

W A L T O N





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, audio intercom system and high-tech 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. 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 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 by the biggest pop and rock bands at the National Bowl.

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.

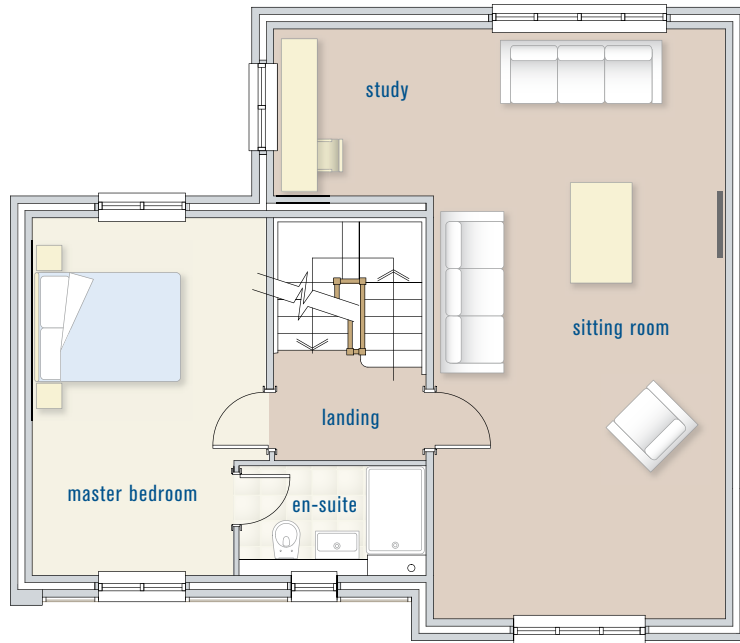
Shop til you drop at the centre:mk

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.

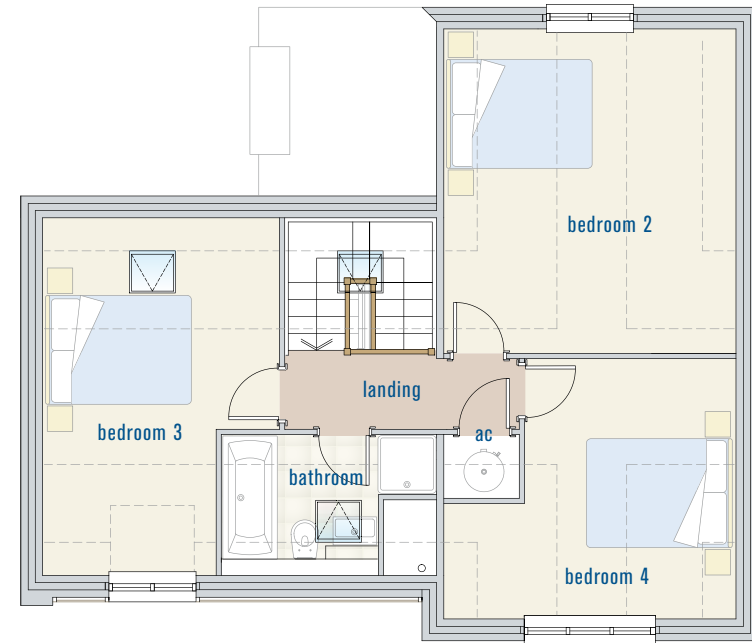




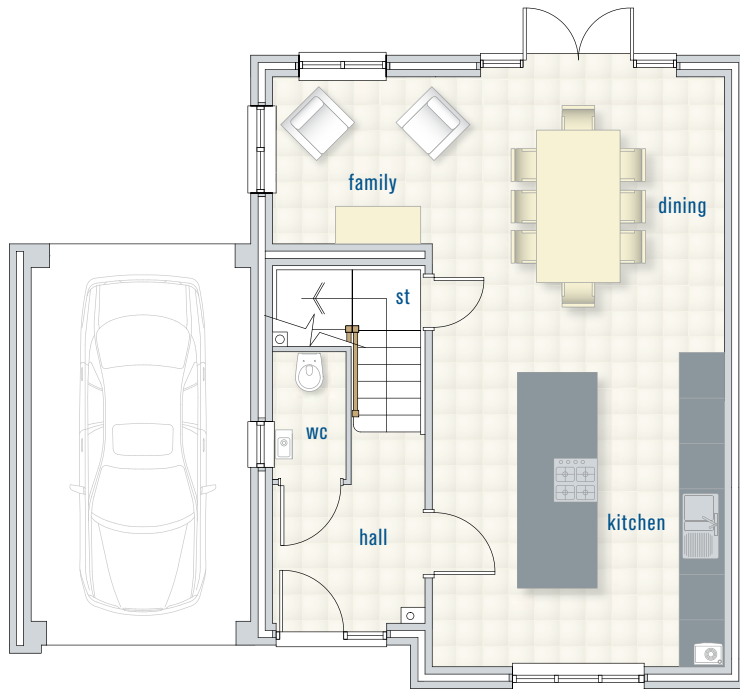
first floor



second floor



ground floor



ground floor

family/dining/kitchen: 8075mm (max) x 6175mm (max)
26'6" (max) x 20'3" (max)

first floor

sitting room/study: 8075mm (max) x 6175mm (max)
26'6" (max) x 20'3" (max)

master bedroom: 4875mm (max) x 3175mm (max)
16'0" (max) x 10'5" (max)

second floor

bedroom 2: 4428mm x 3975mm (max)
14'6" x 13'0" (max)

bedroom 3: 4444mm (max) x 3225mm
14'7" (max) x 10'7"

bedroom 4: 3985mm (max) x 3548mm (max)
13'1" (max) x 11'8" (max)

THE COMO SPECIFICATION

Kitchen

- Individually designed and fitted Wenge kitchen with quartz work surfaces and a range of appliances to include:
 - Large centre island with seating for 3-4 persons and inset induction hob with combination steel microwave
 - Built in eye-level oven and eye-level steam oven
 - Quartz back panel to the induction hob
 - Stainless steel chimney extractor
 - Integrated dishwasher
 - Fridge Freezer
 - Wine captain
 - Washer/dryer

Bathrooms and cloakroom

- Individually designed in white Rocca Gap furniture
- Floating back to wall wc
- Chrome fittings
- Chrome heated towel rails
- Soft closing lavatory seat
- Ceramic and porcelain fully tiled floors and walls
- Walnut vanity wash hand basin

Lighting

- LED downlighting (bulbs guaranteed for 5 years) to cloakrooms, bathrooms and kitchens

- Pendant lighting to other rooms
- External lighting to both front and rear
- Light to loft space with loft ladder and power

Electrical

- Intruder alarm (ground floor infra red)
- Wiring for sky TV
- TV points to all living rooms and all bedrooms
- Phone points to all living rooms and all bedrooms
- 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 real flame 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/diner, utility room, bathroom and en-suite
- Fitted carpet to all rooms not tiled.

Outside

- Carport with power and light
- Outside tap
- Patios and paths in Indian stone
- Driveway in block paviors
- Gardens turfed

Warranty

- 10 Year Guarantee



first floor

- master bedroom: 3682mm x 3450mm
12'1" x 11'4"
- dressing room: 3683mm (max) x 2551mm (max)
12'1" (max) x 8'5" (max)
- bedroom 2: 4046mm x 2923mm (max)
13'3" x 9'7" (max)
- bedroom 3: 3750mm x 3319mm
12'4" x 10'11"
- bedroom 4: 2970mm x 2894mm
9'9" x 9'6"

first floor



ground floor



ground floor

- dining/kitchen: 6530mm (max) x 5158mm (max)
21'5" (max) x 16'11" (max)
- utility: 2327mm x 1642mm
7'7" x 5'5"
- sitting room: 7475mm x 3723mm
(plots 19, 20 & 23) 24'6" x 12'2"
- sitting room: 7465mm x 4473mm (max)
(plot 24) 24'6" x 14'8" (max)
- family room: 4070mm x 2642mm
13'4" x 8'8"

THE GARDA SPECIFICATION

Kitchen

- Individually designed and fitted Walnut kitchen with quartz work surfaces and a range of appliances to include:
 - Built in SMEG gas oven and electric induction hob
 - Quartz back panel to the induction hob
 - Integrated extractor over hob
 - Integrated dishwasher
 - Fridge Freezer
 - Wine captain
 - Walnut low level cabinet in dining room designed for a flat screen TV over

Utility room

- Stainless steel sink
- Space and plumbing for washing machine
- Space and fittings for tumble drier
- Fitted walnut cupboard units with worktops over

Bathrooms and cloakroom

- Individually designed with white Rocca Gap furniture
- Floating back to wall wc
- Chrome fittings
- Chrome heated towel rails
- Soft closing lavatory seat
- Ceramic or porcelain fully tiled floors and walls
- Walnut vanity wash hand basin

Lighting

- LED downlighting (bulbs guaranteed for 5 years) to cloakrooms, bathrooms, kitchens and hall
- Pendant lighting to other rooms
- External lighting to both front and rear
- Light to loft space with loft ladder and power

Electrical

- Intruder alarm (ground floor infra red)
- Wiring for Sky TV
- TV points to all living rooms and all bedrooms
- External electrical power socket on the rear of the house
- Audio entry system with gate control

Heating

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



- Zoned heating thermostats
- Wall mounted electric real flame 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/diner, utility room, bathroom and en-suite
- Fitted carpet to all rooms not tiled.

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
- Wrought iron electrically operated gates
- Walled front garden
- Gardens turfed

Warranty

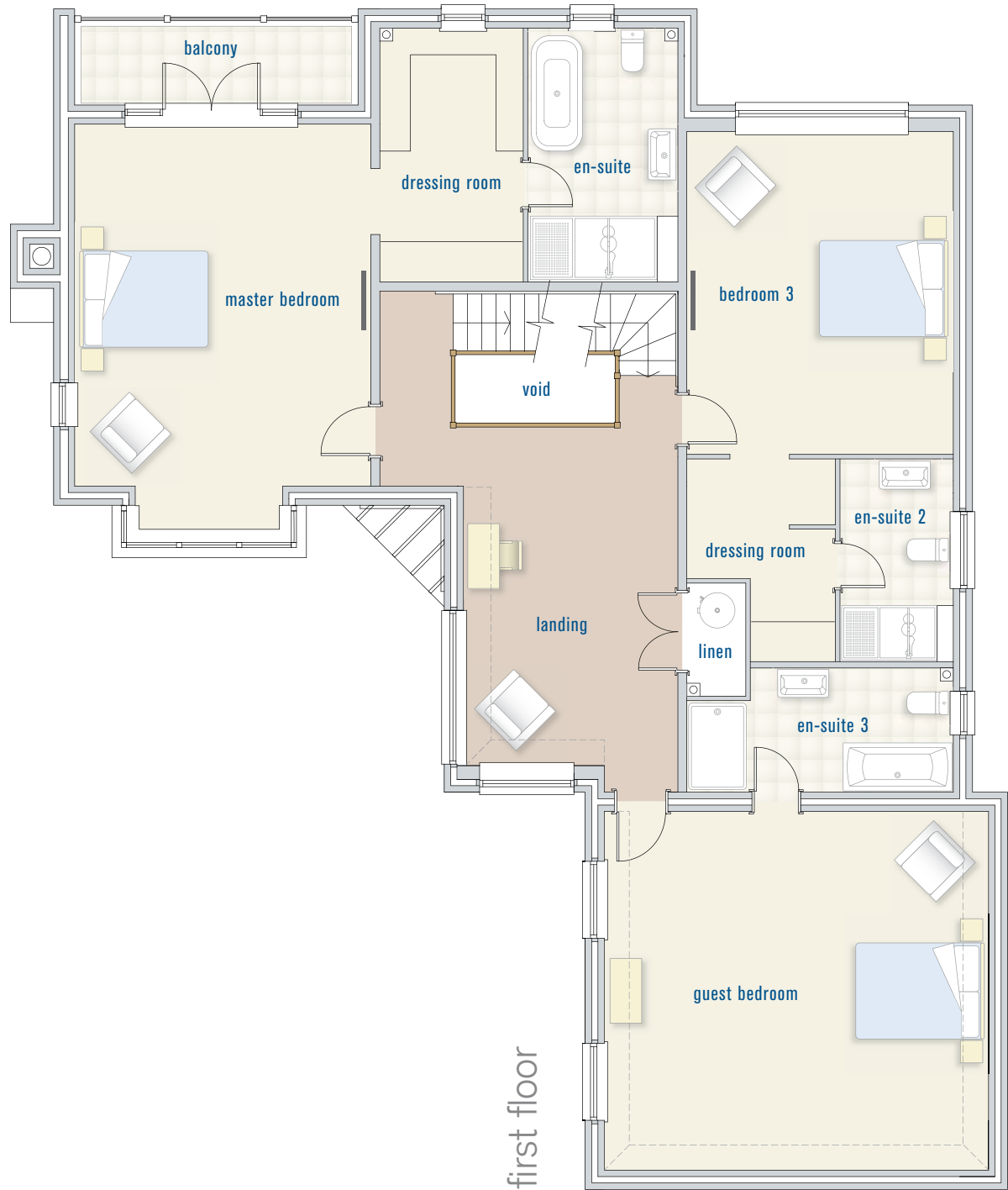
- 10 Year Guarantee





ground floor

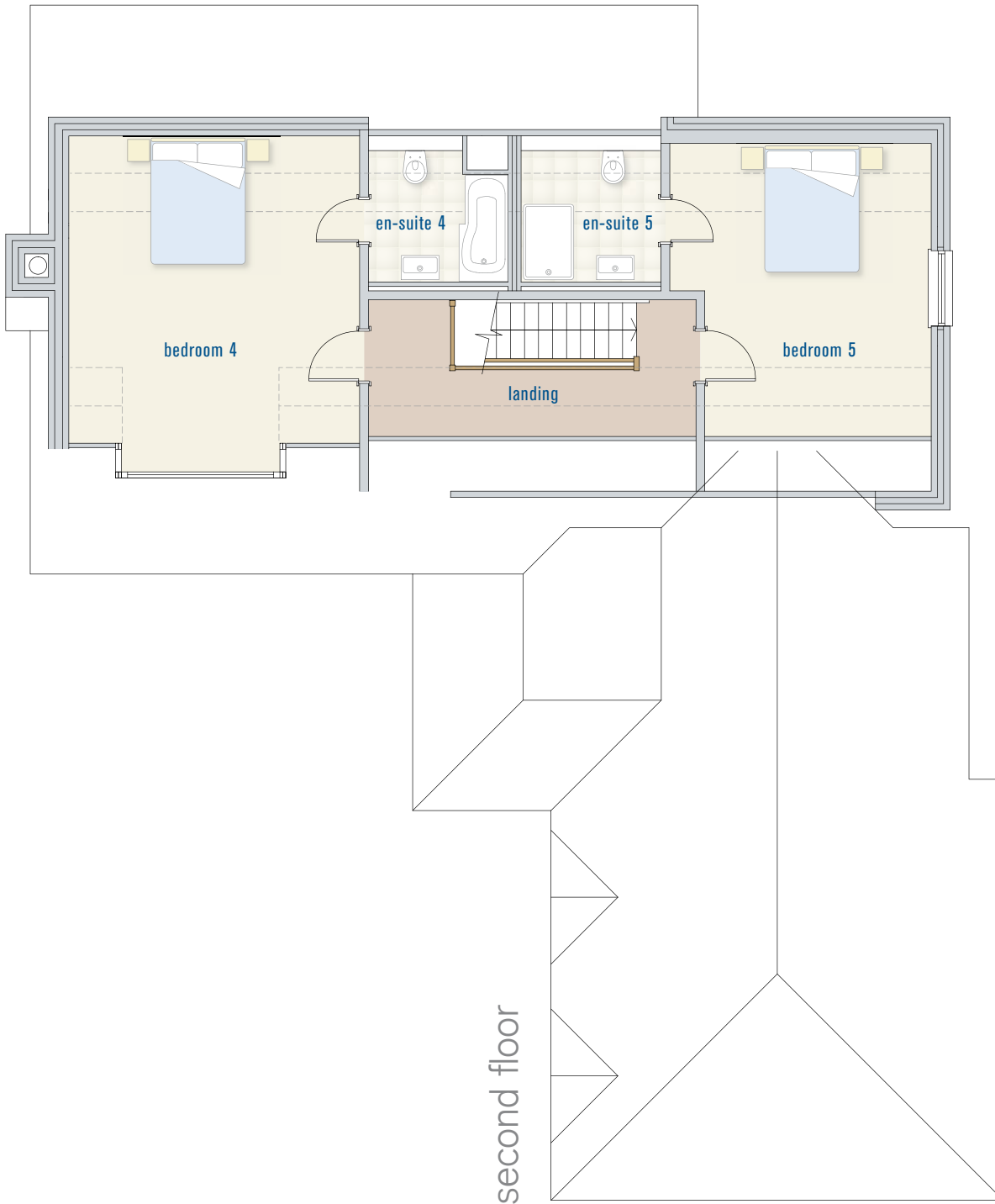
family/kitchen:	8234mm x 4048mm 27'0" x 13'3"
utility:	4045mm x 1900mm 7'7" x 5'5"
drawing room:	7850mm (max) x 4586mm 25'9" (max) x 15'0"
dining room:	4616mm x 3851mm 15'2" x 12'8"
study:	3310mm x 3228mm (max) 10'10" x 10'7" (max)
garage:	5773mm x 5600mm 18'11" x 18'5"



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"

first floor



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 bespoke Walnut kitchen by Herne Grange Kitchens with handleless doors and a quartz work surfaces
- Large centre island with seating for 4 people including a Miele 6 ring electric ceramic induction hob
- Glass splash back to the sink
- Integrated bin
- 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
 - Wine captain
 - Integrated Miele dishwasher
 - Integrated full height fridge
 - Integrated warming drawers
 - Elica Cloud Nine ceiling extractor hood
 - Walnut low level cabinet in family area designed for a flat screen TV over

Utility room

- Stainless steel sink
- Space and plumbing for washing machine
- Space and fittings for tumble drier



Bathrooms and cloakroom

- Individually designed with white Rocca Gap furniture
- Floating back to wall wc
- Chrome fittings
- Teardrop freestanding bath in en-suite 1
- Freestanding bath in en-suite 3
- Massaging jets in the shower of en-suite 1
- His & hers vanity sinks on walnut furniture in en-suite 1
- Chrome heated towel rails
- Soft closing lavatory seat
- Electric underfloor heating
- Ceramic and porcelain fully tiled floors and walls
- Walnut vanity sink unit

Lighting

- LED downlighting (bulbs guaranteed for 5 years) to cloakrooms, bathrooms, kitchens and en-suites
- Pendant lighting to other rooms
- External lighting to both front and rear
- Light to loft space with loft ladder and power
- 5 AMP sockets in the drawing room for side lamps

Electrical

- Intruder alarm (ground floor infra red)
- Wiring for Sky TV
- TV points to all living rooms and all bedrooms
- Phone points to all rooms
- External electrical power socket on the rear of the house
- Audio entry system with electric gate controls

Media and entertainment

- iPod docking station in the kitchen with speakers in ceiling and amplifier wiring for music entertainment system and speakers in hall, drawing room and master bedroom

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
- Real flame effect gas fire with glass front 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

- Porcelain, ceramic or marble floor tiling to hall, cloakroom, kitchen/diner, utility room, bathroom and en-suite
- Fitted carpet to all rooms not tiled.



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



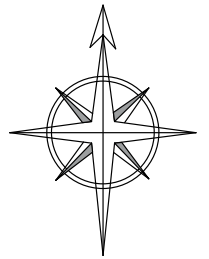


The Como - plot 18

The Garda - plots 19, 20, 23 & 24

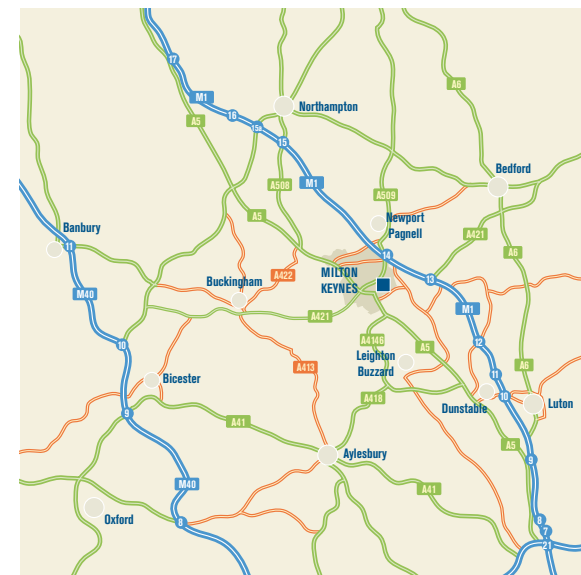
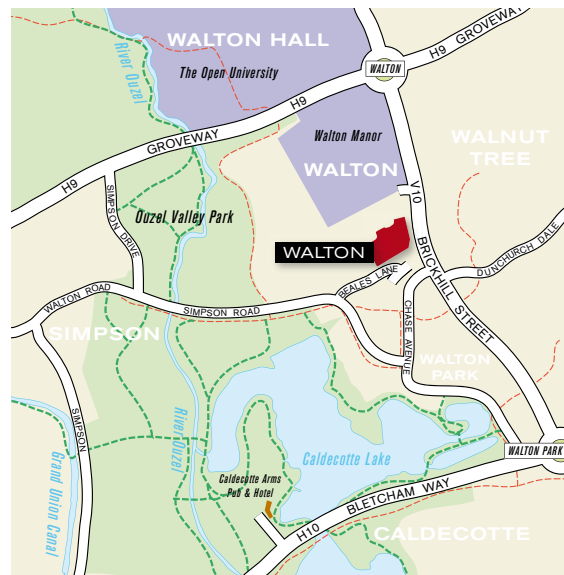
The Maggiore - plots 21 & 22

BRICKHILL STREET



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 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.





H O M E S

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