



OAKLEY GREEN

LAVANT

4 BEDROOM HOMES

STEP INTO
L U X U R Y
AT OAKLEY GREEN



Located on the southern slopes of the South Downs National Park, the village of Lavant is surrounded by glorious countryside and is now home to an exclusive new development – Oakley Green.

We are pleased to showcase our collection of luxury four-bedroom homes.



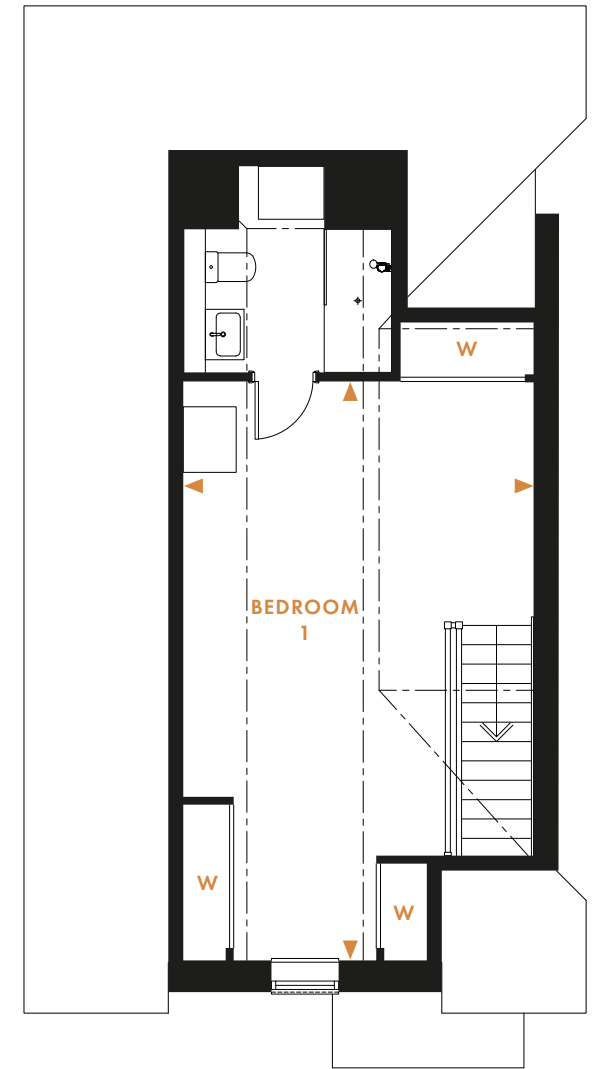
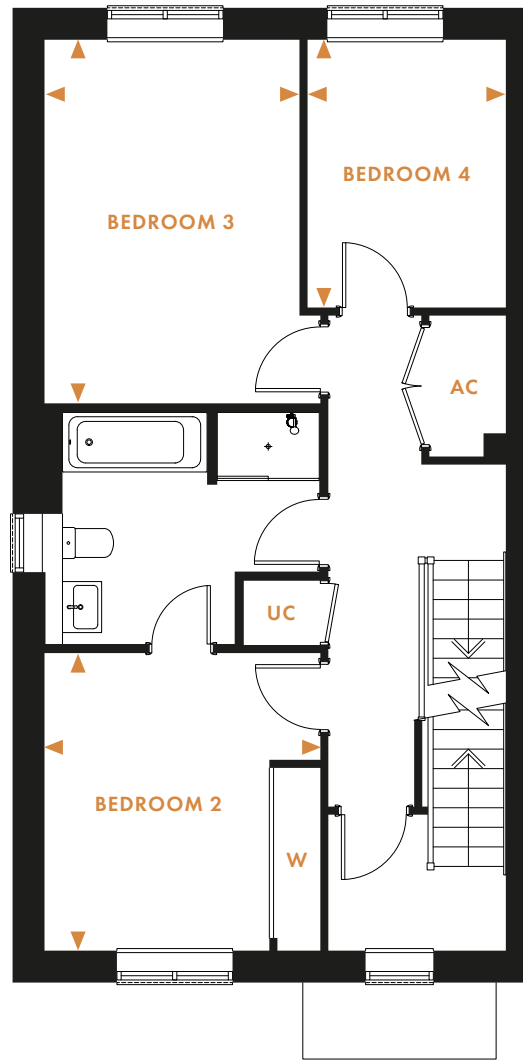
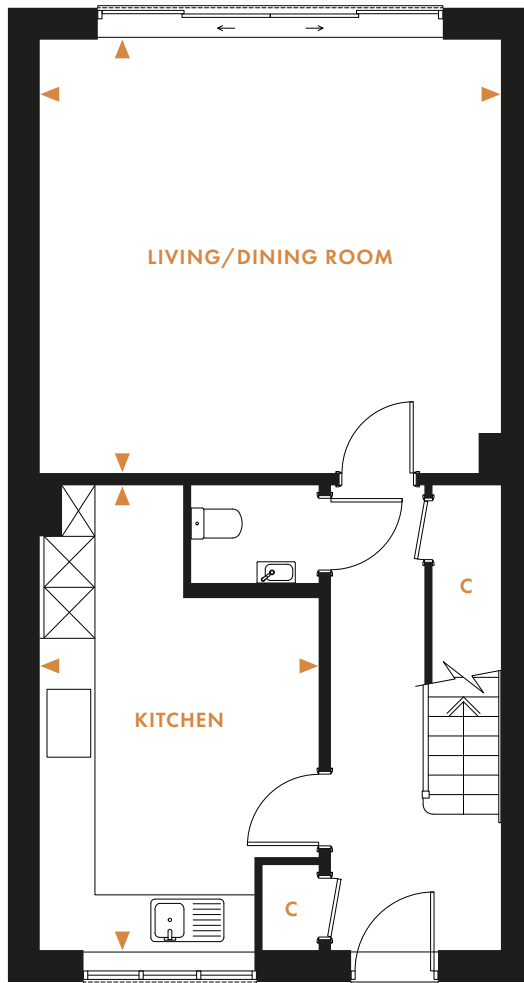
T H E B Y R O N

H O M E S 8 , 17 & 18

This four-bedroom semi-detached home offers a delightful open-plan living/dining room, benefiting from sliding doors leading out to the garden. The first floor boasts three bedrooms and a family bathroom. The second floor is dedicated to bedroom one, complete with an en suite and fitted wardrobes.



This is a computer-generated image of Homes 18 & 19.



GROUND FLOOR

KITCHEN 18' x 10'9" 5470mm x 3283mm

LIVING/DINING ROOM 17'10" x 16'9" 5428mm x 5100mm

FIRST FLOOR

BEDROOM 2 11'6" x 10'8" 3500mm x 3245mm

BEDROOM 3 14'1" x 9'10" 4277mm x 3000mm

BEDROOM 4 10'4" x 7'8" 3150mm x 2332mm

SECOND FLOOR

BEDROOM 1 22'7" x 13'8" 6878mm x 4161mm



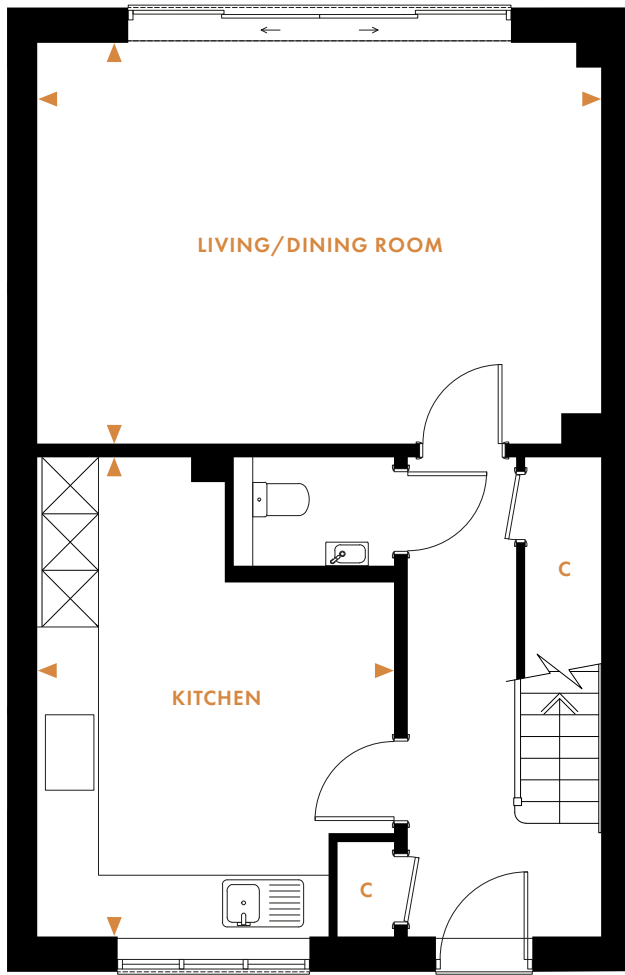
T H E H A R D Y

H O M E 1 6

This delightful four-bedroom mid-terrace home is set over three floors. The ground floor provides a spacious kitchen at the front, with an open-plan living/dining room at the rear. The first floor boasts three bedrooms and a family bathroom, with an en suite and fitted wardrobes in bedroom two. The second floor offers bedroom one, complete with an en suite and fitted wardrobe.

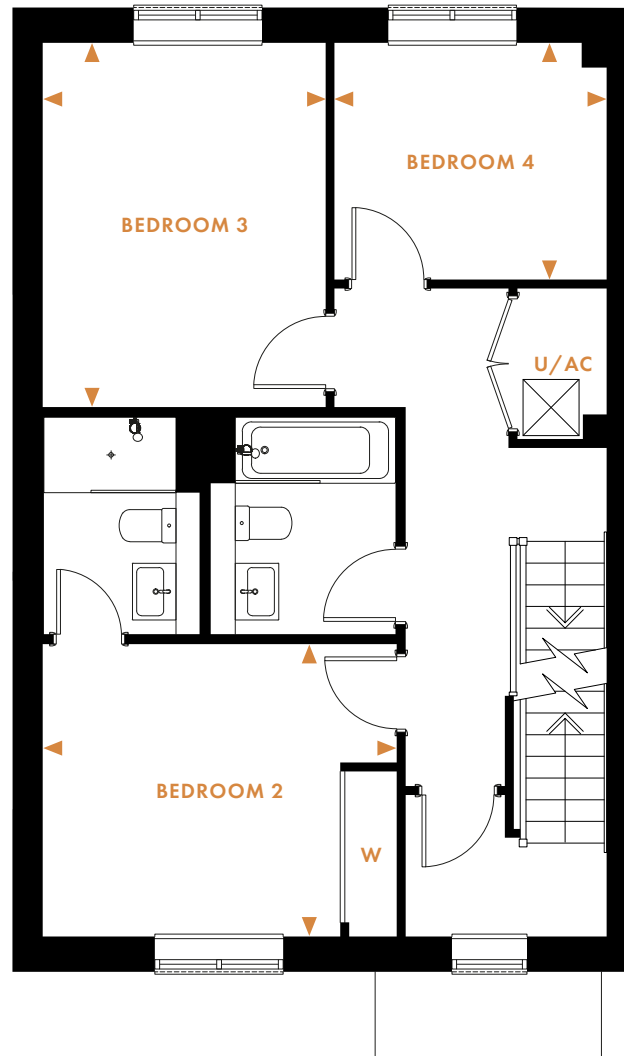


This is a computer-generated image of Homes 15, 16 & 17.



GROUND FLOOR

KITCHEN	16'8" x 12'5"	5083mm x 3785mm
LIVING/DINING ROOM	19'8" x 13'11"	5980mm x 4250mm



FIRST FLOOR

BEDROOM 2	12'4" x 10'2"	3755mm x 3100mm
BEDROOM 3	12'8" x 9'10"	3863mm x 3000mm
BEDROOM 4	9'6" x 8'3"	2885mm x 2511mm



SECOND FLOOR

BEDROOM 1	16' x 14'5"	4880mm x 4385mm
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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. - - - - - Denotes sloping ceiling.



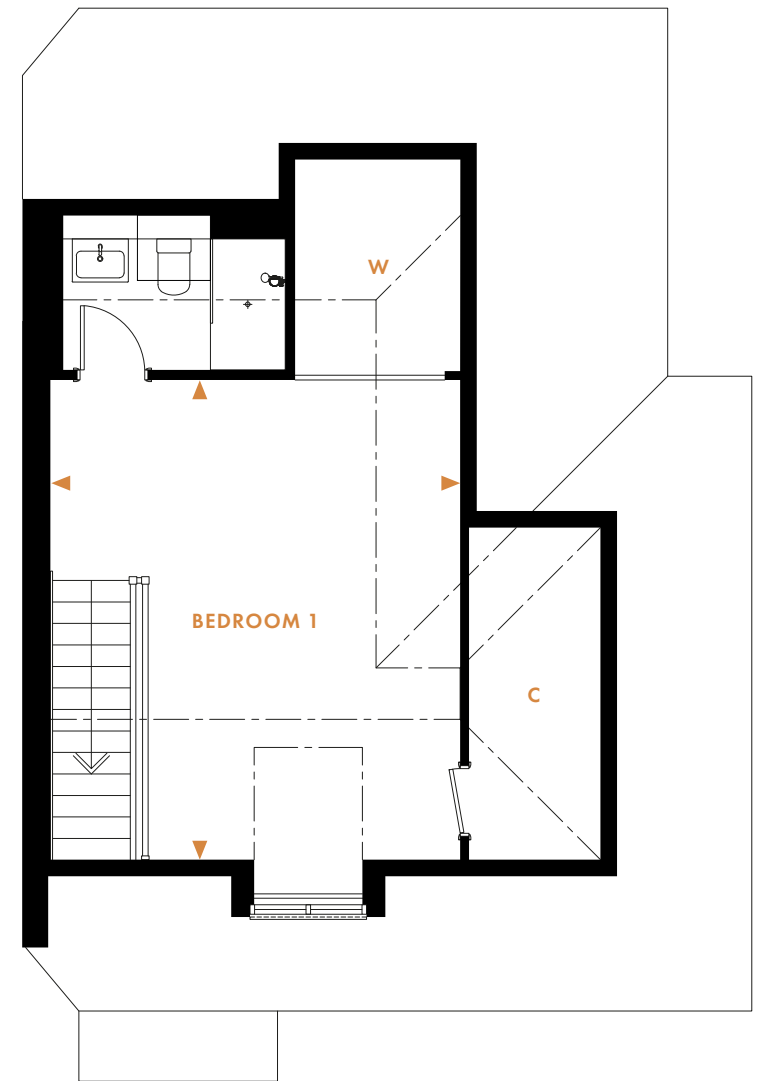
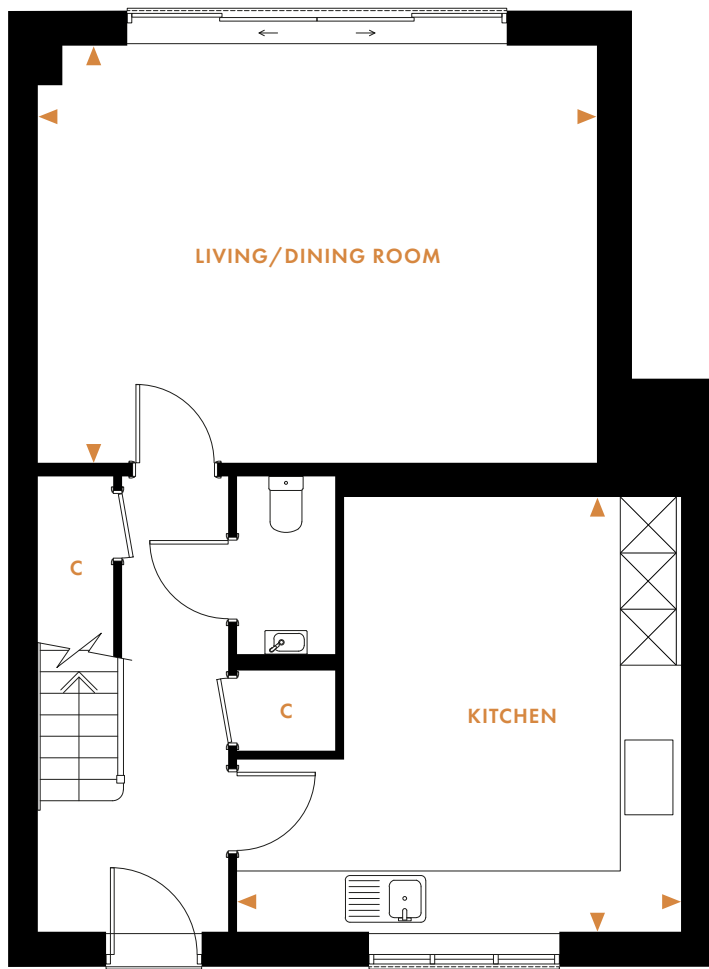
T H E B I S H O P

H O M E 1 9

This four-bedroom semi-detached home offers a light and airy living/dining room to the rear of the property, with sliding doors out onto the garden. The ground floor features a fully fitted kitchen. Upstairs are three well-proportioned bedrooms and family bathroom. Bedroom one is located on the second floor and provides an en suite and fitted wardrobe.



This is a computer-generated image of Homes 18 & 19.



GROUND FLOOR

KITCHEN 15'7" x 15'3" 4750mm x 4650mm

LIVING/DINING ROOM 19'8" x 14'8" 5980mm x 4462mm

FIRST FLOOR

BEDROOM 2 15'6" x 9'2" 4715mm x 2785mm

BEDROOM 3 13'7" x 9'10" 4127mm x 3000mm

BEDROOM 4 9'10" x 9'6" 3000mm x 2885mm

SECOND FLOOR

BEDROOM 1 16'10" x 14'5" 5131mm x 4385mm

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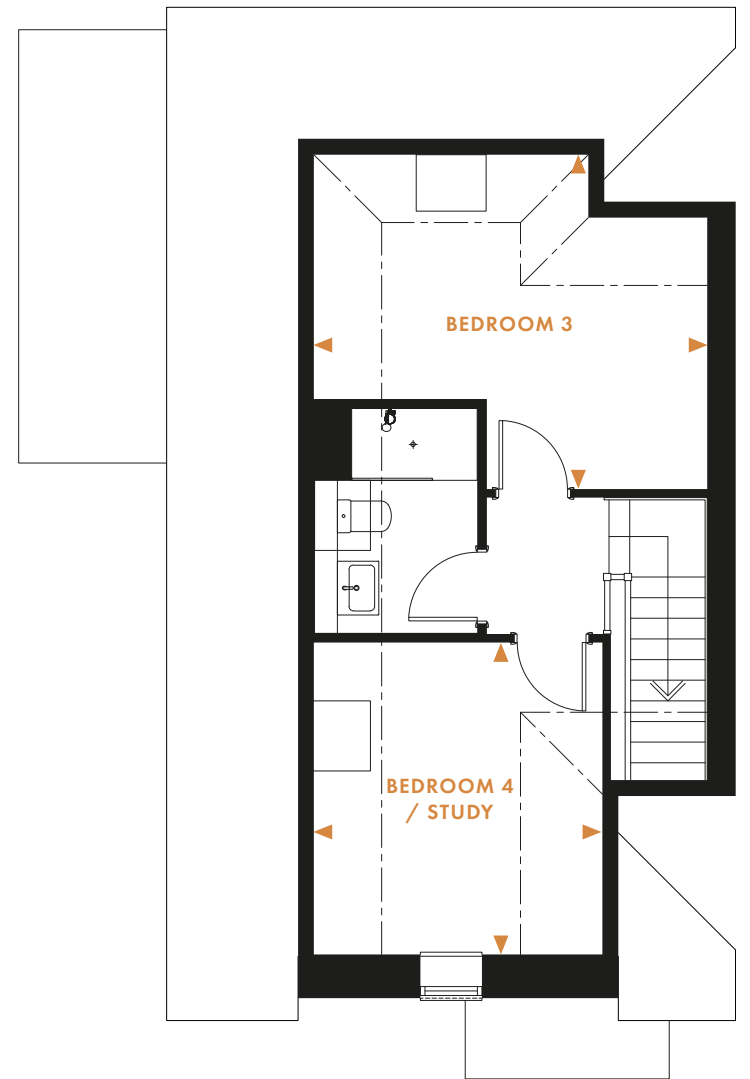
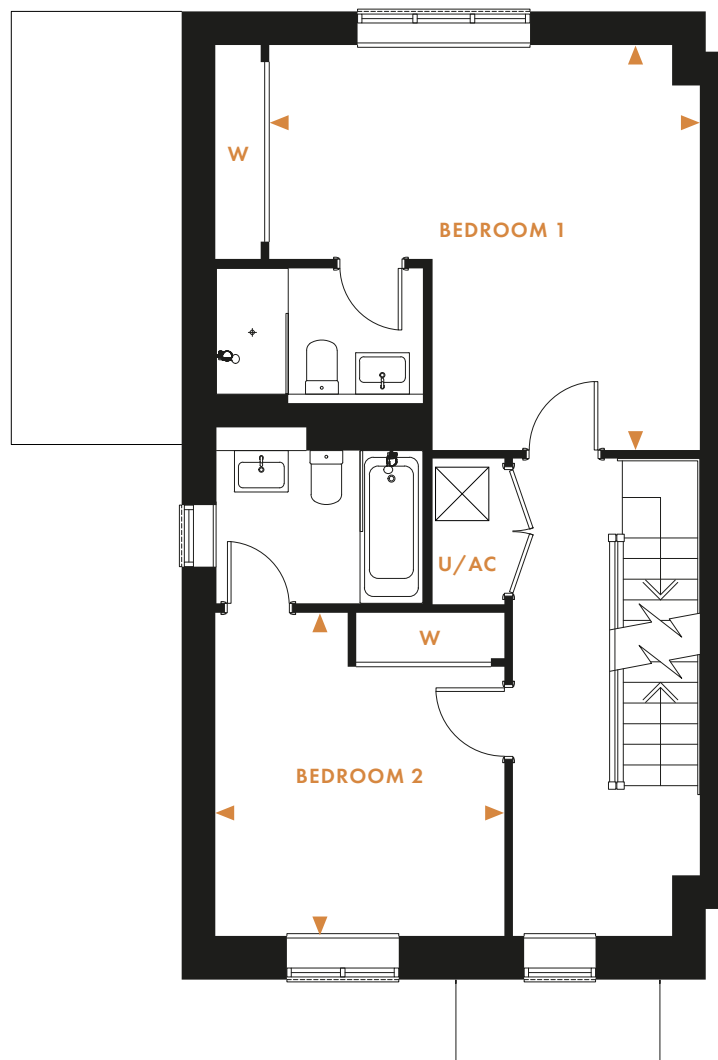
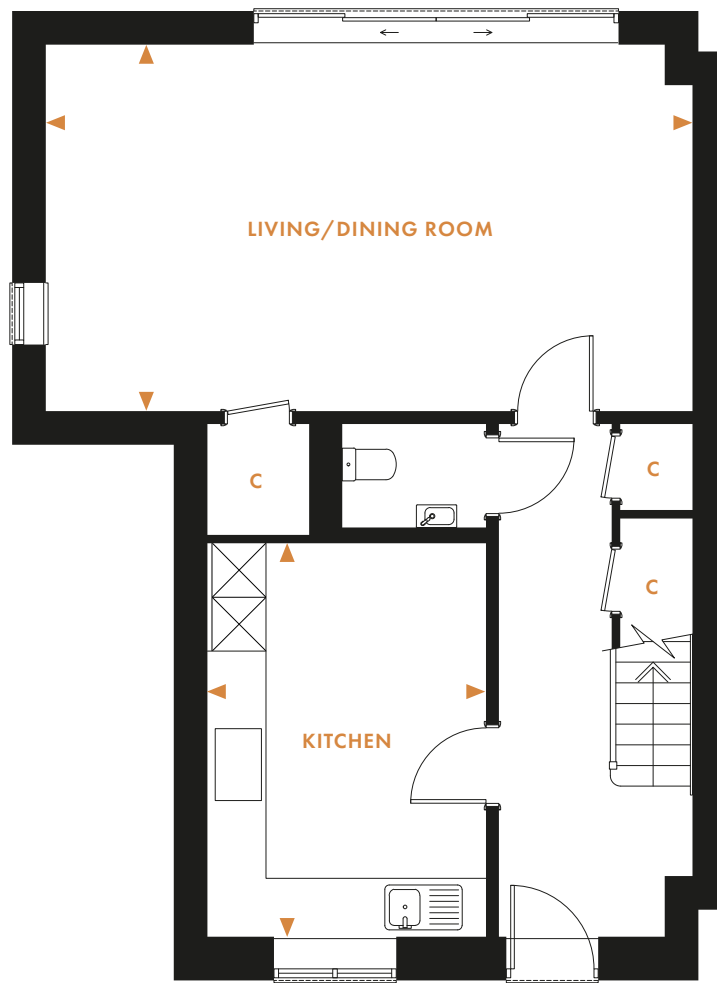
T H E K E A T S

H O M E S 2 4 , 2 9 & 3 8

This appealing end-of-terrace four-bedroom home offers a spacious living/dining room, with direct access, through sliding doors, to the garden.
The first floor boasts two well-proportioned bedrooms, each with an en suite and fitted wardrobes.
Bedroom three, bedroom four/study and the family bathroom complete the second floor.



This is a computer-generated image of Homes 27, 28 & 29. Please note Home 38 has a brick exterior, not flint.



GROUND FLOOR

KITCHEN	14'4" x 10'2"	4378mm x 3100mm
LIVING/DINING ROOM	23'8" x 13'5"	7200mm x 4078mm

FIRST FLOOR

BEDROOM 1	15'9" x 14'10"	4800mm x 4512mm
BEDROOM 2	11'10" x 10'7"	3600mm x 3220mm

SECOND FLOOR

BEDROOM 3	14'5" x 12'3"	4384mm x 3727mm
BEDROOM 4 / STUDY	11'5" x 10'7"	3474mm x 3215mm

Homes 29 and 38 are a handed version of 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. - - - - - Denotes sloping ceiling.



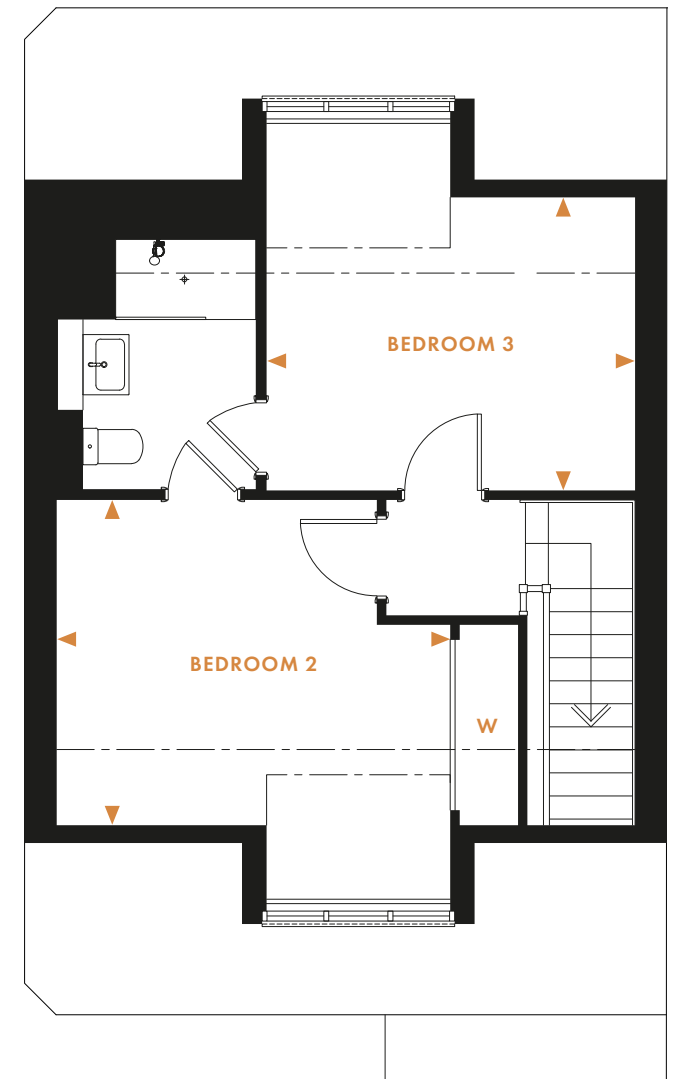
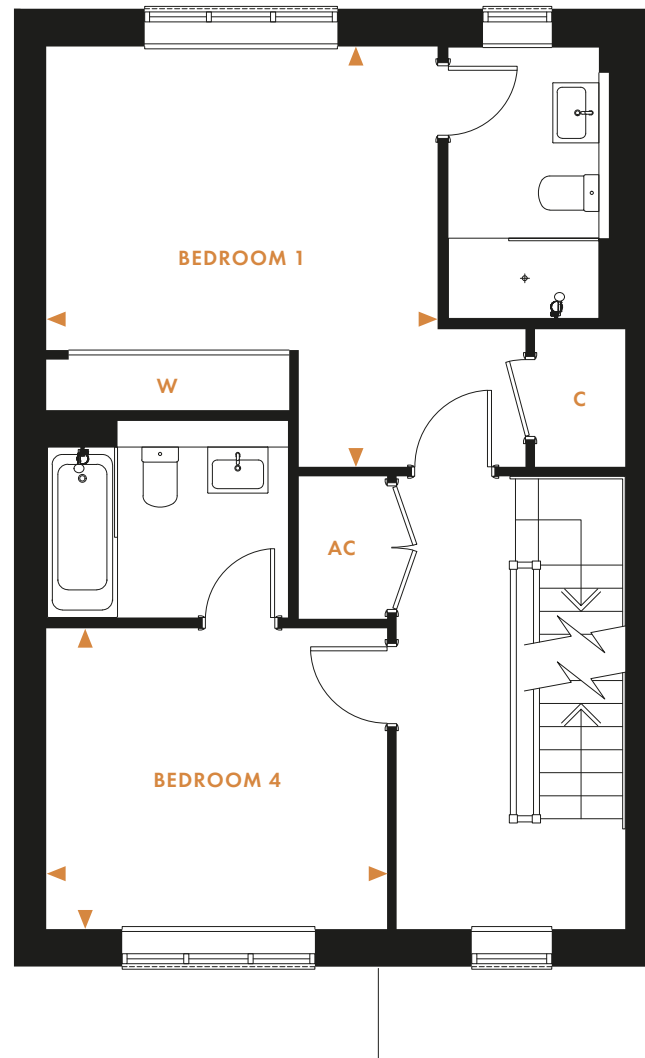
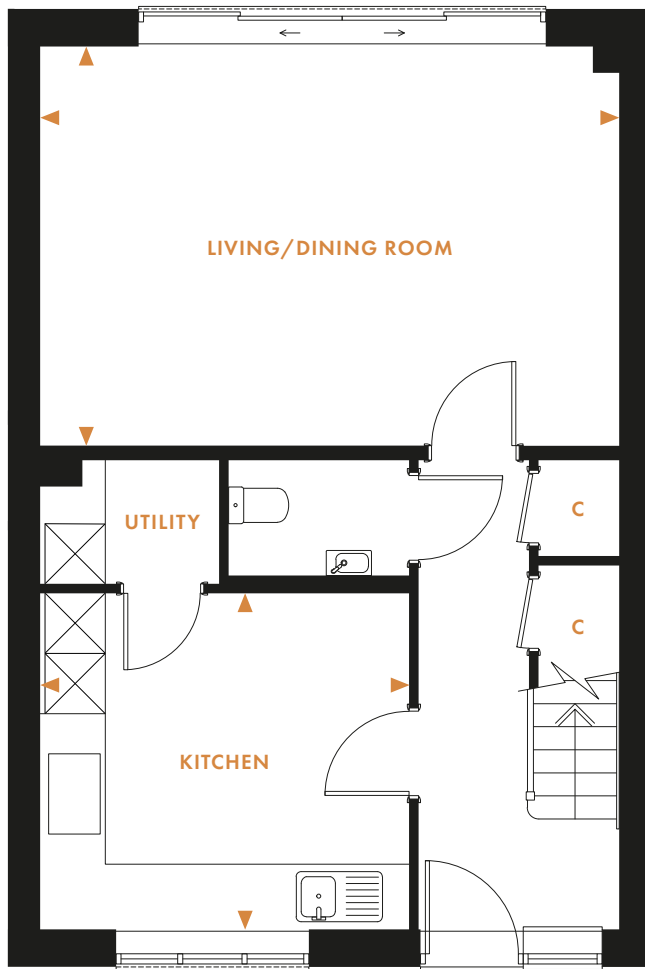
THE ELIOT

HOMES 25 & 28

This stunning mid-terrace four-bedroom home offers a spacious living/dining room, with access, through sliding doors, to the garden. Bedroom one and four are located on the first floor, each complete with an en suite. The second floor boasts a further two bedrooms. Bedrooms one and two feature fitted wardrobes.



This is a computer-generated image of Homes 27, 28 & 29.



GROUND FLOOR

KITCHEN	12'1" x 11'	3680mm x 3350mm
LIVING/DINING ROOM	19' x 13'1"	5775mm x 3980mm

FIRST FLOOR

BEDROOM 1	13'9" x 12'10"	4192mm x 3905mm
BEDROOM 4	11'2" x 9'10"	3400mm x 3000mm

SECOND FLOOR

BEDROOM 2	15'1" x 10'8"	4606mm x 3247mm
BEDROOM 3	12'1" x 9'7"	3679mm x 2925mm



T H E M I L T O N

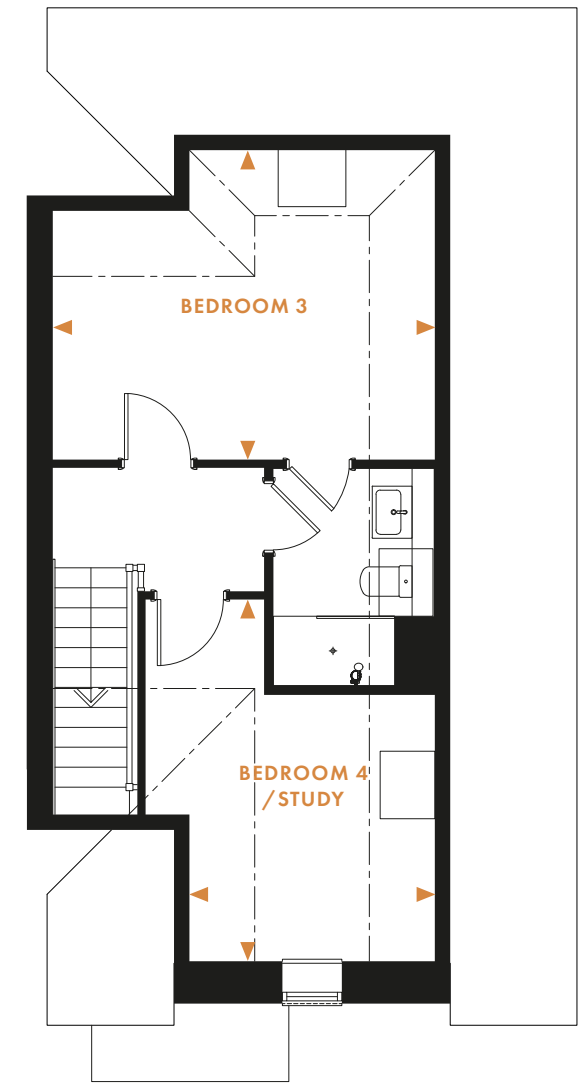
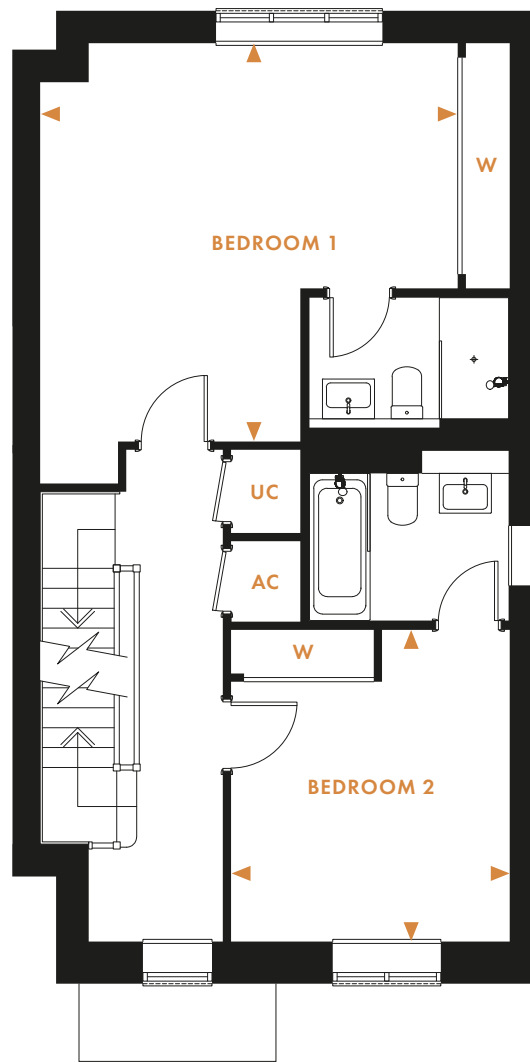
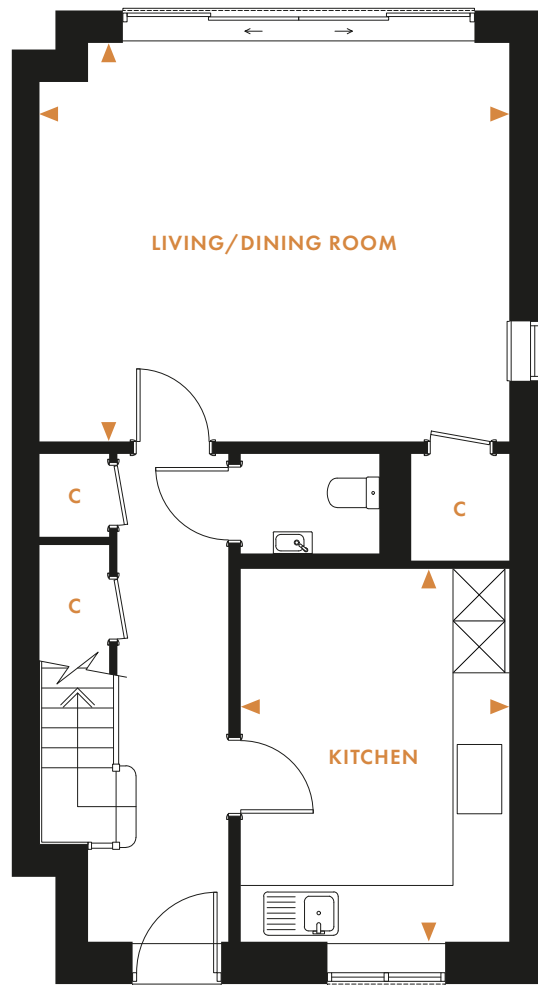
H O M E S 2 6 & 2 7

This four-bedroom end-of-terrace home boasts a living/dining room at its rear, with access, through sliding doors, to the garden. The first floor offers two bedrooms, each with an en suite and fitted wardrobes.

The second floor provides a third bedroom, a fourth bedroom/study and bathroom.



This is a computer-generated image of Homes 27, 28 & 29.



GROUND FLOOR

KITCHEN	14'2" x 10'2"	4305mm x 3100mm
LIVING/DINING ROOM	17'10" x 15'1"	5425mm x 4600mm

FIRST FLOOR

BEDROOM 1	15'10" x 15'2"	4825mm x 4612mm
BEDROOM 2	11'10" x 10'7"	3600mm x 3220mm

SECOND FLOOR

BEDROOM 3	14'6" x 11'9"	4409mm x 3572mm
BEDROOM 4/STUDY	13'9" x 9'4"	4189mm x 2833mm



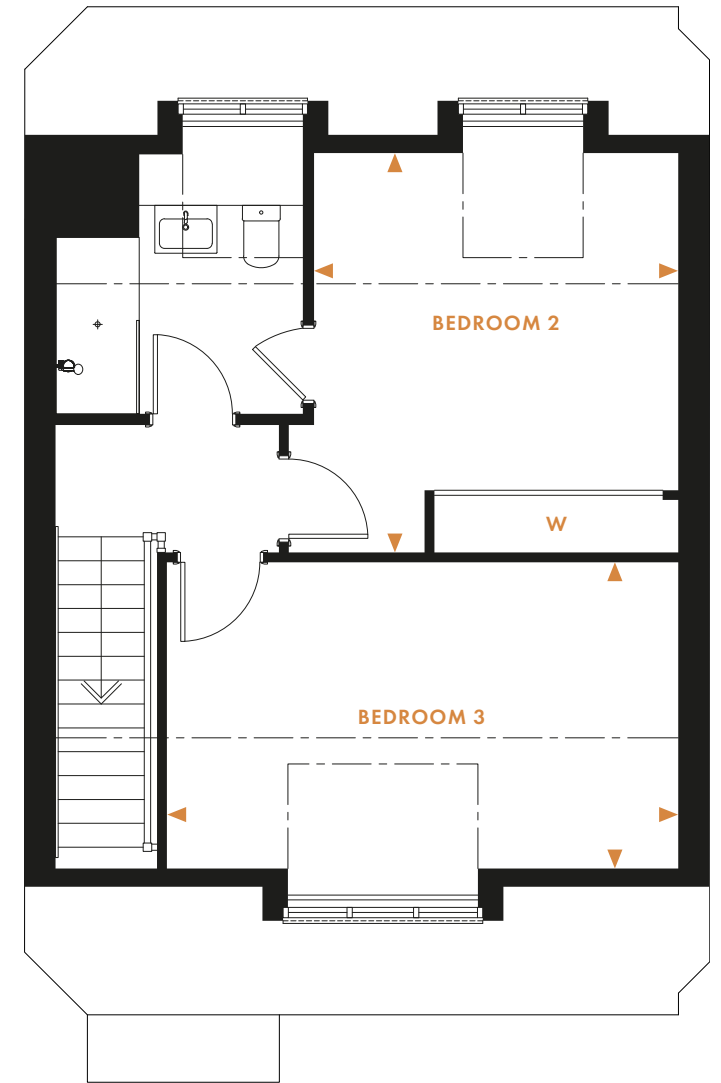
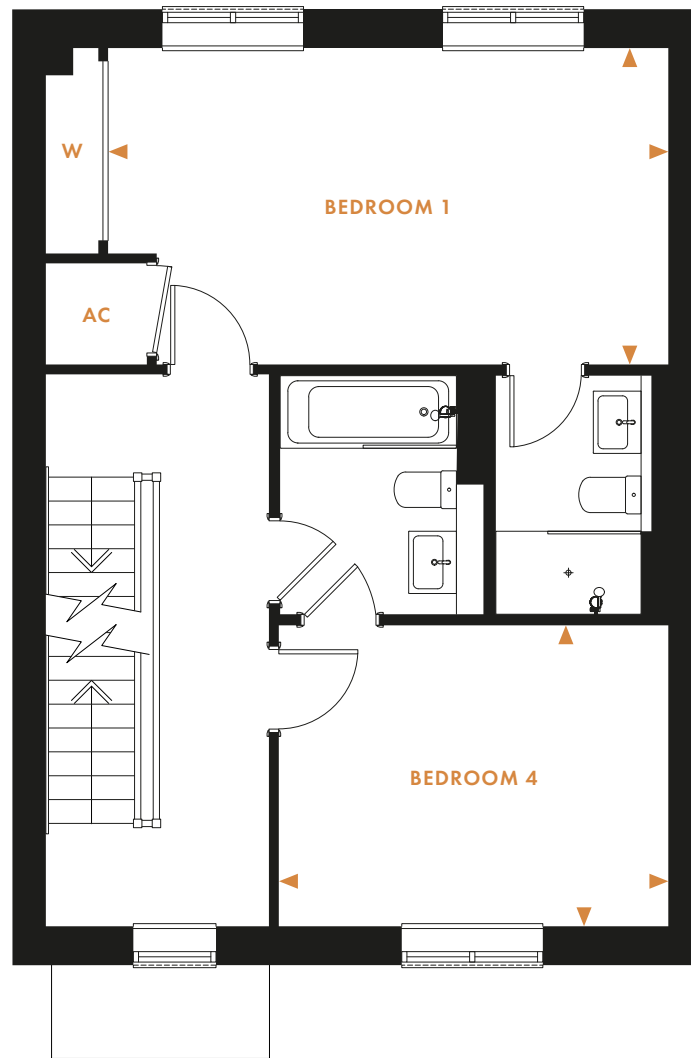
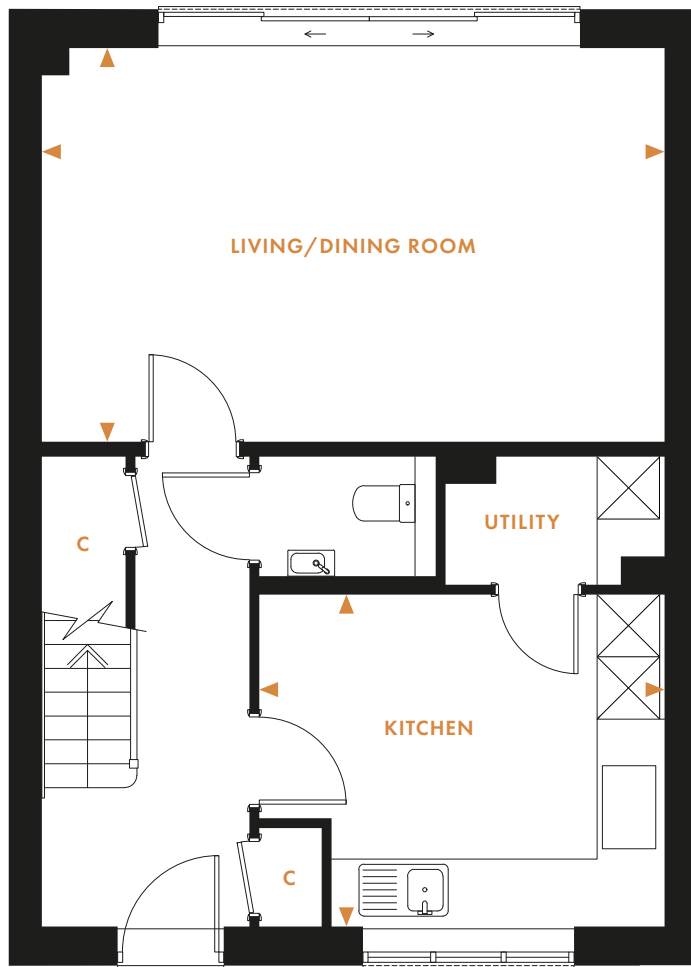
T H E W I L D E

H O M E 3 7

This beautifully proportioned four-bedroom mid-terrace home boasts a generous living/dining room at its rear, with direct access, through sliding doors, to the garden. Upstairs, across two floors, offers four spacious bedrooms and a family bathroom. Bedrooms one and two benefit from an en suite and fitted wardrobes.



This is a computer-generated image of Homes 36, 37 & 38.



GROUND FLOOR

KITCHEN	12'10" x 10'6"	3905mm x 3200mm
LIVING/DINING ROOM	19'8" x 12'5"	6000mm x 3793mm

FIRST FLOOR

BEDROOM 1	17'9" x 10'	5400mm x 3050mm
BEDROOM 4	12'4" x 9'6"	3755mm x 2900mm

SECOND FLOOR

BEDROOM 2	12'8" x 11'6"	3847mm x 3510mm
BEDROOM 3	16'2" x 9'8"	4929mm x 2950mm

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

KITCHEN

- A stylish kitchen with a bespoke range of handleless 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 stainless-steel extractor hood, built-in multifunction pyrolytic single oven and a microwave in a black glass finish
- Integrated appliances include Smeg® fridge-freezer and dishwasher
- Stainless-steel undermounted sink by Franke®
- Quooker® Pro 3 Fusion hot water tap in a chrome finish
- Polished chrome switches and sockets provided to the kitchen area

BATHROOM, EN SUITE & CLOAKROOM

- Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®
- Bathroom and en suite(s) feature a Hansgrohe® thermostatic Raindance shower, with a Roman® clear glass screen, either in a separate shower enclosure or over a bath
- Gloss white wall-hung Roca® vanity unit
- Chrome-finish shaver socket fitted in the bathroom
- Chrome-finish heated towel rail in the bathroom and en suite(s)
- Bathroom and en suite(s) fully tiled with porcelain tiles by Minoli®
- Feature half-height mirror in the bathroom and cloakroom
- Mirror with recessed cabinet, with shaver socket and feature light in the en suite of bedroom one only (selected homes*)

ENERGY EFFICIENCY, HEATING & INSULATION

- Daikin air-source heat pump, for heating and hot water*
- Underfloor heating on ground floor, with radiators on remaining floors
- Timber double-glazed windows throughout
- Aluminium sliding doors to the garden
- Insulation installed to Premier Guarantee standards, creating an energy-efficient home
- Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

DECORATION & INTERNAL FINISH

- Matt-painted finish on all walls and ceilings, in Crown® Quartz Grey or Crown® White
- Contemporary architraves and skirting boards, 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 throughout
- Stylish fitted wardrobes, with sliding mirrored doors in bedrooms one and two

UTILITY

- 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 Pewter Dust
- Utility cupboards provide a free-standing washing machine and stacked tumble dryer by Smeg®



hansgrohe



minoli

Quooker®

*Please ask our sales advisor for further information about this, as well as any questions about specific or exact specifications throughout the property that may or may not be referenced within this specification †Subscriptions are the responsibility of the homeowner.
‡Subject to installation costs and provider charges, payable by the purchaser. 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.

HOME ENTERTAINMENT

- In living room, TV point wired for SkyQ® capability† and mid-height TV point with HDMI connection capability
- Mid-height power points in kitchen/dining/family room and all bedrooms
- Network CAT 6 wiring in low-level TV point, in the living room and bedroom three/study
- Dedicated space for a wireless router, with a power point and CAT 6 connection in the understairs cupboard
- BT® fibre-optic available‡; BT® points in living room and bedroom three/study

ELECTRICAL INSTALLATION

- Combination of downlighters and pendant light fittings throughout
- PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)
- Double sockets with integral USB charging point in all bedrooms and kitchen in specific locations*
- Mains-operated smoke detector with battery back-up
- Wired for future external electric car-charging head
- Future wireless alarm system spur included

EXTERNAL FINISHES

- External tap provided to each home
- Rear gardens include turf and a paved patio area
- Brushed stainless-steel contemporary PIR lighting at the front and rear of each home



DEVELOPMENT LAYOUT



A computer-generated image of Oakley Green. Landscaping is indicative and should not be relied upon. Apartments 48-56 are provided as Shared Ownership Homes. The Elmes comprises three commercial units. Please refer to our sales advisor for specific information. SS denotes a substation.



OAKFORD
HOMES