

MODUS

MODULAR LIVING

AT TATTENHOE PARK

A COLLECTION OF 2 & 3
BEDROOM HOMES



COUNTRYSIDE

Places People Love



Be among the first to call Tattenhoe Park home

Welcome to Countryside at Tattenhoe Park, a superb new development in a sought-after, semi-rural area of Milton Keynes. As well as a wealth of schools, shops, restaurants, leisure facilities and open spaces close at hand, there are fantastic transport connections whether you're travelling for business or pleasure.

In time, Tattenhoe Park will feature a fantastic mix of houses, coach houses and apartments. Today, you can be one of the first to settle in this new community and be part of Modus Modular Living. Built and supplied by ilke Homes, these eight precision engineered houses are enriched by Countryside's 60 years experience.

Modus Modular Living: Where your new life is just waiting for you.

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Perfectly placed for day-to-day life

Tattenhoe Park offers the perfect blend of country, town and city. This means that you are well served for all areas of life, like commuting into London for work, picking up your weekly groceries, taking your kids to school or going out for a leisurely walk.

Tattenhoe Valley Park

Milton Keynes' plentiful attractions are around 15 minutes by car; these include first-class shopping, football at Stadium MK, live music at The Stables and skating at Planet Ice.

When you're heading into London for business or pleasure, Tattenhoe Park is just five miles from Milton Keynes Railway Station, linking you to Euston in as little as 33 minutes. The A421 and the A5 are both close at hand, offering easy access to the M1; for international jaunts, London Luton Airport is around 40 minutes away by car.

In terms of education, younger children are catered for at Priory Rise Primary School at Tattenhoe Park itself, which has an Outstanding rating from Ofsted. Other Outstanding schools close to home include White Spire School, which takes pupils from the ages of four to 19. Milton Keynes Preparatory School provides an independent option for children aged between three and 11.

Within walking distance of home is Tattenhoe Valley Park, which has a trim trail, picnic areas, a babbling brook and plenty of opportunities to do some wildlife spotting.

All travel times and distances taken from [google.com/maps](https://www.google.com/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). All times/distances are approximate and are correct at time of print.



A 21st century house-building method with the utmost in durability

The houses at Tattenhoe Park have been built and supplied by pioneering construction company ilke Homes. Best-in-class materials are used to create properties which feel exactly the same as traditionally-constructed houses, with fantastic home-owner benefits.

These sustainable homes are made of light gauge steel-frames which are fully insulated with mineral wool, before being wrapped in an insulated external skin.

By choosing one of these homes, you'll benefit from enhanced soundproofing, a 20% reduction in heating bills, and lower running costs than in a standard property. The homes also feature larger windows with higher ceilings, plus quality fixtures and fittings.

All of the properties at Modus Modular Living have undergone rigorous reviews under the Building Off-Site Property Assurance Scheme. These include quality inspections by Lloyds Register, along with 60-year durability and maintenance assessments by Building Life Plans.

As a homeowner at Modus Modular Living, you will receive a two-year, comprehensive fixtures and fittings warranty, as well as an industry standard, ten-year NHBC Buildmark guarantee. In addition, you'll have peace of mind with a two year customer care service from Countryside's five star customer service team.

MODUS
MODULAR LIVING

ilke
HOMES



A community within a community

The homes at Modus Modular Living form part of the larger Tattenhoe Park development, which is sure to become a welcoming new neighbourhood for generations to come. Families will benefit from Priory Rise Primary School and the new children's play park, while all residents will feel proud to call this new community home.

- Shared Ownership
- Visitor Parking
- Garden Bin Storage
- Garden Shed

PRIORY RISE PRIMARY SCHOOL

The Thetford
PLOTS 7-12
3 BEDROOM, 3 STOREY HOUSE

The Holt
PLOTS 27 & 28
2 BEDROOM, 2 STOREY HOUSE

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PLAY AREA

Please note this site plan is not to scale and is intended for illustrative purposes only. All road and paving surface colours and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration. Please ask Sales Consultants for detailed information regarding specific properties. September 2021



SNELSHALL STREET

The Thetford

PLOTS

7*
8
9*
10
11*
12

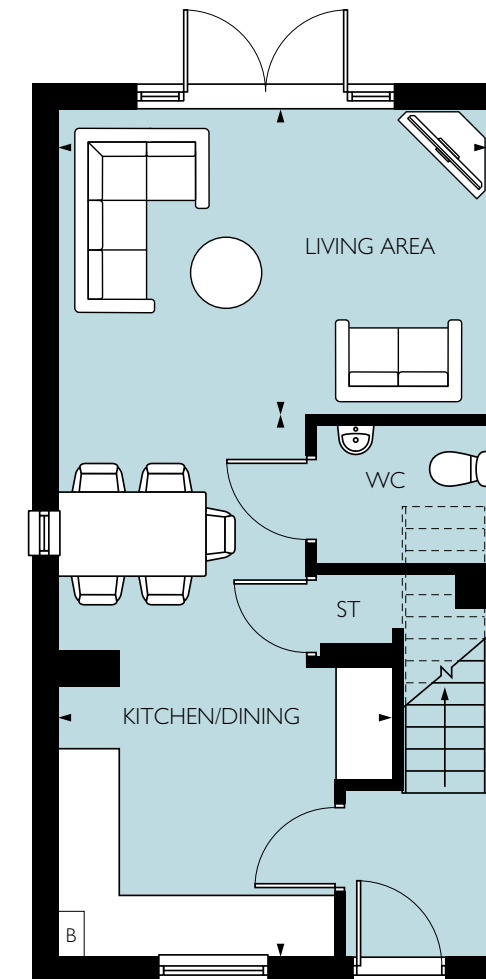
3 bedroom, 3 storey house

TOTAL INTERNAL AREA
104 sq.m 1121 sq.ft

Set over three floors, the striking Thetford is a light and airy family home. To the ground floor, the open plan living space flows from the kitchen at the front through the living area and out to the garden. The third bedroom on the first floor could easily be turned into a stylish home office, while the master bedroom on the second floor is a suite in itself, with its own bathroom and plenty of under-eaves storage.



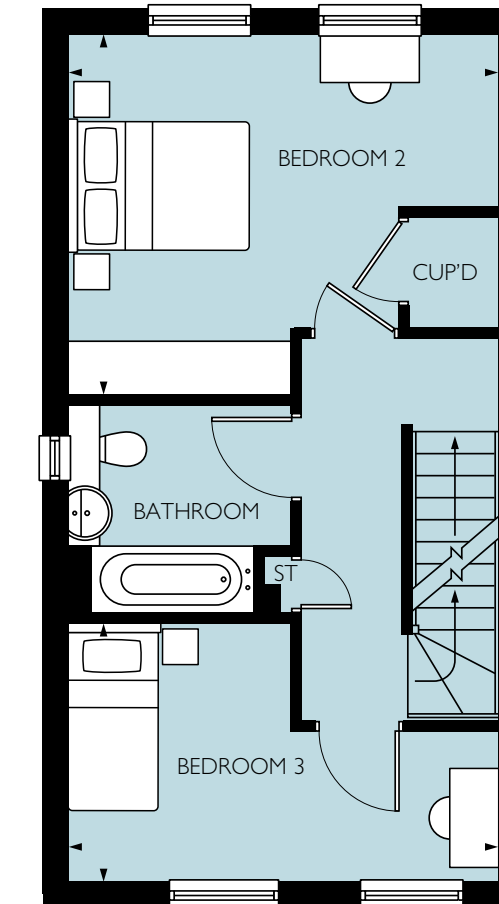
Computer generated image of The Thetford, plots 9 & 10



GROUND FLOOR

KITCHEN/DINING
5.71m x 3.53m 18' 9" x 11' 7"

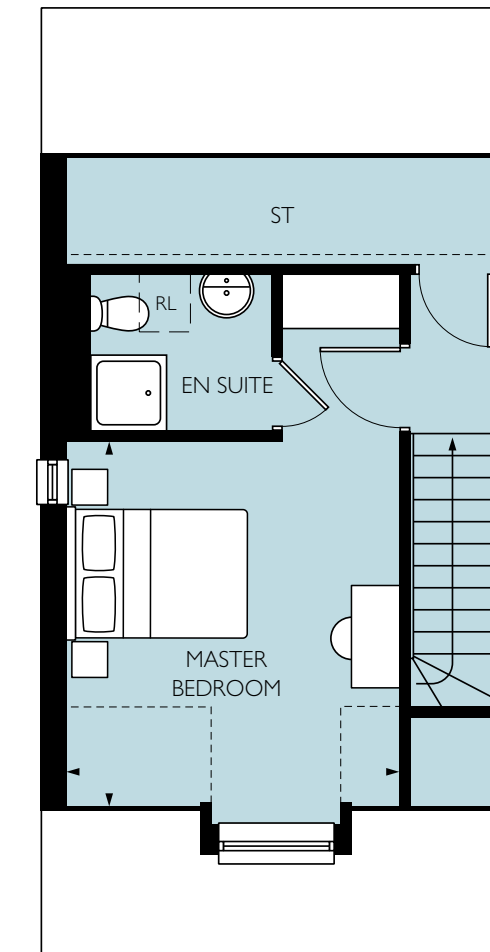
LIVING AREA
4.53m x 3.22m 14' 10" x 10' 7"



FIRST FLOOR

BEDROOM 2
4.53m x 3.80m 14' 10" x 12' 6"

BEDROOM 3
4.53m x 2.73m 9' 0" x 9' 11"



SECOND FLOOR

MASTER BEDROOM
4.03m x 3.53m 13' 2" x 11' 7"

*Handed plot B = Boiler ----- = Reduced head height RL = Roof light

All room sizes are approximate with maximum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown, furniture positions and boiler location are indicative only. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area and variations to the external design and landscaping may occur. Please ask Sales Consultants for detailed information regarding specific properties. September 2021.



The Holt

PLOTS

27*
28

2 bedroom, 2 storey house

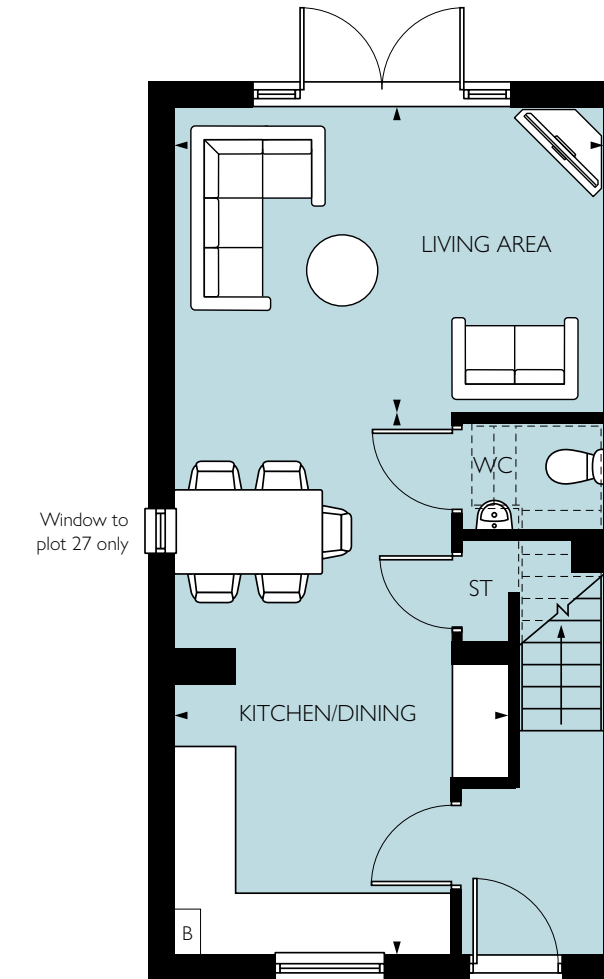
TOTAL INTERNAL AREA

81 sq.m 872 sq.ft

A charming two-bedroom home, The Holt is bathed in natural light thanks to its large feature windows. With open plan living space to the ground floor, it's the perfect environment for entertaining; you're sure to keep the doors to the garden thrown open in the warmer months.



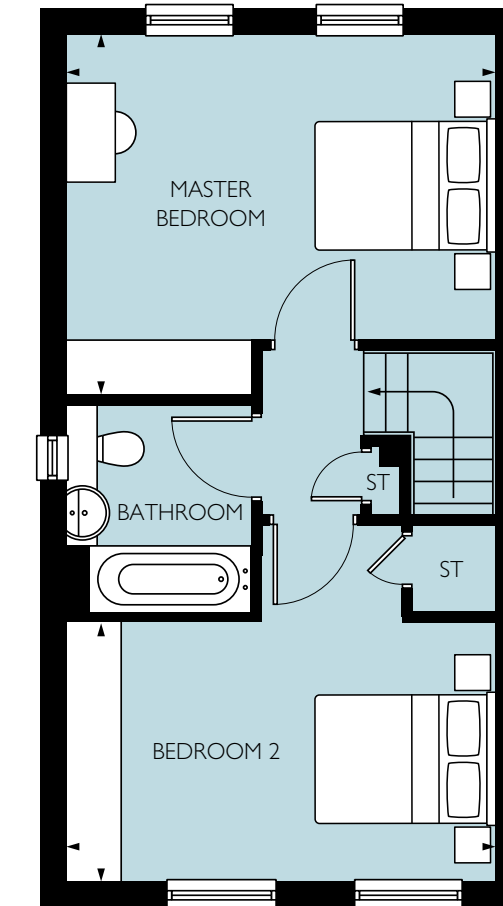
Computer generated image of The Holt, plots 27 & 28



GROUND FLOOR

KITCHEN/DINING
5.71m x 3.53m 18' 9" x 11' 7"

LIVING AREA
4.53m x 3.22m 14' 10" x 10' 7"



FIRST FLOOR

MASTER BEDROOM
4.53m x 3.80m 14' 10" x 12' 6"

BEDROOM 2
4.53m x 2.73m 14' 10" x 8' 11"

*Handed plot B = Boiler ----- = Reduced head height

All room sizes are approximate with maximum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown, furniture positions and boiler location are indicative only. Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area and variations to the external design and landscaping may occur. Please ask Sales Consultants for detailed information regarding specific properties. September 2021.



Superbly Appointed Homes

These modular homes at Countryside, which have been built with traditional architecture in mind, feature a fine specification throughout. Features include Amtico Spacia flooring, a modern fitted kitchen, white sanitaryware in the bathroom and a turfed garden. With almond-white ceilings and walls, your home can be easily personalised to make it just perfect for you.

KITCHEN

- Modern fitted kitchen with chrome square handle and laminate worktop
- Ceramic gloss tiles on wall above worktops
- 1½ bowl sink with drainer and chrome mixer tap
- 4 ring electric ceramic hob
- Stainless steel single oven
- Integrated recirculating extractor hood
- Free standing fridge/freezer
- Plumbing in place for washing machine and dishwasher*

BATHROOM

- White sanitaryware with chrome accessories
- Full height gloss wall tiling around main walls of the bath
- Splashback tile over vanity unit countertop
- White back-to-wall toilet, white toilet seat and concealed dual flush cistern
- White single ended bath with panel
- Vanity unit and semi recessed white basin with chrome tap
- Wall mounted thermostatic shower and glass shower screen over bath
- White shaver socket
- Chrome finish heated towel rail

EN SUITE (Thetford housetype only)

- White sanitaryware with chrome accessories
- Shower tray with pivot glass shower door
- Wall mounted chrome thermostatic shower
- White pedestal basin with chrome tap
- White toilet, white toilet seat and chrome flush button
- Full height gloss tiling around main walls of shower enclosure
- Splashback tile to sink basin
- Chrome finish heated towel rail

GENERAL FINISHES

- White internal panelled doors with chrome finish door handle
- Almond white painted ceilings and walls
- White colour skirtings and architraves

FLOORING

- Amtico Spacia range flooring to open plan kitchen, living, dining area, hallway, WC, bathroom and en suite (where applicable)
- Carpet to stairs, landing and bedrooms

ELECTRICAL

- Pendant lighting to living room, dining room, bedrooms**, hall and landing
- Recessed downlights to kitchen, WC, bathroom and en suite (where applicable)
- Media plate to living room and master bedroom
- Electrical sockets to various locations - speak to a sales consultant for more details
- Ceiling mounted smoke detector to various locations - speak to a sales consultant for more details
- Wiring for alarm system
- External up/down light with brushed stainless-steel finish adjacent to front door and rear

EXTERNAL

- Turfed garden
- External tap located on rear elevation
- Composite front door with chrome ironmongery

HEATING

- Gas fired combi boiler
- White radiators

*Please speak to a Sales Consultant for details regarding individual properties.

**Recessed downlights to Thetford master bedroom

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside reserves the right to amend specifications as necessary.



Photography from a previous Countryside development

About Countryside

With a history spanning more than 60 years, Countryside is one of the UK's leading home builders and urban regeneration partners. We believe that where we live matters, and understand that different locations call for different solutions. That's why our portfolio includes traditional, exclusive collections of homes in the countryside, and large-scale new communities in city centres – and everything in between. That's the Countryside difference.

Fornham Place at Marham Park, Bury St Edmunds

We create places where people aspire to live, and where they feel a true sense of belonging. All our developments and homes carry a signature style and character, designed to work for the way people live today, with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of our homes to the planning of environments and the unique detailing of the landscape, our creative approach creates communities where people feel at home. This ethos provides a greater sense of belonging, a spirit of neighbourhood, and an exceptional quality of life for everyone who lives in and around our developments.



COUNTRYSIDE
Places People Love

Abode at Great Kneighton, Cambridge



Acton Gardens, London W3



Base at Newhall, Harlow



St Michael's Hurst, Bishop's Stortford



Customer Service



Customer service is of paramount importance to Countryside. Across the board, we work with one common goal - to ensure that you are happy with your new home, from the moment you make your reservation to the day you move in and beyond.

This commitment was rewarded in both 2020 and 2021, when we were named a five-star developer by the House Builders Federation; an accolade based on customer satisfaction.

You can be assured that your new home at Modus Modular Living comes with a two-year customer care plan from Countryside, along with a ten-year NHBC guarantee. This means that no unexpected maintenance costs will crop up, giving you the ultimate in peace of mind.



Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. September 2021.

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WORKING IN PARTNERSHIP

