

SR

SAXON
REACH

MILTON KEYNES

CONTEMPORARY LIVING

WITHIN YOUR GRASP

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SAXON
REACH

Introducing Saxon Reach,
a contemporary new
development offering
a collection of high-quality
homes situated on the
outskirts of Milton Keynes.

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WELCOME TO SAXON REACH

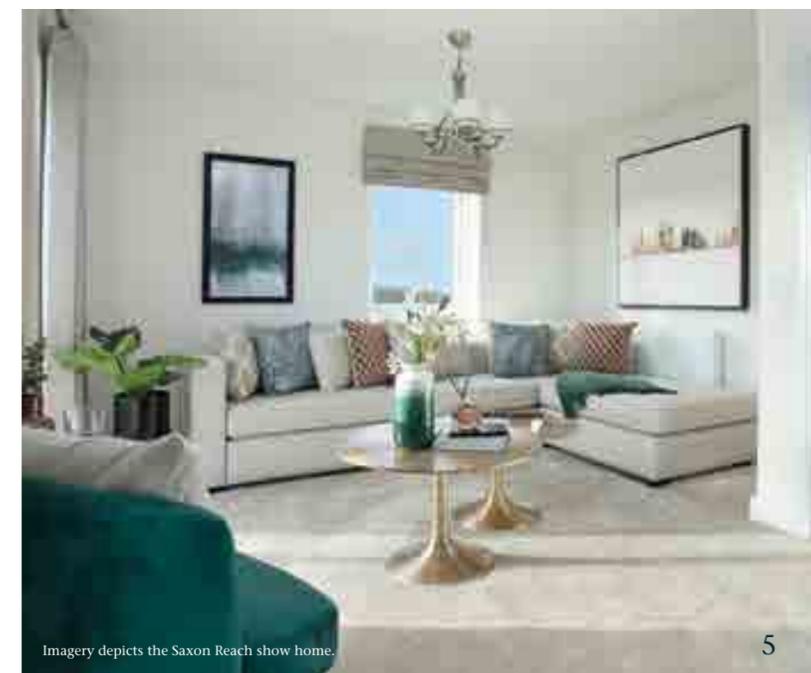
At L&Q, we are dedicated to building homes that you can be proud to live in, and Saxon Reach is no exception. The stunning collection of houses and apartments that are on offer will create a vibrant community where plenty of local amenities are lined up for the future.

A contemporary new development, these homes are available through Private Sale as well as Shared Ownership, offering something for everyone.

An exemplary specification is included as standard at Saxon Reach and we have made sure to include everything that you need in your new home from the very outset. This means we offer no optional extras and the only choice you need to make is between two stunning contemporary colour palettes. All homes are also larger than average new build properties, bringing benefits such as additional storage and living space for you and your family.

At Saxon Reach, you're 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.



Imagery depicts the Saxon Reach show home.

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EXPLORING THE PLACE YOU CALL HOME

Wavendon is situated close to Saxon Reach 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 Saxon Reach your home, you won't have to go very far to find things to fill it with. A short 11 minutes away by car, Central Milton Keynes Shopping Centre 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.

Fancy some food and a drink without having to leave the comforts of the village? The Wavendon Arms is a short 1.3 miles from Saxon Reach and offers a premium service with a pub, bar, and restaurant setting, all rolled into one.

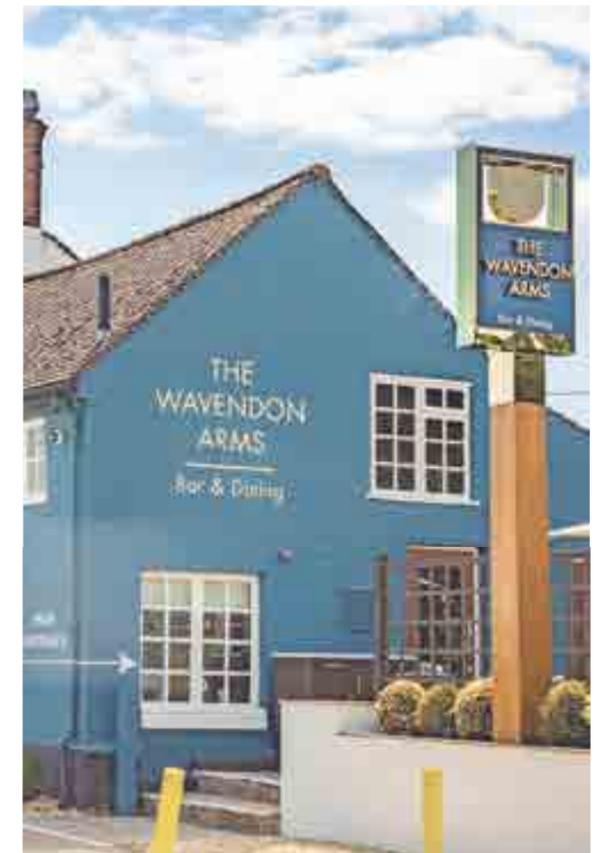


Image depicts local area photography.



Images depict local area photography.

If you're looking for something a bit quieter or a place to take in the amazing countryside views, then you can enjoy plenty of scenic walks in and around Wavendon such as in Kents Hill Park at Hawkhurst Gate, which is only 2.3 miles away. Kents Hill Park is one of the many nature reserves that is cared for by The Parks Trust, an independent, self-financing charity that cares for over 6,000 acres of green space throughout Milton Keynes.



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LIVE LIFE TO THE FULLEST

When you choose a home at Saxon Reach, you introduce yourself to a varied lifestyle with something to suit everyone.

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

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

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

With Milton Keynes just down the road, you can enjoy plenty of leisure activities in the area including indoor sports activities, MK Dons Football Club, and a 16-screen Odeon cinema.



THE STABLES THEATRE
Stockwell Lane

1.2 miles

WOBURN SAFARI PARK
Woburn Park

4.8 miles

THE WAVENDON ARMS
Newport Road

1.3 miles

SNOZONE
Marlborough Gate

4.8 miles

NUFFIELD HEALTH
Kents Hill Park, Timbold Drive

2.1 miles

CENTRE:MK
Silbury Boulevard

4.9 miles

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EDUCATION FOR EVERY STAGE

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 a sufficient number of options available to be considered when the time comes. In addition to this, separate primary and secondary schools are being built as part of the wider Glebe Farm development and these will be situated opposite Saxon Reach.

PRIMARY SCHOOLS

ST MARY'S WAVENDON CofE PRIMARY SCHOOL
Ofsted rating – Good
0.6 Miles away

WAVENDON GATE SCHOOL
Ofsted rating – Good
2 Miles away

SECONDARY SCHOOLS

WALTON HIGH
Ofsted rating – Good
4.2 Miles away

FULBROOK MIDDLE SCHOOL
Ofsted rating – Good
1.7 Miles away



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Image depicts local area photography.



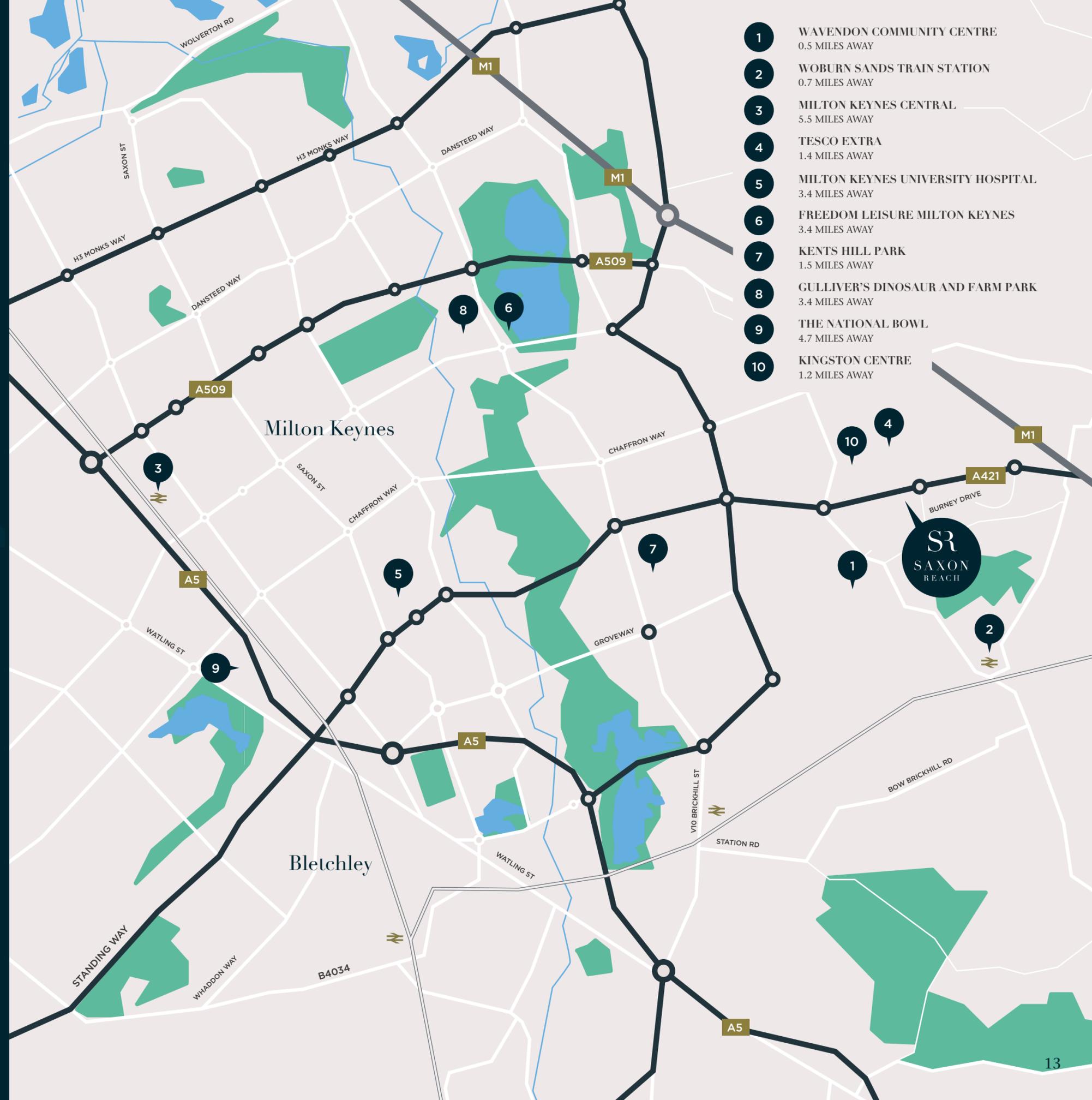
YOU COULDN'T BE BETTER LOCATED

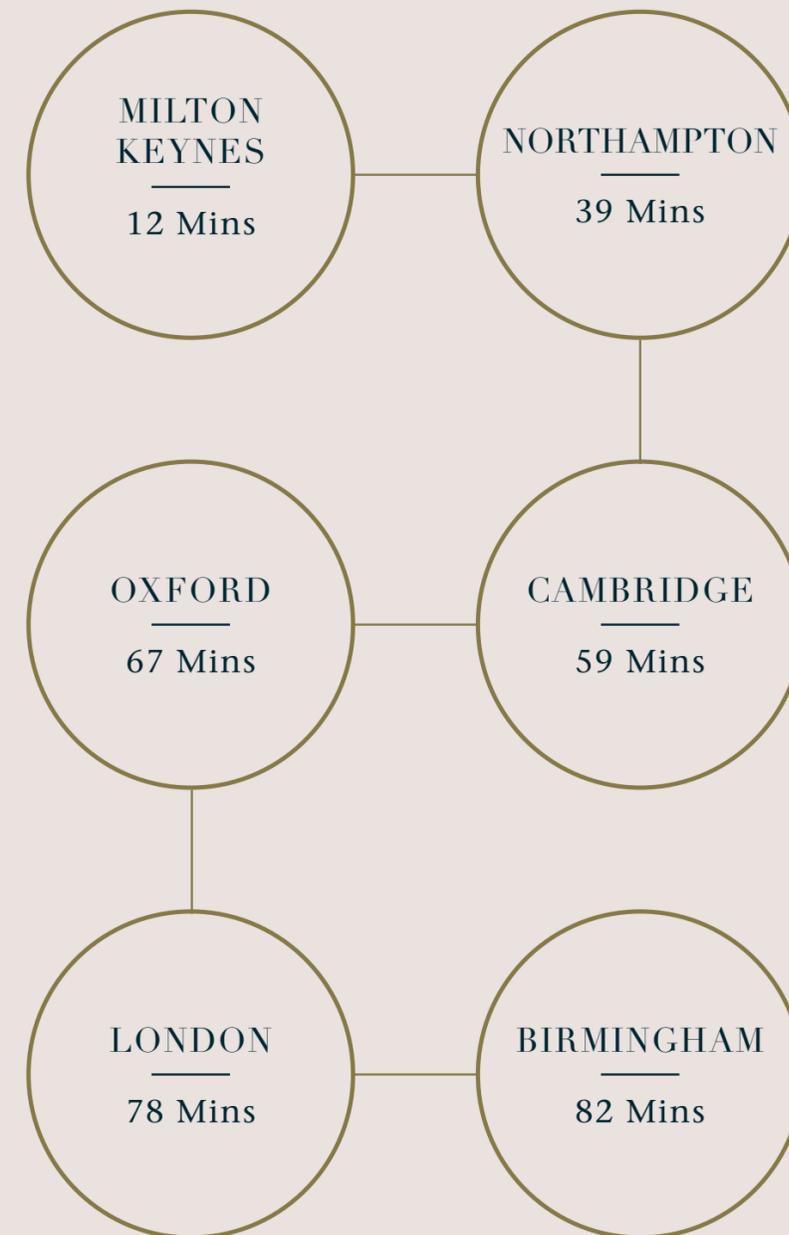
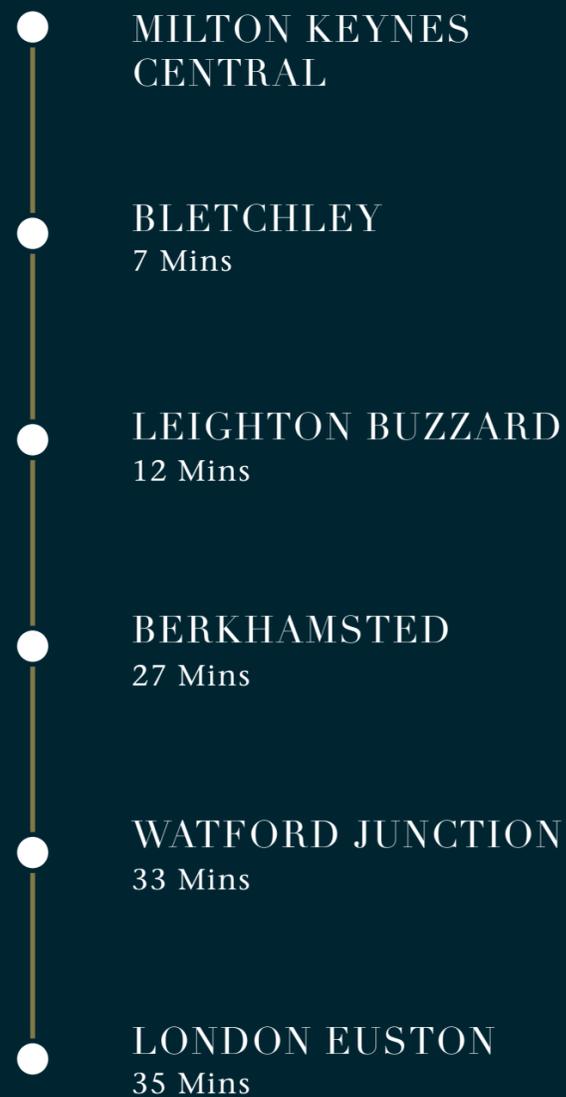
At Saxon Reach, you are very well-connected to the areas around you. With the centre of Milton Keynes just under 6 miles away and Woburn Sands 1.1 miles away, there is plenty to explore upon moving into Saxon Reach.

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**

 **BY ROAD**

COME HOME TO TRANQUILLITY



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SPECIFICATION OF YOUR NEW HOME

All homes at Saxon Reach have been designed to offer you stylish living in this cosmopolitan setting.

Kitchens have contemporary layouts, high-grade flooring and well-crafted cabinetry complete with downlighters to enhance your living space. Each home also includes the following fully-integrated appliances: dishwasher, fridge-freezer, oven, induction hob and a washer/dryer as standard.

Bathrooms are elegantly finished with towel warmers, contemporary sanitaryware and chrome fixtures. En suites feature rainfall shower heads to ensure that each morning you feel rejuvenated. Some homes also have a separate shower and bath.

What's more, this high-quality specification is included at no extra cost. We take pride in knowing that we are handing over your home complete with everything you need from the very first day of living in it.

We offer no optional extras and dependent on the stage of build, you only need to make the decision on how your home is decorated*; do you choose a contemporary palette incorporating whites and greys, or perhaps a warm country-style hue, with tones of oak and cream is more to your taste?

As you'd expect, all homes are tastefully decorated so you can really make your house your home from the moment you move in. Most master bedrooms incorporate built-in mirrored sliding wardrobes and a stylishly designed en suite which really emphasises the spaciousness of these new homes.

Flooring throughout all homes at Saxon Reach is included at no additional cost and is an assortment of high-quality Amtico, luxurious carpet and sleek ceramic tiling.

In regards to outdoor space**, most houses at Saxon Reach come complete with French doors leading to turfed gardens inclusive of shed and paved areas. Most apartments feature balconies, so you have your own private outdoor space to enjoy your new surroundings. Where they feature, front gardens will be turfed/planted in accordance with the landscape design.

Saxon Reach has a variety of open spaces nearby. For instance, directly opposite the development there will be a park with a play area for children. Within Glebe Farm, there is also the extension of the famous 'Redways' of Milton Keynes which provides safe movement for pedestrians and cyclists alike. With this in mind, all homes have a provision for cycle storage.

The majority of homes come with at least two allocated parking spaces. There are also visitor parking bays situated throughout the development.

L&Q have incorporated a bespoke timber frame system into Saxon Reach. This brings benefits such as superior insulation and guaranteed product quality. This is being rolled out across a number of L&Q developments in the Counties to ensure we deliver to an exemplary standard. Quality is at the centre of everything we do.

All homes come with a 10-year NHBC warranty and 2 years of L&Q Customer Care.

For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. *Options – T&C's apply. Available on selected plots. Please speak to our Sales Associates for more information. **Outdoor space varies on selected plots. Please speak to our Sales Associates for plot specific details. Details correct at time of going to print. February 2021.

SPECIFICATION

Private Sale and Shared Ownership homes at Saxon Reach feature a far superior specification in comparison to other house builders and we offer no optional extras. The L&Q specification is elegant yet modern and encompasses a wide range of high-quality finishes to enhance life in your contemporary surroundings.

BATHROOM

- Our stylishly designed family bathrooms feature contemporary white sanitaryware from Ideal Standard. Standard features include a classic white bath, soft-close toilet seat and a semi-recessed basin all complete with modern chrome fittings. In the main bathroom, the shower is situated above the bath and features a thermostatic shower with a shower rail kit as well as a folding bath screen.
- Other noteworthy features in the main bathroom include; a heated towel warmer in chrome and a white shaver socket. Tiling is half-height to the walls where sanitaryware is fitted but full-height tiling is applied to the bath and shower area. Some housetypes at Saxon Reach also feature a separate shower and bath in the main bathroom.
- En suites feature a shower with a stunning ceiling-mounted rainfall shower head as well as a thermostatically controlled shower rail kit with removable shower head. The shower tray and the enclosure are also included.
- If applicable, cloakrooms feature a soft-close toilet and a basin.

KITCHEN

- Designed with practicality in mind, all kitchens have been fashioned by Germany's leading kitchen manufacturer, Nobilia and are beautifully engineered to ensure they become the focal point of your new home. Our kitchens include the following as standard:
 - A Zanussi electric single multifunctional oven and a control induction hob inclusive of four rings with a canopy extractor hood.
 - A fridge-freezer, a combined washer/dryer and an integrated dishwasher.
 - Well-crafted units come fully-fitted with soft-close functionality. Exquisite worktops have an oak or ceramic grey finish depending on your chosen decorative option. The upstand finish will match the finish of the worktop to ensure your kitchen flows seamlessly.



Imagery depicts the Saxon Reach show home.



LIGHTING

- Kitchens feature white downlighters with under wall cupboard and LED lighting. The main bathroom, en suite and cloakroom will also feature downlighters.
- There will be pendant lighting to the lounge, dining room and bedrooms.

OUTDOORS

- Most homes have French doors leading to turfed gardens inclusive of shed and paved areas. There will be closeboard fencing to rear enclosed gardens, dependent on the location of your plot. Front gardens will be turfed/planted in accordance with the landscape design. Most apartments have a balcony to ensure no one misses out on their own private outdoor space.
- The majority of homes come with at least two parking spaces.
- A doorbell and external lighting to the front and back of the house completes your property.
- External, front and rear double glazed Nationwide doors with multi-point locking.

GENERAL

- In terms of technology, TV points will be included to a majority of bedrooms and USB plug sockets will be included in the master bedroom, kitchen and living areas.
- Top quality Amtico flooring is included as standard throughout homes except in the bedrooms and bathrooms. Carpets will be fitted to bedrooms, first floor landing and stairs. To the bathrooms there will be ceramic tiling.
- There will be a white emulsion finish to all ceilings and contemporary skirtings and architraves will have a white satin paint finish. All ironmongery will be satin nickel chrome.
- Master bedrooms will feature mirrored sliding wardrobes and a majority will also have an en suite.
- A mains smoke detector system with battery back-up pack is fitted as standard for additional peace of mind.

The specification of the properties is correct at the date of print but may change as building works progress. Computer generated images of specification are for illustrative purposes only. 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.



HOW TO FIND US

FROM THE M1

Heading north-west of the M1, at junction 14, exit onto A509 towards Milton Keynes

In 0.2 miles, at the roundabout, take the 2nd exit on H6 Childs Way/A4146

In 0.5 miles, take the Tongwell Street / V11 / A4146 exit through two roundabouts

After 0.5 miles, at Brinklow Roundabout, take the 1st exit onto H8 / Standing Way / A421

In 0.5 miles, at the roundabout, take the 2nd exit onto A421

In 0.6 miles, at Fen Roundabout, take the 3rd exit

Take the first right turn onto Burney Drive

Saxon Reach is on your right

FROM MILTON KEYNES

Head north-west on Saxon Gate towards Midsummer Blvd

In 0.3 miles, take the H5 / Portway / A509 exit through two roundabouts

In 0.3 miles, take the V8 Marlborough Street / B4034 exit through three roundabouts

In 0.8 miles, take the H8 / Standing Way / A421 exit through four roundabouts

In 0.6 miles, at the roundabout, take the 2nd exit onto A421

In 0.6 miles, at Fen Roundabout, take the 3rd exit

Take the first right turn onto Burney Drive

Saxon Reach is on your right





ABOUT L&Q

L&Q is a leading residential developer, founded over 50 years ago because homes matter to everyone. It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the South East.

L&Q creates high-quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. It leads major residential and mixed-use developments and is committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



All information in this document is correct at the time of publication going to print January 2020. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. Shared Ownership – Terms and conditions apply. Shared Ownership with L&Q is subject to status and fitting criteria. January 2020.

THE L&Q NEW HOMES WARRANTY

When you're ready to move in, L&Q will give you a personal introduction to your new home. 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 2 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 guarantee and NHBC Buildmark cover.

You can also access the full terms and conditions on our website: lqgroup.org.uk

L&Q

VISIT [LQHOMES.COM/SAXONREACH](https://lqhomes.com/saxonreach) OR CALL 01908 031197
SAXON REACH, BURNEY DRIVE, GLEBE FARM, MILTON KEYNES, MK17 8LE