



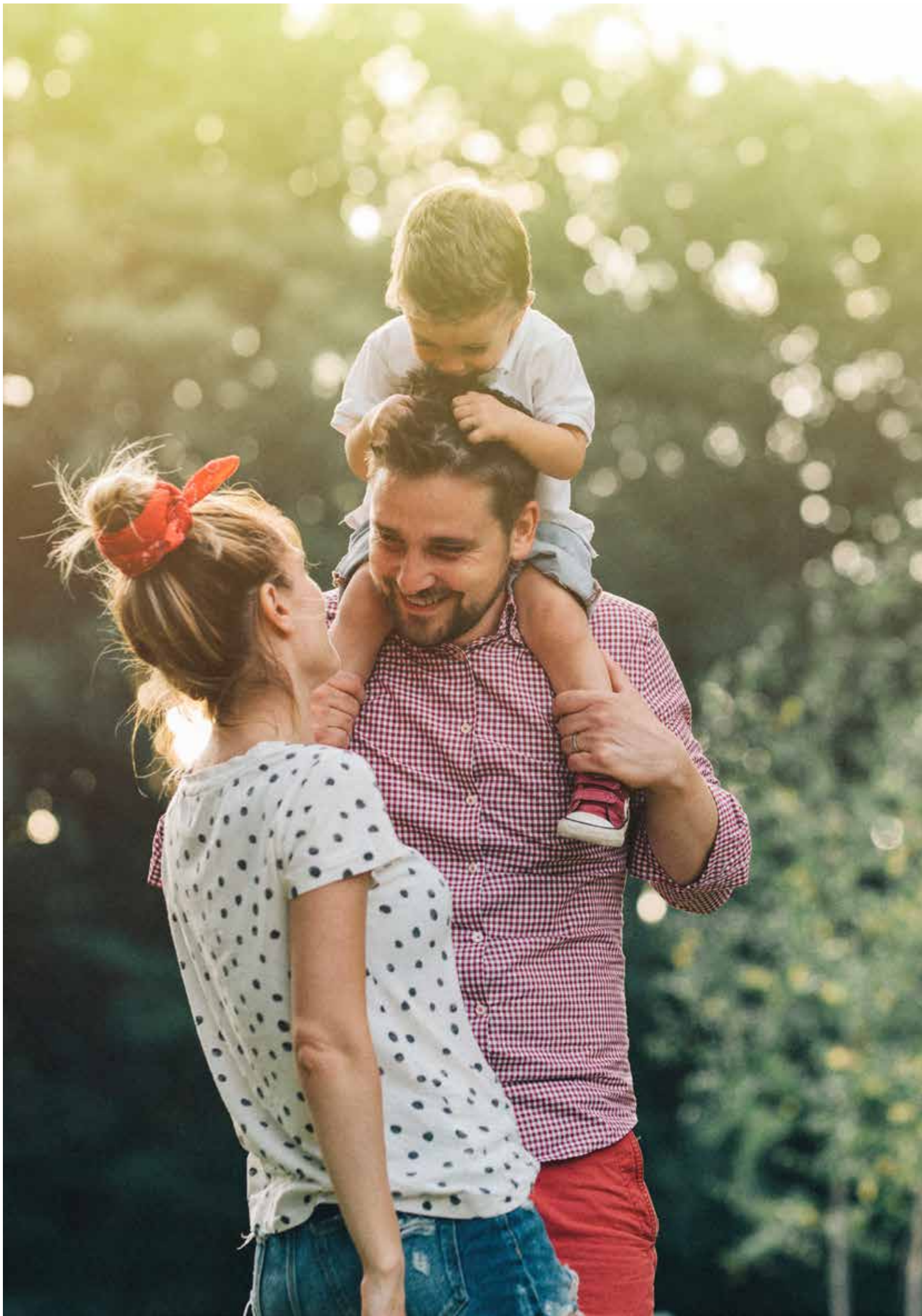
Lehmann Oaks

POUND HILL | CRAWLEY | WEST SUSSEX

Three exclusive contemporary 4 & 5 bedroom houses
in a tree-lined gated development



LOCATION RH10



Uniquely individual

Approached via a long, private, gated driveway, Lehmann Oaks is a unique collection of three contemporary 4 & 5 bedroom detached homes designed for modern living. Each has been thoughtfully planned and equipped, featuring high specifications and attention to the finest detail throughout, from attractively lit feature brick wall to stairways to impressive open plan kitchen / living areas featuring state-of-the-art appliances and folding doors onto rear gardens, extending your already generous living space to the outside. This desirable collection of homes is named after poet and publisher John Lehmann, who previously lived on the site.



Something for everyone

Located in Pound Hill, on the eastern fringes of Crawley close to beautiful surrounding countryside and with easy access to the M23, Lehmann Oaks is just a short stroll from historic Worth Park. Created in the 1840s in the grounds of what is now Grade 2 listed Ridley's Court, the park contains formal gardens, a fountain and an ornamental lake – it's the perfect place to get away from it all right on your doorstep.

Crawley has established itself as a thriving destination with comprehensive shopping in the heart of town. Complementing the historic High Street, where you'll find a selection of restaurants, County Mall is a busy retail hub, featuring a host of well-known brands. In the side streets and plaza beyond a host of independent retailers rub shoulders with the likes of M&S, Sainsbury's and TK Maxx. Closer to home, local shops include a Tesco Express in addition to Tavern on the Green pub.



There's plenty of things to do locally too, from catching the latest releases at Cineworld to a round of golf at Copthorne Golf Club, or maybe join a class at Lakeview Yoga or enjoy a workout at Acorns Health and Leisure Club.



TOP OF THE CLASS FOR SCHOOLING

- Milton Mount Primary
Ofsted – Good
- Hazelwick Secondary School
Ofsted – Good
- Pound Hill Infant Academy
Ofsted – Outstanding
- Pound Hill Junior *Ofsted – Good*
- Forge Wood Primary
Ofsted – Outstanding





Going places

You'll enjoy a well connected lifestyle at Lehmann Oaks, with road, rail and air links all close at hand. Rail services from Three Bridges to London Bridge and Victoria have minimum journey times of 30 minutes and 36 minutes respectively, while Brighton can be reached in as little as 24 minutes. The M23 is accessible within three miles and provides links to Gatwick and the M25.

- London Bridge
36 mins
- London Victoria
30 mins
- East Croydon
20 mins
- Gatwick Airport
5 mins
- Three Bridges
- Crawley
4 mins
- Brighton
28 mins

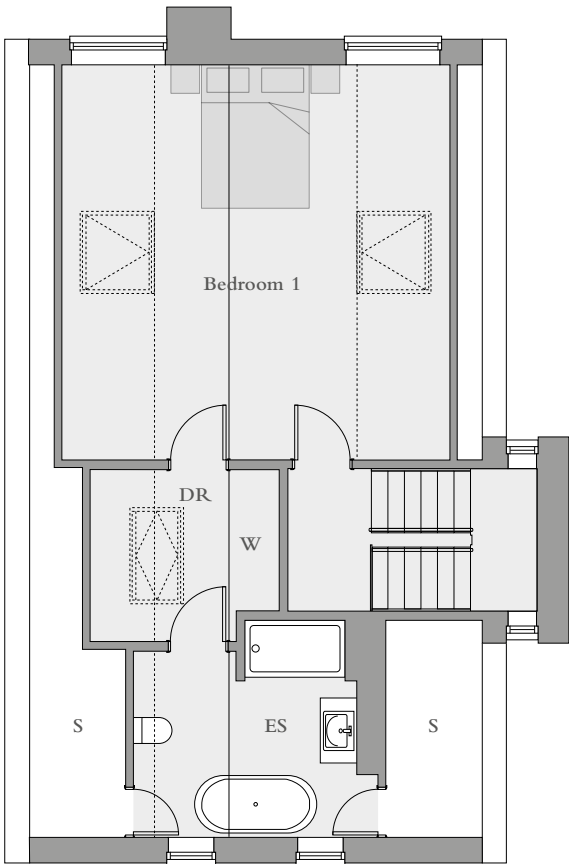
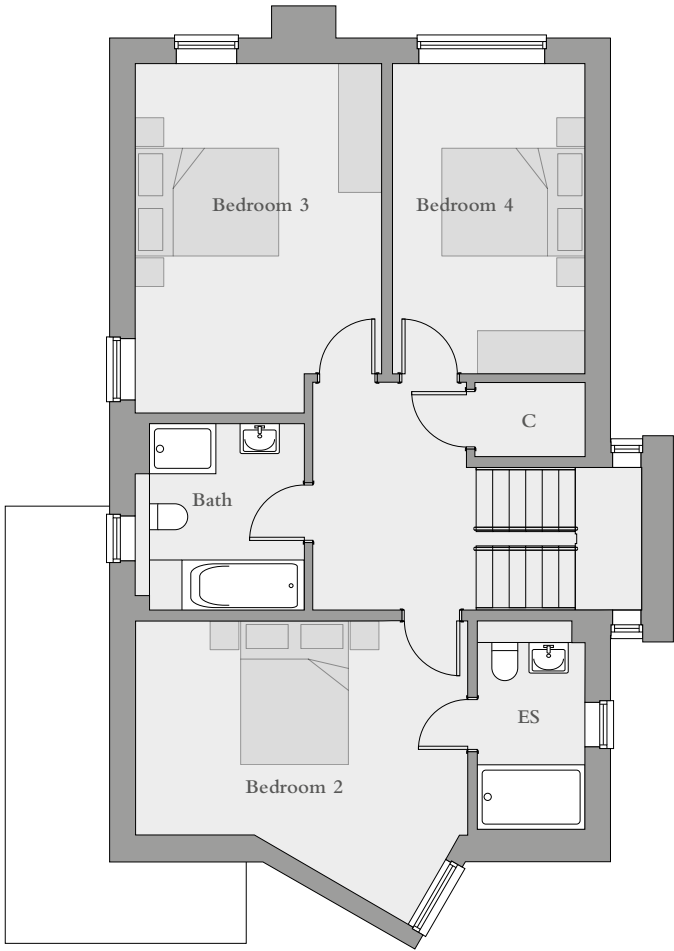
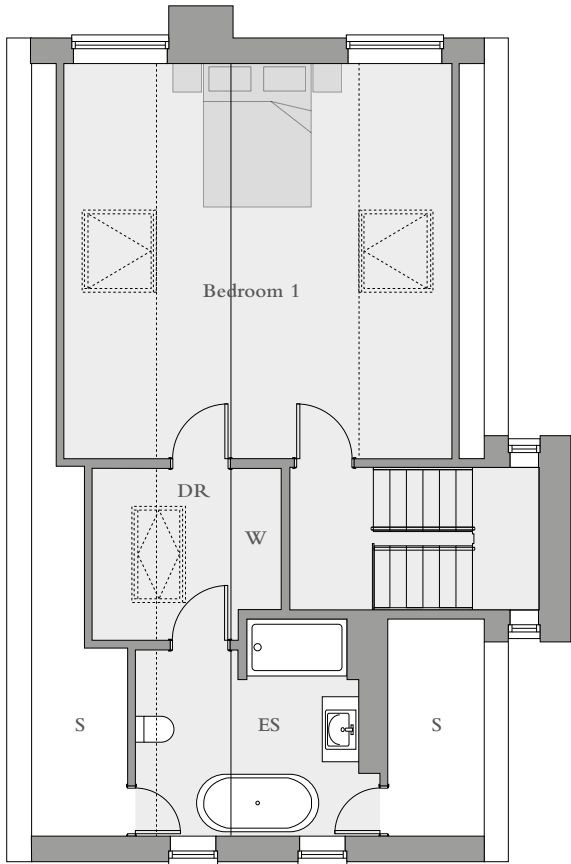
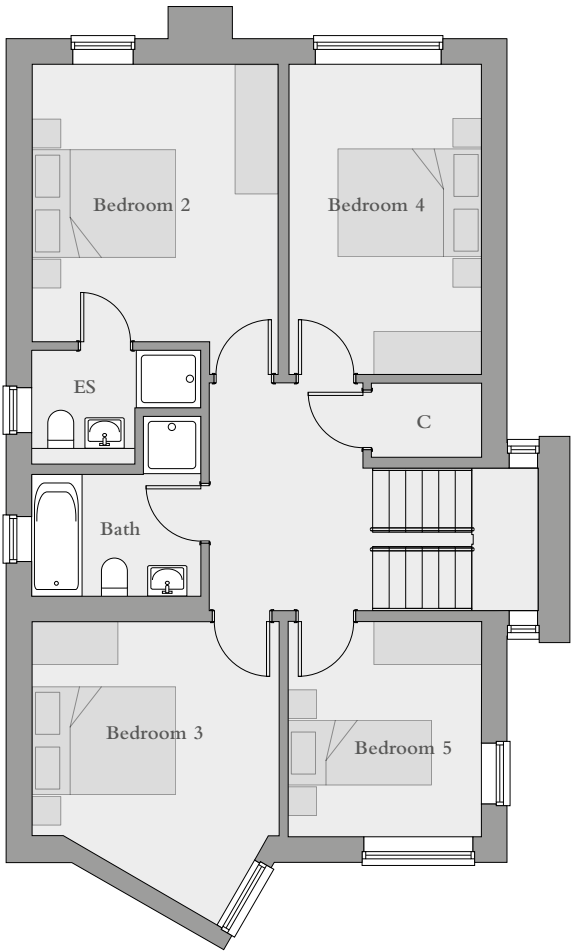


Source. thetrainline.com



Lehmann Oaks

Approached via a private, gated driveway, Lehmann Oaks occupies a secluded setting, surrounded on three sides by mature trees. Striking architectural design identifies these homes as uniquely individual, offering their residents the opportunity to 'stand out from the crowd' in this highly desirable location.



PLOT 1

FIRST FLOOR

Bedroom 2
4.32m x 3.43m 14'2" x 11'3"

Bedroom 3
4.32m x 2.68m 14'2" x 8'9"

Bedroom 4
4.22m x 3.44m 13'10" x 11'3"

Bedroom 5/Study
3.00 x 2.70m 9'10" x 8'10"

GROUND FLOOR

Living/Dining
6.26m x 5.47m 20'6" x 17'11"

Kitchen
3.96m x 3.41m 13'0" x 11'2"

Utility
2.99m x 1.89m 9'10" x 6'2"

SECOND FLOOR

Bedroom 1
5.51m x 5.40m 18'1" x 17'9"

C - Cupboard
ES - En-suite
DR - Dressing Room
S - Store
W - Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

PLOTS 2 & 3

FIRST FLOOR

Bedroom 2
4.63m x 4.22m 15'2" x 13'10"

Bedroom 3
4.87m x 3.43m 16'0" x 11'3"

Bedroom 4
4.32m x 2.68m 14'2" x 8'9"

GROUND FLOOR

Living/Dining
6.26m x 5.47m 20'6" x 17'11"

Kitchen
3.41m x 3.00m 11'2" x 9'10"

Utility
3.00m x 1.77m 9'10" x 5'10"

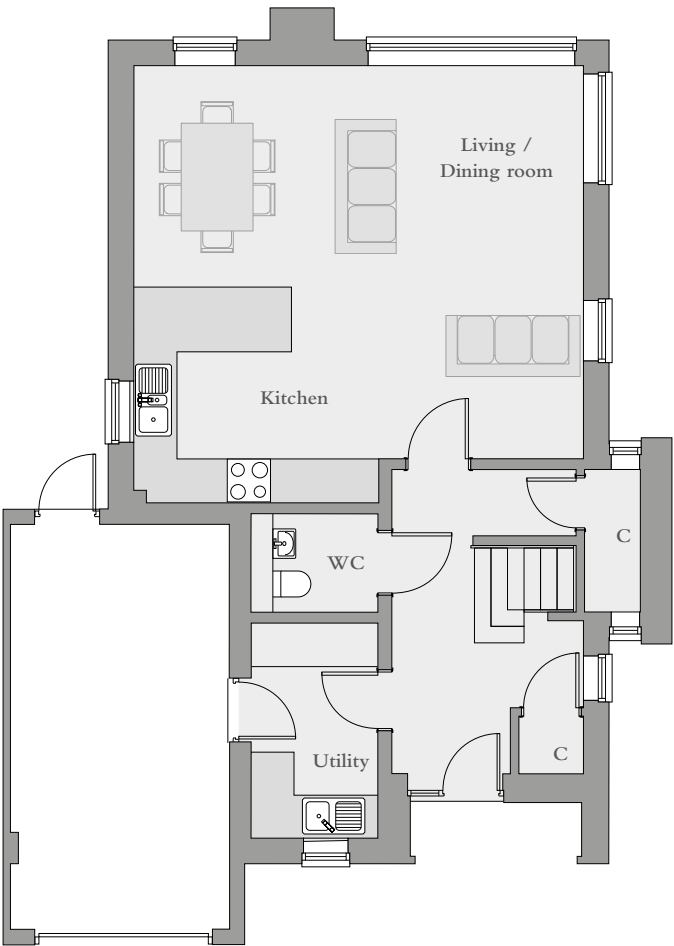
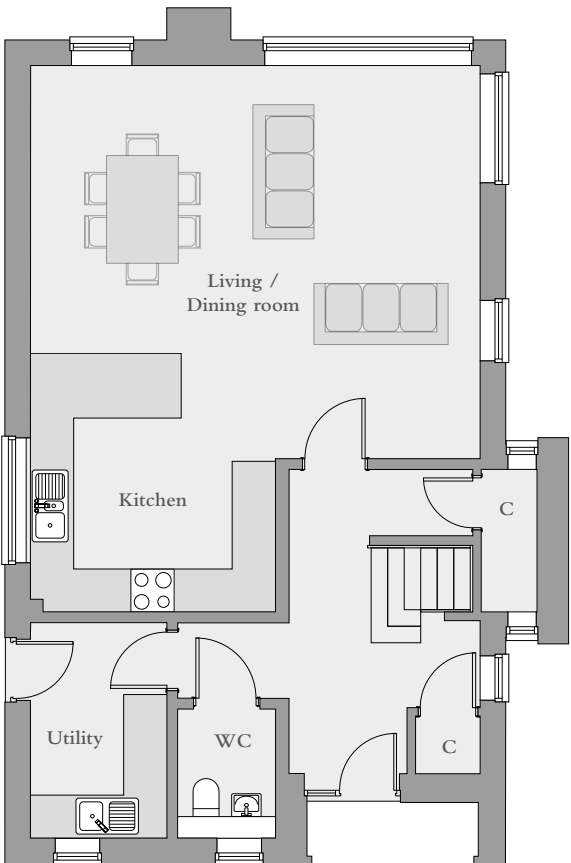
Garage
5.63m x 3.05m 18'6" x 10'0"

SECOND FLOOR

Master Bedroom
5.51m x 5.40m 18'1" x 17'9"

C - Cupboard
ES - En-suite
DR - Dressing Room
S - Store
W - Wardrobe

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Specification

ENERGY EFFICIENCY

- Gas fired central heating, with underfloor heating to ground floor and radiators to 1st and 2nd floor
- Electric scale inhibitor fitted to protect boiler, cylinder and pipework from scale build up
- Aluminium double glazing
- External walls, insulated
- Internal walls, insulated, drylined and finished in plaster
- Loft space 400mm insulation and 140mm Celotex

DESIGN INTERNALLY

- Stairs with painted newels and handrails with glass panels
- Ceilings to receive a smooth white painted finish
- Internal horizontal four lined doors with chrome finish lever handles
- Mains operated front door bell
- Light provided to loft space

ELECTRICAL

- Low energy lights to complete house
- White power outlets and switches. Chrome in lounge and kitchen
- TV points to living room, bedrooms
- Immersion heater installed in cylinder
- Telephone points to the living room, and master bedroom.
- Multi-media plug to living room and wired ready for Virgin TV and broadband or Sky
- Pre-wired in garages for car charging points

EXTERNAL

- Patio to rear linked to path to the side access
- External tap
- External light to patio
- Gardens landscaped and turfed





Image depicts bath as fitted to bedroom 1 en-suite

Specification

KITCHEN

- Luxury kitchen units from Paula Rosa with Quartz worktops
- High quality wall and floor tiling
- Low energy downlights
- Bosch electric hob and electric double fan assisted oven and cooker hood
- Bosch integrated fridge freezer and dishwasher

BATHROOMS, EN-SUITES AND CLOAKROOMS

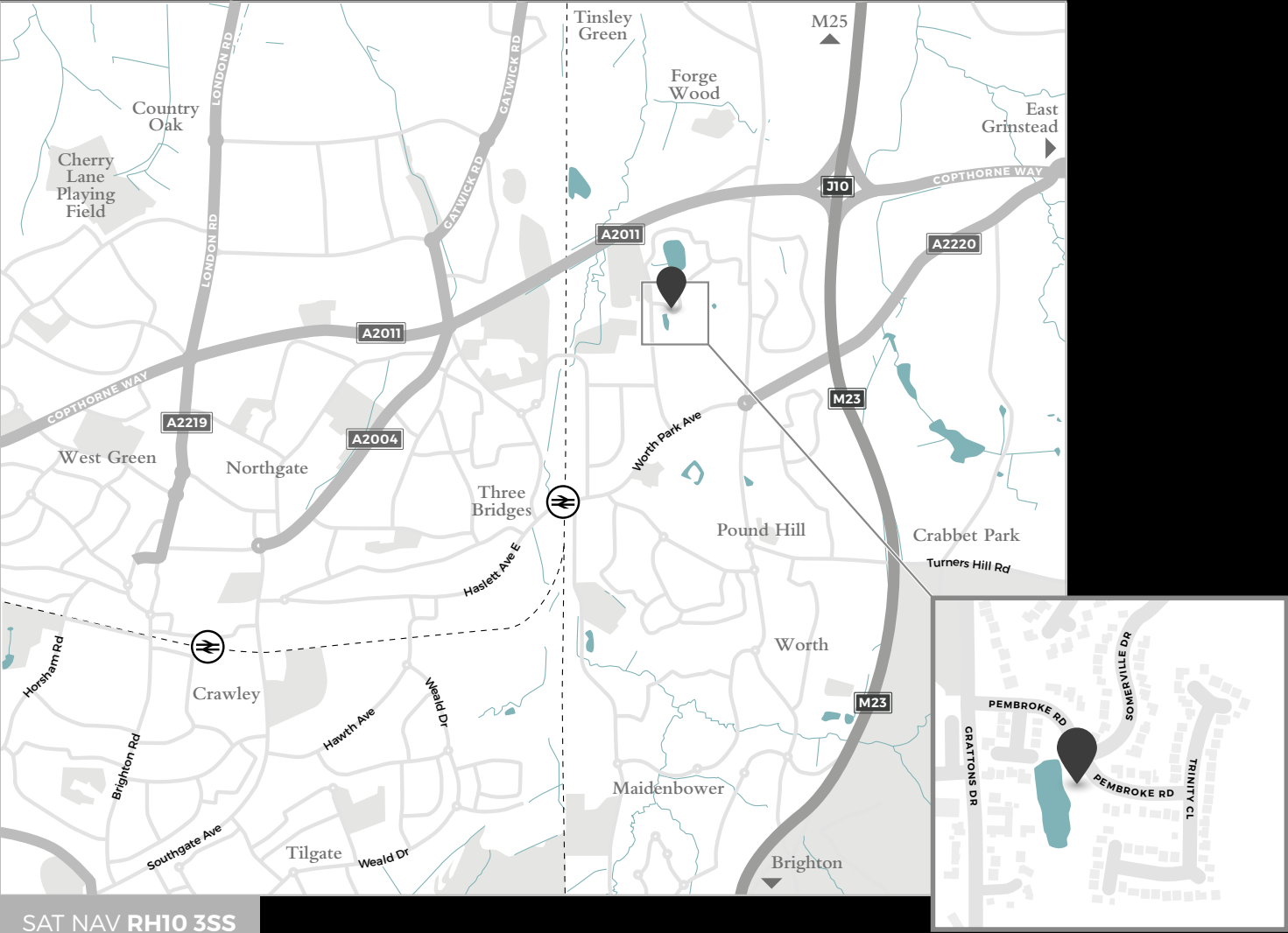
- Designer sanitary ware and furniture
- Wall and floor tiles
- Shaver point to bathrooms
- Low energy downlights
- Water saving WC suites/taps to basin/hand held shower to bath mixer and shower to shower cubicles

SECURITY AND PEACE OF MIND

- NHBC Buildmark 10 year warranty
- Electric operated gates to Lehmann Oaks entrance with remote entry system
- Mains wired smoke detectors to halls and landings
- Window locks to all windows
- 5 level deadlock and night latch to front door
- External lighting to front porch and rear patio



Image depicts typical Paula Rosa kitchen



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