





Property Description

Discover the perfect blend of modern luxury and everyday comfort in this beautifully appointed home, set within a highly sought-after development crafted by Nationwide's award-winning architects and designers. From the moment you step through the door, you're greeted with a sense of elegance, space, and high-end finishes that set this property apart. The ground floor opens with a welcoming entrance hall, flowing seamlessly into bright, stylish living spaces designed for both relaxation and entertaining. Upstairs, you'll find two generously proportioned bedrooms-each a serene retreat-and a beautifully finished family bathroom with contemporary fittings and a calming aesthetic. This home is not just about interiors-it's about lifestyle. Step outside into your own private, enclosed rear garden, ideal for summer evenings, alfresco dining, or simply soaking up the sun. Allocated parking adds to the convenience, while the wider community offers so much more. Enjoy exclusive access to thoughtfully landscaped communal gardens, a safe and exciting children's play park, and a fully equipped outdoor gym-perfect for staying fit without ever leaving the neighbourhood. With exceptional design, superior specification, and a vibrant community setting, this home is more than a place to live-it's a place to thrive.

Ground Floor Accommodation

Entrance Hall

Open Plan Kitchen/ Dining Area

14' 10" x 10' MAX (4.52m x 3.05m MAX)

Kitchen / Dining Room

High quality Scandinavian Velfac double glazed composite window 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 and Dishwasher. Cooker-hood located above the hob. Tiling to all water sensitive areas.

Open Plan Living Area

13' 4" x 9' 2" (4.06m x 2.79m)

Lounge Area

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Television Point

Cloakroom

Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas

First Floor Accommodation

First Floor Landing

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

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

Bedroom Two

13' 3" x 9' 10" MAX (4.04m x 3.00m MAX)

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

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

Outside

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 property.

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.

Oakfield New Home Energy Comparison Data

Victorian Home

EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)

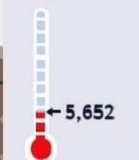


Typical New Build Home**

EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)



Typical Oakfield Home

EPC Energy
Efficiency Rating
EPC Score



Heating Demand
(kWh/yr)



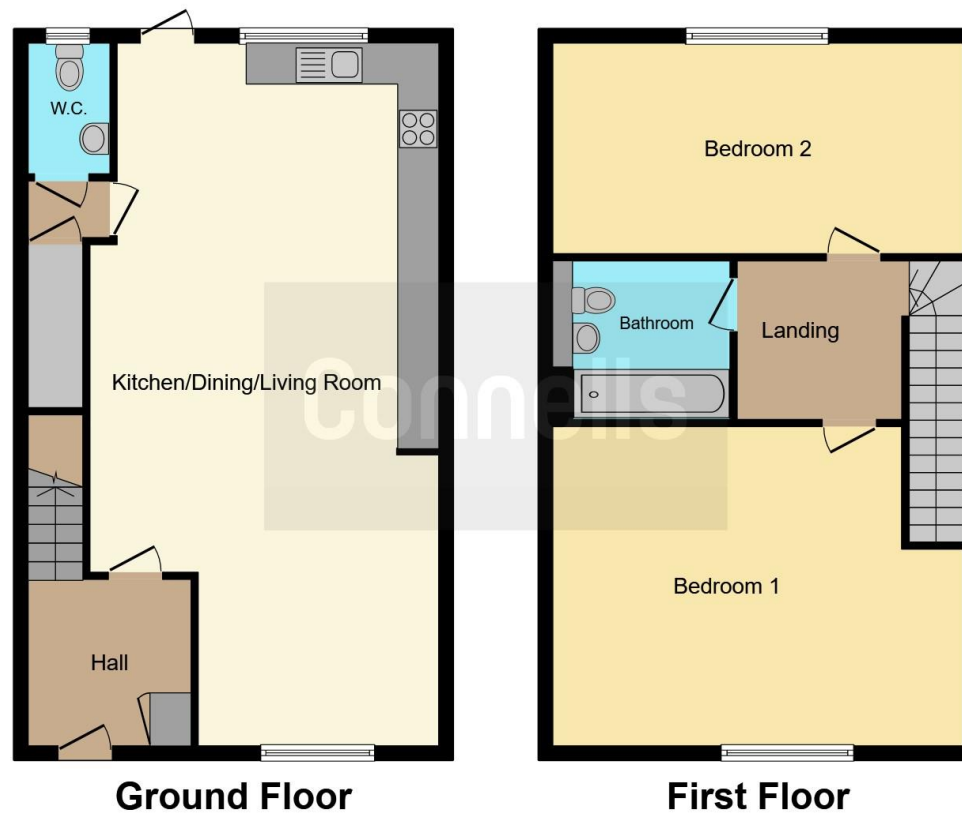
*Based on annual cost calculated using Energy Cap Tariff (34.0p/kWh) ** built to 2013 B Regs Pass. EPC Rated A "very energy efficient - lower running costs and "very environmentally friendly - lower CO2 emissions". EPC ratings are based on the government Standard Assessment Programme software building regulations 2013 baseline assumptions for a 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.

Oakfield

Nationwide
Building Society







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

T 01793 461757
E swindonoldtown@connells.co.uk

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

EPC Rating:
 Exempt

view this property online [connells.co.uk/Property/SDN313537](https://www.connells.co.uk/Property/SDN313537)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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