



OAKLANDS

PARSONS HEATH

OAK HOME DEVELOPMENTS

AWARD-WINNING LABC HOUSE BUILDER

Are pleased to present an exceptional new collection of two and three
bedroom homes in a desirable area of historic Colchester.





Welcome to Oaklands – a brand new collection of ten high-quality homes ideal for first-time buyers, downsizers and growing families alike. Perfectly located for easy access to the historic and vibrant centre of Colchester, superb local transport links – as well as the tranquil countryside and coastlines of North Essex – Oaklands will give residents the chance to enjoy the very best of all worlds.

Oaklands presents the perfect combination of style, location and convenience for those who like all the amenities that a town has to offer, yet desire easy connections to the peace and beauty of the countryside.

Created by thoughtful, LABC award-winning local new house builder Oak Home Developments, the Oaklands collection comprises 10 carefully designed, stylish 2 and 3 bedroom homes, each featuring all the modern features, fittings and comforts that only a quality property can provide.

Less than two miles from bustling central Colchester and close to all the main routes towards the coast, Suffolk and London, Oaklands offers easy access to the A12 and A120, as well as the town's excellent rail connections. Whether travelling for work or leisure, residents will be well placed for travel towards Ipswich, Chelmsford, Harwich or Essex University, as well as Colchester's own town centre and out-of town retail parks.

Whether you're looking to put down roots for the first time, allowing your family to expand, or wanting to make life more convenient and manageable, Oaklands is a place you'll be pleased to call home.



Image shown is an example of finishings from a previous development.
It is indicative and are not what is expected to be seen in the plots.

Whichever home you choose within Oaklands, each has been designed to provide well-planned accommodation with a quality specification and remarkable finish – all constructed to the exceptionally fine standards that Oak Home Developments are locally renowned for.

The houses feature a sympathetic palette of materials, excellent craftsmanship and high-end fittings throughout, whilst the layouts make the best of the space and light available. Specifications and appliances have been carefully selected to ensure that they are both practical and impressive – and the contemporary kitchens are professionally designed with today's lifestyles in mind.

The collection really is an outstanding example of meticulous design and modern styling, offering considerably planned homes enhanced by pleasing external details and finishes. Front entrances are set back from the pavement and complemented by attractive low shrubs and fencing, while the vehicle entrance gives access to ample parking areas with discrete refuse storage and attractive landscaping. All the homes come with allocated parking spaces and private gardens.

Inside, the properties boast desirable features such as bi-fold and French doors, and every home comes complete with a modern family bathroom along with a downstairs cloakroom. To some of the plots the spacious master bedrooms are complemented with a luxury en-suite which enjoys elegant tiling and sleek sanitaryware – all ensuring the seven 3 bedroom and three 2 bedroom homes within Oaklands are ideal for young professionals and new families, as well as those at the other end of the property ladder looking to downsize.

PLOTS 1, 2 & 3

Plots 1 & 2 Measurements –

Lounge	5530 x 4010mm	18'2" x 13'2"
Kitchen/Dining	5530 x 2890mm	18'2" x 9'6"
Master Bedroom	4190 x 3360mm	13'9" x 11'0"
Bedroom Two	3700 x 2890mm	12'2" x 9'6"
Bedroom Three	2886 x 2519mm	9'6" x 8'3"

Plot 3 Measurements –

Lounge	5930 x 2865mm	19'5" x 9'5"
Kitchen/Dining	5500 x 2800mm	18'1" x 9'2"
Master Bedroom	5930 x 2850mm	19'5" x 9'4"
Bedroom Two	4190 x 2790mm	13'9" x 9'2"



Indicative computer generated image shows Plots 1, 2 and 3 from right to left.



NB: Bath = Bathroom C = Cupboard Clks = Cloakroom St = Storage. Any furniture layouts shown are indicative and not included.

Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate dimensions/measurements are + or – 250mm and plans shown are not to scale. All measurements shown are taken structural faces and may vary slightly throughout construction.

PLOTS 4, 5, 6, 7 & 8

Plots 4 & 8 Measurements –

Lounge	4490 x 3380mm	14'9" x 11'1"
Kitchen/Dining	5870 x 4160mm	19'3" x 13'8"
Master Bedroom	3580 x 3440mm	11'9" x 11'3"
Bedroom Two	3440 x 3180mm	11'3" x 10'5"
Bedroom Three	2550 x 2300mm	8'4" x 7'7"

Plots 5 & 7 Measurements –

Lounge	4300 x 3070mm	14'1" x 10'1"
Kitchen/Dining	5530 x 3450mm	18'2" x 11'4"
Master Bedroom	5530 x 3520mm	18'2" x 11'7"
Bedroom Two	4250 x 3090mm	13'11" x 10'2"

Plot 6 Measurements –

Lounge	4320 x 3230mm	14'2" x 10'7"
Kitchen/Dining	5880 x 4250mm	19'3" x 13'11"
Master Bedroom	3790 x 3650mm	12'5" x 12'0"
Bedroom Two	3420 x 3240mm	11'3" x 10'8"
Bedroom Three	2530 x 2110mm	8'4" x 6'11"



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PLOTS 9 & 10

Plot 9 Measurements –

Lounge	5760 x 2580mm	18'11" x 8'6"
Kitchen/Dining	3500 x 8120mm	11'6" x 26'8"
Master Bedroom	3510 x 3745mm	11'6" x 12'4"
Bedroom Two	5410 x 2600mm	17'9" x 8'6"
Bedroom Three	3510 x 3110mm	11'6" x 10'2"

Plot 10 Measurements –

Lounge	5760 x 2580mm	18'11" x 8'6"
Kitchen/Dining	3500 x 8120mm	11'6" x 26'8"
Master Bedroom	3510 x 3750mm	11'6" x 12'4"
Bedroom Two	5410 x 2600mm	17'9" x 8'6"
Bedroom Three	3510 x 3110mm	11'6" x 10'2"



NB: Bath = Bathroom C = Cupboard Clks = Cloakroom St = Storage. Any furniture layouts shown are indicative and not included.

Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Approximate dimensions/measurements are + or – 250mm and plans shown are not to scale. All measurements shown are taken structural faces and may vary slightly throughout construction.



SPECIFICATIONS

All images shown are examples of finishings from our previous developments. They are indicative and are not what is expected to be seen in the plots.



Kitchens –

- Fitted kitchen as standard.
- Cooker, hob and extractor fan fitted as standard.
- Integrated fridge freezer and dishwasher.
- Plumbing for washing machine provided.
- Ceramic floor tiles in kitchen only.

Electrical –

- Double socket outlets throughout.
- Outside lighting to front and rear on all plots.
- TV points to living room and all bedrooms.
- Telephone points installed to living rooms and master bedrooms only.

Plumbing –

- Central heating is provided via traditional wall mounted radiators throughout.
- White sanitaryware throughout with chrome effect mixer taps plus white bath panel and matching toilet seat.
- Outside tap where possible.

Warranty –

When you buy a home within this collection a 10 year building warranty is offered through LABC, one of the market leading warranty providers. For more information visit www.labc.co.uk.

All images used are from previous Oak Home Developments Showhome at John Castle Way. They are indicative only and any furniture, colour schemes and soft furnishings are not included – they are for illustrative purposes. The specification shown is correct as intended at the time of going to print.

Carpentry –

- Moulded skirting and architraves.
- Modern oak panel doors with chrome effect door handles.

Wall Tiling –

- Bathrooms – half height all round
- En-suites – full height to shower cubicle, with splash back to hand basin and tiled window sill where applicable.
- Cloakroom – splash back to hand basin.

Finishes –

- Ceilings will have a smooth plastered finish and will be painted in white.
- All internal walls painted in Dulux Colours.

General –

- Panel fencing installed between rear gardens where applicable.
- Gardens to be turfed where applicable.



PERFECTLY PLACED
FOR A BALANCED
LIFESTYLE



A CLOSER LOOK

Award-winning house builder Oak Home Developments have created ten thoughtfully-planned houses in this prime location where town meets country. Every home has been meticulously designed to make the most of the space – in every property, large kitchen-diners provide a warm focal point for the house with feature doors opening out onto gardens designed to capture the best of the afternoon light. *Everywhere you look, you'll see that these homes have been built with modern lifestyles in mind.*

Development layout is indicative only and any planting, landscaping or surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only.



Oaklands sits on the boundary between town and country, perfectly positioned for access to central Colchester, while offering residents direct routes to the A12, the sensational North Essex rural backdrop, the Tendring peninsula and beyond.

All daily needs are easily met locally, with two primary schools, a medical practice, dental surgery, oriental takeaways and a Tesco Express a walk away. For larger grocery trips, residents can choose from either of two larger Tesco stores or a major Waitrose, all within 1.5-miles from home.

Colchester is fast gaining a reputation for being a great place to live, and as the hub for North Essex, the town is rich in shopping, leisure and cultural opportunities. The town centre is under ten minutes away, where you'll find a wide range of household brands, independent boutiques and the upmarket Fenwick department store which takes pride of place on the High Street. There are multiple options for eating out to suit all tastes – from the many well-known franchises through to smaller independent coffee shops, excellent family-run restaurants of all nationalities, and fine dining in character-filled buildings dating back hundreds of years.

The town centre also boasts two cinemas, the renowned Mercury Theatre, a famous Roman Castle Museum – and of course the beautiful park – all of which are perfect for a relaxing day out. Sports and Fitness enthusiasts are spoilt for choice, with both David Lloyd and Bannatynes centres available, as well as many busy independent gyms. Colchester Rugby Club, Hockey Club and Athletics Club (the Harriers) all host regular sessions, or you may enjoy running around the Abbey Fields in the evenings and trying the popular Parkrun on Saturday mornings in the centre of town.

With the A12 and A120 just a few minutes drive away, residents can easily connect with the countless picturesque towns and villages that surround Colchester, while journeys to the coast, Ipswich, Chelmsford – or onwards to the M25 and London – are simple. Via Marks Tey, the A120 provides the fastest route to the M11 and Stansted Airport, bringing international travel within your reach in around 45 minutes.

Colchester's mainline railway station, just 3 miles from the collection, offers superb train links to the region, with regular services connecting you to London, Norwich, Cambridge and all intermediate destinations. Ipswich and Chelmsford are both around 20 minutes away, and you can reach Liverpool Street Station in as little as 55 minutes using a fast service.



FennWright

"Each home within this collection will be constructed to the high standards Oak Home Developments are renowned for, with every room featuring high-quality fixtures, stylish finishes and modern lighting.

At Oaklands, you'll find distinctive, energy-efficient spaces that are pleasant and practical to live in, ensuring all the comfort and durability you would expect from an award-winning house builder."

Oaklands, Parsons Heath, Colchester, Essex

To find Oaklands please use the Sat-Nav code CO4 3HT

For further information contact Fenn Wright Estate Agents
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OAK HOME DEVELOPMENTS

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"Oak Home Developments is a quality Colchester based LABC award-winning house builder"