

WALTON

PHASE TWO





Lakeside walks, woodland walks, the vibrant centre of Milton Keynes only four miles away and London Euston just 35 minutes by train.



Passion. Innovation. Flair Our aim is to create a wonderful home for you to live in. We have thought about the design, where the space should be and captured more natural light. Our open plan kitchen, dining and family room is a perfect ingredient for modern day living with direct access to your terrace and rear garden. Modern contemporary kitchens and bathrooms; walk on ceramic, porcelain or marble tiles with the warmth of underfloor heating. Have peace of mind with the security of electrically operated gates to detached homes, audio intercom system and intruder alarms. These are just some of the features and benefits of a McCann home.



Make a home on the southern edge of Milton Keynes, with the backdrop of Brickhill Woods, part of the Woburn Estate and the beautiful Caldecotte Lake to enjoy a stone's throw away. With local amenities in nearby Walnut Tree and Simpson you are surrounded by many picturesque walks and purpose built cycle ways. And not forgetting the vibrant centre of Milton Keynes bursting with culture, entertainment, shopping, restaurants and much more.



Xscape is a major entertainment hub; ski or snowboard in one of Europe's largest indoor 'real snow' slope, climb an indoor rock climbing wall, or try an indoor skydiving simulator. Enjoy the latest releases at the 10 screen Cineworld cinema, play ten pin bowling, use the health and fitness centre and enjoy numerous bars and shops. The Hub is also a major destination for fine dining and pavement cafés.

Culture is well provided for at Milton Keynes Gallery and Milton Keynes Theatre which hosts West End stars and shows and then be entertained at the prestigious Stables at Wavendon.

Relax and enjoy Milton Keynes





The great outdoors

With over 45 acres of parkland, woodland, lakes and rivers, Milton Keynes is a haven for outdoor pursuits. Whether its cycling, sailing, windsurfing, golfing or a simple walk, Milton Keynes has it all.

Shop til you drop at the centre:mk

One of the largest indoor shopping centres in Europe home to more than 230 high street stores and attracting more than 30 million visitors a year; the choice is impressive, with top designer clothing brands and household names including M&S, John Lewis, House of Fraser and Debenhams. And scattered across the city are all the major retail outlets including IKEA and Homebase.





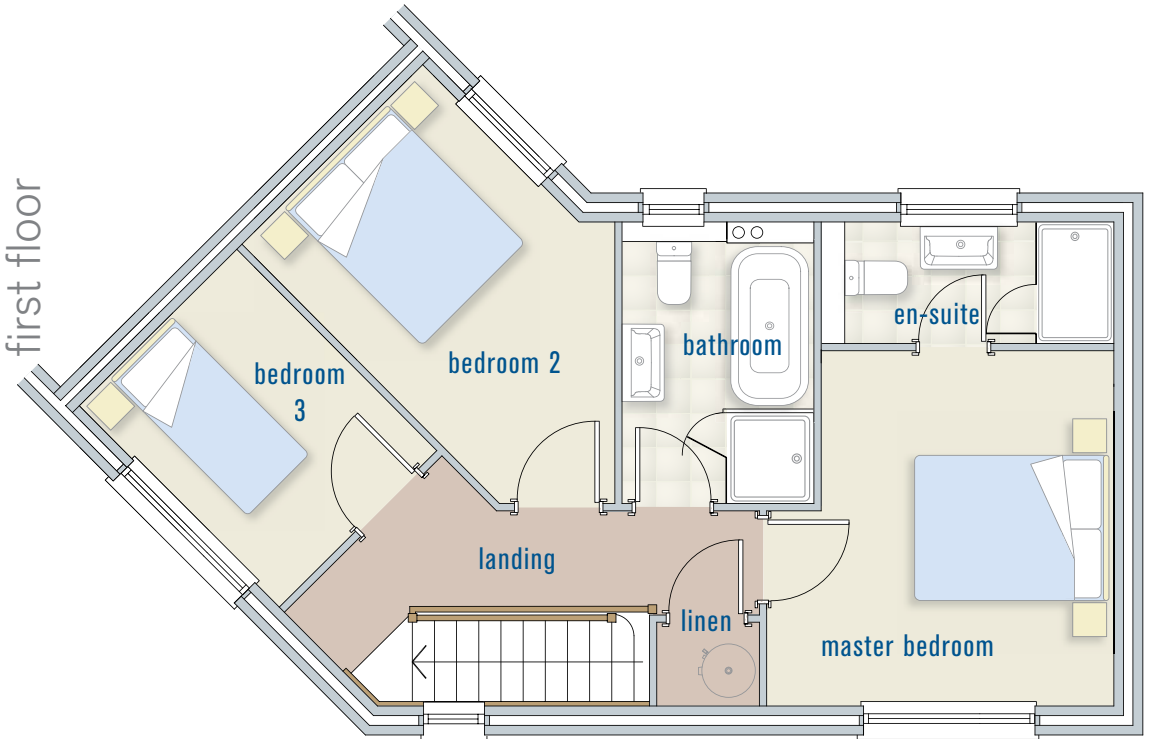
first floor

master bedroom: 3987mm (max) x 3670mm
13'0" (max) x 12'0"

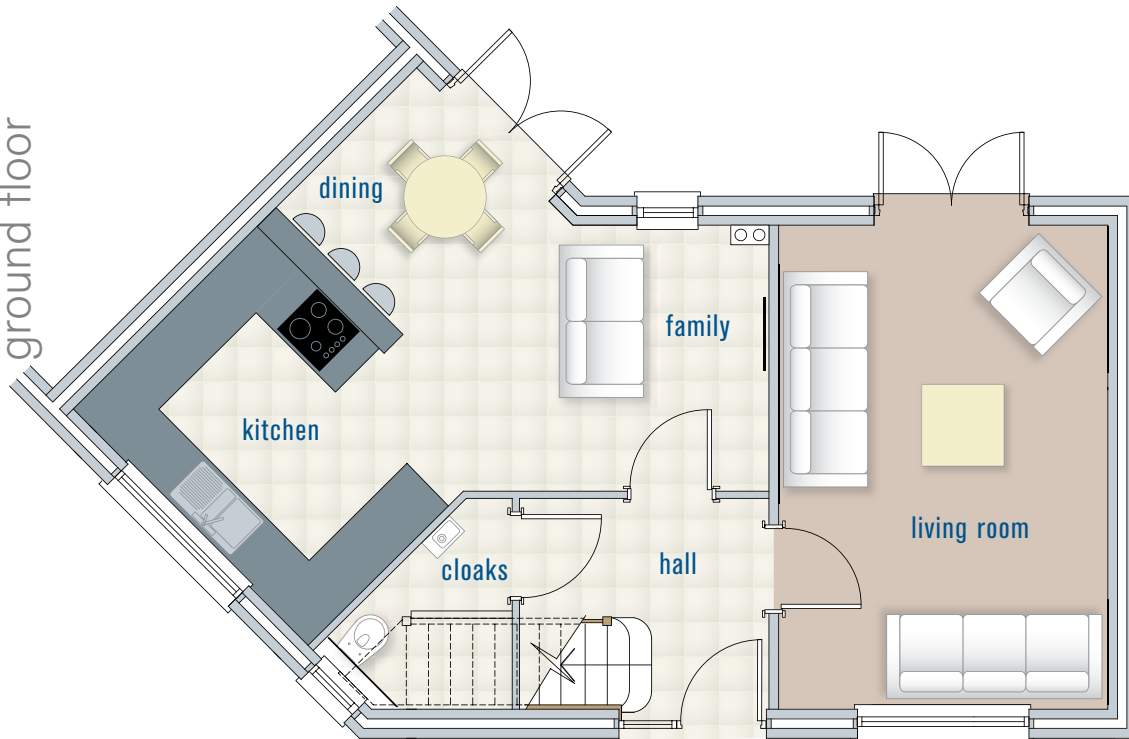
bedroom 2: 3693mm (max) x 2632mm (max)
12'1" (max) x 8'2" (max)

bedroom 3: 2931mm x 2293mm
9'2" x 7'6"

first floor



ground floor



ground floor

kitchen/dining: 5000mm (max) x 3442mm (max)
16'4" (max) x 11'3" (max)

family: 2748mm x 1901mm
9'0" x 6'2"

living room: 5000mm x 3400mm
16'4" x 11'1"

family room: 5000mm x 3400mm
16'4" x 11'1"

THE GENEVA SPECIFICATION

Kitchen

- Individually designed and fitted kitchen with stone work surfaces and a range of appliances to include:
 - Peninsular unit with seating for 3 people and inset induction hob with combination stainless steel microwave oven
 - Built in eye-level oven
 - Stainless steel chimney extractor
 - Integrated dishwasher
 - Fridge freezer
 - Washer/dryer

Bathrooms and cloakroom

- Modern white sanitaryware
- Floating back to wall wc
- Chrome fittings
- Chrome heated towel rails
- Soft closing lavatory seat
- Ceramic and porcelain fully tiled floors and walls
- Rocca designed 3D Victoria vanity units (bathrooms only)

Lighting

- LED downlighting to cloakrooms, bathrooms and kitchens
- Pendant lighting to other rooms
- External lighting to both front and rear

Electrical

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

Heating

- Gas fired boiler serving underfloor ground level heating and radiators on the first and second floors. Domestic hot water via a pressurised system



- Zoned heating thermostats
- Fitted electric flame effect flat screen fire in the sitting room

Joinery

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

Flooring

- Porcelain or ceramic floor tiling to hall, cloakroom, kitchen/family/dining, bathroom and en-suite
- Engineered wood flooring to living room
- Fitted carpet to all rooms not tiled

Outside

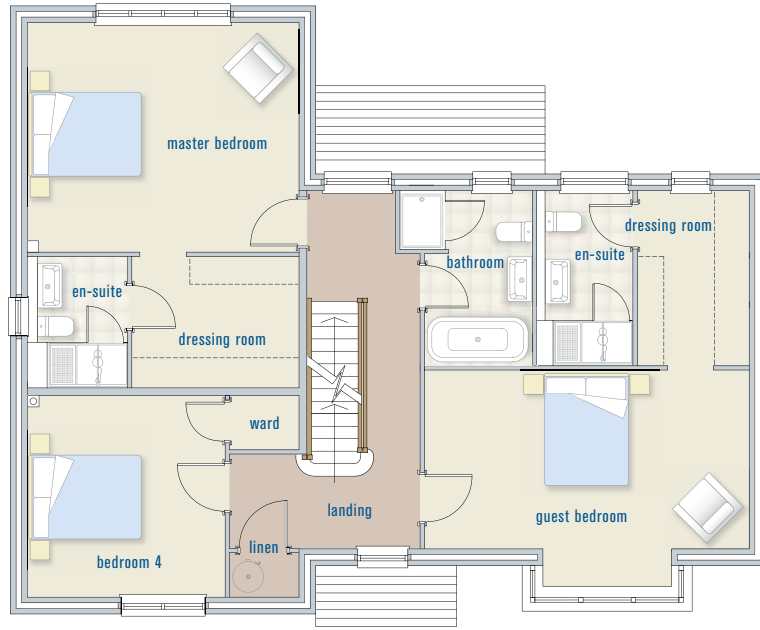
- Power and light
- Outside tap
- Patios and paths in Indian stone
- Driveway in block paviors
- Gardens turfed

Warranty

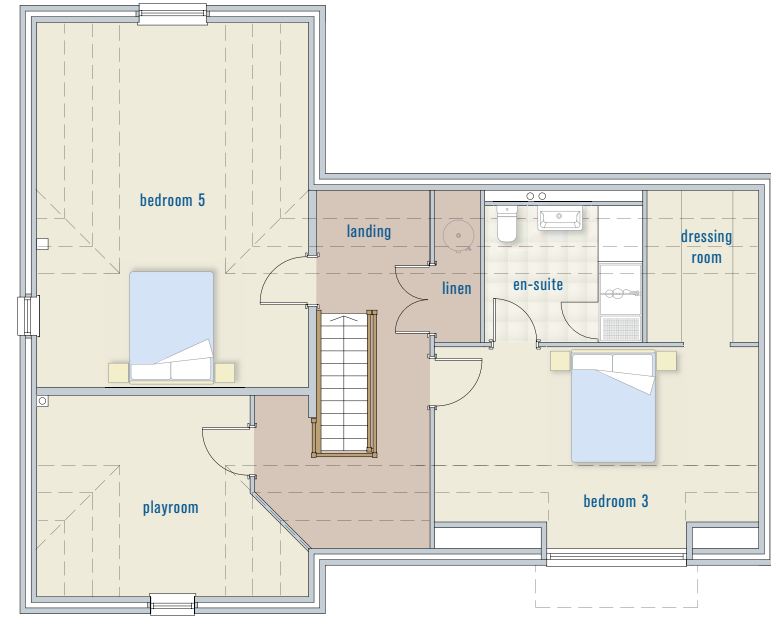
- 10 Year Guarantee



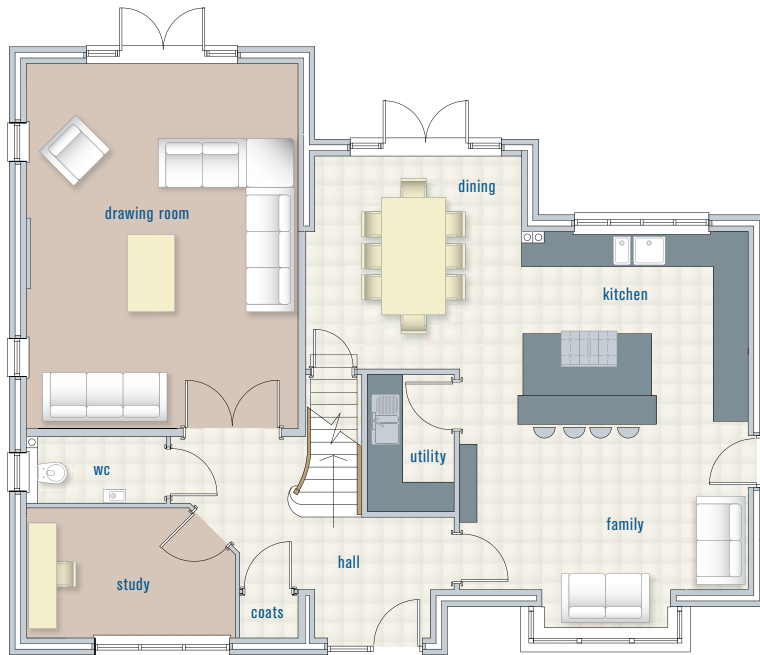
first floor



second floor



ground floor



ground floor

kitchen/family/dining:
7905mm (max) x 7750mm (max)
25'11" (max) x 25'4" (max)

utility:
2447mm x 1372mm
8'0" x 4'6"

living room:
6525mm x 4855mm
21'4" x 15'11"

study:
3740mm x 2325mm
12'3" x 7'7"

first floor

master bedroom:
4855mm x 4100mm
15'11" x 13'5"

guest bedroom:
5806mm x 3200mm
19'0" x 10'5"

bedroom 4:
3600mm x 3530mm
11'9" x 11'6"

second floor

bedroom 3:
5797mm x 3600mm (max)
19'0" x 11'9" (max)

bedroom 5:
6525mm x 4855mm
21'4" x 15'11"

playroom:
4855mm (max) x 3600mm (max)
15'11" (max) x 11'9" (max)

THE LUCERNE SPECIFICATION

Kitchen

- Individually designed hand made walnut and painted kitchen with stone work surfaces
- Large centre island with seating for 4/5 people including a Miele electric ceramic induction hob and ceiling mounted extractor hood
- Instant boiling hot water tap
- Double bowl stainless steel sink
- Waste disposal
- Further appliances include:
 - Bank of Miele built in oven with Miele steam oven under
 - Bank of Miele built in oven with Miele combination microwave under
 - Integrated Miele dishwasher
 - Integrated Miele full height fridge
 - Walnut low level cabinet in family area designed for a flat screen TV over

Utility room

- Integrated Miele full height freezer
- 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 fully tiled floors and walls
- Rocca designed 3D Victoria vanity units (bathrooms only)

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 through out
- External electrical power socket on the rear of the house
- Audio entry system with electric gate controls

Heating

- Gas fired boiler serving underfloor ground level heating and radiators to the first floor and second floor. Domestic hot water via a pressurised system
- Zoned heating thermostats
- Feature gas fire to the drawing room

Joinery

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

Flooring

- Marble floor tiling to hall, kitchen/dining and utility
- Porcelain, ceramic to cloakroom, bathrooms and en-suite
- Walnut wood flooring to drawing room and study
- Fitted carpet to all other rooms

Outside

- Double garage with power, light and electric up and over timber doors
- Outside tap
- Patios and paths in Indian stone
- Driveway in block paviors
- 1.8m solid timber electrically operated gates
- Walled front garden
- Gardens turfed

Warranty

- 10 Year Guarantee

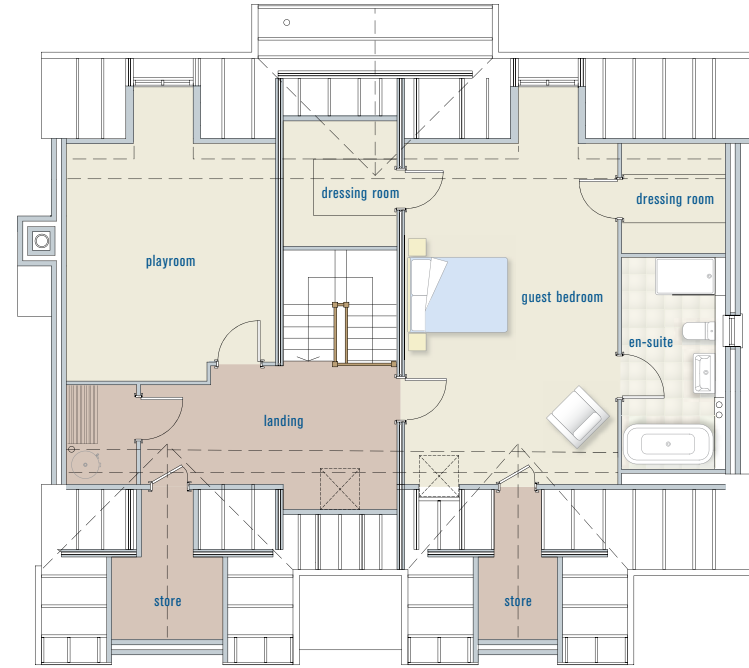
THE LUGANO
AT WALTON



first floor



second floor



ground floor



ground floor

kitchen/family:
9240mm x 5030mm
30'3" x 16'6"

utility:
3400mm x 1810mm
11'1" x 5'11"

dining:
4285mm x 3690mm
14'0" x 12'1"

living room:
7092mm x 4200mm
23'3" x 13'9"

study:
4040mm x 2496mm
13'3" x 8'2"

first floor

master bedroom:
4200mm x 4085mm
13'7" x 13'4"

bedroom 2:
4040mm x 3918mm
13'3" x 12'0"

bedroom 3:
4482mm x 3320mm
14'8" x 10'10"

bedroom 4:
3918mm x 3390mm
12'10" x 11'11"

second floor

guest bedroom:
6660mm x 4300mm
21'10" x 14'11"

playroom:
4715mm x 4060mm
15'5" x 13'3"

THE LUGANO SPECIFICATION

Kitchen

- Individually designed hand made walnut and painted kitchen with stone work surfaces
- Large centre island with seating for 4 people including a Miele electric ceramic induction hob
- Mirror splash back to the sink
- Instant boiling hot water tap
- Full height pull out larder
- Double bowl stainless steel sink
- Waste disposal
- Further appliances include:
 - Bank of Miele built in oven with Miele steam oven under
 - Bank of Miele built in oven with Miele combination microwave under
 - Integrated Miele dishwasher
 - Integrated Miele full height fridge
 - Ceiling mounted extractor hood
 - Walnut low level cabinet in family area designed for a flat screen TV over

Utility room

- Integrated Miele full height freezer
- 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 fully tiled floors and walls
- Rocca designed 3D Victoria vanity units (bathrooms only)

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 through out
- External electrical power socket on the rear of the house
- Audio entry system with electric gate controls

Heating

- Gas fired boiler serving underfloor ground level heating and radiators to the first floor and second floor. Domestic hot water via a pressurised system
- Zoned heating thermostats
- Feature gas fire in the living room

Joinery

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

Flooring

- Marble floor tiling to hall, kitchen/dining/family and utility
- Porcelain, ceramic to cloakroom, bathrooms and en-suite
- Walnut wood flooring to living room and study
- Fitted carpet to all other rooms

Outside

- Double garage with power, light and electric up and over timber doors
- Outside tap
- Patios and paths in Indian stone
- Driveway in block paviors
- 1.8m solid timber electrically operated gates
- Walled front garden
- Gardens turfed

Warranty

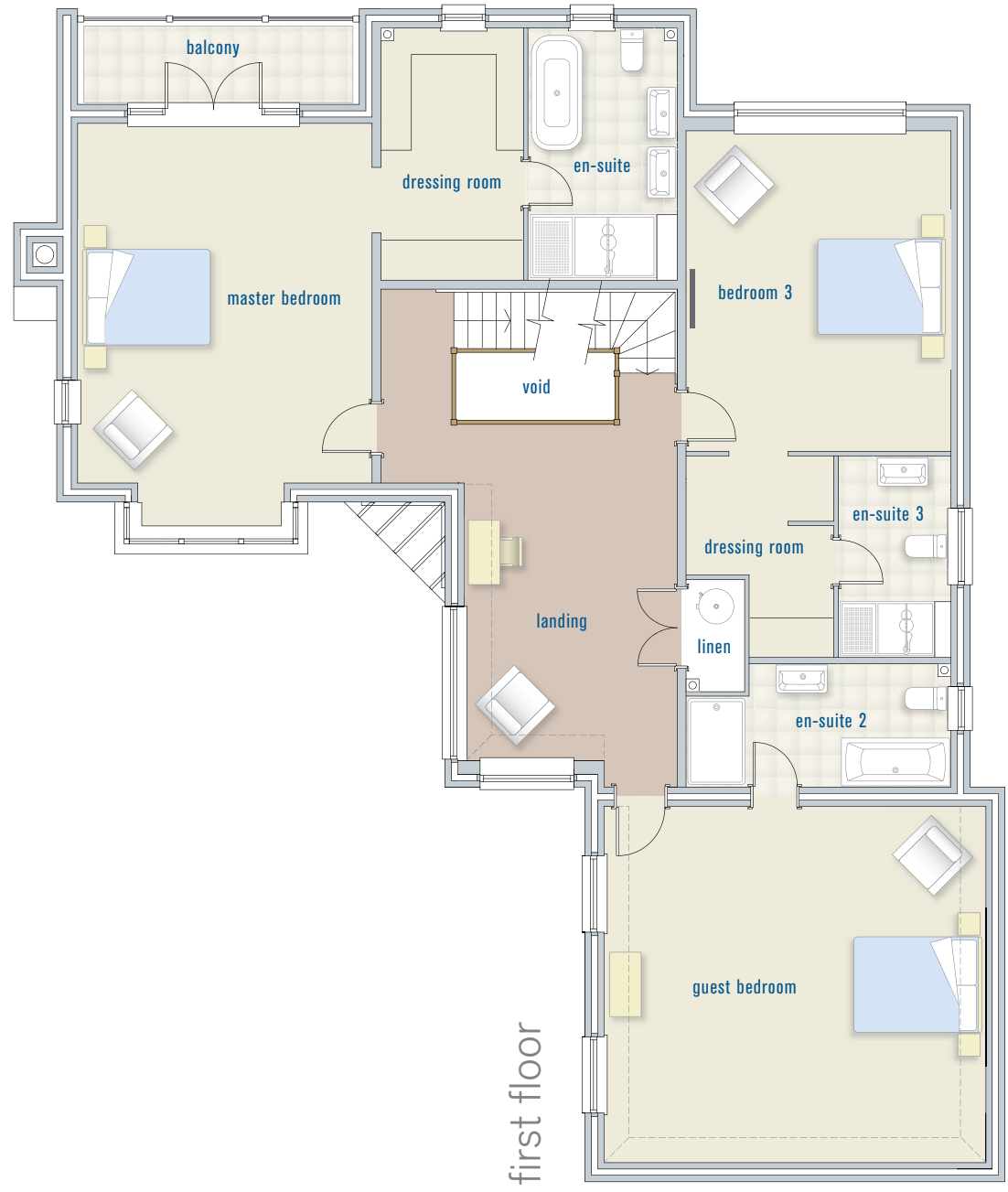
- 10 Year Guarantee





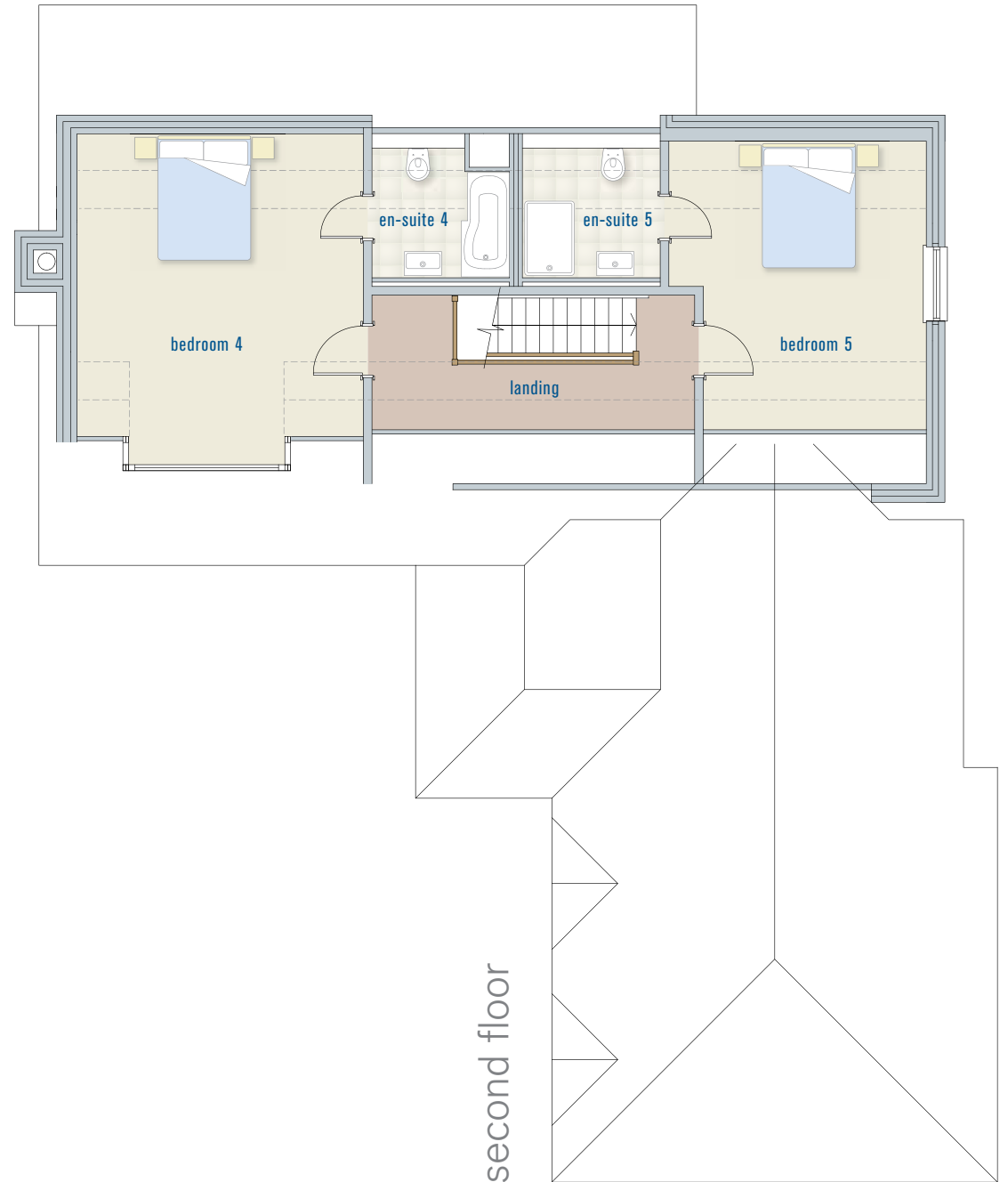
ground floor

family/kitchen:	8234mm x 4048mm 27'0" x 13'3"
utility:	4045mm x 1900mm 7'7" x 5'5"
drawing room:	7850mm (max) x 4586mm 25'9" (max) x 15'0"
dining room:	4616mm x 3851mm 15'2" x 12'8"
study:	3310mm x 3228mm (max) 10'10" x 10'7" (max)
garage:	5773mm x 5600mm 18'11" x 18'5"



first floor

- master bedroom: 6350mm (max) x 4586mm
20'10" x 15'0"
- dressing room: 3924mm x 2209mm
10'5" x 7'3"
- bedroom 3: 4999mm x 4120mm
16'5" x 13'6"
- dressing room: 3134mm x 2280mm
10'4" x 7'6"
- guest bedroom: 5950mm x 5560mm
19'6" x 18'3"



second floor

bedroom 4: 5222mm (max) x 4571mm
17'1" (max) x 15'0"

bedroom 5: 4621mm x 4120mm (max)
15'2" x 13'6" (max)



THE MAGGIORE SPECIFICATION

Kitchen

- Individually designed hand made walnut and painted kitchen by with stone work surfaces
- Large centre island with seating for 4 people including a Miele electric ceramic induction hob
- Mirror splash back to the sink
- Instant boiling hot water tap
- Full height pull out larder
- Double bowl stainless steel sink
- Waste disposal
- Further appliances include:
 - Bank of Miele built in oven with Miele steam oven under
 - Bank of Miele built in oven with Miele combination microwave under
 - Integrated Miele dishwasher
 - Integrated Miele full height fridge
 - Ceiling mounted extractor hood
 - Walnut low level cabinet in family area designed for a flat screen TV over

Utility room

- Integrated Miele full height freezer
- 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
- Teardrop freestanding bath in en-suite 1
- Freestanding bath in en-suite 2

- His & hers Rocca 3D Gloss double basin and vanity unit
- Chrome heated towel rails
- Soft closing lavatory seat
- Electric underfloor heating in master bedroom
- Ceramic and porcelain fully tiled floors and walls

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 through out
- External electrical power socket on the rear of the house
- Audio entry system with electric gate controls

Heating

- Gas fired boiler serving underfloor ground level heating and radiators to the first floor and second floor. Domestic hot water via a pressurised system
- Zoned heating thermostats
- Feature gas fire in the drawing room

THE MAGGIORE SPECIFICATION

Joinery

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



Flooring

- Marble floor tiling to hall, kitchen/dining and utility
- Porcelain, ceramic to cloakroom, bathrooms and en-suite
- Walnut wood flooring to drawing room and study
- Fitted carpet to all other rooms



Outside

- Double garage with power, light and electric up and over timber doors
- Outside tap
- Patios and paths in Indian stone
- Driveway in block paviors
- 1.8m solid timber electrically operated gates
- Walled front garden
- Gardens turfed

Warranty

- 10 Year Guarantee



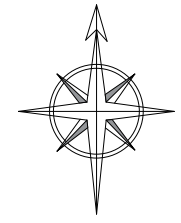


The Geneva - plots 42 & 43

The Lucerne - plots 44 & 48

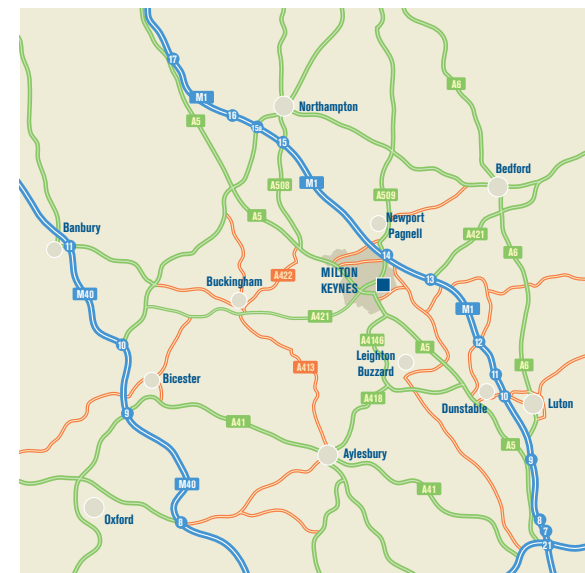
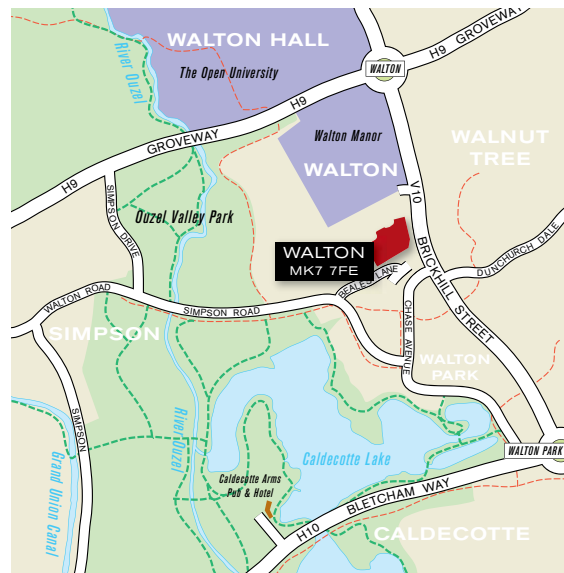
The Lugano - plot 46

The Maggiore - plots 45 & 47



Location

The A5 is close by, the M1 Junction 14 is under 4 miles away offering journey times to London and Birmingham of 50 miles and 70 miles respectively. The nearest rail stations are at Bow Brickhill (1.5 miles away for the Bedford Line) and 4 miles to Milton Keynes Central on the West Coast Line serving London Euston in 35 minutes, Birmingham New Street in under an hour, Manchester in under two hours and just over four hours to Glasgow. Milton Keynes is also ideally placed for international air travel with a choice of Luton, Stansted, Birmingham International and Heathrow all within an acceptable distance.



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 of 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.





H O M E S

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