

Oakham Gardens

Hermitage Lane, Mansfield



Rippon Homes

Craftsmanship, care and comfort: the hallmarks of a Rippon home

From the moment you step into a Rippon home, you'll feel something different. It might be the amount of space; it might be the sense of comfort; it might be the level of attention to detail. Whatever it is, there's one word that sums it up: home.

Aside from the welcoming sense of quality and care that you'll find in every one of our homes, the practicalities more than measure up too. Your home will be designed to meet the latest regulations on energy efficiency, saving you money on your heating bills and protecting the planet for future generations. And because it's been built by craftsmen using the highest quality materials to the most stringent requirements, it will also be easy to look after, so you can spend more of your leisure time doing the things you love.

A diamond standard

Rippon Homes was founded by Edward Rippon in 1946 and we celebrated our diamond anniversary in 2006. We build high quality houses in desirable locations because we understand that where you live is about more than just bricks and mortar. It's about building a space where you can create and share happy memories. It's about building a home.

Welcome to Rippon Homes



Location

Hermitage Lane, Mansfield

This appealing development of just 25 three bedroom semi-detached properties and three and four bedroom detached houses is perfect for young professionals and families looking for a place to call home.

The development is set on the outskirts of the thriving town of Mansfield and is perfectly located for commuters. It is within easy reach of the A60, A38 and M1 for travel to Nottingham, Lincoln, Newark, Derby, Leicester and beyond while Mansfield itself has a train station.

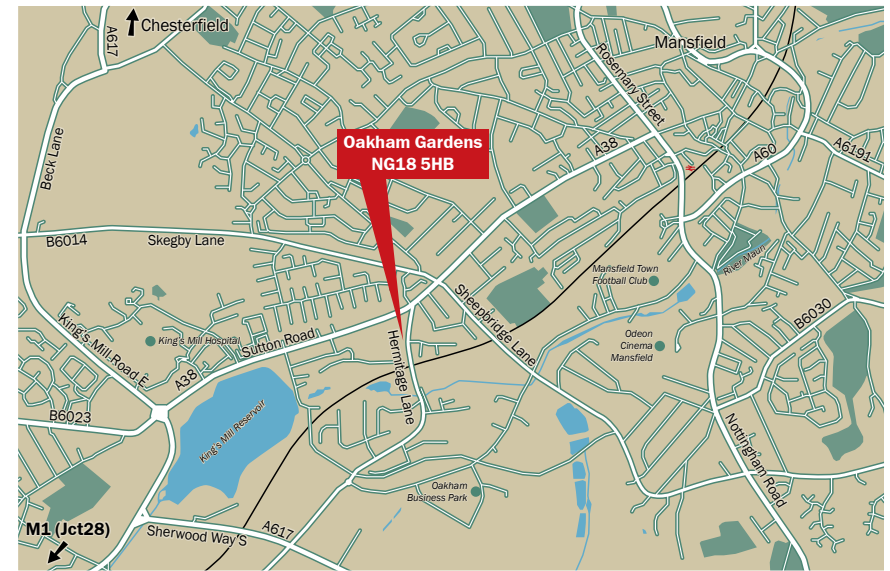
Your new home is also perfectly located for you to enjoy your leisure time. Mansfield has an excellent mix of leisure activities including a cinema, theatre, swimming pool, bowling plus a wide choice of pubs and restaurants. It also enjoys a vibrant shopping scene with town centre shops, all the major supermarkets and out of town retail parks to choose from.

Whilst the development is near to all the modern amenities you could need, it is also near some of Britain's most beautiful and historic countryside. Sherwood Forest, Sherwood Pines, Rufford Park and Clumber Park are all a short drive away where you can escape from the hustle and bustle of modern life.

Every one of the 25 homes in this development has been built with our customary care and commitment to quality and is covered by an NHBC ten year guarantee, ensuring this the perfect place for you to make a home.



Finding Us





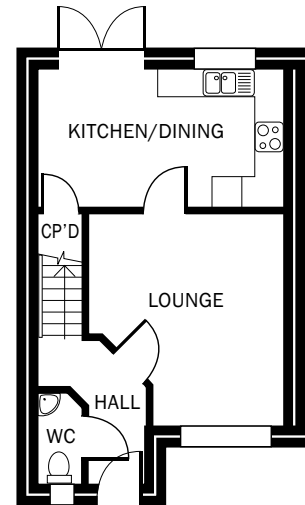
Loxley



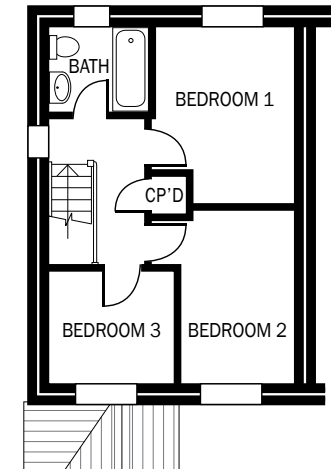
THREE BEDROOM SEMI-DETACHED WITH GARAGE

- Entrance hallway with cloaks
- Spacious lounge with window overlooking the front
- Spacious family kitchen/diner with French doors opening onto the rear garden
- Three bedrooms plus a family bathroom

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.79M x 4.12M	12'5"M x 13'6"M
Kitchen/Dining	4.77 x 2.73	15'7" x 8'11"

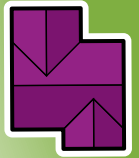
FIRST FLOOR

Bedroom 1	2.70M x 3.47M	8'10"M x 11'4"M
Bedroom 2	2.20 x 3.37	7'2" x 11'0"
Bedroom 3	2.48 x 2.20	8'1" x 7'2"
Bathroom	1.98 x 1.71	6'5" x 5'7"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.



Foxton

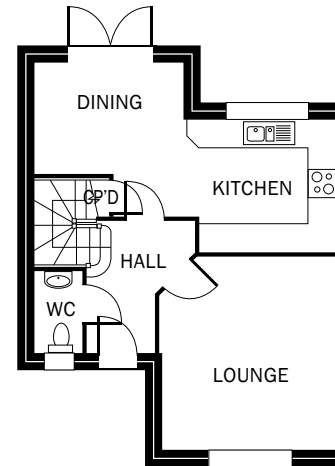


THREE BEDROOM DETACHED WITH GARAGE

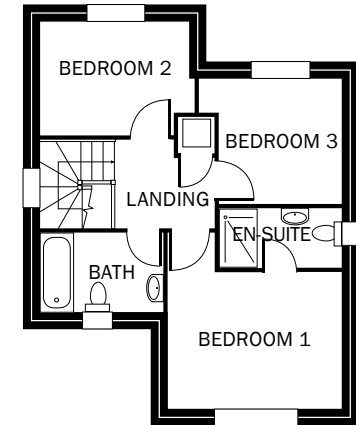
- Welcoming entrance hallway with attractive staircase
- Spacious family kitchen/diner with French doors opening onto the garden
- Master bedroom with fitted wardrobes and ensuite
- Excellent family home!



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.68	x	4.02	12'0"	x	13'2"
Kitchen/Dining	3.20M	x	2.77	10'6"	M x	9'1"
Kitchen/Dining	3.15	x	3.24M	10'4"	x	10'7"

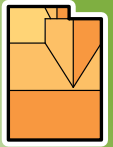
FIRST FLOOR

Bedroom 1	3.68	x	3.01	12'0"	x	9'10"
En-Suite	2.64	x	1.21	8'7"	x	3'11"
Bedroom 2	3.15M	x	2.35M	10'4"	M x	7'8"
Bedroom 3	2.64	x	2.51	8'7"	x	8'2"
Bathroom	2.57	x	1.70	8'5"	x	5'6"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.



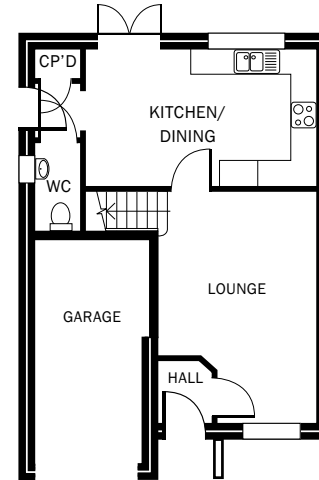
Cranmore



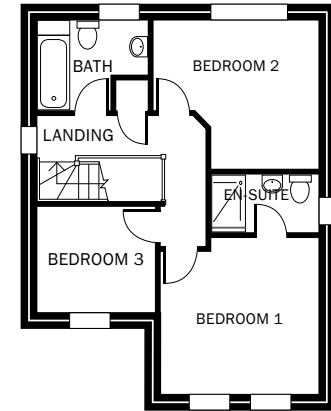
THREE BEDROOM DETACHED WITH GARAGE

- Lounge overlooking the front aspect
- Rear fitted dining/kitchen with French doors onto the garden
- Downstairs cloakroom
- Master bedroom with en-suite facility

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.51M x 5.24M	11'6" M x 17'2" M
Kitchen/Dining	5.19 x 3.08	17'0" x 10'1"

FIRST FLOOR

Bedroom 1	3.55 x 3.53M	11'7" x 11'6" M
En-Suite	2.43 x 1.30	7'11" x 4'3"
Bedroom 2	3.72M x 3.40M	12'2" M x 11'1" M
Bedroom 3	2.66 x 2.42	8'8" x 7'11"
Bathroom	2.49M x 2.06M	8'1" M x 6'9" M

All room dimensions are shown ↔ x ↑
M = Maximum dimensions.





Woodford



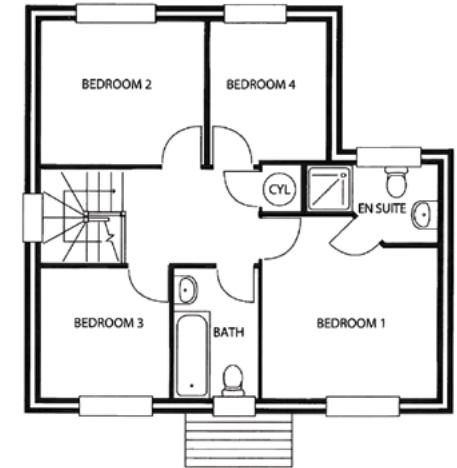
FOUR BEDROOM DETACHED WITH GARAGE

- Attractive traditional double fronted design
- Fully fitted kitchen/diner with French doors opening onto the garden
- Lounge with windows to the front and rear. Versatile study/dining/play room
- Master bedroom with en-suite facilities. Three further bedrooms and a family bathroom

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.45M x 4.55M	11'3"M x 14'11"M
Kitchen/Dining	5.54 x 2.75M	18'2" x 9'0"M
Study/Dining	2.77M x 2.52M	9'1"M x 8'3"M

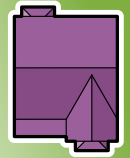
FIRST FLOOR

Bedroom 1	3.40 x 3.54M	11'1" x 11'7"M
En-Suite	2.55M x 1.51M	8'4"M x 4'11"M
Bedroom 2	3.17 x 2.79	10'4" x 9'1"
Bedroom 3	2.48 x 2.52	8'1" x 8'3"
Bedroom 4	2.27 x 2.71	7'5" x 8'10"
Bathroom	1.64 x 2.52	5'4" x 8'3"

All room dimensions are shown ↔ x ↓
M = Maximum dimensions.



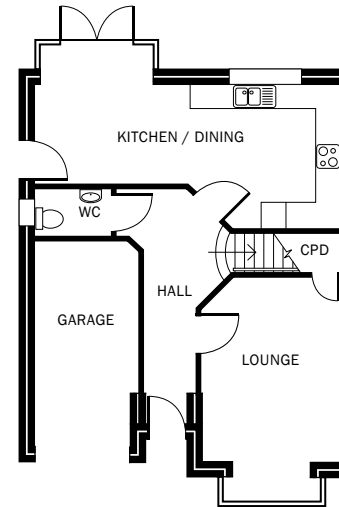
Arlington



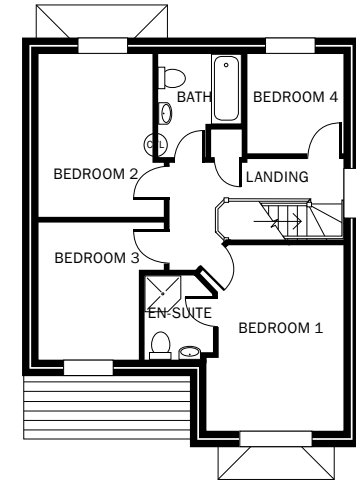
FOUR BEDROOM DETACHED WITH GARAGE

- Interesting entrance hallway
- Feature bay window to the lounge
- Spacious fitted kitchen/diner with French doors leading onto the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite facility

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.27M x 4.35M*	10'8"M x 14'3"M*
Kitchen/Dining	7.24M x 3.38M*	23'9"M x 11'1"M*

FIRST FLOOR

Bedroom 1	3.27M x 4.39	10'8"M x 14'4"
En-Suite	1.64M x 2.01M	5'4"M x 6'7"M
Bedroom 2	2.72 x 3.90	8'11" x 12'9"
Bedroom 3	2.38 x 3.24	7'9" x 10'7"
Bedroom 4	2.33 x 2.39	7'7" x 7'10"
Bathroom	1.99M x 2.46M	6'6"M x 8'0"M

All room dimensions are shown ↔ x ↓

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* = Dimensions not taken into bays.



Oakdale

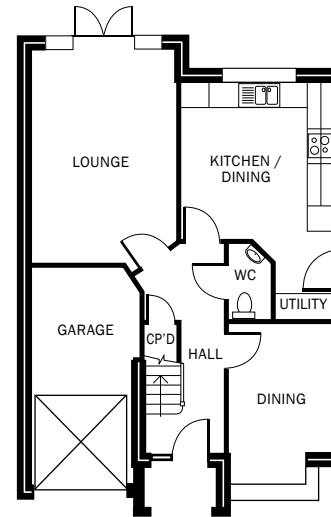


FOUR BEDROOM DETACHED WITH GARAGE

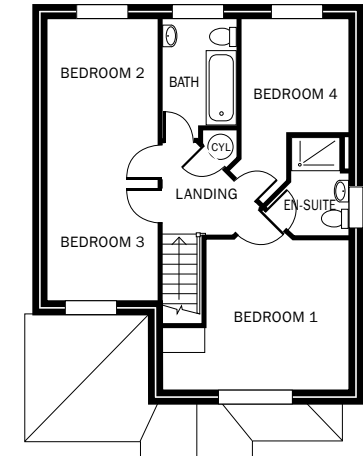
- Impressive looking property with open porch
- Spacious kitchen/dining with utility area
- Lounge to the rear with French doors opening onto the garden
- Ensuite facility to the master bedroom



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.46	x 4.96	11'4"	x 16'3"
Kitchen/Dining	3.60	x 3.67	11'9"	x 12'0"
Utility Area	1.40	x 1.92	4'7"	x 6'3"
Dining	2.50	x 3.02*	8'2"	x 9'11"*

FIRST FLOOR

Bedroom 1	4.45M	x 3.57	14'7"M	x 11'8"
En-Suite	1.38	x 2.27	4'6"	x 7'5"
Bedroom 2	2.65	x 3.81	8'8"	x 12'6"
Bedroom 3	2.65	x 2.68	8'8"	x 8'9"
Bedroom 4	2.57	x 2.67	8'5"	x 8'9"
Bathroom	1.78	x 2.80M	5'10"	x 9'2"M

All room dimensions are shown ↔ x ↑

M = Maximum dimensions.

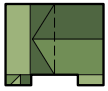
* = Dimensions not taken into bays.

Site Plan



Oakham Gardens
Hermitage Lane, Mansfield

Site Plan



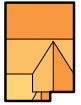
LOXLEY

Three Bedroom Semi-Detached with Garage and Driveway
Available plots 11 & 12



FOXTON

Three Bedroom Detached with Garage and Driveway
Available plots 13, 16 & 17



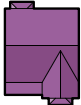
CRANMORE

Three Bedroom Detached with Garage and Driveway
Available plots 4, 7 & 20



WOODFORD

Four Bedroom Detached with Garage and Driveway
Available plots 22 & 25



ARLINGTON

Four Bedroom Detached with Garage and Driveway
Available plots 3, 8, 14 & 19



OAKDALE

Four Bedroom Detached with Garage and Driveway
Available plots 2, 6 & 21



GLENFIELD

Four Bedroom Detached with Garage and Driveway
Available plots 10, 15 & 23



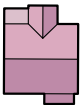
WINDSOR

Four Bedroom Detached with Garage and Driveway
Available plot 24



HAMBLETON

Four Bedroom Detached with Garage and Driveway
Available plots 5, 9 & 18



THORNLEY

Four Bedroom Detached with Garage and Driveway
Available plot 1





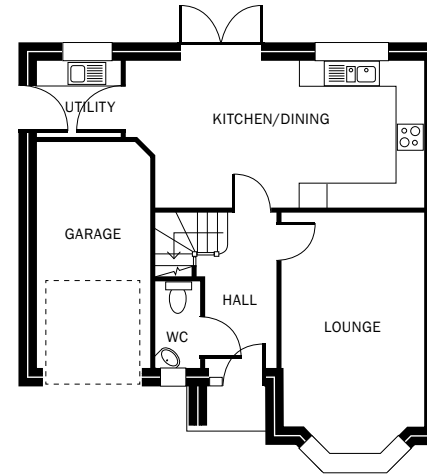
Glenfield



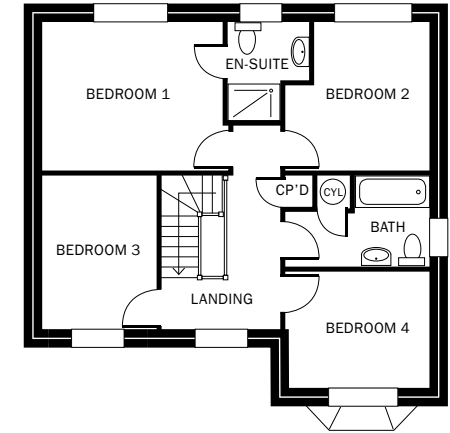
FOUR BEDROOM DETACHED WITH GARAGE

- Welcoming entrance hall with staircase off
- Bright open plan kitchen/diner with French doors opening on to the garden plus utility
- Spacious lounge with a feature bay window to the front
- Master bedroom with en-suite facility plus family bathroom

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.30	x	4.65*	10'9"	x	15'3"*
Kitchen/Dining	6.76M	x	3.20	22'2"M	x	10'6"
Utility	1.97	x	1.57	6'5"	x	5'1"

FIRST FLOOR

Bedroom 1	4.12	x	3.24	13'6"	x	10'7"
En-Suite	1.79M	x	2.17M	5'10"M	x	7'1"M
Bedroom 2	3.31M	x	3.24M	10'10"M	x	10'7"M
Bedroom 3	2.63	x	3.41	8'7"	x	11'2"
Bedroom 4	3.30	x	2.55	10'9"	x	8'4"
Bathroom	3.30M	x	2.00M	10'9"M	x	6'6"M

All room dimensions are shown ↔ x ↓

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Windsor

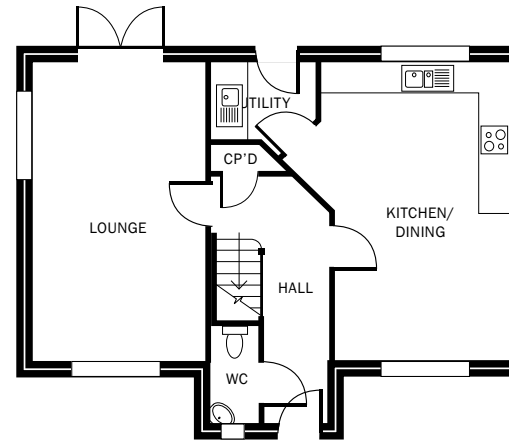


FOUR BEDROOM DETACHED WITH GARAGE

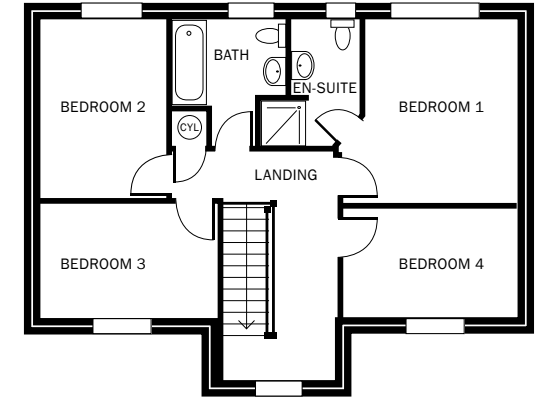
- Superb family home
- Spacious kitchen/diner with utility
- Lounge with French doors opening onto the garden
- Gallery landing giving access to first floor rooms



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.40	x 5.86	11'2"	x 19'2"
Kitchen/Dining	3.65M	x 5.86	11'11"	M x 19'2"
Utility	2.02M	x 1.50	6'7"	M x 4'11"

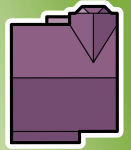
FIRST FLOOR

Bedroom 1	3.45M	x 3.61	11'3"	M x 11'10"
En-Suite	1.35	x 2.49M	4'5"	x 8'2"
Bedroom 2	2.52	x 3.51	8'3"	x 11'6"
Bedroom 3	3.54	x 2.24	11'7"	x 7'4"
Bedroom 4	3.45	x 2.14	11'3"	x 7'0"
Bathroom	2.24M	x 2.49M	7'4"	M x 8'2"

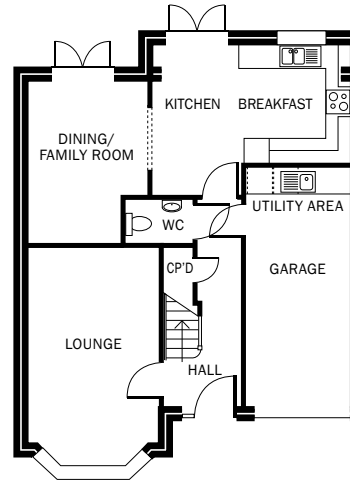
All room dimensions are shown ↔ x ↓
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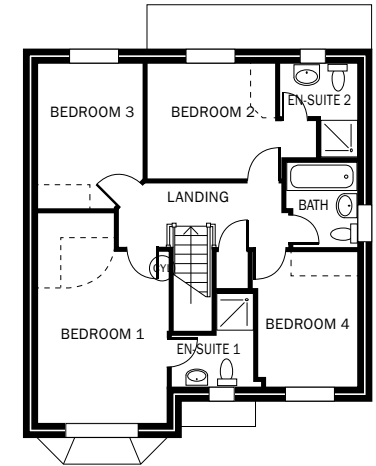
Hambleton



GROUND FLOOR



FIRST FLOOR



FOUR BEDROOM DETACHED WITH GARAGE

- Impressive looking family home
- Lounge to the front with feature bay window
- Spacious kitchen/dining with family room off
- Ensuite facilities to bedroom 1 and bedroom 2 plus family bathroom

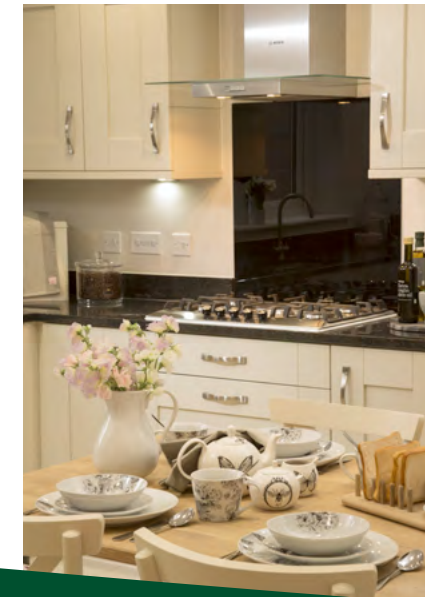
GROUND FLOOR

Lounge	3.15	x 4.72*	10'4"	x 15'5"*
Dining/Family Room	2.87M	x 3.95M	9'4"M	x 12'11"M
Kitchen/Dining	4.77M	x 3.69M	15'7"M	x 12'1"M

FIRST FLOOR

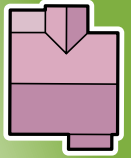
Bedroom 1	3.19M	x 5.10M	10'5"M	x 16'8"M
En-Suite	2.00M	x 2.26M	6'6"M	x 7'5"M
Bedroom 2	3.11	x 2.82	10'2"	x 9'3"
En-Suite	1.90M	x 2.27M	6'2"M	x 7'5"M
Bedroom 3	2.57M	x 3.56M	8'5"M	x 11'8"M
Bedroom 4	2.42	x 3.30	7'11"	x 10'9"
Bathroom	1.70M	x 2.06	5'6"M	x 6'9"

All room dimensions are shown ↔ x ↑
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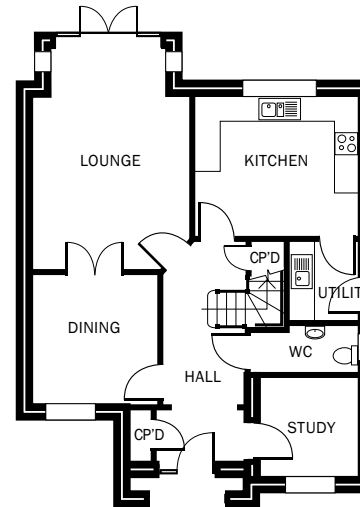
Thornley



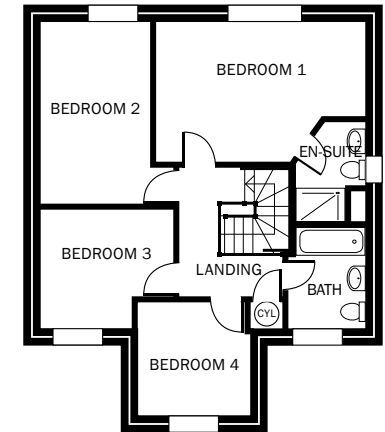
FOUR BEDROOM DETACHED WITH DOUBLE GARAGE

- Attractive entrance porch area leading to spacious hallway
- Fully fitted kitchen with utility. Separate dining room and study
- Lounge with feature French doors opening onto the rear garden
- Spacious landing giving access to the bedrooms and family bathroom

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	5.31M x 3.75M	17'4" M x 12'3" M
Dining Room	3.07 x 3.00	10'0" x 9'10"
Kitchen	3.90 x 3.32	12'9" x 10'10"
Study	2.42 x 2.41	7'11" x 7'10"
Utility	1.92 x 1.65	6'3" x 5'4"

FIRST FLOOR

Bedroom 1	5.02M x 3.37M	16'5" M x 11'0" M
En-Suite	2.39M x 1.69M	7'10" M x 5'6" M
Bedroom 2	4.36 x 2.67	14'3" x 8'9"
Bedroom 3	3.22M x 2.86M	10'6" M x 9'4" M
Bedroom 4	2.73 x 2.72	8'11" x 8'11"
Bathroom	2.47M x 1.88M	8'1" M x 6'2" M

All room dimensions are shown ↔ x ↑
M = Maximum dimensions.

Specifications

OAKHAM SPECIFICATION:

- UPVC Double glazed windows, fascia, soffit and guttering
- GRP Composite front & rear door
- Fitted kitchen with laminate worktops and upstands
- Stainless steel built in oven with gas hob, hood and splashback
- Flooring throughout
- TV point to lounge, kitchen/dining area and master bedroom
- BT point to living room
- Fitted wardrobes to master bedroom
- USB charging socket to kitchen
- Gas fired central heating system with thermostatically controlled radiators throughout
- Turf laid to front and rear gardens

OAKHAM ADDITIONAL OPTIONS:

You may choose to personalise your new home with some of the extras as listed below.

All these can be fitted for when you complete.

- Granite worktops and upstands
- Integrated or freestanding kitchen appliances
- Additional wall or floor tiling to kitchen, w.c., bathroom, en-suite areas
- Additional electrical, BT, TV and shaver sockets
- Burglar alarm
- External cold water tap
- Fire and surround
- Electric operated garage doors

Please discuss these further with our sales negotiator.

WHICH ONE WILL YOU CALL HOME?





Contact

Rippon Homes Ltd.

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Nottinghamshire NG21 0HJ

Freephone: 0800 169 7644

Email: sales@RipponHomes.co.uk

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For more details visit...
www.ripponhomes.co.uk

