



WELLS MEWS

LAMBERTS LANE,
MIDHURST, WEST SUSSEX



OAKFORD
HOMES





A rare
OPPORTUNITY

With just eleven properties available, Wells
Mews quite simply offers the opportunity to
purchase a truly individual new home, in one
of the country's most revered locations.

Seeing really is believing.



Welcome to an
ENVIABLE LIFESTYLE

Midhurst is literally midst it all.

Between the capital and the coast, the city and the country, and at the heart of the South Downs National Park, a charming historic town amidst the most English of settings, pursuits and pastimes.

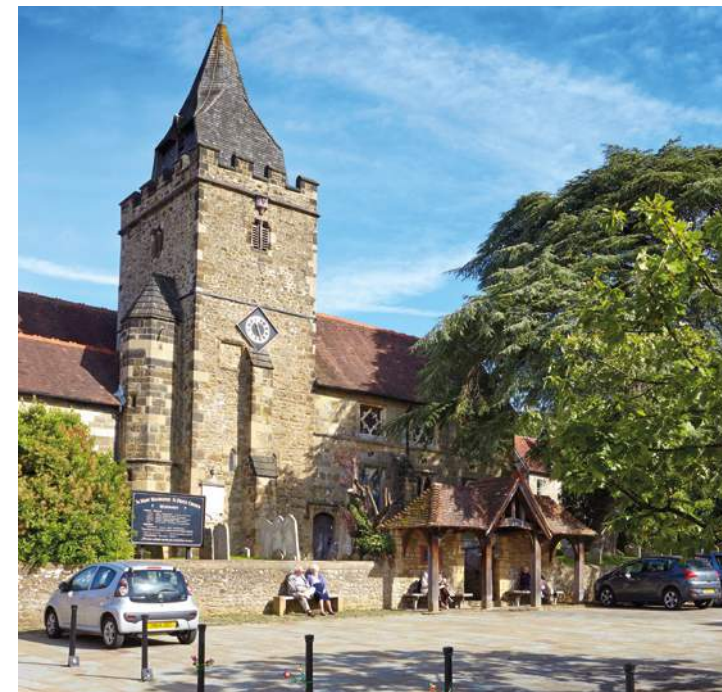
With space to
UNWIND

Walk, run, cycle, sail or...just watch, and take a step
back from the hustle and bustle of modern life.

Whether strolling the South Downs or the coast of the Witterings,
Midhurst affords a wonderful outdoor lifestyle. Polo at Cowdray or
racing at Goodwood, the high life of West Sussex is on your doorstep.

Charming market towns, independent shops and delectable restaurants
abound, with London easily commutable by rail – should you have
the inclination!





Embodying genuine
QUALITY OF LIFE

No less than the Sunday Times named Midhurst
one of Britain's 'best places to live' in 2016.

Not surprising, when you consider this small town of just five thousand inhabitants
boasts a thriving range of independent shops, cafés and delicatessens within its
hundred-or-so listed buildings (some dating as far back as the fifteenth century).

Furthermore, the annual MADhurst (Music, Arts and Drama) Festival, plus
prestigious polo fixtures such as the Jaeger-LeCoultre Gold Cup at Cowdray Park
add to the vibrancy of the town. Also, access to the M25, direct rail services to
Waterloo, taking an hour from neighbouring Haslemere and Liphook stations,
make this town with a village-feel most commutable. Excellent state schools,
including Midhurst C of E Primary and Midhurst Rother College, as well as
independent options at Seaford College and The Royal School in Haslemere,
makes the town popular with families.

After all, who's to argue with the Sunday Times?



Neighbouring
COWDRAY PARK

Think Cowdray, think polo.

As the home of British polo, Cowdray Park is synonymous with the game, with matches played every week from April through to September. But, the estate of 16,500 acres also boasts the beautiful Cowdray Park Golf Club, a charming farm shop and café, as well as stunning walks for summer days, or crisp, frosty mornings.

In short, this estate, with historic royal connections, represents an illustrious neighbour.

An exemplary
SPECIFICATION

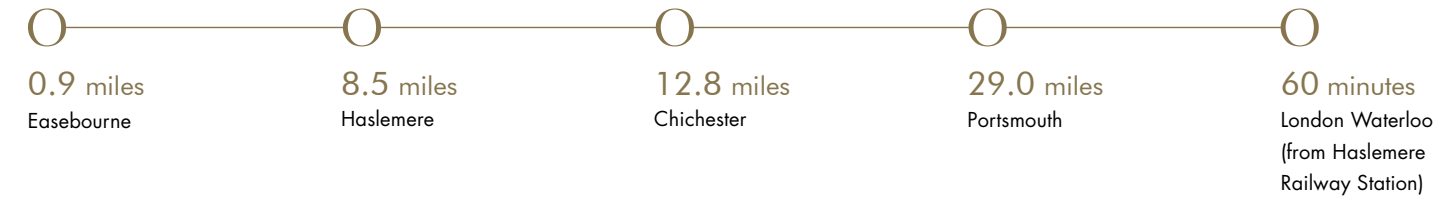
*In the pursuit of excellence, specification becomes
a priority, not an afterthought.*

Oakford Homes' unwavering eye for detail means that you needn't worry about options and extras, as only premium materials, fittings and appliances are selected to ensure the perfect balance of comfort and sophistication.

To Oakford, standard means standard-setting, further manifesting a most singular approach to creating homes.



WITHIN REACH



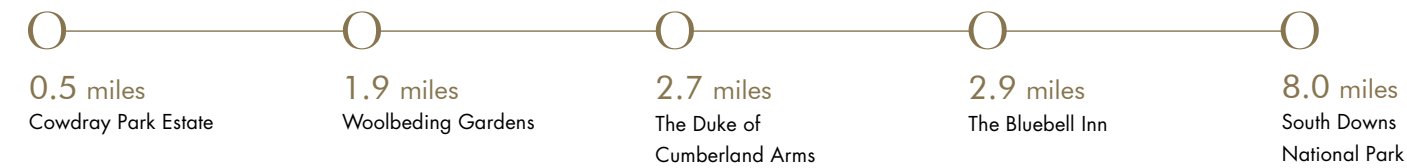
TRAVEL



SCHOOLS

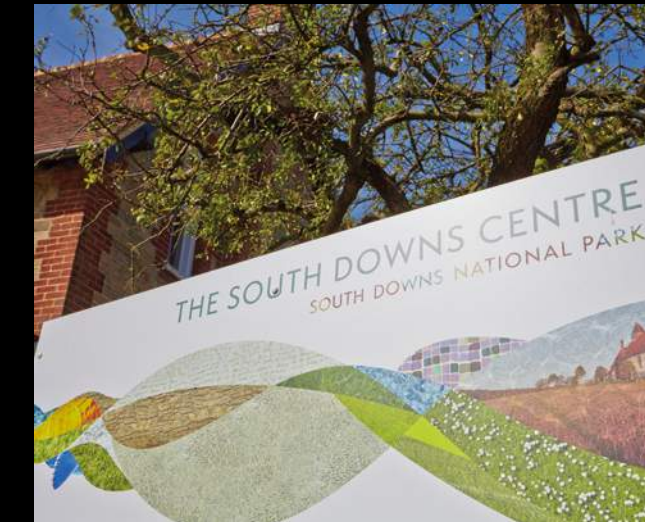


LIFESTYLE



Times and distances obtained from Google Maps are approximate and should not be relied upon. Ofsted ratings taken from latest reports at time of going to print.

With all the RIGHT CONNECTIONS



A distinct
VISION

Location is everything.

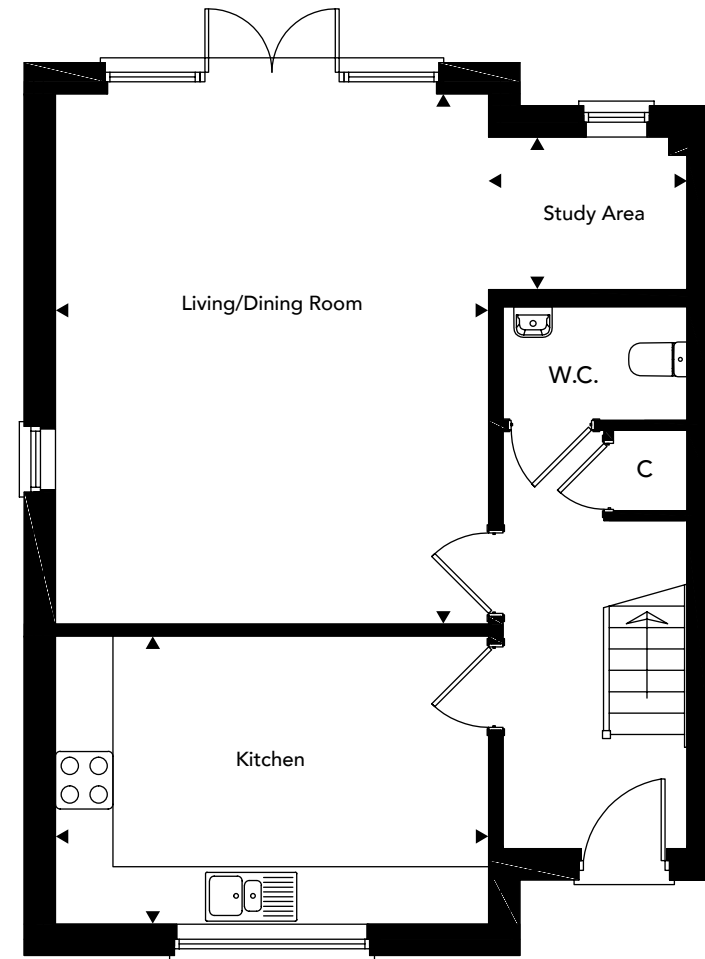
In the case of Wells' Mews, named after famed author – and one-time Midhurst resident – H.G. Wells, the traditional terraced houses are designed to reflect the historic local vernacular and distinct architecture of the town, and the nearby South Downs National Park.

Furthermore, of particular focus to the project was the enhancement and rejuvenation of the immediate streetscape on Lamberts Lane. Traditional brickwork and tasteful landscaping ensure that these modern homes sit seamlessly within their historic surroundings, while an investment in local wildlife through bird and bat boxes looks to further existing conservation efforts in the area.

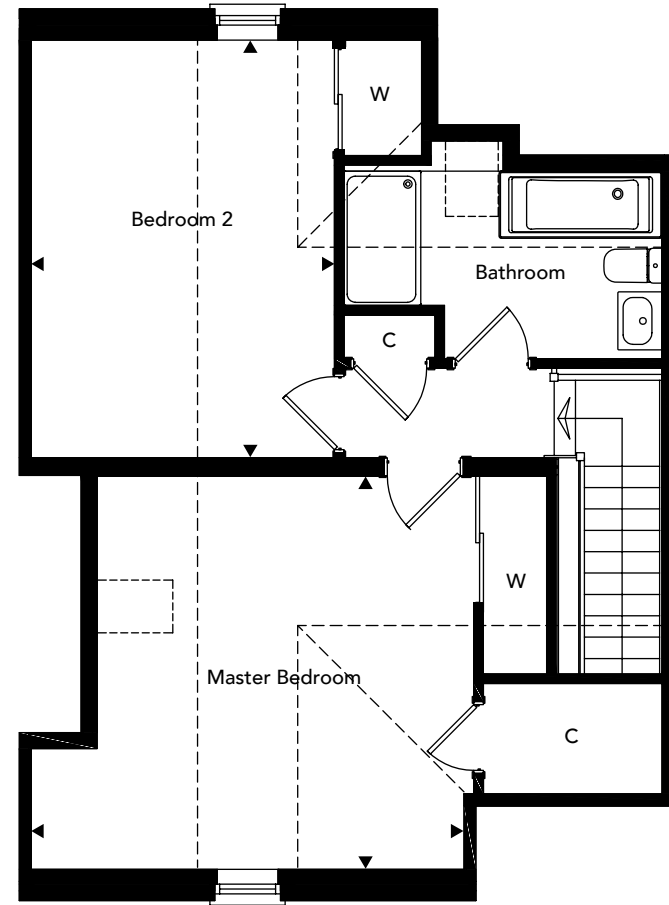


HOME 1

2 bedroom semi-detached



GROUND FLOOR



FIRST FLOOR

Living/Dining Room	4515 x 5526mm	14'10" x 18'2"
Kitchen	4515 x 3004mm	14'10" x 9'10"
Study Area	2068 x 1590mm	6'9" x 5'3"

Master Bedroom	4515 x 4104mm	14'10" x 13'6"
Bedroom 2	3164 x 4359mm	10'5" x 14'4"

Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

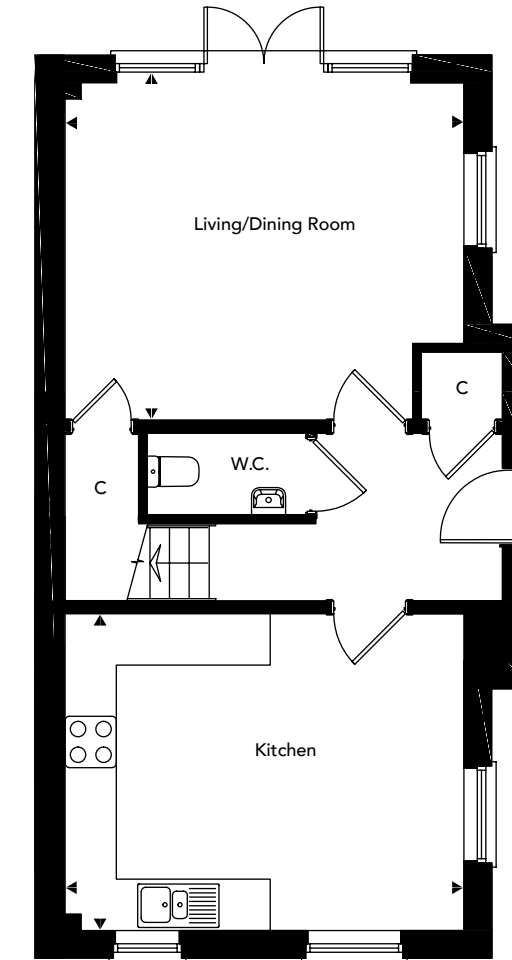




A computer generated image of homes 8 - 11.

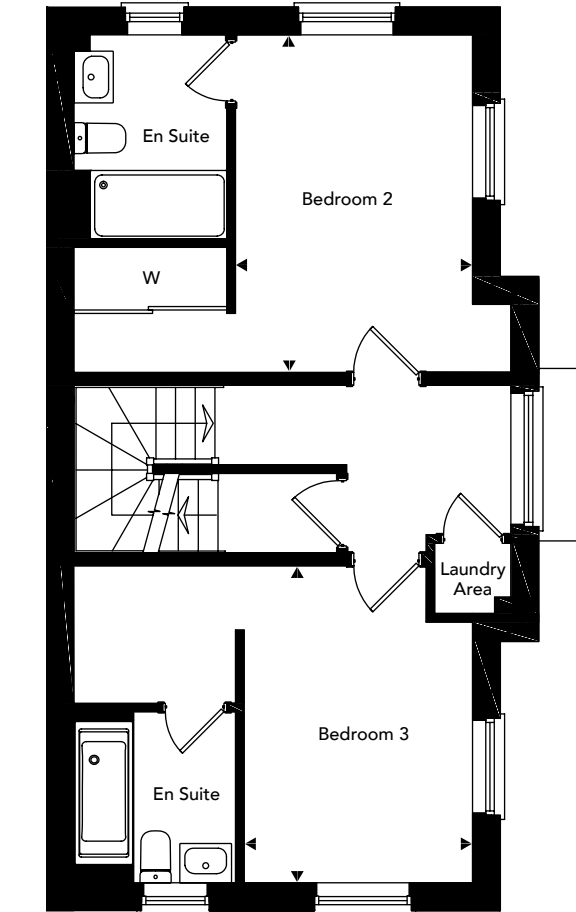
HOME 8

3 bedroom mews



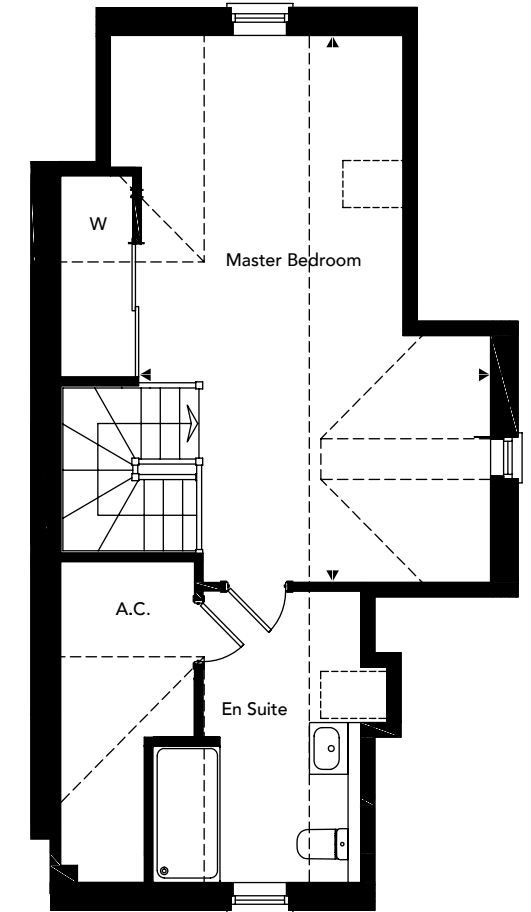
GROUND FLOOR

Living/Dining Room	4665 x 4074mm	15'4" x 13'4"
Kitchen	4665 x 3706mm	15'4" x 12'2"



FIRST FLOOR

Bedroom 2	2775 x 3948mm	9'1" x 12'11"
Bedroom 3	2675 x 3706mm	8'9" x 12'2"



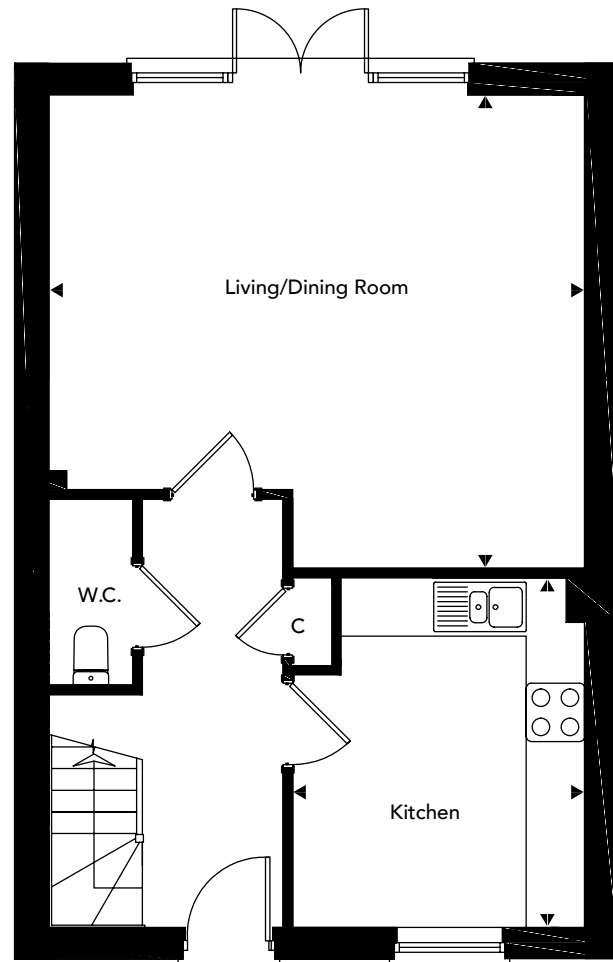
SECOND FLOOR

Master Bedroom	4187 x 6402mm	13'9" x 21'0"
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Home 8 is end terrace. Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

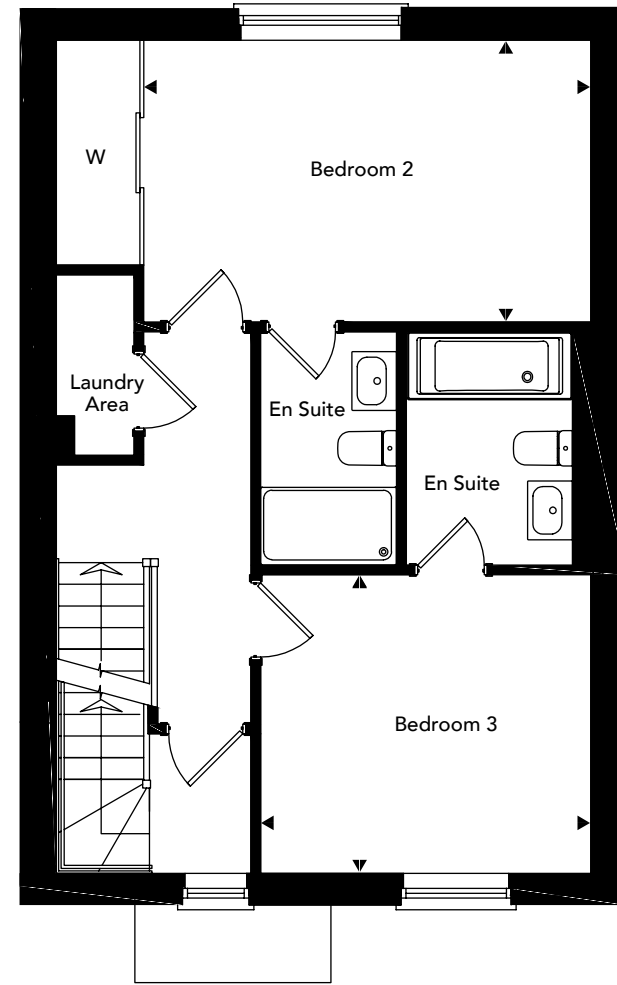
HOMES 9 & 10

3 bedroom mews



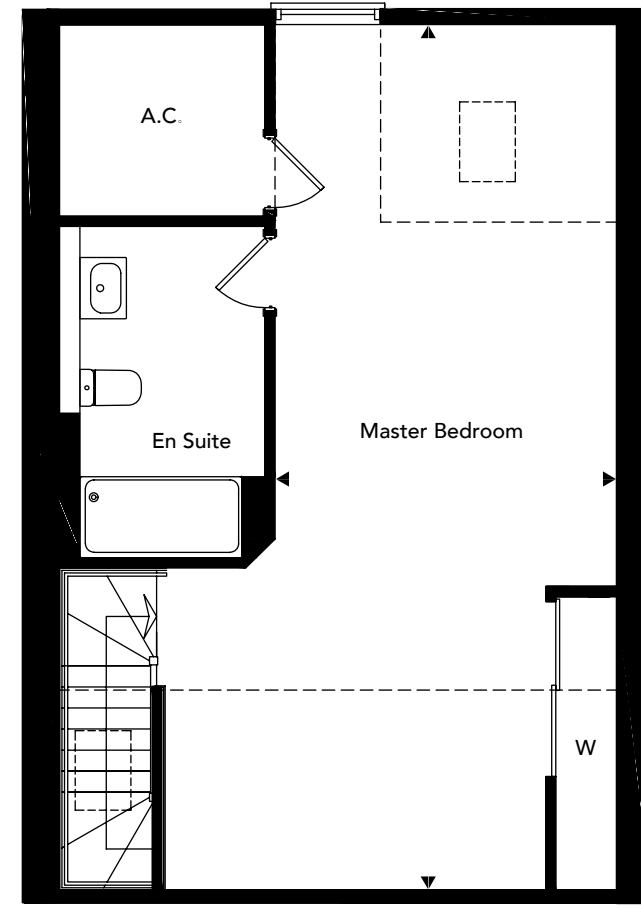
GROUND FLOOR

Living/Dining Room	5505 x 4873mm	18'1" x 16'0"
Kitchen	3000 x 3600mm	9'10" x 11'10"



FIRST FLOOR

Bedroom 2	4605 x 2900mm	15'1" x 9'6"
Bedroom 3	3400 x 3073mm	11'2" x 10'1"



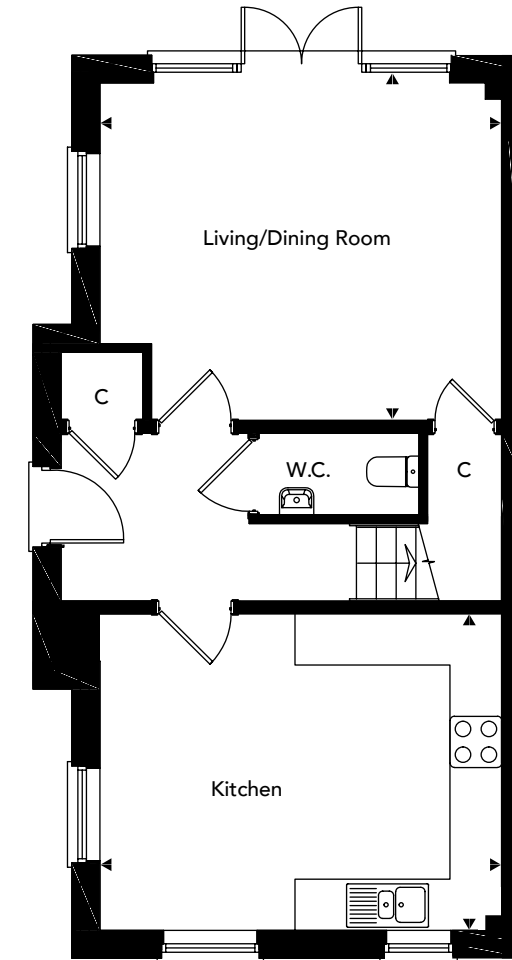
SECOND FLOOR

Master Bedroom	3375 x 8548mm	11'1" x 28'1"
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Homes 9 & 10 are mid terrace. Floor plan shown of home 10. Home 9 is handed. Please refer to our sales advisor for our allocated parking provision.
--- Denotes sloping ceiling.

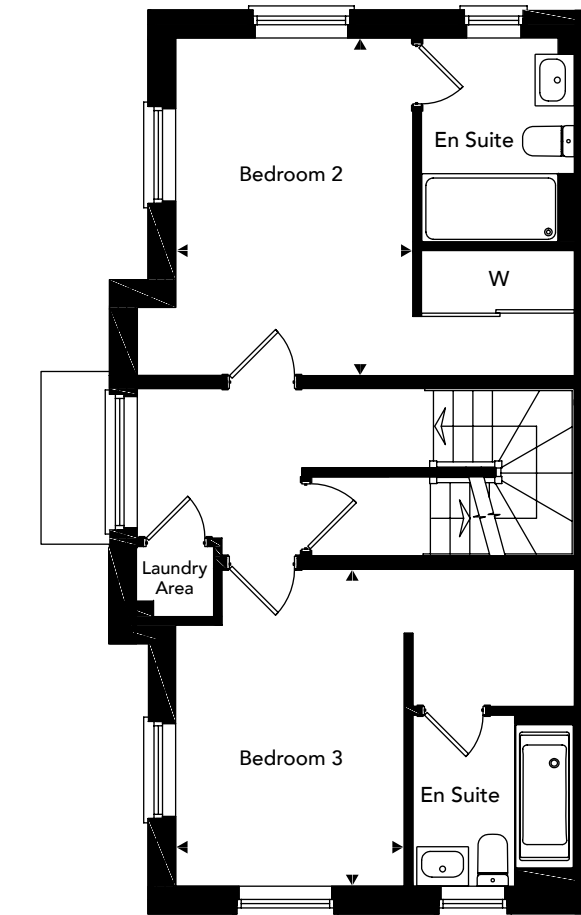
HOME 11

3 bedroom mews



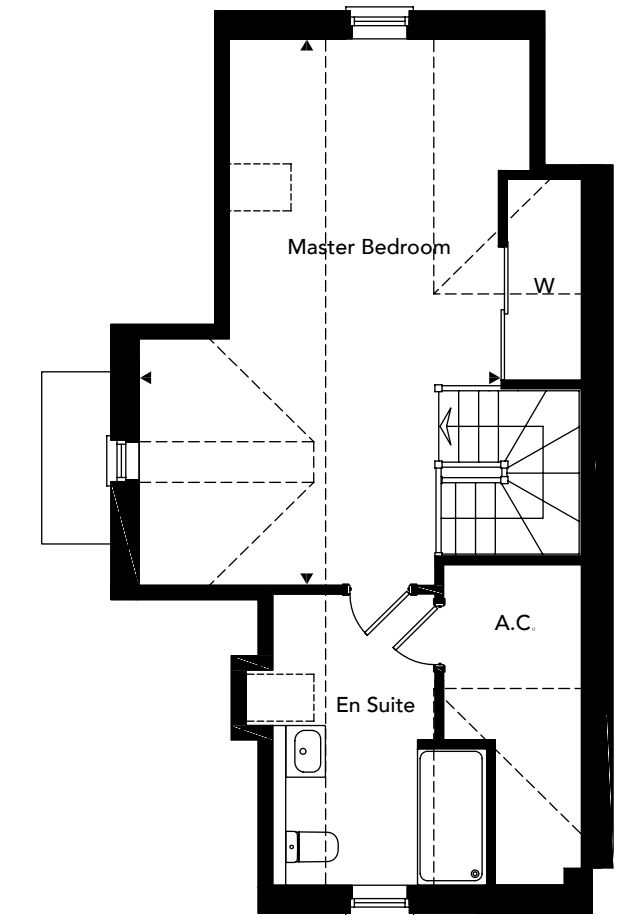
GROUND FLOOR

Living/Dining Room	4665 x 4072mm	15'4" x 13'4"
Kitchen	4665 x 3706mm	15'4" x 12'2"



FIRST FLOOR

Bedroom 2	2775 x 3948mm	9'1" x 12'11"
Bedroom 3	2675 x 3706mm	8'9" x 12'2"



SECOND FLOOR

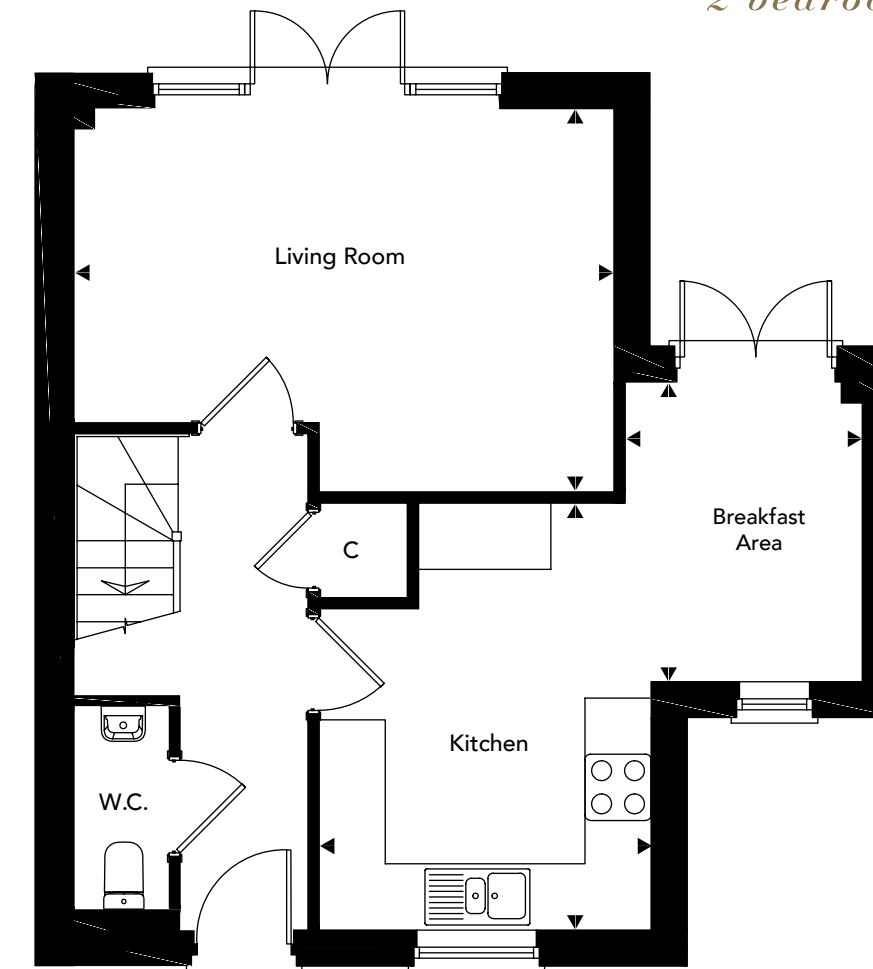
Master Bedroom	4187 x 6402mm	13'9" x 21'
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Home 11 is end terrace. Please refer to our sales advisor for our allocated parking provision.
--- Denotes sloping ceiling.



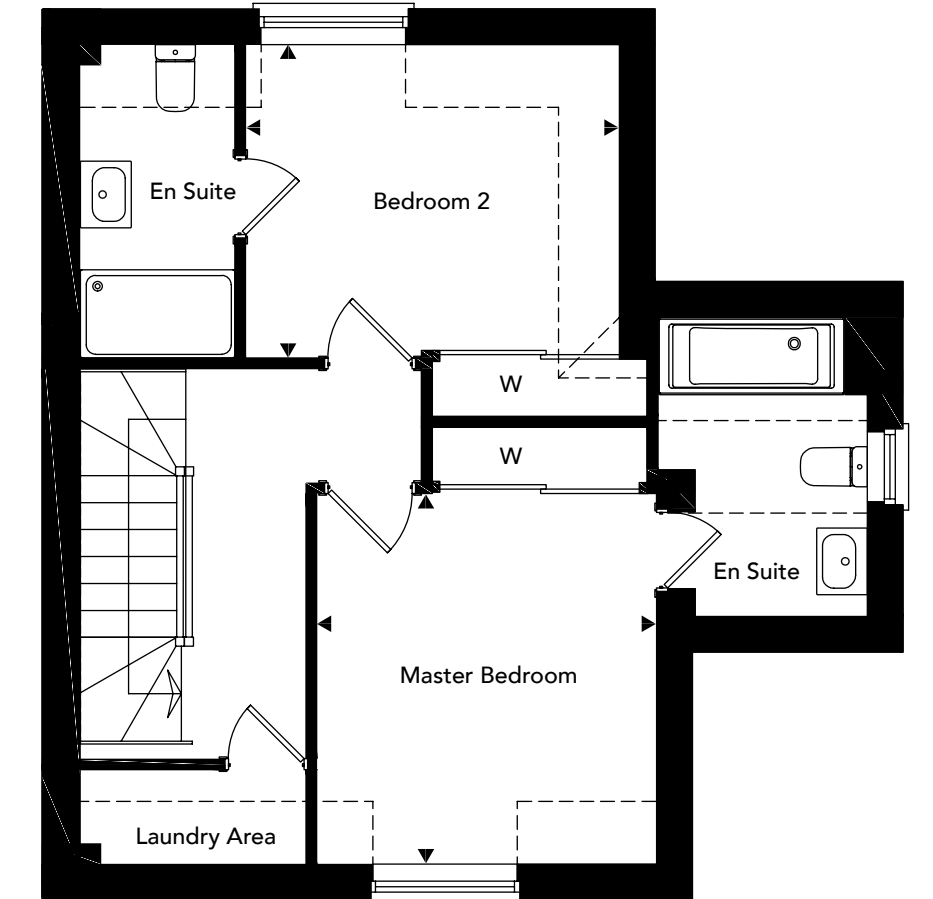
HOME 12

2 bedroom semi-detached



GROUND FLOOR

Living Room	4890 x 3472mm	16'1" x 11'5"
Breakfast Area	2150 x 2715mm	7'1" x 8'11"
Kitchen	3010 x 3868mm	9'10" x 12'8"



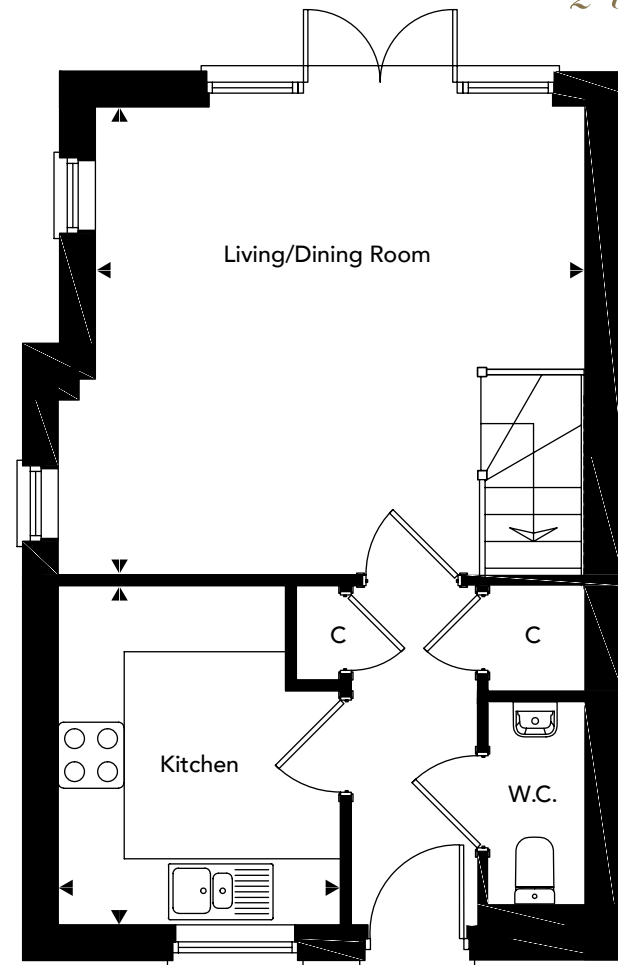
FIRST FLOOR

Master Bedroom	3082 x 3365mm	10'1" x 11'0"
Bedroom 2	3390 x 2843mm	9'4" x 11'1"

Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

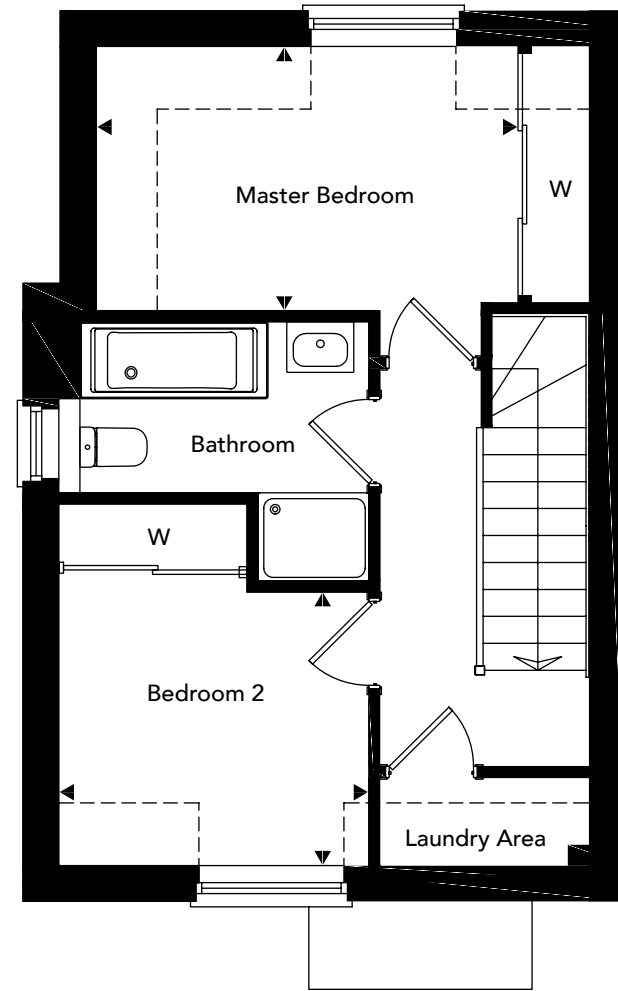
HOME 13

2 bedroom semi-detached



GROUND FLOOR

Living/Dining Room	4450 x 4225mm	14'7" x 14'0"
Kitchen	2570 x 3085mm	8'5" x 10'1"



FIRST FLOOR

Master Bedroom	3810 x 2400mm	12'6" x 7'10"
Bedroom 2	2800 x 2485mm	9'2" x 8'2"

Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

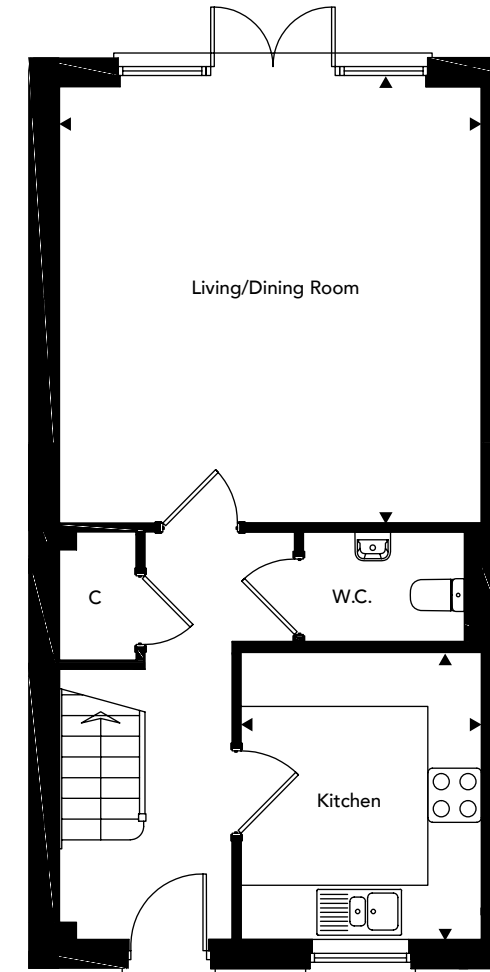




A computer-generated image of homes 14-17

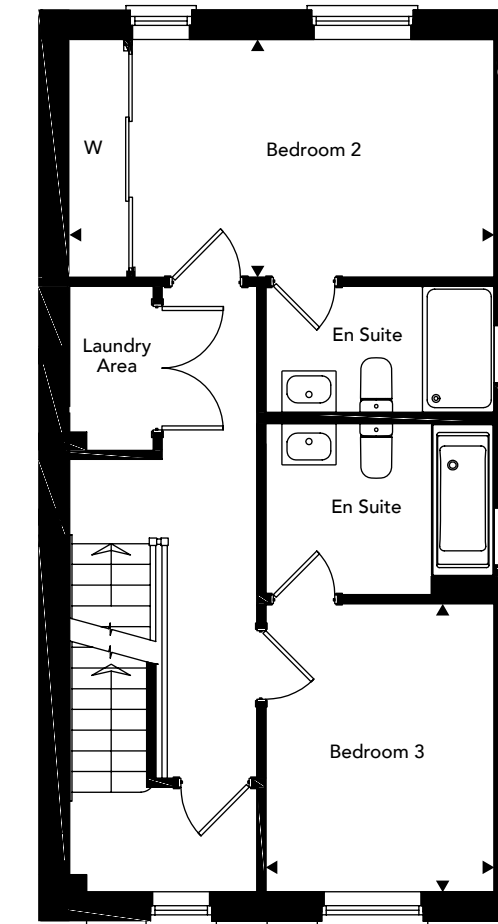
HOME 14

3 bedroom mews



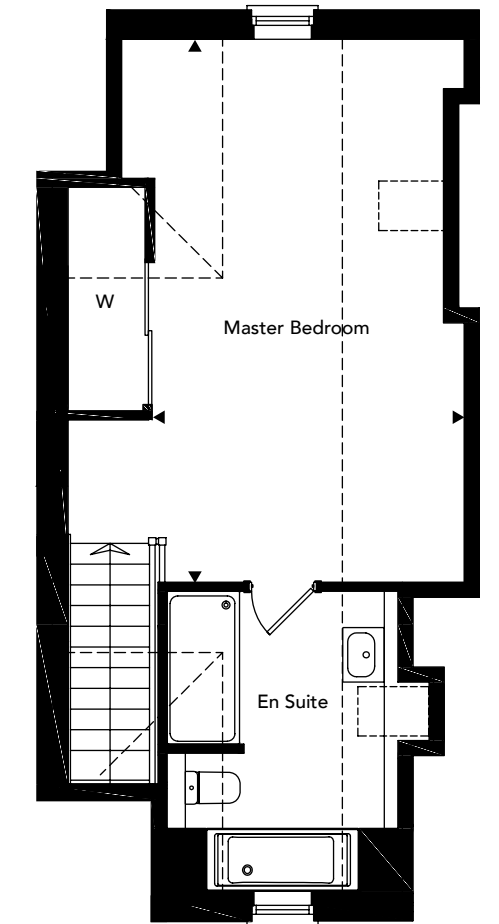
GROUND FLOOR

Living/Dining Room	4740 x 4967mm	15'7" x 16'4"
Kitchen	2700 x 3186mm	8'10" x 10'5"



FIRST FLOOR

Bedroom 2	4740 x 2642mm	15'7" x 8'8"
Bedroom 3	2550 x 3200mm	8'4" x 10'6"



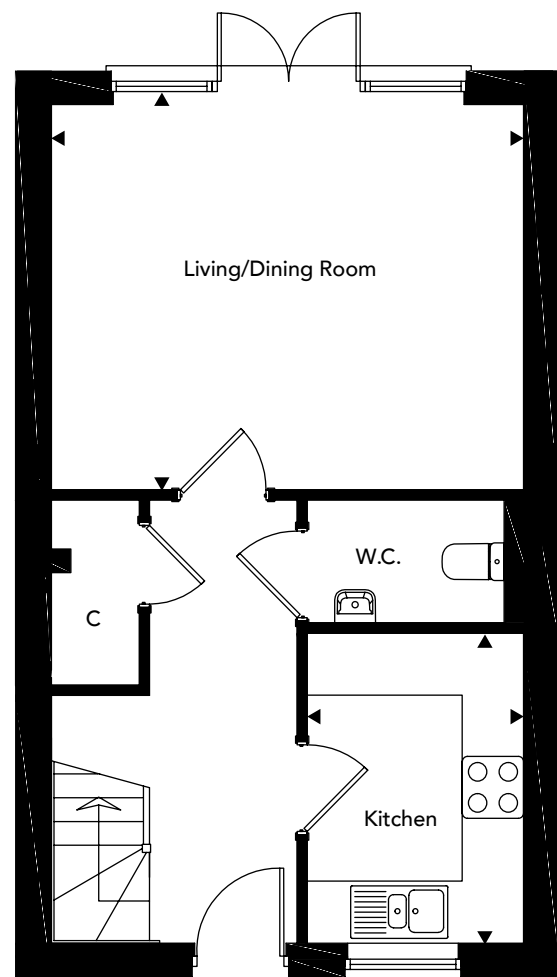
SECOND FLOOR

Master Bedroom	3438 x 6031mm	11'3" x 19'9"
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Home 14 is end terrace. Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

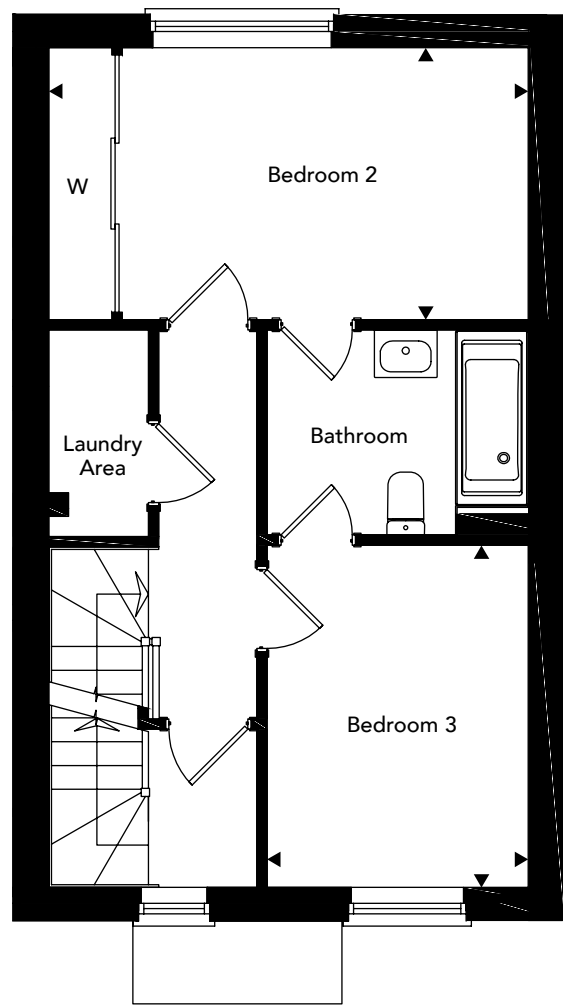
HOMES 15 & 16

3 bedroom mews



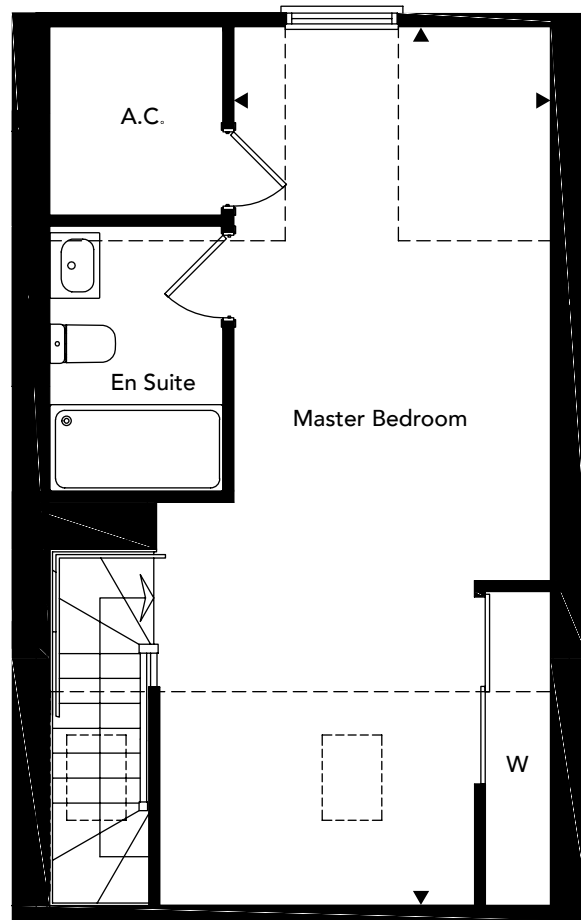
GROUND FLOOR

Living/Dining Room	4624 x 3852mm	15'2" x 12'8"
Kitchen	2119 x 3000mm	6'11" x 9'10"



FIRST FLOOR

Bedroom 2	4624 x 2698mm	15'2" x 8'10"
Bedroom 3	2519 x 3307mm	8'3" x 10'10"



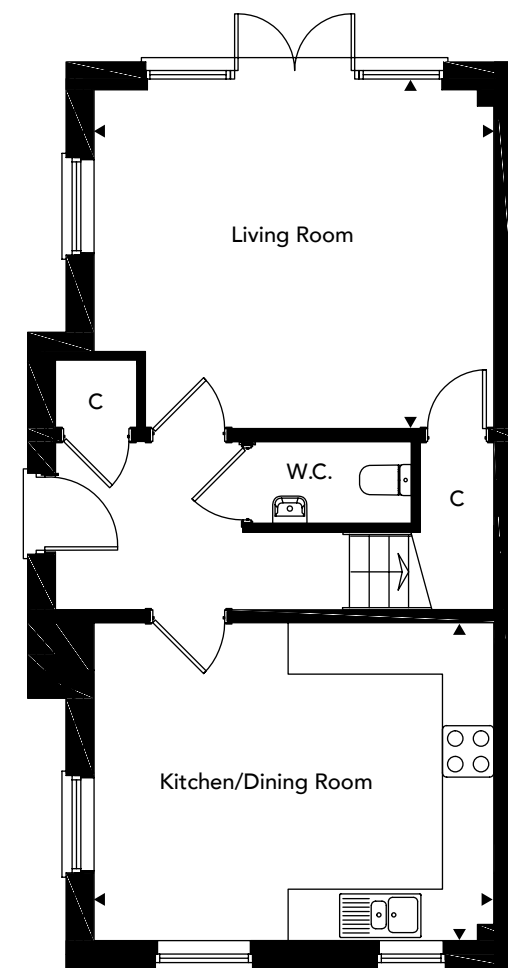
SECOND FLOOR

Master Bedroom	2924 x 8115mm	9'7" x 26'7"
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Homes 15 & 16 are mid terrace. Floor plan shown of home 16. Home 15 is handed. Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.

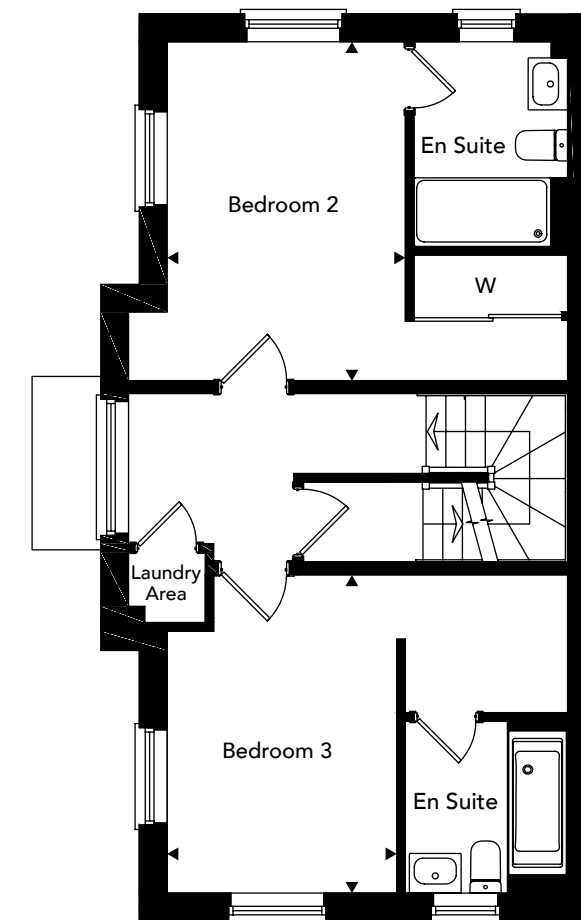
HOME 17

3 bedroom mews



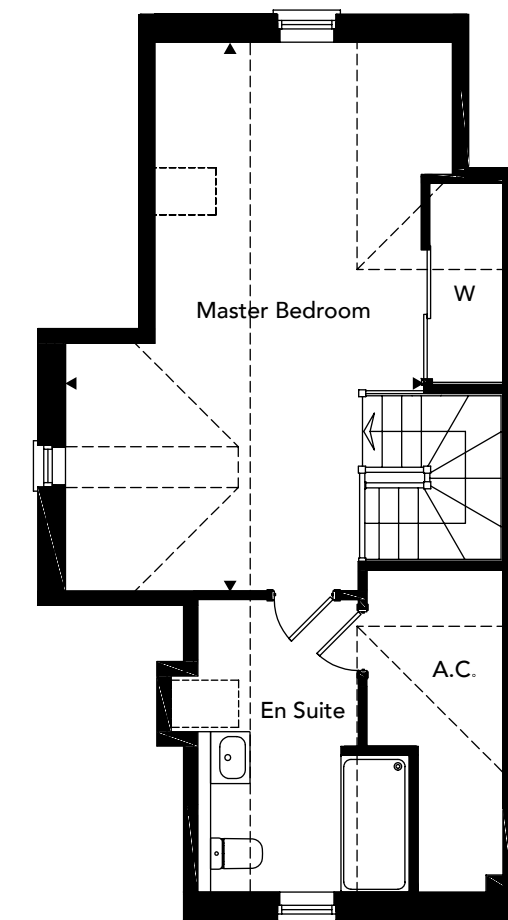
GROUND FLOOR

Living Room	4665 x 4072mm	15'4" x 13'4"
Kitchen/Dining Room	4665 x 3706mm	15'4" x 12'2"



FIRST FLOOR

Bedroom 2	2775 x 3948mm	9'1" x 12'11"
Bedroom 3	2675 x 3706mm	8'9" x 12'2"



SECOND FLOOR

Master Bedroom	4187 x 6402mm	13'9" x 21'
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Home 17 is end terrace. Please refer to our sales advisor for our allocated parking provision.
 --- Denotes sloping ceiling.



An exemplary SPECIFICATION

KITCHEN

- Contemporary kitchen with a comprehensive range of bespoke floor and wall cupboards, with soft-close doors and drawers and feature lighting
- Composite stone worktops with matching upstands and splashbacks provided to area behind hob
- Fitted appliances by Smeg comprise five-ring gas hob, single multifunction pyrolytic oven and separate combination microwave oven with stainless steel extractor hood
- Integrated appliances include fridge/freezer and dishwasher by Smeg
- Stainless steel 1½ bowl undermounted sink by Smeg with a contemporary chrome mixer tap by Franke
- Chrome-finish light switches and sockets provided throughout kitchen area
- Home 1 features an integrated washer/dryer by Smeg

ENERGY EFFICIENCY, HEATING & INSULATION

- Gas-fired central heating system with thermostatically controlled radiators
- Mains pressure hot-water system with electronic programmer
- Double-glazed windows provided throughout, with french casement doors opening to garden
- Insulation installed to NHBC standards
- Energy Performance Certificates provided upon completion and Predicted Energy Assessments available upon request

DECORATION & INTERNAL FINISH

- Matt-painted finish to walls and ceilings.
- Contemporary architraves and skirting boards are provided with satinwood painted finish
- All internal doors in timber, finished in white satinwood featuring contemporary chrome furniture, with glazed door to the living/dining room and kitchen
- Painted hardwood timber front door with multi-point locking system and chrome furniture
- Combination of porcelain floor tiles by Minoli and carpets provided throughout – please check with sales advisor for exact specifications
- Stylish fitted wardrobes with sliding mirrored doors to master bedroom and bedroom 2

LAUNDRY AREA

- Free-standing Smeg washing machine and separate tumble dryer provided to laundry area (homes 8-17 only)

An exemplary SPECIFICATION

BATHROOM, EN SUITE & CLOAKROOM

- Contemporary white Roca sanitaryware with stylish chrome fittings by Hansgrohe
- Hansgrohe thermostatic shower, Roman clear glass screen or door and low-profile shower tray to en suite
- Vanity units by Roca provided to bathroom and en suite
- Chrome finish shaver socket fitted to bathroom and en suite
- Heated towel rail with chrome finish provided to bathroom, en suite and cloakroom
- Bathroom and en suite fully tiled in porcelain by Minoli
- Half-height feature mirror provided to bathroom and en suite
- Feature-tiled wall with half-height mirror provided to cloakroom

ELECTRICAL INSTALLATION & HOME ENTERTAINMENT

- Combination of white down lighters and pendant light fittings throughout
- PIR feature 'night light' with low-level LED fitted to bathroom and en suite
- Mains-operated smoke detector with battery backup - please ask sales advisor for exact locations
- Spur included for future wireless alarm system
- TV points provided to living room, kitchen and all bedrooms
- Mid-height TV point with HDMI connection capability supplied to living room for optional wall-mounted flat screen television
- TV point to living room wired for Sky+ HD capability
- BT points provided to living room and master bedroom, with dedicated space for wireless router provided in ground floor cupboard

EXTERNAL FINISHES

- External tap provided to rear garden
- Rear garden turfed and ready for use
- Contemporary PIR lighting provided to front and rear

Each of our homes are independently surveyed during the course of construction by the National House Building Council (NHBC), who will issue their ten-year warranty certificate upon structural completion of the property.

Oakford Homes is a member of the UK Green Building Council whose mission statement is to dramatically improve the sustainability of the built environment by radically transforming the way it is planned, designed, constructed, maintained and operated. Oakford Homes is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a beautiful home in a great location, it will also be designed to be more energy, water and waste efficient. To find out more, please visit www.ukgbc.org.



A rare
OPPORTUNITY

The Oakford Homes approach to home building.

Award-winning Oakford Homes works closely with highly regarded architects and interior designers to create homes that not only look fantastic but have been designed to be functional and meet the demands of today's modern lifestyles.

We strive for our homes to be distinct and bespoke. We are passionate and bring an uncompromising devotion to detail that sets us apart from other housebuilders.

For this reason our homes will always remain exclusive and unique.

Oakford Homes is a member of the UK Green Building Council and is working hard to make sustainable living one of the most important factors when building new homes, so not only do you get a stunning home in a sought-after location, but it will also be designed to be environmentally positive.

We are committed to delivering the highest levels of customer experience so that every one of our purchasers will be delighted with their new Oakford home from the day they move in, and will be able to recommend us with confidence.



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Please note, the information included within this brochure was correct at the time of going to press and certain details may have been changed since printing. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Maximum dimensions are usually stated and there may be projections into these. We would like to point out that the floor plans and kitchen layouts are for guidance only. Photography included depicts the surrounding area, previous Oakford Homes developments and library images. Computer Generated Images are not to scale and any trees and landscaping are indicative only. Finishes and materials may vary from those shown. This brochure does not constitute any part of a contract, nor does it constitute an offer. Oakford Homes reserves the right to make alterations to the specification of the homes at any time during the course of the construction without prior notice. Oakford Homes gives notice to prospective purchasers that none of the materials issued or visual depictions of any kind made on behalf of the Company can be relied on as accurately describing, in relation to any particular or proposed house development of the Company, and any of the Specified Matters from time to time prescribed by any Order made under the Property Misdescriptions Act 1991.