







F A B R I C

APARTMENT LIVING WITH A DIFFERENCE





## CONNECTED LIVING AT ITS FINEST

The latest addition to Oakford's superb collection of new homes, Fabric delivers contemporary apartment living with all the comfort and convenience you could hope for.

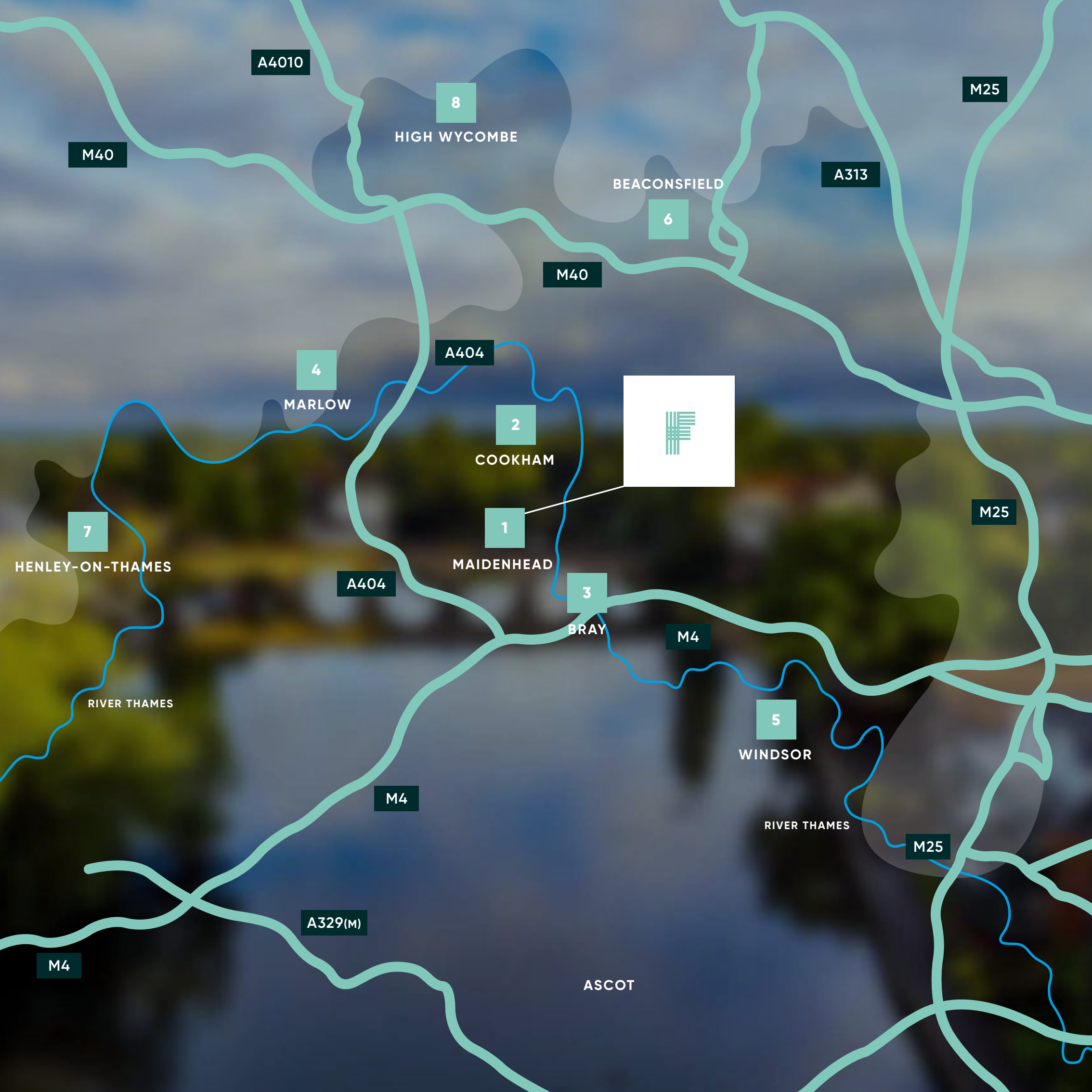
These one- and two-bedroom apartments are set in six individual buildings, offering an inspired specification, with each home finished to an exceptional standard. Most apartments benefit from their own balcony or terrace, some of which overlook the central landscaped open space. All apartments enjoy private allocated parking.

The Thameside town of Maidenhead is a convenient location, with fantastic transport links for both road and rail, including the advent of Crossrail's new Elizabeth line, which will connect you directly to London's underground network. With a direct train to London Paddington in under 30 minutes, it's the ideal choice for those wanting the perfect work-life balance.

With easy access to the city and capital, you can still enjoy the more relaxed atmosphere offered by the natural open space of the countryside, which is just a stone's throw away.

The best of both worlds: living on the fringes of town and edge of countryside, you get both a riverside town with idyllic walks and a thriving social scene. Delectable restaurants and pubs are in abundance nearby with Bray and Marlow boasting serious gastronomic credentials with Heston Blumenthal's famous multi-Michelin starred, The Fat Duck, or Tom Kerridge's The Hand and Flowers to name just two of many.





A4010

8

HIGH WYCOMBE

M25

M40

BEAconsFIELD

A313

6

M40

4

MARLOW

A404

2

COOKHAM



1

MAIDENHEAD

M25

7

HENLEY-ON-THAMES

A404

3

BRAY

M4

RIVER THAMES

5

WINDSOR

M4

RIVER THAMES

M25

A329(M)

M4

ASCOT



# FIND IT ALL AT FABRIC

## 1 MAIDENHEAD

Braywick Leisure Centre  
 Maidenhead Tennis Club  
 David Lloyd  
 Bray Lake Watersports  
 Odeon Luxe Cinema  
 River Thames & Boulters Lock  
 Waitrose  
 Roux at Skindles  
 The Coppa Club  
 Pizza Express

## 2 COOKHAM AND SURROUNDINGS

Cliveden House – Hotel & Spa  
 Cliveden Estate & Gardens  
 Cookham Moor National Trust  
 Stanley Spencer Gallery  
 Winter Hill Golf Club  
 Maliks  
 The Bell & Dragon  
 The White Oak

## 3 BRAY

Gastronomic Delights  
 The Fat Duck  
 The Waterside Inn  
 Caldesi In Campagna  
 The Hinds Head  
 The Crown  
 Mediterranean  
 Bray Marina

## 4 MARLOW

Rebellion Beer Co.  
 Higginson Park  
 Marlow Regatta  
 Jack Wills  
 Sweaty Betty  
 The Ivy  
 The Coach  
 The Botanist  
 Giggling Squid

## 5 WINDSOR

Windsor Castle & Great Park  
 Royal Windsor Racecourse  
 Legoland  
 Theatre Royal  
 Windsor & Eton Brewery  
 Windsor Yards  
 Windsor Royal Station  
 Browns  
 Côte

## 6 BEACONSFIELD

Mulberrys Exclusive Beauty Spa  
 Beaconsfield Golf Club  
 Gails Bakery  
 Brasserie Blanc  
 Giggling Squid  
 Prime Steak & Grill  
 The Crazy Bear

## 7 HENLEY-ON-THAMES

The Henley Royal Regatta  
 Henley Festival  
 Kenton Theatre  
 Shaun Dickens Bistro at The Boathouse  
 The Little Angel

## 8 HIGH WYCOMBE

Hughenden Manor  
 Hellfire Caves  
 Swan Theatre  
 Eden Shopping Centre  
 John Lewis  
 Next

## THE FABRIC OF LIFE

Your new lifestyle awaits – situated on the edge of this thriving market town, Fabric enjoys easy access to everything you need.

Start your day with a visit to Palmieri's, a family-run Italian café – and just across the road, near one of the local shops. It's perfect for picking up a morning coffee after an early morning visit to the gym or an energetic run. Back at home, take advantage of your outside space and set up your laptop on the balcony, ready for the working day. Or if you're out and about, set off to the station and head into the capital.

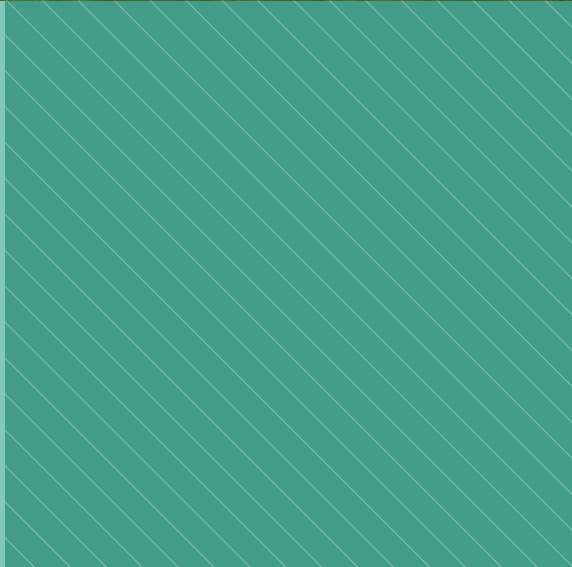
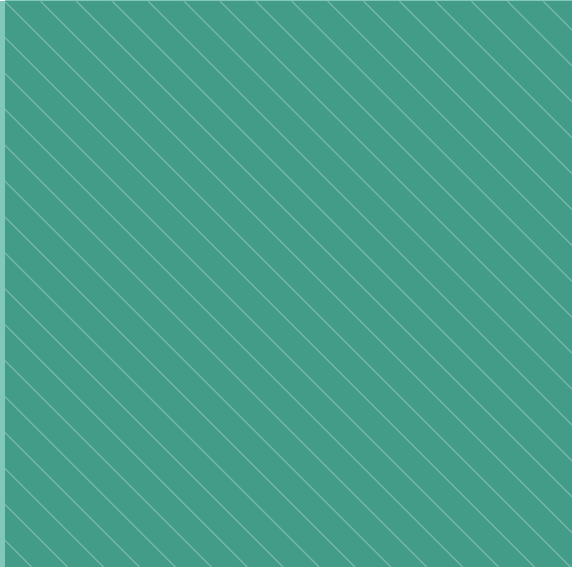
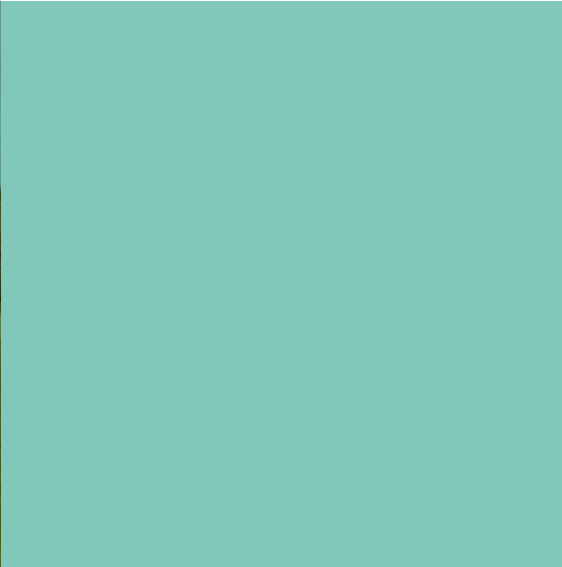
Come the evening, there are plenty of options, from Maidenhead's town centre to popular surrounding villages, such as Cookham and Marlow, to help to round off your day. Taking the nearby train to Marlow offers door-to-door access in under 30 minutes – from your apartment to predinner drinks at The Botanist or dinner at The Ivy.

Heading into town, benefiting from ongoing and significant regeneration investment, Maidenhead has much to offer, with a diverse mix of restaurants, cafés and pubs – from PizzaExpress to the Coppa Club. If you're looking for a bit of retail therapy at the end of a busy week, be spoiled for choice on Marlow's High Street, with its range of boutique shops. Further afield, extensive shopping facilities can be found in High Wycombe, hosting big-name brands such as Apple, House of Fraser, John Lewis, Next, Zara and many more.











## WOVEN INTO THE LANDSCAPE

Not just another town-centre apartment scheme,  
Fabric offers the best of both worlds.

It places you on the edge of Maidenhead and provides the convenience of being so close to both town and city, along with its proximity to popular villages and open countryside.

Just over a mile away, you'll find Pinkneys Green and Maidenhead Common – areas of National Trust land and a perfect place for a run, if you're feeling energetic – while Windsor Great Park is also a short drive away, providing public access to 18.2km<sup>2</sup> of stunning grounds owned by The Crown Estate.

Spend some time outside on one of the many walks and cycle routes along the Thames, visit Ray Mill Island and the Riverside Gardens or have lunch at The Boat-

house at Boulters Lock. Take a boat down the river to Windsor or a leisurely stroll over to Cookham, a route offering beautiful countryside views and just over two miles from the National Trust-owned Cliveden.

If you're in search of an established sports club, you have a wealth of options in Maidenhead, including clubs for sailing, cricket, rowing, rugby and tennis. The extensive sport and leisure facilities in the area include a new indoor swimming pool and fitness centre, the Golf Club at Castle Royle and horse-racing at Ascot and Windsor. Alongside this is rowing at Dorney Lake and Swinley Forest, covering over 12.1km<sup>2</sup> of woodland which runs across gently sloping hills, making it the perfect destination for long walks and mountain biking.







## A LITTLE SLICE OF HEAVEN

Fabric is perfectly placed to make the most of all this area has to offer, with a multitude of options to whet your appetite.

If you just want to pick up a coffee and a sweet treat on the move, Maidenhead's popular artisan bakery, Bakedd, has you covered.

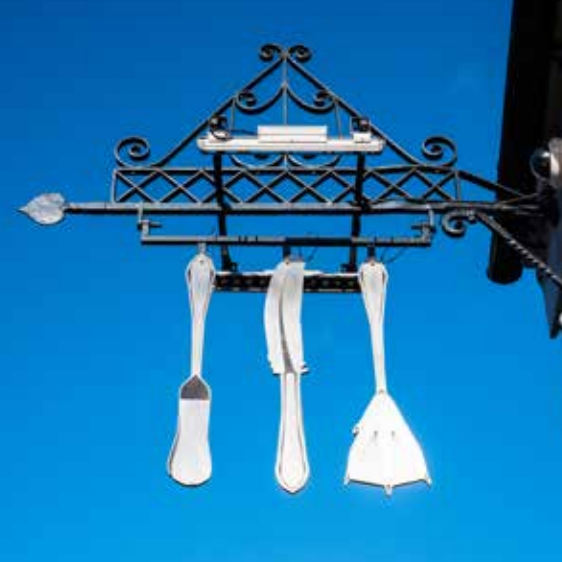
The recently welcomed Bardo Lounge and popular Coppa Club offer vibrant locations serving everything from your morning weekend coffee to a cocktail-based lunch and more relaxed dining. You can even make this your work-from-not-quite-at-home space. Nearby restaurants with an excellent reputation include The White Oak and Malik's (in Cookham), together with The Ivy in Marlow.

For those special occasions, and for the real foodies, Fabric is surrounded by exceptional and renowned

restaurants. Bray, one of the nation's culinary capitals, is just to the south. Reserve a table at Michelin star options like Heston Blumenthal's The Fat Duck, the longest standing starred restaurant and offering exquisite tasting menus. The Roux Brothers' Waterside Inn is also a must-visit.

Overlooking Maidenhead bridge, you can also find Alain Roux's restaurant at Skindles, a Michelin Plate awarded establishment offering a modern French menu. All within around three miles from Fabric, you can also try Marlow for Tom Kerridge's deftly prepared Michelin-starred classic dishes at The Hand and Flowers or The Coach.





# A PATTERN OF CONNECTIVITY

Whether travelling for work or pleasure, Fabric is the perfect base.

When London's calling, it's under 30 minutes by train. With the advent of Crossrail in Maidenhead, the Elizabeth line will provide even easier access, with direct trains to stations such as Paddington and Liverpool Street, through to Canary Wharf in the city. With Crossrail fully integrated into London's existing transport network, rail travel has never been better.

There are also excellent road connections from Fabric. The M4 and M40 (both of which connect to the M25 and beyond) are easily accessible via the A404. For international connections, you are only 16 miles from Heathrow Airport, so within 25 minutes by car or train, when Maidenhead's Crossrail network is fully operational.

BY CAR  
TIME IN MINUTES



BY TRAIN AND CROSSRAIL  
TIME IN MINUTES



TO M4  
JUNCTION 8/9

8

TO A404  
JUNCTION 9A

7

TO MAIDENHEAD  
STATION

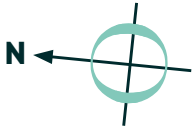
5

TO READING  
BY ELIZABETH LINE

12







A computer-generated image of Oakford Homes' development at Maidenhead. Fabric Six is allocated for Affordable Housing. Please refer to our sales advisor for specific information and allocated/visitor parking provision.



## DEVELOPMENT LAYOUT

Individually designed apartment buildings set  
around a central, landscaped open space

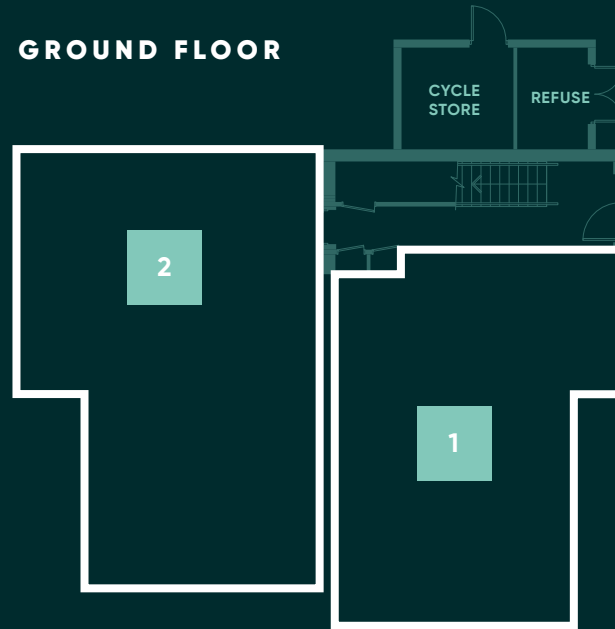


# F A B R I C O N E

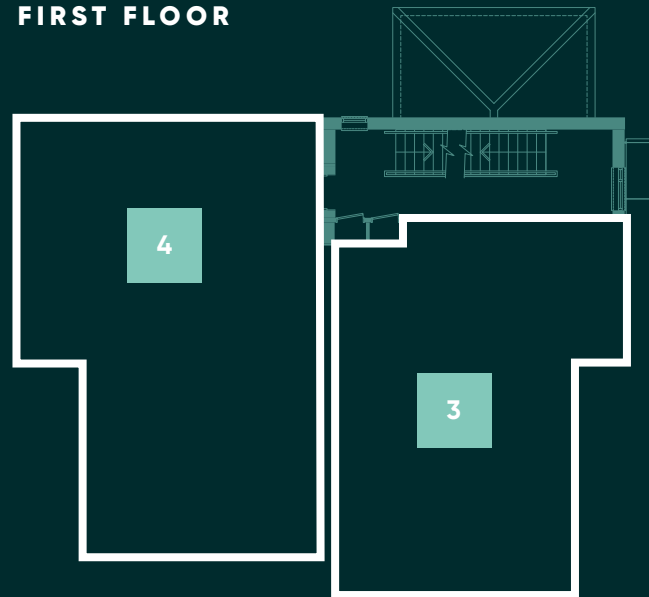
## APARTMENTS : 1-6

A collection of 6 one and two bedroom apartments, set over 3 storeys in this landmark feature building with a wide balcony or terrace.

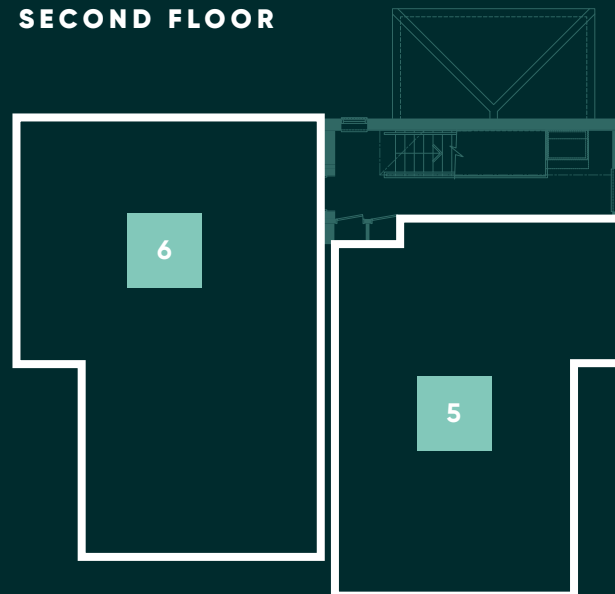
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR







# FABRIC ONE

1 3

**KITCHEN/LIVING ROOM**  
19'9" x 15'7"      6028mm x 4743mm

**BEDROOM 1**  
12'6" x 10'5"      3800mm x 3170mm

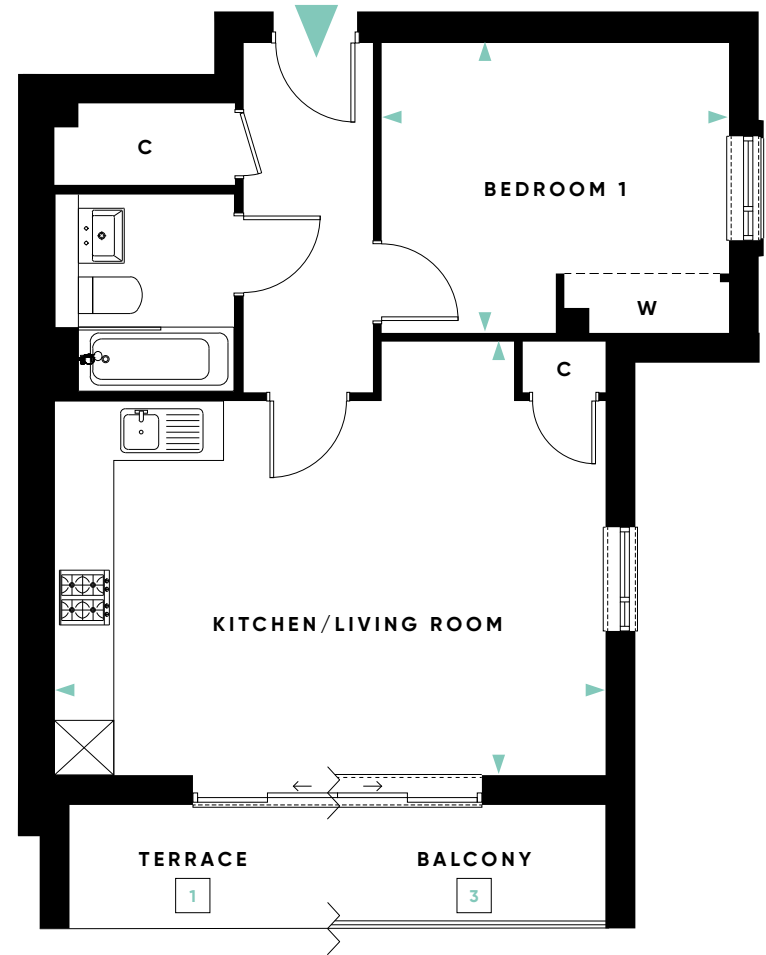
5

**KITCHEN/LIVING ROOM**  
19'1" x 15'7"      5808mm x 4743mm

**BEDROOM 1**  
12'6" x 10'5"      3800mm x 3170mm

## APARTMENTS

1 3



## APARTMENT

5



----- Denotes sloping ceiling.

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.



## FABRIC ONE

2

4

### KITCHEN/LIVING ROOM

19'9" x 12'3"      6018mm x 3730mm

### BEDROOM 1

15'7" x 9'6"      4753mm x 2885mm

### BEDROOM 2

11'8" x 9'6"      3550mm x 2885mm

6

### KITCHEN/LIVING ROOM

19'4" x 12'3"      5898mm x 3730mm

### BEDROOM 1

15'6" x 9'6"      4730mm x 2885mm

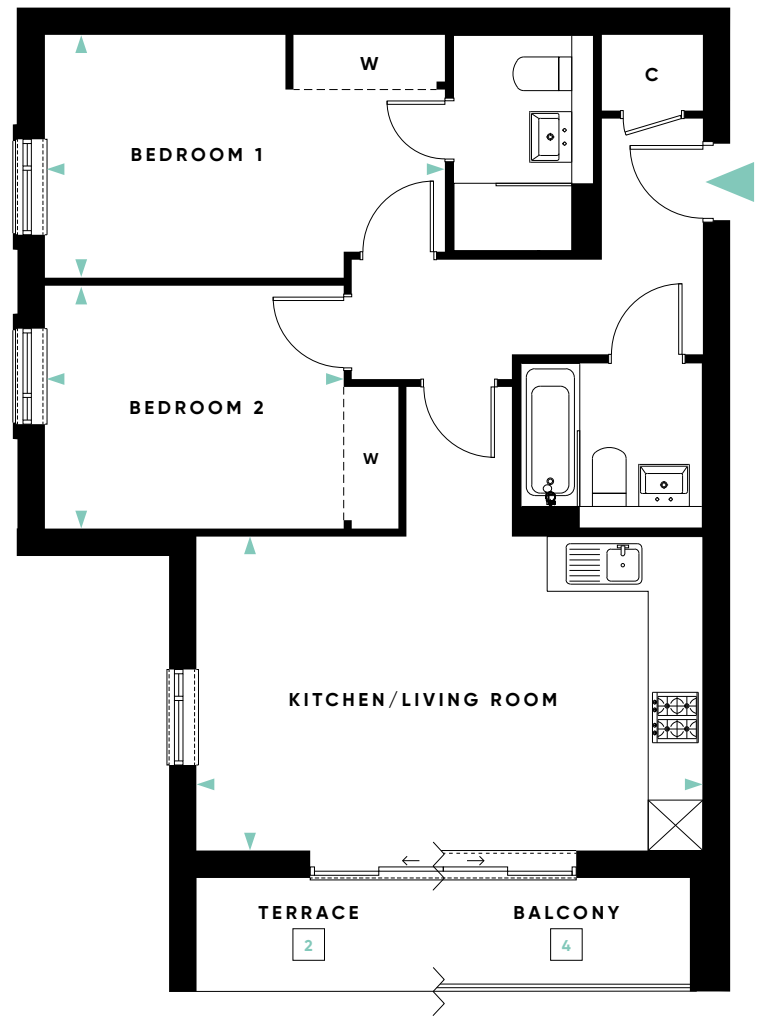
### BEDROOM 2

11'4" x 9'6"      3453mm x 2885mm

## APARTMENTS

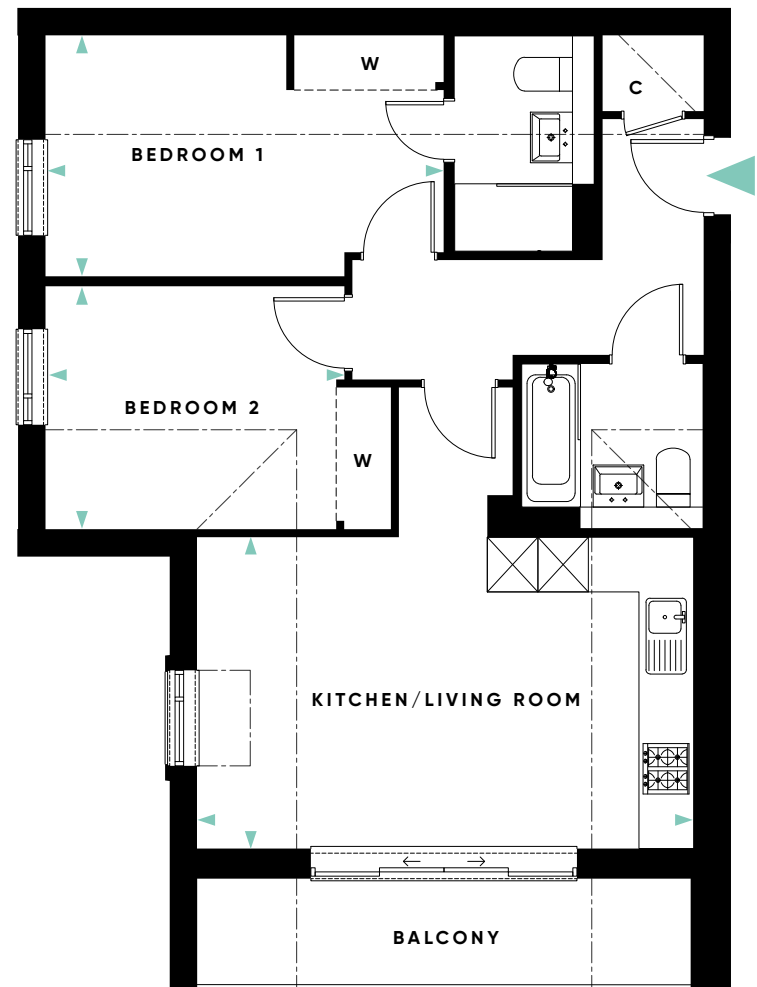
2

4



## APARTMENT

6



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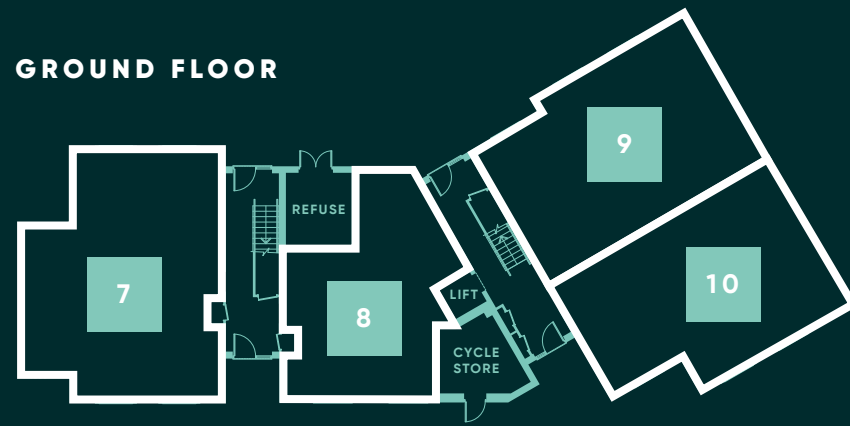


## F A B R I C T W O

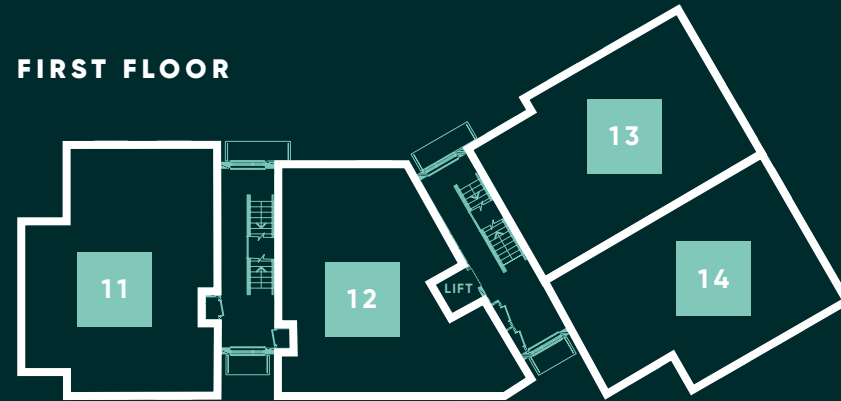
### APARTMENTS : 7-20

A collection of 14 one and two bedroom apartments, most with a balcony or terrace overlooking the landscaped open space. A number of apartments also benefit from lift access. All have an allocated parking space.

### GROUND FLOOR



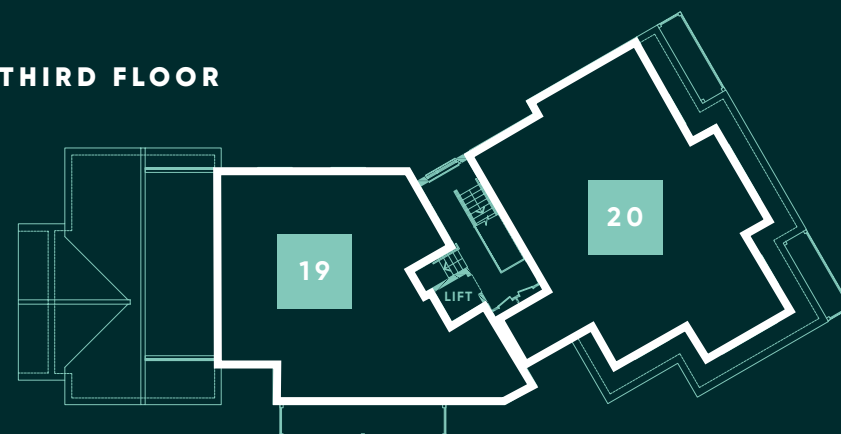
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR









## FABRIC TWO

7

11

### KITCHEN/LIVING ROOM

25'2" x 12'10"      7665mm x 3912mm

### BEDROOM 1

10'11" x 10'4"      3320mm x 3137mm

### BEDROOM 2

10'11" x 9'10"      3320mm x 3000mm

15

### KITCHEN/LIVING ROOM

25'2" x 12'9"      7665mm x 3880mm

### BEDROOM 1

10'11" x 10'4"      3320mm x 3137mm

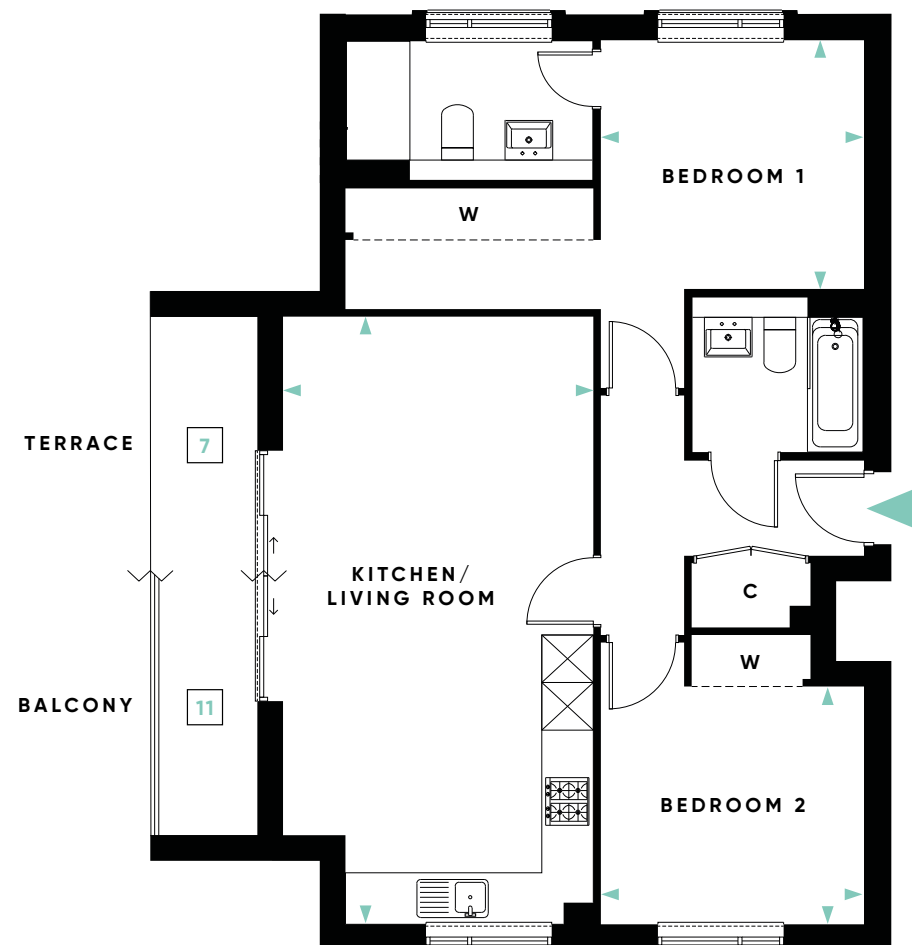
### BEDROOM 2

10'11" x 9'10"      3320mm x 3000mm

## APARTMENTS

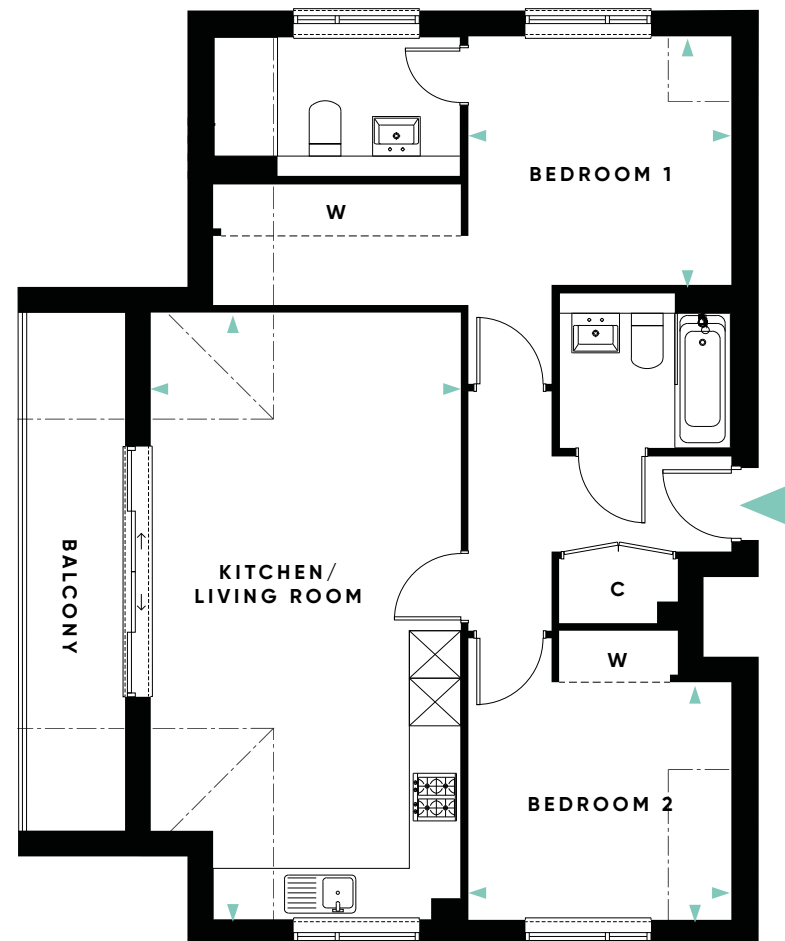
7

11



## APARTMENT

15



----- Denotes sloping ceiling.

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## FABRIC TWO

8

### LIVING AREA

23'0" x 14'2" 7013mm x 4315mm

### KITCHEN

10'3" x 8'1" 3120mm x 2450mm

### BEDROOM 1

11'4" x 9'9" 3452mm x 2971mm

12

16

### KITCHEN/LIVING ROOM

37'1" x 9'8" 11299mm x 2946mm

### BEDROOM 1

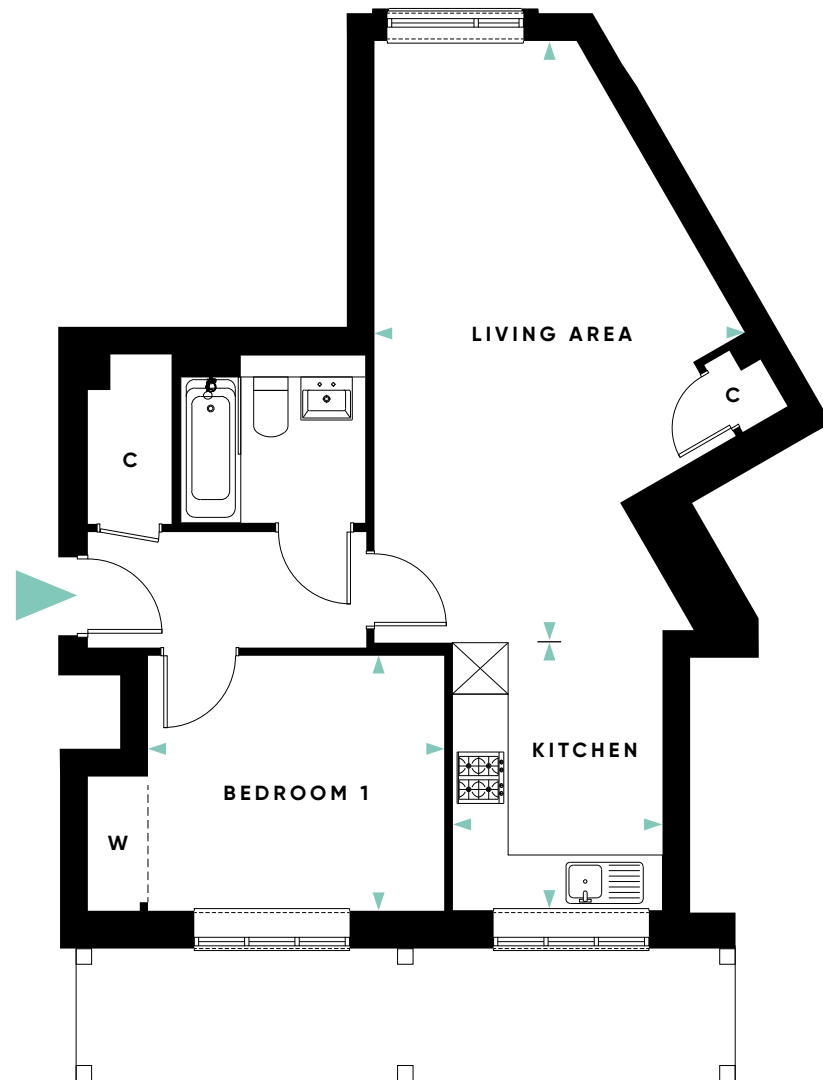
15'9" x 7'8" 4802mm x 2330mm

### BEDROOM 2

10'9" x 8'11" 3270mm x 2712mm

## APARTMENT

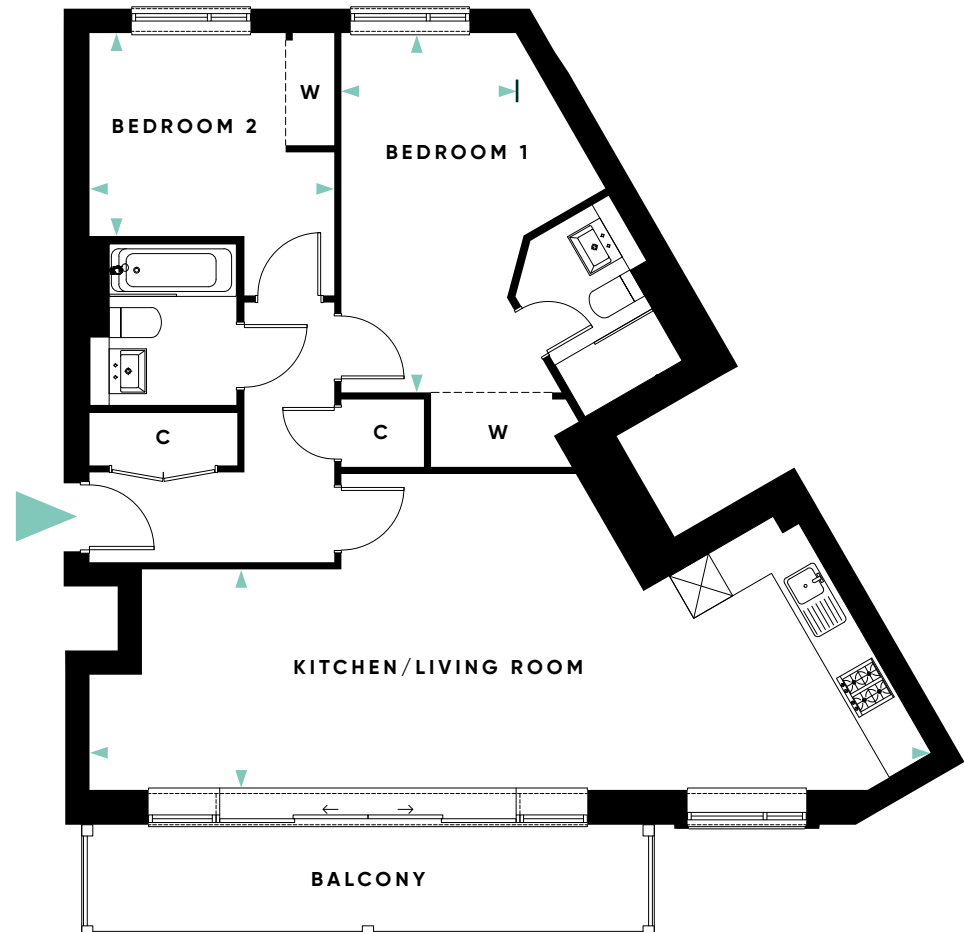
8



## APARTMENTS

12

16



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## FABRIC TWO

9

13

17

### KITCHEN/LIVING ROOM

20'9" x 12'2"      6315mm x 3708mm

### BEDROOM 1

14'6" x 9'2"      4408mm x 2795mm

### BEDROOM 2

16'8" x 9'1"      5085mm x 2770mm

10

14

18

### KITCHEN/LIVING ROOM

20'9" x 12'2"      6315mm x 3708mm

### BEDROOM 1

16'8" x 8'7"      5085mm x 2610mm

### BEDROOM 2

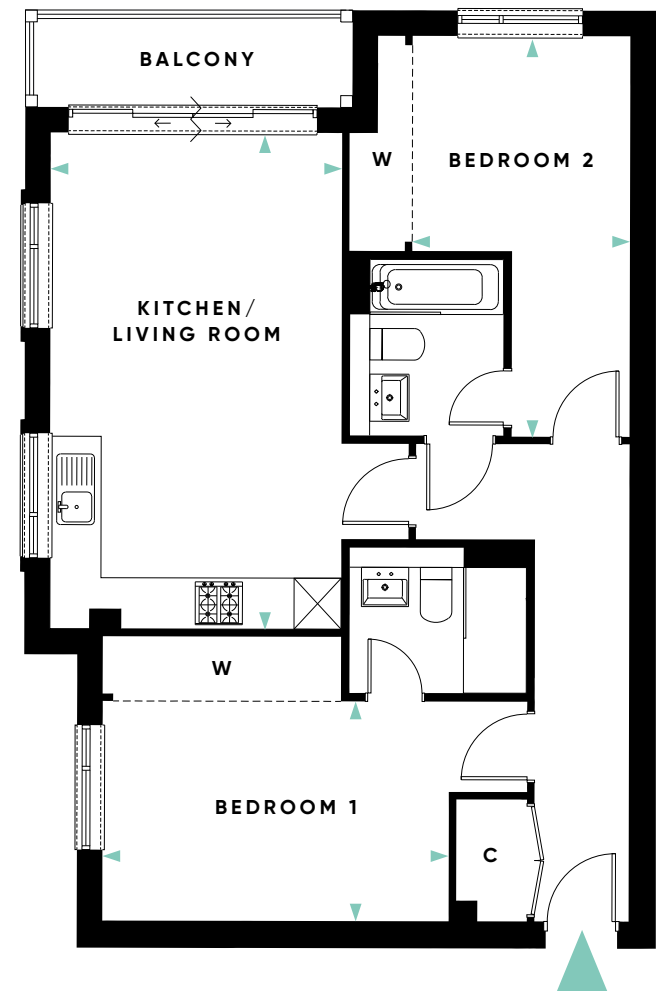
10'9" x 9'5"      3283mm x 2870mm

## APARTMENTS

9

13

17

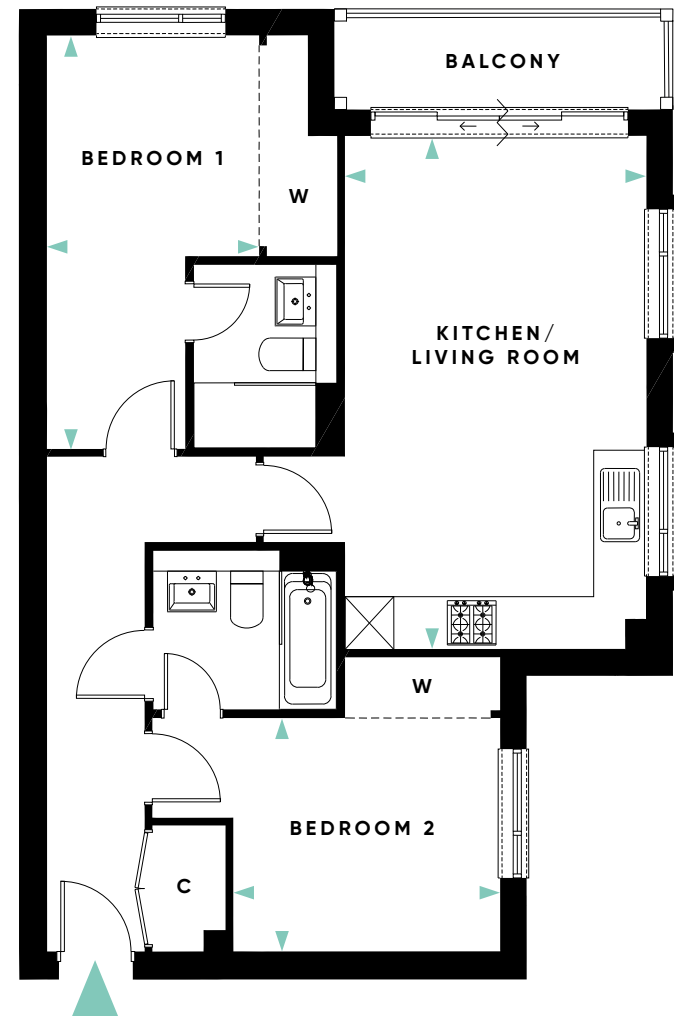


## APARTMENTS

10

14

18



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## FABRIC TWO

19

### KITCHEN/LIVING ROOM

29'4" x 12'7" 8941mm x 3838mm

### BEDROOM 1

14'1" x 10'11" 4295mm x 3330mm

### BEDROOM 2

13'8" x 9'10" 4162mm x 3000mm

20

### LIVING AREA

24'10" x 17'5" 7552mm x 5302mm

### KITCHEN

13'8" x 12'4" 4136mm x 3763mm

### BEDROOM 1

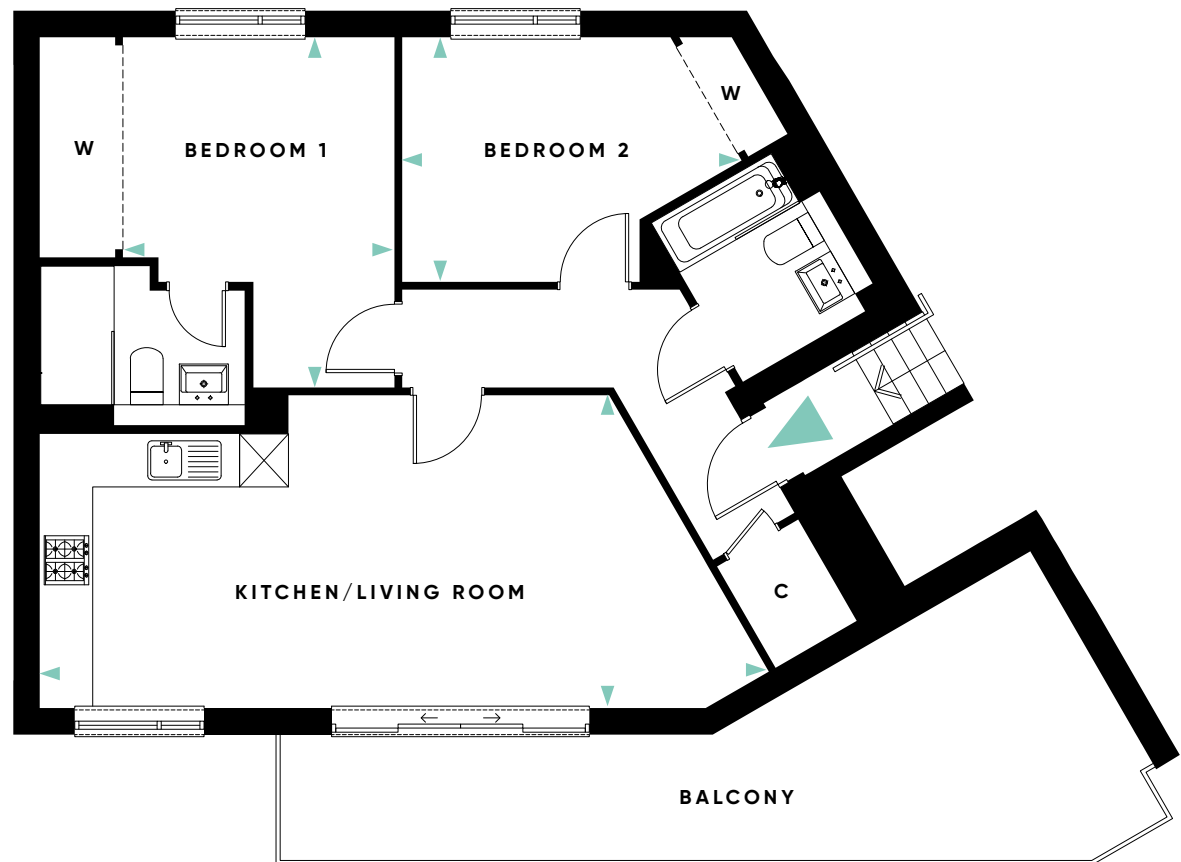
11'2" x 10'2" 3400mm x 3102mm

### BEDROOM 2

12'3" x 11'9" 3725mm x 3568mm

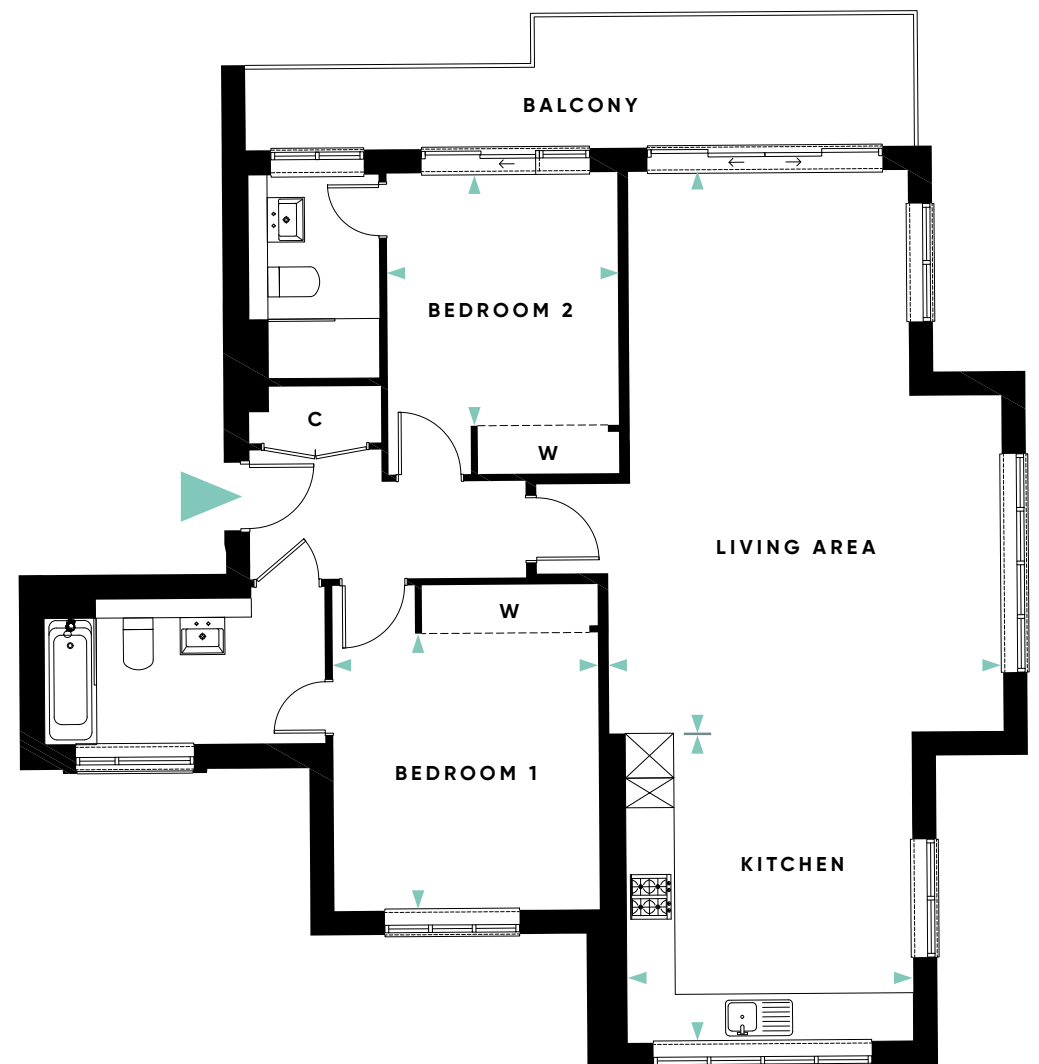
## APARTMENT

19



## APARTMENT

20



Floor plans and dimensions are taken from architects drawings and are for guidance only.

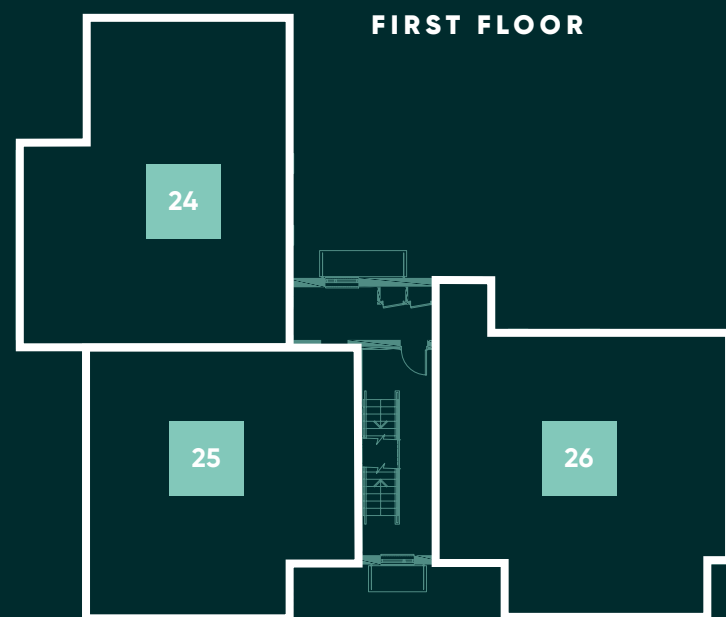
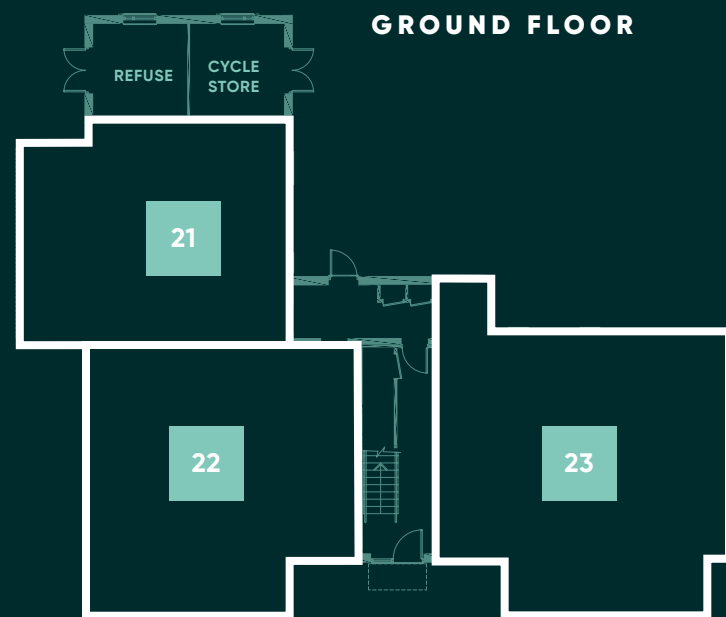
Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



## F A B R I C T H R E E

### APARTMENTS : 21-29

A collection of 9 one and two bedroom apartments, set over 3 storeys with a wide balcony or terrace.







## FABRIC THREE

21

### KITCHEN/LIVING ROOM

24'2" x 13'9" 7355mm x 4188mm

### BEDROOM 1

11'9" x 10'9" 3582mm x 3270mm

24

27

### KITCHEN/LIVING ROOM

21'6" x 13'9" 6540mm x 4188mm

### BEDROOM 1

11'10" x 11'9" 3597mm x 3582mm

### BEDROOM 2

11'7" x 9'3" 3530mm x 2825mm

## APARTMENT

21

TERRACE

KITCHEN/LIVING ROOM

BEDROOM 1

W

C

## APARTMENTS

24

27

BALCONY

KITCHEN/  
LIVING ROOM

BEDROOM 2

BEDROOM 1

W

W

C

----- Denotes sloping ceiling. Sloping ceiling on apartment 27 only.

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## FABRIC THREE

22

25

28

### KITCHEN/LIVING ROOM

20'1" x 14'1"      6127mm x 4277mm

### BEDROOM 1

10'9" x 9'8"      3270mm x 2932mm

### BEDROOM 2

10'1" x 8'10"      3065mm x 2703mm

23

26

29

### KITCHEN/LIVING ROOM

22'4" x 15'3"      6802mm x 4637mm

### BEDROOM 1

11'1" x 10'9"      3365mm x 3270mm

### BEDROOM 2

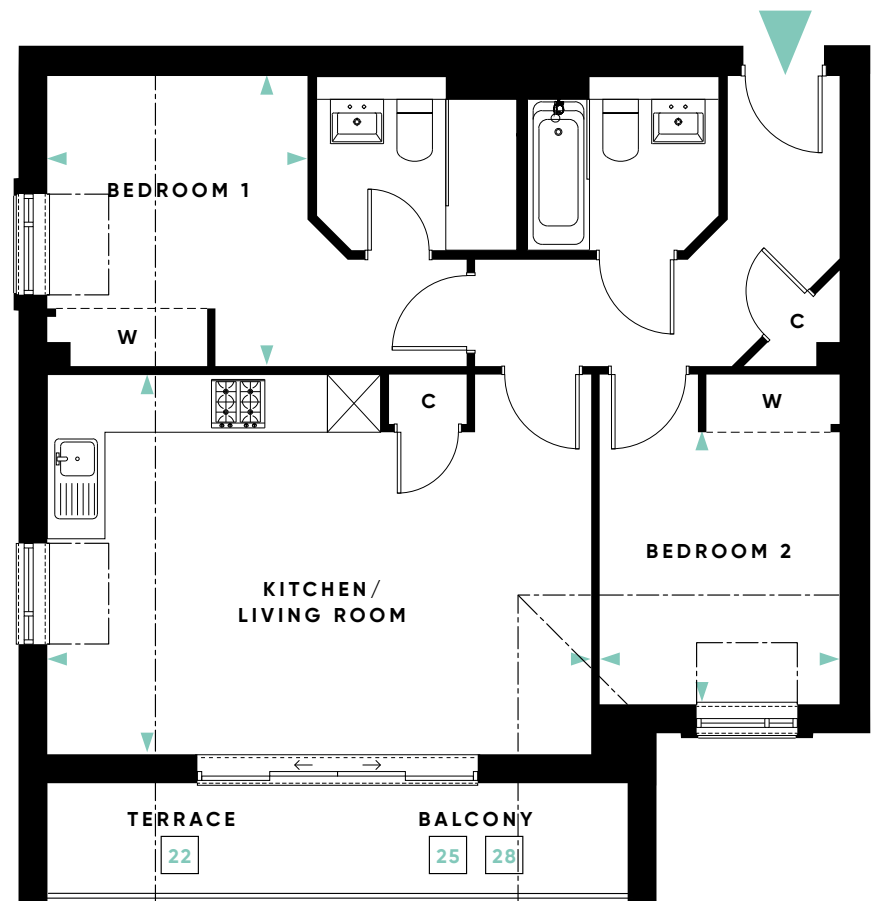
11'3" x 8'10"      3425mm x 2703mm

## APARTMENTS

22

25

28



## APARTMENTS

23

26

29



----- Denotes sloping ceiling. Sloping ceiling on apartments 28 and 29 only.

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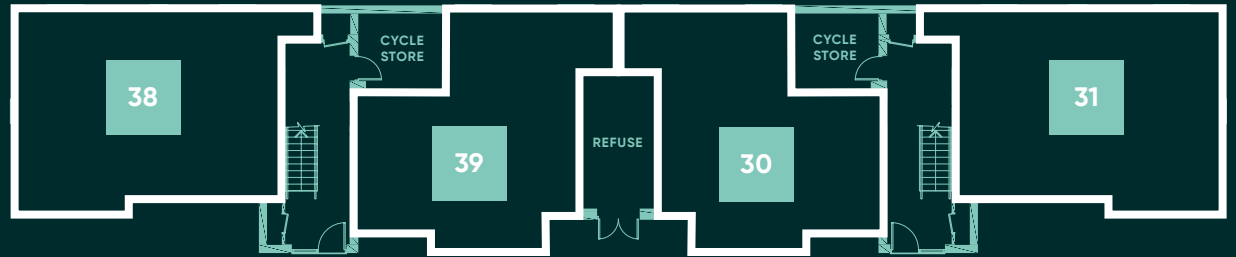


## FABRIC FOUR

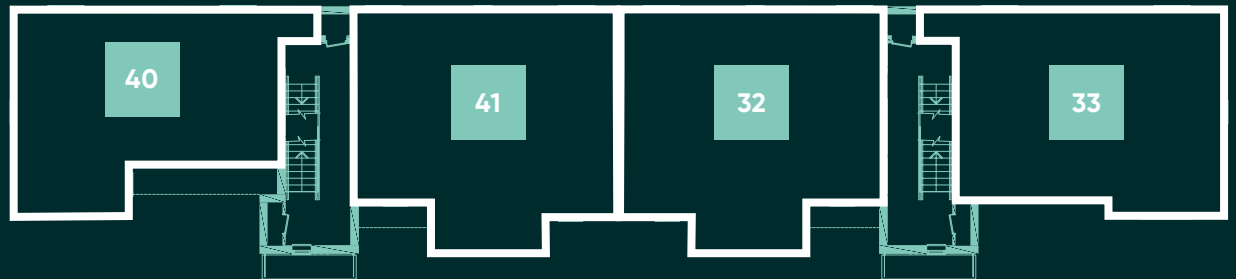
### APARTMENTS : 30-45

A collection of 16 one and two bedroom apartments, some of which benefit from a balcony or terrace overlooking the central area of landscaped open space.

### GROUND FLOOR



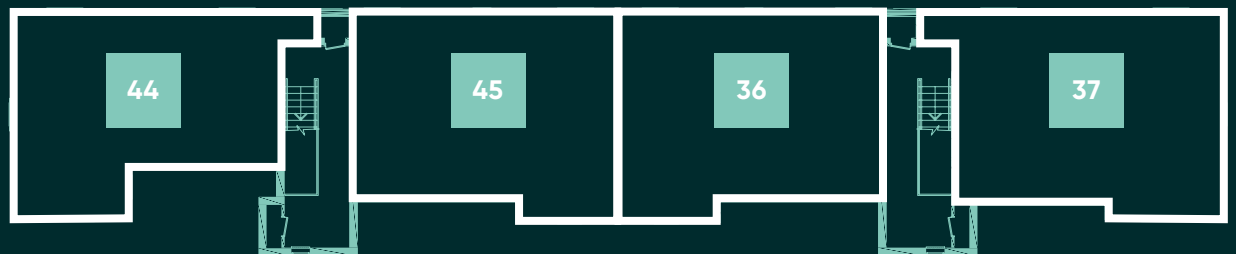
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR







## FABRIC FOUR

30

39

### KITCHEN/LIVING ROOM

21'4" x 16'10"      6495mm x 5115mm

### BEDROOM 1

11'6" x 8'8"      3495mm x 2643mm

31

38

### KITCHEN/LIVING ROOM

23'8" x 12'7"      7215mm x 3840mm

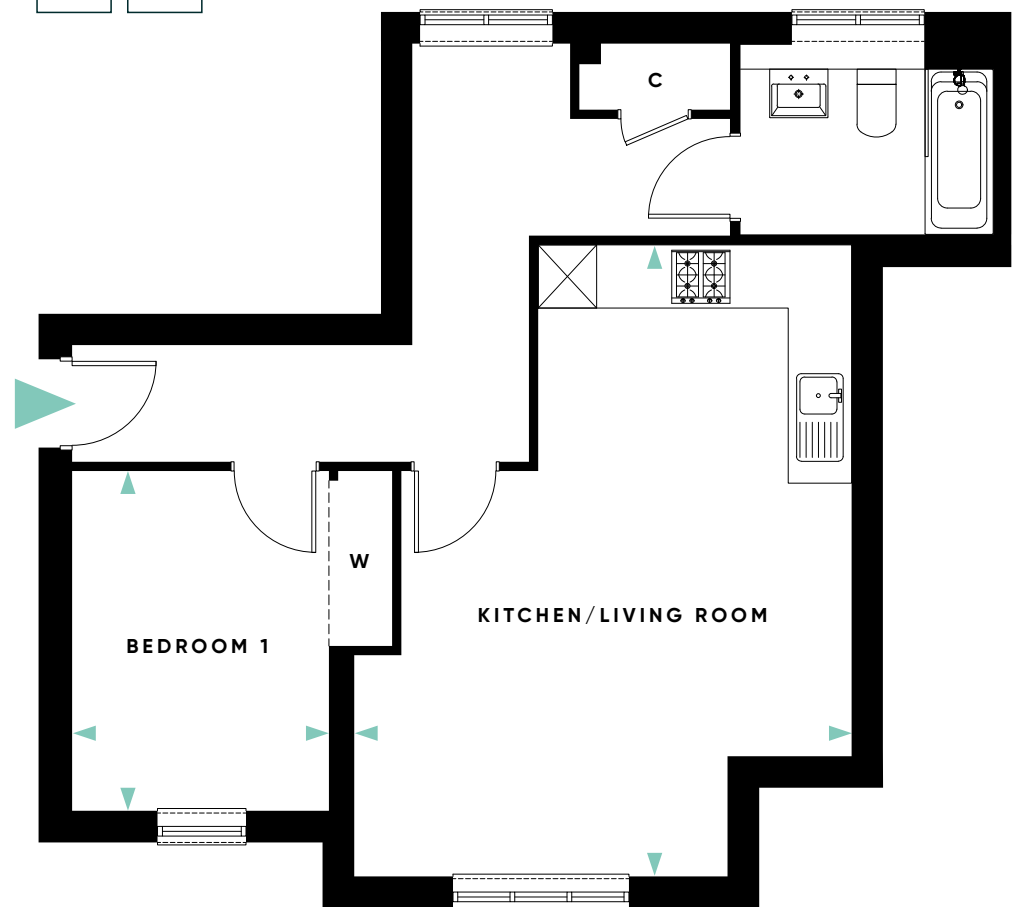
### BEDROOM 1

10'10" x 9'2"      3288mm x 2803mm

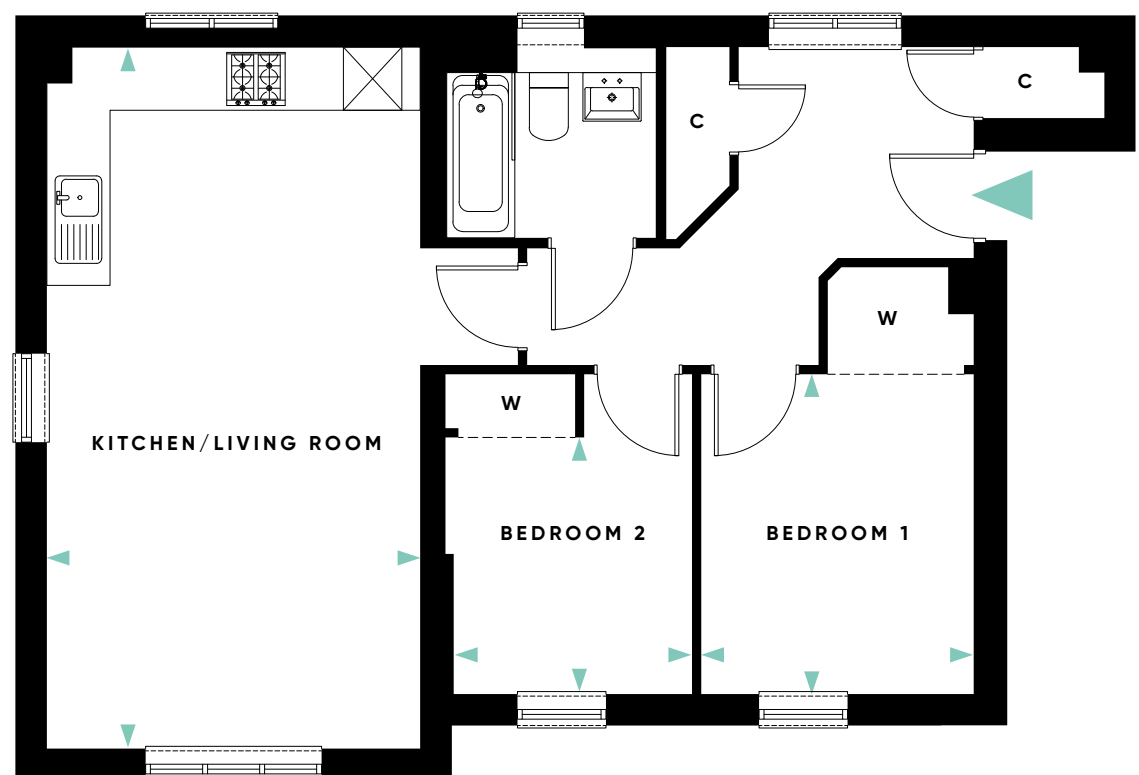
### BEDROOM 2

10'10" x 8'1"      3288mm x 2450mm

## APARTMENTS 30 39



## APARTMENTS 31 38





# FABRIC FOUR

32

34

41

43

## KITCHEN/LIVING ROOM

23'4" x 10'11"      7107mm x 3323mm

## BEDROOM 1

11'2" x 9'6"      3395mm x 2898mm

## BEDROOM 2

11'2" x 8'0"      3395mm x 2428mm

33

35

37

## KITCHEN/LIVING ROOM

23'8" x 12'7"      7215mm x 3840mm

## BEDROOM 1

12'10" x 11'5"      3918mm x 3478mm

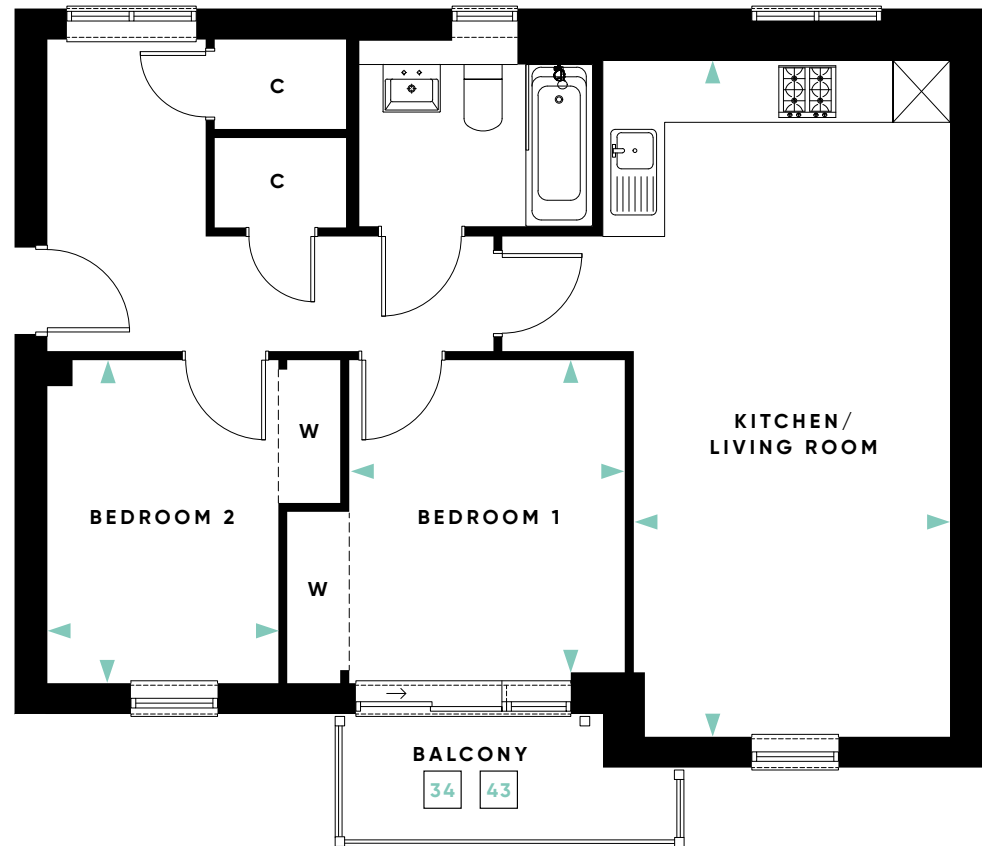
## APARTMENTS

32

34

41

43

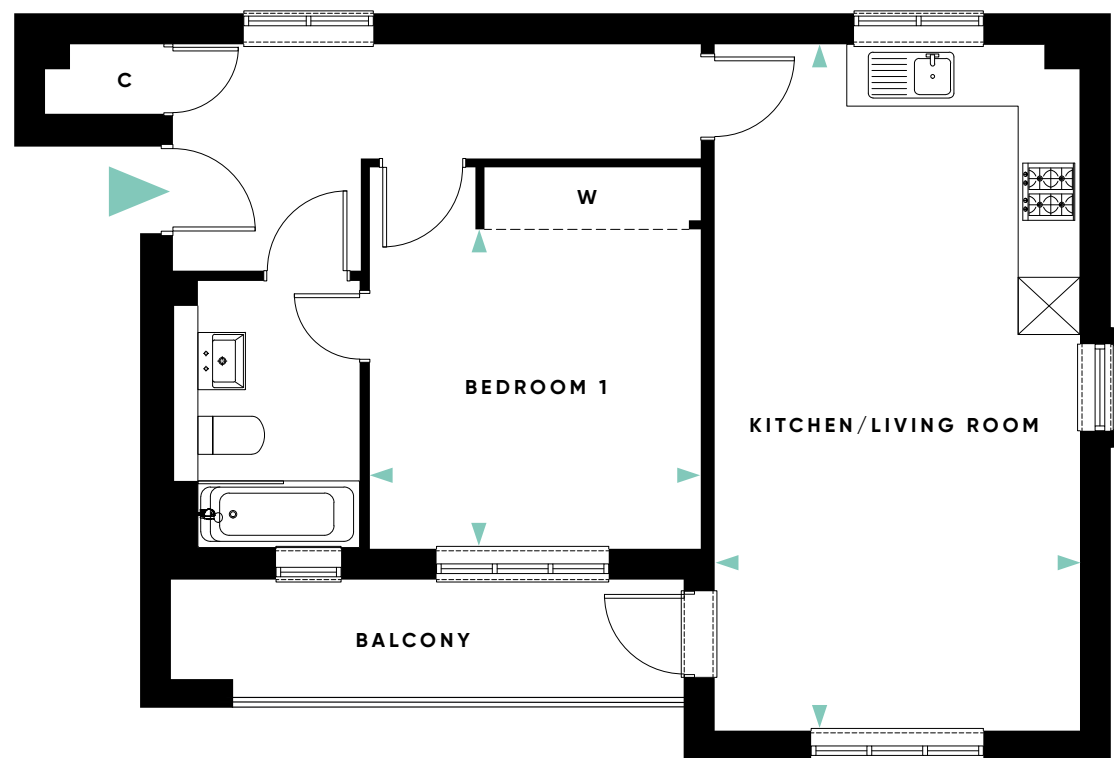


## APARTMENTS

33

35

37





# FABRIC FOUR

36

45

## KITCHEN/LIVING ROOM

24'1" x 12'8"      7327mm x 3870mm

## BEDROOM 1

11'4" x 11'0"      3453mm x 3358mm

40

42

44

## KITCHEN/LIVING ROOM

23'8" x 12'7"      7215mm x 3840mm

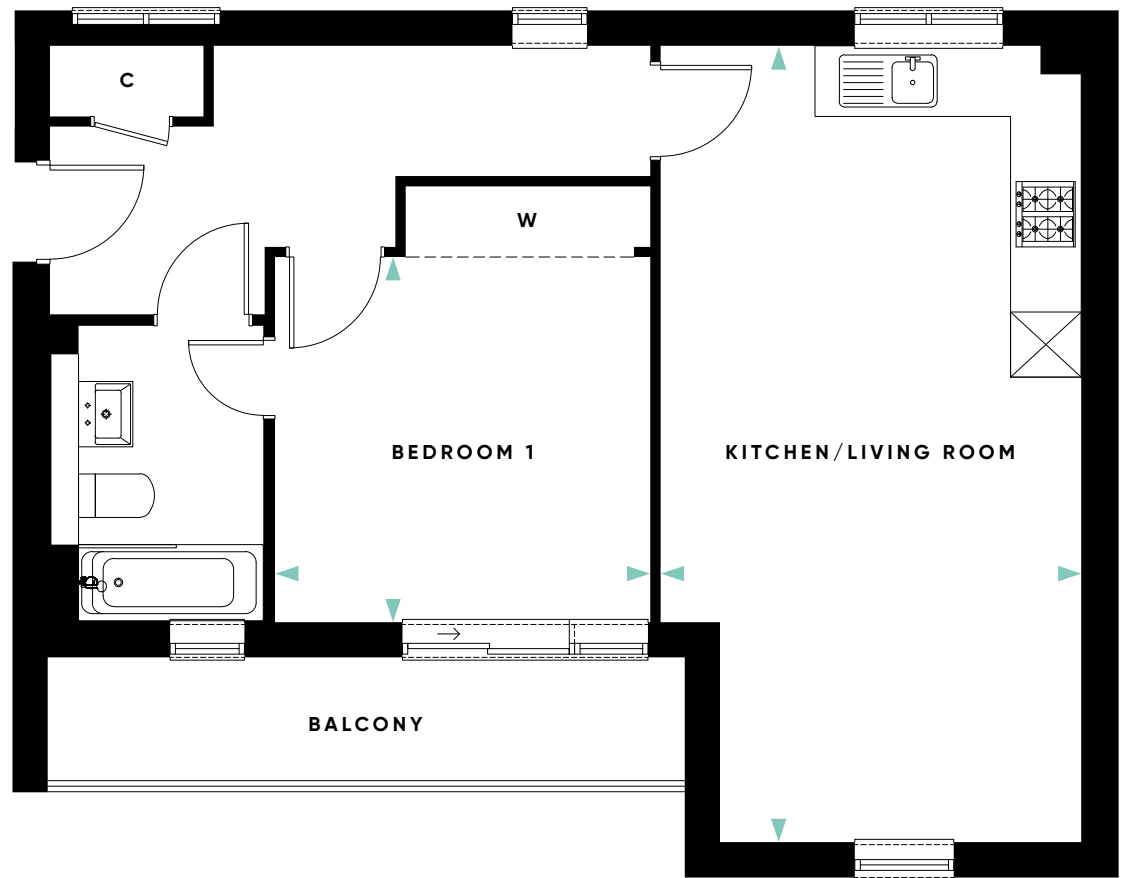
## BEDROOM 1

11'5" x 11'0"      3478mm x 3358mm

## APARTMENTS

36

45

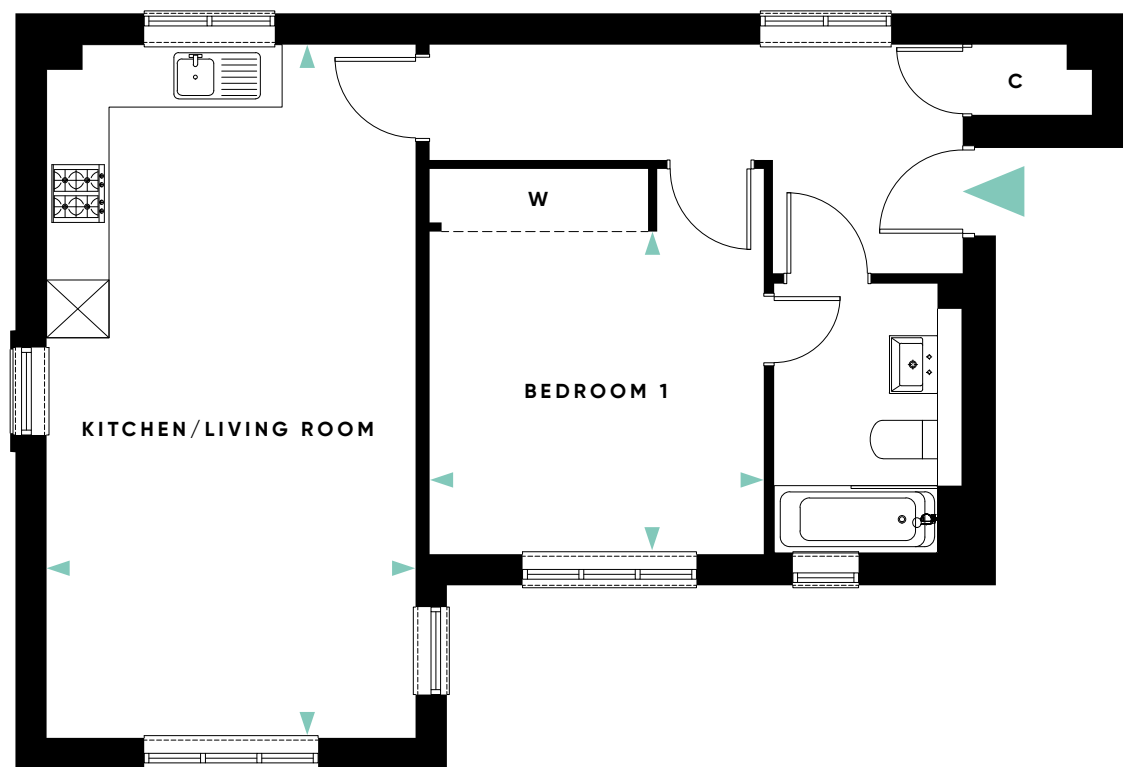


## APARTMENTS

40

42

44



Apartment 36 is a handed version to the floor plans shown.

Floor plans and dimensions are taken from architects drawings and are for guidance only.

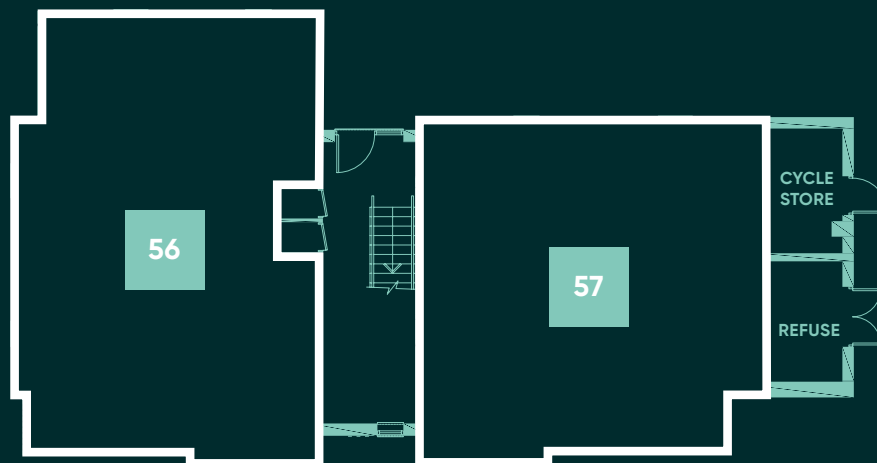
Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.



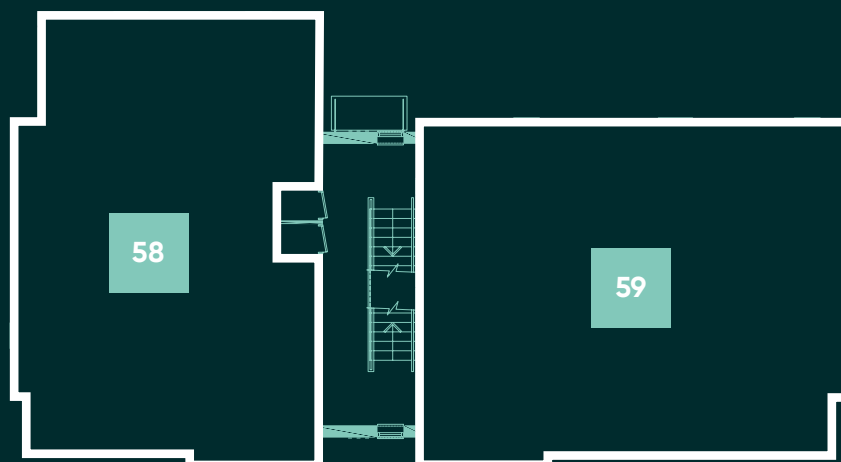


F A B R I C  
F I V E

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



APARTMENTS : 56 - 61

A collection of 6 two bedroom apartments, set over 3 floors with views from either a balcony or a terrace over the landscaped area of open space.

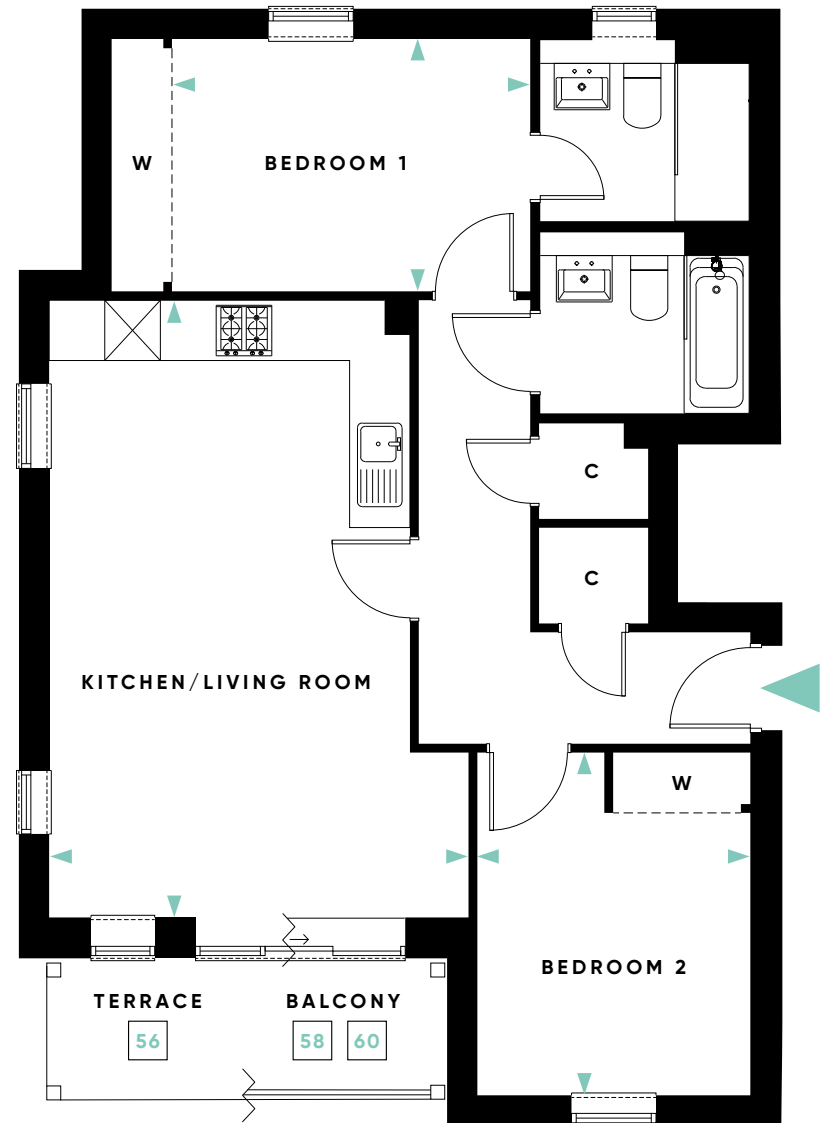






F A B R I C  
F I V E

APARTMENTS



**KITCHEN/LIVING ROOM**

21'10" x 14'10"      6650mm x 4518mm

**BEDROOM 1**

14'10" x 8'11"      4507mm x 2717mm

**BEDROOM 2**

12'1" x 9'8"      3693mm x 2940mm



FABRIC  
FIVE

57

**KITCHEN/LIVING ROOM**

18'1" x 13'9"      5498mm x 4200mm

**BEDROOM 1**

11'8" x 10'3"      3557mm x 3120mm

**BEDROOM 2**

18'1" x 7'9"      5498mm x 2355mm

59

61

**KITCHEN/LIVING ROOM**

25'4" x 12'7"      7712mm x 3830mm

**BEDROOM 1**

15'7" x 8'10"      4743mm x 2700mm

**BEDROOM 2**

11'11" x 10'3"      3632mm x 3120mm

APARTMENT

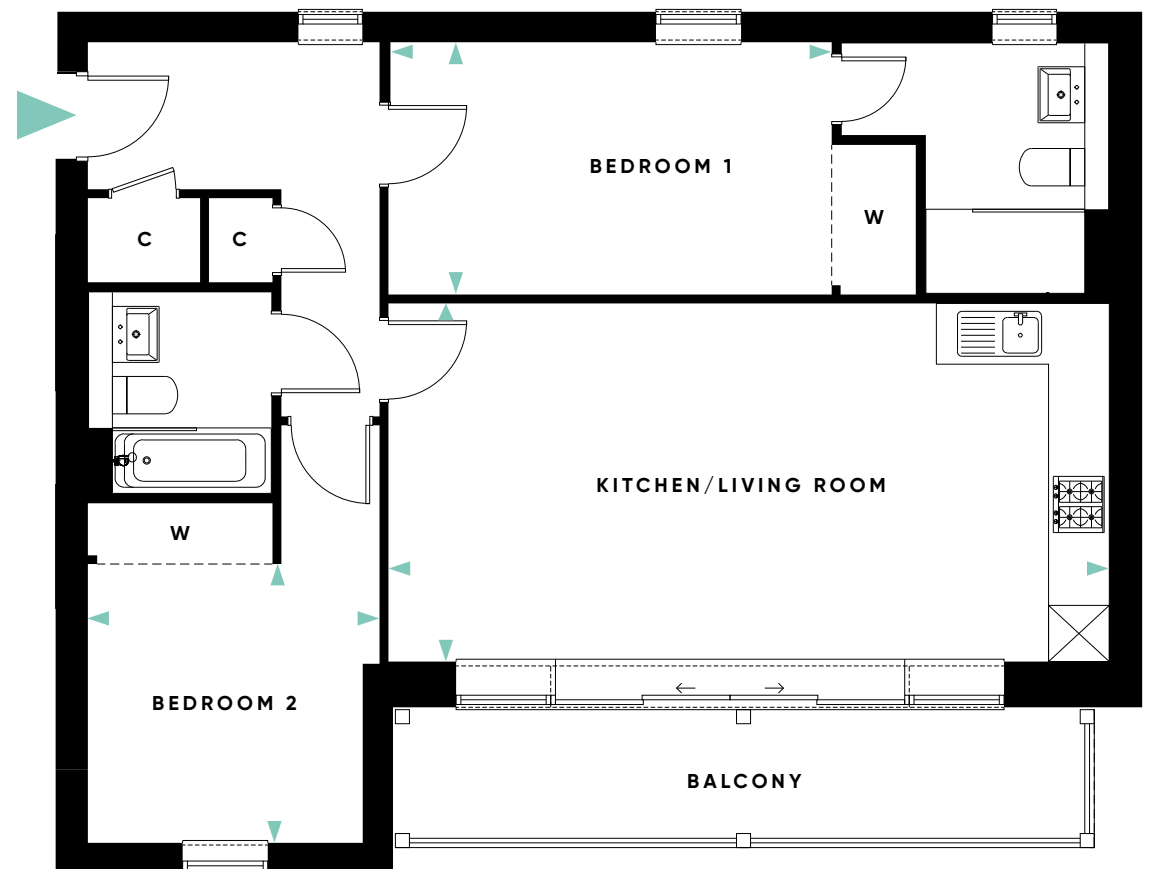
57



APARTMENTS

59

61





# AN EXEMPLARY SPECIFICATION

*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.



## KITCHEN

A contemporary kitchen with a comprehensive bespoke range of light grey floor and wall cupboards, incorporating soft close doors and drawers together with feature lighting

The one bedroom apartments include a Pewter Dust laminate worktop and upstand with a glass splashback provided to the area behind the induction hob

The two bedroom apartments include a Virgo composite stone worktop with a matching upstand and splashback provided to the area behind the induction hob

Fitted appliances comprise a black glass four zone induction hob, built in single 'Vapour Clean' stainless-steel oven and recirculating extractor hood all by Smeg®

Integrated appliances include a fridge/freezer and slimline dishwasher by Smeg®

A free-standing washer/dryer by Smeg®

A stainless-steel sink, inset for one bedroom apartments and undermounted for two bedroom apartments, with a contemporary chrome mixer tap by Blanco®

## BATHROOM & EN SUITE

The homes are equipped with contemporary Roca® sanitaryware in white with stylish chrome fittings by Hansgrohe®

All bathrooms and ensuites feature a Hansgrohe® thermostatic shower with a Roman® clear glass screen/door either within a shower enclosure or over the bath

Roca® floating double-drawer vanity unit in gloss white

A fitted mirror and shaver socket are provided

Ceramic floor and wall tiles by Minoli®\*

## DECORATION & INTERNAL FINISH

Each home features a matt painted finish in crisp white to all walls and ceilings\*

Contemporary architraves and skirting boards are provided with a white satinwood painted finish

All internal doors are painted in white satinwood with contemporary chrome furniture. Selected apartments feature a part-glazed door from the hallway to the living room/kitchen\*

A combination of ceramic floor tiles by Minoli®, laminate flooring and carpets are provided throughout all of the apartments\*

Stylish fitted wardrobes with sliding mirrored doors are provided to all bedrooms

## ELECTRICAL INSTALLATION & HOME ENTERTAINMENT

The TV point in the living room is wired for Sky Q® capability†, and linked to a second mid-height TV and power point plus HDMI connection capability is also provided

BT® fibre-optic is available†

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

Network CAT 6 wiring provided to the living room only

A BT® point is provided to bedroom 1

Each apartment benefits from a combination of white down lighters and pendant light fittings

A brushed stainless-steel outside light to all balconies/terraces

Provision for future electric car charging head‡

## ENERGY EFFICIENCY, HEATING & INSULATION

Underfloor heating is provided throughout

uPVC double-glazed windows with aluminium double-glazed patio doors opening to all balconies/terraces

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

## SECURITY

Audio/Fob entry system to all apartments

A spur is included for a future wireless alarm system

A mains operated smoke detector with battery backup is fitted

## COMMUNAL FACILITIES

Bicycle and refuse store

A communal satellite dish and television aerial to each apartment building

\*Talk to our sales advisor for more information and confirmation. †Subscriptions are the responsibility of the homeowner. ‡Subject to installation costs and provider charges, payable by the purchaser. Please speak to our sales advisor for more information. Images depict typical Oakford Homes interior. 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.





OAKFORD  
HOMES





# 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.

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.





## VICINIA @ HENLEY-ON-THAMES

A previous collection of apartments  
from Oakford Homes

A collection of one, two and three bedroom apartments designed with modern-living in mind. Boasting an enviable specification, with balconies or terraces, secure parking, and a communal garden space; all delivered with Oakford's signature attention to detail.

# BEECH COURT @ BEACONSFIELD

**A previous collection from Oakford Homes**

An outstanding collection of just nine 4 and 5 bedroom detached family homes within the popular town of Beaconsfield in Buckinghamshire. Each of the homes feature an impressive specification combined with thoughtfully designed living accommodation.

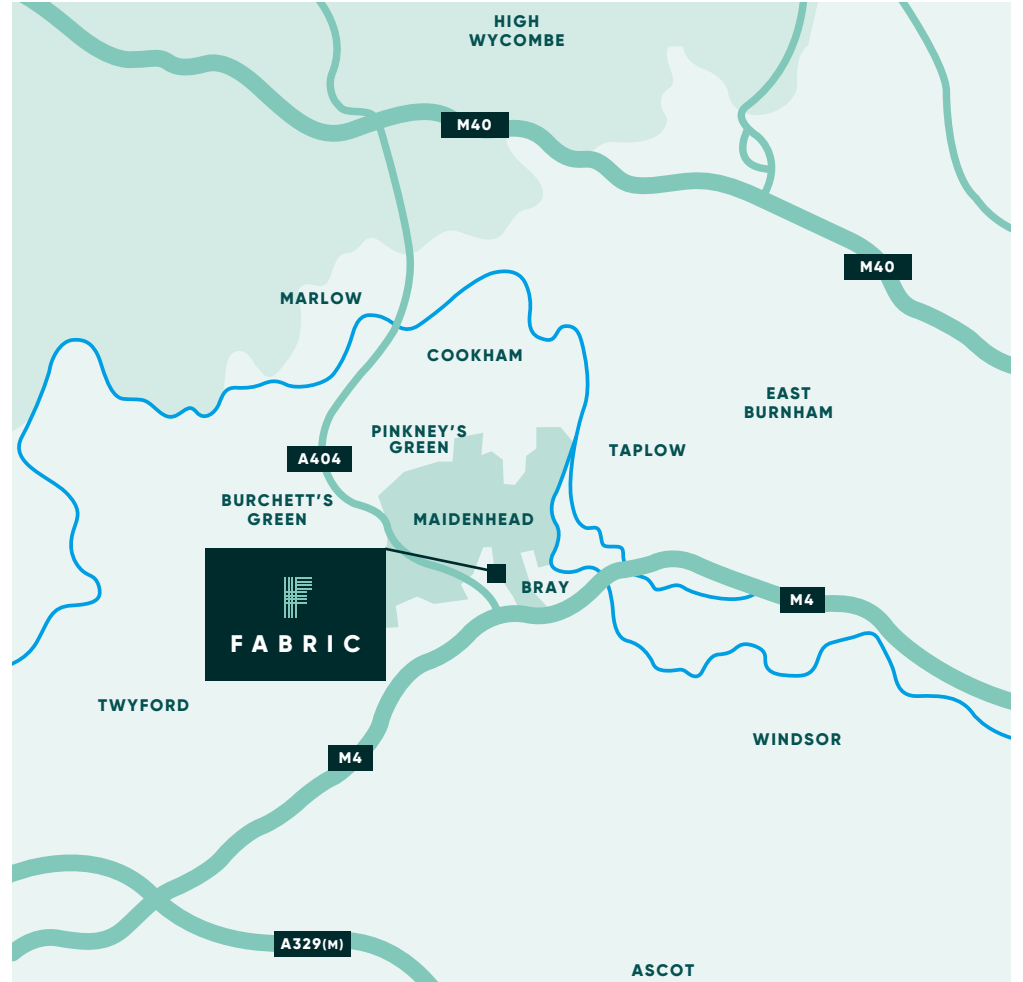








Fabric, 54 Furze Platt Road  
Maidenhead SL6 7NJ



[fabric@oakfordhomes.co.uk](mailto:fabric@oakfordhomes.co.uk)



01628 522084

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