

PIPER



High Oakham Ridge

Mansfield

We build the house, you make the home

Welcome to

High Oakham Ridge

High Oakham Hill, Mansfield, NG18 5FS



**Spectacular homes
with outstanding views**

High Oakham Ridge is a spectacular development of 2, 3, 4 and 5 bedroom homes in a range of twelve different designs. Conveniently close to the centre of Mansfield, High Oakham Ridge is adjacent to Oakham Nature Reserve, a beautiful tranquil place for walking or fishing.

PIPER



**Close to the town centre
and surrounded by
beautiful countryside**

Mansfield

Mansfield is Nottinghamshire's largest market town, with a rich history dating back to Roman times. The town gained its Royal Charter from Henry 111 in 1227 and still has a thriving market which is open 5 days a week.

The town centre offers a large modern shopping centre and a wide range of national and independent shops. The nearest shopping centre and Sainsbury's supermarket is just a couple of minutes away from High Oakham Ridge.

For those coming to High Oakham Ridge with young children, High Oakham Primary School is just a short walk away. Rated "good" in the latest Ofsted report, it was

praised for its extremely polite and friendly pupils. The site also includes the Little Acorns Pre-School. Mansfield offers a range of secondary schools, colleges and a campus for the Nottingham Trent University.

The town has a wide choice of doctor's surgeries and is home to both the Mansfield Community Hospital and The King's Mill Hospital.

Mansfield has a successful professional football club, nicknamed The Stags and the town is also home to a wide range of sporting facilities and a number of nature reserves.

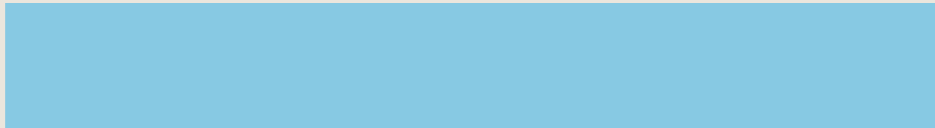
Around and about

Mansfield is surrounded by beautiful countryside and places of interest. Sherwood Forest, which attracts visitors from all over the world is right on the doorstep and is the perfect place for a day out. Newstead Abbey, the former home of Lord Byron and Hardwick Hall are both just a short drive from High Oakham Ridge.

Nottingham is around 12 miles to the south of Mansfield. A major sporting centre, it is home to both Nottingham Forest and Notts County, as well as the National Ice Centre, the Holme Pierrepont National Watersports Centre and the Trent Bridge Cricket Ground.

Mansfield Railway Station is just over a mile from the development and offers regular services to both Nottingham and Worksop. The A38 is just minutes away and gives quick access to Junction 28 of the M1. For travel north, Junction 29 of the M1 is just over 8 miles away.

For travel further afield, East Midlands Airport is typically around 30 to 45 minutes away, Birmingham International Airport is around an hour away and Manchester less than an hour and a half. But with wonderful views from home and so much to do nearby, you might just want to stay at High Oakham Ridge.



Development Layout



The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Selling Agent.

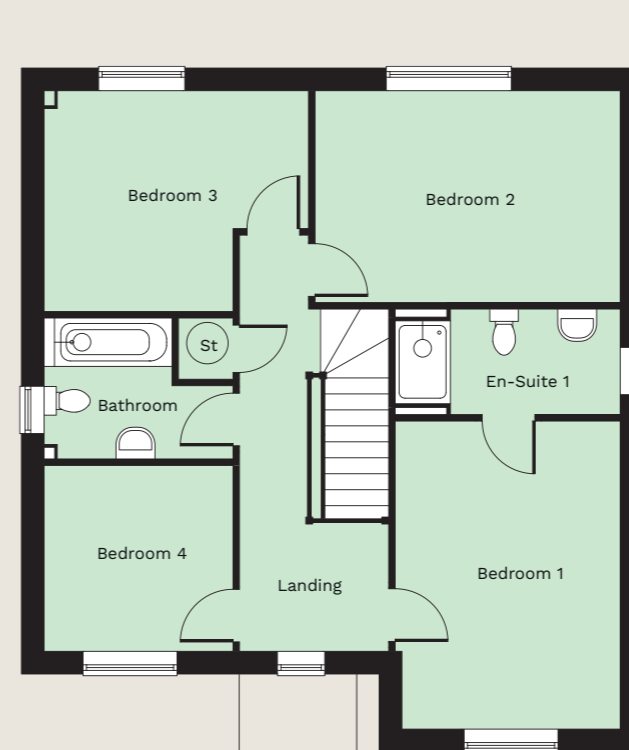


The Wenlock

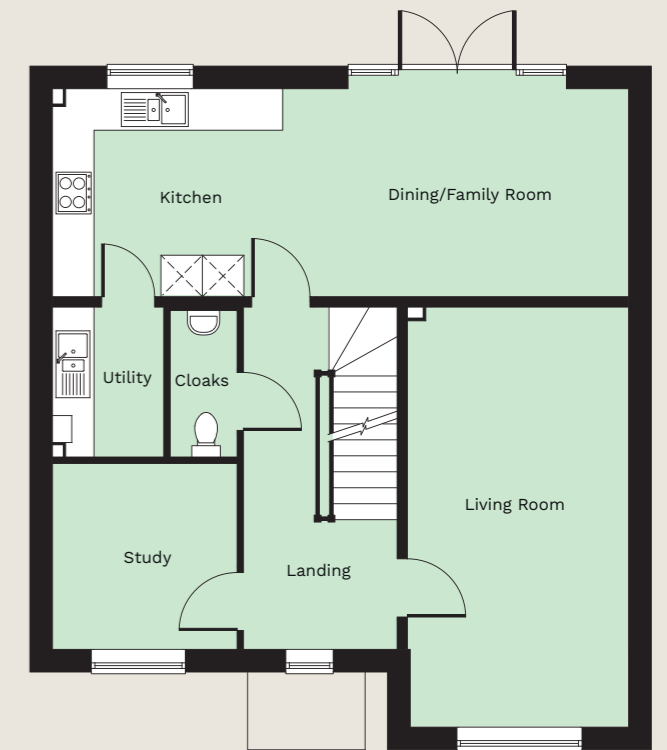
Set across three floors, the Wenlock offers spectacular family accommodation. The integral garage, with a door to the hall leads to a separate workshop. Also to the rear is a store or studio. To the front is a ground floor bedroom with its own fully equipped shower room. On the first floor, the dining / family room and open plan kitchen runs the full width of the house and opens onto the garden through French doors. On the top floor, the master bedroom has an en-suite shower room and three further bedrooms share a family bathroom.

Bedrooms **5**

Plots **14** **15** **54** **55** **56** **57** **58**



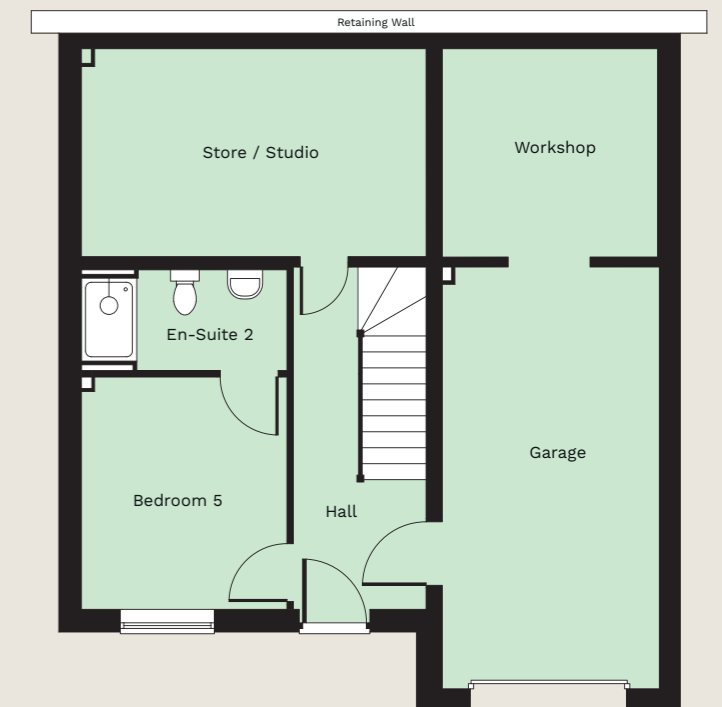
First Floor



Upper Ground Floor

Dimensions

Living Room	6077mm x 3160mm	19'11" x 10'4"
Kitchen/Dining/Family	8335mm x 3008mm	27'4" x 9'10"
Utility	2169mm x 1609mm	7'1" x 5'3"
Study	2690mm x 2670mm	8'10" x 8'9"
Cloakroom	2169mm x 968mm	7'1" x 3'2"
Studio/Store	4985mm x 3008mm	16'4" x 9'10"
Workshop	3115mm x 3013mm	10'2" x 9'10"
Bedroom 1	4456mm x 3257mm	14'7" x 10'8"
En-Suite 1	3257mm x 1527mm	10'8" x 5'0"
Bedroom 2	4416mm x 3065mm	14'6" x 10'0"
Bedroom 3	3826mm x 3195mm	12'6" x 10'6"
Bedroom 4	2720mm x 2690mm	8'11" x 8'10"
Bedroom 5	3361mm x 2973mm	11'0" x 9'9"
En-Suite 2	2975mm x 1458mm	9'9" x 4'9"
Bathroom	2720mm x 2039mm	8'11" x 6'8"



Ground Floor

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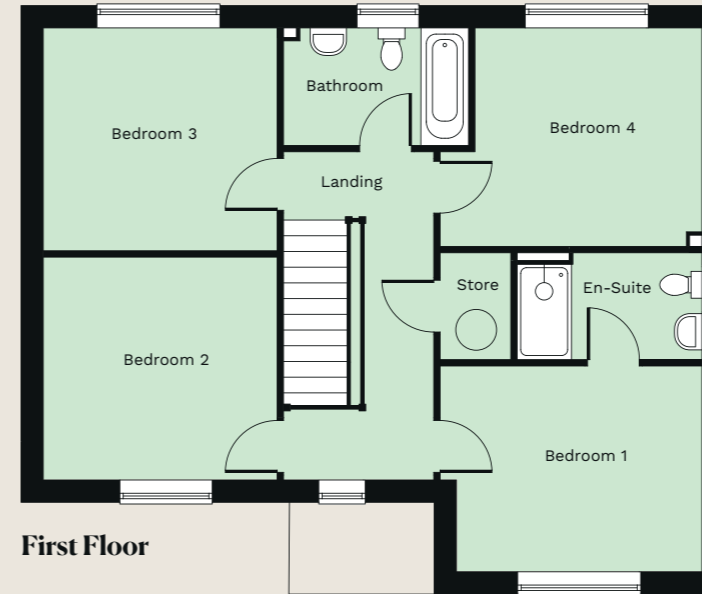


The Mapperley

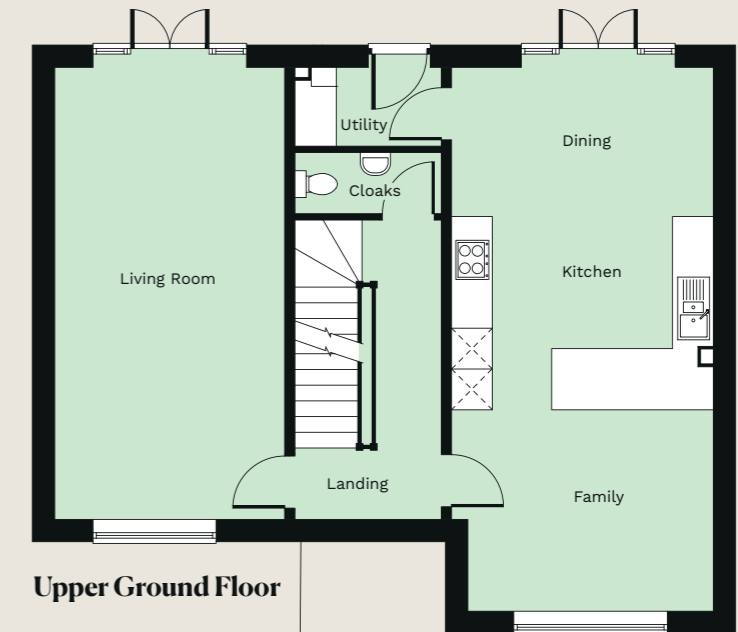
The two Mapperley's at High Oakham Ridge offer the same versatile three storey accommodation as the Ripley, but with a striking facade with a plunging gable roof. The study and games room with adjacent fully equipped shower room would make ideal guest bedrooms. The first floor rooms open onto the rear garden, with French doors from both the living room and the open plan dining / kitchen / family room. On the top floor are four double bedrooms and a family bathroom, with an en-suite to the main bedroom.

Bedrooms 4

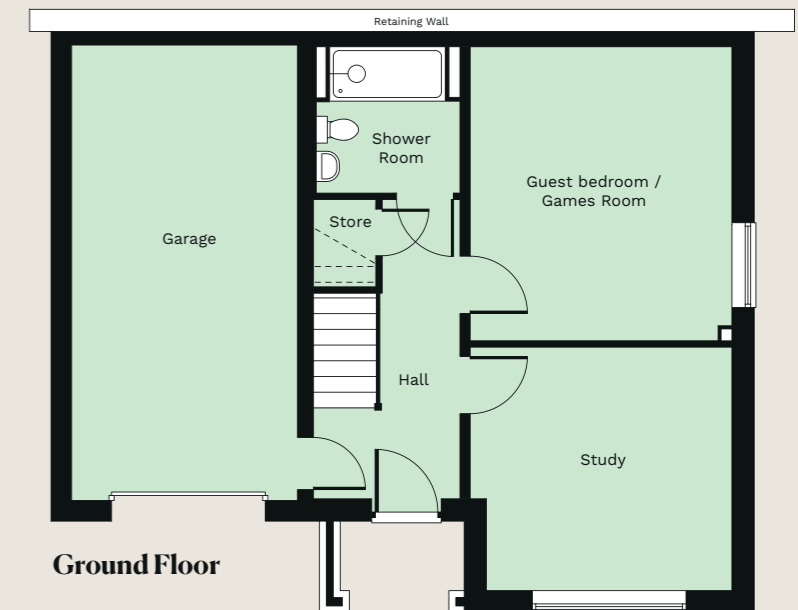
Plots 3 7



First Floor



Upper Ground Floor



Ground Floor

Dimensions

Living Room	6648mm x 3382mm	21'9" x 11'1"
Kitchen/Dining/Family	7987mm x 3849mm	26'2" x 12'7"
Utility	2154mm x 1159mm	7'1" x 3'10"
Study	3581mm x 3849mm	12'7" x 11'9"
Cloakroom	2154mm x 900mm	7'1" x 2'11"
Bedroom 1	3850mm x 3027mm	12'7" x 9'11"
En-Suite 1	2718mm x 1572mm	8'11" x 5'2"
Bedroom 2	3439mm x 3277mm	11'3" x 10'9"
Bedroom 3	3439mm x 3277mm	11'3" x 10'9"
Bedroom 4	3338mm x 3213mm	10'11" x 10'6"
Guest Bedroom/Games Room	4324mm x 3849mm	14'2" x 12'7"
Shower Room	2152mm x 2114mm	7'1" x 6'11"
Bathroom	2721mm x 1728mm	8'11" x 5'8"

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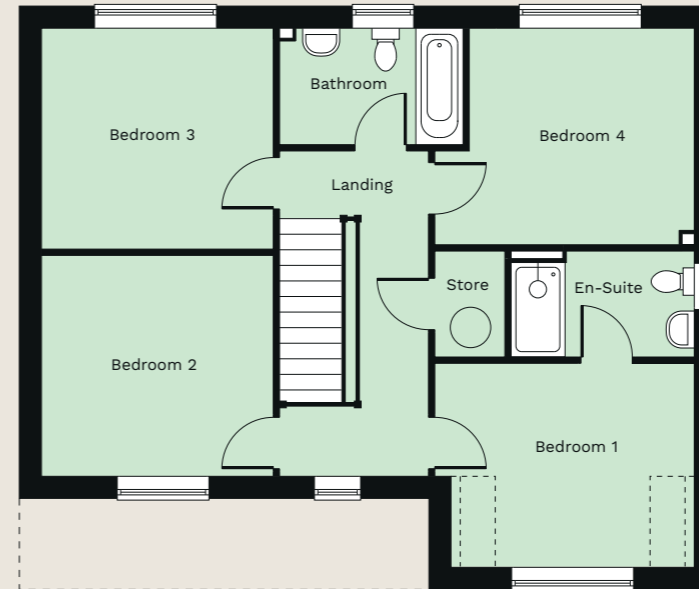


The Ripley

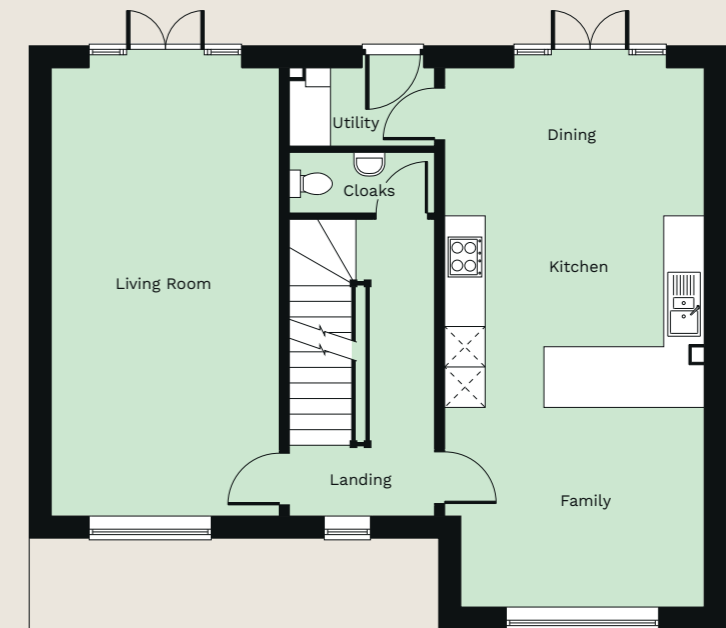
The Ripley offers versatile three storey accommodation with an integral garage. On the ground floor are a study and games or guest room and a generous fully equipped shower room. The gradient of the location means that the first floor rooms open onto the rear garden, with French doors from both the living room and the open plan dining / kitchen / family room. On the top floor are four double bedrooms and a family bathroom, with an en-suite to the main bedroom.

Bedrooms 4

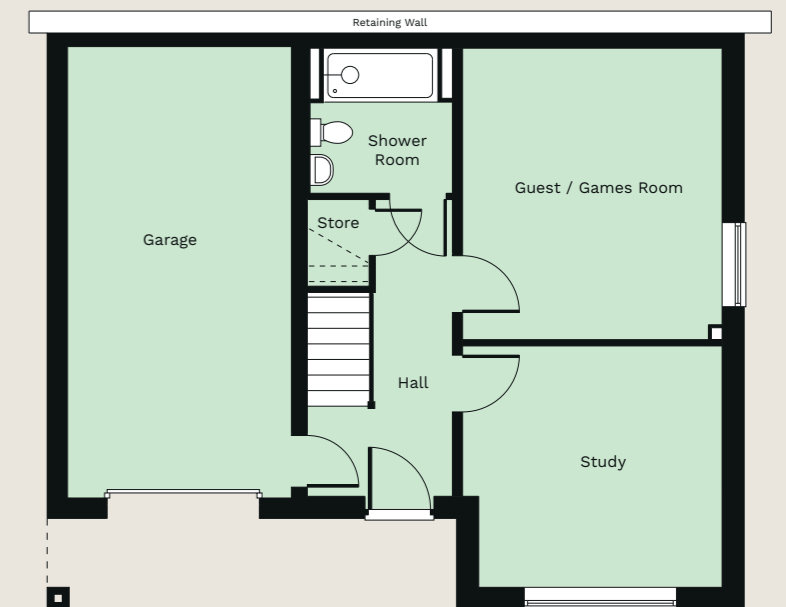
Plots 4 5 6 16 17 18 19



First Floor



Upper Ground Floor



Ground Floor

Dimensions

Living Room	6648mm x 3382mm	21'9" x 11'1"
Kitchen/Dining/Family	7987mm x 3849mm	26'2" x 12'7"
Utility	2154mm x 1159mm	7'1" x 3'10"
Study	3849mm x 3581mm	12'7" x 11'9"
Cloakroom	2154mm x 900mm	7'1" x 2'11"
Bedroom 1	3850mm x 3027mm	12'7" x 9'11"
En-Suite 1	2718mm x 1572mm	8'11" x 5'2"
Bedroom 2	3439mm x 3277mm	11'3" x 10'9"
Bedroom 3	3439mm x 3277mm	11'3" x 10'9"
Bedroom 4	3338mm x 3213mm	10'11" x 10'6"
Guest/Games Room	4324mm x 3849mm	14'2" x 12'7"
Shower Room	2152mm x 2114mm	7'1" x 6'11"
Bathroom	2721mm x 1728mm	8'11" x 5'8"

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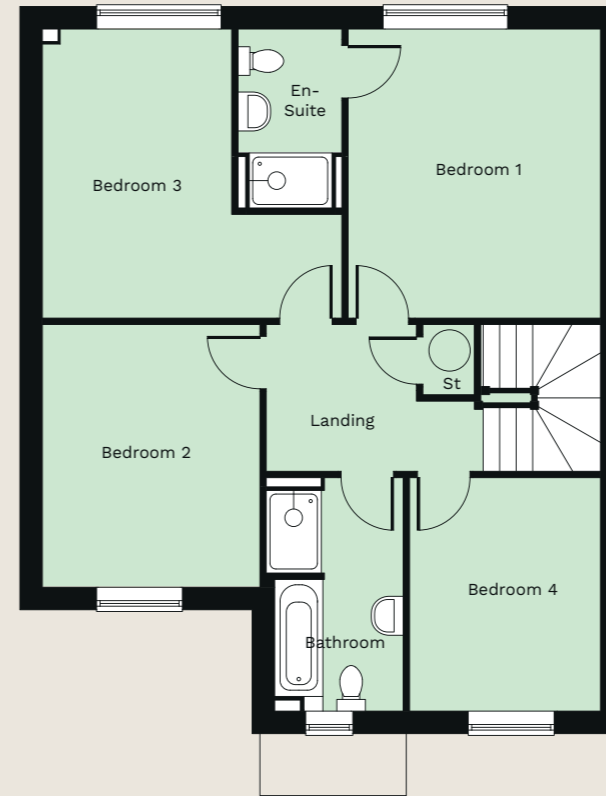


The Brecon

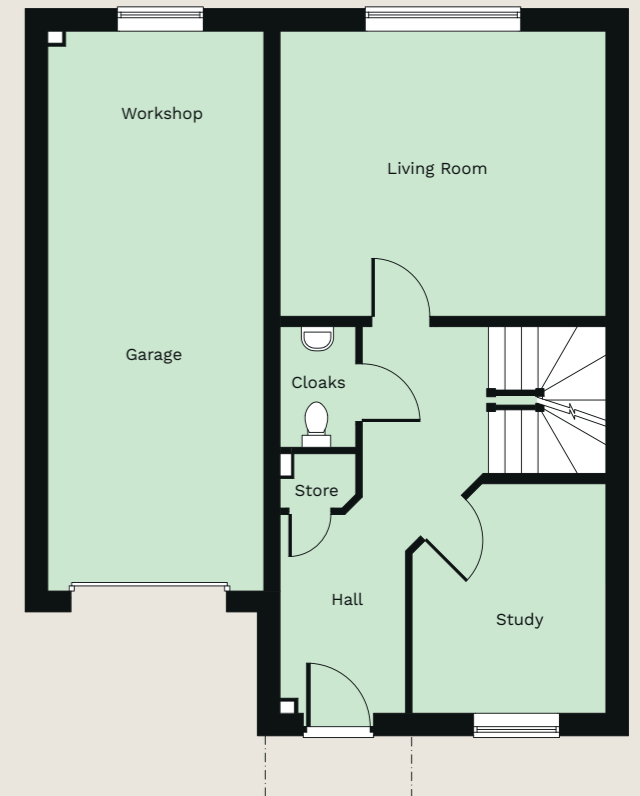
From the front, the Brecon is a two storey home, but downstairs from the hall is a spacious ground floor with an open plan kitchen / dining room which opens onto the rear garden through French doors. On the upper ground floor is an extra long integral garage with plenty of space for a workbench; there is also a living room, a study and a cloakroom. On the top floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom with both shower and bath.

Bedrooms 4

Plots 10 11 12 13 22 23 24 25 26 35



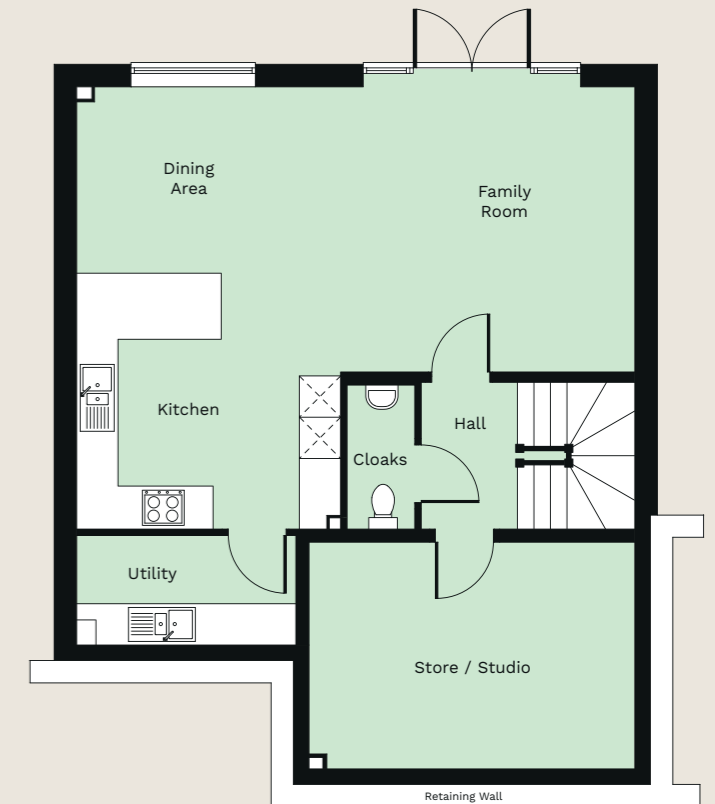
First Floor



Upper Ground Floor

Dimensions

Living Room	4735mm x 4143mm	15'6" x 13'7"
Kitchen/Dining	6426mm x 3835mm	21'1" x 12'7"
Family Room	4275mm x 4143mm	14'0" x 13'7"
Utility	3185mm x 1591mm	10'5" x 5'3"
Study	3335mm x 2817mm	10'11" x 9'3"
Cloakroom 1	1702mm x 1101mm	5'7" x 3'7"
Cloakroom 2	2093mm x 985mm	6'10" x 3'3"
Studio/Store	4735mm x 3294mm	15'6" x 10'9"
Bedroom 1	4200mm x 3667mm	13'9" x 12'0"
En-Suite	2600mm x 1507mm	8'6" x 4'11"
Bedroom 2	3817mm x 3160mm	12'6" x 10'4"
Bedroom 3	4200mm x 2750mm	13'9" x 9'0"
Bedroom 4	3391mm x 2761mm	11'1" x 9'1"
Bathroom	3391mm x 1867mm	11'1" x 6'1"



Ground Floor

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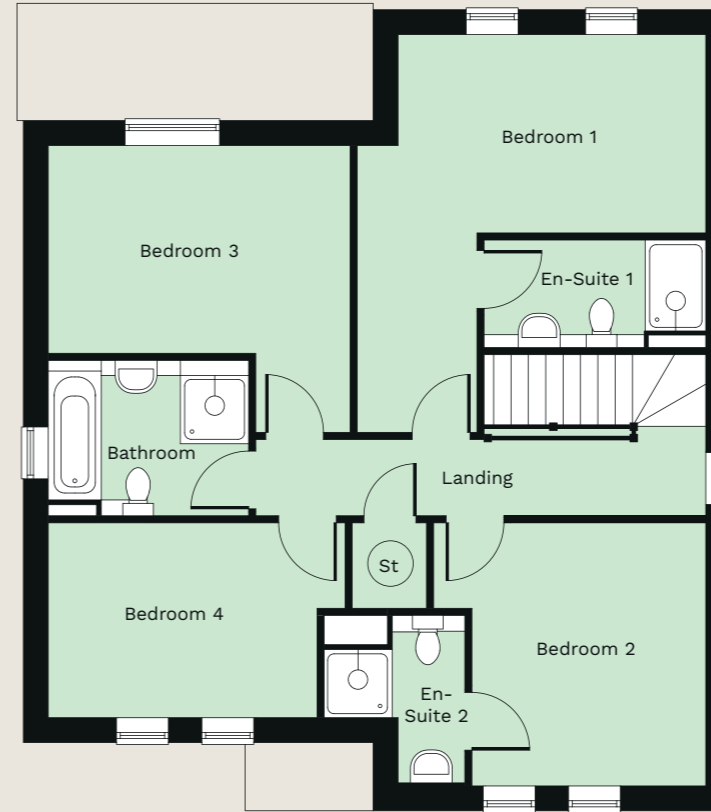


The Redgate

The Redgate is an impressive four bedroom family home. To the front are a living room with walk-in bay and a separate dining room or study. The rear facing kitchen / family room opens onto the rear garden through French doors. There's also a separate utility room and a cloakroom. Both bedrooms one and two have their own en-suite shower rooms, whilst bedrooms three and four share a family bathroom with both bath and shower.

Bedrooms 4

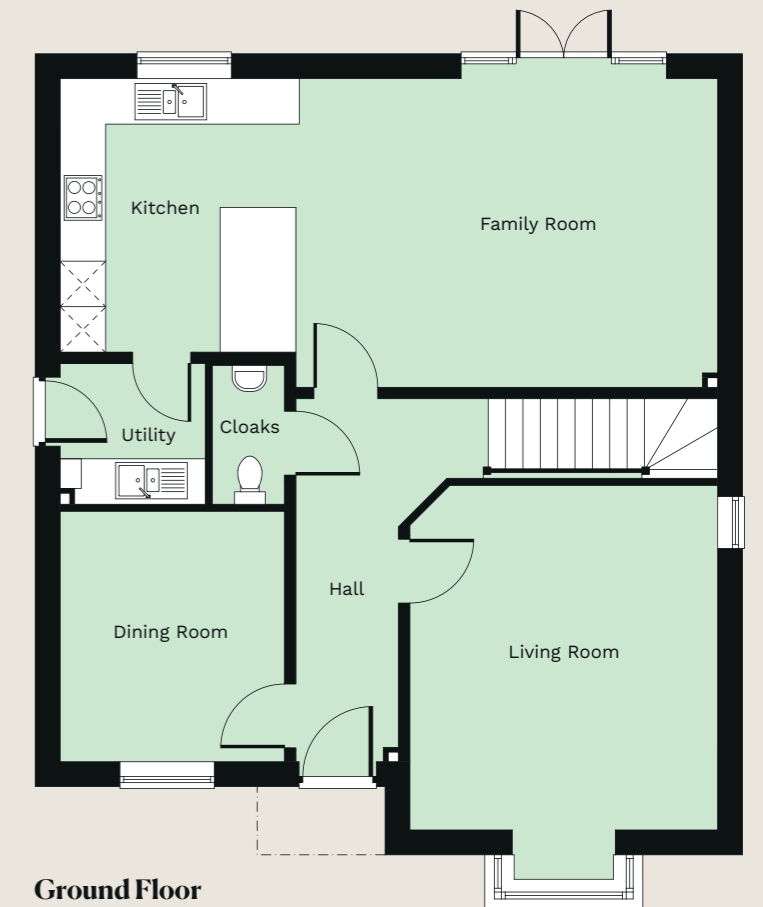
Plots 2



First Floor

Dimensions

Living Room	4545mm x 4060mm	14'11" x 13'4"
Family Room	5563mm x 4072mm	18'3" x 13'4"
Kitchen	3608mm x 3109mm	11'10" x 10'2"
Dining Room	3303mm x 2959mm	10'10" x 9'8"
Utility	1915mm x 1856mm	6'3" x 6'1"
Cloakroom	1816mm x 951mm	5'11" x 3'1"
Bedroom 1	4060mm x 2616mm	13'4" x 8'7"
En-Suite 1	2926mm x 1419mm	9'7" x 4'8"
Bedroom 2	3590mm x 3470mm	11'9" x 11'4"
En-Suite 2	2210mm x 881mm	7'3" x 2'11"
Bedroom 3	3590mm x 2741mm	13'1" x 9'0"
Bedroom 4	3916mm x 2570mm	12'10" x 8'5"
Bathroom	2643mm x 2050mm	8'8" x 6'9"



Ground Floor

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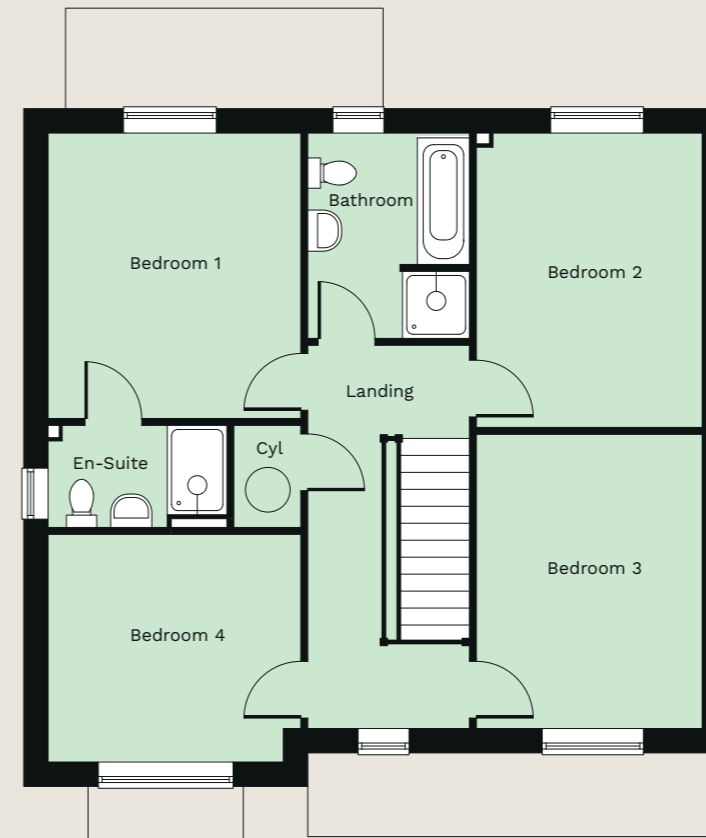


The Mendip

The Mendip is a wide fronted four bedroom detached home with an integral garage which has a practical door leading straight into the entrance hall. To the left of the hall is a living room with walk in bay. To the rear, the open plan kitchen / dining / family room opens onto the garden through French doors and leads to a separate utility room and cloakroom. Upstairs are four double bedrooms and a family bathroom with both a shower and bath, whilst the master bedroom has its own en-suite shower room.

Bedrooms 4

Plots 1



First Floor



Ground Floor

Dimensions

Living Room	5162mm x 3394mm	16'11" x 11'1"
Kitchen/Dining/Family	6692mm x 4485mm	21'11" x 14'8"
Utility	2000mm x 1760mm	6'7" x 5'9"
Cloakroom	2000mm x 1242mm	6'7" x 4'1"
Bedroom 1	3833mm x 3394mm	12'7" x 11'1"
En-Suite	2401mm x 1371mm	7'10" x 4'6"
Bedroom 2	3953mm x 3032mm	12'11" x 9'11"
Bedroom 3	3951mm x 3032mm	12'11" x 9'11"
Bedroom 4	3394mm x 3058mm	11'1" x 10'0"
Bathroom	2758mm x 2173mm	9'0" x 7'1"

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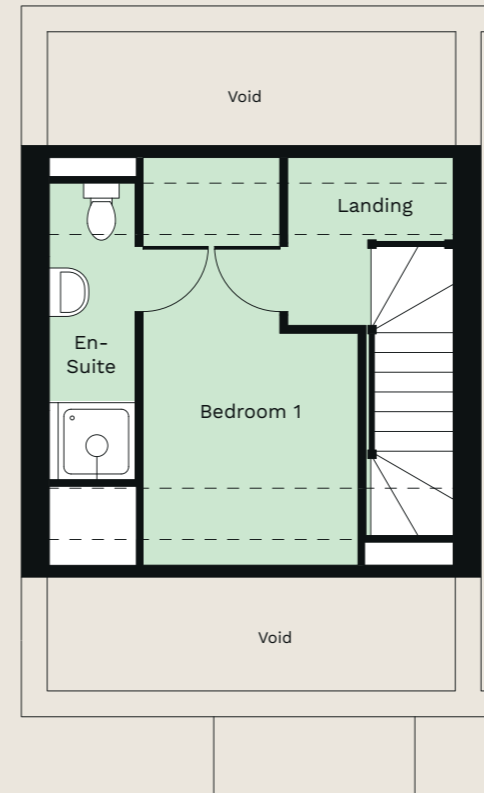


The Chiltern

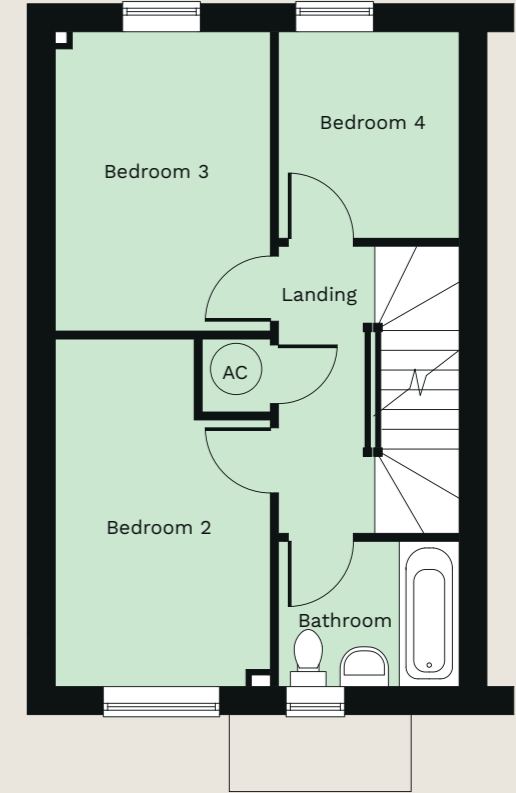
The open plan downstairs of the Chiltern has a rear facing living room which opens onto the garden through French doors. In the centre is the dining area and to the front the fully fitted kitchen. There is a downstairs cloakroom off the hall and stairs to the first floor. On the first floor are two double bedrooms and a further single bedroom, together with a family bathroom. The top floor master suite has its own separate shower room.

Bedrooms 4

Plots 44 45



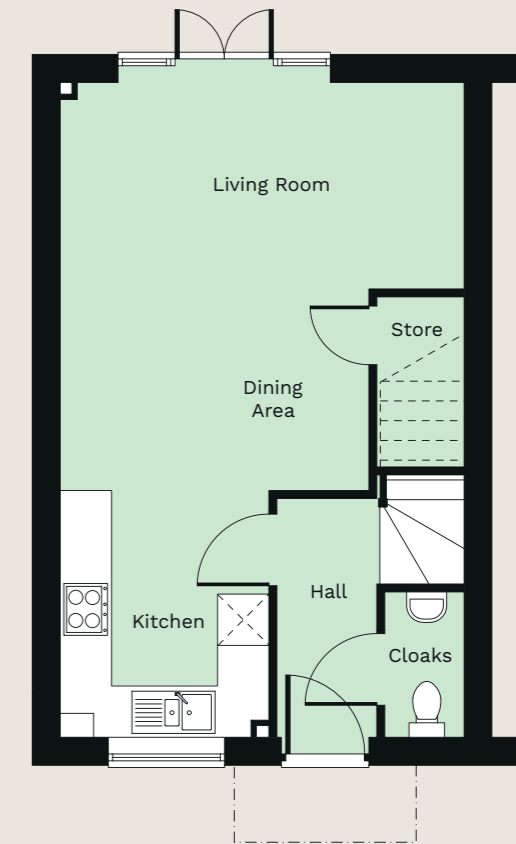
Second Floor



First Floor

Dimensions

Living/Dining Room	4774mm x 4724mm	15'8" x 15'6"
Kitchen	2886mm x 2440mm	9'5" x 8'0"
Cloakroom	1700mm x 928mm	5'7" x 3'0"
Bedroom 1	4768mm x 2514mm	15'7" x 8'3"
En-Suite	3468mm x 1003mm	11'4" x 3'3"
Bedroom 2	4066mm x 2518mm	13'4" x 8'3"
Bedroom 3	3501mm x 2518mm	11'6" x 8'3"
Bedroom 4	2416mm x 2113mm	7'11" x 6'11"
Bathroom	2113mm x 1700mm	6'11" x 5'7"



Ground Floor

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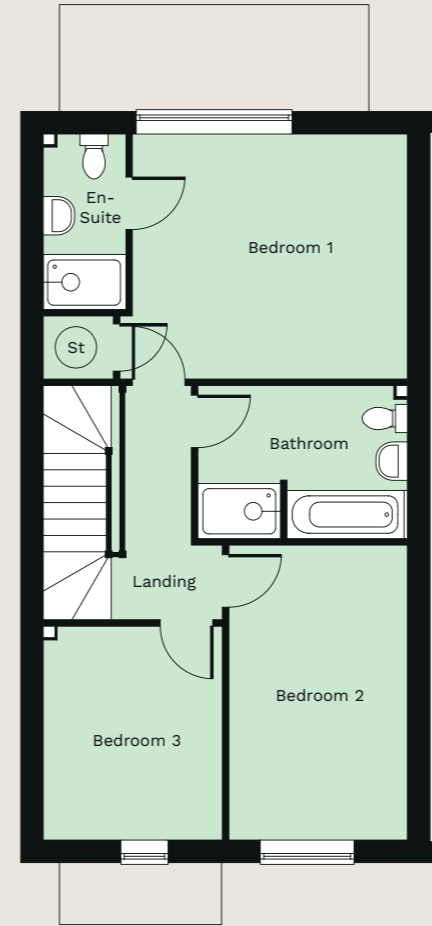


The Ramsdale

The Ramsdale is a deceptively spacious three bedroom home with an integral garage. Off the entrance hall on the upper ground floor is a cloakroom and a rear facing living room. Downstairs, on the ground floor, is a generous open plan kitchen / dining / family room with doors to the garden, a utility room and another cloakroom. On the top floor is a master bedroom with en-suite, two further bedrooms and a family bathroom with both bath and shower.

Bedrooms 3

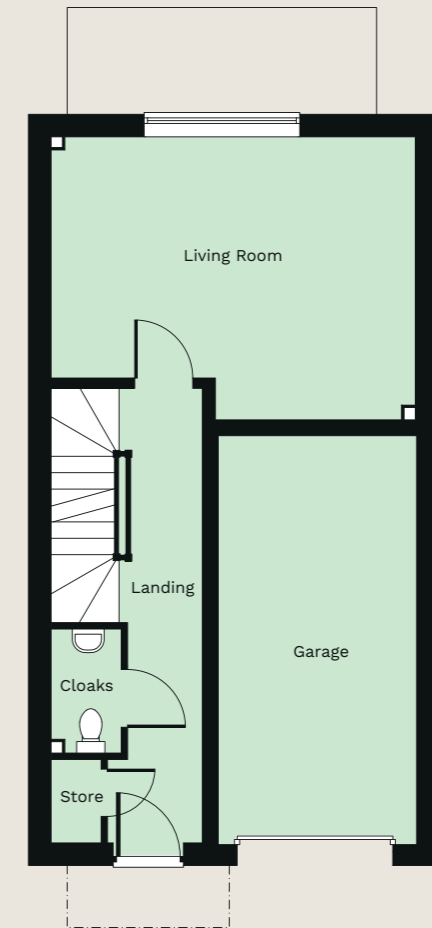
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29 30 31 32 33 34



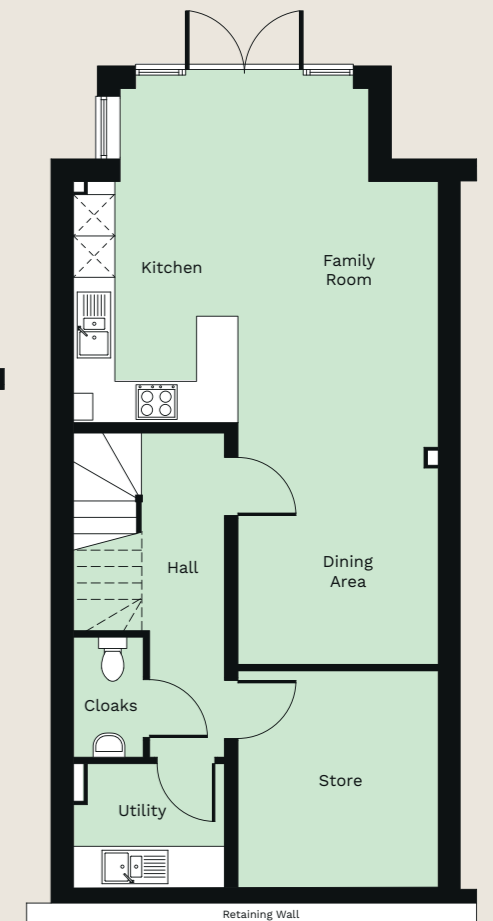
First Floor

Dimensions

Living Room	5286mm x 4108mm	17'4" x 13'5"
Kitchen/Family	5286mm x 4850mm	17'4" x 15'11"
Dining Area	3508mm x 2900mm	11'5" x 9'6"
Utility	2191mm x 1805mm	7'2" x 5'11"
Cloakroom 1	1800mm x 1018mm	5'11" x 3'4"
Cloakroom 2	1743mm x 1011mm	5'9" x 3'4"
Studio/Store	3140mm x 2900mm	10'3" x 9'6"
Bedroom 1	3993mm x 3557mm	13'1" x 11'8"
En-Suite	2548mm x 1200mm	8'4" x 3'11"
Bedroom 2	4281mm x 2593mm	14'0" x 8'6"
Bedroom 3	3104mm x 2600mm	10'2" x 8'6"
Bathroom	3043mm x 2223mm	10'0" x 7'3"



Upper Ground Floor



Ground Floor

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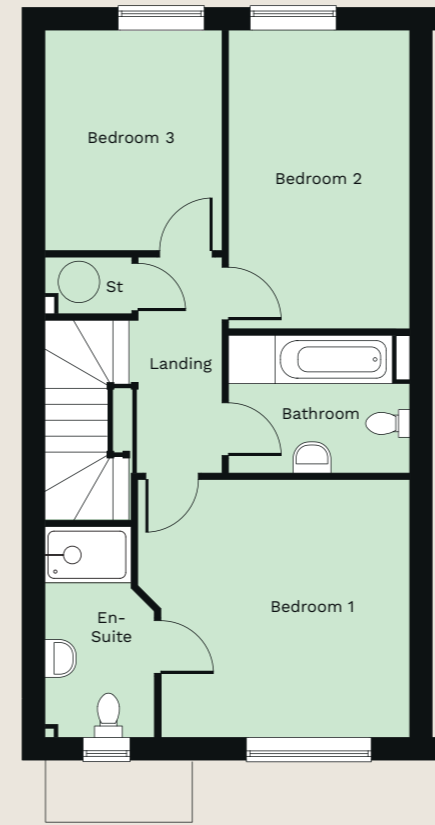


The Headon

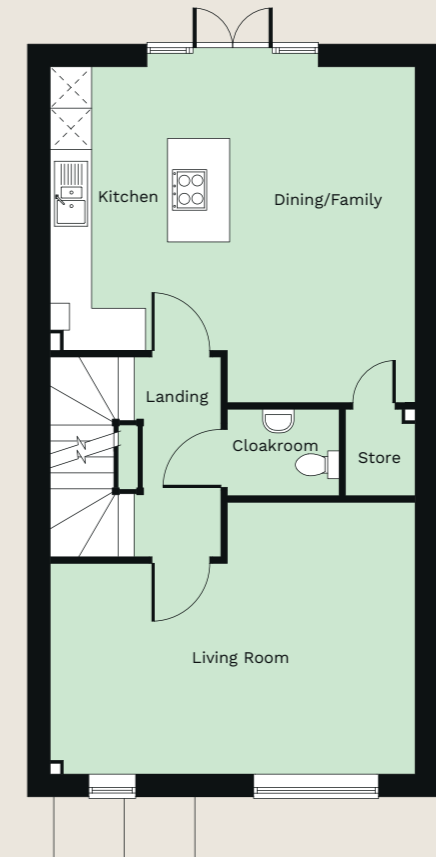
The ground floor hall of the Headon leads to an internal garage, a useful storeroom or workshop and stairs to the upper ground floor. Here you'll find an open plan kitchen / dining room with a central island and doors to the garden, a fully fitted cloakroom and a front facing living room. On the top floor, the master bedroom has an en-suite shower room and two further bedroom share a family bathroom.

Bedrooms 3

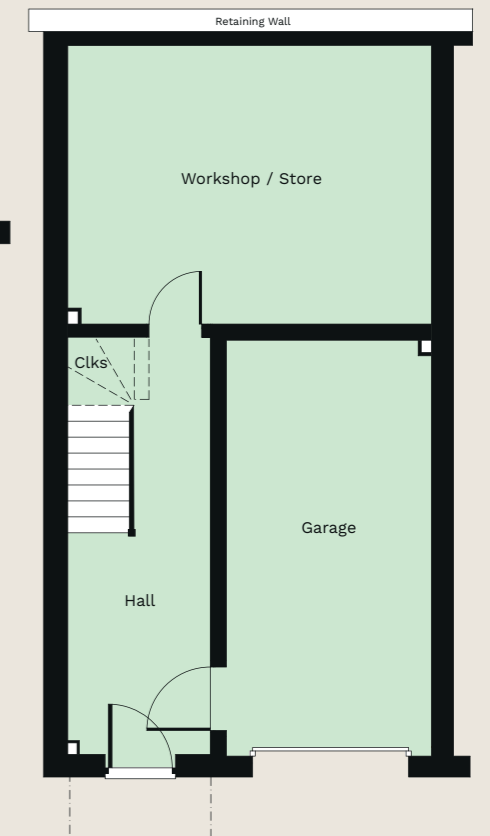
Plots 52 53



First Floor



Upper Ground Floor



Ground Floor

Dimensions

Living Room	5286mm x 3939mm	17'4" x 12'11"
Kitchen/Dining/Family	5286mm x 4867mm	17'4" x 15'11"
Cloakroom	1620mm x 1225mm	5'4" x 4'1"
Workshop/Store	5244mm x 4013mm	17'2" x 13'2"
Bedroom 1	3736mm x 3941mm	12'3" x 12'11"
En-Suite	3054mm x 1587mm	10'0" x 5'2"
Bedroom 2	4328mm x 2625mm	14'2" x 8'7"
Bedroom 3	3196mm x 2568mm	10'6" x 8'5"
Bathroom	2625mm x 1997mm	8'7" x 6'6"

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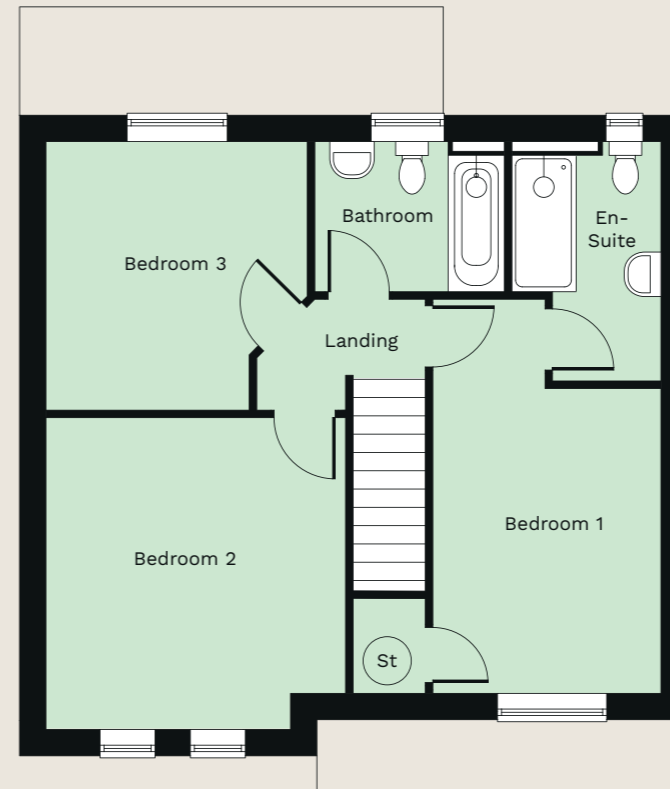


The Welbeck

Straight off the hall of the Welbeck is a front facing living room which leads into the open plan kitchen / dining room with doors to the rear garden. Off the kitchen is a utility room and a downstairs cloakroom. There is also a useful under-stairs store. Upstairs, the master bedroom has an en-suite with an extra large shower, whilst two further double bedrooms share the fully fitted family bathroom.

Bedrooms 3

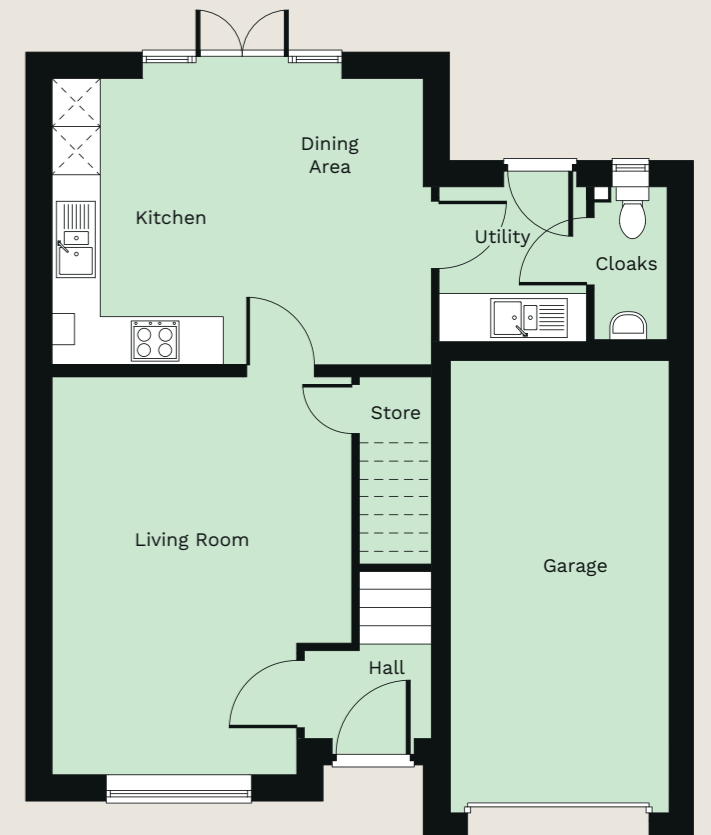
Plots 48 49 50 51



First Floor

Dimensions

Living Room	4955mm x 3733mm	16'3" x 12'3"
Kitchen/Dining	4726mm x 3567mm	15'6" x 11'8"
Utility	1929mm x 1838mm	6'4" x 6'0"
Cloakroom	1889mm x 910mm	6'2" x 3'0"
Bedroom 1	4909mm x 2841mm	16'1" x 9'4"
En-Suite	2982mm x 1856mm	9'9" x 6'1"
Bedroom 2	3884mm x 3733mm	12'9" x 12'3"
Bedroom 3	3345mm x 3256mm	10'11" x 10'8"
Bathroom	2362mm x 1700mm	7'9" x 5'7"



Ground Floor

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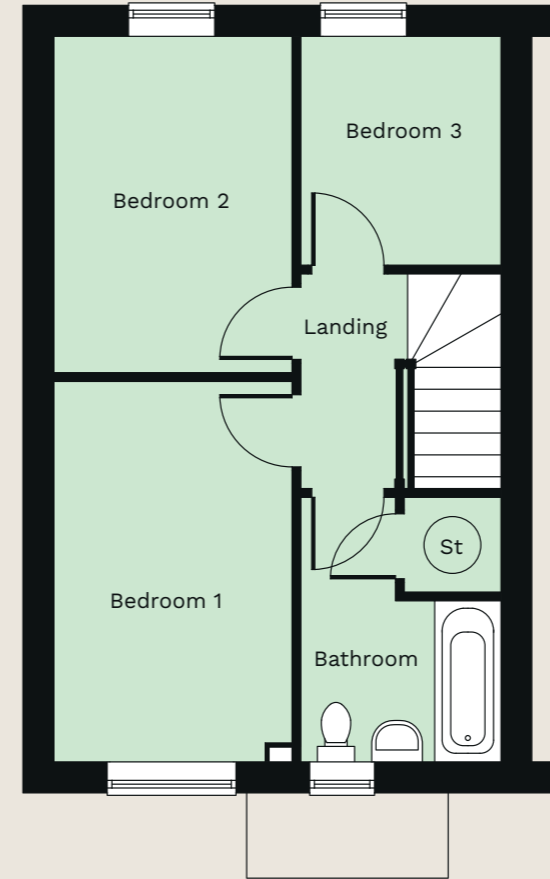


The Langdon

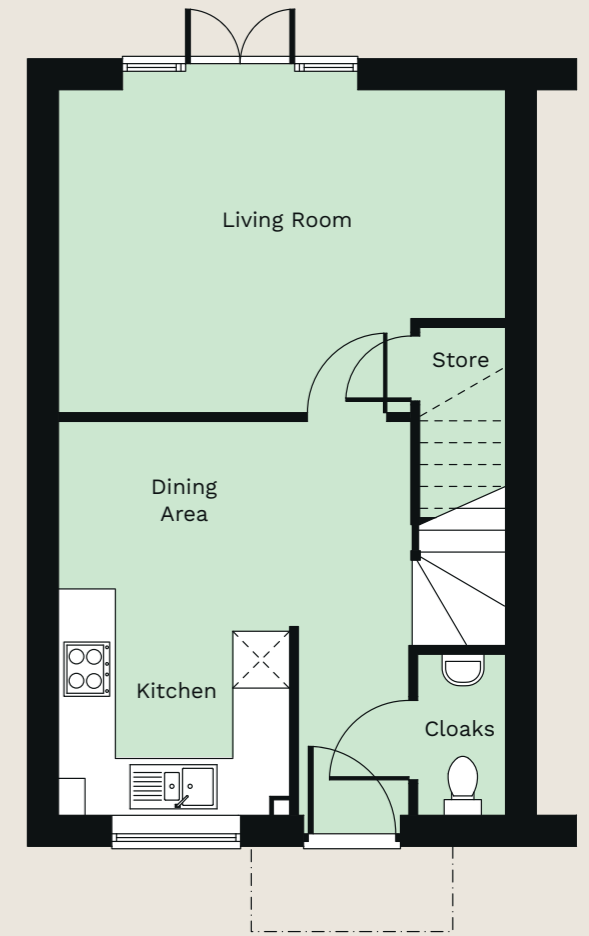
The Langdon has a front facing open plan kitchen / dining room which leads to the rear facing living room with French doors opening onto the garden. There is a separate downstairs cloakroom and a useful under-stairs store. On the first floor are two double bedrooms and a third single bedroom, together with a fully equipped family bathroom.

Bedrooms **3**

Plots **38 39 40 41 42 43**



First Floor



Ground Floor

Dimensions

Living Room	4720mm x 3409mm	15'5" x 11'2"
Kitchen/Dining	4158mm x 3720mm	13'7" x 12'2"
Cloakroom	1700mm x 810mm	5'7" x 2'8"
Bedroom 1	4016mm x 2514mm	13'2" x 8'3"
Bedroom 2	3551mm x 2514mm	11'8" x 8'3"
Bedroom 3	2416mm x 2113mm	7'11" x 6'11"
Bathroom	2793mm x 2113mm	9'2" x 6'11"

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

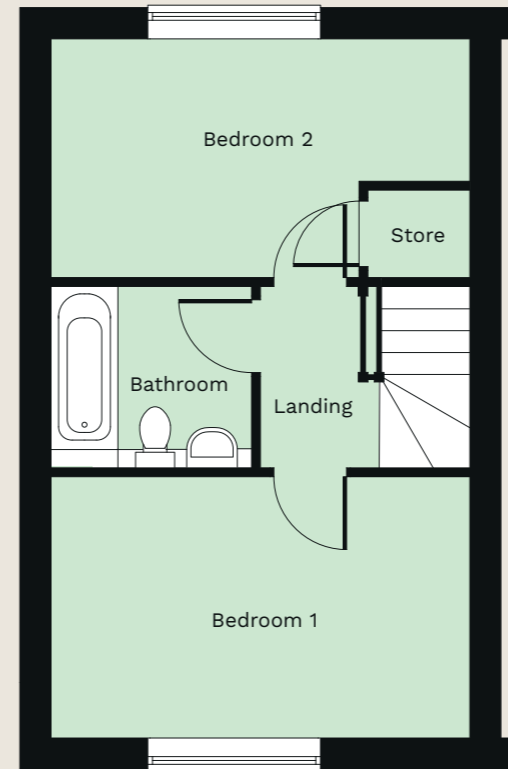


The Stretton

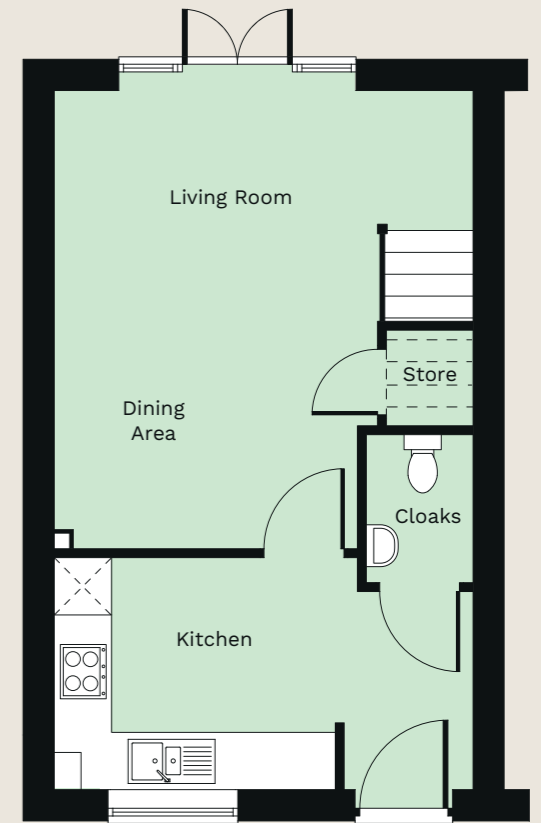
The Stretton makes perfect use of all the available space, with an open plan kitchen leading to a living / dining room with French doors to the rear garden. There's also a downstairs cloakroom and a useful under-stairs store. Stairs off the living room lead to the first floor where there are two double bedrooms and a fully fitted bathroom.

Bedrooms 2

Plots 36 37 46 47



First Floor



Ground Floor

Dimensions

Living Room	4800mm x 4386mm	15'9" x 14'4"
Kitchen/Dining	2430mm x 3175mm	10'5" x 7'11"
Cloakroom	1550mm x 1118mm	5'1" x 3'8"
Bedroom 1	4386mm x 2737mm	14'4" x 9'0"
Bedroom 2	4386mm x 2500mm	14'4" x 8'2"
Bathroom	2100mm x 1900mm	6'11" x 6'3"

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Purchasing a home is one of the most important investments that you will make in your lifetime

About Piper Homes

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to



assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.

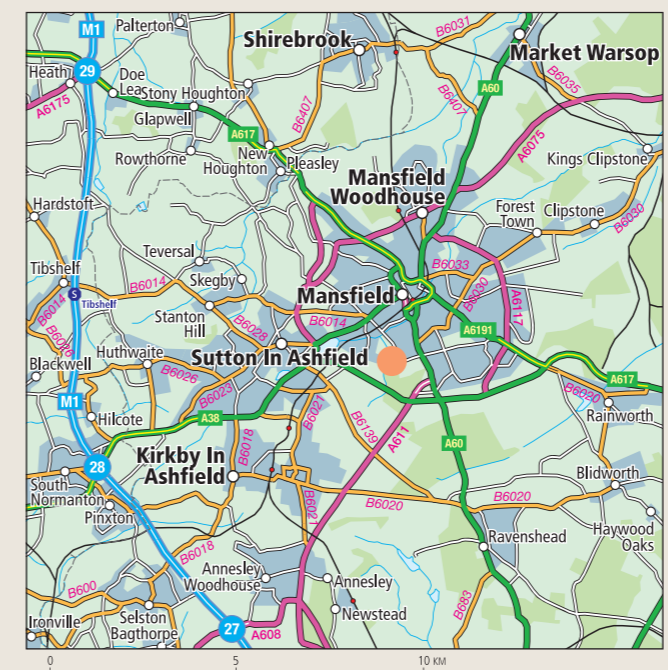


Indicative computer generated illustrations.



Getting there and away

High Oakham Ridge is conveniently located close to the centre of Mansfield. Nottingham, Sheffield and Manchester are all within easy reach and the M1 motorway is just a short drive away. The nearest train station is just a mile away in the centre of town, opposite the main shopping centre. There are regular southbound trains from here to Nottingham, with a journey time of around half an hour. From Nottingham there are frequent direct trains to London, taking just over an hour and a half. Northbound there are regular trains to Worksop with a journey time of 31 minutes. The station and the adjacent hotel are both Grade 11 listed buildings. The nearest international airport is East Midlands Airport which is approximately 30 miles away.



Distance in miles from High Oakham Ridge



Fastest train times in minutes from Mansfield



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.



Indicative computer generated illustrations.



Indicative computer generated illustrations.

These details are for indicative purposes only and do not form a part of any contract or warranty. As we operate a policy of continuous improvement, we reserve the right to alter any part of the development specification at any time. Where brands are specified we reserve the right to replace the brand with an alternative. Floorplans are intended to give a general indication of the proposed floor layout, and dimensions are for guidance only. All measurements are taken to the widest point in each room and include areas of fixtures and fittings including fitted furniture. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Kitchen and bathroom layouts are indicative only and are subject to change. Street furniture and landscaping are shown for illustrative purposes only. All images and dimensions are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary.

PIPER

We build the house, you make the home

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