



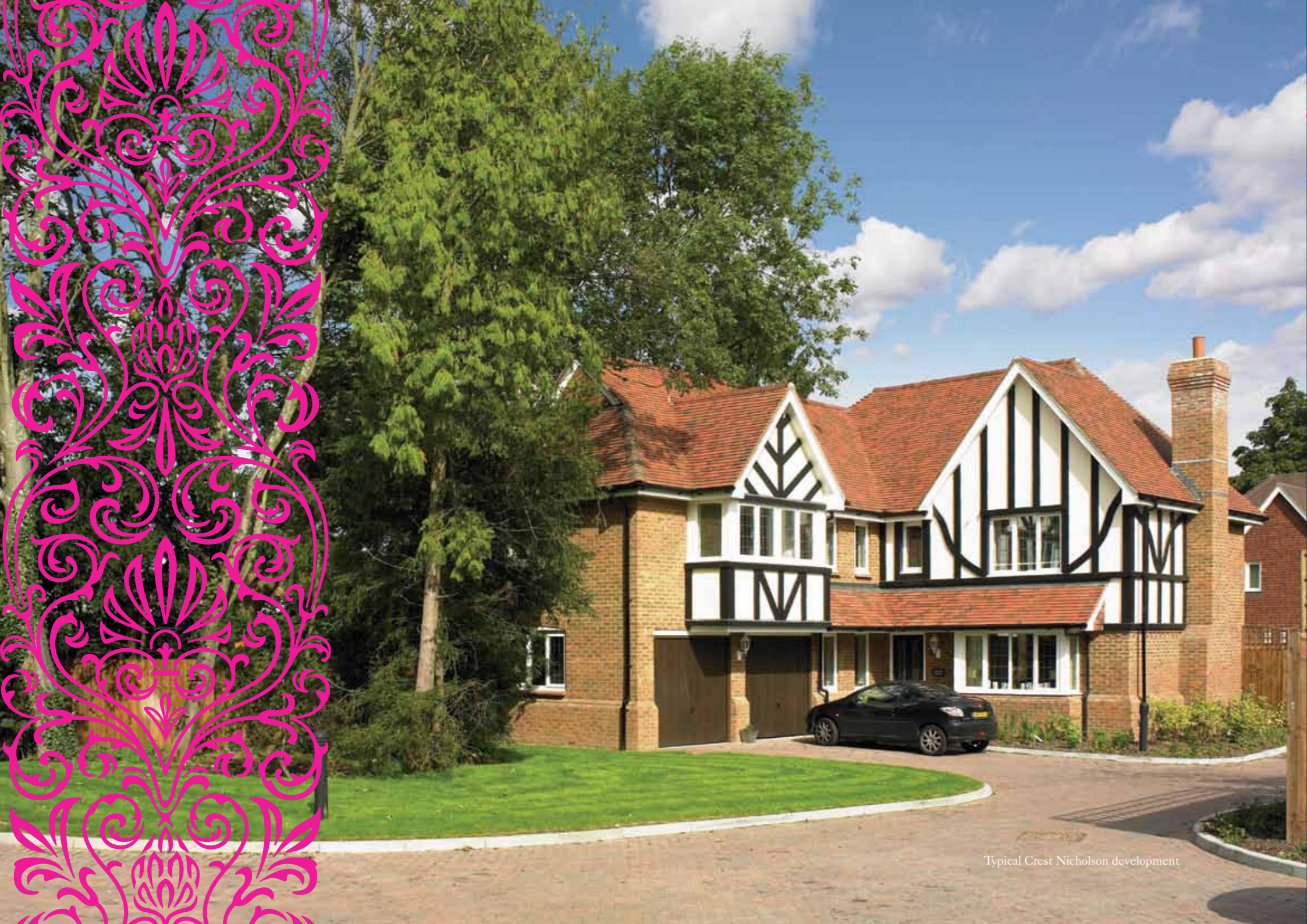
## OAKWOOD GARDENS

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GREEN LANE | OXHEY | HERTFORDSHIRE | WD19 4NL

An exclusive and traditionally designed development of just six, luxury 5 bedroom homes





Typical Crest Nicholson development

## WHERE TRADITIONAL DESIGN MEETS MODERN LIVING

Oakwood Gardens is a prestigious new development of six substantial detached homes, set in the exclusive area of Oxhey, a highly-sought after suburb of Watford.

Designed to Crest Nicholson's exacting standards, these homes combine traditional looks with contemporary convenience. From the wine chiller in the kitchen to the home entertainment system, these homes have been designed to ensure that they achieve the lifestyle you deserve.

Ideal for families, these homes are also in the catchment area for many of the areas highly regarded schools, with the prestigious Haberdashers' Aske's in nearby Elstree.

Oakwood Gardens is conveniently located for Watford's bustling town centre with its Harlequin shopping centre which plays host to John Lewis and other leading brands. To relax, why not visit The Grove, a prestigious hotel, golf and spa resort in nearby Chandler's Cross.

Oakwood Gardens offers a tranquil setting, in an affluent location, but still provides the convenience commuters require. Bushey Train Station with direct trains to London Euston in 19 minutes is only a 15 minute walk away and the development is ideally situated for both the M1 and M25.

The stunning new luxury homes at Oakwood Gardens combine classic design with modern demands and will be enjoyed and appreciated for years to come.

# MAKE YOUR KITCHEN THE HEART OF YOUR HOME

## INTEGRATED APPLIANCES

The single oven with additional oven/microwave with plate warmer underneath, and induction hob with extractor hood are integrated to maintain a sleek contemporary kitchen design. Your pyrolytic oven has a fast heat programme and cleans itself at the touch of a button. The high performing hob gives instant induction heat and the extractor hood features illuminated LED touch controls and an auto heat sensor system.



Alternatively choose a granite worktop from Marblecraft – a renowned supplier of superior granite. Worktops are complete with matching upstands and window cills to provide a sleek, contemporary look to the kitchen.

Enjoy the benefits of a dishwasher and a full height integrated fridge which provides 330 litres of storage and a full height integrated freezer which provides 208 litres capacity and a power cut safety feature for up to 21 hours\*. All appliances are A-rated and combine high performance with low energy use.

## TASK LIGHTING

To ensure you have the best light for food preparation, you'll find precisely positioned task lighting including low energy downlighters and under-cabinet lighting. This provides light exactly where it's needed with no wasted light, electricity or cost. Illuminated shelf lighting enhances the ambience of your kitchen as well as additional storage or display space.

The superior cupboards are 18mm thick with Blum German fittings throughout. Wall cabinets provide extra storage with an extended depth of 340mm.

## WATER EFFICIENCY

All kitchens are fitted with contemporary and watersaving mixer taps. These mix air with water to provide the water you need while reducing the amount of water you use providing a saving in water and energy.

## SLEEK WORKTOPS

At Oakwood Gardens you can select your worktops from the highest standard of materials\*. CaesarStone is the original pioneering innovation of quartz surfaces and contains up to 93% quartz and high quality polymer resins and pigments for a superb quality finish and a durable surface that's built to last.

## INSTANT BOILING WATER

A tap dedicated to the supply of boiling water – no need to boil your kettle and in sleek chrome to fit with the rest of your well designed kitchen.

## INTEGRAL WINE CHILLER

Enjoy your wine collection, at the temperature you prefer with the double chiller† - allowing you to set a different temperature for your red and white wine. With a black glass door and gloss chrome finish to enhance your kitchen's style.

## SMOKE DETECTORS

As a standard safety feature, BSI kitemark approved responsive smoke and carbon monoxide detectors are fitted in the kitchen and at each level in every Crest Nicholson home.

## WASTE DISPOSAL SYSTEM

Throw away your food waste easily into the integrated waste disposal system, housed in your sink.

\* Subject to the stage of construction.  
† To plots 4 and 5: single wine chiller and integrated fridge/freezer (70:30 split) with power cut safety feature for up to 13 hours.





Typical Crest Nicholson interior

## LUXURY & PRACTICALITY THROUGHOUT YOUR HOME

### CONTEMPORARY FINISH

Relax and unwind in your sumptuous new bathroom suite, which like all the en suite bathrooms within each home, enjoys a timeless, fully fitted white Villeroy & Boch suite, perfect for a soothing soak at the end of a busy day.

The Hansgrohe chrome fittings provide a quality feel, whilst there is a choice of flooring from Amtico, as well as a feature vanity unit in the main bathroom and the en suite to the master bedroom.

### EFFICIENT VENTILATION

The innovative whole house ventilation system is particularly welcome in the bathrooms. It ensures continuous, yet highly efficient ventilation without the need for conventional and noisy fan systems. Bathrooms stay fresh and hygienic with no moisture buildup.

### WIRED FOR SOUND

To ensure you are up to date with the latest technology, we have specified a high tech Home Entertainment System.

\* Subject to the stage of construction.

### A SNUG HOMELY FEEL

All homes have the choice of a stylish fire surround and hearth, from a selected range, so that you can create the perfect focal point to your living area.





## YOUR HOME'S SPECIFICATION AT A GLANCE

### KITCHEN & UTILITY ROOMS

A choice of beautiful fully fitted kitchens\*  
Stainless steel chimney hood extractor with illuminated LED touch controls  
Instant heating induction hob with stainless steel backplate  
Self cleaning oven  
Integrated dishwasher, microwave oven, fridge and freezer  
Wine chiller cabinet with temperature controlled settings  
Plumbing for a washing machine and tumble dryer to utility room  
Sleek CaesarStone quartz or Marblecraft granite worktops with matching upstands to kitchen  
Underslung sink with chrome monobloc tap  
Stainless steel sink with chrome mixer tap to utility rooms  
Choice of ceramic tiles or Amtico option  
Plinth lighting and illuminated shelf lighting  
Instant boiling water tap  
Integral waste disposal system

### BATHROOMS & EN SUITES

Contemporary fully fitted Villeroy & Boch sanitaryware in white  
Bathroom and master en suite have a feature vanity unit  
Glass shower enclosure (where applicable)  
Chrome Hansgrohe taps and shower fittings  
– Half height tiling to walls with sanitaryware  
– Full height tiling to shower cubicle and around bath  
– Floor to half wall height splashback tiling to wash hand basin to all bathrooms and cloakroom  
Choice of Spacia flooring by Amtico  
Heated towel rail

### JOINERY & DOORS

White painted finish architraves, coving and skirting boards  
Internal oak panel doors with half glazed doors to the living room, dining room, kitchen and study† and white six panel doors to the upper floors. All fitted with chrome furniture  
White timber double-glazed French doors  
Painted timber windows and hardwood front door  
Built in wardrobes to master bedroom

### CENTRAL HEATING

\*A rated boiler with a high pressure water heating system to the radiators

### DECORATION

Smooth finish white painted ceilings  
White painted walls to bathrooms, en suites and WCs  
All other internal walls are painted soft white  
Skirting and architrave finished in high white gloss  
Stairs have softwood turned spindels and are finished with a high white gloss banister  
Fire surround and hearth from a selected range

### ELECTRICAL

Recessed chrome downlighters fitted to the kitchen, bathroom, en suite & cloakroom  
TV/SKY+ points to kitchen/breakfast room, living room and bedrooms 1 to 4 (subject to customer subscription to SKY product)  
Telephone points provided to the living room, hall, master bedroom and study†  
Shaver socket provided to bathrooms and master en suite  
External porch light and external power to the rear  
Electric garage door  
Home Entertainment System

### SECURITY AND PEACE OF MIND

High standard of wall and loft insulation  
High performance softwood double glazed windows  
Mains operated smoke detectors and carbon monoxide detector fitted with battery back up  
Wiring for alarm system  
Gated entrance to homes 3-6 with audio entry and fob system

### GARDENS

Front gardens of the houses graded, rotovated and turfed  
Rear gardens of the houses graded, rotovated and turfed or planted (as specified)  
External tap to rear gardens

### WARRANTY & AFTER SALES CARE

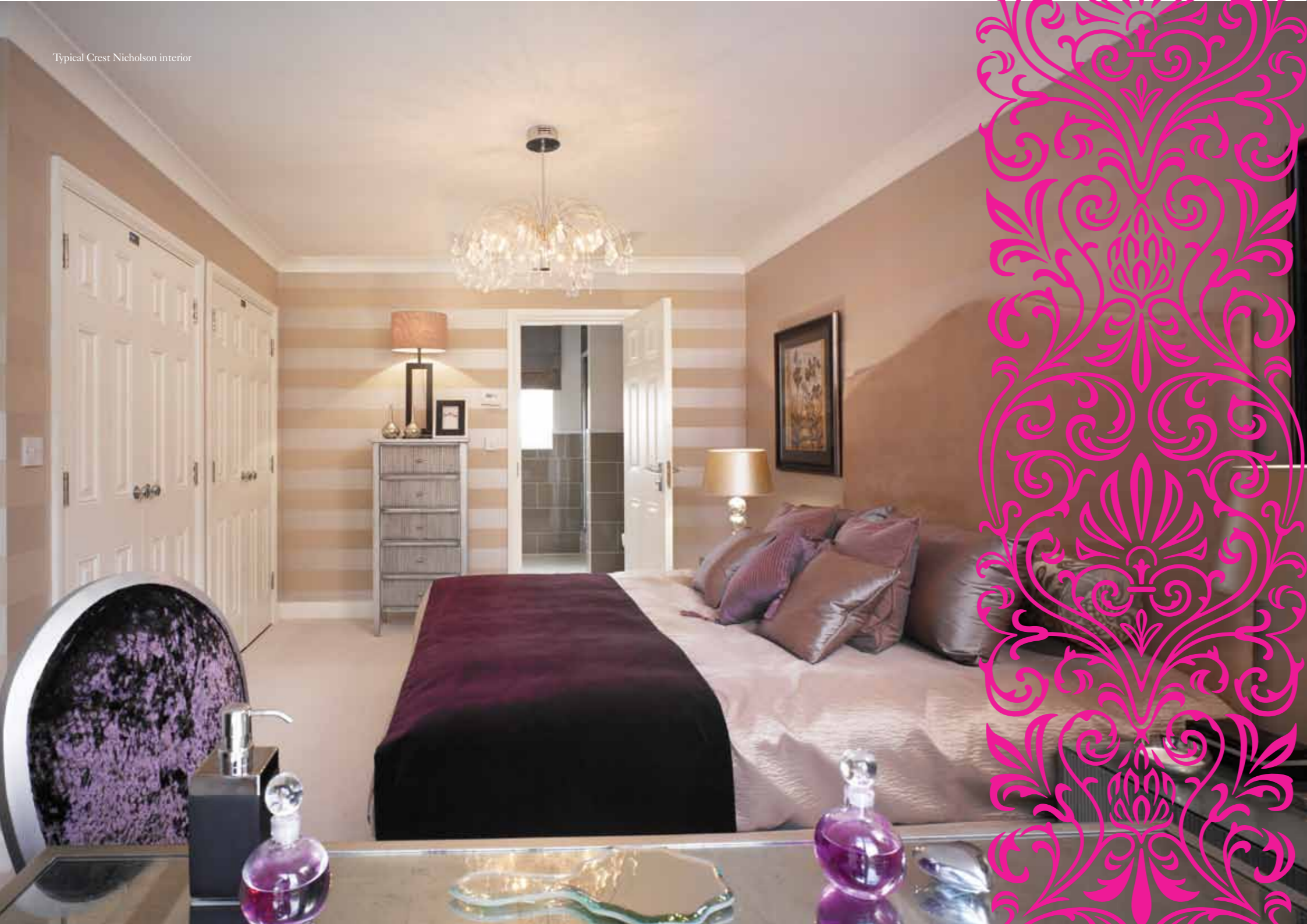
Complete NHBC 10 year warranty  
Thorough demonstration of your new home before it is handed over to you  
Crest Nicholson 2 year warranty

*\*Subject to stage of construction.*

*† To plots 1, 2, 3 and 6 only.*

*The development will be run by a Management Company and a service charge will be payable by all residents*

Typical Crest Nicholson interior



# SITE PLAN



- The Lucombe
- The Cypress
- The Fulham
- Walled Garden
- BS Bin Store

Please note, the digital illustration shown on this display is indicative only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please ask the Sales Advisor for details.  
Oakwood Gardens is a private development and will have a Management Company with a service charge applicable to all residents.



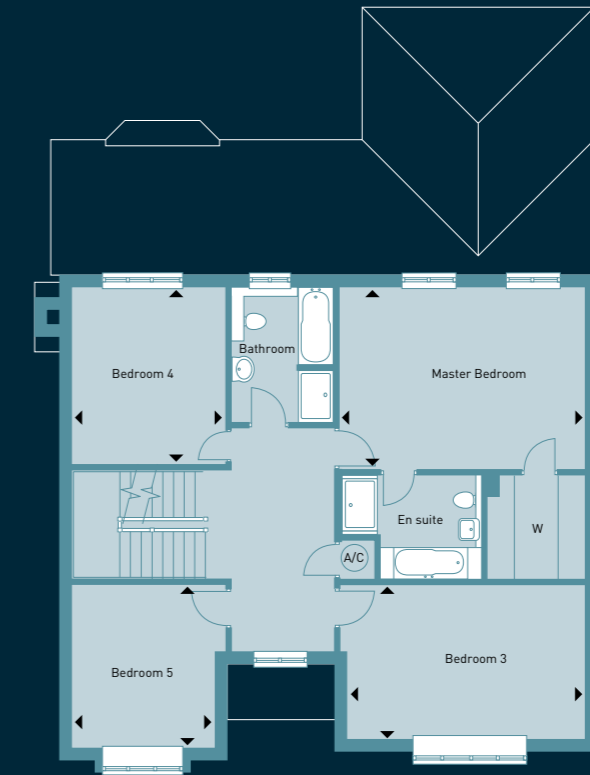
## PLOTS 1 & 2 THE FULHAM | 5 BEDROOM HOME



### GROUND FLOOR

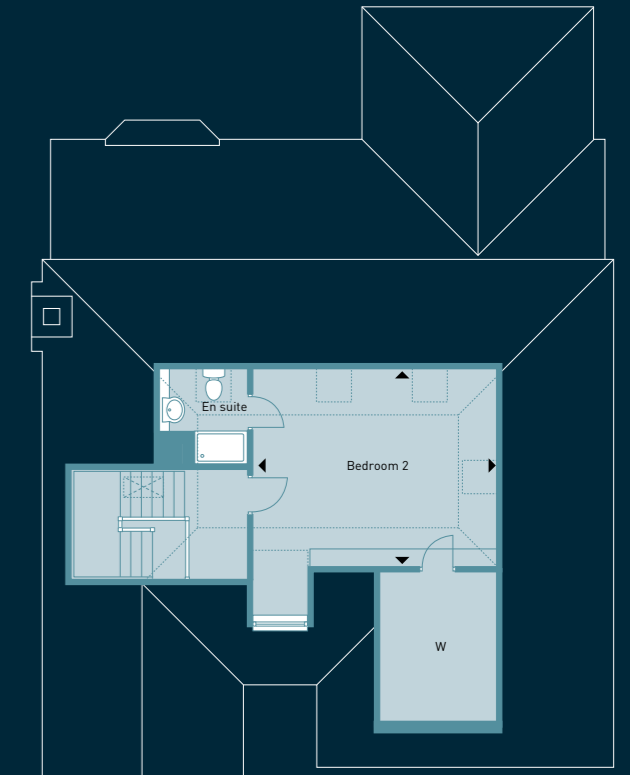
Kitchen	4301mm x 4050mm	14'1" x 13'3"
Family/Breakfast Room	3862mm x 2584mm	12'8" x 8'6"
Living Room	6801mm x 4058mm	22'4" x 13'4"
Dining Room	4301mm x 3055mm	14'1" x 10'0"
Study	3475mm x 3271mm	11'4" x 10'7"

**Total house area**      **284 Sq m**      **3054 Sq ft**



### FIRST FLOOR

Master Bedroom	5410mm x 4121mm	17'9" x 13'6"
Bedroom 3	5410mm x 3403mm	17'9" x 11'2"
Bedroom 4	4121mm x 3515mm	13'6" x 11'6"
Bedroom 5	3528mm x 3271mm	11'7" x 10'9"



### SECOND FLOOR

Bedroom 2	6048mm x 5124mm	19'10" x 16'10"
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W    Wardrobe  
C    Cupboard

Velux window

Denotes line of sloping ceiling

Plot 2 handed to that shown

Please note, elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential change. Please ask the Sales Advisor for information about SAP ratings. All stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please ask the Sales Advisor for details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration depicts The Fulham and is indicative only. Please ask your Sales Advisor for exact elevations.





## PLOTS 3 & 6 THE LUCOMBE | 5 BEDROOM HOME



### GROUND FLOOR

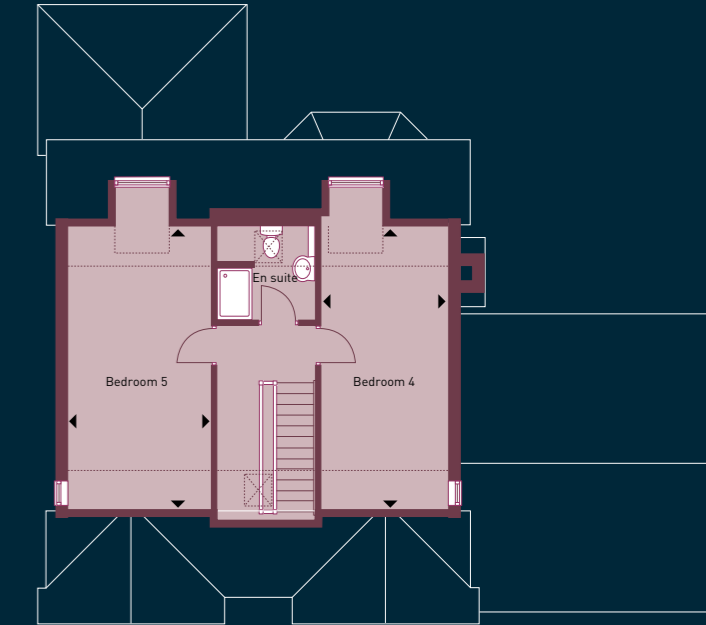
Kitchen	5013mm x 3400mm	16'5" x 11'2"
Breakfast Room	3400mm x 2881mm	11'2" x 9'5"
Living Room	5019mm x 4450mm	16'6" x 14'7"
Dining Room	5130mm x 2894mm	16'10" x 9'6"
Study	3400mm x 2362mm	11'2" x 7'9"

<b>Total house area</b>	<b>230 Sq m</b>	<b>2480 Sq ft</b>
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### FIRST FLOOR

Master Bedroom	4450mm x 3361mm	14'7" x 11'0"
Bedroom 2	5130mm x 2894mm	16'10" x 9'6"
Bedroom 3	4701mm x 3400mm	15'5" x 11'2"



### SECOND FLOOR

Bedroom 4	6293mm x 2947mm	20'8" x 9'8"
Bedroom 5	6293mm x 3253mm	20'8" x 10'8"

W Wardrobe  
C Cupboard

⊠ Velux window

----- Denotes line of sloping ceiling

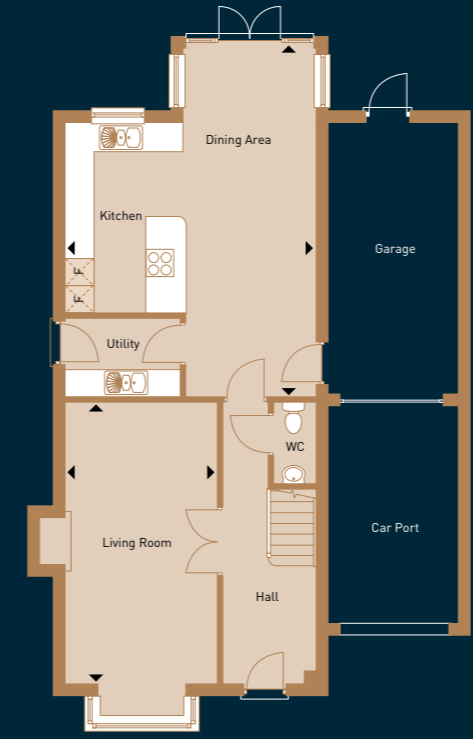
Please note plot 6 has a detached garage

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Computer generated image is indicative only



## PLOTS 4 & 5 THE CYPRESS | 5 BEDROOM HOME



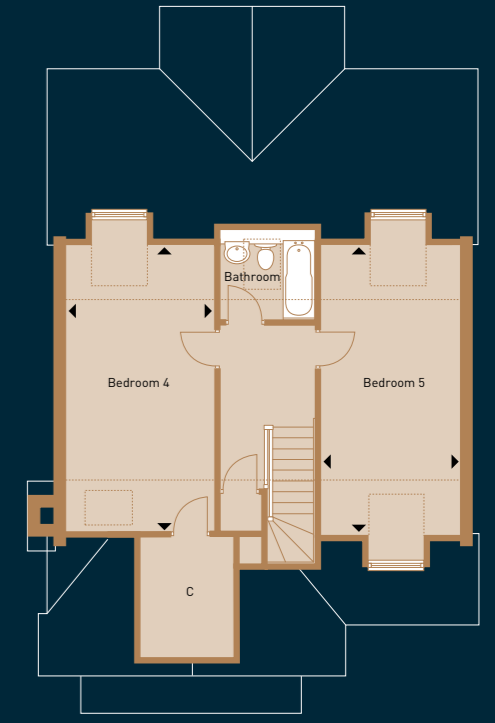
**GROUND FLOOR**

Kitchen/Dining Area	7740mm • x 6197mm	25'5" • x 20'4"
Living Room	6100mm x 3996mm	20'0" x 13'1"
<b>Total house area</b>	<b>228 Sq m</b>	<b>2675 Sq ft</b>



**FIRST FLOOR**

Master Bedroom	6196mm x 3476mm	20'4" x 11'5"
Bedroom 2	4953mm x 3786mm	16'3" x 12'5"
Bedroom 3	3835mm x 3102mm	12'7" x 10'2"



**SECOND FLOOR**

Bedroom 4	6134mm x 3976mm	20'1" x 13'1"
Bedroom 5	5834mm x 3157mm	19'2" x 10'4"

- W Wardrobe
  - C Cupboard
  - Maximum measurement
  - ⊞ Velux window
  - Denotes line of sloping ceiling
- Plot 5 handed to that shown

Please note, elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential change. Please ask the Sales Advisor for information about SAP ratings. All stated dimensions are subject to tolerances of +/- 50mm. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please ask the Sales Advisor for details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Crest Nicholson reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. Digital illustration depicts The Cypress and is indicative only. Please ask your Sales Advisor for exact elevations.

# THE SEAL OF EXCELLENCE

At Crest Nicholson we continue to build attractive new homes that satisfy our customer's needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on almost 50 years experience of creating award winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customer's lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency. And, this is why 99% of Crest Nicholson home owners\* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Recognising our desire to satisfy customer needs, support local community regeneration and deliver homes that help their occupiers adopt a more sustainable lifestyle, we have been bestowed with the Queen's Award for Enterprise and Sustainable Development.

This accolade, combined with a string of other industry design awards, including more CAFE Gold Building for Life Awards than any other developer, continues to both reaffirm our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\* NHBC/HBF Customer Satisfaction Survey



Typical Crest Nicholson development



# HOW TO FIND US



## OAKWOOD GARDENS

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For further information please call 0870 755 0833

Alternatively, please email: [oakwoodgardens@crestnicholson.com](mailto:oakwoodgardens@crestnicholson.com)

[www.crestnicholson.com/oakwoodgardens](http://www.crestnicholson.com/oakwoodgardens)

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