



Oaklands HAMLET

CHIGWELL, ESSEX

An exceptional development of traditional homes
in a country park setting



COUNTRYSIDE
Places People Love



Oaklands
HAMLET

INTRODUCING
Oaklands Hamlet



AN IMPRESSIVE COLLECTION OF
NEW HOMES IN A PARKLAND SETTING

Nestling on the outskirts of Chigwell with a beautiful landscaped approach, Oaklands Hamlet enjoys all the benefits of country-style living with convenient access to central London. The exceptional range of 1-5 bedroom new homes, set amid 25 acres of public open space, boast an impressive specification and provide the perfect destination for a variety of lifestyles.



COME HOME TO Nature



Imagine somewhere so wonderfully rural yet close to the needs of modern day work and living. Leave London behind and drive along a tree-lined landscaped avenue to a superb collection of new homes. Stretching across an impressive 53 acres, surrounded by swathes of open countryside and two spectacular golf courses, this exciting new community offers something for everyone. Come home to a place where you will be surrounded by nature.

A SENSE OF Arrival



Beyond the beautifully landscaped entrance, your first glimpse of the stylish new homes at Oaklands Hamlet will reveal a carefully arranged and attractive village green, the ideal place to meet your neighbours. Meander further into the development and enjoy views over the

surrounding landscape where mature trees and local wildlife have been protected. Admire the thousands of newly planted trees and shrubs that share their border with the acres of country park and golf course – all designed to create a nostalgic rural hamlet.





IN HARMONY With nature



Nature and the environment are key features at Oaklands Hamlet. The carefully planned landscaping provides instant impact and perfectly complements the picturesque landscape it's surrounded by. Boasting traditional architecture, homes are of a modern, energy efficient design and provide a variety of layouts. Homes benefit from a dual water system that utilises the normal water supply for drinking, plus a greenwater supply for car washing, gardens and WC's saving money on annual bills and a reduced carbon footprint.



YOURS TO Explore



Boasting an impressive 53 acres, half of which is dedicated to public open green space, Oaklands Hamlet is a beautiful place to explore, unwind and come home to. Located in an idyllic setting with an unrivalled outlook, there are two country parks, a bandstand, cycleway and bridleway. Ponds provide a thriving habitat for wildlife, and there is an attractive village green – the perfect environment to enjoy a Sunday afternoon stroll with family and friends. Cast your eyes over the surrounding countryside, from the open fields and woodland to the manicured golf courses. A beautiful place surrounded by nature.

CHARM AND Character



Our beautifully designed homes exude character and style, there is a home to suit every taste and requirement. From 2-5 bedroom houses for young professionals, families and retirees to 1 and 2 bedroom

apartments for first time buyers. Thoughtfully considered external features include cottage style windows and New England style cladding. Well planned interiors maximise light and space, providing practical and desirable living areas.





Carefully crafted

INSIDE AND OUT



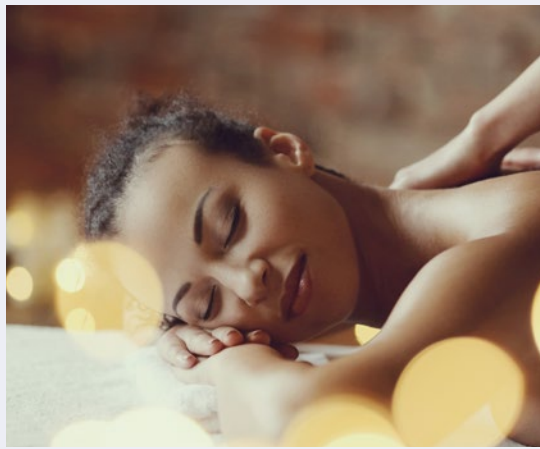
Every home at Oaklands Hamlet features exceptional quality as standard. Beautifully designed interiors and natural, timeless décor create a calming backdrop. Throughout your home, neutral wall tones and textures from wood-effect flooring, soft carpets and fitted wardrobes in the master bedroom complement each other beautifully.

Classic layouts with sleek bathrooms and well-appointed contemporary kitchens; each home is designed to maximise sustainability and benefits from A-rated kitchen appliances (where possible). Efficient central heating and low energy lighting provided throughout help create light filled living spaces, the perfect setting for entertaining or relaxing.





The Two Brewers, Chigwell



Chigwell Hall



The Bluebell Restaurant, Chigwell



The Sheesh Turkish Restaurant, Chigwell



THE CHARM OF Chigwell



Charles Dickens once called it “the finest place on earth” and the historic town of Chigwell certainly offers an exciting social lifestyle. There’s a host of popular places to eat, catering for a wide range of tastes. Dine at the famous Sheesh Turkish restaurant in the 17th century old Chigwell Village, try modern European cuisine at the Bluebell, or go Italian at Casa Pipino. Great nights out are guaranteed and who knows who you might bump into in this popular, glamorous Essex location where beauty salons and designer boutiques give shopping and personal pampering a whole new meaning.

ON YOUR Doorstep



With Chigwell on your doorstep, Oaklands Hamlet is also an ideal base for easy access to a great range of leisure, sporting and entertainment facilities in Hainault, Romford, Ilford and other adjacent towns.

Everyday shopping needs are catered for at the Tesco Metro just over a mile from the development. Or the local Waitrose in Buckhurst Hill, Aldi in Ilford and Sainsbury's in Woodford Green are close by. Just 4 miles away in Romford your choice is extended at The Liberty, The Brewery and Romford Shopping Hall that offer a range of High Street favourites, plus bowling and a cinema. Why not visit Dagenham's Moby Adventure Golf Course, the largest crazy golf course of its kind in the UK.

Drive just 4.5 miles to the 16th century medieval village of Abridge and enjoy a mouth watering meal at The Blue Boar Inn or a steak at Miller and Carter in Lambourne End less than 3 miles away. For boutiques and brasseries we recommend a trip to Buckhurst Hill or enjoy an afternoon at the Kenneth More Theatre or Cineworld in Ilford.



Buckhurst Hill



The Liberty, Romford



The Brewery, Romford



The Blue Boar, Abridge



Cineworld , Ilford





Fairlop Outdoor Activity Centre, Hainault



Hainault Golf Club



THE GREAT Outdoors



Sporting enthusiasts can enjoy a range of outdoor attractions. Hainault Golf Club, with its two challenging courses and driving range, is next door. Or the Topgolf Entertainment Centre in Chigwell, where you can golf all year round.

You're just 2.5 miles from the Redbridge Sports and Leisure Centre in Hainault with its state of the art 100 station air-conditioned gym plus indoor and outdoor sports arenas for squash, badminton and more. Nearby Fairlop Outdoor Activity Centre offers windsurfing, sailing, canoeing and powerboating on its 40 acre lake. Budding cyclists can enjoy the purpose built road and off-road tracks at Redbridge cycling centre, just one mile away.

If the sporting venues at Hainault aren't enough, go for a swim at the 25m pool at Fulwell Cross Leisure Centre, in nearby Ilford. Hainault Forest Country Park, just the other side of your neighbouring golf course, offers 300 acres for fishing, boating, walking or just enjoying nature.

London

A WORLD CLASS CITY



Ideally placed to enjoy all of the sights, sounds and attractions the capital has to offer, London is just a short tube ride away and boasts the best shopping, restaurants, cultural entertainment, royal parks and gardens. Canary Wharf, one of Europe's most important financial centres and a flourishing leisure destination is also within easy reach from nearby Hainault tube station located less than 2.5 miles away.



Transport

MADE EASY



Oaklands Hamlet's proximity to excellent transport connections makes it easy to reach, providing good links to local towns, London and further afield. Hainault tube station on the Central line connects to central London, the wider underground network and mainline train stations. Chadwell Heath mainline station, just 3.5 miles away, will benefit from Crossrail in 2019, providing faster and more direct connections to the city and beyond.

If travelling by car, Essex is connected to neighbouring counties via the nearby A12, M11 (junction 4) and M25 (junction 28). A free bus service* for residents is proposed to Hainault tube station, and nearby bus routes provide links to towns including Buckhurst Hill, Ilford and Abridge. For national and international air travel, Stansted Airport is within a 40 minute drive via the M11.

Oaklands
HAMLET

BY TUBE

(HAINAULT -
CENTRAL LINE)

Approx 2.5 miles away

21
MINUTES

30
MINUTES

37
MINUTES

40
MINUTES

41
MINUTES

41
MINUTES

WESTFIELD
STRATFORD CITY

LIVERPOOL
STREET

CANARY
WHARF

LONDON CITY
AIRPORT

OXFORD
STREET

LONDON
BRIDGE

50
MILES

25
MILES

7
MILES

7
MILES

3.5
MILES

2
MILES

HEATHROW
& GATWICK
AIRPORTS

STANSTED
AIRPORT

M25
JUNCTION 28

M11
JUNCTION 4

CHADWELL
HEATH
STATION
(CROSSRAIL
IN 2019)

A12

Oaklands
HAMLET

BY CAR

Education FOR ALL



Oaklands Hamlet is well served with a variety of independent and state schools nearby. Whether your child is starting primary school or studying for their GCSEs, they are in a great place to learn and thrive.



PRIMARY

Clockhouse Primary School.
2 miles.

A large school with 21 classes and a 90 place nursery. It offers a happy and stimulating environment in which pupils are encouraged to develop their character and talents.

Chigwell Row Infant School.
2.2 miles.

A unique village school whose aim is; "To make a positive difference to every child's life by providing opportunities to develop and achieve their potential"

Fullwood Primary School.
3.5 miles.
Ofsted rated as outstanding. A thriving community school set in pleasant, well-maintained grounds.



SECONDARY

The Forest Academy.
1.7 miles.
A mixed academy for students aged 11-19, committed to excellence for all across the ability spectrum.

The Warren School.
2.4 miles.
Ofsted rated as outstanding. For students aged 11-19 the school offers a full range of GCSE courses, as well as BTEC courses to suit every taste and aptitude.

Bower Park Academy.
2.7 miles.
A centre of excellence for media/arts that has achieved specialist school status in this field.



INDEPENDENT

Chigwell School.
3.6 miles.
Set in a 100 acre site, a co-educational day and boarding independent school for pupils between 4 and 18, comprising a junior school, senior school and sixth form.

Bancroft's School.
6.9 miles.
A co-educational day school for pupils aged 7 to 18. With prep, senior and sixth form and a range of co-curricular activities.



COLLEGE

Redbridge College.
3 miles.
Vocational college offering a wide range of courses to students across two campuses in Chadwell Heath and Ilford.



Buy new WITH CONFIDENCE



MAKE YOUR HOME YOUR OWN

Replacing a previous owners' idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Oaklands Hamlet and you have the perfect blank canvas just waiting for you to make your home your own.

NO NASTY SURPRISES

Buy a new home at Oaklands Hamlet and there'll be no nasty surprises or extra maintenance costs waiting for you, plus

you'll have the peace of mind of a 10 year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

BUILDING A BETTER FUTURE

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Oaklands Hamlet.





Beaulieu Heath, Essex



Kings Park, Harold Wood



The Lanes, Wickhurst Green



Aura, Cambridge

ABOUT THE DEVELOPMENT Partners



Countryside and L&Q have collaborated as joint venture partners on projects such as Beaulieu in Chelmsford, Essex, Acton Gardens in London W3, Brook Valley Gardens in Chipping Barnet EN5 and Beam Park in Dagenham. With four joint venture developments underway and more in the pipeline, both organisations share ambition and commitment to create homes and places where people want to live.

At Countryside we believe that where we live matters. We're passionate about creating places people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that

reflect our commitment to quality. From award-winning architecture and beautifully crafted landscapes, to developments in unique settings across London, the Thames Gateway and the south east, east and north west of England, our exacting standards and sustainable credentials combine to create places that will stand the test of time.

The character of the homes we build works in unison with the planning of environments and the unique detailing of the landscape, meaning our creative approach to place-making creates places where people feel at home. They provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love



ABOUT L&Q



L&Q is a leading residential developer in London and the South East. For over 50 years it has been driven by its mission to create places where people want to live. As a result, L&Q plays a key part in helping to shape one of the world's most exciting, diverse and dynamic regions.

L&Q creates high quality homes for people across a whole range of incomes, leads major residential

and mixed-use developments and is committed to delivering a 50,000 home pipeline within the next decade.

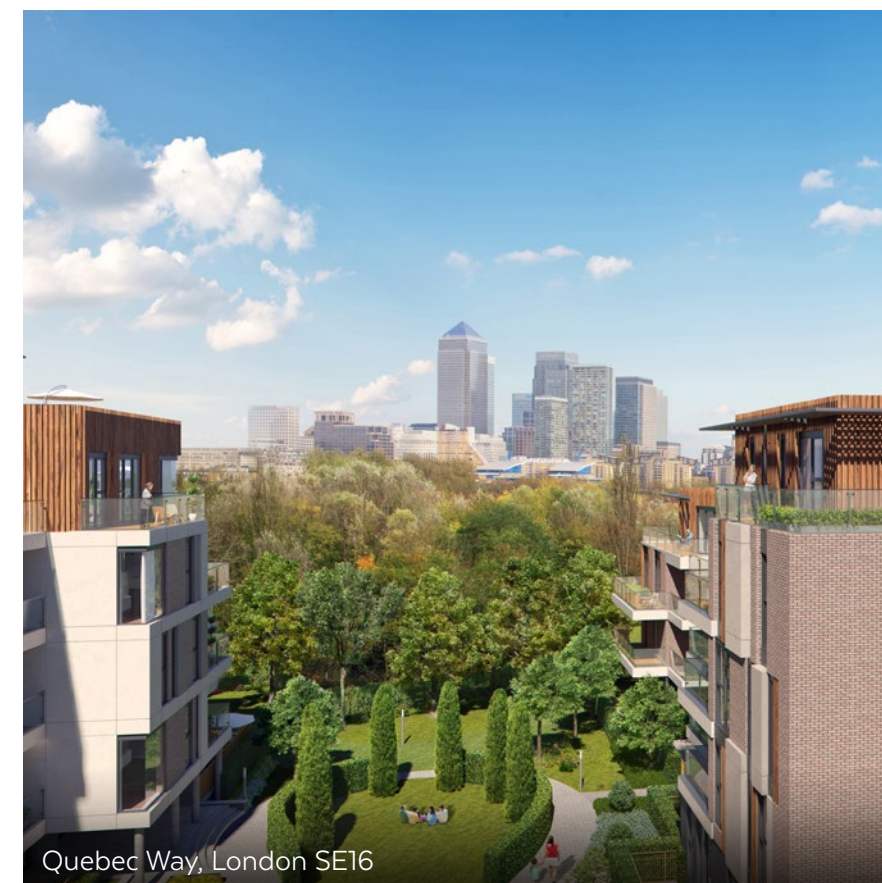
L&Q invests for the long term. Its award-winning approach delivers thriving communities which help make the county an even better place to live. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



St Agnes, London SE11



Quebec Way, London SE16



Quebec Way, London SE16



St Agnes, London SE11



Commitment TO OUR CUSTOMERS



The customer care team at Oaklands Hamlet is committed to providing you, our customers, with quality homes.

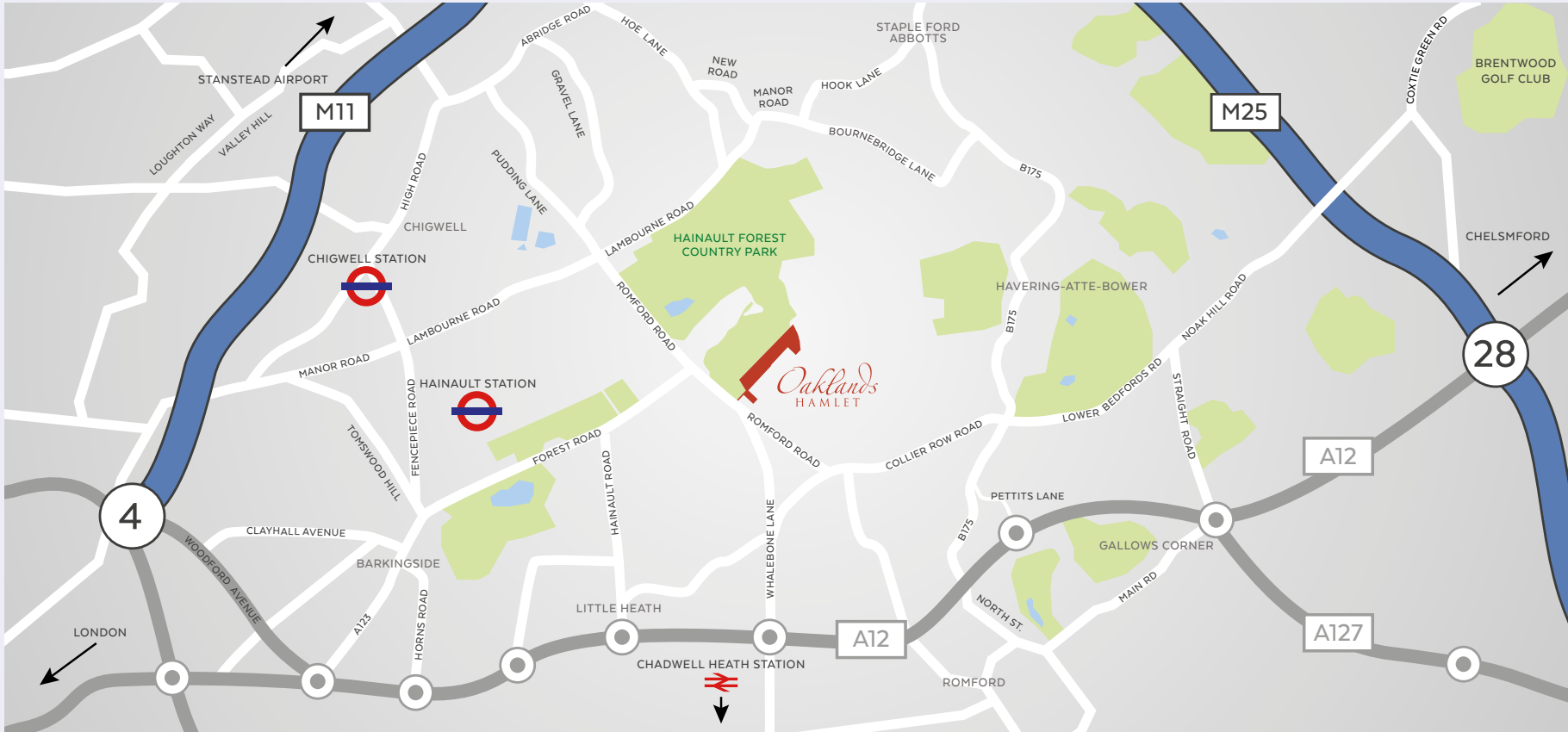
The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that you make your reservation to the day you move in, and beyond. No matter who you are dealing with or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the “Consumer Code for Home Builders”. Copies of this are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will be provided to you on reservation. For more information please visit www.consumercodeforhomebuilders.com

Our customer care begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Oaklands Hamlet carries our commitment to quality and improvement. You have the added assurance of every home carrying the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion. For more information visit www.nhbc.co.uk.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner. Each new owner will be invited to attend a handover of their new home with a member of the customer service team.





Maps not to scale

HOW TO Find us



ADDRESS
Five Oaks Lane, Chigwell, Essex, IG7 4QP.

BY CAR
Oaklands Hamlet is easily accessible from the M25, M11, A127 and A12. Access into the development on Five Oaks Lane is off the A1112 Romford Road.

From the M25, junction 28 Brentwood, join the A12 Eastern Avenue, East. After approximately 3.3 miles turn right onto A1112, Whalebone Lane North. After 0.9 miles, at the first roundabout, take the

first exit. Drive 0.9 miles, turn right into Five Oaks Lane.

From the M11, junction 5 follow the A406 North Circular Road. After 1 mile take the slip road left towards Central London/ Romford /Stratford /Chelmsford then at the roundabout, take 2nd exit onto A12/ Eastern Avenue. Remain on the Eastern Avenue/A12 for 4.4 miles then turn left on to A1112/Whalebone Lane North. After 0.9 miles, at the first roundabout, take the first exit. Drive 0.9 miles and turn right into Five Oaks Lane.

SAT NAV: IG7 4QP
EMAIL: oaklands-hamlet@cpplc.com



YOUR NEW Home awaits



Beautifully appointed within a parkland setting, Oaklands Hamlet is set to become one of the most exciting new addresses in Essex. Offering stylish, modern homes in close proximity to London for young professionals, families and retirees alike, we look forward to welcoming you.



Oaklands
HAMLET

CHIGWELL, ESSEX



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