



THE OAKLANDS  
BRAGBURY END



The Oaklands is a small, exclusive collection of just five exquisite detached new homes with stunning, flexible layouts over three floors by reputable developer, Balan Homes.

The homes are located in a delightful, gated cul-de-sac setting, off Aston Lane, adjacent to open countryside and the local Golf Club.

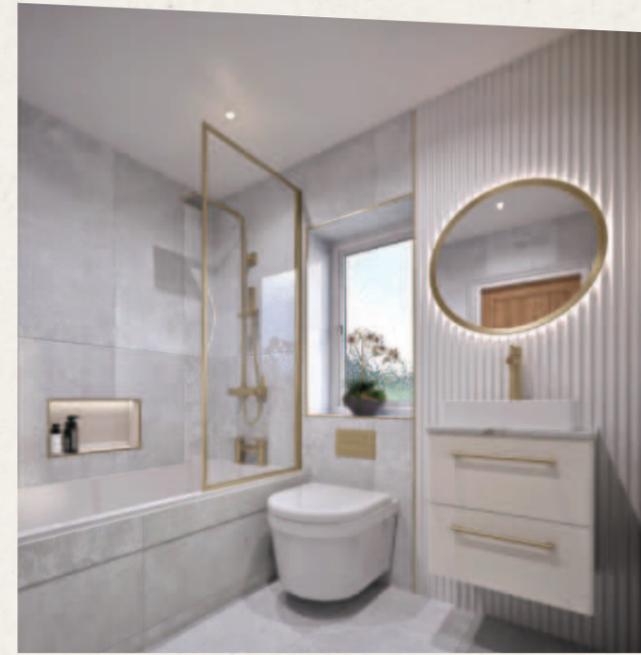




These truly wonderful homes span approximately 2,860 sq ft.

Each property will boast a spacious, private south facing garden, with a backdrop of trees, blending modern living with a serene rural setting, perfect for families seeking a luxurious home close to nature.

Outside, the properties benefit from generous south-facing gardens, blending modern living with a serene rural setting, perfect for families seeking a luxurious home close to nature.



On the first floor, the principal bedroom suite is a stunning peaceful retreat - a large bedroom with fabulous floor to ceiling picture window overlooking the rear garden, a fitted out walk-in dressing room and the most luxurious en-suite boasting a free-standing bath and separate shower cubicle,

feature oak panelled wall and double sink vanity unit. Bedroom two/Guest room also has a beautiful en-suite shower room; bedroom three and the family bathroom are also on the first floor; with the top floor boasting two further double rooms and a shared en-suite shower room.



- Five bedrooms and four bathrooms
- Impressive kitchen/dining family room to the rear with bifold doors to rear garden
- Two additional reception rooms
- Practical utility room
- Impressive principal bedroom retreat with walk-in dressing room and luxurious en-suite

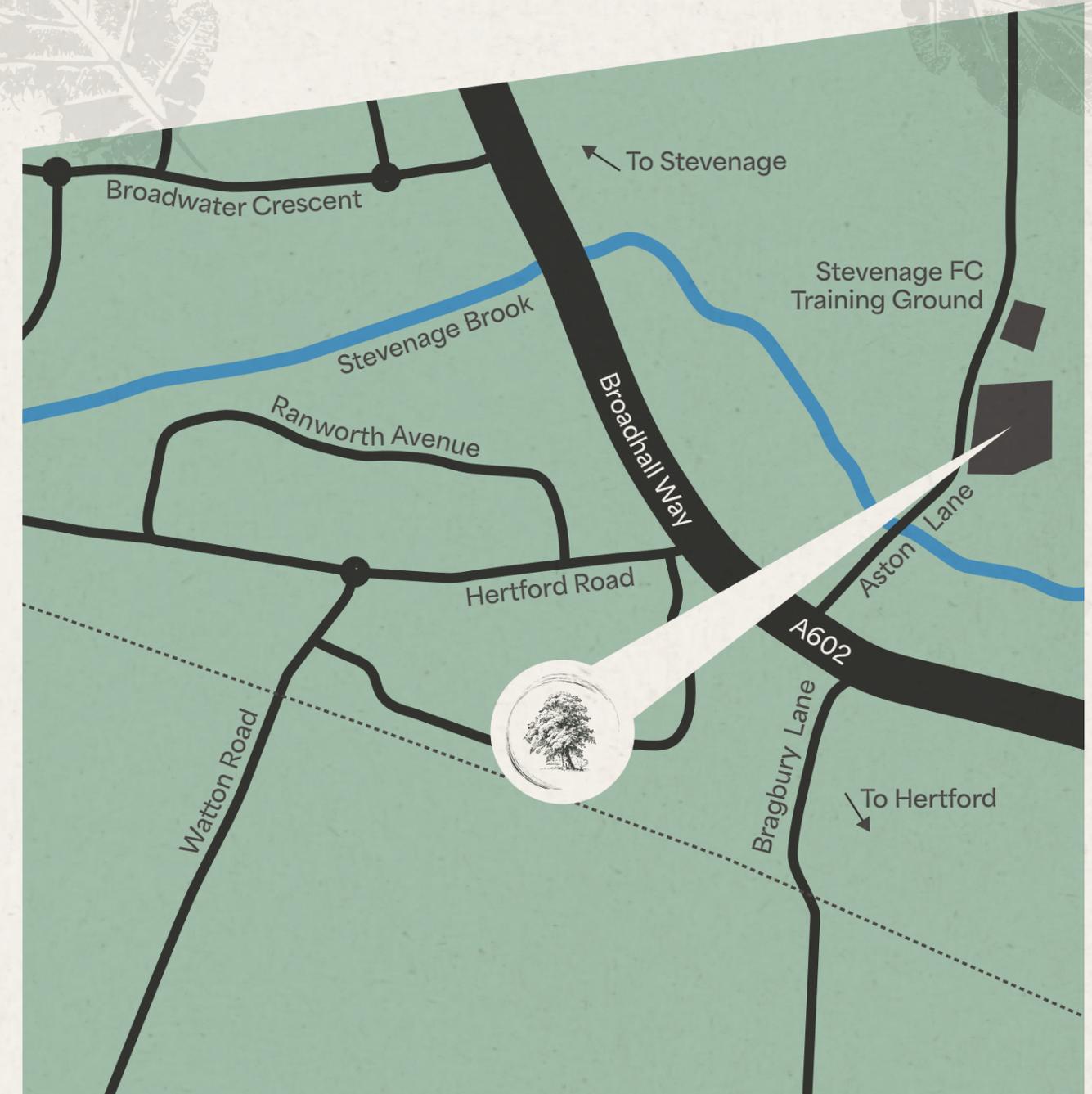


# Location

Bragbury End is a charming and sought-after hamlet on the southern edge of Stevenage, offering the perfect blend of countryside tranquillity and modern convenience. It combines the calm of rural living with the practicality of being close to schools, shops, and amenities in nearby Stevenage, making it an ideal place to call home.



The area is known for its friendly community feel, beautiful walks, and easy access to nearby villages such as Knebworth and Datchworth, which boast cosy pubs, boutique shops, and scenic countryside.



- By Foot:**
- The Chequers pub (0.4mile) 5 mins walk
  - The Three Horseshoes pub (0.8mile) 20 mins walk
  - Local Convenience store, Hertford Road (0.7mile) 15 mins walk
  - Stevenage Golf Club (0.6mile) 12 mins walk

- By Car:**
- Junction 6, A1(M) 2.7 miles
  - Knebworth Odessey Health Club 2.4 miles
  - Roaring Meg Retail Park (M&S, Next stores) 3 miles
  - Knebworth House, Park and Gardens 3 miles
  - Stevenage Town Centre, Leisure Park 3.5 miles
  - Stevenage Railway Station 3.5 miles
  - Hertford 7.5 miles
  - Hitchin 9 miles
  - Welwyn Garden City 9.4 miles
  - Cambridge 30 miles
  - London Luton Airport 18 miles
  - London Stansted Airport 25 miles

- By Train:**
- London Finsbury Park 18 mins
  - London Kings Cross and St Pancras 23 mins
  - Cambridge 43 mins
  - Gatwick Airport 70 mins

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To find out more about Balan Homes, visit: [balanhomes.co.uk](http://balanhomes.co.uk)

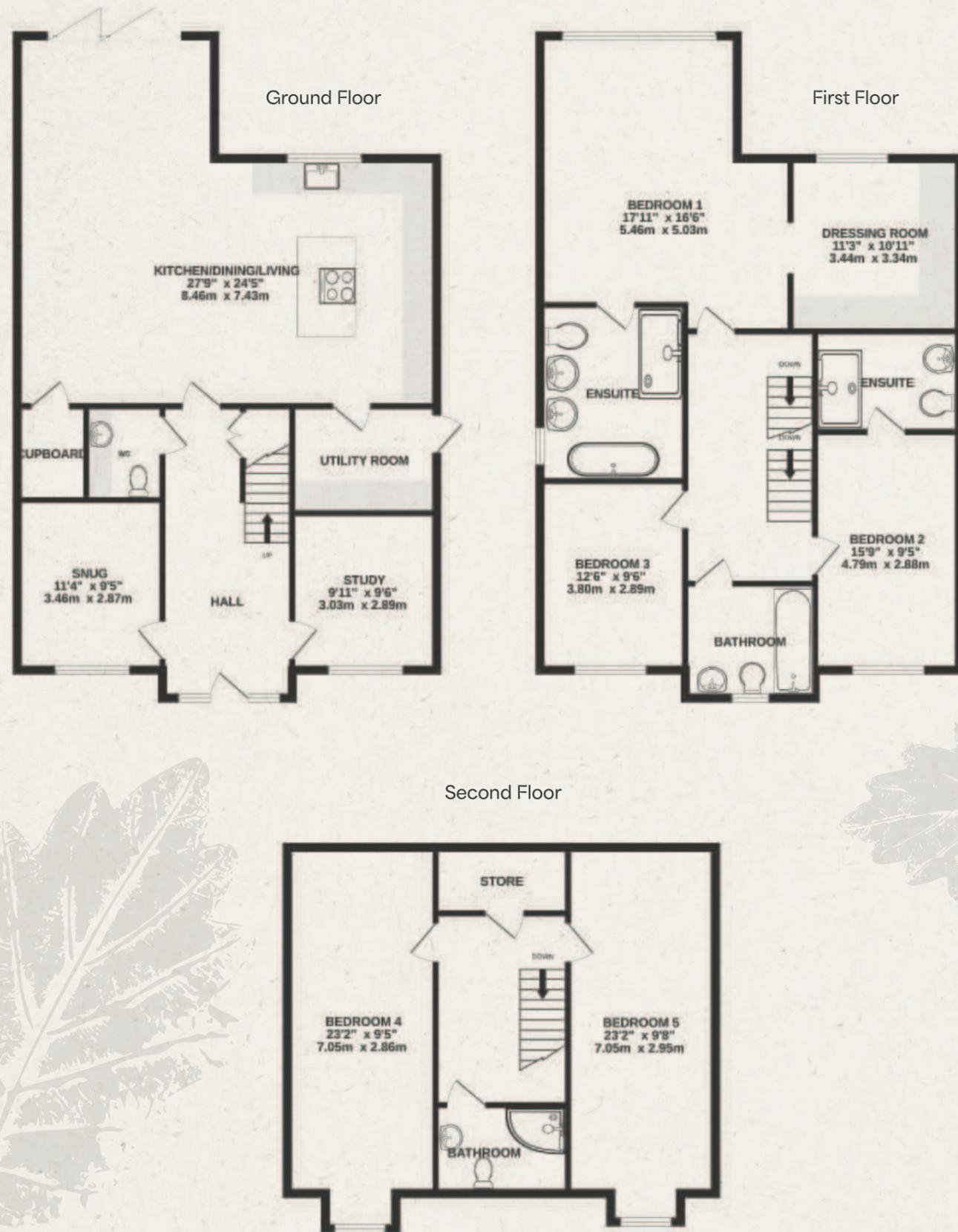
# Site Plan



## The Oaklands

Aston Lane, Bragbury End  
Stevenage SG2 8WN

# Floor Plans



# Specification

## General

- High performance aluminium double glazed bi-folding doors leading onto a secluded patio and garden
- Oak porches
- Luxury Herringbone tiles to the ground floor living areas
- Luxury deep pile carpets to bedrooms
- Walls painted in Chiltern White Deluxe Heritage
- Skylights, wall light and pendants
- Air source heat pumps
- Anthracite grey uPVC window frames
- South facing gardens
- EV chargers
- 10 Year Structural Warranty - Protek

## Joinery

- Bespoke shaker style fitted wardrobes to master bedroom
- Traditional skirting and architrave
- Woodwork painted in Benjamin Moore Scuffex
- Bespoke oak frame staircase

## Stylish Kitchens

- Fully fitted shaker style designer kitchens with antique brass handles
- Kitchen island with open plan concept
- Siemens built-in oven
- Siemens induction hob with integrated ventilation system
- Siemens built-in fridge freezer
- Siemens fully integrated dishwasher
- Siemens wine cooler
- Utility rooms are provided with space for a washing machine and dryer
- Calacatta Gold Quartz worktops
- 4 in 1 boiling water tap from Kettle

## Bathroom and En-suite

- Gold sanitary ware and fittings
- Walk-in shower for the en-suites
- L-shaped shower over bath for the 1st floor bathroom
- Quadrant shower for the 2nd floor bathroom

- Luxury freestanding bathtub in master en-suite
- Lusso wall hung toilets with soft closing seats
- Brushed brass finishes
- Bespoke LED mirrors
- Porcelain matt tiles throughout
- Slatwall waterproof panels as feature walls
- Contemporary dual fuel towel rails

## Electrical Installation

- Antique brass Knightsbridge electrical switches, sockets and plugs
- Low energy downlights throughout with the addition of feature pendant lights and wall lights
- External up and down lighting adjacent to utility door and patio doors as well as welcome pendant light beneath oak porch
- Electrical vehicle charging points in designated parking bay
- Camera doorbell
- Thermostats (zonal)

## Heating and plumbing

- Air source heat pumps
- Fully automated and programmable heating and hot water system
- Underfloor heating throughout the ground floor
- Column radiators on first and second floors with antique brass valves

## Garden and External Space

- Porcelain pearl grey tiles for the patio
- Beautifully landscaped south facing gardens
- External cold and hot water tap
- Block paved parking bays per property
- Oak porch
- Private gated entrance

**For further details please contact:**

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