



22 luxury 3, 4 and 5 bedroom homes

by Oakdale Homes



THE HAMPTONS IS AN EXCLUSIVE NEW DEVELOPMENT OF ARCHITECT DESIGNED EXECUTIVE HOMES IN THE ANCIENT MARKET TOWN OF RETFORD.

Traditionally built and beautifully appointed, these superior detached and semi-detached 3, 4 and 5 bedroom homes are from the Oakdale Homes Gatsby Collection.



BUILT FROM THE HEART

SUPERIOR QUALITY LIVING AT THE HAMPTONS



The Gatsby Collection

Inspired by the houses our grandparents once lived in, this impressive range of 2 storey family homes offers the quality, style and attention to detail of a bygone era.



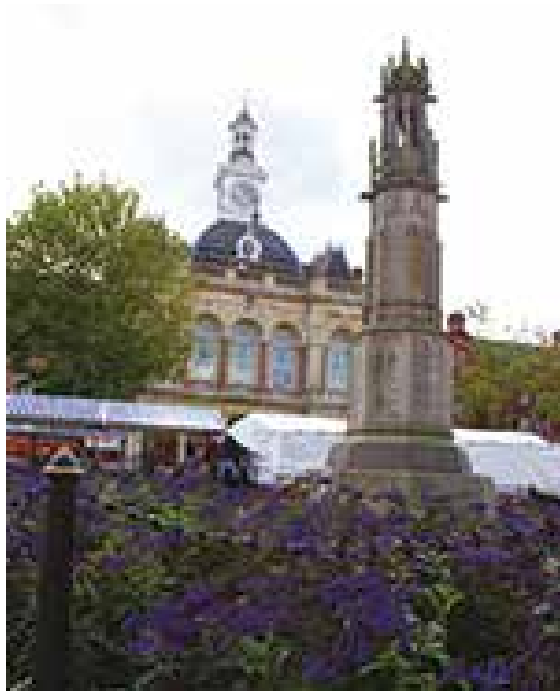
Deep leaded bay windows, overhanging gables and stunning arched doorways are complemented with vertical tiling and lead clad dormers, capturing the distinctive charm of the elegant properties of the 1920s and early 1930s.

Inside is a pleasing balance of perfectly proportioned living space and high-quality fixtures and fittings, creating beautiful homes for modern living.

Thoughtful layouts ensure maximum use of light and space, with welcoming hallways, comfortable reception rooms and breakfast-kitchens with stunning bi-fold doors to the rear gardens. Utility rooms, ensuites, ample storage space and garages are just some of the additional features on offer in each of these extraordinary new homes.



RETFORD - AROUND AND ABOUT



Retford is in the heart of the Pilgrim Fathers country and close to many historical and recreational centres.

Its fine Georgian buildings are a testament to the town's prosperity, a success that made the legendary Dick Turpin one of Retford's notorious visitors.

The pedestrianised Town Square is the venue for the renowned street markets, held every Thursday and Saturday, surrounded by the more traditional shopping facilities.

All the modern amenities you would expect are available in and around Retford, including sports centres with swimming facilities, a cinema and the Retford Majestic Theatre. Several schools, to suit all ages, are close by, including residential private schools.

Retford railway station is just a short walk from the development, offering fast and frequent connections to Sheffield, Lincoln, Newark and Doncaster. There is also a direct rail service into London Kings Cross station in around 90 minutes. For travelling by road, the A1, A620, A614 and A57 are all within easy reach.



SITE PLAN

THE HAMPTONS
THRUMPTON LANE
RETFORD
NOTTINGHAMSHIRE
DN22 7AN

Call 01777 713 131
for further information

- The Garbo > Plots 24, 25, 32, 33, 34 & 35
- The Laurel > Plots 26, 29, 30, 31, 36, 40 & 41
- The Lloyd > Plots 22 & 23
- The Charleston > Plots 27, 28, 38 & 39
- The Keaton > Plots 37 & 42



The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



BUILT FROM THE HEART

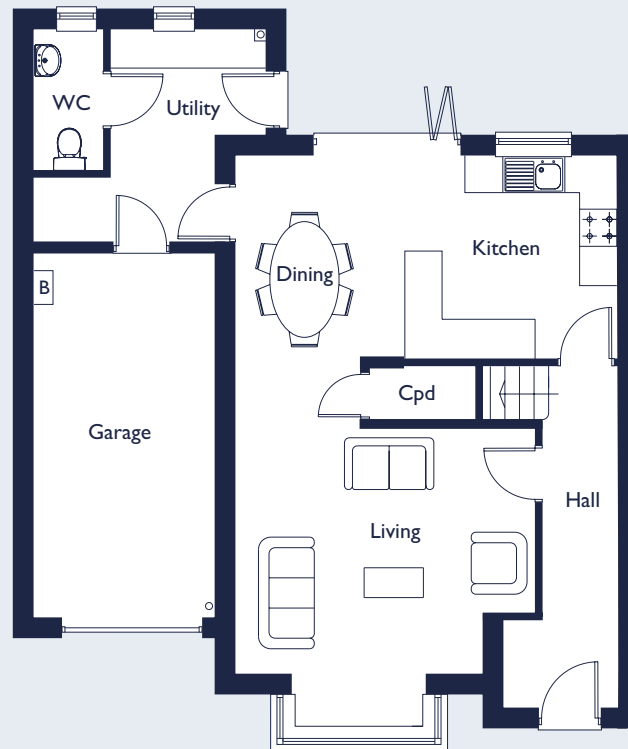
Plots 24, 25, 32, 33, 34 & 35

THE GARBO



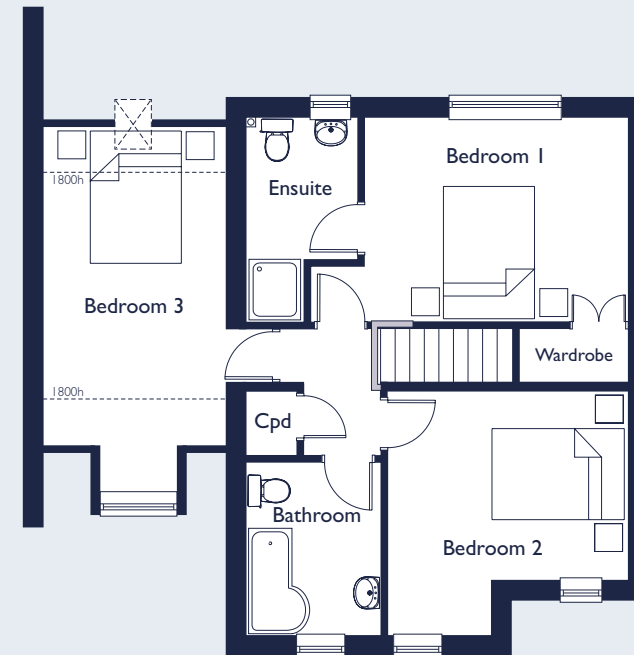
The Garbo

AN ATTRACTIVE 3 BEDROOM SEMI DETACHED HOME WITH FEATURE BAY



GROUND FLOOR

Living	4870mm max x 4840mm max	15' 11" max x 15' 10"
Kitchen / Dining	6200mm max x 4300mm max	20' 4" max x 14' 1" max
Utility	3540mm max x 2500mm	11' 7" max x 8' 2"
Cloaks	2300mm x 1160mm	7' 6" x 3' 9"
Garage	5850mm x 2960mm	19' 2" x 8' 9"



FIRST FLOOR

Bedroom 1	4270mm x 3350mm	14' 0" x 10' 11"
Ensuite	2600mm max x 1800mm	8' 6" max x 5' 10"
Bedroom 2	4000mm max x 4000mm max	13' 1" max x 13' 1" max
Bedroom 3	5040mm min x 2960mm	16' 6" min x 9' 8"
Bathroom	2820mm x 2110mm	9' 3" x 6' 11"
Landing	2030mm x 1230mm min	6' 8" x 4' 0" min

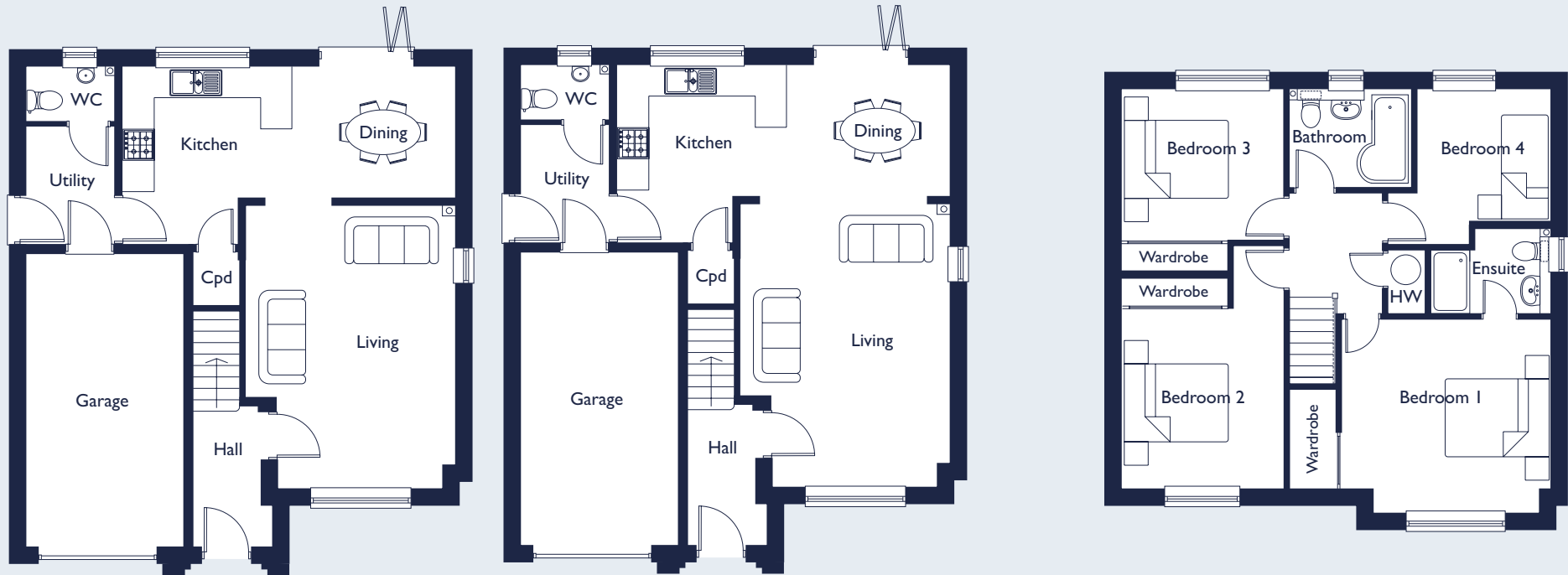
Plots 26, 29, 30, 31, 36, 40 & 41

THE LAUREL



The Laurel

A DELIGHTFUL 4 BEDROOM DETACHED HOME WITH FEATURE ENTRANCE PORCH



N.B. Floorplan shows open plan option.

GROUND FLOOR

Living	5330mm x 3815mm	17' 5" x 12' 6"
Dining	3960mm x 2580mm	12' 11" x 8' 5"
Kitchen	3676mm x 3447mm	12' 0" x 11' 3"
Utility	2247mm x 1737mm	7' 4" x 5' 8"
Garage	5537mm x 3045mm	18' 1" x 9' 11"

FIRST FLOOR

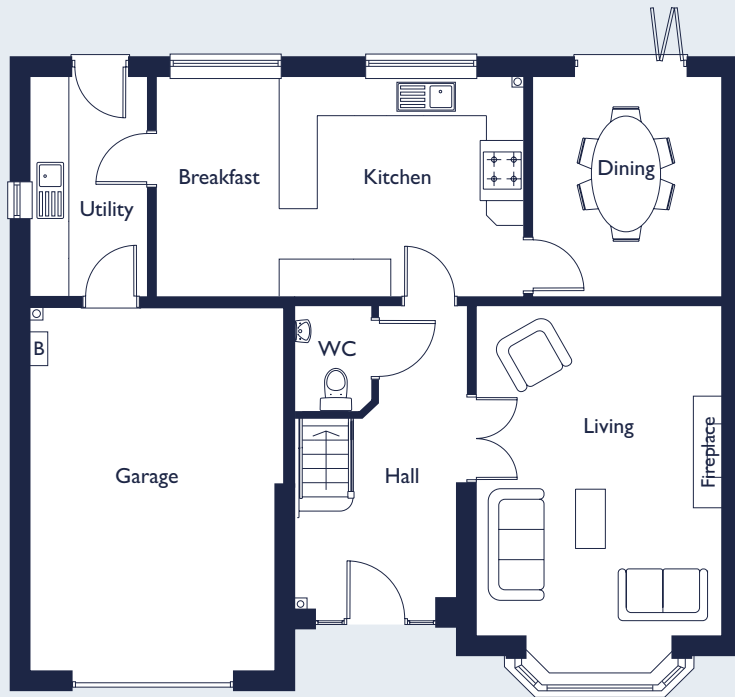
Bedroom 1	4817mm inc robe x 3709mm	15' 9" x 12' 1"
Ensuite	2300mm x 1647mm	7' 6" x 5' 4"
Bedroom 2	4072mm inc robe x 2773mm	13' 4" x 9' 1"
Bedroom 3	3637mm inc robe x 2724mm	11' 11" x 8' 11"
Bedroom 4	2582mm min x 2566mm	8' 5" x 8' 5"
Bathroom	2351mm x 1900mm	7' 8" x 6' 2"

Plots 22 & 23
THE LLOYD



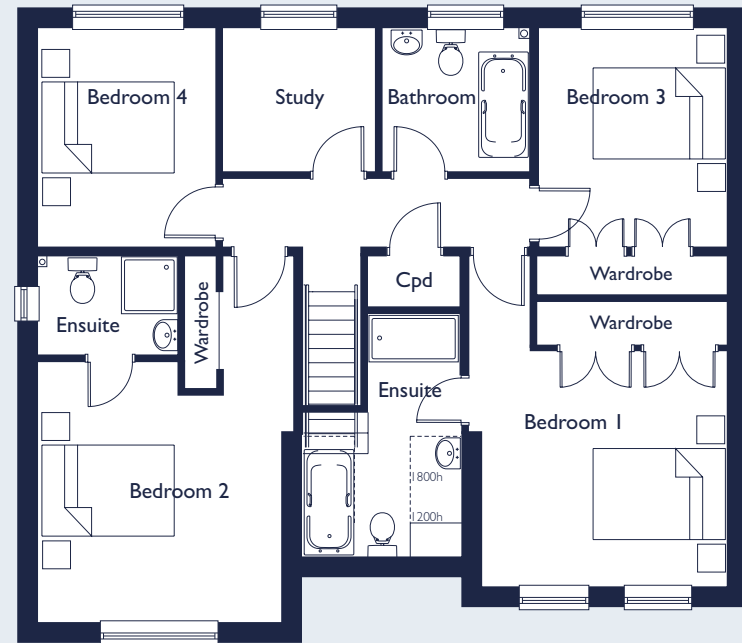
The Lloyd

AN ELEGANT 4 BEDROOM DOUBLE FRONTED DETACHED HOME



GROUND FLOOR

Living	5940mm max x 3930mm	19' 5" max x 12' 10"
Dining	3520mm x 3030mm	11' 6" x 9' 11"
Kitchen / Breakfast	5910mm x 3520mm	19' 4" x 11' 6"
Utility	3520mm x 1870mm	11' 6" x 6' 1"
Hall inc. Stair & Toilet	4690mm x 2540mm min	15' 4" x 8' 4" min
Garage	5845mm x 3990mm min	19' 2" x 13' 0" min



FIRST FLOOR

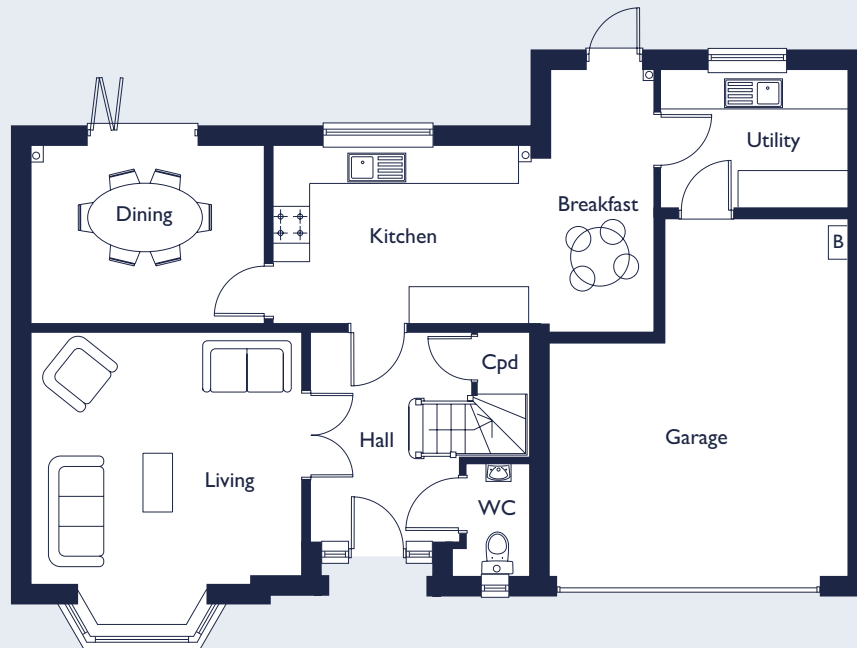
Bedroom 1	3970mm x 3820mm	13' 0" x 12' 6"
Ensuite	3700mm max x 2600mm	12' 1" max x 8' 6"
Bedroom 2	4000mm x 3630mm	13' 1" x 11' 10"
Ensuite	2200mm x 2200mm	7' 2" x 7' 2"
Bedroom 3	3600mm x 3070mm	11' 9" x 10' 0"
Bedroom 4	3600mm x 2870mm	11' 9" x 9' 5"
Study	2520mm x 2400mm	8' 3" x 7' 10"
Bathroom	2400mm x 2400mm	7' 10" x 7' 10"
Landing	4940mm x 1070mm	16' 2" x 3' 6"

Plots 27, 28, 38 & 39
THE CHARLESTON



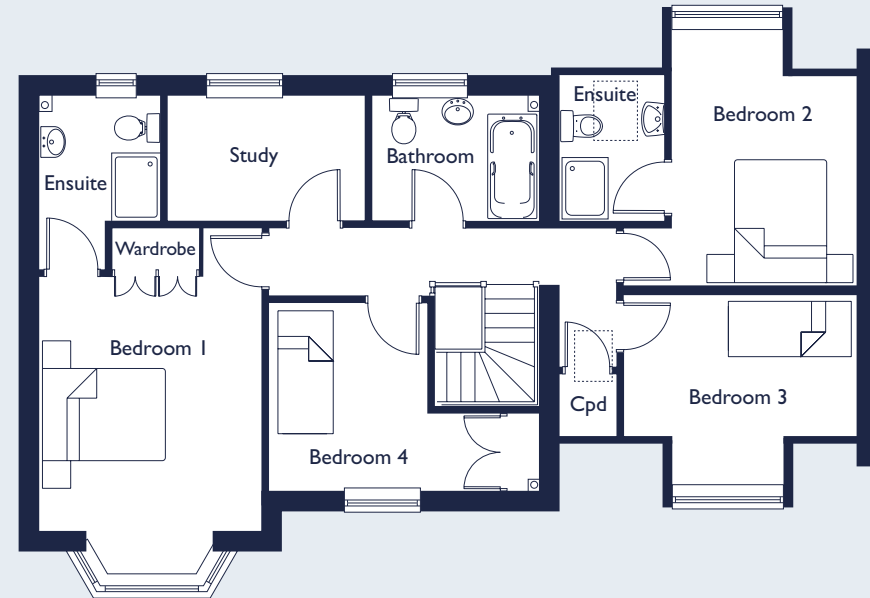
The Charleston

AN IMPRESSIVE 4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

Living	4407mm x 4102mm	14' 5" x 13' 5"
Dining	3830mm x 2940mm	12' 6" x 9' 7"
Kitchen	4202mm x 2940mm	13' 9" x 9' 7"
Breakfast	4377mm x 1782mm	14' 4" x 5' 10"
Utility	2975mm x 2349mm	9' 8" x 7' 8"
Garage	6123mm x 4727mm	20' 1" x 15' 6"



FIRST FLOOR

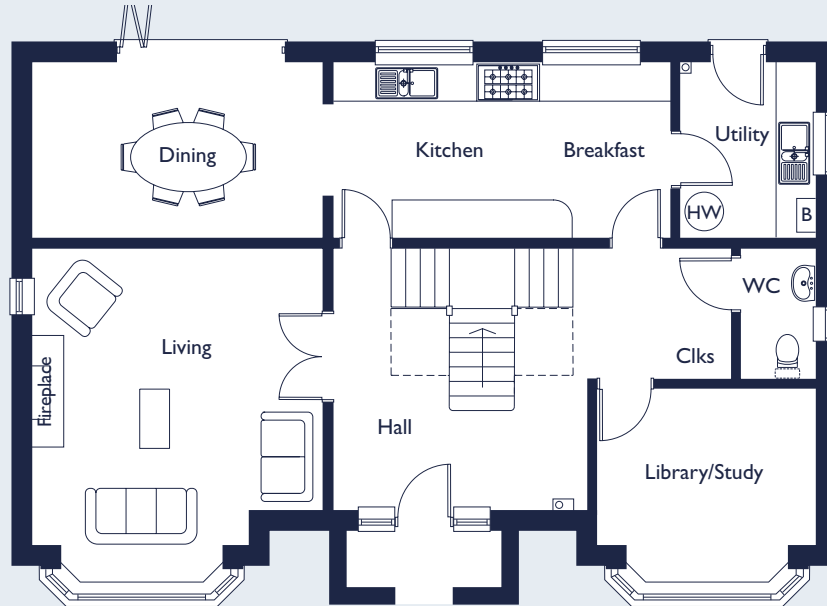
Bedroom 1	4142mm x 3595mm	13' 7" x 11' 9"
Ensuite	3260mm x 1984mm	10' 8" x 6' 6"
Bedroom 2	3416mm x 2810mm	11' 2" x 9' 2"
Ensuite	2356mm x 1730mm	7' 7" x 5' 8"
Bedroom 3	3700mm x 3000mm	12' 1" x 9' 10"
Bedroom 4	3000mm x 3200mm	9' 10" x 10' 6"
Study	3202mm x 2060mm	10' 6" x 6' 9"
Bathroom	2730mm x 2060mm	8' 11" x 6' 9"

Plots 37 & 42
THE KEATON



The Keaton

A STUNNING DOUBLE BAY FRONTED 5 BEDROOM DETACHED HOME



GROUND FLOOR

Living	5460mm max x 4680mm	17'7" max x 15'3" max
Dining	4720mm x 2860mm	15'3" x 9'2"
Kitchen / Breakfast	5510mm x 2830mm	17'9" x 9'2"
Utility	2850mm x 2200mm	9'2" x 7'1"
Library / Study	3580mm x 3200mm max	12'8" max x 10'3" max
Detached Garage	5870mm x 5860mm	19'2" x 18'5"



FIRST FLOOR

Bedroom 1	5500mm max x 4740mm max	18' 02" max x 15' 6" max
Ensuite	2300mm x 1910mm	7' 6" x 6' 3"
Bedroom 2	3800mm max x 3500mm max	12' 5" max x 11' 5" max
Ensuite	2500mm max x 1910mm max	8' 2" max x 6' 3" max
Bedroom 3	3900mm x 2900mm	12' 9" x 9' 6"
Bedroom 4	4740mm x 2900mm	15' 6" x 9' 6"
Bedroom 5	2800mm x 1840mm	9' 2" x 6' 0"
Bathroom	3840mm max x 2900mm	12' 7" max x 9' 6"

SPECIFICATION

CONSTRUCTION

- Traditional brick and block cavity walls
- Interlocking roof tiles to pitched roof with loft insulation
- Facing bricks and roof

KITCHENS

- Stylish and modern kitchen units from colour choice available. Optional Granite work surfaces optional extra
- Unit doors fitted with soft close mechanism and stainless steel handles. Other handle options available
- Upstand, including hob splashback
- Single bowl stainless steel with Franke sink and Franke chrome tap
- Optional Belfast style sink (available on selected plots only)
- AEG Integrated gas hob, stainless steel
- AEG Integrated single electric oven, stainless steel
- AEG cooker hood extractor fan chimney
- Optional Range freestanding double oven (available on selected plots only)



- AEG Integrated fridge and integrated freezer to selected plots
- AEG Integrated dishwasher
- Under pelmet lighting
- Down lighters to selected rooms

UTILITY

- Worktop with upstand
- Plumbing and wiring for washing machine
- Single bowl stainless steel sink
- Extractor fan

BATHROOMS

- Ideal Standard contemporary white sanitary ware with P shaped shower baths to selected plots
- Ideal Standard chrome bath mixer tap
- Wall tiling to choice available
- Splash-back to bath and wash hand basin
- Full wall tiling available as an optional extra



- Shaver point
- Extractor fan
- Downlighters

EN SUITES

- Ideal Standard wash hand basin
- Ideal Standard WC
- Aqualisa shower with glass enclosure
- Wall tiling to choice available
- Full height tiling to shower area and splash-back above wash basin
- Full wall tiling available as an optional extra
- Shaver point
- Extractor fan
- Downlighters to selected plots

FLOOR FINISHES

- Cushion vinyl flooring in kitchen and utility room
- Cushion vinyl flooring in bathroom and en-suite
- Ceramic tiling to floors available as an optional extra



SPECIFICATION

DOORS AND WINDOWS

- High performance double glazed bi-fold patio doors
- Quality double glazed windows and doors with chrome ironmongery
- Lead clad dormer windows
- Composite timber-effect front and rear doors with multi point lock system, knocker, viewer, security chain and decorative lead light glazing.
- White painted interior doors with polished chrome ironmongery

DECORATIVE FINISHES

- Torus style skirting boards and architraves
- Walls painted in neutral emulsion
- Gloss paint to skirting, architraves and doors
- Smooth ceiling throughout finished in white emulsion

HEATING AND WATER

- Full gas central heating with thermostatic radiator valves
- Pressurised hot water storage tank and back-up immersion heater



ELECTRICAL

- Smoke detectors (mains powered) to ALL floors
- Low energy lighting to building regulation standard
- Television aerial point to lounge and three main bedrooms
- Telephone junction socket
- Telephone point to lounge and master bedrooms
- White wall sockets and light switches throughout
- Electric sockets throughout where specified
- USB sockets to kitchen and master bedroom for device charging
- Door bell
- Fitted burglar alarm
- Power and light to integral garages only (for clarification please check with our on-site new homes adviser)



EXTERNAL

- Turf to front garden and rear gardens
- Decking or slabs to rear of property (due to plot variations)
- Outside tap
- Tarmac drive with edgings where applicable
- Timber fencing to rear boundaries and divisional fences
- Lighting to front and rear of property
- Paved York Stone paths
- Landscaping in accordance with Local Authority planning

GARAGE

- Secure remotely operated electric garage doors
- Lighting and power provided

WARRANTY

- 10 Year NHBC warranty
- All properties constructed using traditional methods

Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. *Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided. Photographs show typical Oakdale Homes properties taken from previous developments.

CUSTOMER CARE

Buying a new home is one of the most important purchases you will ever make. Our experienced team will look after you every step of the way, to ensure your home buying experience goes as smoothly as possible. We also offer an extensive choice of incentives to make moving easier and more affordable, including Help to Buy and part-exchange on selected plots.

Craftsmanship and performance from start to finish

We never forget how important your home is to you, which is why from the very first day we use the finest possible materials and best qualified people. We will never cut corners simply to cut costs, or overlook the fact that your new house is your new family home. Then again, at Oakdale Homes we apply the same attention to detail and quality to everything we do - from installing the perfect kitchen to helping you choose the taps.

We pride ourselves on adhering to the Consumer Code for Home Builders and all our new comes come with a 10 year NHBC Buildmark Warranty for your peace of mind.



www.consumercodeforhomebuilders.com





WHO WE ARE

Built from the Heart

Whether you are a first-time buyer searching for an affordable 2 bedroom starter home, or a growing family in need of 3, 4, or 5 bedrooms, our homes have been designed and built to award-winning standards with uncompromising attention to detail.

We are part of the Langley Holdings group, one of the UK's top private companies. In 2016, we celebrated 30 years of building quality new homes and we look forward to sharing with you the passion that has endured since we handed over our first new home all those years ago.



Photographs taken from a previous Oakdale Gatsby Collection development.



THE HAMPTONS, THRUMPTON LANE, RETFORD
NOTTINGHAMSHIRE DN22 6HA



BUILT FROM THE HEART

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BUILT FROM THE HEART

oakdalehomes.co.uk