

TOLIPA  
CHIPPERFIELD

IN A PICTURESQUE RURAL  
VILLAGE LIES THE CHARMING  
DEVELOPMENT OF TULIPA.

In the heart of Chipperfield, these Oakford homes blend seamlessly into their surroundings. Growing up out of the Simmonds family garden nursery, this space has been an integral part of village life for over a century. Built in 1907 by Herbert Simmonds, the nursery was passed down through the generations as the village and its gardens thrived around them.

In turn, this has provided us with an opportunity to create a selection of new homes, designed and built with care and consideration, offering traditional architecture – in keeping with the surrounding area – to complement their thoughtfully designed interiors.

Combining the best of both worlds – a quintessential English village community and its surrounding countryside with the convenience and peace of mind of a beautiful new property – there really is no place like an Oakford home.



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OUR AIM HAS ALWAYS BEEN TO COMPLEMENT THE  
AREA WITH A NEW PREMISES FOR THE VILLAGE STORE  
AND COMFORTABLE, MODERN HOMES THAT REFLECT  
THE VILLAGE'S CHARACTER AND IDENTITY.

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Sebastian Kemp  
Director, Oakford Homes



PLAYING CRICKET ON CHIPPERFIELD COMMON



# A COMMON THAT'S EXTRAORDINARY

CHIPPERFIELD LIES ON THE EDGE OF THE  
CHILTERN AND BLOOMS INTO A RIOT OF COLOUR  
EVERY SPRING AND SUMMER.

With Chipperfield nestled in the surrounding countryside, including the renowned Chipperfield Common, its splendid rural character shines through.

Tulipa is perfectly positioned, with a selection of local shops right on its doorstep. Just around the corner, the Green Flag-awarded Chipperfield Common is the hub of the community. The cricket green and forested expanse lie adjacent to the vibrant village hall, the local primary school, two historic pubs and the beautiful St Paul's Church.

The 117-acre common has a variety of marked woodland walking trails, leading to your local beauty spots, such as Apostles Pond, and allowing you to visit Bronze Age burial mounds. For a longer walk,

why not follow the Grand Union Canal path or explore the Chess Valley Walk? Following the River Chess, this walk boasts some of the most attractive countryside in this area of outstanding natural beauty.

Follow footpaths and country lanes to the historic Chenies Manor House, a grade I listed building with original 13th-century features, surrounded by award-winning gardens.



 LAZY DAYS ON CHIPPERFIELD COMMON





Chipperfield is also neighboured by several attractive villages. The closest of these is Kings Langley, with its selection of coffee shops, pubs and restaurants, as well as a variety of shops. Visit the excellent art gallery, Montague's, set in its grade II listed building and offering everything from paintings and sculptures to exhibitions. You can also enjoy the summer carnival which runs in June every year. Kings Langley also benefits from a train station, with direct access in under 30 minutes to London Euston.

Nearby Chandler's Cross offers Prime, a popular steak restaurant offering cocktails and a covered garden, as well as The Grove, former home of the earls of Clarendon. This ultimate five-star retreat in stunning Hertfordshire countryside is set across the 300-acre estate. A variety of fine-dining options utilises the home-grown fruit, vegetables and herbs cultivated on the estate. Amenities include championship golf and an award-winning spa, while you can also enjoy activities such as archery, clay pigeon-shooting and hawking – plus much more.

Travel slightly further west to benefit from the lovely village of Chorleywood, popular for shopping and offering plenty of walks in the ancient Carpenters Wood. You'll also find Rickmansworth nearby – as well as the famous aquadrome, this is also home to a variety of public parks and nature reserves, perfect for wildlife and long walks. A great location for keen golfers, this area has three local courses on offer at Batchworth Park, Moor Park and Rickmansworth.

For a different kind of day out, under 20 minutes away, you will find Watford's popular shopping centre – Atria. Spend a day indulging in some retail therapy with popular high-street brands, as well as a selection of designer outlets. Break up your day by visiting one of the many places to eat or even enjoy the cinema, complete with its high-definition IMAX screen.

## THE PERFECT PLACE

SITUATED IN THE HERTFORDSHIRE COUNTRYSIDE, TULIPA IS THE IDEAL LOCATION IN WHICH TO LIVE AND FROM WHICH TO EXPLORE.

Many well-supported local clubs and organisations all flourish in this welcoming community. Open to the whole family, join Chipperfield Tennis Club and take advantage of coaching, competitions and even social evenings throughout the year – or, if team sports are more to your liking, the thriving Chipperfield Clarendon Cricket Club is right on your doorstep... what a picture-perfect village green to play on.

For easy dining options, you have a selection of well-regarded country pubs, such as the Two Brewers and The Windmill (both just opposite the village green) where you can soak up the sun on the outdoor tables overlooking the common.

For a lighter option, open for breakfast, brunch and lunch, Chipperfield Larder is a popular café and delicatessen – and, to satisfy any sweet cravings, Cake Shack is the perfect place to enjoy cakes, muffins, brownies or even a full cream tea for two. Also by the common, Blackwells offers a tempting selection of food and drinks, along with its regular weekend street-food offerings.

Educational opportunities are plentiful, from the village's own St Paul's CofE VA Primary School to excellent schools in the surrounding areas. Moving up to secondary education, there is the well-regarded Kings Langley School and St Clements Danes, as well as several schools offering private education, such as York House.





# WITH PLENTY IN REACH



## BY CAR

**KINGS LANGLEY**  
1.9 MILES

**M25 J20**  
2.8 MILES

**A41**  
3.1 MILES

**M1 J6**  
7.2 MILES

**WATFORD**  
7.1 MILES

**HEATHROW**  
21 MILES

**WATFORD DIRECT**

**EUSTON DIRECT**

5

MINUTES

8

MINUTES

9

MINUTES

17

MINUTES

18

MINUTES

24

MINUTES

4

MINUTES

28

MINUTES

## BY TRAIN

*from Kings Langley*

# DEVELOPMENT LAYOUT



PS = PARISH STORE  
VS = NEW VILLAGE STORE

A computer-generated image of Oakford Homes' development at Chipperfield. Homes 3, 4 and 13-15 are allocated for Affordable Housing. Please refer to our sales advisor for specific information and allocated/visitor parking provision.



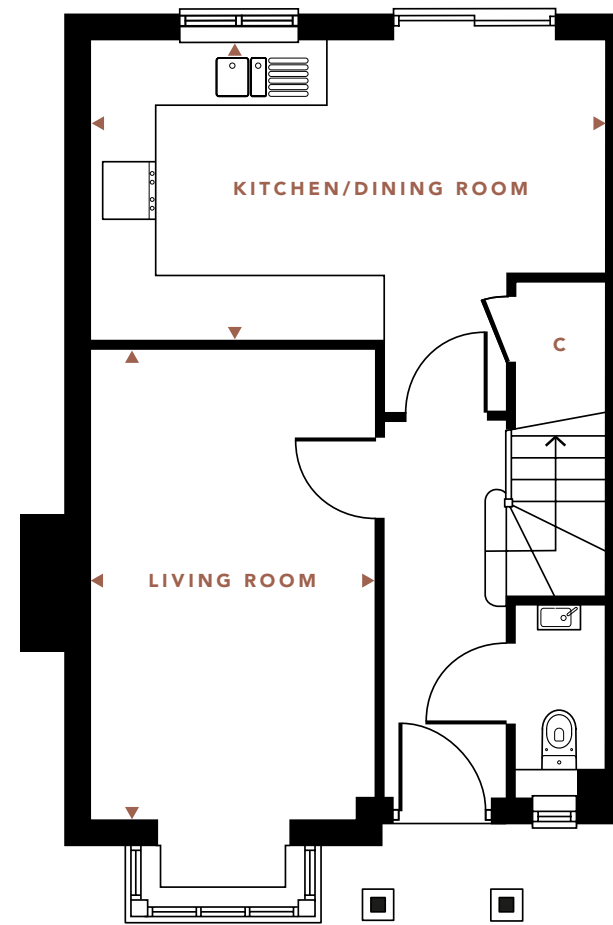


This is a computer-generated image of homes 3-5



# THE FLORADALE HOME 5

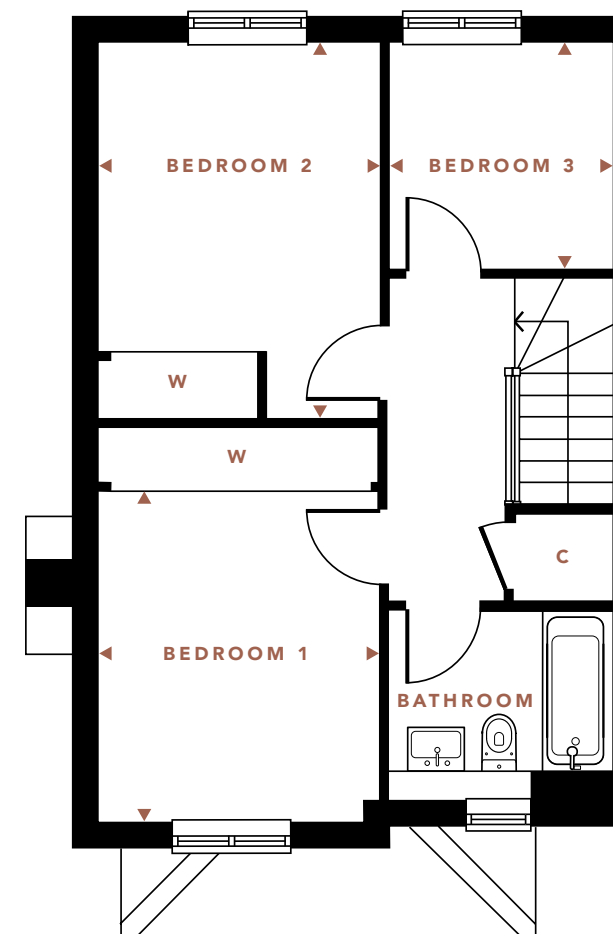
A beautifully proportioned three bedroom end of terrace home, boasting a kitchen/dining room to the rear of the property with direct access to the garden through the french doors. The separate living room with bay window offers a lovely, light family space. Upstairs benefits from three bedrooms, two with fitted wardrobes, and a family bathroom. Outside are two allocated parking spaces.



## GROUND FLOOR

**KITCHEN/DINING ROOM**  
17'6" x 10'1"      5345mm x 3090mm

**LIVING ROOM**  
15'11" x 9'7"      4860mm x 2930mm



## FIRST FLOOR

**BEDROOM 1**  
11'9" x 8'8"      3600mm x 2645mm

**BEDROOM 2**  
12'8" x 8'8"      3885mm x 2645mm

**BEDROOM 3**  
7'7" x 7'6"      2335mm x 2315mm

This home is an end-terrace. Floor plans and dimensions are taken from architects 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.

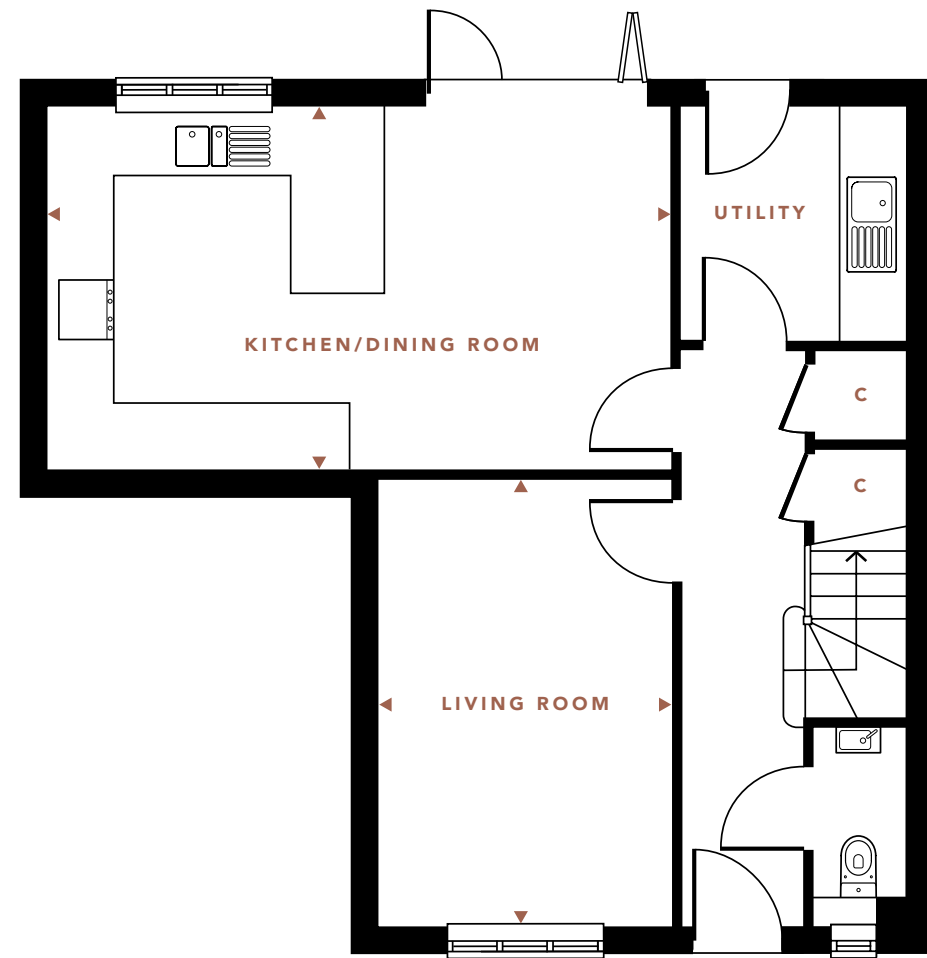
## GROUND FLOOR

### KITCHEN/DINING ROOM

20'7" x 11'10" 6295mm x 3610mm

### LIVING ROOM

14'7" x 9'6" 4465mm x 2920mm



## FIRST FLOOR

### BEDROOM 1

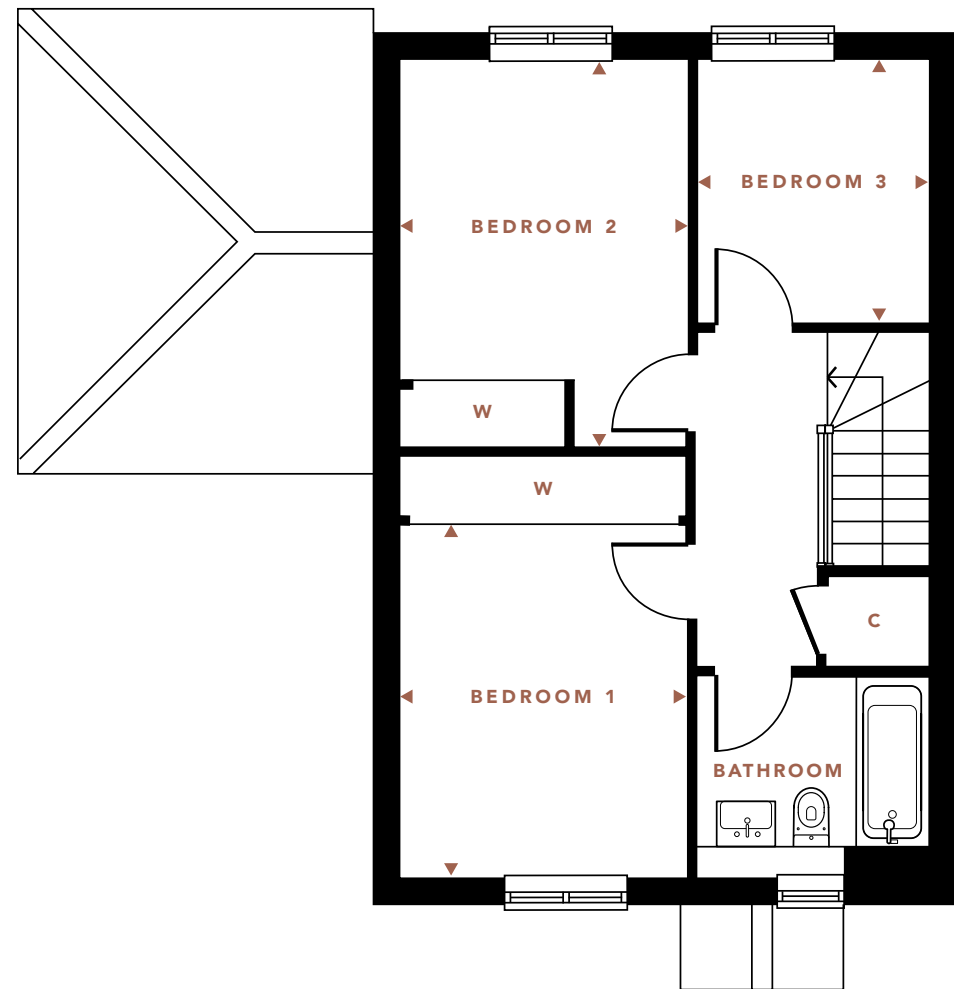
11'6" x 9'5" 3525mm x 2880mm

### BEDROOM 2

12'9" x 9'5" 3905mm x 2880mm

### BEDROOM 3

8'9" x 7'7" 2680mm x 2320mm



This is a computer-generated image of home 1

## THE DAVENPORT HOME 1

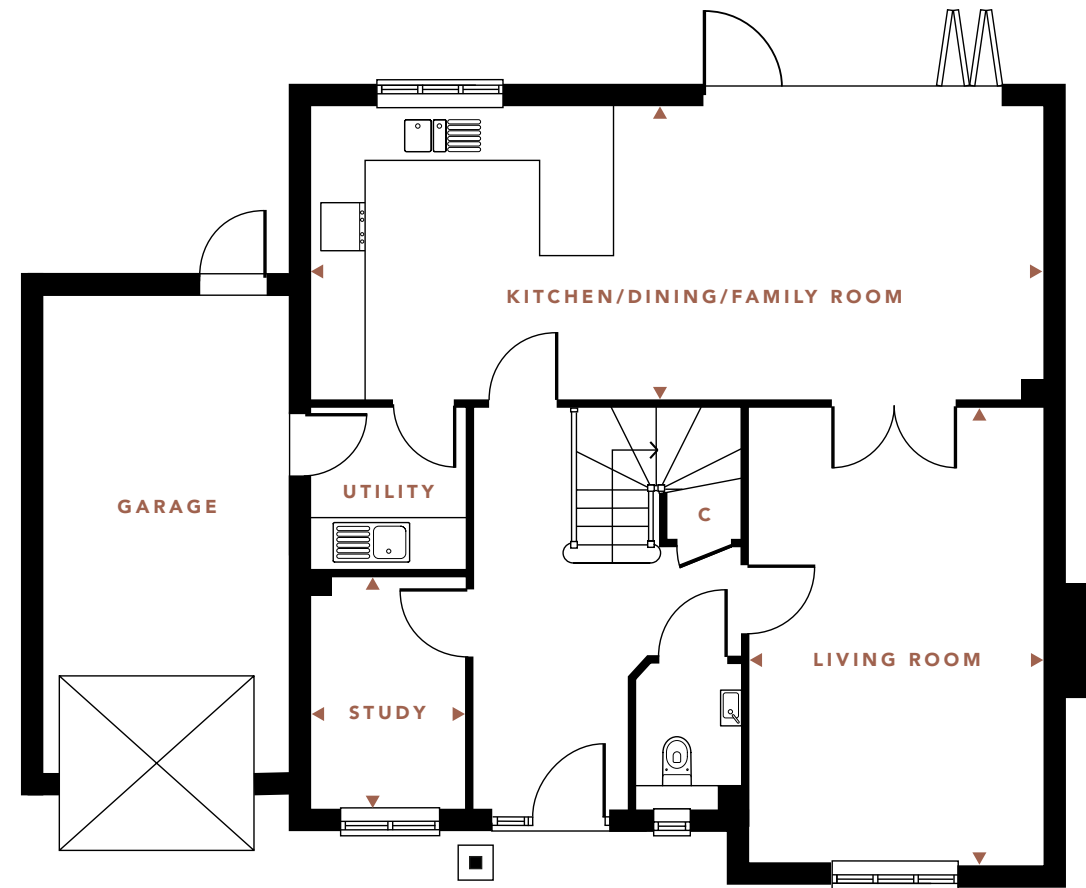
An attractive three bedroom link-detached home, boasting a kitchen/dining room to the rear of the property, with direct access to the garden through the bi-fold door, and separate utility. The separate living room offers a calm family space. Upstairs benefits from three bedrooms, two with fitted wardrobes, and a generous family bathroom. Outside are two allocated parking spaces.



This is a computer-generated image of home 2

# THE HAMILTON HOME 2

An appealing four bedroom link-detached home offering a superb open plan kitchen/dining room benefitting from bi-fold doors out onto the garden with separate utility. Downstairs you will also find both a living room and study. The upstairs boasts four generous bedrooms, with an en suite to both bedroom two and bedroom one, which also benefits from a dressing area. Outside this home provides a single garage.

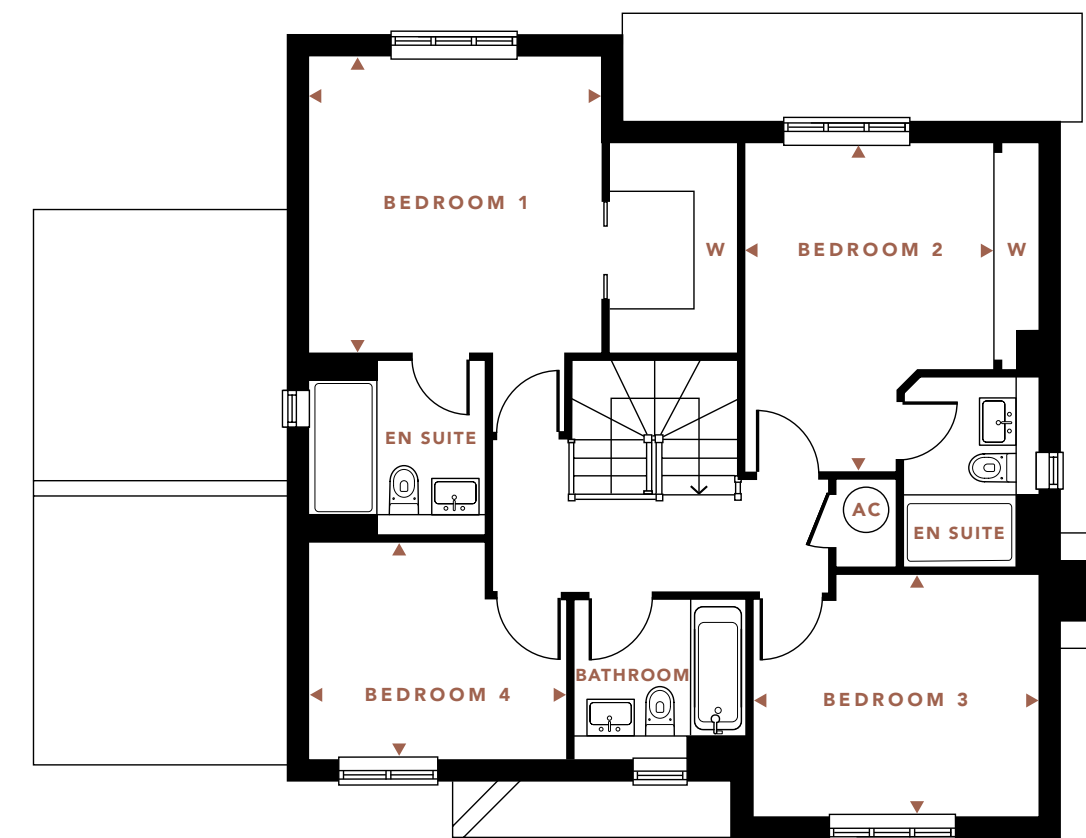


## GROUND FLOOR

**KITCHEN/DINING/FAMILY ROOM**  
29'11" x 11'11"     9120mm x 3640mm

**LIVING ROOM**  
18'7" x 11'9"     5665mm x 3605mm

**STUDY**  
9'6" x 6'2"     2900mm x 1890mm



## FIRST FLOOR

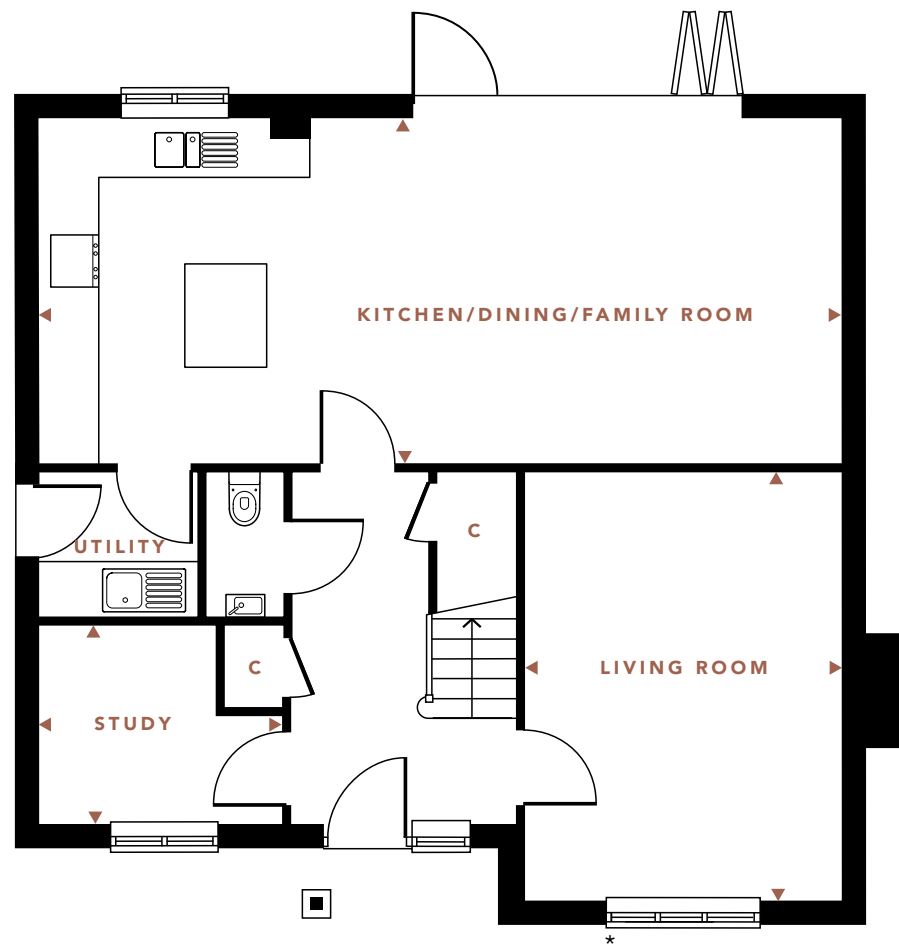
**BEDROOM 1**  
12'1" x 11'10"     3695mm x 3610mm

**BEDROOM 2**  
13'4" x 9'8"     4070mm x 2965mm

**BEDROOM 3**  
11'7" x 9'8"     3550mm x 2970mm

**BEDROOM 4**  
10'6" x 8'9"     3200mm x 2670mm

Floor plans and dimensions are taken from architects 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.



**GROUND FLOOR**

**KITCHEN/DINING/FAMILY ROOM**

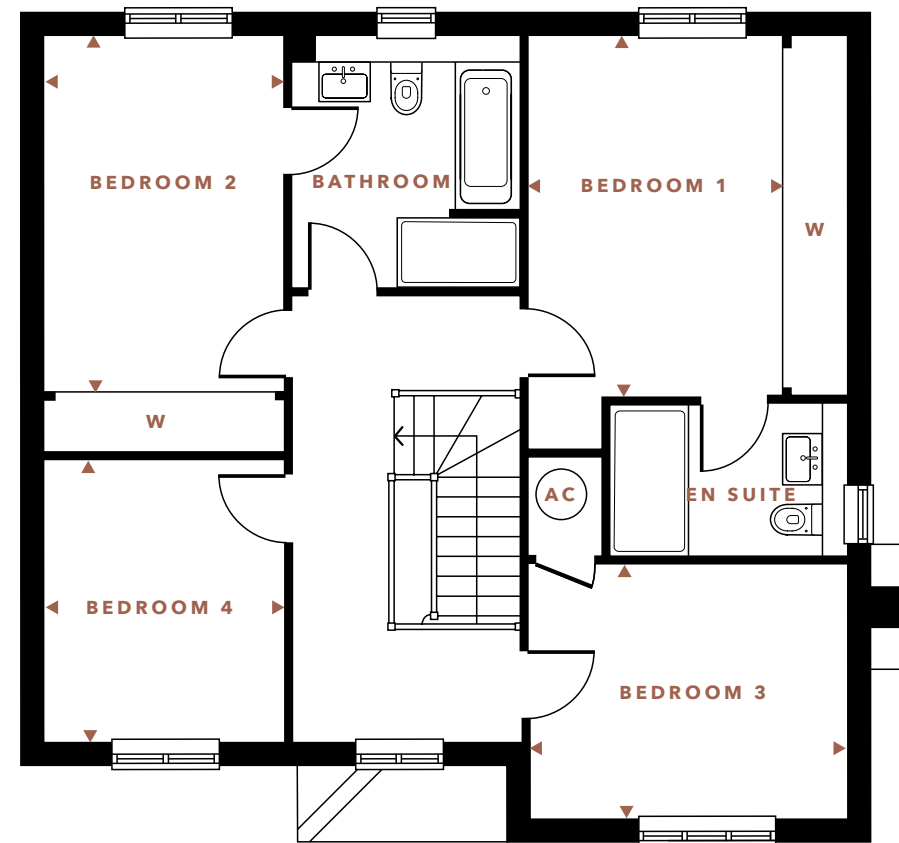
30'3" x 12'11"      9230mm x 3940mm

**LIVING ROOM**

16'1" x 11'9"      4910mm x 3605mm

**STUDY**

9'1" x 7'4"      2785mm x 2257mm



**FIRST FLOOR**

**BEDROOM 1**

13'6" x 9'7"      4125mm x 2940mm

**BEDROOM 2**

13'4" x 8'11"      4065mm x 2735mm

**BEDROOM 3**

11'11" x 9'7"      3655mm x 2935mm

**BEDROOM 4**

10'7" x 8'11"      3235mm x 2735mm



This is a computer-generated image of homes 6

THE  
M A R I E T T E  
H O M E S 6 , 7 , 8 & 9

A four bedroom detached home offering a large kitchen/family room benefitting from bi-fold doors out onto the garden with separate utility to the rear. Downstairs you will also find a separate living room and study. The upstairs boasts four generous bedrooms, with en suite to the master, plus a large family bathroom off an impressive galleried landing. Outside all homes have a single garage.

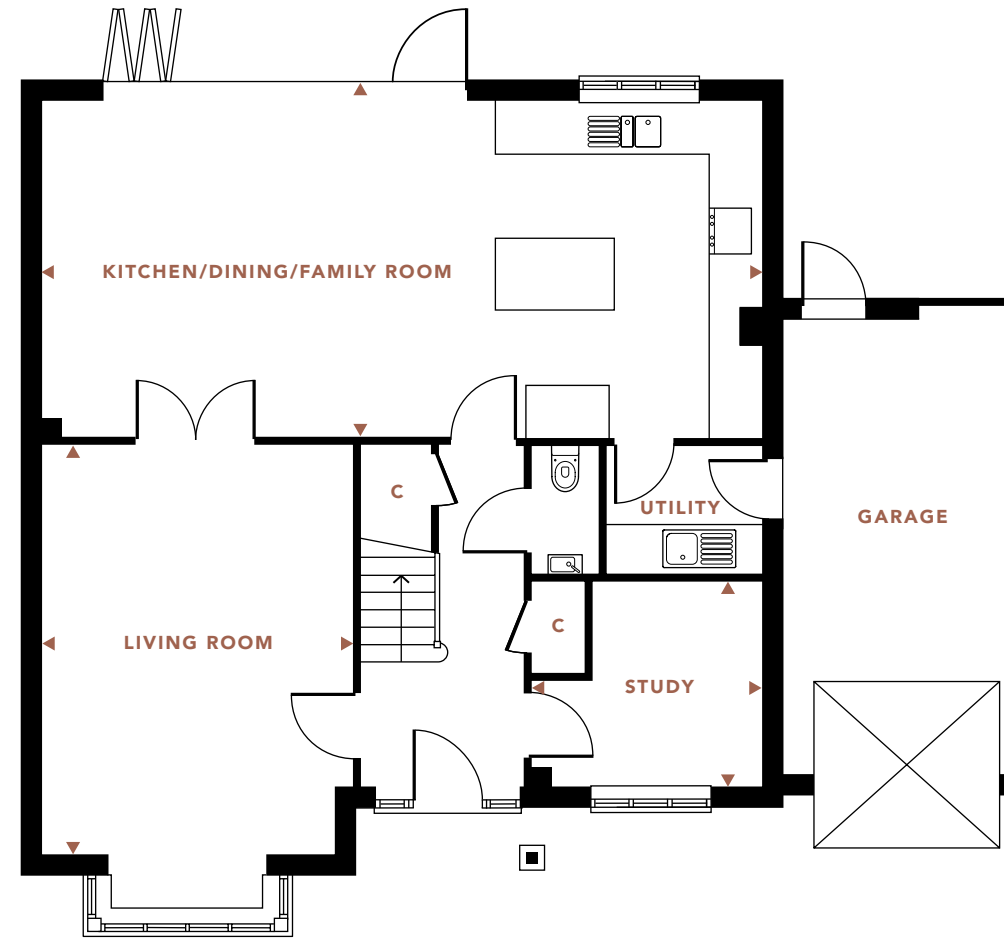
\*Homes 8 & 9 have a bay window to the living room. Home 9 is a handed version of the floor plans and CGI shown Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



This is a computer-generated image of homes 12

THE  
D A R W I N  
H O M E S 1 0 , 1 1 , 1 2

A stunning five bedroom detached home offering a spacious kitchen/family/dining room benefitting from bi-fold doors out onto the garden. Downstairs you will also find a separate living room, study, and utility room as well as an accessible garage. The upstairs boasts five generous bedrooms, two with en suites, plus a large family bathroom. Outside each home has an attached single garage.

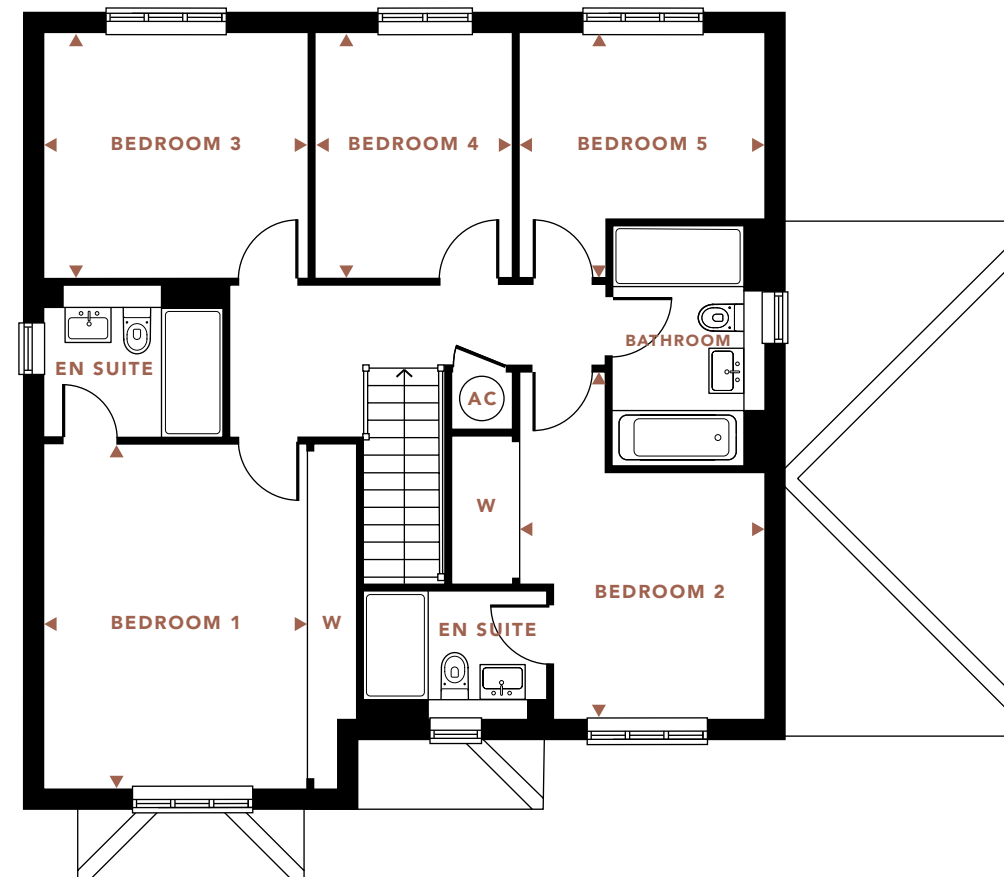


GROUND FLOOR

**KITCHEN/DINING/FAMILY ROOM**  
31'0" x 14'4"      9460mm x 4370mm

**LIVING ROOM**  
17'7" x 13'4"      5360mm x 4080mm

**STUDY**  
9'9" x 8'9"      2985mm x 2685mm



FIRST FLOOR

**BEDROOM 1**  
14'9" x 11'3"      4505mm x 3435mm

**BEDROOM 2**  
14'11" x 10'5"      4555mm x 3175mm

**BEDROOM 3**  
10'4" x 8'5"      3170mm x 32590mm

**BEDROOM 4**  
10'6" x 10'5"      3200mm x 3195mm

**BEDROOM 5**  
10'0" x 8'0"      3200mm x 3195mm

Home 10 is a handed version of the CGI and floor plans shown. Floor plans and dimensions are taken from architects 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.

A N  
E X E M P L A R Y  
S P E C I F I C A T I O N

IN THE PURSUIT OF  
EXCELLENCE, SPECIFICATION  
IS 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, standard means standard-setting, the embodiment of a unique approach to creating homes.







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WE AIM TO SURPASS THE  
EXPECTATIONS OF OUR PURCHASERS  
WITH BRANDS LIKE SMEG®,  
MINOLI®, ROCA® AND HANSGROHE®.

AT OAKFORD, STANDARD DOESN'T  
MEAN AVERAGE.

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Chris Coates  
Managing Director

# S P E C I F I C A T I O N

## KITCHEN

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A stylish kitchen with a bespoke range of shaker-style floor and wall cupboards, incorporating soft-close doors and drawers, together with feature lighting

Composite stone worktops with matching upstand

Fitted appliances include a Smeg® induction hob with a stainless-steel extractor hood, built-in multifunction pyrolytic single oven and a combination oven/microwave in silver glass finish

Integrated appliances include Smeg® fridge/freezer and dishwasher

Stainless-steel undermounted sink and contemporary chrome mixer tap by Franke®

Undercounter wine-cooler (homes 6-12 only)

Polished chrome switches and sockets provided throughout the kitchen area

## BATHROOM, EN SUITE & CLOAKROOM

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Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®

All bathrooms and en suites feature a Hansgrohe® thermostatic Raindance shower with a Roman® clear glass screen either within a separate shower enclosure or over a bath

Chrome-finish shaver socket fitted to the bathroom and en suite(s)

Heated towel rail with chrome finish to the bathroom and en-suite(s)

Bathroom and en suite(s) are fully tiled with porcelain tiles by Minoli®

Feature half-height mirror provided in bathroom and en suite(s), which is also heated in en suite(s). The en suite to bedroom 1 has a demista pad to a specified area

Half-height mirror in cloakroom with feature half-height tiles by Porcelanosa®

## UTILITY ROOM

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Free-standing washing machine and separate tumble dryer by Smeg®\*

Inset stainless-steel sink by Smeg® and contemporary chrome mixer tap by Franke®

Laminate worktop in Crystal White

## HOME ENTERTAINMENT

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TV point in living room is wired for Sky Q® capability†. A second mid-height TV point with HDMI connection capability is also provided

Mid-height power points are provided in kitchen/dining/family room and all bedrooms

Network CAT 6 wiring to living room and study or bedroom 3

A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the understairs cupboard

BT® fibre-optic is available†. BT® points provided in living room and study or bedroom 3

## ELECTRICAL INSTALLATION

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Combination of downlighters and pendant light fittings throughout

PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)

Mains-operated smoke detector with battery backup

Dedicated external electric car-charging point

A spur is included for a future wireless alarm system

A spur is provided for a future electric garage door opener

## ENERGY EFFICIENCY, HEATING & INSULATION

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Underfloor heating provided throughout the ground floor

Gas-fired central heating system with thermostatically controlled radiators to the first floor

Mains pressure hot-water system with electronic programmer

PVCu double-glazed windows provided throughout

Homes 1, 2, and 6-12 include bifold aluminium patio doors to the garden. Home 5 provides sliding patio doors to the garden

Insulation installed to Premier Guarantee standards

Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

## DECORATION & INTERNAL FINISH

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Matt-painted finish, in either soft grey or white, to all walls and ceilings

Contemporary architraves and skirting boards provided, with white satinwood painted finish

Internal Palermo doors featuring contemporary chrome furniture, with glazed doors from hallway to living room and kitchen

Combination of porcelain floor tiles and carpets provided throughout

Stylish fitted wardrobes with sliding mirrored doors in bedrooms 1 and 2

## EXTERNAL FINISHES

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External tap provided to each home

Rear gardens include turf and a paved patio area

Brushed stainless-steel contemporary PIR lighting provided at the front and rear of each home



\*Home 5 has an integrated washer/dryer in the kitchen. Each of our homes is independently surveyed during the course of construction by Premier Guarantee who will issue their 10-year warranty certificate upon structural completion of the property. Please refer to our sales advisor for specific or exact specification in terms of tiling and floor finishes. †Subscriptions are the responsibility of the homeowner.

# A UNIQUE APPROACH

## THE OAKFORD HOMES APPROACH TO HOME BUILDING.

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason, our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most

important factors when building new homes. So, not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

Following the Consumer Code, we are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.

BEECH COURT, BEACONSFIELD

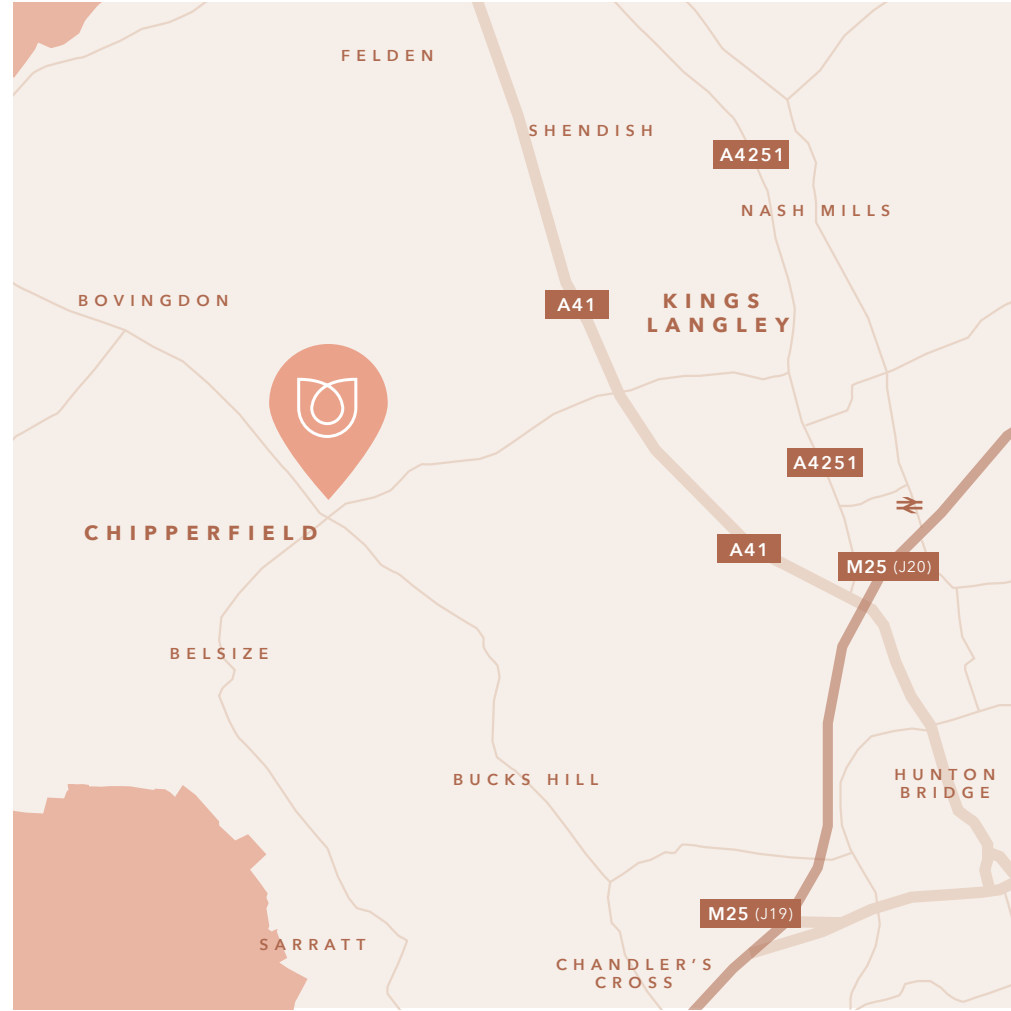


CHURCH WALK, DOGMERSFIELD



ABINGWORTH MEADOWS, THAKEHAM





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