



L&Q at
**GLEBE
MEADOWS**

L&Q

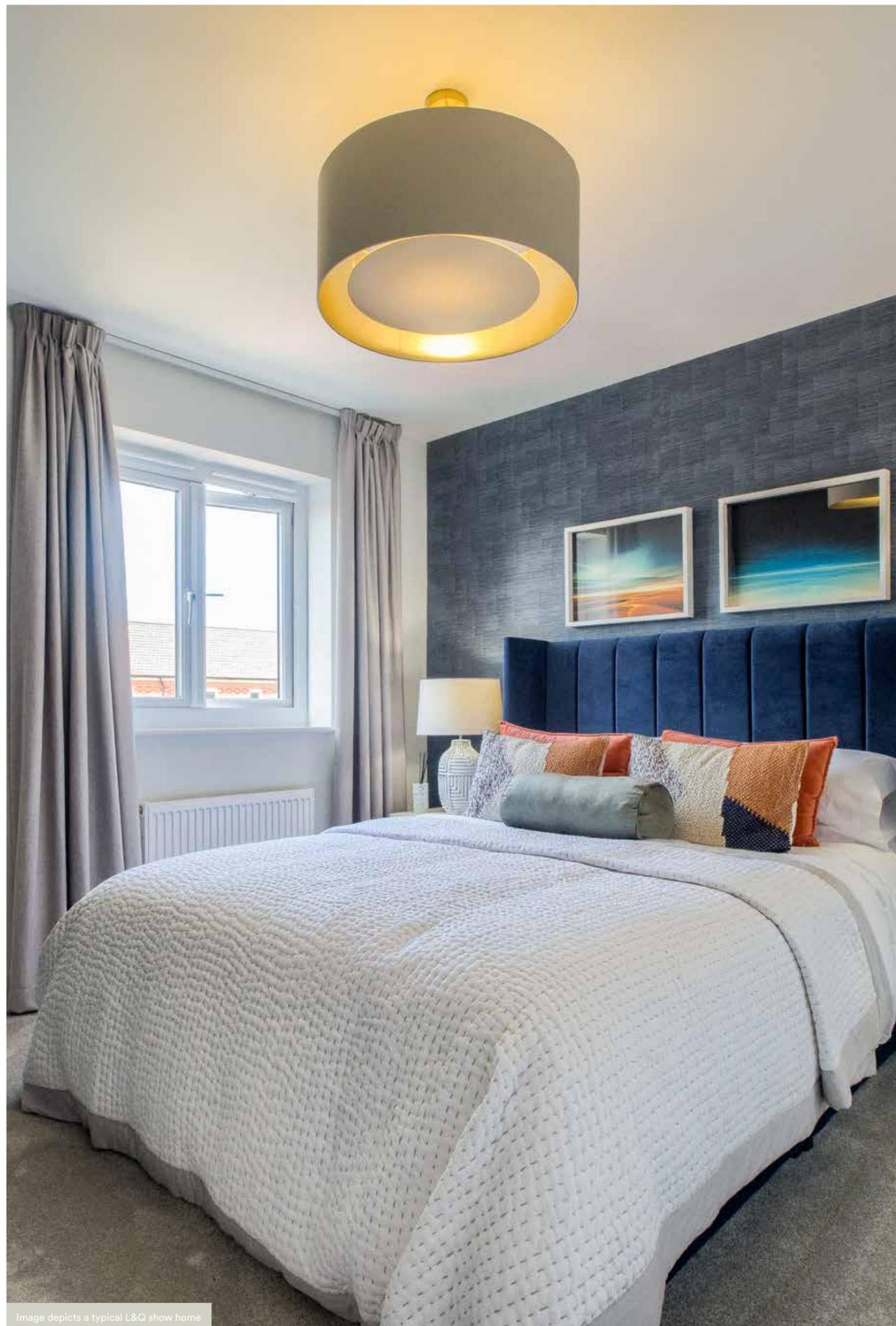


Image depicts a typical L&Q show home

A step on the ladder *and a foot in the door*

Introducing L&Q at Glebe Meadows, a contemporary new development offering a collection of high-quality homes situated on the outskirts of Milton Keynes.

This stunning collection of 2 and 4 bedroom houses, will create a vibrant community where plenty of local amenities are lined up for the future.

The location of L&Q at Glebe Meadows means you are close enough to enjoy the bustling town of Milton Keynes, but also able to indulge in the peaceful countryside

that is within walking distance of your home. Make your mark as part of this thriving new community.

An exemplary specification is included and we have made sure to include everything that you need in your new home from the very outset. You'll enjoy the comforts of your own private garden, turfed and ready to enjoy all year round.

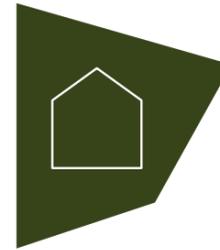
We provide the home

*and you make
it your own*

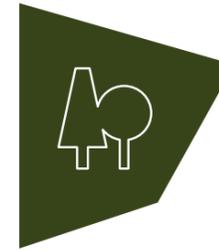




The essentials you need
and all close at hand



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Plenty of restaurants and bars in central Milton Keynes



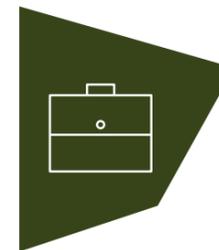
In the catchment of Ofsted Good primary and secondary schools



Four local supermarkets close to home



Two shopping centres nearby



Several business centres nearby



Handy access to the A421 and M1

New roots and your routes



- 1. Wavendon Community Centre
- 2. Woburn Sands Station
- 3. Milton Keynes Central
- 4. Tesco Extra
- 5. Milton Keynes University Hospital
- 6. Freedom Leisure
- 7. Kents Hill Park
- 8. Gulliver's Dinosaur and Farm Park
- 9. The National Bowl
- 10. Kingston Centre
- 11. Bow Brickhill Station



Sports

You'll find plenty to keep you physically active in the area with Nuffield Health at Kents Hill Park offering different sport and exercise options.

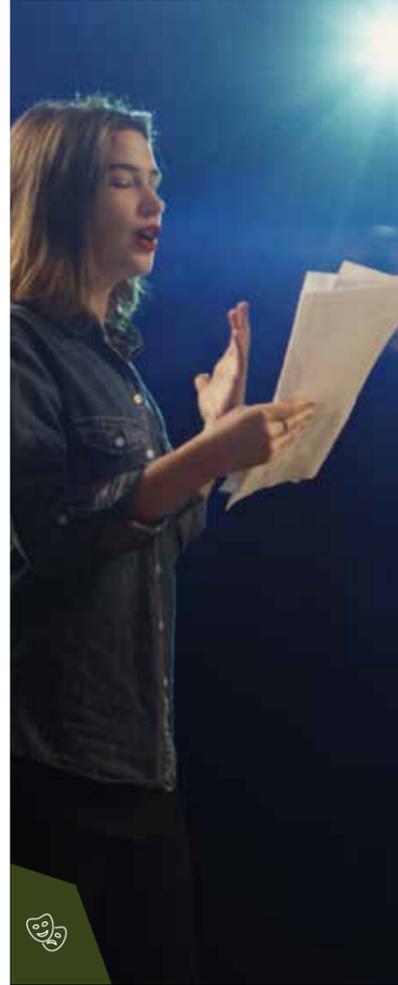
Nuffield Health Centre
5.6 miles by bike/car*



Wildlife

If you're looking for more of a wild ride, take a trip to Woburn Safari Park containing multiple species such as giraffes, tigers, and monkeys, all from the comfort of your own car.

Woburn Safari Park
4.5 miles by car*



Culture

For entertainment of an evening, look no further than The Stables Theatre; an intimate venue that is home to big names in the world of jazz, classical, and rock music.

The Stables Theatre
2.1 miles by bike*



Eat & Drink

Fancy some food and a drink without having to leave the comfort of the village? The Wavendon Arms is a short walk away and offers a bar, and restaurant, all rolled into one.

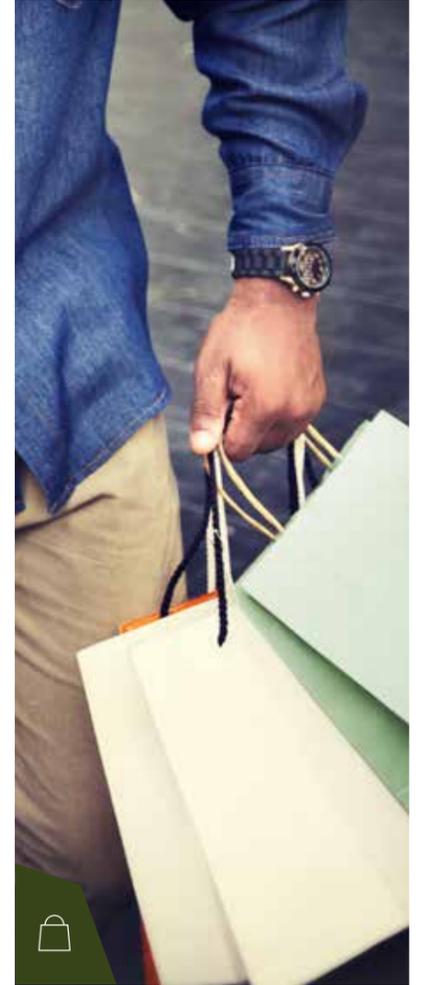
The Wavendon Arms
1 mile by bike/car*



Parks

Enjoy amazing countryside views and scenic walks in and around Wavendon such as in Kents Hill Park. The Park is part of 6,000 acres of green space throughout Milton Keynes.

Kents Hill Park
2.3 miles by bike*



Shopping

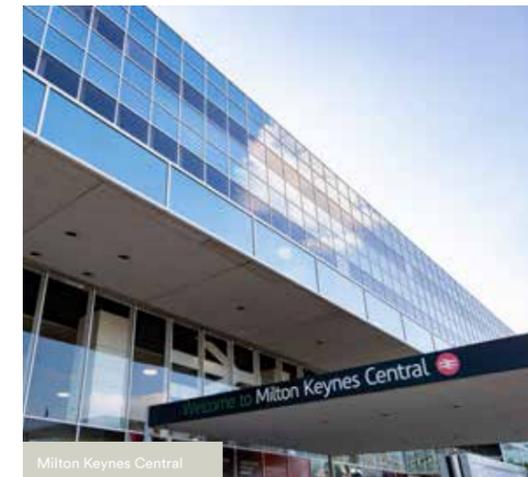
Find a great selection of high street brands and department stores at The Centre:mk shopping centre, housed in a Grade II listed building on Saxon Gate road.

The Centre:mk
4.9 miles by car*

Relax, unwind and
make the most of
the countryside



You couldn't
be better located



Milton Keynes Central



The Wavendon Arms

At L&Q at Glebe Meadows, you are very well-connected to the areas around you. With the centre of Milton Keynes just under 6 miles away and Woburn Sands 1.1 miles away, there is plenty to explore.

Having Woburn Sands railway station nearby, you will be easily connected to Bletchley in just 11 minutes and Bedford in 31 minutes.

Milton Keynes Central railway station is convenient for commuters as it sits just 5.5 miles away, reachable in only 11 minutes. With direct trains into London Euston taking 35 minutes, London is easily reached, whether it be for business or leisure.

If you're looking to travel further afield however, London Luton Airport is 32 minutes away by car.



**By rail from
Milton Keynes Central**

Bletchley	7 mins
Leighton buzzard	12 mins
Berkhamsted	27 mins
Watford Junction	33 mins
London Euston	35 mins



**To the airports by car
from L&Q at Glebe Meadows**

Luton	32 mins
Heathrow	54 mins
Cambridge	55 mins
Stansted	1 hr 10 mins
London City	1 hr 16 mins



**By road from
L&Q at Glebe Meadows**

Milton Keynes city centre	10 mins
M1	12 mins
Bedford	22 mins
Northampton	43 mins
Cambridge	55 mins



**By cycle from
L&Q at Glebe Meadows**

Woburn Sands Station (2.5 miles)	12 mins
Milton Keynes Central (5.5 miles)	33 mins

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps



Mid morning bites
and afternoon
delights

Live life to the fullest

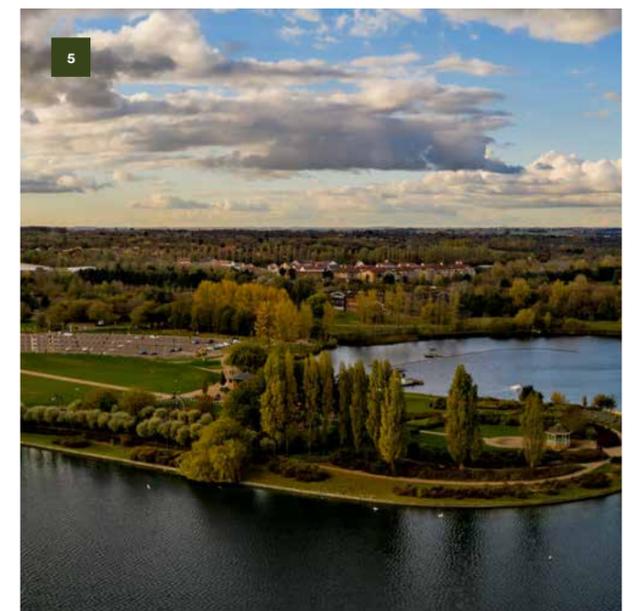
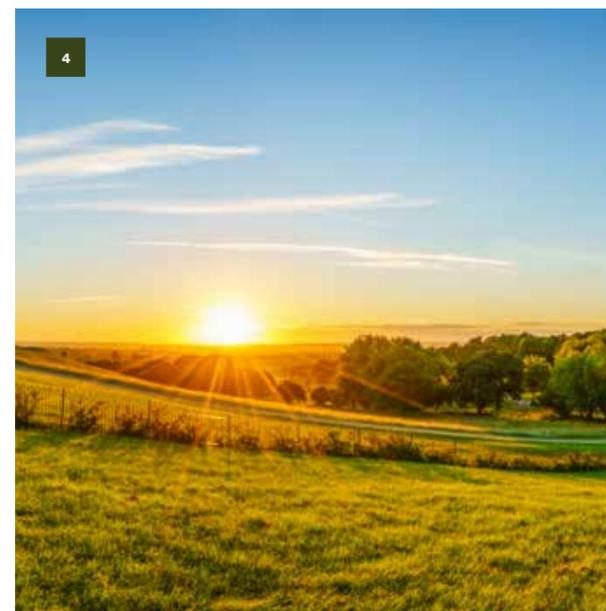
When you choose a home at L&Q at Glebe Meadows, you introduce yourself to a varied lifestyle with something to suit everyone.

Wavendon is situated close to L&Q at Glebe Meadows and can trace its history back to its listing as an Anglo Saxon Chronicle of 969, known back then as Wafundun. The village sits to the south east of the Borough of Milton Keynes.

Should you choose to make L&Q at Glebe Meadows your home, you won't have to go very far to find things to fill it with. A short drive away, central Milton Keynes shopping centre, which offers a wide range of shops, department stores, and restaurants. Comprised of two adjacent shopping centres; Centre:MK and Intu Milton Keynes, all of your shopping needs will be covered in one versatile shopping experience.

Wavendon and its surrounding areas offer a variety of schooling options for your child, no matter the level they require. With an array of local primary schools, secondary schools, and grammar schools in the surrounding areas, and The Open University, known for its long distance learning, there are plenty of options available. In addition to this, an 'All-Through' school (which caters for children from reception through to year 11) is being built as part of the wider Glebe Farm development and is expected to be open from September 2022 in several phases according to local demand.

- 1. Milton Keynes Town Centre
- 2. Grand Union Canal
- 3. Caldecotte Lake
- 4. Campbell Park
- 5. Willen Park



High quality specification

*and a good
work-life balance*



Images depict a typical L&Q show home



Specification

All the homes located within L&Q at Glebe Meadows have a high quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking, shed and a turfed garden including paving.

Kitchen



- Contemporary Moores kitchen with soft close doors and drawers in white
- 'Tippo Grey' worktop with matching upstand
- Under cabinet LED lighting
- Stainless steel splashback behind hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated Zanussi appliances including oven, induction hob, extractor hood, fridge/freezer, washing machine and a full-size dishwasher

Electrical and Heating



- White switches and sockets to all rooms.
- LED chrome downlighters to the main bathroom, kitchen and en suite if applicable. Where a house features an open-plan kitchen / dining / lounge, there will be downlighters throughout this area
- Pendant lighting to bedrooms, hall, landing and living / dining areas
- Television points to the lounge and master bedroom
- Mains operated ceiling mounted smoke detector

Bathroom



- Chrome bath, shower and basin taps
- Contemporary white sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Full height width mirror to wall and above toilet and basin (if they are on the same wall)
- White shaver socket. 2 bedroom houses in the bathroom only. 4 bedroom houses in the bathroom and en suite
- Ceramic tiles in the bathroom and downstairs cloakroom walls
- Tiling is half-height to the walls where sanitary-ware is fitted but full-height tiling is applied to the bath and shower area

General



- Amtico flooring to open-plan living/ kitchen/ dining areas, ground floor hallways, kitchens and bathrooms
- Neutral fitted carpets to lounge, first floor hallways, stairs and bedroom
- Built in sliding mirrored wardrobes to master bedroom with a shelf and hanging rail
- White emulsion to all walls and ceilings
- White gloss woodwork
- To the exterior, homes will include an outdoor tap, chrome door number and front gardens will be landscaped in accordance with the landscape design
- External lighting to the front & rear of the property
- Rear gardens will include turf, a paved area, a rotary dryer and a shed

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future
and own your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



Saxon Reach –
Buckinghamshire
lqhomes.com/saxonreach



L&Q at Wavendon Chase –
Buckinghamshire
lqhomes.com/wavendonchase



L&Q at Willow Grove –
Bedfordshire
lqhomes.com/willowgrove

L&Q at Glebe Meadows
Off Newport Road
Wavendon
Milton Keynes
MK17 8AB

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Disclaimer

All information in this document is correct at the time of publication going to print November 2020. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print August 2020. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

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