

SOUTH  
OXHEY  
CENTRAL

Hunter House



South Oxhey Central Phase 3A



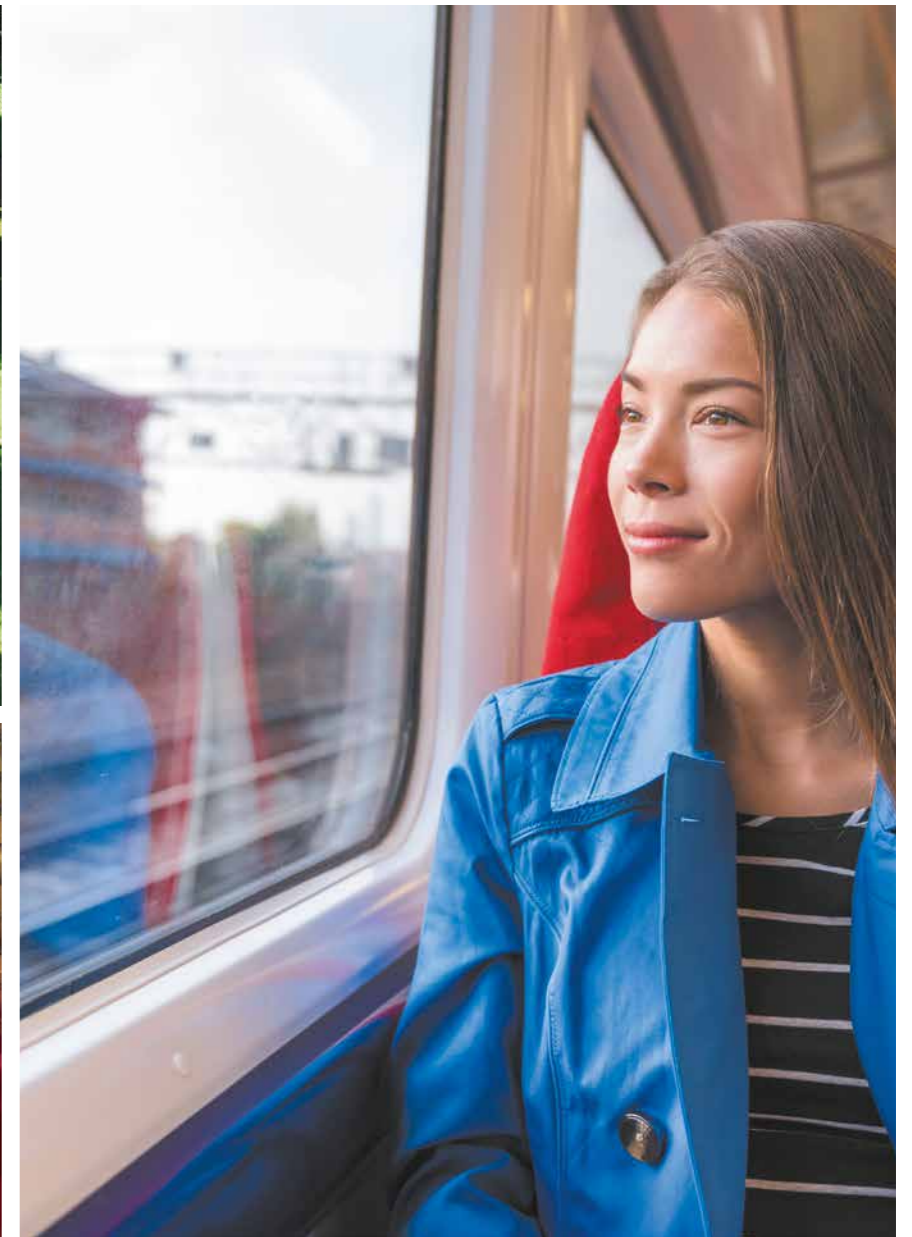
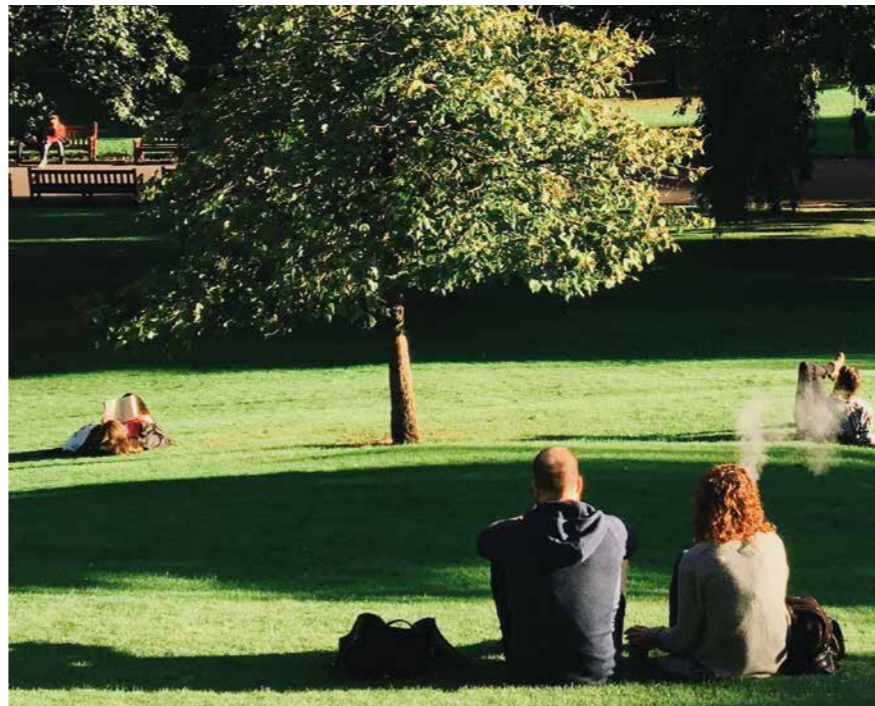
## Space to enjoy life

South Oxhey Central's newest collection of one, two and three bedroom apartments take connection and convenience to a whole new level thanks to its excellent location. The development is situated adjacent to Carpenders Park train station, providing the very best of small town and big city living right on your doorstep.

Never far from desirable destinations, it is less than a 10-minute drive or train journey to Watford High Street where you can enjoy a wide range of up-and-coming bars and restaurants, stylish shops, and practical amenities. You can also access London Euston in under 30 minutes, where the capital is waiting to be explored.



# A thriving community



## Fresh energy

South Oxhey Central sits right in the heart of a growing community largely comprising of young professionals and first-time buyers. The development's proximity to the train station allows for a quick and easy commute into central London and exceptional access to the national rail services.

This latest release of new homes benefit from fantastic amenities. Residents have conveniences at every turn, notably a new Lidl supermarket and a Nisa Local convenience store both located on the ground floor of the development, as well as an inspiring office and retail hub on site providing creative workspaces and new shops. Equally nearby is South Oxhey Leisure Centre: an ideal space for fitness and wellness enthusiasts to make use of the extended gym, choice of two swimming pools, studios, and café area.





For modern living

## Designed with intention

All homes greet you with Amtico Spacia sash oak flooring and feature a stylishly open-plan kitchen and living area with plenty of space, adjoining a generous private balcony ensuring all residents have access to outdoor space, ideal for the summer months.

Fully equipped with modern day necessities, the apartments have been designed to include features that provide comfort and connection, such as: TV wired access and BT connection and USB outlets. Each property comes with a suite of integrated white goods and other high-quality finishes that elevate everyday living.



# Getting around



## On the move

Whether you are commuting to work, heading to a restaurant, or watching a football game, South Oxhey Central is perfectly positioned from Carpenders Park station, granting you access to the entire TFL network, right on your doorstep.

For journeys further afield, access to the M25 is conveniently located only a 20 minute drive away, while international and internal flights from Luton and Heathrow airports are a short half an hour drive respectively.

# Just 18 minutes from Wembley Central

Carpenders Park Overground Station in South Oxhey.  
**3 min walk**

- Watford Junction - 10 mins
- Wembley Central - 18 mins
- London Euston - 29 mins



Dentist  
**2 min walk**

Pharmacy  
**1 min walk**

Lidl  
**2 min walk**

Carpenders Park station  
**3 min walk**

Tesco Express  
**1 min walk**

Doctors  
**5 min walk**

South Oxhey Leisure Centre  
**5 min walk**

South Oxhey Playing Fields  
**22 min walk**



Tesco Extra Watford  
**10 min drive**

Atria Watford (shopping centre)  
**10 min drive**

M1  
**10 min drive**

M25  
**20 min drive**

Luton Airport  
**26 min drive**

Colne Valley Park  
**35 min drive**

Heathrow Airport  
**30 min drive**



From Carpenders Park Station

Hatch End  
**3 min journey**

Watford High Street  
**5 min journey**

Harrow and Wealdstone  
**8 min journey**

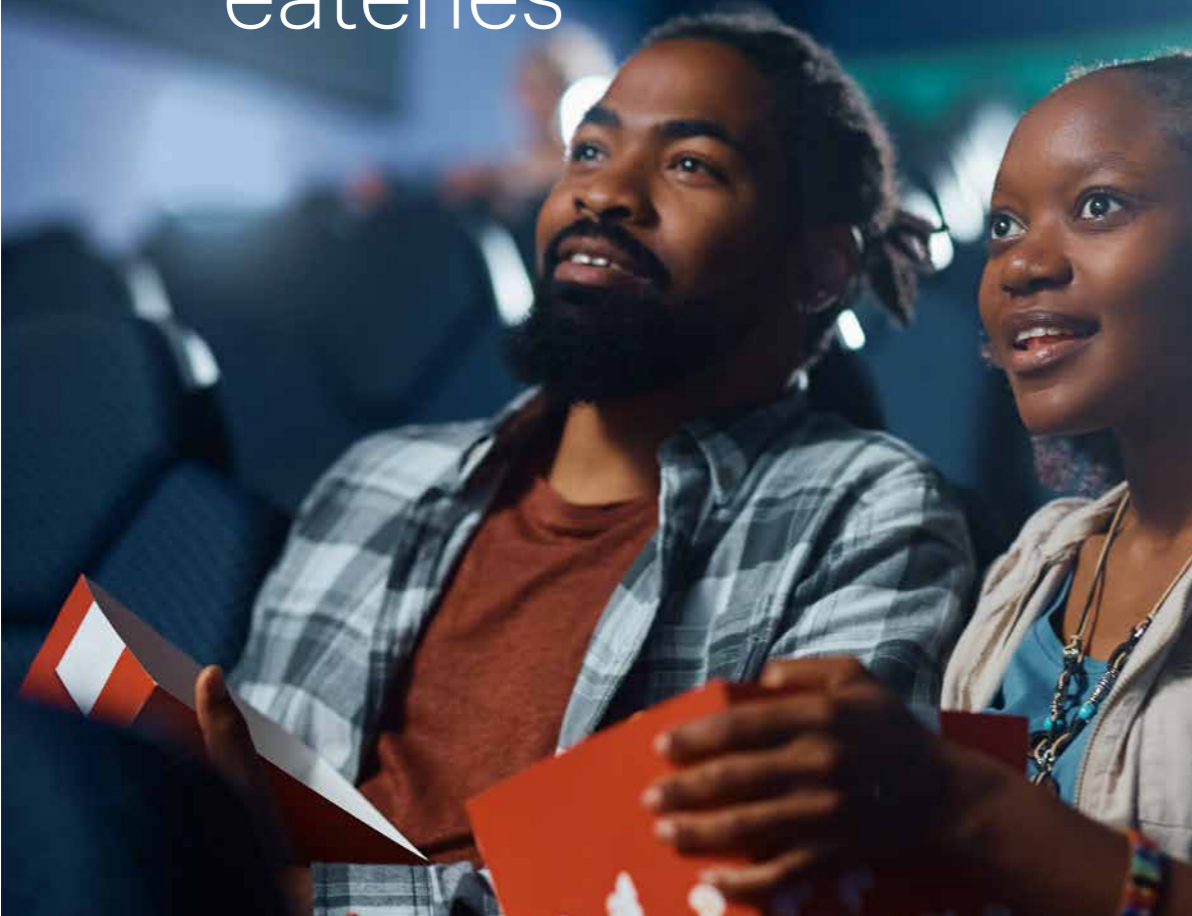
Watford Junction  
**10 min journey**

Wembley Central  
**18 min journey**

London Euston  
**29 min journey**



# Eclectic mix of shops, bars and eateries



## On your doorstep

South Oxhey Central boasts a prime location with everything you need close at hand. Within walking distance, you'll find Lidl, the Post Office, and a local pharmacy, making it easy to stay organised. For a touch of indulgence, there's also a Portuguese bakery and coffee shop offering delicious sweet treats.

Watford offers excellent shopping options, with the Atria Watford shopping centre featuring all your high street favourites, top-end brands, homeware shops, and plenty of entertainment choices, including a cinema, bowling alley, and a variety of eateries. Atria is only a 10-minute train ride away; simply hop on at Carpenders Park Station.

Enjoy a diverse selection of restaurants to satisfy every palate, spend an evening at the theatre, or explore the vibrant nightlife at one of the neighbourhood's bars or clubs.

## Further afield

If you want to explore beyond the local area, South Oxhey Central boasts excellent links to some of London's most exciting hotspots.

In under an hour, you can reach the West End, famous worldwide for its spectacular theatre and cultural scene. Here, you can catch unforgettable musicals, plays, and live performances.

Head to Marylebone to experience a delightful blend of fascinating museums, chic boutiques, a farmer's market, independent bookshops, and lovely cafes.

For all your shopping needs, Oxford Street has you covered. Check out the latest fashions on one of the most iconic shopping streets, home to flagship stores, global brands, and department stores.

Whether you're looking for a slice of culture, a fun night out, or a shopping spree, you'll be connected to the best of London.

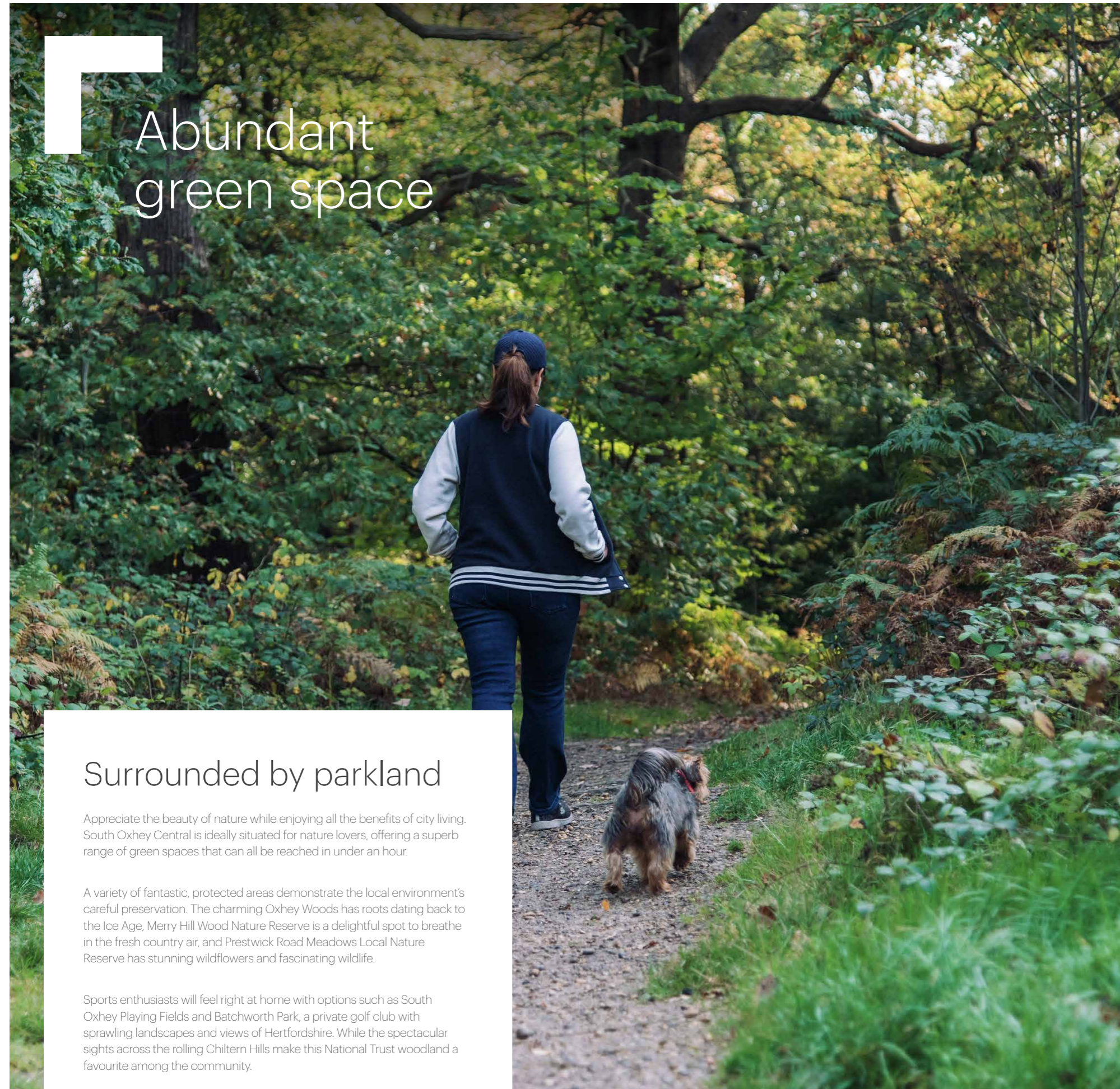
# Abundant green space

## Surrounded by parkland

Appreciate the beauty of nature while enjoying all the benefits of city living. South Oxhey Central is ideally situated for nature lovers, offering a superb range of green spaces that can all be reached in under an hour.

A variety of fantastic, protected areas demonstrate the local environment's careful preservation. The charming Oxhey Woods has roots dating back to the Ice Age, Merry Hill Wood Nature Reserve is a delightful spot to breathe in the fresh country air, and Prestwick Road Meadows Local Nature Reserve has stunning wildflowers and fascinating wildlife.

Sports enthusiasts will feel right at home with options such as South Oxhey Playing Fields and Batchworth Park, a private golf club with sprawling landscapes and views of Hertfordshire. While the spectacular sights across the rolling Chiltern Hills make this National Trust woodland a favourite among the community.



### South Oxhey Playing Fields

Take advantage of the nearby South Oxhey Playing Fields, located only a 22 minute walk from your doorstep. The park features large fields, perfect for dog walking, a lively children's play area, and sports grounds for football, tennis, basketball, and cricket.

### Oxhey Woods

Explore the scenic Oxhey Woods, just a 4 minute drive from South Oxhey Central. This remarkable nature reserve has a wonderful sculpture trail and spans nearly 100 acres of woodland, providing an ideal setting for a peaceful walk.

### Merry Hill Wood Nature Reserve

As part of the Woodland Trust, this magnificent, wooded habitat conserves nature and serves as an outstanding walking location. Spot a splendid mix of trees, glorious woodland, and orchards that stretch across the picturesque Hertfordshire countryside.

Prestwick Road Meadows Local Nature Reserve  
(3 min drive / 17 min walk)

South Oxhey Playing Fields  
(4 min drive / 22 min walk)

Oxhey Woods  
(4 min drive / 26 min walk)

Merry Hill Wood Nature Reserve  
(12 min drive / 23 min walk)

Batchworth Park  
(11 min drive)

Denham Country Park  
(23 min drive)

Chiltern Hills  
(49 min drive)

# Education

South Oxhey Central is within easy reach of a wide range of schools and universities that cater for all ages, offering you complete peace of mind.

## UNIVERSITY OF WESTMINSTER

University of Westminster Harrow Campus  
6.3 miles

## University of Hertfordshire UH

University of Hertfordshire  
14.6 miles

## Imperial College London

Imperial College London  
16.3 miles



University College London  
21 miles



London School of Economic and Political Science  
18.4 miles



King's College London  
18.7 miles

# 4

## Nursery Schools

all within a 14-minute walk or less

# 8

## Primary Schools

less than a mile away

# 3

## Secondary Schools

each rated Ofsted Outstanding

# 3

## Colleges

within a 10-mile radius

- Little Furze Pre-School (0.5 mile / 9 min walk)
- St Joseph's Pre-School (0.5 mile / 10 min walk)
- Blue Bell Pre-School (0.6 mile / 11 min walk)
- Little Hearts Pre-School (0.6 mile / 14 min walk)
- Warren Dell Primary School (0.3 mile / 7 min walk)
- Colnbrook School (0.4 mile / 10 min walk)
- Oxhey Wood Primary (0.4 mile / 8 min walk)
- Watford Grammar School for Girls (2.3 miles / 8 min drive)
- Watford Grammar School for Boys (3 miles / 10 min drive)
- Wembley High Technology (7.2 miles / 6 stops away on the Lioness train line)
- UTC Heathrow (2.9 miles / 8 min drive)
- West Herts College (2.9 miles / 10 min drive)
- Uxbridge College (8.6 miles / 22 min drive)
- University of Westminster Harrow Campus (6.3 miles / 22 min drive)
- University of Hertfordshire (14.6 miles / 31 min drive)

Universities accessible via public transport or within approximately an hour's drive:

- Imperial College London (16.3 miles)
- University College London (21 miles)
- London School of Economics and Political Science (18.4 miles)
- King's College London (18.7 miles)



# Greener living

## Designed to help

Our homes are designed to help you save money on your energy bills.

Newly built properties are designed with the future in mind. We use the latest technologies to make them more energy efficient, lowering their environmental impact and running costs.

Even small improvements can help to bring down your energy bills in the long term. Our homes have external walls enhanced well above the minimum requirements, making sure they hold in valuable heat so you're less reliant on heating.

Podium landscape gardens provide both private and communal outdoor space and have been designed to create a central amenity for the community to access and share.

# The benefits of buying our new homes.



### Reduced heat loss

Reduced heat loss from exterior walls with thermal efficiency well above regulation requirements.



### Energy efficient heating

Heat your home for less with our industry leading Air Source Heat Pump district heating network.



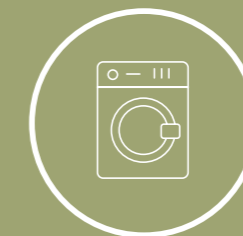
### Heat recovery ventilation system

Keeps the air fresh while retaining heat in your home.



### Tested for air tightness

No unwanted draughts and airflow.



### Energy-efficient appliances

Keep running costs down with brand new appliances included in the price of your new home.



### Multi zone thermostats

Reduce wasted energy by only heating the space you're in.



## Buying new - easy living

### ALL APARTMENTS INCLUDE:

- Private balcony
- Flooring, carpets and integrated appliances included at no extra cost
- 3 months FREE Hyperoptic broadband\*
- 10 year NHBC guarantee
- HBF 5 star rating
- Limited allocated parking available

### Built for the future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.

### Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

### No hidden costs

Purchase a new home with us and enjoy the confidence of an all-inclusive finish, free from extra charges or unexpected maintenance costs. You can have peace of mind too, given there's a 10-year NHBC guarantee.



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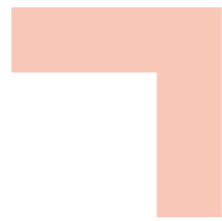
Site Plan



- COMPLETED
- UNDERWAY



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



# Specification

## KITCHENS

Contemporary designed kitchen with fitted base, tall and wall units in Light Grey

Full height laminate splashback and upstands in Bellato Grey

21mm slimline laminate in Bellato Grey

Stainless steel inset 1½ bowl sink with chrome mixer tap

Spot lights under wall units

Integrated BOSCH single oven

Integrated BOSCH combination microwave

BOSCH 60cm induction hob

BOSCH telescopic extractor hood

Integrated BOSCH fridge/freezer

Integrated BOSCH dishwasher

LED ceiling downlights

## GENERAL

Amtico Spacia Sash Oak flooring to hallway, kitchen and living area

TV points wired for access for digital TV and Sky Q (subject to subscription)

BT connection provided USB socket outlet to living area

Hyperoptic superfast fibre broadband (3 months free, then subject to subscription)

Video door entry system

Wood veneer apartment entrance door with spyhole and 5 lever deadlock

White finished internal doors

White painted skirting and architraves

White painted finish to walls and ceilings

Mains supply smoke and heat detection

Radiators with thermostatic valve

Paving to podium terraces and slabs to ground floor units and inset balconies

Aluminium decking to all other balconies

External lighting to balconies and power supply to rear terraces only

## BEDROOMS

Wardrobes to bedroom 1

Fully fitted carpet

TV point

BT point (master bedroom only)

Pendant lighting

## BATHROOMS

Full height and width mirror above sink and WC

Light Grey bath panel

Back to wall WC pan with concealed cistern

Dual heated chrome towel rail

Glass shower screen

Shower tray with thermostatic shower mixer and shower screen (en-suites only)

Saloni Street Art Gris floor and wall tiles

Extractor ventilation

Shaver socket

Low voltage recessed downlighters

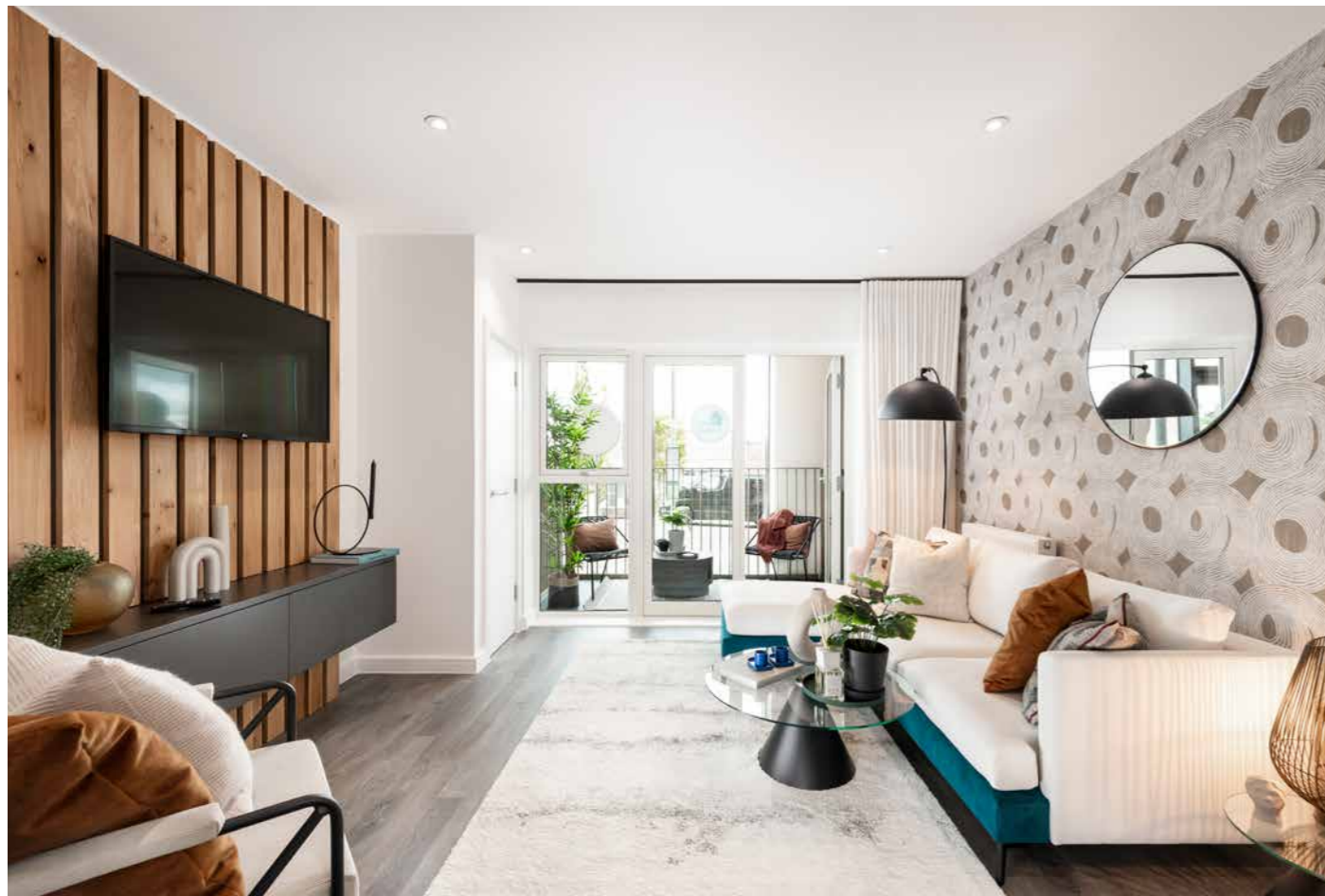
## CLOAKS CUPBOARD

Saloni Street Art Gris floor tiles

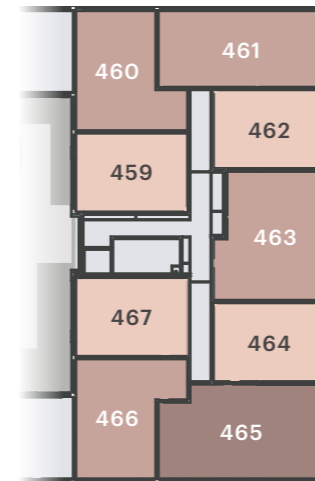
Freestanding BOSCH washer/dryer

Any item not expressly listed or indicated within this specification is excluded from the standard build. Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Home Group and Countryside reserve the right to make these changes as required. Show home photographs are indicative only, specification may differ.



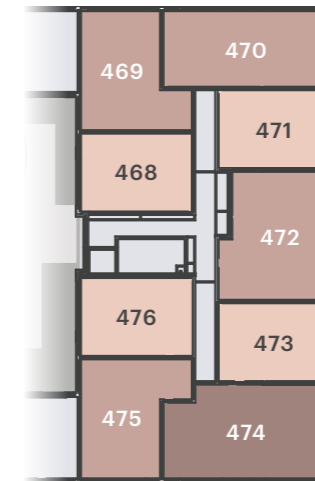


First floor  
Hunter House



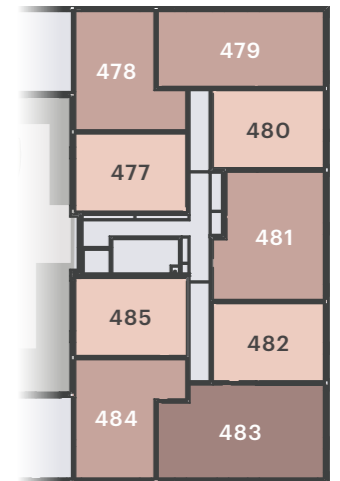
Tom Lake Way

Second floor  
Hunter House



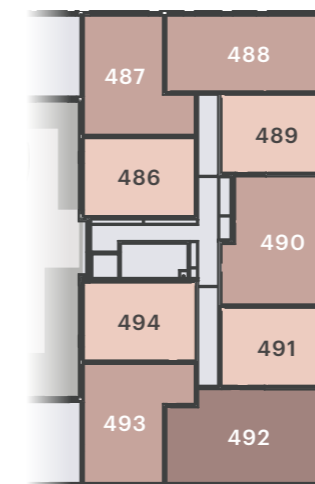
Tom Lake Way

Third floor  
Hunter House



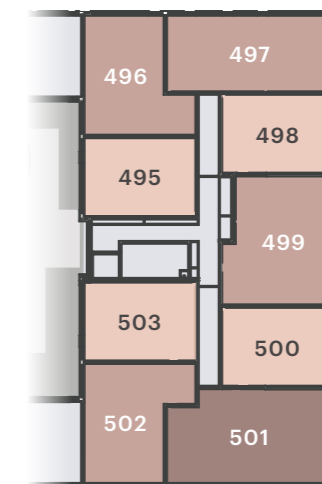
Tom Lake Way

Fourth floor  
Hunter House



Tom Lake Way

Fifth floor  
Hunter House



Tom Lake Way

One bedroom
  Two bedroom
  Three bedroom

Podium garden accessible from properties on the first floor, and visible from the second floor and above only. All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Depending on location, some properties will feature a balcony and some a terrace. Please ask your Sales Consultant for detailed information regarding specific properties.

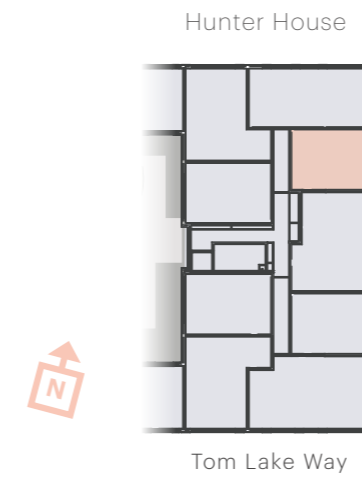
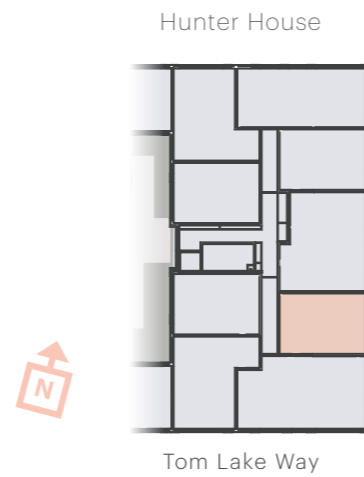


One bedroom



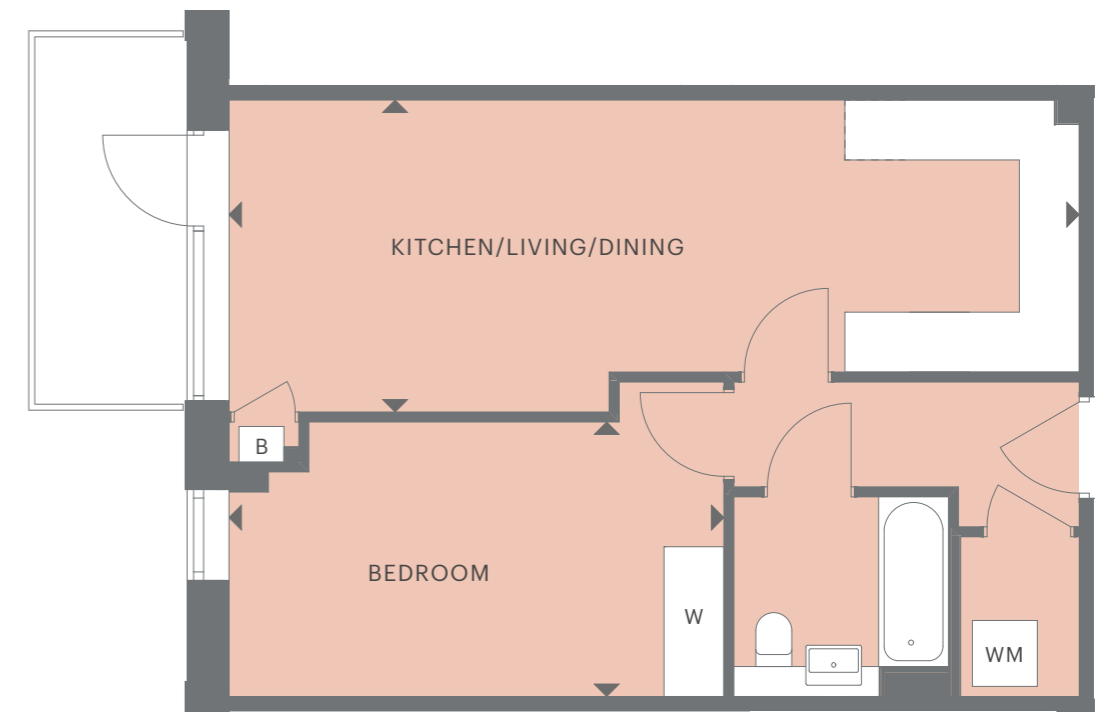
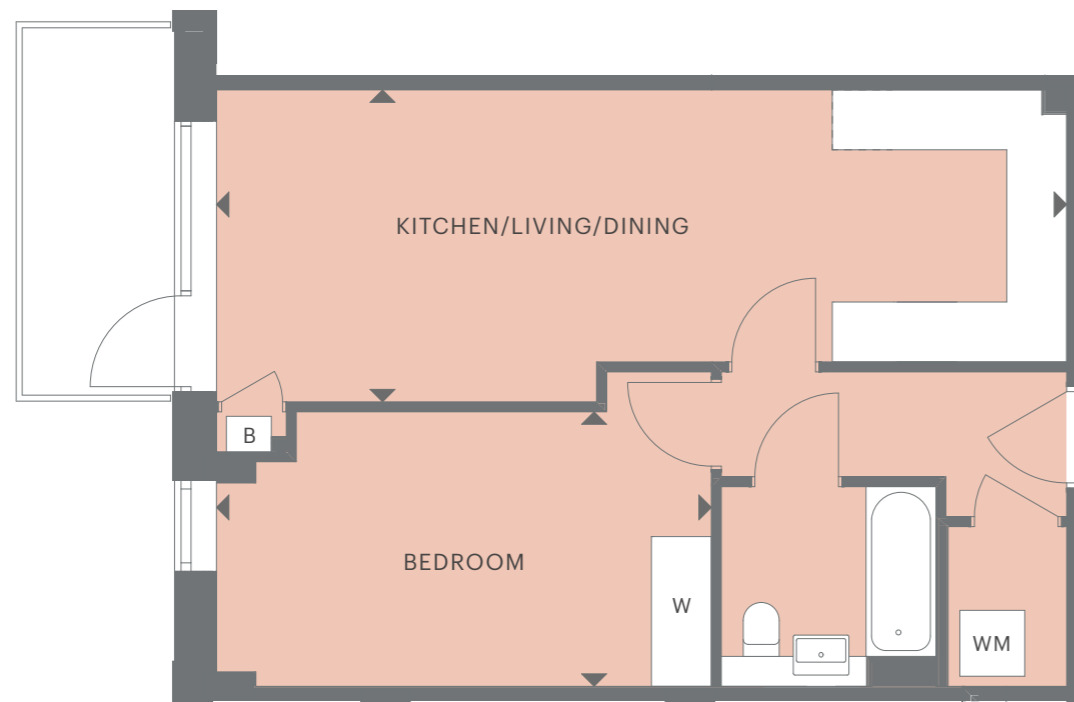
# One bedroom

APARTMENTS 464\*, 473\*, 482\*, 491\*, 500\*



# One bedroom

APARTMENTS 462\*, 471\*, 480\*, 489\*, 498\*



KITCHEN

**INTERNAL AREA**      **50.8 SQ M**      **547 SQ FT**

Kitchen/Living/Dining    8.51m x 3.12m    27'11" x 10'2"

Bedroom                    4.95m x 2.75m    16'2" x 9'0"

B boiler    W Wardrobe    WM Washing machine    ▲ dimensions

- 500 5<sup>th</sup> floor
- 491 4<sup>th</sup> floor
- 482 3<sup>rd</sup> floor
- 473 2<sup>nd</sup> floor
- 464 1<sup>st</sup> floor
- G floor

**INTERNAL AREA**      **50.8 SQ M**      **547 SQ FT**

Kitchen/Living/Dining    8.51m x 3.12m    27'11" x 10'2"

Bedroom                    4.95m x 2.75m    16'2" x 9'0"

B boiler    W Wardrobe    WM Washing machine    ▲ dimensions

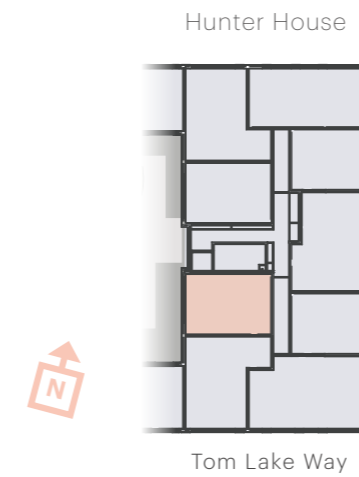
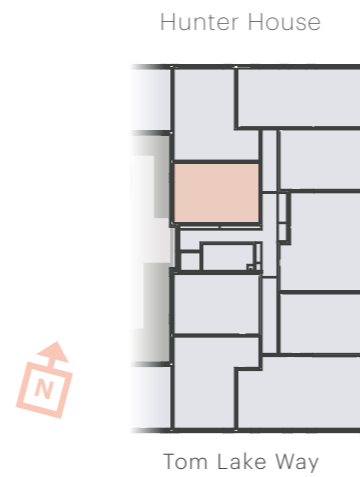
- 498 5<sup>th</sup> floor
- 489 4<sup>th</sup> floor
- 480 3<sup>rd</sup> floor
- 471 2<sup>nd</sup> floor
- 462 1<sup>st</sup> floor
- G floor

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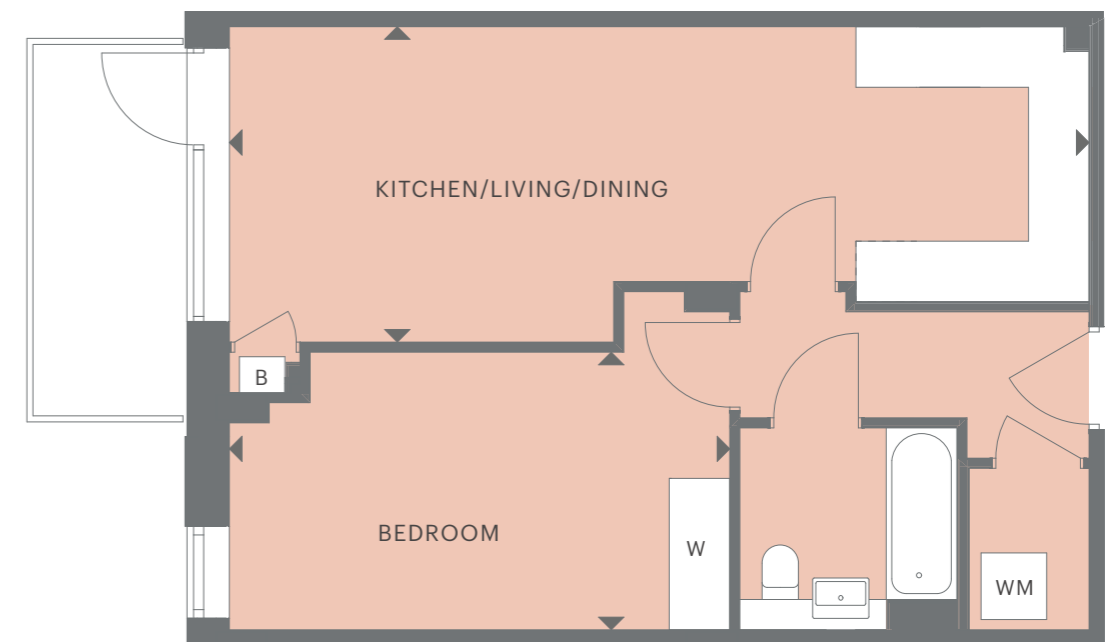
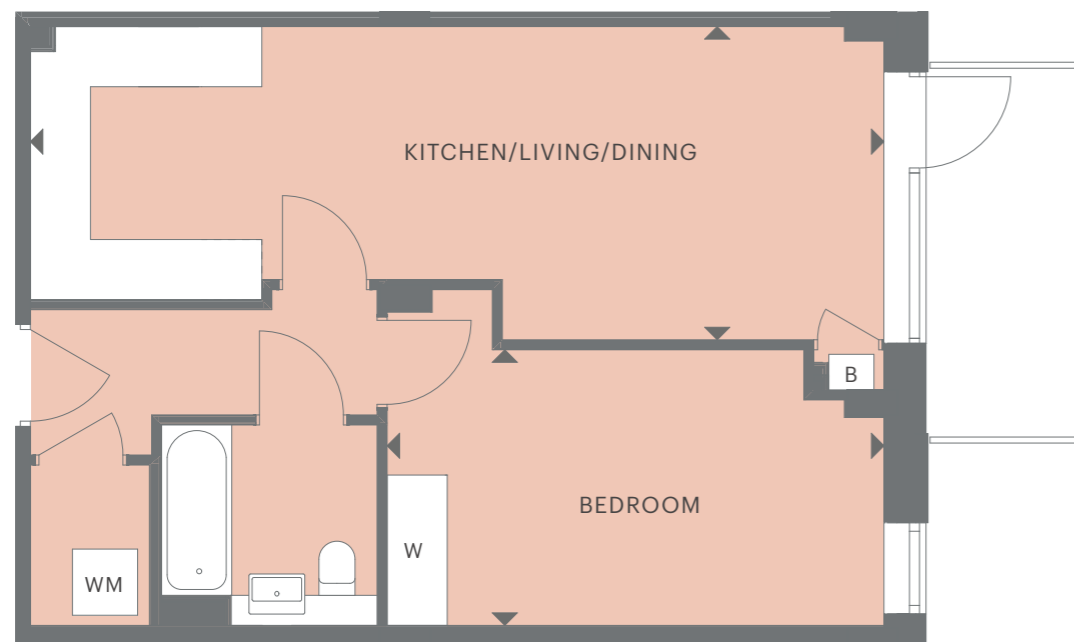
# One bedroom

APARTMENTS 459, 468, 477, 486, 495



# One bedroom

APARTMENTS 467, 476, 485, 494, 503



INTERNAL AREA	50.6 SQ M	545 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"

B boiler W Wardrobe WM Washing machine ▲ dimensions

- 495 5<sup>th</sup> floor
- 486 4<sup>th</sup> floor
- 477 3<sup>rd</sup> floor
- 468 2<sup>nd</sup> floor
- 459 1<sup>st</sup> floor
- G floor

INTERNAL AREA	50.7 SQ M	546 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"

B boiler W Wardrobe WM Washing machine ▲ dimensions

- 503 5<sup>th</sup> floor
- 494 4<sup>th</sup> floor
- 485 3<sup>rd</sup> floor
- 476 2<sup>nd</sup> floor
- 467 1<sup>st</sup> floor
- G floor



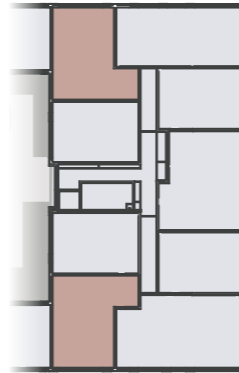
# Two bedrooms



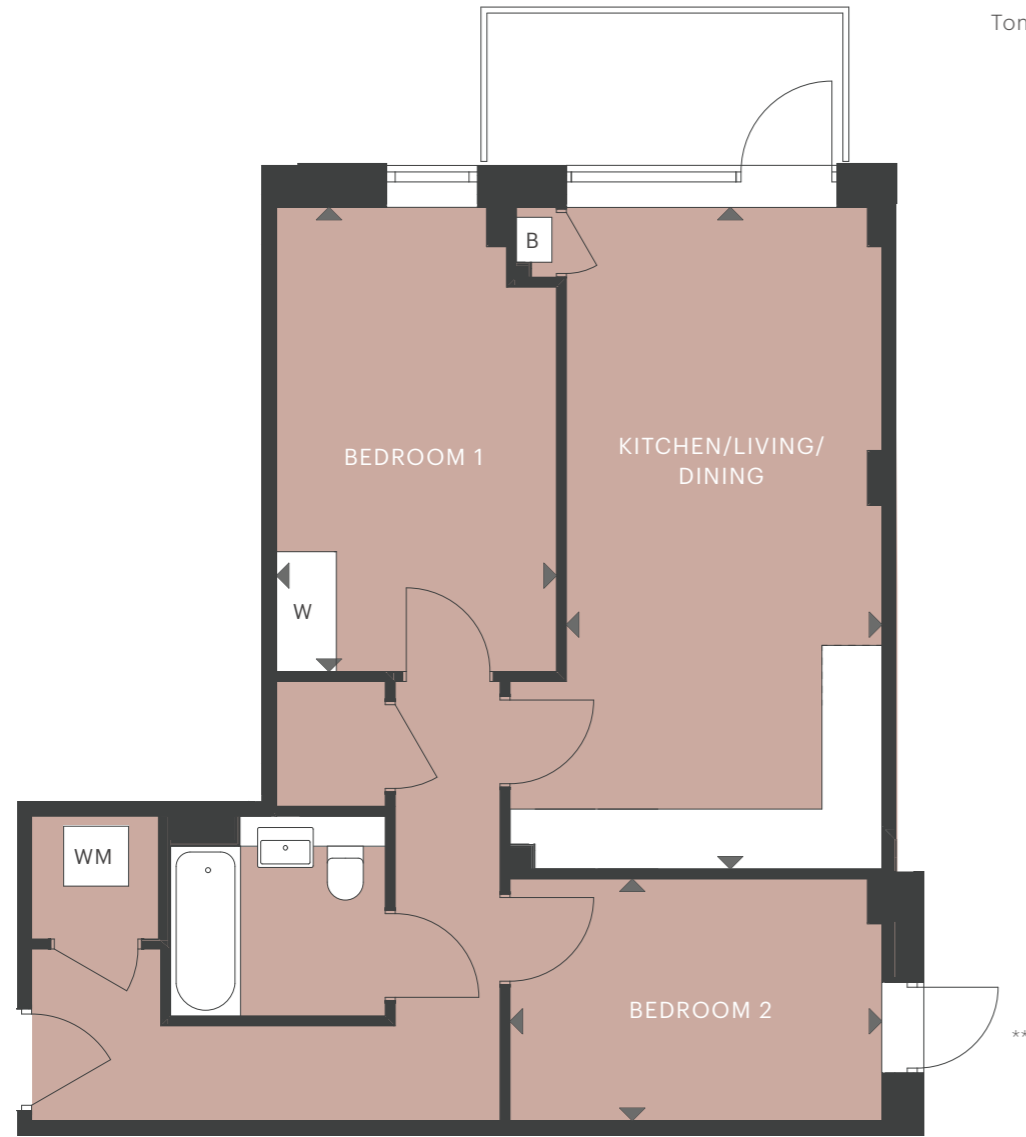
# Two bedrooms

APARTMENTS 460\*, 466, 469\*, 475

Hunter House



Tom Lake Way

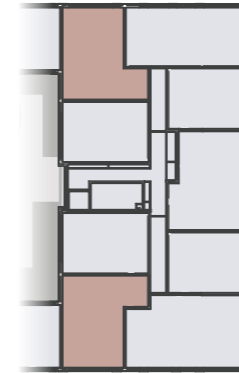


INTERNAL AREA	62.7 SQ M	675 SQ FT
Kitchen/Living/Dining	6.62m x 3.16m	21'8" x 10'4"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.72m x 2.42m	12'2" x 7'11"

B boiler W Wardrobe WM Washing machine ▲ dimensions



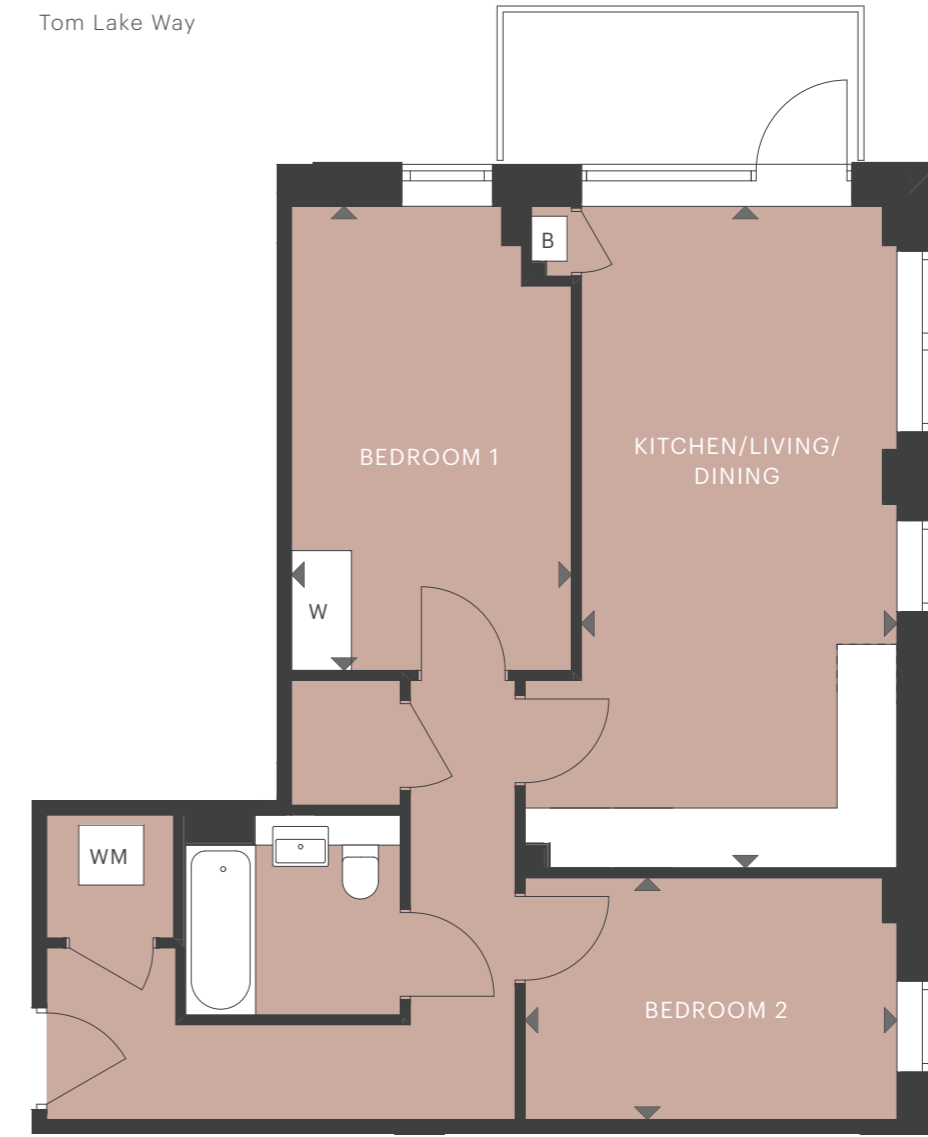
Hunter House



Tom Lake Way

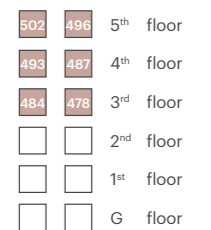
# Two bedrooms

APARTMENTS 478\*, 484, 487\*, 493, 496\*, 502



INTERNAL AREA	62.8 SQ M	676 SQ FT
Kitchen/Living/Dining	6.62m x 3.16m	21'8" x 10'4"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.72m x 2.42m	12'2" x 7'11"

B boiler W Wardrobe WM Washing machine ▲ dimensions

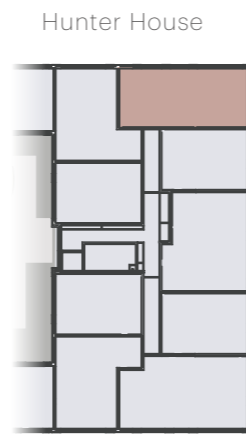


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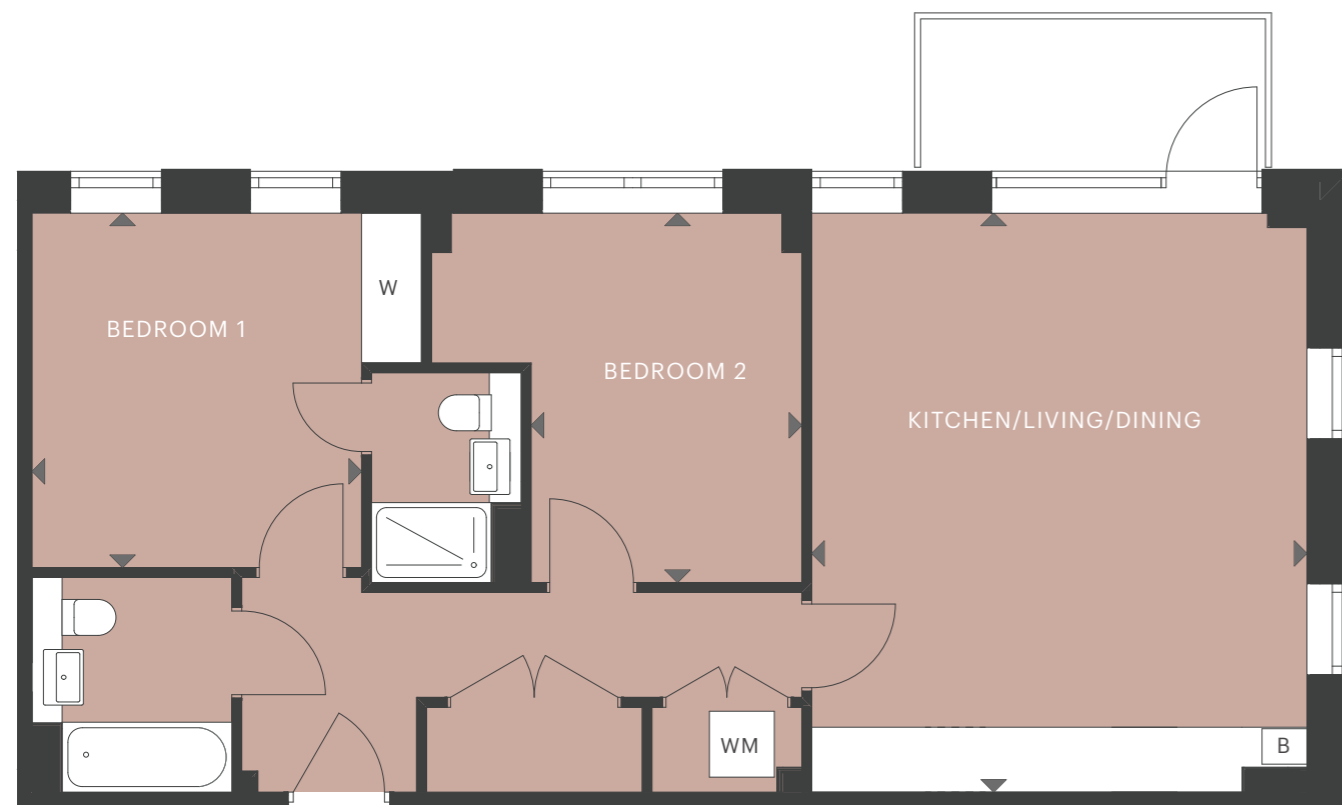
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# Two bedrooms

APARTMENTS 461, 470, 479, 488, 497



Tom Lake Way

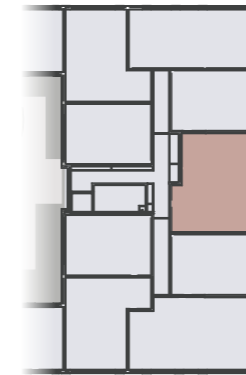


INTERNAL AREA	73.8 SQ M	794 SQ FT
Kitchen/Living/Dining	5.80m x 4.96m	19'0" x 16'3"
Bedroom 1	3.55m x 3.30m	11'7" x 10'9"
Bedroom 2	3.70m x 2.71m	12'1" x 8'10"

B boiler W Wardrobe WM Washing machine ▲ dimensions

- 497 5<sup>th</sup> floor
- 488 4<sup>th</sup> floor
- 479 3<sup>rd</sup> floor
- 470 2<sup>nd</sup> floor
- 461 1<sup>st</sup> floor
- G floor

Hunter House



Tom Lake Way

# Two bedrooms

APARTMENTS 463, 472, 481, 490, 499



INTERNAL AREA	78.0 SQ M	839 SQ FT
Kitchen/Living/Dining	7.46m x 3.58m	24'5" x 11'8"
Bedroom 1	5.26m x 3.20m	17'3" x 10'5"
Bedroom 2	5.26m x 2.65m	17'3" x 8'8"

B boiler W Wardrobe WM Washing machine ▲ dimensions

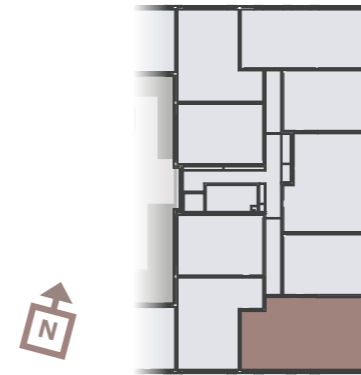
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- 490 4<sup>th</sup> floor
- 481 3<sup>rd</sup> floor
- 472 2<sup>nd</sup> floor
- 463 1<sup>st</sup> floor
- G floor



# Three bedrooms



Hunter House



Tom Lake Way

# Three bedrooms

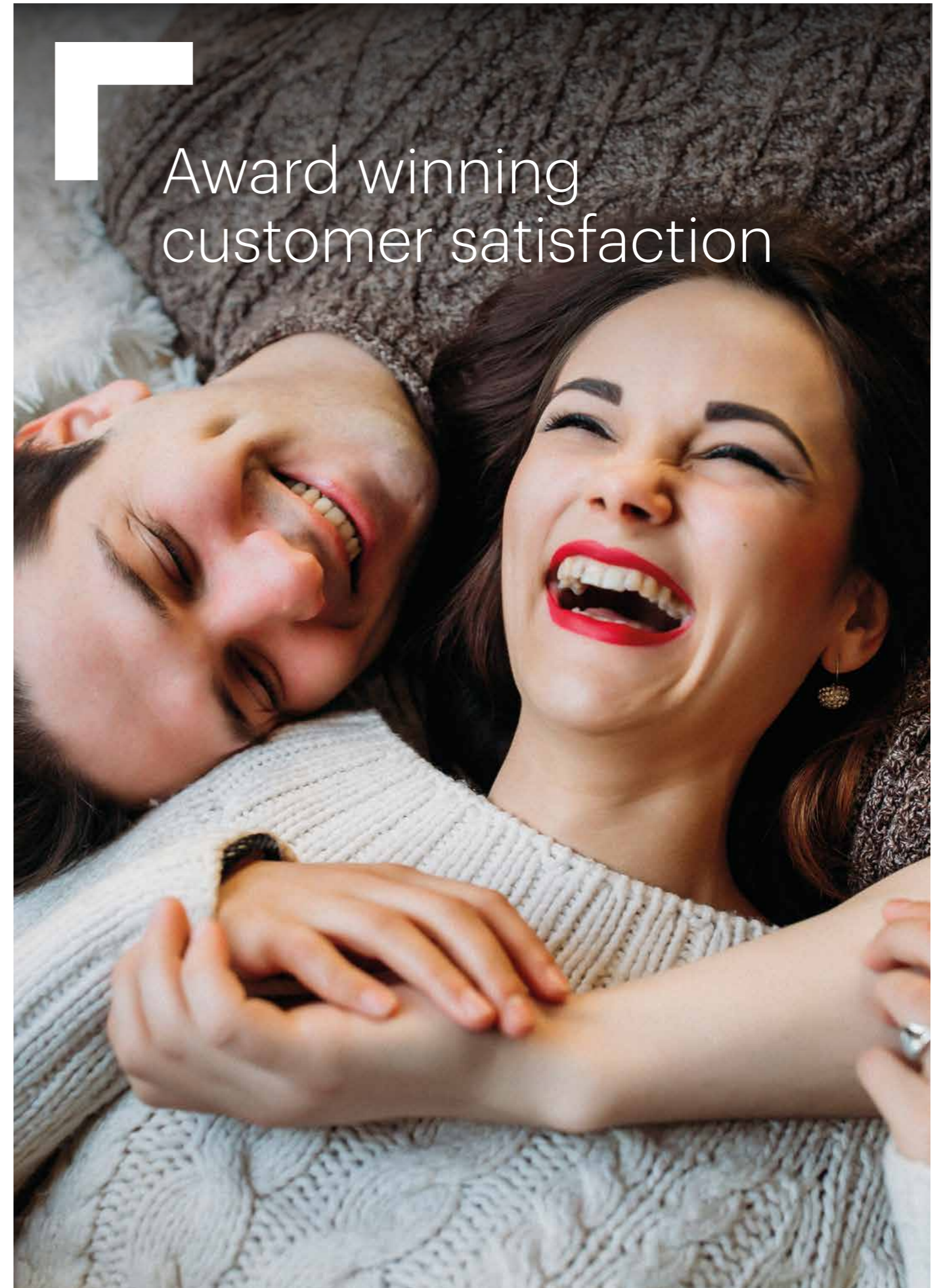
APARTMENTS 465, 474, 483, 492, 501



INTERNAL AREA	87.9 SQ M	946 SQ FT
Kitchen/Living/Dining	5.56m x 3.27m	18'2" x 10'8"
Bedroom 1	3.90m x 3.74m	12'9" x 12'3"
Bedroom 2	3.80m x 2.35m	12'5" x 7'8"
Bedroom 3	3.80m x 3.02m	12'5" x 9'10"

B boiler W Wardrobe WM Washing machine ▲ dimensions

- 501 5<sup>th</sup> floor
- 492 4<sup>th</sup> floor
- 483 3<sup>rd</sup> floor
- 474 2<sup>nd</sup> floor
- 465 1<sup>st</sup> floor
- G floor



Award winning customer satisfaction

## Committed to customer service

Countryside customer service begins with our first-class Sales Consultants who are trained to offer guidance on the legal process involved in buying a new home and equipped to put you in touch with approved solicitors and financial advisors.

The dedicated Customer Service team then quality check and commission each property before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys, and beyond, a committed Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

Every home at South Oxhey Central carries our commitment to quality. You have the added assurance of every home coming with a National House Building Council (NHBC) Warranty. Each property is quality checked and commissioned by our dedicated Customer Service team before handed over to you. That's why from the moment you reserve your new home to the day you receive your keys and beyond, a dedicated Sales and Customer Service Team will ensure you receive the very best service from Countryside Homes.

All of our homes carry the NHBC Builders Warranty, plus a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at South Oxhey Central.

No matter who you are dealing with or what queries or concerns you may have, you can be confident that our procedures will adhere to the terms of the New Homes Quality Code (NHQC).





Countryside Homes, part of the Vistry Group, is a FTSE 100 company and a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

**We create places people love**

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials unite to create places that stand the test of time.

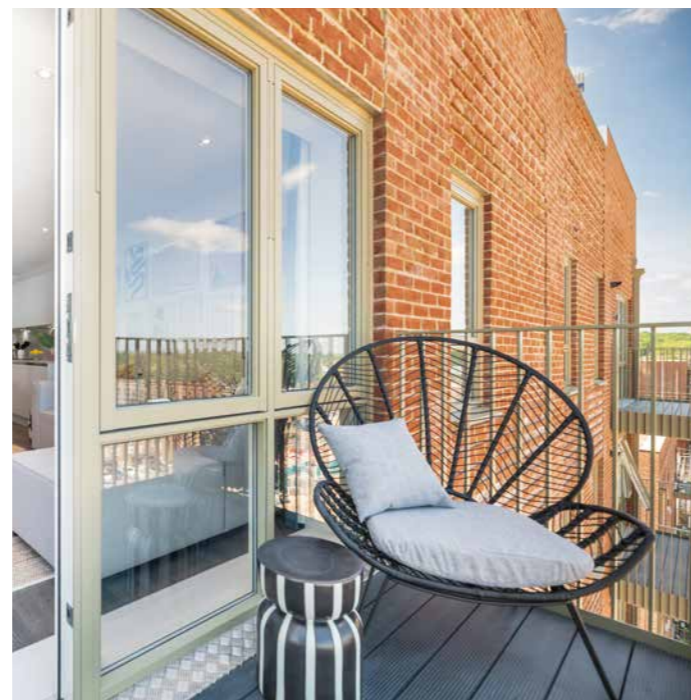
As a result, we hold more Housing Design Awards than any other developer. From the character of the homes we build, to the planning and unique detailing of environments, our creative approach to place-making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Homes is a HBF 5\* developer.

Home Group is one of the UK's largest developers of quality homes for sale and affordable rent, and a leader in long-term integrated housing, health and care.

With over 80 years' they are playing a significant role in addressing the UK's housing crisis. By significantly gearing up their commercial approach through private house sales, they will reinvest more surplus back into the business to create increased homes for affordable rent and supported living.

Plus, their fresh thinking approach will see the creation of new and innovative home ownership products that will help people take their first step onto the property ladder.

Underpinning all of this is their commitment to providing a world-class service, excellent value for money and a drive towards improved digital facilities. With national reach, expert local teams and genuine partnerships combine to make these aims a reality and provide great outcomes for everyone.



**Visit our Marketing Suite**

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