

OAK GATE

GOFFS OAK



Created by Harphall Homes

Oak Gate has been created by Harphall Homes, a family-run developer with a clear focus on quality, detail and long-term value.

Harphall Homes does not set out to create standard new-build houses. Each project is approached individually, with care given to architecture, specification, layout and finish. The aim is simple: to build homes that feel considered, substantial and made to last.

At Oak Gate, that philosophy is evident throughout – in the proportions of the buildings, the flow of the interiors, the quality of the finishes and the level of specification built into each home.

And each one offers the rare opportunity to own a newly built family home with timeless character, modern comfort and a genuine sense of individuality.



Life in Goffs Oak

A countryside location

Oak Gate enjoys a peaceful setting in Goffs Oak, a desirable Hertfordshire village surrounded by mature greenery, open countryside and a slower, more considered pace of life.

The location offers the sense of space so many families are looking for, with woodland walks, nearby parks, playing fields and rural footpaths all within easy reach. It is a place where everyday life can feel calmer, greener and more grounded, while still offering the practical comforts of an established village.



A beautiful setting, ready to explore

Connected Living

While Oak Gate is set within a peaceful village environment, it remains exceptionally well connected. Nearby Cuffley station provides rail services into London, making the location a practical choice for commuters who want to return home to a quieter setting at the end of the day. Road connections are equally convenient, with access to the M25, A10 and wider Hertfordshire road network placing surrounding towns, business destinations and leisure locations within easy reach. This blend of countryside calm and strong connectivity gives Oak Gate a rare advantage: the ability to enjoy village living without feeling removed from the city.

Leisure and Lifestyle

Goffs Oak and the surrounding area offer a well-rounded lifestyle, with places to eat, shop, work and unwind all close to home. Nearby Sopers House provides a contemporary destination for workspace, dining, wellness and socialising, while Brookfield Shopping Centre offers a wide choice of retail, restaurants and everyday essentials.

Surrounding towns and villages offer further choice, from independent cafés and local pubs to green spaces, sports clubs and family amenities, giving Oak Gate a lifestyle shaped by ease, balance and everyday convenience.





Introducing Oak Gate

An exclusive gated setting

Tucked away behind private electric gates, Oak Gate is an exclusive collection of three individually designed detached family homes in the heart of Goffs Oak. Created by Harphall Homes, each residence has been thoughtfully designed to combine the elegance and proportion of Georgian architecture with the comfort, efficiency and specification expected of a modern family home.

Designed with character and longevity

Oak Gate is not a volume-built development. It has been carefully considered from the outset, with each home designed to feel individual, private and enduring. From the Georgian-inspired façades and traditional brickwork detailing to the landscaped gardens, generous parking, electric vehicle charging and carefully selected interiors, every element has been chosen to create homes of quality, character and longevity.

Home 1

An individually designed detached family home with Georgian-inspired detailing, private parking and a generous garden.







An Exclusive Collection of Three Georgian-Inspired Family Homes

The three homes have been designed to sit together harmoniously while retaining their own individuality. Homes one and three feature classic brick façades, while the central home is finished with a refined rendered elevation, giving the collection balance, variety and visual interest.

Home 1	—	223.0 sq m / 2,508 sq ft	—	Detached	—	5 Bedrooms
Home 2	—	223.0 sq m / 2,508 sq ft	—	Detached	—	5 Bedrooms
Home 3	—	223.0 sq m / 2,508 sq ft	—	Detached	—	5 Bedrooms

Home 3

A beautifully considered family home with traditional architectural character, modern specification and landscaped outdoor space.



Designed for Modern Family Living

Step inside and the homes immediately feel calm, spacious and beautifully composed. The ground floor has been planned around modern family life, with a natural flow between work, relaxation, dining and entertaining. Porcelain tiled floors, warmed by underfloor heating, lead through generous hallways and into a series of light-filled living spaces designed to be both practical and elegant.

The living room provides a more intimate setting, ideal for evenings with family, quieter moments or entertaining guests. Carefully positioned doors allow the space to connect naturally with the dining and kitchen areas, giving the home flexibility for everyday living as well as larger gatherings.

Home 2 - Fully fitted showhome shown.

Some images may depict optional furniture, furnishings and styling elements that are specific to the showhome.







A dedicated study sits to the front of each home, providing a quiet space for home working, reading or creative focus. It is a valuable addition for today's families, offering separation from the main living areas without feeling disconnected from the home.



The Heart of the Home

To the rear, the kitchen and dining space forms the heart of each home. Stretching across the width of the property, this is a generous, beautifully finished space designed for family life, entertaining and relaxed everyday living. Large areas of glazing draw the garden into the home, while bi-fold doors open directly onto the porcelain terrace, creating a seamless connection between inside and out. The kitchens combine elegant light grey cabinetry with quartz worktops, brushed brass detailing and a large central island.

Premium integrated appliances, including Bosch ovens, induction cooking, dishwasher and fridge-freezer, provide the level of functionality expected in a home of this calibre. This is a kitchen designed not simply to be looked at, but to be lived in – a place for morning coffee, family dinners, weekend entertaining and quiet evenings overlooking the garden.

Home 2 - Fully fitted showhome shown.
Some images may depict optional furniture, furnishings and styling elements that are specific to the showhome.













A separate utility room continues the same quality of finish, providing practical space for laundry, storage and everyday family routines. With direct access outside, it is perfectly suited to muddy boots, school bags, pets and the realities of busy family life.



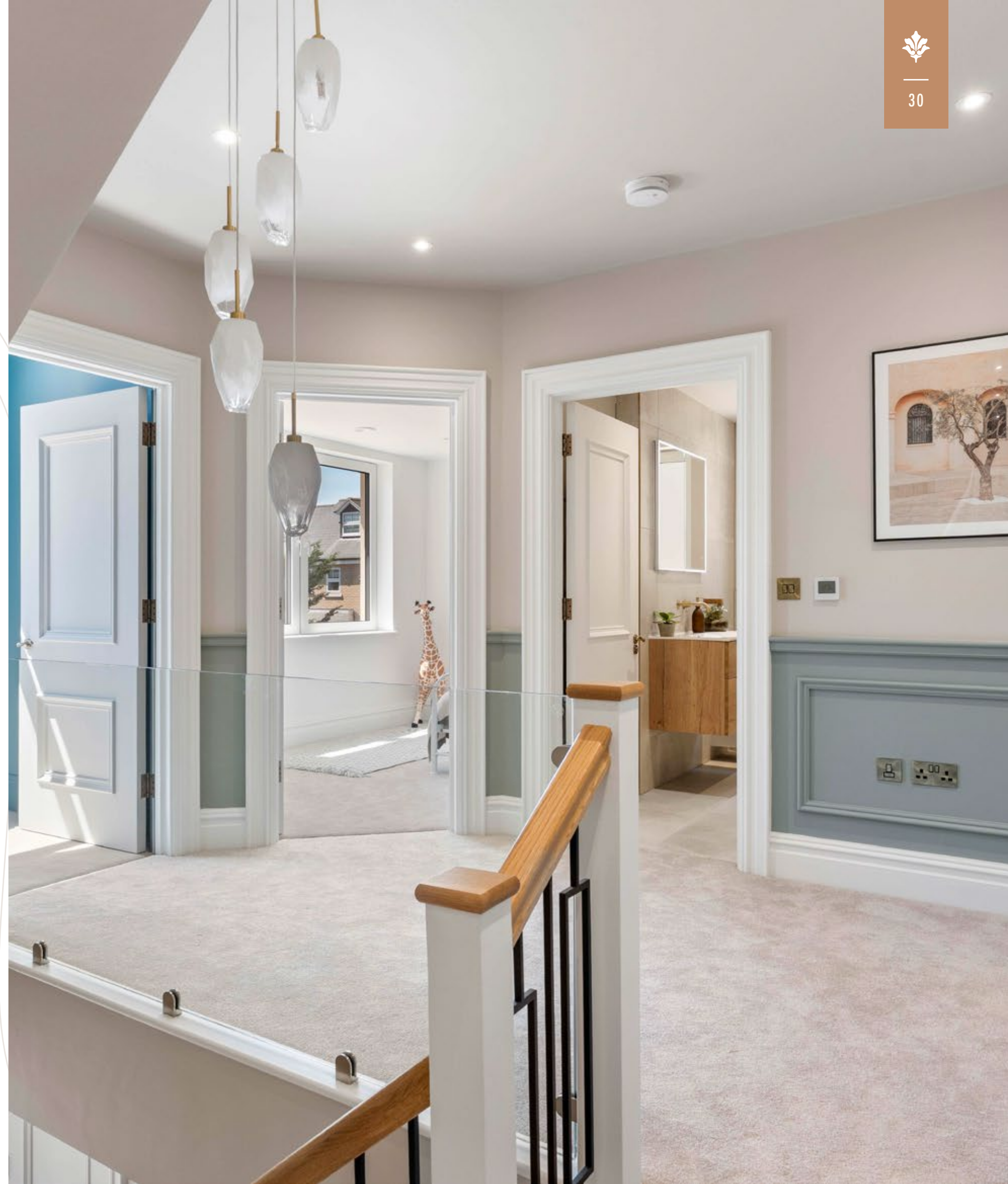
Private and peaceful bedrooms

The first floor has been designed with family comfort in mind. A spacious principal-style bedroom sits to the rear, complete with its own seating area and private en suite. This room offers flexibility, working beautifully as a guest suite, a principal bedroom for those who prefer to remain closer to younger children, or a calm retreat within the family floor.

Three further double bedrooms provide generous accommodation for children, guests or additional workspace. In selected homes, bespoke wardrobes are already fitted, with the opportunity in the remaining home for purchasers to tailor the storage to their own requirements.

Home 2 - Fully fitted showhome shown.

Some images may depict optional furniture, furnishings and styling elements that are specific to the showhome.













The family bathroom has been designed as a calm and practical space, with a separate walk-in shower, elegant vanity basin and a deep bath – ideal for both everyday family routines and quiet evening relaxation.



A private second-floor suite

The second floor offers one of the standout spaces within each home. Flooded with natural light from rooflights, this generous suite provides a real sense of privacy and separation. With fitted wardrobes, useful storage and its own en suite shower room, it works beautifully as a principal bedroom, guest suite, older child's room or peaceful retreat away from the busier parts of the home. It is a space that adds flexibility and longevity, allowing the home to adapt as family needs change over time.

Home 2 - Fully fitted showhome shown.

Some images may depict optional furniture, furnishings and styling elements that are specific to the showhome.







Gardens made for everyday enjoyment

Outside, each home benefits from a private landscaped rear garden with a porcelain tiled terrace wrapping elegantly from the kitchen and living spaces.

The gardens have been designed for easy enjoyment, whether that means summer dining, children playing, entertaining friends or simply enjoying a quiet morning coffee outdoors. Mature trees provide a natural backdrop and sense of privacy, helping each garden feel established from the outset. With direct access from the kitchen, dining and utility areas, the outside space becomes a true extension of the home.

Home 2 - Fully fitted showhome shown.
Some images may depict optional furniture, furnishings and styling elements that are specific to the showhome.







The specification

Details

- 5 Bedrooms
- Private Study
- Expansive open-plan kitchen / dining / family area
- Separate utility room
- Integrated kitchen speaker system
- Brushed brass ironmongery, sockets and switch plates throughout
- Premium Bosch appliances
- Quartz kitchen worktops
- Bora Pure Induction Cooktop with integrated cooktop extractor
- Porcelain tiled flooring and terraces
- Finished in Farrow & Ball paint throughout
- 10-year structural warranty

Security & External Features

- Private development with electric entrance gates
- Private landscaped rear garden
- Individual access panels in each home
- Remote fob access for residents
- Integrated HikVision security camera system
- Mobile device access to security system
- Electric vehicle charging
- Block paved driveway for three vehicles
- Stoned front entrance detailing

Location

- M25 motorway close by
- Cheshunt and Cuffley mainline stations within a 10-minute drive (London access)
- Stansted and Luton airports within 45 minutes
- Village of Goffs Oak within walking distance to shops, pubs, post office, library, GP surgery
- Brookfield Retail Park 10 minutes by car (M&S, Tesco, Flannels, PureGym and retail)
- Nearby walks through parks and along the River Lea
- Hertfordshire Zoo at Broxbourne for family days out
- Primary and secondary schools within walking distance

Services

- Mechanical Ventilation with Heat Recovery (MVHR) system
- Air Source Heat Pump
- Underfloor heating to Ground Floor and First Floor
- Air conditioning
- High-performance insulation throughout
- Double glazed energy-efficient windows
- Broadband: Up to 10000 Mbps Download Speed (Ofcom)
- All phone networks cover this area (Ofcom)

Built for Today, Made to Last

Why buy new

Buying new means starting life in a home that has been designed, built and finished for the way families live today. At Oak Gate, every detail has been considered from the outset, from energy performance and modern heating systems to elegant finishes, generous layouts and secure private access.

There is no need for renovation, upgrading or compromise. Each home is ready to enjoy, offering the comfort of a newly built property with the character and proportion of Georgian-inspired architecture.

High EPC Rated

Energy performance has been considered throughout the design and construction of Oak Gate. With efficient heating systems, strong insulation, double glazing and modern ventilation, each home has been built to support improved efficiency and lower running costs.

Appliances and technology

The kitchens are fitted with premium Bosch appliances, alongside a Bora Pure induction cooktop with integrated extractor, providing a clean, efficient and highly practical space for everyday cooking and entertaining.

An integrated kitchen speaker system, security cameras with mobile device access and remote fob entry add further ease to daily life.

Thermal efficiency

Each home has been designed with comfort and efficiency in mind, with high-performance insulation, double glazed energy-efficient windows and carefully considered ventilation. These features help retain warmth, reduce heat loss and support lower energy use throughout the year.

Energy Efficiency Rating			
Score	Energy Rating	Current	Potential
Very energy efficient - lower runnin costs		87 B	93 A
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher runnin costs			



Floor Plan & Dimensions Homes 1, 2 & 3

Houses 1, 2 and 3 all share the same thoughtfully designed floor plan, layout and dimensions. Home 2 has been professionally styled as a fully furnished showhome to demonstrate the home's potential. Furniture, furnishings and decorative accessories shown within the showhome are not included as standard and are available as an optional extra.

Second Floor

Bedroom 5	7.74 x 4.02m / 25'5 x 13'2 ft
Store	2.70 x 1.85m / 8'10 x 6'1 ft

First Floor

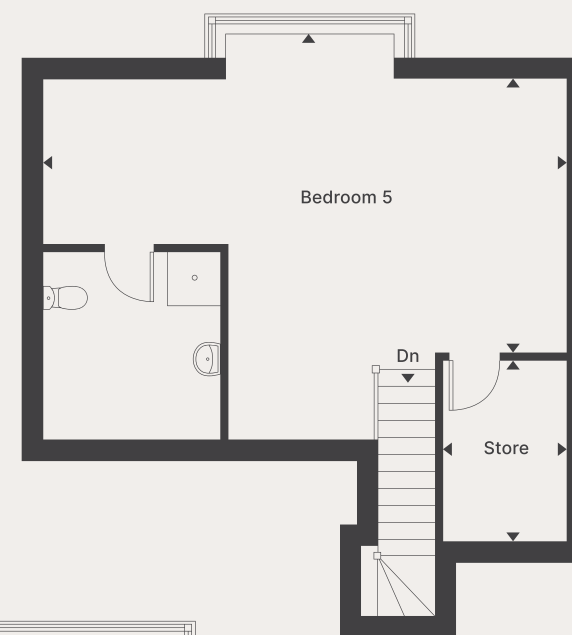
Bedroom 1	4.42 x 3.62m / 14'6 x 11'10 ft
Bedroom 2	3.62 x 3.51m / 11'10 x 11'6 ft
Bedroom 3	3.81 x 3.05m / 12'6 x 10'0 ft
Bedroom 4	4.25 x 2.50m / 13'11 x 8'2 ft

Ground Floor

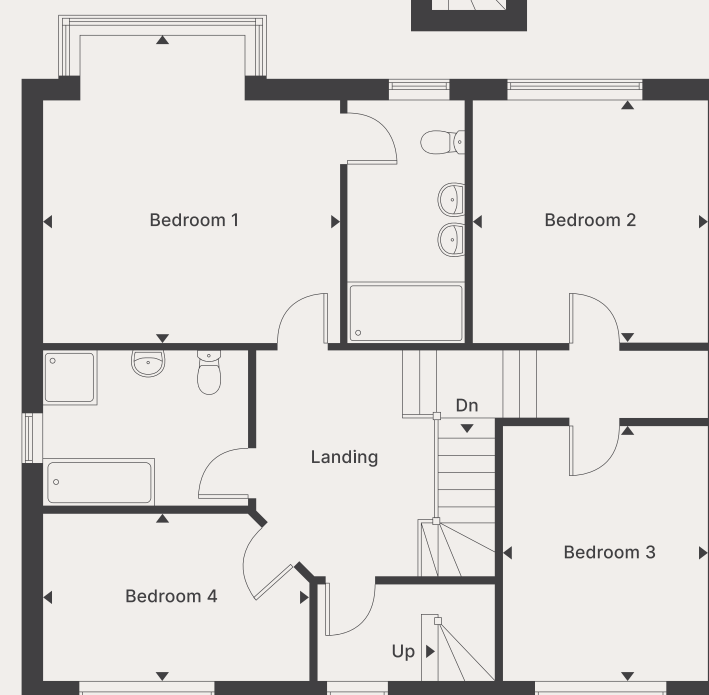
Family Room / Dining Area / Kitchen	9.87 x 3.62m / 32'5 x 11'10 ft
Living Room	4.91 x 4.04m / 16'1 x 13'3 ft
Utility	2.31 x 1.81m / 7'7 x 5'11 ft
Study	4.25 x 2.50m / 13'11 x 8'2 ft
Approximate Gross Internal Area	223.0 sq m / 2,508 sq ft

Floor plans are provided for identification and illustrative purposes only and are not to scale. Whilst every effort has been made to ensure accuracy, the location of walls, windows, doors, kitchen units, appliances, sanitary ware and other fixtures may differ from those shown. Dimensions are approximate and should not be relied upon for the purchase or installation of carpets, furniture, curtains, appliances or other items. Prospective purchasers should satisfy themselves as to the actual layout and dimensions of the property before making any purchasing decisions.

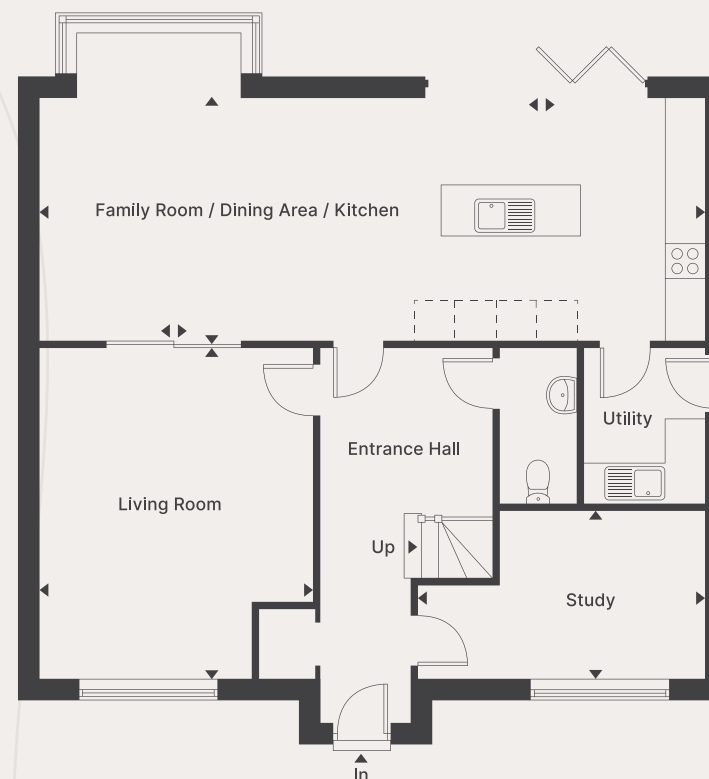
Second Floor



First Floor



Ground Floor



GRACECHURCH

UNIQUE HOMES

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WHAT3WORDS:

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Scan the QR Code using a smart
phone camera to email us
about the property.