



OAKLEY GREEN

LAVANT

2 & 3 BEDROOM HOMES

STEP INTO
L U X U R Y
AT OAKLEY GREEN



Located on the southern slopes of the South Downs National Park, the village of Lavant is surrounded by glorious countryside and is now home to an exclusive new development – Oakley Green.
We are pleased to showcase our collection of luxury two- and three-bedroom homes.



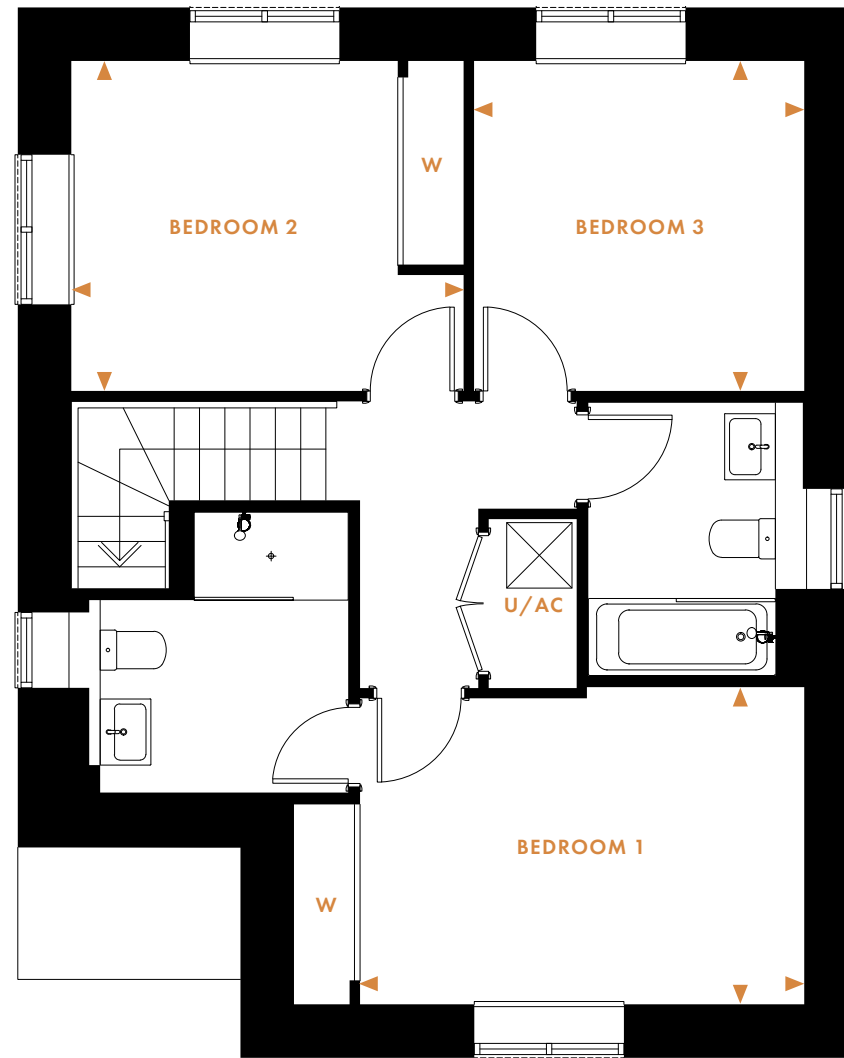
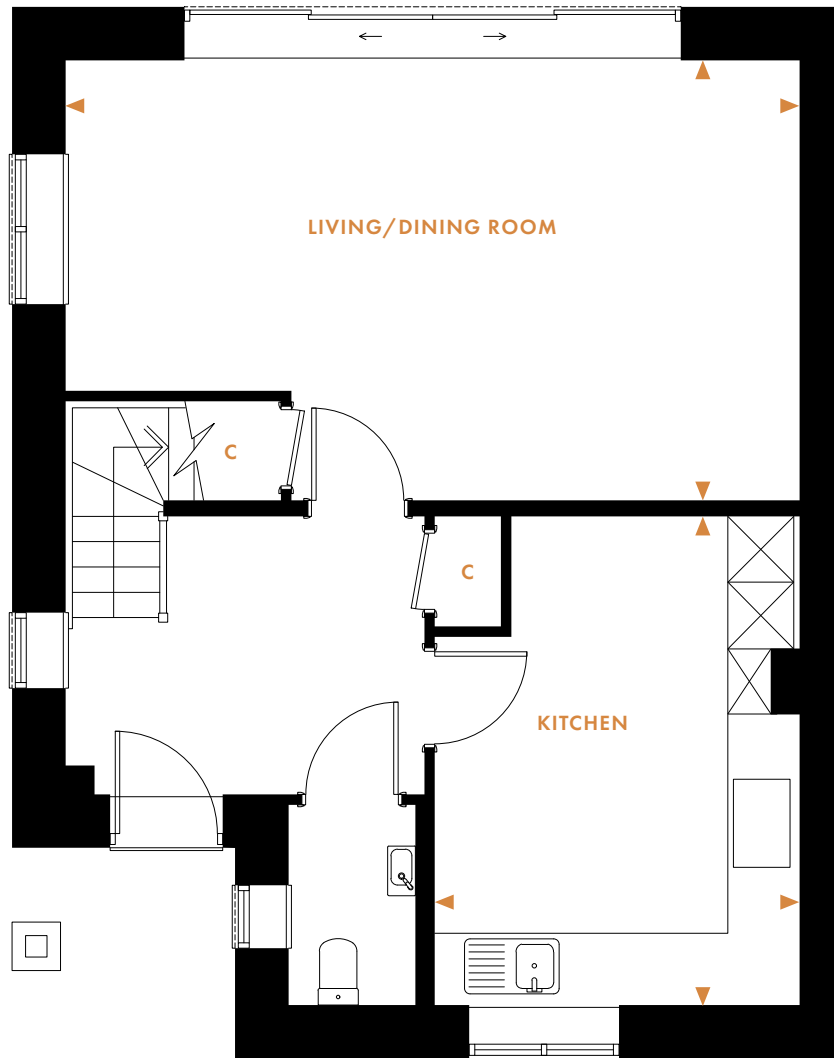
T H E M O R G A N

H O M E 1

This attractive three-bedroom detached home boasts a spacious living/dining room at its rear, with direct access, through sliding doors, to the garden. The separate kitchen offers ample space. Upstairs, there are three double bedrooms, two with fitted wardrobes. Bedroom one is complete with an en suite. The upstairs is finished with a family bathroom and utility cupboard, complete with washer-dryer.



This is a computer-generated image of Home 1.



GROUND FLOOR

KITCHEN 14'7" x 10'11" 4437mm x 3312mm

LIVING/DINING ROOM 21'11" x 13'1" 6665mm x 3995mm

FIRST FLOOR

BEDROOM 1 13'3" x 9'6" 4040mm x 2883mm

BEDROOM 2 11'9" x 9'10" 3568mm x 3000mm

BEDROOM 3 9'10" x 9'10" 3002mm x 3000mm



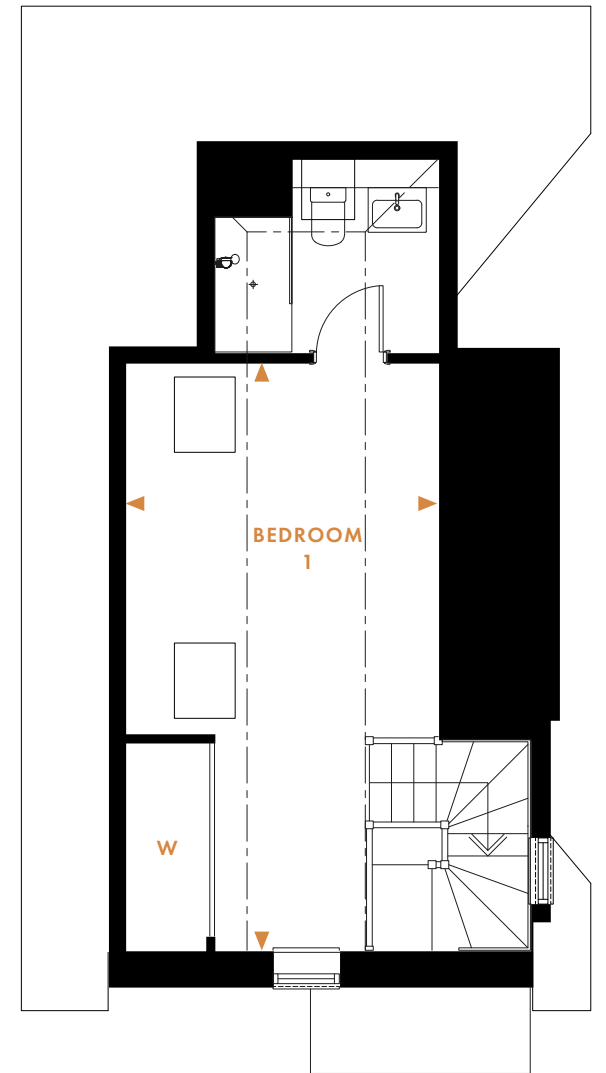
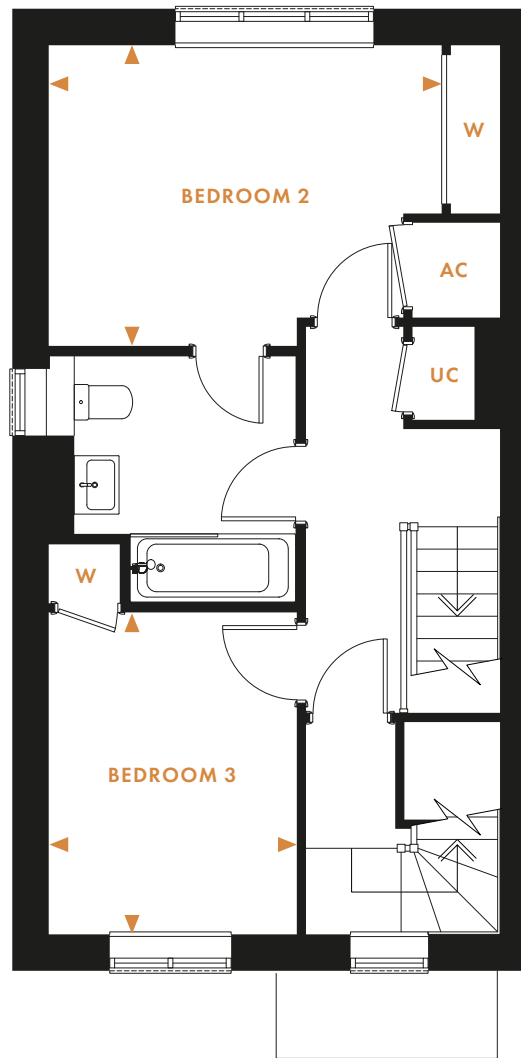
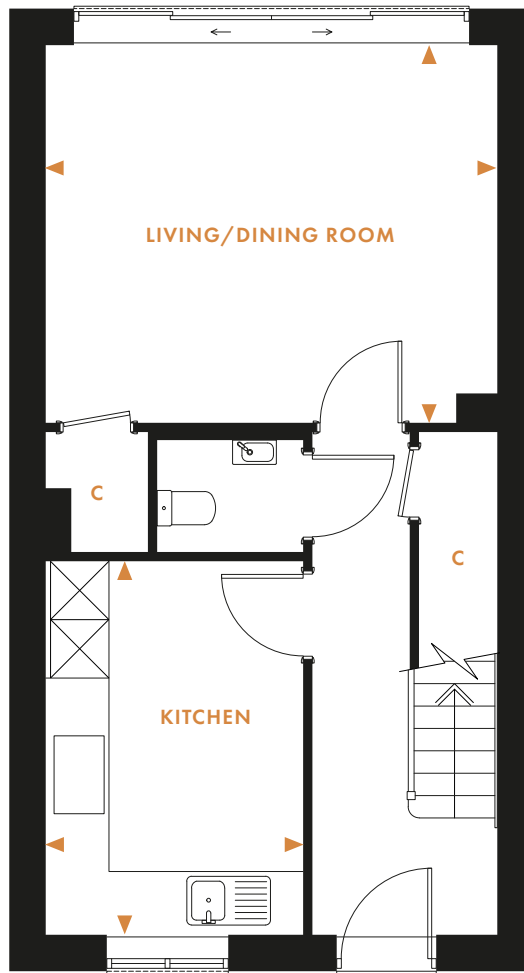
T H E S H E L L E Y

H O M E S 2 , 2 2 & 3 3

This stunning three-bedroom home offers an open-plan living/dining room at its rear, benefiting from sliding doors, leading out to the garden. The fully fitted kitchen completes the ground floor. Bedrooms two and three are on the first floor, along with the family bathroom. Bedroom one is on the second floor, benefiting from a wardrobe and an en suite.



This is a computer-generated image of Homes 2, 3, 4 & 5.



GROUND FLOOR

| | | |
|--------------------|---------------|-----------------|
| KITCHEN | 12'7" x 8'8" | 3837mm x 2645mm |
| LIVING/DINING ROOM | 15'3" x 12'9" | 4640mm x 3880mm |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 2 | 13'3" x 10'2" | 4040mm x 3091mm |
| BEDROOM 3 | 10'10" x 8'4" | 3309mm x 2550mm |

SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| BEDROOM 1 | 20' x 10'8" | 6080mm x 3238mm |
|-----------|-------------|-----------------|



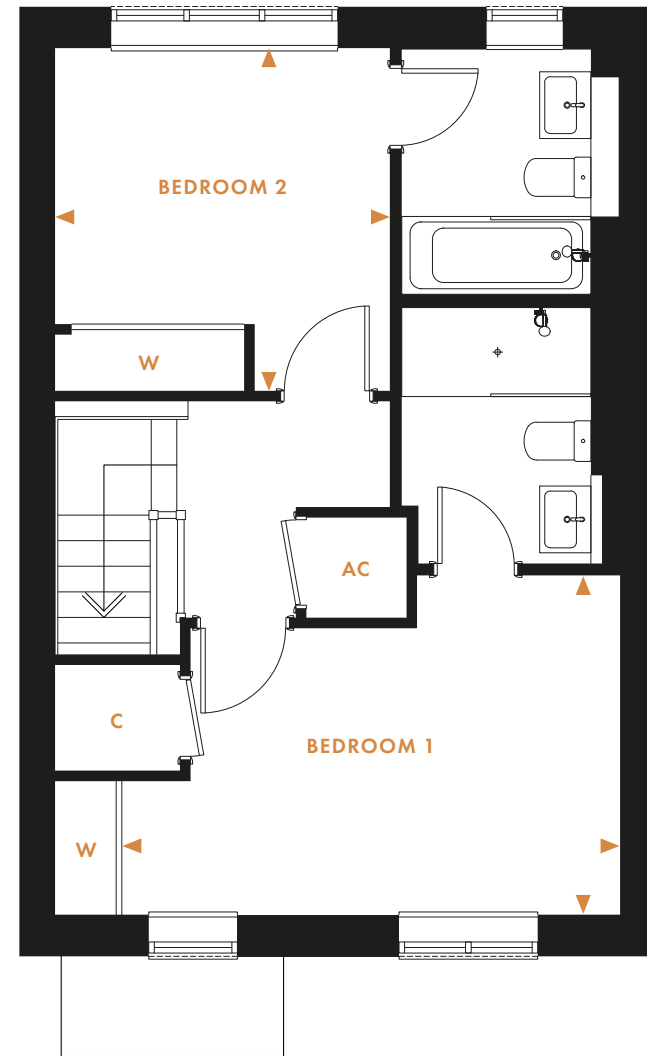
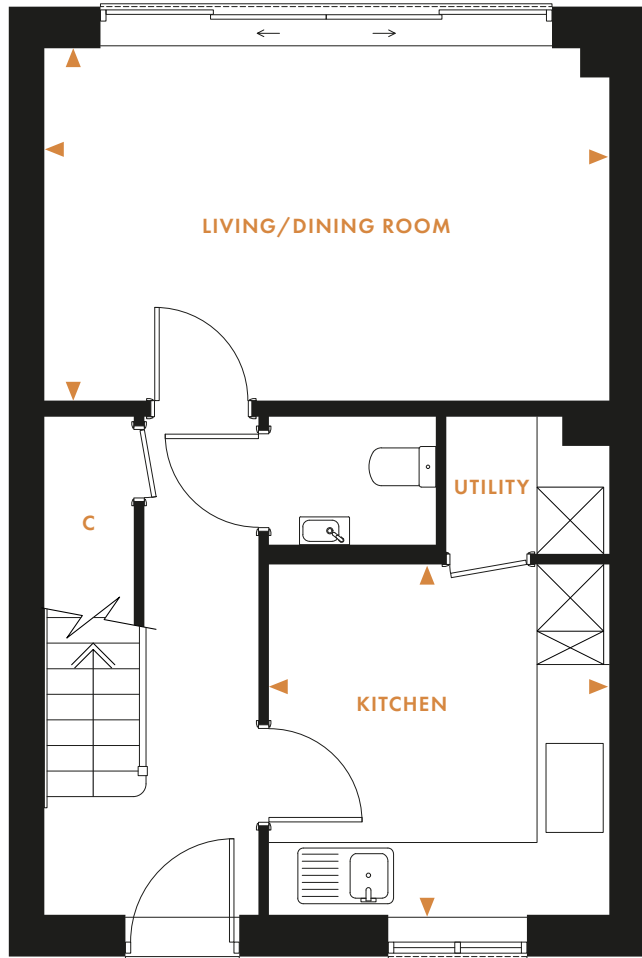
T H E O T W A Y

H O M E S 3 , 4 , 3 1 & 3 2

This beautifully proportioned two-bedroom mid-terrace home boasts an open-plan living/dining room at its rear, with direct access, through sliding doors, to the garden. The ground floor is complete with separate kitchen and utility space. Upstairs, both bedrooms are finished with fitted wardrobes. Bedroom one benefits from an en suite. The first floor is finished with a family bathroom.



This is a computer-generated image of Homes 2, 3, 4 & 5.



GROUND FLOOR

| | | |
|---------|---------------|-----------------|
| KITCHEN | 10'4" x 10'1" | 3150mm x 3060mm |
|---------|---------------|-----------------|

| | | |
|--------------------|---------------|-----------------|
| LIVING/DINING ROOM | 16'8" x 10'5" | 5080mm x 3167mm |
|--------------------|---------------|-----------------|

FIRST FLOOR

| | | |
|-----------|-------------|-----------------|
| BEDROOM 1 | 14'9" x 10' | 4480mm x 3050mm |
|-----------|-------------|-----------------|

| | | |
|-----------|---------------|-----------------|
| BEDROOM 2 | 10'1" x 9'11" | 3080mm x 3010mm |
|-----------|---------------|-----------------|



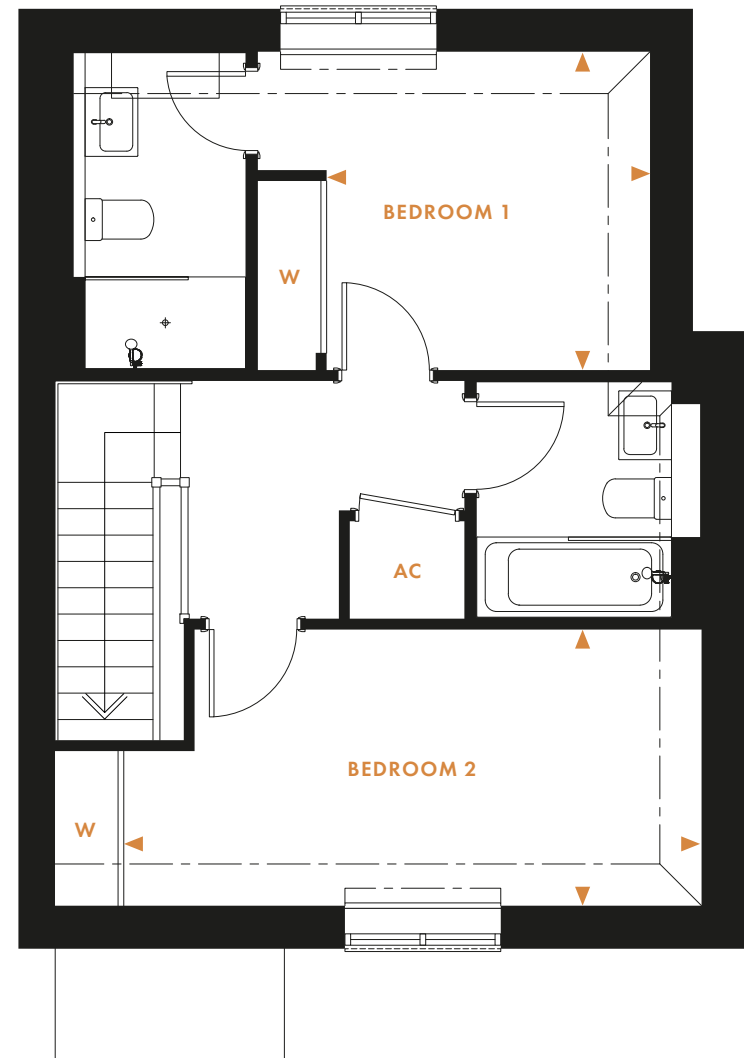
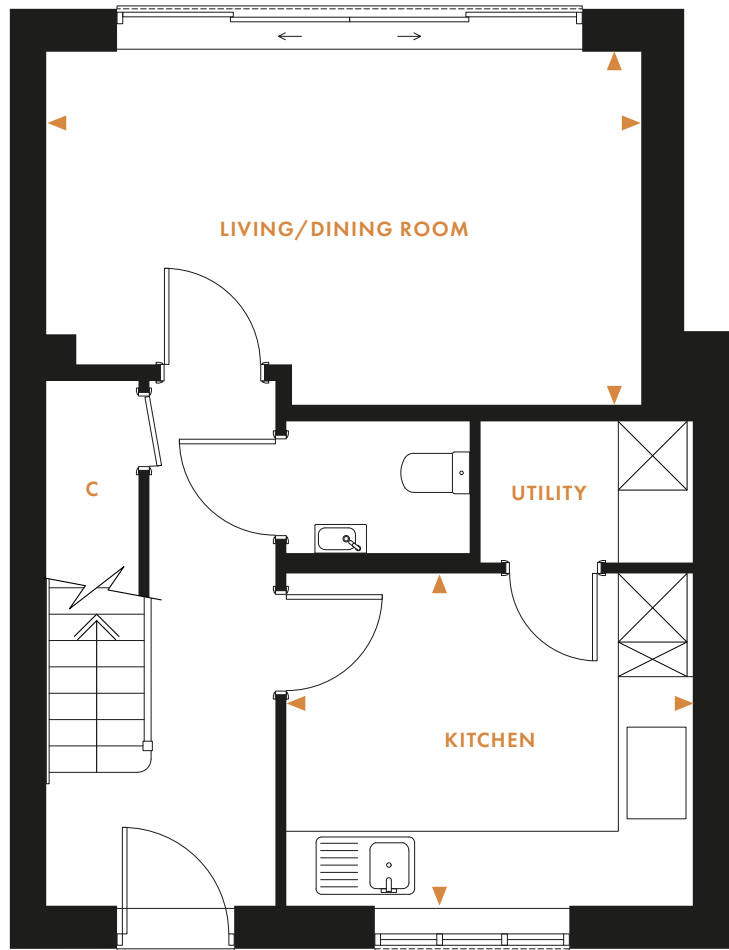
T H E K I P L I N G

H O M E S 5 , 2 3 & 3 0

This appealing two-bedroom home offers a spacious open-plan living/dining room at its rear, with access, through sliding doors, to the garden. The kitchen and utility space complete the ground floor. Bedroom one offers an en suite and fitted wardrobe, with the upstairs finished with bedroom two (complete with fitted wardrobe) and a family bathroom.



This is a computer-generated image of Homes 2, 3, 4 & 5.



GROUND FLOOR

| | | |
|--------------------|---------------|-----------------|
| KITCHEN | 11'8" x 9'6" | 3547mm x 2900mm |
| LIVING/DINING ROOM | 17'1" x 10'1" | 5192mm x 3080mm |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 9'3" x 9'1" | 2823mm x 2777mm |
| BEDROOM 2 | 16'7" x 7'11" | 5043mm x 2410mm |



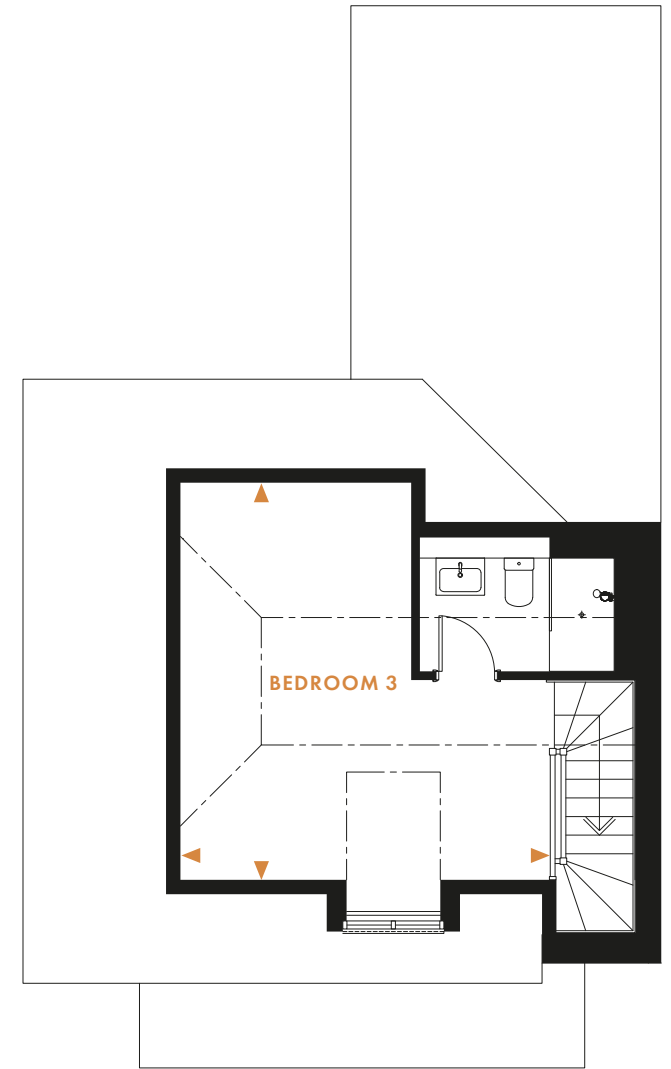
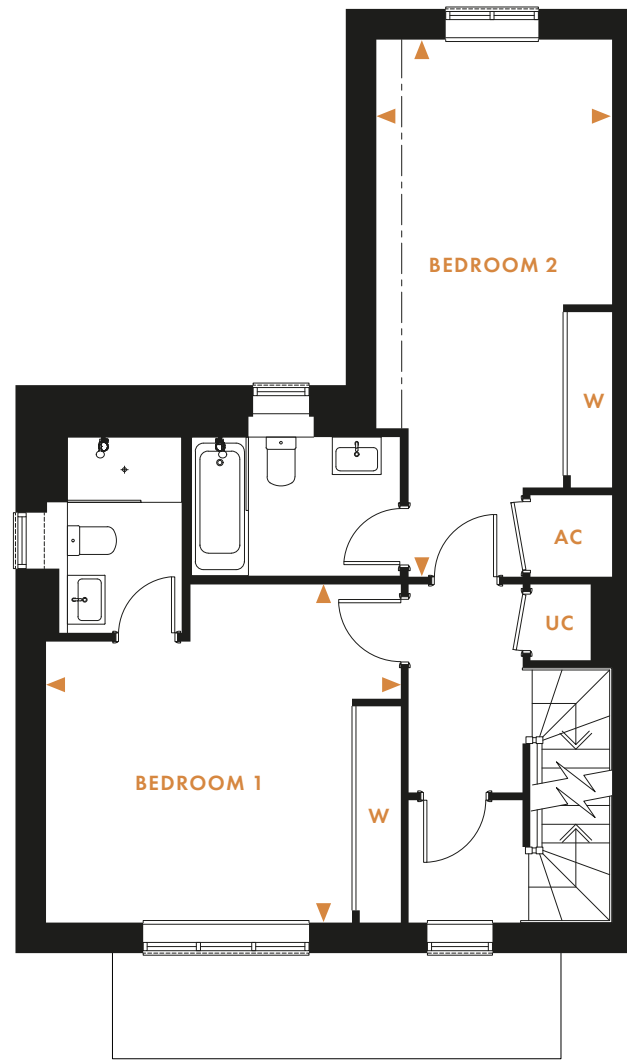
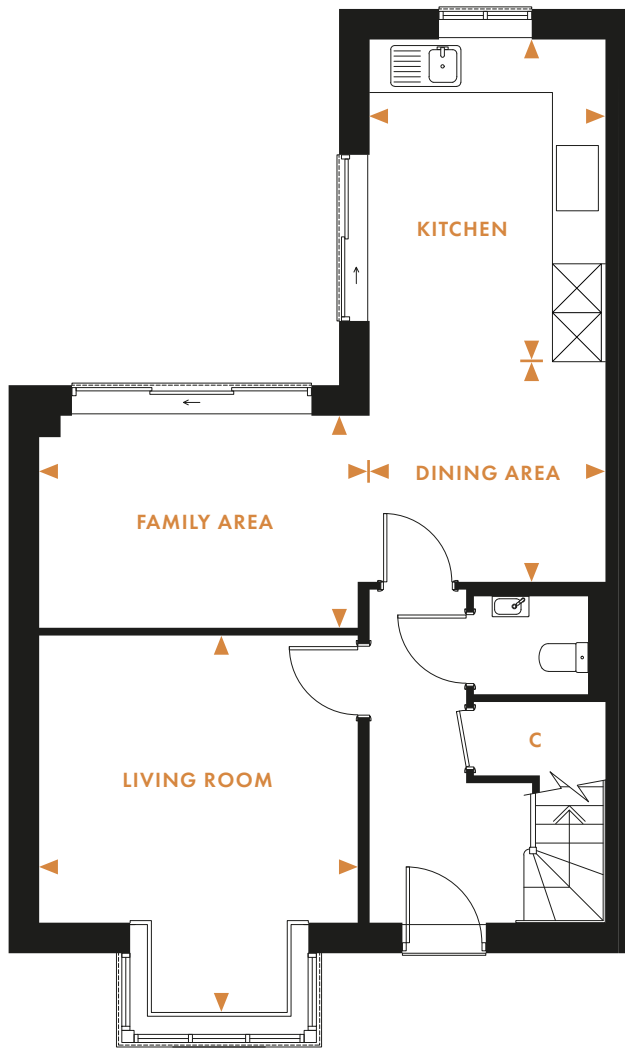
THE WORDSWORTH I

HOMES 6 & 7

Set over three floors, The Wordsworth is a semi-detached home, with a kitchen/dining room at its rear and a family room adjoining, providing easy access, through sliding doors, to the garden. The separate living room, with bay window, offers plenty of natural light. The first floor boasts a family bathroom and two bedrooms, each with a fitted wardrobe. Bedroom one benefits from an en suite. Bedroom three, located on the second floor, is complete with en suite.



This is a computer-generated image of Homes 6 & 7.



GROUND FLOOR

| | | |
|-------------|----------------|-----------------|
| KITCHEN | 13' x 9'6" | 3950mm x 2891mm |
| DINING AREA | 9'6" x 8'10" | 2891mm x 2700mm |
| FAMILY AREA | 12'10" x 8'6" | 3905mm x 2600mm |
| LIVING ROOM | 15'3" x 12'10" | 4645mm x 3905mm |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 14'3" x 13'7" | 4351mm x 4145mm |
| BEDROOM 2 | 21'8" x 9'6" | 6587mm x 2891mm |

SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| BEDROOM 3 | 16'1" x 15' | 4908mm x 4574mm |
|-----------|-------------|-----------------|

Home 7 is a handed version of the floor plans shown. Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. - - - - - Denotes sloping ceiling.



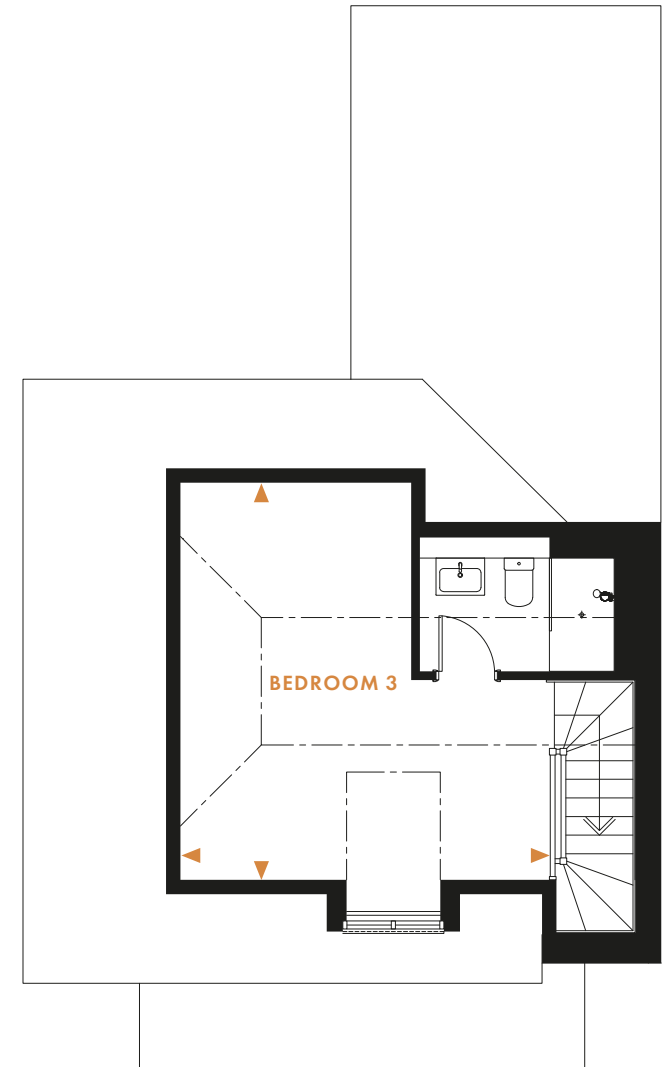
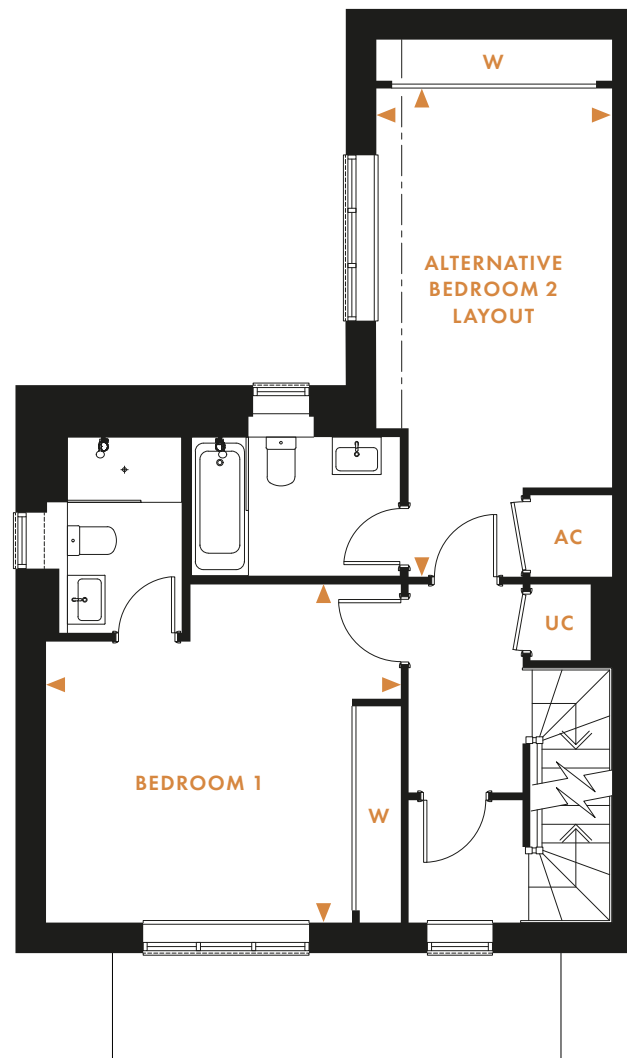
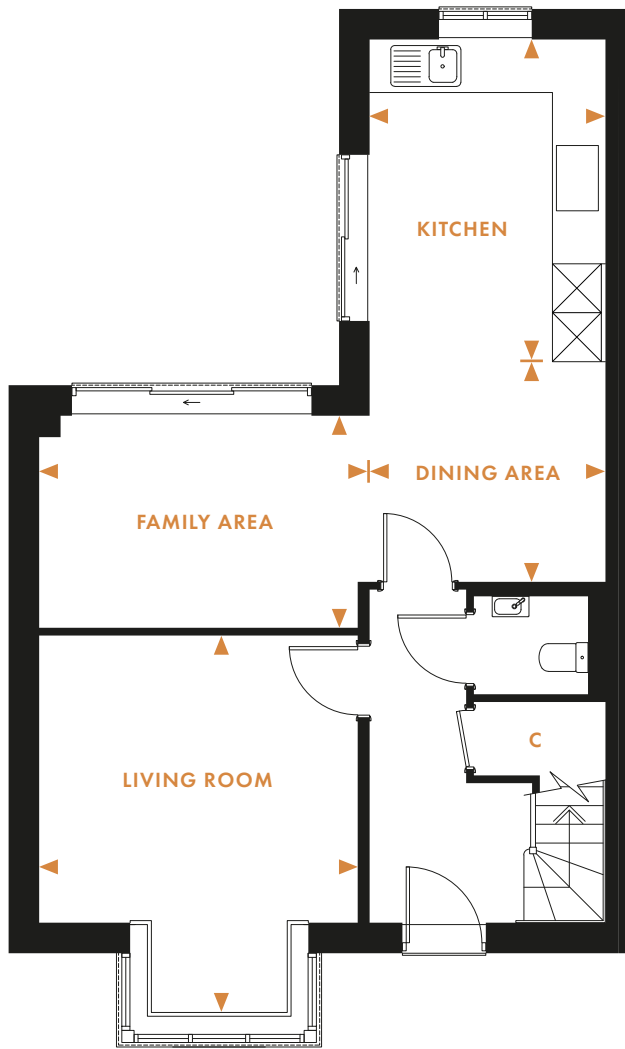
THE WORDSWORTH II

HOMES 13, 14, 34 & 35

Set over three floors, The Wordsworth is a semi-detached home, with a kitchen/dining room at its rear and a family room adjoining, providing easy access, through sliding doors, to the garden. The separate living room, with bay window, offers plenty of natural light. The first floor boasts a family bathroom and two bedrooms, each with a fitted wardrobe. Bedroom one benefits from an en suite. Bedroom three, located on the second floor, is complete with en suite.



This is a computer-generated image of Homes 6 & 7.



GROUND FLOOR

| | | |
|-------------|----------------|-----------------|
| KITCHEN | 13' x 9'6" | 3950mm x 2891mm |
| DINING AREA | 9'6" x 8'10" | 2891mm x 2700mm |
| FAMILY AREA | 12'10" x 8'6" | 3905mm x 2600mm |
| LIVING ROOM | 15'3" x 12'10" | 4645mm x 3905mm |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 14'3" x 13'7" | 4351mm x 4145mm |
| BEDROOM 2 | 19'8" x 9'6" | 5987mm x 2891mm |

SECOND FLOOR

| | | |
|-----------|-------------|-----------------|
| BEDROOM 3 | 16'1" x 15' | 4908mm x 4574mm |
|-----------|-------------|-----------------|

Homes 14 & 35 are a handed version of the floor plans shown. Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. - - - - - Denotes sloping ceiling.



T H E W E L L S

H O M E 9

This semi-detached three-bedroom home boasts an open-plan living/dining room, benefiting from direct access, through sliding doors, to the garden. The first floor offers two bedrooms, with bedroom two providing an en suite and wardrobe.

The second floor is dedicated to bedroom one, featuring fitted wardrobes and an en suite.





GROUND FLOOR

| | | |
|--------------------|---------------|-----------------|
| KITCHEN | 13'6" x 13'1" | 4100mm x 3978mm |
| LIVING/DINING ROOM | 20' x 13'2" | 6093mm x 4000mm |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 2 | 15'2" x 9'1" | 4627mm x 2779mm |
| BEDROOM 3 | 11'8" x 10'3" | 3547mm x 3121mm |
| STUDY | 8'1" x 6'7" | 2450mm x 1994mm |

SECOND FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 15'3" x 14'4" | 4636mm x 4355mm |
|-----------|---------------|-----------------|

Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. - - - - - Denotes sloping ceiling.



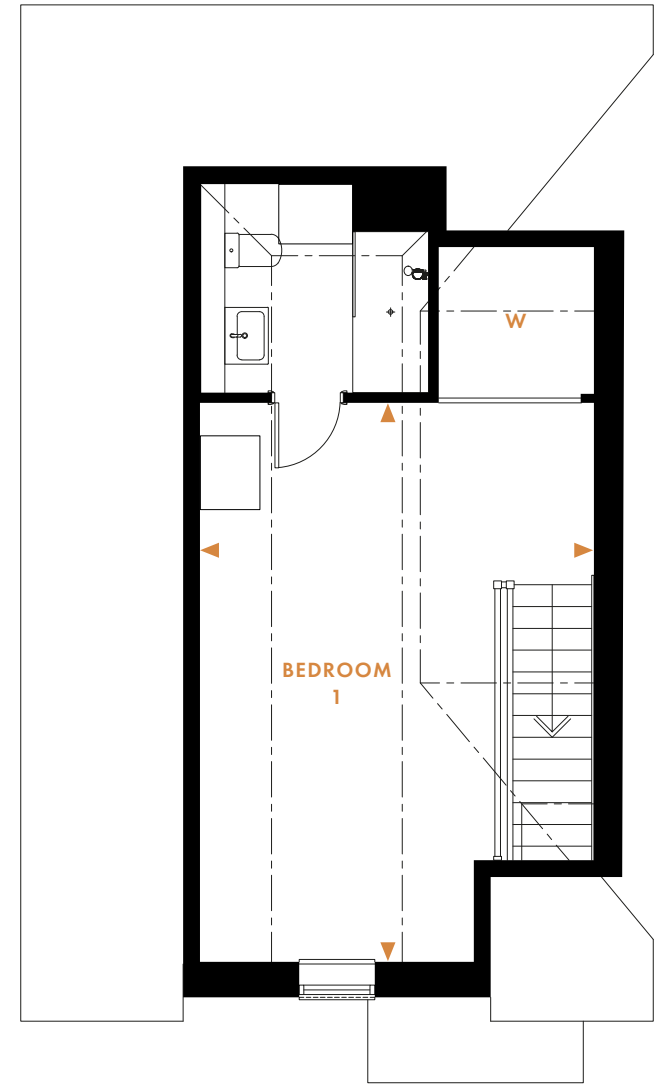
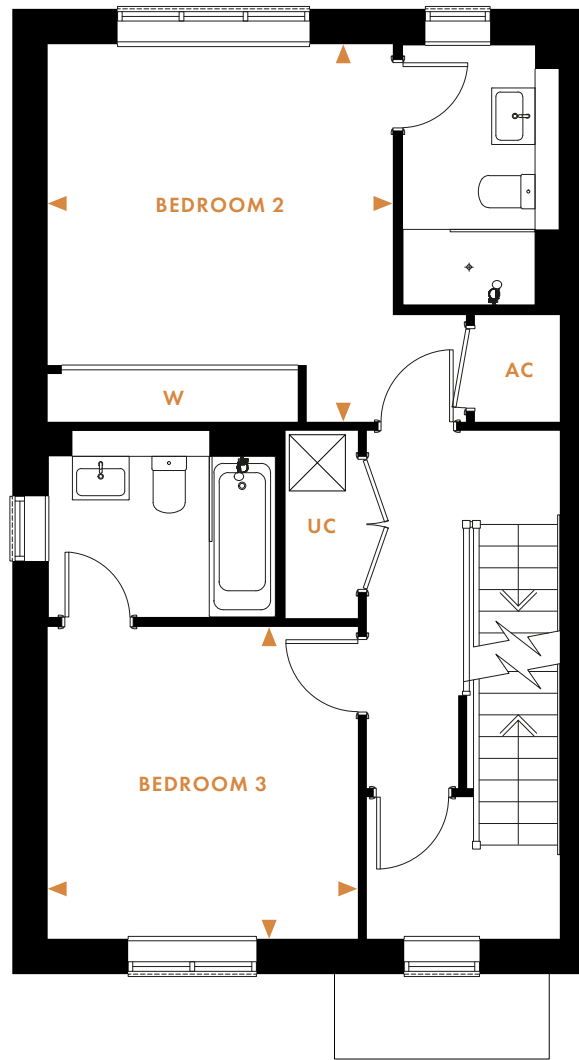
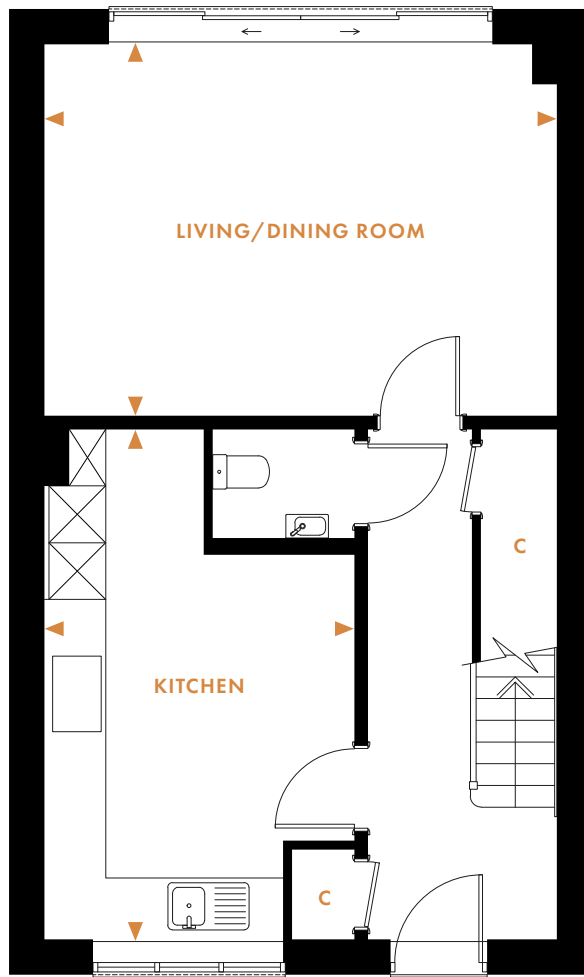
THE DICKINSON

HOMES 10 & 36

This end-of-terrace three-bedroom home offers a spacious kitchen at the front. The living/dining room provides ample light and access, through sliding doors, to the garden. The first floor benefits from two bedrooms, one with an en suite and fitted wardrobes. The second floor is dedicated to bedroom one, featuring fitted wardrobes and an en suite.



This is a computer-generated image of Homes 36, 37 & 38.



GROUND FLOOR

KITCHEN 17'9" x 10'9" 5400mm x 3282mm

LIVING/DINING ROOM 17'10" x 12'11" 5428mm x 3932mm

FIRST FLOOR

BEDROOM 2 13'2" x 12' 4000mm x 3657mm

BEDROOM 3 10'10" x 10'10" 3303mm x 3287mm

SECOND FLOOR

BEDROOM 1 19'5" x 13'8" 5902mm x 4160mm

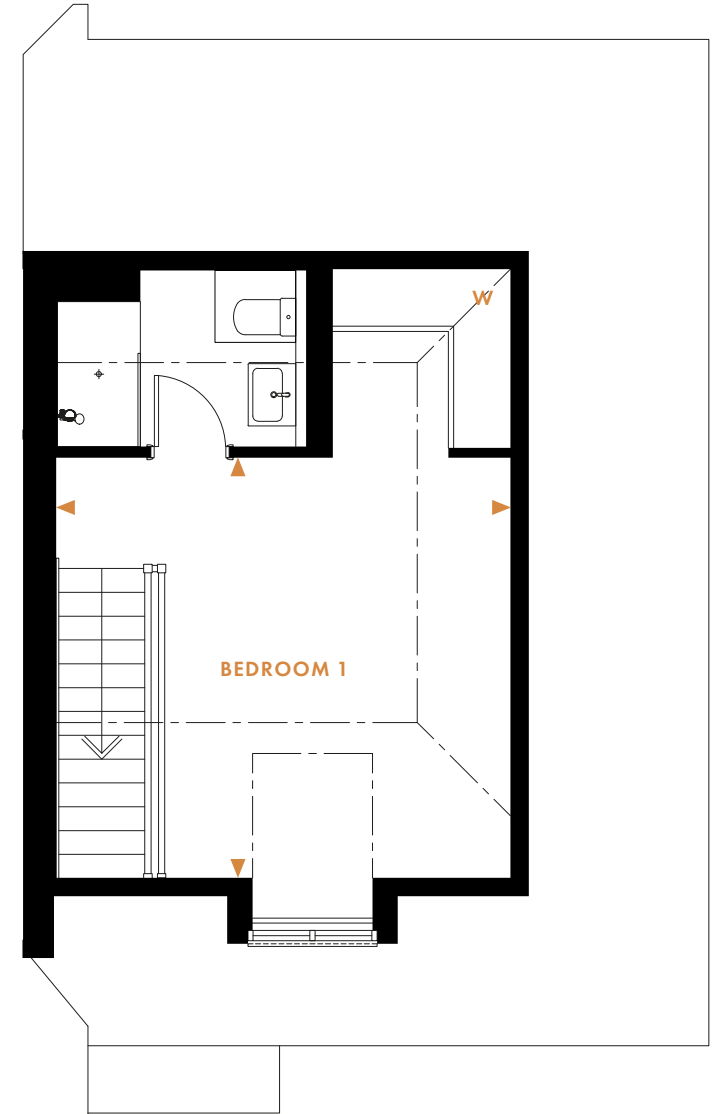
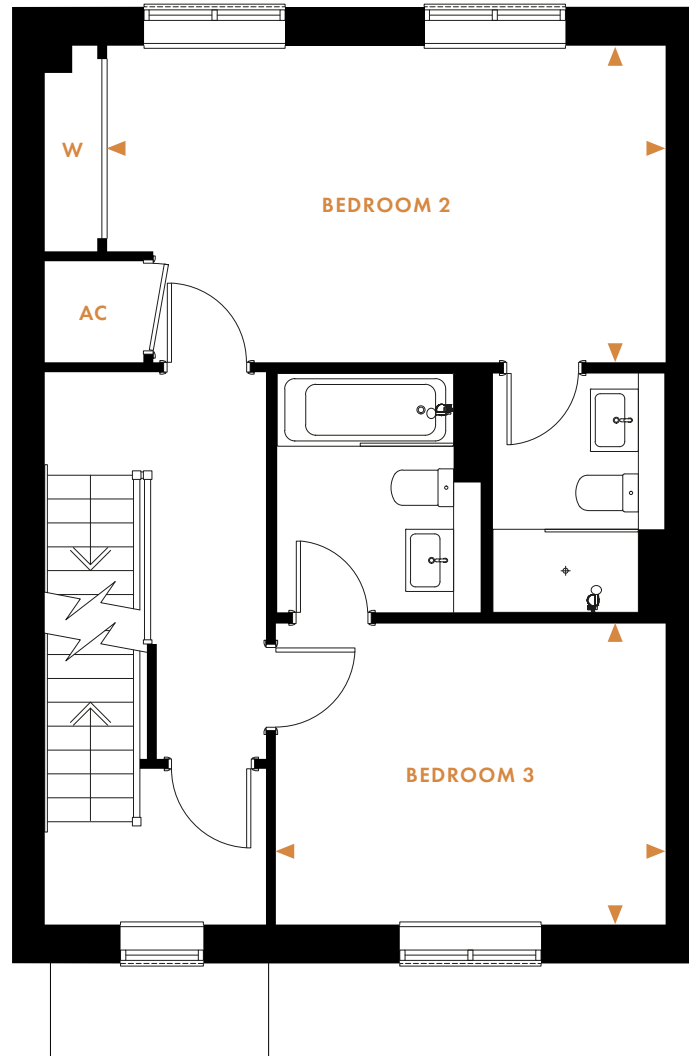
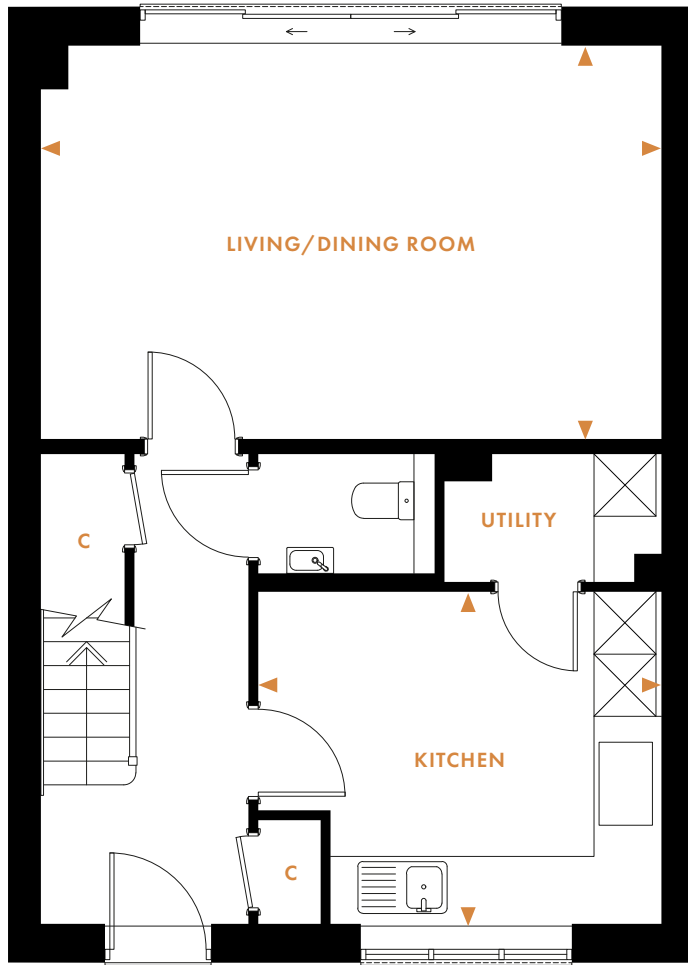


T H E E M E R S O N

H O M E 1 1

This mid-terrace three-bedroom home, set over three floors, offers a spacious living/dining room at its rear, with access, through sliding doors, to the garden. The ground floor also features a fully fitted kitchen and utility space, with the remaining two floors benefiting from three bedrooms, all with an en suite and two with fitted wardrobes.





GROUND FLOOR

| | | |
|--------------------|---------------|-----------------|
| KITCHEN | 12'9" x 10'6" | 3885mm x 3200mm |
| LIVING/DINING ROOM | 19'8" x 12'5" | 5980mm x 3792mm |

FIRST FLOOR

| | | |
|-----------|--------------|-----------------|
| BEDROOM 2 | 17'8" x 10' | 5380mm x 3050mm |
| BEDROOM 3 | 12'4" x 9'6" | 3755mm x 2900mm |

SECOND FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 14'5" x 13'4" | 4385mm x 4056mm |
|-----------|---------------|-----------------|

Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. - - - - - Denotes sloping ceiling.



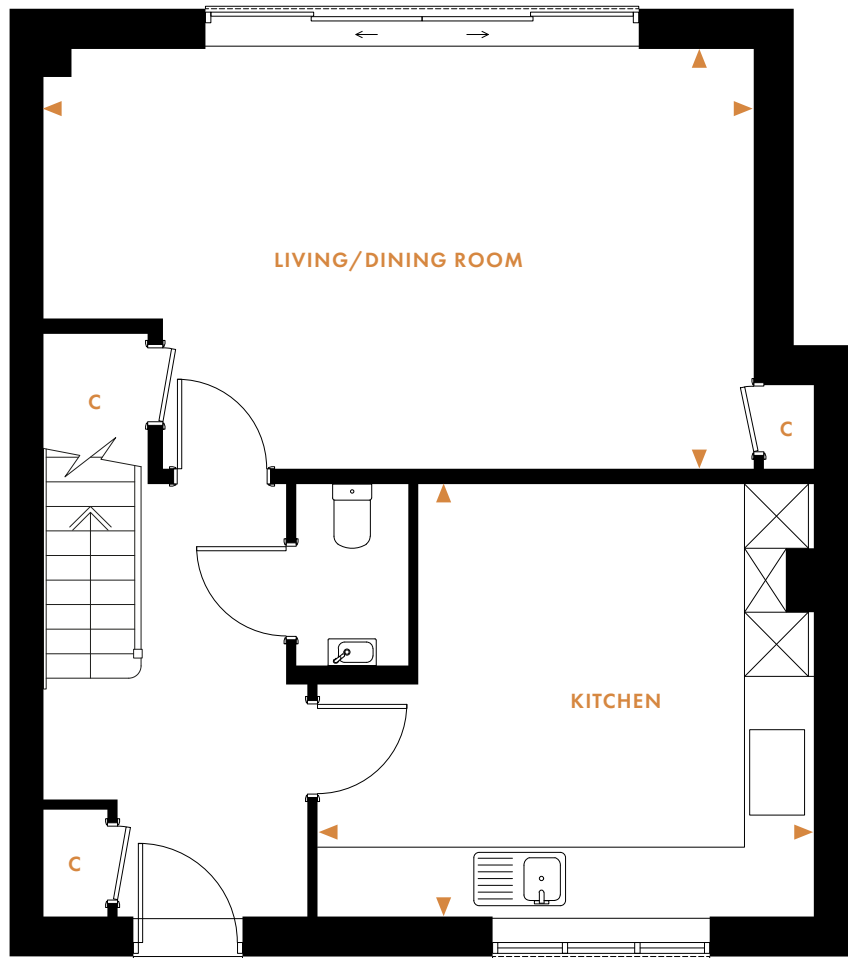
T H E B R O W N I N G

H O M E S 1 2 & 1 5

This well-proportioned three-bedroom end-of-terrace home offers an airy, open-plan living/dining room at its rear. The kitchen and cloakroom complete the ground floor. Upstairs offers a family bathroom and three bedrooms, two with fitted wardrobes. Bedroom one is finished with an en suite.



This is a computer-generated image of Homes 10, 11 & 12.



GROUND FLOOR

KITCHEN 15'3" x 13'4" 4650mm x 4050mm

LIVING/DINING ROOM 21'10" x 12'11" 6655mm x 3932mm

FIRST FLOOR

BEDROOM 1 12'8" x 10'4" 3860mm x 3150mm

BEDROOM 2 14'7" x 10'2" 4447mm x 3102mm

BEDROOM 3 10'2" x 8'9" 3102mm x 2676mm



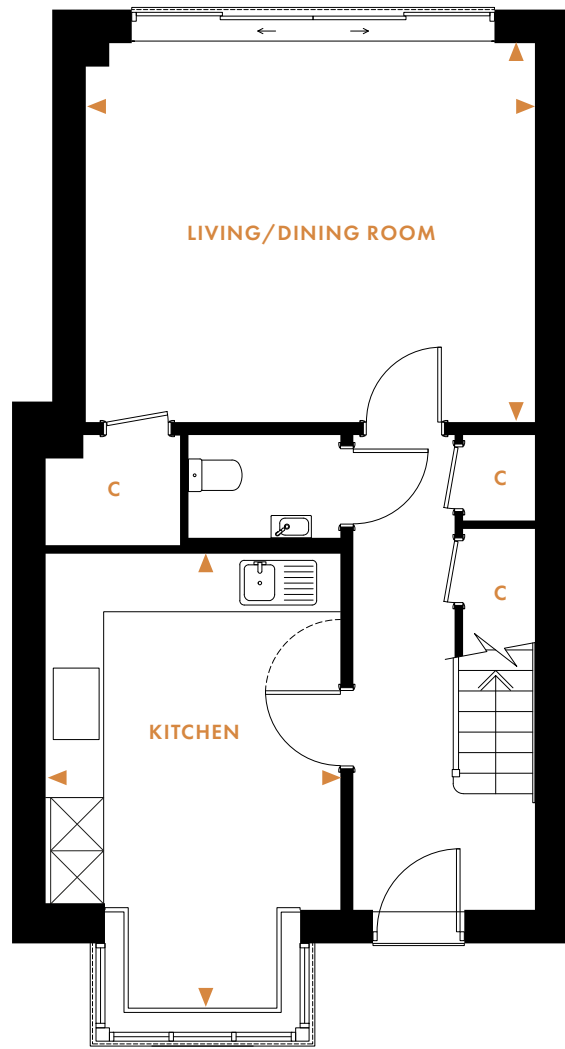
T H E C A R R O L L

H O M E S 2 0 & 2 1

This attractive three-bedroom semi-detached home boasts a spacious living/dining room at its rear, with sliding doors leading out to the garden. The kitchen, with its bay window, offers plenty of natural light. Set across two floors, the upstairs has three spacious bedrooms, each with an en suite, bedroom one and two benefiting from fitted wardrobes.

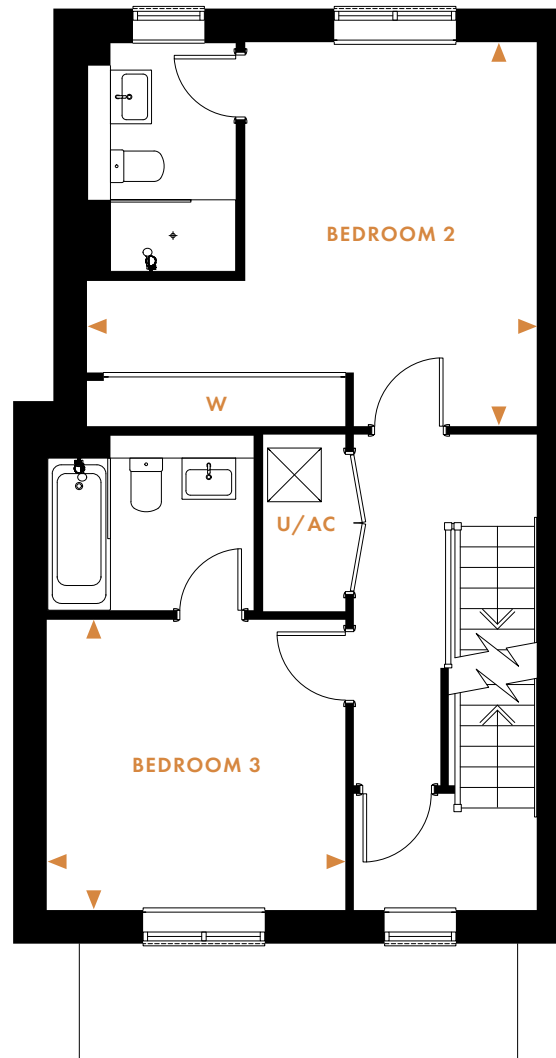


This is a computer-generated image of Homes 20 & 21.



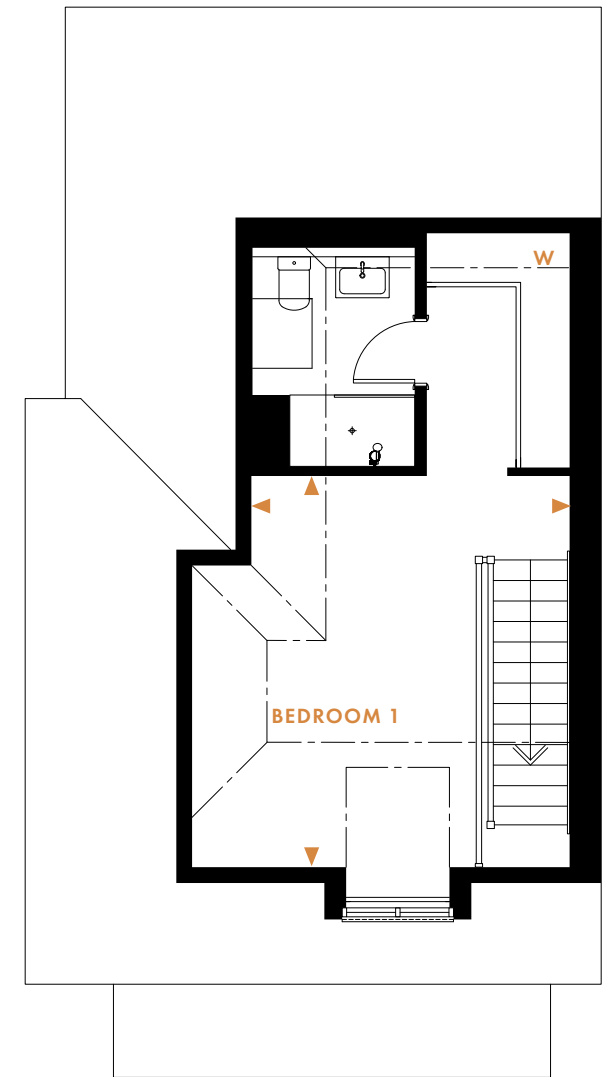
GROUND FLOOR

| | | |
|--------------------|----------------|-----------------|
| KITCHEN | 16'8" x 10'10" | 5087mm x 3300mm |
| LIVING/DINING ROOM | 16'6" x 13'11" | 5029mm x 4242mm |



FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 2 | 16'6" x 14'1" | 5029mm x 4292mm |
| BEDROOM 3 | 11' x 10'8" | 3339mm x 3245mm |



SECOND FLOOR

| | | |
|-----------|---------------|-----------------|
| BEDROOM 1 | 14'5" x 11'9" | 4386mm x 3568mm |
|-----------|---------------|-----------------|



T H E S P E C I F I C A T I O N

KITCHEN

- A stylish kitchen with a bespoke range of handleless floor and wall cupboards, incorporating soft-close doors and drawers, together with feature lighting
- Composite stone worktops with matching upstand
- Fitted appliances include a Smeg® induction hob, with stainless-steel extractor hood, built-in multifunction pyrolytic single oven and a microwave in a black glass finish
- Integrated appliances include Smeg® fridge-freezer and dishwasher
- Stainless-steel undermounted sink by Franke®
- Quooker® Pro 3 Fusion hot water tap in a chrome finish
- Polished chrome switches and sockets provided to the kitchen area

BATHROOM, EN SUITE & CLOAKROOM

- Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®
- Bathroom and en suite(s) feature a Hansgrohe® thermostatic Raindance shower, with a Roman® clear glass screen, either in a separate shower enclosure or over a bath
- Gloss white wall-hung Roca® vanity unit
- Chrome-finish shaver socket fitted in the bathroom
- Chrome-finish heated towel rail in the bathroom and en suite(s)
- Bathroom and en suite(s) fully tiled with porcelain tiles by Minoli®
- Feature half-height mirror in the bathroom and cloakroom
- Mirror with recessed cabinet, with shaver socket and feature light in the en suite of bedroom one only (selected homes*)

ENERGY EFFICIENCY, HEATING & INSULATION

- Daikin air-source heat pump, for heating and hot water*
- Underfloor heating on ground floor, with radiators on remaining floors
- Timber double-glazed windows throughout
- Aluminium sliding doors to the garden
- Insulation installed to Premier Guarantee standards, creating an energy-efficient home
- Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

DECORATION & INTERNAL FINISH

- Matt-painted finish on all walls and ceilings, in Crown® Quartz Grey or Crown® White
- Contemporary architraves and skirting boards, with white satinwood painted finish
- Internal Palermo doors featuring contemporary chrome furniture, with glazed doors from hallway to living room and kitchen
- Combination of porcelain floor tiles and carpets throughout
- Stylish fitted wardrobes, with sliding mirrored doors in bedrooms one and two

UTILITY

- Free-standing washing machine and separate tumble dryer by Smeg®
- Inset stainless-steel sink by Smeg® and contemporary chrome mixer tap by Franke®
- Laminate worktop, in Pewter Dust
- Utility cupboards provide a free-standing washing machine and stacked tumble dryer by Smeg®. Home 1 has a combined appliance



*Please ask our sales advisor for further information about this, as well as any questions about specific or exact specifications throughout the property that may or may not be referenced within this specification †Subscriptions are the responsibility of the homeowner.
‡Subject to installation costs and provider charges, payable by the purchaser. Images depict typical Oakford Homes interior. Each of our homes is independently surveyed during the course of construction by Premier Guarantee who will issue their 10-year warranty certificate upon structural completion of the property.

HOME ENTERTAINMENT

- In living room, TV point wired for SkyQ® capability† and mid-height TV point with HDMI connection capability
- Mid-height power points in kitchen/dining/family room and all bedrooms
- Network CAT 6 wiring in low-level TV point, in the living room and bedroom three/study
- Dedicated space for a wireless router, with a power point and CAT 6 connection in the understairs cupboard
- BT® fibre-optic available‡; BT® points in living room and bedroom three/study

ELECTRICAL INSTALLATION

- Combination of downlighters and pendant light fittings throughout
- PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)
- Double sockets with integral USB charging point in all bedrooms and kitchen in specific locations*
- Mains-operated smoke detector with battery back-up
- Wired for future external electric car-charging head
- Future wireless alarm system spur included

EXTERNAL FINISHES

- External tap provided to each home
- Rear gardens include turf and a paved patio area
- Brushed stainless-steel contemporary PIR lighting at the front and rear of each home



DEVELOPMENT LAYOUT



A computer-generated image of Oakley Green. Landscaping is indicative and should not be relied upon. Apartments 48-56 are provided as Shared Ownership Homes. The Elmes comprises three commercial units. Please refer to our sales advisor for specific information. SS denotes a substation.



OAKFORD
HOMES