





# 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.

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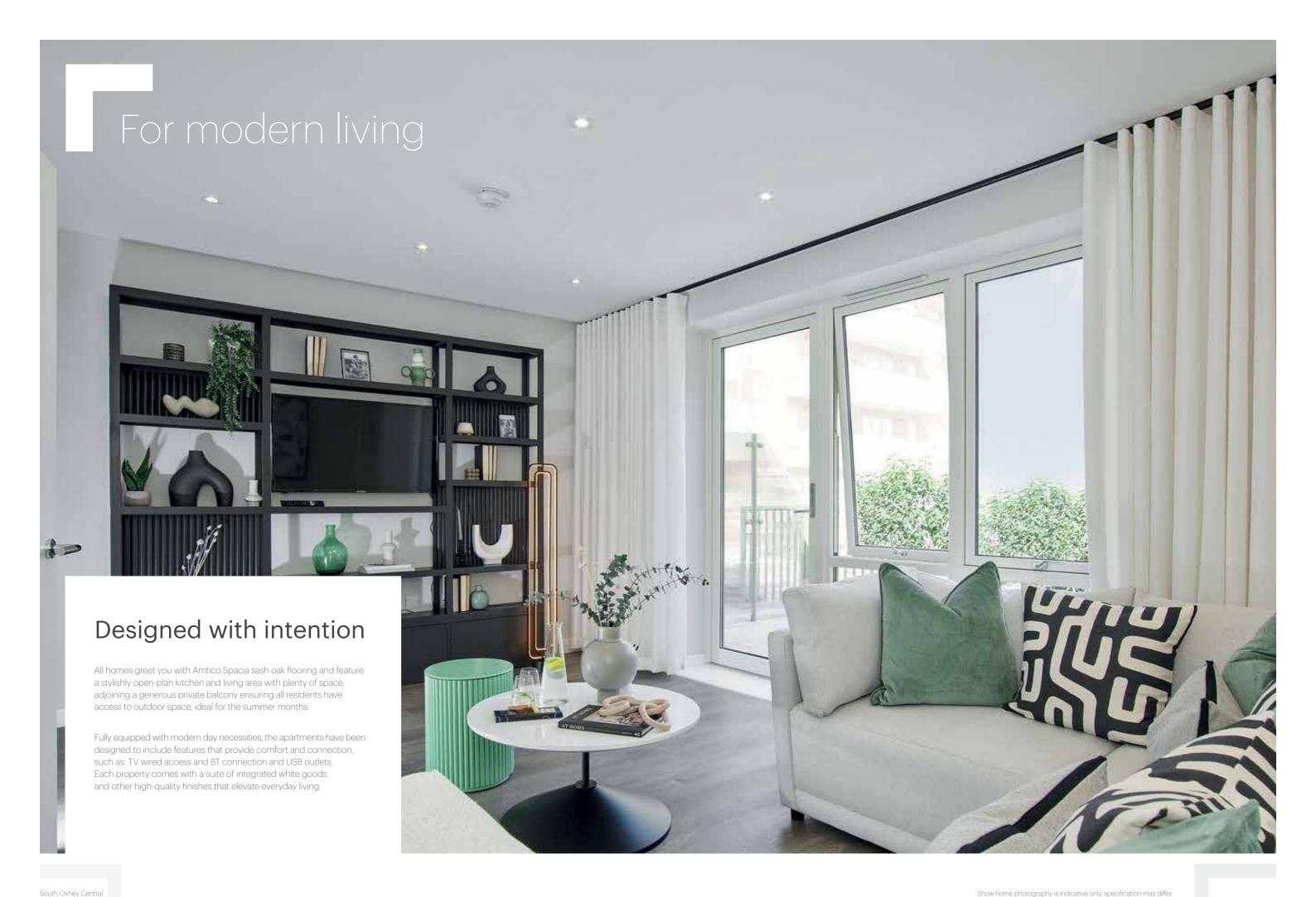
# Fresh energy

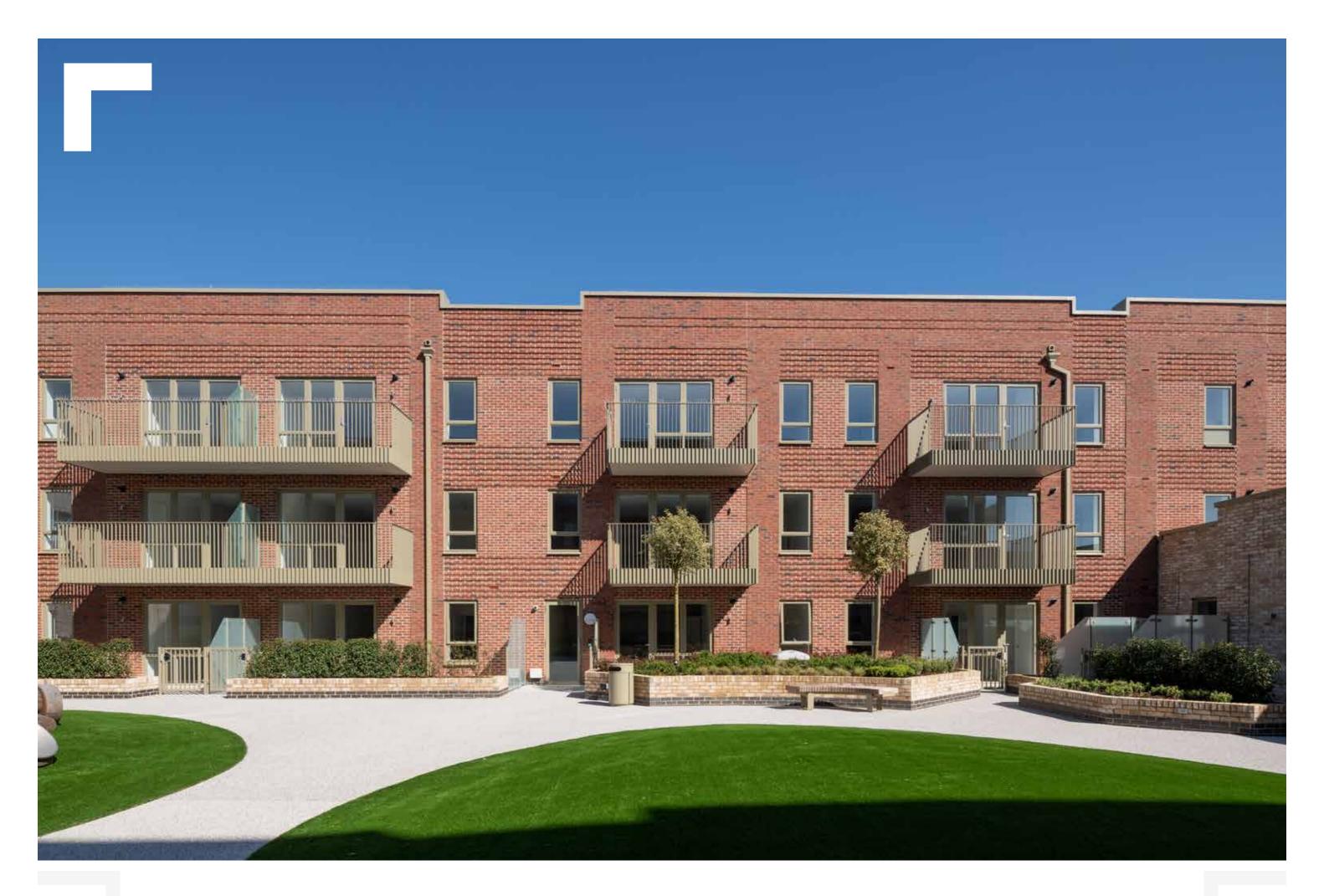
South Oxhey Central sits right in the heart of a growing community largely comprising of young professionals and first-time buyers. The development's proximity to the train station allows for a quick and easy commute into central London and exceptional access to the national rail services.

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.











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

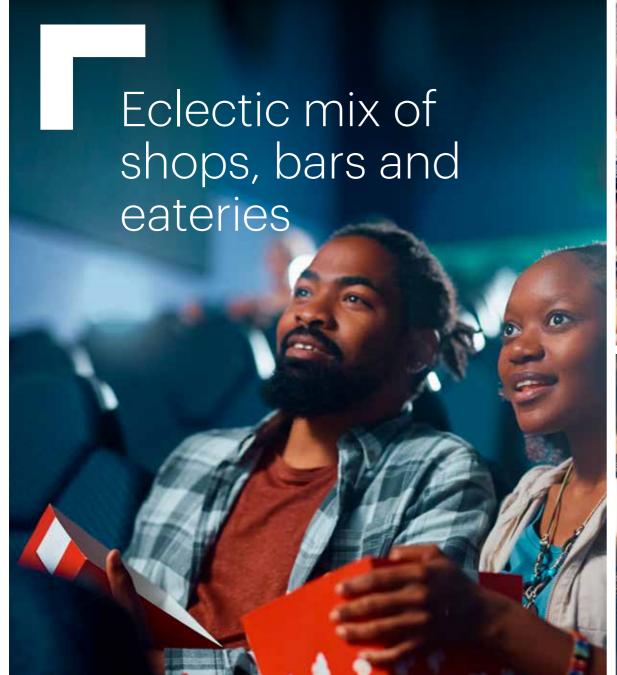
Wembley Central

18 min journey

London Euston **29 min journey** 

South Oxhey Central

All travel times are approximate and taken from Google Maps and trainline.com. All times are subject to variation.









# 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.

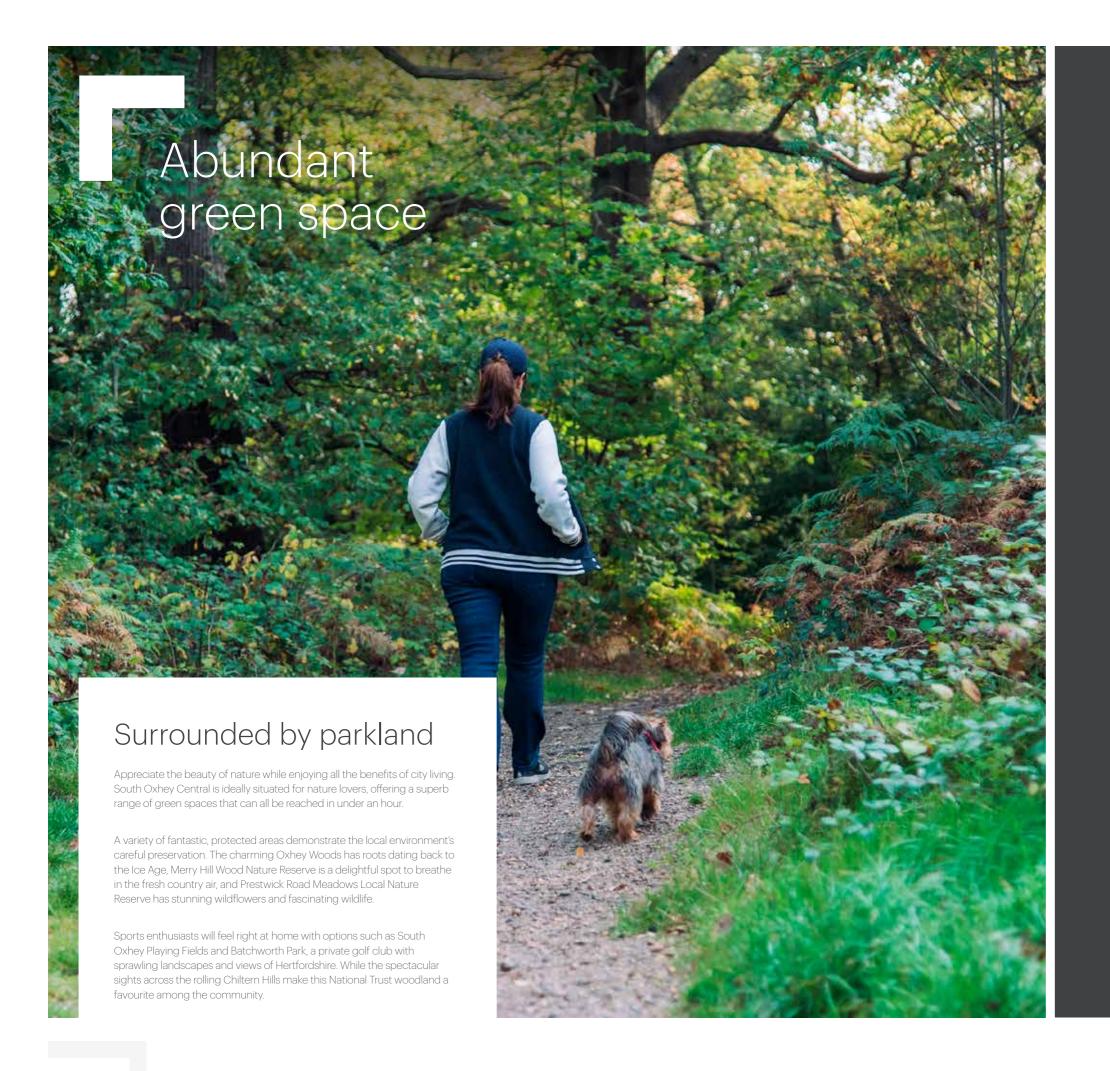
Whether you're looking for a slice of culture, a fun night out, or a shopping spree, you'll be connected to the best of London.

### 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.



#### 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)



Nursery Schools

all within a 14-minute walk or less

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:

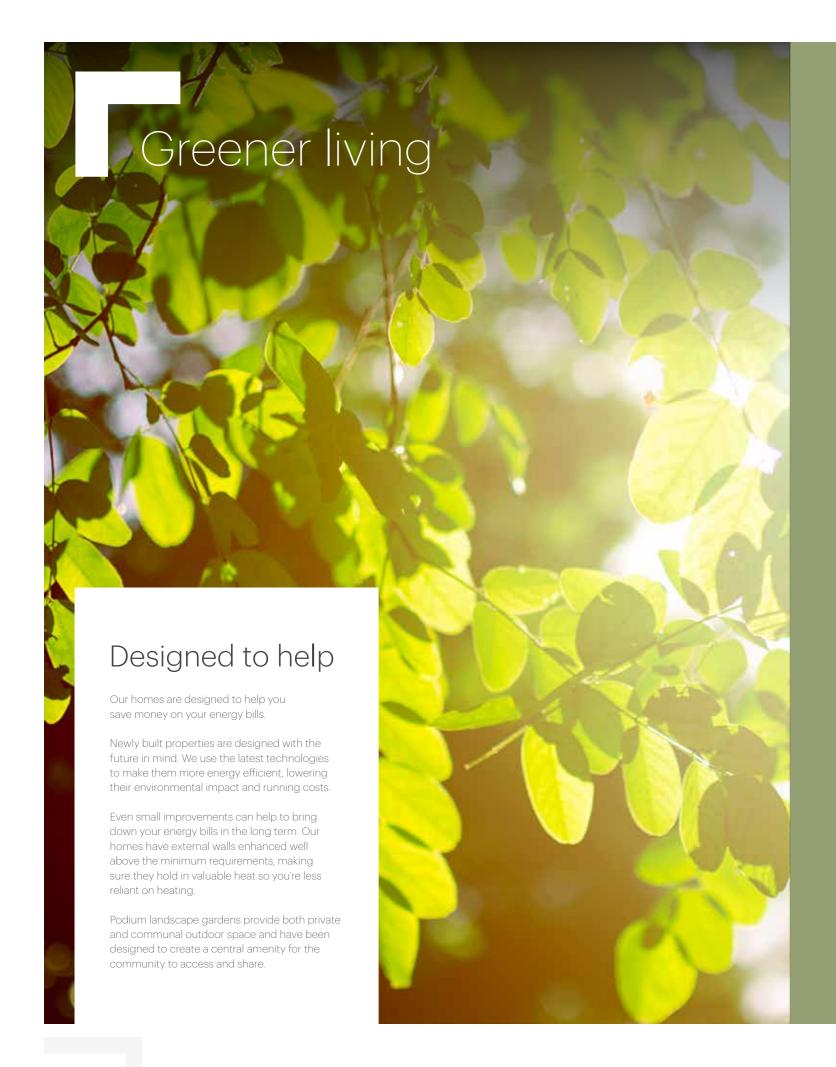
Imperial College London (16.3 miles)

University College London (21 miles)

London School of Economics and Political Science (18.4 miles)

King's College London (18.7 miles)





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 ou industry leading Air Source Heat Pump district heating network



# Heat recovery ventilation system

Keeps the air fresh while retaining heat in your hom



# Tested for air tightness

No unwanted draughts and airflow.



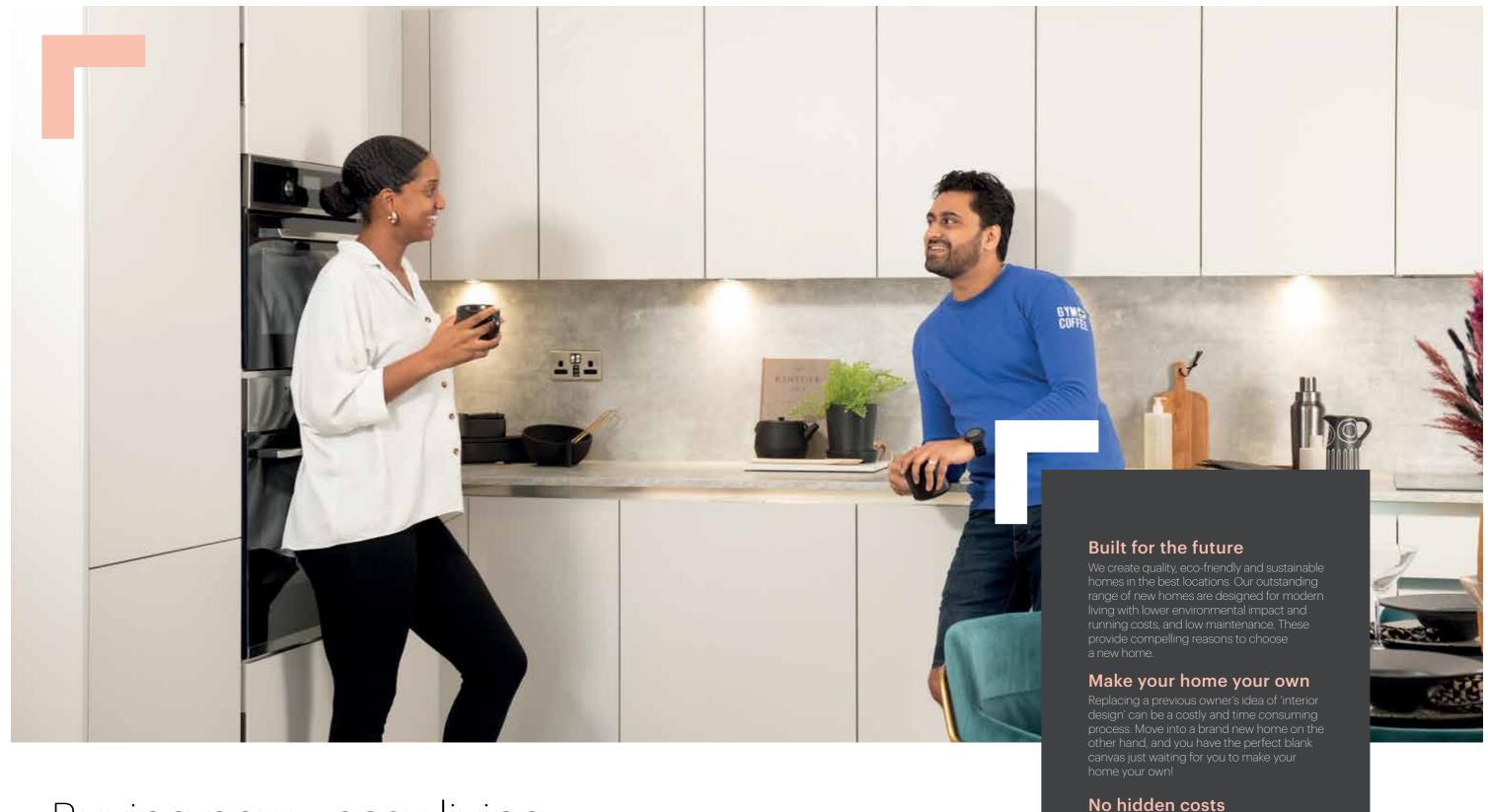
# Energy-efficient appliances

Keep running costs down with orand new appliances included ir the price of your new home



# Multi zone thermostats

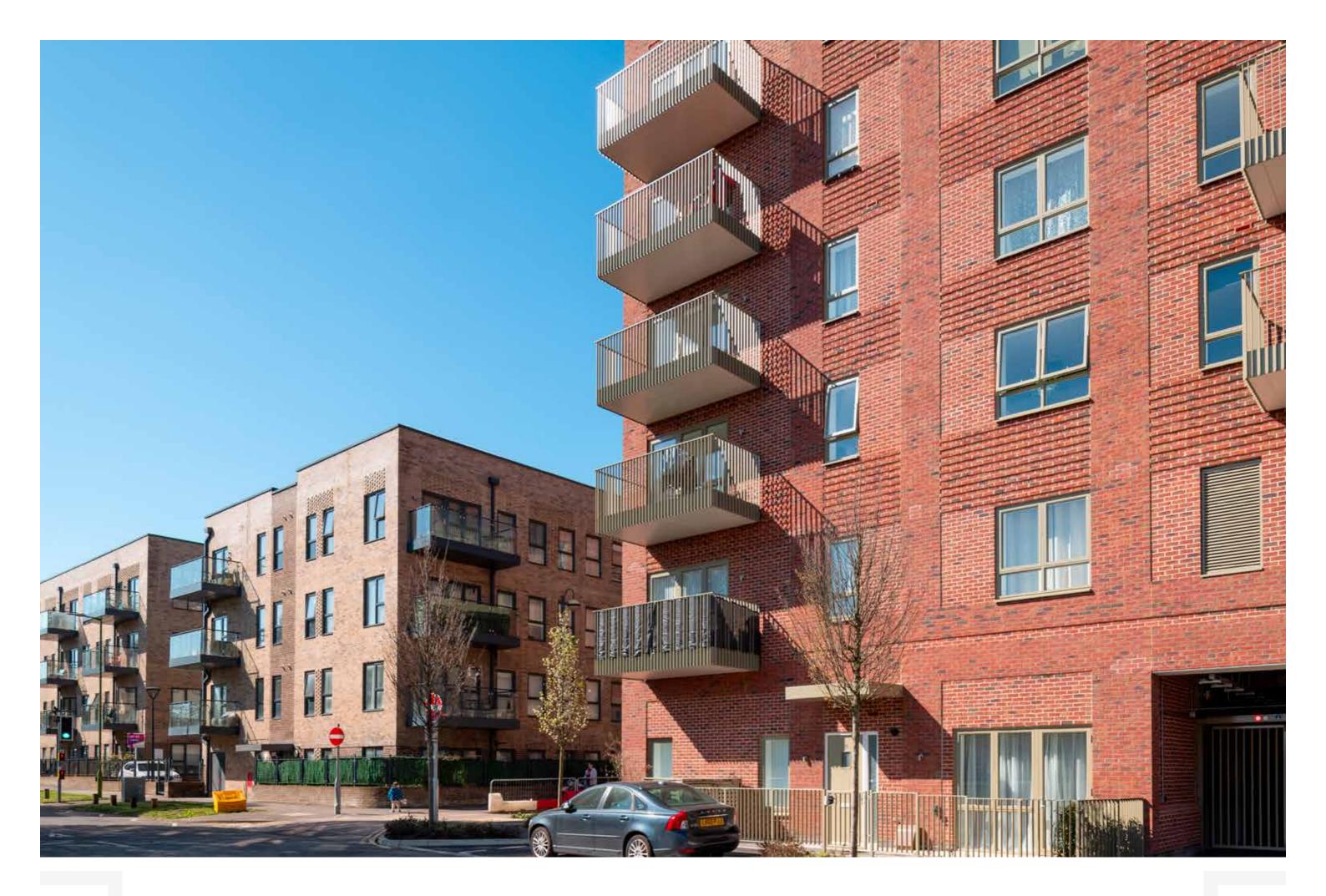
educe wasted energy by only heating the space you're in



# 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





# Site Plan



COMPLETEDUNDERWAY

Please note that the site plan is intended for illustrative purposes only.



Carpenders Park Overground Station

# 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

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 many differ.











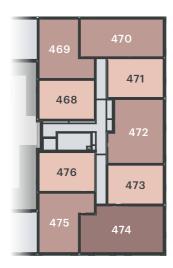
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South Oxhey Central





Second floor Hunter House



Third floor Hunter House

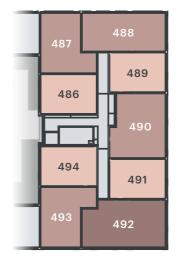


Tom Lake Way

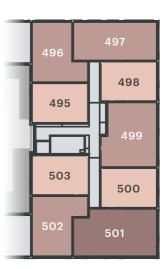
Tom Lake Way

Tom Lake Way





Fifth floor Hunter House



Tom Lake Way

Tom Lake Way

One bedroom Two bedroom Three bedroom

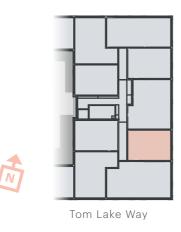
Podium garden accessible from properties on the first floor, and visible from the second floor and above only. All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. 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.



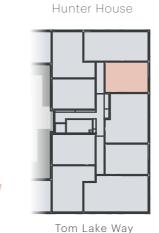
### One bedroom

South Oxhey Central

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



Hunter House



### One bedroom

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



KITCHEN





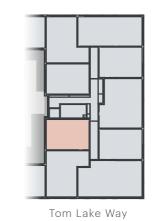
INTERNA	AL AREA	50.8 SQ M	547 SQ FT
Kitchen/	Living/Dining	8.51m x 3.12m	27′11″ x 10′2″
Bedroom	1	4.95m x 2.75m	16'2" x 9'0"
B boiler	W Wardrobe	WM Washing machine	▲ dimensions

## One bedroom

South Oxhey Central

APARTMENTS 459, 468, 477, 486, 495



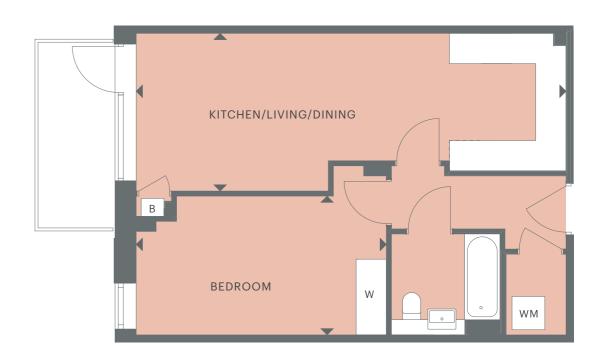


Hunter House

## One bedroom

APARTMENTS 467, 476, 485, 494, 503





INTERNA	AL AREA	50.6 SQ M	545 SQ FT
Kitchen/	Living/Dining	8.51m x 3.12m	27′11″ x 10′2″
Bedroom	1	4.95m x 2.75m	16'2" x 9'0"
B boiler	W Wardrobe	WM Washing machine	dimensions

INTERNA	AL AREA	50.7 SQ M	546 SQ FT
Kitchen/I	Living/Dining	8.51m x 3.12m	27′11″ x 10′2″
Bedroom	1	4.95m x 2.75m	16′2″ x 9′0″
B boiler	W Wardrobe	WM Washing machine	▲ dimensions

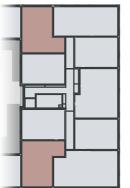
503 5<sup>th</sup> floor



## Two bedrooms

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

South Oxhey Central



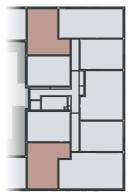
Hunter House

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 machi	ne 🔺 dimensions





## Two bedrooms

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

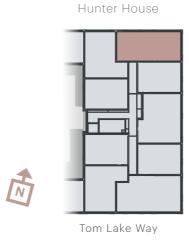


INTERNAL AREA	62.8 SQ M	676 SQ FT
Kitchen/Living/Dining	6.62m x 3.16m	21'8" x 10'4"
Bedroom 1	4.65m x 2.80m	15′3″ x 9′2″
Bedroom 2	3.72m x 2.42m	12'2" x 7'11"
B boiler W Wardrobe	WM Washing machin	e ▲ dimensions

### Two bedrooms

South Oxhey Central

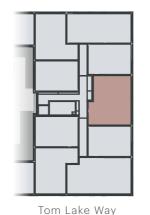
APARTMENTS 461, 470, 479, 488, 497





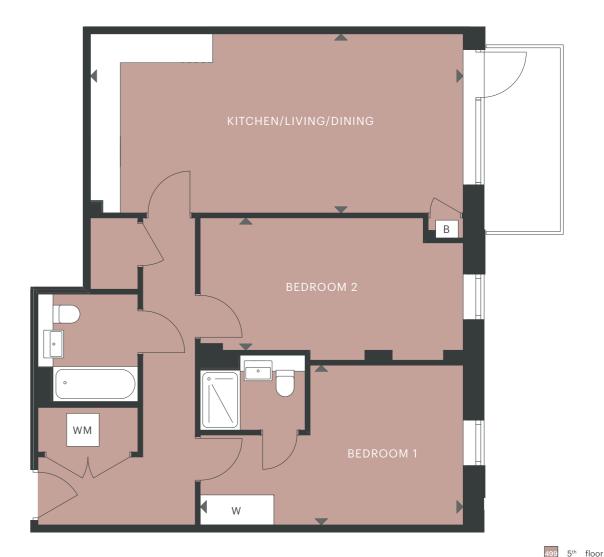




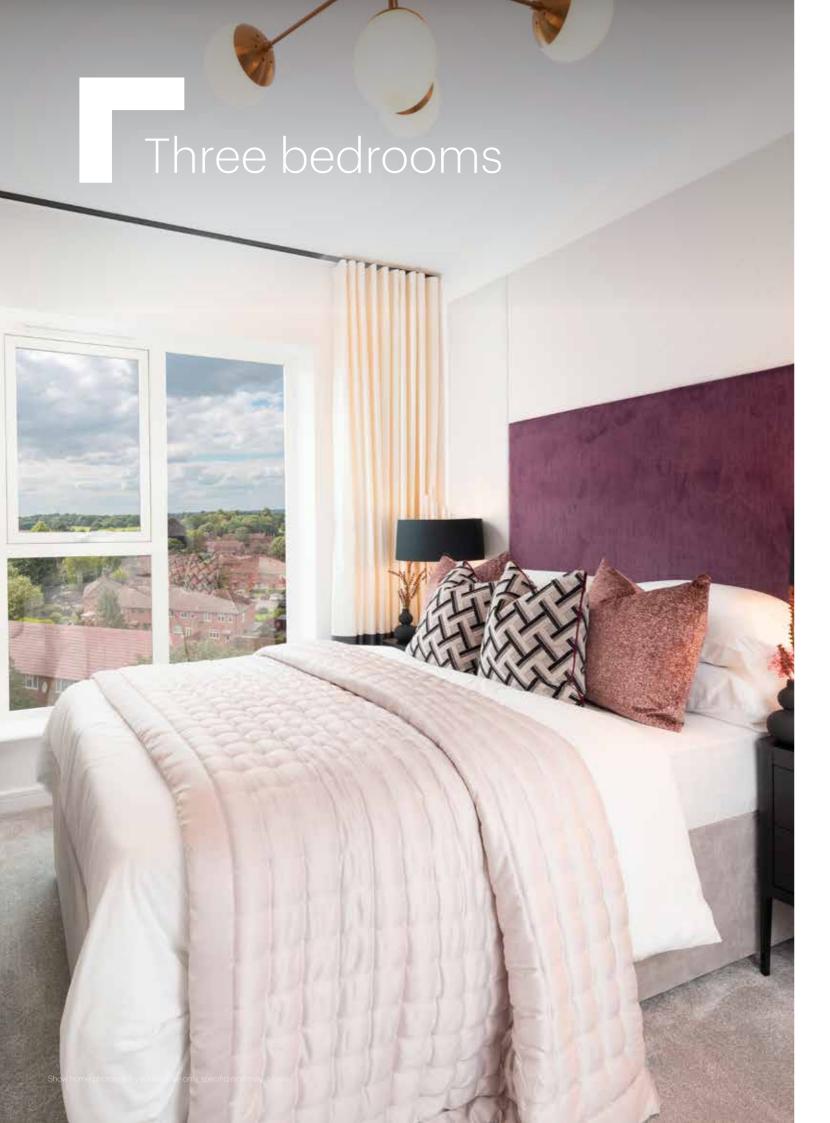


### Two bedrooms

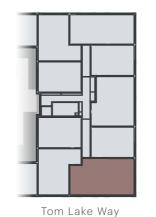
APARTMENTS 463, 472, 481, 490, 499



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 machin	ne 🔺 dimensions







# Three bedrooms

APARTMENTS 465, 474, 483, 492, 501



87.9 SQ M	946 SQ FT
5.56m x 3.27m	18'2" x 10'8"
3.90m x 3.74m	12'9" x 12'3"
3.80m x 2.35m	12′5″ x 7′8″
3.80m x 3.02m	12′5″ x 9′10″
WM Washing machin	ne 🔺 dimensions
	5.56m x 3.27m 3.90m x 3.74m 3.80m x 2.35m 3.80m x 3.02m

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### 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.

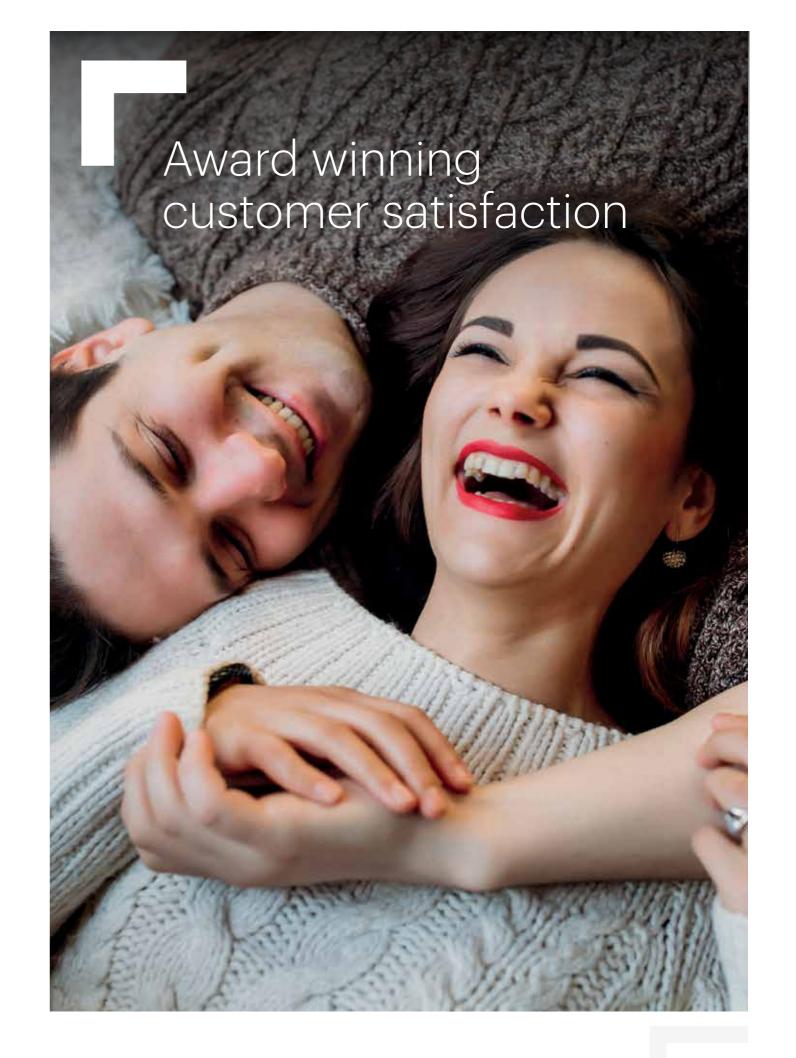
Every home at South Oxhey Central carries our commitment to quality. You have the added assurance of every home coming with a National House Building Council (NHBC) Warranty. Each property is quality checked and commissioned by our dedicated Customer Service team before handed over to you. That's why 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**

South Oxhey Marketing Suite South Oxhey Central Station Approach South Oxhey WD19 7DT

southoxheycentral@countrysidehomes.com 020 4587 4964 southoxheycentral.co.uk what3words///beats.horns.rocky



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