

OAKWOOD

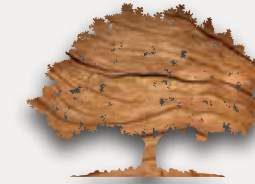
HERTFORD

GOOD HOMES
MAKE EVERYTHING
POSSIBLE



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WELCOME TO



OAKWOOD
HERTFORD

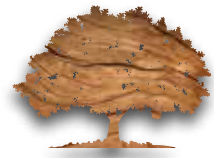
AN EXCITING COLLECTION OF 1, 2, 3 & 4 BEDROOM HOMES

CONTEMPORARY HOMES IN A BEAUTIFUL
SETTING NEXT TO PANSHANGER PARK,
DESIGNED FOR MODERN LIVING.

AVAILABLE FOR SHARED OWNERSHIP

LOCAL HOMES FOR LOCAL PEOPLE
IN HERTFORD





OAKWOOD

HERTFORD

THE NEW COMMUNITY AT OAKWOOD IS THE IDEAL OPPORTUNITY TO PUT DOWN ROOTS IN AN INSPIRING NEW HOME WITH EASY ACCESS TO HERTFORD TOWN CENTRE SET BESIDE BEAUTIFUL HERTFORDSHIRE COUNTRYSIDE.



Oakwood show home garden



Oakwood has been designed with your future in mind. From the well-equipped kitchen to the generously proportioned bedrooms, and the light and spacious living areas to your stylish new bathroom, you'll have everything you need to match your contemporary lifestyle.

The development has been carefully planned. Advanced eco features ensure you're keeping down your energy bills and helping protect the planet at the same time. Outside areas have been imaginatively landscaped to offer the perfect balance of private and communal spaces, as well as connecting you with the natural beauty of the nearby park and woodland. Affordable housing has never been so attractive.



HERTFORD CHARM & MODERN CONVENIENCE

Hertford is a charming town with a history that stretches back to before the time of William the Conqueror. The centre is still old world in feel with timber framed buildings and narrow streets that lead you to interesting independent shops and inviting cafés. You can still see the remnants of Hertford's ancient castle and the town has its own museum.

Yet you will also have all the modern amenities you need available nearby. There are excellent local schools, a doctors' surgery within walking distance, a popular open-air market and a variety of supermarkets, independent and community shops, for all your day to day needs. In Hertford town centre you have a theatre and cinema (currently being refurbished), live music venues, galleries and an excellent selection of pubs and eateries to choose from.

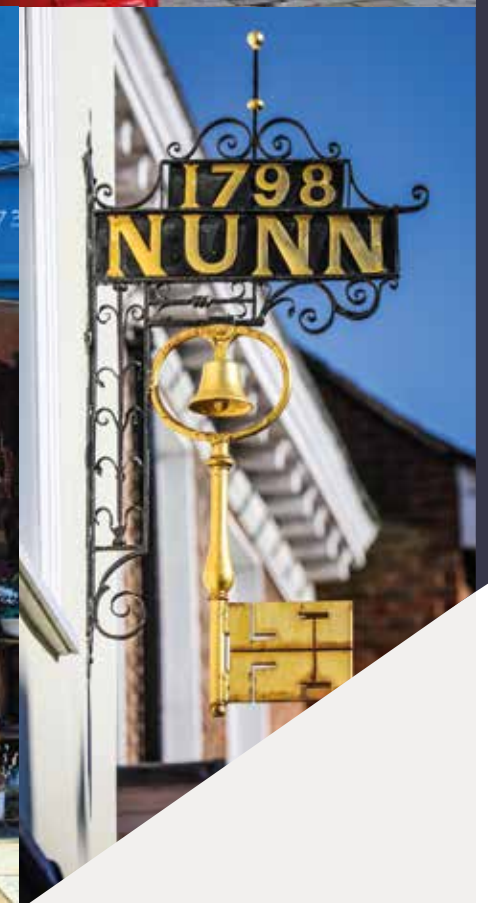
To work off all that fine food, there are local gyms a sports centre and a huge choice of local outdoor sports activities including football, tennis, cricket and a sailing club. Slightly further afield there is a choice of golfing and horse riding.



Sele local shops



Hertford town





Panshanger Park

SIMPLY RELAX AND ENJOY LIFE

Whether you're after a gentle family picnic or a vigorous jog through the woods, Hertford offers you nature in abundance. It's great for waterways too. No less than four rivers meet at Hertford and you'll be amazed by what you can discover when you take to the water. The local river taxi will carry you along the River Lea to the extraordinary gazebo collection at Ware. Take a relaxing boat cruise or cycle along the towpath all the way down to Stratford and the Queen Elizabeth Park.

This is a part of the world that's full of impressive attractions. The Paradise Wildlife Park, for example, will bring you face to face with life-size animatronic dinosaurs, while the magnificent Hatfield House is inspiring both inside and out with extensive grounds that host open air concerts and film nights. St Albans is another great day out, with its wonderful cathedral and ancient history. There are so many fascinating places nearby.

FROM PARKLAND TO
WATERWAYS, HERTFORD
IS SURROUNDED BY
NATURE AT ITS BEST





TAKE A RIDE ON THE WILD SIDE AT PANSHANGER PARK

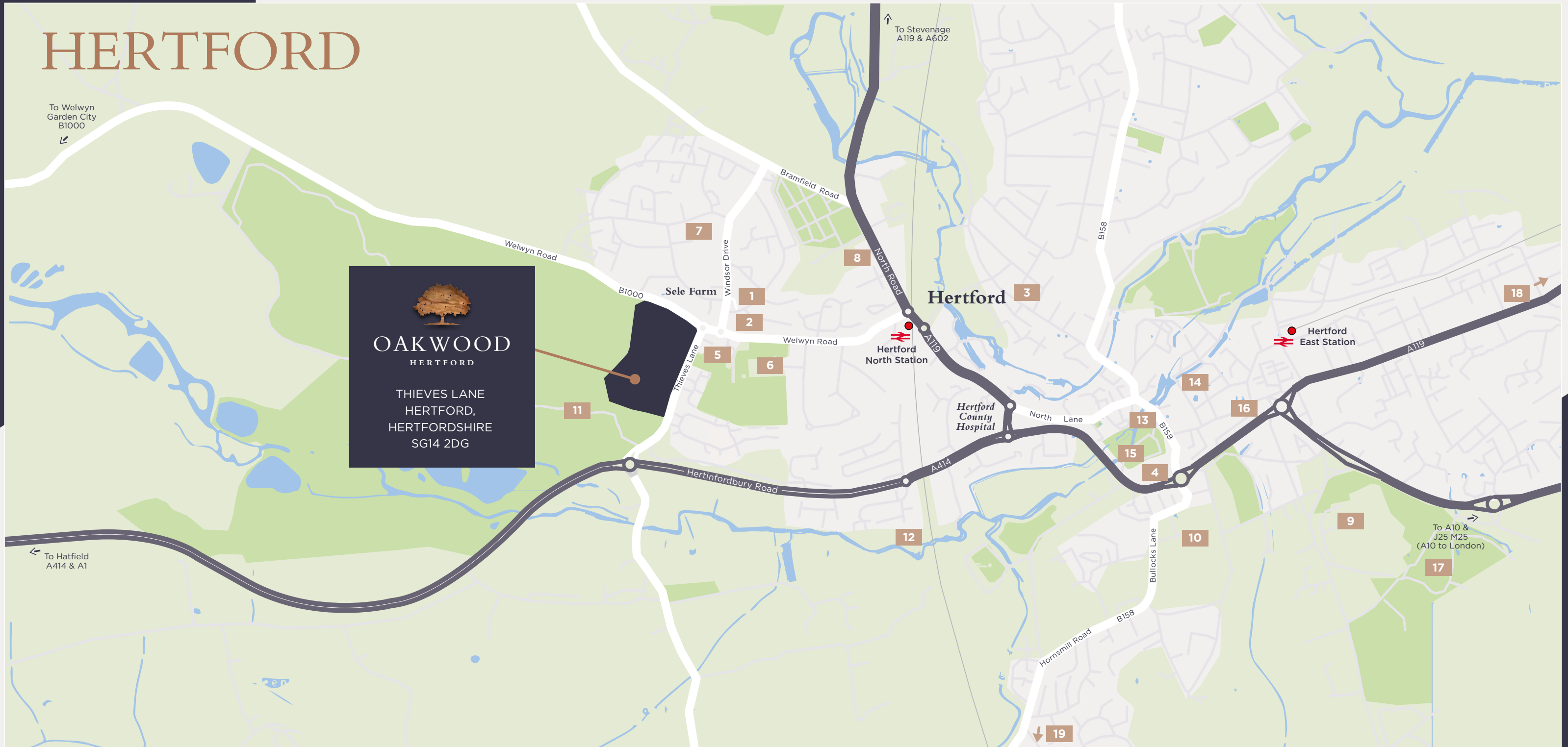


There are few locations that can claim a historic park on their doorstep, but that's exactly what you will have living at Oakwood. Panshanger Park was originally designed by the famous 18th century landscape artist Capability Brown and this unique mosaic of open spaces is today home to water voles, kingfishers, red kites and many rare species.

It's a park that changes with the seasons and there are always new things to see. One day you might be admiring the bluebells in Lady Hughes Wood or spotting wildfowl on Osprey Lake, the next you could be walking among the ancient oaks or soaking up the sunshine beside the tranquil River Mimram. With the park so close to your front door, you can enjoy a different adventure every day.



HERTFORD




OAKWOOD
 HERTFORD
 THIEVES LANE
 HERTFORD,
 HERTFORDSHIRE
 SG14 2DG

LOCAL SHOPS & AMENITIES

1	Local convenient store	0.1 miles
1	Pharmacy	0.1 miles
1	Bakery	0.1 miles
1	Butchers	0.1 miles
1	Fish & Chips	0.1 miles
1	Hairdressers	0.1 miles

PLACES TO EAT & DRINK

2	International cuisine	0.5 miles
3	Gastro pubs	0.6 miles
4	Riverside pubs	0.8 miles

LOCAL SCHOOLS

5	The Sele Secondary	0.5 miles
6	Hollybush Primary	0.4 miles
7	Saint Andrew COE Primary	0.4 miles
8	St. Joseph's CPS	0.6 miles
9	Simon Balle Secondary	1.9 miles
10	Richard Hale Secondary	1.3 miles

PLACES OF INTEREST

11	Panshanger Park	0.5 miles
12	Willowmead Nature Reserve	0.8 miles
13	Hertford Theatre (being refurbished)	1.2 miles
14	Hertford Museum	1.4 miles
15	Hertford Castle	1.5 miles
16	Corn Exchange	1.5 miles

17	Balls Park	2.9 miles
18	Scott's Grotto	3.7 miles
19	Paradise Wildlife Park	6.5 miles

TRANSPORT

Hertford North Station	0.6 miles
Hertford East	1.58 miles
Luton	18 miles
Stansted	20.4 miles
Heathrow	37 miles

Distances taken from www.google.co.uk/maps**



WHERE THE TRAVELLING IS EASY

Living at Oakwood, you have some of the best parts of the country on hand. London is only a few miles to the South and easy to reach for a day exploring the shops or a night out on the town. Head North and East Anglia opens up for you. Maybe you fancy a day at the races in Newmarket or wandering the fascinating streets of Cambridge. Perhaps a weekend on the coast takes your fancy, or a holiday boating on the Norfolk Broads. And when you wish to travel further afield, it's easy to get to the Midlands and North, via the Great North Road.

BY RAIL

If you commute into London, Hertford North station will connect you with London King's Cross or Moorgate in 50 minutes. There are also good services to Stevenage and other local destinations.

BY ROAD

From Oakwood you have access to a wide range of road networks. The A10 is your direct road to the centre of London and provides a quick connection to the M25 and national motorway network. It also links you with Cambridge and East Anglia. The A1(M) runs to the West of Hertford which gives is your direct route all the way up to Doncaster, Durham, Newcastle and Edinburgh.

BUS SERVICES

Oakwood is well served by buses connecting you to villages in the surrounding area as well as other parts of Hertfordshire and beyond.

- 395** to Ware via Hertford North Station in 18 mins
- 396** to Hertford town centre in 13 mins

If you need to travel to the airport, you can conveniently catch a bus from various points in Hertford. There are other out-of-town bus and coach services that will take you across country.

- 724** to Heathrow Airport

HEADING ABROAD

When you're travelling overseas, Luton, Stansted and London City airports are all convenient. Or you could opt for the Eurostar terminal at St Pancras International.

BY BIKE

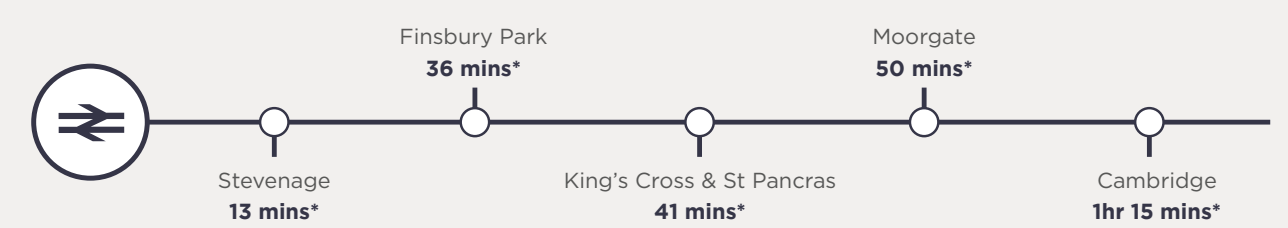
Follow the trails through Panshanger Park or take to the riverside towpaths. You'll find cyclists well catered for in this part of the world.

ON FOOT

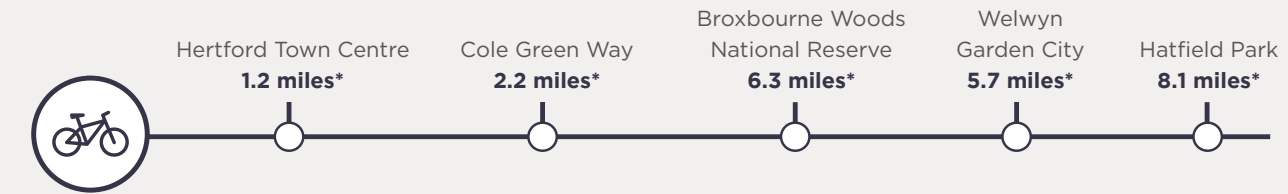
From Oakwood you can enjoy a number of walks into town, through the park, along the river or across the fields.



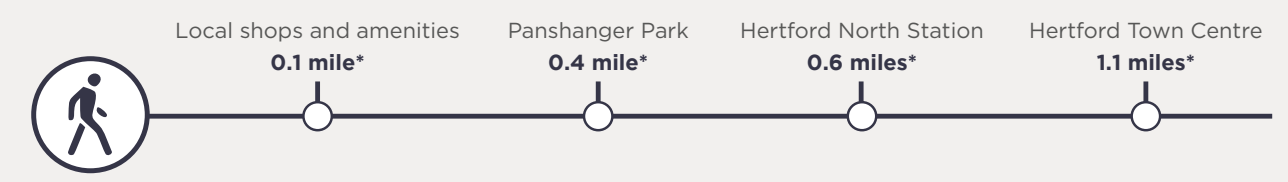
BY TRAIN FROM HERTFORD NORTH*



CYCLING+ FROM OAKWOOD



WALKING+ FROM OAKWOOD



Bus routes taken from www.arrivabus.co.uk,
 Travel times taken from *www.nationalrail.co.uk and **www.google.co.uk/maps All times and distances are approximate
 For further details visit: www.hertford.net/leisure/cycling.ph

YOU'RE WELL CONNECTED, WHEREVER YOU WANT TO GO
















OAKWOOD
HERTFORD

SHARED OWNERSHIP HOMES



KEY

 THE SPARROW 1 BEDROOM MAISONETTE PLOTS 200 & 201	 THE MAGPIE 2 BEDROOM HOUSE PLOTS 202 & 203
 THE ROBIN 1 BEDROOM MAISONETTE PLOTS 190 TO 193	 THE MALLARD 3 BEDROOM HOUSE PLOTS 107 & 110
 THE LINNET 2 BEDROOM APARTMENT PLOTS 164 TO 169	 THE SWALLOW 3 BEDROOM HOUSE PLOTS 41 & 116
 THE WIGEON 2 BEDROOM HOUSE PLOTS 32 TO 33	 THE KINGFISHER 3 BEDROOM HOUSE PLOTS 16, 17, 23, 24, 194, 195, 216 & 217
 THE MOORHEN 2 BEDROOM HOUSE PLOT 40	 THE HERON 4 BEDROOM HOUSE PLOTS 108 & 109
 THE MAGPIE 2 BEDROOM HOUSE PLOTS 202 & 203	 AFFORDABLE RENT
	 PRIVATE SALE

Development layout not to scale, the site plan is indicative only, it has been prepared with all due care for the intending purchaser and the information contained herein is a preliminary guide only. Red line is only a guide on where the garden and car parking is approx situated.



APARTMENT SPECIFICATION AT OAKWOOD

KITCHEN

- Contemporary, gloss fitted kitchen from Paula Rosa Range with a laminate work top and upstand
- AEG single fan oven ceramic hob and a AEG Linear extractor hood
- Zanussi integrated fridge freezer
- Washer dryer located in hall cupboard
- Integrated dishwasher
- Glass splash back
- 1.5 bowl stainless steel sink with Hansgrohe mixer tap
- Laminate flooring to apartments.

BATHROOM

- Contemporary white Ideal Standard bathroom suite with an Aqualisa Midas bath shower thermostatic mixer system and glass shower screen
- Built in cistern with a soft close seat to WC
- Ideal Standard Tempo basin built in, with cupboard beneath wash hand basin and a Hansgrohe basin mixer

- Full height ceramic wall tiles around bath and shower area
- Ceramic tiling behind basin dependent on basin size
- Shaver socket
- Illuminated mirror above basin to bathrooms
- Heated chrome towel rail
- Amtico flooring

BEDROOMS

- Carpet to all bedrooms
- TV points to all bedrooms
- Telephone point to master bedroom

FINISHES

- Satinwood finish to skirting and architraves
- 5 panel moulded internal doors with polished chrome level handles
- Laminate flooring to living rooms
- Carpet to halls, stairs and landing areas (Only to maisonettes)

HEATING & ELECTRICAL

- Individual gas central heating with radiators
- LED downlighters to kitchen, kitchen/ dining area, bathroom, hall and landing
- Pendants lighting to bedrooms
- Pelmet lighting in kitchens
- Main operated Smoke and Carbon Monoxide detectors
- Standard phone provision capable of delivering broadband service (subject to purchaser subscription)

EXTERNAL

- External lights with PEC fitted to the front
- Bike store

WARRANTY

- NHBC 10 year Warranty

CONTEMPORARY
1 BEDROOM
MAISONETTES AND 2
BEDROOM APARTMENTS



Oakwood show home photography



HOUSE SPECIFICATION AT OAKWOOD

KITCHEN

- Contemporary, gloss fitted kitchen from Paula Rosa Range with a laminate work top and upstand
- AEG single fan oven with ceramic hob and a AEG Linear extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated washing machine
- Zanussi integrated dishwasher
- Glass splash back
- 1.5 bowl stainless steel sink with Hansgrohe mixer tap
- Amtico flooring to houses with separate kitchen

BATHROOM AND CLOAKROOM

- Contemporary white Ideal Standard bathroom suite with an Aqualisa Midas bath shower thermostatic mixer system and glass shower screen
- Built in cistern with a soft close seat to WC
- Ideal Standard Tempo basin built in, with cupboard beneath wash hand basin and a Hansgrohe basin mixer
- Full height ceramic wall tiles around bath and shower area
- Ceramic tiling behind basin dependent on basin size

- Shaver socket to bathroom
- Illuminated mirror above basin to bathrooms, standard mirror to cloakrooms
- Heated chrome towel rail to bathroom
- Amtico flooring

BEDROOMS

- Carpet to all bedrooms
- TV points to all bedrooms
- Telephone point to master bedroom

FINISHES

- Neutral walls and ceilings
- Satinwood finish to skirting and architraves
- 5 panel moulded internal doors with polished chrome level handles
- Glazed doors to living areas in selected plots
- Laminate flooring to living rooms
- Carpet to halls, stairs and landing areas

HEATING & ELECTRICAL

- Individual gas central heating with radiators
- LED downlighters to living, kitchen/ dining area, bathroom, hall and landing

- Pendants lighting to bedrooms
- Pelmet lighting in kitchens
- Main operated Smoke and Carbon Monoxide detectors
- Standard phone provision capable of delivering broadband service (subject to purchaser subscription)

EXTERNAL

- Turf to rear garden
- External tap fitted to rear elevation
- A socket will be fitted to the rear of the house
- Full width patio to the rear of the garden
- Timber fence to rear of the garden with lockable bolt
- External lights to the front & rear doors
- Electric car charging to selected plots
- Solar panels on the roof
- Shed in the garden
- Free standing rotary dryers

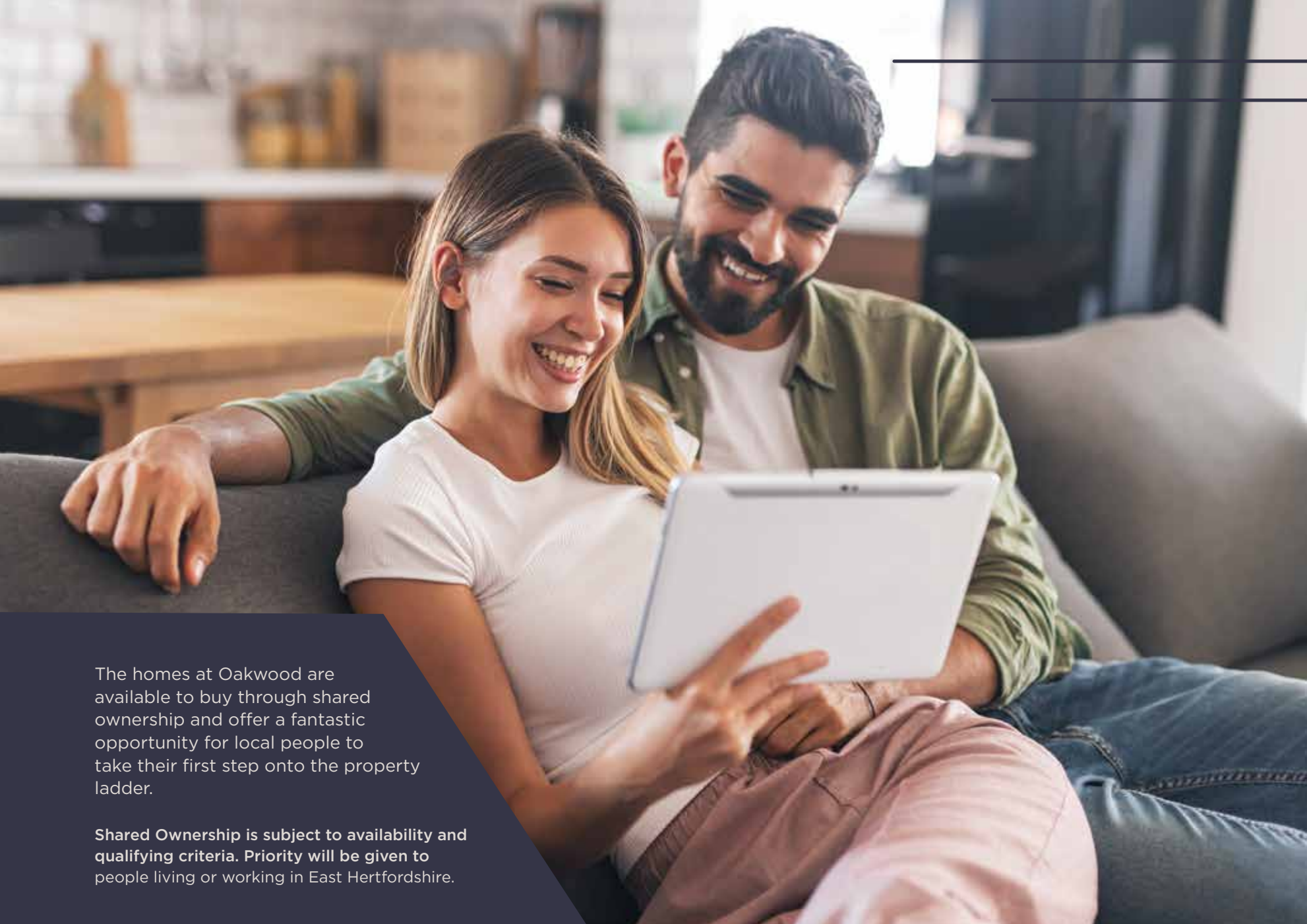
WARRANTY

- NHBC 10 year Warranty



2, 3 & 4 BEDROOM
HOUSES WITH
PRIVATE GARDENS





The homes at Oakwood are available to buy through shared ownership and offer a fantastic opportunity for local people to take their first step onto the property ladder.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living or working in East Hertfordshire.

Shared Ownership is designed so that you can buy a new home with a lower deposit and with monthly housing costs that are approximately 20% lower than if you were to buy the same home outright on the open market.

With Shared Ownership, you buy a share in your new home or a resale home usually between 25% and 75% of the full market value of the home. You also pay rent, which is initially capped at a maximum of 2.75%, on the part owned by Network Homes. In addition a service charge is payable per month.

You will need to have savings to cover any deposit required by your

mortgage lender and the costs involved in moving.

When you can afford to, you can take your next steps and increase the share you own; this is known as 'staircasing'. The cost of the additional share that you buy will be based on the current market value of your home.

To buy through shared ownership you will need to do what is known as 'maximise your affordability'. What this means is that you will be required to take out a mortgage for the share that you are purchasing and any deposit you may have. Even if you can afford to buy the minimum share of the property in

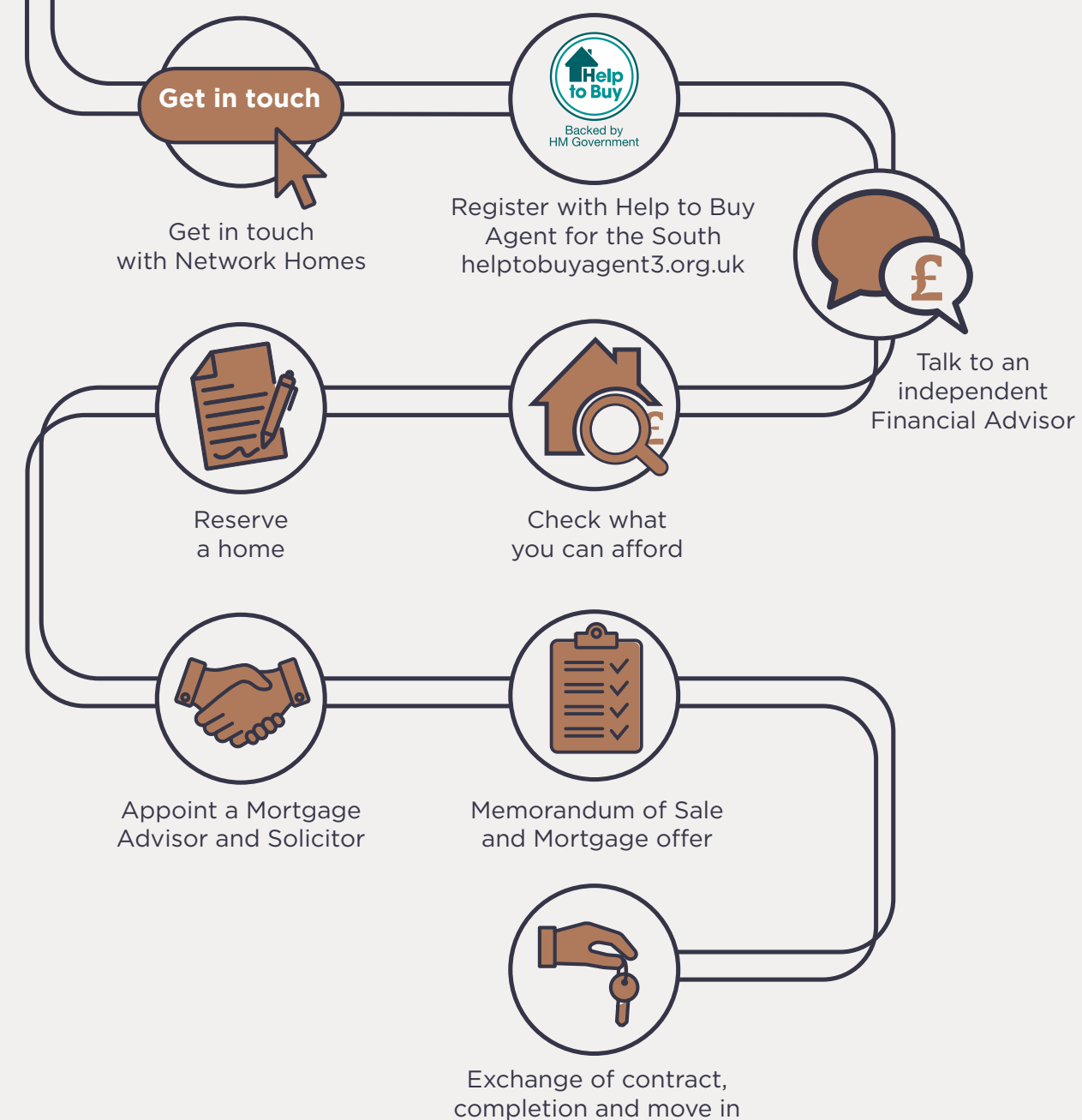
cash, you will still be required to take out a mortgage.

Every application needs to be assessed on an individual basis and you will be required to purchase the maximum share you can afford.

STAIRCASING

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called 'staircasing' which means you could eventually own all of the property. The benefit is the more you own, the less rent you pay.

HOW SHARED OWNERSHIP WORKS





NURTURE & GROW WITH NETWORK HOMES

Network Homes is an award-winning housing association. We love to build and we take great pride in the homes we deliver and manage. We are one of the UK's leading providers of quality homes with a portfolio of 20,000 properties.

We build prestigious homes for private sale and Shared Ownership (part rent, part buy). We operate commercially but our profits are reinvested back into building more homes and providing a first class service to our customers. We take pride in creating an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living.

We've been dedicated to doing this for over 40 years, since we were formed in 1974. Without a good home it's difficult for anyone to feel comfortable, happy or secure in their life.

**BECAUSE GOOD HOMES MAKE
EVERYTHING POSSIBLE**



OAKWOOD
HERTFORD

FLOOR PLANS

First homes launching Spring 2022 through to Autumn 2023. The new homes will be sold in 5 phases.

Take a look at the floorplans of the new homes we have available.

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and in some instances we have relied upon information supplied by others. The images and photographs contained in this brochure are not all of the development Oakwood. This brochure includes imagery for illustrative purposes only. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales advisor. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Travel times are approximate only and are subject to change. All information believed to be correct at time of print. The map is not to scale. March 2022.



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