







Surrounded by an expanse of green spaces, picturesque villages and stylish amenities, and as part of the wider regeneration of the area, South Oxhey Central's latest collection includes one and two bedroom apartments and two, three and four bedroom townhouses - set within a welcoming and growing community.

A nine-minute drive away, Watford provides a dynamic mix of bars and restaurants, elevated shopping and ultra-modern leisure amenities. Fast and frequent trains transport you from Carpenders Park station to London Euston in just 32 minutes, providing an instant connection to the excitement of the capital.



A vibrant office and retail hub providing 55,000 sq ft of shops, including a new Lidl supermarket (due to open in 2022) will cater for every taste - blending convenience and experience. Nearby, South Oxhey Leisure Centre and extended gym is due for refurbishment, re-opening in 2020 with 2 pools, a gym, studios, and café areas.

02 - 03South Oxhey Central

SPECIFICATION

Your Space to Create.
We've handled the finer
details, so from the day
you move in, you have the
perfect canvas to furnish
your new home



nterior photography of Show Apartment - specification may be subject to change

Kitchen

Contemporary Nobilia designed kitchen with handleless base, tall and wall units

Laminated worktops with matching full height upstand

Stainless steel bowl and a half sink fitted with draining board

Chrome mixer tap

Integrated Electrolux single oven, induction hob and extractor

Electrolux integrated fridge/freezer

Electrolux integrated dishwasher

LED ceiling downlights

04 - 05

Under pelmet feature lighting

Bathrooms

High-level fixed mirrored cabinet*

Back to wall pan with concealed cistern and dual flush

White semi-recessed basin with chrome mixer tap

Chrome heated towel radiator

Glass shower screens

Thermostatic shower mixer with shower tray and shower screen (en-suites only)

Ceramic tiling to floors and to selected walls

Extractor ventilation

Shaver point

Low voltage recessed downlights

Bedrooms

Fitted wardrobes with part mirrored doors (to master bedroom only)

Fully fitted carpet

TV points

BT point (master bedroom only)

Pendant lighting

Cloaks Cupboard

Tiled flooring

Electrolux free standing washer/dryer

General

Amtico flooring fitted in hallway and living area

TV points wired for access for digital TV and Sky Q (subject to subscription)

Interior photography of Show

BT connection provided

Hyperoptic superfast fibre broadband (3 months free then subject to subscription)

Video door entry system

Wood veneer apartment entrance door with spyhole and 5 lever deadlock

White finish internal doors

White painted skirting and architraves

White painted walls and ceilings

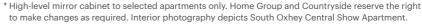
Radiators with thermostatic valve

Mains supply smoke and heat detectors

Down lights to all other rooms

Paved terraces to ground floor units

Decked balconies to all other units



South Oxhey Central

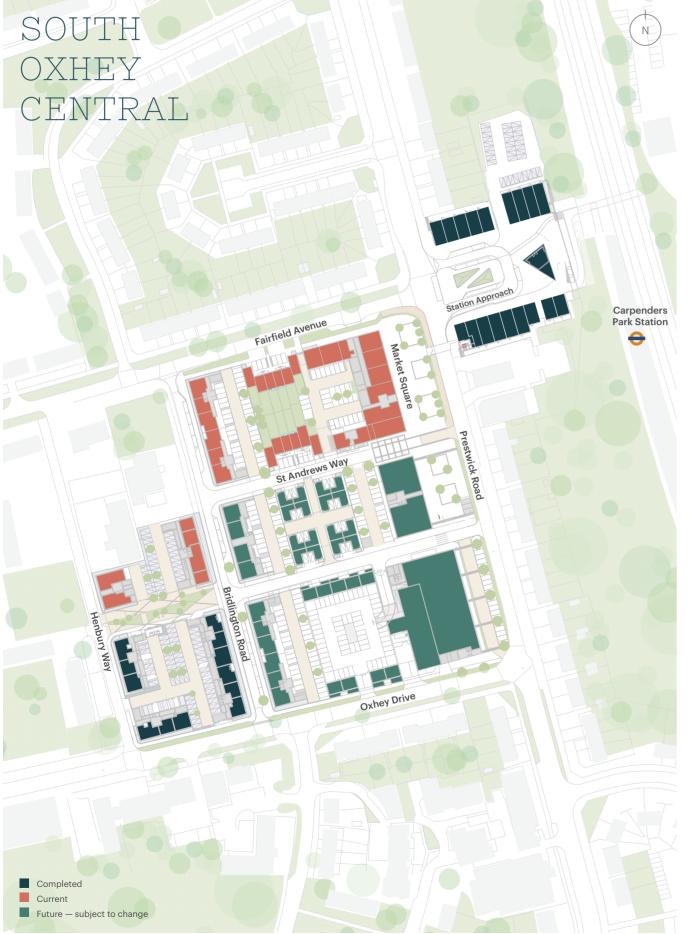






FIND YOUR HOME





BLACKWELL PLACE - H WARNEFORD HOUSE - N & HAMPDEN PLACE - I & PEARKES HOUSE - M SIXTH FLOOR SECOND FLOOR FIFTH FLOOR THIRD FLOOR SECOND FLOOR FIRST FLOOR FOURTH FLOOR FIRST FLOOR GROUND FLOOR GROUND FLOOR THIRD FLOOR

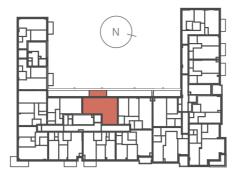
Please note that the site plan is intended for illustrative purposes only.

One bedroom apartment

Two bedroom apartment

Affordable Rent
* Bin store

PLOTS - 144, 152, 160, 168, 176 FLOORS - 1 - 5

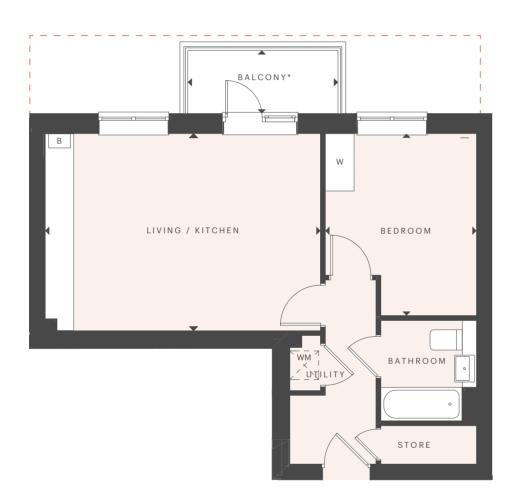


-- APARTMENT 144 FIRST FLOOR TERRACE

WM WASHING MACHINE

W WARDROBE

B BOILER



Total area	48.0 sq m	517 sq ft
Living/Kitchen	5.76m x 4.12m	18′11″ x 13′6″
Bedroom	3.16m x 3.80m	10'4" x 12'6"
Balcony	3.14m x 1.32m	10'4" x 4'4"
Terrace*	9.45 x 1.62m	31′0″ x 5′3″

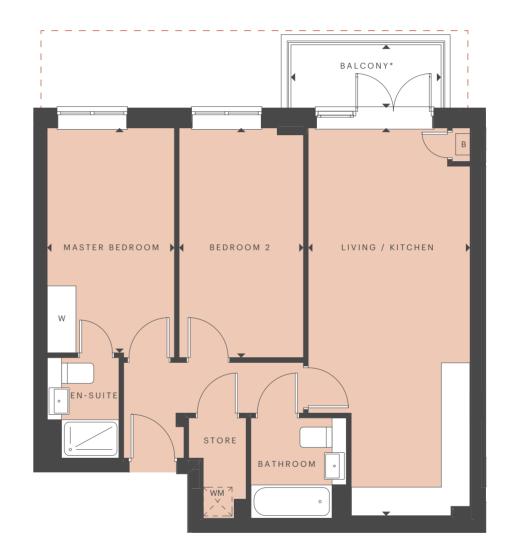
^{*} Private terrace to apartment 144 only

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.



PLOTS - 145, 153, 161, 169, 177 FLOORS - 1 - 5





Total area	67.9 sq m	731 sq ft
Living/Kitchen	3.39m x 8.11m	11′1″ x 26′7″
Master bedroom	2.66m x 4.80m	8′9″ x 15′9″
Bedroom 2	2.60m x 4.80m	8′6″ x 15′9″
Balcony	3.14m x 1.32m	10'4" x 4'4"
Terrace*	8.89 x 1.62m	29′1″ x 5′3″

^{*} Private terrace to apartment 145 only

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W WARDROBE

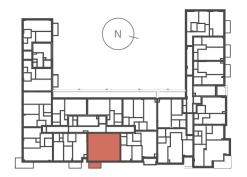
B BOILER
WM WASHING MACHINE

PLOTS - 146, 154, 162, 170, 178 FLOORS — 1 - 5



TWO BEDROOM

PLOTS - 147, 155, 163, 171, 179 FLOORS - 1 - 5



▲ DIMENSIONS W WARDROBE B BOILER

WM WASHING MACHINE



* STORE	BATHROOM	
w MASTER BEDROOM	BEDROOM 2	LIVING/KITCHEN
		BALCONY

Total area	66.9 sq m	720 sq ft
Living/Kitchen	4.08m x 6.77m	13'4" x 22'2"
Master bedroom	2.85m x 4.10m	9′4″ x 13′5″
Bedroom 2	2.58m x 3.94m	8′6″ x 12′11″
Balcony	3.39m x 1.56m	11′1″ x 5′1″

A	DIMENSIONS
W	WARDROBE
В	BOILER
WM	WASHING MACHINE

\blacktriangle	DIMENSIONS
W	WARDROBE
В	BOILER
WM	WASHING MACHINE

Total area	60.1 sq m	647 sq ft
Living/Kitchen	3.35m x 7.20m	11′0″ x 23′7″
Master bedroom	2.52m x 5.00m	8′3″ x 16′5″
Bedroom 2	2.30m x 3.84m	7′7″ x 12′7″
Balcony	3.46m x 1.32m	11'4" x 4'4"

LIVING / KITCHEN

BALCONY

60.1 sq m	647 sq ft
3.35m x 7.20m	11′0″ x 23′7″
2.52m x 5.00m	8′3″ x 16′5″
2.30m x 3.84m	7′7″ x 12′7″
3 /6m v 1 32m	11'1" ∨ 1'1"

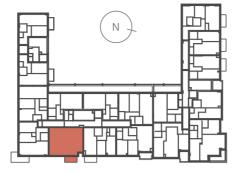
BATHROOM

BEDROOM 2

MASTER BEDROOM

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties. layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

PLOTS - 148, 156, 164, 172, 180 FLOORS - 1 - 5





Total area	61.8 sq m	665 sq ft
Living/Kitchen	3.73m x 7.20m	12'3" x 23'7"
Master bedroom	2.60m x 5.00m	8'6" x 16'5"
Bedroom 2	2.28m x 3.84m	7′6″ x 12′7″
Balcony	3.46m x 1.32m	11'4" x 4'4"

■ DIMENSIONS

W WARDROBE

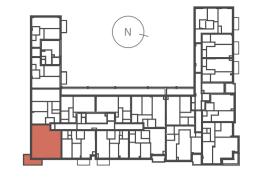
B BOILER

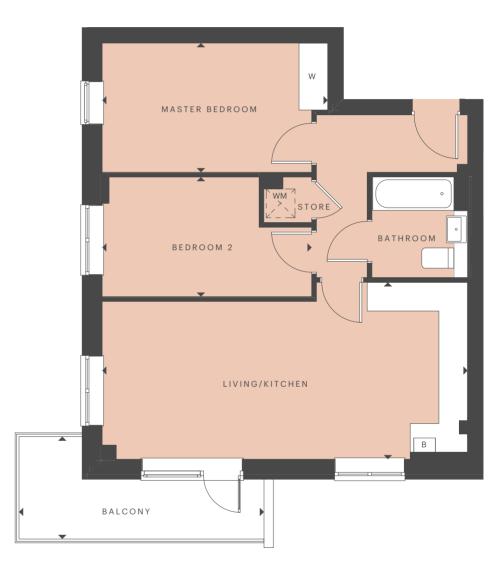
WM WASHING MACHINE

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TWO BEDROOM

PLOTS - 149, 157, 165, 173, 181 FLOORS - 1 - 5





Total area	61.8 sq m	666 sq ft
Living/Kitchen	7.64m x 3.70m	25′1″ x 12′2″
Master bedroom	4.71m x 2.70m	15′6″ x 8′10″
Bedroom 2	4.38m x 2.50m	14'4" x 8'2"
Balcony	5.12m x 2.14m	16′10″ x 7′0″

▲ DIMENSIONS

W WARDROBE

B BOILER

WM WASHING MACHINE

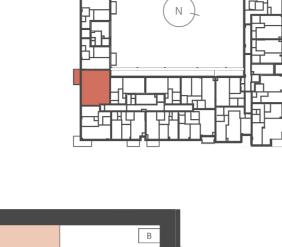
PLOTS - 150, 158, 166, 174, 182 FLOORS — 1 - 5



▲ DIMENSIONS W WARDROBE

WM WASHING MACHINE

B BOILER





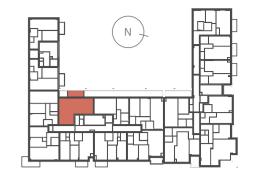
Total area	66.3 sq m	713 sq ft
Living/Kitchen	7.36m x 3.18m	24'2" x 10'5"
Master bedroom	4.10m x 3.18m	13′6″ x 10′5″
Bedroom 2	4.10m x 2.58m	13′6″ x 8′5″
Balcony	1.32m x 3.46m	4'4" x 11'4"

^{*} Windows to plots 158, 166, 174, 182 only

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PLOTS - 151, 159, 167, 175, 183 FLOORS - 1 - 5

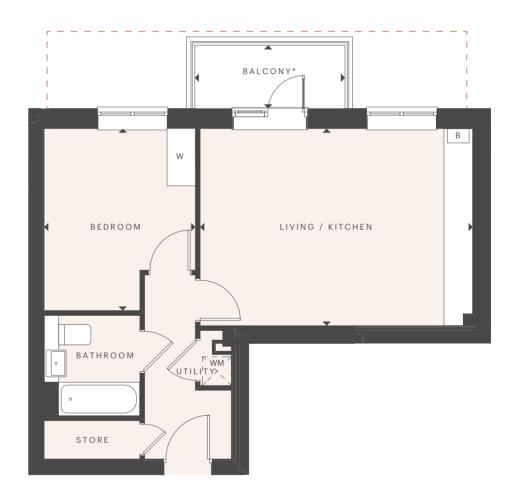


-- APARTMENT 151 FIRST FLOOR TERRACE

WM WASHING MACHINE

W WARDROBE

B BOILER



Total area	47.8 sq m	514 sq ft
Living/Kitchen	3.89m x 5.69m	12'9" x 18'8"
Bedroom	3.16m x 3.80m	10'4" x 12'6"
Balcony	3.14m x 1.32m	10'4" x 4'4"
Terrace*	8.74 x 1.62m	28'6" x 5'3"

^{*} Private terrace to apartment 151 only

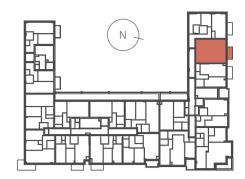


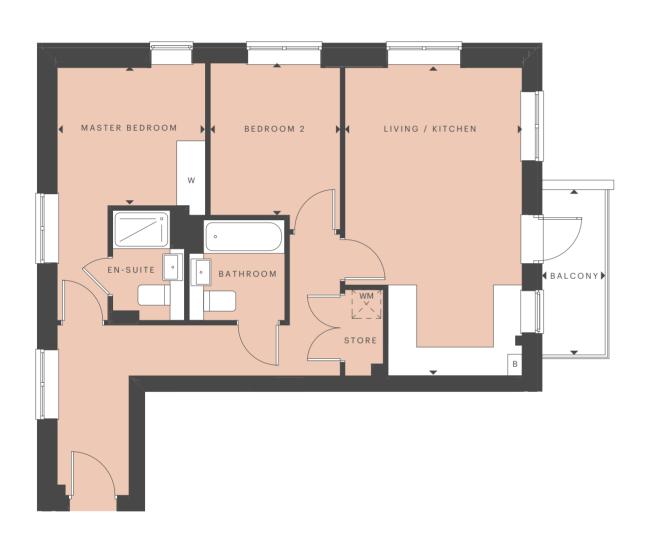
PLOTS - 184, 191, 198 FLOORS - 1 - 3



ONE BEDROOM

PLOTS - 185, 192, 199 FLOORS - 1 - 3





BATHROOM	BEDROOM	
STORE (LIVING / KITCHEN	BALCONY

Total area	66.9 sq m	720 sq ft
Living/Kitchen	3.71m x 6.47m	12′2″ x 21′3″
Master bedroom	3.10m x 2.91m	10′2″ x 9′7″
Bedroom 2	2.72m x 3.18m	8′11″ x 10′5″
Balcony	1.32m x 3.46m	4'4" x 11'4"

layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

▲ DIMENSIONS
W WARDROBE
B BOILER
WM WASHING MACHINE

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sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom

Total area	48.1 sq m	518 sq ft
Living/Kitchen	6.75m x 3.40m	22'2" x 11'2"
Bedroom	5.70m x 2.60m	18′8″ x 8′6″
Balcony	1.32m x 3.46m	4'4" x 11'4"

A	DIMENSIONS

W WARDROBE

B BOILER

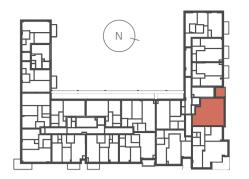
WM WASHING MACHINE

PLOTS - 186, 193, 200 FLOORS — 1 - 3





PLOTS - 187, 194, 201, 205, 209, 213 FLOORS — 1 - 6





/ING / KITCHEN	BALCONY		
BEDROOM			

	BALCONY
BATHROOM	LIVING / KITCHEN
WM STORE	BEDROOM

Total area	47.9 sq m	516 sq ft
Living/Kitchen	6.75m x 3.40m	22'2" x 11'2"
Bedroom	5.70m x 2.60m	18′8″ x 8′6″
Balcony	1.32m x 3.46m	4'4" x 11'4"

\blacktriangle	DIMENSIONS
W	WARDROBE
В	BOILER
WM	WASHING MACHINE

WM	WASHING	MACHINE

Total area	52.2 sq m	562 sq ft
Living/Kitchen	6.08m x 4.27m	19′11″ x 14′0″
Bedroom	5.91m x 2.77m	19′5″ x 9′1″
Balcony	2.38m x 2.49m	7′10″ x 8′2″

A	DIMENSIONS

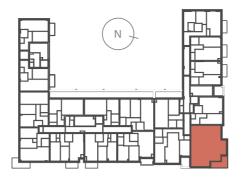
W WARDROBE

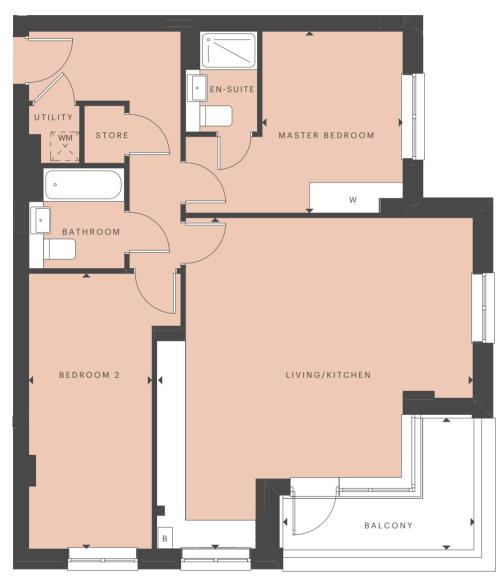
B BOILER

WM WASHING MACHINE

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PLOTS - 188, 195, 202, 206, 210, 214 FLOORS - 1 - 6





Total area	85.1 sq m	916 sq ft			
Living/Kitchen	6.58m x 6.91m	21′7″ x 22′8″			
Master bedroom	2.94m x 3.79m	9′8″ x 12′5″			
Bedroom 2	2.57m x 5.75m	8′5″ x 18′11″			
Balcony	4.00m x 2.75m	13'2" x 9'0"			

■ DIMENSIONS

W WARDROBE

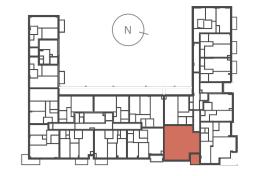
B BOILER

WM WASHING MACHINE

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TWO BEDROOM

PLOTS - 189, 196, 203, 207, 211, 215 FLOORS - 1 - 6





Total area	74.5 sq m 801 sq ft		
Living/Kitchen	3.76m x 7.95m	12′4″ x 26′1″	
Master bedroom	2.60m x 5.20m	8′6″ x 17′1″	
Bedroom 2	2.67m x 4.15m	8′9″ x 13′7″	
Balcony	2.26m x 2.60m	7′5″ x 8′7″	

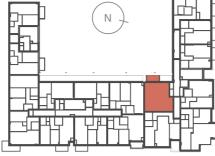
▲ DIMENSIONS

W WARDROBE

B BOILER

WM WASHING MACHINE

PLOTS -190, 197, 204, 208, 212, 216 FLOORS - 1 - 6

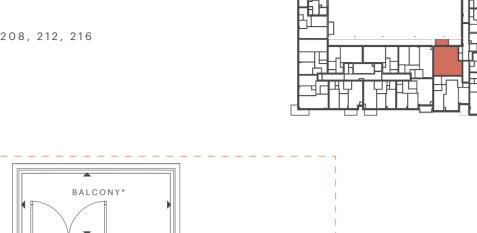


-- APARTMENT 190 FIRST FLOOR TERRACE

WM WASHING MACHINE

W WARDROBE

B BOILER





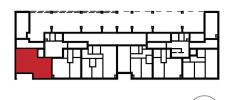
Total area	51.5 sq m	554 sq ft
Living/Kitchen	3.50m x 7.49m	11′6″ x 24′7″
Bedroom	2.75m x 4.14m	9′0″ x 13′7″
Balcony*	3.14m x 1.32m	10'4" x 4'4"
Terrace*	7.21 x 1.62m	23'6" x 5'3"

^{*} Private terrace to apartment 190 only

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ONE BEDROOM

PLOT - 217 FLOOR - G



	Store	
Living/Kitcher	Store	Bathroom
В	W	Master Bedroom

Total area	53.0 sq m	571 sq ft		
Living/Kitchen	4.52m x 6.04m	14′10″ x 19′10″		
Bedroom	4.52m x 2.94m	14′10″ x 9′8″		
Terrace	4.27m x 1.45m	14'0" x 4'9"		

▲ DIMENSIONS

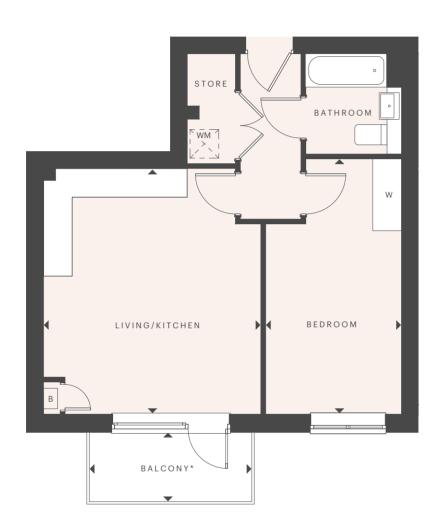
W WARDROBE

B BOILER

WM WASHING MACHINE

PLOTS — 218, 225, 231, 237 HANDED — 239, 243, 249, 255 FLOORS — G - 3



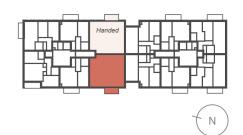


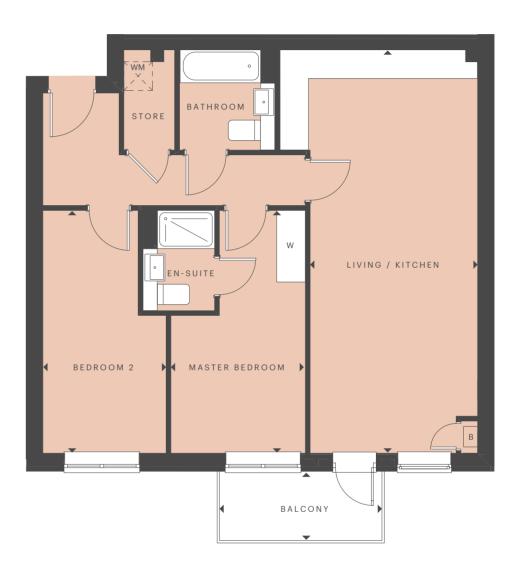
Total area	49.2 sq m	530 sq ft
Living/Kitchen	4.54m x 5.14m	14′11″ x 16′10″
Bedroom	2.84m x 5.34m	9′4″ x 17′6″
Balcony*	3.40m x 1.45m	11'2" x 4'9"

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TWO BEDROOM

PLOTS - 219, 224, 230, 236 HANDED - 223, 229, 235 FLOORS - G - 3





Total area	75.3 sq m	810 sq ft			
Living/Kitchen	3.51m x 8.44m	11′6″ x 27′8″			
Master bedroom	2.81m x 5.08m	9′3″ x 16′8″			
Bedroom 2	2.58m x 5.08m	8′6″ x 16′8″			
Balcony	3.40m x 1.45m	11'2" x 4'9"			

▲ DIMENSIONS

W WARDROBE

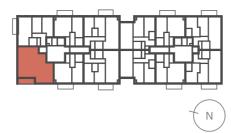
B BOILER

WM WASHING MACHINE

[▲] DIMENSIONS
W WARDROBE
B BOILER
WM WASHING MACHINE

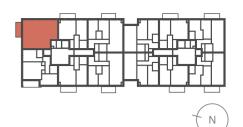
 $[\]ensuremath{^{\star}}$ Private terrace to first floor plot in lieu of balcony

PLOTS - 220, 226, 232 FLOORS - 1 - 3





PLOTS — 221, 227, 233 FLOORS — 1 - 3







Total area	66.8 sq m	720 sq ft
Living/Kitchen	4.93m x 4.61m	16′2″ x 15′2″
Master bedroom	3.62m x 3.14m	11′11″ x 10′3″
Bedroom 2	4.52m x 2.94m	14′10″ x 19′8″
Balcony	4.27m x 1.45m	14'0" x 4'9"

layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

▲ DIMENSIONS
W WARDROBE
B BOILER
WM WASHING MACHINE

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Total area	64.3 sq m	692 sq ft
Living/Kitchen	3.57m x 7.54m	11'9" x 24'9"
Master bedroom	2.87m x 5.14m	9′5″ x 16′10″
Bedroom 2	2.50m x 4.18m	8'2" x 13'8"
Balcony	1.45m x 3.40m	4′9″ x 11′2″

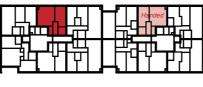
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W WARDROBE

B BOILER

WM WASHING MACHINE

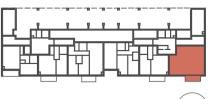
PLOTS - 222, 228, 234 HANDED - 246, 252, 258 FLOORS - 1 - 3



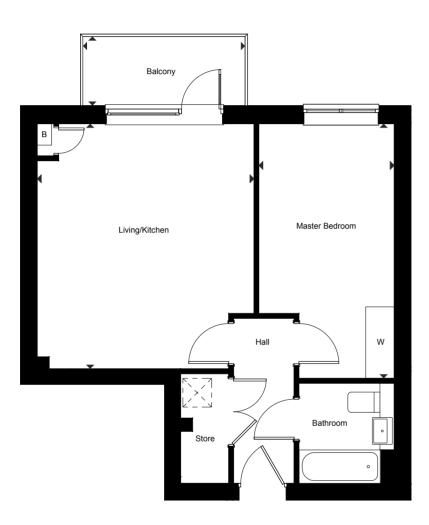
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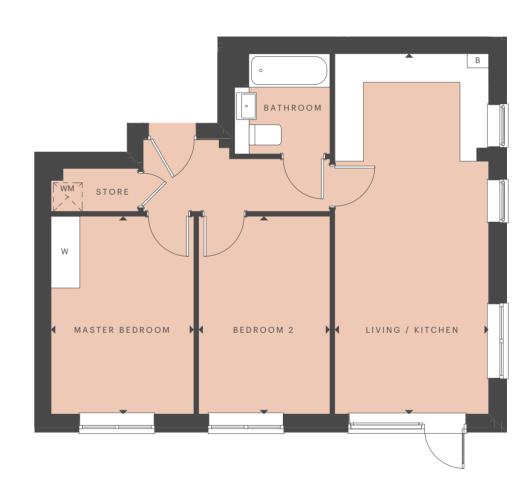
TWO BEDROOM

PLOT - 238 FLOOR - G



(N





Total area	49.2 sq m	530 sq ft
Living/Kitchen	4.54m x 5.14m	14′11″ x 16′10″
Bedroom	2.84m x 5.34m	9′4″ x 17′6″
Balcony	3.40m x 1.45m	11'2" x 4'9"

▲ DIMENSIONS
W WARDROBE
B BOILER

WM	WASHING	MACHINE

Total area	60.9 sq m
Living/Kitchen	3.22m x 7.54m
Master bedroom	2.98m x 4.14m
Bedroom 2	2.74m x 4.14m

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W WARDROBE

B BOILER

WM WASHING MACHINE

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

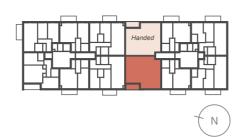
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656 sq ft 10'7" x 24'9"

9'10" x 13'7"

9'0" x 13'7"

PLOTS - 240, 244, 250, 256 HANDED - 245, 251, 257 FLOORS - G - 3

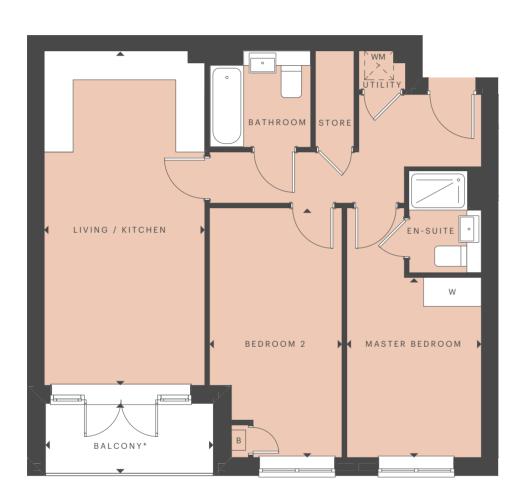


▲ DIMENSIONS

WM WASHING MACHINE

W WARDROBE

B BOILER



Total area	69.4 sq m	747 sq ft		
Living/Kitchen	6.94m x 3.33m	10′11″ x 22′9″		
Master bedroom	2.80m x 3.74m	9′2″ x 12′3″		
Bedroom 2	2.75m x 5.18m	9′0″ x 17′0″		
Balcony*	3.48m x 1.45m	11′5″ x 4′9″		

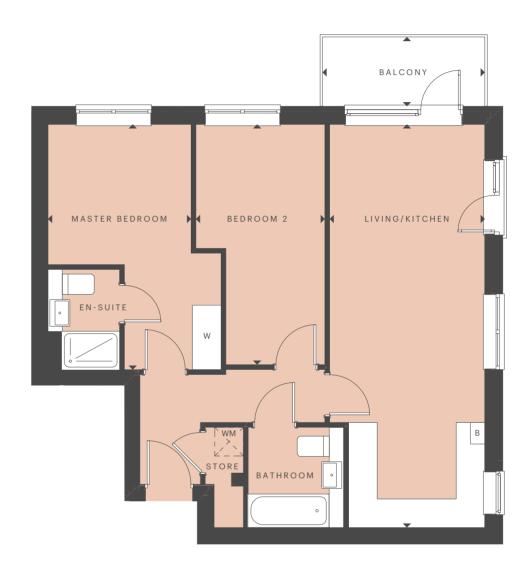
^{*} Private terrace to first floor plot in lieu of balcony

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TWO BEDROOM

PLOTS - 241, 247, 253 FLOORS - 1 - 3





Total area	69.5 sq m	748 sq ft		
Living/Kitchen	3.25m x 8.44m	10′8″ x 27′8″		
Master bedroom	3.00m x 5.14m	9′10″ x 16′10″		
Bedroom 2	2.70m x 5.03m	8′10″ x 16′6″		
Balcony	3.40m x 1.45m	11'2" x 4'9"		

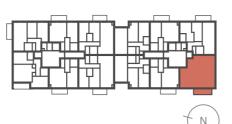
▲ DIMENSIONS

W WARDROBE

B BOILER

WM WASHING MACHINE

PLOTS - 242, 248, 254 FLOORS - 1 - 3





Total area	69.5 sq m	748 sq ft		
Living/Kitchen	3.25m x 8.44m	10'8" x 27'8"		
Master bedroom	3.00m x 5.14m	9′10″ x 16′10″		
Bedroom 2	2.70m x 5.03m	8′10″ x 16′6″		
Balcony	3.40m x 1.45m	11′2″ x 4′9″		

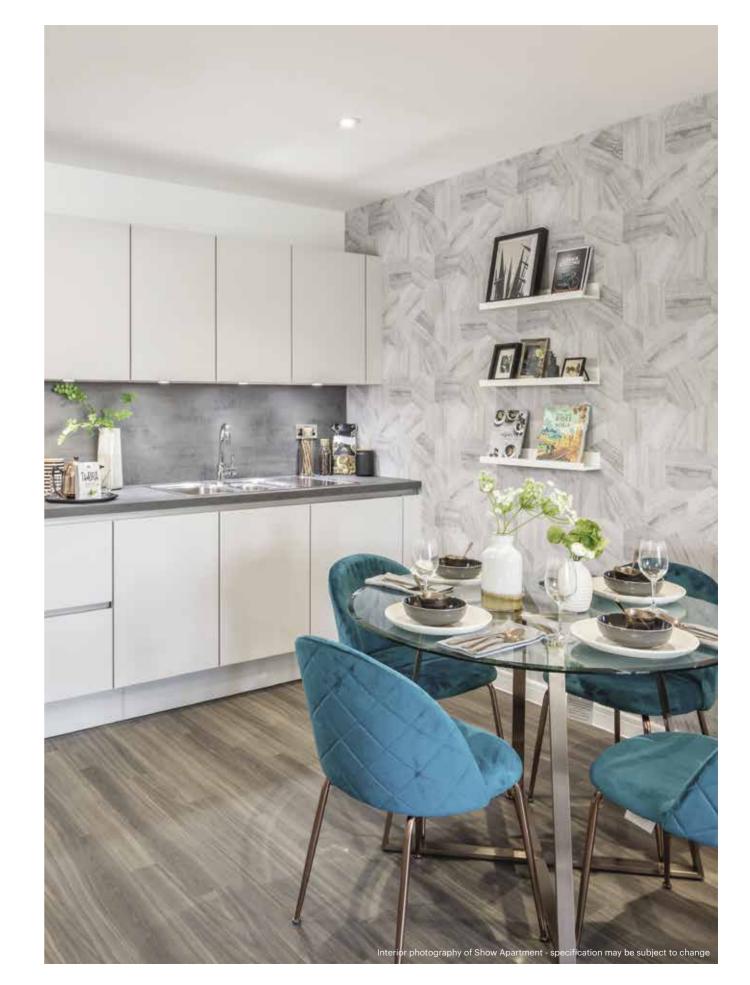
▲ DIMENSIONS

W WARDROBE

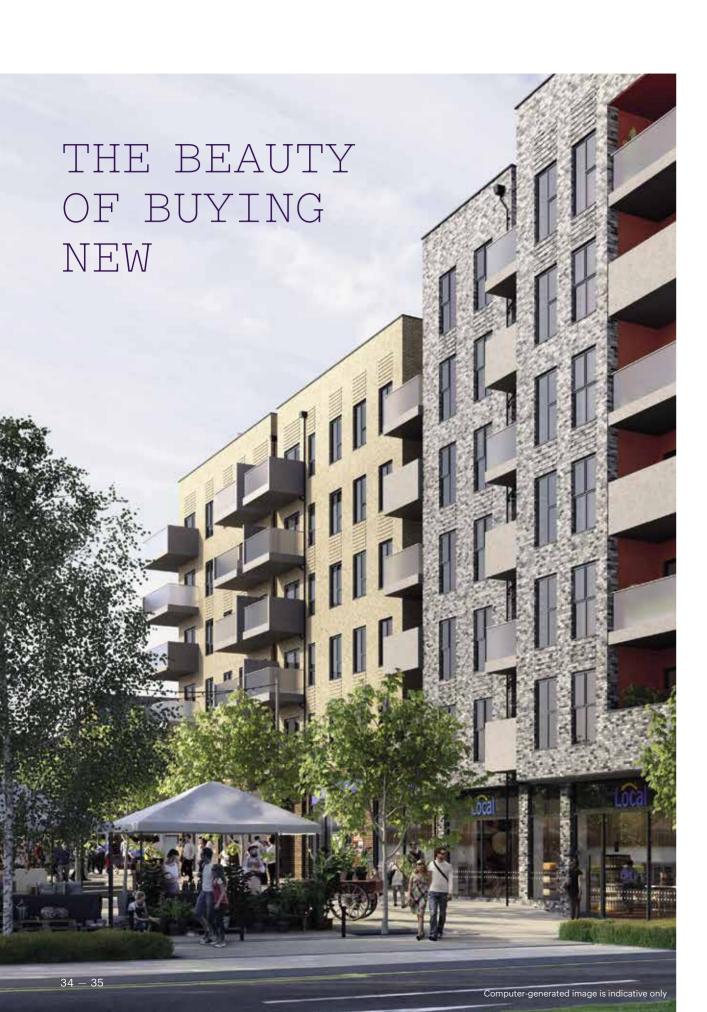
B BOILER

WM WASHING MACHINE

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32 – 33 South Oxhey Central







Interior photography of Show Apartment - specification may be subject to change

South Oxhey Central

Building a better future

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

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and 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?



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 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 the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon

Our customer service 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 South Oxhey Central carries our commitment to quality and improvement. All of our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

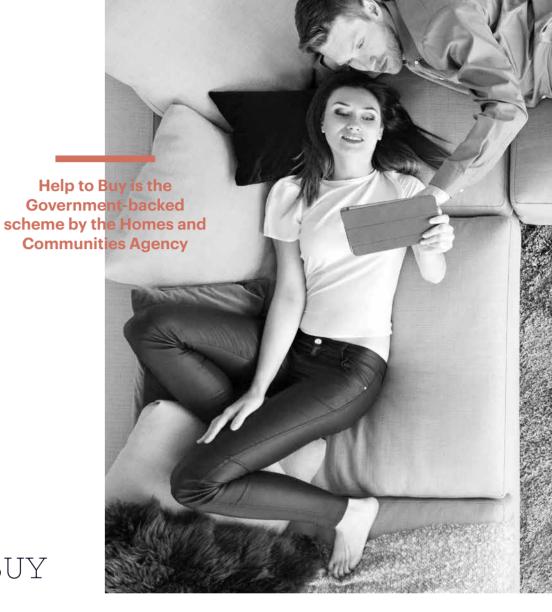
Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

www.consumercode.co.uk www.nhbc.co.uk







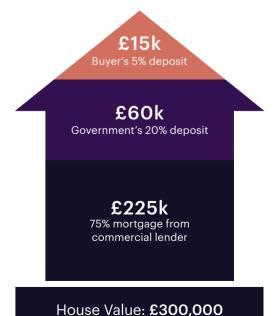


HELP TO BUY

Whether you are a first-time buyer or an existing homeowner looking for more space, this low deposit scheme can give you the extra help you need. Moving on or up the property ladder is now more affordable.

Help to Buy gives first time buyers a helping hand to get on the property ladder. Save just a 5% deposit, boost it with up to a 20% interest-free loan, and move in with a more affordable mortgage of just 75% of the value of your new home!

Help to Buy gives existing homeowners more opportunities to climb up the property ladder. Use your existing equity, keep the mortgage you can afford, boost your budget with up to a 20% interest-free loan and enjoy more space and the home of your dreams! See diagram of a typical example breakdown.



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Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they 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. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

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

Countryside Partnerships South is an NHBC 5* developer.

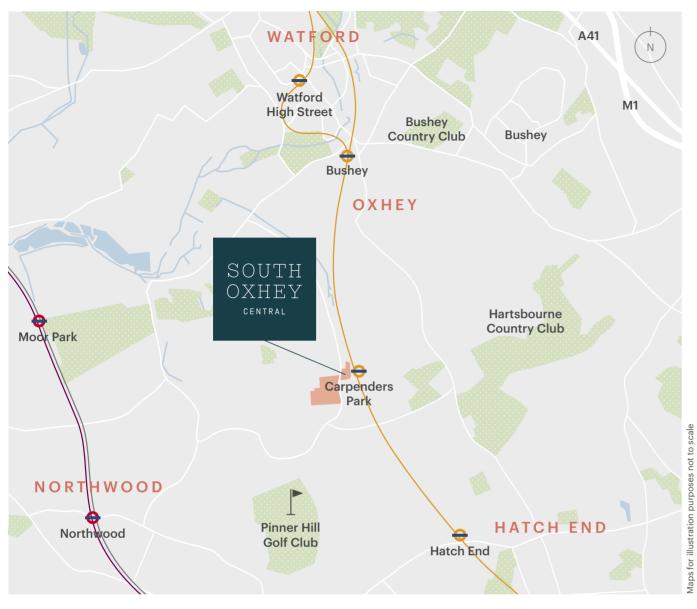


Home Group is one of the UK's largest developers of quality homes for sale and affordable rent, and a leader in long-term integrated housing, health and care.

With over 80 years' experience and ambitious plans to build 10,000 new homes by 2021, we are playing a significant role in addressing the UK's housing crisis. By significantly gearing up our commercial approach through private house sales, we will reinvest more surplus back into the business to create increased homes for affordable rent and supported living.

Plus, our fresh thinking approach will see the creation of new and innovative home ownership products that will help people take their first step onto the property ladder.

Underpinning all of this is our commitment to providing a world-class service, excellent value for money and a drive towards improved digital facilities. Our national reach, expert local teams and genuine partnerships combine to make these aims a reality and provide great outcomes for everyone.



Visit our Marketing Suite

South Oxhey Marketing Suite Station Approach South Oxhey WD19 7DT

southoxheycentral@cpplc.com 020 3918 9101 southoxheycentral.co.uk



Marketing Suite --- Parking ---

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