

PARK ♦ REACH
HAMPTON

O OAKFORD
HOMES

Presenting Park Reach,
Hampton's finest new homes

Park Reach, created by award-winning housebuilder Oakford Homes, is a unique collection of just seven 3 bedroom townhouses in the beautifully vibrant riverside area of Hampton, just minutes from the River Thames and moments from some of the most inspiring grounds and historical sites in England.

Each of the exceptional homes has been thoughtfully designed to maximise space and light, from the open plan living area with bespoke lighting design, to the full width bi-fold doors opening on to a contemporary landscaped garden.

Whilst the master suites feature fully tiled wet rooms and fitted wardrobes to all bedrooms – these homes exude luxury London living.



A location fit for a King

Park Reach is located on Milton Road in Hampton, a prestigious London suburb that sits on the northern bank of the River Thames in the Borough of Richmond. When people think of Hampton, the magnificent palace springs to mind, as do the notable people who have called this their home, including King Henry VIII and the Tudor dynasty.

Hampton Court Palace offers a fascinating glimpse into the past. Immerse yourself in the sights and sounds of the bustling Base Court, wander around the State Rooms of King Henry VIII and lose yourself in the famous maze.





Your London escape

Life here is convenient, with a selection of local amenities surrounding the village green including a Post Office, a village store, a cafe and a number of charming historic businesses that have been trading for decades – if not over a century. There are also a host of independent stores on the doorstep, such as Hampton Cellar (wine specialist trading for over 100 years), Shaun's Butchers and Cavan Bakery. There are also a selection of local eateries such as The Bell Inn, a multi award-winning Gastro Pub with riverside views.

Neighbouring Hampton Hill has a convenient high street, whilst Hampton Wick and Kingston town centre are perfect for some retail therapy. With Hampton train station less than a 5 minute walk from Park Reach, even travelling into the Capital is a breeze.

As well as Hampton's strong sense of community, convenience and effortless transport connections, its access to green spaces buck the London trend.

The finest sights whichever way you turn

As its name suggests, there is a multitude of green space on the doorstep of Park Reach. Hop from peaceful grassy lawns to expansive woodland. Hampton Village Green is a short walk south, or Carlisle Park with its seven tennis courts is just over half a mile to the north.

Glorious Bushy Park, the second-largest of London's eight Royal Parks, spreads its way east of Park Reach. Filled with waterways, manicured gardens, enticing grassland and roaming deer, Bushy Park will keep you enchanted – whether it's a picnic on a hot summer's day, or a frosty winter walk.

It's here you will also find Hampton Open Air Swimming Pool, a heated lido for those wanting to watch the clouds go by as they swim. If you prefer being on rather than in the water, Molesey Boat Club and its rowing team may be for you, or a leisurely amble along the River Thames is a pleasure all year round.

Making the grade

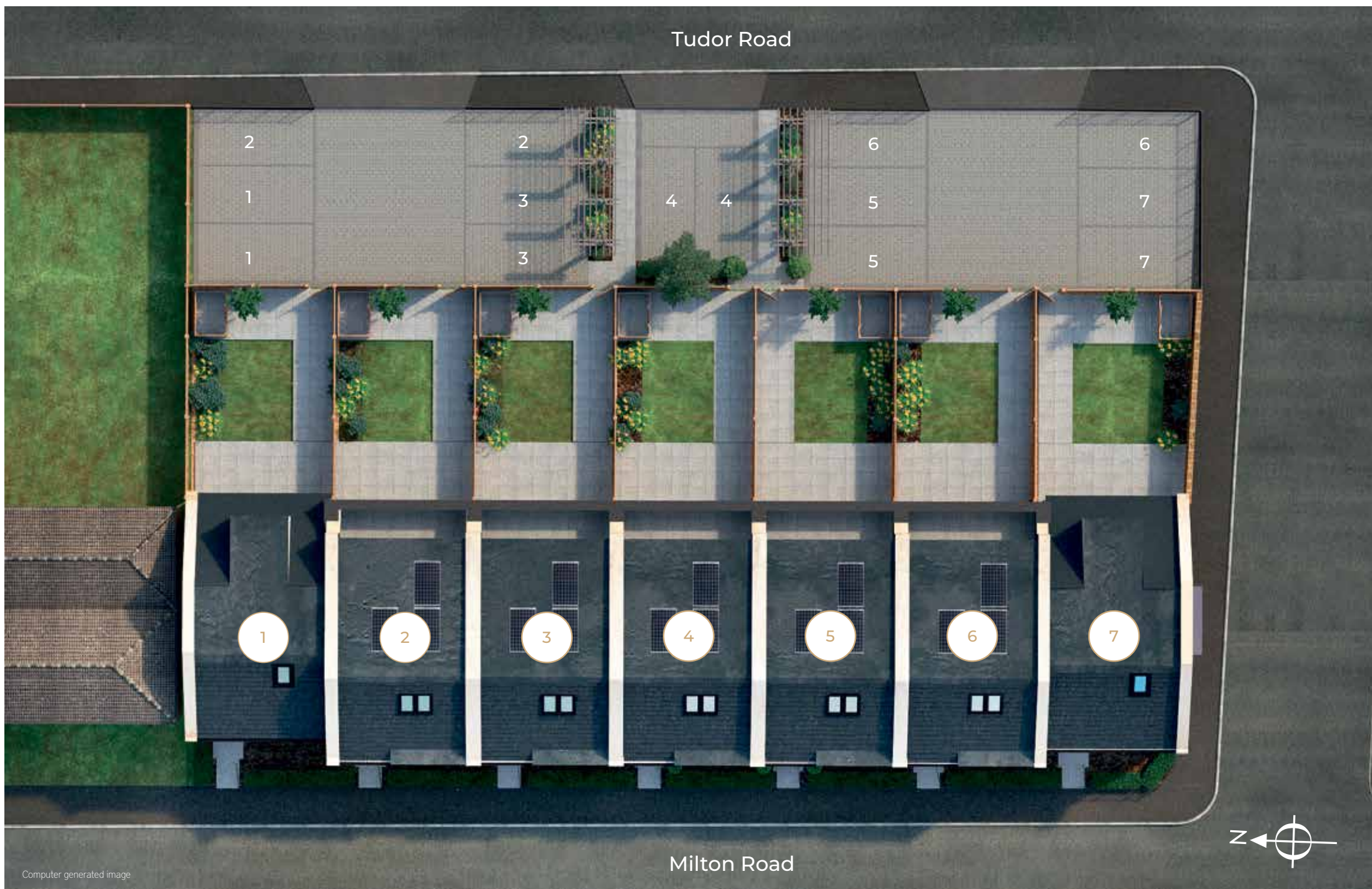
Children will flourish with the range of educational facilities available to them – whether it's nursery, primary or secondary, independent or state, families will find the perfect school for their children.

State schools include Hampton Infants, Hampton Juniors and Hampton High, or for Independent schooling, Athelstan House is just around the corner from Park Reach, or Lady Eleanor Holles and Hampton School both have excellent reputations.





DEVELOPMENT LAYOUT



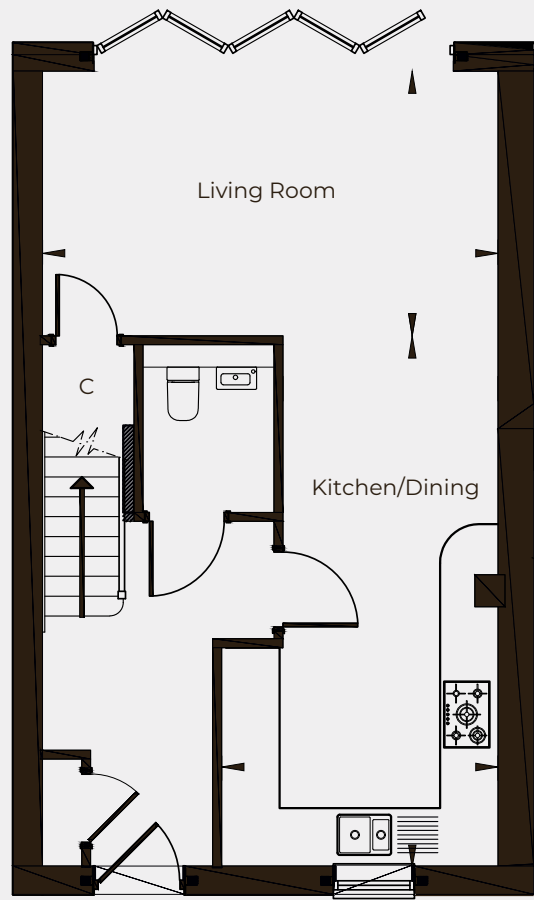
Park Reach
Our portfolio of homes

HOME 1



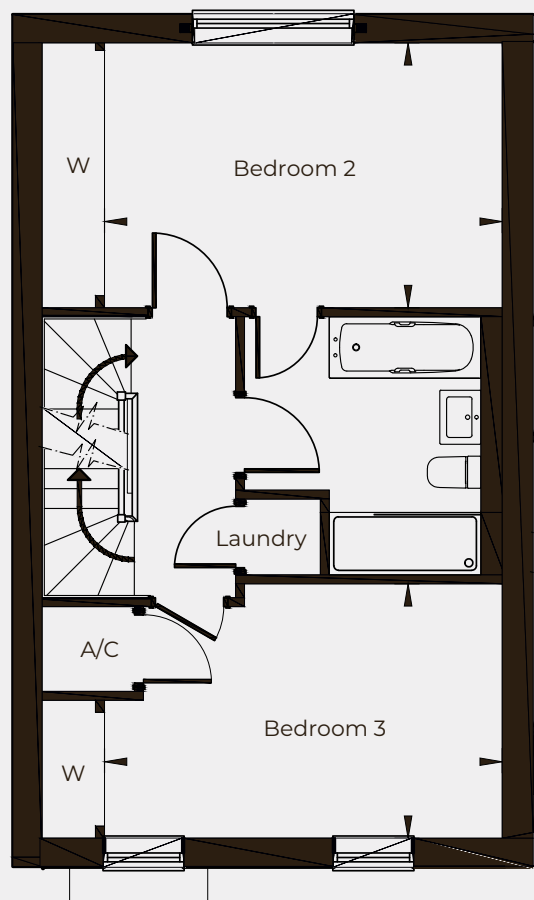
Computer generated image of Home 1

HOME 1



GROUND FLOOR

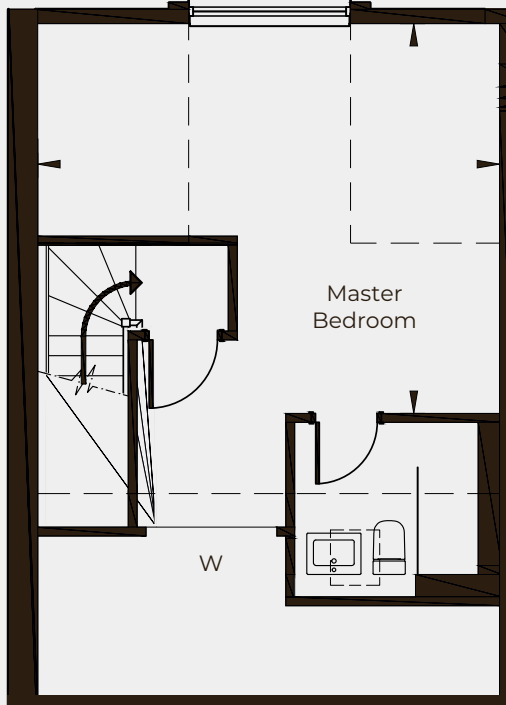
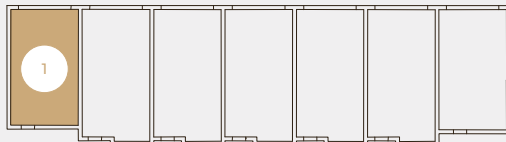
Kitchen/Dining	3100mm* x 5963mm	10'2"* x 19'7"
Living Room	5110mm x 2970mm	16'9" x 9'9"



FIRST FLOOR

Bedroom 2	4463mm x 2970mm	14'8" x 9'9"
Bedroom 3	4463mm* x 2853mm	14'8"* x 9'4"

KEY



SECOND FLOOR

Master Bedroom	5163mm* x 4356mm*	16'11"* x 14'4"*
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--- Denotes sloping ceiling

*maximum dimension.

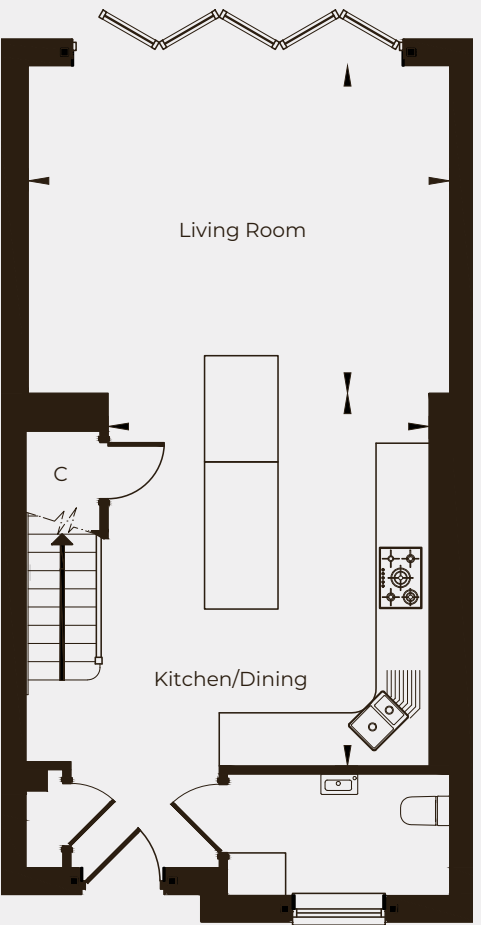
Note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.

HOMES 2 - 6



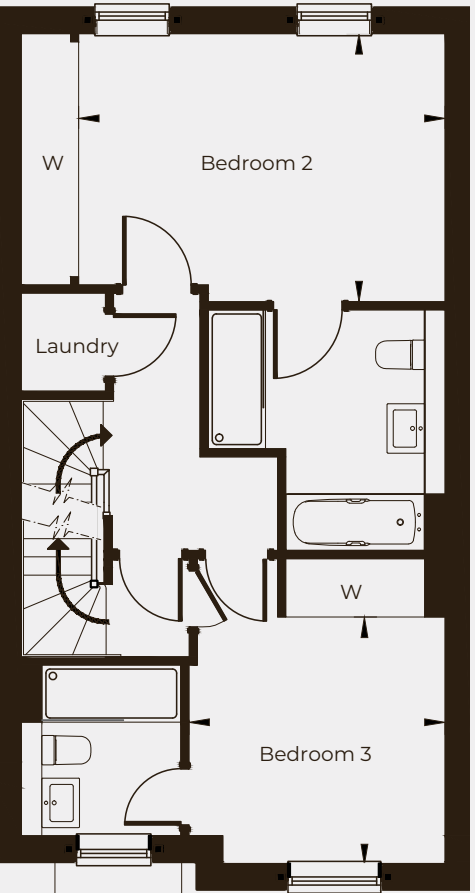
Computer generated image of home 5

HOMES 2 - 6



GROUND FLOOR

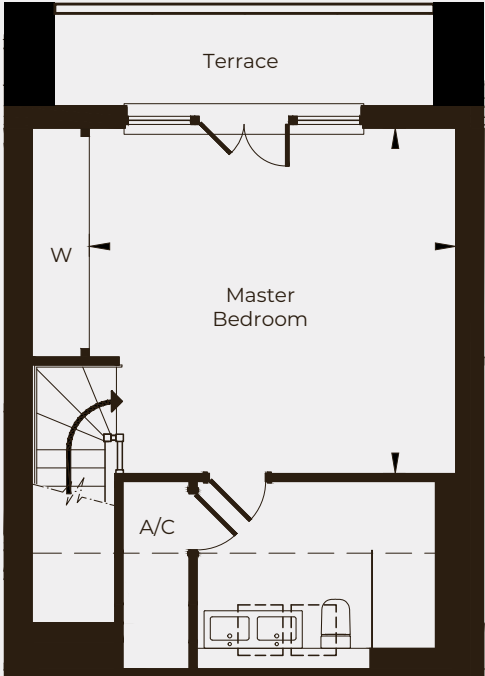
Kitchen/Dining	3930mm x 4560mm	12'11" x 15'0"
Living Room	5157mm x 4010mm	16'11" x 13'2"



FIRST FLOOR

Bedroom 2	4485mm x 3280mm	14'9" x 10'9"
Bedroom 3	3135mm x 3030mm	10'4" x 9'11"

KEY



SECOND FLOOR

Master Bedroom	4485mm x 4225mm	14'9" x 10'10"
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--- Denotes sloping ceiling

*maximum dimension.

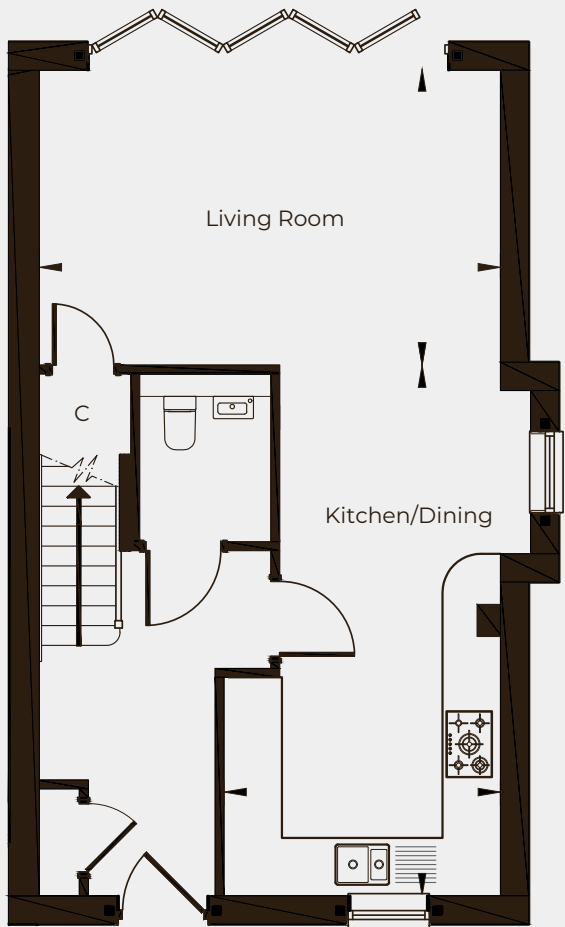
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HOME 7



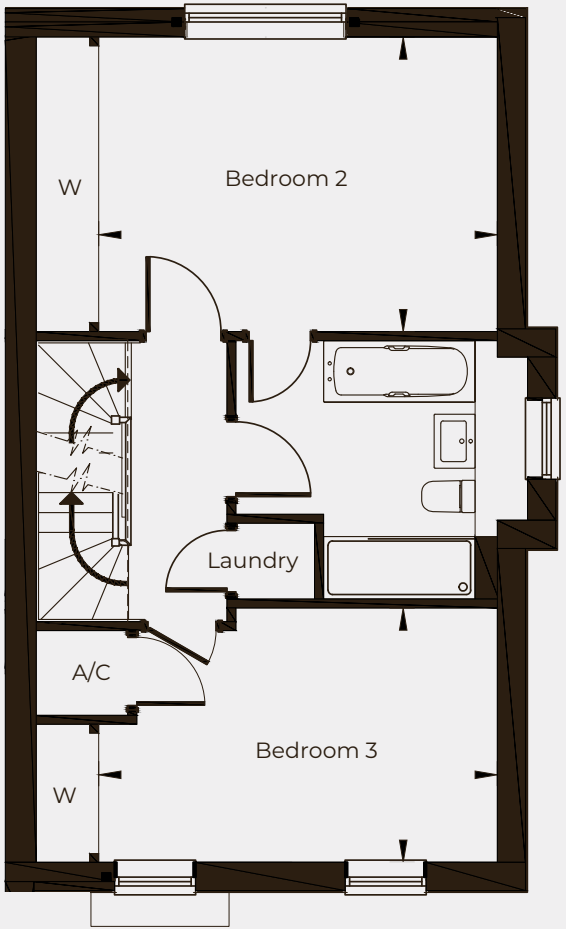
Computer generated image of home 7

HOME 7



GROUND FLOOR

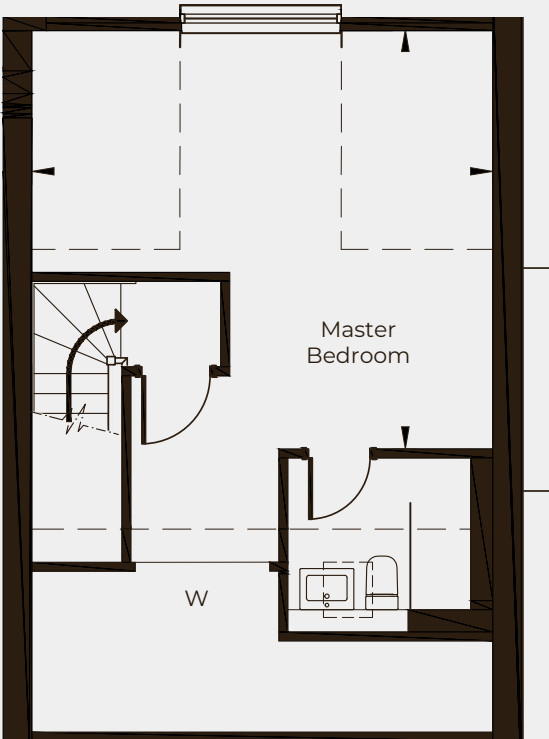
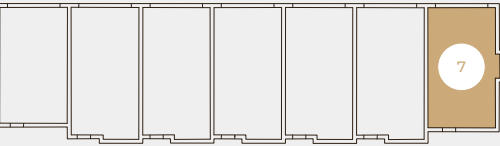
Kitchen/Dining	3100mm* x 5948mm	10'2"* x 19'5"
Living Room	5173mm x 3320mm	17'0" x 10'11"



FIRST FLOOR

Bedroom 2	4473mm x 3308mm	14'8" x 10'10"
Bedroom 3	4473mm* x 2853mm	14'8"* x 9'4"

KEY



SECOND FLOOR

Master Bedroom	5173mm* x 4078mm*	17'0"* x 15'5"*
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--- Denotes sloping ceiling

*maximum dimension.

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Internal photography of a previous Oakford Homes Show Home

Specification

In the pursuit of excellence, specification becomes a priority, not an afterthought.

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras, as only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication. To Oakford Homes', standard means standard-setting, the embodiment of a unique approach to creating homes.

Kitchen

- ◆ A contemporary silver-grey kitchen with a comprehensive bespoke range of handleless floor and wall cupboards, incorporating soft-close doors and drawers with a matt finish.
- ◆ The homes feature white stone worktops with a matching upstand and splashback provided to the area behind the hob.
- ◆ Homes 2-6 feature a stylish breakfast bar with pop-up power points and an integrated solid wood dining table.
- ◆ Under unit LED strip lighting to all of the homes and the breakfast bar in homes 2-6.
- ◆ Fitted appliances comprise a low profile five burner gas hob, a built-in single multifunction pyrolytic oven and separate combination microwave oven with a telescopic stainless steel extractor hood by 'Smeg'.
- ◆ Integrated appliances include a fridge/freezer and a dishwasher by 'Smeg'.
- ◆ Stainless steel 1½ bowl undermounted sink by 'Mira' with 'Insinkerator' waste disposal and a contemporary chrome mixer tap by 'Franke'.
- ◆ Chrome finish light switches and sockets are provided throughout the kitchen area.

Laundry Area

- ◆ A free-standing 'Smeg' washing machine and separate tumble dryer are provided.

Decoration and Internal Finish

- ◆ Each home features a matt painted finish to the walls and ceilings.
- ◆ Contemporary architraves and skirting boards are provided with a white painted satinwood finish.
- ◆ All internal doors are timber finished in white satinwood featuring contemporary chrome furniture. Homes 1 and 7 feature a glazed door to the kitchen/dining room.
- ◆ A hardwood timber front door pre-finished in anthracite grey with three-point locking system and chrome furniture.
- ◆ A combination of porcelain floor tiles by 'Minoli' and carpets are provided throughout all of the homes – please ask our Sales Advisor for the exact specification of each home.
- ◆ Stylish fitted wardrobes with sliding mirrored doors are provided to all bedrooms.

External Finishes

- ◆ An external tap is provided to the rear of all the homes.
- ◆ The rear gardens feature horizontal decorative fencing, artificial turf and an Indian Sandstone patio.
- ◆ Brushed steel contemporary (PIR) lighting is provided to the front and rear of each property.
- ◆ Bicycle storage to accommodate two bicycles.



Internal photography of a previous Oakford Homes Show Home

Bathroom and Ensuite

- ◆ The homes are equipped with contemporary 'Roca' sanitaryware in white with stylish chrome fittings by 'Hansgrohe'.
- ◆ A fully tiled wet room to the master ensuite featuring a 'Hansgrohe' thermostatic 'Raindance Shower' and 'Roman' clear glass screen.
- ◆ The ensembles to bedroom 2 and 3 (where applicable) feature a 'Hansgrohe' thermostatic shower, a low profile tray and a 'Roman' clear glass screen or door.
- ◆ The bathroom features a 'Hansgrohe' thermostatic 'Raindance' shower with a 'Roman' clear glass screen or door and separate bath.
- ◆ Vanity units by 'Roca' are provided to the bathroom, ensuite and cloakroom.
- ◆ A chrome finish shaver socket is fitted to the bathroom and ensuite.
- ◆ A heated towel rail with a chrome finish is provided to the bathroom, ensuite and cloakroom.
- ◆ The bathroom and ensuite are fully tiled with porcelain tiles by 'Minoli'.
- ◆ A half-height feature mirror with a heated demister to a specified area is provided to the bathroom and ensuite.
- ◆ A feature tiled wall with half-height mirror is provided to the cloakroom.

Electrical Installation and Home Entertainment

- ◆ A bespoke architectural lighting design has been produced for each home, featuring a wireless 'Rako' control panel together with a unique collection of LED light fittings throughout the ground floor.
- ◆ PIR feature 'night light' with a low level LED light is fitted to the bathroom and ensuite.
- ◆ A mains-operated smoke detector with battery backup is fitted to all of the homes and a sprinkler system to the open plan ground floor of homes 2-6.
- ◆ Kitchen and all bedrooms provide USB charging points.
- ◆ A spur is included for a future wireless alarm system.
- ◆ Provision for an automated blind or curtain to the ground floor patio doors (not supplied).
- ◆ TV points to the living room and all bedrooms. The TV points are linked to be able to provide viewing capabilities from one external source.
- ◆ A mid-height TV point with HDMI connection capability is supplied in the living room for an optional wall-mounted flat screen television, wired for Sky+ HD capability together with Virgin Media.
- ◆ BT points are provided to the living room and master bedroom. A dedicated space for a wireless router is provided in the downstairs cupboard, with a provision for a WiFi booster to first and second floor wardrobes.

Energy Efficiency, Heating and Insulation

- ◆ Underfloor heating is provided to the ground floor.
- ◆ Gas fired central heating system with thermostatically controlled radiators to the first and second floor.
- ◆ Mains pressure hot water system with electronic programmer.
- ◆ Double glazed timber sash windows and doors are provided throughout, with grey aluminium bi-fold doors opening to the gardens of all the homes.
- ◆ Photovoltaic panels installed to the flat roof of homes 2-6.
- ◆ Insulation is installed to Premier Guarantee standards within all the homes.
- ◆ Energy Performance Certificates are provided for each home upon completion and Predicted Energy Assessments are available upon request.

Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year warranty certificate upon structural completion of the property.



Stay connected

Park Reach, Milton Road

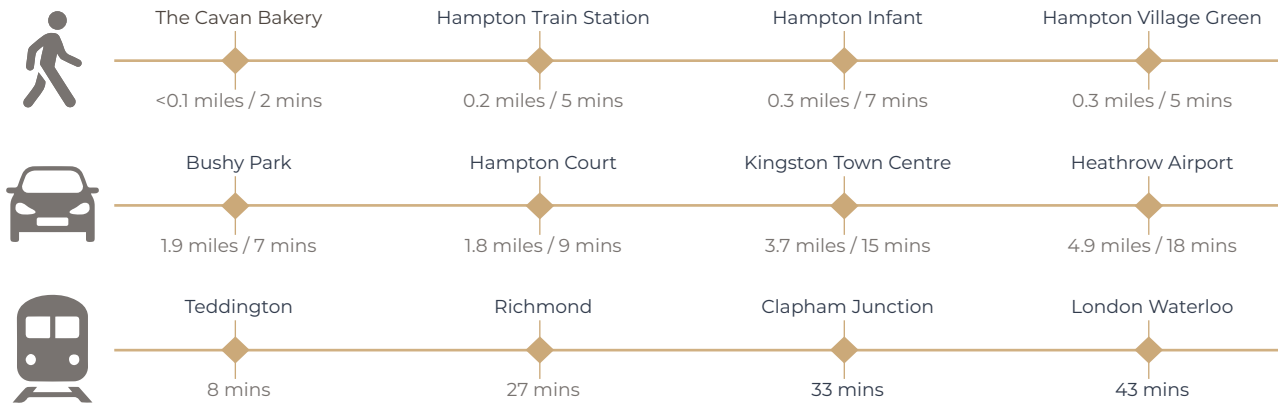
Sat Nav: TW12 2NQ

Travelling from Park Reach could not be easier. Hampton Train Station is 0.2 miles away offering direct links to Waterloo in just 43 minutes via Clapham Junction and Vauxhall. To go further afield, Crossrail's Elizabeth Line is set to revolutionise travel throughout London and beyond, due to open at the end of 2018.

The M3 and A316 at Sunbury Cross is 3 miles away, meaning the road networks of London and further afield are equally as easy to reach.

Distances from Park Reach

Travel times are based on minimum journey times available. Sources: www.nationalrail.co.uk and Google maps, July 2018.



Recreation

- 1 Hampton Open Air Pool
- 2 Fulwell Golf Club
- 3 Kempton Park Race Course
- 4 Hampton Court
- 5 Richmond Park
- 6 Bushy Park

Education

State Schools

- 7 Hampton Infant (Mixed)
- 8 Hampton Junior (Mixed)
- 9 Hampton High (Mixed)

Independent Schools

- 10 Athelstan House (Mixed aged 2-7)
- 11 Twickenham Prep (Mixed aged 4-7)
- 12 Hampton Prep (Girls aged 3-7 & boys aged 3-11)
- 13 Lady Eleanor Holles (Girls aged 7-18)
- 14 Hampton School (Boys aged 11-18)

Food and drink

- 15 Hampton Cellar – Specialist independent wine supplier
- 16 Shaun's Butchers – Independent butchers trading since 1995
- 17 Cavan Bakery – Small chain of local bakeries
- 18 Plenty – Italian restaurant

Shopping and leisure

- 19 Kingston Town Centre
- 20 The Rotunda comprises an Odeon cinema, ten pin bowling alley, arcade and a selection of restaurants



Oakford Homes has designed an exclusive collection of just seven 3 bedroom homes, each arranged over three floors displaying the housebuilder's renowned craftsmanship and high standards on every level. With off-street parking and a landscaped rear garden for every home, residents will enjoy a luxury London lifestyle in a location with a royal blessing.

Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. Computer generated images are not to scale and landscaping is indicative. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.



OAKFORD HOMES, HEDSOR COURT FARM, SHEEPCOTE LANE, HEDSOR, BUCKINGHAMSHIRE SL1 8PE
01628 522084 | OAKFORDHOMES.CO.UK