



# Oak Grove

DUNTON, BEDFORDSHIRE

An exclusive development of 3, 4 and 5-bedroom homes

LaganHomes<sup>®</sup>











# Welcome to **Oak Grove...**

## **...a small and exclusive development of just 37 homes in the delightful village of Dunton.**

Set amidst the beautiful Bedfordshire countryside, yet only 3 miles from historic Biggleswade and with easy access to the A1(M), these beautiful new 3, 4 and 5-bedroom homes enjoy an idyllic location for modern living. Located in a peaceful oasis on the northern edge of the village just off Cambridge Road,

with many of the properties enjoying delightful views across open fields, the unrivalled setting makes these homes truly special. Built with the environment in mind, each new home at Oak Grove also incorporates a range of ecological enhancements, to offer the very best in sustainable living.





## Dunton **village**

Local amenities in the village include the Pavilion Park and Hall with children's play area, the Village Memorial Hall and Dunton Garden, a community garden group that welcomes visitors and volunteers to work in the garden. The March Hare pub sits alongside the pretty Church of St Mary Magdalene, at the heart of the village, on the corner of Church Street. For young families, the Ofsted 'Outstanding' rated Dunton VC Lower School is just a 5 minute walk away, along the High Street.

## Thriving Biggleswade

Just a 5 minute drive west takes you to nearby Biggleswade, with its fantastic road and rail links and wide range of facilities for modern living. Set alongside the A1 'Great North' road connecting London and Edinburgh, Biggleswade has thrived throughout the centuries. Believed to date back to the Anglo-Saxon era, the town has a rich history steeped in commerce and innovation. From its market charter in the 12th century, which still sees a lively market in the town square twice a week, to the pioneering spirit of inventor Daniel Albone, who established the Ivel Cycle Factory in the late 1800s, this town has been a centre of progress for centuries. Today, it continues to be a thriving location, with numerous businesses and amenities.







## Great schools

The three-tier schooling system provides a choice of great schools in this family friendly location. In addition to the village's own Lower School, there is also the Ofsted 'Good' rated St Andrew's Lower School in Biggleswade. For pupils aged 9-13 there is the Edward Peake Middle School, whilst older pupils can attend Stratton Upper School and Community College or The Biggleswade Academy, also Ofsted 'Good' rated.



## Dining out

Options for eating out abound in and around Biggleswade, ranging from friendly pubs including The White Hart, The Crown Hotel and The Golden Pheasant, to restaurants including O'Sarracino Italian, Gokce Turkish and Biggles Lounge Indian. There is also a Pizza Express in the town, along with a selection of independent cafes. Heading out into the surrounding villages, there is an excellent choice of gastro pubs just a short drive or a cycle ride away, including The Black Horse at Ireland, The White Horse at Southill, The Hare & Hounds at Old Warden and The Crown at Northill.



## Superb shopping

From a diverse selection of independent shops and boutiques in the town centre, to the popular A1 Retail Park hosting many well-known high street brands, you won't need to travel far for your shopping needs. The town also benefits from a Sainsbury's and Asda superstores and a regular market every Tuesday and Saturday.



## Active living

The Saxon Pool & Leisure Centre in Biggleswade town centre offers a fully equipped gym and a range of fitness classes for all levels, whilst the swimming pool is perfect for families, with regular aqua fun sessions for children.

The Biggleswade Green Wheel, a walking and cycling route around the town, offers a great way to exercise whilst also exploring the surroundings, with its many areas of heritage and wildlife interest. Biggleswade Common, the largest area of common land in the county, offers over 300 acres of grazing meadows with links to the RSPB's nearby nature reserve in Sandy. There is also The Franklin Recreation Ground in Mill Lane. This delightful riverside park includes a children's play area for outdoor family fun.

For golf enthusiasts, the renowned John O'Gaunt Golf Club at nearby Sutton Park provides two stunning 18-hole courses and a welcoming clubhouse to enjoy. A little further afield there are several other well-regarded clubs including Henlow Golf Club at Henlow Camp and Cainhoe Wood on the way to Bedford.







## Beautiful surroundings

Surrounded by the picturesque Bedfordshire countryside, there are endless opportunities for exploration and relaxation in this delightful rural setting. Discover the historic Jordan's Mill, a Victorian flour mill turned food heritage attraction with beautiful gardens and the popular Riverside cafe. This family run enterprise is the home of Jordan's Cereals and dates back over 150 years.

Nearby, Old Warden, with its quaint thatched cottages and traditional tea shops, boasts the renowned Shuttleworth Collection. Showcasing vintage aircraft, agricultural vehicles and more, this popular venue also hosts many events, including the thrilling summer evening air show. Alongside Shuttleworth House and Aerodrome, the Swiss Garden is also a popular visitor attraction here, with its ornate gardens complete with resident peacocks.



## Further afield

The wider area is peppered with quaint villages, including Guilden Morden and Steeple Morden to the east and Northill, Southill and Ireland to the west. Each village offers its own unique character, with friendly pubs providing a welcome rest break after a long country walk or cycle ride.



## Easy connectivity

With excellent road links, including fantastic access to the A1, travelling by road to the major cities of London and Cambridge is easy. Milton Keynes, Bedford, and Stevenage are also all within easy reach by car. For commuters, Biggleswade railway station provides a fast and frequent service into London Kings Cross St Pancras in as little as 44 minutes or direct to Peterborough in just 34 minutes. For international travel, Luton Airport is just a 24 mile drive away whilst Stansted Airport is also easily accessible, just 34 miles drive.



Journey times taken from Trainline.com and Google maps.



# The development

## Housetypes

### 3-bedroom homes

- Bree Plots 27, 28
- Birr Plots 9, 10
- Carlow Plots 4, 5, 22, 24
- Cookstown Plots 21, 23

### 4-bedroom homes

- Greencastle Plots 3, 26
- Knightstown Plots 6, 7, 25
- Lettermore Plots 2, 36
- Kinnegad Plots 19, 35, 37

### 5-bedroom homes

- Kingscourt Plot 18
- Portrush Plots 1, 8, 20
- Affordable Plots 11-17, 29-34





- Custom Build
- AR Affordable Rented
- SO Shared Ownership
- V Visitor Parking
- BCP Bin Collection Point
- LAP Local Area of Play
- Sheds



## Eco features

- 1.4 acres of public open space including a local area for play
- Hedgehog highways
- Sparrow terraces
- Swift nest boxes
- Bat boxes
- Bee bricks
- Retention of existing hedgerows and establishment of new hedges
- Wildflower seeding
- EV charging points to all homes
- Air Source Heat Pumps to all homes
- Triple glazed windows





# THE Bree

## 3-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



## Plots 27, 28

A delightful **3-bedroom** semi-detached home with open plan kitchen/dining room and spacious living room with French doors opening into the garden.

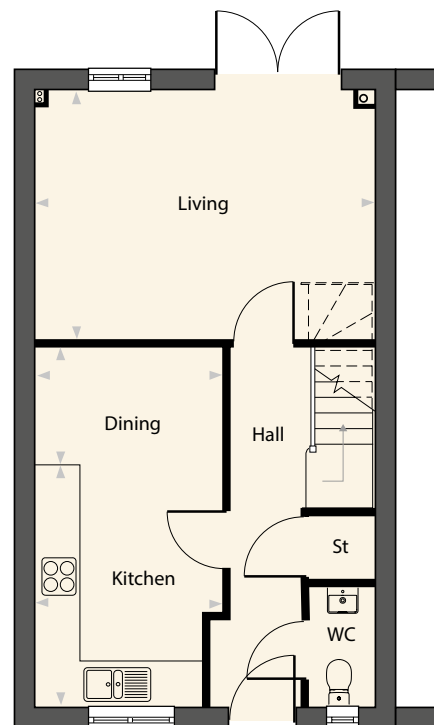
### First floor

Bedroom 1	5110mm x 2,754mm*	16' 9" x 9' 0"*
Bedroom 2	3,788mm x 2,679mm	12' 5" x 8' 9"
Bedroom 3/ Study	2,720mm x 2,109mm	8' 11" x 6' 11"
Bathroom		

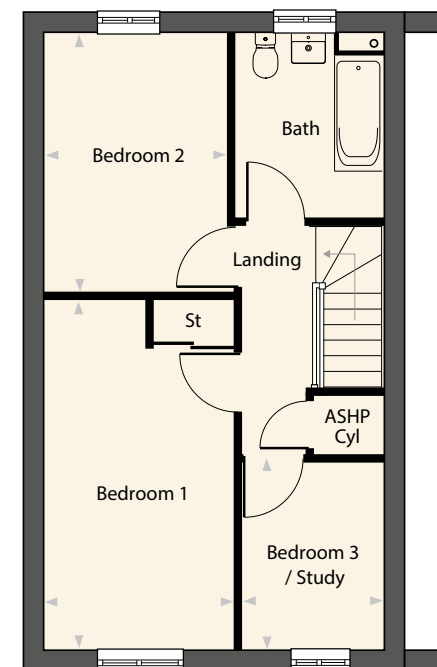
### Ground floor

Living	4,951mm x 3,635mm	16' 3" x 11' 11"
Dining	2,763mm x 1,763mm	9' 1" x 5' 9"
Kitchen	3,500mm x 2,763mm*	11' 6" x 9' 1"*
WC		

\*maximum dimensions



Ground



First



# THE Birr

## 3-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



## Plots 9, 10

An impressive double fronted **3-bedroom** detached home with welcoming entrance hall, dual aspect living room, stunning kitchen/dining room with French doors opening into the garden.

### First floor

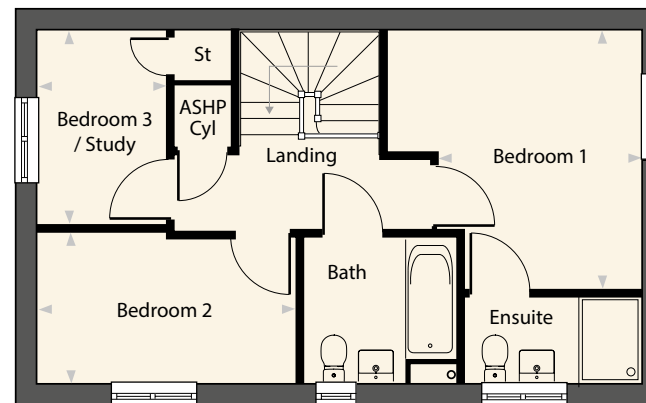
Bedroom 1	3,667mm x 2,900mm*	12' 0" x 9' 6"
Ensuite		
Bedroom 2	3,644mm x 2,153mm	11' 11" x 7' 1"
Bedroom 3/ Study	2,725mm x 1,815mm	8' 11" x 5' 11"
Bathroom		

### Ground floor

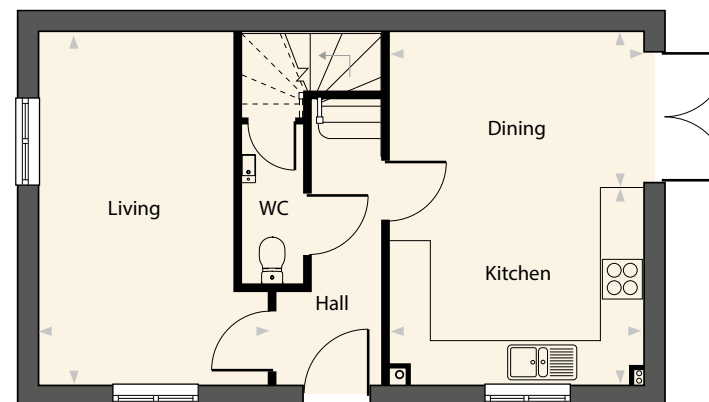
Living	4,965mm x 3,262mm*	16' 3" x 10' 8"
Dining	3,613mm x 2,185mm	11' 10" x 7' 2"
Kitchen	3,613mm x 2,780mm	11' 10" x 9' 1"
WC		

\*maximum dimensions

First



Ground



Protection for new-build  
home buyers



# THE Carlow

3-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# THE Carlow

LaganHomes®

## Plots 4, 5

An attractive **3-bedroom** home featuring a spacious living room with French doors opening into the garden and open plan kitchen/dining room.

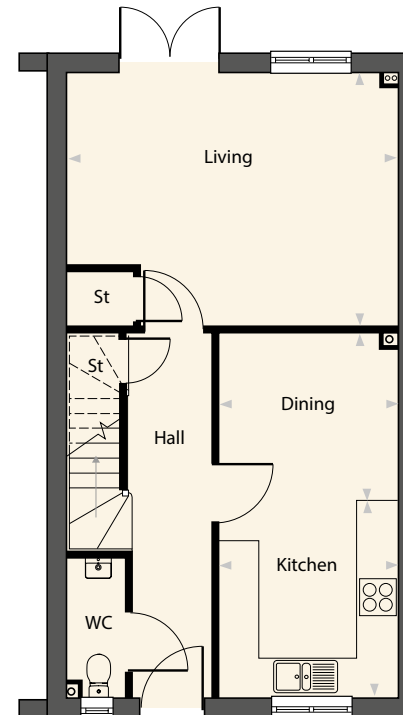
### First floor

Bedroom 1	4,116mm x 2,798mm*	13' 6" x 9' 2"*
Ensuite		
Bedroom 2	4,161mm x 2,768mm	13' 8" x 9' 1"
Bedroom 3	3,911mm x 2,180mm*	12' 10" x 7' 2"*
Bathroom		

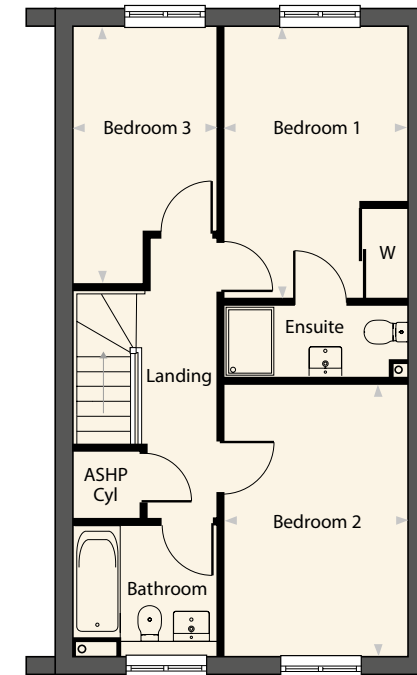
### Ground floor

Living	5,065mm x 3,881mm*	16' 7" x 12' 9"*
Dining	2,738mm x 2,548mm	9' 0" x 8' 4"
Kitchen	3,030mm x 2,738mm	9' 11" x 9' 0"
WC		

\*maximum dimensions



Ground



First

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# THE Carlow

## 3-bedroom home



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# THE Carlow

LaganHomes®

## Plots 22, 24

An attractive **3-bedroom** home featuring a spacious living room, and French doors opening into the garden from the open plan kitchen/dining room.

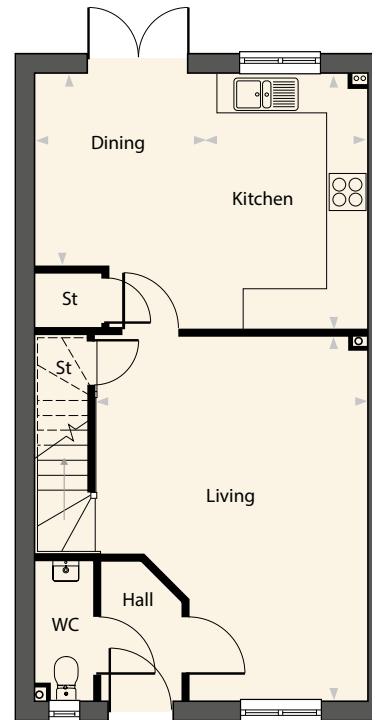
### First floor

Bedroom 1	4,116mm x 2,798mm*	13' 6" x 9' 2"*
Ensuite		
Bedroom 2	4,161mm x 2,768mm	13' 8" x 9' 1"
Bedroom 3	3,911mm x 2,180mm*	12' 10" x 7' 2"*
Bathroom		

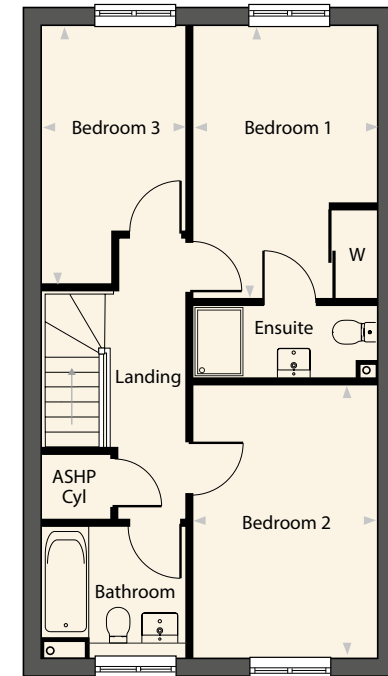
### Ground floor

Living	5,579mm x 4,188mm*	18' 4" x 13' 9"*
Dining	2,939mm x 2,790mm	9' 8" x 9' 2"
Kitchen	3,881mm x 2,275mm	12' 9" x 7' 6"
WC		

\*maximum dimensions



Ground



First



# THE Cookstown

3-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# THE Cookstown

## Plots 21 & 23

An impressive **3-bedroom** detached home with a welcoming entrance hall and a wide range of bespoke features to create a home that's unique to you.

### First floor

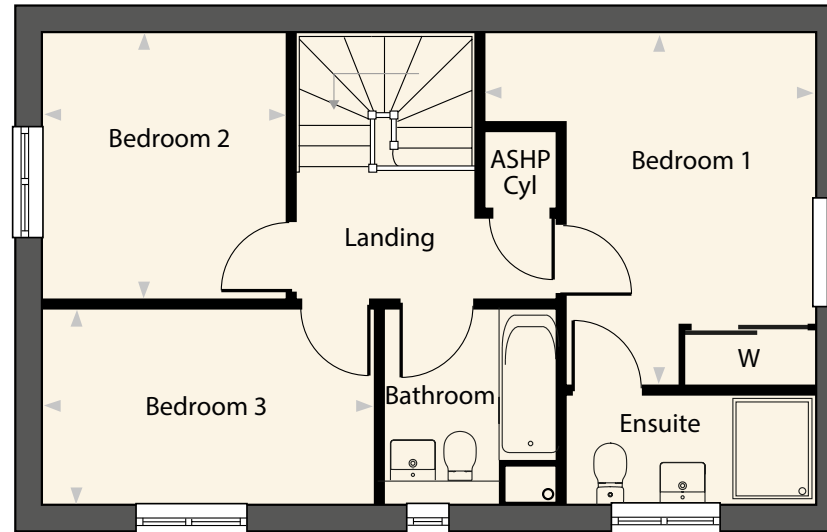
Bedroom 1	3,910mm x 3,653mm*	12' 10" x 12' 0"*
Ensuite		
Bedroom 2	2,953mm x 2,713mm*	9' 8" x 8' 11"*
Bedroom 3	3,713mm x 2,150mm*	12' 2" x 7' 1"*
Bathroom		

### Ground floor

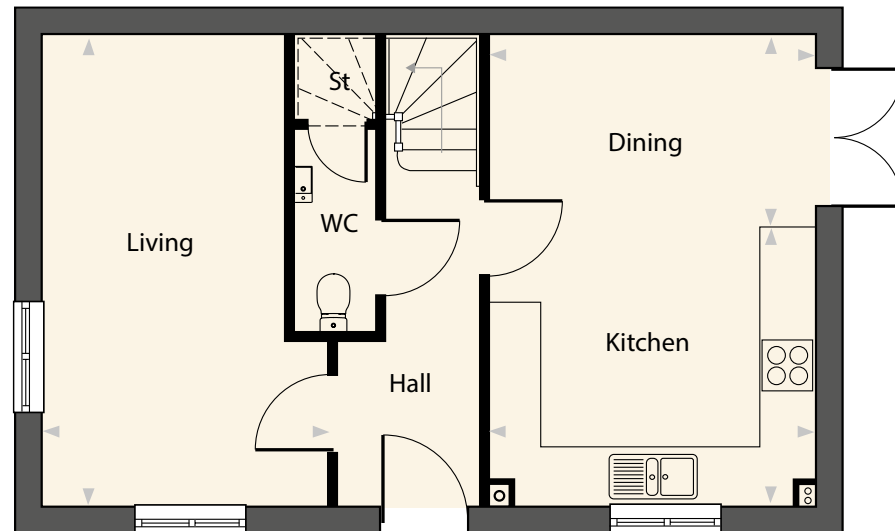
Living	5,190mm x 3,162mm*	17' 0" x 10' 4"*
Dining	3,652mm x 2,110mm	12' 0" x 6' 11"
Kitchen	3,652mm x 3,080mm	12' 0" x 10' 1"
WC		

\*maximum dimensions

First



Ground





# THE Greencastle

4-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# THE Greencastle

## Plots 3, 26

A beautiful **4-bedroom** detached home with feature bay window to the living room, open plan kitchen/dining room and ensuite to bedroom one.

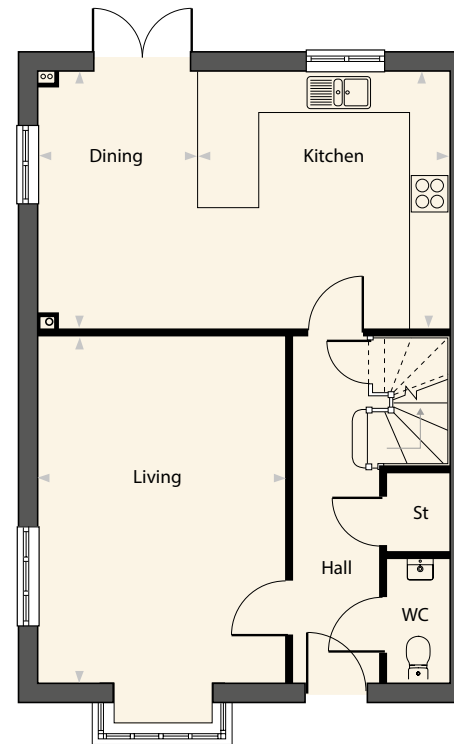
### First floor

Bedroom 1	3,542mm x 3,013mm	11' 7" x 9' 11"
Ensuite		
Bedroom 2	3,952mm x 3,214mm*	13' 0" x 10' 7"*
Bedroom 3	3,171mm x 3,115mm*	10' 5" x 10' 3"*
Bedroom 4/ Study	3,113mm x 1,963mm	10' 3" x 6' 5"
Bathroom		

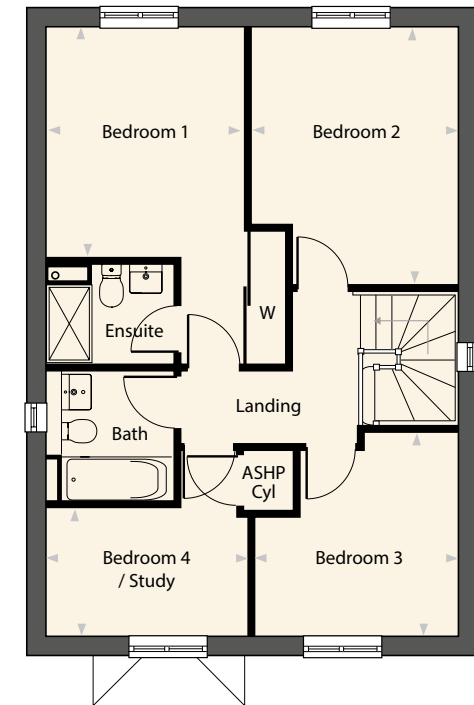
### Ground floor

Living	5,283mm x 3,752mm	17' 4" x 12' 4"
Dining	3,920mm x 2,417mm	12' 10" x 7' 11"
Kitchen	3,920mm x 3,898mm	12' 10" x 12' 9"
WC		

\*maximum dimensions



Ground



First



# THE Knightstown

4-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# Knightstown

## Plots 6, 7, 25

A fabulous **4-bedroom** detached home with feature bay window to the living room, practical family room, stunning open plan kitchen/dining and utility room.

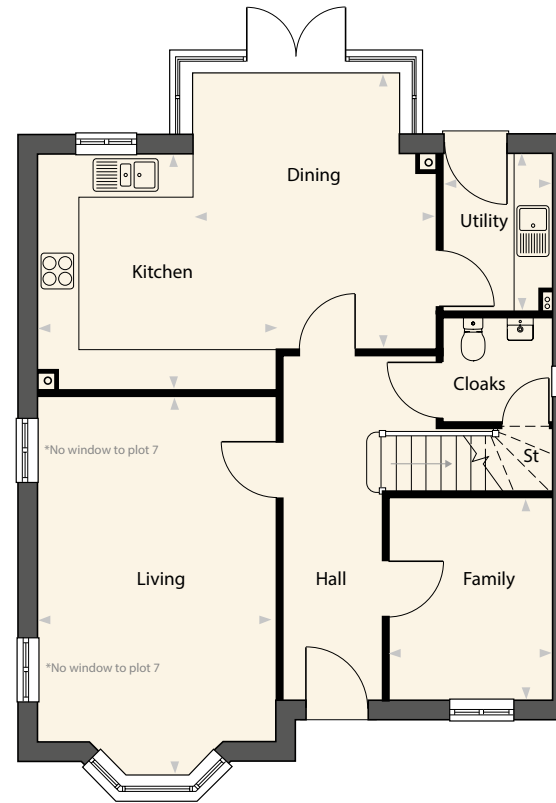
### First floor

Bedroom 1	3,742mm x 3,615mm	12' 3" x 11' 10"
Ensuite		
Bedroom 2	4,187mm x 3,067mm*	13' 9" x 10' 1"*
Bedroom 3	4,165mm x 2,963mm*	13' 8" x 9' 9"*
Bedroom 4/ Study	2,978mm x 2,363mm	9' 9" x 7' 9"
Bathroom		

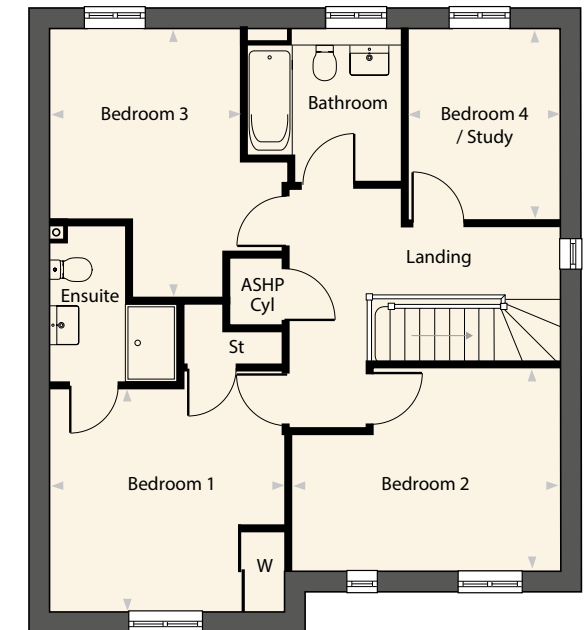
### Ground floor

Living	5,815mm x 3,615mm*	19' 1" x 11' 10"*
Dining	4,238mm x 3,703mm*	13' 11" x 12' 2"*
Kitchen	3,615mm x 3,600mm*	11' 10" x 11' 10"*
Family	3,067mm x 2,532mm	10' 1" x 8' 4"
Utility	2,400mm x 1,737mm	7' 10" x 5' 8"
WC		

\*maximum dimensions



Ground



First



# THE Lettermore

4-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# Lettermore

## Plots 2, 36

An impressive **4-bedroom** detached home with welcoming entrance hall, open plan kitchen/ dining room, separate utility room and family room.

### First floor

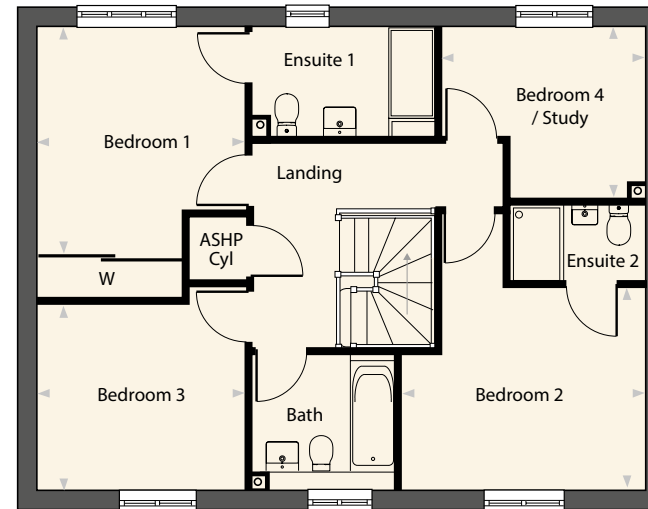
Bedroom 1	3,475mm x 3,220mm*	11' 5" x 10' 7"*
Ensuite 1		
Bedroom 2	3,751mm x 3,129mm*	12' 4" x 10' 3"*
Ensuite 2		
Bedroom 3	3,220mm x 2,852mm	10' 7" x 9' 4"
Bedroom 4/ Study	3,121mm x 2,603mm*	10' 3" x 8' 6"*
Bathroom		

### Ground floor

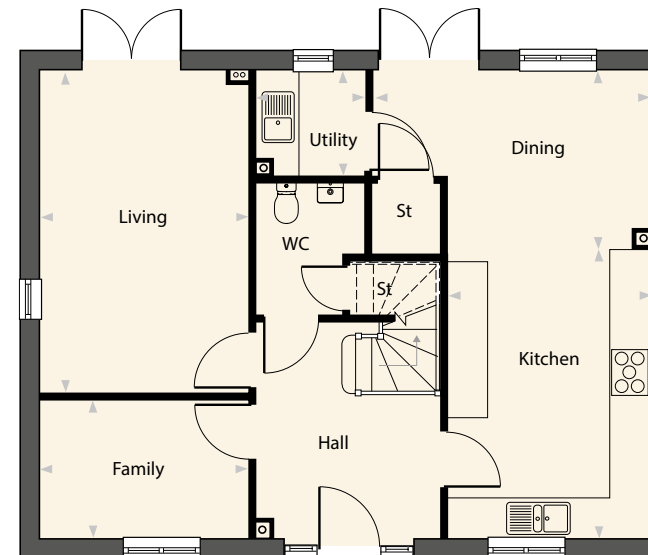
Living	4,923mm x 3,175mm	16' 2" x 10' 5"
Dining	4,228mm x 2,723mm*	13' 10" x 8' 11"*
Kitchen	4,380mm x 3,089mm	14' 4" x 10' 2"
Family	3,175mm x 2,093mm	10' 5" x 6' 10"
Utility	1,650mm x 1,563mm	5' 5" x 5' 2"
WC		

\*maximum dimensions

First



Ground



Protection for new-build  
home buyers



# THE Kinnegad

4-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# Kinnegad

## Plots 19, 35, 37

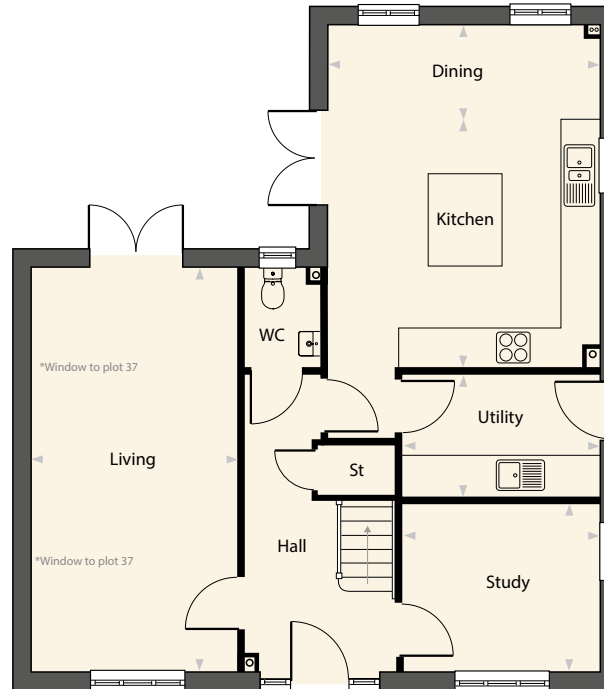
A stunning **4-bedroom** detached home with dual aspect living room, fabulous kitchen/dining room with separate utility room, study and two ensuites.

### First floor

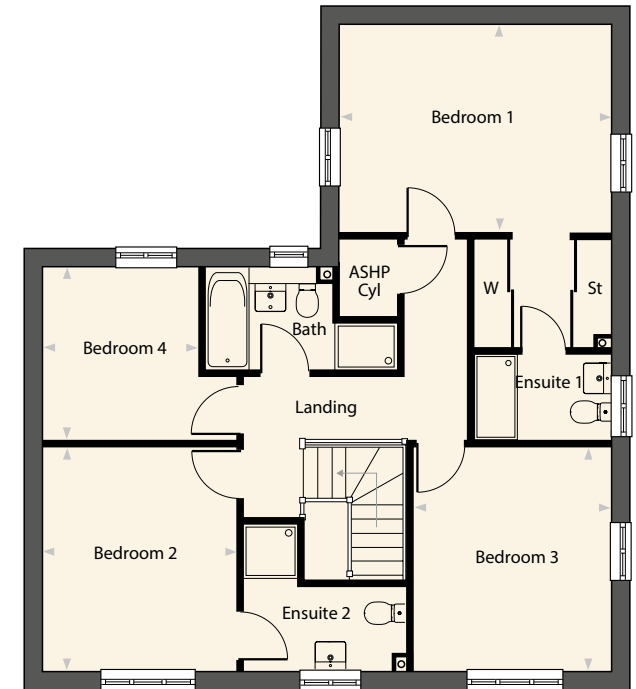
Bedroom 1	4,403mm x 3,381mm	14' 5" x 11' 1"
Ensuite 1		
Bedroom 2	3,642mm x 3,149mm	11' 11" x 10' 4"
Ensuite 2		
Bedroom 3	3,612mm x 3,232mm	11' 10" x 10' 7"
Bedroom 4	2,810mm x 2,563mm	9' 3" x 8' 5"
Bathroom		

### Ground floor

Living	6,540mm x 3,317mm	21' 5" x 10' 11"
Dining	4,403mm x 1,522mm	14' 5" x 5' 0"
Kitchen	4,403mm x 3,998mm	14' 5" x 13' 1"
Study	3,200mm x 2,748mm	10' 6" x 9' 0"
Utility	3,200mm x 1,973mm	10' 6" x 6' 6"
WC		



Ground



First



# THE Kingscourt

5-bedroom home



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.



# THE Kingscourt

## Plot 18

An impressive **5-bedroom** detached home featuring a fabulous open plan kitchen/dining/family room, dual aspect living room, study, utility room and two ensuites.

### First floor

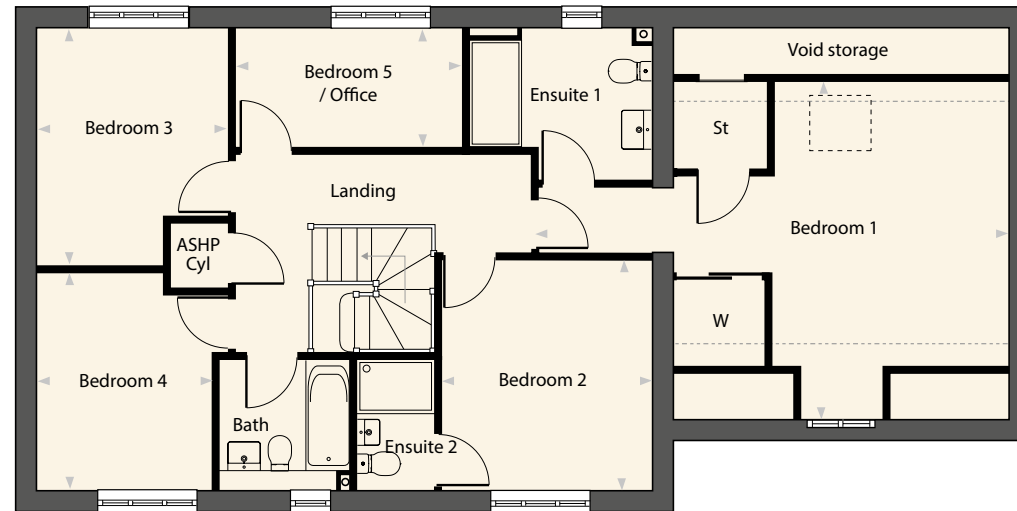
Bedroom 1	7,248mm x 4,993mm*	23' 9" x 16' 5"
Ensuite 1		
Bedroom 2	3,548mm x 3,243mm	11' 8" x 10' 8"
Ensuite 2		
Bedroom 3	3,698mm x 2,929mm*	12' 2" x 9' 7"
Bedroom 4	3,318mm x 2,709mm*	10' 11" x 8' 11"
Bedroom 5 / Office	3,532mm x 1,866mm	11' 7" x 6' 1"
Bathroom		

### Ground floor

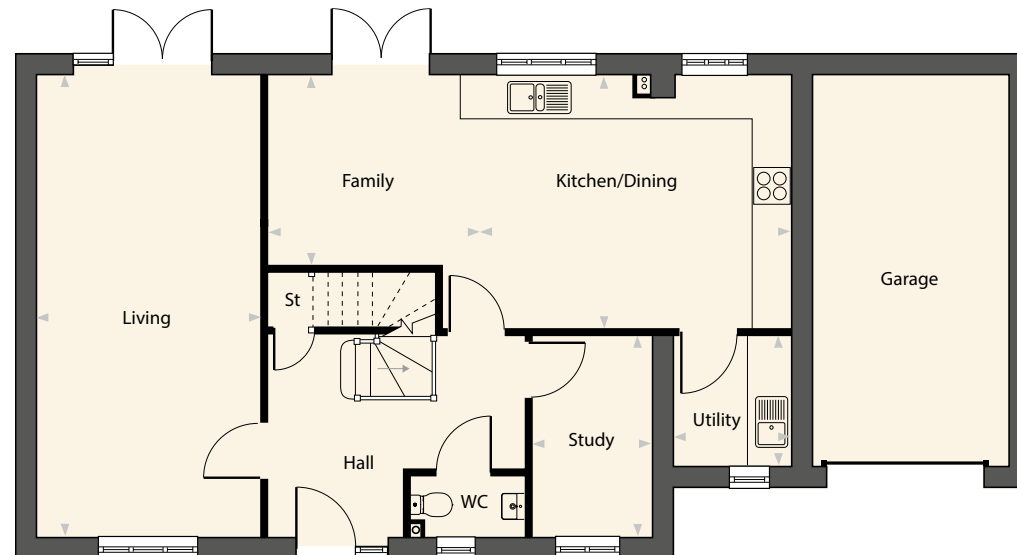
Living	7,103mm x 3,440mm	23' 4" x 11' 3"
Family	2,938mm x 2,883mm	9' 8" x 9' 5"
Kitchen / Dining	5,100mm x 3,900mm*	16' 9" x 12' 10"
Study	3,053mm x 1,845mm	10' 0" x 6' 1"
Utility	1,990mm x 1,813mm	6' 6" x 5' 11"
WC		

\*maximum dimensions

First



Ground



Protection for new-build  
home buyers



# THE Portrush

5-bedroom home



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# Portrush

LaganHomes®

## Plots 1, 8, 20

An outstanding **5-bedroom** detached home offering open plan kitchen/dining with double doors into the living room, study, utility room, spectacular main bedroom suite and double garage.

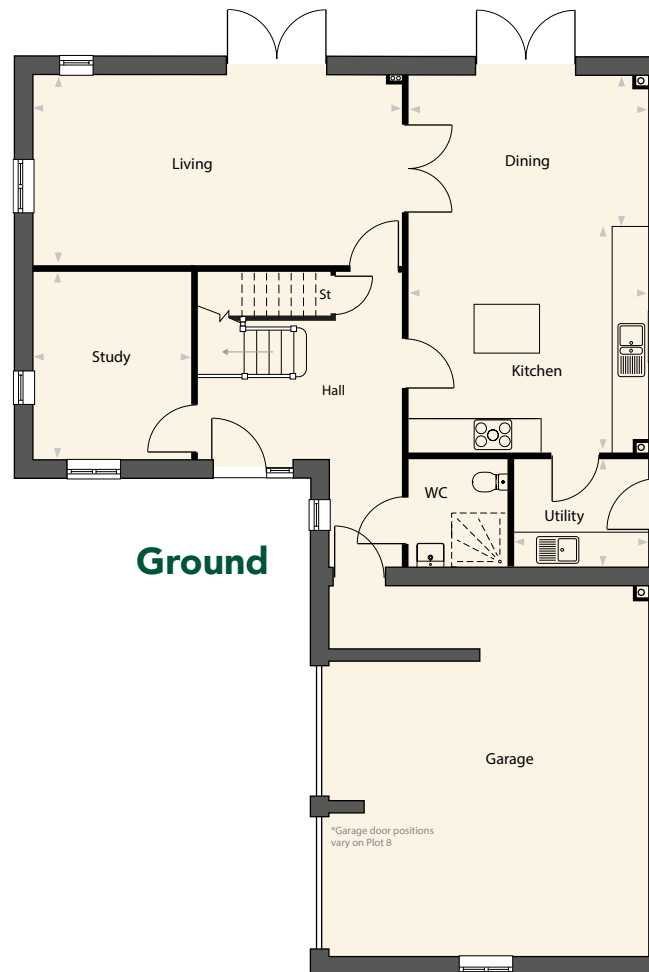
### First floor

Bedroom 1	4,390mm x 6,850mm*	14' 5" x 22' 6"*
Dressing Room	3,535mm x 3,251mm	11' 7" x 10' 8"
Ensuite 1		
Bedroom 2	3,644mm x 2,992mm	11' 1" x 9' 10"
Ensuite 2		
Bedroom 3	3,393mm x 4,149mm*	11' 2" x 13' 7"*
Bedroom 4	3,570mm x 3,163mm*	11' 9" x 10' 5"*
Bedroom 5	3,462mm x 2,484mm	11' 4" x 8' 2"
Bathroom		

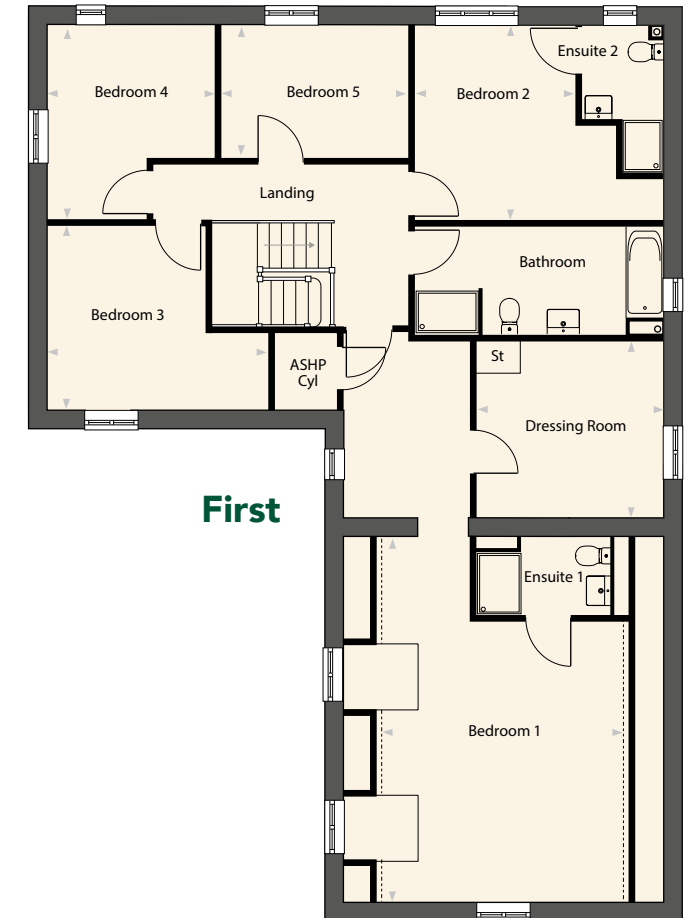
### Ground floor

Living	6,896mm x 3,498mm	22' 7" x 11' 6"
Study	3,455mm x 2,963mm	11' 4" x 9' 9"
Dining	4,444mm x 2,797mm	14' 7" x 9' 2"
Kitchen	4,444mm x 4,179mm	14' 7" x 13' 9"
Utility	2,538mm x 2,034mm	8' 4" x 6' 8"
WC		

\*maximum dimensions



Note: Plot 8 garage doors are to the end wall.



Protection for new-build home buyers

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# Specification

	Bree	Birr	Carlow	Greencastle	Knightstown	Lettermore	Kinnegad	Kingscourt	Portrush	Custom Build	
										Carlow	Cookstown
<b>KITCHEN / UTILITY</b>											
Integrated Electrolux double undercounter oven with induction hob and cooker hood	■	■	■							■	
Integrated Electrolux double oven in tall housing with induction hob and cooker hood				■							■
Integrated Electrolux fridge/freezer				■							
Integrated AEG double oven in tall housing with induction hob and cooker hood					■	■	■	■	■		
Integrated Electrolux fridge/freezer and dishwasher					■	■	■	■	■	■	
Symphony designed kitchens with choice of unit colour doors, laminate worktop and upstand in standard range	■	■	■	■	■	■	■	■	■	■	■
Glass splashback behind hob	■	■	■	■	■	■	■	■	■	■	■
Inset composite white 1.5 bowl sink with chrome mixer tap to kitchen	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine to kitchen	■	■	■	■						■	■
Removeable base unit for dishwasher to kitchen	■	■	■	■						■	■
Inset stainless steel single bowl sink with mixer tap to utility					■	■	■	■	■		
Space for washing machine to utility					■	■	■	■	■		
<b>BATHROOM / ENSUITES</b>											
Ideal Standard white sanitary ware with chrome fittings	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard rainfall shower to bathroom bath with bath screen	■										
Ideal Standard handrinse shower to bath		■	■	■	■	■	■	■	■	■	■
Ideal Standard rainfall shower to ensuite 1		■	■	■	■	■	■	■	■	■	■
Ideal Standard thermostatic shower to ensuite 2						■	■	■	■		
Ideal standard upstand shower tray to ensuites with bifold or sliding shower screen (dependant upon shower tray size)		■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic tiled spashback to sink wall in cloakroom	■	■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic half height wall tiles to 3 walls of bath and walls with sanitaryware		■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic full height wall tiles to shower enclosure and half height to walls with sanitaryware		■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic full height wall tiles to bath walls and half height to walls with sanitaryware where there is no ensuite	■										
Compact style radiators with TRV to bathroom	■	■	■	■	■	■	■	■	■	■	■
Compact style radiators with TRV to ensuite 2						■	■	■	■		
White electric heated towel rail to ensuite 1		■	■	■						■	■
Chrome electric heated towel rail to ensuite 1					■	■	■	■	■		
<b>INTERNAL FINISHES</b>											
White painted softwood staircase with chamfered newel and balustrade	■	■	■	■						■	■
Varnished ash handrail and newel cap					■	■	■	■	■		
Architraves and skirtings finished in white	■	■	■	■	■	■	■	■	■	■	■
Fitted wardrobes with mirrored sliding doors to bedroom 1			■	■	■	■	■	■	■	■	■
Ceilings to be painted in Crown Matt Contract Emulsion Brilliant White	■	■	■	■	■	■	■	■	■	■	■
Walls to be painted in Crown Matt Contract Emulsion Pale Cashew	■	■	■	■	■	■	■	■	■	■	■
4 panel internal door finished in Crown Brilliant White Satin with chrome ironmongery	■	■	■							■	■
5 panel internal door finished in Crown Brilliant White Satin with chrome ironmongery				■	■	■	■	■	■		





	Bree	Birr	Carlow	Greencastle	Knightstown	Lettermore	Kinnegad	Kingscourt	Portrush	Custom Build	
										Carlow	Cookstown
<b>ELECTRICAL FEATURES</b>											
LED downlights to kitchen	■	■	■	■	■	■	■	■	■	■	■
LED downlights to bathroom	■	■	■	■	■	■	■	■	■	■	■
LED downlights to ensuites		■	■	■	■	■	■	■	■	■	■
TV point to lounge and bedroom 1	■	■	■	■	■	■	■	■	■	■	■
Shaver socket to bathroom where there is no ensuite	■										
Shaver socket to ensuite 1		■	■	■	■	■	■	■	■	■	■
Low level courtesy light to ensuite 1 only				■	■	■	■	■	■		
2 way lighting to bedroom 1 only				■	■	■	■	■	■		
Stainless Steel entrance door light (uplight)	■	■	■	■	■	■	■	■	■	■	■
External light capability to rear - wire only with blanking plate	■	■	■	■	■	■	■	■	■	■	■
Garage to include power, socket and LED strip lighting			■	■	■	■	■	■	■	■	■
Electrical vehicle charger	■	■	■	■	■	■	■	■	■	■	■
ONT fibre box to cupboard	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors (or Carbon Monoxide / heat detectors where required) with battery back up	■	■	■	■	■	■	■	■	■	■	■
<b>EXTERNAL FINISHES</b>											
Slabs to front entrance door	■	■	■	■	■	■	■	■	■	■	■
Slabs to side/rear of plot	■	■	■	■	■	■	■	■	■	■	■
Turf to front (as landscape design)	■	■	■	■	■	■	■	■	■	■	■
Planting to front ( as landscape design)	■	■	■	■	■	■	■	■	■	■	■
PVCu triple glazed windows (refer to schedule for colour)	■	■	■	■	■	■	■	■	■	■	■
PVCu French patio doors – double glazed*	■	■	■	■	■	■	■	■	■	■	■
PVCu/GRP entrance door – double glazed* (refer to schedule for colour)	■	■	■	■	■	■	■	■	■	■	■
Garador Up and over garage door			■	■	■	■	■	■	■	■	■
<b>PLUMBING &amp; HEATING</b>											
Air Source Heat Pump & Cylinder	■	■	■	■	■	■	■	■	■	■	■
Compact style radiators with TRV (refer to bathroom / ensuites for towel rail inclusion)	■	■	■	■	■	■	■	■	■	■	■
Outside tap	■	■	■	■	■	■	■	■	■	■	■
<b>WARRANTY</b>											
2-year homeowner warranty with Lagan Homes	■	■	■	■	■	■	■	■	■	■	■
10-year NHBC warranty	■	■	■	■	■	■	■	■	■	■	■

Lagan Homes reserves the right to replace products with similar products affected by supply chain issues. Appliances manufacturer Electrolux/AEG – subject to supply chain availability at the time – confirmation at reservation. Choices are dependent on stage of construction, please ask the Sales Adviser for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Adviser at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. \*Due to manufacturing, the double glazed door profile may differ to the window profile.










# Sustainable Environment

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;

-  **Air source heat pumps**
-  **Good levels of insulation**
-  **Quality construction on-site**
-  **High-efficiency heating systems**
-  **Energy efficient appliances**
-  **Low energy lighting**
-  **Save £1,980 on energy bills\***

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.



Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £1,980 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.

\*Energy figures quoted are based on a yearly average taken from the Home Builders Federation Energy Report "Watt a Save – Energy efficient new homes" updated November 2024.

Photographs show typical show home interiors from previous developments.





# Why choose **Lagan Homes**



Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.

## Environmental

Our new homes are built with the latest energy efficient technology and environmental considerations.

## Safety and Security

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind. (\*window locks to ground floor).

## New Home Warranty

All homes at Oak Grove come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

## Your New Home

Home owners have the satisfaction of knowing that Oak Grove represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.



## 5 Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by Home Building Federation.



Privately family  
owned housebuilder



Experienced  
team



Eco-friendly design and  
construction methods



6000+ homes  
built since 1983



9 live sites



# Homebuyer Reviews

At Lagan Homes we take great care to create homes you'll love living in and we work hard to make sure your buying experience is as smooth and stress free as possible. We are proud to offer the highest level of customer service, every step of the way. Our purchaser reviews reflect this - real people, real experiences.



//  
I'm really impressed with Lagan Homes, in terms of the style of the house, the layout, the design, but also the quality of the build. I've bought from six other new builders...but Lagan Homes have been by far the best. //

*Cotton Meadows Resident*



//  
As soon as we walked into this house, we just felt home. The house is very well laid out with everything in the right place. Its that blank canvas concept that you're buying your own dream, not someone else's. Would we recommend Lagan Homes? Yes, unquestionably. //

*Niort Grove Resident*





//

We always knew we wanted to buy a new-build property, but the size and quality of Lagan Homes was so much better than the other local developments we had seen. The kitchen is bright and airy, a real pleasure to cook in. The bathrooms are spacious, with quality fittings and tiling. //

*St James View Resident*



//

We love the fact that everything in our home is brand new and perfectly designed for modern living. The kitchen offers plenty of workspace and upstairs, the built-in wardrobes are just what we want. Everything works. //

*Jubilee Fields Resident*



# Optional Extras

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in. Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping



Please ask your Sales Adviser for full details and pricing











# Oak Grove

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[www.lagan-homes.com](http://www.lagan-homes.com)



Protection for new-build home buyers

LaganHomes®