

Get in touch

To find out more about buying a home at Oakfield, please contact:

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Developed by:



 **akfield**

A home to feel good in. A home that is energy efficient, and with community at its roots. You'll be part of a new neighbourhood of 239 homes, designed for people of all ages and life stages to live side by side.

welcome

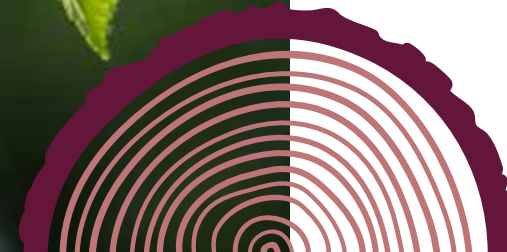


A home you'll love

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're after some lovely outdoor spaces, 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. Perhaps it means getting back to nature in Oakfield's, landscaped park. Or maybe it's just walking the dog along its tree-lined streets.

Whatever you do, you'll feel at home, and part of a community at Oakfield.





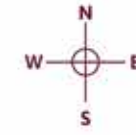
Site plan

KEY

- 2 Bedroom
 - The Beech
 - The Birch
- 3 Bedroom
 - The Cedar
 - The Chestnut
 - The Oak
- 4 Bedroom
 - The Rowan

Affordable rent and shared ownership

For affordable rent and shared ownership enquiries, please email: salesteam@greensquareaccord.co.uk



A home with community at its roots

You'll find plenty of beautiful, shared spaces in Oakfield. That means your neighbours won't just be people you wave at in the distance. They'll be a community of people you know. A real neighbourhood.



Enjoy a chat with the family next door over the fence. Walk, run or cycle along the pedestrian friendly streets.

There's plenty of outdoor space to get back to nature and spend time with friends. There's a play area made from natural materials for the kids, an outdoor gym, and lots of places to sit and watch the world go by. There's even a gently sloping, grassed amphitheatre in the main park, and an indoor community space for all kinds of events and get-togethers.

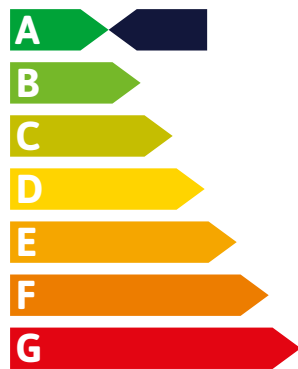
You can feel good knowing
your home has been built with
a real focus on efficiency.



Oakfield's streets are designed with people in mind, not traffic. The layout encourages slow and safe driving, prioritising the safety and convenience of pedestrians and cyclists. Additionally, rear gardens feature secure cycle storage, with ample space for garden equipment.



All homes have photovoltaic solar panels to generate electricity and are heated by air source heat pumps instead of gas boilers.



Every Oakfield home will have an EPC A rating, so you'll know your house is energy efficient.



Homes with on plot drives or garages are Electric Vehicle Charger installation ready, access to communal rapid charging points for all other homes.



There's also a car club, so there'll be a car you can hire if you don't need your own, or occasionally need an extra.



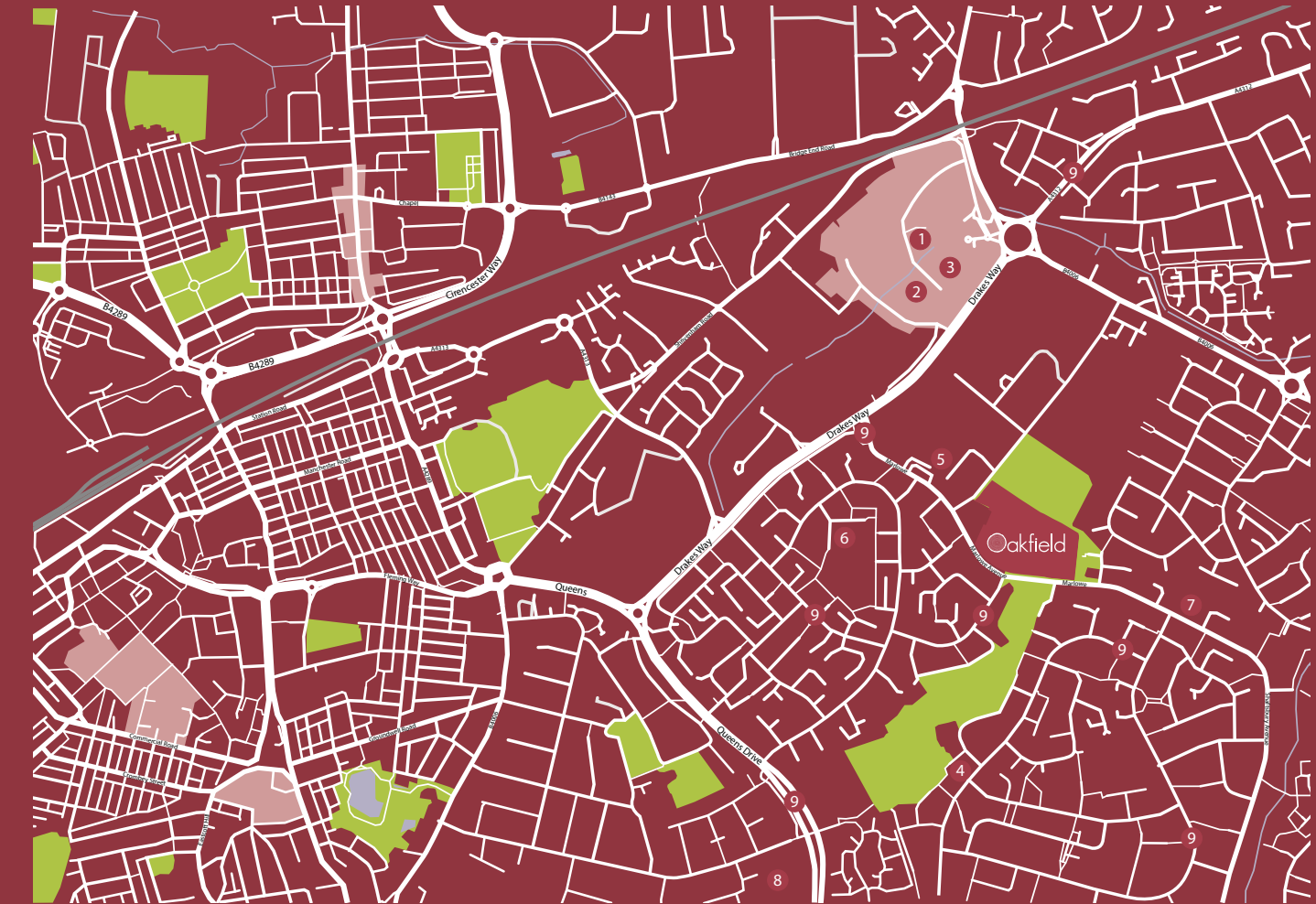
Everything you need, right on your doorstep

Oakfield is close to shops and schools, plus has great transport links to the centre of Swindon and beyond. There are allotments next door to Oakfield, along with community forests and open parkland. Greenbridge Retail Park is within walking distance, where you'll find a gym, restaurants, shops and a supermarket.



Here are some places we think you'll find useful:

1. Greenbridge Retail Park
2. The Gym Group
3. Lidl Supermarket
4. Kingswood Surgery and Rowlands Pharmacy
5. Morrisons Daily
6. Mountford Manor Primary School
7. Holy Family Primary School
8. Lawn Manor Academy
9. Bus Stops
10. 5-minute drive from Swindon Train Station
50 minutes to London Paddington
30 minutes to Reading
25 minutes to Bath
40 minutes to Bristol



One of a kind



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

They've been designed with real care and attention to quality throughout.

Our talented creative team have already given all the thought you need to everything: from the striking, high-quality brickwork to the beautiful interiors, bathrooms and kitchens.

It's all ready and waiting for you when you move in.



Choosing a home that's right for you

We have 6 different homes available to buy at Oakfield, from 2 bedrooms with open plan living downstairs, to larger 4 bedroom homes with roof terraces, an integral garage and a driveway. And our Oak cottages have been designed to support different life stages with single floor living as an option.

You'll be joining a neighbourhood with a real sense of community, with beautifully designed homes and outdoor spaces. You'll be able to choose a home with a smaller private garden and access to a shared community garden, or a home with a larger garden. Your home will be EPC A rated, you'll have an air source heat pump instead of a gas boiler and solar panels on the roof to generate energy. We've included integrated appliances, quality flooring, solid wood doors and double glazing in all our homes, to name just a few of the features we know you'll love.



Why Nationwide?

Bringing people together to build better quality homes was the starting point of what became the modern building society. And making sure everyone has a place fit to call home is still Nationwide Building Society's mission today. And that's why, with their members' backing, they had the idea to design and fund a development of quality homes with a focus on community, not profit.



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 (ensuites)
- Celsius wall mounted bath shower mixer (bathrooms)
- Vado Ava mono basin mixer tap
- Fixed mirror in cloakroom, bathroom and ensuite
- Shaver socket to main bathroom and ensuite
- 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 (Beech, Birch, Cedar, Oak)
- Sustainably sourced, hard wearing engineer strand woven bamboo flooring, with matt lacquer finish to living areas (Chestnut & Rowan)
- 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 (Chestnut & Rowan)
- Roof terrace (Chestnut & Rowan)

Sustainability

- Homes with on plot 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 M EV and dM EV fans with a system 3 approach (effective air change 0.5 air changes per hour)
- Low VOC paint
- Recessed spotlights 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 industryleading 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



Amazing spaces

A dedicated team, with passion and a great track record

The project has been brought together by your locally-based building society, Nationwide. With their headquarters in Swindon, they have a keen interest in making our town the best it can be for everybody. They've also brought in a whole team of nationally-acclaimed partners to help, and it's already resulting in some national recognition. Before a brick was even laid, Oakfield won the Brownfield Awards 2020

for Best Public Engagement and Participation. That's because, right from the start, Nationwide involved the local community to make sure they were building a neighbourhood people wanted and needed. Oakfield also won the Building for Healthy Life Award at the Housing Design Awards in 2021 and has been awarded a Building with Nature accreditation.

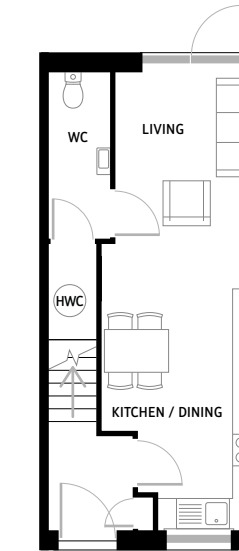
The Beech

These contemporary two bed homes have been designed with open plan living space on the ground floor.



At a glance

- Two bedrooms
- Open plan living
- A mix of on and off plot parking
- Some homes have access to a shared community garden

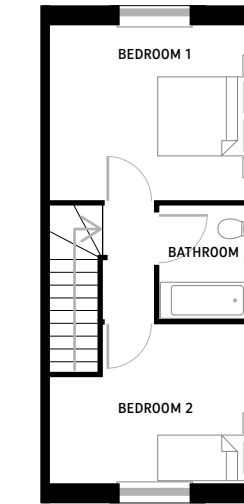


Ground floor

Kitchen/dining area (open plan) 4.52m x 3.06m max (14'10" x 10'0" max)

Living space (open plan) 4.05m x 2.80m (13'4" x 9'2")

Downstairs toilet 3.13m x 1.15m (10'3" x 3'9")



First floor

Bedroom 1 4.04m x 3.28m (13'3" x 10'9")

Bedroom 2 4.04m x 2.99m max (13'3" x 9'10" max)

Bathroom 2.15m x 2.00m (7'1" x 6'7")

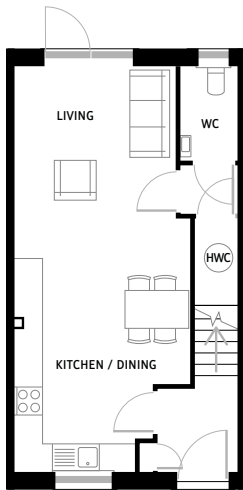


The Birch

These stylish two bed homes have been designed with open plan living space on the ground floor.

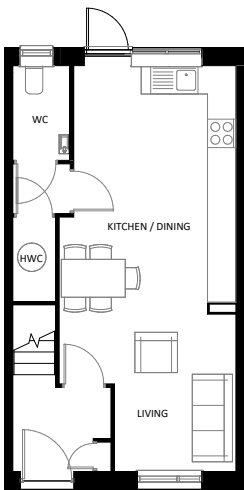


- At a glance
- Two bedrooms
 - Open plan living
 - A mix of on and off plot parking
 - Some homes have access to a shared community garden



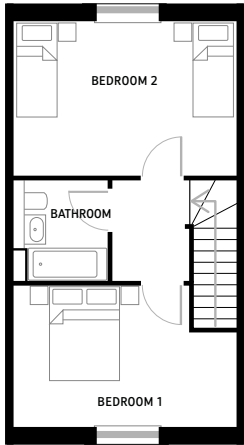
Ground floor option A

Kitchen/dining area (open plan)
4.52m x 3.73m max (14'10" x 12'3" max)
Living space (open plan)
4.05m x 3.43m (13'4" x 11'3")
Downstairs toilet
2.00m x 1.20m (6'7" x 3'11")



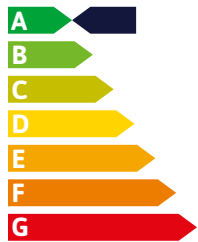
Ground floor option B

Kitchen/dining area (open plan)
5.25m x 3.73m max (17'3" x 12'3" max)
Living space (open plan)
3.32m x 2.57m (10'11" x 8'5")
Downstairs toilet
2.00m x 1.20m (6'7" x 3'11")



First floor

Bedroom 1
4.71m x 3.00m max (15'6" x 9'10" max)
Bedroom 2
4.71m x 3.27m (15'6" x 10'9")
Bathroom
2.15m x 2.00m (7'1" x 6'7")



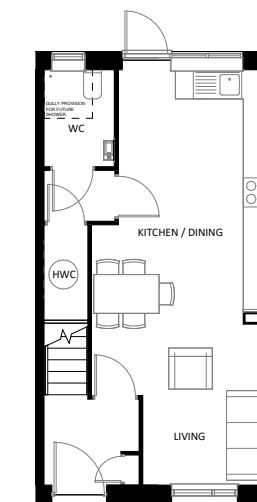


The Cedar

These stylish three bed homes have been designed with open plan living space on the ground floor.

At a glance

- Three bedrooms
- Open plan living
- A mix of on and off plot parking
- Some homes have access to a shared community garden



Ground floor
option A

Kitchen/dining area (open plan)

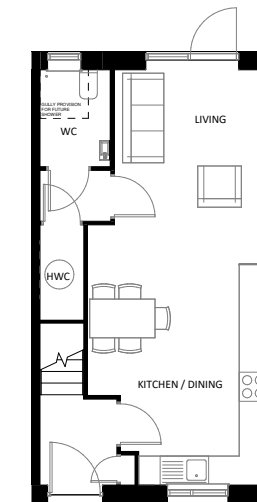
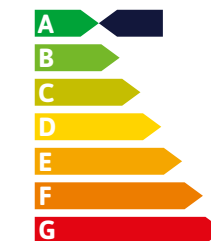
5.25m x 3.73m max
(17'3" x 12'3" max)

Living space (open plan)

3.32m x 2.68m (10'11" x 8'9")

Downstairs toilet

2.00m x 1.45m (6'7" x 4'9")



Ground floor
option B

Kitchen/dining area (open plan)

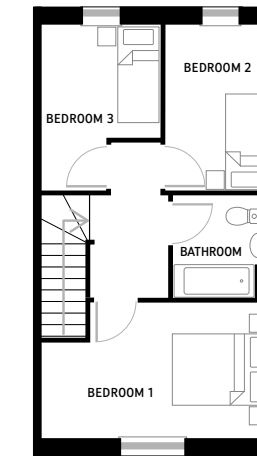
4.56m x 3.73m max (15'0" x 12'3" max)

Living space (open plan)

4.01m x 3.18m (10'11" x 8'5")

Downstairs toilet

2.00m x 1.45m (6'7" x 4'9")



First
floor

Bedroom 1

4.71m x 2.82m max
(15'6" x 9'3" max)

Bedroom 2

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

Bedroom 3

3.45m x 2.48m max
(11'4" x 8'1" max)

Bathroom

2.15m x 2.00m (7'1" x 6'7")

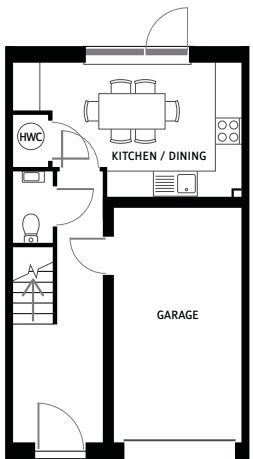
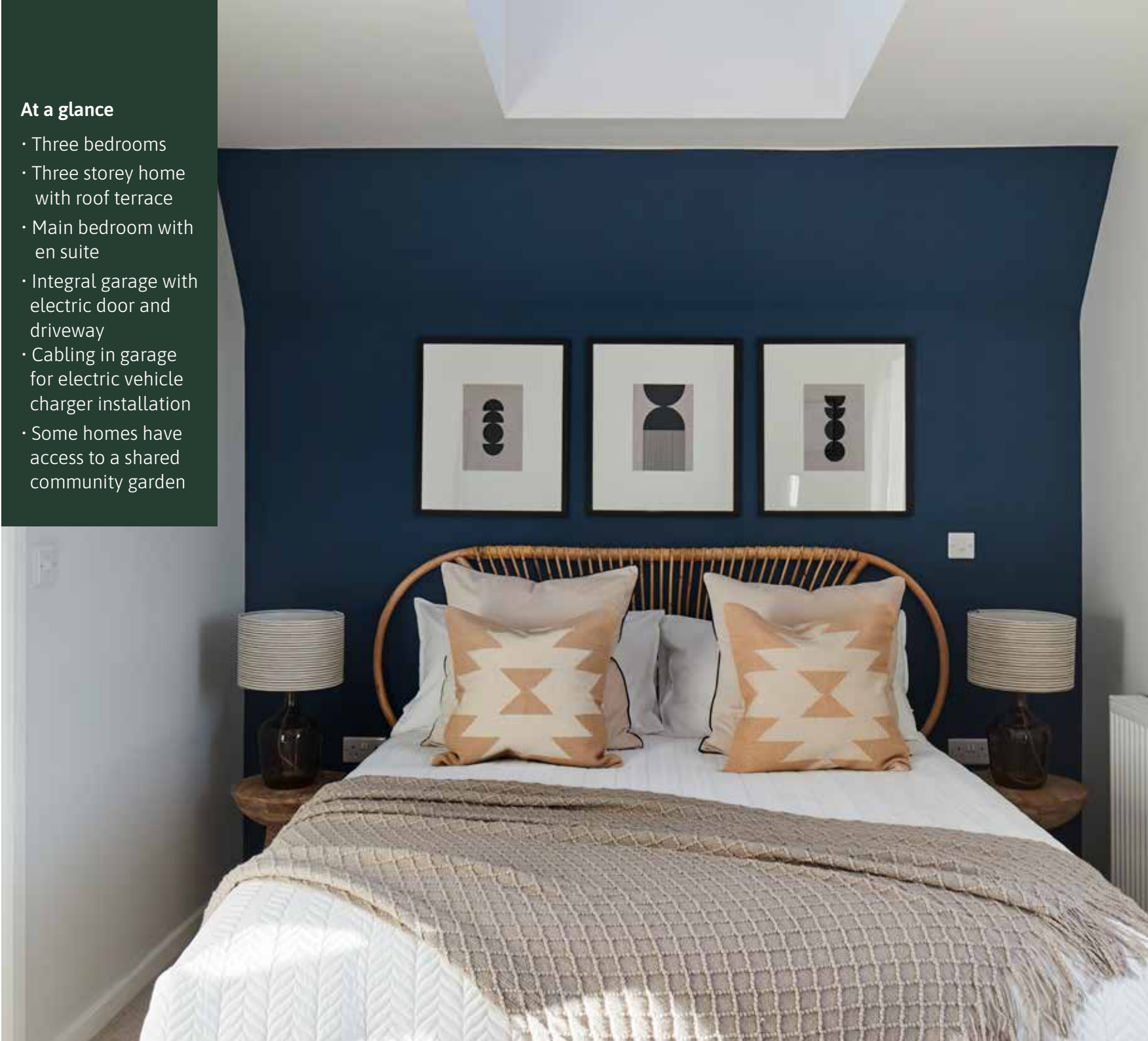


The Chestnut

These contemporary three bed homes have been designed over three floors with kitchen and dining area on the ground floor, living space on the first floor and even a roof terrace on the top floor.

At a glance

- Three bedrooms
- Three storey home with roof terrace
- Main bedroom with en suite
- Integral garage with electric door and driveway
- Cabling in garage for electric vehicle charger installation
- Some homes have access to a shared community garden



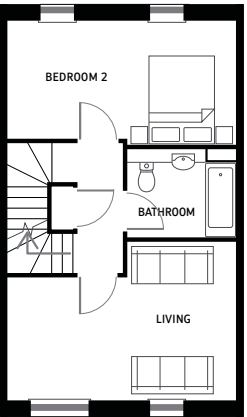
Ground floor

Kitchen/dining area

5.16m x 3.04m max (16'11" x 10'0" max)

Garage

5.33 x 2.93m (17'6" x 9'7")



First floor

Living room

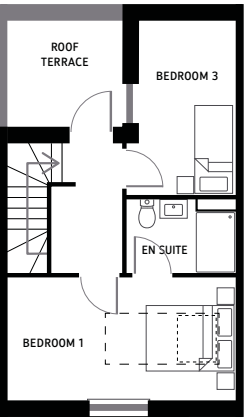
5.16m x 3.60m max (16'11" x 11'10" max)

Bedroom 2

5.16m x 2.82m (16'11" x 9'3")

Bathroom

2.48m x 2.00m (8'1" x 6'7")



Second floor

Bedroom 1

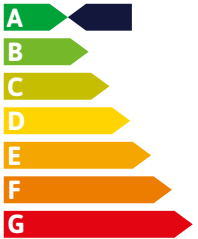
5.16m x 2.79m (16'11" x 9'2")

En suite

2.48m x 1.70m (8'1" x 5'7")

Bedroom 3

3.93m x 2.21m (12'1" x 7'3")



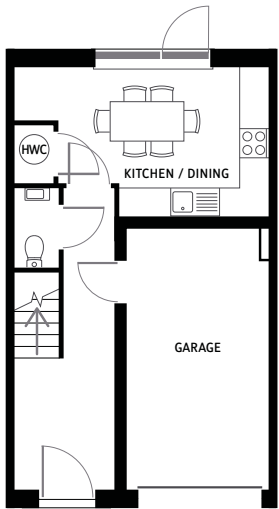


The Rowan

Our four bed homes have been designed over three floors with a kitchen and dining area on the ground floor, living space on the first floor and even a roof terrace on the top floor.

At a glance

- Four bedrooms
- Three storey home with roof terrace
- Main bedroom with en suite
- Integral garage with electric door and driveway
- Cabling in garage for electric vehicle charger installation
- Some homes have access to a shared community garden



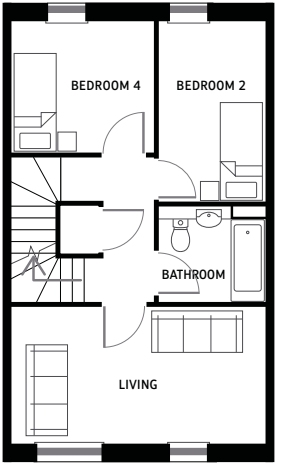
Ground floor

Kitchen/dining area

5.16m x 3.04m max
(16'11" x 10'0" max)

Garage

5.33 x 2.93m (17'6" x 9'7")



First floor

Living room

5.16m x 2.79m (16'11" x 9'2")

Bedroom 2

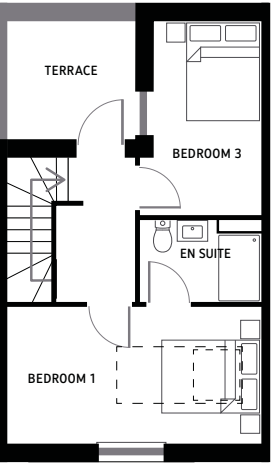
3.67m x 2.18m (12'0" x 7'2")

Bedroom 4

2.91m x 2.67m (9'7" x 8'9")

Bathroom

2.18m x 1.97m (7'2" x 6'5")



Second floor

Bedroom 1

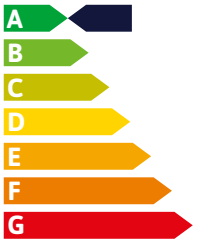
5.16m x 2.79m (16'11" x 9'2")

En suite

2.48m x 1.70m (8'1" x 5'7")

Bedroom 3

3.93m x 2.21m (12'1" x 7'3")

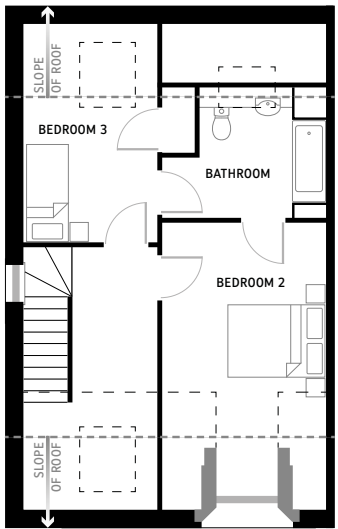
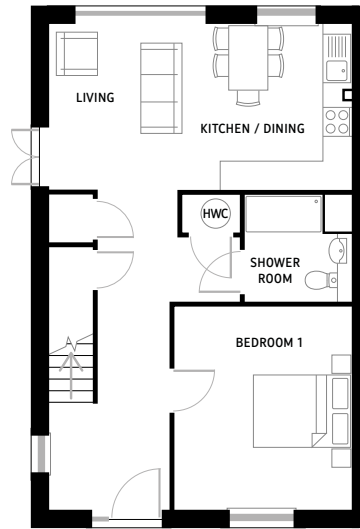


The Oak

Our Oak cottages have been designed to support different life stages with single floor living as an option.

At a glance

- Three bedrooms
- Two storey home arranged for single floor living
- Ground floor shower room
- Driveway with one parking space
- Access to a shared garden as well as a small private garden



Ground floor

Kitchen/dining area (open plan)

3.40m x 2.95m (11'2" x 9'8")

Living space (open plan)

3.40m x 3.23m (11'2" x 10'7")

Bedroom 1

4.15m x 3.65m (13'8" x 12'0")

Shower Room

2.20m x 2.20m (7'3" x 7'3")

First floor

Bedroom 2

4.30m x 3.38m to 1.5m ceiling (14'1" x 11'1" to 1.5m ceiling)

Bedroom 3

2.92m x 2.73m to 1.5m ceiling (9'7" x 8'11" to 1.5m ceiling)

Bathroom

2.73m x 2.60m (9'0" x 8'6")



Living at Oakfield

- Insulation: walls (0.22 U Value) floor (0.13 U Value), roof (0.11 U Value), windows (1.4 U Value), doors (1.2 U Value)– c.60% ahead of current Building Regulations
- Air-tightness, 5m³/hm³ @ 50Pa
- Intermittent fans (MEV) (effective air change approximately 0.5 air changes per hour)
- EPC A

Dual height fence, 1.8 m privacy panel, dropping to 0.9 m for openness and neighbourliness

Storage unit for bikes and garden tools

Vaillant aroTHERM Plus heat pump (R290 refrigerant, a flow temperature of up to 75°C, SCOP (annual energy consumption and efficiency) of up to 5.03)

Water butt



In line roof mounted solar photo voltaic panels, producing between 0.50 – 1.75 kWp per panel

Bat and swift boxes

Velfac double glazed composite windows

Low VOC paints

Roof terrace

Low energy light fittings

Bin store

Electric vehicle charge point ready, consumer unit allows 7kw potential

NorDan Timber Front Door