


Oakmere[®]
CREATING QUALITY HOMES



Kellet Gardens

OVER KELLET



Welcome to Kellet Gardens



This unique development welcomes you with a feel of green open space; every care has been taken to preserve a sense of nature within this idyllic and picturesque village location in the heart of rolling countryside.

We are delighted to bring our exclusive collection of luxurious new homes to Over Kellet, a charming village steeped in a rich farming and agricultural history.

Kellet Gardens is a place that combines exceptional quality homes with superb open spaces; together, these elements make this a beautiful environment to live in.



For over 40 years Oakmere has established a renowned reputation by creating quality homes throughout Cumbria and Lancashire.

Our new homes in Over Kellet make a statement, and what makes Kellet Gardens so exceptional is the thoughtful and sensitive design which seamlessly blends into its countryside setting.

Kellet Gardens features a collection of beautiful two, three and four-bedroom family homes all showcasing the very best in aspirational living.



Signature design features



From the moment you enter an Oakmere home, you will be greeted with spacious open plan living and an array of signature design features.

Designed with space and natural light in mind, our luxurious homes are further enhanced with stylish kitchen diners, modern Bi-fold/French doors, and beautiful bay-fronted windows. These enhancements allow maximum true light to flow freely and easily throughout your home, creating a seamless link to the great outdoors.*



Our homes come with individually designed high spec kitchens from our local partner, 'Lakeland Kitchens', and all kitchens feature quality integrated NEFF appliances. Our top of the range kitchens are selected from Germany's leading kitchen manufacturers who are renowned for their strength, individuality, high-quality standards, and contemporary designs.

The vast colour palette within the Lakeland Kitchens range allows you to be as adventurous with colours and textures as you wish, which will result in a well-designed kitchen that you will love for years to come.

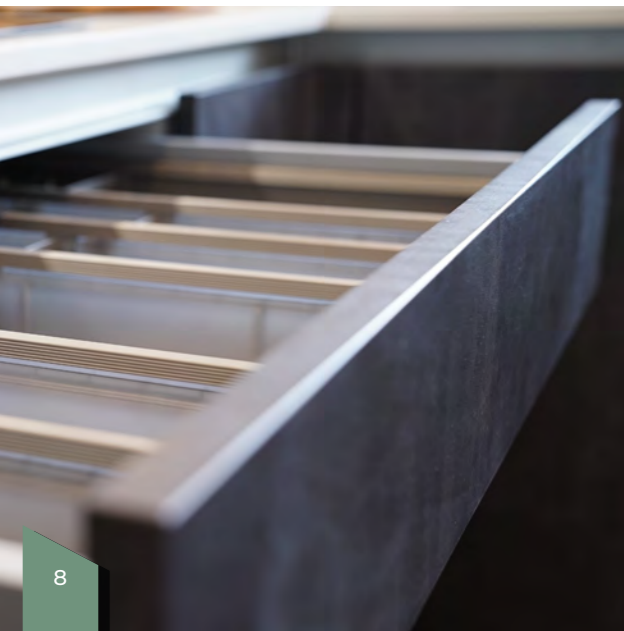
*The specification relates to the majority of plots and is dependent on individual house-type designs. Please speak with our New Homes Advisor for more information.

Style & quality

Over the years, we've built an outstanding reputation for delivering exceptional quality, high specification homes.

At Kellet Gardens, our homes are elegantly designed creating beautiful street scenes with attractive exteriors incorporating stone, render, and natural slate; from spacious driveways with garages and generous gardens to outstanding living spaces, you'll enjoy all the benefits of a truly modern lifestyle.

Our luxurious bathrooms and en-suites feature superb details; chrome heated towel rails, stylish ceramic and porcelain wall tiles along with superior fittings, creating that perfect haven to relax and unwind.*



*The specification relates to the majority of plots and is dependent on individual house-type designs. Please speak with our New Homes Advisor for more information.



Energy efficient *Design*

As well as being sustainable, our homes are energy efficient, reassuringly airtight, and highly insulated. With low-energy lighting and high-efficiency integrated appliances, our homes help save you money while helping the environment, as a new build property is greener and more economical to run.

- Highly efficient & sustainable
- High-performance insulation throughout
- Programmable heating with dual-zone controls
- Smart electric vehicle charging point
- Solar PV panels*
- Energy saving double glazed uPVC windows manufactured to 'A' rated standard
- PIR external motion sensor lighting to front and rear doors
- Low energy lighting and LED downlights

*Dependant on individual house type designs

Over Kellet is north of the historic city of Lancaster and home to many significant architectural buildings including St. Cuthbert's Church, which dates back to the 12th century. The village is conveniently located less than 1 mile from junction 35 of the M6 motorway with easy access for commuters; a backdrop of rolling hills and scenic countryside makes Kellet Gardens a peaceful place to return home to at the end of a busy day.

Kellet Gardens has access to an excellent local primary school and is within the catchment area for Carnforth High School and Queen Elizabeth School in Kirkby Lonsdale. The highly regarded secondary schools; Lancaster Grammar Schools, for Boys' and Girls,' and Ripley St. Thomas are conveniently located in the City of Lancaster. Bus routes from the village service local schools and colleges as well as Lancaster University, which is acknowledged as one of the best in the UK.



Over Kellet is only 1.5 miles from Carnforth, a market town accessible by both bike and foot with an abundance of shops, restaurants, and local amenities. Carnforth train station connects to the West Coast Main Line, with easy reach to all of Lancashire, Greater Manchester, and beyond. Lancaster, a bustling city just a 15-minute drive from Over Kellet, offers a mix of high-street and independent retail outlets.

As well as scenic views of the Lake District's peaks and the breathtaking expanse of Morecambe Bay, Over Kellet is perfectly placed for exploring the local countryside including Warton Crag and Farleton Knott. Enjoy adventures in the Lake District, England's largest National Park within a half our drive or venturing slightly further afield to the Forest of Bowland – "An Area of Outstanding Natural Beauty".





Kellet Gardens

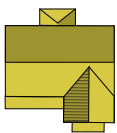
OVER KELLET

DEVELOPMENT LAYOUT

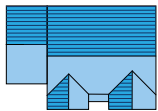
Phase One



HOUSE TYPES



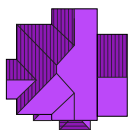
GRASMERE
4 bedroom
detached house



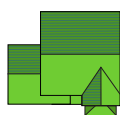
KIRKSTONE
4 bedroom
detached house



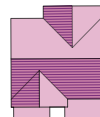
WASDALE (s)
4 bedroom split level
detached house



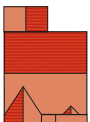
GOWAN
4 bedroom
detached house



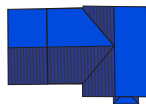
AMBLESIDE
4 bedroom
detached house



BOWFELL
4 bedroom
detached house



FARLETON
4 bedroom
detached house



GLENRIDDING
4 bedroom
detached house



COLEDALE (s)
4 bedroom split level
detached house

Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty.



Bowfell

FOUR BEDROOM DETACHED HOUSE



Kellet Gardens

OVER KELLET

Bowfell | FOUR BEDROOM DETACHED HOUSE



GROUND FLOOR

Kitchen/Dining (max)	5.56m x 3.81m	Utility	1.87m x 1.90m
Lounge (max)	3.39m x 5.16m	Garage (max)	2.93m x 5.12m



FIRST FLOOR

Master Bedroom (max)	3.38m x 4.07m	Bedroom 3 (max)	2.78m x 2.98m
En-Suite (max)	1.64m x 1.76m	Bedroom 4	2.63m x 2.80m
Bedroom 2 (max)	3.01m x 3.37m	Bathroom	1.95m x 2.80m

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.



Coledale

FOUR BEDROOM SPLIT LEVEL DETACHED HOUSE



Kellet Gardens

OVER KELLET

Coledale | FOUR BEDROOM SPLIT LEVEL DETACHED HOUSE



LOWER GROUND FLOOR

Bedroom 3	2.60m x 4.81m	Dressing Area	2.36m x 1.96m
Study/Bedroom 4	2.17m x 3.50m	Garage	2.93m x 6.10m



UPPER GROUND FLOOR

Kitchen/Dining/ Lounge (max)	10.12m x 5.43m	Bedroom 2	4.98m x 2.98m
Master Bedroom	2.90m x 4.49m	Bathroom (max)	3.78m x 2.20m
En-Suite	2.96m x 1.41m		

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.



Farleton

FOUR BEDROOM DETACHED HOUSE



Kellet Gardens

OVER KELLET

Farleton | FOUR BEDROOM DETACHED HOUSE



GROUND FLOOR

Kitchen/Family/Dining (max)	6.42m x 6.09m	Utility	1.77m x 2.79m
Lounge	3.36m x 5.47m	Garage	2.75m x 4.95m



FIRST FLOOR

Master Bedroom (max)	4.30m x 4.91m	Bedroom 3 (max)	2.83m x 3.37m
En-Suite (max)	1.86m x 2.72m	Bedroom 4	3.14m x 2.79m
Bedroom 2 (max)	2.83m x 4.71m	Bathroom	2.11m x 3.95m

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.


Gowan

FOUR BEDROOM DETACHED HOUSE



Kellet Gardens

OVER KELLET

Gowan | FOUR BEDROOM DETACHED HOUSE



GROUND FLOOR

Kitchen/Family/Diner (max)	7.62m x 5.21m	Dining room (max)	4.81m x 4.65m
Utility	3.11m x 1.88m	Garage	3.23m x 5.49m
Lounge (max)	3.60m x 6.05m		



FIRST FLOOR

Master Bedroom (max)	3.60m x 4.65m	Bedroom 3 (max)	4.02m x 3.64m
En-Suite	2.36m x 1.40m	Bedroom 4	3.46m x 2.56m
Dressing Room	1.94m x 1.89m	Bathroom	2.36m x 2.62m
Bedroom 2 (max)	3.71m x 4.65m		

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.



Grasmere

FOUR BEDROOM DETACHED HOUSE



Kellet Gardens

OVER KELLET

Grasmere | FOUR BEDROOM DETACHED HOUSE



GROUND FLOOR

Kitchen/Family/Dining (max)	6.54m x 5.61m	Utility (max)	1.98m x 2.16m
Lounge (max)	4.10m x 4.54m	Garage	3.16m x 6.35m



FIRST FLOOR

Master Bedroom (max)	4.10m x 3.68m	Bedroom 3 (max)	3.86m x 2.68m
En-Suite (max)	2.09m x 2.33m	Bedroom 4	3.38m x 2.79m
Bedroom 2 (max)	3.46m x 3.56m	Bathroom	2.44m x 2.78m

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.



Kirkstone

FOUR BEDROOM DETACHED HOUSE



Kellet Gardens

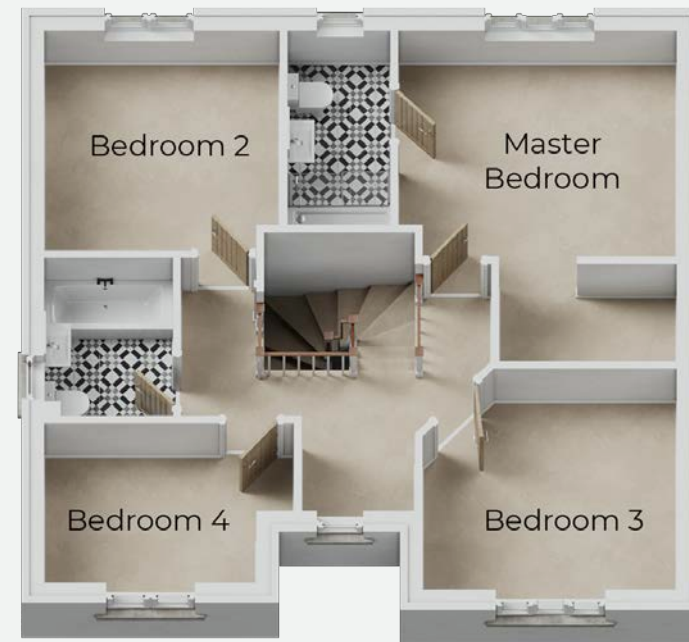
OVER KELLET

Kirkstone | FOUR BEDROOM DETACHED HOUSE



GROUND FLOOR

Kitchen/Family/Dining (max)	8.50m x 2.74m	Study	2.86m x 1.69m
Lounge	3.37m x 5.05m	Garage	3.34m x 6.09m
Utility	1.66m x 1.87m		



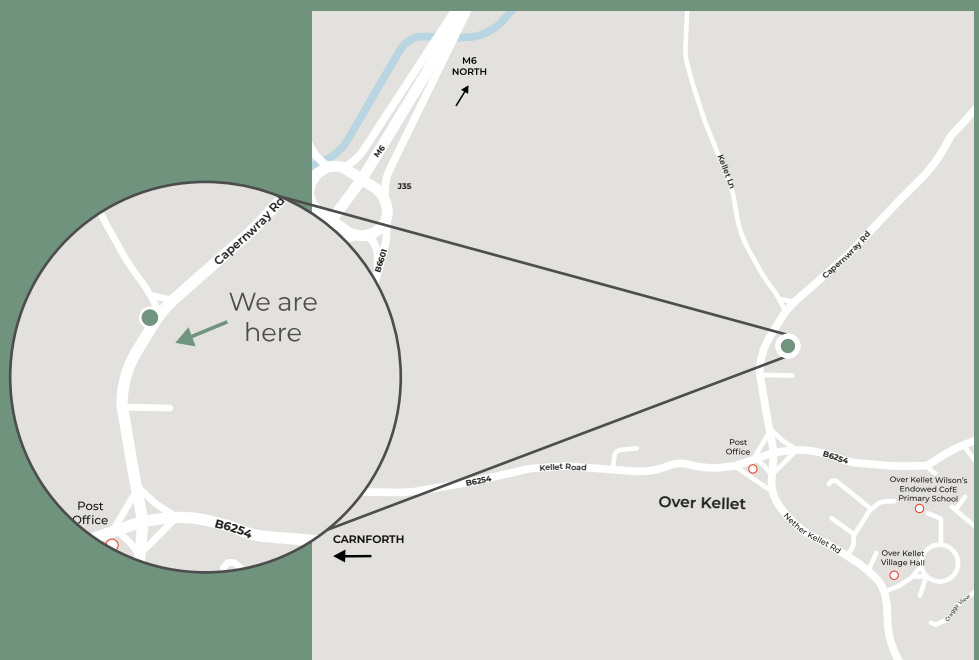
FIRST FLOOR

Master Bedroom (max)	3.72m x 3.19m	Bedroom 3 (max)	3.34m x 3.11m
En-Suite	1.40m x 2.74m	Bedroom 4 (max)	3.33m x 2.20m
Dressing Room	2.03m x 1.37m	Bathroom	1.68m x 2.30m
Bedroom 2 (max)	3.15m x 3.06m		

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information contained in this brochure, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

Properties may be built handed (mirror image). External materials, landscaping, garage and window positions may vary to suit the location of individual homes. Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.

HOW TO FIND US



Kellet Gardens

Capernwray Road

Over Kellet

Carnforth

Lancashire, LA6 1AF

Tel: 07826 844 006

Email: kelletgardens@oakmerehomes.co.uk

www.oakmerehomes.co.uk

 [facebook.com/OakmereHomes](https://www.facebook.com/OakmereHomes)

 [@oakmerehomes](https://www.instagram.com/oakmerehomes)

