OAKWOOD HOMES

THE OAKFIELD C1

3 Bedroom Detached

The Oakfield C1 is a generously proportioned 3 bedroom detached home that ticks all the boxes for contemporary family living. With a modern open plan design, the ground floor features a large family room with French patio doors opening out onto the garden with patio area. Walk though into the high specification kitchen, complete with breakfast bar and pantry, as well as a separate dining area which looks out through the feature bay with floor to ceiling windows.

Bi folding

Upstairs you will find a primary suite complete with a luxurious en-suite bathroom. 2 further bedrooms and a well appointed family bathroom complete this stunning residence.

Home Features

- Primary Bedroom with Ensuite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Downstairs WC
- Open Plan Lounge / Kitchen / Dining Area
- Breakfast Bar
- Separate Pantry
- French Patio Doors to rear garden

Bi-Folding

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Ground Floor

Ground Floor

Entrance Hallway	2.3 x 2.5m
WC	2.66 x 6.59m
Living Room	4.2 x 3.3mm
Kitchen	2.9 x 6.6m

First Floor

Master Bedroom	3.7 x 5.0m
En-suite	2.4 x 1.5m
Bedroom 2	3.1 x 3.3m
Bedroom 3	3.0 x 2.5m
Family Bathroom	2.4 x 2.0m

102 sqm
1100 sqft

First Floor

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Specification

- High Specification Kitchen
- Premium Integrated Appliances
- High Quality Fixtures and Fittings
- Porcelanosa Tiles to Bathrooms and WC
- Premium Oak internal Doors
- Satin Chrome Ironmongery
- High grade Sanitaryware
- Oak Handrails and Newell Caps
- Access to Superfast Broadband

Energy Saving Features

- High Specification AAA Rated Double Glazed Windows
- EV Ready 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

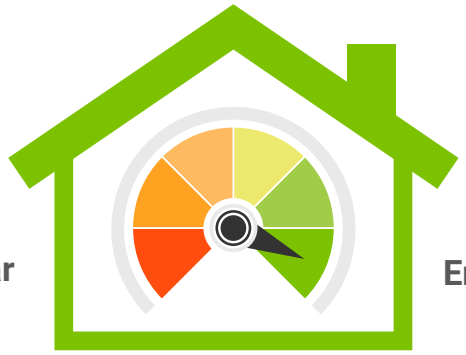
EPC D

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

OAKWOOD
HOMES

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Disclaimer:
Every effort is made to provide an accurate description of the properties under construction and that plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may be necessary. This brochure does not constitute a contract or warranty, and Oakwood Homes reserves the right to make changes as it sees fit without prior notice.

*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.

Important Notice:
Oakwood Homes adheres to a strict Health and Safety policy. Building sites are dangerous places and therefore visitors are not allowed on site without a safety briefing, full Personal Protective Equipment and accompanied by a representative from Oakwood Homes. No admittance will be given to unauthorised visitors.

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