



THE MEADOWS
OLD STRATFORD, NORTHAMPTONSHIRE



St Mary's & St Giles Church



The Bull Hotel, Stony Stratford



View from The Meadows site into Stony Stratford

The Meadows

Outstanding country living set along the River Great Ouse.

The Meadows, developed by Abbeymill Homes, offers a wonderful retreat on the edge of rural Northamptonshire and is perfectly situated to nearby Market Town, Stony Stratford and the ever popular city of Milton Keynes. So, contemporary and traditional lifestyles are never far away.

With just thirty three properties nestled away on the outskirts of Old Stratford village, rolling countryside and beautiful scenic walks are right on your door step.

When you step onto the development, you'll very quickly realise that build quality and design of these properties are without compromise. Set within in it's own private cul de sac, a variety of 3 and 4 bedroom family homes promise to live up to the exceptional standards that Abbeymill Homes are becoming renowned for in terms of style, design and finish.

The kitchens will be supplied by Springhill; a specialist in contemporary, top quality kitchens for developments just like The Meadows. They come

with a range of integrated appliances including four ring induction hob, electric oven, extractor, fridge, freezer and a dishwasher. The work surfaces in the kitchen are made of high quality quartz as standard. The sanitaryware and wall & floor coverings throughout each property are supplied by Porcelanosa, a worldwide leader in unique, cutting edge materials. The chunky internal doors are oak faced with brushed stainless steel door furniture to complement the contemporary, yet classic look and finish.



Stony Stratford

A delightful Market Town with real spirit.

Sitting alongside the River Great Ouse and just a short stroll from Old Stratford is the historic market Town of Stony Stratford.

Folk on the Green is the town's annual musical extravaganza held on Horsefair Green in June.

A vibrant setting with a feeling of true 'community spirit' that organise many annual events, throughout the year. People of all ages regularly give up their spare time to make the community a great place to live, work and visit.

The Town Fayre is a great day out on August Bank Holiday with many stalls and attractions and the popular Christmas Light Switch On Fun Day is held in late November or early December.

StonyLive! is a 10 day festival of the arts and community activities are held at various venues throughout the town.

As well as being a busy and thriving community, Stony Stratford offers excellent traditional and modern shopping venues surrounded by real heritage and history, just waiting to be explored.



Quintessential English Village



High Street, Stony Stratford



The Meadows in Old Stratford combines a beautiful rural setting with outstanding quality and space; a fantastic combination for your future home.



Ouse Valley Park



ABBEMYLL HOMES

About the developer

At Abbeymill Homes, we take pride in everything we do. From the moment architects draw up the plans, through the design and careful construction of each new property by our team of skilled craftsmen, to the successful handover of the keys.

We know from over 25 years' experience that creating character homes is a very precise and deliberate undertaking. We take the time to ensure that each project is delivered to absolute perfection.

As a privately-owned developer of new homes in Buckinghamshire, Bedfordshire, Northamptonshire, and Oxfordshire, we are especially

proud of our relationship with previous purchasers, showing our overall focus on first class service as well as quality.

Our philosophy is founded on ensuring we employ quality tradesmen who take the time and have the required skills to hand-build on site, using only the best materials and traditional methods to create homes which have become modern classics.

Our new homes are only built on carefully selected prime residential locations and we ensure our sympathetic architectural designs blend gracefully into the English countryside.



We are a private development company with over 25 years' experience and a genuine passion for quality.



Abbeymill Homes





SITE ENTRANCE

- | | |
|-------------------------------------|-------------------------------------|
| 1 Caldecott
2 bedroom - 1 bath | 18 Blaeberry
2 bedroom - 2 bath |
| 2 Caldecott
2 bedroom - 1 bath | 19 Walton
4 bedroom - 3 bath |
| 3 Grafton
4 bedroom - 3 bath | 20 Cosgrove
3 bedroom - 2 bath |
| 4 Grafton
4 bedroom - 3 bath | 21 Cosgrove
3 bedroom - 2 bath |
| 5 Yardley (a)
3 bedroom - 2 bath | 22 Lulworth
4 bedroom - 3 bath |
| 6 Yardley (b)
3 bedroom - 3 bath | 23 Linford
4 bedroom - 3 bath |
| 7 Yardley (c)
3 bedroom - 3 bath | 24 Kingfisher
2 bedroom - 1 bath |
| 8 Wolverton
3 bedroom - 1 bath | 25 Kingfisher
2 bedroom - 1 bath |
| 9 Wolverton
3 bedroom - 1 bath | 26 Kingfisher
2 bedroom - 1 bath |
| 10 Caldecott
2 bedroom - 1 bath | 27 Kingfisher
2 bedroom - 1 bath |
| 11 Caldecott
2 bedroom - 1 bath | 28 Juniper
1 bedroom - 1 bath |
| 12 Lulworth
4 bedroom - 3 bath | 29 Juniper
1 bedroom - 1 bath |
| 13 Walton
4 bedroom - 3 bath | 30 Willen
4 bedroom - 2 bath |
| 14 Bittern
4 bedroom - 3 bath | 31 Lulworth
4 bedroom - 3 bath |
| 15 Cosgrove
3 bedroom - 2 bath | 32 Mallard
4 bedroom - 4 bath |
| 16 Cosgrove
3 bedroom - 2 bath | 33 Mallard
4 bedroom - 4 bath |
| 17 Cosgrove
3 bedroom - 2 bath | |

SITE PLAN



OUR PASSION FOR QUALITY GIVES BUYERS COMPLETE PEACE OF MIND

We are a private development company with over 25 years' experience and a genuine passion for quality.

All the properties we build demonstrate our desire to construct homes which are a joy to live in.

The new homes at The Meadows are contemporary in design and offer a great range of different styles to match your way of living.



KITCHENS

- A choice* of either a contemporary or traditional style kitchen with quartz worktops and integrated appliances.
- Neff Induction hob, Neff oven, CDA extractor, CDA dishwasher, CDA 70/30 Fridge freezer and under mount stainless steel sink

UTILITY ROOM

- A fitted contemporary utility room with laminate worktop
- Electrics and plumbing for washing machine
- Stainless steel sink

BATHROOMS AND ENSUITES

- A range of Porcelanosa tile choices* to water sensitive areas
- Porcelanosa sanitary ware
- Electric chrome thermostatic towel radiators
- Chrome taps and shower

HEATING

- Full central heating - gas fired
- Underfloor on ground floor with individual thermostats
- Radiators to 1st floor with thermostatically controlled radiator valves
- Ideal logic boiler with 5 years parts and labour guarantee **

ELECTRICS

- LED down lights in kitchen and living room
- Pendants to bedrooms
- Pre wired TV and Ethernet throughout

INTERNAL FINISHES

- Oak faced contemporary doors
- Painted Bullnose skirting and architrave
- White painted ceilings
- Walls - a choice of 3 colours from the Dulux Trade Range* (1 colour maximum per room)
- Engineered oak flooring to living rooms, study and entrance
- Porcelanosa tiled floor to kitchen, utility rooms, W.C's and bathrooms

EXTERNAL FINISHES

- Gardens top seeded or turfed to form lawns
- Marshalls Firedstone paving
- External windows and doors in painted, preserved softwood
- External lighting
- External tap at rear

EFFICIENCY

- High levels of insulation
- Low energy lighting
- +90% efficient boiler
- Low heat loss and running costs

SECURITY

- Smoke and heat detection system installed
- Security locks on windows and doors
- Intruder alarm with sensors in main circulation areas

WARRANTY

- 10 Year Premier warranty
- 2 year all cover Abbeymill warranty (excludes damage)

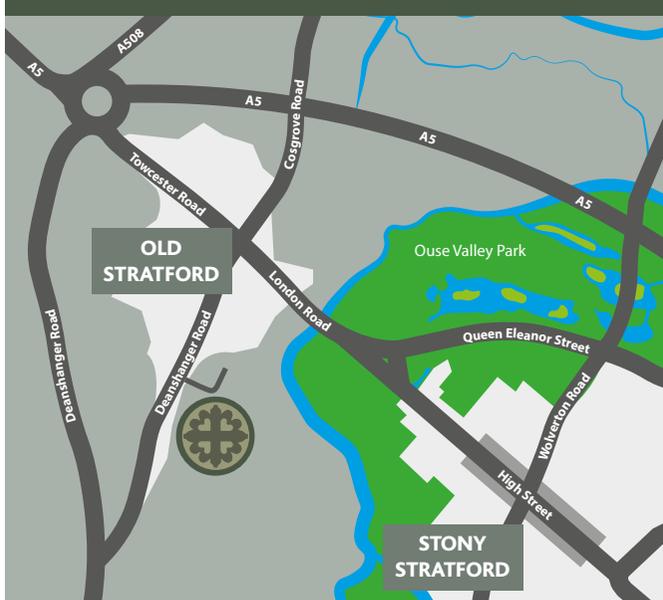
Whilst every care has been taken in the creation of this brochure, specifications may change. Please contact the Selling Agent for the most up to date plans. The developers reserve the right to replace items with alternatives of similar quality if necessary. Pictures show some of our previous homes and are for guidance only. Similar finishes and fittings are used at The Meadows but exact matches are not guaranteed. All variations to specification and plans to be agreed in writing and fully paid for when instruction is issued. All measurements have been taken from architect drawings and are therefore provided as a guide only. During the construction process, alterations are sometimes made which could result in a significant difference to layout and dimensions. If you require accurate measurements, please contact the selling agent.

*Dependent on stage of build. **Refer to manufacturer's terms and conditions

LOCATION DETAILS



OLD STRATFORD & STONY STRATFORD



LOCAL AREA

Milton Keynes	6 miles
Northampton	14 miles
Oxford	25 miles
Wolverton	3 miles
Milton Keynes	6 miles
M1 Junction 14 (to London)	9 miles

Distances are approximate



ARRANGING A VIEWING

Breckon & Breckon

— est. 1947 —

Please call **Breckon & Breckon** in Witney for further details and to arrange a viewing.

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