



3 Bedroom Duplex Apartment

Duplex Living with Elevated Views

Set across the first and second floors of Fairway House, this exceptional three-bedroom duplex apartment offers generous proportions, refined finishes and a layout designed for modern living.

The first floor is dedicated to sociable, light-filled living. A spacious open plan kitchen, lounge and dining area forms the heart of the home, framed by striking floor-to-ceiling windows that draw in natural light and create a seamless sense of space. The contemporary kitchen is beautifully specified with granite work surfaces and a full suite of premium integrated appliances, including a built-in coffee machine and instant hot water tap—perfectly balancing everyday convenience with a touch of luxury.

Practicality is equally well considered, with a large utility room and a separate WC. A well-proportioned double bedroom with its own stylish ensuite completes this level.

Upstairs, the sense of space continues. The impressive primary suite is a true retreat, featuring a dramatic pitched window that captures views across Hillside Golf Club. A dedicated dressing area leads through to a luxurious ensuite bathroom, creating a private and indulgent sanctuary.

A further bedroom, a beautifully finished family bathroom, and a useful storage cupboard complete the upper floor, ensuring this home is as practical as it is elegant.

Thoughtfully designed throughout, this duplex apartment delivers a superb balance of style, comfort and contemporary living in a sought-after setting at Fairway Park.



Floor 1

Kitchen/Diner	4.2 x 7.0
Lounge	3.6 x 5.0
Utility	2.1 x 2.2
Bedroom 1	4.0 x 4.4
Dressing Room	2.1 x 5.0
Family Bathroom	1.9 x 2.1

181 sqm
1948 sqft



Floor 2

Bedroom 2	4.1 x 4.4
Dressing Room	1.7 x 4.5
Bedroom 3	3.7 x 4.2
Family Bathroom	2.8 x 3.1
2nd En-suite	1.5 x 3.1



Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and Cloakroom
- Satin Chrome Ironmongery
- High Grade Sanitaryware
- Bespoke staircase with oak bannister and metal balustrades
- Access to Superfast Broadband
- Personalise your new home with options (dependent on build stage)

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Charger
- Highly insulated Floors, Walls and Roof
- Dual Zone Smart Heating System
- Premium Specification Energy Saving Combi Boiler
- Solar Panel System built into Roof Tiles
- Built to the latest Part L Regulations

Average Home

Energy Rating

EPC D

Annual energy use

11760 kWh

Energy costs per year

£3763.20

Average Oakwood Home

Energy Rating

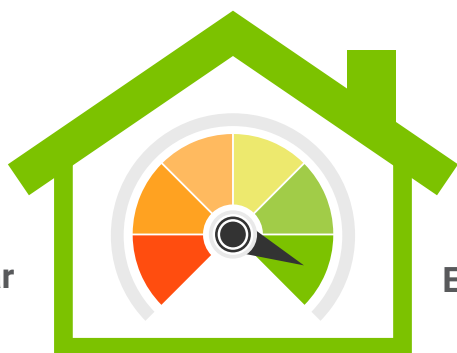
EPC A

Annual energy use

5200 kWh

Energy costs per year

£1644





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*Energy usage calculations have been taken from published literature and are a guide only. The calculation is based on a home with 98m² of gross internal floor area and an energy tariff of 0.32p P/KWH. Please note prices can fluctuate and the calculation does not include standing or other tariff charges. Our homes are built to the latest Part L regulations and achieve an SAP A rating (92+) this is the highest rating in the SAP hierarchy.

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