood stairs with oak hand rail and trim with glass balustrade

### **FLOORING**

- Ceramic or Porcelain floor tiling to kitchen/ dining/family & Utility
- Ceramic or Porcelain to cloakroom, bathroom & en-suites
- Oak wood flooring to hall, drawing room & study
- Fitted carpets to all other rooms

### **OUTSIDE**

- Double garage with power, light & electrically operated roller doors (with remotes)
- Patios & paths in stone
- Driveways in block paviors
- Gardens turfed
- Photovoltaic panels

### **WARRANTY**

- Premier Guarantee 10yr New Build Warranty



BUILT IN A CLASSIC STYLE WITH CONTEMPORARY ACCENTS TO THE EXTERIOR. SANDY MOUNT'S TOWN HOUSES OFFER THE ULTIMATE IN LUXURY WHILST MAXIMISING SPACE, WITH AN IMPRESSIVE KITCHEN/ DINING/FAMILY HUB WHICH IS LIGHT AND SPACIOUS AND PERFECT FOR MODERN LIVING.

PLOT 3 *Cedar House*

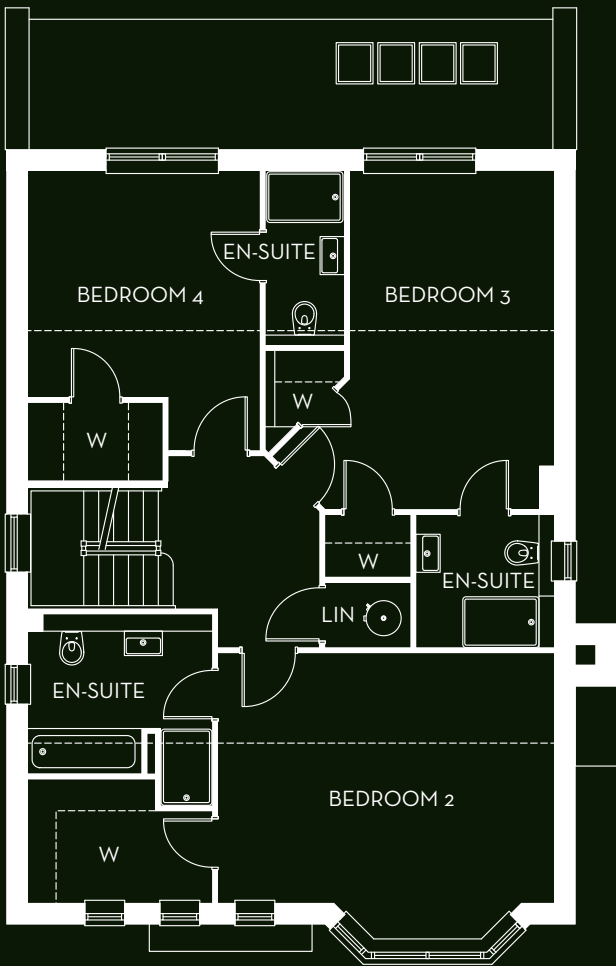
PLOT 4 *Pine House*

PLOT 5 *Birch House*

PLOT 6 *Firtree House*





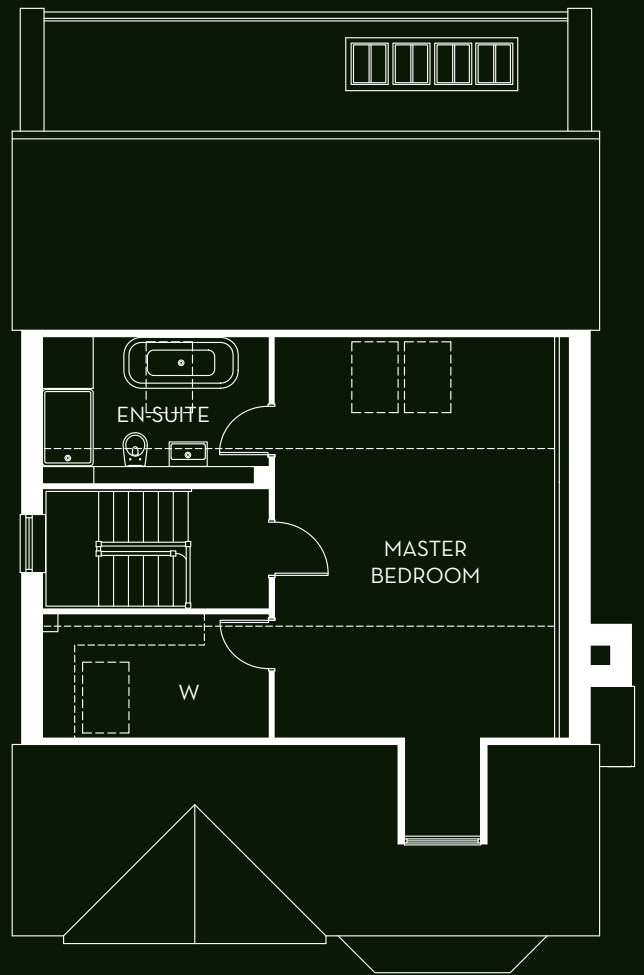


**FIRST FLOOR**

bedroom 2  
527.4 x 449.8cm into the bay  
17'1" x 14'7" into the bay

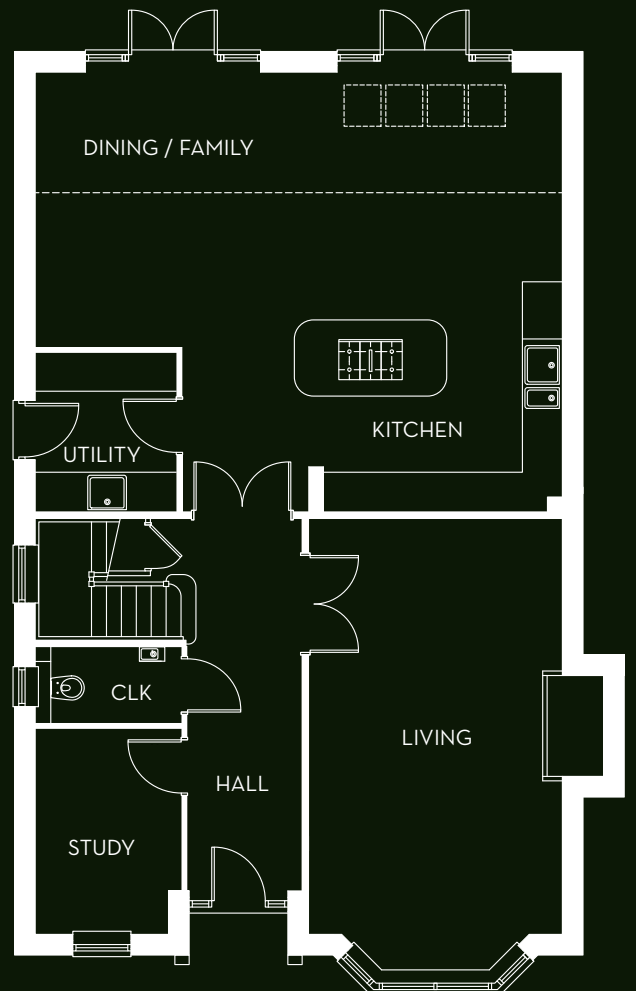
bedroom 3  
530.9 x 319.6cm  
17'3" x 10'4"

bedroom 4  
438.2 max x 363.2cm  
14'2" max x 11'9"



**SECOND FLOOR**

master bedroom  
630.1 x 439.2cm  
20'5" x 14'3"



**GROUND FLOOR**

study  
321 x 227.5cm  
10'5" x 7'4"

living room  
709 into bay 395cm  
23' into bay x 12'10"

utility  
247.6 x 219.7cm  
8' x 7'1"

kitchen/dining/family  
824.5 max x 687.9cm max  
26'9" max x 22'4" max

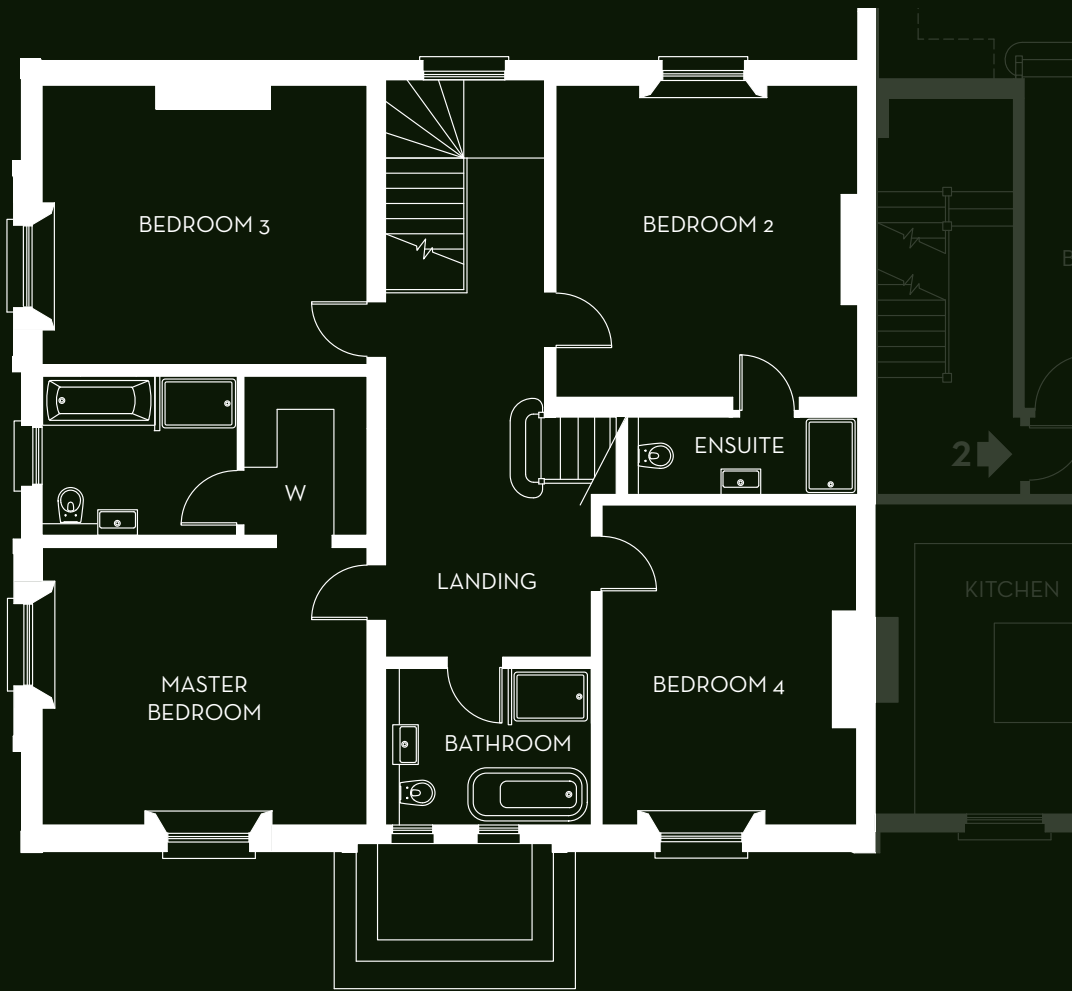


THIS IMPOSING PERIOD RESIDENCE OFFERS A WEALTH OF CHARACTER & CHARM & HAS UNDERGONE A MAJOR RENOVATION PROJECT. THIS LATE 18TH CENTURY BUILDING WILL BE A PERFECT FUSION OF CLASSIC ARCHITECTURE MEETING STUNNING INTERIOR, DESIGNED PERFECTLY WITH MODERN FAMILY LIVING IN MIND.

PLOT 10

*Sandy Mount House*





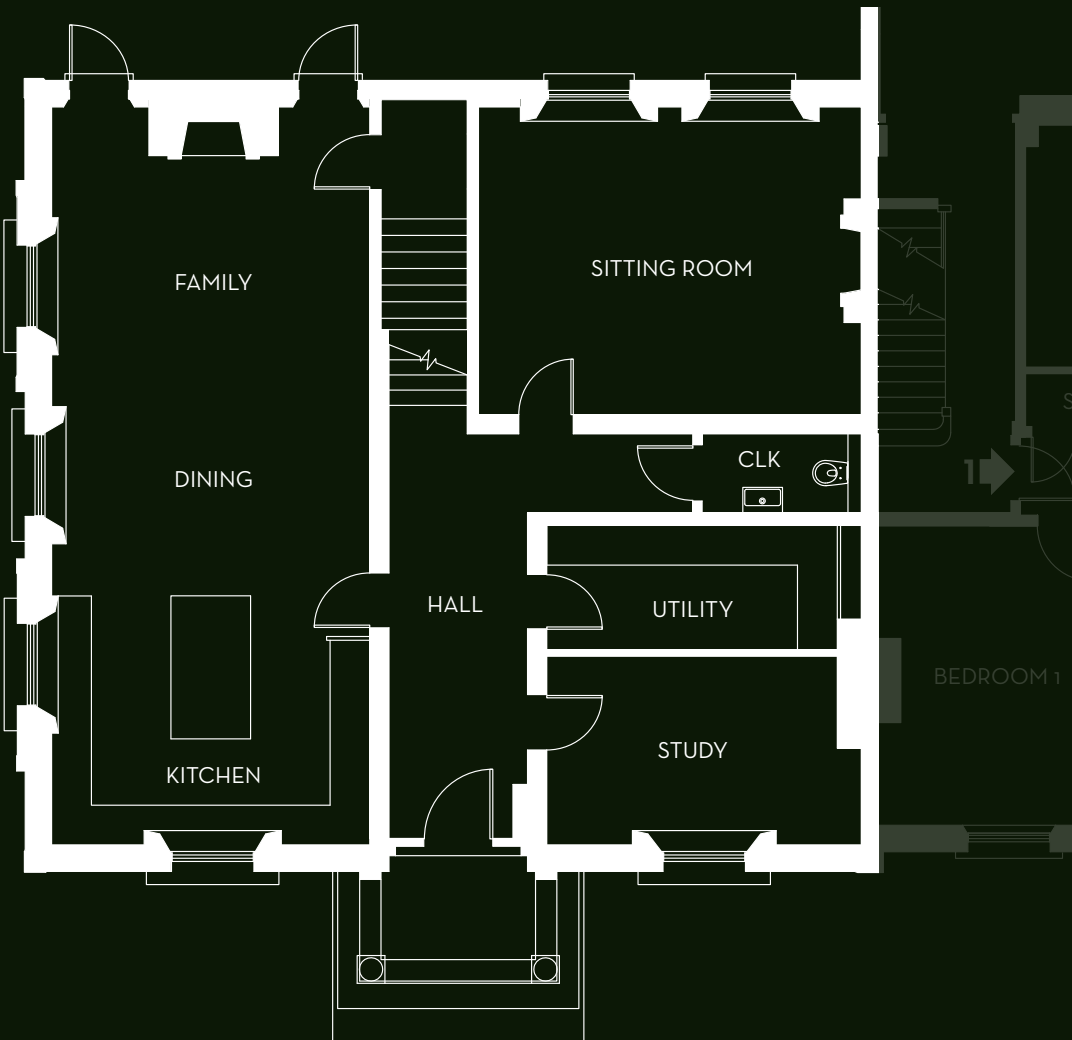
**FIRST FLOOR**

master bedroom  
493 x 418.9cm  
16' x 13'7"

bedroom 2  
471.1 x 455.5cm  
15'3" x 14'9"

bedroom 3  
490.5 x 421.8cm  
15'11" x 13'8"

bedroom 4  
483 x 384.5cm  
15'8" x 12'6"



**GROUND FLOOR**

family/dining/kitchen  
1113.9 inc fireplace x 480.3cm  
36'1" inc fireplace x 15'7"

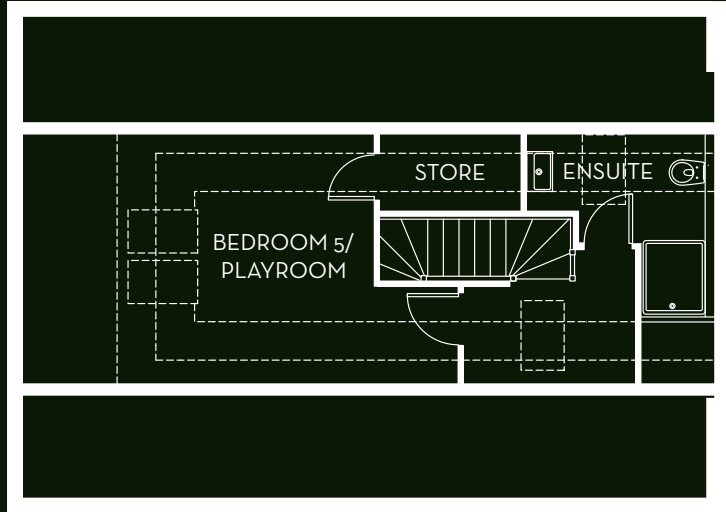
sitting room  
577.8 x 464.5cm  
18'9" x 15'1"

study  
474.8 x 284.7cm  
15'5" x 9'-3"

laundry  
474.8 x 187.5cm  
15'5" x 6'-1"

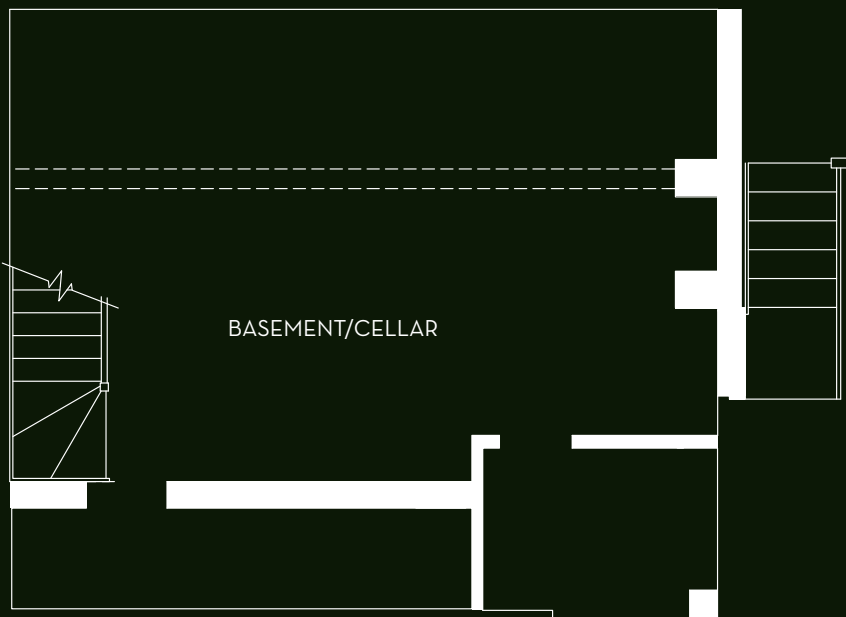
## SECOND FLOOR

guest bedroom  
653.7 max x 373cm max  
21'2" max x 12'1" max



## BASEMENT

716.7 x 610.4cm  
23'3" x 14'1" min





OUR EXCLUSIVE CONTEMPORARY APARTMENTS ARE SITUATED BEHIND THE UNDERSTATED ELEGANCE OF THIS BUILDING'S FACADE. A GREAT AMOUNT OF CARE AND TIME HAS BEEN AFFORDED TO THE DESIGN OF THESE APARTMENTS TO MAKE THEM PERFECT SPACES TO LIVE AND ENJOY.

#### **KITCHEN**

- Individually designed hand-made painted kitchen
- Large centre island with raised bar for eating
- Stone work surfaces
- Double bowl stainless steel sink
- Options available - subject to cut off dates

#### **KITCHEN APPLIANCES**

- Miele oven (1 to apartment)
- Miele Steam oven (optional extra to apartment)
- Miele combination microwave
- Miele integrated dishwasher
- Miele integrated full height fridge (apartment to have combined fridge/freezer)
- Miele electric ceramic induction hob
- Instant boiling hot water tap
- Waste disposal
- Ceiling mounted extractor hood

#### **LAUNDRY ROOM (House only)**

- Stainless steel sink
- Plumbing for washing machine
- Space for tumble drier

#### **BATHROOMS AND CLOAKROOM**

- Ceramic / porcelain tiled walls to half height (house only)
- Karndene flooring to all wet areas
- Modern white sanitaryware
- Floating back to wall wc
- Chrome fittings
- Chrome heated towel rails
- Soft closing lavatory seat
- Ceramic and porcelain tiled floors and walls
- Vanity units under basins

#### **LIGHTING**

- LED lighting to cloakrooms, bathrooms, kitchens and en-suites
- Pendant lighting to other rooms
- External lights supplied
- 5 AMP sockets to sitting room

#### **ELECTRICAL**

- Intruder alarm (ground floor infra red)
- Wiring for Sky TV, satellite dish and digital aerial
- TV points throughout
- Phone points throughout
- External electrical power socket (house only)

#### **HEATING**

- Gas fired boiler serving underfloor ground level heating and radiators to the first floor and second floor (house only). Domestic hot water via a pressurised system (house only)
- Zoned heating thermostats
- Combi boiler'd to be installed to the apartments

#### **JOINERY**

- Contemporary finish oak doors
- Polished chrome door furniture and hinges
- Painted architrave and skirting
- Sash windows

#### **FLOORING**

- Supplied and fitted as a purchaser extra

#### **OUTSIDE**

- Double garage with power & light & electrically operated door (house only)
- Carport and parking to apartments
- Patios & paths in stone
- Driveways in block paviors
- Gardens turfed

#### **ADDITIONAL**

- Wardrobes are not included in the purchase prices and these would be a client extra

#### **WARRANTY**

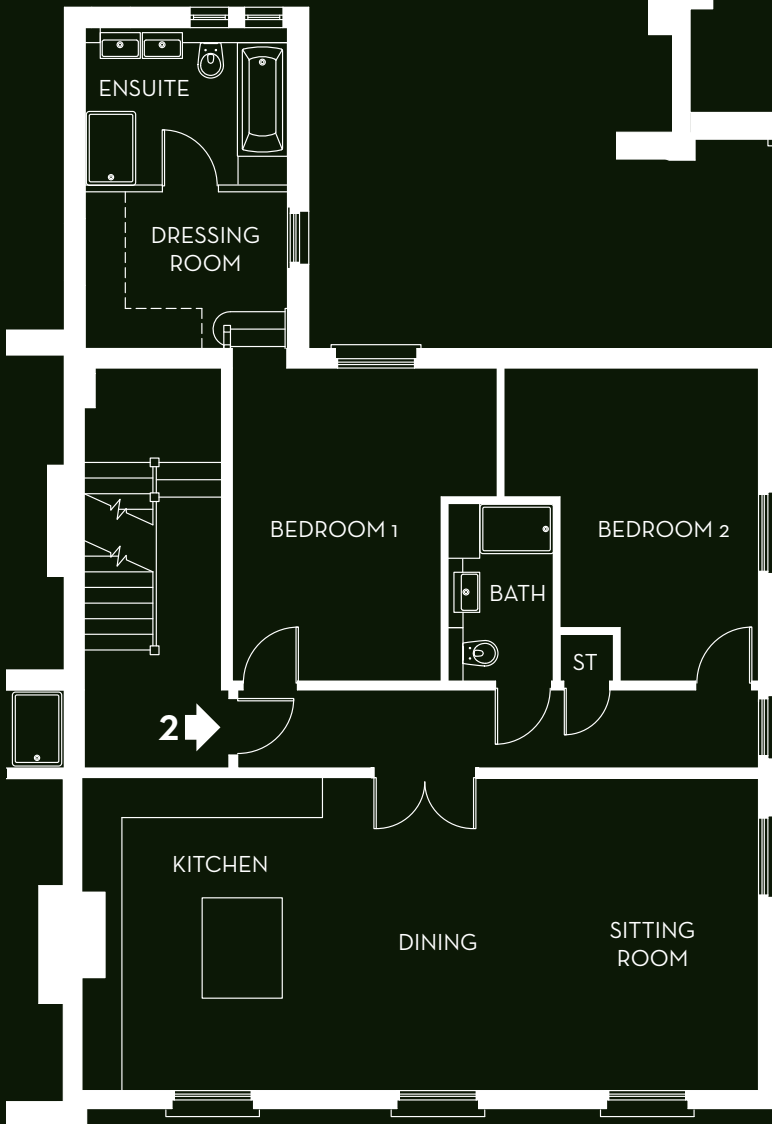
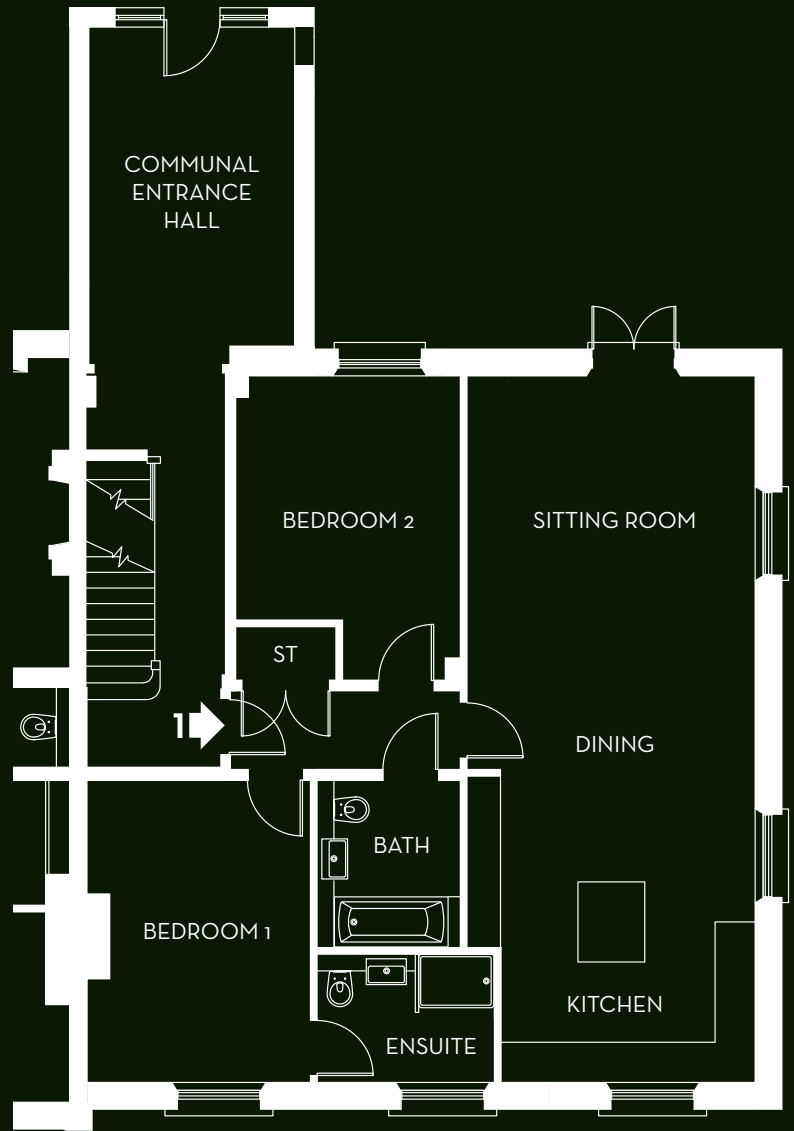
- Architects Certificate Backed Warranty

### APARTMENT ONE

sitting room/dining/kitchen  
1056.6 x 430.9cm  
34'-3" x 14'4" max

bedroom 1  
330 x 451.6cm  
14'-8" x 10'-8"

bedroom 2  
455 x 365cm  
14'-9" x 11'-10"



### APARTMENT TWO

sitting room/dining/kitchen  
1007.9 x 467.3cm  
32'-8" x 15'2"

bedroom 1  
467.3 x 299.4cm ext 386.9cm  
15'2" x 9'10" ext 12'8"

dressing area  
302.5 x 234.4cm  
9'10" x 7'7"

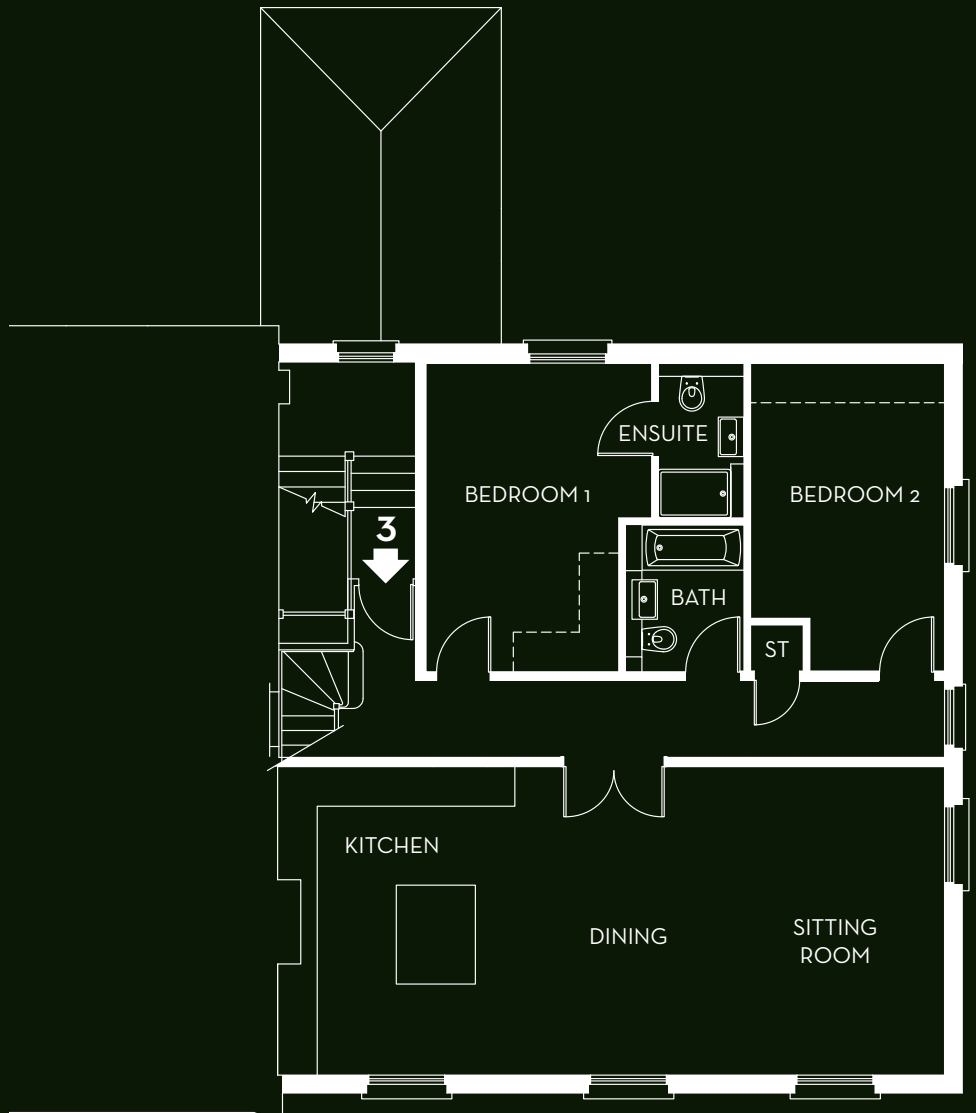
bedroom 2  
467.3 x 299.4cm ext 386.9cm  
15'2" x 9'8" ext 12'6"

**APARTMENT THREE DUPLEX**

sitting room/dining/kitchen  
1007.9 x 468.3cm  
32'-8" x 15'2"

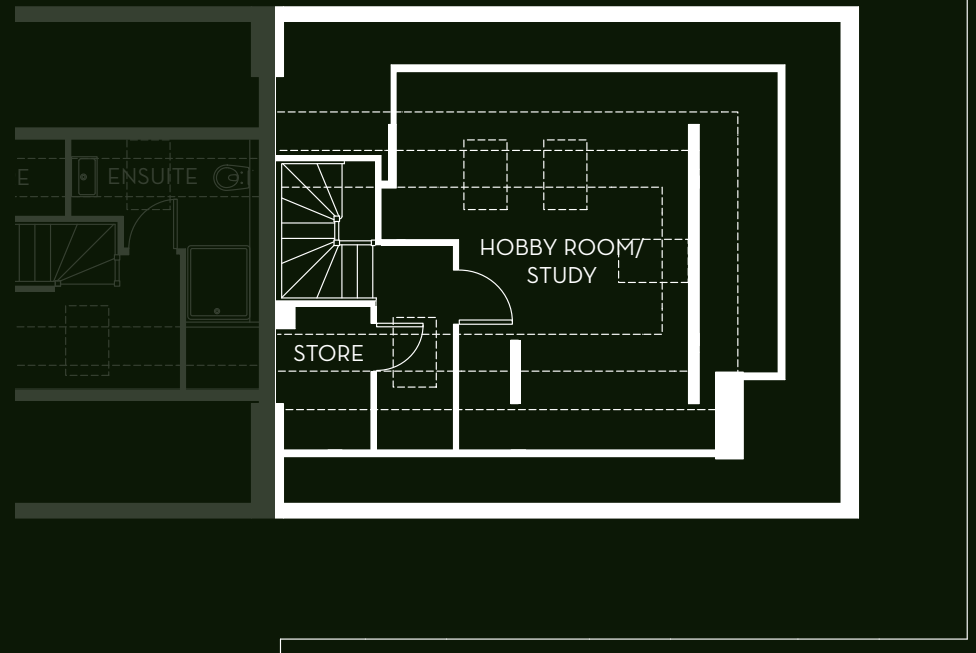
bedroom 1  
468.3 x 292.5cm ext 342.5cm  
15'2" x 9'6" ext 11'1"

bedroom 2  
467.3 x 294.4cm  
15'2" x 9'7"



**APARTMENT THREE DUPLEX**

hobby room/study  
594.3 max x 567.2cm max  
19'3" max x 18'5" max



# Site Plan



PLOT 1 *Sycamore House*

PLOT 2 *Maple House*

PLOT 3 *Cedar House*

PLOT 4 *Pine House*

PLOT 5 *Birch House*

PLOT 6 *Firtree House*

PLOTS 7-10 *Sandy Mount House*





2

1

7-9

10

# Location

Woburn Sands is situated six miles south east of Milton Keynes and two miles from Junction 13 of the M1. Its prime location makes for easy journeys to both London and Birmingham. The town has a railway station on the Marston Vale line between Bedford and Bletchley. Journey times are one hour to London Euston and 40 minutes to Northampton on the train. The town is also well placed for journeys to Oxford, Birmingham, Cambridge and Luton. For international travel, Luton Airport is only 20 miles or 25 minutes away by car with Birmingham and Heathrow Airports also only an hour away.





**Warranty** McCann Homes policy is one of continual improvement and, whilst every effort is made to ensure the accuracy of the details in this brochure, it is possible during the course of construction of your home, that variations in design or specification may be effected to ensure the highest of standards. In the event of any major change being made to the specification of your new home, we will endeavour to bring it to your attention as soon as possible. Where a substitute material is required, one of similar quality will be used. These particulars are intended to give a fair representation of the properties, but they do not constitute an offer of contract. All dimensions quoted in the brochure are approximate and should not be used to measure for appliances or carpets. Working drawings are available from the sales office and for total accuracy of measurement, for carpets and curtains, we recommend that you measure after plastering. The computer generated illustrations are drawn from plan and are indicative only of how the finished scheme will appear.



Woodcote • Woodside • Aspley Guise • Milton Keynes MK17 8EB  
01908 608638 • [www.mccannhomes.co.uk](http://www.mccannhomes.co.uk)