

The background of the entire image is a dark teal color with a repeating pattern of oak leaves in a lighter shade of teal. The leaves are scattered across the surface, creating a textured, natural feel.

OAKTREE GRANGE

CLAYTON-LE-WOODS

LOVELL
HOMES



OAKTREE
GRANGE
CLAYTON-LE-WOODS

A discerning collection of 3, 4 & 5 bedroom homes



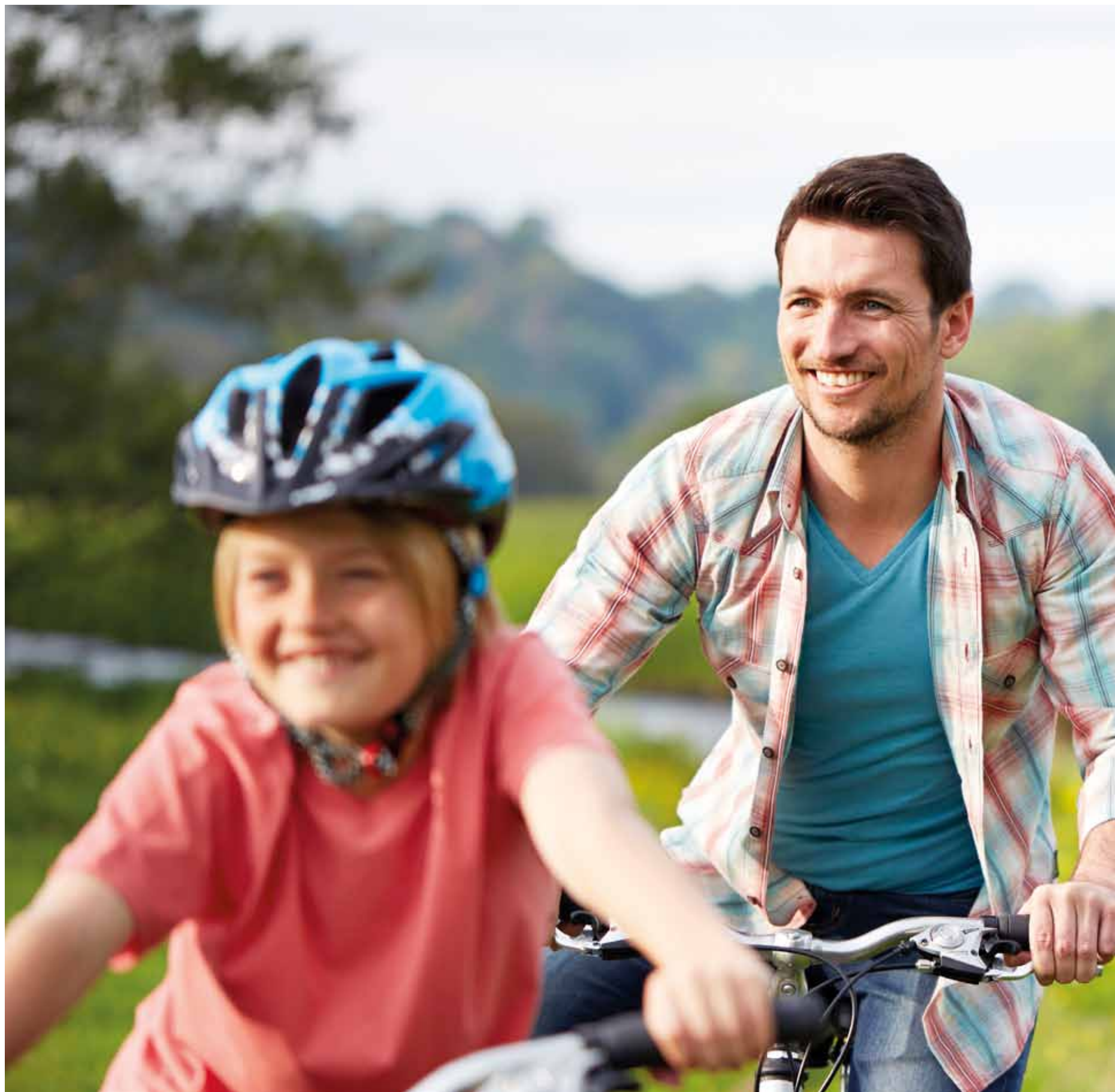
Let your story begin
at Oaktree Grange

WHEN YOU ONLY WANT THE BEST.

Owning a new home from the award-winning Lovell Homes is a unique opportunity and an extremely compelling choice. We've hand-picked the best elements for Oaktree Grange to make them truly special homes where you will be able to thrive.

We understand that a home is the bedrock for family life and it contributes hugely to our sense of self, representing who we are. This is why each of the available three, four and five bedroom homes is thoughtfully crafted. Spacious, elegant, practical, using a wealth of sustainable materials – quite simply a beautiful place to live.







Thinking about you by thinking ahead





THE MASTERPLAN

Oaktree Grange puts into practice our vast experience and knowledge of street planning. Clever spatial awareness combines the need to belong to a community with respect for individual privacy. Sustainable landscaping adds attractive visual features to the public areas and an understanding of the value of green spaces, where people can share and interact is all planned into Oaktree Grange.





Convenience saves us time.

Time to ourselves
enhances our wellbeing.





Surrounded by nature,
serene and exclusive

THE LOCALITY

Oaktree Grange is its own small haven. A prime location in Clayton-Le-Woods with quintessential English village charm. Self-sufficient, somewhere all essential amenities are within reach and yet with its own, distinct pace – a welcome contrast to non-stop urban and City life. It is a place to build relationships and enjoy the landscape throughout the changing seasons.



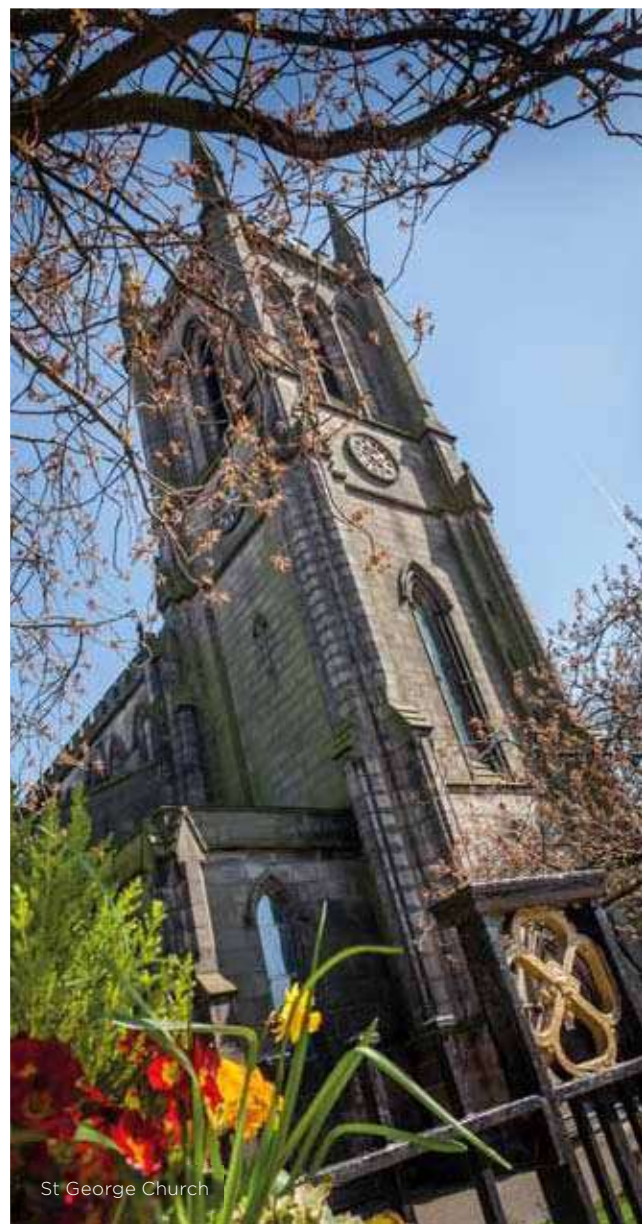


A Rich Tapestry of Experiences





Clayton-Le-Woods



St George Church

TO SEE, TO DO

On your doorstep is the spectacular Cuerden Valley Park, Lancashire's premier country park and your escape to traditional, natural pleasures, with plenty to appeal to all ages. There are acres of woodland for dogs to walk, children to play and you to explore. You can run, bike and keep fit in the picturesque parkland, or explore natural wildlife and habitats which both educate and entertain. Alternatively, why not take a lazy picnic, perhaps after tasting and buying from the local farmers' produce at one of the monthly markets? With an annual calendar of events, Cuerden Valley Park always has a reason to return.

If organised sports are your game then Clayton Green Sports Centre is the place for you. Fitness classes, swimming, Astroturf pitches – all are accessible via low cost membership schemes or simply turn up and participate.





Cuerden View Cafe



Booths at Chorley



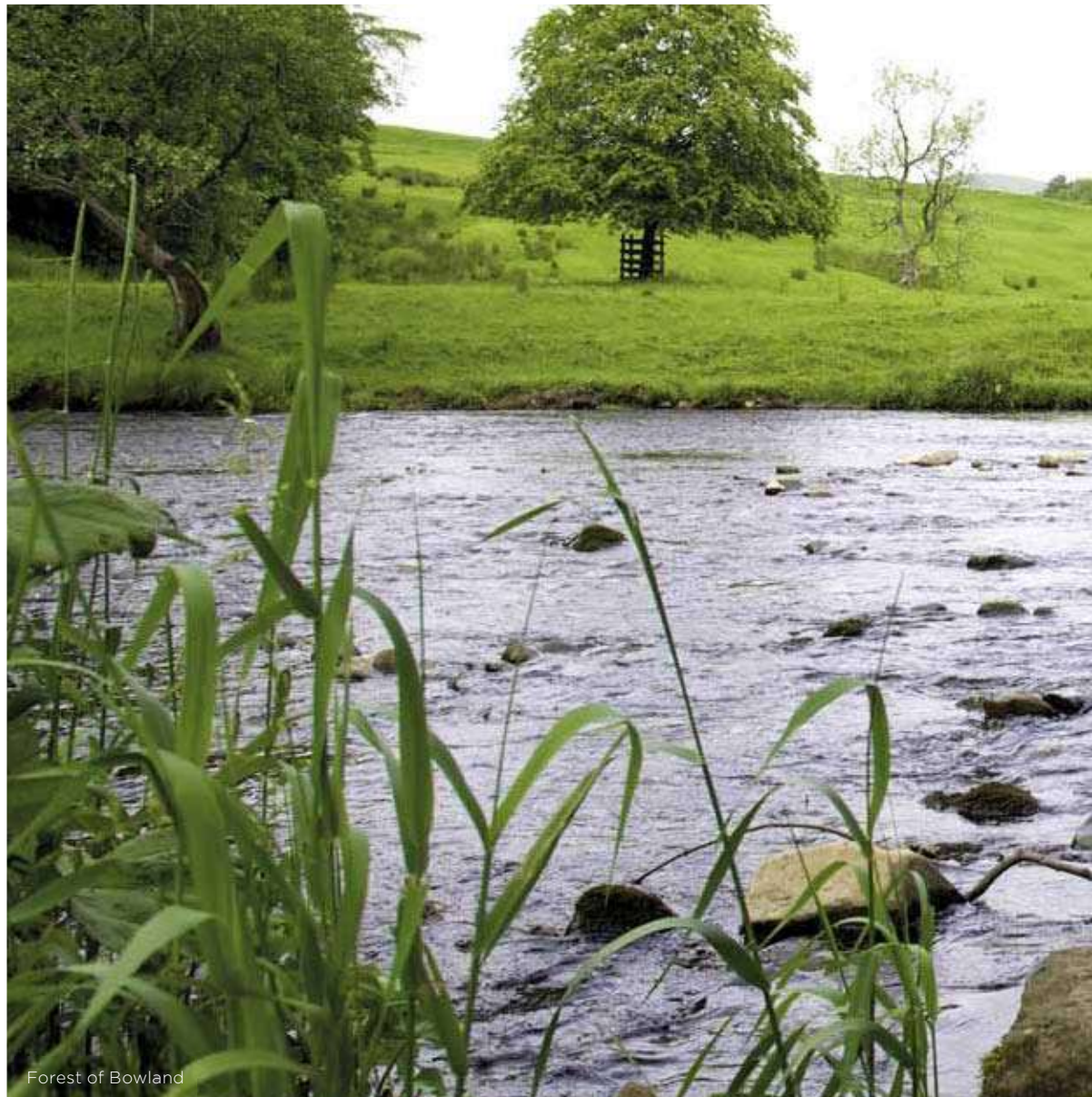
Cuerden Valley Park



Lancaster Castle



St Anne's Pier, Lytham



Forest of Bowland

TO EXPLORE

Boasting a beautiful coastline, Lytham St Anne's is just over 20 miles away, making it the perfect location for a fun-filled family day at the beach, or to enjoy the iconic views of the Lytham windmill. The expansive St Anne's beach is definitely worth spending time at, a gem of the area situated between the bustling Blackpool and the peaceful mud flats of the Ribble Estuary.

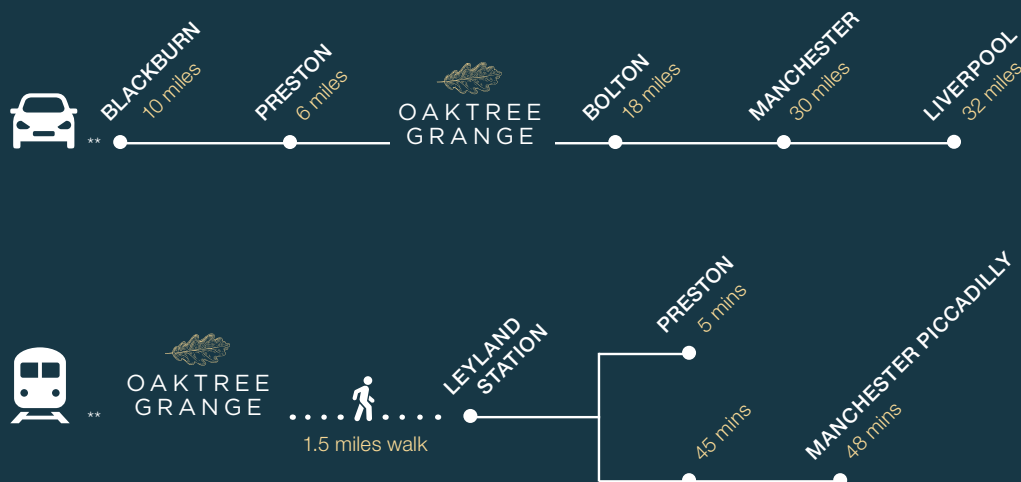


If you're looking for a unique day out, why not visit Ribble Valley? A recognised Area of Outstanding Beauty and set within the Forest of Bowland, it's the perfect place to make memories that will last a lifetime. The possibilities are endless in this area, whether you decide to explore small picturesque villages or cycle the terrain trails through the rugged forests and fells, there's something for everyone. There's also no shortage of dining options when you're ready to take a break, from classic family restaurants and cosy tea rooms, to Michelin star chefs and fine-dining experiences.

For an impressive range of cultural and historic activities, Lancaster city is within easy reach. The county town is home to a plethora of places to explore and admire. While there, make sure to visit Lancaster Castle, which dates back to the 13th Century, and Williamson Park, 54 acres of beautiful open spaces mixed with woodlands and breath-taking views over the coast all the way from the Lake District to the Fylde Coast. No matter if you're looking for a quirky place to do a spot of shopping, or a chance to learn the story of one of England's historic cities, Lancaster has it all!

EASY ACCESS

Whilst in a charming village, Oaktree Grange sits within reach of the motorway network, namely, junctions 28 and 29 of the M6, junctions 8 and 9 of the M61 and junctions 1a and 2 of the M65. For work or leisure that means you've got excellent road links to the surrounding areas and, at the end of each day, you'll be home as early as possible.



** Distances taken from Google Maps.





IT'S WHAT MAKES OUR HOMES UNIQUE

At Lovell we believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.



Image shows The Laureates show home interior





Image shows The Laureates show home interior



S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.

LOVELL LIFE

Every one of the homes we build is built with one crucial extra element: pride.

Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Image shows East Avenue show home interior



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price.

It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents.

Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts.

You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion.

Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price.

The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

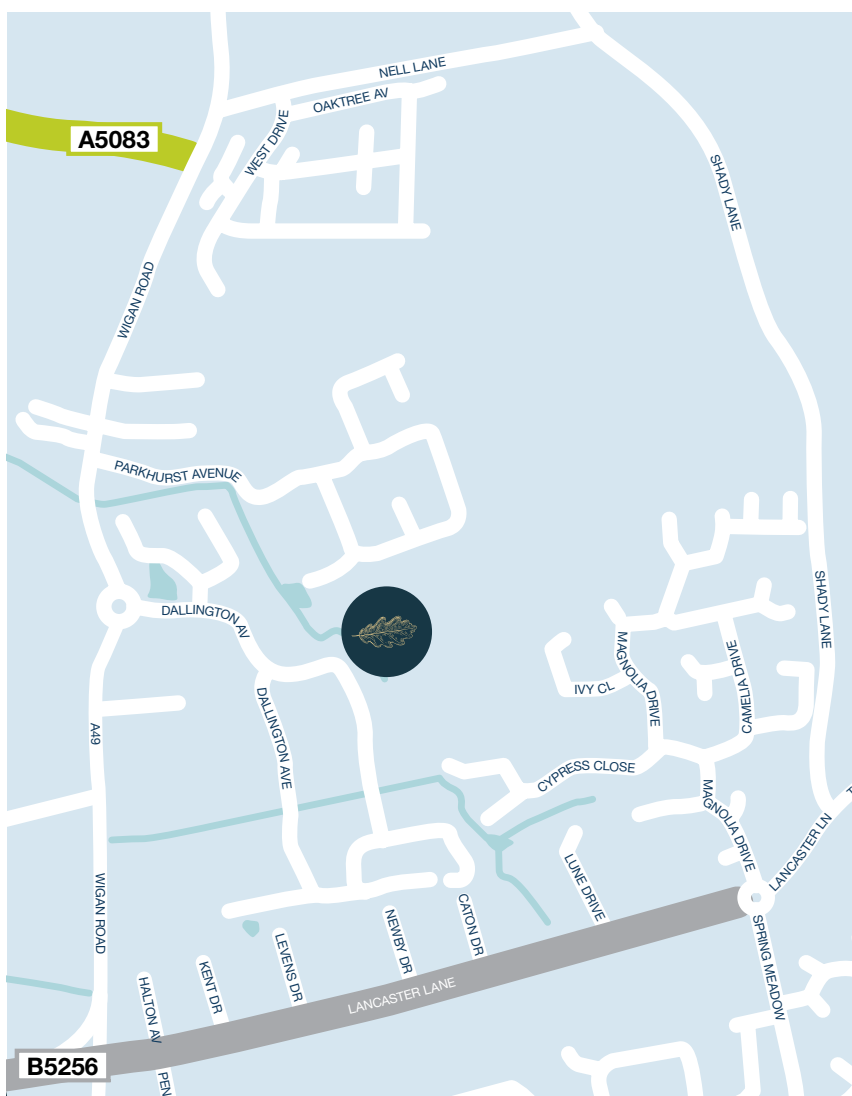
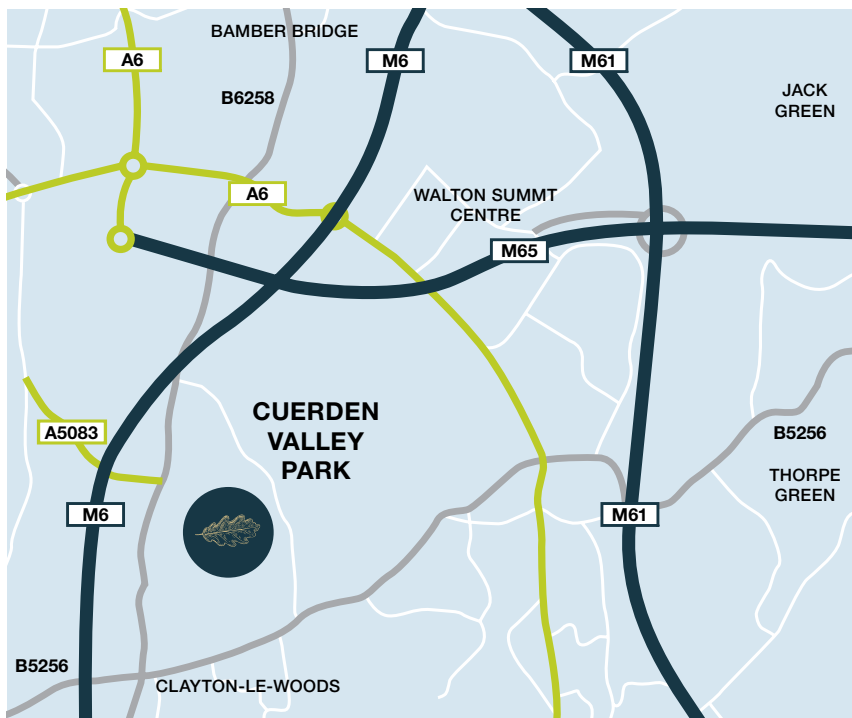
We will arrange for your meters to be read on the day of legal completion.

Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Oaktree Grange is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



Image shows East Avenue show home interior



FROM THE M6

Exit at junction 28, and from the slip road join the B5256 (signposted Chorley, A6). From the B526 take the first left onto the A49/Wigan Road following signs for Preston. Upon reaching the roundabout, take the second exit onto Dallington Avenue. Oaktree Grange will be situated on your left.

FROM THE A6

Upon reaching Clayton Green, join the B526 following signs for Leyland. Continue for one and a half miles before turning right onto the A49/Wigan Road following signs for Preston. Upon reaching the roundabout, take the second exit onto Dallington Avenue. Oaktree Grange will be situated on your left.

THE OAKLEY

3 BEDROOM HOME



OAKTREE
GRANGE

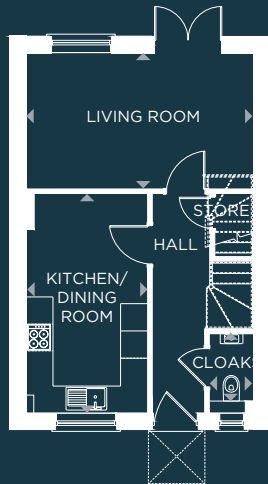


CGI shows plots 40 & 41

THE OAKLEY

3 BEDROOM HOME

Plots 9, 39*, 40, 41*, 46, 47, 51, 52*, 56*, 57, 58*, 59, 103*, 126*, 193* and 194

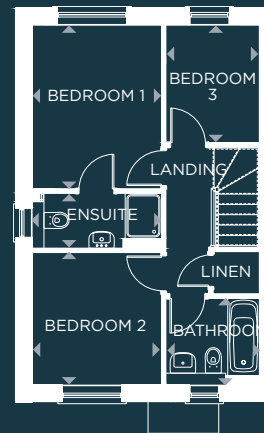


Ground Floor

Kitchen/Dining Room
2686mm x 4836mm
8'9" x 15'10"

Living Room
5012mm x 3008mm
16'5" x 9'10"

Cloaks
976mm x 1749mm
3'2" x 5'8"



First Floor

Bedroom 1
2857mm x 3615mm
9'4" x 11'10"

Ensuite
2063mm x 1215mm
6'9" x 3'11"

Bedroom 2
2921mm x 2832mm
9'7" x 9'3"

Bedroom 3
2063mm x 2596mm
6'9" x 8'6"

Bathroom
2063mm x 1910mm
6'9" x 6'3"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

*Handed plots.

THE SESSILEY

3 BEDROOM HOME



OAKTREE
GRANGE



CGI shows plot 88

Please note: roof pitch differs to plot 147, please ask sales executive for details

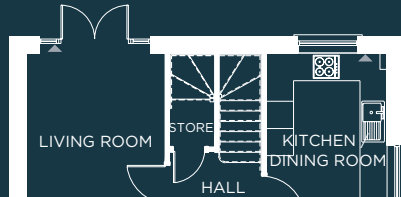
THE SESSILEY

3 BEDROOM HOME

Plots 8, 13, 38, 55, 69, 78, 88, 104, 125, 147, 180, 192, 195, 198 and 202



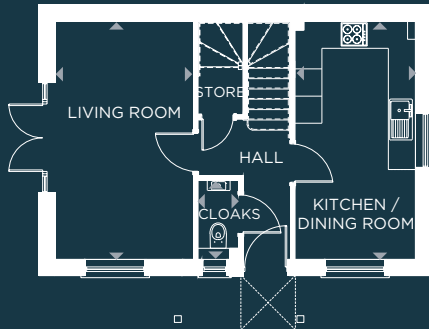
Plot 147
only



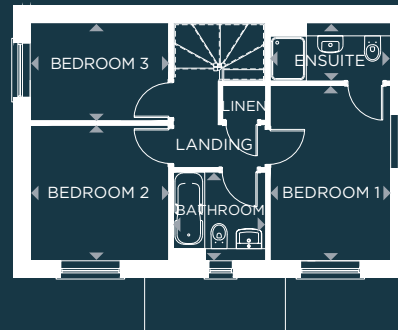
Plot 147
only



All other
plots



All other
plots



Ground Floor

Kitchen/Dining Room

5237mm x 2655mm
17'2" x 8'8"

Living Room

5237mm x 3052mm
17'2" x 10'0"

Cloaks

1735mm x 901mm
5'8" x 2'11"

First Floor

Bedroom 1

3858mm x 2656mm
12'7" x 8'8"

Ensuite

1287mm x 2655mm
4'2" x 8'8"

Bedroom 2

2882mm x 3052mm
9'5" x 10'0"

Bedroom 3

2162mm x 3052mm
7'1" x 10'0"

Bathroom

1952mm x 2044mm
6'4" x 6'8"

Please note: Plots 55, 69, 104, 147 & 180 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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THE BURLEY

3 BEDROOM HOME



OAKTREE
GRANGE

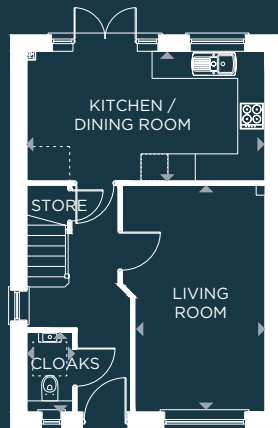


CGI shows plots 75 & 76

THE BURLEY

3 BEDROOM HOME

Plots 3, 42*, 43, 44*, 45, 48*, 49, 54, 61, 62*, 70*, 71, 72*, 73*, 74, 75*, 76, 77*, 79, 80*, 102, 106, 107, 108, 109, 110, 127, 128, 129, 149, 150, 163, 164, 165, 166, 169, 170, 181, 196, 197, 199, 201, 203 and 204



Ground Floor

Kitchen/Dining Room

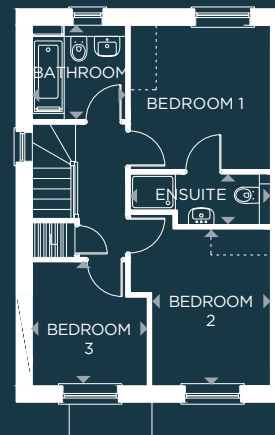
5236mm x 2853mm
17'2" x 9'4"

Living Room

2864mm x 4990mm
9'4" x 16'4"

Cloaks

1005mm x 1755mm
3'3" x 5'9"



First Floor

Bedroom 1

3088mm x 3178mm
10'1" x 10'5"

Ensuite

3088mm x 1117mm
10'1" x 3'8"

Bedroom 2

3088mm x 3455mm
10'1" x 11'4"

Bedroom 3

2530mm x 2728mm
8'3" x 8'11"

Bathroom

2055mm x 2080mm
6'8" x 6'9"

Please note: Plots 62, 71, 150, 196 & 204 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE REDLEY

3 BEDROOM HOME



OAKTREE
GRANGE

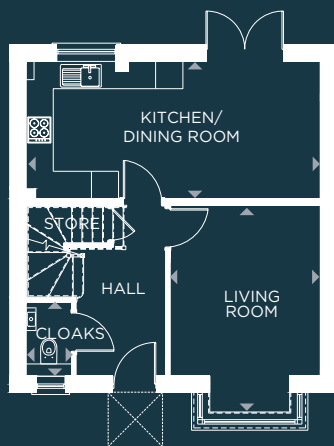


CGI shows plot 16

THE REDLEY

3 BEDROOM HOME

Plots 10*, 16, 137*, 146*, 153, 154*, 174, 186*, 200 and 205



Ground Floor

Kitchen/Dining Room

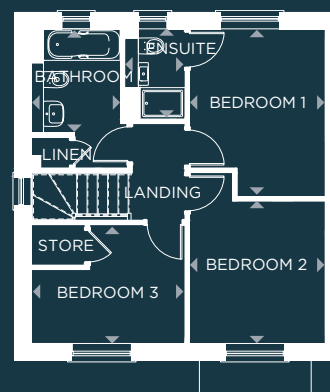
6474mm x 3009mm
21'2" x 9'10"

Living Room

3309mm x 3770mm
10'10" x 12'4"

Cloaks

1000mm x 1624mm
3'3" x 5'3"



First Floor

Bedroom 1

2990mm x 3691mm
9'9" x 12'1"

Ensuite

1334mm x 1990mm
4'4" x 6'6"

Bedroom 2

2990mm x 3140mm
9'9" x 10'3"

Bedroom 3

3391mm x 2617mm
11'1" x 8'7"

Bathroom

1964mm x 1990mm
6'5" x 6'6"

Please note: Plots 146, 153, 154 & 205 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE LIVELEY

3 BEDROOM HOME



OAKTREE
GRANGE

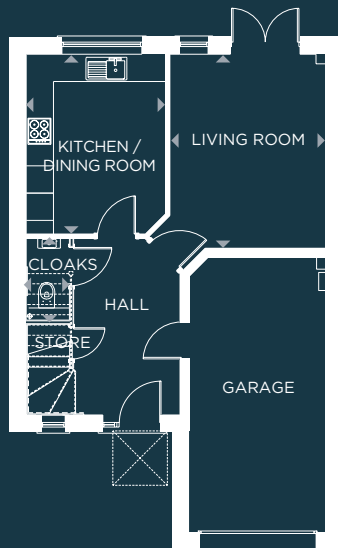


CGI shows plot 160

THE LIVELEY

3 BEDROOM HOME

Plots 11*, 12, 17*, 18, 60, 130, 140*, 141, 160, 167*, 168, 183, 184*, 187*, 188, 190* and 191



Ground Floor

Kitchen/Dining Room

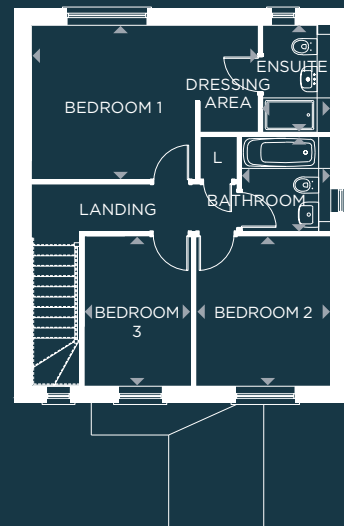
3068mm x 3955mm
10'0" x 12'11"

Living Room

3427mm x 4265mm
11'2" x 13'11"

Cloaks

949mm x 1806mm
3'1" x 5'11"



First Floor

Bedroom 1

5000mm x 3397mm
16'4" x 11'1"

Ensuite

1495mm x 2352mm
4'10" x 7'8"

Bedroom 2

2971mm x 3304mm
9'9" x 10'10"

Bedroom 3

2351mm x 3304mm
7'8" x 10'10"

Bathroom

1960mm x 2095mm
6'5" x 6'10"

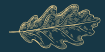
Please note: Plots 60, 140, 141, 183 & 184 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE OAKFORD

4 BEDROOM HOME



OAKTREE
GRANGE

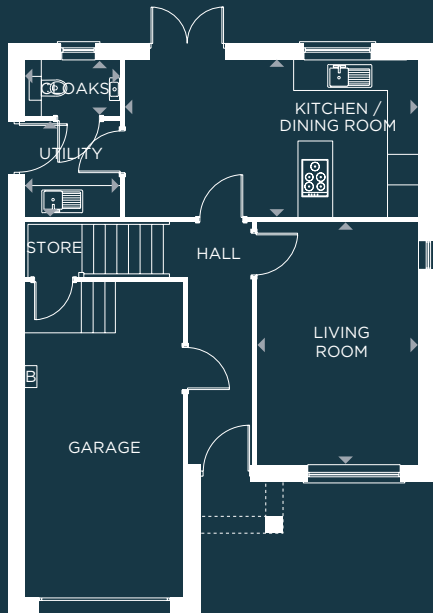


CGI shows plot 134

THE OAKFORD

4 BEDROOM HOME

Plots 15, 63, 134, 135, 136, 139, 178, 179, 185 and 189*



Ground Floor

Kitchen/Dining Room

5700mm x 3042mm
18'8" x 9'11"

Living Room

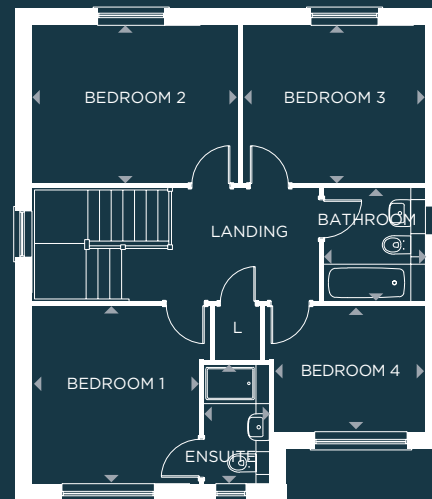
3140mm x 4689mm
10'3" x 15'4"

Utility Room

1805mm x 1853mm
5'11" x 6'1"

Cloaks

1805mm x 1095mm
5'11" x 3'7"



First Floor

Bedroom 1

3218mm x 3433mm
10'6" x 11'3"

Ensuite

1240mm x 2271mm
4'0" x 7'5"

Bedroom 2

3955mm x 3042mm
12'11" x 9'11"

Bedroom 3

3551mm x 3042mm
11'7" x 9'11"

Bedroom 4

2940mm x 2420mm
9'7" x 7'11"

Bathroom

1965mm x 2176mm
6'5" x 7'1"

Please note: Plots 63, 139 & 185 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE BURFORD

4 BEDROOM HOME



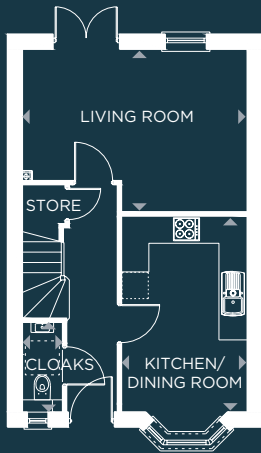
OAKTREE
GRANGE



THE BURFORD

4 BEDROOM HOME

Plots 2*, 34, 35*, 67, 81, 82*, 83, 84*, 85, 86*, 96, 97*, 98, 99*, 100, 101*, 111, 112*, 116, 117*, 132, 133*, 176 and 177*



Ground Floor

Kitchen/Dining Room

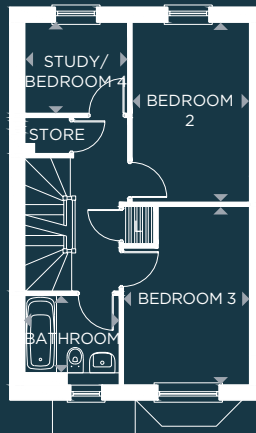
2740mm x 4290mm
8'11" x 14'0"

Living Room

4899mm x 3553mm
16'0" x 11'7"

Cloaks

855mm x 1945mm
2'9" x 6'4"



First Floor

Bedroom 2

2565mm x 3938mm
8'5" x 12'11"

Bedroom 3

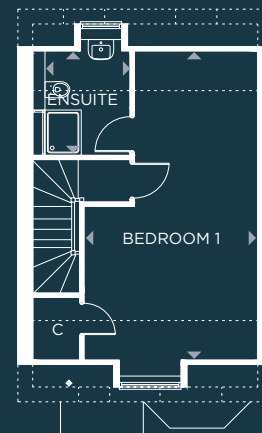
2751mm x 3945mm
9'0" x 12'11"

Study / Bedroom 4

2241mm x 1978mm
7'4" x 6'5"

Bathroom

2055mm x 1945mm
6'8" x 6'4"



Second Floor

Bedroom 1

4959mm x 6819mm
16'3" x 22'4"

Ensuite

2116mm x 2288mm
6'11" x 7'6"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

*Handed plots.

THE WHITEFORD

4 BEDROOM HOME



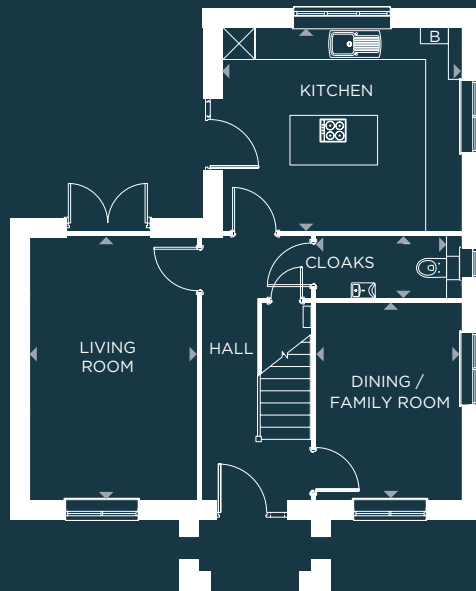
OAKTREE
GRANGE



THE WHITEFORD

4 BEDROOM HOME

Plots 1, 14*, 19, 20*, 53*, 65, 68, 105*, 120, 124, 159* and 175*



Ground Floor

Kitchen

4450mm x 3790mm
14'7" x 12'5"

Living Room

3102mm x 4900mm
10'2" x 16'0"

Dining/Family Room

2717mm x 3678mm
8'11" x 12'0"

Cloaks

2717mm x 1117mm
8'11" x 3'8"



First Floor

Bedroom 1

4450mm x 2994mm
14'7" x 9'9"

Ensuite

1581mm x 1537mm
5'2" x 5'0"

Bedroom 2

2717mm x 3765mm
8'11" x 12'4"

Bedroom 3

3055mm x 2678mm
10'0" x 8'9"

Bedroom 4

3055mm x 2130mm
10'0" x 6'11"

Bathroom

2093mm x 2093mm
6'10" x 6'10"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team.

*Handed plots.

THE NUTFORD

4 BEDROOM HOME



OAKTREE
GRANGE

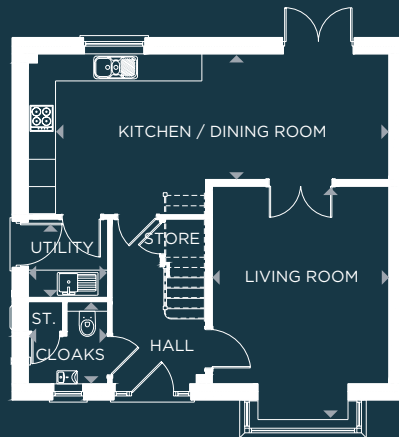


CGI shows plot 122

THE NUTFORD

4 BEDROOM HOME

Plots 5, 6*, 26*, 27, 29, 31, 33*, 122, 145*, 151*, 156, 157*, 158, 161, 162, 173 and 182*



Ground Floor

Kitchen/Dining Room

7937mm x 3545mm
26'0" x 11'7"

Living Room

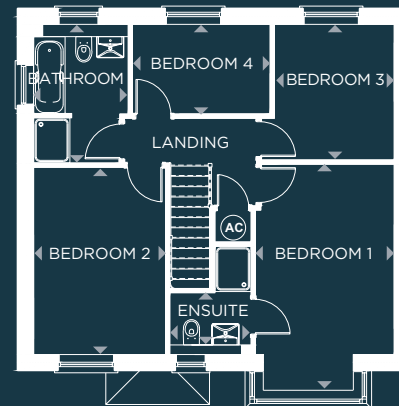
3884mm x 4343mm
12'8" x 14'3"

Utility Room

1745mm x 1727mm
5'8" x 5'8"

Cloaks

1745mm x 1804mm
5'8" x 5'11"



First Floor

Bedroom 1

3052mm x 4186mm
10'0" x 13'8"

Ensuite

1793mm x 1355mm
5'10" x 4'5"

Bedroom 2

2906mm x 4119mm
9'6" x 13'6"

Bedroom 3

2635mm x 2983mm
8'7" x 9'9"

Bedroom 4

3031mm x 1972mm
9'11" x 6'5"

Bathroom

2635mm x 2085mm
8'7" x 6'10"

Please note: Plots 26, 27, 29, 31, 33, 145, 151, 156, 157, 158 & 182 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE REALFORD

4 BEDROOM HOME



OAKTREE
GRANGE

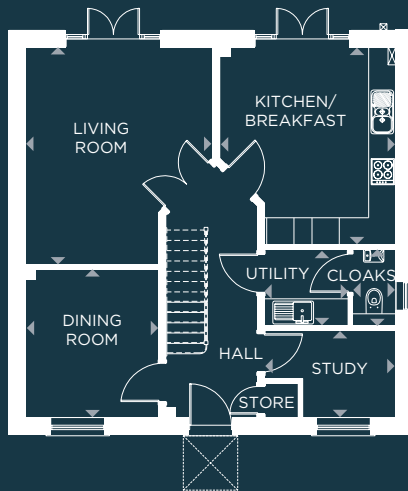


CGI shows plot 121

THE REALFORD

4 BEDROOM HOME

Plots 7, 24, 28, 30, 32, 36, 50, 66, 121, 123, 138, 144, 152, 155, 171 and 172



Ground Floor

Kitchen/Breakfast Room

3876mm x 4365mm
12'8" x 14'3"

Living Room

4126mm x 4802mm
13'6" x 15'9"

Dining Room

2940mm x 3267mm
9'7" x 10'8"

Study

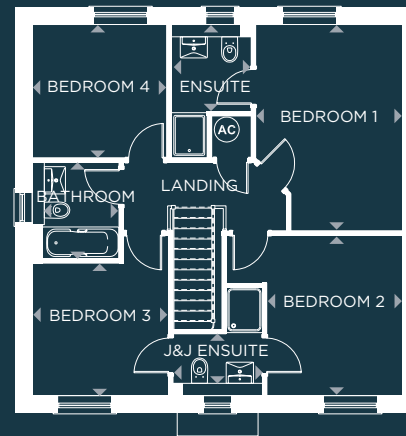
2889mm x 1915mm
9'5" x 6'3"

Utility Room

1840mm x 1696mm
6'0" x 5'6"

Cloaks

955mm x 1696mm
3'1" x 5'6"



First Floor

Bedroom 1

3241mm x 4543mm
10'7" x 14'10"

Ensuite

1770mm x 1910mm
5'9" x 6'3"

Bedroom 2

2997mm x 3526mm
9'10" x 11'6"

Bedroom 3

3002mm x 2916mm
9'10" x 9'6"

Jack & Jill Ensuite

1975mm x 1358mm
6'5" x 4'5"

Bedroom 4

2965mm x 2935mm
9'8" x 9'7"

Bathroom

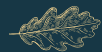
1915mm x 2125mm
6'3" x 6'11"

Please note: Plots 24, 28, 30, 32, 36, 138, 144, 152 & 155 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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THE FORESTWORTH

5 BEDROOM HOME



OAKTREE
GRANGE

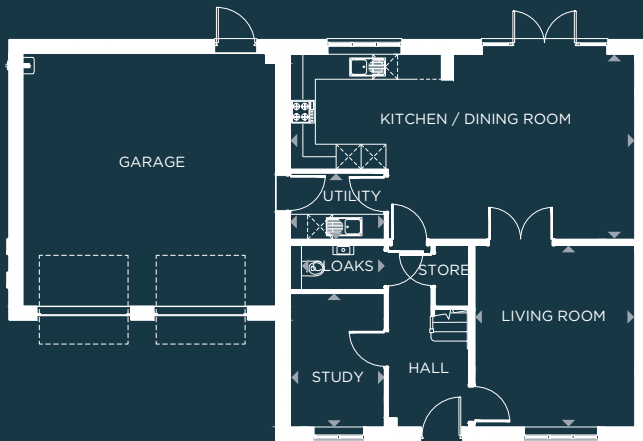


CGI shows plot 113

THE FORESTWORTH

5 BEDROOM HOME

Plots 25*, 113 and 114*



Ground Floor

Kitchen/Dining Room

8284mm x 4447mm
27'2" x 14'7"

Living Room

4363mm x 3850mm
14'3" x 12'7"

Study

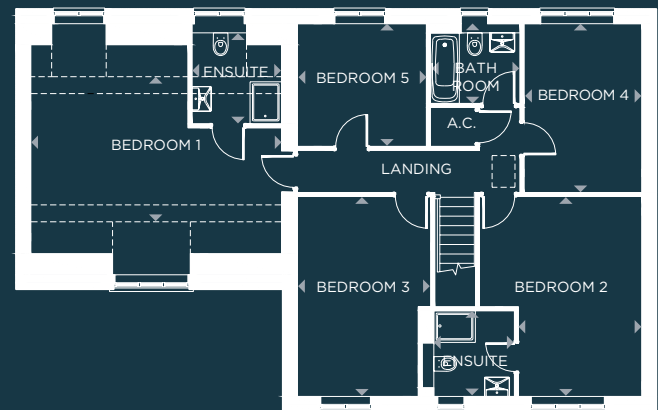
3210mm x 2260mm
10'6" x 7'5"

Utility Room

2260mm x 1591mm
7'5" x 5'2"

Cloaks

1060mm x 2268mm
3'5" x 7'5"



First Floor

Bedroom 1

3490mm x 6085mm
11'5" x 19'11" (as per the marking
up to 2400mm headroom)

5044mm x 6085mm

16'6" x 19'11" (wall to wall)

Bedroom 1 Ensuite

2150mm x 2342mm
7'0" x 7'10"

Bedroom 2

2969mm x 4797mm
9'8" x 15'8"

Bedroom 2 Ensuite

2060mm x 1943mm
6'9" x 6'4"

Bedroom 3

4797mm x 3209mm
15'8" x 10'6"

Bedroom 4

2836mm x 4060mm
9'3" x 13'3"

Bedroom 5

3105mm x 2950mm
10'2" x 9'8"

Bathroom

1920mm x 2158mm
6'3" x 7'1"

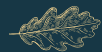
Please note: Plots 25 & 114 have Photovoltaic panels. Please ask sales executive for details of positioning on specific plots.

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*Handed plots.

THE OAKWORTH

5 BEDROOM HOME



OAKTREE
GRANGE

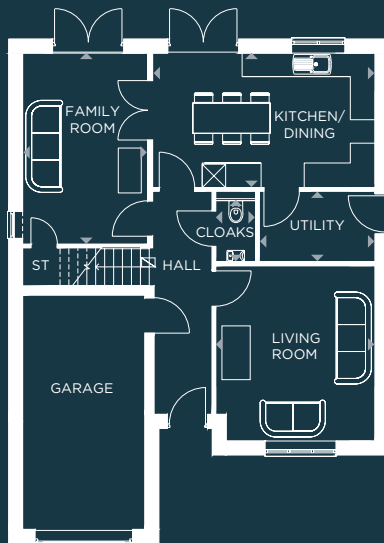


CGI shows plot 131

THE OAKWORTH

5 BEDROOM HOME

Plots 4, 21, 22*, 23, 37*, 64*, 87*, 115*, 118*, 119*, 131, 142, 143* and 148



Ground Floor

Kitchen/Dining Room

5635mm x 3415mm
18'5" x 11'2"

Living Room

4045mm x 4456mm
13'3" x 14'7"

Family Room

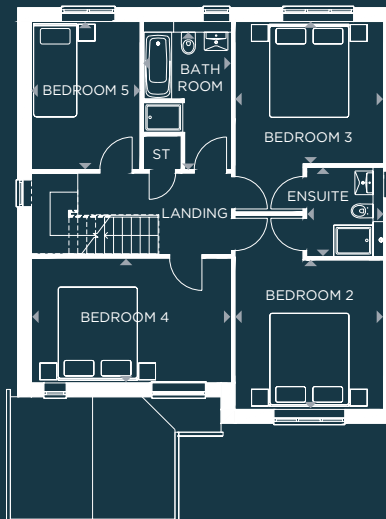
3155mm x 4852mm
10'4" x 15'11"

Utility Room

2942mm x 1760mm
9'7" x 5'9"

Cloaks

1010mm x 1764mm
3'3" x 5'9"



First Floor

Bedroom 2

3778mm x 3792mm
12'4" x 12'5"

Bedroom 3

3778mm x 3605mm
12'4" x 11'9"

Jack & Jill Ensuite

1955mm x 2268mm
6'5" x 7'5"

Bedroom 4

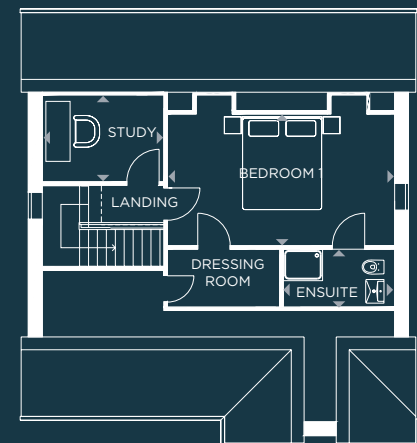
5080mm x 3167mm
16'8" x 10'4"

Bedroom 5

2755mm x 3753mm
9'0" x 12'3"

Bathroom

2232mm x 2796mm
7'3" x 9'2"



Second Floor

Bedroom 1

5768mm x 3342mm
18'11" x 10'11"

Ensuite

2874mm x 1467mm
9'5" x 4'9"

Dressing Room

2836mm x 1467mm
9'3" x 4'9"

Study

3289mm x 2206mm
10'9" x 7'2"

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*Handed plots.



A QUALITY FINISH

ALL HOUSETYPES INCLUDE:

- 10-year NHBC Warranty
- Gas central heating with combi-boiler
- Central heating programmer
- Fitted Kitchen
- Splash back and upstand to Kitchen worktops
- White sanitaryware
- LED ceiling downlighters to Kitchens
- LED under-cupboard lighting to Kitchens
- Wall tiling to Bathrooms, En-suites and Cloaks**
- White electric sockets and switches
- TV points to Living Room and Bedroom 1
- BT points to Hall or Living Room and Bedroom 1
- Mains powered carbon monoxide detector
- Mains powered smoke detectors to all floors
- Chrome internal ironmongery
- PVC-u double glazed windows and French doors*
- White emulsion ceilings and walls
- Coach lamp with PIR activation to front
- Landscaped and turfed front and rear gardens***



OAKTREE
GRANGE

* Where applicable ** Choice of tiles subject to build stage

*** Subject to landscape drawings



OAKLEY / SESSILEY / BURLEY / REDLEY / LIVELEY	OAKFORD	BURFORD / WHITEFORD	NUTFORD	REALFORD / FORESTWORTH	OAKWORTH
OAKLEY / SESSILEY / BURLEY / REDLEY / LIVELEY	OAKFORD	BURFORD / WHITEFORD	NUTFORD	REALFORD / FORESTWORTH	OAKWORTH

Kitchen

Stainless steel bowl and a half sink	■	■	■	■	■	■
Double oven	■	■	■	■	■	■
4-burner brushed steel gas hob	■					
5-burner gas hob		■	■	■	■	■
Chimney hood	■	■	■	■	■	■
Integrated fridge freezer	■	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■	■
Space for washing machine	■	■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■

Utility Room

Stainless steel single bowl sink		■		■	■	■
Space and plumbing for washing machine		■		■	■	■
Vinyl flooring		■		■	■	■

Cloaks

Splashback to wash hand basin	■	■	■	■	■	■
Tiling to window sill	■	■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■

Bathroom

Mixer shower fitted over bath	■	■	■	■	■	■
ERD Shower				■		■
Fully tiled shower cubicle				■		■
Chrome downlighters	■	■	■	■	■	■
Chrome towel rail	■	■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■

En-Suite

ERD shower	■	■	■	■	■	■
Fully tiled shower cubicle	■	■	■	■	■	■
Chrome downlighters		■	■	■	■	■
Chrome towel rail		■	■	■	■	■
Vinyl flooring	■	■	■	■	■	■

**En-Suite 2
(where applicable)**

Electric shower					■	■
Fully tiled shower cubicle					■	■
Vinyl flooring					■	■

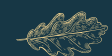
Wardrobes to bedroom 1					■	■
Chrome Switches		■	■	■	■	■
Alarm System		■	■	■	■	■



This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

OUR HOMES

-  THE OAKLEY
3 BEDROOM HOME
-  THE SESSILEY
3 BEDROOM HOME
-  THE BURLEY
3 BEDROOM HOME
-  THE REDLEY
3 BEDROOM HOME
-  THE LIVELEY
3 BEDROOM HOME
-  THE OAKFORD
4 BEDROOM HOME
-  THE BURFORD
4 BEDROOM HOME
-  THE WHITEFORD
4 BEDROOM HOME
-  THE NUTFORD
4 BEDROOM HOME
-  THE REALFORD
4 BEDROOM HOME
-  THE FORESTWORTH
5 BEDROOM HOME
-  THE OAKWORTH
5 BEDROOM HOME
-  TOGETHER
HOUSING GROUP
-  SHOW HOMES &
MARKETING SUITE



OAKTREE
GRANGE



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HOMES

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