



OSBORNE CLOSE

Dirdene Gardens • Epsom • Surrey



OSBORNE CLOSE

EPSOM AND EWELL

Epsom is a picturesque market town in the heart of Surrey offering superb railway links into London and excellent road links to airports, motorways and ports.

Epsom town offers a good selection of shops including M&S, House of Fraser and Waitrose, restaurants, coffee shops and pubs. An eight screen cinema complex and a theatre offer a wide range of film and live theatre.

Ewell offers more of a village feel with a selection of independent shops, pubs and restaurants with Ewell East Station giving access to London via Sutton.

For lovers of the outdoor life Epsom is surrounded by hundreds of acres of woods and countryside, several golf courses and a great selection of parks and leisure facilities. And, of course, the famous Epsom Racecourse is only minutes away by car.



Dirdene Gardens

No 1



OSBORNE CLOSE

Epsom, Surrey

This delightful, gated development of just 6 two bedroom houses is located off Dirdene Gardens, Epsom, equidistant between the busy market town of Epsom and the slower paced Ewell village.

Osborne Close is named after C T Osborne Limited, the manufacturers of the famous "Chossy" bicycle saddlebag, who were based on the site until around 1992.

Each 2 bedroom semi-detached house offers a high quality kitchen with integrated Siemens appliances, stone worktops and tiled floors with underfloor heating, a cloakroom and lounge/ diner with double doors onto the garden. On the first floor are 2 double bedrooms, the master with an en-suite shower room and fitted wardrobes. The main bathroom and En-suite are tiled with large format Porcelanosa tiles and chrome trim offering underfloor heating and chrome heated towel rails. Large Velux windows to both bedrooms offer lovely bright rooms but with the benefit of the privacy this design of window provides. The large loft space is fully boarded – perfect for storage. The houses offer good sized patio areas, outside lighting and fully turfed lawns. There is allocated parking for one car with a limited opportunity to purchase an extra space.

Osborne Close offers a lovely secure setting with remotely activated gates to enter the Close and attractive landscaping and parking areas. The Development is in the catchment area of the highly sought after Wallace Fields, Glyn Technology and Rosebery School.





GROUND FLOOR

Kitchen

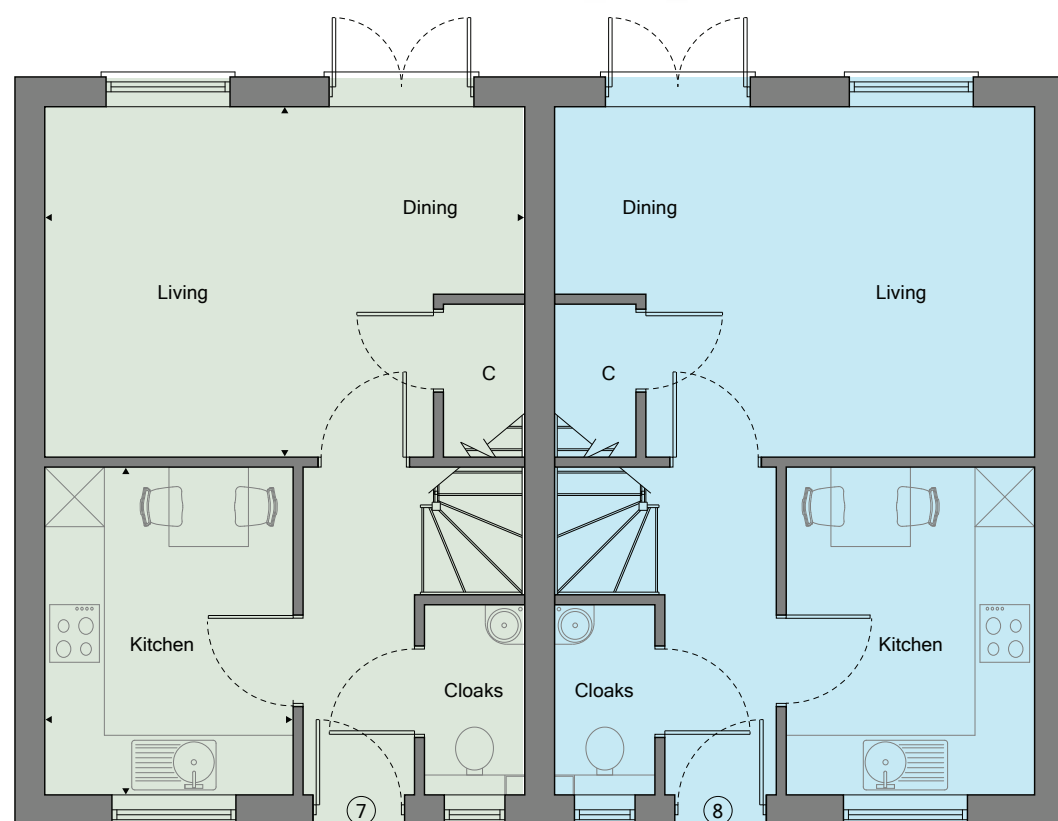
3.29m x 2.45m

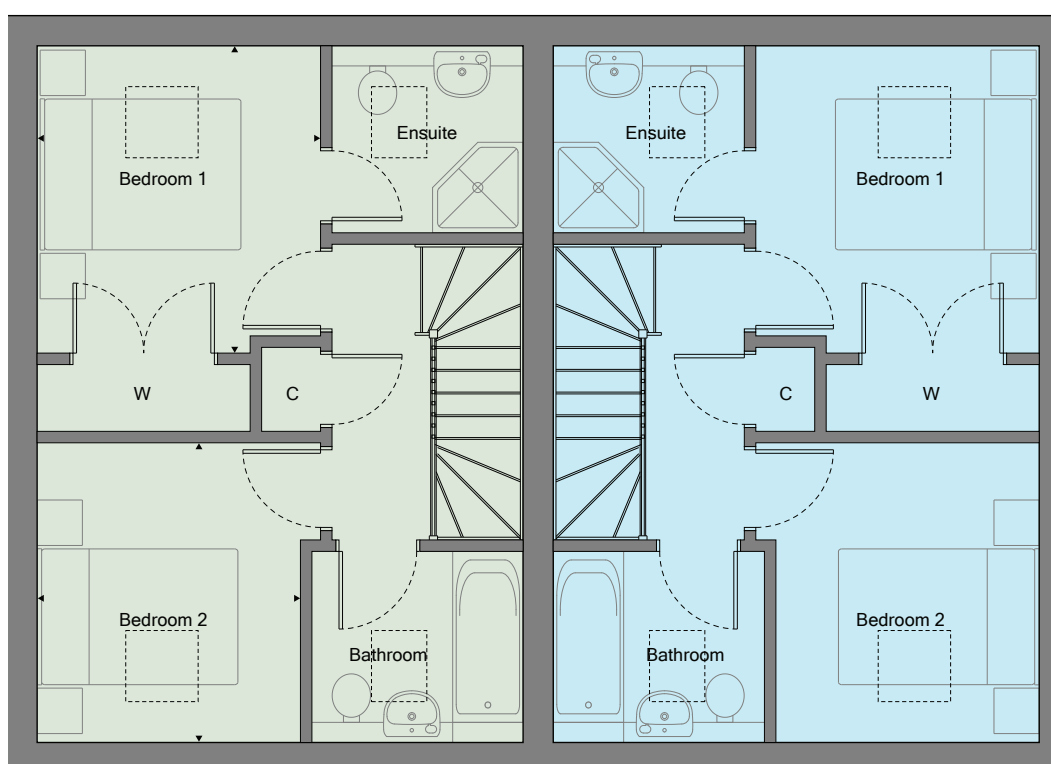
10'9" x 8'0"

Living

4.78m x 3.47m

15'8" x 11'5"





Room measurements are approximate only. Floor plans and room measurements are correct at time of going to print.

FIRST FLOOR

Bed 1

2.98m x 2.80m

9'9" x 9'2"

Bed 2

2.95m x 2.58m

9'8" x 8'5"

Loft area

(see specification)

4.4m x 3.9m

14'5" x 12'9"

Max height 2.15m

7'





Kitchen and
bathroom from
phase one of the
development



Specification

Attention to detail is what makes the difference between a house and a home, a philosophy that is implemented by Oakton Developments in the design and construction of their homes. The homes are constructed using traditional, quality materials integrating the latest 21st century technology.

The following items are offered as standard when buying an Oakton home (items marked * offer a chance to bespoke your home from selected options.)

Kitchen

- The kitchen is fitted with a comprehensive range of high gloss handleless base and wall units with a stone work surfaces and matching up-stands and cooker splashback*
- Stainless steel built under single oven
- Integrated 70/30 Fridge Freezer
- 4 ring electric ceramic hob
- Fully integrated extractor hood
- Fully integrated dishwasher
- Undermounted stainless steel 1.5 sink.
- Underfloor heated tiled floor

First Floor Landing

- Cupboard housing a Washer/dryer *
- Loft hatch with retractable ladder to large boarded out and decorated loft space

Bathroom, En-suite and Cloakroom

- Ideal Standard white sanitary ware with chrome furnishings
- Ideal Standard bath with mixer tap and shower unit
- Glass shower screen over the bath (main bathroom)
- Quadrant shower unit
- Thermostatically controlled rain shower and separate handheld shower
- Porcelanosa Ceramic tiling with chrome trim*
- Shaver socket
- Chrome heated ladder towel rail
- Underfloor heating to bathroom and en-suite shower room

Decoration and Finishes

- All walls have a smooth plaster finish with emulsion paint*
- Ceilings throughout are smooth painted in white emulsion
- Coving is fitted throughout the groundfloor excluding kitchens and cloakroom
- Fitted wardrobes with internal lighting to master bedroom
- Carpeted throughout (excluding tiled areas)*

Electrical Installations

- Each home offers a comprehensive electrical system combining a mix of chrome LED down-lighters with pendant lighting where appropriate
- Chrome finish light switches and sockets in the kitchen
- Smoke detectors throughout

- Extraction fans to all bathrooms and cloakrooms
- External lighting to the rear garden and porch
- External socket to rear garden
- Hardwired security alarm system

Telephone, television and internet

- Telephone and Television points are located in the living room and bedrooms
- Digital aerial
- BT and Virgin services available on request

Central Heating

- A highly efficient gas-fired central heating system (Combination Boiler in loft space)
- Radiators are fitted with individual thermostatic controls where appropriate

Internal Doors

- Internal doors throughout are flush oak veneer with chrome furnishings

Staircase

- A painted staircase featuring a hardwood handrail

Windows and doors

- White PVCu triple glazed sealed unit windows with security-locking mechanisms where appropriate
- White PVCu triple glazed sealed unit French doors

External Finishes

- Rear gardens are laid to lawn with quality seed grown turf
- Patio to the rear of the house
- External water tap
- External electric socket

General

- Osborne Close will be entered via electrical (remotely controlled) gates off Dirdene Gardens
- Low level lighting to the road and parking areas
- Road in Tarmac with parking bays in block pavours
- BLP 10 Year Warranty

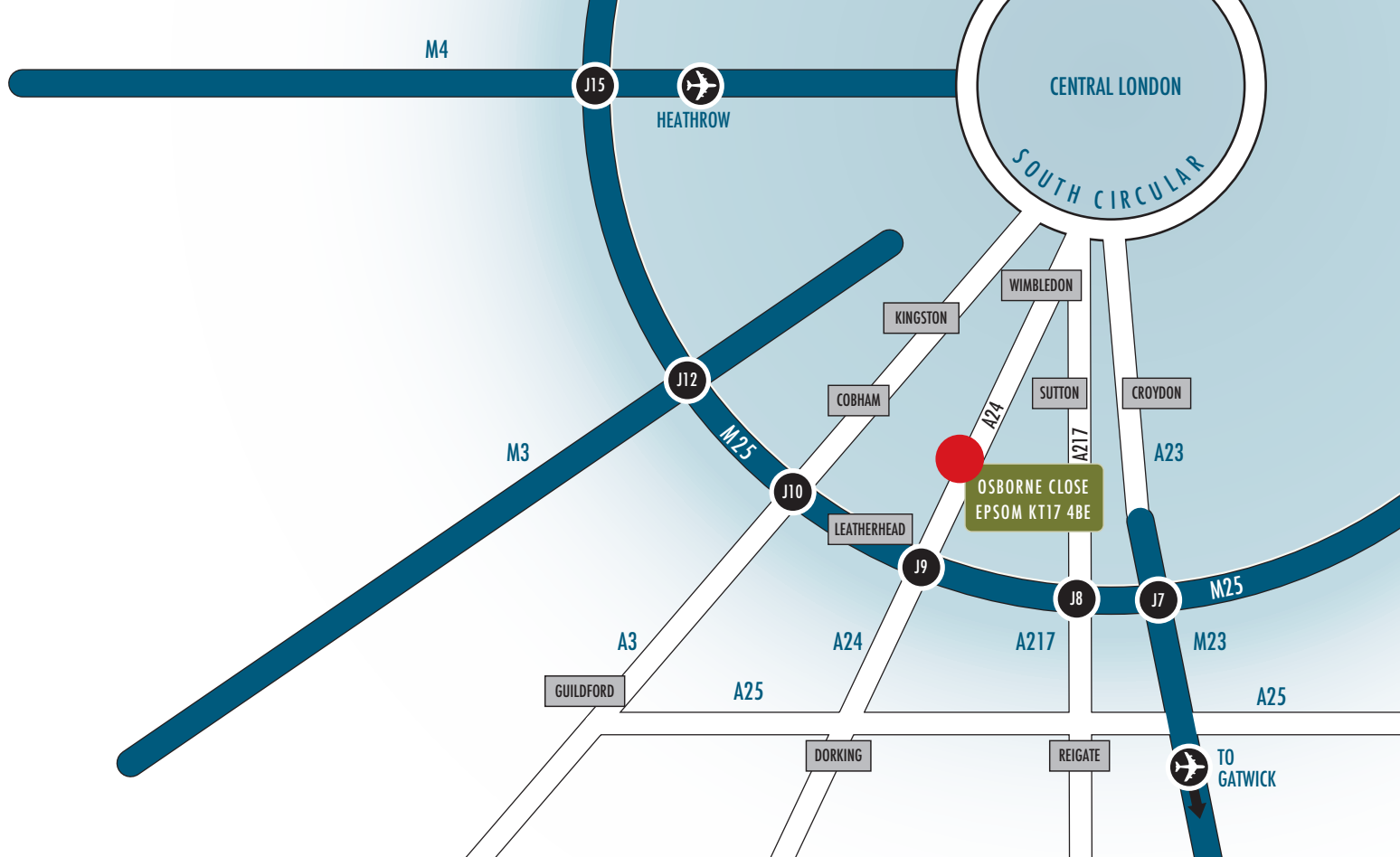
*Options subject to stage of construction



**RESIDENTIAL HOUSING
WARRANTY INSURANCE**

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ABOUT OAKTON

Oakton Developments Ltd is a privately owned local company designing and building homes of a high quality with an emphasis on good architecture, high standards of workmanship and excellent levels of specification.

Combining traditional craftsmanship and materials with the latest technological enhancements and energy efficient refinements each home is as attractive as it is functional, harmonising with and complementing its surroundings.

Oakton pride themselves on offering an efficient and friendly customer service throughout the whole process of buying and moving into your new home.

Selling Agent



Epsom 01372 745850
www.thepersonalagent.co.uk



Epsom 01372 722633
www.oaktondevelopments.co.uk

All details contained within this brochure are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications at any time. The contents herein shall not be deemed to form part of any contract.