

OAK MEADOWS



NATURAL LUXURY

OAK MEADOWS

Situated in the sought-after village of Middleton St. George, Oak Meadows is a unique development bringing contemporary luxury housing to the region.

Created by award-winning architects and curated by leading designers, the selection of three, four and five bedroom homes benefit from the stunning natural landscape, whilst taking advantage of the nearby amenities and excellent transport links.

With 12 home styles to choose from, within each of our properties you'll enjoy high ceilings, large triple glazed windows, oversized rooflights and high quality fixtures and fittings.

An exclusive Oak Meadows style and colour palette accompanies every home, meaning whichever interior designed options you choose for your kitchen, bathroom, flooring or walls, each room's decor will seamlessly flow together.

Properties boast light and spacious rooms, dedicated workspaces/offices, turfed front and rear gardens, paved driveways with pre-installed wiring for EV charging points and private roof terraces which overlook the rich tree canopy and green space.



A DEVELOPMENT UNLIKE ANY OTHER

SITE MAP



THE CHERRY

The essential semi-detached family home featuring cosy sectional living spaces and ample storage

THE ASH

Our three storey family living space with additional study, garage, utility room and luxury master

THE CHESTNUT

An affluent three storey home with three bedrooms, a picturesque roof terrace and ground floor study

THE BROOK

Our detached two storey, four bedroom home complete with an impressive hallway and roof terrace attached to the master suite

THE SYCAMORE

Our stunning four bedroom home with two family living spaces, kitchen larder and roof terrace

THE ASPEN

A three storey, four bedroom home, with a first floor living room leading to a luxury roof terrace which extends across the property

THE ROWAN

Our spacious four bedroom home featuring a large multi-use living space, double garage and two master bedrooms

THE MAPLE

A large four bedroom home with additional living space in the kitchen-diner and a first floor corner roof terrace

THE ELM

Our three storey, four bedroom home with spacious bedrooms, a generous family dining area and expansive living room

THE MAIDENHAIR

An in-demand four bedroom home with two individual lounge areas and an open plan family kitchen

THE WILLOW

Our impressive four bedroom home with a spacious lounge, large open plan kitchen and a walk-in dressing area in the master suite

THE ELDER

A magnificent residence and the largest of our homes, featuring walk-in wardrobes in two bedrooms, multiple living areas, a grand entrance and an exquisite roof terrace



The Cherry is our essential home. Here we combine all of the luxury features of Oak Meadows' housing and streamline them into a high quality family living space.

This home style benefits from a large kitchen diner and separate living space which can either be opened up with a pocket sliding door when entertaining, or closed to create two individual areas to enjoy.

Premium, triple glazed aluminium and timber Velfac windows and external doors come as standard in every one of our properties. Buyers can choose from a selection of fitted kitchens all with integrated NEFF appliances and Porcelanosa bathrooms.

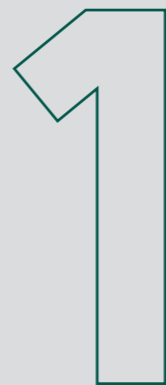
Buyers will be able to select their own tiling and decorative features alongside any of our dedicated paint colours that they wish to be used throughout the property. These, together with the optional contemporary home flooring have all been carefully curated for Oak Meadows by our interior designer.



GROUND FLOOR

A stunning open-plan family kitchen area features on the ground floor of this property. This is divided by a pocket sliding door to the living room, allowing buyers to create either a versatile entertaining space, or two individual living spaces in the home.

THE CHERRY
3 BEDROOM
SEMI-DETACHED HOUSE
944 SQ FT



FIRST FLOOR

Floor one is complete with a family bathroom, master bedroom and ensuite, two generous-sized bedrooms and additional storage space accessed from the landing.



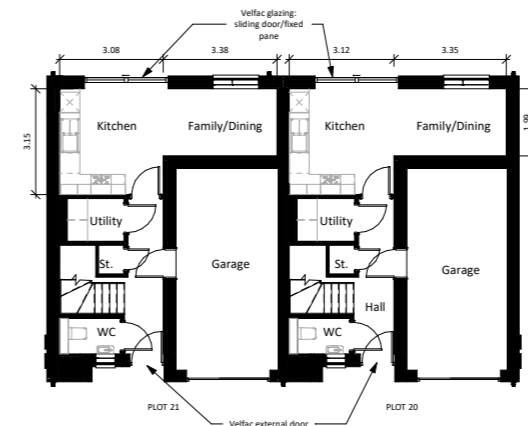
The Ash is our largest semi-detached home. Set across three storeys, the residence features an excellent flowing entertainment space on the ground floor through a grand family kitchen with sliding door access to the garden.

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GROUND FLOOR

Velfac glazing and sliding doors make for a bright and airy kitchen that leads straight into the garden. Whilst a cloakroom, utility and garage make up the ground floor.



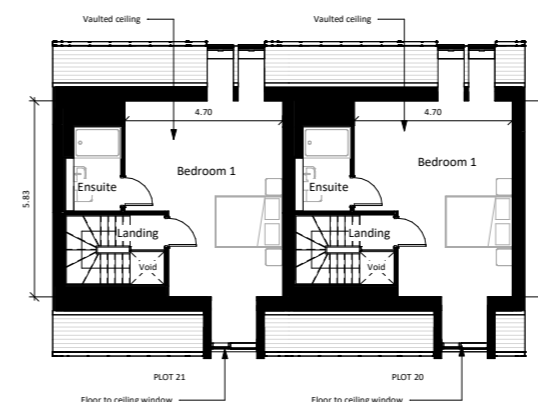
FIRST FLOOR

A generous living room and study feature on the first floor, alongside the family bathroom and two of the home's stunning double bedrooms.



SECOND FLOOR

A relaxing master suite with floor to ceiling windows is accompanied by a high end ensuite and additional space, which could easily accommodate a dressing area.



THE ASH
3 BEDROOM
SEMI-DETACHED HOUSE
1306 SQ FT





A home which brings the outdoors inside with its cosy roof terrace expanding along the length of the property. The Chestnut is a large detached property featuring three double bedrooms.

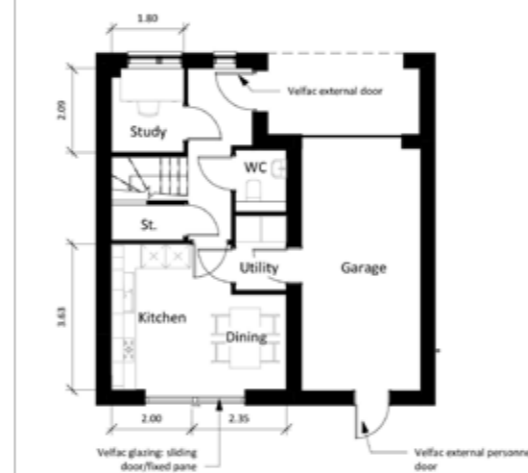
Complete with floor to ceiling windows, high ceilings, and additional storage space on each floor of the property, this generously sized family home has multiple living spaces for all to enjoy.

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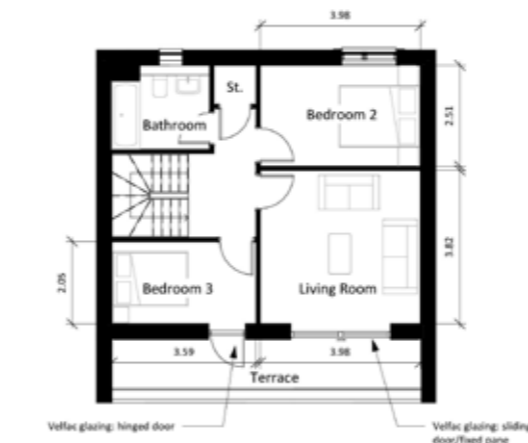
GROUND FLOOR

Enjoy an open plan kitchen diner with Velfac sliding doors leading to the garden, alongside a study space, utility and cloakroom. The ground floor also boasts a large garage perfect for additional storage.



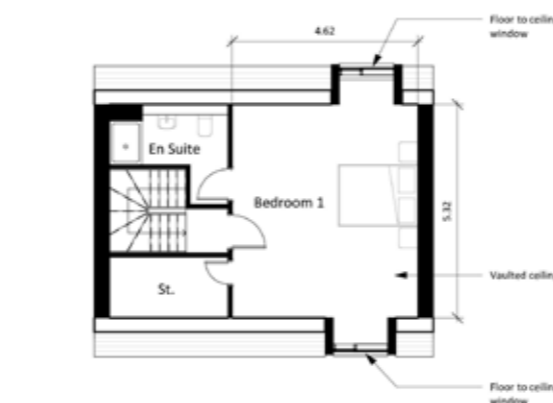
FIRST FLOOR

A grand living room opens into a cosy roof terrace, bringing the outdoors inside and creating a serene contemporary living space. The floor also features two generous double bedrooms and a family bathroom.



SECOND FLOOR

The master suite, complete with floor to ceiling windows, a luxury ensuite bathroom and an additional walk-in wardrobe.



THE CHESTNUT
3 BEDROOM
SEMI-DETACHED HOUSE
1339 SQ FT

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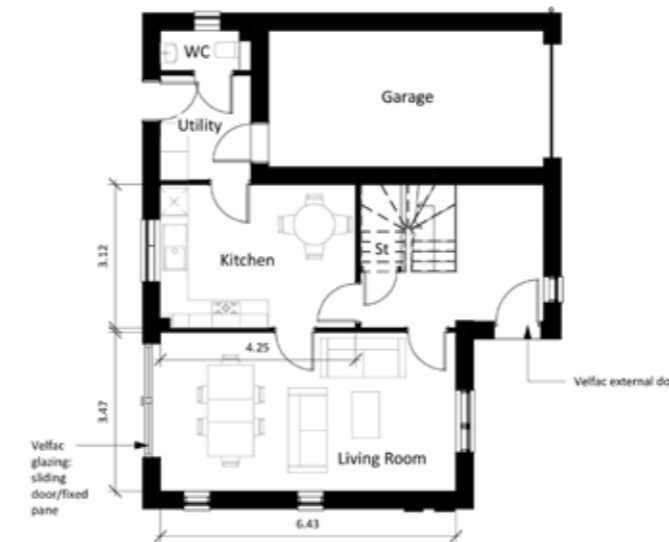


A four bedroom home full of character. The Brook's generous living spaces are excellent for entertaining. This home takes advantage of the natural light within its main living spaces and also boasts a grand hallway upon entering.

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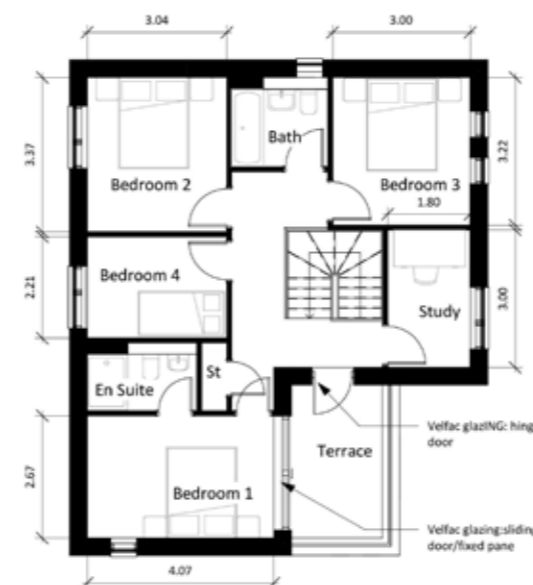
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THE BROOK
4 BEDROOM DETACHED HOUSE
1324 SQ FT



GROUND FLOOR

A kitchen diner and living room with additional dining space, make socialising a priority within these spacious areas. The ground floor also boasts an impressive entrance, cloakroom, utility room and garage.



FIRST FLOOR

High ceilings and oversized windows emphasise the indoor space on the first floor with four bedrooms (including a master and ensuite), a family bathroom and study. There's also a first floor roof terrace with access via the hallway or through large sliding doors in the master.



THE SYCAMORE
4 BEDROOM DETACHED HOUSE
1417 SQ FT

5

The Sycamore makes use of all available architectural space, bringing with it an additional larder, roof terrace and family bathroom featuring a walk-in shower.

Here the homes' living space flows around the ground floor allowing buyers to create either independent areas or design a larger open space, perfect for entertaining.

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GROUND FLOOR

A grand hallway leads into the floor's two main family areas, an open plan kitchen and living space, and a separate lounge area. The floor also contains a utility, cloakroom and additional larder space in the kitchen.



FIRST FLOOR

The first floor of the property features all four bedrooms (including a master ensuite), a large family bathroom with a bath and walk-in shower and a roof terrace with access from two double bedrooms.



THE ASPEN
4 BEDROOM DETACHED HOUSE
1455 SQ FT



An individual property, the Aspen takes advantage of its extensive roof terrace with an extended first floor living area.

The kitchen/dining area of the home contains a large open plan kitchen with Velfac sliding doors and a stunning island providing optimum storage and dining space.

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GROUND FLOOR

A huge open plan kitchen with an island and dining area, creates a large entertaining space. Also featured on the ground floor is a utility, cloakroom and garage.



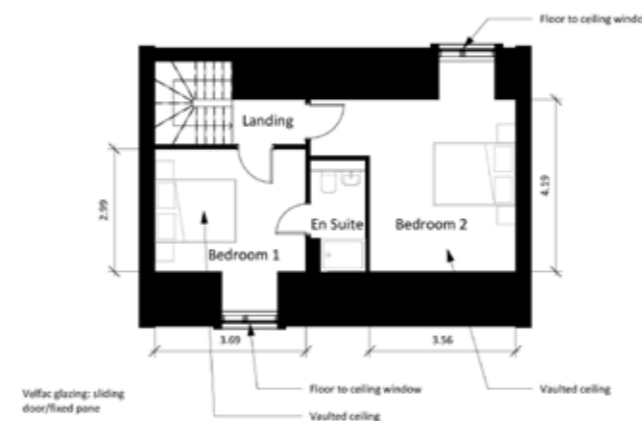
FIRST FLOOR

An expansive roof terrace extending across the property, creates an added multi-use space. This also brings additional light to the first floor living area and two of the property's bedrooms. Also on this floor is the family bathroom and a workstation area at the back of the living room.



SECOND FLOOR

Two large master bedrooms (including one ensuite) dominate the second floor, with floor to ceiling windows bringing in natural sunlight to each room.



Images shown are for illustrative purposes only. Although Calmont Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed.

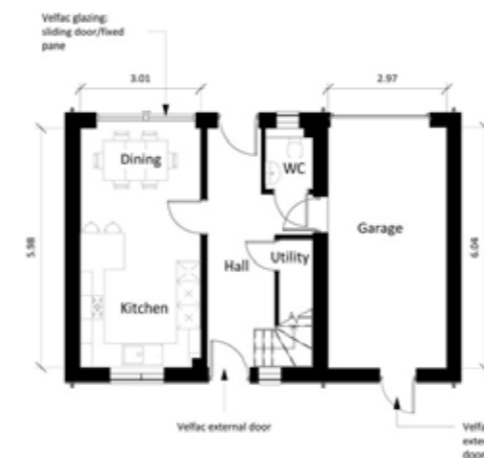


The Rowan combines its high ceilings, oversized roof lights and large floor to ceiling windows to increase natural light, creating a sense of space and openness throughout the property's generous family areas.

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GROUND FLOOR



Featuring a large open plan family kitchen and dining room with sliding Velfac doors, across the hallway is a separate utility area and downstairs W.C. The property also contains an integrated garage on the ground floor.

FIRST FLOOR



A large living room with an oversized south facing window draws the light into this generous multi-use area, which also contains space for a separate workstation. A family bathroom and two bedrooms are also accessed from a sizable landing.

SECOND FLOOR



The floor contains two expansive bedrooms running front to back, with south facing floor to ceiling dormer windows at one end and oversized Velux roof and wall lights to the other. Both bedrooms feature walk-in wardrobes and the master bedroom contains a luxury ensuite.

THE ROWAN
4 BEDROOM DETACHED HOUSE
1474 SQ FT





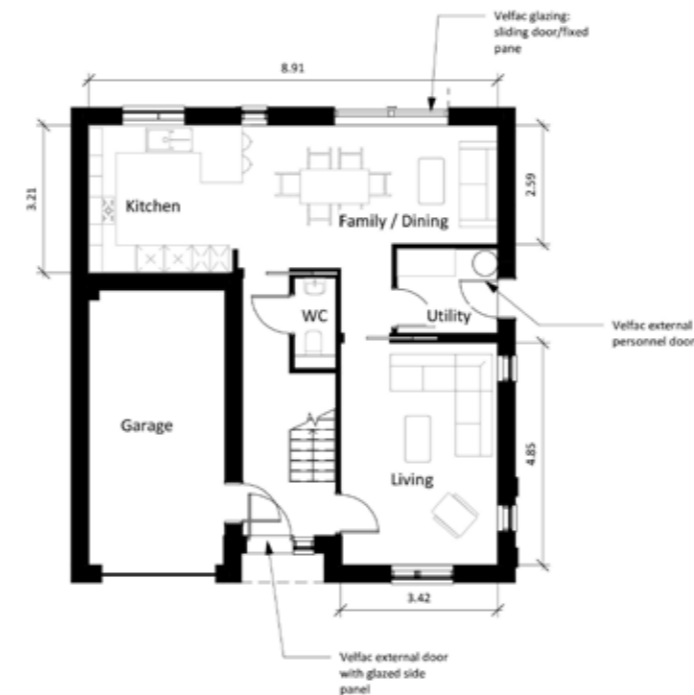
THE MAPLE
4 BEDROOM DETACHED HOUSE
1501 SQ FT



A magnificent four bed-detached property, the Maple boasts a large open plan kitchen diner with additional living space, a cosy roof terrace and an expansive living room.

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GROUND FLOOR

Open plan family dining and living spaces dominate the ground floor. With Velfac sliding doors leading to the garden, the floor also contains a utility and cloakroom.



FIRST FLOOR

The four bedrooms include a master with ensuite and a single room that leads onto a private roof terrace. A study and family bathroom are also included on the first floor.



THE ELM
4 BEDROOM DETACHED HOUSE
1626 SQ FT



The Elm combines its high ceilings and oversized windows to increase natural light and create a sense of space and openness. The living room opens through sliding doors onto the first floor terrace where you can choose to relax or entertain amongst the canopy of the mature trees.

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GROUND FLOOR

A large open plan family kitchen and dining area with additional versatile space features on the ground floor. In addition to this, the home boasts a separate utility area, cloakroom and integrated garage.



FIRST FLOOR

From the grand first floor landing is a generous living room with a vaulted ceiling and oversized south facing sliding door, opening onto the private roof terrace. The floor also contains two additional double bedrooms, a family bathroom and separate study/office.



SECOND FLOOR

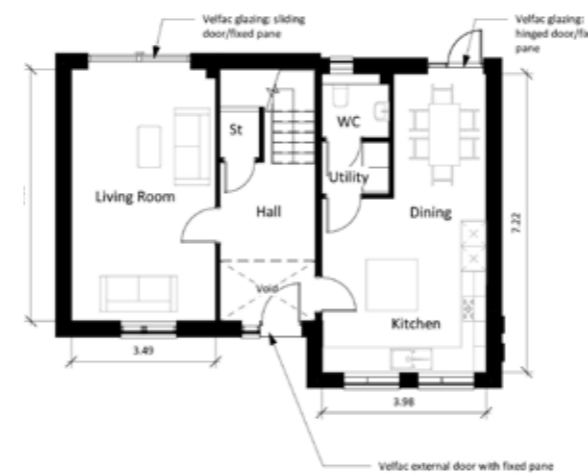
Two large master bedrooms with vaulted ceilings take precedence on the second floor. Bedroom one also contains a luxury ensuite.



A stunning four bedroom family home with two separate living areas, means there's room to entertain, relax, or do both at the same time. Both areas look onto green spaces, whether that's your own private garden or the tree canopy here at Oak Meadows.

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GROUND FLOOR

A large living room which could easily be sectioned for different uses is the first room you'll find on the ground floor. Across the hallway is an expansive kitchen diner with a cloakroom and utility attached.



FIRST FLOOR

Two double bedrooms, a family bathroom and family room with optional workspace area feature on the first floor. Oversized sliding doors lead out from the family room onto the private terrace area.



SECOND FLOOR

Two large double bedrooms including the master with ensuite both feature vaulted ceilings and floor to ceiling windows on the second floor.

THE MAIDENHAIR
4 BEDROOM DETACHED HOUSE
1704 SQ FT

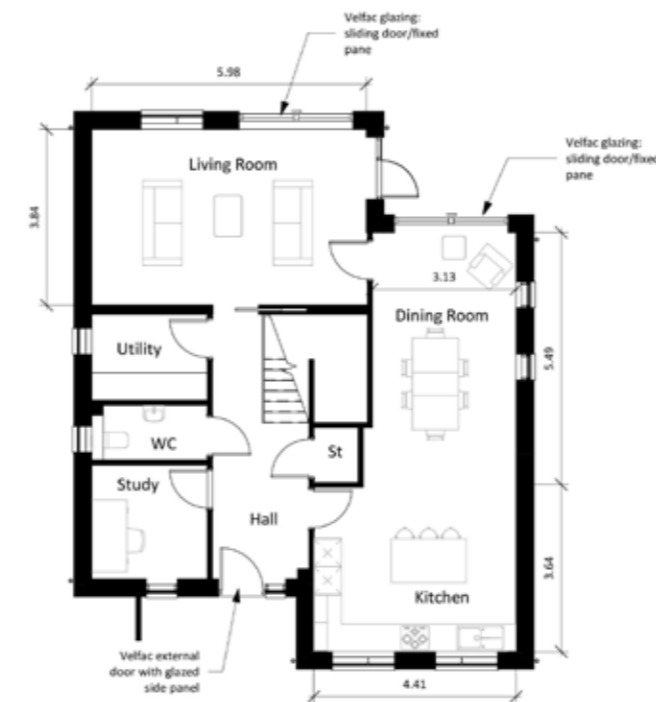
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Large open plan living spaces with sliding doors, a generous study and eye-catching roof terrace complete the Willow.

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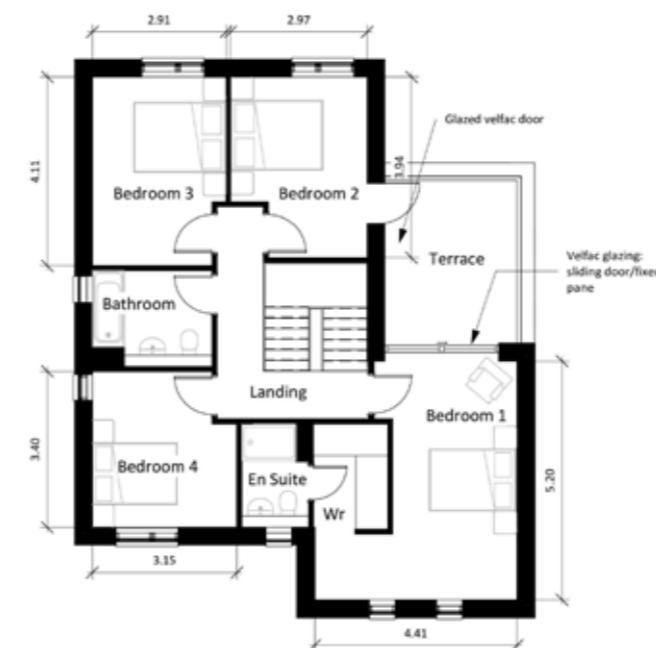
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GROUND FLOOR

Featuring a grand living room, open plan kitchen diner with additional kitchen island, alongside a study, cloakroom and utility. Each living space contains Velfac sliding doors to bring in as much natural light as possible.

THE WILLOW
4 BEDROOM DETACHED HOUSE
1802 SQ FT



FIRST FLOOR

Including a family bathroom, three double bedrooms and a master bedroom with a walk-in wardrobe area leading to the ensuite, the Willow is complete with its own private roof terrace.



The largest of all of our plots, five bedroom home the Elder exudes luxury, space, a private roof terrace and additional family areas for all to enjoy.

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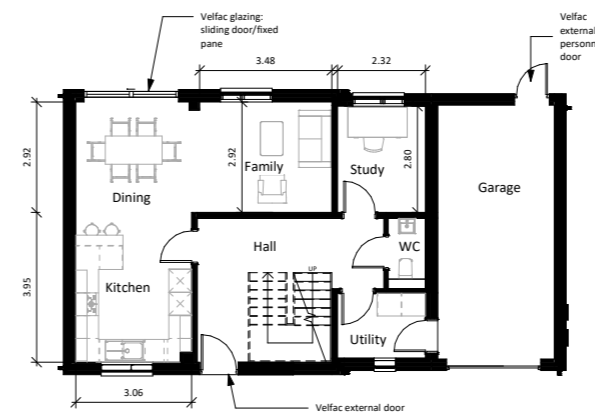
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THE ELDER
5 BEDROOM DETACHED HOUSE
1849 SQ FT

12

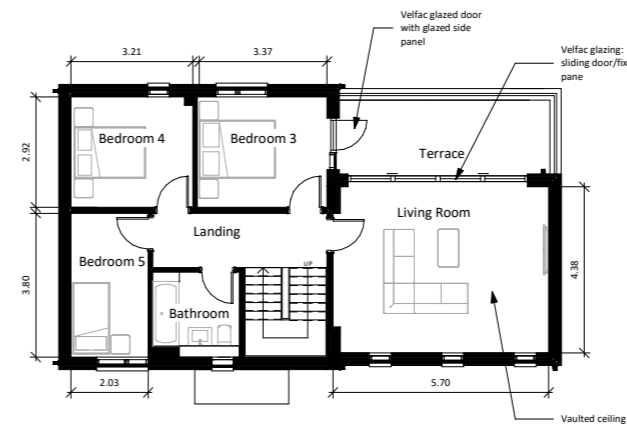
GROUND FLOOR

A magnificent entrance hallway leads into an open plan kitchen diner, a snug family room, a study, cloakroom and utility. In addition to this, the ground floor also boasts a large garage which comfortably accommodates two vehicles.



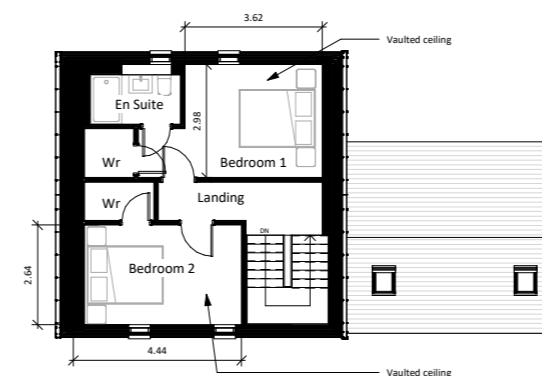
FIRST FLOOR

A vast living area with a complete wall of fitted glass panes and a sliding door leading onto an exclusive roof terrace. The first floor also contains two double bedrooms, a single bedroom and a family bathroom.



SECOND FLOOR

Two large bedrooms featuring walk in wardrobes are both situated on the second floor with the master featuring an ensuite.





OUTSIDE OUR HOMES

Every part of our Oak Meadows' site has been carefully curated with our residents in mind. From the reclaimed oak wood, taken from the early days of the development, which has been used to create eye-catching Acorn details throughout the site, to the character areas featuring landmarks and points of interest to ensure you can always find your way, no two areas are the same.

Our landscape architects have worked tirelessly to create safe and impressive spaces, reserved for our residents. A well-lit road runs around the site, whilst courtyards and pedestrian areas feature a combination of wall-lighting and low level bollard lighting.

Outside homes, the properties have fully turfed front and rear gardens, and either hedge planting, shrub planting or timber sleeper fencing at the front of each residence.

Future-proofing our homes is a priority at Oak Meadows, which is why all of our homes feature a mixture of block and paved gravel driveways which are pre-wired for car EV charging points.

Private outdoor space has been prioritised and roof terraces are featured within the majority of our homes. All of the terraces are built with composite cladding and decking, and are architecturally designed so that they overlook points of interest and the tree canopy which surrounds the site.

The distinctive character of the site with its surrounding natural elements, coupled with the exclusivity of only a select number of homes being built, brings with it a sense of security, community and freedom around the development.



INSIDE OUR HOMES

When you step inside an Oak Meadows home, you'll instantly feel the impact of natural luxury.

Throughout this development, the green landscape compliments all of our designs. Whether that's the textural influences in our interior-design led kitchens and bathrooms, or our oversized windows, sliding doors and high ceilings designed to bring in additional light, greenery and welcome space.

Premium, triple-glazed, aluminium and timber Velfac windows and external doors come as standard in every one of our properties and a number of home types also boast floor to ceiling windows and skylights.

Our homes need to be more versatile than ever before, so we've incorporated either a separate study or a dedicated space for a workstation, in each of our designs.

All of our home options have been created for Oak Meadows by our dedicated interior designer. This takes away the tough-decision making and leaves you assured that all of your bathroom, kitchen and decor selections will blend seamlessly, creating a cohesive contemporary setting for you to move straight into.

Buyers will be able to select their own contemporary home flooring, tiling and decorative features, alongside any of our curated paint colours that they wish to be used throughout the property.

In addition to this, our fitted kitchens come with integrated NEFF appliances, whilst our bathrooms are fitted with high quality Porcelanosa products.



THE DIFFERENCE

Everyone's interior style is different. Whether you prefer a cool streamlined look, or a warm soft family feel around your home, our curated decor selections allow you to create the perfect finish for you and your family.

All of our finishes and choices have been created by a leading interior-designer and have been developed so that no matter which decor selections you make, every style and option will flow together seamlessly.

Within the next few pages, you'll get a sample of the options you can choose for your Oak Meadows home. You'll be able to select the finishes, flooring and tiling for all of your bathrooms and kitchen, on top of choosing our dedicated paint colours to go in each room.



PAINT

At Oak Meadows, we like to do things differently, which is why we encourage buyers to select from our range of curated paint colours and have every room of their new home freshly painted for moving in.

As we mentioned earlier, all of our paint colours have been developed by a leading interior designer to ensure that no matter which of our eight shades you choose, your decor choices will flow seamlessly throughout your home.



DAWN WHITE

This just off white has a warm tone reminiscent of morning light.



DAPPLED LIGHT

A soft yellow, which is light and welcoming.



IVY LEAF

This soft toned green is inspired by variegated leaves and lends itself to calm spaces.



WOODLAND GREEN

A cocooning tone, woodland green adds drama whilst reflecting the natural surroundings.



EVENING SHADE

A soft navy with hints of grey to add warmth.



SOFT BIRCH

A warm neutral with a calm earthy feel.



FRESH DEW

A soft blue grey with hints of green, reminiscent of English skies.



MIDNIGHT

This dark tone reflects inky marbles and dark stone.

KITCHEN OPTIONS

The kitchen is at the heart of many of our homes, which is why an ultimate focus on timeless style, comfort and functionality leads the way with this hardworking space.

Here, you'll be able to design your own contemporary kitchen using our curated options. From modern designs to our homely elegant shaker style, you'll be able to build your kitchen to match your individual taste, selecting from carefully crafted and interior-complimenting design choices to create a space that feels truly yours.

Our kitchens are inspired by the natural textures and colours of the great outdoors, bringing with every design a timeless gentle luxury. Once you select your home type, you'll be able to choose your cabinet style and worktops, fixtures, tiling, composite sink, taps and of course flooring. In addition to this, you can also choose for your kitchen to be painted from our dedicated Oak Meadows colour palette.

There is ample storage space throughout all of our layouts, and every kitchen includes high quality reliable NEFF integrated appliances.



CONTEMPORARY SHAKER STYLE DOORS

Our hard-wearing shaker style cabinetry is timeless. Not only does it add a contemporary homely finish to your kitchen, it creates dimension and interest, adding a touch of elegance to the space.



Charcoal Dove Grey Slate Grey Porcelain Navy

SUPER MATT DESIGN DOORS

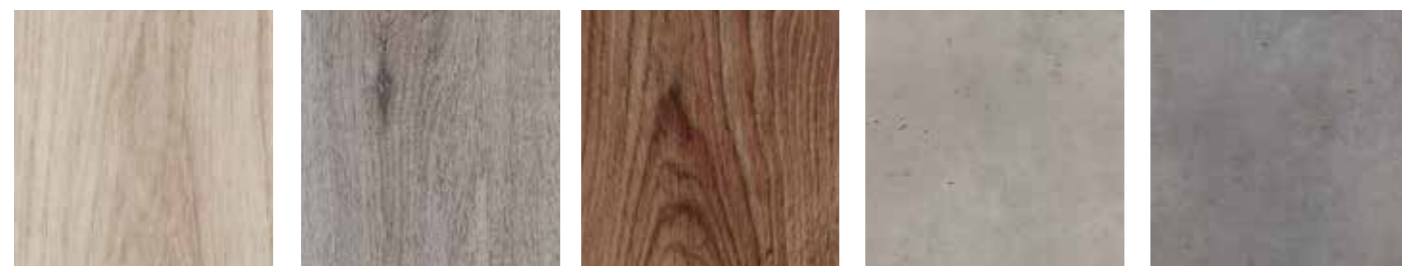
Sleek, cool and always in style, our super matt doors are the perfect blank canvas to help your kitchen design to pop. From plain white and neutral greys to on-trend navy, you'll be able to select the perfect foundation for your room.



White Dove Grey Slate Grey Charcoal Navy

FLOORING

A combination of style and practicality, our contemporary kitchen flooring options are equipped to handle whatever busy family life throws at them. In your kitchen you can choose from our high-quality LVT flooring styles including wood and slabstone effects.



Classic Authentic Oak Winter Harvest Oak Warm Authentic Oak Silt Slabstone Smoke Slabstone

HANDLES

Choose from a chrome, matt or brass finish with our range of handles. Each handle option can be paired with any door style and has been selected to complement all of your decor choices.

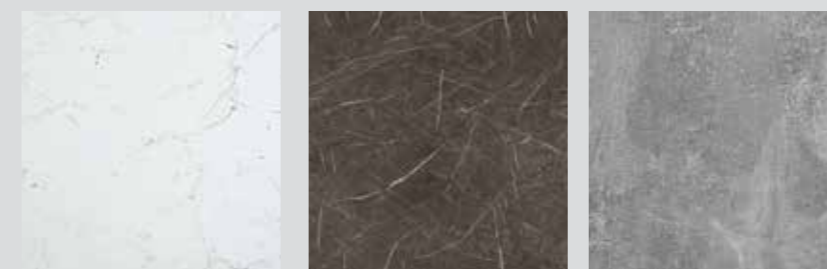


WORKTOPS

Function and style lead the way with our modern worktops. Our 22mm square edge laminate worktops include white marble effect, concrete effect and grey marble effect, with optional upgrades to quartz worktops available.



White Marble Quartz Sandstone Quartz Light Grey Marble Effect Suede Quartz Silestone Charcoal Marble Effect Quartz Grey Quartz



White Marble Effect Laminate Grey Marble Effect Laminate Concrete Effect Laminate

Over the next two pages you'll find a number of kitchen mood boards assembled by our interior designer and created with our curated options. From warm and elegant timeless kitchens to effortlessly cool modern spaces, here are a few style samples to provide inspiration when choosing the finishing touches for your new kitchen.



Calm Classic – Pale shaker style cabinets paired with antiqued brass handles and warm grey worktops make for simple elegance, whilst navy accent walls add personality and warmth.



Warm Modernist - With a nod to modernism, Concrete styled flooring offsets minimalist super matt charcoal cabinets with slimline matt black handles and dark marble quartz worktops - elegant minimalism at its best.



Natural reference – Minimalist dove grey cabinets are paired with textured grey worktops and warm oak style flooring inspired by the layers in the surrounding landscape. Walls in Ivy Leaf complete this nature inspired look.



The New Shaker - A contemporary take on shaker style, our navy cabinets contrast with contemporary brass handles adding gentle luxe. Oak toned flooring adds a natural feel along with elegant marble quartz worktops ensuring timeless quality.

BATHROOM OPTIONS

In recent years, bathrooms have become a key place to make a style statement in your home. With this in mind, we worked with our interior designer to create considered options with texture, interest and warmth, making even your guest cloakroom feel an inviting luxury space.

Sink into your grand double ended bath, take advantage of the storage within our vanity sinks and bask in the space of our walk-in rain showers with luxury sliding screens.

We use only the highest quality Porcelanosa baths, showers and sinks to complement your design tastes. Within your bathrooms you'll be able to select tiling, shower screens, towel rail type, vanity sink finishes and flooring.

To create a contemporary feel we're softening our bathrooms, meaning you'll be able to select tiles up to ceiling height surrounding your bath and shower, whilst other walls will be tiled at half height, giving the illusion of space and additional wall area to inject your own personal touches.

From cosy homely designs to spa-like luxury aesthetics, our bathroom choices allow you to make each room truly yours.



BATHROOM OPTION 1 MARBLE

A contemporary take on a classic, using warm toned matt marble tiles contrasted with matt black lines

BATHROOM OPTION 3 STONE

Reflecting concrete and stone, with flecks of warmer tones, create a contemporary and calm room.

BATHROOM OPTION 5 BROOK

Blue grey tiles inspired by brooks, rivers and seas complimented by matt marble floors enhancing the natural feel

BATHROOM OPTION 2 NORDIC

Warm white stacked tiles and oak effect floors nod to a Nordic and Scandinavian feel

BATHROOM OPTION 4 WOOD

Oak effect tiles surround the bath and shower and create a natural spa-like feel, offset by crisp white stacked tiles

BATHROOM OPTION 6 LAVA

Black tiles with a natural texture add a cocooning and luxurious feel to the shower and bath, with paler grey tiles adding a natural inspired compliment

CHECKMATE 10 YEAR WARRANTY

We provide a 10 year warranty on all Oak Meadows homes through our trusted partner Checkmate. This means that you'll be covered for repairs needed in specified structural and weatherproofing elements of your home for 10 years after you move in. In addition to this, you'll also be covered for areas inside your home with our 2 year fixtures and fittings warranty.

CHECKMATE

powered by  **LOCKTON**



Thank you for your interest
in Oak Meadows.

If you have any further questions about
our homes or would like to speak to a
member of our sales team, please
contact us using the details below.

07706 326 596

janes@carvergroup.co.uk

www.nickcarver.com

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