A scenic view of a golf course. In the foreground, a paved path curves along a pond. Several people are walking on the path, and many ducks are swimming in the water. The background features a large, leafy tree, a well-manicured lawn, and a clear blue sky with scattered white clouds.

L&Q

at The  
**Fairways**

SHARED OWNERSHIP

A collection of 2, 3 and 4 bedroom homes available through L&Q's Shared Ownership scheme

[lqhomes.com/thefairways](http://lqhomes.com/thefairways)

# Introducing L&Q at The Fairways

L&Q  
at The  
Fairways  
Vital statistics



Image depicts photography of typical L&Q show home

## NEW HOMES

8 

2, 3 & 4 bedroom homes

## OPEN SPACES



15 lakes and 11 miles of  
canals to explore

## PLACES TO VISIT

17 Minutes to Xscape,  
family activity centre

9 Minutes to Ouzel  
Valley Park

12 Minutes to Intu  
Shopping Mall

## EAT & DRINK

20 

Restaurants, cafés and  
pubs nearby

## WELL CONNECTED

6 

Miles to Milton Keynes  
Central station

## PARKS & RECREATION

10 

Parks and nature reserves  
within easy access

## Welcome to Beautiful Buckinghamshire

L&Q are delighted to offer a collection of contemporary 2, 3 and 4 bedroom homes in the vibrant new community of Glebe Farm, Milton Keynes.

At L&Q at The Fairways, 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. Future plans at Glebe Farm include a new primary and secondary

school, a neighbourhood centre comprising of a supermarket and shops as well as a new GP and health centre and a new multifunctional community building.

From the well-equipped kitchen, with its dishwasher, washer/dryer and fridge/freezer tucked discreetly away, through to the two dedicated parking spaces, this is a home that offers everything you need to get the most out of your modern lifestyle.



Local area photography



## Excellently placed for transport

Local area photography

# You're on the right track

Living at The Fairways you are just a few minutes' drive from Milton Keynes Central Station. A major station on the West Coast Main Line, it offers a direct inter-city service to London in less than an hour and easy connections to Birmingham, the Midlands, Wales and the North.

Travelling by road, Junction 13 of the M1 is under three miles away. From here you can connect quickly to the M6 and M25, offering easy access to all parts of the country.

Milton Keynes itself is well served for buses and Super Redway cross-city cycle paths.

When it's time for those important getaways, you have a choice of airports. Luton is close by and East Midlands, Stansted and Birmingham International airports are also straightforward to get to.

Whether you're commuting to London, have a business meeting in Birmingham or want to escape to the mountains of Wales for a break, L&Q at The Fairways is an ideal starting point.

### BY ROAD FROM L&Q AT THE FAIRWAYS

Wavendon Community Centre	0.5 miles	Freedom Leisure	
Woburn Sands train station	0.7 miles	Milton Keynes	3.4 miles
Kingston Centre	1.2 miles	Gulliver's Dinosaur	
The Stables Theatre	1.2 miles	and Farm Park	3.4 miles
Tesco Extra	1.4 miles	The National Bowl	4.7 miles
Kent Hill Park	1.5 miles	Woburn Safari Park	4.8 miles
Nuffield Health	2.1 miles	Milton Keynes Central	5.5 miles
Milton Keynes University Hospital	3.4 miles		

Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk), [www.google.co.uk/maps](http://www.google.co.uk/maps), [www.tfl.gov.uk](http://www.tfl.gov.uk). Images depict the local area

### BY RAIL FROM MILTON KEYNES CENTRAL STATION

Bletchley	5 mins
Leighton Buzzard	12 mins
Cheddington	17 mins
Berkhamstead	27 mins
Watford Junction	27 mins
Hemel Hempstead	34 mins
London Euston	58 mins
<b>DIRECT SERVICE</b>	
London Euston	33 mins



London Euston station



Local area photography



## Love Milton Keynes

**From indoor skiing and parachuting to enjoying the great outdoors with a picnic by the lake, there's so much to do in Milton Keynes. It's great for shopping too and, even though it is a relatively new town, has a lot of history and culture to offer. Whether you want to fine dine or have a quick takeaway, there are plenty of places to eat.**

Living in Milton Keynes, everything you need is on hand. There are 3 shopping malls for indulging in a spot of retail therapy plus a host of sporting facilities and entertainment venues. There are great schools and medical facilities, including a major hospital, on your doorstep. What's more, Milton Keynes is bidding to become the European Capital of Culture in 2023. It is at the leading edge of digital research and could become a global showcase for science, technology and innovation. Don't miss out on your chance to be part of this thriving new community.



### SPORTS

Football, fencing or fishing – you can do it all in Milton Keynes. There are local cricket, rugby and table tennis clubs, with a choice of gyms and swimming facilities. The town is also home to the famous MK Dons football club, Red Bull racing and MK Lightning Ice Hockey team. Or, when you fancy a spot of indoor sky diving, drop in on the exciting Xscape Centre.

**XSCAPE**  
6.8 miles\*

### EAT & DRINK

Milton Keynes is fab for food, offering every cuisine you could wish for. One night you might be up for a curry or some sushi, the next some good old fish & chips. There is fine dining for special occasions and a wonderful choice of pubs for cosy evenings, many dating back hundreds of years, both within the town itself and across the surrounding countryside.

**BRASSERIE BLANC**  
7.4 miles\*

### SHOPPING

It will take you a while to discover all the shops in Milton Keynes. You could visit the centre:MK week after week and not get through all the stores to be found there. Then there's the intu centre with its massive Debenhams, while the Xscape centre also offers an exciting choice of shops. Watch out for pop-up farmers' markets both in the town and surrounding villages.

**INTU MILTON KEYNES**  
7.2 miles\*

### RELAX

Whether you're cycling down a canal path, relaxing by the lake or hiking across the heath, there are so many ways to enjoy the great outdoors. In fact there are 5000 acres of parkland, woodland and lakes to explore. Or take a short trip to one of the surrounding villages and spend an afternoon in the countryside. This is a beautiful part of Britain.

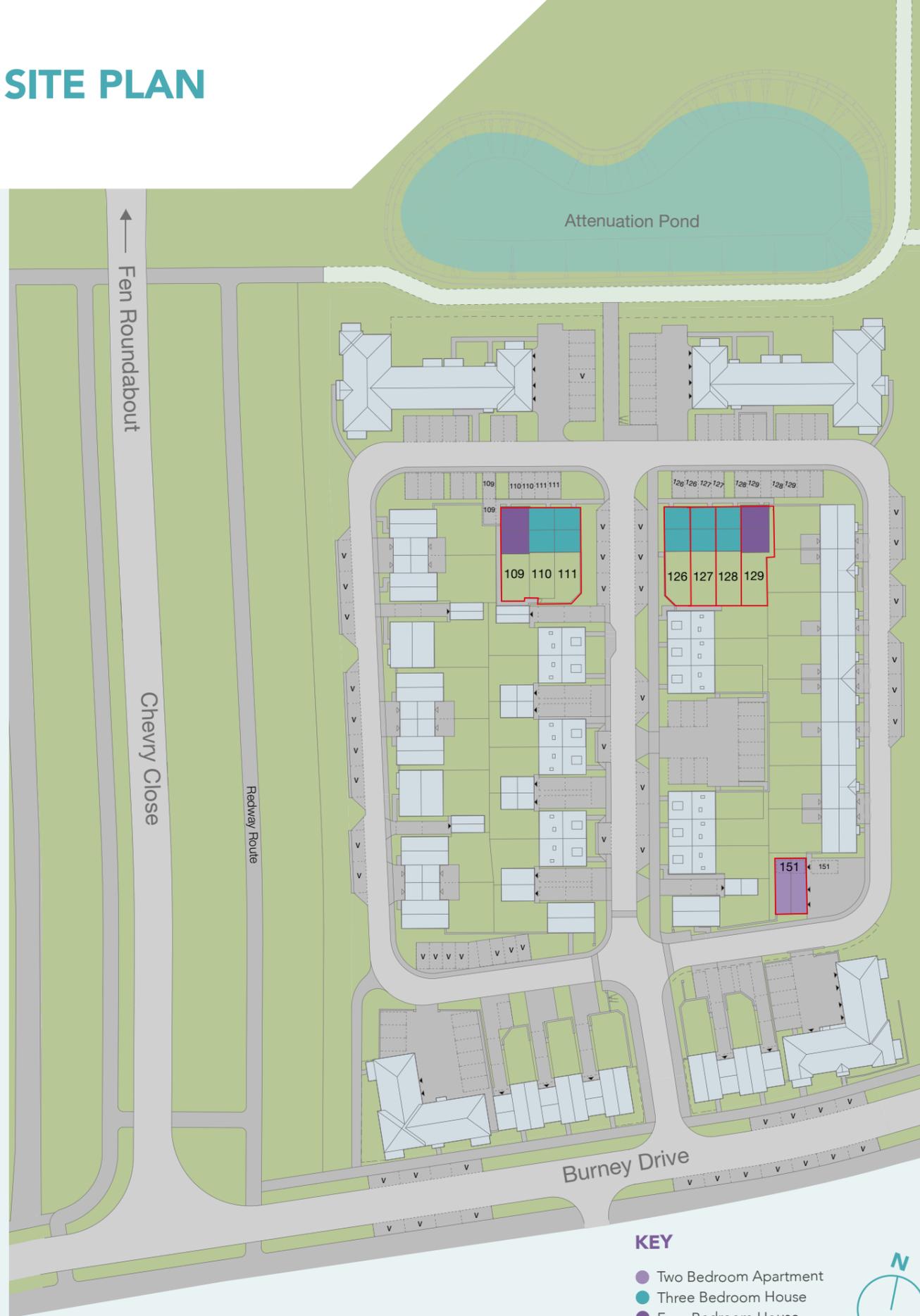
**OUZEL VALLEY PARK**  
5.1 miles\*

### CULTURE

Milton Keynes has three multi-screen cinemas and a prestigious theatre that hosts live music as well as drama. The town has a museum and Discovery Centre that looks back at the area's history while MK Gallery is the largest of several art galleries in the town. Bletchley Park, the iconic World War Two codebreaking centre is now a popular local attraction.

**MK GALLERY**  
6.9 miles\*

# SITE PLAN



## KEY

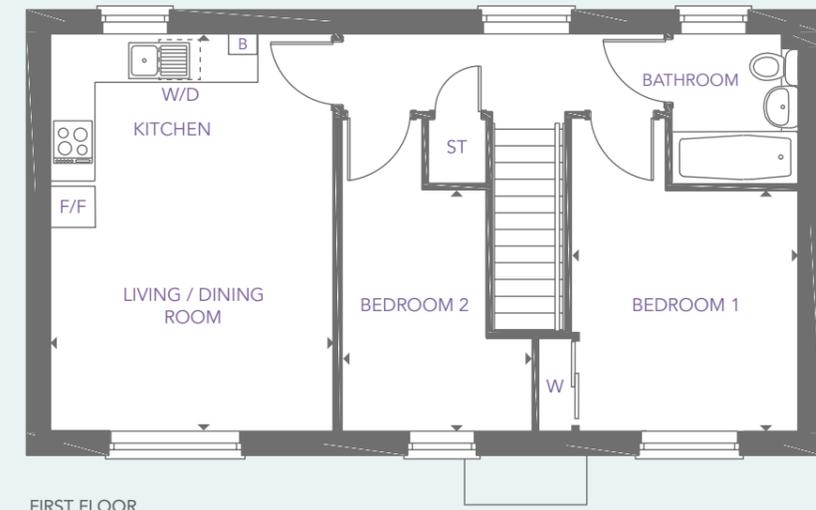
- Two Bedroom Apartment
- Three Bedroom House
- Four Bedroom House
- v Visitors Parking Space



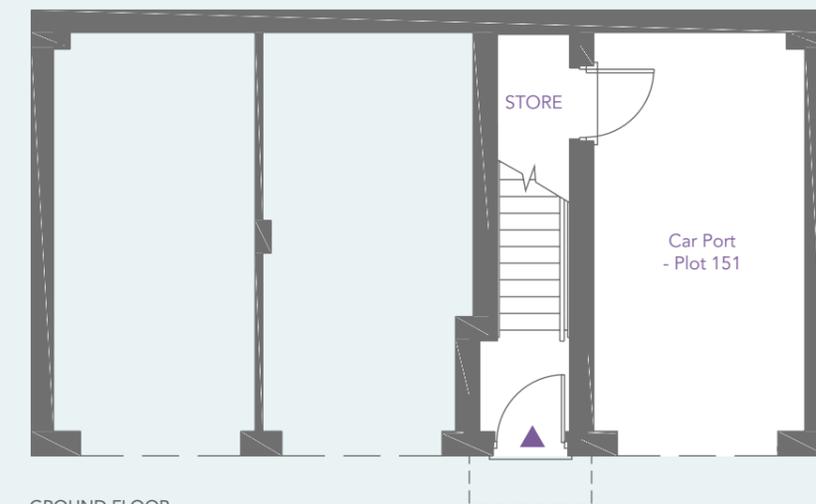
Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds.

# TWO BEDROOM APARTMENT

## PLOT 151



FIRST FLOOR



GROUND FLOOR

	Metric	Imperial
Living / Dining / Kitchen	5.35m x 3.80m	17' 7" x 12' 6"
Bedroom 1	3.24m x 3.05m	10' 8" x 10' 0"
Bedroom 2	3.25m x 1.93m	10' 8" x 6' 4"
Total	59.41 m <sup>2</sup>	639 ft <sup>2</sup>

- W/D - Washer / Dryer
- ST - Store
- F/F - Fridge/Freezer
- B - Boiler
- W - Wardrobe

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# THREE BEDROOM HOUSE

PLOTS 110, 111, 126\*, 127 & 128

\* Plot 126 is handed to the plans drawn  
† Only plots 111 & 126 have this window



	Metric	Imperial
Living / Dining Room	4.48m x 3.33m	14' 8" x 10' 11"
Kitchen	2.96m x 2.48m	9' 8" x 8' 2"
Bedroom 1	5.00m x 3.40m	16' 5" x 11' 2"
Bedroom 2	4.48m x 2.62m	14' 8" x 8' 7"
Bedroom 3	2.94m x 2.25m	9' 8" x 7' 5"
<b>Total</b>	<b>92.12 m<sup>2</sup></b>	<b>992 ft<sup>2</sup></b>

W/D - Washer / Dryer  
ST - Store  
F/F - Fridge/Freezer  
B - Boiler  
W - Wardrobe

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# FOUR BEDROOM HOUSE

PLOTS 109\* & 129

\* Plot 109 is handed to the plans drawn



	Metric	Imperial
Living / Dining Room	4.78m x 3.60m	15' 8" x 11' 10"
Kitchen	3.16m x 2.63m	10' 4" x 8' 8"
Bedroom 1	4.78m x 3.60m	15' 8" x 11' 10"
Bedroom 2	3.70m x 2.96m	12' 2" x 9' 9"
Bedroom 3	2.67m x 2.55m	8' 9" x 8' 4"
Bedroom 4	2.56m x 2.39m	8' 5" x 7' 9"
<b>Total</b>	<b>103.15 m<sup>2</sup></b>	<b>1,110 ft<sup>2</sup></b>

W/D - Washer / Dryer  
A/C - Airing Cupboard  
F/F - Fridge/Freezer  
B - Boiler  
W - Wardrobe

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.



# Stylish interiors

All homes at The Fairways have a high-quality specification throughout and will be covered by NHBC warranty. Each home will have allocated parking spaces, external lighting and come inclusive of shed, paving & turf to the rear\*

## SPECIFICATION

### Kitchen/Dining/Living Room

- Contemporary kitchens with two-tone cabinets. Base units will be 'Anthracite' grey and wall units white
- 'Cloudy Cement' laminate worktop with matching 150mm upstand
- Under cabinet LED lighting
- White glass splashback behind hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Fully integrated BEKO appliances including oven, induction hob, extractor hood, fridge/freezer split 70:30 and a full-size dishwasher
- Freestanding washer/dryer
- Ceramic tiles to the kitchen floor in the 3 and 4 bedroom houses.

### Bathroom

- Chrome bath, shower and basin taps
- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Chrome heated towel rail
- Full height and width mirror above WC and basin.
- Chrome slimline shaver socket
- Ceramic tiles in the bathroom to the wall and floor
- Tiling is half-height to the walls where sanitary-ware is fitted but full-height tiling is applied to the bath and shower area.

### Electrical & Heating

- Chrome or brushed steel switches and sockets to all rooms
- Chrome LED downlighters to baths/ WCs and open-plan kitchen, living and dining areas. If a kitchen/ living room / dining room is separate, then it will have pendant lighting.
- Pendant lighting to bedrooms and hallway
- Sky Q and BT fibre in living room and master bedroom
- Main operated ceiling mounted smoke/ heat detectors
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- All homes are fibre enabled (subject to subscription with Sky Q)

### General

- Laminate flooring to kitchen / dining / living area (2 bedroom home)
- Laminate flooring to hall, living and dining room (3 & 4 bedroom house)
- Neutral fitted carpets to all bedrooms, stairs and landing.
- Built in sliding mirrored wardrobes to master bedroom with a shelf and hanging rail
- White emulsion to all walls and ceilings
- White satin woodwork

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. \*The two bedroom apartment will not have a garden.



# How to find us

## L&Q at The Fairways

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 onto Chevy Close
- At the end of Chevy Close is a T-junction
- L&Q at The Fairways is on your left but L&Q are selling this development from Saxon Reach which is on the right. Please proceed to the Saxon Reach marketing suite





# Get on the property ladder with Shared Ownership



**We're a leading housing association and one of London's largest residential developers. We offer an extensive range of Shared Ownership homes to part-buy and part-rent. 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](http://lqhomes.com)**

## THE L&Q NEW HOMES WARRANTY

**When you're ready to move in, L&Q will give you a personal introduction to your new L&Q 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 negotiator 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](http://lqgroup.org.uk)**



**CONSUMER CODE FOR HOME BUILDERS**

All information in this document is correct at time of publication/going to print December 2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' 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 positions 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 representative.

## A selection of other L&Q developments



**L&Q at Willow Grove**  
Bedfordshire  
[lqhomes.com/willowgrove](http://lqhomes.com/willowgrove)



**Saxon Reach**  
Buckinghamshire  
[lqhomes.com/saxonreach](http://lqhomes.com/saxonreach)



**L&Q at Darwin Green**  
Cambridgeshire  
[lqhomes.com/darwingreen](http://lqhomes.com/darwingreen)



Computer generated image

L&Q at the Fairways

Off A421 'Fen Roundabout', Glebe Farm,  
Milton Keynes, MK17 8EW

Email: [thefairways@lqgroup.org.uk](mailto:thefairways@lqgroup.org.uk)

Web: [lqhomes.com/thefairways](http://lqhomes.com/thefairways)

Registered office: 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 02/2020. 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.

The logo consists of the letters 'L&Q' in a bold, white, sans-serif font, positioned in the upper right corner of a white rectangular area.