



**Connells**

The Cedar Oakfield  
Swindon



## 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.

## Ground Floor Accommodation

### Entrance Hall

### Open Plan Kitchen/ Dining Area

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

### 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**

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 rear aspect.

### **Bedroom Two**

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

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

### **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

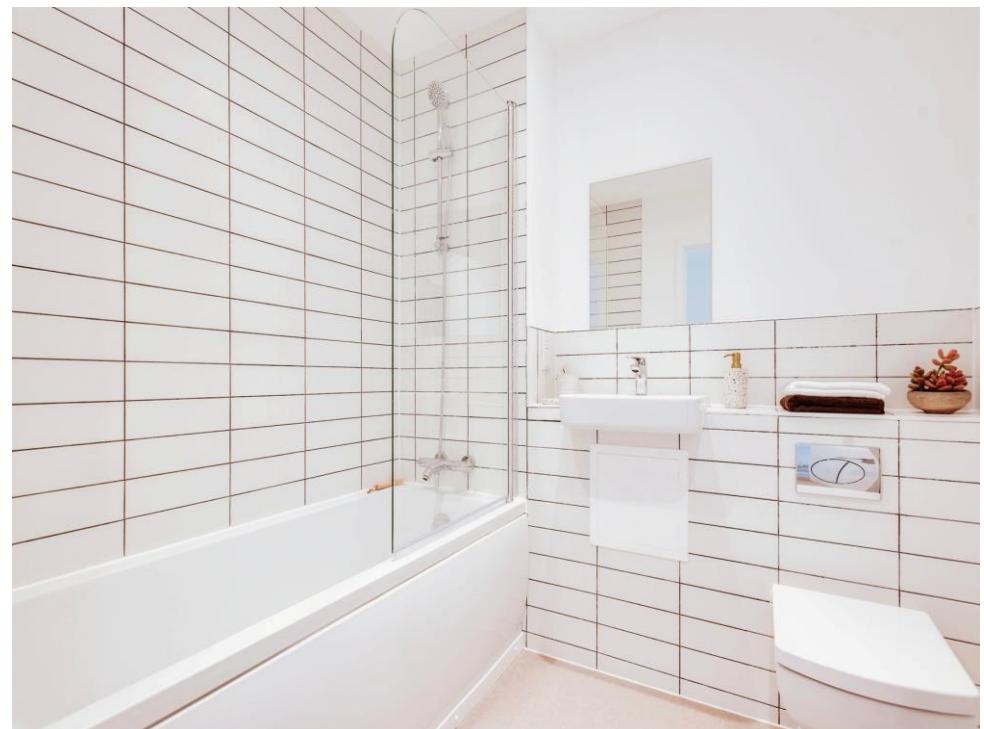


### **Agent Note:**

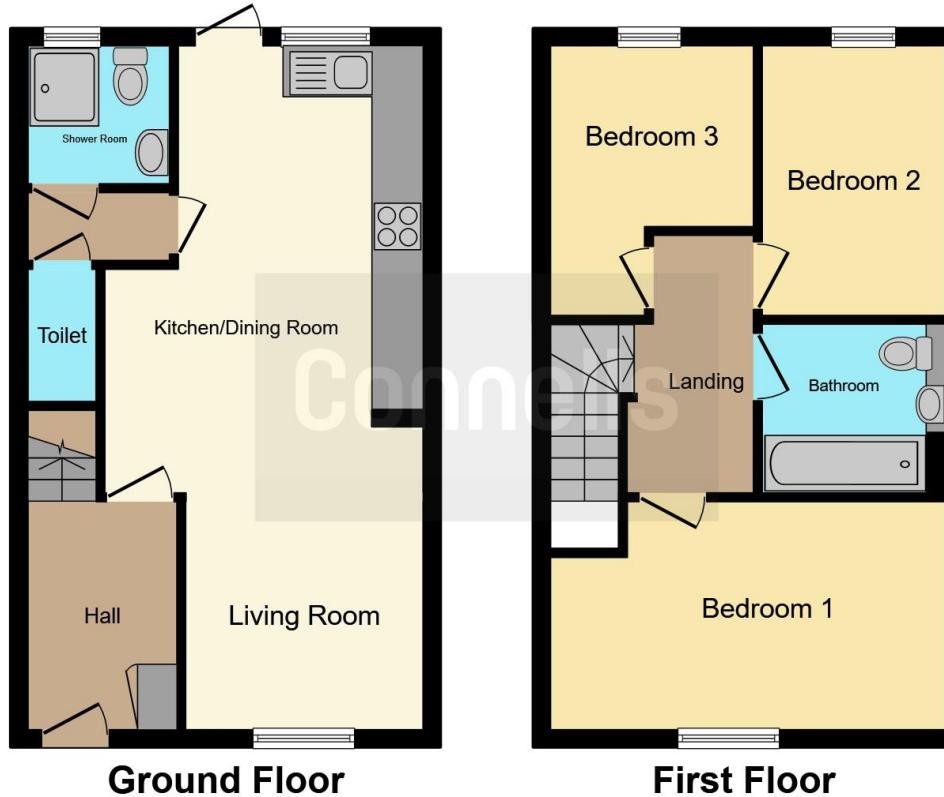
Subject to availability we have two versions of this wonderful properties which has been listed above.

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.









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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 SWINDON SN1 3BG

EPC Rating:  
 Exempt

Tenure: Freehold

**view this property online [connells.co.uk/Property/SND102906](http://www.connells.co.uk/Property/SND102906)**



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