



# Greenleys Gardens

GREENLEYS, MILTON KEYNES



**Bellway**

## Beautiful homes, ideally located

Situated near to both tranquil open spaces and useful transport links

Greenleys Gardens is a planned development of wonderful new homes located on the outskirts of popular Milton Keynes. This development will offer 2, 3 and 4-bedroom homes, which fall under the fantastic Bellway Artisan specification alongside bespoke housetypes.

In addition to offering a fantastic location, these expertly crafted and carefully designed homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.



# Choose a fine quality of life in Greenleys Gardens

Conveniences, transport, education, city and nature all on your doorstep

This desirable development is located just a short eight-minute drive from Milton Keynes railway station, with commuters able to travel from central London in just 40 minutes by train. Milton Keynes bus station is around seven miles away, whilst closer bus stops are under 10 minutes away on foot. Milton Keynes benefits from a well-connected road network, with the development itself offering easy access to major A and M roads; the H3 Monks Way Junction is just under two miles away taking commuters to Hinckley, Luton, and London. Junction 14 of the M1 is under seven miles away, providing easy access to the north and south. For international travel Luton Airport is a 40-minute drive away.

Day to day conveniences are easily accessible. Just a short 10-minute drive from Greenleys Gardens, Milton Keynes offers a host of popular stores, including The Centre, an impressive shopping area that boasts a number of popular retailers. Wolverton, little over two miles away, has a host of convenience and independent stores. The development also offers easy access to bustling London and its many shopping options. For a slower pace of retail therapy, the charming nearby market town of Stony Stratford, often described as the 'Jewel of Milton Keynes' has an array of boutique shops, just under two miles away from the development.

For those looking to dine out, Greenleys Gardens is close to several popular restaurants, with nearby Stony Stratford home to several sought-after eateries. The Hub Milton Keynes is another area favoured by locals looking for food and drinking options.

The development doesn't disappoint for those looking for entertainment. Greenleys Gardens is close to several popular points of interests including museums and art galleries, adventure activities, and natural attractions. Cultural hotspots include Milton Keynes Museum and Milton Keynes Theatre.

If you prefer the great outdoors, the development is close to an array of natural spaces, with Ouse Valley Park, a large reserve, just a four-minute drive away. Another natural oasis, South Loughton Valley Park is seven miles away. Situated inside this park are the tranquil Teardrop Lakes, ideal for countryside walks. Other natural hotspots include Furzton and Willen lakes. Visitors at Willen Lake can also get involved in watersport and treetop adventure activities.

Nearby recreational activities will include Xscape Milton Keynes and Planet Ice, both within a 10-minute drive from Greenleys Gardens. Exhilarating activities at Xscape include indoor skydiving, bowling, and snowsports.

Families are well catered for at Greenleys Gardens. For younger children, St Mary Magdalene Catholic Primary School is highly favoured by parents and is less than half a mile away, within easy walking distance. Greenleys First School is another popular choice and is again located within walking distance.

Sought-after educational options for older pupils include The Radcliffe School and Slated Row School situated one and a half miles and one mile away respectively. Further education is provided by Milton Keynes College, a 15-minute drive away, in addition to a selection of sixth forms nearby including The Radcliffe Sixth Form School and The Hazeley Academy Sixth Form.

For higher education options, The University of Bedfordshire and The University of Buckingham are a 40-minute drive and a 20-minute drive away. Both Queen Mary University of London and King's College London are easily accessible from Milton Keynes station, with trains to the former taking an hour and a half, and the latter just over an hour.



Field Lane,  
Greenleys, Milton Keynes  
MK12 6AH

Telephone: 01908 364 200  
bellway.co.uk

///sake.crunching.shocking

what3words provides exact locations  
so you know exactly where to find  
our development.



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.





# Greenleys Gardens

DEVELOPMENT LAYOUT



**Bellway**

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Greenleys, Milton Keynes  
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### 2 Bedroom Homes

 **The Hooper**  
Plots 51, 52, 55, 56, 57, 98 & 99

### 3 Bedroom Homes

 **The Yarrow**  
Plots 43, 44, 49, 50, 67 & 68

 **The Thespian**  
Plots 2, 10, 14, 18, 19, 21, 22, 23, 28, 46, 58, 95, 100, 101, 105 & 106

 **The Faber**  
Plots 7, 8, 9, 15, 16, 17, 20, 24, 27, 45, 59, 60, 64, 65, 66, 76, 77, 78, 79, 80, 81, 82, 96, 102, 103, 107, 108, 109 & 110

 **The Quilter**  
Plots 11, 12 & 13

 **The Tanner**  
Plots 41 & 42

 **The Oxman**  
Plots 47, 48, 61 & 62



### 4 Bedroom Homes

 **The Rothwell**  
Plots 1, 25, 26, 53, 54, 63, 97 & 104

### 2-4 Bedroom Homes and 1-2 Bedroom Flats

 **Affordable Homes**

 **Showhome and Sales Area**

Key to plan		Material finishes
s/s	Sub station	 - Render Version
v	Visitor parking	
bcp	Bin collection point	
	Photovoltaic panels	

Please note the positions of the PV panels may be subject to change. Please see Sales Advisor for further details of your chosen plot.

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



Existing Residential Housing

Indicative Drainage Storage Tank Location

Pinders Croft

Existing Residential Housing

Sports Pavilion

Emergency Link

Existing Residential Housing

A5

A5





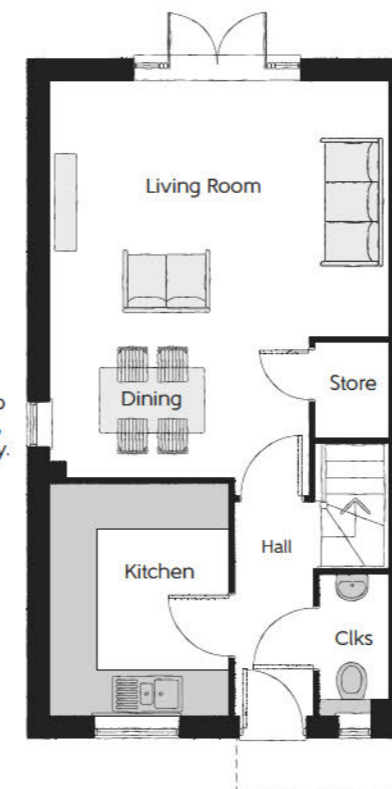
# The Yarrow

THREE BEDROOM HOME



### First Floor

Bedroom 1	3.46m x 4.16m (max) (max)	11'4" x 13'8" (max) (max)
Bedroom 1 En Suite	1.48m x 1.96m	4'10" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'6"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"



### Ground Floor

Kitchen	2.47m x 3.20m	8'1" x 10'6"
Living/Dining	4.67m x 5.73m (max) (max)	15'4" x 18'10" (max) (max)
Cloakroom	0.94m x 1.96m	3'1" x 6'5"

\*Window to plots 43, 44, 49 & 68 only.

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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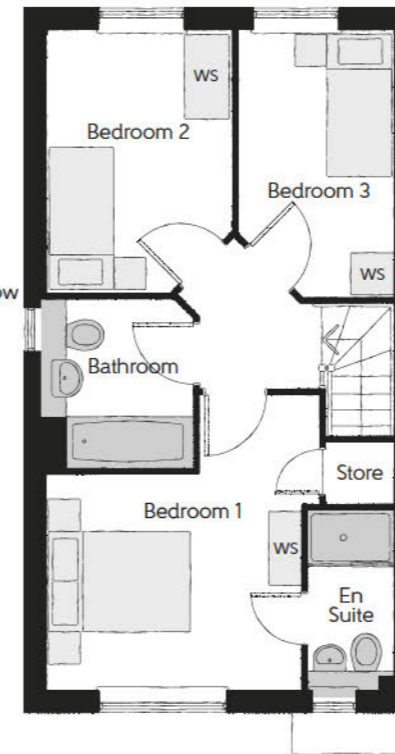


# The Faber

THREE BEDROOM HOME

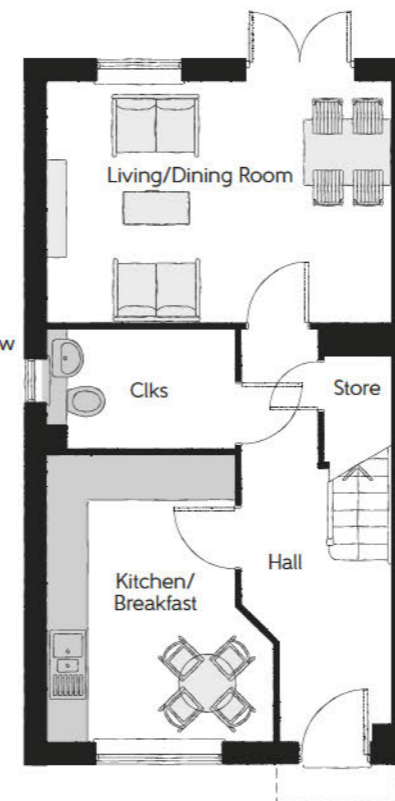


**Bellway**



### First Floor

Bedroom 1	3.49m x 4.10m <small>(max)</small>	11'5" x 13'5" <small>(max)</small>
Bedroom 1 En Suite	1.20m x 2.49m	3'11" x 8'2"
Bedroom 2	2.54m x 3.62m <small>(max)</small>	8'4" x 11'10" <small>(max)</small>
Bedroom 3	2.15m x 3.69m <small>(max)</small>	7'1" x 12'1" <small>(max)</small>
Bathroom	1.98m x 2.31m	6'6" x 7'7"



### Ground Floor

Kitchen/Breakfast	3.05m x 3.94m <small>(max)</small>	10'0" x 12'11" <small>(max)</small>
Living/Dining Room	4.78m x 3.34m	15'8" x 10'11"
Cloakroom	2.58m x 1.64m	8'6" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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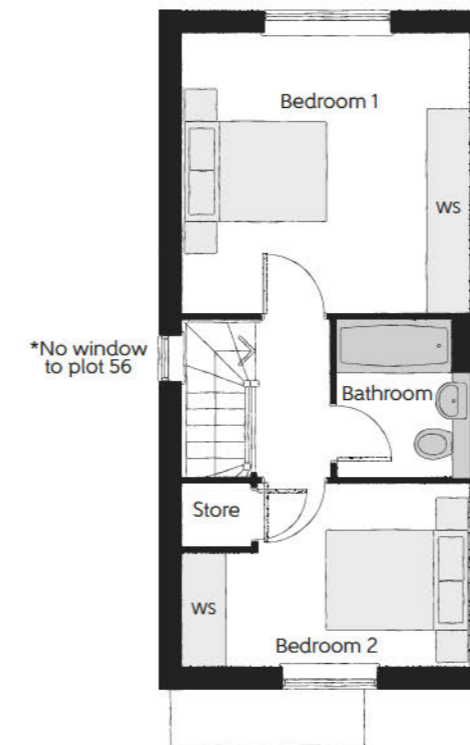
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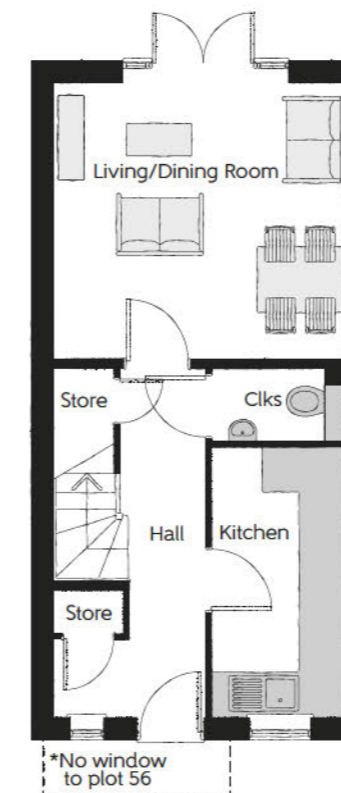
# The Hooper

TWO BEDROOM HOME



**First Floor**

Bedroom 1	4.11m x 3.88m	13'6" x 12'9"
Bedroom 2	4.11m x 2.55m (max)	13'6" x 8'4" (max)
Bathroom	1.98m x 2.18m	6'6" x 7'2"



**Ground Floor**

Kitchen	1.89m x 3.73m	6'2" x 12'3"
Living/Dining	4.11m x 3.86m	13'6" x 12'8"
Cloakroom	1.89m x 0.99m	6'2" x 3'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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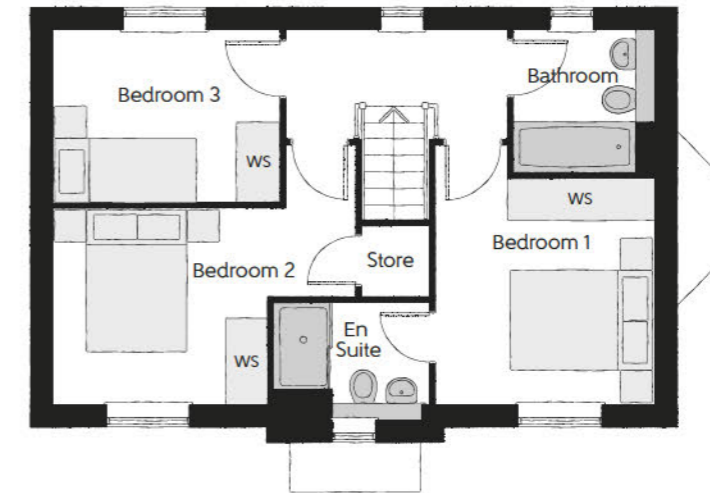


# The Quilter

THREE BEDROOM HOME

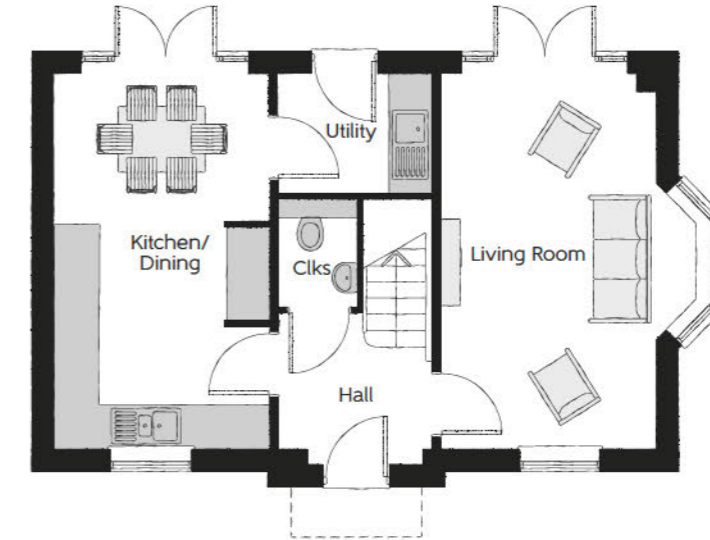


**Bellway**



**First Floor**

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"



**Ground Floor**

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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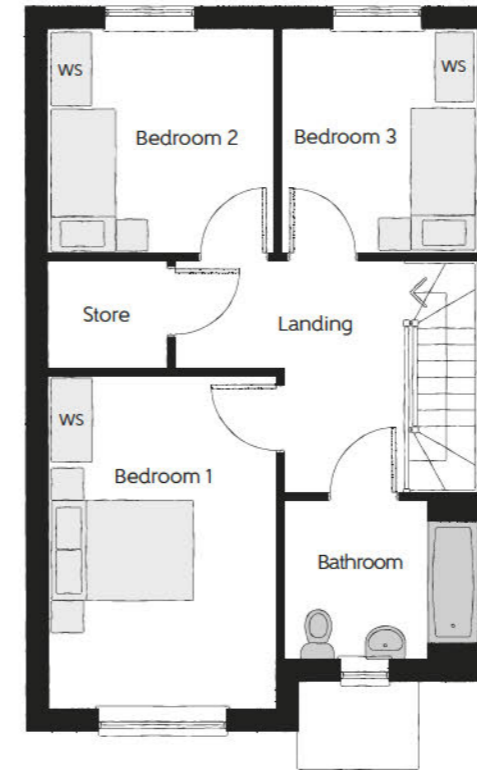
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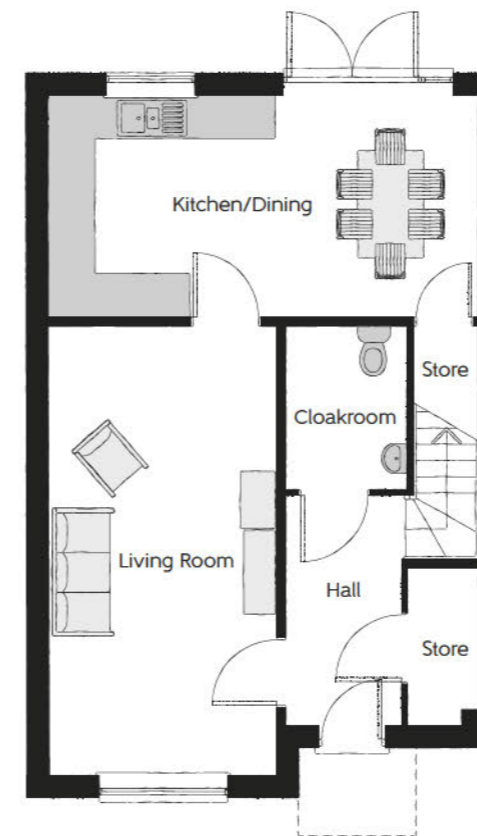
# The Oxman

THREE BEDROOM HOME



### First Floor

Bedroom 1	4.62m x 3.16m	15'2" x 10'4"
Bedroom 2	3.14m x 3.14m	10'4" x 10'4"
Bedroom 3	3.12m x 2.74m	10'3" x 9'0"
Bathroom	2.73m x 2.23m	8'11" x 7'4"



### Ground Floor

Kitchen/Dining	5.97m x 3.08m	19'7" x 10'1"
Living Room	6.23m x 3.16m	20'5" x 10'4"
Cloakroom	2.26m x 1.68m	7'5" x 5'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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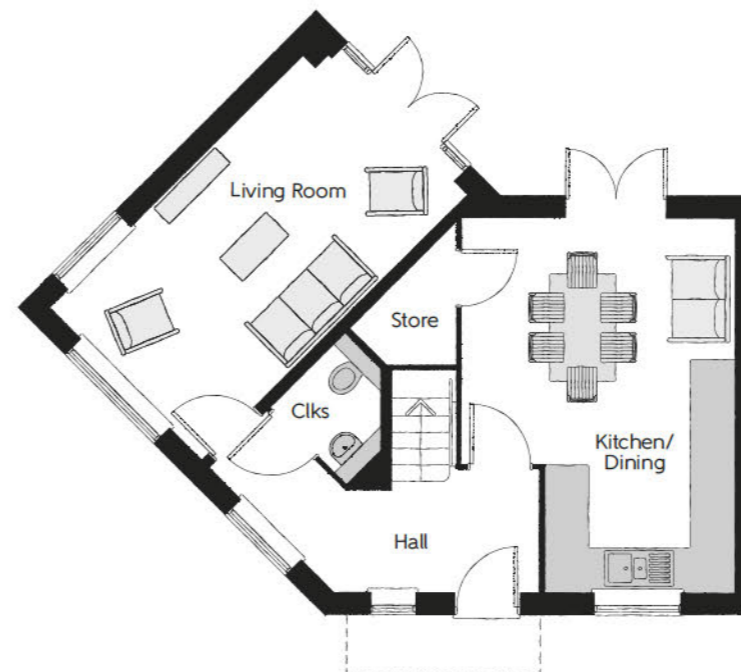
# The Tanner

THREE BEDROOM HOME



### First Floor

Bedroom 1	3.65m x 3.18m	12'0" x 10'5"
Bedroom 1 En Suite	2.39m x 2.09m (max) (max)	7'10" x 6'10" (max) (max)
Bedroom 2	4.50m x 3.29m (max) (max)	14'9" x 10'10" (max) (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1"
Bathroom	1.91m x 1.91m	6'3" x 6'3"



### Ground Floor

Kitchen/Dining	3.76m x 5.19m (max) (max)	12'4" x 17'0" (max) (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max) (max)	4'11" x 4'10" (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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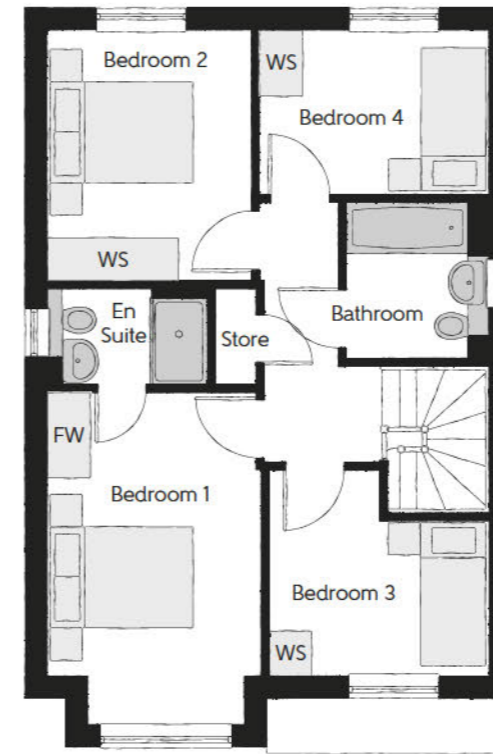
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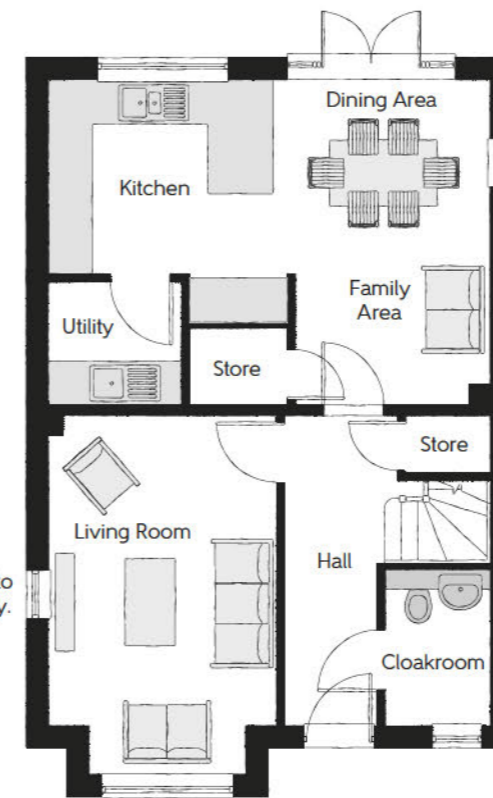
# The Rothwell

FOUR BEDROOM HOME



### First Floor

Bedroom 1	2.96m x 4.59m (max)	9'9" x 15'1" (max)
Bedroom 1 En Suite	1.35m x 2.19m	4'5" x 7'2"
Bedroom 2	2.83m x 3.45m	9'3" x 11'4"
Bedroom 3	2.83m x 3.04m (max)	9'3" x 10'0" (max)
Bedroom 4	2.25m x 3.17m	7'5" x 10'5"
Bathroom	1.98m x 2.18m	6'6" x 7'2"



### Ground Floor

Kitchen/Dining	6.09m x 4.48m (max) (max)	20'0" x 14'8" (max) (max)
Living Room	3.15m x 4.94m (max) (max)	10'4" x 16'2" (max) (max)
Cloakroom	1.45m x 2.15m	4'9" x 7'1"

Window to plot 1 only.

Window to plot 97 only.

FW - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

THREE BEDROOM HOME

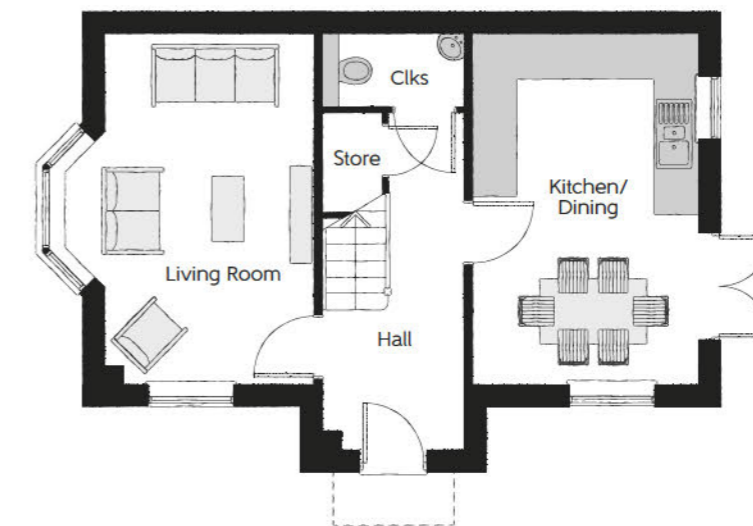


\*Window to plots 2, 18, 19, 22, 100 & 105 only.  
\*Window to plot Plot 22 obscured and fixed shut.



### First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



### Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'2" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

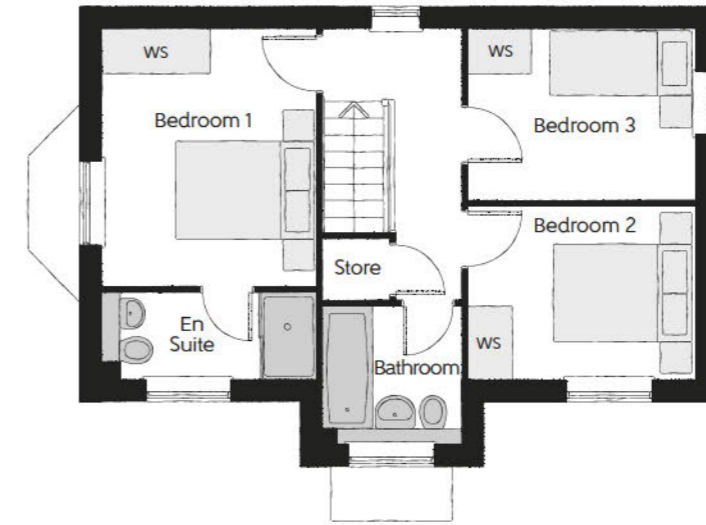
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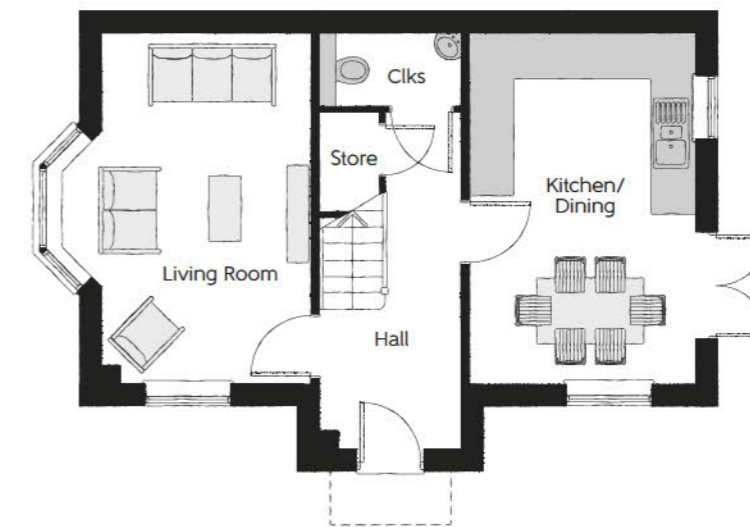


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First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Thespian

THREE BEDROOM HOME







## A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

### CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

#### KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

#### FLOORING

- Choose from carpets, vinyl or laminate

#### TILING

- Full and half height tiling
- Comprehensive upgrade options

#### PLUMBING

- Heated towel rail

#### SECURITY

- Intruder alarms
- Security lights

#### ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

#### MISCELLANEOUS

- Turf
- Wardrobes

## Greenleys Gardens Specification



THE  
ARTISAN  
COLLECTION

**Bellway**



[bellway.co.uk](http://bellway.co.uk)



		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes		
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●	
	Entrance Doors	GRP Insulated Door	●	●	●	
	Ceilings	Crown White Matt Emulsion	●	●	●	
	Walls	Crown White Matt Emulsion	●	●	●	
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	
	Window Cills	White Gloss MDF	●	●	●	
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●	
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●	
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●	
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●	
	Handrail	White Gloss Heavy Duty Handrail	●	●	●	
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●	
		White Gloss 120x14 MDF Grooved & Chamfered	●	●	●	
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●	
Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●		
Ironmongery	Chrome SR100 Door Furniture	●	●	●		
Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●		
KITCHEN	Frontals	Bellway Band B options && Bellway Band C options &&	●	●	●	
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	
	Units	Frontal Matching Table Ends Unit Framing	●	●	●	
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●	
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●	
	Appliances Oven	Electrolux Single Oven KOFGH00BX Electrolux Single Oven KOFGH40TX	●	●	●	
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback	●	●	●	
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●	
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●	●	●	
	Appliances Fridge Freezer	Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●	●	
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡ Electrolux Dishwasher KEAF7200L	●	●	●	
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
	WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate #	●	●	●
		Cloaks - Basin	Roca Wash Hand Basin ^	●	●	●
		Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
		Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	●	●	●
Bathroom - WC		ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate #	●	●	●	
Bathroom - Basin		Roca DEBBA 500 WHB with Full Pedestal & Roca DEBBA 550 WHB with Semi Pedestal &	●	●	●	
Bathroom - Bath		Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	
Bathroom - Brassware		Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●	
Bathroom - Shower		Over Bath Mira MINIMAL Single Thermostatic Shower ^^^ Mira MINIMAL Single Thermostatic Shower ###	●	●	●	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** ††† 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††	●	●	●
	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate #	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal Roca DEBBA 550 WHB with Semi Pedestal	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim ††† 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ##	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electricum CASA White Fittings	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
EXTERNALS & MISC	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Security - Carbon	Honeywell XC70 Carbon Monoxide Detector	●	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Build Method	Masonry --	●	●	●
	Maintenance	1st Fix Plumbing Only External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
Drives	Bitmac Black ~	●	●	●	
Landscaping - Front	Medallion Turf & Landscape Planting ---	●	●	●	
Landscaping - Rear	Rotovated Topsoil ----	●	●	●	
Renewables	Photovoltaic Array ---	●	●	●	
EV Charging Terminal	Pod Point 7kw Solo Universal * †	●	●	●	

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\* electrical infrastructure upgrade maybe required

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc MIRA bath screen 1.1863.004

# inc soft close mechanism seat

## kitchen only

### over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

~ plot dependent

--- plot specific, refer site layout

---- refer site landscape layout

& semi recessed basin if AD M4(ii) applicable

&& soft close mechanism to doors & drawers

&&& where provision of shower tray allows