

Eastbrook Village

MILTON KEYNES



Welcome to Eastbrook Village, belonging starts here.

Effortless living, naturally. Eastbrook Village is a vibrant new development of 1-5 bedroom homes, with a unique vision. Here, modern living meets an oasis of nature, blending homely touches with wildlife on your doorstep.

Nestled in the heart of leafy Buckinghamshire, yet only moments from the pulse of Milton Keynes and 30 minutes from London Euston, this is a village crafted for connection – to neighbours, to nature and to a network of opportunities.

There's more to the outdoors here. Stroll through our 160-acre country park, swap tablet-time for tree-top adventures and discover vast open spaces, where you can truly switch off.

Everyday essentials are thoughtfully considered too. With four new on-site schools, a health hub and a convenience store, everything your family needs is within easy reach – so you can spend less time planning, and more time living.

Settle into a home that's been crafted to last, featuring thoughtful design and attention to detail behind every door. And wake up to scenic views that revitalise your outlook all year round.

Eastbrook Village isn't just somewhere to live. It's somewhere to belong, to grow and to call home.

Berkeley
Designed for life



The Location

Eastbrook Village sits to the east of Milton Keynes – a thriving city in the historic county of Buckinghamshire, just 50 miles north-west of London. Known as the UK’s greenest city, Milton Keynes offers low air pollution and over 5,000 acres of parks, lakes, rivers and woodland, along with 22 million trees.

It’s a place where nature and city life work in harmony. With over 150 stores, ‘centre:mk’ is a retail hub at the city’s core, while attractions like Snozone (Europe’s largest indoor snow centre), Gulliver’s Land and Bletchley Park offer year-round entertainment.

The Milton Keynes economy is expected to increase by £600 million over the next two years, driven by overseas investment and the growth of tech-based industries.



Connectivity

Located in the Golden Triangle between Cambridge, Oxford and London, Milton Keynes is one of the best areas for commuting. With superb road and rail connections into London, as well as the Midlands, the North, and Luton Airport.

 Milton Keynes Central	10 min drive
Northampton	16 mins
London Euston	32 mins
Birmingham New Street	50 mins
Manchester	1 hour 40 mins
 M1 junction 14	2 min drive
Cambridge	1 hour 45 miles
Oxford	1 hour 44 miles
London	1 hour 40 mins 55 miles
Bedford	30 mins 18 miles
Luton	30 mins 23 miles
Northampton	30 mins 20 miles



Education

In addition to the four new schools on site, Eastbrook Village has three secondary schools within 4 miles and is ideally positioned for access to world-class universities. Cambridge and Oxford are both just an hour away, while four of London’s top 50 globally ranked universities can be reached in 90 minutes.

	Walton High Ofsted ‘Good’ (Brooklands campus) 2.3 miles
	Oakgrove School Ofsted ‘Good’ (all years) 3 miles
	Ousedale School Ofsted ‘Good’ 3.9 miles
	Cranfield University 15 minutes away
	Cambridge University 1 hour drive
	Oxford University 1 hour 10 mins drive
	Imperial College 1hr 20mins from MK Central train station
	Kings College London Strand Campus, 1hr 15mins from MK Central train station

Times and distances taken from Google Maps.

The Development

- Eastbrook Village stretches across approximately 950 acres in total, with over 4,600 homes to be developed.
- The delivery of the project is in partnership with Milton Keynes City Council and Homes England.
- The overall development will comprise of mainly 2, 3, 4 and 5 bedroom houses with a small range of 1 and 2 bedroom apartments.
- The scheme will include large scale infrastructure works, including adding dual carriageways to the surrounding routes and building a bridge across the M1.
- Phase 1 will have 194 homes, a mix of apartments and houses ranging from 1-4 bedrooms.
- Nature is on your doorstep with a 160-acre country park connecting to the popular Willen Lake.
- Eastbrook Village will also feature three new on-site Primary Schools and a Secondary School, as well as a district ‘Centre’ including a convenience store, local pub and Community/Health Hub.




Apartment Mix


House Type	Size Range (Sq Ft)
1 bed apartment	546 - 590
2 bed apartment	727 - 751
2 bed house	760 - 860
3 bed house	915 - 1,122
4 bed house	1285 - 1585
5 bed house	1,772 - 1,848




Reasons to Buy




Current average rental yield of 5.1% with rental market growth anticipated




Milton Keynes is in the UK’s top 5 places for single-room rental prices




Access to 90% of the UK population within 2 hours, with the M1 on your doorstep




32 minutes by train to London Euston




Immersed in nature, with an additional 160-acre country park



89% of schools in Milton Keynes are OFSTED rating ‘Good’ or ‘Outstanding’



4 onsite schools and other excellent primary and secondary schools within a 7 mile radius



On-site amenities will create a ‘15-minute’ neighbourhood



Photography of Willen Lake.

The Amenities

- 160-acre country park
- Variety of play areas
- Sports pitches
- Community/Health Hub
- Convenience store
- Local Pub
- 3 x Primary Schools
- 1 x Secondary School
- Remembrance Garden
- 3 x Allotments
- Later Living provision

Location

Milton Keynes, MK16 0HR

Local Authority

Buckinghamshire

Tenure

Houses: Freehold
Apartments: 999-year leases

Building Insurance

NHBC

The Developer

Berkeley Homes is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believe in placemaking, not just housebuilding and create sustainable places where people aspire to live.

Terms of Payment

£2,000 deposit on reservations

10% of the purchase price is payable within 21 days on exchange of contracts (minus the reservation fee)

The remaining 90% payable upon completion

Parking

Allocated parking for each home, varying according to property type

Completion

First completions Q3-Q4 2026



Photography of Campbell Park.



Photography of Campbell Park.

BERKELEY GROUP

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2030
TRANSFORMING TOMORROW

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