



**Connells**

The Birch Oakfield  
Swindon



## Property Description

EPC A ENERGY EFFICIENT HOME.

Oakfield has something for everyone. Whether you're just starting out, need a bit of space for your growing family, want a roof terrace to relax and soak up the sun or you after some lovely outdoor space, you'll find it here!

You'll also be able to live the way you want. That could mean taking advantage of the spacious layout to create an office space and work from home. You'll feel at home and part of the community at Oakfield.

Every home in Oakfield is designed from scratch by award-winning architects and designers. This means they're not mass-produced house types that get built everywhere, they're bespoke, unique and contemporary.

You will be part of a new neighbourhood of 239 homes which are designed for people of all ages to live side by side. Oakfield is the perfect location which is great for shops and schools as well as great transport links to the centre of Swindon and beyond. Greenbridge retail part is within walking distance which has gyms and restaurants.

Not only is Oakfield a fantastic based community there is also plenty of space around the estate to get back with nature and spend time with friends. There is a lovely play areas which is made from natural materials for Children, out door gym and lots of places to sit and watch the world go by in the lovely summer weather.

## Internal Features

### Ground Floor Accommodation

#### Entrance Hall

High quality NorDan front door to the front aspect providing immediate access to the stairs rising to the first floor accommodation and storage cupboard, with access to the open plan area on the ground floor.

#### Option A

#### Open Plan Kitchen/ Dining Area

17' 3" x 12' 3" ( 5.26m x 3.73m )

#### Kitchen / Dining Room

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to access the enclosed rear garden. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit. , Washing Machine, Dishwasher, Cooker-hood located above the hob. Tiling to all water sensitive areas.

#### Open Plan Living Area

10' 11" x 8' 9" ( 3.33m x 2.67m )

#### Lounge Area

High quality Scandinavian Velfac double glazed composite to the front aspect. Television Point.

## Cloakroom

Obscure High quality Scandinavian Velfac double glazed composite to the rear aspect. Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas. Space and gully provision for future shower.

## Option B

### Open Plan Kitchen/ Dining Area

15' x 12' 3" ( 4.57m x 3.73m )

### Kitchen / Dining Area

High quality Scandinavian Velfac double glazed composite to the front aspect. Beautifully presented fully fitted kitchen built with a range of base and wall mounted units comprising of cupboards and drawers. Ample storage. Fitted with modern appliances inclusive of Induction Hob and Integrated Fridge/Freezer unit, Washing machine, dishwasher, Cooker-hood located above the hob. Tiles to water sensitive areas.

### Open Plan Living Area

10' 11" x 8' 5" ( 3.33m x 2.57m )

### Lounge

High quality Scandinavian Velfac double glazed composite to the rear aspect. Double glazed door to the rear aspect accessing the rear garden.

## Cloakroom

Obscure High quality Scandinavian Velfac double glazed composite to the rear aspect. Two piece suite comprising of Low Level W/C and wash hand basin. Tiling to water sensitive areas. Space and fully provisions for future shower.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms and family bathroom. Loft access. Airing Cupboard.

### Bedroom One

15' 6" x 9' 10" ( 4.72m x 3.00m )

High quality Scandinavian Velfac double glazed composite to the front aspect. Television point.

### Bedroom Two

15' 6" x 10' 9" ( 4.72m x 3.28m )

High quality Scandinavian Velfac double glazed composite to the rear aspect.

### Bathroom

Three piece suite comprising of bath with mixer taps, Low Level W/C and wash hand basin. Tiling to all water sensitive areas.

### External Features

#### Rear Garden

Enclosed by wooden panel fencing. Small patio area. Mainly laid to lawn. Cycle Store

### Parking

There is allocated parking with the property

### Agent Note:

Subject to availability we have two versions of this wonderful properties which has been listed above.

External details or finishes may vary on individual plots and homes may be built in attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed.

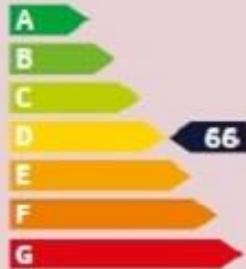




# Oakfield New Home Energy Comparison Data

## Victorian Home

EPC Energy Efficiency Rating  
EPC Score



Heating Demand  
(kWh/yr)



## Typical New Build Home\*\*

EPC Energy Efficiency Rating  
EPC Score

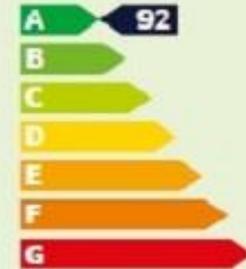


Heating Demand  
(kWh/yr)

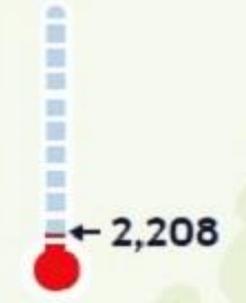


## Typical Oakfield Home

EPC Energy Efficiency Rating  
EPC Score

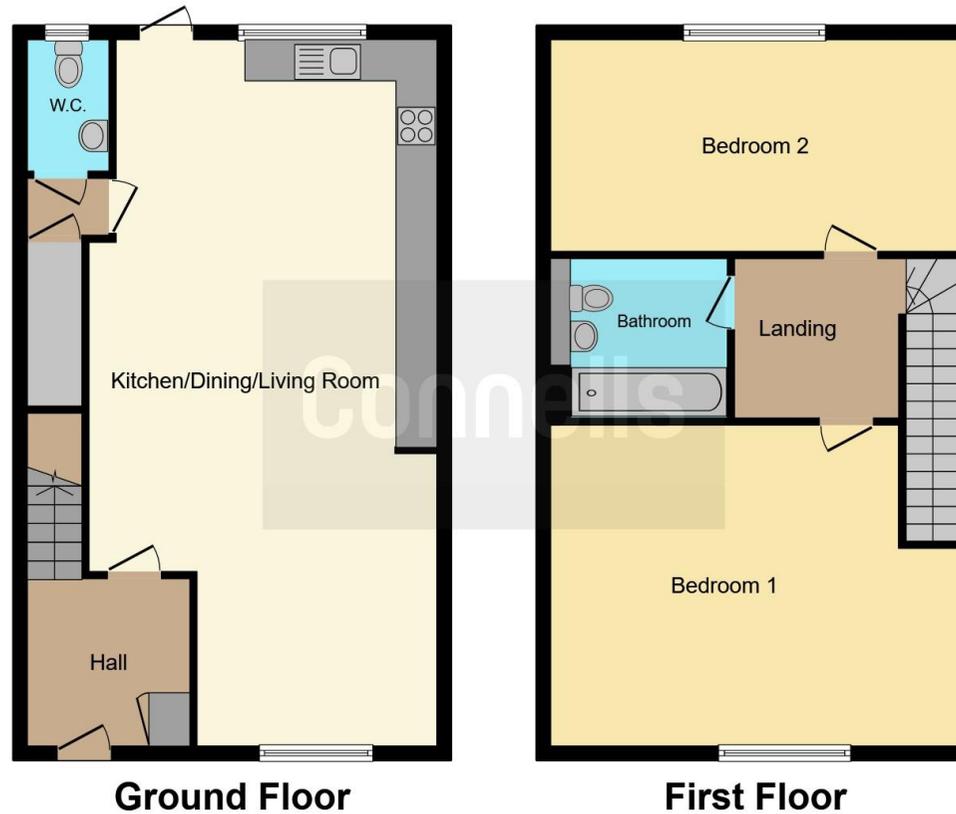


Heating Demand  
(kWh/yr)



\*based on annual cost calculated using Energy Cap Tariff (34.0p/kWh) \*\* built to 2013 B Regs Pass. EPC Rated A "very energy efficient - lower running costs and "very environmentally friendly - lower CO2 emissions". EPC ratings are based on the government Standard Assessment Programme software building regulations 2013 baseline assumptions for an site typical 107m2 end of terrace household, so actual usage may vary depending on household size and energy use. Energy consumption estimates are based on the SAP measurement for true operational energy, which includes all energy consumed by the home annually. Total energy consumed will vary based on individual circumstances. Cost calculations are based on governmental energy cost cap, of £0.34/kWh electricity and £0.10/kWh gas. Final costs are inclusive of standing charges. All costs inclusive of VAT where applicable.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SND102777](http://connells.co.uk/Property/SND102777)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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