



THE PADDOCKS

BY CROUDACE HOMES,
BOW BRICKHILL



croudacehomes



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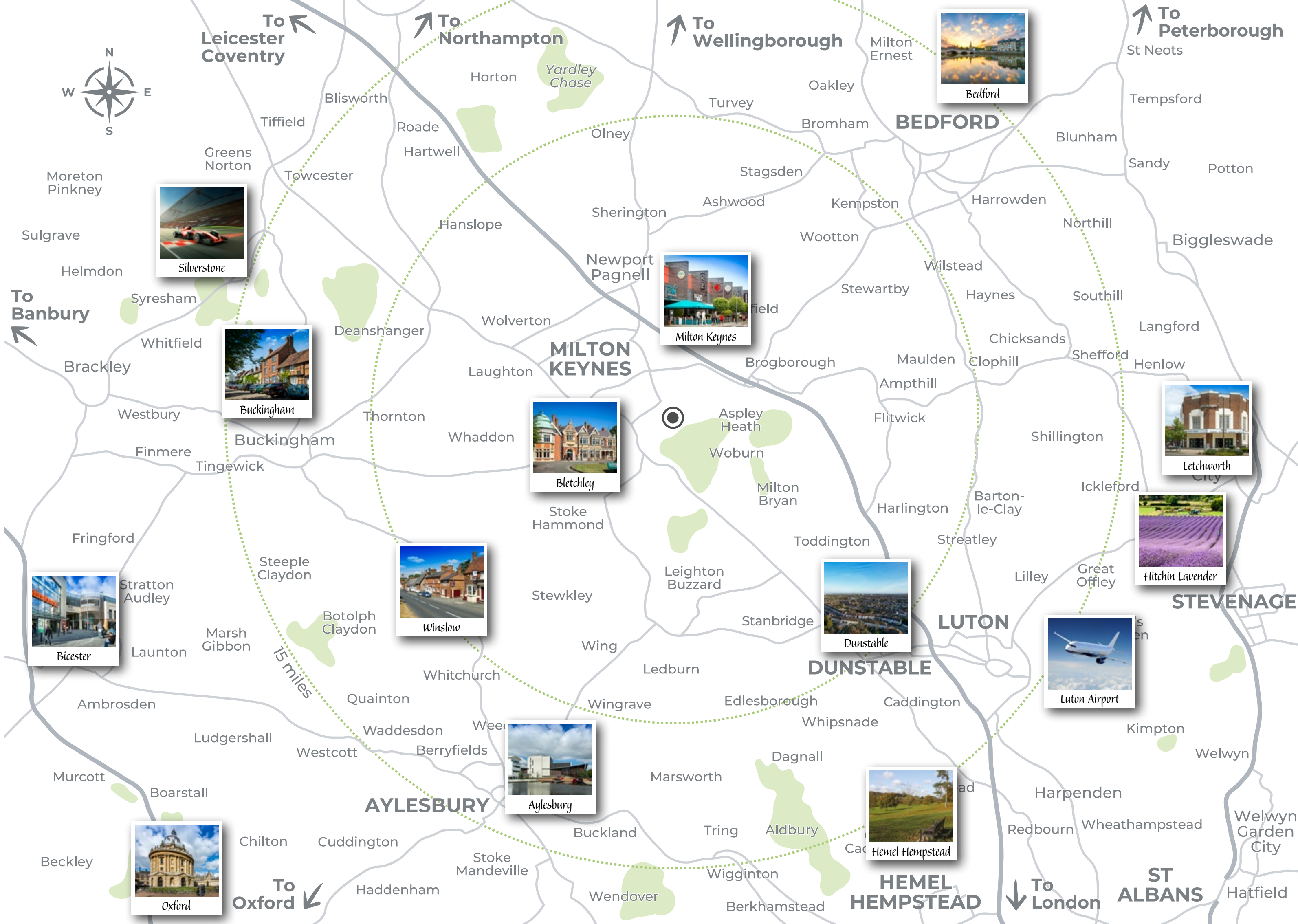


The Paddocks by Croudace Homes is a collection of energy efficient 3 & 4 bedroom homes set in the beautiful Buckinghamshire village of Bow Brickhill, near Milton Keynes and Woburn Sands.

A UNIQUE LOCATION

Located in the beautiful village of Bow Brickhill, The Paddocks offers a selection of 3 and 4 bedroom houses.

A picturesque area situated in Buckinghamshire, this superb development offers a combination of countryside location with excellent road and rail city links. Bow Brickhill is just 4 miles from central Milton Keynes. Woburn, Woburn Sands and Fenny Stratford are also nearby.



NURTURING SUSTAINABLE FOUNDATIONS



The Paddocks Street Scene

Discover how we secure sustainability at The Paddocks. Sustainability is best defined as meeting the demands of today without compromising the needs of future generations.

DESIGNED FOR THE FUTURE

- Car charging and external power points
- Energy efficient LED lighting and appliances within the home
- Water butt to every home to conserve rain water which promotes eco-friendly garden watering
- Heating system using SMART technology
- Air Source Heat Pumps (ASHP) to all homes
- Underfloor heating to ground floor and low temperature radiators to upper floor to some homes
- Mechanical Ventilation Heat Recovery system to some homes

GREENER LIVING

We take great care in the design, location and construction of the new homes we build and strive to reduce the impact upon, or significantly improve, the quality of the environment in and around our developments.

CAREFULLY CRAFTED

- Houses will be of traditional style and architectural character
- Our landscape vision is intended to unify the character of the development providing a natural extension to Bow Brickhill with the enhancement of inherited natural assets.
- The development incorporates architectural detailing from the surrounding villages and local vernacular to ensure the scheme is integrated with its context





ECOLOGICAL EFFORTS

A wealth of wildlife call The Paddocks home and the development has been designed to encourage more to move in. The landscape in and around the development has been retained where possible and enhanced with mature planting while preservation measures have been implemented to safeguard existing wildlife populations. These improvements are designed to integrate into the existing habitats at The Paddocks, boost them and create a framework that ensures that local flora and fauna can thrive.

TREES, HEDGEROWS AND SHRUBS

Areas with mature trees and vegetation of ecological value have been identified and incorporated into the design of the development. Significant native tree planting and 100% uplift in hedgerows help to attract and provide habitat for a range of creatures. Tree lined streets help create corridors for wildlife and ensure increased natural foraging and commuting areas for birds. These also help connect the development with its surroundings as a natural extension to Bow Brickhill.

BIRDS AND BATS

A variety of bird boxes have been installed across The Paddocks on our homes, including ‘sparrow terraces’, bat boxes and swift bricks.

HEDGEHOGS

For hedgehogs, specialist fencing has been installed with holes large enough for hedgehogs to pass through, allowing them to roam freely. Hedgehog domes provide a safe home for breeding and hibernation.

REPTILES

To provide safe havens for reptiles, habitat piles and hibernacula will be formed around the development. Hibernacula are designed to give shelter and security for native reptiles but also provide a valuable environment for saproxylic invertebrates (deadwood dependent insects) and in turn, a food source for reptiles, amphibians, as well as birds and mammals.





A LOCAL WAY OF LIFE

Bow Brickhill has a strong community feel and
The Paddocks is nestled in the heart of this
charming village.



The village Bow Brickhill was originally known as Brichelle. This name dates from the 11th century, whereas the current name is derived from Brythonic and Old English words for hill – breg and hyll. The prefix Bow comes from an Anglo Saxon personal name, Bolla.

The Church of England parish church of All Saints is believed to date from the 12th century and sits on the side of a steep hill. It underwent a series of redevelopments in the 15th century and was restored by Browne Willis in 1757. The hymn tune, Bow Brickhill, was composed in honour of the church after Sydney Nicholson and his choristers from Westminster Abbey performed there in 1923.



Local amenities include a brewery and The Wheatsheaf Pub and Grill, only a short walk from The Paddocks. There is also a nursery, primary school, community hall and recreational area with a pavilion.





Milton Keynes

A PLACE TO EXPLORE

A short drive away is Milton Keynes, a purpose built city created in the 1960's as part of a generation of new towns to help relocate and ease housing congestion in London. It was built with the future in mind, creating a grid system of roads and roundabouts between districts.



The bustling city of Milton Keynes has something for everyone including shopping and leisure facilities at the thecentre;mk boasting nearly 200 stores, cafes and restaurants. There is also the Xscape entertainment complex housing a cinema, ski centre, bowling, rock climbing, shops and places to eat. A short walk from here is a trendy theatre district featuring the best West End and touring productions from across the UK.

For sports fans, it is home to MK Dons Football Club, Milton Keynes Lightning Ice Hockey team and Redbull F1 racing. For music fans, the local area is quite the hub of entertainment including The Stables which regularly hosts internationally renowned performers from musicians and comedians as well as youth and educational events.



Bletchley is a constituent town and suburb of Milton Keynes. Bletchley Park played a vital role in World War II and became home of the Government Code and Cypher School whose code breakers, along with Alan Turing, helped break the German Enigma code. It is now a tourist attraction and home of The National Museum of Computing.





Willen Lake



Willen Lake, the larger of the two main lakes in Milton Keynes, is a great day out for all the family. You can walk along the shores of the lake or join in one of the many activities here. There is an Aqua Parcs water park with inflatables and slides. You can hire a boat or run around in the splay and play. If you want to stay on dry land, there is an Observation Wheel, a sports complex and 2 pubs and restaurants.

Next door to Willen Lake is Gulliver's Land Theme Park Resort. A family run theme park with a selection of rides, shows and attractions for all ages including Adventure Land, Western World and the Dinosaur and Farm Park.



Caldecotte Lake is only a 15 minute walk away from The Paddocks. It is home to Milton Keynes Rowing Club, Secklow Hundred Dragon Boat team, playgrounds, a pub and a miniature railway.

COUNTRY LIVING

The Paddocks is surrounded by beautiful villages and towns, with plenty of amenities, independent shops and restaurants.





Woburn Sands high street



Woburn Sands is a vibrant town with a vast array of amenities such as the park and play areas, a golf club, garden centre and train station. The High Street hosts a variety of independent stores and a number of pubs bars and restaurants including Nonna's Italian, Jalori Indian Cuisine and the Whisk Kitchen and Bar. The characterful Wavendon Arms is in nearby Wavendon. You also won't want to miss the Woburn or Woburn Sands monthly markets, offering the best fresh foods direct from producers.



Next door is Aspley Guise, a stunning village and an ancient parish with boundaries established in 969. It has schools, restaurants, a train station and the Moore Place Hotel.



The historic market town of Ampthill is around 10 miles from The Paddocks. Georgian buildings and thatched cottages line the narrow streets. The town is steeped in history and its market was first held in 1219. Ampthill Park sits just outside the town and is a great area for walking. It also features a play area, tennis courts and Katherine's Cross, which marks the former site of Ampthill Castle.

The beautiful Brickhill Woods with its own recreational area and pavilion are on your doorstep. Aspley Woods, Aspley Heath Forest and Woburn Bike Park are also close by providing natural serenity.

Only a stones throw away is Woburn Safari Park, which is home to a variety of exotic animals and had a Go Ape trail on site.

Looking for a short get away? Centre Parcs, Woburn Forest is a ten minute drive featuring restaurants and a range of accommodation in a huge 300 acre site perfect from young families.

Woburn Abbey and Gardens, home of the 15th Duke and Duchess of Bedford, stands a stone's throw away from Bow Brickhill. Visit Thrift Farm for the chance to meet farm animals and take part in activities for all the family.

The ancient woodland and chalk escarpment at Sharpenhoe and Sundon Hills offer some fantastic scenery. The ruined mansion of Houghton House is a grade I listed building with excellent views and Wrest Park, an 18th century mansion set in 90 acres of stunning gardens, is well worth a visit.



Aspley Woods

KEEPING ACTIVE



Caldecotte Lake

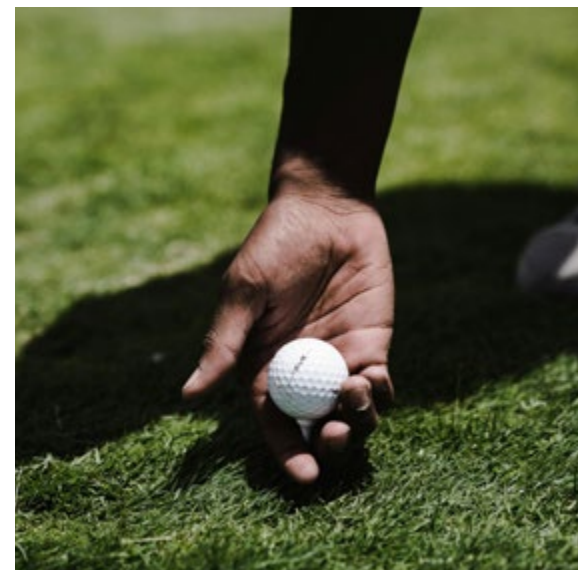
As well as the stunning forest walks and Willen and Caldecotte Lakes, there are multiple places around The Paddocks to keep you fit and healthy.



Bletchley Leisure Centre offers a community sports and fitness facility, as does Willen Lake Health Club and David Lloyd Milton Keynes. There is also a Fitness First, Pure Gym, JD Gym, Energie Fitness and Nuffield Health all in close proximity.

There are a number of independent exercise providers locally, offering Crossfit, pilates and yoga. Center Parcs Woburn Forest is on the outskirts of the town. Flitwick and Ampthill Tennis Club and Ampthill and District Community Rugby Club are nearby.

The prestigious Woburn Golf Club is just a few miles drive. Ryder Cup hero Ian Poulter is the club's touring professional. Aspley Guise and Woburn Sands Golf Club is within easy reach and hosts a range of facilities.



A warm welcome awaits at The Millbrook Golf Club which offers a flavour of both links and heathland style golf. The course at Three Locks Golf Club runs alongside the Grand Union Canal and features many natural water hazards.



EDUCATION FOR ALL AGES

The local area is well served by many highly rated schools including Bow Brickhill Church of England Primary and Ducklings Preschool which is within walking distance. Brooklands Farm Primary School and Drayton Park School are just a short drive away. There are also opportunities for further and higher education nearby at Milton Keynes College and the University of Bedfordshire.

Nursery

Little Stars Nursery	0.3 miles
Little Oaks Community Nursery	2.7 miles

Nursery and Primary School

Busy Bees in Browns Wood	1.9 miles
Kents Hill Park Primary and Nursery	2.3 miles
Knowles Primary and Nursery Schools	2.3 miles
Bright Horizons Wavendon Day Nursery and Preschool	3.0 miles

Preschool

Ducklings Preschool	0.4 miles
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Primary Schools

Bow Brickhill C of E Primary School	0.3 miles
Heronsgate School	1.2 miles
Wavendon Gate School	2.0 miles
Swallowfield Primary School	2.5 miles
Drayton Park School	3.1 miles
Brooklands Farm Primary School (2 campuses)	3.9 - 4.9 miles
Woburn Lower School	4.1 miles

Secondary Schools

Walton High	2.1 miles
Kents Hill Park Secondary School	2.6 miles

Special School

The Redway School	3.6 miles
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Colleges

Milton Keynes College	5 miles
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University

University of Bedfordshire MK Campus	5.2 miles
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STAY CONNECTED

TRAIN

From Bow Brickhill Train Station

● **Fenny Stratford**
3 minutes

● **Woburn Sands**
4 minutes

● **Bletchley**
6 minutes

● **Aspley Guise**
7 minutes

● **Ridgmont**
10 minutes

● **Millbrook**
18 minutes

● **Kempston Hardwick**
25 minutes

● **Bedford**
35 minutes

BUS STOPS

To Milton Keynes or Aylesbury

● **Bow Brickhill Train Station**
0.4 miles, 8 minutes walk
M6 to Milton Keynes Central Train Station
150 to Aylesbury Bus Station

TRAIN

From Milton Keynes Train Station

● **Bletchley**
4 minutes

● **Northampton**
15 minutes

● **Watford Junction**
20 minutes

● **Rugby**
21 minutes

● **Coventry**
27 minutes

● **London Euston**
32 minutes

● **Tamworth**
38 minutes

● **Birmingham New Street**
50 minutes

● **Stoke-on-Trent**
58 minutes

● **Manchester Piccadilly**
1 hour 41 minutes

● **Edinburgh**
5 hours

WALK

● **The Wheatsheaf Pub and Grill**
0.1 miles, 3 minutes

● **Bow Brickhill Pavilion and Park**
0.3 miles, 7 minutes

● **Little Stars Nursery**
0.3 miles, 7 minutes

● **Bow Brickhill C of E Primary School**
0.3 miles, 7 minutes

● **Bow Brickhill Train Station**
0.4 miles, 8 minutes

● **Ducklings Preschool**
0.4 miles, 10 minutes

● **Bow Brickhill Community Hall**
0.4 miles, 10 minutes

● **Brickhill Woods**
0.7 miles, 20 minutes

DRIVE

● **M&S Simply Food**
2 miles

● **Asda Superstore**
2.8 miles

● **Odeon Milton Keynes Stadium
Cinema**
3.1 miles

● **Milton Keynes Veterinary Group**
3.2 miles

● **Tesco Extra**
3.5 miles

● **Milton Keynes University Hospital**
4 miles

● **M1 – Junction 13**
4 miles

● **Milton Keynes City Centre**
4 miles

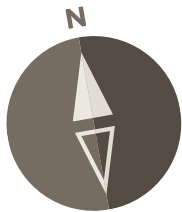
● **Woburn Safari Park**
5 miles

● **Milton Keynes Train Station**
7 miles

● **London Luton Airport**
22 miles

Bow Brickhill and Woburn Sands have stations on the Bedford to Bletchley line while Milton Keynes Central Station offers direct services to London Euston and Birmingham New Street. With access to the M1 and M40, it's not just local amenities that are within easy reach.

GENERAL DEVELOPMENT LAYOUT



4-bedroom homes

- The Winslow**
Plots 8 & 41
- The Hawkenbury**
Plot 35
- The Woodhill**
Plots 1, 7, 15, 28 & 30
- The Kensworth**
Plots 6, 29, 31, 32, 33, 36, 37, 38, 39 & 40
- The Westcott**
SOLD

3-bedroom homes

- The Loxwood**
SOLD
- The Daylesford**
SOLD
- The Beazley**
SOLD

Site key:

- M** Marketing Suite
- S** Show Home
- *** Affordable Housing

Each home within Bow Brickhill is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



THE WINSLOW

4 BEDROOM HOME

PLOT NUMBERS

8

41

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility and free-standing Bosch washing machine
- Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Cupboard to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

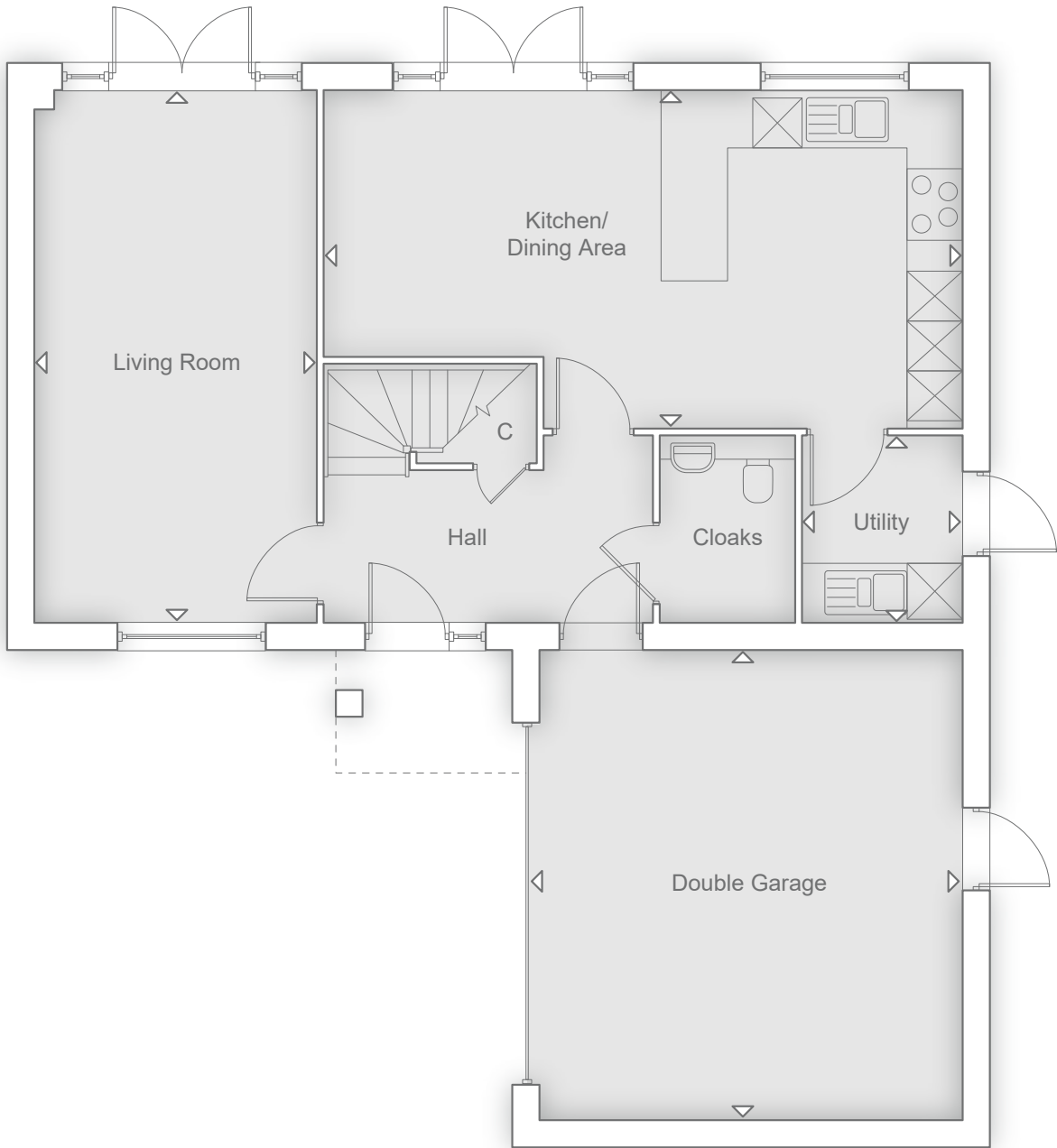
- Air Source Heat Pump controlled with smart programmable thermostat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Mechanical Ventilation Heat Recovery (MVHR) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Integrated double garage and driveway parking
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt and turfed rear garden and traditional patio paving

WHEELCHAIR USER DWELLING

- Plots 8 and 41 are built in accordance with Building Regulations M4(3) Category 3: Wheelchair User Dwellings



GROUND FLOOR

KITCHEN/DINING AREA		
7.74M X 4.05M	25' 4" X 13' 3"	
LIVING ROOM		
9.48M X 4.54M	31' 1" X 14' 10"	
UTILITY		
2.21M X 1.91M	7' 3" X 6' 3"	
DOUBLE GARAGE		
5.67M X 5.26M	18' 7" X 17' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.90M X 3.40M	12' 9" X 11' 1"	
BEDROOM 2		
5.08M X 3.68M	16' 8" X 12' 0"	
BEDROOM 3		
4.18M X 3.41M	13' 8" X 11' 2"	
BEDROOM 4		
4.91M X 1.98M	16' 1" X 6' 5"	

2196 SQ FT / 204 SQ M

Please note floor plans are not to scale and all dimensions are + or - 50mm. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE HAWKENBURY

4 BEDROOM HOME

PLOT NUMBER

35

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility and free-standing Bosch washing machine
- Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Walk-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

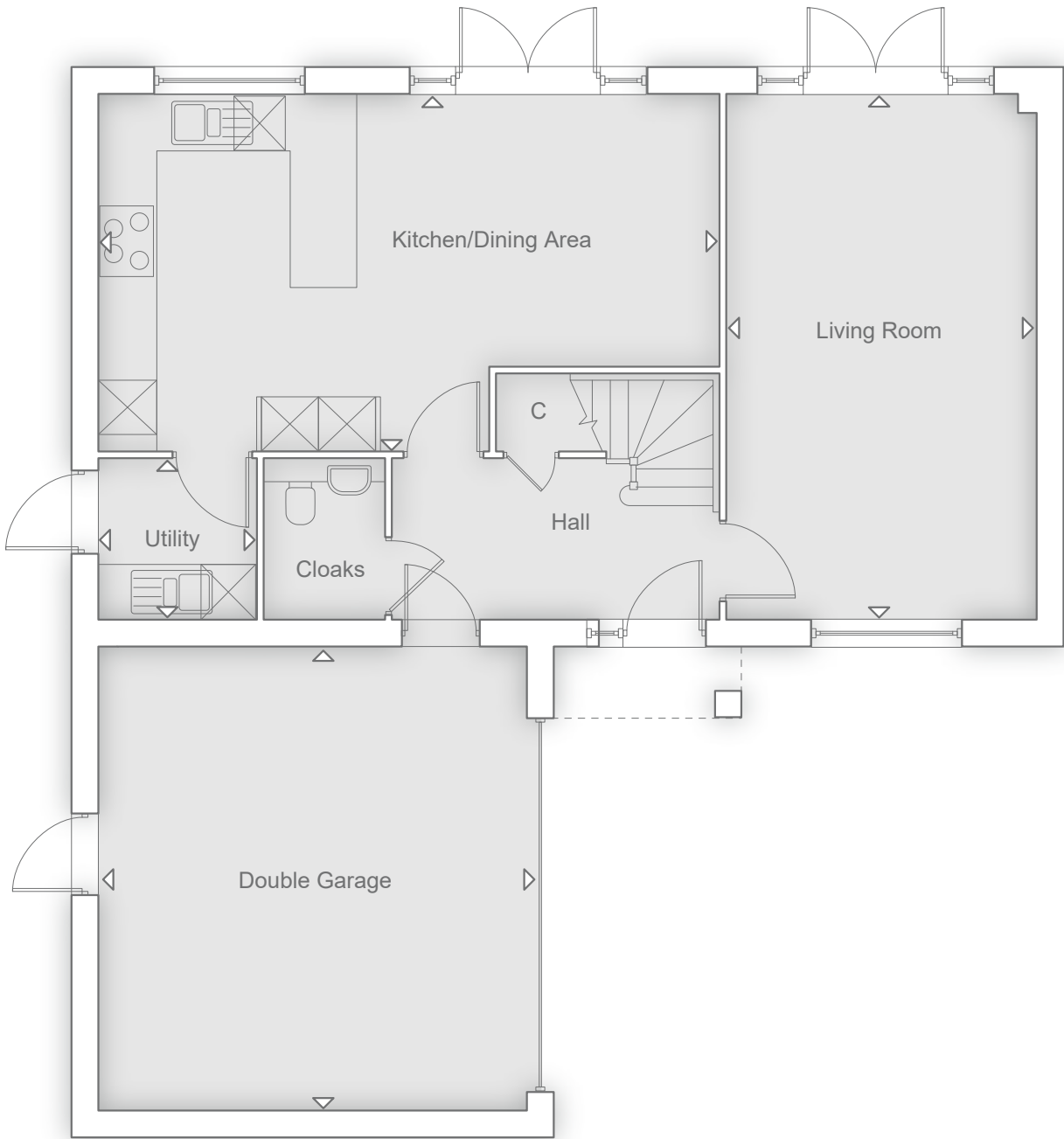
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Mechanical Ventilation Heat Recovery (MVHR) system
- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Integrated double garage and driveway parking
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt
- Turfed rear garden and traditional patio paving



GROUND FLOOR

KITCHEN/DINING AREA		
7.34M X 4.20M	24' 1" X 13' 9"	
LIVING ROOM		
9.90M X 3.38M	32' 5" X 11' 0"	
UTILITY		
1.89M X 1.82M	6' 2" X 5' 11"	
DOUBLE GARAGE		
5.54M X 5.24M	18' 2" X 17' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.69M X 3.66M	12' 1" X 12' 0"	
BEDROOM 2		
5.07M X 3.55M	16' 7" X 11' 7"	
BEDROOM 3		
3.99M X 3.21M	13' 0" X 10' 6"	
BEDROOM 4		
4.00M X 3.27M	13' 1" X 10' 8"	

1845 SQ FT / 171 SQ M

Please note floor plans are not to scale and all dimensions are + or - 50mm. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE WOODHILL

4 BEDROOM HOME

PLOT NUMBERS

1	7	15	28	30
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MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility and free-standing Bosch washing machine
- Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with screen and thermostatic bath/shower mixer
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suite
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Mechanical Ventilation Heat Recovery (MVHR) system
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suite†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area and all bedrooms
- Wiring for fibre optic broadband (FTTP)

EXTERNAL FEATURES

- Single garage and driveway parking
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt
- Turfed rear garden and traditional patio paving



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.34M X 4.55M	30' 7" X 14' 11"	
LIVING ROOM		
5.63M X 5.24M	18' 6" X 17' 2"	
UTILITY		
3.23M X 1.89M	10' 7" X 6' 2"	



FIRST FLOOR

PRINCIPAL BEDROOM		
5.58M X 3.83M	18' 3" X 12' 6"	
BEDROOM 2		
3.30M X 2.81M	10' 10" X 9' 2"	
BEDROOM 3		
3.52M X 3.26M	11' 6" X 10' 8"	
BEDROOM 4		
2.80M X 2.53M	9' 2" X 8' 3"	

1771 SQ FT / 165 SQ M

Please note floor plans are not to scale and all dimensions are + or - 50mm. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



THE KENSWORTH

4 BEDROOM HOME

PLOT NUMBERS

6	29	31	32	33
36	37	38	39	40

MODERN KITCHEN SPACE AND UTILITY

- Symphony designed kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand to Kitchen
- Laminate worktops with up-stand to Utility and free-standing Bosch washing machine
- Chimney extractor hood
- Siemens stainless steel single electric oven and combination microwave with hot air
- Siemens Induction hob* with Caesarstone splashback
- Two Integrated Bosch fridge/freezers
- Bosch integrated dishwasher
- Quooker Hot Water Tap

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure and thermostatic shower including drench head and adjustable head/rail to En Suites
- Ceramic wall tiles and electric chrome towel rails to Bathroom and En Suites**

DECORATION AND JOINERY

- Vertical five-panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in wardrobe to Bedroom 2

SECURITY AND PEACE OF MIND

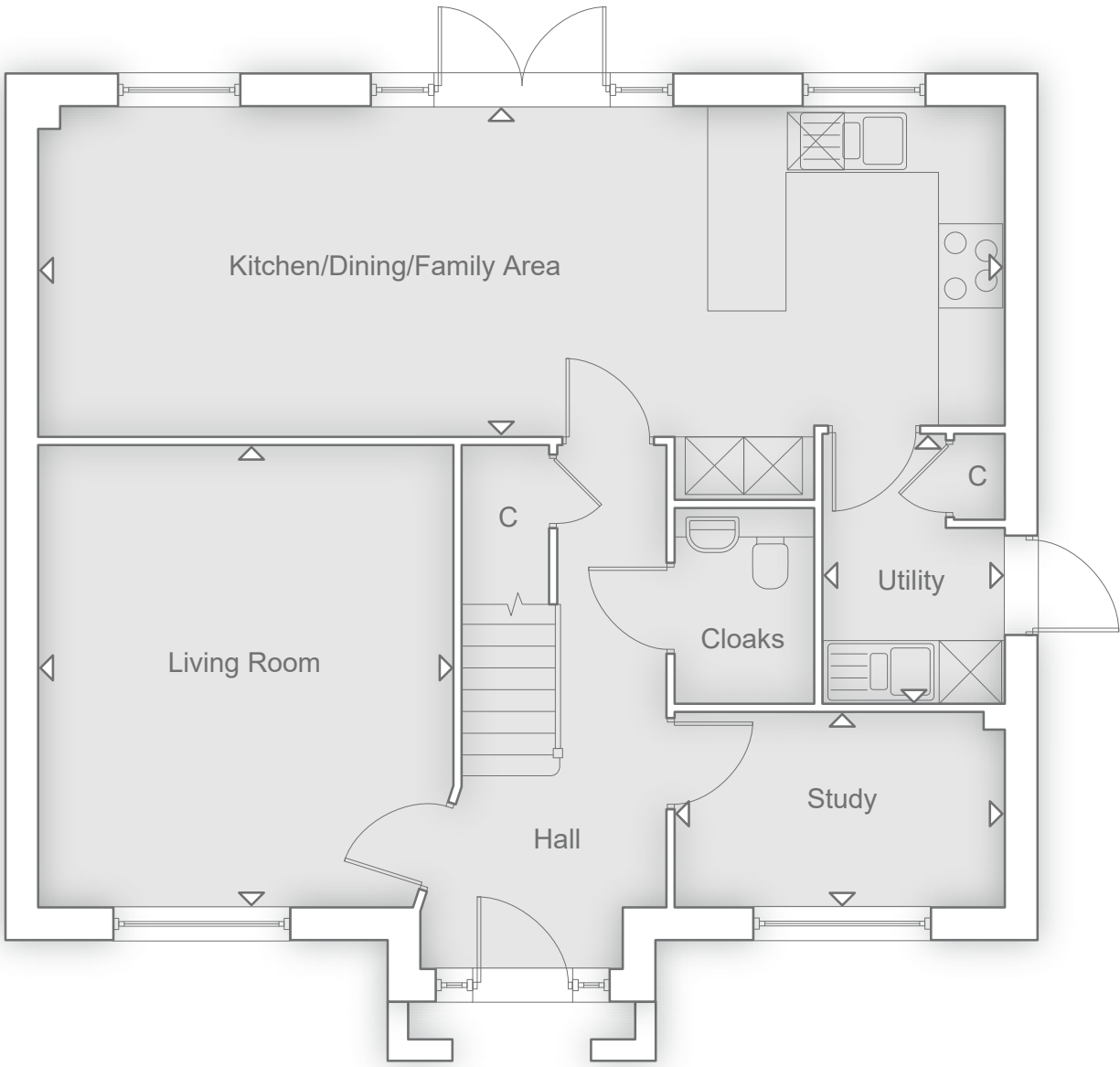
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- Air Source Heat Pump controlled with smart programmable thermostat
- Underfloor heating to ground floor and low temperature radiators to upper floor
- Mechanical Ventilation Heat Recovery (MVHR) system
- LED downlights to Hall, Landing, Kitchen/Dining/Family Area, Utility, Bathroom, Cloakroom and En Suites†
- TV and CAT6 Home Network points to Living Room, Kitchen/Dining/Family Area, Study and all bedrooms
- Wiring for fibre optic broadband (FTTP)

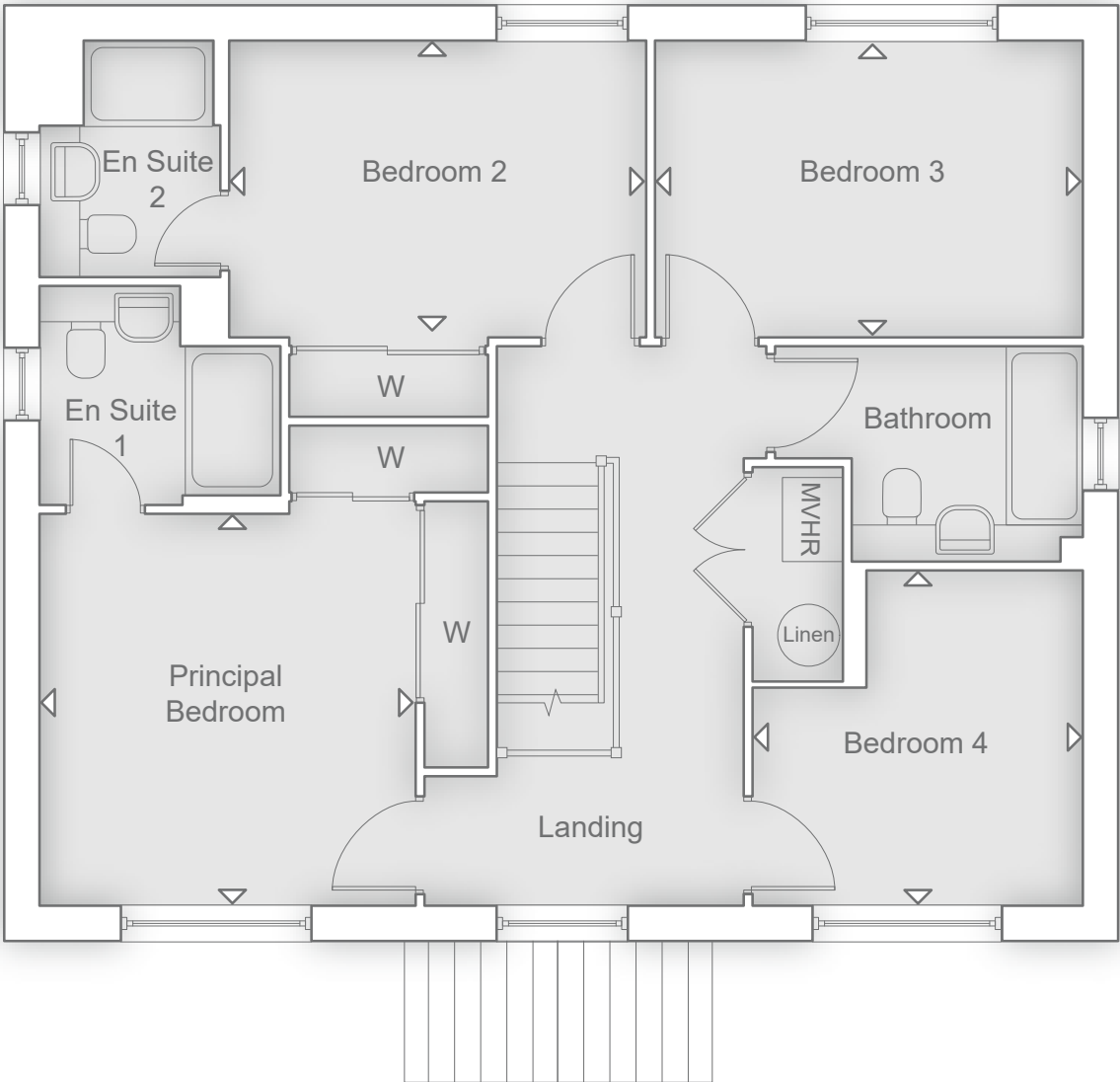
EXTERNAL FEATURES

- Double garage and driveway parking
- Automatic garage door opener with 2 remote control transmitters
- EV car charging point
- External tap and socket to garden
- Outdoor patio space with light and gated access
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate number tile door number
- Water butt
- Turfed rear garden and traditional patio paving



GROUND FLOOR

KITCHEN/DINING/FAMILY AREA		
9.84M X 3.32M	32' 3" X 10' 10"	
LIVING ROOM		
4.67M X 4.20M	15' 3" X 13' 9"	
UTILITY		
2.73M X 1.81M	8' 11" X 5' 11"	
STUDY		
3.35M X 1.94M	11' 0" X 6' 4"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.67M X 3.51M	12' 0" X 11' 6"	
BEDROOM 2		
3.91M X 2.77M	12' 9" X 9' 0"	
BEDROOM 3		
4.02M X 2.77M	13' 2" X 9' 0"	
BEDROOM 4		
3.12M X 3.09M	10' 2" X 10' 1"	

1761 SQ FT / 164 SQ M

Please note floor plans are not to scale and all dimensions are + or - 50mm. Doors, Bays and Window configuration may vary. *The electromagnetic field created by an induction hob can interfere with a pacemaker. **Heated towel radiators to Bathroom and En Suite only. †Where applicable/practicable. For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF), the average new build home makes **heating, hot water and lighting costs up to 27% cheaper**, with the average new build house owner paying just over £618 a year for these utilities.

New build homes also emit up to 74% less carbon than older counterparts. **87% of new build homes have an EPC A or B rating**, and the average new build home emits 2,179kg of carbon per year, compared to older homes rated EPC F and G which produce around 50% more at 3,266kg a year.

Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.





Energy efficiency is built into our homes Croudace homes feature a variety of energy saving features as standard, such as:

- Low or zero carbon technologies
- Double glazed PVCu windows and French casement rear doors made with 'Low Emissivity Glass' (Low E Glass), which has a hidden layer that reduces heat loss and reflects interior heat back into the home
- Thermal Insulation inside floors, walls and roof
- Zoned heating systems; control the temperature of the ground floor and first floor separately
- Integrated home appliances

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC Warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at The Paddocks. *Data from HBF Watt a Save - Energy efficient new homes February 2026 report <https://www.hbf.co.uk/research-insight/wattasave/>



THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

HASSLE FREE SERVICE

- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free and, what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. Our Sales Consultants are always on hand to help whenever possible.

A COMMITMENT TO QUALITY



Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



A stylized, handwritten signature in black ink, representing Adrian Watts.

Adrian Watts,
Group Chief Executive

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.





5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the fourteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

**Station Road, Bow Brickhill, Milton
Keynes, Buckinghamshire, MK17 9JU**

What 3 Words location:

///plant.grit.large

Marketing Suite and Show Home
open daily 10am to 5pm

Phone: 01908 014614

Email: thepaddocks@croudacehomes.co.uk

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given is truthful, aspects are subject to change as The Paddocks progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation July 2026.



Caldecotte Lakes

