

The logo features two overlapping circles in a light brown color. The larger circle is centered in the lower half of the page, while the smaller circle is centered in the upper half. The text 'TULIPA' is centered within the intersection of the two circles, and 'CHIPPERFIELD' is centered below it.

TULIPA
CHIPPERFIELD

A
U N I Q U E
A P P R O A C H



THE OAKFORD HOMES APPROACH TO HOME BUILDING.

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders. For this reason, our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes. So, not only do you

get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

Following the Consumer Code, we are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.

AN
EXEMPLARY
SPECIFICATION

IN THE PURSUIT OF EXCELLENCE,
SPECIFICATION IS A PRIORITY,
NOT AN AFTERTHOUGHT.

Oakford Homes' unwavering eye for detail means that there is no requirement for options and extras, as only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication.

To Oakford, standard means standard-setting, the embodiment of a unique approach to creating homes.



SPECIFICATION

KITCHEN

A stylish kitchen with a bespoke range of shaker-style floor and wall cupboards, incorporating soft-close doors and drawers, together with feature lighting

Composite stone worktops with matching upstand

Fitted appliances include a Smeg® induction hob with a stainless-steel extractor hood, built-in multifunction pyrolytic single oven and a combination oven/microwave in silver glass finish

Integrated appliances include Smeg® fridge/freezer and dishwasher

Stainless-steel undermounted sink and contemporary chrome mixer tap by Franke®

Undercounter wine-cooler (homes 6-12 only)

Polished chrome switches and sockets provided throughout the kitchen area

BATHROOM, EN SUITE & CLOAKROOM

Contemporary Roca® sanitaryware in white, with stylish chrome fittings by Hansgrohe®

All bathrooms and en suites feature a Hansgrohe® thermostatic Raindance shower with a Roman® clear glass screen either within a separate shower enclosure or over the bath

Chrome-finish shaver socket fitted to the bathroom and en suite(s)

Heated towel rail with chrome finish to the bathroom and en-suite(s)

Bathroom and en suite(s) are fully tiled with porcelain tiles by Minoli®

Feature half-height mirror provided in the bathroom and en suite(s). The mirror in the en suite to bedroom 1 has a demista pad to a specified area

Half-height mirror in cloakroom with feature tiles by Porcelanosa®

UTILITY ROOM

Free-standing washing machine and separate tumble dryer by Smeg®*

Inset stainless-steel sink by Smeg® and contemporary chrome mixer tap by Franke®

Laminate worktop in Crystal White

HOME ENTERTAINMENT

TV point in living room is wired for Sky Q® capability†. A second mid-height TV point with HDMI connection capability is also provided

Mid-height power points are provided in kitchen/dining/family room and all bedrooms

Network CAT 6 wiring to living room and study or bedroom 3

A dedicated space for a wireless router with a power point and CAT 6 connection is provided in the understairs cupboard

BT® fibre-optic is available‡. BT® points provided in living room and study or bedroom 3

ELECTRICAL INSTALLATION

Combination of downlighters and pendant light fittings throughout

PIR feature 'night light' with low-level LED fitted in the bathroom and en suite(s)

Mains-operated smoke detector with battery backup

Dedicated external electric car-charging point

A spur is included for a future wireless alarm system

A spur is provided for a future electric garage door opener

ENERGY EFFICIENCY, HEATING & INSULATION

Underfloor heating provided throughout the ground floor

Gas-fired central heating system with thermostatically controlled radiators to the first floor

Mains pressure hot-water system with electronic programmer

PVCu double-glazed windows provided throughout

Homes 1, 2, and 6-12 include bifold aluminium patio doors to the garden. Home 5 provides sliding patio doors to the garden

Insulation installed to Premier Guarantee standards

Energy performance certificates provided for each home, on completion, with predicted energy assessments available on request

DECORATION & INTERNAL FINISH

Matt-painted finish, in either soft grey or white, to all walls and ceilings

Contemporary architraves and skirting boards provided, with white satinwood painted finish

Internal Palermo doors featuring contemporary chrome furniture, with glazed doors from hallway to living room and kitchen

Combination of porcelain floor tiles and carpets provided throughout

Stylish fitted wardrobes with sliding mirrored doors in bedrooms 1 and 2

EXTERNAL FINISHES

External tap provided to each home

Rear gardens include turf and a paved patio area

Brushed stainless-steel contemporary PIR lighting provided at the front and rear of each home



*Home 5 has an integrated washer/dryer in the kitchen.

Each of our homes is independently surveyed during the course of construction by Premier Guarantee who will issue their 10-year warranty certificate upon structural completion of the property. Please refer to our sales advisor for specific or exact specification in terms of tiling and floor finishes. †Subscriptions are the responsibility of the homeowner.

DEVELOPMENT LAYOUT



PS = PARISH STORE
VS = NEW VILLAGE STORE

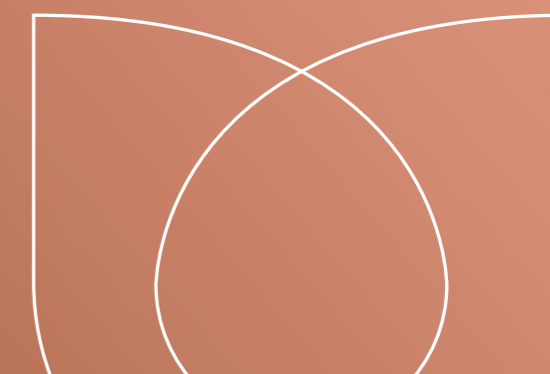


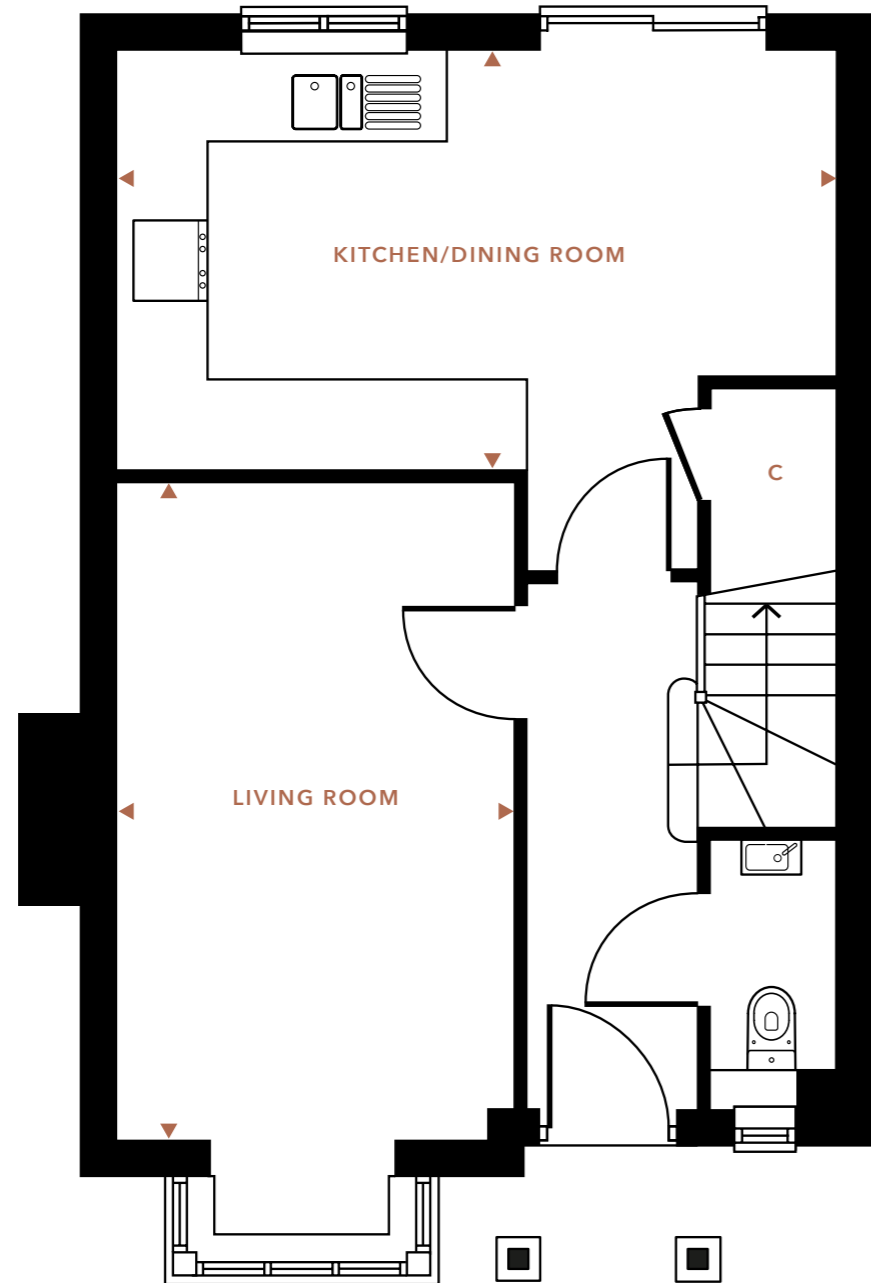


T H E F L O R A D A L E

H O M E 5

A beautifully proportioned three bedroom end of terrace home, boasting a kitchen/dining room to the rear of the property with direct access to the garden through the french doors. The separate living room with bay window offers a lovely, light family space. Upstairs benefits from three bedrooms, two with fitted wardrobes, and a family bathroom. Outside are two allocated parking spaces.

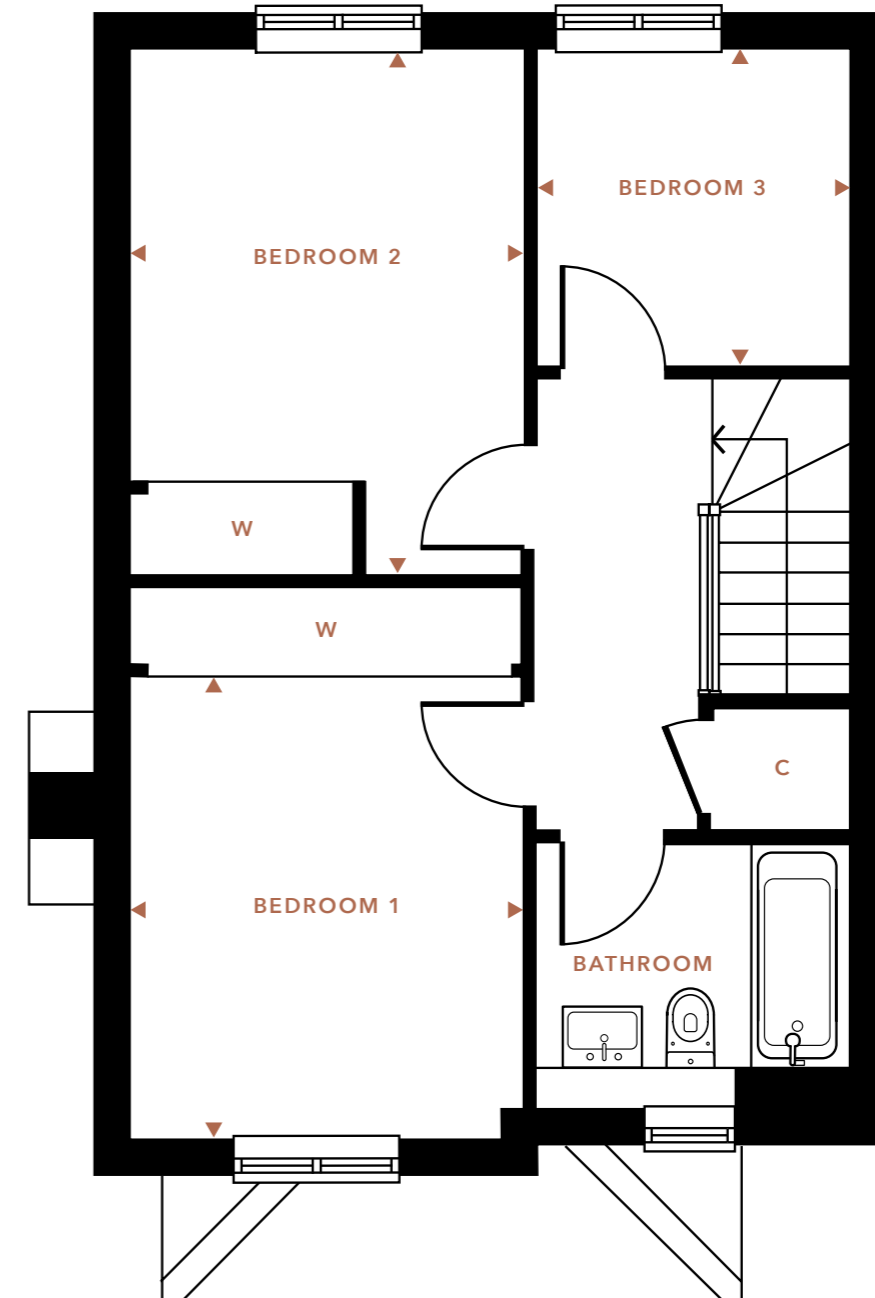




GROUND FLOOR

KITCHEN/DINING ROOM 17'6" x 10'1" 5345mm x 3090mm

LIVING ROOM 15'11" x 9'7" 4860mm x 2930mm



FIRST FLOOR

BEDROOM 1 11'9" x 8'8" 3600mm x 2645mm

BEDROOM 2 12'8" x 8'8" 3885mm x 2645mm

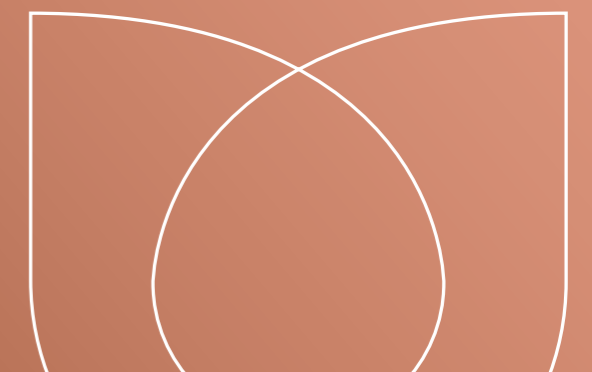
BEDROOM 3 7'7" x 7'6" 2335mm x 2315mm

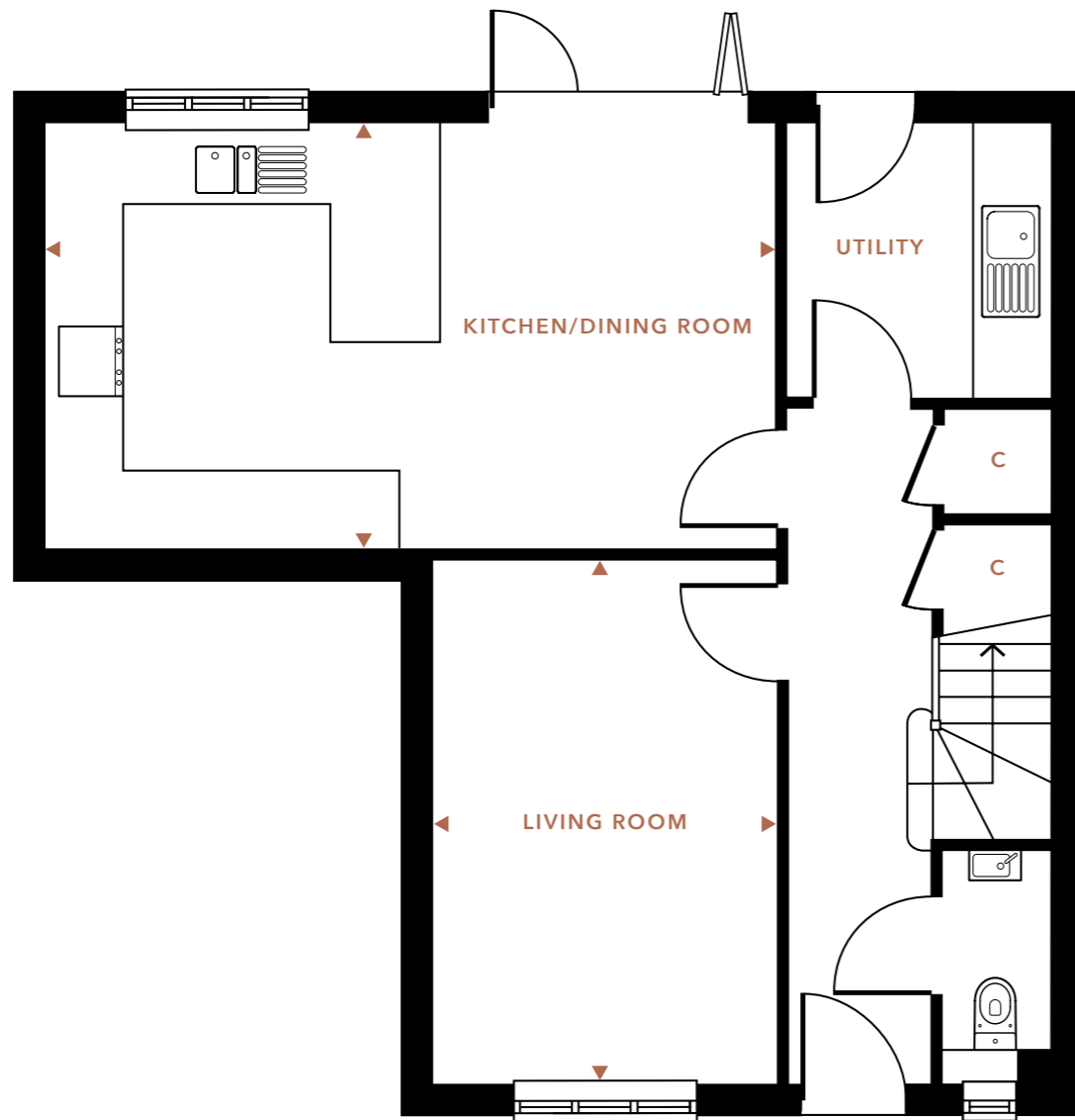


THE DAVENPORT

HOME 1

An attractive three bedroom link-detached home, boasting a kitchen/dining room to the rear of the property, with direct access to the garden through the bi-fold door, and separate utility. The separate living room offers a calm family space. Upstairs benefits from three bedrooms, two with fitted wardrobes, and a generous family bathroom. Outside are two allocated parking spaces.

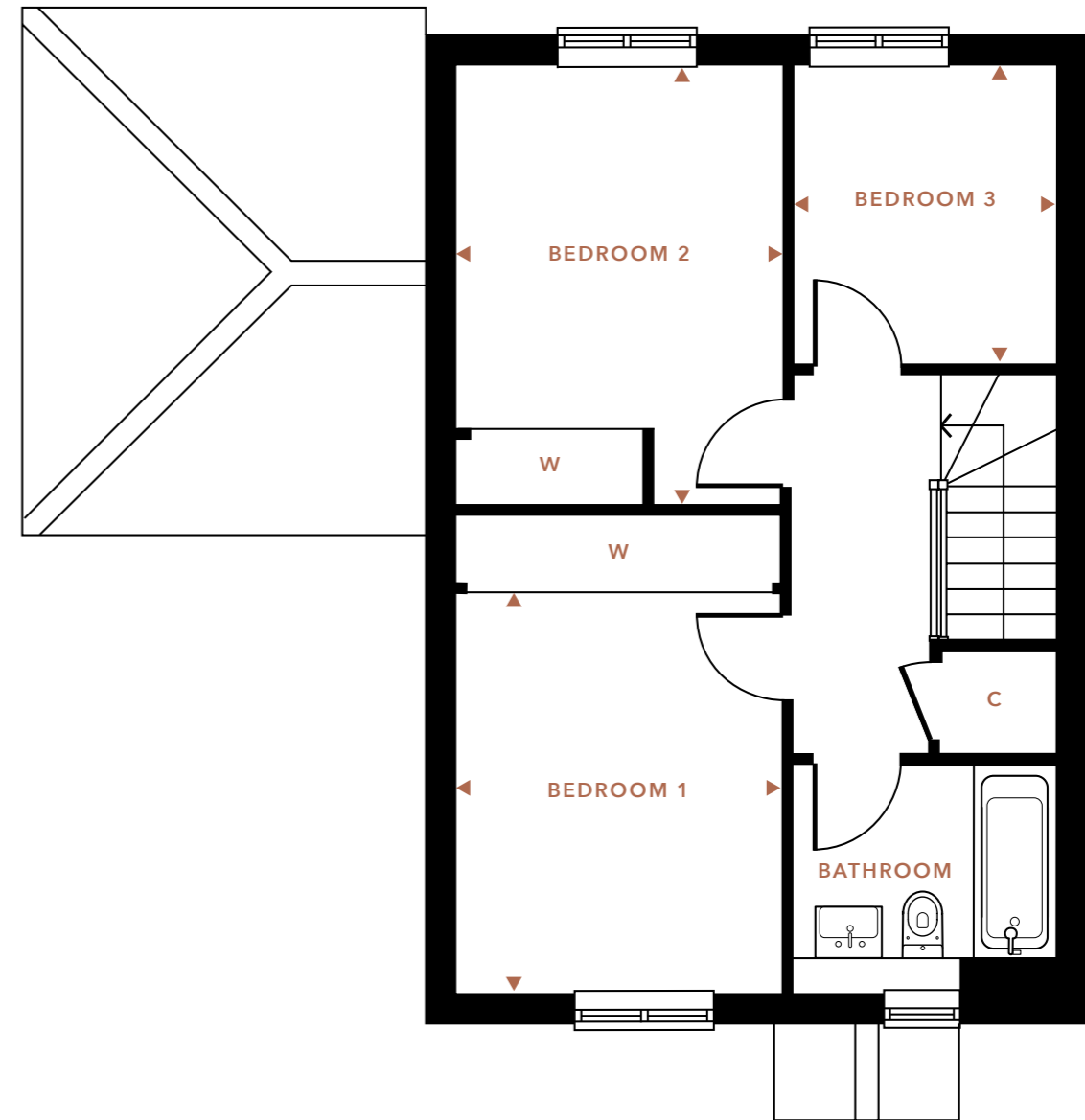




GROUND FLOOR

KITCHEN/DINING ROOM 20'7" x 11'10" 6295mm x 3610mm

LIVING ROOM 14'7" x 9'6" 4465mm x 2920mm



FIRST FLOOR

BEDROOM 1 11'6" x 9'5" 3525mm x 2880mm

BEDROOM 2 12'9" x 9'5" 3905mm x 2880mm

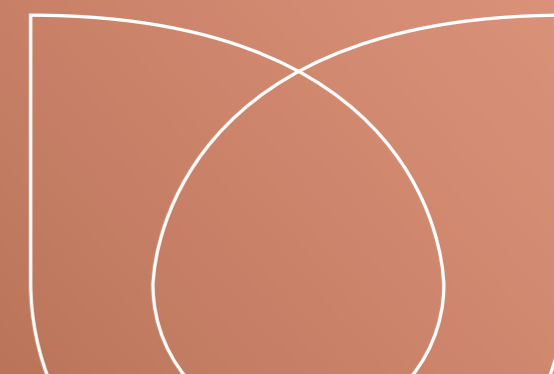
BEDROOM 3 8'9" x 7'7" 2680mm x 2320mm

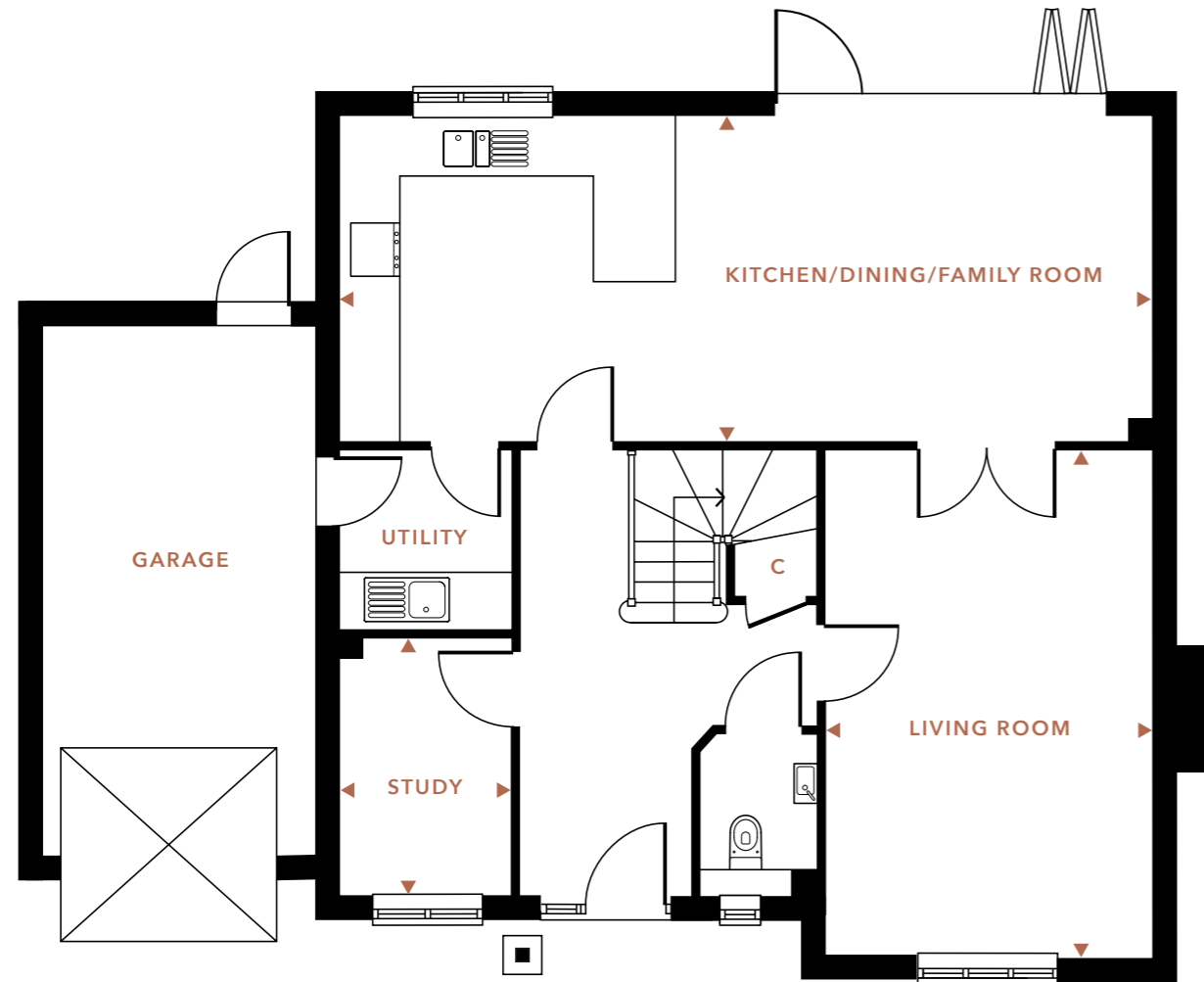


T H E H A M I L T O N

H O M E 2

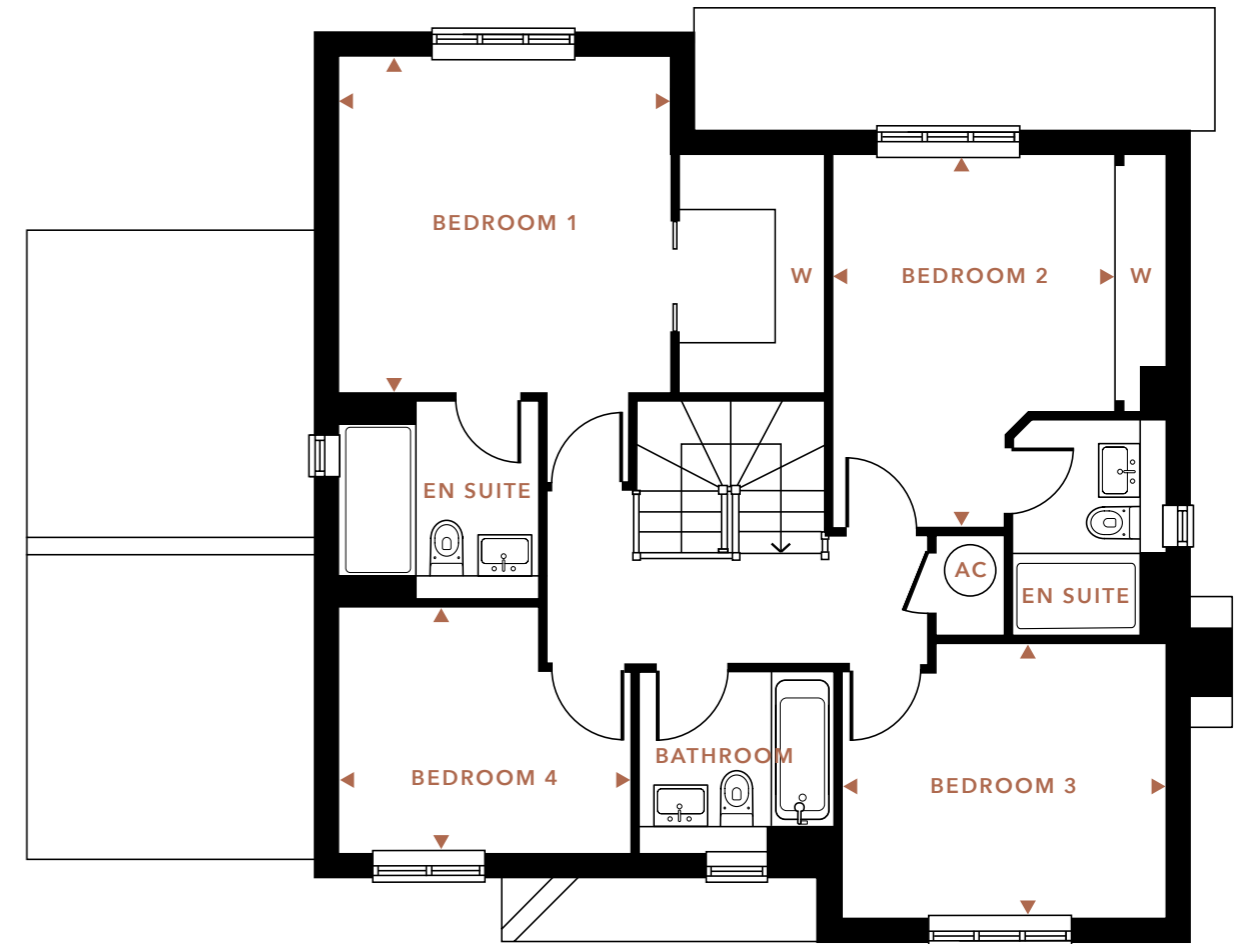
An appealing four bedroom link-detached home offering a superb open plan kitchen/dining room benefitting from bi-fold doors out onto the garden with separate utility. Downstairs you will also find both a living room and study. The upstairs boasts four generous bedrooms, with an en suite to both bedroom two and bedroom one, which also benefits from a dressing area. Outside this home provides a single garage.





GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	29'11" x 11'11"	9120mm x 3640mm
LIVING ROOM	18'7" x 11'9"	5665mm x 3605mm
STUDY	9'6" x 6'2"	2900mm x 1890mm



FIRST FLOOR

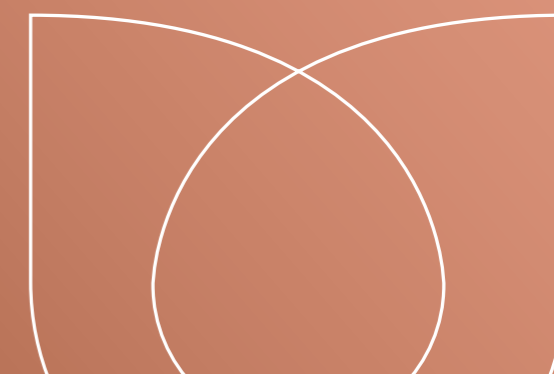
BEDROOM 1	12'1" x 11'10"	3695mm x 3610mm
BEDROOM 2	13'4" x 9'8"	4070mm x 2965mm
BEDROOM 3	11'7" x 9'8"	3550mm x 2970mm
BEDROOM 4	10'6" x 8'9"	3200mm x 2670mm

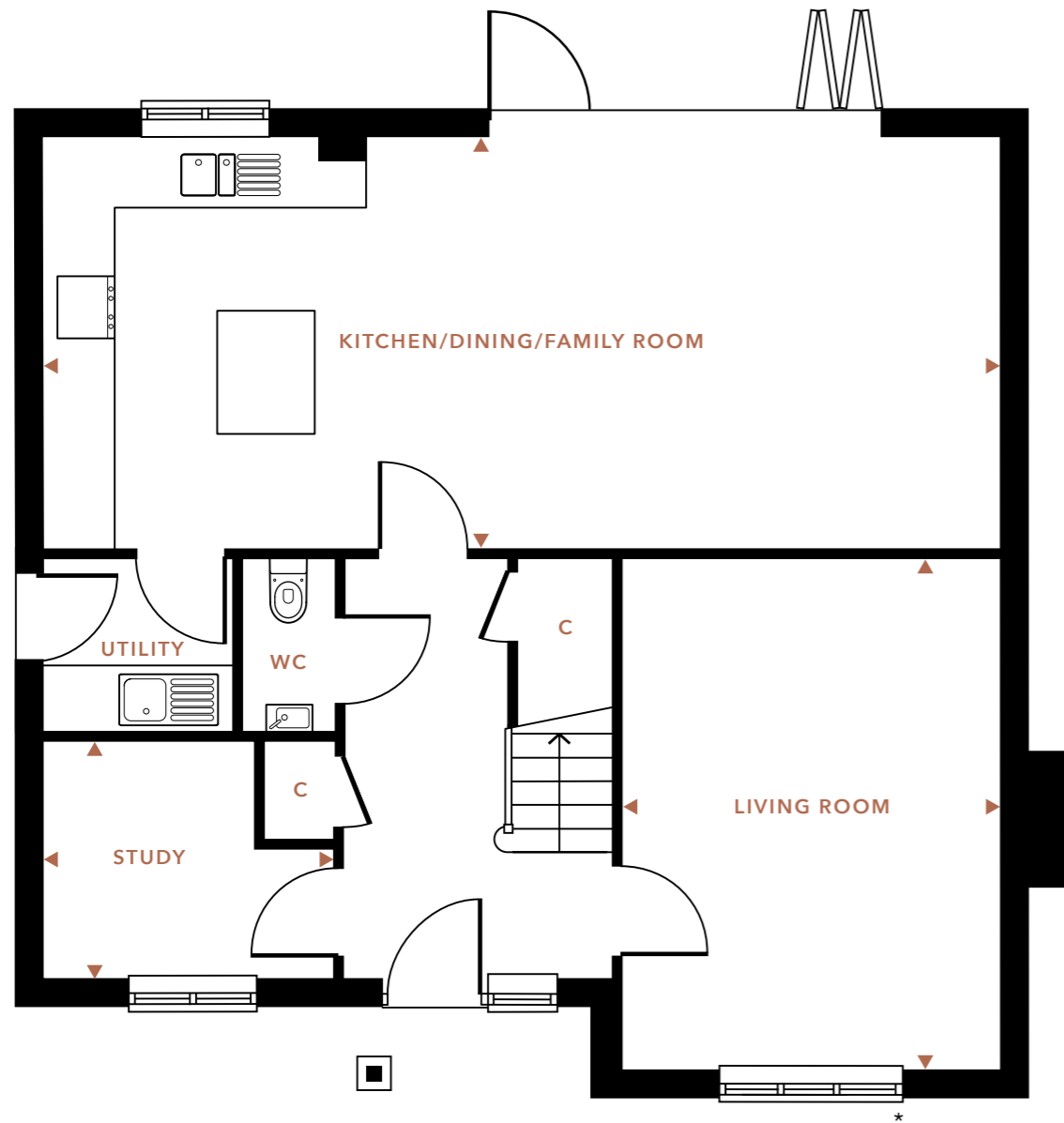


THE MARIETTE

HOMES 6, 7, 8 & 9

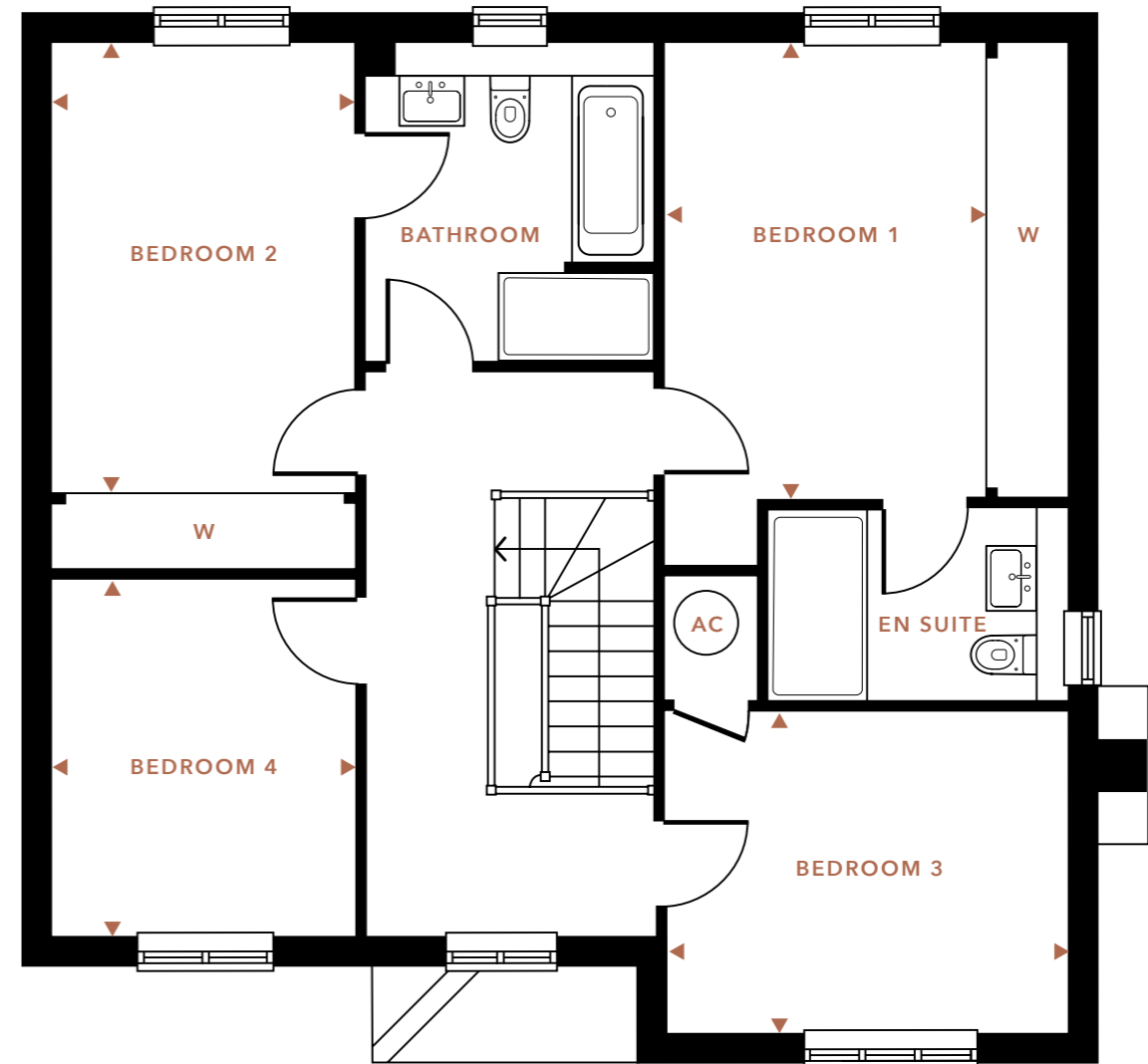
A four bedroom detached home offering a large kitchen/ family room benefitting from bi-fold doors out onto the garden with separate utility to the rear. Downstairs you will also find a separate living room and study. The upstairs boasts four generous bedrooms, with en suite to the master, plus a large family bathroom off an impressive galleried landing. Outside all homes have a single garage.





GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	30'3" x 12'11"	9230mm x 3940mm
LIVING ROOM	16'1" x 11'9"	4910mm x 3605mm
STUDY	9'1" x 7'4"	2785mm x 2257mm



FIRST FLOOR

BEDROOM 1	13'6" x 9'7"	4125mm x 2940mm
BEDROOM 2	13'4" x 8'11"	4065mm x 2735mm
BEDROOM 3	11'11" x 9'7"	3655mm x 2935mm
BEDROOM 4	10'7" x 8'11"	3235mm x 2735mm

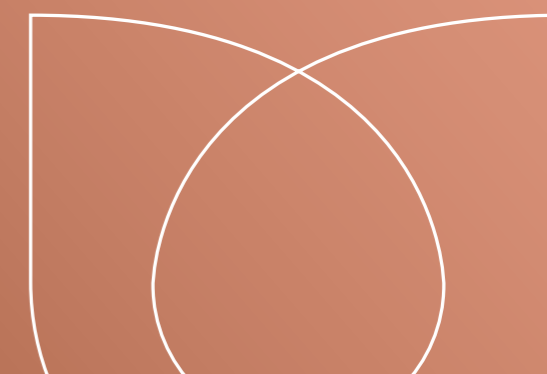
*Homes 8 & 9 have a bay window to the living room. Home 9 is a handed version of the floor plans and CGI shown Floor plans and dimensions are taken from architects drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these.

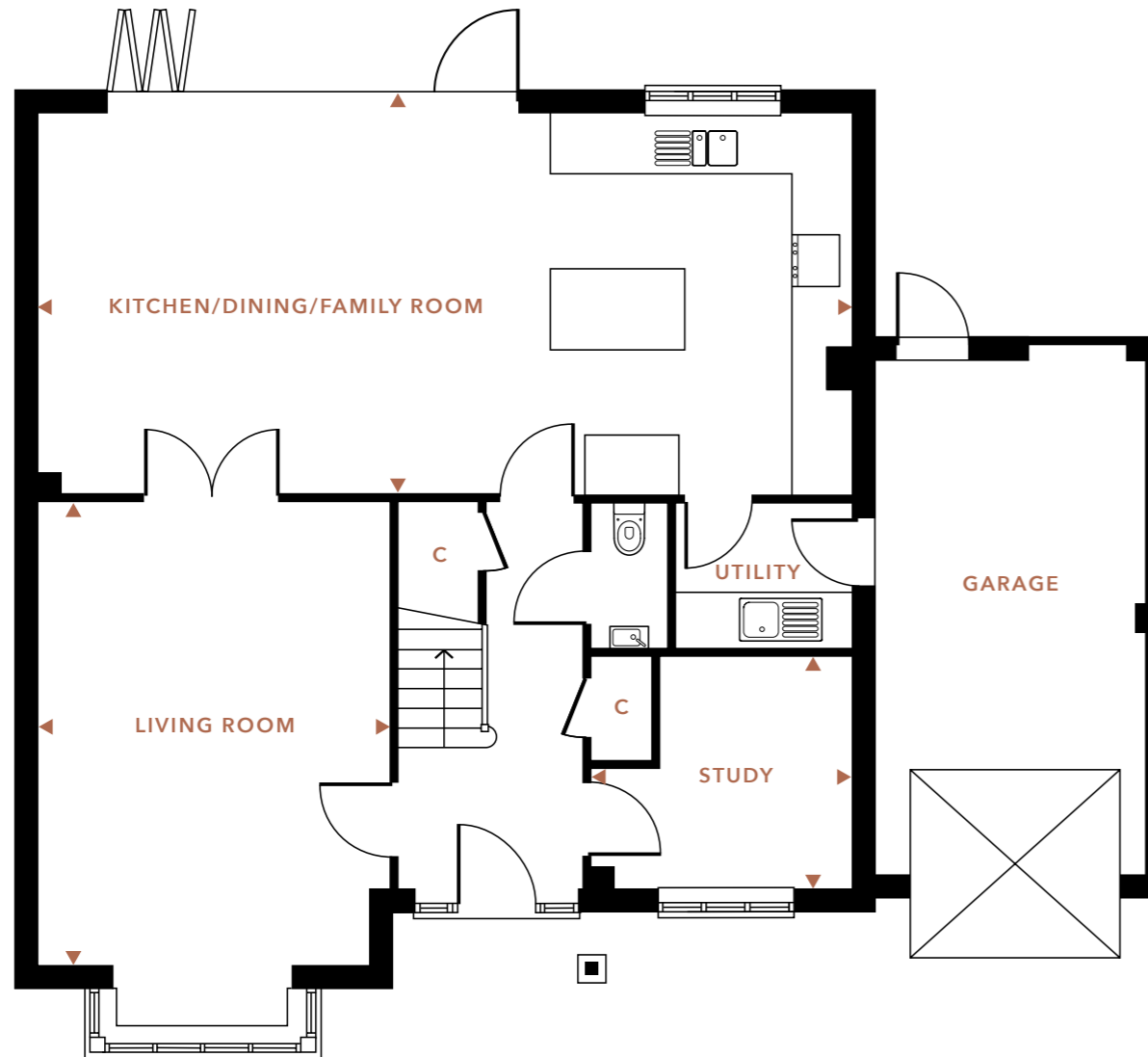


T H E D A R W I N

H O M E S 1 0 , 1 1 & 1 2

A stunning five bedroom detached home offering a spacious kitchen/family/dining room benefitting from bi-fold doors out onto the garden. Downstairs you will also find a separate living room, study, and utility room as well as an accessible garage. The upstairs boasts five generous bedrooms, two with en suites, plus a large family bathroom. Outside each home has an attached single garage.



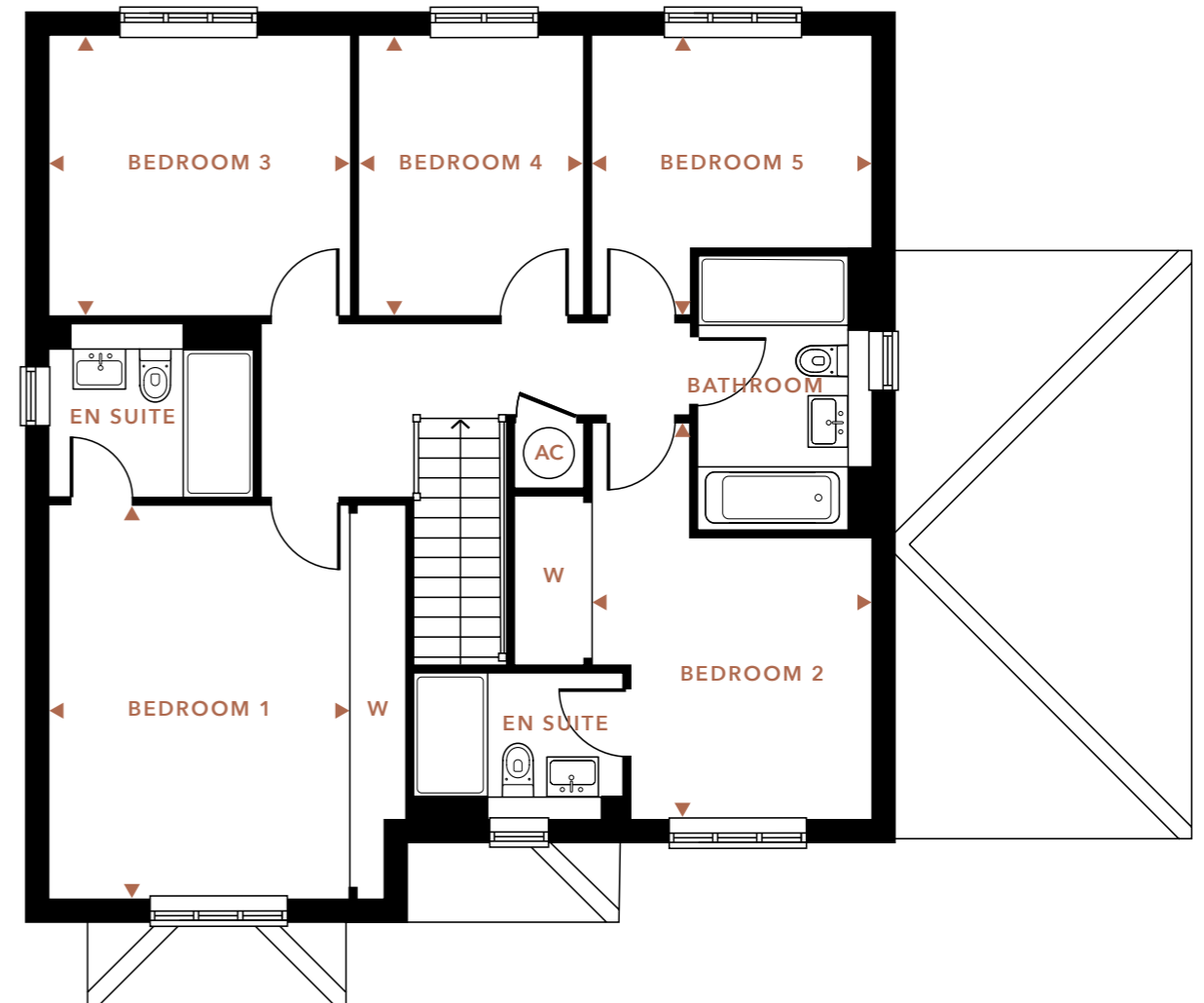


GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM 31'0" x 14'4" 9460mm x 4370mm

LIVING ROOM 17'7" x 13'4" 5360mm x 4080mm

STUDY 9'9" x 8'9" 2985mm x 2685mm



FIRST FLOOR

BEDROOM 1 14'9" x 11'3" 4505mm x 3435mm

BEDROOM 2 14'11" x 10'5" 4555mm x 3175mm

BEDROOM 3 11'4" x 10'4" 3460mm x 3170mm

BEDROOM 4 10'4" x 8'5" 3170mm x 2590mm

BEDROOM 5 10'6" x 10'5" 3200mm x 3195mm

WITH PLENTY IN REACH



Times and distance taken from Google. Subject to traffic conditions and time of day of travel.

ABINGWORTH MEADOWS

THAKEHAM

A previous collection from Oakford Homes

Fusing the unique qualities of an inspirational home, a highly desirable standard of living and a favoured village setting, Abingworth Meadows is a development of 3, 4 and 5 bedroom detached homes that offer the rare opportunity to attain an aspirational home and lifestyle within one privileged address.



BEECH COURT

BEACONSFIELD

A previous collection from Oakford Homes

An outstanding collection of just nine 4 and 5 bedroom detached family homes within the popular town of Beaconsfield in Buckinghamshire. Each of the homes feature an impressive specification combined with thoughtfully designed living accommodation.





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Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. All surroundings and landscaping on CGI images are indicative. Floor plans, kitchen layouts and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. Photography included depicts previous Oakford Homes developments and local area. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice.