



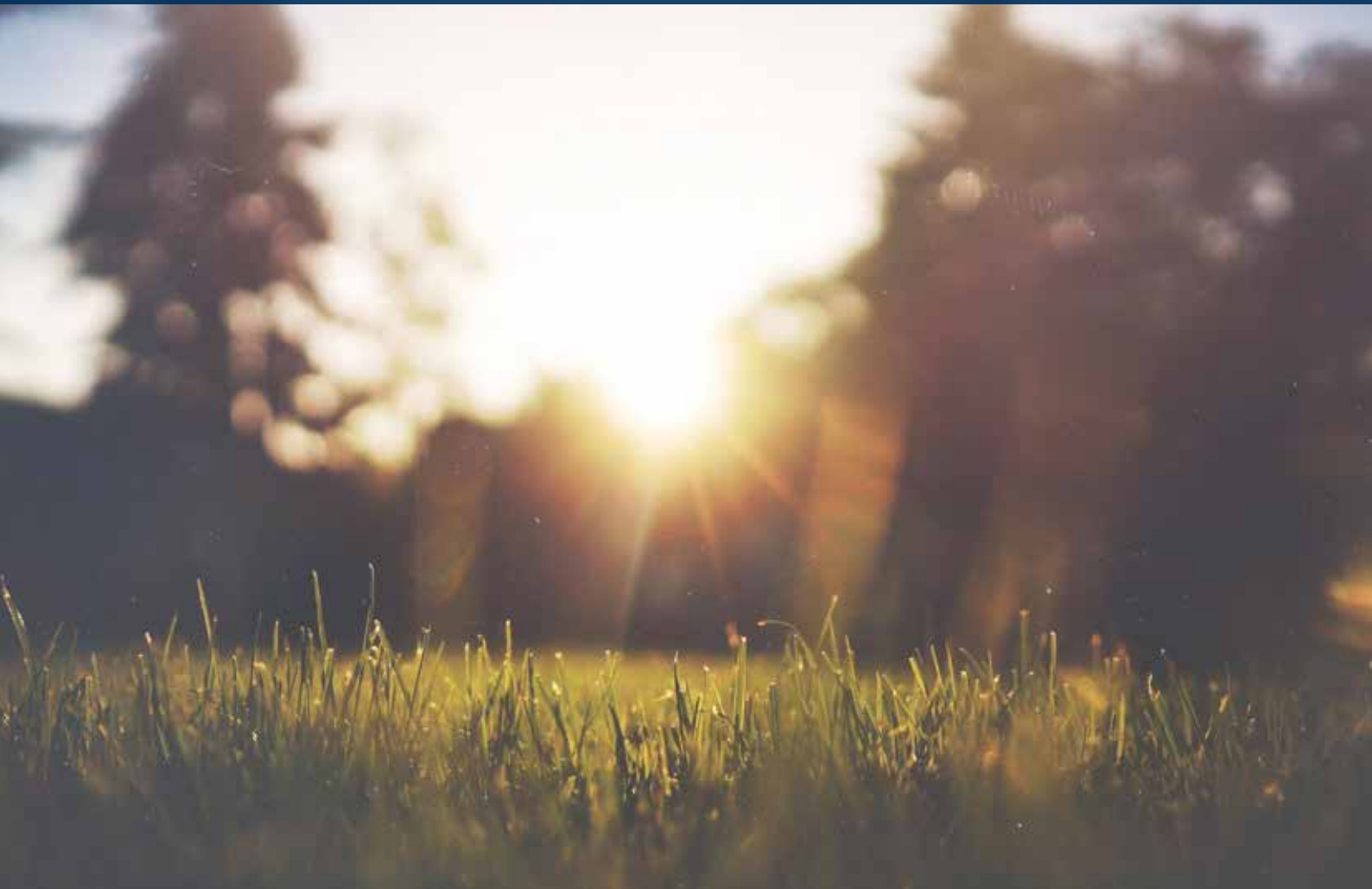
**CREST  
NICHOLSON**

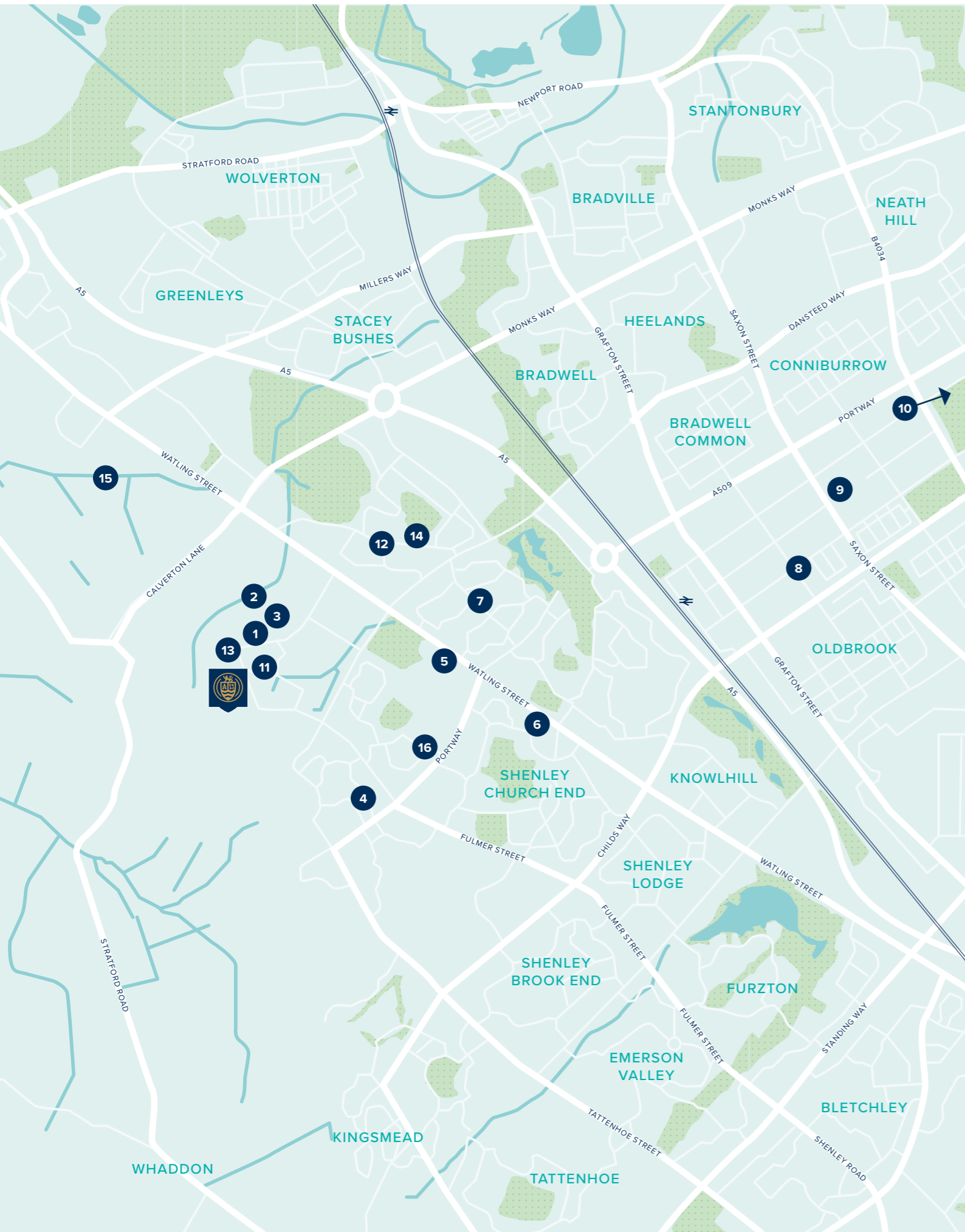
# CREST NICHOLSON AT WHITEHOUSE PARK

MILTON KEYNES • BUCKINGHAMSHIRE

Set in an enviable position on the edge of the countryside, and close to the centre of Milton Keynes, Whitehouse Park enjoys an ideal location. Experience all that this vibrant town has to offer, while being on the doorstep of everything a family could ask for.

2, 3, 4, & 5 BEDROOM HOMES





WELCOME TO LIFE IN MILTON KEYNES

A quiet semi-rural location on the edge of a bustling town with excellent transport links, Whitehouse Park has it all.

On your doorstep

There are shops and a large supermarket close by, and with the A5 just a few minutes' drive away you can soon immerse yourself in all that Milton Keynes has to offer.

- 1 Whitehouse Surgery
- 2 Lilly Café
- 3 Whitehouse Junior Park in Lady Margery's Gorse
- 4 Co-op Food - Milton Keynes - Dunthorne Way
- 5 Wingers Takeaway
- 6 Anytime Fitness (gym)
- 7 Kensington Pub
- 8 Sainsbury's
- 9 centre:mk
- 10 Gullivers Land Theme Park

Education

There is a good selection of nurseries, primary and secondary schools in the surrounding area. The local Whitehouse Primary School and brand-new Watling Academy are within walking distance.

- 11 Whitehouse Primary School
- 12 Ashbrook School
- 13 Watling Academy
- 14 Two Mile Ash School
- 15 Fairfields Primary School
- 16 Small Wonders Pre School

Travel

Whitehouse Park has excellent transport links by road, rail and bus. The A5 is just a few minutes away while the M1 gives easy access to the north and south of the country. London is just a 30-minute train journey from Milton Keynes Central Station.

- Milton Keynes Central Station – 7 minutes
- M1 Junction 14 – 10 minutes
- Luton Airport – 36 minutes
- Oxford – 59 minutes
- London Euston – 33 minutes
- Northampton – 15 minutes
- Watford – 21 minutes





## CREST NICHOLSON AT WHITEHOUSE PARK

Rambouillet Drive, Watling Street,  
Milton Keynes MK8 8AB

For all enquiries please call

**Nick Yan**  
**+852 9064 8554**  
**n.yan@myproptech.com**

### A PERFECT BLEND OF COUNTRY AND TOWN LIVING

Crest Nicholson at Whitehouse Park is a fantastic new development of 2-5 bedroom homes, with access to the best of countryside and town centre living.

Whitehouse Park is a new development, created for home buyers that are looking for a combination of relaxed country living and access to great activities and facilities. Perched on the edge of the Buckinghamshire countryside, just a short stroll from your front door will find you among green pastures and woodland trails. With a number of handy convenience stores close by, those living at this fantastic new development will easily be able to get their daily shopping done. There are also plenty of local attractions for children, with several parks and playing fields, plus the added convenience of two very local schools.

Helped by the proximity of the A5, the local road network is excellent and within a few minutes you can dive into the wealth of leisure and shopping facilities

that Milton Keynes is famous for. At the heart of the town is centre:mk - one of the largest shopping malls in the country, boasting around 200 stores. Here you will find all the big-name brands you could ever want, as well as lots of cafés and restaurants, which are perfect for a night out, or a morning coffee catching up with friends. Other popular shopping malls are the Kingston Centre, which is handy from the M1 motorway, and the MK1 Shopping Park, which is just a short drive up the A5 from Whitehouse Park.

For when you feel like a different kind of entertainment, and possibly a dose of culture, Milton Keynes is well catered for. There is a 1,400 seat theatre, two large cinemas including a 16-screen multiplex, an open-air amphitheatre, and even two arts centres.

When the new town of Milton Keynes was first designed the planners created lots of green spaces and natural spots. As a result, the town now includes over 5,000 acres of parkland, including an abundance of beautiful lakes and wooded areas. If you are looking for a great day out with the kids then just a short trip away is the fabulous Woburn Safari Park. As well as all the exotic animals you could ever dream of, there's plenty of fun things for the kids including Go Ape, train and boat rides and fantastic outdoor parks. Milton Keynes has such a rich variety of activities to choose from, there really is something for everyone.





**CREST  
NICHOLSON**

## **WHITEHOUSE PARK**

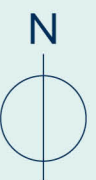
# **DEVELOPMENT PLAN**

Set in an enviable position on the edge of the countryside, and close to the centre of Milton Keynes, Whitehouse Park enjoys an ideal location. Experience all that this vibrant town has to offer, while being on the doorstep of everything a family could ask for.

**2, 3, 4 & 5 BEDROOM HOMES**



- 2 BEDROOM HOMES**
  - The Ashtead
- 3 BEDROOM HOMES**
  - The Leigh
  - The Hatfield
  - The Chesham
- 4 BEDROOM HOMES**
  - The Romsey
  - The Filey
  - The Hexham
  - The Marlborough
  - The Bingham
  - The Winkfield
- 5 BEDROOM HOMES**
  - The Buckingham
  - The Windsor
- Affordable Housing
- V Visitors Parking
- BCP Bin Collection Point





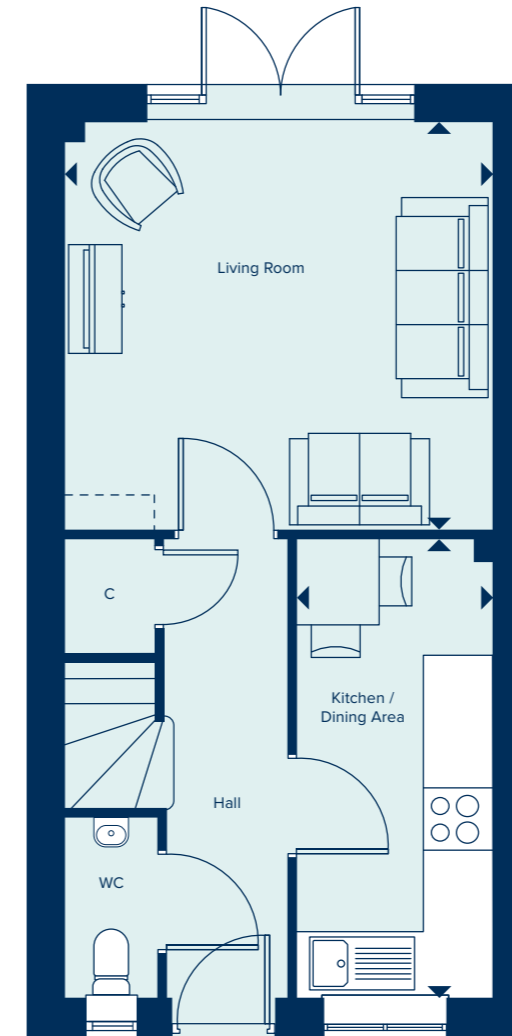
**THE ASHTEAD**  
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE ASHTEAD

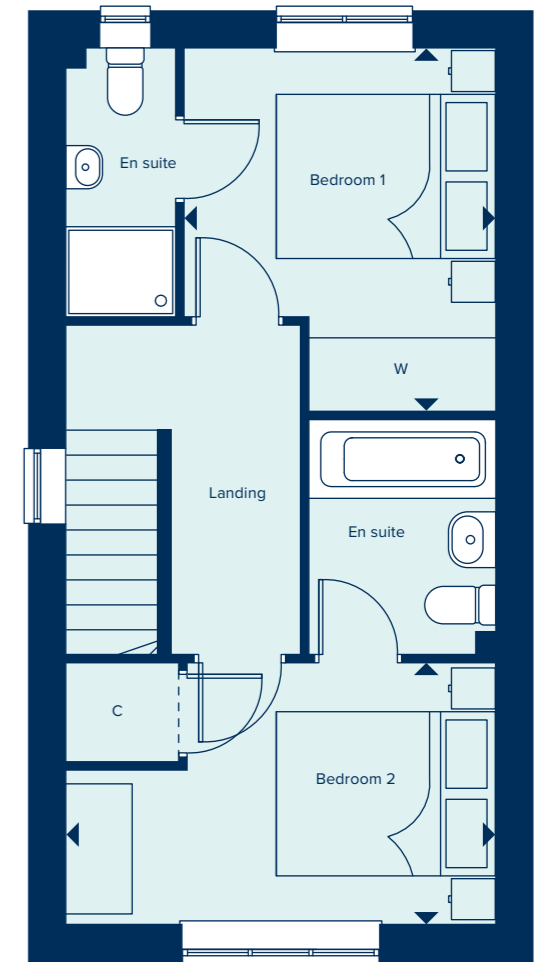
The Ashtead is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a combined living and dining room provides an entertainment space - which benefits from ample natural, light supplied through full height French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



### GROUND FLOOR

LIVING ROOM	3.95m x 3.75m	12'11" x 12'3"
KITCHEN / DINING AREA	4.22m x 1.81m	13'10" x 5'11"



### FIRST FLOOR

BEDROOM 1	3.33m x 2.86m	10'11" x 9'4"
BEDROOM 2	3.94m x 2.40m	12'11" x 7'10"

C Cupboard W Wardrobe --- Bulkhead

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# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



## THE CHESHAM

3 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'7"

#### LIVING ROOM

5.58m x 2.89m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

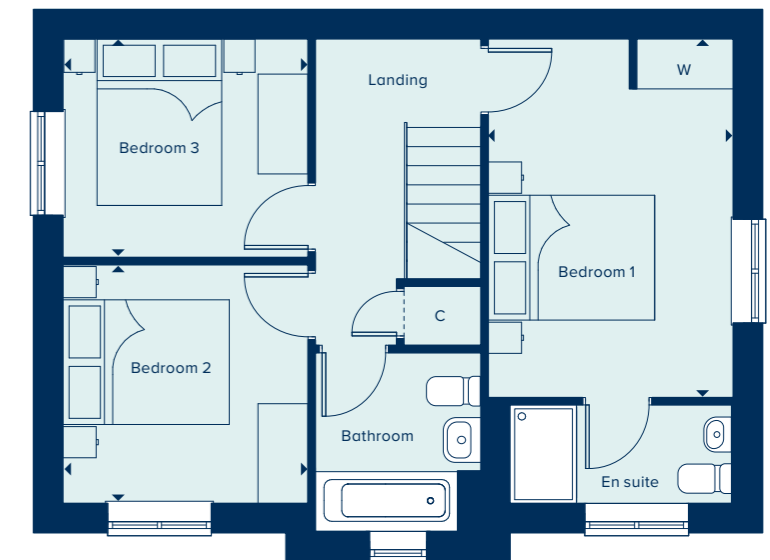
4.31m x 2.94m 14'1" x 9'7"

#### BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe --- Bulkhead

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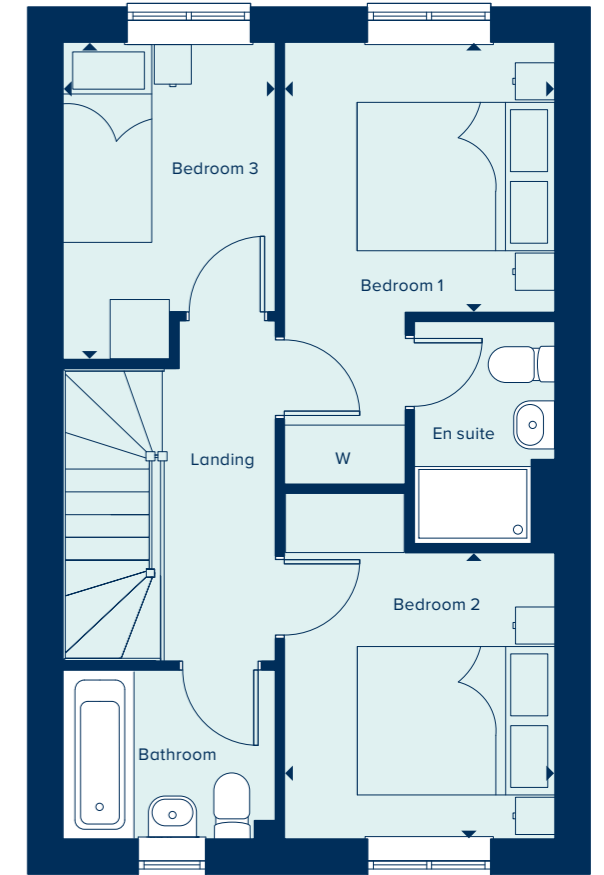
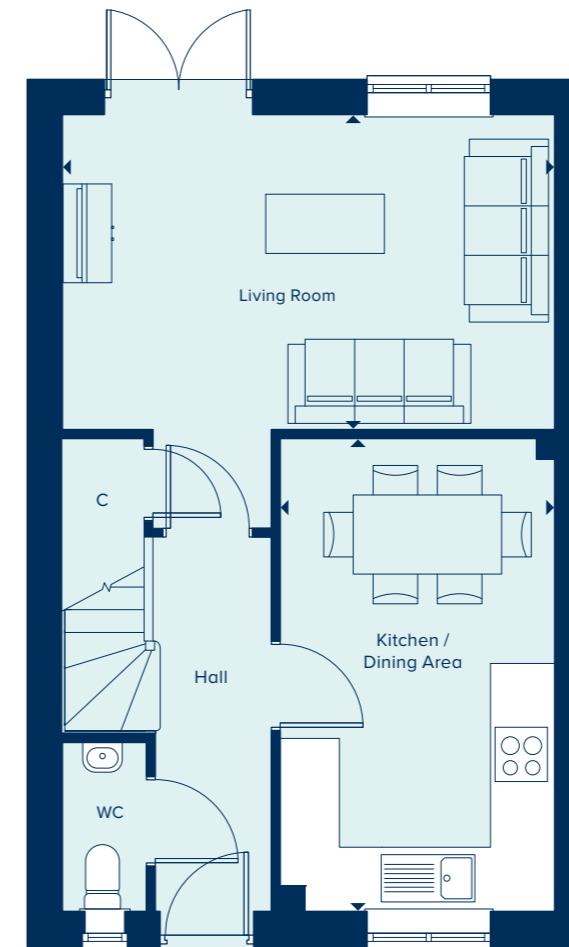
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.78m      15'8" x 9'1"

#### LIVING ROOM

4.98m x 3.19m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.74m      9'0" x 8'11"

#### BEDROOM 2

2.90m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard W Wardrobe

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**THE LEIGH**  
3 Bedroom Home

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## THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN

2.86m x 1.86m      9'4" x 6'1"

#### LIVING / DINING AREA

3.93m x 3.92m      12'10" x 12'10"

### FIRST FLOOR

#### BEDROOM 2

3.93m x 2.66m      12'10" x 8'8"

#### BEDROOM 3

3.07m x 1.77m      10'1" x 5'9"

### SECOND FLOOR

#### BEDROOM 1

3.93m x 3.48m      12'10" x 11'5"

C Cupboard W Wardrobe

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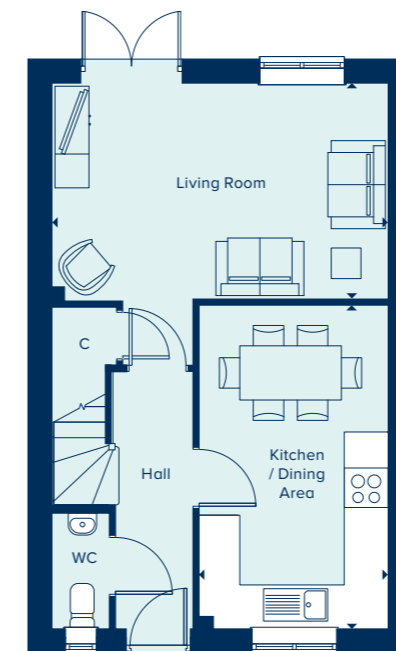
**THE FILEY**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE FILEY

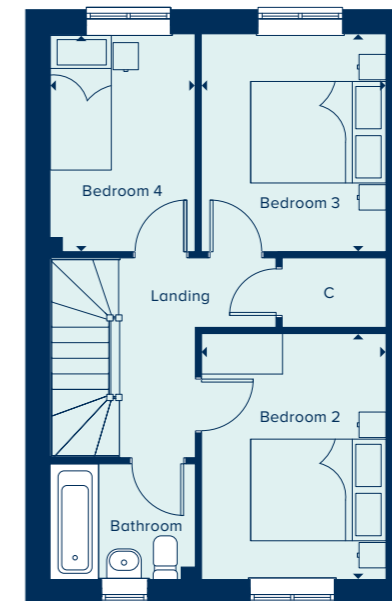
A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



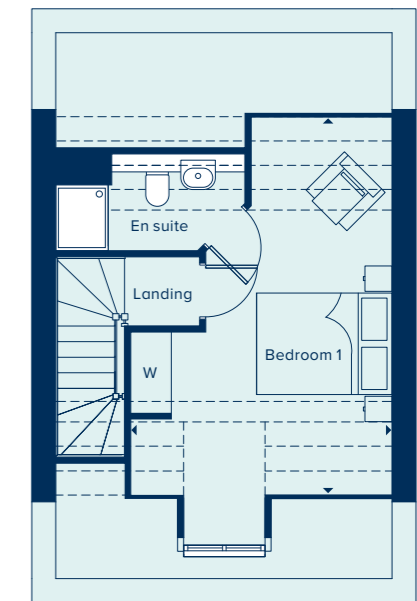
### GROUND FLOOR

<b>LIVING ROOM</b>	
4.97m x 3.19m	16'3" x 10'5"
<b>KITCHEN / DINING AREA</b>	
4.78m x 2.79m	15'8" x 9'2"



### FIRST FLOOR

<b>BEDROOM 2</b>	
3.64m x 2.72m	11'11" x 8'11"
<b>BEDROOM 3</b>	
3.22m x 2.73m	10'6" x 8'11"
<b>BEDROOM 4</b>	
3.22m x 2.14m	10'6" x 7'0"



### SECOND FLOOR

<b>BEDROOM 1</b>	
5.58m x 3.85m	18'4" x 12'7"

1200 Head Height  
1500 Head Height  
1800 Head Height  
2100 Head Height  
Full Height

Full Height  
2100 Head Height  
1800 Head Height  
1500 Head Height  
1200 Head Height

C Cupboard W Wardrobe ● Specification

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**THE HEXHAM**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.97m x 4.04m      16'3" x 13'3"

#### STUDY

3.93m x 2.80m      12'10" x 9'2"

### FIRST FLOOR

#### LIVING ROOM

4.97m x 4.21m      16'3" x 13'9"

#### BEDROOM 1

3.76m x 2.74m      12'4" x 9'0"

### SECOND FLOOR

#### BEDROOM 2

4.34m x 2.73m      14'2" x 8'11"

#### BEDROOM 3

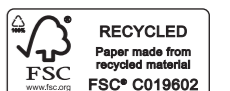
3.64m x 2.73m      11'11" x 8'11"

#### BEDROOM 4

3.17m x 2.14m      10'5" x 7'0"

C Cupboard   AC Airing Cupboard   W Wardrobe   ● Specification

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**THE MARLBOROUGH**

4 Bedroom Home

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**THE MARLBOROUGH**

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME



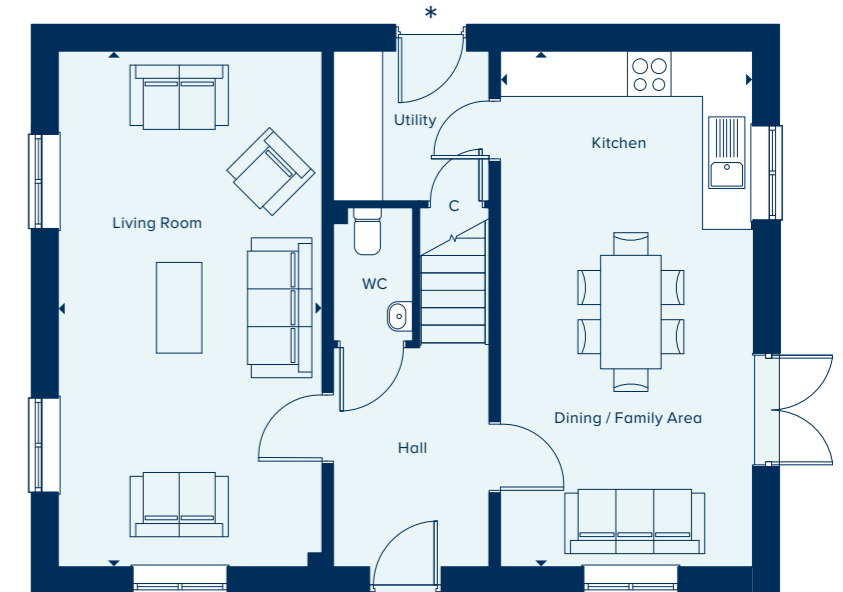
**GROUND FLOOR**

**KITCHEN / DINING / FAMILY AREA**

6.82m x 3.34m      22'4" x 10'11"

**LIVING ROOM**

6.82m x 3.49m      22'4" x 11'5"



**FIRST FLOOR**

**BEDROOM 1**

3.67m x 3.06m      12'0" x 10'0"

**BEDROOM 2**

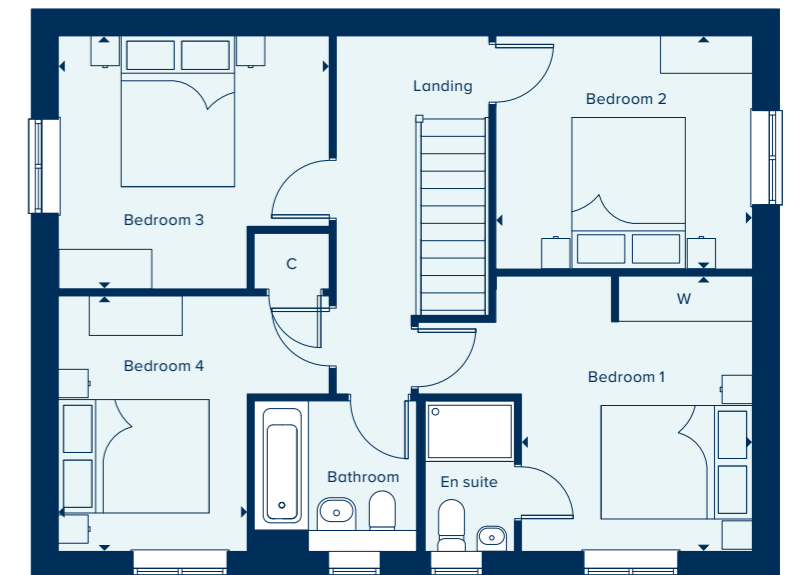
3.40m x 3.14m      11'2" x 10'3"

**BEDROOM 3**

3.59m x 3.35m      11'9" x 11'0"

**BEDROOM 4**

3.38m x 2.50m      11'1" x 8'2"



C Cupboard   W Wardrobe   ● Specification   \* Some plots have windows instead of doors

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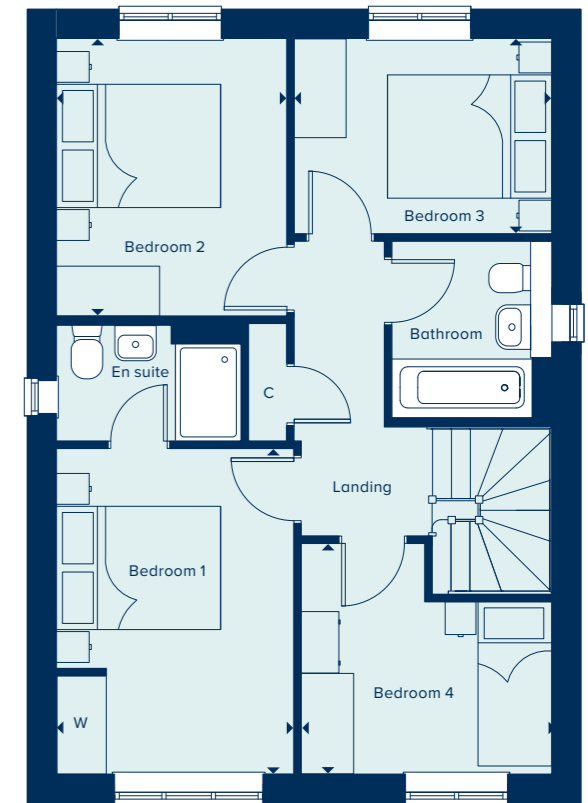
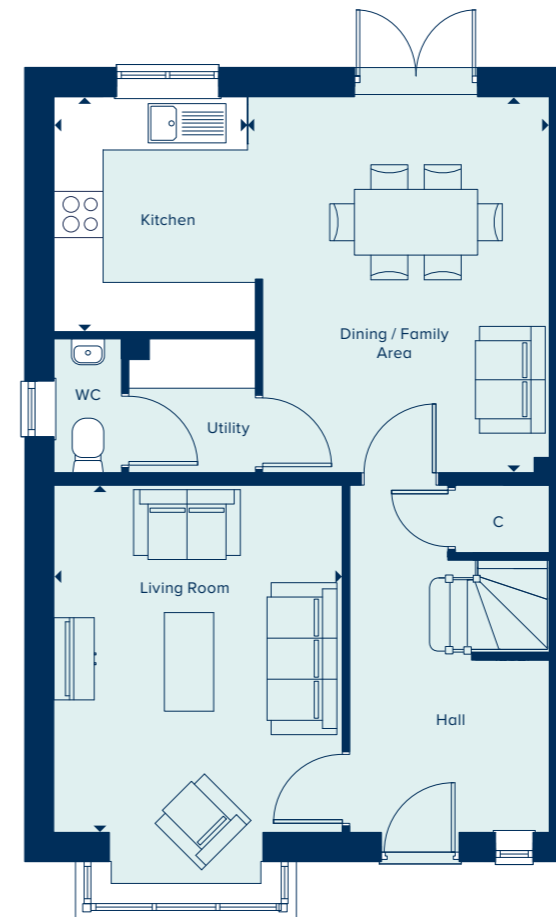
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

# THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN**  
2.86m x 2.44m      9'4" x 8'0"

**DINING / FAMILY AREA**  
4.58m x 3.59m      15'0" x 11'9"

**LIVING ROOM**  
4.30m x 3.51m      14'1" x 11'6"

**FIRST FLOOR**

**BEDROOM 1**  
3.96m x 2.89m      13'0" x 9'6"

**BEDROOM 2**  
3.38m x 2.80m      11'1" x 9'2"

**BEDROOM 3**  
3.14m x 2.38m      10'3" x 7'8"

**BEDROOM 4**  
3.05m x 2.80m      10'0" x 9'2"

C Cupboard   W Wardrobe   ● Specification

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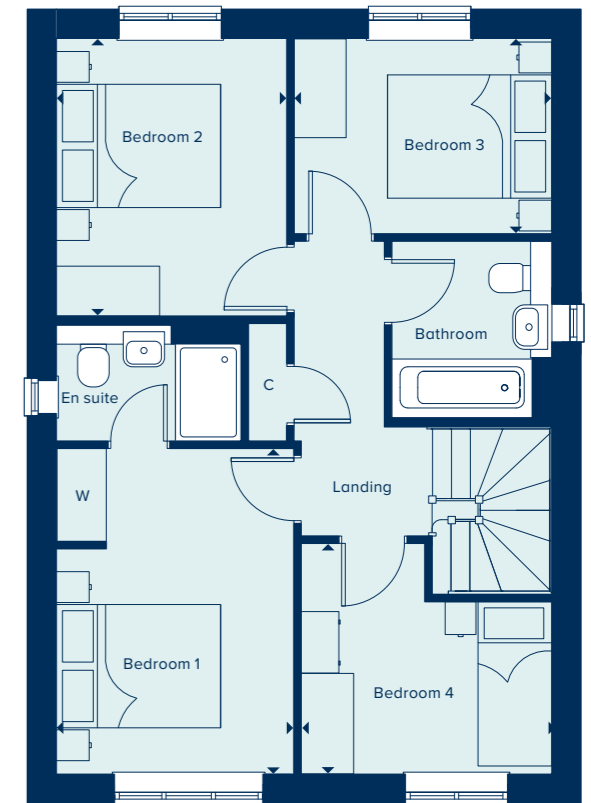
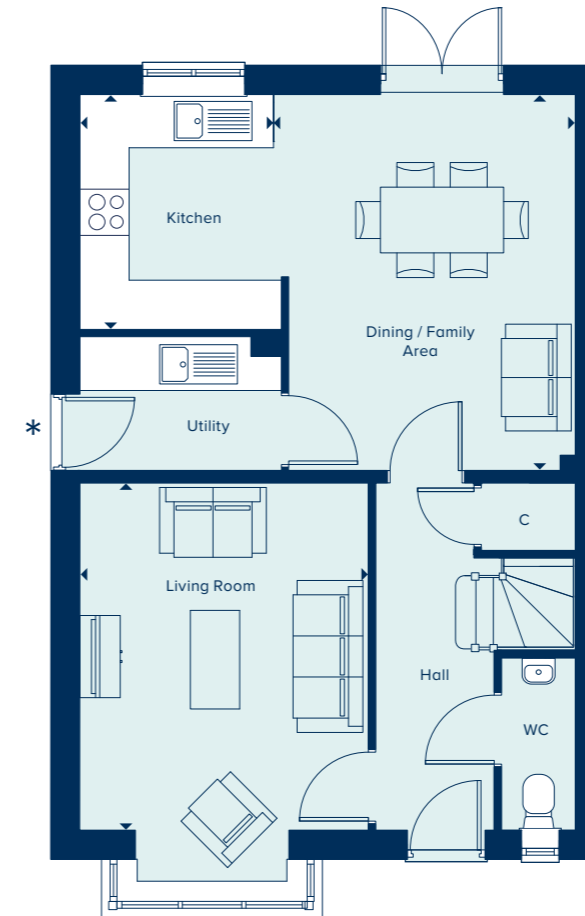
**THE ROMSEY**  
4 Bedroom Home

crestnicholson.com

# THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



PARCEL M & N

**GROUND FLOOR**

**KITCHEN**  
2.86m x 2.44m      9'4" x 8'0"

**DINING / FAMILY AREA**  
4.58m x 3.59m      15'0" x 11'9"

**LIVING ROOM**  
4.30m x 3.51m      14'1" x 11'6"

**FIRST FLOOR**

**BEDROOM 1**  
3.96m x 2.89m      13'0" x 9'6"

**BEDROOM 2**  
3.38m x 2.80m      11'1" x 9'2"

**BEDROOM 3**  
3.14m x 2.38m      10'3" x 7'8"

**BEDROOM 4**  
3.05m x 2.80m      10'0" x 9'2"

C Cupboard W Wardrobe ● Specification \* Utility door included in selected plots only

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# THE WINKFIELD

Arranged over two-storeys, the Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



**THE WINKFIELD**  
4 Bedroom Home

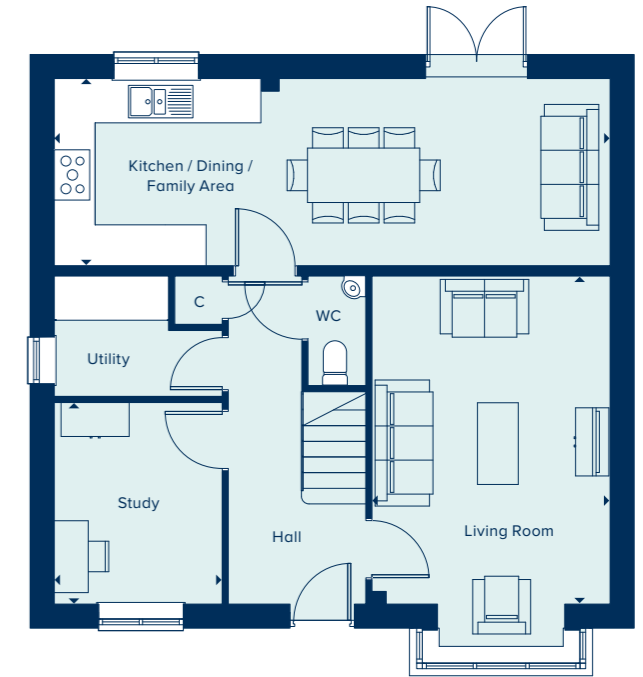
[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

**KITCHEN / DINING / FAMILY AREA**  
8.16m x 2.75m      26'7" x 9'0"

**LIVING ROOM**  
4.82m x 3.50m      15'10" x 11'6"

**STUDY**  
2.96m x 2.47m      9'8" x 8'1"



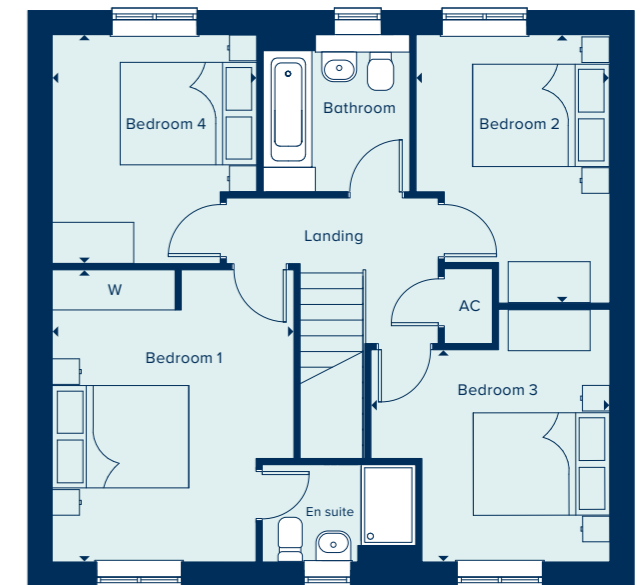
### FIRST FLOOR

**BEDROOM 1**  
4.28m x 3.48m      14'0" x 11'5"

**BEDROOM 2**  
3.93m x 3.93m      12'11" x 12'10"

**BEDROOM 3**  
3.50m x 3.11m      11'6" x 10'2"

**BEDROOM 4**  
3.35m x 3.00m      11'0" x 9'10"



AC Airing Cupboard   C Cupboard   W Wardrobe   ● Specification

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# THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, dining room and utility room. Upstairs, the main bedroom suite enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



## THE BUCKINGHAM

5 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

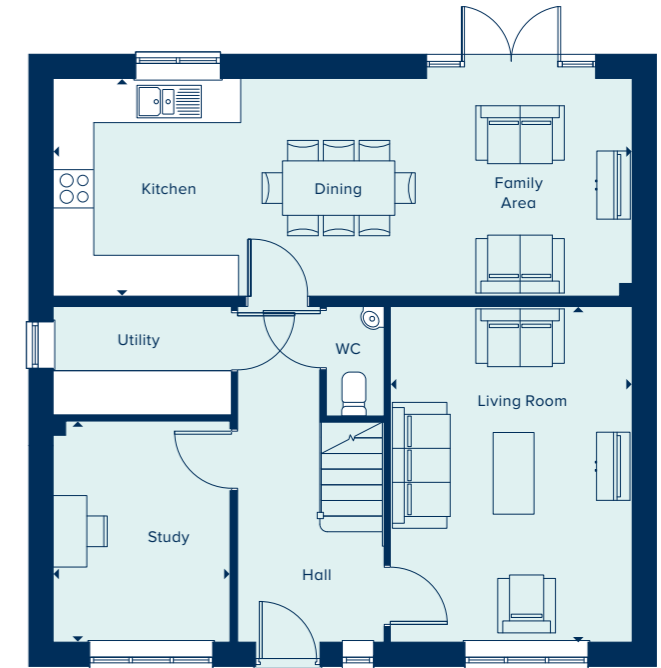
8.51m x 3.20m 27'10" x 10'6"

#### LIVING ROOM

4.94m x 3.55m 16'2" x 11'8"

#### STUDY

3.25m x 2.50m 10'8" x 8'2"



### FIRST FLOOR

#### BEDROOM 1

3.77m x 2.67m 12'5" x 8'9"

#### BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

#### BEDROOM 3

4.00m x 2.43m 13'1" x 7'11"

#### BEDROOM 4

3.53m x 2.70m 11'7" x 8'10"

#### BEDROOM 5

3.07m x 2.47m 10'1" x 8'1"



C Cupboard W Wardrobe --- Bulkhead

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# THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME



**THE WINDSOR**  
5 Bedroom Home

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### GROUND FLOOR

#### KITCHEN / DINING / FAMILY ROOM

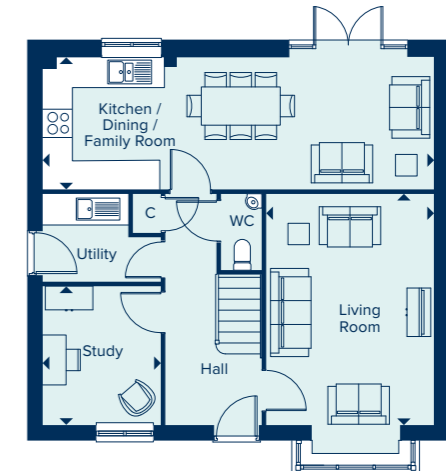
8.16m x 2.74m      26'9" x 9'0"

#### LIVING ROOM

4.83m x 3.50m      15'10" x 11'6"

#### STUDY

2.90m x 2.47m      9'6" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

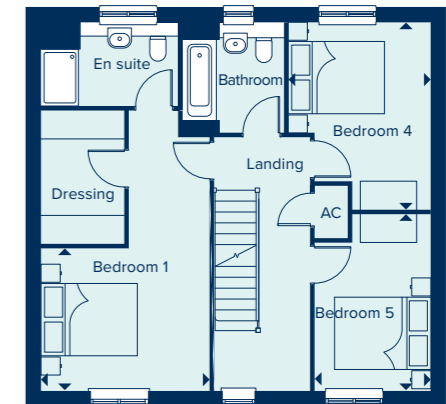
3.54m x 3.01m      11'7" x 9'10"

#### BEDROOM 4

3.93m x 2.96m      12'10" x 9'8"

#### BEDROOM 5

3.70m x 2.43m      12'1" x 7'11"



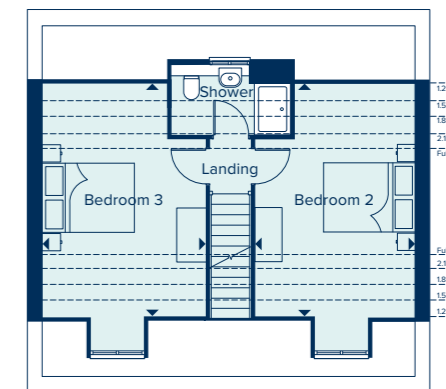
### SECOND FLOOR

#### BEDROOM 2

5.14m x 3.5m      16'10" x 11'6"

#### BEDROOM 3

5.18m x 3.54m      17'0" x 11'7"



C Cupboard AC Airing Cupboard W Wardrobe --- Ceiling Heights

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# SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

• Up to 1350 sq ft • Over 1350 sq ft

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



## ELECTRICAL

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•

## DECORATION

White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•

## JOINERY AND DOORS

Front door with multipoint locking system and chrome ironmongery	•	•	•	•
Grey PVCu windows and patio doors (white internally) with white/grey ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors. *The Windsor house type comprises of a dressing room with hanging rails & shelving	•	•	•	•

## HEATING

Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
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## EXTERNAL FINISHES

Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•

## SECURITY AND PEACE OF MIND

Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

• Up to 1350 sq ft • Over 1350 sq ft

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





**CREST  
NICHOLSON**

## **WHITEHOUSE PARK**

Rambouillet Drive, Watling Street,  
Milton Keynes MK8 8AB

For all enquiries please call

**Nick Yan**

**+852 9064 8554**

**n.yan@myproptech.com**



### **House Type Illustration**

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### **Development Map/Site Plan**

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