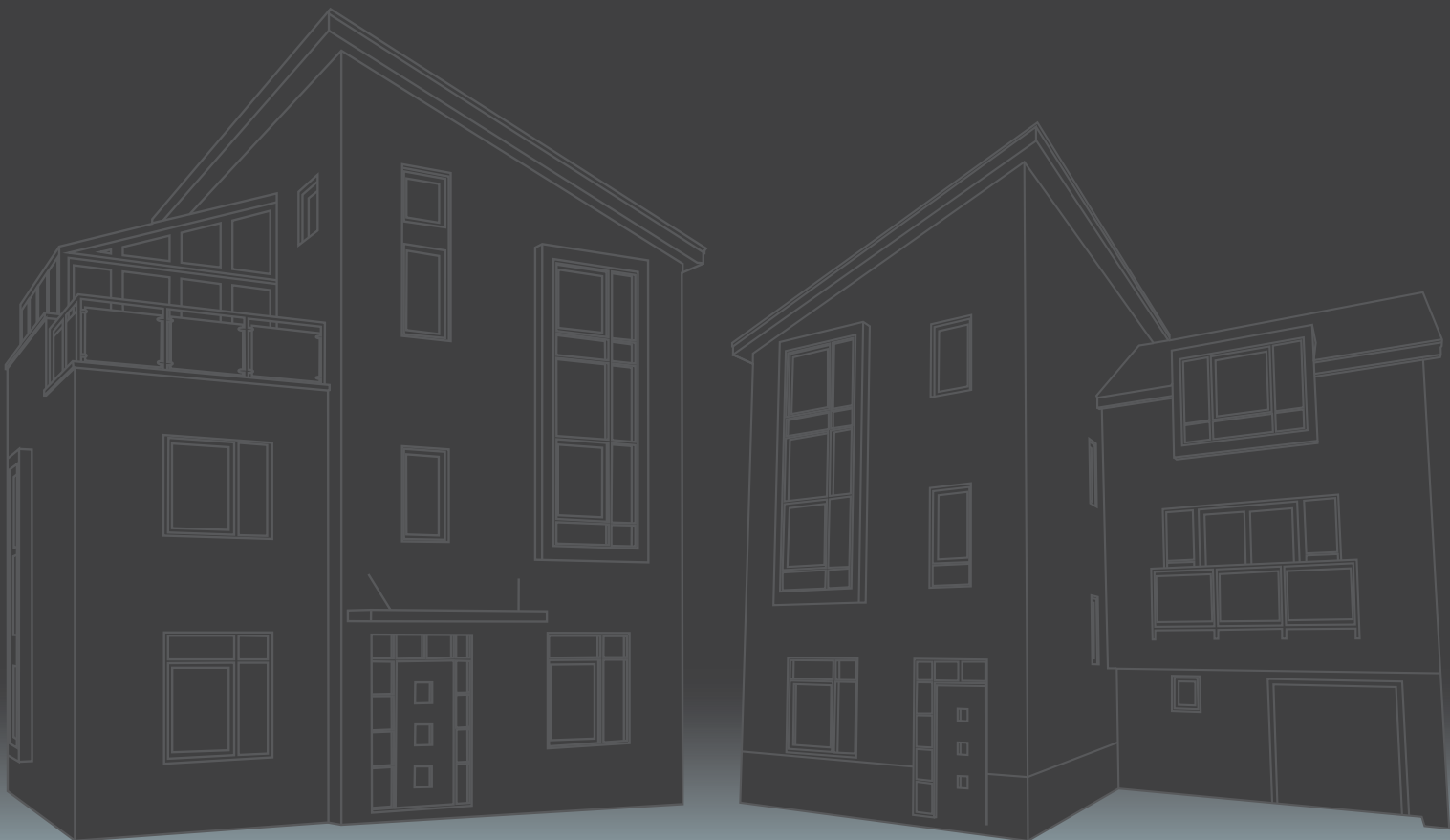


The CHASE

A NEW COLLECTION OF
4 & 5 BEDROOM HOMES



The CHASE

WELCOME HOME



Stylish, Spacious and Relaxing

On the Southernmost boundary of Milton Keynes our spacious homes offer you the lure of town life, whilst nestling on the edge of striking countryside.

Developed to inspire and accommodate a modern lifestyle the houses are open and inviting, with a variety of breathtaking designs that maximise both light and space. Adorned with high efficiency fittings they are environmentally sound throughout.

Built to exacting standards you will be able to relax in an aspirational living space, whilst being just one step away from an abundance of local services and activities. Envious landscaping and courtyards supply the finishing touches to deliver streets that are full of character.

“ Developed to inspire and accommodate a modern lifestyle the houses are open and inviting, with a variety of breathtaking designs ”





Living at The Chase presents the perfect opportunity for you to retreat from a busy week and relax in the comfort of your new home. Alternatively, if you feel adventurous, there are many outdoor opportunities for the whole family.

The area provides excellent walks and cycle trails with a range of water-sports available at nearby lakes to test your skill and agility.

Weekends provide a great opportunity to explore local culture and history. A multitude of pubs, restaurants and

entertainment locations offer the opportunity for both celebrating and enjoying time with friends and family.

The Chase is ideally located to provide you with a unique blend of town and country living with key transportation networks.

“ Living at The Chase presents the perfect opportunity for you to retreat from a busy week and relax in the comfort of your new home. ”





About the Area

You will find The Chase ideally situated on the outskirts of Milton Keynes. Designed to embrace the area, the town has a modern road system for easy access, but is encircled by beautiful countryside.

It provides plenty of contemporary facilities with lots for you to see and do. Relax, at the end of a busy week and enjoy a meal in one of the wine bars or restaurants offering fine dining, with a choice of foods from different cultures. Alternatively,

take in a show at the Milton Keynes Theatre or the Gallery that both deliver a packed programme of exhibitions and performances, featuring hundreds of artists, musicians and performers.

Milton Keynes also boasts The National Bowl, one of the largest outdoor arenas in the UK that is frequently host to international stars. A short distance away from The Chase there are lots of opportunities to visit museums,

galleries or a broad selection of shops with everything you need.

For those who enjoy the outdoors there are an abundance of open-air activities from sailing to cycling with over 4,500 acres of parkland, rivers, lakes and woodland to explore. You can enjoy speeding down cycle trails, running off the stresses of the day; or simply take a walk alongside the canal to rest and recuperate.



If you are feeling energetic Xscape provides an opportunity to brush up on winter sports with skiing, snowboarding, tobogganing, rock climbing and skydiving all under one roof. If staying fit is a priority there are various sport centres to keep you active when the nights draw in.

At times, you may simply want to slow the pace and enjoy the peace and quiet of the country. Easy access to the open countryside enables you to discover pubs for enjoying relaxing lunches. There is much to investigate in the surrounding villages including historic

sites like Bletchley Park - well-known for its code breaking during the war.

Well connected by numerous transportation links you will be able to get anywhere fast. Offering access to the A5 within minutes, you can head North on the M1 quickly, or jet off from Luton Airport which is just 26 miles away.

The Chase offers every aspect of comfortable living, with exceptional properties designed to support a modern lifestyle in an outstanding area.

“ Designed to embrace its surroundings, the town provides you with lots to see and lots to do. ”









Site Plan

Grove Way



House Types

	The Kinsley		The Henlow		The Monmore
	The Crayford		The Shawfield		The Brough
	Shared Ownership		Affordable Rent		Paul Newman Private Sale
	The Chase Show Homes				

THE KINSLEY



A Five Bedroom Home

169m² 1819ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room with French Doors
- Sitting Room with French Doors
- Dining Room
- Home Office/Bedroom 6
- En-suite to Bedrooms 1 & 2
- Second Floor Conservatory with Terrace
- Garage and Parking

Dimensions

Ground Floor	Kitchen/Breakfast Room	5.82m x 3.51m	19'1" x 11'6"
	Sitting Room	5.34m x 4.30m	17'6" x 14'1"
	Family/Dining Room	3.35m x 3.19m	10'11" x 10'5"
First Floor	Bedroom 3	5.34m x 3.03m	17'6" x 9'11"
	Bedroom 4	3.31m x 3.31m	10'10" x 10'10"
	Bedroom 5	2.92m x 3.19m	9'6" x 10'5"
	Home Office/Bedroom 6	3.35m x 2.44m	11' x 8'0"
Second Floor	Bedroom 1	4.20m x 3.35m	13'9" x 11'
	Bedroom 2	5.34m x 3.48m	17'6" x 11'5"
	Conservatory	3.36m x 3.31m	11' x 10'10"

Second Floor



First Floor



Ground Floor



THE CRAYFORD



A Five Bedroom Home

163m² 1754ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room with French Doors
- Dining Room
- First Floor Sitting Room with Balcony
- Bedroom 5/Home Office
- Family Bathroom
- En-suite to Bedrooms 1 & 2
- Garage and Parking

Dimensions

Ground Floor	Kitchen/Breakfast Room	7.62m x 3.08m	25'4" x 10'1"
	Dining Room	4.80m x 4.60m	15'9" x 15'2"
First Floor	Sitting Room	5.41m x 3.78m	17'9" x 12'5"
	Bedroom 2	3.62m x 2.81m	12'5" x 10'7"
	Bedroom 5/Home Office	3.76m x 2.55m	9'10" x 9'3"
Second Floor	Bedroom 1	4.56m x 3.78m	15' x 12'5"
	Bedroom 3	4.96m x 2.81m	16'5" x 9'1"
	Bedroom 4	3.42m x 2.86m	11'2" x 9'4"



Second Floor



First Floor



Ground Floor

THE HENLOW



A Four Bedroom Home

180m² 1937ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room
- Family/Dining Room with Patio Doors
- First Floor Sitting Room with French Doors
- Stylish Bathroom
- En-suite to Bedroom 1
- Jack 'n' Jill En-Suite to Bedrooms 2 & 3
- Courtyard Parking

Dimensions

Ground Floor

Kitchen/Breakfast Room
Family/Dining Room

6.19m x 2.81m
4.96m x 3.86m

20'3" x 9'2"
16'3" x 12'7"

First Floor

Sitting Room
Bedroom 4/Home Office

4.96m x 4.94m
3.03m x 2.93m

16'3" x 16'2"
9'11" x 9'7"

Second Floor

Bedroom 2
Bedroom 3

4.96m x 4.02m
4.96m x 3.03m

16'3" x 13'2"
16'3" x 9'11"

Third Floor

Bedroom 1

4.94m x 4.26m

16'2" x 13'11"



Second Floor



Third Floor



Ground Floor



First Floor

THE SHAWFIELD



A Four Bedroom Home

143m² 1539ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room
- Family/Dining Room with French Doors
- First Floor Sitting Room

- Stylish Bathroom
- En-suite to Bedroom 1
- Fitted Wardrobe to Bedroom 1
- Courtyard Parking

Dimensions

Ground Floor	Kitchen/Breakfast Room	6.19m x 2.61m	20'5" x 8'8"
	Family/Dining Room	4.76m x 4.16m	15'9" x 13'8"
First Floor	Sitting Room	4.76m x 3.13m	15'9" x 14'
	Bedroom 1	3.75m x 2.61m	12'5" x 8'7"
Second Floor	Bedroom 2	4.76m x 4.12m	15'9" x 15'3"
	Bedroom 3	4.16m x 2.58m	14' x 8'7"
	Bedroom 4	3.06m x 2.07m	14' x 6'11"



Ground Floor



First Floor



Second Floor

THE MONMORE



A Four Bedroom Home

155m² 1668ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room with French Doors
- Family/Dining Room
- First Floor Sitting Room

- Home Office
- Family Bathroom
- En-suite to Bedrooms 1 & 2
- Carport

Dimensions

Ground Floor	Kitchen/Breakfast Room	5.19m x 3.26m	17'0" x 10'8"
	Family/Dining Room	6.46m (max) x 4.74m (max)	21'2" (max) x 15'7" (max)
First Floor	Sitting Room	5.19m (max) x 4.71m (max)	17'0" (max) x 15'5" (max)
	Bedroom 3	4.74m x 3.00m	15'7" x 9'10"
	Home Office	3.72m x 2.15m	9'6" x 7'4"
Second Floor	Bedroom 1	5.19m (max) x 3.30m (max)	17'0" (max) x 10'10" (max)
	Bedroom 2	4.74m x 3.02m	15'7" x 9'11"
	Bedroom 4	4.71m x 2.15m	12'7" x 7'4"



Second Floor



First Floor



Ground Floor

THE BROUGH



A Four Bedroom Home

136m² 1463ft²

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room
- First Floor Sitting Room with Balcony
- Home Office
- Family Bathroom
- En-suite to Bedrooms 1
- Carport
- Fitted Wardrobe to Bedrooms 1 & 4

Dimensions

Ground Floor

Kitchen/Breakfast Room 5.78m x 3.61m 19' x 11'10"

First Floor

Sitting Room 5.78m (max) x 3.78m (min) 18'12" (max) x 12'5" (min)

Bedroom 3 3.19m x 2.70m 10'5" x 8'10"

Home Office 2.70m x 2.22m 8'10" x 7'3"

Second Floor

Bedroom 1 5.08m x 3.12m 16'8" x 10'2"

Bedroom 2 4.05m x 3.28m 13'3" x 10'9"

Bedroom 4 3.36m x 2.43m 11' x 7'11"



Second Floor



First Floor



Ground Floor

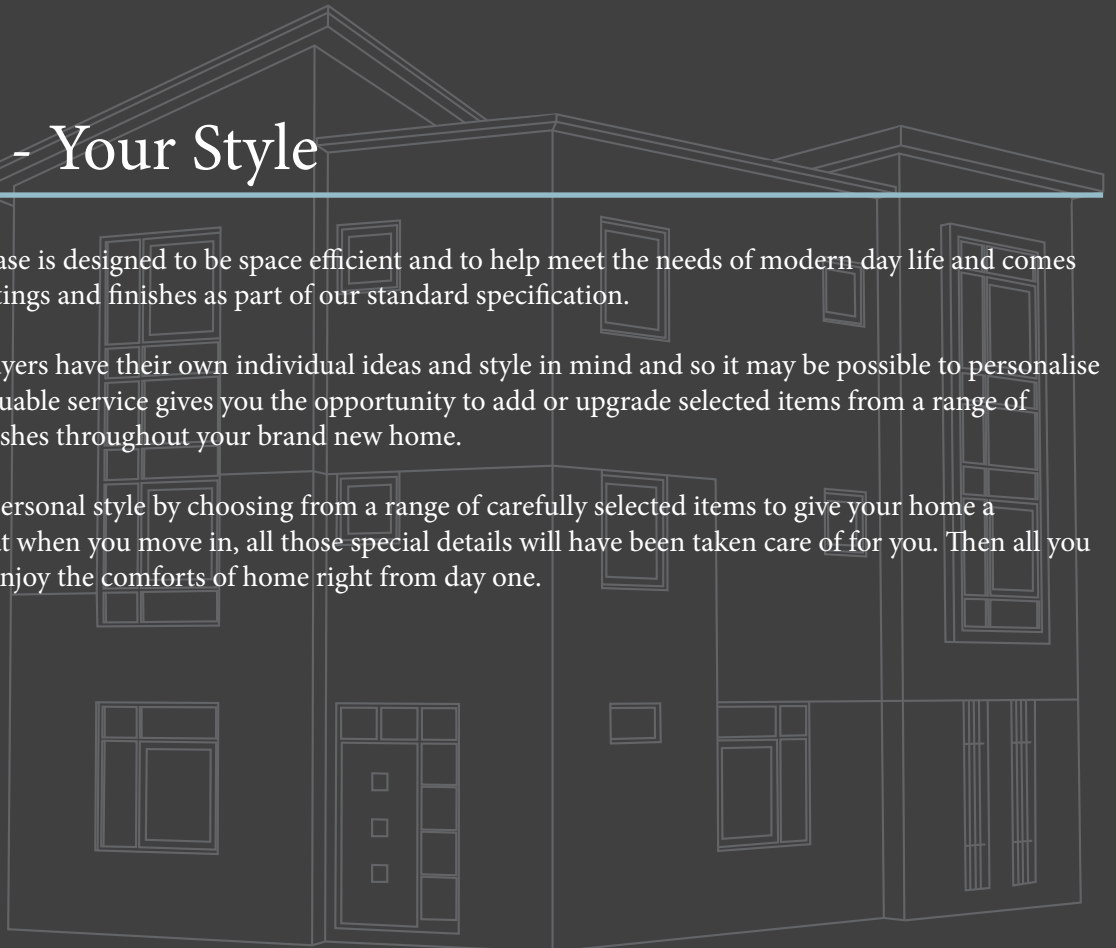


Your Home - Your Style

Each new home at The Chase is designed to be space efficient and to help meet the needs of modern day life and comes with a wide selection of fittings and finishes as part of our standard specification.

We know that our homebuyers have their own individual ideas and style in mind and so it may be possible to personalise your new home. This invaluable service gives you the opportunity to add or upgrade selected items from a range of desirable products and finishes throughout your brand new home.

You can reflect your own personal style by choosing from a range of carefully selected items to give your home a character of its own, so that when you move in, all those special details will have been taken care of for you. Then all you have to do is sit back and enjoy the comforts of home right from day one.





Choices

You will be able to choose from a range of stylish options, including kitchen cabinets, worktops, tiling and flooring. All of the products in our range have been carefully selected from leading manufacturers and suppliers.

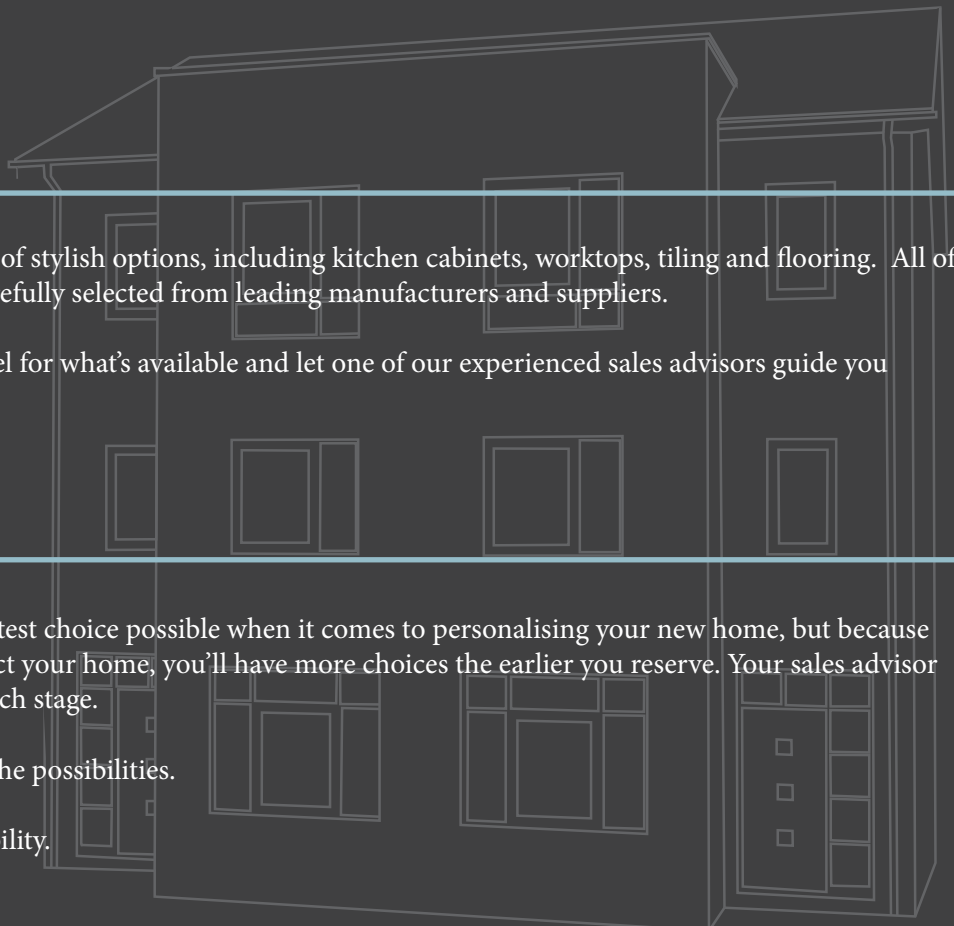
Visit our show homes on site to get a feel for what's available and let one of our experienced sales advisors guide you through the process.

When to Choose

We want to be able to offer you the greatest choice possible when it comes to personalising your new home, but because many options are built in as we construct your home, you'll have more choices the earlier you reserve. Your sales advisor will tell you what you can choose at which stage.

Visit our show homes to get an idea of the possibilities.

All optional extras are subject to availability.



THE DEVELOPER



The Chase is a high quality enterprise by Guinness Developments Ltd, working in association with Paul Newman New Homes.

Established in 2003, Guinness Developments Limited is a wholly owned subsidiary of The Guinness Partnership which develops around 1,000 new homes each year.

We build high quality homes in areas where people choose to live and The Chase follows on from successful developments in Islington and St John's Wood in London.

We are proud of the work we do, and see it as our job to provide good quality homes and services. We are continually working to build neighbourhoods where people will want to live both now and in the future.

All of the properties offered by Guinness Developments at The Chase are built to our exacting high standards.

Web: www.thechasemk.co.uk

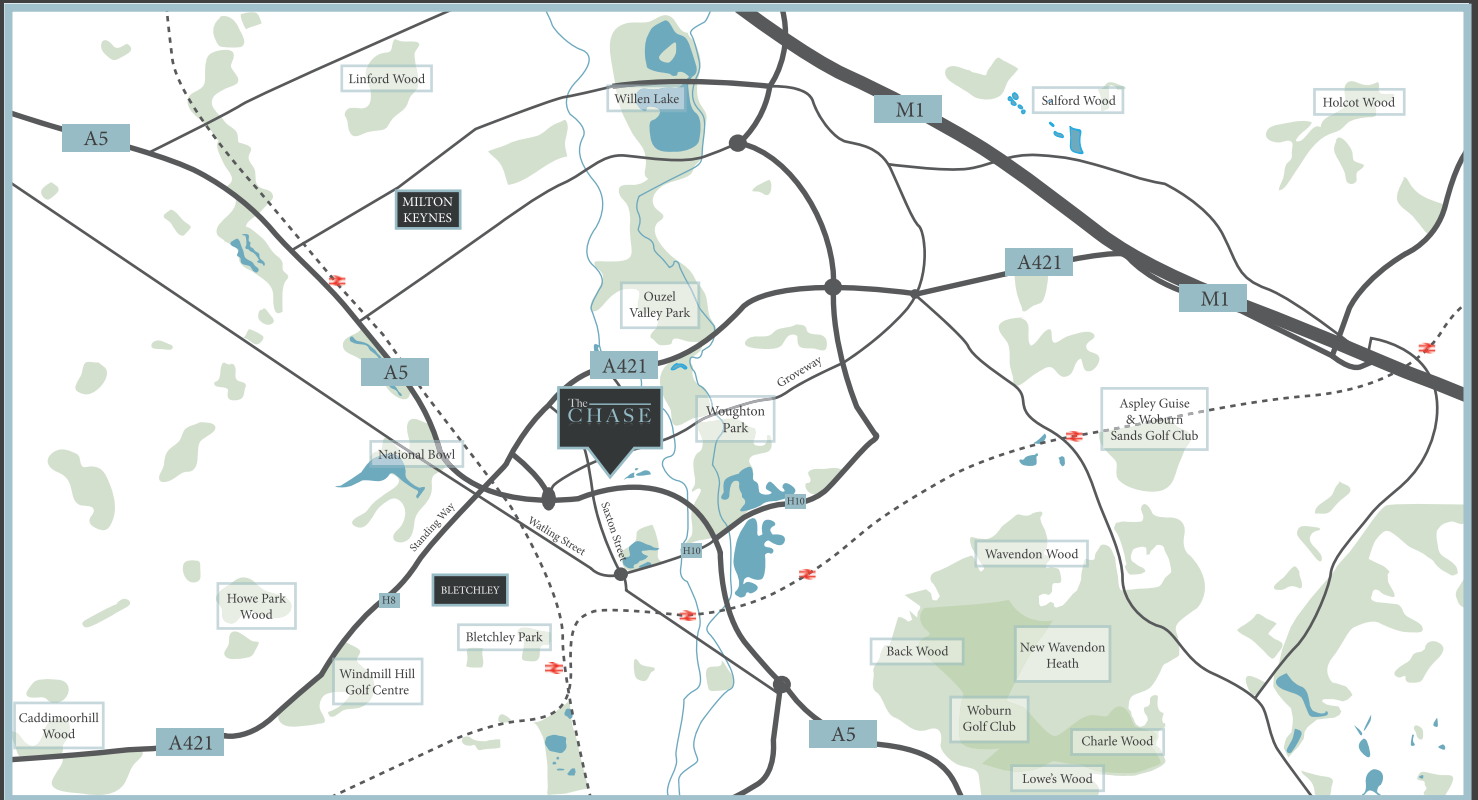
Email: homes@thechasemk.co.uk

Follow us on Twitter: [@thechasemk](https://twitter.com/thechasemk)

Call the Agent on:
01908 677 227



How To Find **The CHASE**



Shelsley Avenue | Ashland | Milton Keynes | Buckinghamshire | MK6 4AW

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The
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