



The Appleton

ELM TREE GARDENS

Plot 1 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

**Central Staircase to Entrance Hall // Spacious Living Room // Study // Detached Garage
5 Double Bedrooms // Large Family, Kitchen & Dining area to the rear with bi-folding doors**



Photographs show similar developments completed by Oak Tree.

www.oaktree-developments.com

Plot 1 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ

Overall Sqft: 2293



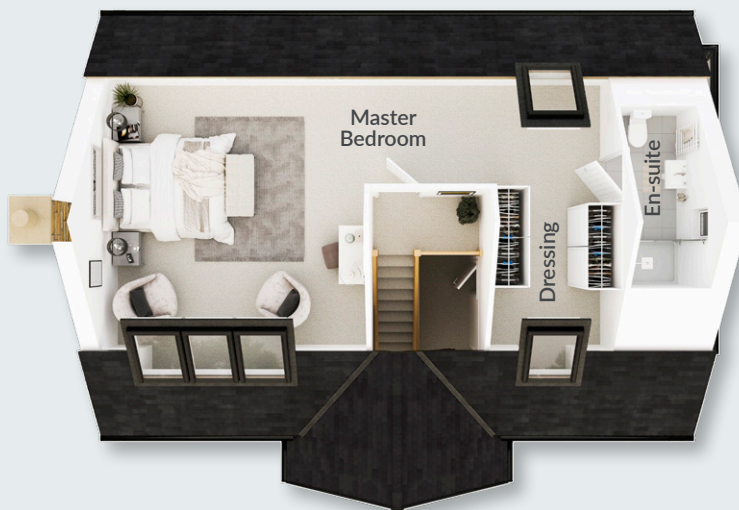
Ground Floor

Family / Kitchen / Dining	4960 x 7050 (16'3 x 23'2) o/all
Lounge	3835 x 7100 (12'7 x 23'5)
Utility	1890 x 2045 (6'2 x 6'9)
WC	1920 x 935 (6'6 x 3'1)
Study	2000 x 3020 (6'7 x 9'11) o/all
External Garage	3500 x 6000 (11'6 x 19'8)



First Floor

Bedroom 2	3835 x 4190 (12'7 x 13'9)
En-suite	1230 x 3035 (4'0 x 9'11)
Bedroom 3	3835 x 3940 (12'7 x 13'0) o/all
Bedroom 4	3835 x 2835 (12'7 x 9'4) o/all
Bedroom 5	3835 x 3090 (12'7 x 10'2)
Bathroom	2020 x 3035 (6'8 x 9'11)



Second Floor

Master Bedroom	5010 x 5160 (16'5 x 16'11)
En-suite	1440 x 3385 (4'9 x 11'1)
Dressing	2365 x 3025 (7'10 x 9'11)

Floor plans show the structural layout of each house type.

All furniture / kitchen cupboard layouts and fitted wardrobes shown on floor plans are for illustration purposes only.

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The Croft

ELM TREE GARDENS

Plot 2, 8 & 9 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

**Integral Garage // 3 Storey with Master, Dressing Room & En-suite to Second Floor
5 Double Bedrooms // Family, Kitchen & Dining area to the rear with bi-folding doors**



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Plot 2, 8 & 9 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ (PLOT 2 SHOWN - PLOT 8 IS HANDED)

Overall Sqft: 2034



Ground Floor

Kitchen / Dining	5850 x 4485 (19'2 x 14'9)
Lounge	3480 x 6930 (11'5 x 22'9) o/all
Utility	1960 x 2680 (6'5 x 8'10)
WC	1935 x 960 (6'4 x 3'2)
Garage	3005 x 4610 (9'10 x 15'1) o/all



First Floor

Bedroom 2	4160 x 3700 (13'8 x 12'2) o/all
En-suite	2015 x 2660 (6'7 x 8'9) o/all
Bedroom 3	4180 x 4005 (13'9 x 13'2) o/all
Bedroom 4	3630 x 3220 (11'11 x 10'7)
Bedroom 5	3630 x 3700 (11'11 x 12'2) o/all
Bathroom	3020 x 2030 (9'11 x 6'8)



Second Floor

Master Bedroom	7870 x 5165 (25'10 x 16'11) o/all
En-suite	3285 x 1810 (10'9 x 5'11)
Dressing Room	4510 x 1810 (14'10 x 5'11)

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The Wilmslow

ELM TREE GARDENS

Plot 3 & 4 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

**Integral Garage // 3 Storey with Master, Dressing Area & En-suite to Second Floor
5 Double Bedrooms // Family, Kitchen & Dining area to the rear with bi-folding doors**



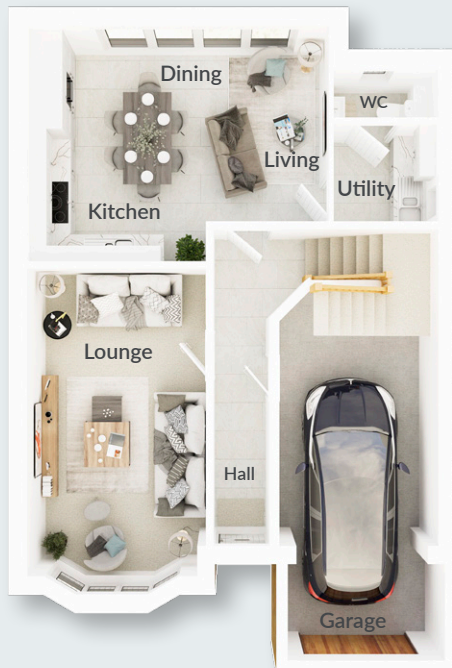
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Plot 3 & 4 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ

Overall Sqft: 1841



Ground Floor

Living / Kitchen / Dining	5625 x 4400 (18'5 x 14'5) o/all
Lounge	3350 x 5975 (11'0 x 19'7) o/all
Utility	1965 x 1870 (6'5 x 6'2)
WC	1965 x 935 (6'5 x 3'1)
Garage	3030 x 6960 (9'11 x 22'10) o/all



First Floor

Bedroom 2	3965 x 4560 (13'0 x 15'0) o/all
En-suite	2745 x 1230 (9'0 x 4'0)
Bedroom 3	3625 x 3825 (11'11 x 12'7) o/all
Bedroom 4	4200 x 2905 (13'9 x 9'6)
Bedroom 5	3390 x 2905 (11'1 x 9'6)
Bathroom	2745 x 2025 (9'0 x 6'8)



Second Floor

Master Bedroom	4195 x 6810 (13'9 x 22'5) o/all
En-suite	2790 x 2880 (9'1 x 9'5)
Dressing	3400 x 2640 (11'2 x 8'8)

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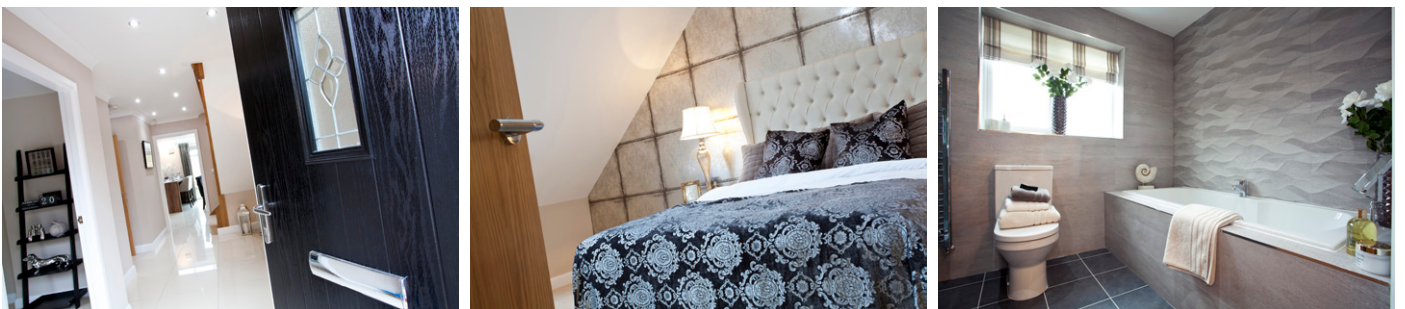


The Thornton

ELM TREE GARDENS

Plot 5 & 6 - Three Bedroom Semi-Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

Open Plan Living / Featuring Kitchen, Dining & Living area all flooded with natural light
2 Double Bedrooms & 1 Single // Bi-folding doors opening onto the rear garden



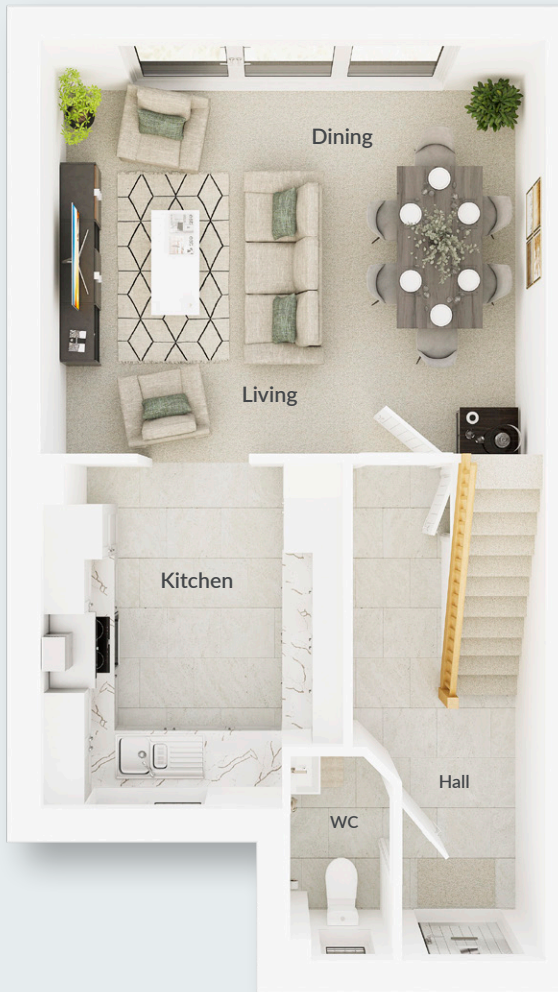
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Plot 5 & 6 - Three Bedroom Semi-Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ (PLOT 6 SHOWN - PLOT 5 IS HANDED)

Overall Sqft: 990



Ground Floor

Kitchen	3160 x 3410 (10'4 x 11'2) o/all
Living / Dining	5270 x 4520 (17'3 x 14'10)
WC	1085 x 2140 (3'7 x 7'0) o/all



First Floor

Master Bedroom	3775 x 3635 (12'5 x 12'0) o/all
En-suite	1425 x 2940 (4'8 x 9'8) o/all
Bedroom 2	3160 x 3045 (10'4 x 10'0)
Bedroom 3	2680 x 3576 (8'10 x 11'9) o/all
Bathroom	3140 x 1850 (10'4 x 6'1) o/all

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The Alderley

ELM TREE GARDENS

Plot 7 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

Central Staircase to Entrance Hall // Spacious Living Room // Detached Garage
5 Double Bedrooms // Large Family, Kitchen & Dining area to the rear with bi-folding doors



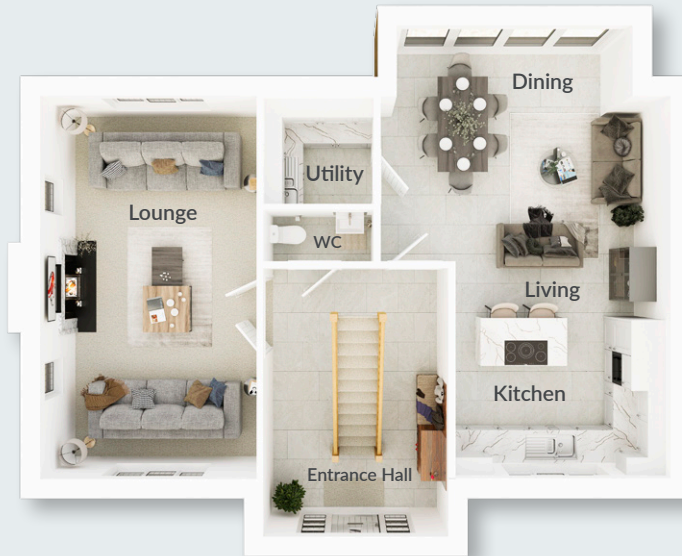
Photographs show similar developments completed by Oak Tree.

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Plot 7 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ

Overall Sqft: 2174



Ground Floor

Family / Kitchen / Dining	5145 x 7960 (16'11 x 26'1) o/all
Lounge	3835 x 6760 (12'7 x 22'2)
Utility	1970 x 1920 (6'6 x 6'4)
WC	1970 x 940 (6'6 x 3'1)
External Garage	3500 x 6000 (11'6 x 19'8)



First Floor

Bedroom 2	3835 x 3955 (12'7 x 13'1)
En-suite	1240 x 2930 (4'1 x 9'7)
Bedroom 3	3835 x 3730 (12'7 x 12'3) o/all
Bedroom 4	3835 x 2735 (12'7 x 9'0) o/all
Bedroom 5	3835 x 2960 (12'7 x 9'9)
Bathroom	1970 x 2960 (6'6 x 9'9)



Second Floor

Master Bedroom	4990 x 5340 (16'4 x 17'6)
En-suite	1440 x 3895 (4'9 x 12'9)
Dressing	2490 x 3095 (8'2 x 10'2)

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The Sutton

ELM TREE GARDENS

Plot 10 - Five Bedroom Detached

PHIPPS LANE, BURTONWOOD, WA5 4EZ



Key Features

**Large attached Double Garage // 3 Storey with Master, Dressing Room & En-suite to Second Floor
5 Double Bedrooms // Family, Kitchen & Dining area to the rear with bi-folding doors**



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Plot 10 - Five Bedroom Detached

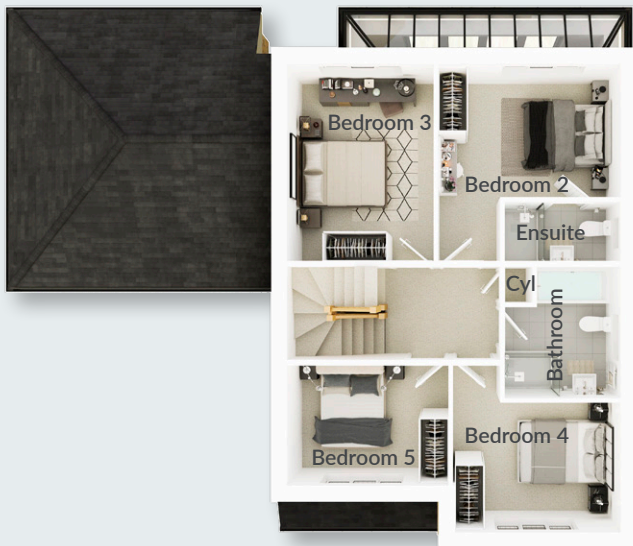
PHIPPS LANE, BURTONWOOD, WA5 4EZ

Overall Sqft: 2067



Ground Floor

Family / Kitchen / Dining	6180 x 5525 (20'3 x 18'2) o/all
Lounge	3610 x 6075 (11'10 x 19'11) o/all
Utility	2195 x 3250 (7'2 x 10'8)
WC	2195 x 960 (7'2 x 3'2)
Study	2040 x 2610 (6'8 x 8'7)
Double Garage	4960 x 5480 (16'3 x 17'8)



First Floor

Bedroom 2	3965 x 4285 (13'0 x 14'1) o/all
Ensuite	2525 x 1305 (8'3 x 4'3)
Bedroom 3	3175 x 4285 (10'5 x 14'1)
Bedroom 4	3645 x 3620 (12'0 x 11'11) o/all
Bedroom 5	3495 x 2610 (11'6 x 8'7)
Bathroom	2525 x 2850 (8'3 x 9'4) o/all



Second Floor

Master Bedroom	4730 x 5675 (15'6 x 18'7) o/all
Ensuite	3165 x 3545 (10'5 x 11'8) o/all
Dressing	3965 x 1925 (13'0 x 6'4)

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A Luxurious Specification

ELM TREE GARDENS

UNDERFLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO UPPER FLOORS.

DURAVIT SANITARYWARE.

CONTEMPORARY CHROME TAPS AND FITTINGS.

CHROME SHOWER ENCLOSURES WITH ADJUSTABLE SLIDING SHOWER HEADS TO ENSUITES

WET ROOMS TO HAVE A CHOICE OF WALL AND FLOOR TILING FROM THE
PORCELANOSA "OAK TREE DEVELOPMENTS STANDARD TILING RANGE 2020".

CHROME SWITCHES AND SOCKETS TO GROUND FLOOR AND LANDING.

CHROME CEILINGS SPOTS THROUGHOUT EXCLUDING UNDER-STAIRS STORE AND BEDROOMS 2 & 3.

TV AND BT POINTS PROVIDED.

EXTERNAL LIGHTS TO ALL ENTRANCE POINTS.

DIGITAL ALARM SYSTEM.

SHAVER SOCKETS TO WET ROOMS.

DOORBELL TO FRONT DOOR.

CHOICE OF QUALITY KITCHEN UNITS, WORKTOPS AND HANDLES.

NEFF INTEGRATED APPLIANCES INCLUDING OVEN, HOB, EXTRACTOR HOOD,
MICROWAVE, DISHWASHER AND FRIDGE FREEZER.

FEATURE OAK STAIRCASES.

PRE-FINISHED OAK INTERNAL DOORS WITH QUALITY CHROME DOOR FURNITURE.

ANTHRACITE GREY UPVC WINDOWS WITH LEADED LIGHTS AND
COMPOSITE WOODGRAIN ENTRANCE DOORS.

MAINTENANCE-FREE BLACK WOODGRAIN FASCIAS AND SOFFITS.

HARD AND SOFT LANDSCAPING TO FRONT AND REAR GARDENS.

FULLY FENCED BOUNDARIES.

ALL THE ABOVE ITEMS ARE OFFERED AS PART OF OUR STANDARD SPECIFICATION.

IN ADDITION, UPGRADES AND OAK TREE EXTRAS CAN BE ADDED TO CREATE YOUR OWN
PERSONAL SPECIFICATION.





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