



OAKBOURNE

GOFFS OAK

Nestled behind mature trees
and close to the charming
village of Goffs Oak, a new
collection of luxurious family
homes awaits discovery.
Welcome to life at Oakbourne.



Set behind a discreet gated entrance on a private wooded road, each of the beautiful, detached homes at Oakbourne offers a blend of timeless design and contemporary comfort, just moments from one of Hertfordshire's most sought-after villages.

OAKBOURNE



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Computer generated image is indicative only.



Where village life meets city living

A home in Goffs Oak means that you can enjoy life connected to nature, as well as the city.

Here, surrounded by the rolling hills of Hertfordshire, you're well placed to explore the area's ancient woodlands and pretty villages, golf courses and spa hotels, country pubs and café culture.

The local village of Goffs Oak and nearby Cuffley offer everyday essentials and convenient travel connections, while vibrant Cheshunt and Waltham Abbey are within a 10-minute drive, and it's fast and efficient to get into north and central London beyond.

Escape to the country, stay effortlessly connected



Here at Oakbourne, the adage of ‘the best of both worlds’ happens to be true.

Venture beyond the gates of your close-knit community and drink in the fresh countryside air and uplifting greenery on a long walk, stopping at one of the charming local pubs, or venture a little further for Lee Valley’s outdoorsy activity centres, nature reserves, parks and tranquil waterways.

When it’s time get your head back in the game, central London is always within easy reach.



Sópers House

A luxurious members’ club with a sleek gym, pool, co-working spaces and meeting rooms, plus a smart bar and restaurant.



Prince of Wales

The perfect, cosy countryside local pub, serving fantastic food just a five-minute stroll from Oakbourne.



Appleby Street Farm Shop

Stock up on local meat, vegetables, eggs and treats at this popular, family-run farm.

Getting around

Nearby Cuffley Station has a direct service to Moorgate, offering excellent connections to the City and central London.

By Car

Goffs Oak
(Village Centre)
3 mins

Brookfield
Shopping Centre
5 mins

M25 (J25)
6 mins

Cuffley Station
9 mins

Sópers House
10 mins

London
Stansted Airport
38 mins

By Train*

Hertford North
9 mins

Alexandra Palace
22 mins

Finsbury Park
30 mins

Highbury & Islington
35 mins

London Moorgate
44 mins

London King’s Cross
(via change)
48 mins

*Travelling from Cuffley Station.

Every detail has been carefully considered. Characterful architecture and contemporary landscaping set the scene, and homes enjoy either a spacious garage or secure, off-street parking for at least two cars.

An expansive skylight above the kitchen dining area creates a striking centrepiece and floods the heart of the home with an abundance of natural light.



Computer generated image is indicative only



CGI is indicative only.



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Specifications

Kitchens

- Designer shaker-style kitchens with under pelmet lighting
- Granite work surfaces with matching upstands
- Siemens single oven
- Bora induction hob
- Siemens appliances including full height fridge with undermounted freezer, microwave combi oven and full size dishwasher
- Quooker hot tap
- Stainless steel 600mm sink and mixer tap
- Separate utility with units and sink and space for washing machine/dryer

Bathrooms / En-Suites Cloakrooms

- White sanitary ware with Hansgrohe chrome fittings
- Vanity units
- Free standing bath with handheld shower attachment
- Hansgrohe ShowerSelect
- Heated towel rail (excl. cloaks)
- LED downlights
- His and her basins (to en-suites only)
- Illuminated mirror with integral shaver point
- Porcelain tiles to floors and walls (full height to wet areas)

Flooring & Internal Finishes

- Karndean LVT flooring to ground floor
- Painted internal doors with chrome furniture
- Quality fitted carpets to bedrooms, stairs and landings
- Built-in wardrobes to bedroom 1

Electrical

- Low voltage LED lighting to main rooms and bathrooms
- Solar panels
- Electric car charging point
- 5 amp lighting switch to lounge
- Wireless access points to all rooms
- USB sockets to bedrooms
- Superfast fibre BT connection
- Electric garage doors (to selected plots)
- Entryphone system to entrance gate
- Mains operated smoke detectors with battery back-up
- Electric car charging points

Security & Heating

- Mains operated alarm system fitted
- Multi-point locking windows and front door
- CCTV system
- Security entrance gates to access the development
- Wood burner to lounge area
- Wet underfloor central heating system powered by air source heatpump to all rooms with individually controlled wall thermostats

External Finishes

- Quality timber-effect double glazed sash windows to red brick houses
- Black aluminium double glazed windows to grey brick houses
- Black aluminium double glazed patio doors to all plots
- Timber glazed front door with heritage AV2 slam shut lock
- Finished patio and garden laid to turf with planted beds bordering
- External decorative lighting
- External tap
- Block paved communal driveway

Warranty

Upon completion a 10-year warranty certificate will be issued by BuildZone. Widely recognised as one of the most complete new build insurances giving the purchasers total peace of mind.



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Within this boutique collection of just 10 detached homes, you'll find both a sense of privacy and community.



Site Plan

- 1 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 2 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 3 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 4 4 bedroom / 2 bathrooms
2,500 sqft
- 5 4 bedroom / 2 bathrooms
2,500 sqft
- 6 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 7 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 8 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 9 4 bedroom / 2 bathrooms with garage
2,500 sqft
- 10 4 bedroom / 2 bathrooms with garage
2,500 sqft

- Red brick
- Grey brick



St James Village & Pub

ANDREWS LANE

OAKBOURNE

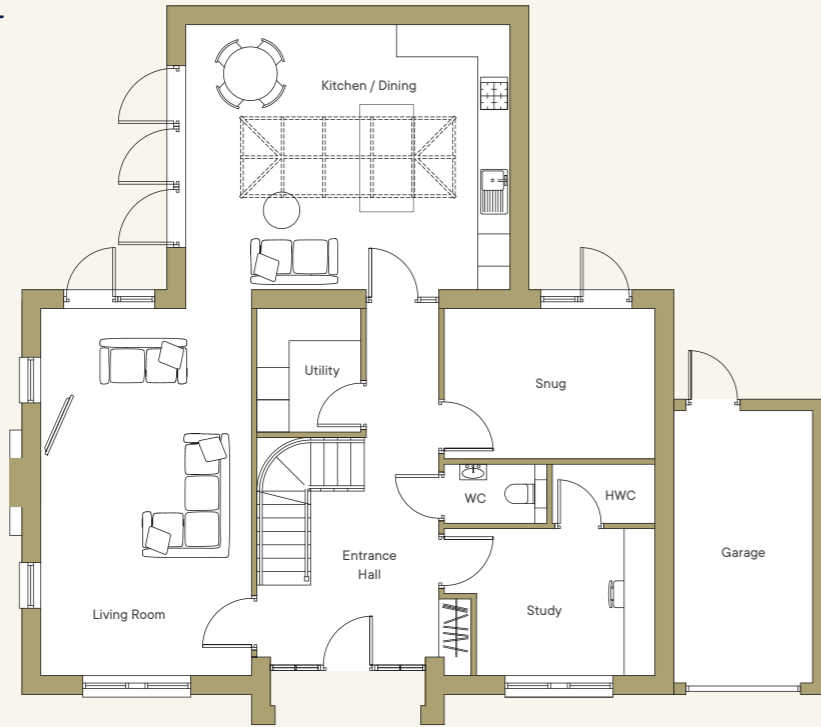
OAKBOURNE



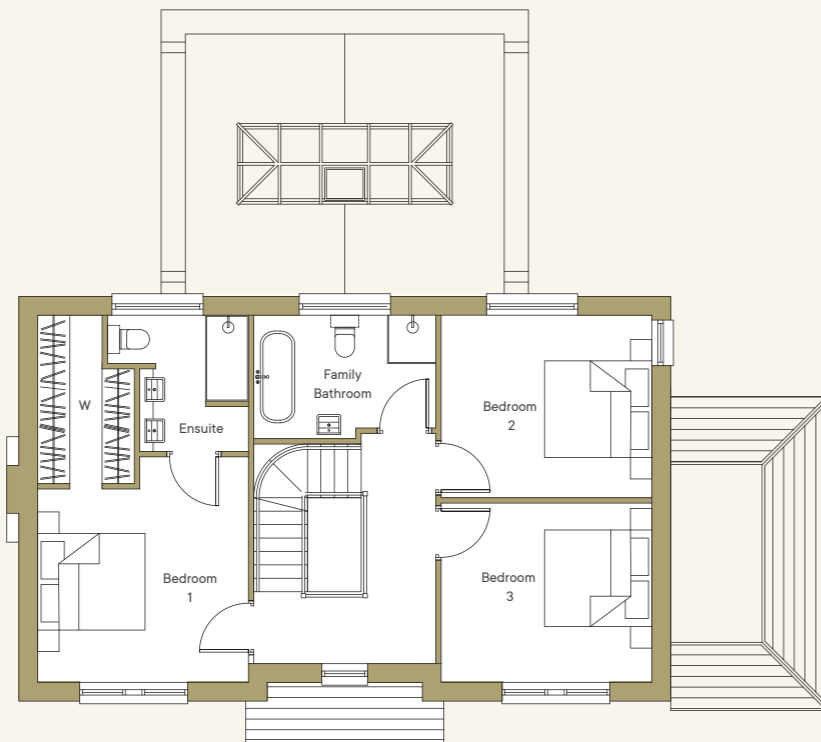
No. 1

4 bedroom house with garage
2,500 sqft / 232 sqm

Ground Floor



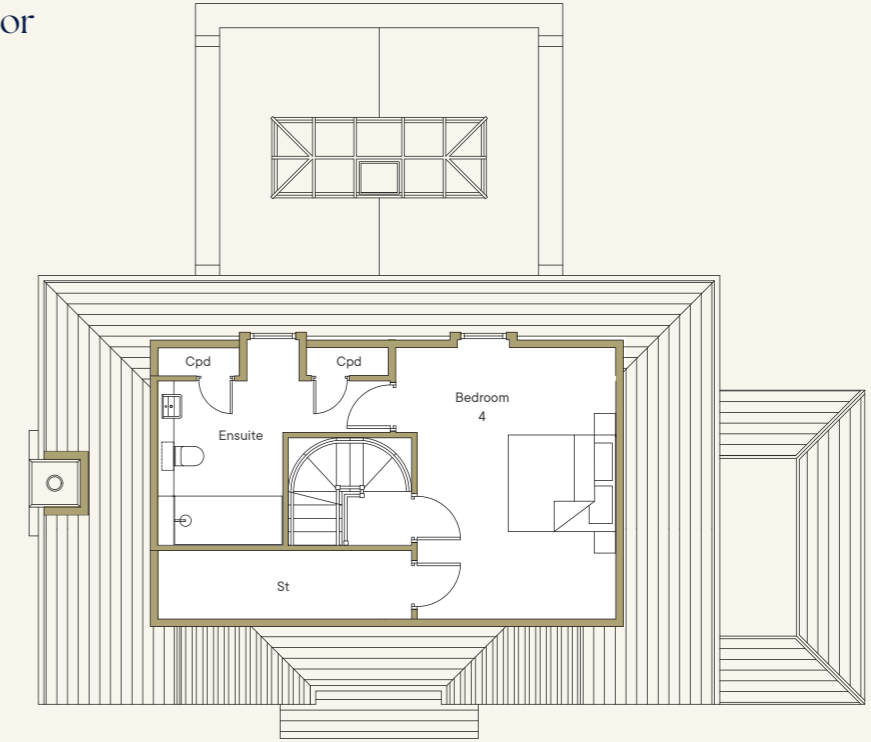
First Floor



No. 1

4 bedroom house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

First Floor

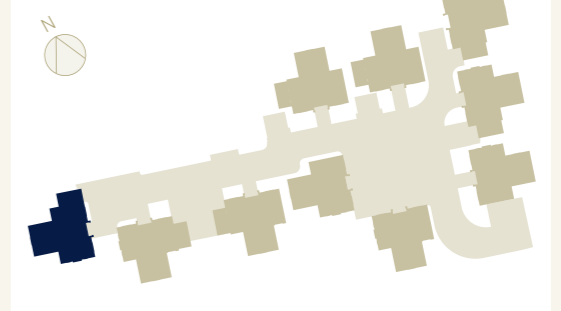
Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

House Plan

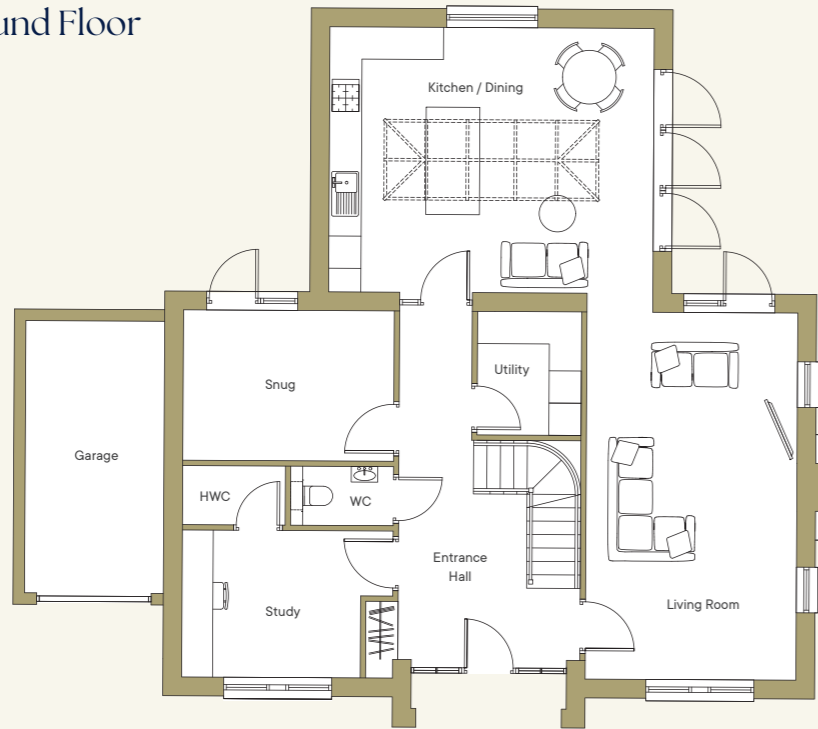




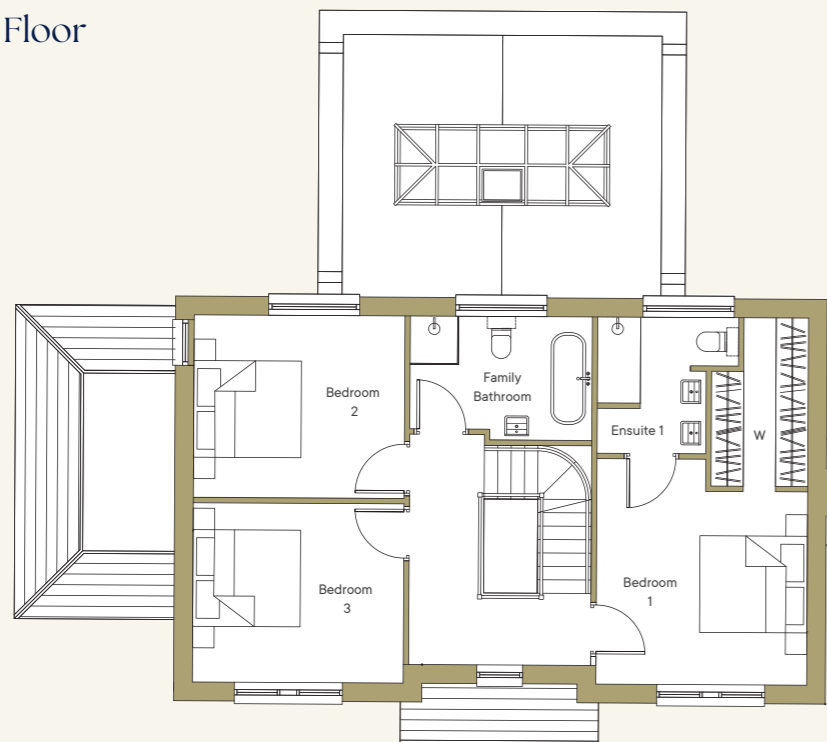
No. 2

4 bedroom house with garage
2,500 sqft / 232 sqm

Ground Floor



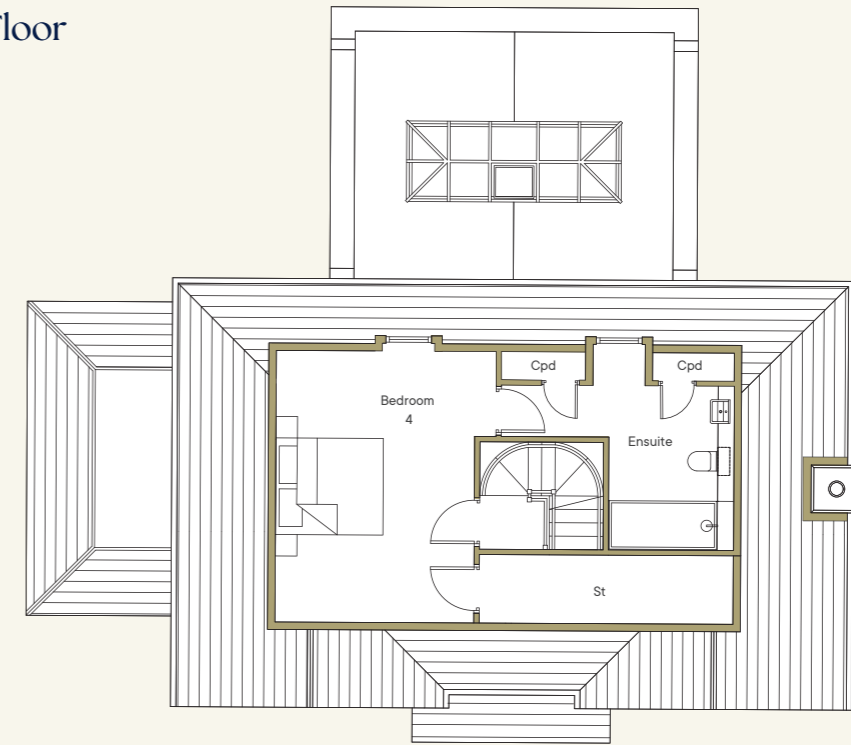
First Floor



No. 2

4 bedroom house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

First Floor

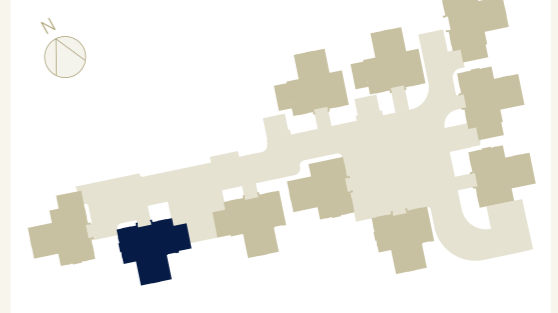
Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

House Plan

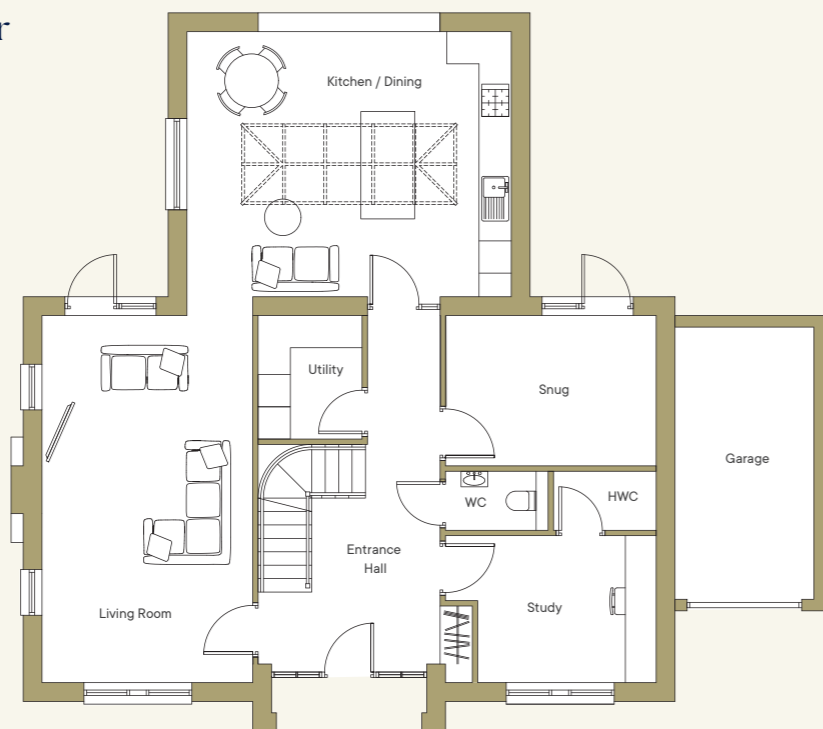




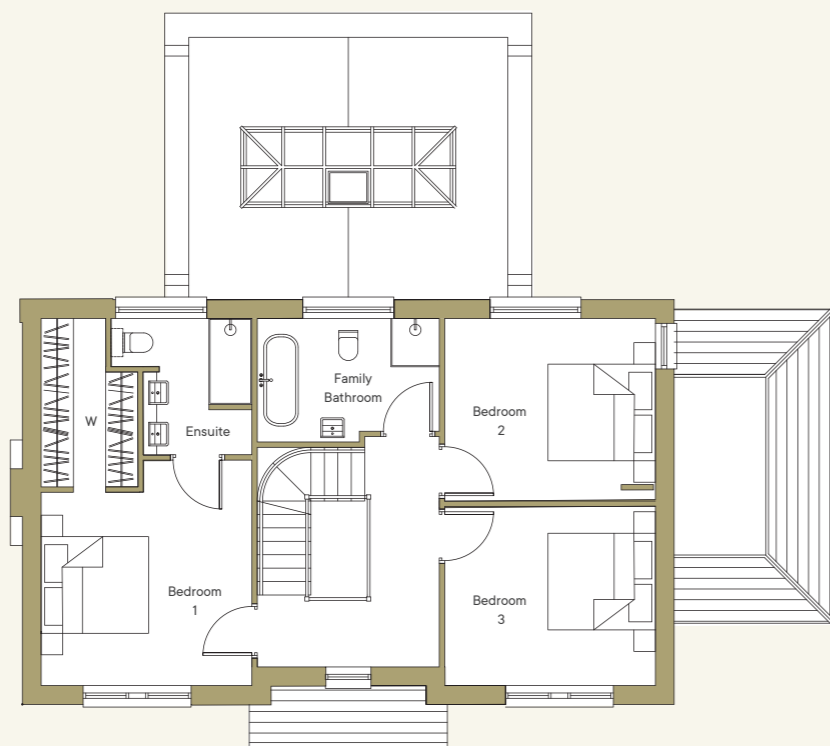
No. 3

4 bedroom house with garage
2,500 sqft / 232 sqm

Ground Floor



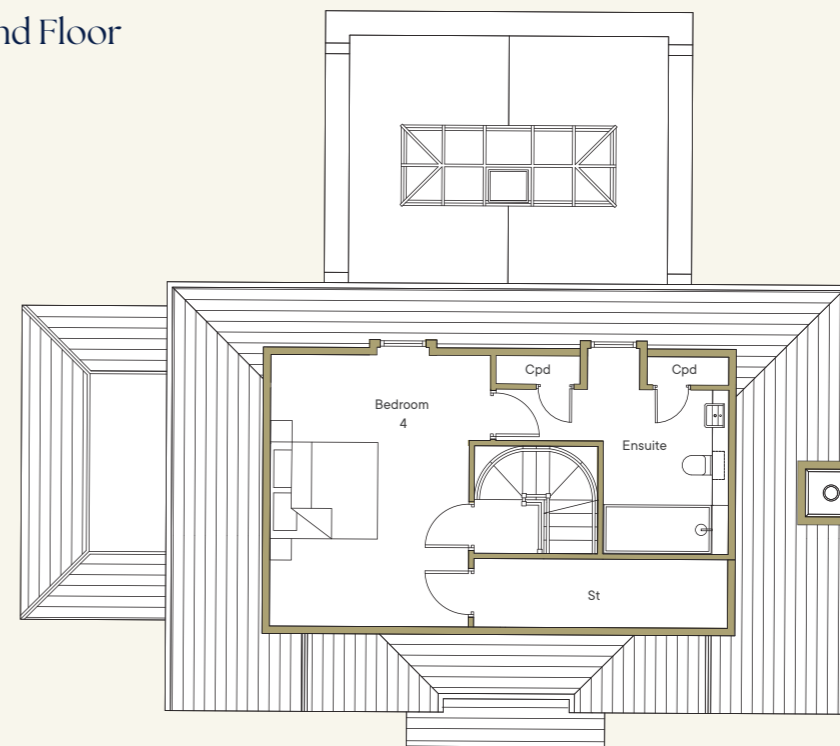
First Floor



No. 3

4 bedroom house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

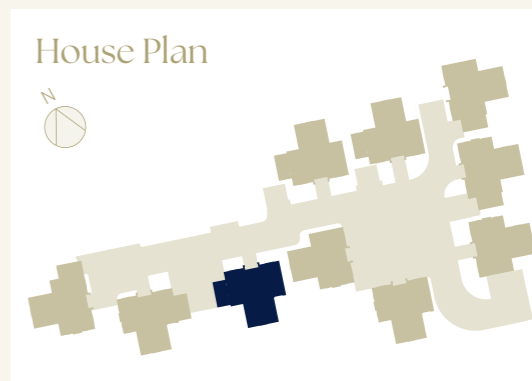
First Floor

Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

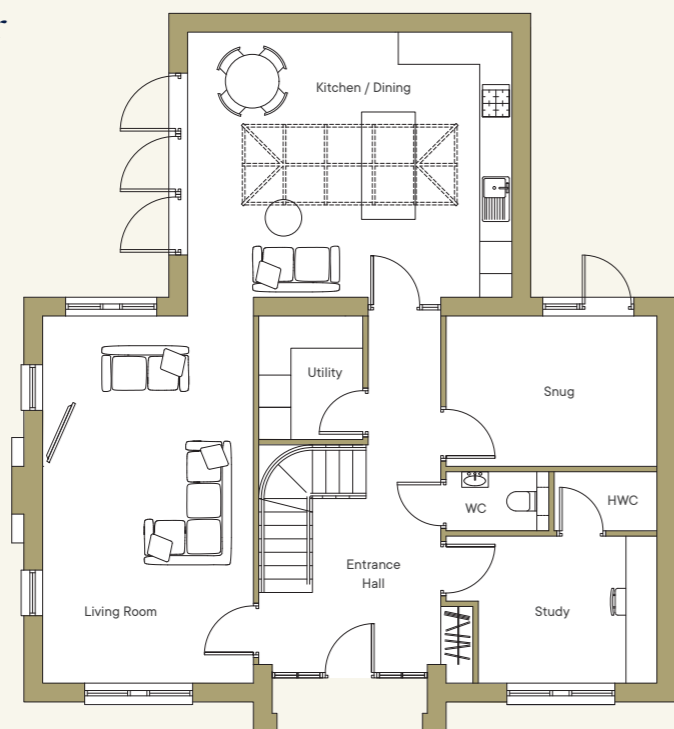




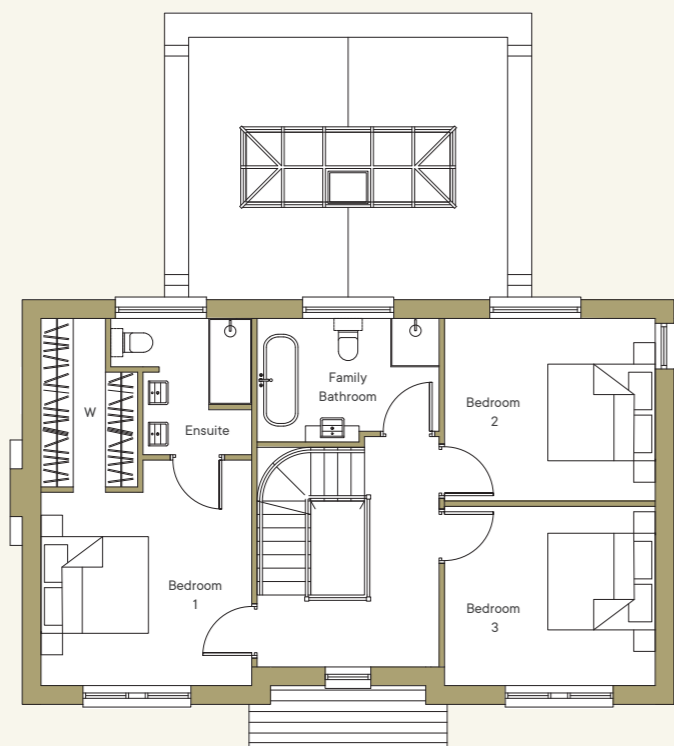
No. 4

4 bedroom house with garage
2,500 sqft / 232 sqm

Ground Floor



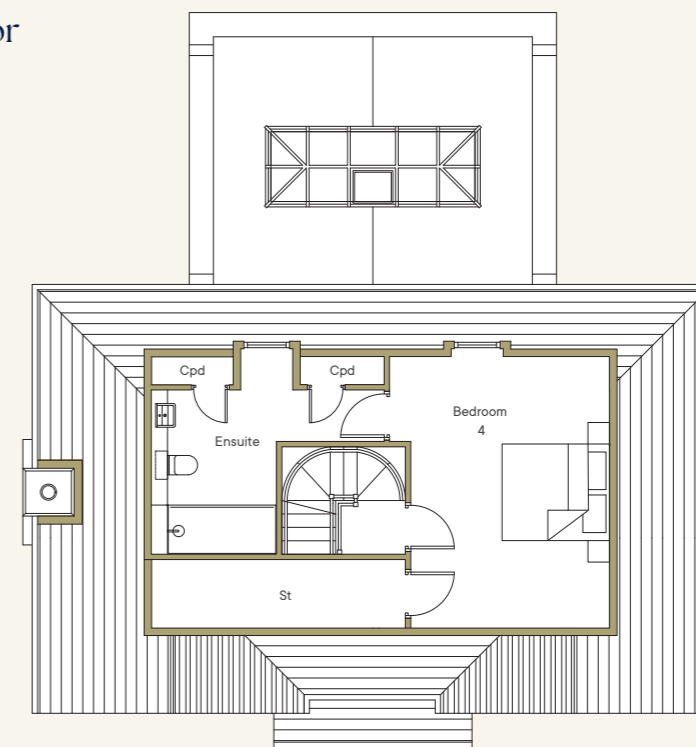
First Floor



No. 4

4 bedroom house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

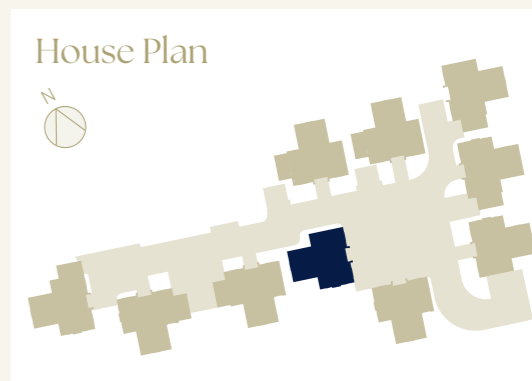
First Floor

Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

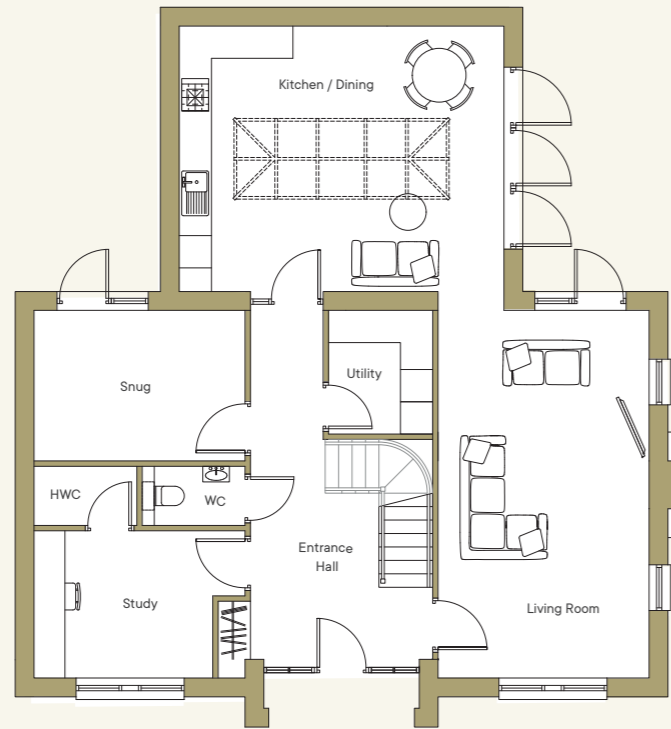




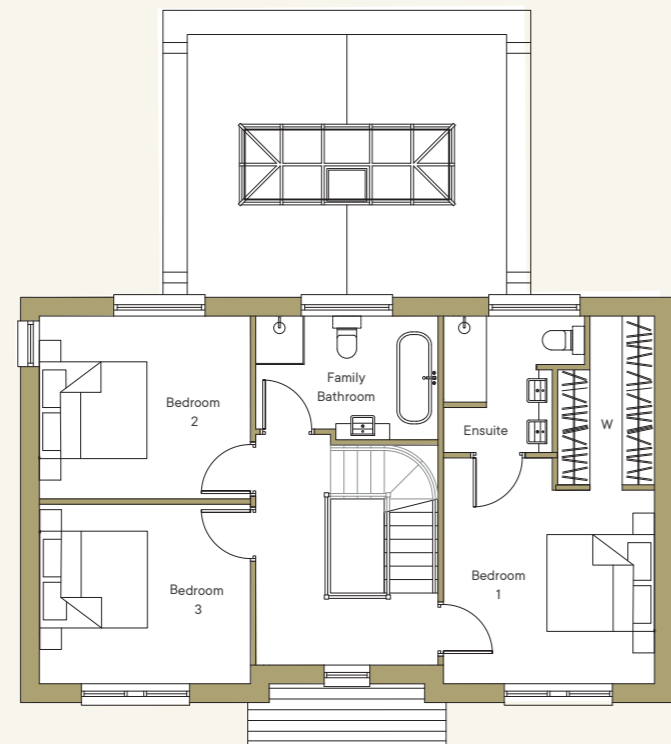
No. 5

4 bedroom house
2,500 sqft / 232 sqm

Ground Floor



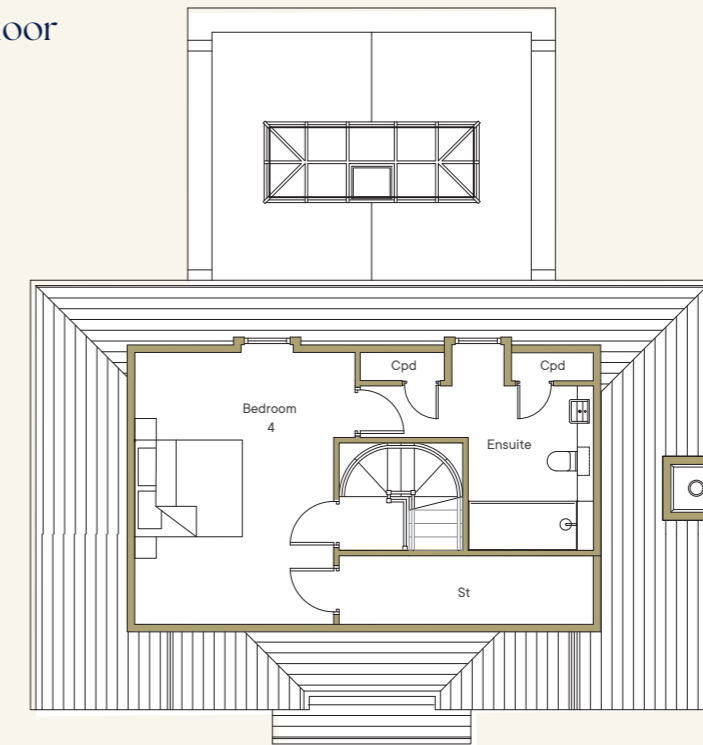
First Floor



No. 5

4 bedroom house
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

First Floor

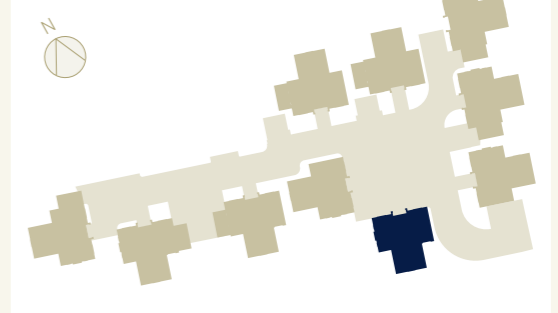
Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

House Plan

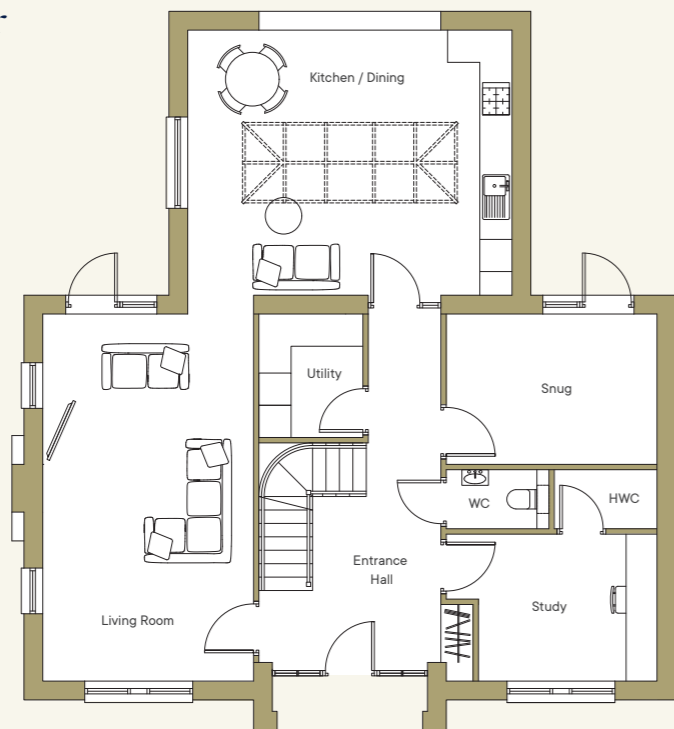




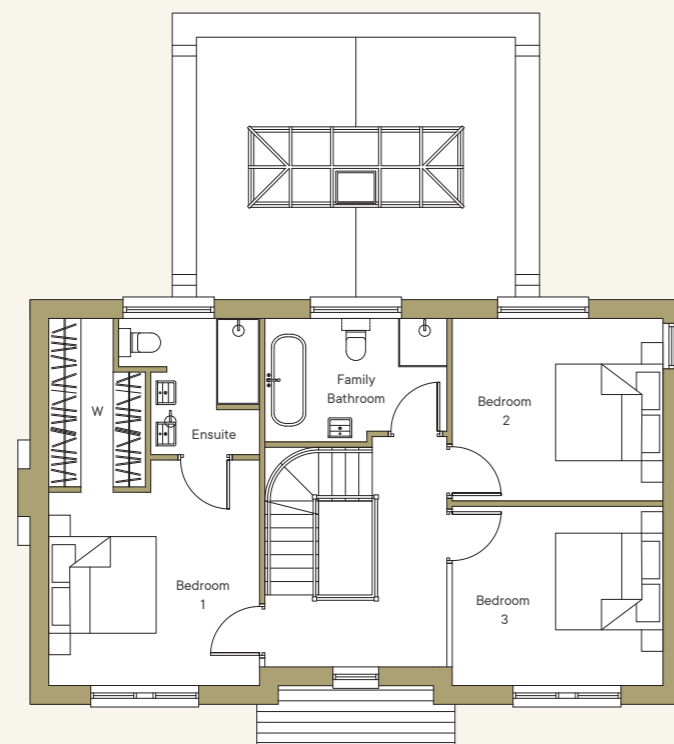
No. 6

4 bedroom detached house
2,500 sqft / 232 sqm

Ground Floor



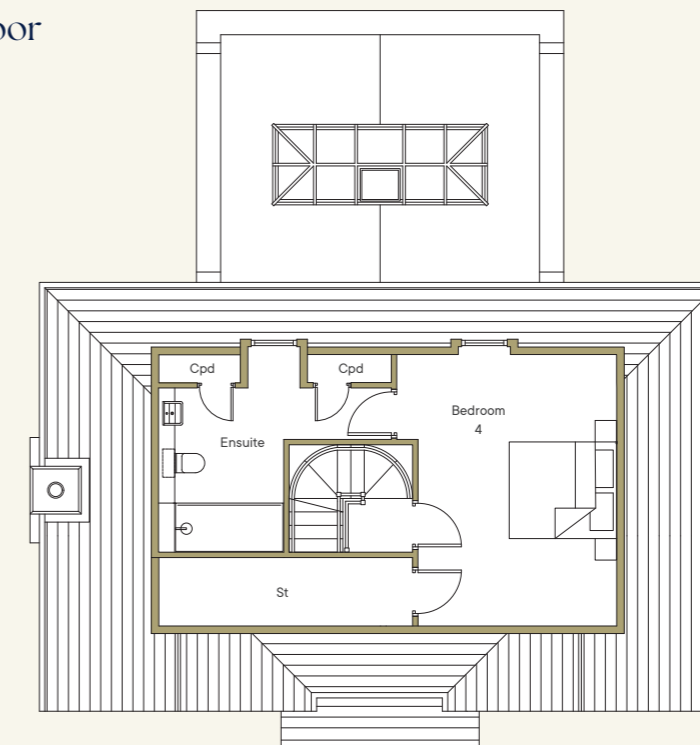
First Floor



No. 6

4 bedroom detached house
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

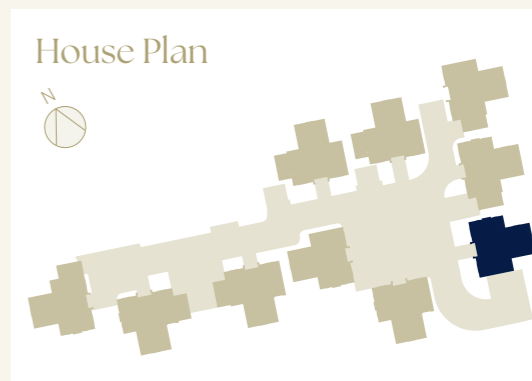
First Floor

Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

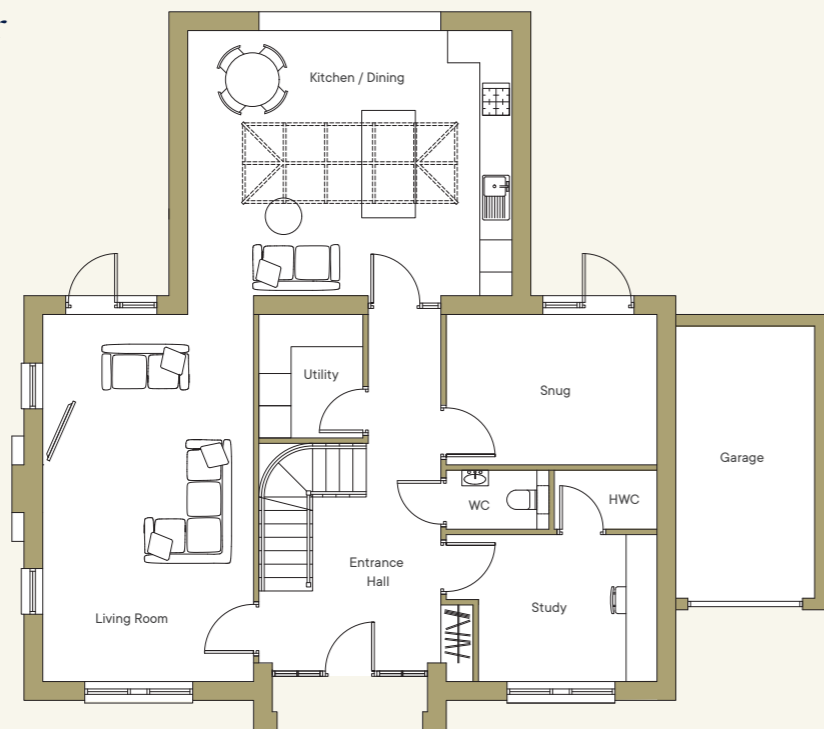




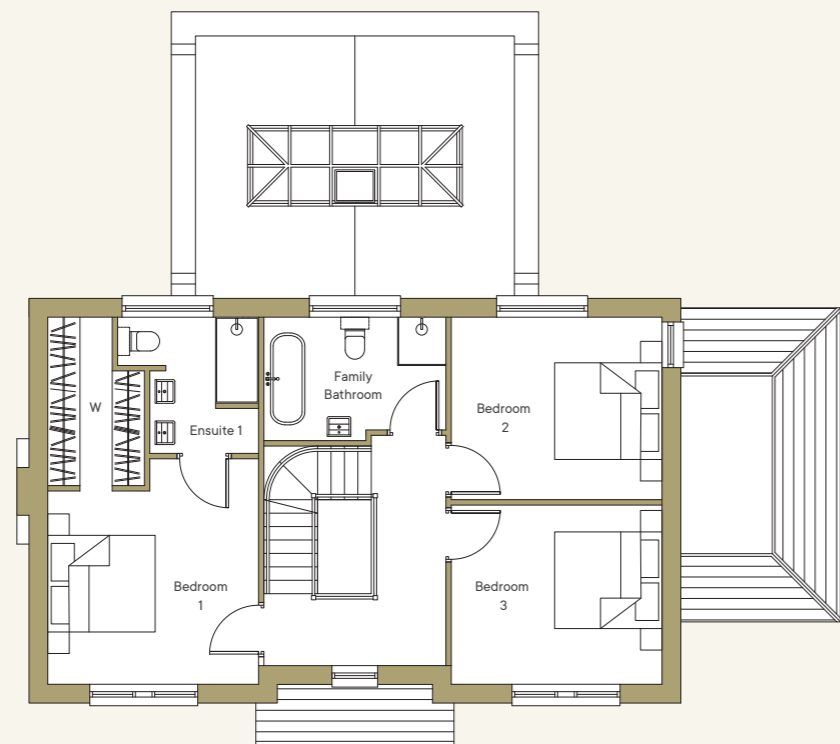
No. 7 & 8

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Ground Floor



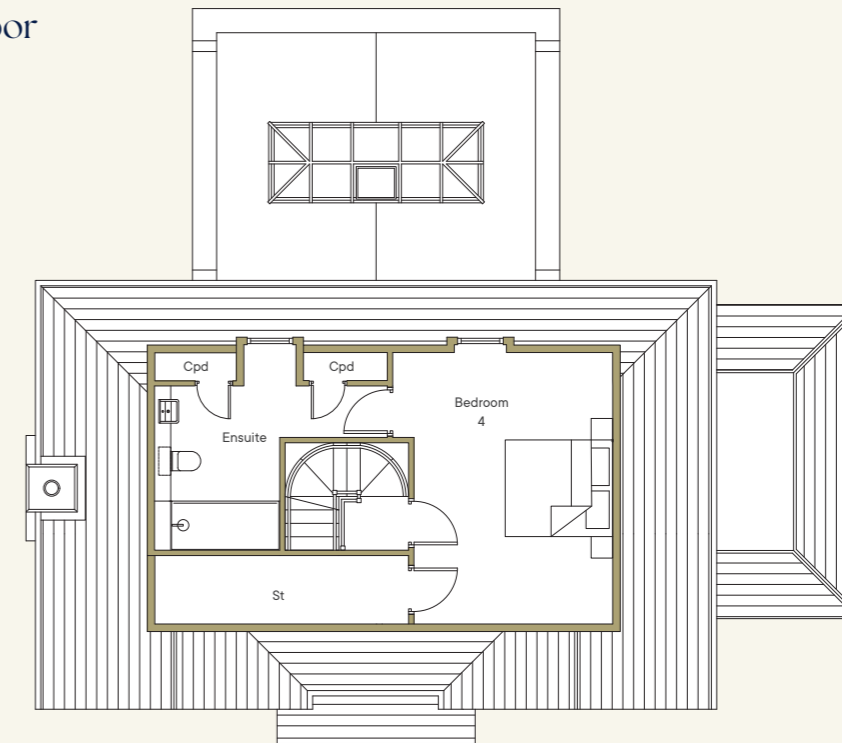
First Floor



No. 7 & 8

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

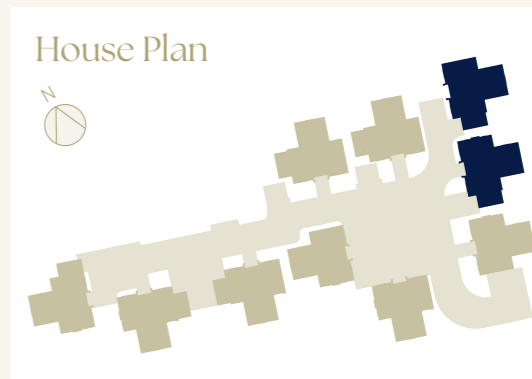
First Floor

Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

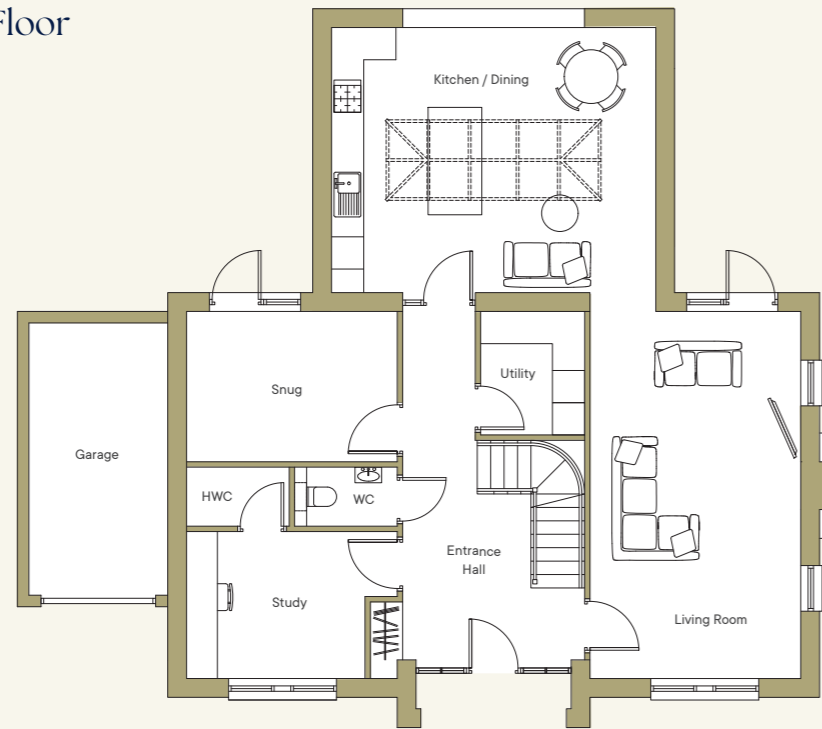




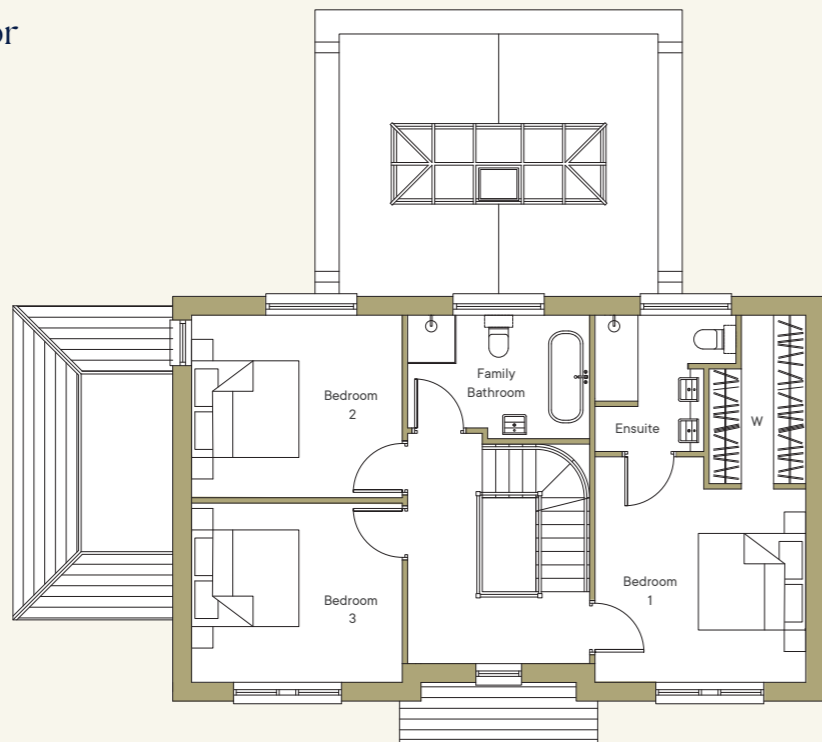
No. 9

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Ground Floor



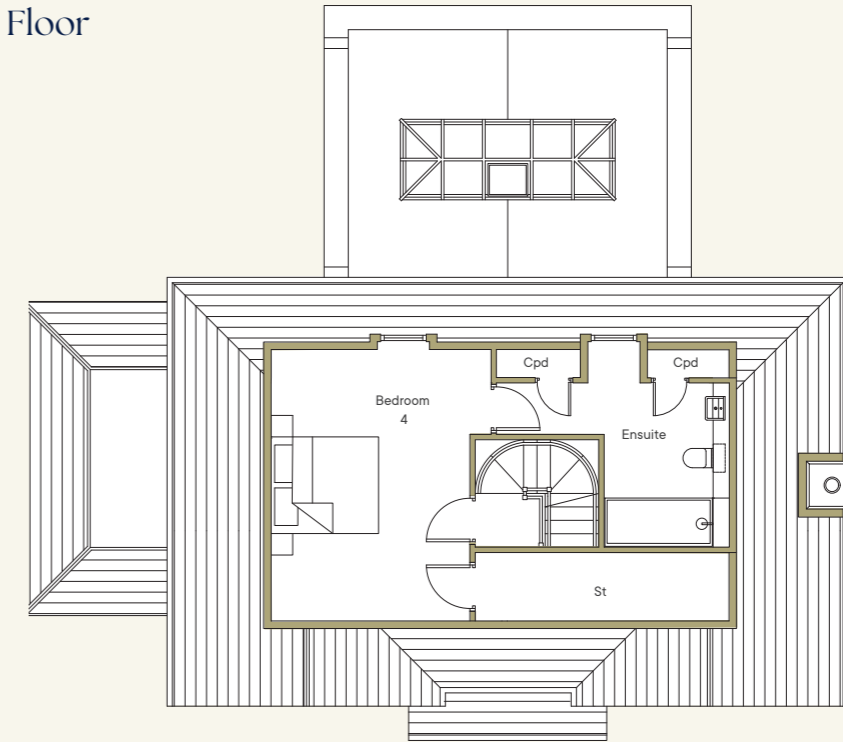
First Floor



No. 9

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

First Floor

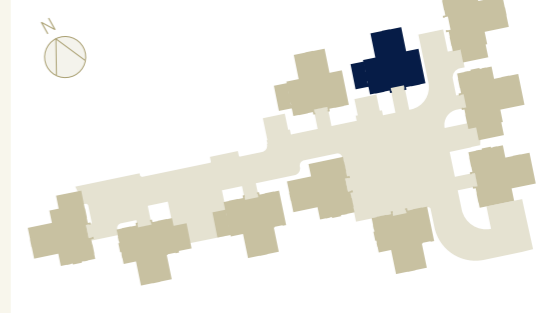
Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

House Plan

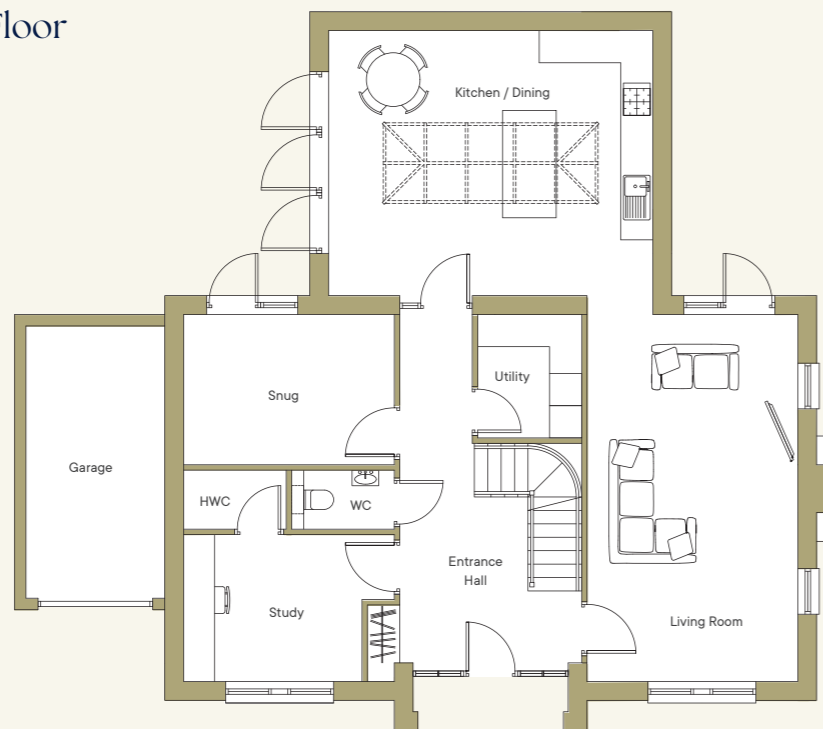




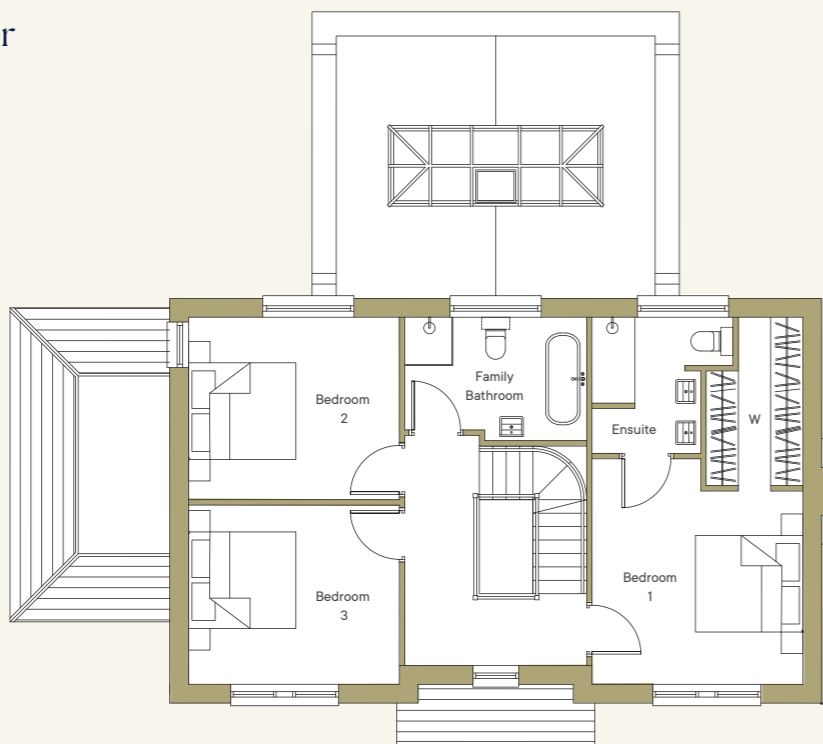
No. 10

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Ground Floor



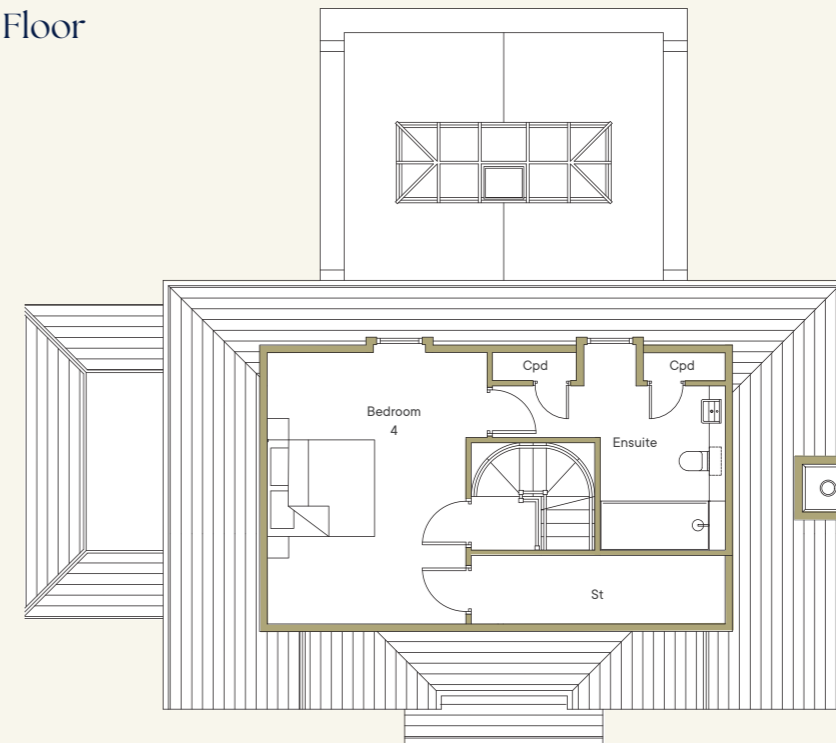
First Floor



No. 10

4 bedroom detached house with garage
2,500 sqft / 232 sqm

Second Floor



Ground Floor

Lounge	6.8m x 4.0m	22'3" x 13'2"
Study	4.0m x 2.8m	13'2" x 9'2"
Snug	4.0m x 2.8m	13'2" x 9'2"
Utility	2.5m x 1.9m	8'2" x 6'3"
Kitchen	6.0m x 5.0m	19'8" x 16'5"

First Floor

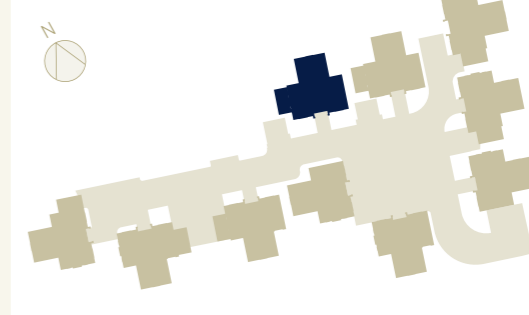
Bedroom 1	4.0m x 3.6m	13'2" x 11'10"
Wardrobe	3.1m x 1.8m	10'4" x 5'11"
Ensuite	2.5m x 2.1m	8'2" x 6'11"
Bedroom 2	4.0m x 3.9m	13'2" x 12'10"
Bedroom 3	4.0m x 3.9m	13'2" x 12'10"

St - Storage
WW - Walk-in Wardrobe
HWC - Hot Water Cupboard
Cpd - Cupboard

Second Floor

Bedroom 4	5.0m x 3.8m	16'5" x 12'8"
Ensuite	2.6m x 2.6m	8'8" x 8'8"

House Plan



OAKBOURNE

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