

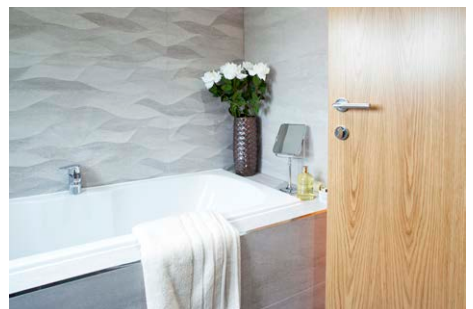
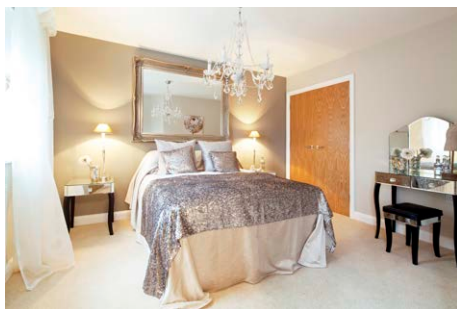


# The Ashley

THE HAWTHORNS

## Plots 1 & 2 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

Open Plan Living / Featuring Kitchen, Dining & Family area all flooded with natural light  
Seperate Living Room // 4 Double Bedrooms // En-suite to Master Bedroom // Integral Garage



Photographs show similar developments completed by Oak Tree.

[www.oaktree-developments.com](http://www.oaktree-developments.com)

# Plots 1 & 2 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Ground Floor

Kitchen area	3610 x 3400 (11'10 x 11'2) o/all
Family / Dining	6660 x 3560 (21'10 x 11'8) o/all
Lounge	3270 x 4890 (10'9 x 16'1) o/all
Utility	2250 x 1525 (7'5 x 5'0)
WC	1000 x 2050 (3'3 x 6'9)
Garage	3050 x 6000 (10'0 x 19'8)



## First Floor

Master Bedroom	4610 x 4250 (15'1 x 13'11) o/all
En-suite	2090 x 1900 (6'10 x 6'3) o/all
Bedroom 2	3300 x 5250 (10'10 x 17'3) o/all
Bedroom 3	3125 x 3645 (10'3 x 12'0)
Bedroom 4	3575 x 2645 (11'9 x 8'8)
Bathroom	2100 x 2645 (6'11 x 8'8)

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.

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.





# The Alderley

THE HAWTHORNS

## Plot 3 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

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



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# Plot 3 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Ground Floor

Family / Kitchen / Dining	5185 x 8560 (17'0 x 28'1) o/all
Lounge	3835 x 7100 (12'6 x 23'3)
Utility	2040 x 2080 (6'7 x 6'8)
WC	1200 x 2070 (3'9 x 6'8)
Study	1965 x 2030 (6'4 x 6'7)
Detached Double Garage	6000 x 6000 (19'8 x 19'8)



## First Floor

Bedroom 2	3875 x 4145 (12'7 x 13'6)
En-suite	1245 x 3065 (4'1 x 10'1)
Bedroom 3	3835 x 3960 (12'6 x 12'10) o/all
Bedroom 4	3835 x 3065 (12'6 x 10'1)
Bedroom 5	3875 x 2875 (12'7 x 9'4) o/all
Bathroom	1920 x 3065 (6'3 x 10'1)



## Second Floor

Master Bedroom	4735 x 4250 (15'5 x 13'9)
En-suite	2120 x 3555 (6'10 x 11'7) o/all
Dressing	2695 x 4250 (8'8 x 13'9)

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# The Lytham

THE HAWTHORNS

## Plots 4 & 5 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room  
Juliet Balcony to Master Suite // 5 Double Bedrooms // 2.5 Storey // Integral Garage



Photographs show similar developments completed by Oak Tree.

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# Plots 4 & 5 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX

Floor plans show plot 4 - plot 5 is handed.



## Ground Floor

Family / Kitchen / Dining	8670 x 4535 (28'4 x 14'9) o/all
Lounge	3610 x 5150 (11'8 x 16'9) o/all
Utility	1940 x 2150 (6'4 x 7'1)
WC	1825 x 1115 (5'10 x 3'7)
Garage	3050 x 6055 (10'0 x 19'9)



## First Floor

Bedroom 2	3610 x 4640 (11'8 x 15'2)
En-suite	1640 x 2260 (5'4 x 7'4)
Bedroom 3	3290 x 4350 (10'8 x 14'3)
Bedroom 4	3290 x 4235 (10'8 x 13'9)
Bedroom 5	2735 x 3085 (8'10 x 10'1)
Bathroom	2500 x 3085 (8'2 x 10'1)



## Second Floor

Master Bedroom	4735 x 5915 (15'5 x 19'4)
En-suite	3865 x 2905 (12'7 x 9'5)
Landing	3865 x 2935 (12'7 x 9'6)

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# The Appleton

THE HAWTHORNS

## Plot 6 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

Large Family, Kitchen & Dining area with bi-folding doors // Spacious Living Room  
2.5 Storey // 5 Double Bedrooms // En-suite to Master & Bedroom 2 // Utility Room // Detached Double Garage



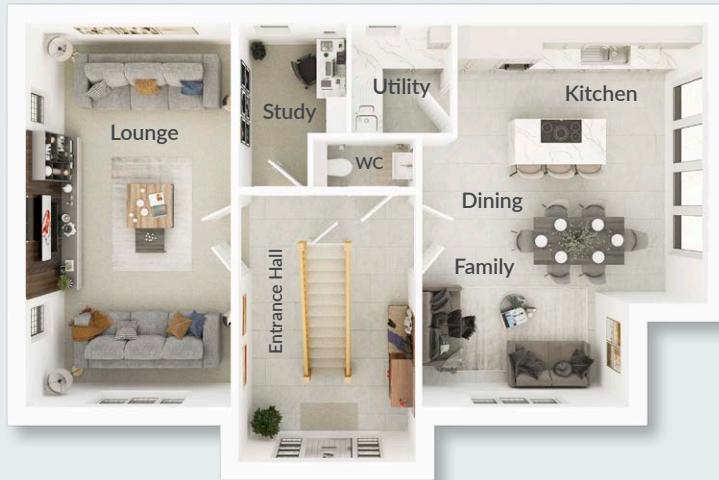
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# Plot 6 - Five Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX

Floor plans show plots 5 & 7 - plot 6 & 8 are handed.



## Ground Floor

Family / Kitchen / Dining	5300 x 7100 (17'5 x 23'4) o/all
Lounge	3835 x 7100 (12'7 x 23'4)
Study	2000 x 3040 (6'7 x 10'0) o/all
Utility	1850 x 2015 (6'1 x 6'7)
WC	1955 x 925 (6'5 x 3'0)
Detached Double Garage	6000 x 6000 (19'8 x 19'8)



## First Floor

Bedroom 2	3860 x 4135 (12'8 x 13'7)
En-suite	1220 x 3050 (4'0 x 10'0)
Bedroom 3	3835 x 3050 (12'7 x 10'0)
Bedroom 4	3835 x 3950 (12'7 x 13'0) o/all
Bedroom 5	3860 x 2865 (12'8 x 9'5) o/all
Bathroom	1910 x 3050 (6'3 x 10'0)



## Second Floor

Master Bedroom	4725 x 4225 (15'6 x 13'10)
Dressing	2685 x 4225 (8'10 x 13'10) o/all
En-suite	2105 x 3540 (6'11 x 11'7) o/all

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# The Birkdale

THE HAWTHORNS

## Plots 7 & 8 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room  
Juliet Balcony to Master Suite // 4 Double Bedrooms // Utility Room // Integral Garage



Photographs show similar developments completed by Oak Tree.

[www.oaktree-developments.com](http://www.oaktree-developments.com)

# Plots 7 & 8 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Ground Floor

Family / Kitchen / Dining	8670 x 4535 (28'4 x 14'9) o/all
Lounge	3610 x 5150 (11'8 x 16'9) o/all
Utility	1940 x 2150 (6'4 x 7'1)
WC	1825 x 1115 (5'10 x 3'7)
Garage	3050 x 6055 (10'0 x 19'9)



## First Floor

Master Bedroom	3610 x 4640 (11'8 x 15'2)
En-suite	1640 x 2260 (5'4 x 7'4)
Bedroom 2	3290 x 4350 (10'8 x 14'3)
Bedroom 3	3290 x 4235 (10'8 x 13'9)
Bedroom 4	2735 x 3085 (8'10 x 10'1)
Bathroom	2500 x 3085 (8'2 x 10'1)

Floor plans show the structural layout of each house type.

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# The Woburn

THE HAWTHORNS

## Plot 9 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Key Features

Large Family, Kitchen & Dining area with bi-folding doors // Spacious Living Room  
Study // 4 Double Bedrooms // Utility Room // Integral Garage

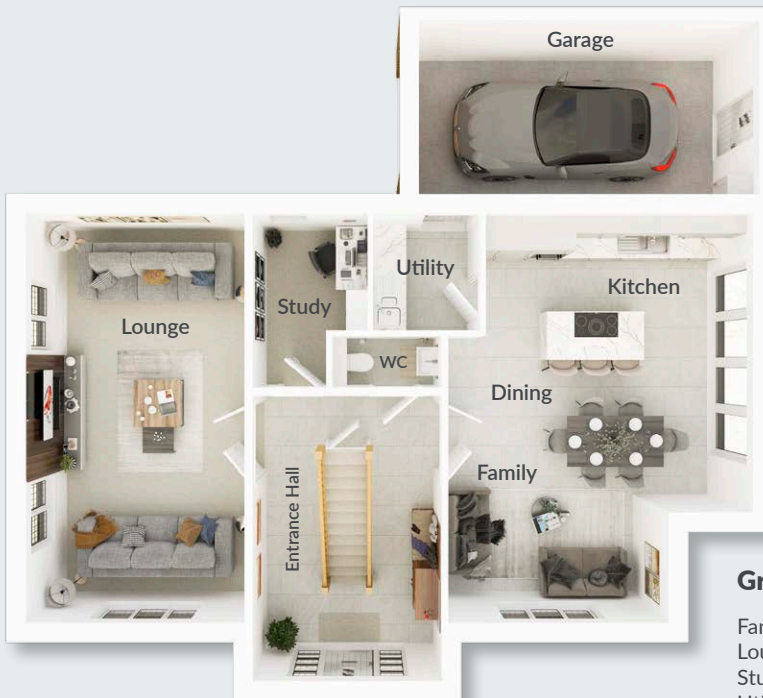


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# Plot 9 - Four Bedroom Detached

ROCHDALE ROAD, EDENFIELD, BL0 0JX



## Ground Floor

Family / Kitchen / Dining	5300 x 7100 (17'5 x 23'4) o/all
Lounge	3835 x 7100 (12'7 x 23'4)
Study	2000 x 3040 (6'7 x 10'0) o/all
Utility	1850 x 2015 (6'1 x 6'7)
WC	1955 x 925 (6'5 x 3'0)
Garage	5910 x 3010 (19'5 x 9'11)



## First Floor

Master Bedroom	3860 x 4135 (12'8 x 13'7)
En-suite	1220 x 3050 (4'0 x 10'0)
Bedroom 2	3835 x 3050 (12'7 x 10'0)
Bedroom 3	3835 x 3950 (12'7 x 13'0) o/all
Bedroom 4	3860 x 2865 (12'8 x 9'5) o/all
Bathroom	1910 x 3050 (6'3 x 10'0)

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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# A Luxurious Specification

THE HAWTHORNS

UNDERFLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO UPPER FLOORS.

PREMIUM QUALITY 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 2022".

CHROME SWITCHES AND SOCKETS TO GROUND FLOOR AND LANDING.

CHROME CEILING SPOTS TO HALLWAY, KITCHEN/DINING/FAMILY,

MASTER BEDROOM, DRESSING ROOM AND ALL WET ROOMS.

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.





[www.oaktree-developments.com](http://www.oaktree-developments.com)