



ROSEACRE
BANSTEAD

Perfect place, perfect home

Roseacre is a unique and exclusive gated enclave of just eight, 3, 4 & 5-bedroom, highly specified homes backing onto Chipstead Downs and Banstead Woods. Set at the end of a private road, these beautifully designed detached and semi-detached houses will offer a peaceful setting a short walk from the village atmosphere of Banstead.

Despite being perfectly positioned amongst a rich tapestry of countryside so stunning it forms part of the North Downs National Landscape, Roseacre will offer excellent road and rail connections, as well as superb access to schools, cultural assets and leisure facilities.

ROSEACRE



Create your base in Banstead

Banstead is set on the edge of the spectacular North Downs and just north of the Surrey Hills National Landscape. Traceable back at least a thousand years and with mentions in the Domesday Book, the town has long been chosen as a place to call home. In the 17th century, Banstead was considered the perfect antidote to London life, with patients sent from the city to breathe in the 'wholesome air'.

Today, people gravitate to Banstead for its balance of bustling town life and beautiful countryside. The focus is on Banstead High Street and village quarter, where Waitrose, M&S and Boots happily trade side-by-side with independent stores, such as Banstead Vintners, Agenda and Fluke. There's a welcoming café culture by day, with Chai Café and Caffè Italia among the independent favourites, restaurants for special occasions, such as Fego and Ciao Italia, and cosy pubs for relaxing evenings, including The Mint and newly-refurbished The Woolpack.



Immerse yourself with Surrey countryside

Banstead Wood has long standing royal connections, reputedly owned by wives of Edward I, Edward II and Henry VIII. This ancient space is almost unchanged from when it was deer hunting ground but today, the woods are home to dog walkers, cyclists and families following the nature and Narnia trails. Adjacent is Chipstead Down Local Nature Reserve – a Site of Special Scientific Interest and wildlife hotspot.



From the cool shade of the woods to the wide, open spaces of Banstead Downs. Here 313 acres are home to the Gally Hills Saxon burial mounds, diverse wildlife, views towards London's skyline and Banstead Downs Golf Course.

As well as lush greens, there are purples in Banstead too. Come June, the Mayfield Lavender Fields burst into life. This spectacle catches the eye from the surrounding roads but the best experience comes from a visit to walk among the plants and enjoy the unmistakable fragrance.

Top marks for schooling

Families at Roseacre have an excellent choice of schools in the local vicinity. Within walking distance of the development is Banstead Infant & Banstead Community Junior School. For early years education there is Burgh Wood Montessori Nursery School and Bright Horizons Banstead Day Nursery & Preschool. The Beacon School is the closest secondary facility, while independent options include Banstead Preparatory School, Aberdour School and Seaton House School.

Banstead Infant School
0.6 miles

Banstead Community Junior School
0.6 miles

Bright Horizons Banstead
Day Nursery & Preschool
0.7 miles

Burgh Wood Montessori
Nursery School
0.8 miles

The Beacon School
1.0 miles

Aberdour School
1.0 miles

Banstead Preparatory School
1.1 miles

Seaton House School
2.5 miles

Broaden your horizons

Just over two miles from Roseacre is the Epsom Downs – vast woodlands and grasslands criss-crossed with public footpaths, cycle routes and bridleways. In the area is the Epsom Downs Racecourse – home of the world-famous Derby and The Jockey Club – as well as the Woodland Trust's Langley Vale, Epsom Golf Club and a stunning vantage point where you can see across the Surrey countryside for miles.



Maps & Connections

Banstead is well connected, allowing Roseacre residents to travel to some of London's most-loved areas and never be far from home. Richmond and Kingston are two immensely attractive villages within easy reach, as are Wimbledon and Putney. As well as rail travel from Banstead train station, the M25 is easily accessed for journeys around the South and beyond.

On foot

- *Chatsworth Park*
8 minutes
- *Banstead Cricket Club*
9 minutes
- *M&S Simply Food*
10 minutes
- *Waitrose*
13 minutes
- *Banstead Community Hall*
14 minutes
- *Banstead Train Station*
26 minutes

By road

- *Epsom Downs Racecourse*
3.2 miles
- *M25 junction 8*
5 miles
- *Reigate*
7.4 miles
- *Kingston upon Thames*
9 miles
- *Richmond*
13 miles
- *Gatwick Airport*
14 miles

By rail

- *Epsom Downs*
3 minutes
- *Sutton*
6 minutes
- *London Bridge*
47 minutes
- *Clapham Junction*
50 minutes
- *London Victoria*
59 minutes

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. Mar 2024.

ROSEACRE

A UNIQUE OPPORTUNITY

HOMES 1 & 2

5 bedroom detached home with single garage

HOMES 3 & 4

4 bedroom detached home with double garage

HOMES 5 & 6

3 bedroom semi-detached home. Home 5 has a single garage and Home 6 has two parking spaces

HOMES 7 & 8

3 bedroom semi-detached home with single garage



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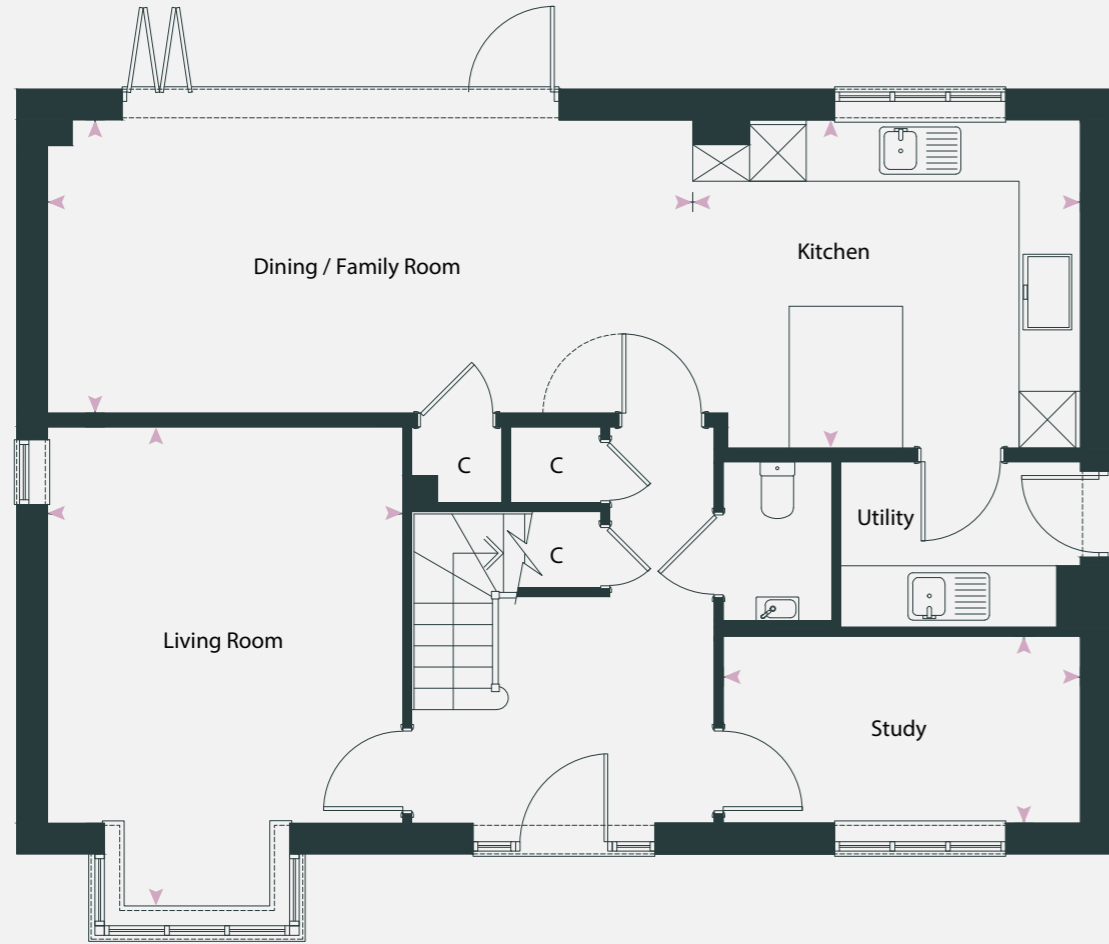
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Homes 1 & 2

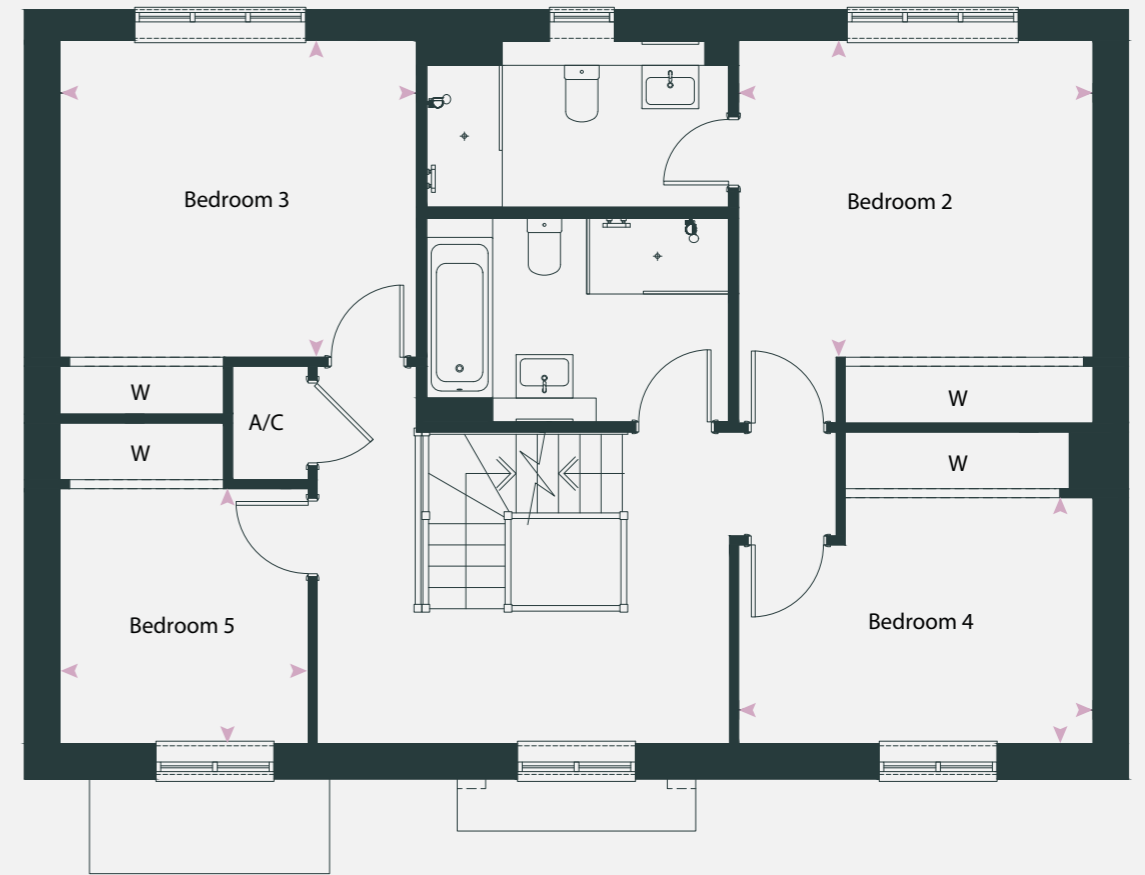
5 bedroom detached home

A well-appointed five-bedroom detached home with a second floor principal bedroom with dressing area and ensuite. Additional benefits include an open-plan kitchen/family/dining area, a separate living room, study and utility room. The home also benefits from a single garage.

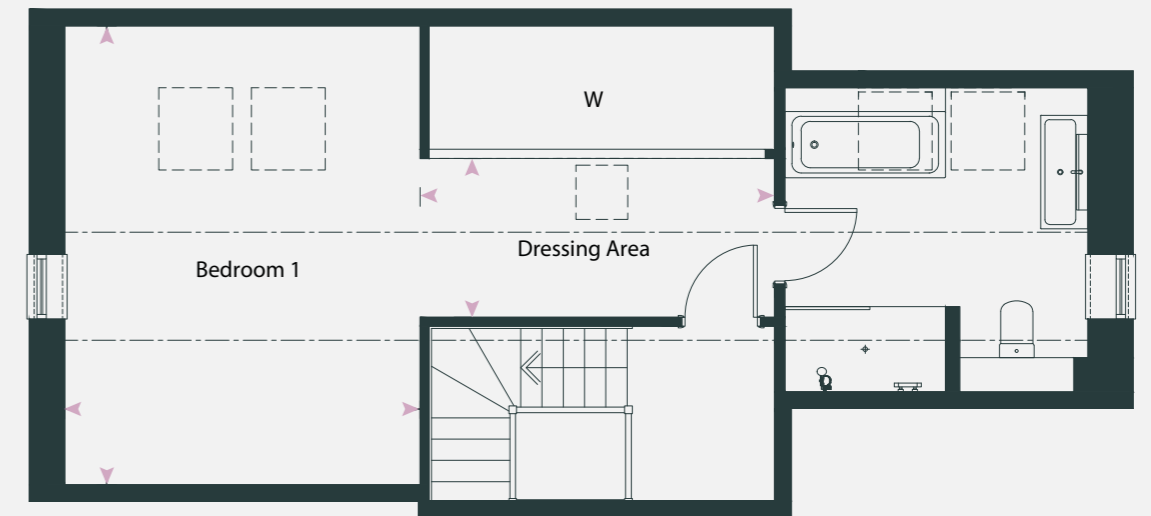




Ground Floor



First Floor



Second Floor

Homes 1 & 2

Home 1 shown, home 2 is handed

5 bedroom detached home

Ground Floor

Kitchen	4100mm x 3472mm	13'6" x 11'5"
Dining / Family Room	6828mm x 3103mm	22'5" x 10'2"
Living Room	5092mm x 3759mm	16'9" x 12'4"
Study	3780mm x 1978mm	12'5" x 6'6"

First Floor

Bedroom 2	3749mm x 3353mm	12'4" x 11'
Bedroom 3	3770mm x 3353mm	12'5" x 11'
Bedroom 4	3749mm x 2602mm	12'4" x 8'7"
Bedroom 5	2697mm x 2625mm	8'10" x 8'7"

Second Floor

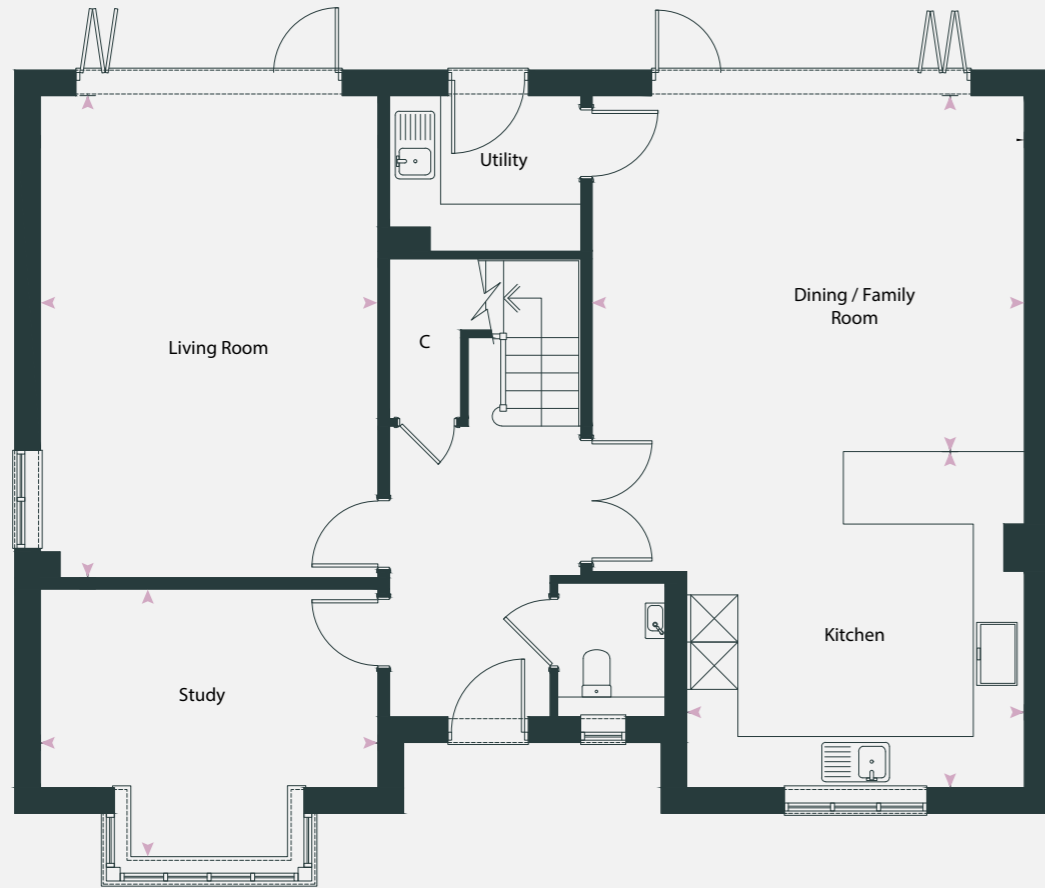
Bedroom 1	4853mm x 3759mm	15'11" x 12'4"
Dressing Area	3752mm x 1678mm	12'4" x 5'6"

Homes 3 & 4

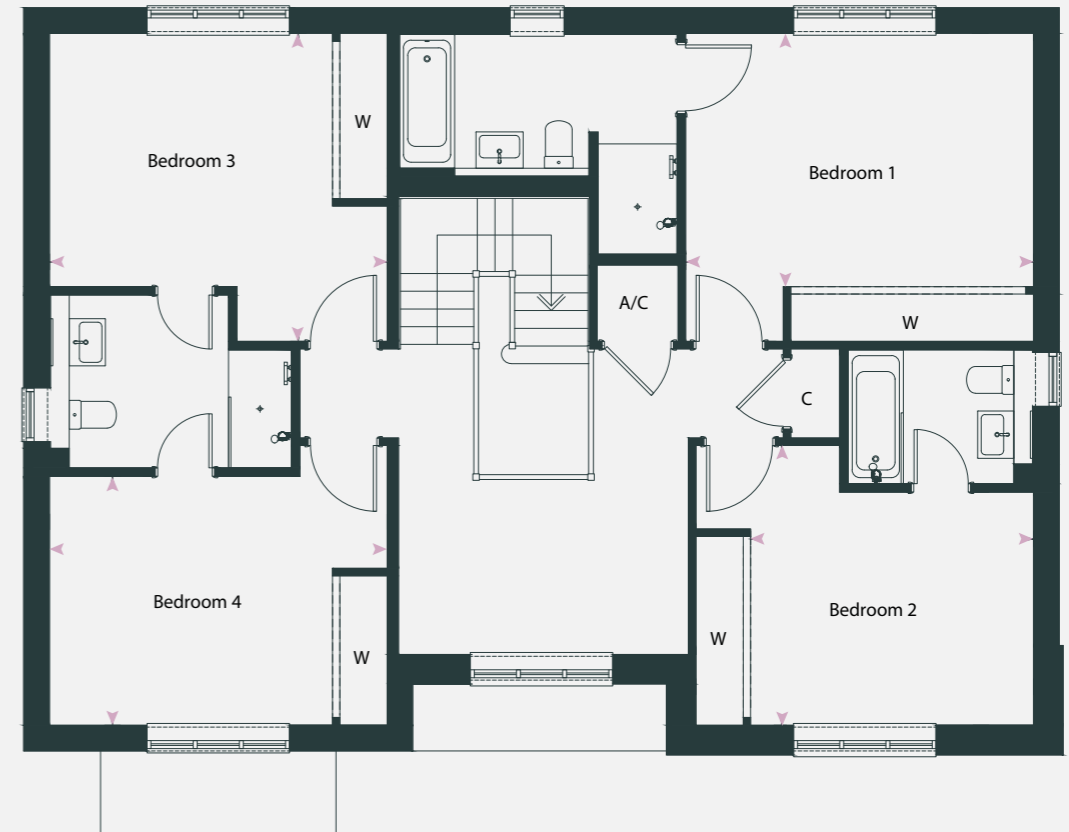
4 bedroom detached home

A spacious detached home with four bedrooms, two of which have ensuites. This home also provides an open-plan kitchen/family/dining area, a living room, study, utility and a detached double garage.





Ground Floor



First Floor

Homes 3 & 4

Home 3 shown, home 4 is handed

4 bedroom detached home

Ground Floor

Kitchen	4290mm x 4270mm	14'1" x 14'
Dining / Family Room	5493mm x 4520mm	18' x 14'10"
Living Room	6121mm x 4290mm	20'1" x 14'1"
Study	4290mm x 3424mm	14'1" x 11'3"

First Floor

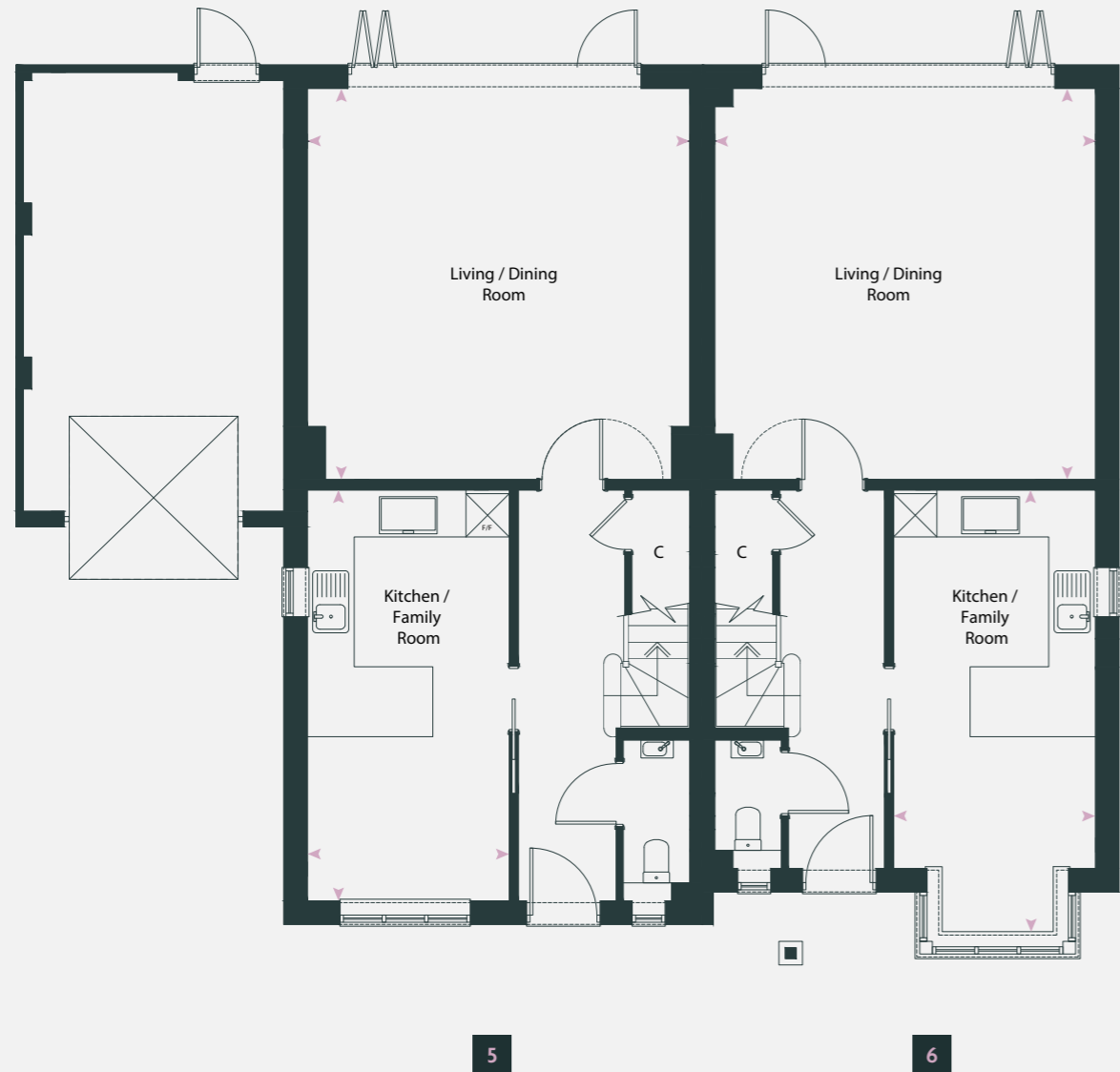
Bedroom 1	4423mm x 3217mm	14'6" x 10'7"
Bedroom 2	3595mm x 3556mm	11'10" x 11'8"
Bedroom 3	4290mm x 3912mm	14'1" x 12'10"
Bedroom 4	4290mm x 3163mm	14'1" x 10'5"

Homes 5 & 6

3 bedroom semi-detached home

A semi-detached, three-bedroom house with a kitchen/family room and a living/dining room on the ground floor. A principal bedroom with en suite, bedroom 2, a family bathroom and bedroom 3/study are on the first floor.





Ground Floor

First Floor

Homes 5 & 6

3 bedroom semi-detached home

Ground Floor – Home 5

Kitchen / Family Room	5698mm x 2800mm	18'8" x 9'2"
Living / Dining Room	5423mm x 5303mm	17'10" x 17'5"

Ground Floor – Home 6

Kitchen / Family Room	6148mm x 2800mm	20'2" x 9'2"
Living / Dining Room	5423mm x 5280mm	17'10" x 17'4"

First Floor – Home 5

Bedroom 1	4256mm x 3221mm	14' x 10'7"
Bedroom 2	4709mm x 2604mm	15'6" x 8'7"
Bedroom 3 / Study	3383mm x 2604mm	11'1" x 8'7"

First Floor – Home 6

Bedroom 1	4233mm x 3064mm	13'11" x 10'1"
Bedroom 2	4510mm x 2593mm	14'10" x 8'6"
Bedroom 3 / Study	3383mm x 2593mm	11'1" x 8'6"

Homes 7 & 8

3 bedroom semi-detached home

A three-bedroom, semi-detached home with a single garage. The ground floor has a kitchen with a separate living room. Three bedrooms - the principal with an en suite - and a family bathroom are on the first floor.





Ground Floor



First Floor

Homes 7 & 8

3 bedroom semi-detached home

Ground Floor – Home 7

Living / Dining Room	5423mm x 5303mm	17'10" x 17'5"
Kitchen / Family Room	5698mm x 2800mm	18'8" x 9'2"

Ground Floor – Home 8

Living Room	5280mm x 4552mm	17'4" x 14'11"
Kitchen / Dining Room	5280mm x 3475mm	17'4" x 11'5"

First Floor – Home 7

Bedroom 1	4256mm x 3221mm	14' x 10'7"
Bedroom 2	4709mm x 2604mm	15'6" x 8'7"
Bedroom 3	3383mm x 2604mm	11'1" x 8'7"

First Floor – Home 8

Bedroom 1	3615mm x 3285mm	11'10" x 10'9"
Bedroom 2	3209mm x 2810mm	10'6" x 9'3"
Bedroom 3	3505mm x 3250mm	11'6" x 10'8"

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

Composite stone worktops with matching upstand

Fitted appliances to homes 1-4 include a built-in multifunction pyrolytic single oven, a microwave and induction hob in black glass with a stainless-steel extractor hood all by Siemens

Fitted appliances to homes 5-8 include built-in multifunction pyrolytic single oven, a microwave and induction hob all in a black glass finish with a stainless-steel extractor hood all by Smeg

Integrated appliances in homes 1-4 include a freezer and dishwasher by Siemens

Integrated appliances in homes 5-8 include a fridge/freezer and dishwasher by Smeg

Stainless-steel undermounted sink by Franke

Undercounter wine-cooler in homes 1-4

A Quooker Pro 3 Fusion hot water tap is provided in chrome

Polished chrome switches and sockets provided throughout the kitchen area



ROSEACRE

BATHROOM, EN SUITE & CLOAKROOM

Contemporary Laufen & 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

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 recessed mirrored cabinet to the en suite(s)

Half-height mirror in cloakroom with feature half-height tiles by Minoli

Under sink vanity unit by Laufen to the bathroom and en suite(s)

The cloakroom features a white Roca vanity unit

Low profile trays to all separate shower enclosures

UTILITY ROOM/UTILITY CUPBOARD

Free-standing washing machine and separate tumble dryer by Siemens to homes 1-4 only

Homes 5-7 have a combined SMEG washer/dryer in the utility cupboard

Home 8 has a stacked Siemens washing machine and separate tumble dryer within the utility cupboard

A stainless-steel sink by Smeg and contemporary chrome mixer tap by Franke within the utility room of homes 1-4

A laminate worktop and high gloss units to homes 1-4

HOME ENTERTAINMENT

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**

Combination of downlighters and pendant light fittings throughout
PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)

All garages have automated doors

Mains-operated smoke detector with battery backup

Dedicated external electric car-charging point

A spur is included for a future wireless alarm system

ENERGY EFFICIENCY, HEATING & INSULATION

Daikin Air Source heat pump which operates heating and hot water

Underfloor heating provided throughout the ground floor

PVCu double-glazed windows provided throughout

Bi-fold 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

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 doors feature contemporary chrome furniture, with glazed doors from hallway to living room and kitchen

Combination of porcelain floor tiles and carpets provided throughout

Homes 1 & 2 feature a walk in wardrobe fitted with drawers and shelving to bedroom 1, all remaining bedrooms are fitted with wardrobes with sliding mirrored doors. Homes 3 & 4 feature stylish mirrored wardrobes to all bedrooms. Homes 5, 6, 7 & 8 provide mirrored sliding wardrobes to bedrooms 1 & 2

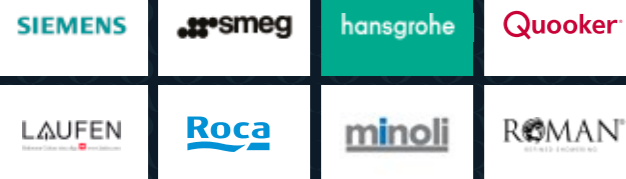
EXTERNAL FINISHES

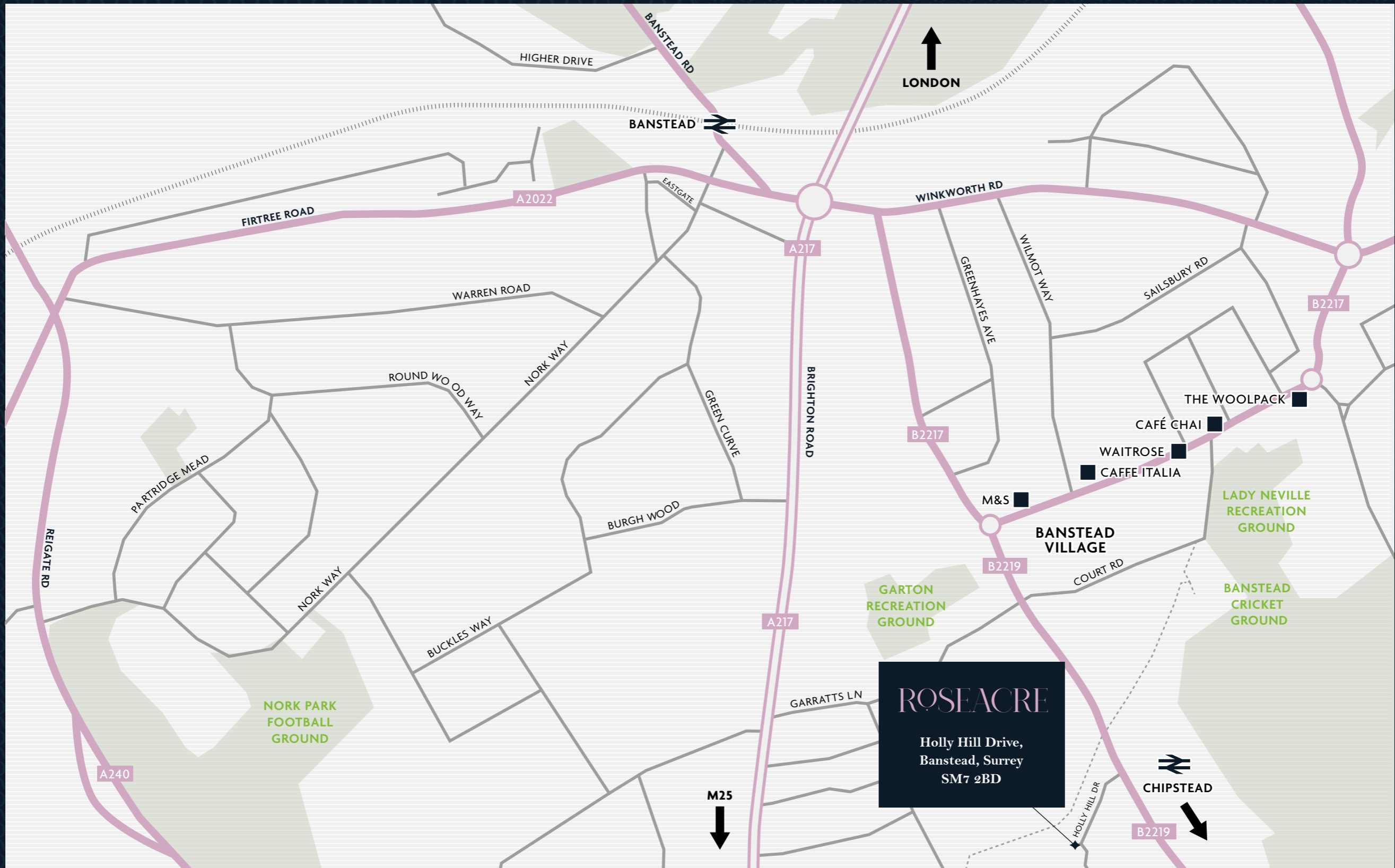
External tap provided to each home

Rear gardens include turf and a paved patio area

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

†purchaser to arrange subscription.





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.



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.



This brochure is printed on recycled paper using carbon neutral printing



OAKFORD
HOMES

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