



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

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)

Floor plans show the structural layout of each house type.

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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**



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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)

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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)

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A Luxurious Specification

THE HAWTHORNS

Heating

Underfloor, boiler fed heating to ground floor excluding cloakroom - heated towel rail.
Radiators to upper floors.

Sanitaryware

Duravit Sanitaryware and Vado Brassware to all wet rooms.
Chrome shower enclosure with adjustable sliding shower heads to En-suites.

Wall and Floor Tiling

Porcelanosa tiling to all wet rooms.

Main Bathroom: Wall tiling - full height throughout. Floor tiling - fully tiled.

Master Bedroom 1 En-suite: Wall tiling - full height throughout. Floor tiling - fully tiled.

Bedroom 2 - En-suite 2.5 storey house only: Wall tiling - full height wall tiling to shower enclosure. Half height wall tiling to remainder. Floor tiling - fully tiled.

Cloakroom: Wall tiling - single tile splashback to wash hand basin only.

Kitchen: Please note Kitchen floors are not tiled as standard but it is available as an extra.

General

Shaver Socket to all wet rooms.

Chrome switches and sockets to entire ground floor and landing.

Chrome ceiling spotlights to Kitchen area, Utility, Bathroom, En-suite and Cloakroom.

TV and BT points provided. Aerial cable from sockets left in roof space (no aerial).

External wall mounted contemporary lights provided at each external door from a habitable room.

Digital Alarm System.

Neff integrated appliances provided to Kitchens - excluding Wine Cooler (CDA) only available on 5 bed properties.

Neff single oven to all properties.

Gas hob as standard on 3 and 4 bed properties, induction hob as standard on 5 bed properties.

Washer dryer to 3 bedroom-semi only.

Appliance spaces only for 4 and 5 bed properties in utility rooms for own washer and dryer.

Dishwasher to all properties.

Integrated Microwave/Oven to all properties.

Integrated Fridge/Freezer to all properties.

Extractor fans provided as per drawings.

Feature French polished Oak staircase.

Cottage style pre-finished Oak internal doors with chrome hardware.

Aluminium Bi-fold doors to all properties.

Integrated Solar PV panels fitted flush into the roof.

Maintenance free - Black woodgrain uPVC fascias and soffits.

Anthracite Grey uPVC square leaded windows to all developments apart from the bi-folds which are plain glass.

Composite woodgrain entrance doors.

External

Hard and soft landscaping to front garden. Turf to front and rear gardens.

Fully fenced rear boundaries 1.8 metre fencing. Plot divisional fences feathered edge faced on both sides.

Premium permeable block paving to all private driveways.

Outside tap.

Solid cedar wood garage door.

Power and light to all integral and detached garages.

Disclaimer

Oak Tree Developments reserve the right to substitute products that are unavailable with alternatives of equal quality.





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