

WELLS MEWS

LAMBERTS LANE, MIDHURST, WEST SUSSEX





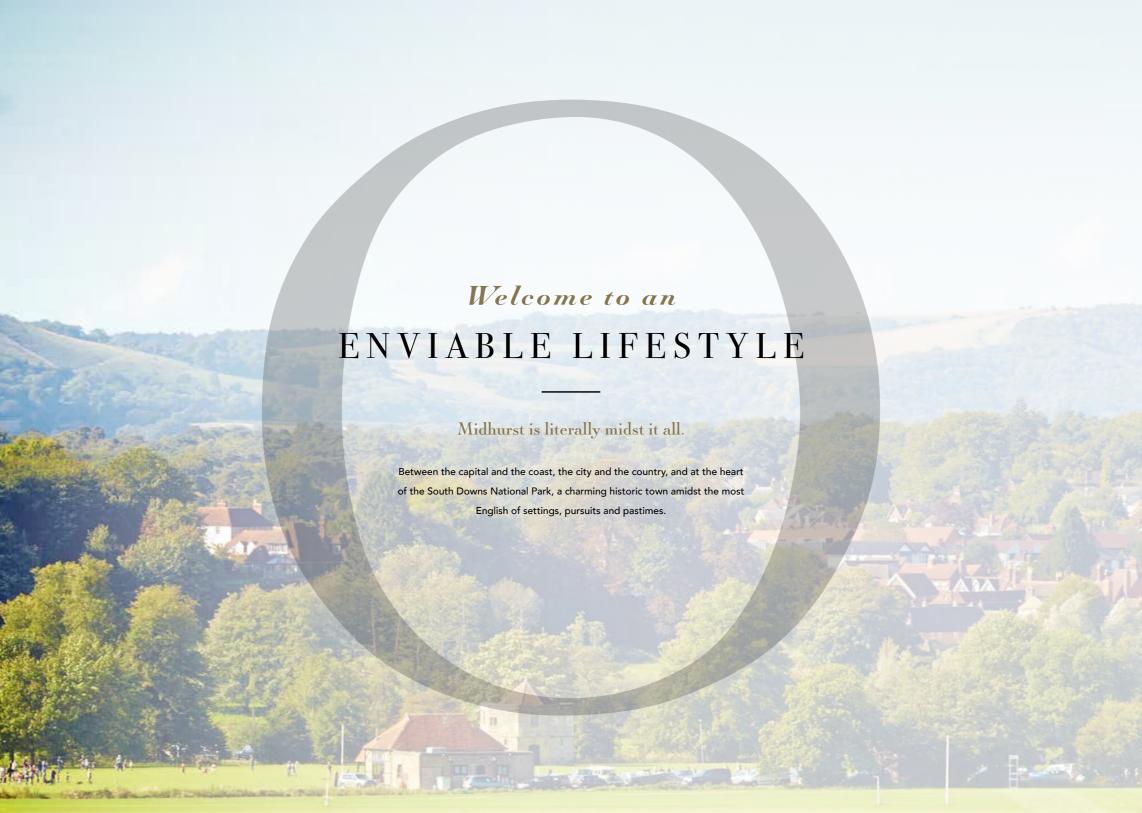
A rare OPPORTUNITY

With just eleven properties available, Wells
Mews quite simply offers the opportunity to
purchase a truly individual new home, in one
of the country's most revered locations.

Seeing really is believing.







With space to UNWIND

Walk, run, cycle, sail or...just watch, and take a step back from the hustle and bustle of modern life.

Whether strolling the South Downs or the coast of the Witterings,
Midhurst affords a wonderful outdoor lifestyle. Polo at Cowdray or
racing at Goodwood, the high life of West Sussex is on your doorstep.

Charming market towns, independent shops and delectable restaurants abound, with London easily commutable by rail – should you have the inclination!

















Embodying genuine QUALITY OF LIFE

No less than the Sunday Times named Midhurst one of Britain's 'best places to live' in 2016.

Not surprising, when you consider this small town of just five thousand inhabitants boasts a thriving range of independent shops, cafés and delicatessens within its hundred-or-so listed buildings (some dating as far back as the fifteenth century).

Furthermore, the annual MADhurst (Music, Arts and Drama) Festival, plus prestigious polo fixtures such as the Jaeger-LeCoultre Gold Cup at Cowdray Park add to the vibrancy of the town. Also, access to the M25, direct rail services to Waterloo, taking an hour from neighbouring Haslemere and Liphook stations, make this town with a village-feel most commutable. Excellent state schools, including Midhurst C of E Primary and Midhurst Rother College, as well as independent options at Seaford College and The Royal School in Haslemere, makes the town popular with families.

After all, who's to argue with the Sunday Times?



Neighbouring COWDRAY PARK

Think Cowdray, think polo.

As the home of British polo, Cowdray Park is synonymous with the game, with matches played every week from April through to September. But, the estate of 16,500 acres also boasts the beautiful Cowdray Park Golf Club, a charming farm shop and café, as well as stunning walks for summer days, or crisp, frosty mornings.

In short, this estate, with historic royal connections, represents an illustrious neighbour.

An exemplary SPECIFICATION

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

Oakford Homes' unwavering eye for detail means that you needn't worry about 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, further manifesting a most singular approach to creating homes.



WITHIN REACH 0.9 miles 8.5 miles 12.8 miles 29.0 miles 60 minutes Easebourne Haslemere Chichester Portsmouth London Waterloo (from Haslemere Railway Station) **TRAVEL** 8.0 miles 8.0 miles 35.3 miles 39.4 miles Haslemere Railway Liphook Railway Gatwick Airport Southampton Airport Station Station **SCHOOLS** 0.5 miles 6.5 miles 7.9 miles 0.1 miles 6.4 miles 10.3 miles Midhurst Rother College Seaford College The Royal School, Midhurst C of E Hollycombe Primary School Graffham Infant School Ofsted: Outstanding Primary School Ofsted: Outstanding Ofsted: Outstanding Haslemere Ofsted: Good LIFESTYLE 1.9 miles 2.9 miles 0.5 miles 2.7 miles 8.0 miles Cowdray Park Estate Woolbeding Gardens South Downs The Duke of The Bluebell Inn Cumberland Arms National Park

With all the RIGHT CONNECTIONS







A distinct VISION

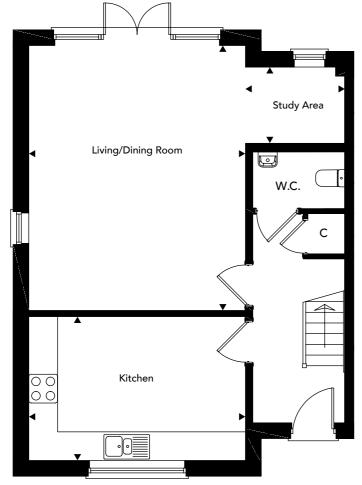
Location is everything.

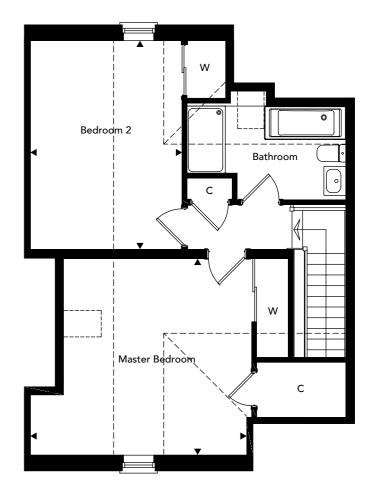
In the case of Wells' Mews, named after famed author – and one-time Midhurst resident – H.G. Wells, the traditional terraced houses are designed to reflect the historic local vernacular and distinct architecture of the town, and the nearby South Downs National Park.

Furthermore, of particular focus to the project was the enhancement and rejuvenation of the immediate streetscape on Lamberts Lane. Traditional brickwork and tasteful landscaping ensure that these modern homes sit seamlessly within their historic surroundings, while an investment in local wildlife through bird and bat boxes looks to further existing conservation efforts in the area.



2 bedroom semi-detached





GROUND FLOOR

FIRST FLOOR

 Living/Dining Room
 4515 x 5526mm
 14'10" x 18'2"

 Kitchen
 4515 x 3004mm
 14'10" x 9'10"

 Study Area
 2068 x 1590mm
 6'9" x 5'3"

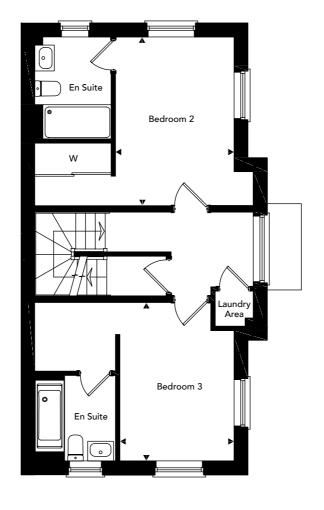
Master Bedroom 4515 x 4104mm 14'10" x 13'6" Bedroom 2 3164 x 4359mm 10'5" x 14'4"

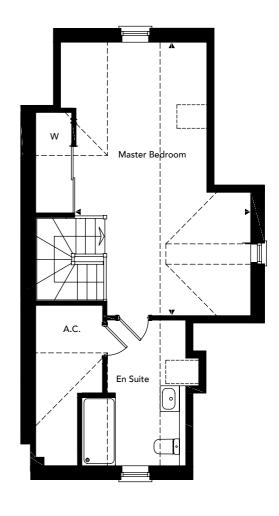




3 bedroom mews







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Living/Dining Room 4665 x 4074mm 15'4" x 13'4" Kitchen 4665 x 3706mm 15'4" x 12'2" Bedroom 2

2775 x 3948mm

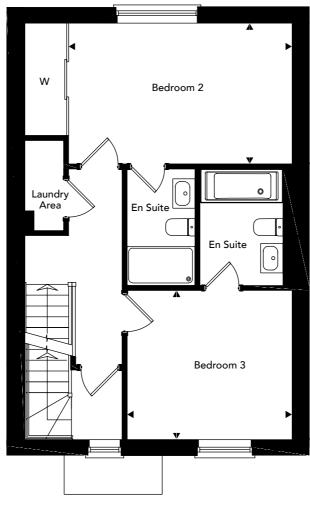
9'1" x 12'11"

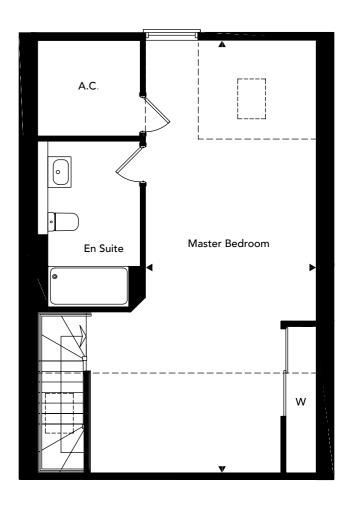
Bedroom 3 2675 x 3706mm 8'9" x 12'2" Master Bedroom 4187 x 6402mm 13'9" x 21'0"

HOMES 9 & 10

3 bedroom mews







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Living/Dining Room 5505 x 4873mm 18'1" x 16'0"

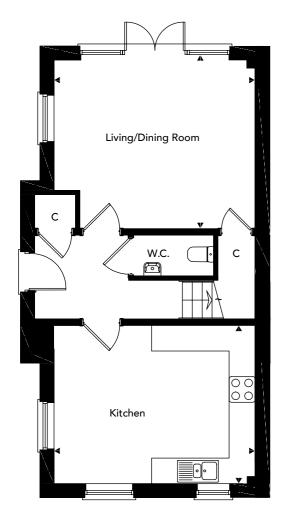
Kitchen 3000 x 3600mm 9'10" x 11'10"

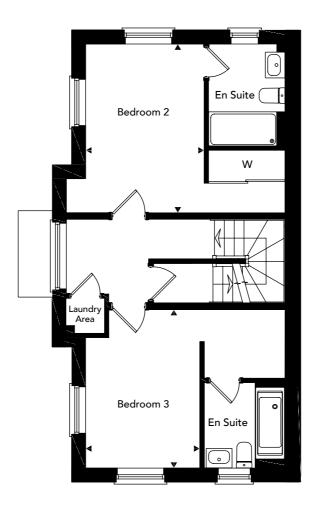
Bedroom 2 Bedroom 3 4605 x 2900mm 3400 x 3073mm 15'1" x 9'6" 11'2" x 10'1" Master Bedroom

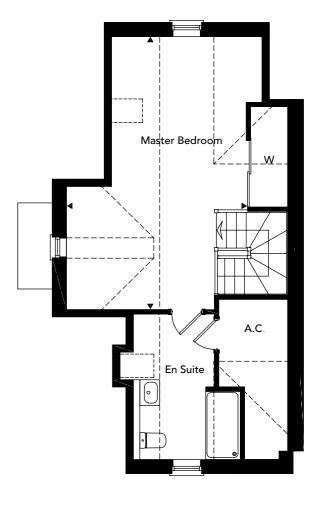
3375 x 8548mm

11'1" x 28'1"

3 bedroom mews







GROUND FLOOR

Living/Dining Room

Kitchen

4665 x 4072mm 15'4" x 13'4"

4665 x 3706mm 15'4" x 12'2"

FIRST FLOOR

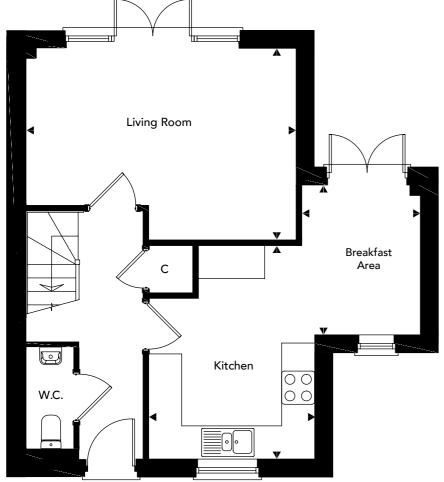
Bedroom 2 2775 x 3948mm 9'1" x 12'11" Bedroom 3 2675 x 3706mm 8'9" x 12'2"

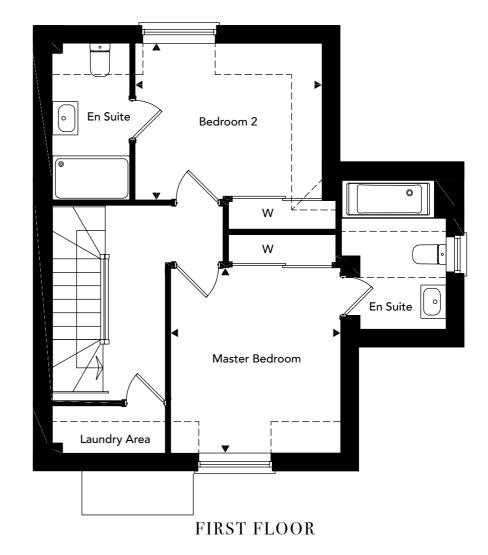
SECOND FLOOR

Master Bedroom 4187 x 6402mm 13'9" x 21'



2 bedroom semi-detached





GROUND FLOOR

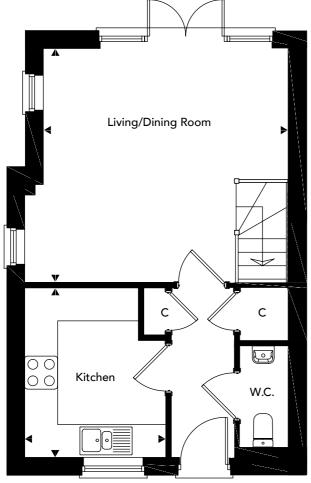
Living Room 4890 x 3472mm 16'1" x 11'5"

Breakfast Area 2150 x 2715mm 7′1″ x 8′11″

Kitchen 3010 x 3868mm 9'10" x 12'8"

Master Bedroom 3082 x 3365mm 10'1" x 11'0" Bedroom 2 3390 x 2843mm 9'4" x 11'1"

2 bedroom semi-detached



GROUND FLOOR

Living/Dining Room 4450 x 4225mm 14'7" x 14'0" Kitchen 2570 x 3085mm 8'5" x 10'1"

W Master Bedroom Bathroom Bedroom 2 Laundry Area

FIRST FLOOR

Master Bedroom

3810 x 2400mm 12'6" x 7'10"

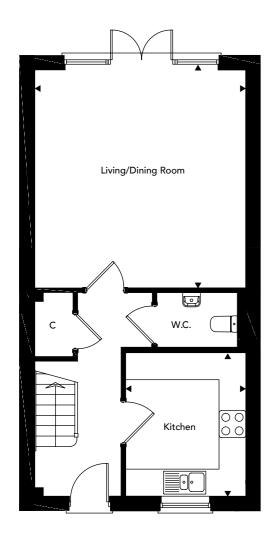
Bedroom 2

2800 x 2485mm 9'2" x 8'2"



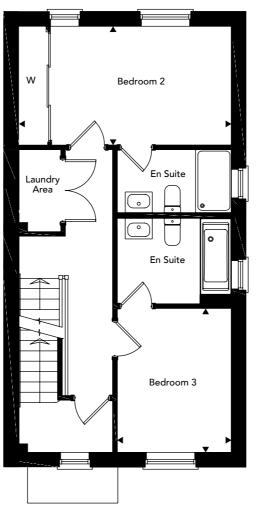


3 bedroom mews



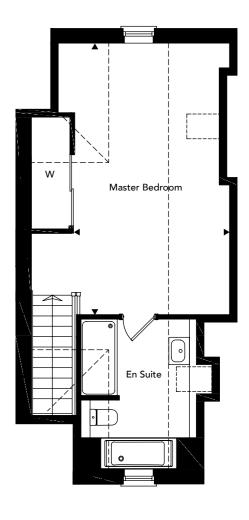
GROUND FLOOR

Living/Dining Room 4740 x 4967mm 15′7″ x 16′4″ Kitchen 2700 x 3186mm 8′10″ x 10′5″



FIRST FLOOR

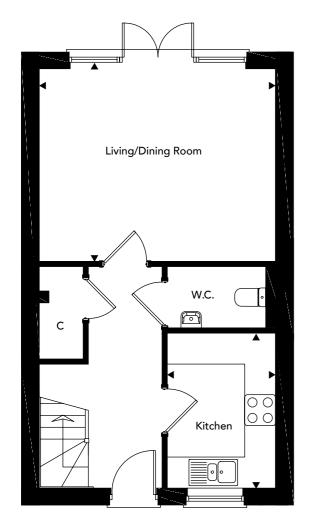
Bedroom 2 4740 x 2642mm 15′7″ x 8′8″ Bedroom 3 2550 x 3200mm 8′4″ x 10′6″



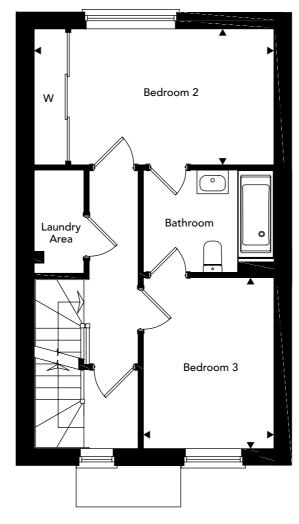
SECOND FLOOR

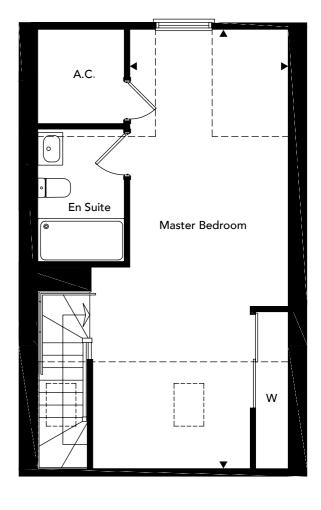
Master Bedroom 3438 x 6031mm 11′3″ x 19′9″

HOMES 15 & 16



3 bedroom mews





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Living/Dining Room Kitchen

4624 x 3852mm 15'2" x 12'8"

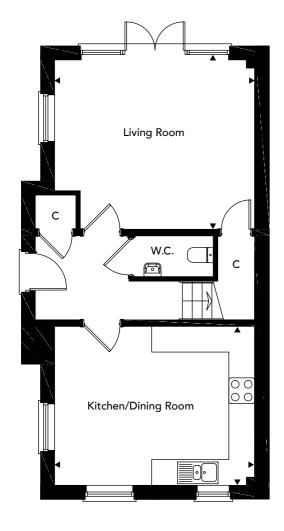
2119 x 3000mm 6'11" x 9'10"

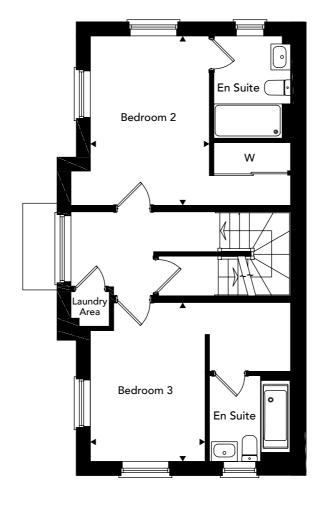
Bedroom 2 Bedroom 3

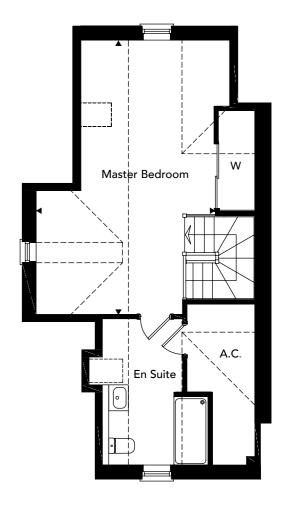
4624 x 2698mm 2519 x 3307mm 15'2" x 8'10" 8'3" x 10'10"

Master Bedroom 2924 x 8115mm 9'7" x 26'7"

3 bedroom mews







GROUND FLOOR

Living Room 4665 x 4072mm 15'4" x 13'4"

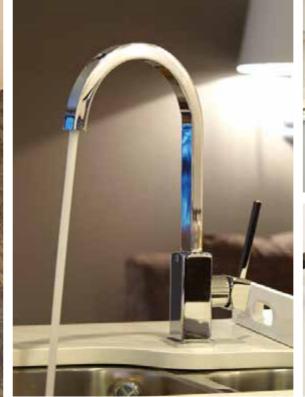
Kitchen/Dining Room 4665 x 3706mm 15'4" x 12'2"

FIRST FLOOR

Bedroom 2 2775 x 3948mm 9'1" x 12'11" Bedroom 3 2675 x 3706mm 8'9" x 12'2" SECOND FLOOR

Master Bedroom 4187 x 6402mm 13'9" x 21'











An exemplary

SPECIFICATION

KITCHEN

- Contemporary kitchen with a comprehensive range of bespoke floor and wall cupboards, with soft-close doors and drawers and feature lighting
- Composite stone worktops with matching upstands and splashbacks provided to area behind hob
- Fitted appliances by Smeg comprise five-ring gas hob, single multifunction pyrolytic oven and separate combination microwave oven with stainless steel extractor hood
- Integrated appliances include fridge/freezer and dishwasher by Smeg
- Stainless steel 1½ bowl undermounted sink by Smeg with a contemporary chrome mixer tap by Franke
- Chrome-finish light switches and sockets provided throughout kitchen area
- Home 1 features an integrated washer/dryer by Smeg

ENERGY EFFICIENCY, HEATING & INSULATION

- Gas-fired central heating system with thermostatically controlled radiators
- Mains pressure hot-water system with electronic programmer
- Double-glazed windows provided throughout, with french casement doors opening to garden
- Insulation installed to NHBC standards
- Energy Performance Certificates provided upon completion and Predicted Energy Assessments available upon request

DECORATION & INTERNAL FINISH

- Matt-painted finish to walls and ceilings.
- Contemporary architraves and skirting boards are provided with satinwood painted finish
- All internal doors in timber, finished in white satinwood featuring contemporary chrome furniture, with glazed door to the living/dining room and kitchen
- Painted hardwood timber front door with multi-point locking system and chrome furniture
- Combination of porcelain floor tiles by Minoli and carpets provided throughout – please check with sales advisor for exact specifications
- Stylish fitted wardrobes with sliding mirrored doors to master bedroom and bedroom 2

LAUNDRY AREA

 Free-standing Smeg washing machine and separate tumble dryer provided to laundry area (homes 8-17 only)

An exemplary

SPECIFICATION

BATHROOM, EN SUITE & CLOAKROOM

- Contemporary white Roca sanitaryware with stylish chrome fittings by Hansgrohe
- Hansgrohe thermostatic shower, Roman clear glass screen or door and low-profile shower tray to en suite
- Vanity units by Roca provided to bathroom and en suite
- Chrome finish shaver socket fitted to bathroom and en suite
- Heated towel rail with chrome finish provided to bathroom, en suite and cloakroom
- Bathroom and en suite fully tiled in porcelain by Minoli
- Half-height feature mirror provided to bathroom and en suite
- Feature-tiled wall with half-height mirror provided to cloakroom

ELECTRICAL INSTALLATION & HOME ENTERTAINMENT

- Combination of white down lighters and pendant light fittings throughout
- PIR feature 'night light' with low-level LED fitted to bathroom and en suite
- Mains-operated smoke detector with battery backup please ask sales advisor for exact locations
- Spur included for future wireless alarm system
- TV points provided to living room, kitchen and all bedrooms
- Mid-height TV point with HDMI connection capability supplied to living room for optional wall-mounted flat screen television
- TV point to living room wired for Sky+ HD capability
- BT points provided to living room and master bedroom, with dedicated space for wireless router provided in ground floor cupboard

EXTERNAL FINISHES

- External tap provided to rear garden
- Rear garden turfed and ready for use
- Contemporary PIR lighting provided to front and rear

Each of our homes are independently surveyed during the course of construction by the National House Building Council (NHBC), who will issue their ten-year warranty certificate upon structural completion of the property.

Oakford Homes is a member of the UK Green Building Council whose mission statement is to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated. Oakford Homes is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a beautiful home in a great location, it will also be designed to be more energy, water and waste efficient. To find out more, please visit www.ukgbc.org.











A rare OPPORTUNITY

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.

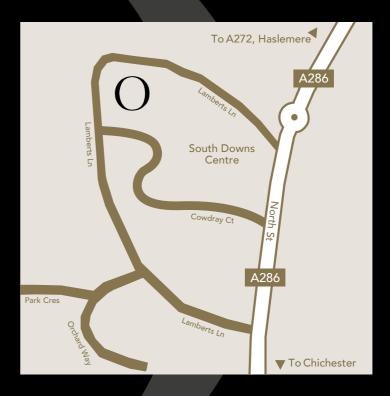






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