



Connells

The Cedar Oakfield  
Swindon



# The Cedar Oakfield Swindon SN3 3HQ

for sale  
**£290,000**



## Property Description

EPC A ENERGY EFFICIENT HOME. Oakfield has something for everyone. Whether you're just starting out, need a bit of space for your growing family, want a roof terrace to relax and soak up the sun or you after some lovely outdoor space, you'll find it here!

You'll also be able to live the way you want. That could mean taking advantage of the spacious layout to create an office space and work from home. You'll feel at home and part of the community at Oakfield.

Every home in Oakfield is designed from scratch by award-winning architects and designers. This means they're not mass-produced house types that get built everywhere, they're bespoke, unique and contemporary.

## Internal Features

### Ground Floor Accommodation

#### Entrance Hall

High quality NorDan front door to the front aspect providing immediate access to the stairs rising to the first floor accommodation and storage cupboard, with access to the open plan area on the ground floor.

## Option A

### Open Plan Kitchen/ Dining Area

17' 3" x 12' 3" ( 5.26m x 3.73m )

### Kitchen / Dining Room

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. , Washing Machine, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

### Open Plan Living Area

10' 11" x 8' 9" ( 3.33m x 2.67m )

### Lounge Area

High quality Scandinavian Velfac double glazed composite to the front aspect. Television Point.

### Cloakroom

Obscure High quality Scandinavian Velfac double glazed composite to the rear aspect. Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas. Space and gully provision for future shower.

## Option B

### Open Plan Kitchen/ Dining Area

15' x 12' 3" ( 4.57m x 3.73m )

#### Kitchen / Dining Area

High quality Scandinavian Velfac double glazed composite to the front aspect. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit, Washing machine, dishwasher, Cooker-hood located above the hob. Tiles to water sensitive areas.

### Open Plan Living Area

10' 11" x 8' 5" ( 3.33m x 2.57m )

#### Lounge

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to the rear aspect accessing the rear garden.

### First Floor Accommodation

#### First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Airing Cupboard.

#### Bedroom One

15' 6" x 9' 3" ( 4.72m x 2.82m )

High quality Scandinavian Velfac double glazed composite to the front aspect. Television point.

#### Bedroom Two

11' 4" x 7' 1" ( 3.45m x 2.16m )

High quality Scandinavian Velfac double glazed composite to the rear aspect.

#### Bedroom Three

11' 4" x 8' 1" ( 3.45m x 2.46m )

High quality Scandinavian Velfac double glazed composite to the rear aspect.

#### Bathroom

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

### External Features

#### Rear Garden

Enclosed by wooden panel fencing. Small patio area. Mainly laid to lawn. Cycle Store

#### Parking

There is allocated parking with the property

#### Agent Note:

Subject to availability we have two versions of this wonderful properties which has been listed above.

External details or finishes may vary on individual plots and homes may be built in attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed.







## Specification

At Oakfield, sustainability and contemporary, high quality design come as standard.

### Kitchens

- Contemporary gloss white integrated handleless kitchen units with soft close mechanism
- Howdens Woodstone Grey Granite laminate worktop
- Lamona Ashworth sink
- Lamona mixer tap
- White metro tile splash-back
- Zanussi energy efficient integrated appliances including:
  - Induction hob\*
  - Fan assisted oven
  - Fridge/freezer
  - Dishwasher
- Recirculation fan / filter over hob
- Lamona integrated washing machine

### Cloakrooms, Bathrooms & En suites

- Contemporary gloss white sanitary ware
- Vado Sikel exposed thermostatic shower valve (en-suites)
- Celsius wall mounted bath shower mixer (bathrooms)
- Vado Ava mono basin mixer tap
- Fixed mirror in cloakroom, bathroom and en suite
- Shaver socket to main bathroom and en suite
- Phthalate free and Low VOC's Safetred vinyl flooring – contributing to better indoor air quality, with VOC emissions 10 x below European standards
- Heated towel rails
- Contemporary white metro tile and low VOC paint finish to walls

### General / Living Areas

- Twist-pile 80% wool carpets to bedrooms
- LVT Moduleo Plank Vinyl Brio Oak to living areas (Oakfield 1, Oakfield 2, Oakfield 3 & Oakfield 5)
- Sustainably sourced, hard wearing engineer strand woven bamboo flooring, with matt lacquer finish to living areas (Oakfield 4 & Oakfield 6)
- BT Openreach and Virgin Media fibre broadband ready
- Telephone ready
- A combination of low energy recessed LED lighting and pendants
- High quality Scandinavian Velfac double glazed composite windows
- High quality NorDan front doors (except for the show homes, which are Velfac)
- Garage with electric door (Oakfield 4 & Oakfield 6)
- Roof terrace (Oakfield 4 & Oakfield 6)

\*ceramic hob included in shared ownership properties

### Sustainability

- Homes with onplot drives or garages are Electric Vehicle Charger ready, access to communal rapid charging points for all other homes
- Vaillant aroTHERM Plus heat pump, with latest environmentally friendly R290 refrigerant)
- In-line roof mounted solar photovoltaic panels
- Continuous MEV and dMEV fans with a system 3 approach (effective air change 0.5 air changes per hour)
- Low VOC paint
- Recessed spot lights fitted with low energy LED bulbs

### Outside

- Secure cycle storage in rear gardens, with capacity for bikes and garden equipment
- Paved patio area
- Pre-turfed gardens (all homes with gardens)
- Access to landscaped communal gardens (homes with communal gardens)
- Architecturally designed bin stores (or access to communal bin store)
- Water butts for all homes with gardens
- Double outdoor power socket (all homes with gardens)

### General

- 10 year NHBC building warranty
- Anticipated Energy Performance Certificate (EPC) – A Rated
- Designed and built with reference to Igloo's industry-leading Footprint Sustainable Investment Policy, covering six dimensions: People (Community & Wellbeing), Place (Place-Making & Nature), Planet (Carbon & Circularity)
- Building with Nature Design Accreditation

### Awards and Accreditations

- Winner "Public Engagement and Participation" Oakfield, with Nationwide Building Society (Brownfield Awards UK, 2020)
- Winner "Building for a Healthy Life" award, Oakfield, Swindon (Housing Design Awards, 2021)
- Building with Nature accreditation





# Oakfield New Home Energy Comparison Data

## Victorian Home

EPC Energy Efficiency Rating  
EPC Score



Heating Demand  
(kWh/yr)



## Typical New Build Home\*\*

EPC Energy Efficiency Rating  
EPC Score



Heating Demand  
(kWh/yr)



## Typical Oakfield Home

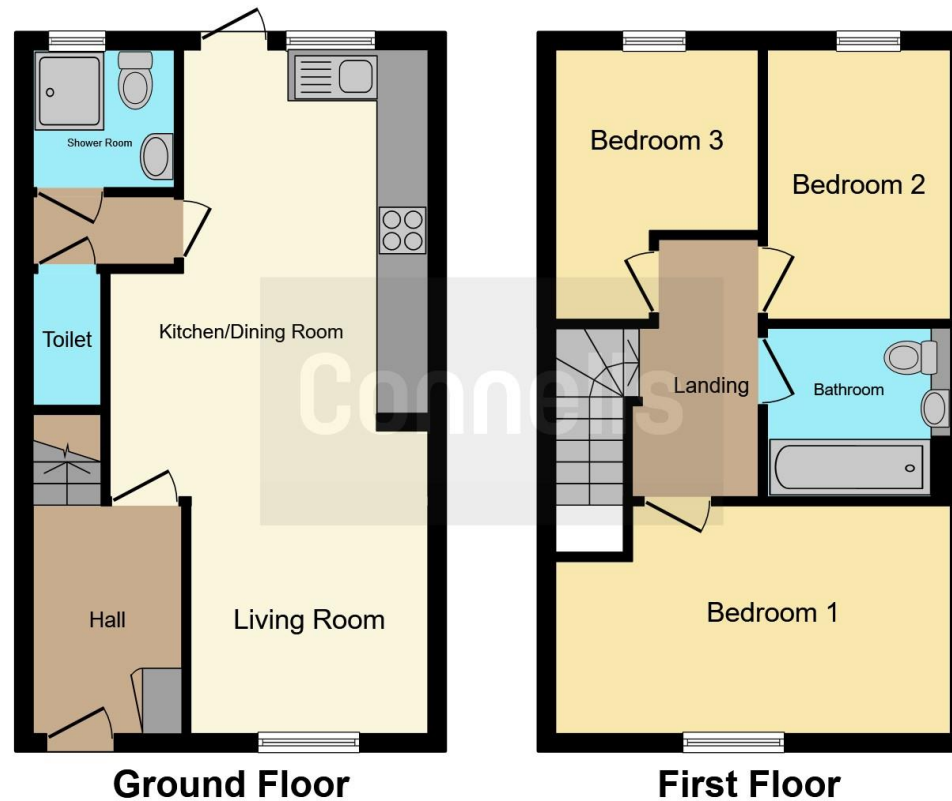
EPC Energy Efficiency Rating  
EPC Score



Heating Demand  
(kWh/yr)



\*based on annual cost calculated using Energy Cap Tariff (34.0p/kWh) \*\* built to 2013 B Regs Pass. EPC Rated A "very energy efficient - lower running costs and "very environmentally friendly - lower CO2 emissions". EPC ratings are based on the government Standard Assessment Programme software building regulations 2013 baseline assumptions for an site typical 107m2 end of terrace household, so actual usage may vary depending on household size and energy use. Energy consumption estimates are based on the SAP measurement for true operational energy, which includes all energy consumed by the home annually. Total energy consumed will vary based on individual circumstances. Cost calculations are based on governmental energy cost cap, of £0.34/kWh electricity and £0.10/kWh gas. Final costs are inclusive of standing charges. All costs inclusive of VAT where applicable.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SND102633](http://connells.co.uk/Property/SND102633)**



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