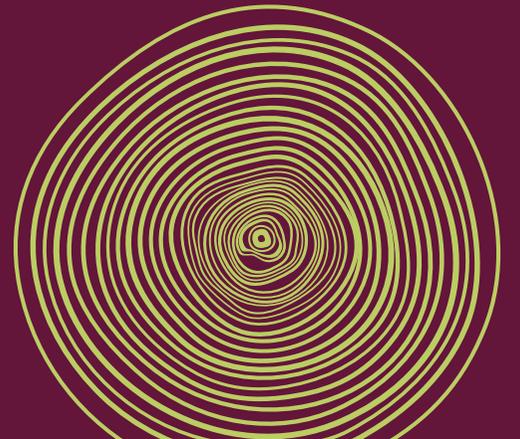


Welcome to

akfield



...and welcome to your new home

A home you'll love. 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.



akfield

site plan

KEY

1 Bedroom – Affordable Rent

-  Oakfield 7
-  Oakfield 8
-  Oakfield 9
-  Hub apartments

2 Bedroom

-  The Beech
-  The Beech (Shared Ownership)
-  The Birch

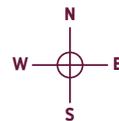
3 Bedroom

-  The Cedar
-  The Cedar (Shared Ownership)
-  The Chestnut
-  The Oak

4 Bedroom

-  The Rowan

Site plan is indicative only and subject to change.









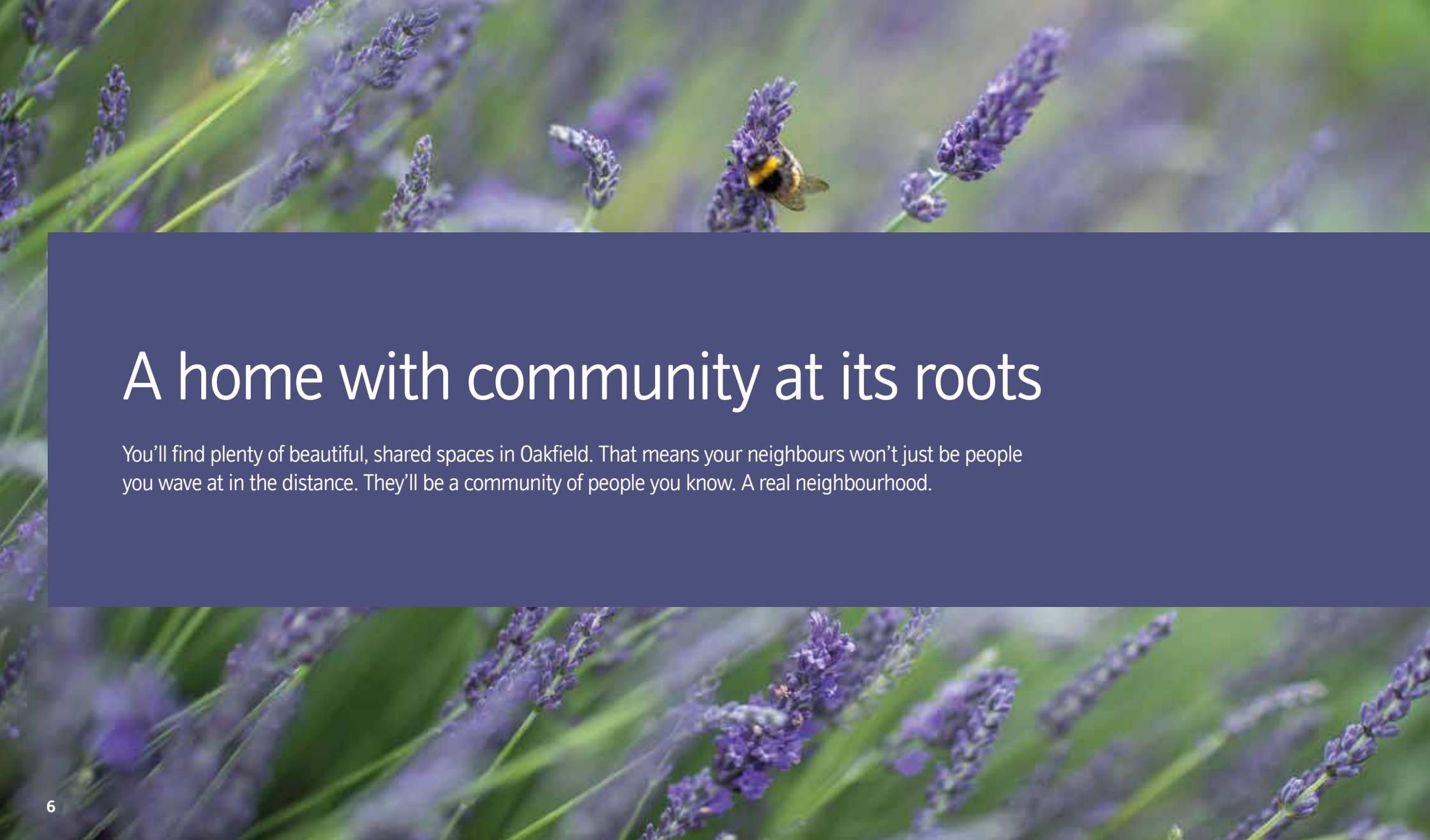
A home you'll love

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.

No matter whether you own your home, you're part of our shared ownership scheme or you're renting, you'll feel at home, and part of a community at Oakfield.





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.



A home that's good for people in more ways than one

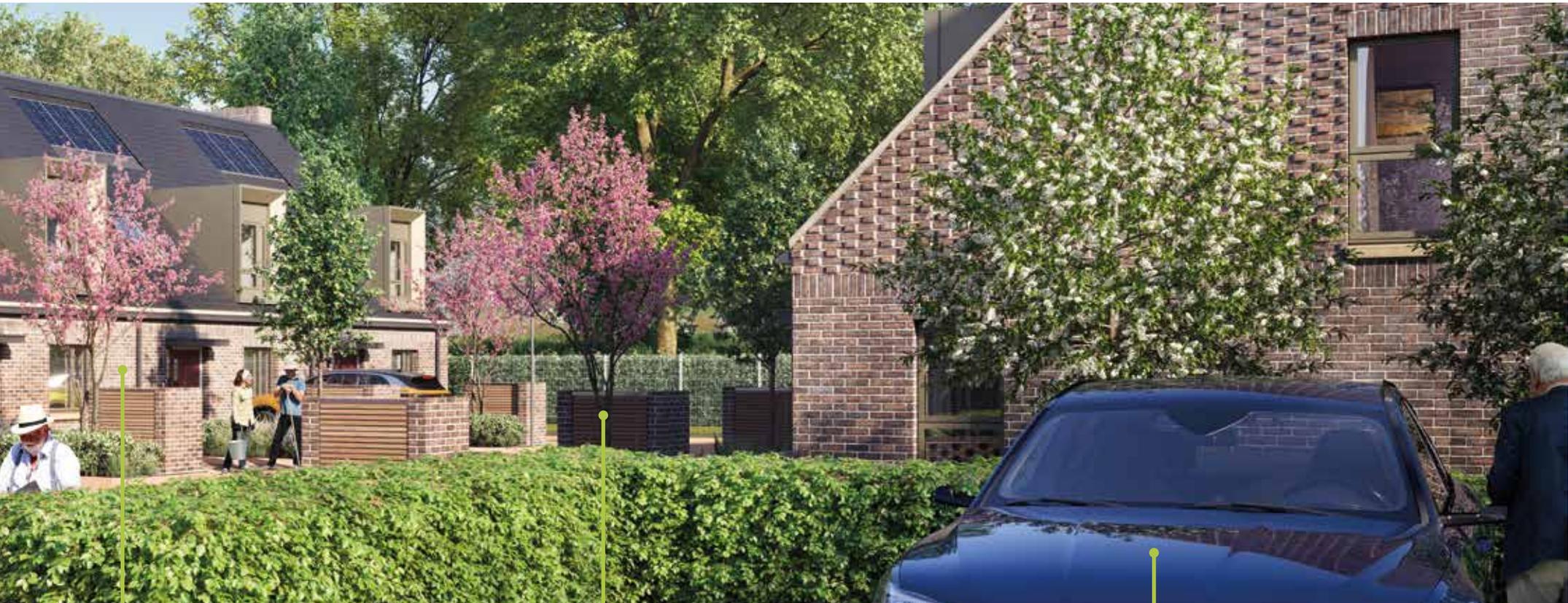
You can feel good knowing your home has been built with a real focus on efficiency.



Oakfield's streets are made for people, not traffic. They've been designed to encourage cars to drive slowly and safely, and to prioritise pedestrians and cyclists.



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.



Car parking has been limited to maximise space for landscape and people. Each home has parking for one or two cars, depending on size, and there's also visitor parking.



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

Your home is 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.



Taking care of Oakfield for the long term, together



When you move into a new home, we know you want it to be perfect. And we also know you want the whole development to keep getting better over time. That's why, we'll have a Residents' Management Company, so you can have a real say in how it's run and cared for over time, helping to make decisions on the things that matter to you and your neighbours.

We hope that people will come together to use the indoor and outdoor spaces at Oakfield. From shared gardens, to the amphitheatre and outdoor gym. As you move in we'll be here to help you get to know your neighbours and settle in to the area.



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.

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.



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 'Age in Place' cottages, cleverly designed to enable people to stay in their home through different life stages.

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.

Take a look at the **floor plans...**

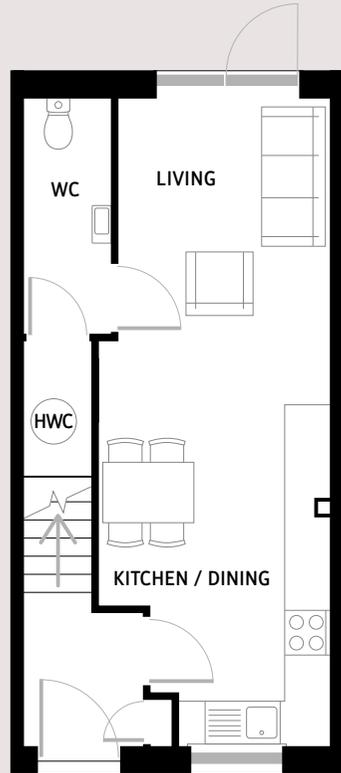
The Beech

These contemporary two bed homes have been designed with open plan living space on the ground floor. Take a look at the floor plans on the next page.

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



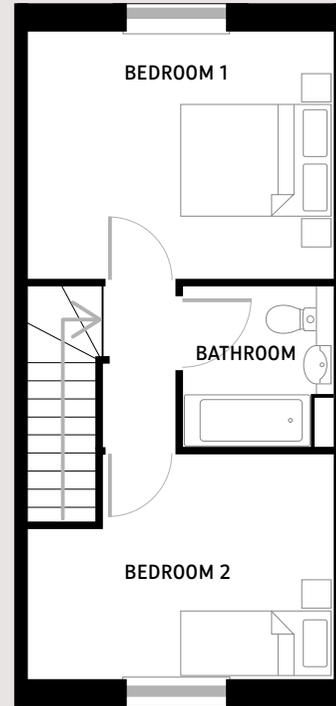


Ground floor

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")

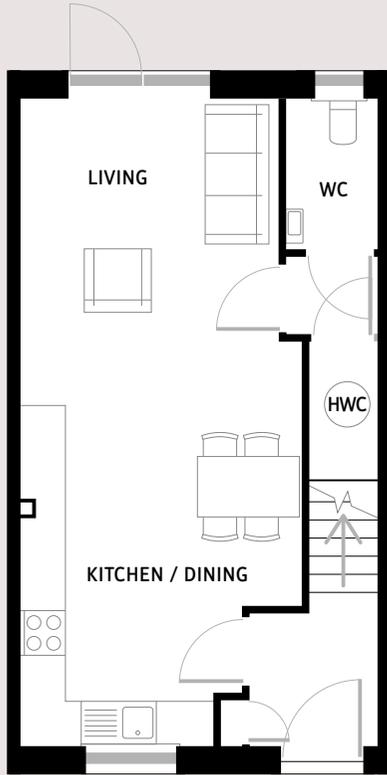
The Birch

These stylish two bed homes have been designed with open plan living space on the ground floor. Take a look at the floor plans on the next page.

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



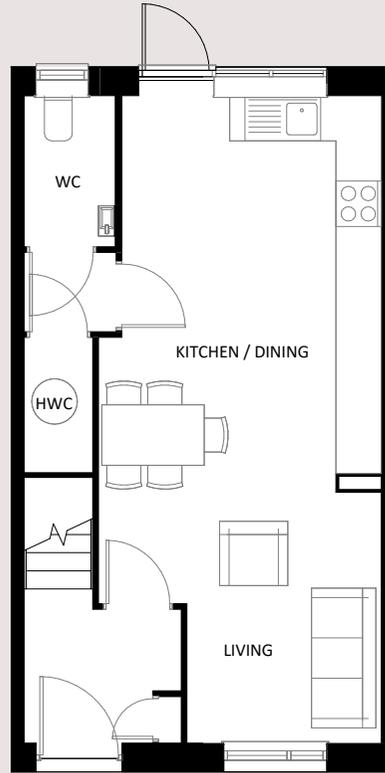


Ground floor option A

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")

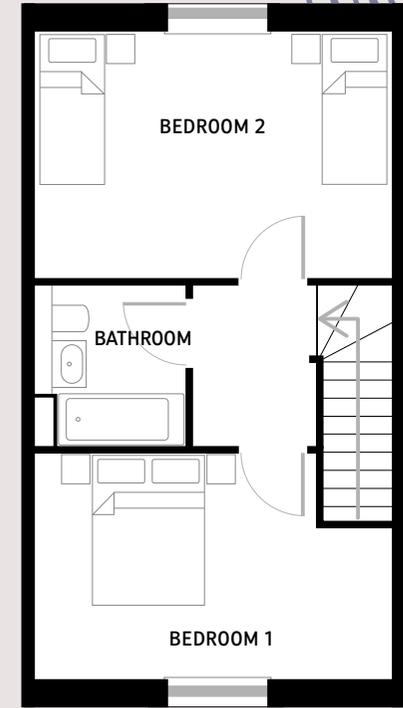


Ground floor option B

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")

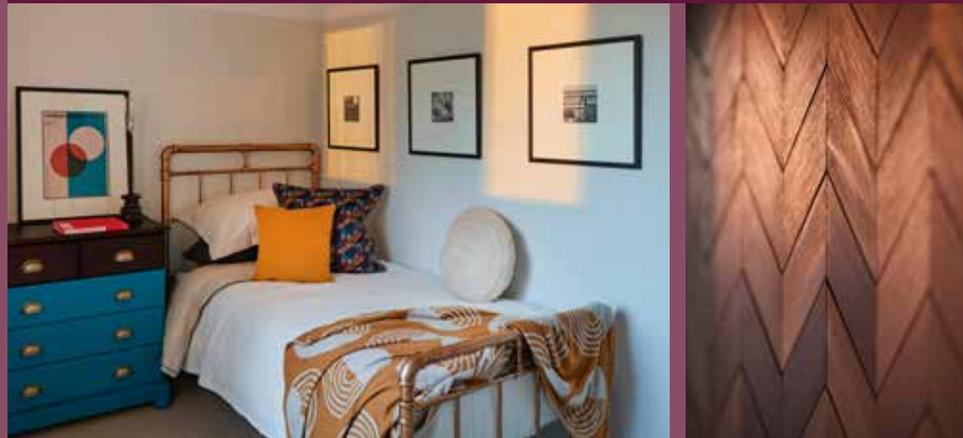
Bathroom ____ 2.15m x 2.00m (7'1" x 6'7")

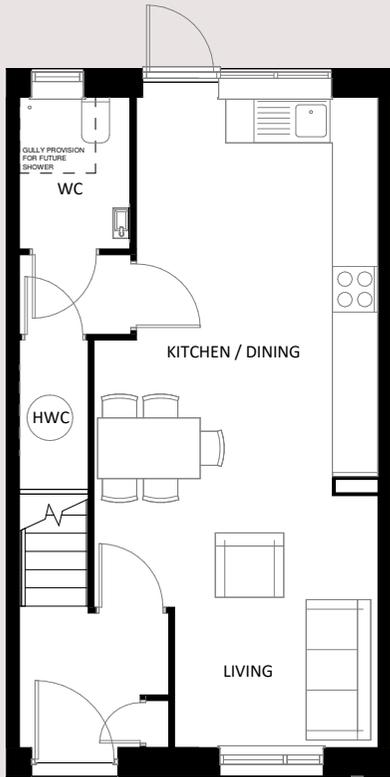
The Cedar

These stylish three bed homes have been designed with open plan living space on the ground floor. Take a look at the floor plans on the next page.

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



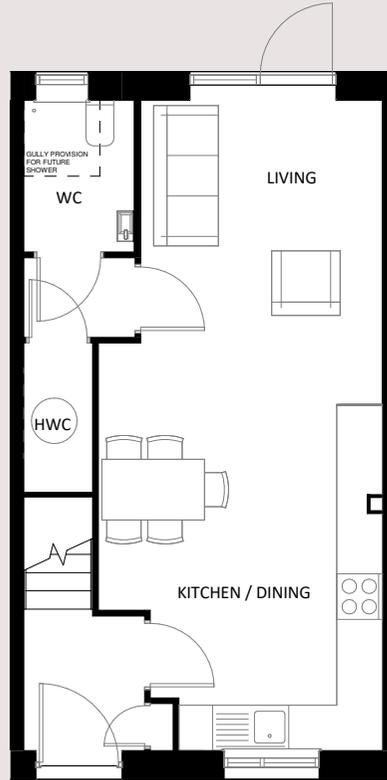


Ground floor option A

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")

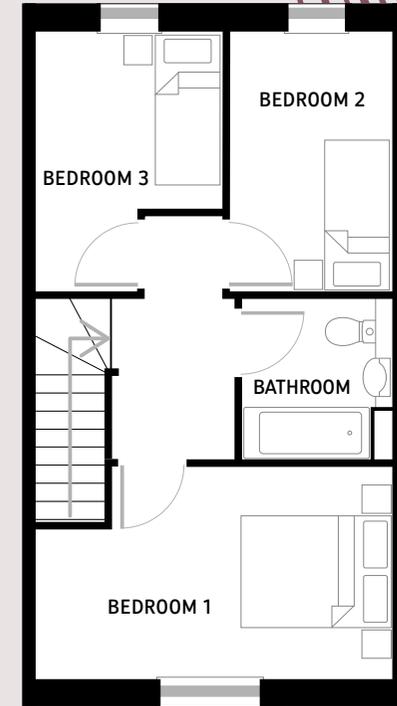


Ground floor option B

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")

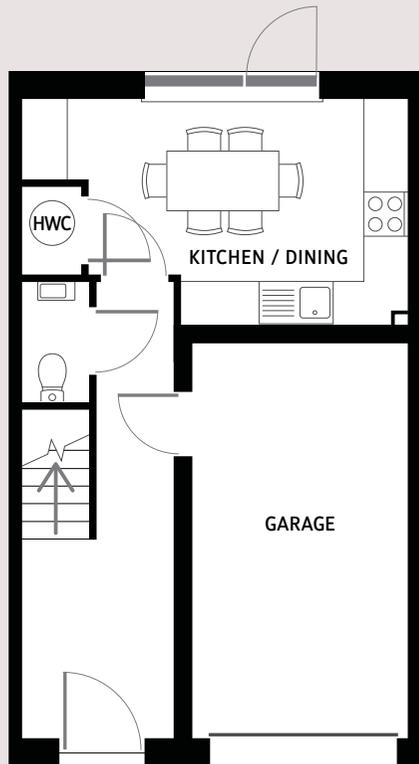
The Chestnut

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. Take a look at the floor plans on the next page.

At a glance

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

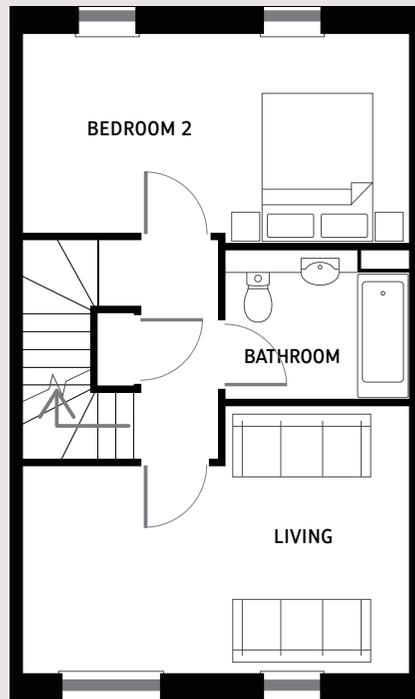




Ground floor

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")

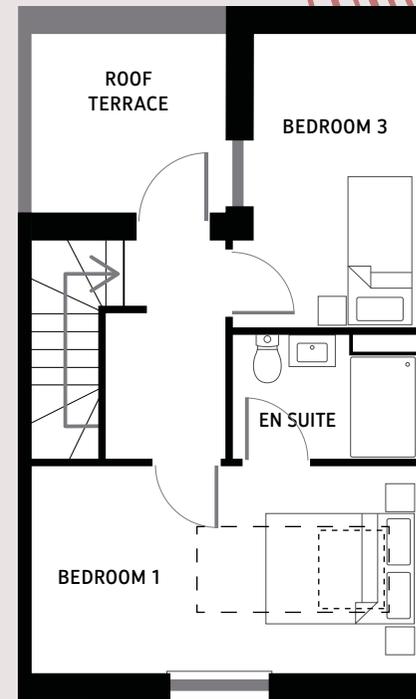


First floor

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")

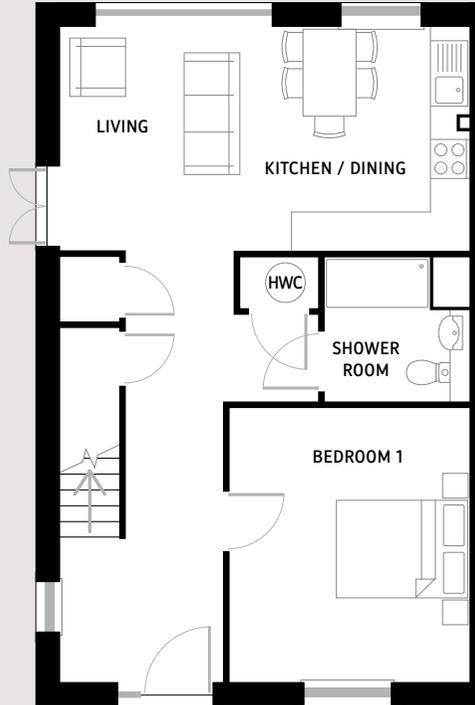
The Oak

Our age in place cottages have been designed to support residents through different lifestyles, with single floor living as an option. Take a look at the floor plans on the next page.

At a glance

- Three bedrooms
- Two storey home arranged for single floor living
- Ground floor shower room
- Driveway with 1 parking space
- Access to a shared garden as well as a small private garden





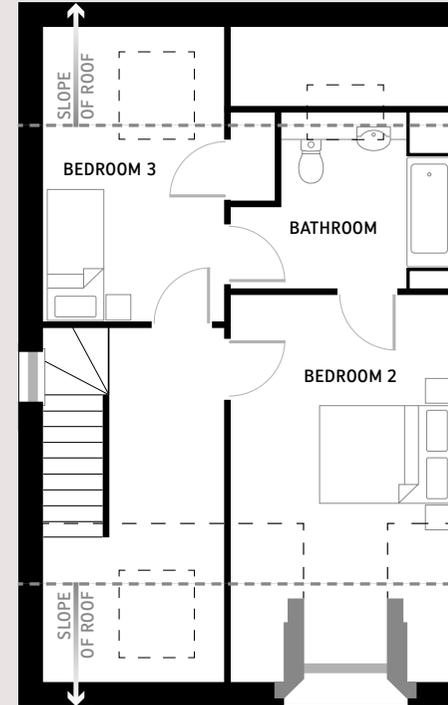
Ground floor

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")

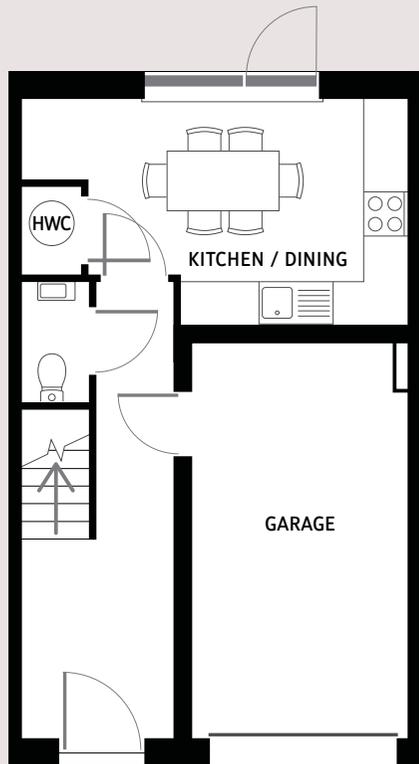
The Rowan

Our four 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. Take a look at the floor plans on the next page.

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

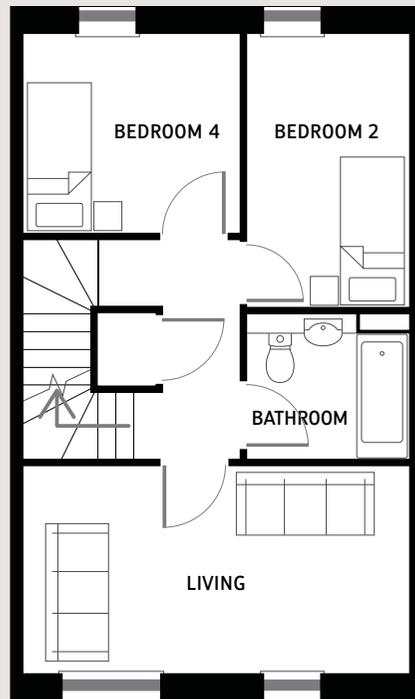




Ground floor

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")



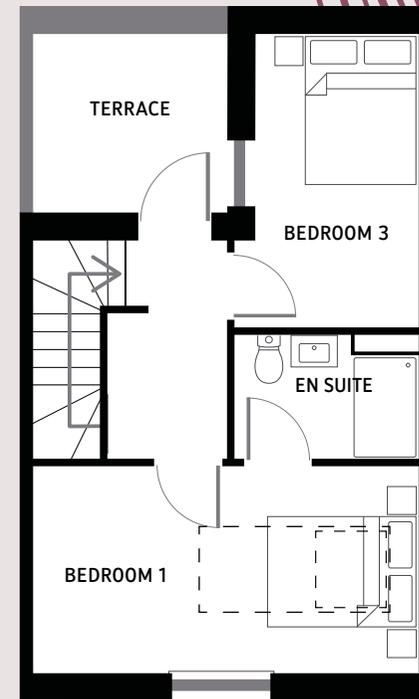
First floor

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")

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

Oakfield's design and delivery has been guided by Igloo's 'Footprint'® process. Footprint covers six themes: Community and Wellbeing (People), Place and Nature (Place), and Climate and Circular Economy (Planet).

Get in touch

oakfieldswindon.co.uk

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

Connells

t. 01793 708 050
e. oakfield@connells.co.uk

To find out about Shared Ownership please contact:



t. 01249 478 910
e. salesteam@greensquareaccord.co.uk

Developed by:



Development partner:



Construction partner:

LOVELL