



FORESTERS

NINE BEAUTIFUL HOMES
AT THE HEART OF NEW BRADWELL

Welcome home

The Foresters Arms was a 19th century pub which served the community of New Bradwell for over 160 years.

The development includes the sensitive conversion of the pub into two bedroom houses, a charming new collection of four houses and a further three new build apartments, all with outside space and private gated parking.

Close to the amenities of New Bradwell and the added convenience of Wolverton station just 15 minutes walk away, these homes have much to offer.

Bradwell Lake, the River Great Ouse, Stanton Low Country Park and the Linford Lakes Nature Reserve are all within easy reach from your front door.

Make your home here

Choose from a range of thoughtfully crafted new homes, including three one or two bedroom apartments, two two bedroom houses, and four three bedroom houses.

Foresters' contemporary design blends seamlessly with its surroundings, offering modern living in a desirable village next to nature, with the benefits of Milton Keynes just minutes away.



THE DEVELOPMENT

Each home has unique characteristics that really make Foresters stand out. Thoughtful architecture has optimised the land to create a peaceful and spacious self-contained setting.

Practicality and wellbeing is at the forefront. Every home has secure parking and a balcony or garden, while the four three bed houses have 9ft ceilings on the ground floor.







You'll love the living spaces in these homes – light and welcoming, private and comfortable. They're perfect for relaxing and entertaining.





THE DEVELOPMENT

The incredible finish provides you with streamlined modern environments and beautiful touches of contemporary luxury.





LOCAL AREA

Enjoy New Bradwell



Stanton Low Country Park



Woburn Abbey & Deer Park



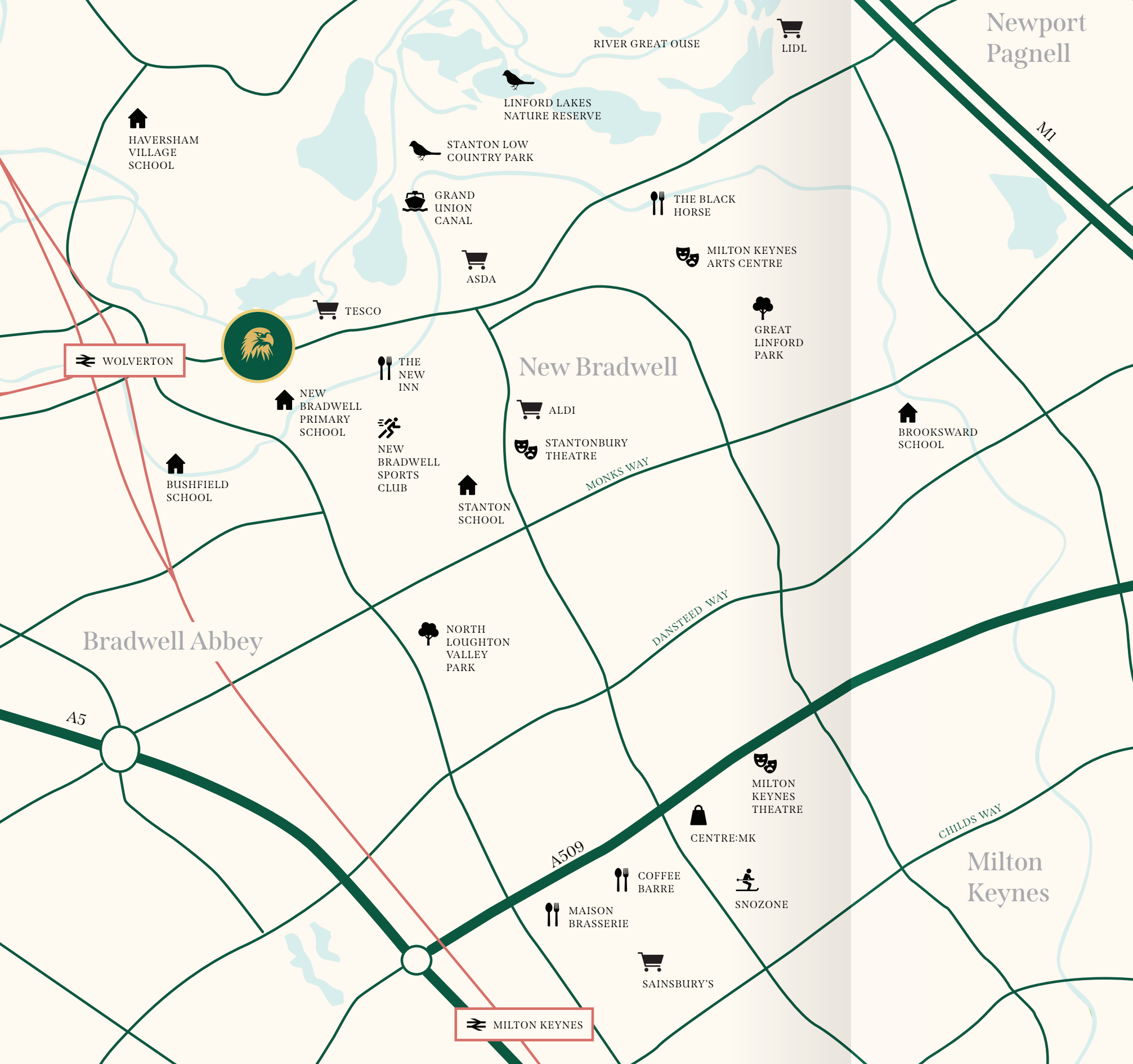
River Great Ouse

Living is easy in New Bradwell, with its collection of convenience stores, a pharmacy, great mix of family friendly pubs, and a selection of good schools to choose from.

You have a beautiful variety of outdoor options. Why not fly a kite in Stanton Low Country Park. Take a stroll along the River Great Ouse. Enjoy a hike in Linford Lakes Nature Reserve. Or venture slightly further afield to experience the animals at either Woburn Deer Park or Safari Park.



Bradwell Windmill



LOCAL AREA

Dawn chorus to night cap

Milton Keynes, once termed a new town, is now a thriving 'new city'. A place that continues to expand and diversify, giving people a great host of activities to choose from.

From your new home in the Foresters you have ready access to everything the city has to offer. Great shopping and leisure, an abundance of outdoor space and meeting places, and a growing mix of really first-class culture.

Out and about in Milton Keynes



Café Rouge

The eating options are fantastic, with food from around the world represented. Enjoy Vietnamese or sumptuous Italian, burgers, or freshly made sushi or noodles.

If a celebration is in order, you have champagne bars and cocktail lounges serving up perfect drinks for any occasion. Equally, if coffee is your staple, there are plenty of options for a skinny flat white or an Americano.



Xscape Entertainment Centre

On top of the great retail, eating and drinking options, Milton Keynes also offers an exciting range of leisure and entertainment. Xscape is just one example, an amazing indoor entertainment destination with something for everyone. Try skiing in the Snozone, iFly skydiving, play Volcano Falls adventure golf, experience an Escape Hunt or impress the crowds with a strike at Hollywood Bowl.

If arts and heritage are what you enjoy in your leisure time then head to MK Gallery or the Milton Keynes Museum, or book tickets for a show at the Milton Keynes Theatre. For live music head to The Stables, where jazz, blues, rock, folk, pop and classical are all featured.



Lake Willen



Milk & Beans Coffee



Odeon Cinema

What can't you do in the city of Milton Keynes? The range of shopping is incredible. Browse the John Lewis flagship store then move on to Centre:MK for Reiss, Mango and more. You can also pick up great accessories for your home, whether from Oliver Bonas, M&S or H&M Home.

MK Gallery



A place to grow

Milton Keynes draws families for many reasons. The exceptionally high quality of schooling, from nursery to college is just one.

The area has a wide range of excellent state, private, and pre-schools. New Bradwell School, Brooksward School and Bushfield School are Ofsted rated good, while Stanton School is Ofsted rated outstanding.



Foresters to the world

Wolverton is your nearest train station, where you can catch a direct train to London Euston, Northampton and Birmingham New Street, as well as hop on a train to be in the centre of Milton Keynes in just four minutes.

There are several local buses and 270km of safe paths. These are part of the Milton Keynes Smart Travel strategy that lets you criss-cross the entire city, with only cyclists and walkers permitted to use the paths. For a quick trip out of town, the historic cities of Oxford and Cambridge are just over an hour away by car.

By foot

- Anita's Place Café
3 mins
- New Bradwell Co-op
3 mins
- New Bradwell Primary School
4 mins
- Stanton Low Country Park
4 mins
- The New Inn Pub
6 mins
- New Bradwell Sports Club
8 mins
- Asda Oakridge Park
14 mins
- Wolverton Train Station
15 mins
- Black Horse Pub
26 mins

By car

- Asda Oakridge Park
2 mins
- Wolverton Train Station
2 mins
- M1, Junction 14
7 mins
- Centre:MK
7 mins
- MK Central Station
9 mins
- Bletchley Park
16 mins
- Woburn Estate & Safari Park
22 mins
- Luton Airport
40 mins
- Heathrow Airport
1 hr 15 mins

By bike

- Wolverton Train Station
4 mins
- Stanton Low Country Park
5 mins
- Centre: MK
12 mins
- MK Central Station
14 mins
- Cinewold
18 mins
- Willen Lakeside Park
21 mins
- Caldecotte Lake
43 mins
- Bletchley Park
44 mins
- Woburn Bike Trails
49 mins

By train

- MK Central Station
4 mins
- Northampton Station
13 mins
- Rugby Station
39 mins
- London Euston Station
43 mins
- Birmingham Intl. Airport
1 hr 6 mins
- Birmingham New Street
1 hr 19 mins
- Manchester Piccadilly
1 hr 41 mins
- Liverpool Lime Street
1 hr 47 mins
- Heathrow Airport
1 hr 51 mins

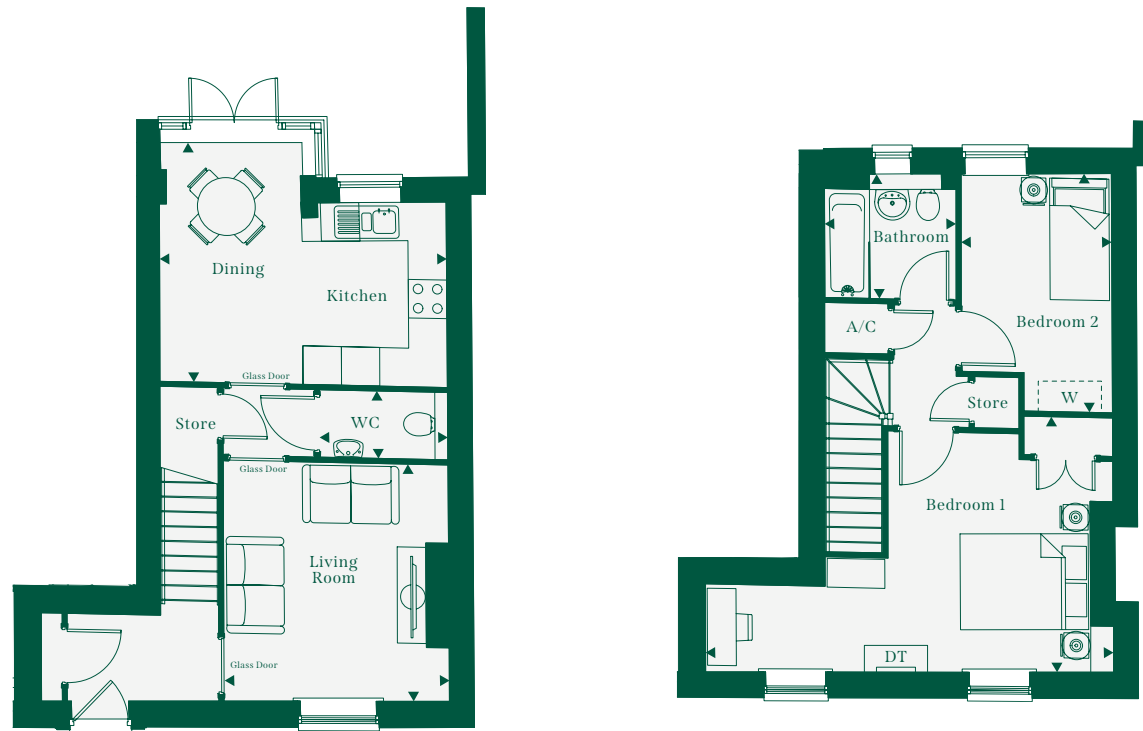
Choose your new home

Plot	House/Apartment Type
■ 1, 2	2 bedroom house
■ 3	2 bedroom apartment
■ 4, 5, 6, 7	3 bedroom house
■ 8	2 bedroom apartment
■ 9	1 bedroom apartment



Plot 01

Two bedroom house - conversion



GROUND FLOOR

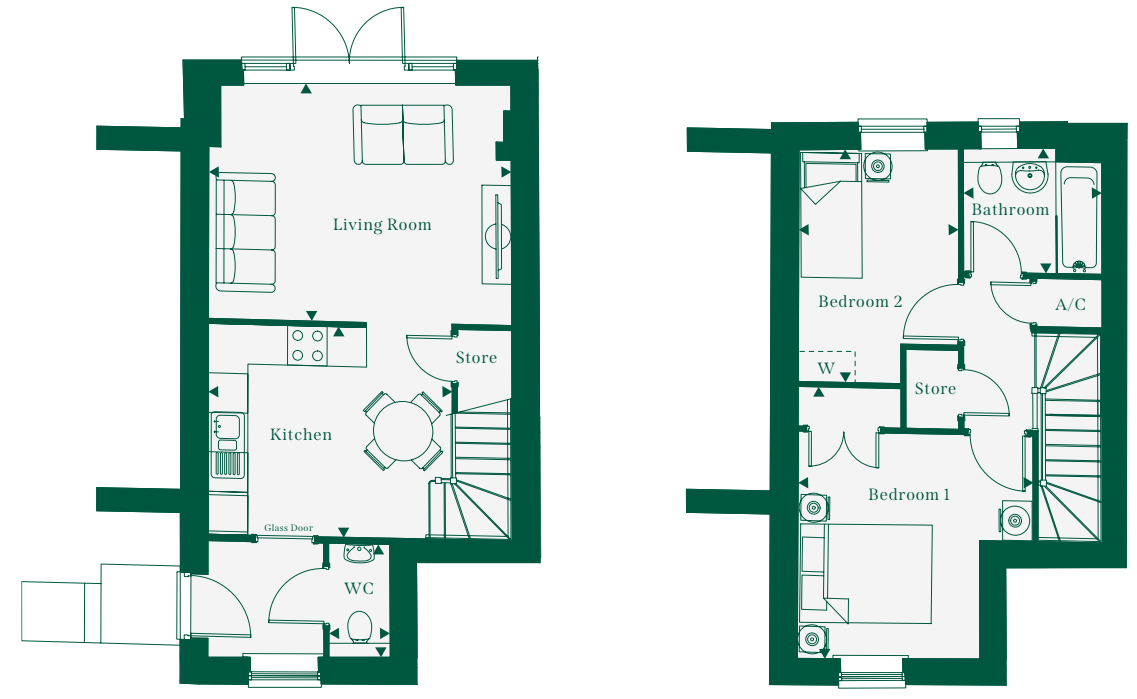
FIRST FLOOR

Living Room	3.52m X 3.76m	11'7" X 12'4"
Kitchen/Dining	4.49m X 3.72m	14'7" X 12'3"
Cloakroom	2.00m X 1.05m	6'7" X 3'5"
Bedroom 1	6.37m X 3.77m	20'11" X 12'5"
Bedroom 2	2.36m X 3.73m	7'9" X 12'3"
Bathroom	2.05m X 1.93m	6'9" X 6'4"
TOTAL	76.2 sq m	821 sq ft



Plot 02

Two bedroom house - conversion



GROUND FLOOR

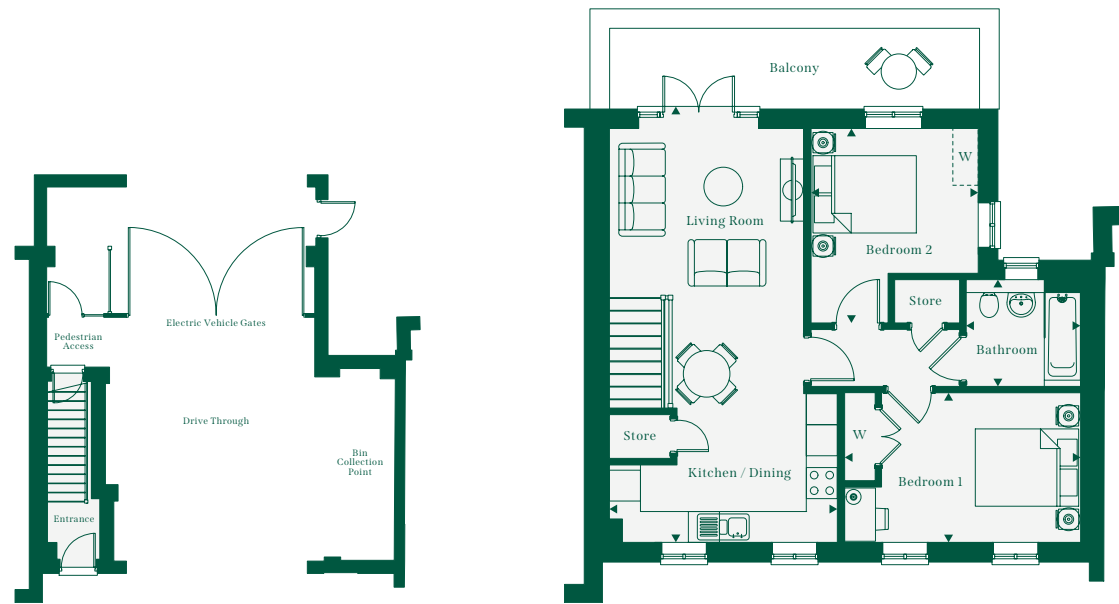
FIRST FLOOR

Living Room	4.60m X 3.65m	15'2" X 12'0"
Kitchen/Dining	3.70m X 3.20m	12'2" X 10'6"
Cloakroom	0.93m X 1.73m	3'1" X 5'8"
Bedroom 1	3.57m X 3.41m	11'9" X 11'2"
Bedroom 2	2.42m X 3.52m	7'11" X 11'7"
Bathroom	2.10m X 1.92m	6'11" X 6'4"
TOTAL	69.61 sq m	749 sq ft



Plot 03

Two bedroom apartment



GROUND FLOOR

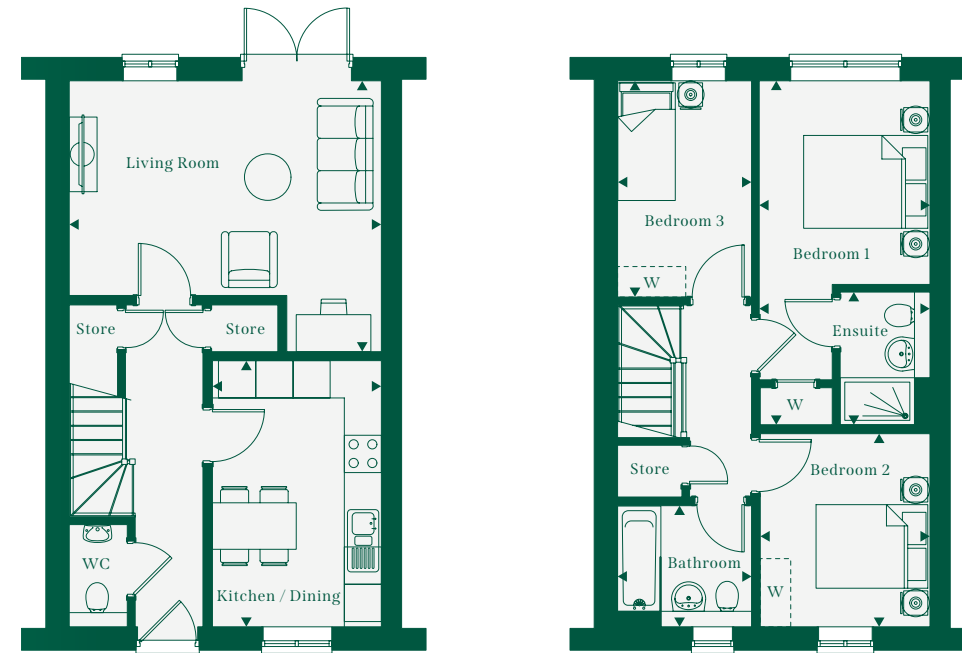
FIRST FLOOR

Living/Kitchen/Dining Room	4.41m X 8.01m	14'6" X 26'4"
Bedroom 1	4.56m X 2.90m	15'0" X 9'6"
Bedroom 2	3.24m X 3.76m	10'8" X 12'4"
Bathroom	2.21m X 2.06m	7'3" X 6'9"
TOTAL	75.44 sq m	812 sq ft
Balcony	7.20m X 1.5m	23'6" X 4'9"



Plot 04 – 07

Three bedroom houses



GROUND FLOOR

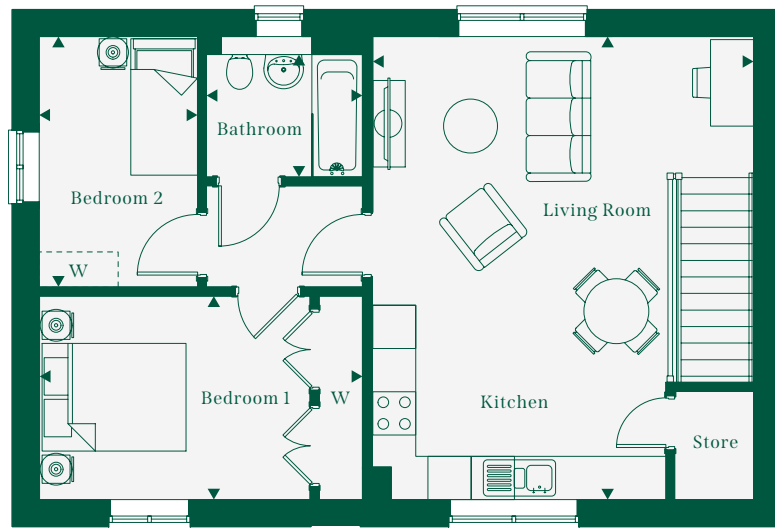
FIRST FLOOR

Living Room	5.03m X 4.37m	16'6" X 14'4"
Kitchen/Dining Room	2.73m X 4.29m	8'11" X 14'1"
Bedroom 1	2.75m X 4.82m	9'0" X 15'10"
En-Suite	1.45m X 2.14m	4'9" X 7'0"
Bedroom 2	2.73m X 3.11m	9'0" X 10'3"
Bedroom 3	2.15m X 3.48m	7'1" X 11'5"
Bathroom	2.15m X 1.95m	7'1" X 6'5"
TOTAL	89.88 sq m	967 sq ft



Plot 08

Two bedroom first floor apartment

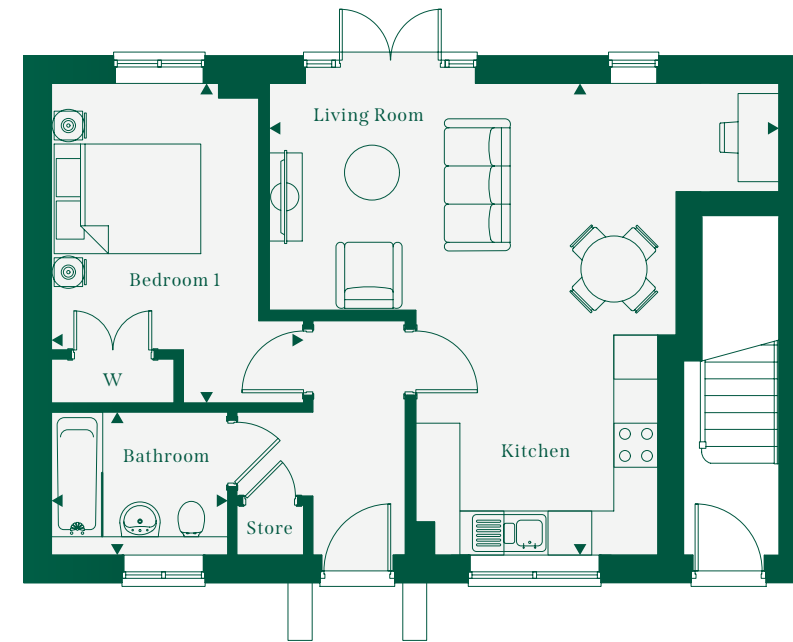


Living/Kitchen/Dining Room	5.29m X 6.43m	17'4" X 21'1"
Bedroom 1	3.76m X 2.83m	12'4" X 9'3"
Bedroom 2	2.20m X 3.48m	7'3" X 11'5"
Bathroom	2.16m X 1.95m	7'1" X 6'5"
Total	70.44 sq m	758 sq ft



Plot 09

One bedroom ground floor apartment



Living/Kitchen/Dining Room	5.89m X 6.43m	19'3" X 21'1"
Bedroom 1	2.83m X 4.36m	9'4" X 14'4"
Bathroom	2.40m X 1.95m	7'3" X 6'5"
Total	57 sq m	613 sq ft



Specification: Plots 1 & 2

External features

- White wooden sliding sash box windows to front elevation, white UPVC windows to rear
- 2 x private parking spaces in shared courtyard
- Landscaped rear garden
- Cycle storage enclosure in garden area
- External lighting outside front and rear doors
- EV charging point adjacent to allocated parking spaces
- Electric gates to parking court

Internal features

- Selected glass doors to ground floor, rest of doors white painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Built in wardrobes to master bedroom
- Ground floor storage cupboard
- Downstairs cloakroom
- Double doors to rear garden

Kitchen / Dining area

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with glass splashback to rear of hob
- Built in appliances to include induction hob, fridge/freezer and oven
- Recessed downlights to kitchen area

Bathrooms

- White Ideal standard suites
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Ideal standard taps
- Recessed downlights to all bathrooms and cloakrooms

Plumbing & Electrics

- Gas central heating – zoned heating control
- Burglar alarm fitted
- TV points to lounge, dining area and all bedrooms
- BT points to living room and all bedrooms
- Mains smoke detectors
- 1 USB point to all rooms
- Fibre broadband connection to property
- Carbon monoxide detectors

Specification: Plot 3

External features

- Anthracite UPVC windows finished white internally
- Own front door with no shared internal communal areas
- Private balcony off living area
- Private parking space in shared courtyard
- External lighting outside front door
- Solar panels
- EV charging point adjacent to allocated parking space
- Electric gates to parking court

Internal features

- White painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Built in wardrobes to master bedroom

Kitchen / Living area

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with splashback to rear of hob
- Built in appliances to include induction hob, fridge/freezer and oven
- Recessed downlights to kitchen area

Bathrooms

- White Ideal standard suites
- Built in thermostatic shower mixer
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Shower over bath with glass screen
- Full height tiling to all shower area
- Ideal standard taps
- Recessed downlights to bathroom

Plumbing & Electrics

- Gas central heating – zoned heating control
- Burglar alarm fitted
- BT points to living room and all bedrooms
- Mains smoke detectors
- 1 USB point to all rooms
- Fibre broadband connection to property
- Carbon monoxide detectors

Specification: Plots 4 – 7

External features

- Anthracite UPVC windows finished white internally
- 2 x private parking spaces in shared courtyard
- Landscaped rear garden
- Cycle storage enclosure in garden area
- External lighting outside front and rear door
- Solar panels
- EV charging point adjacent to allocated parking spaces
- Electric gates to parking court

Internal features

- 9ft floor to ceiling heights on ground floor
- White painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Ensuite to all master bedrooms
- Built in wardrobes to master bedroom in all houses
- 2 x ground floor storage cupboards
- Downstairs cloakroom
- Double doors to rear garden

Kitchen / Dining area

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with glass splashback to rear of hob
- Built in appliances to include induction hob, fridge/freezer and oven
- Recessed downlights to kitchen area

Bathrooms

- White Ideal standard suites
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Ideal standard taps
- Recessed downlights to all bathrooms and cloakrooms

Plumbing & Electrics

- Gas central heating – zoned heating control
- Burglar alarm fitted
- TV points to lounge, dining area and all bedrooms
- BT points to living room and all bedrooms
- Mains smoke detectors
- 1 USB point to all rooms
- Fibre broadband connection to property
- Carbon monoxide detectors

Specification: Plots 8 & 9

External features

- Anthracite UPVC windows finished white internally
- Own front door with no shared internal communal areas
- Separate private garden space for each apartment (ground floor apartment has French doors to garden area)
- Private parking space in shared courtyard
- Cycle storage enclosure in garden area
- External lighting outside front and rear door where applicable
- Solar panels
- EV charging point adjacent to allocated parking space
- Electric gates to parking court

Internal features

- White painted doors with chrome ironmongery
- Recessed downlighters to kitchen area
- Built in wardrobes to master bedroom

Kitchen/Living area

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Worktop upstand with splashback to rear of hob
- Built in appliances to include Induction hob, fridge/freezer and oven
- Recessed downlights to kitchen area

Bathrooms

- White Ideal standard suites
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Shower over bath with glass screen
- Full height tiling to all shower area
- Ideal standard taps
- Recessed downlights to bathroom

Plumbing & Electrics

- Gas central heating – zoned heating control
- Burglar alarm fitted
- BT points to living room and all bedrooms
- Mains smoke detectors
- 1 USB point to all rooms
- Fibre broadband connection to property
- Carbon monoxide detectors

Designed by architects, built by experts

Developments built by Paul Newman New Homes blend seamlessly with their surroundings and are finished to an exceptional standard.

Whether you choose a house or an apartment, you'll enjoy a bright, stylish home with modern features as standard. Thoughtfully designed layouts ensure both function and character, while high standards of security, safety, and efficiency provide peace of mind.

Built to last and backed by a 10-year structural warranty, our homes are designed for today and built for tomorrow – evolving with you.

Connells

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