

BIRCHWOOD

SET IN THE HEART OF THE PICTURESQUE WELLAND VALLEY VILLAGE OF MEDBOURNE,
OAKMOUNT DRIVE IS AN EXCLUSIVE DEVELOPMENT OF JUST THREE EXCEPTIONAL HOMES.



OAKMOUNT
DRIVE

BIRCHWOOD (PLOT 1)

REPRESENTING A FRESH DESIGN DIRECTION, THESE DISTINCTIVE RESIDENCES OFFER A CONTEMPORARY INTERPRETATION OF VILLAGE LIVING.

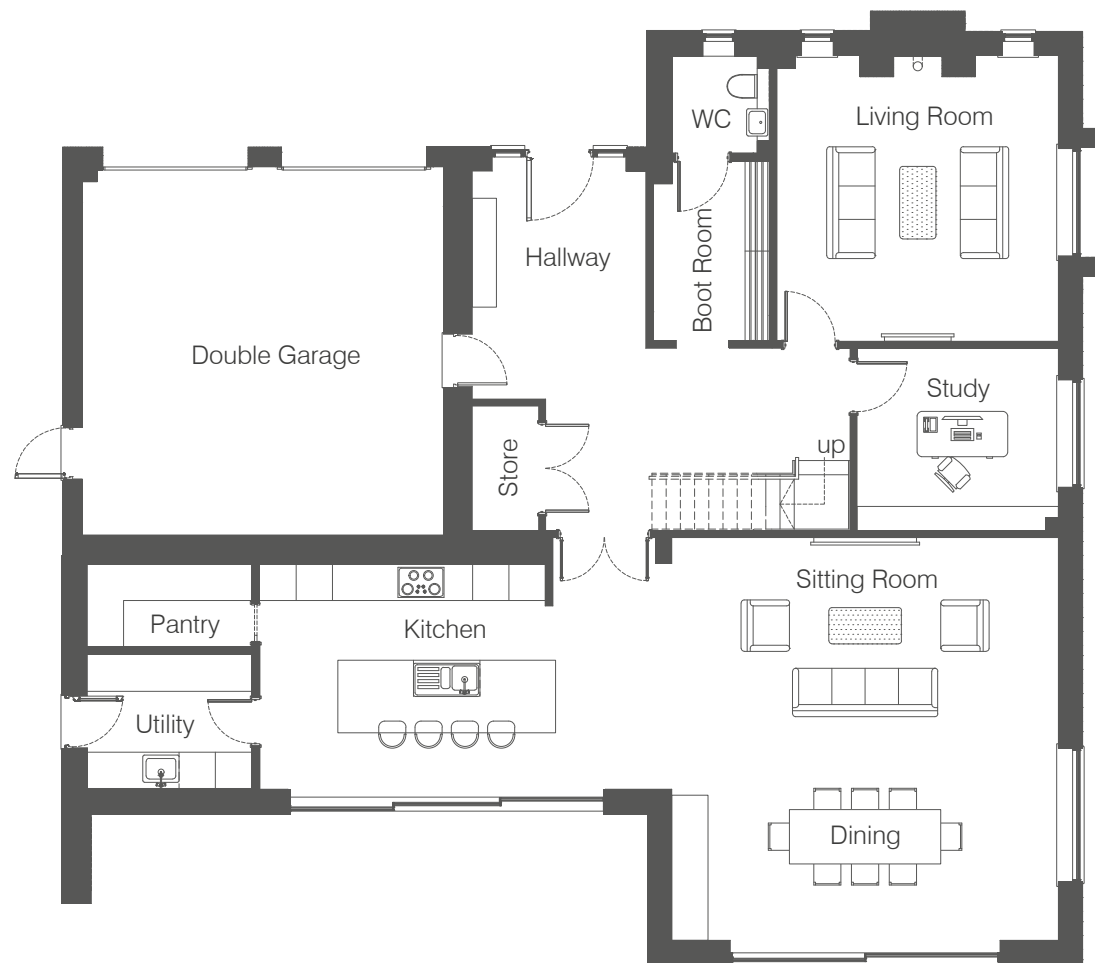
OCCUPYING A PRIME POSITION AT OAKMOUNT DRIVE, THIS FIVE-BEDROOM RESIDENCE IS THOUGHTFULLY DESIGNED TO OFFER THE PERFECT BALANCE OF STYLE, SPACE, AND FUNCTIONALITY FOR MODERN FAMILY LIFE.





BIRCHWOOD - MEDBOURNE, LEICESTERSHIRE

PLANS



GROUND FLOOR

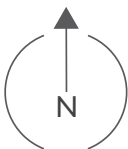
| | |
|----------------|---------------|
| KITCHEN | 6.74m x 3.93m |
| SITTING/DINING | 6.59m x 6.77m |
| UTILITY | 2.85m x 2.34m |
| PANTRY | 2.85m x 1.50m |
| BOOT ROOM | 1.97m x 3.01m |
| W/C | 1.74m x 1.74m |
| LIVING ROOM | 4.84m x 4.77m |
| STUDY | 3.44m x 3.04m |
| GARAGE | 6.03m x 6.03m |

Please note: Langton Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty of contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable, they may vary depending upon internal finishes.



FIRST FLOOR

| | |
|-----------------|---------------|
| BEDROOM 1 | 6.59m x 3.64m |
| DRESSING ROOM | 2.98m x 3.04m |
| EN-SUITE | 2.21m x 3.04m |
| BEDROOM 2 | 3.81m x 4.22m |
| EN-SUITE | 3.81m x 1.84m |
| BEDROOM 5 | 3.30m x 4.84m |
| EN-SUITE | 2.21m x 3.04m |
| BEDROOM 3 | 3.11m x 4.31m |
| BEDROOM 4 | 3.12m x 4.73m |
| FAMILY BATHROOM | 2.58m x 3.71m |



BIRCHWOOD

| | |
|-------------------|----|
| London | 96 |
| Leicester | 20 |
| Uppingham | 15 |
| Market Harborough | 7 |
| Stamford | 20 |
| Rutland Water | 17 |
| Oakham | 12 |

■ Distances from Medbourne in miles (approx)



SPECIFICATION

EXTERNAL CONSTRUCTION:

- Main structure to be highly insulated timber frame system
- Wall materials to be a combination of hardwood cladding and Clipsham stone
- Roof materials to be a combination of slate and aluminium
- Velfac timber and aluminium double glazed windows and doors
- Aluminium sliding doors
- First floor balcony terrace to Master Bedrooms
- Boundaries in close boarded timber fencing and estate railings
- Patio finished in porcelain stone paving
- Turf laid to the gardens
- Resin stone driveway
- Double integral garage with electric doors

ELECTRICAL & LIGHTING:

- Fibre broadband to the premises (FTTP)
- Electric vehicle charging point
- A combination of LED spotlights, pendants and picture lights to the ground floor
- Pendant lighting to the Bedrooms
- LED spotlights to the Bathrooms
- Satin stainless designer sockets and switches
- External lighting to front doors and terrace areas
- Solar panels to the roof with optional battery storage
- Intruder alarm system
- Switch and wireless access points for Wi-Fi
- Automated garage doors
- Automated entrance gates with intercom system

BATHROOMS:

- Designer sanitary and brassware
- Walk in showers with recessed shelving
- Tiles by Artisans of Devizes
- Dual fuel towel rails
- Wall hung toilet with soft close seats
- Vanity units featuring power sockets

HEATING & PLUMBING:

- Air source heat pump to provide heating and hot water supported by the solar panels
- Under floor heating throughout the property. Each zone is controlled by a wall-mounted thermostat
- Pressurised hot water cylinder
- Provision for air con unit to Master Bedroom
- Mechanical Ventilation with Heat Recovery (MVHR) System
- Towel rails on a separate circuit for operation during the summer months
- Wood-burner to the Living Room
- Outside taps

WARRANTY:

- A 10 year ICW warranty will be issued on completion

KITCHEN:

- Bespoke design Kitchen, Pantry and Utility by Alexander Lewis
- Stone worktops
- Miele appliances
- Quooker hot water tap
- Integrated waste bins
- Miele laundry machines to the Utility Room

NESTLED IN THE HEART OF THE WELLAND VALLEY AND SURROUNDED BY ROLLING OPEN COUNTRYSIDE, MEDBOURNE IS ONE OF SOUTH LEICESTERSHIRE'S MOST PICTURESQUE AND DESIRABLE VILLAGES.

AS A DESIGNATED CONSERVATION AREA, IT OFFERS A UNIQUE BLEND OF HERITAGE, COMMUNITY, AND NATURAL BEAUTY - MAKING IT THE PERFECT SETTING FOR REFINED RURAL LIVING.



WITH ROOTS DATING BACK TO ROMAN TIMES, THE VILLAGE TAKES ITS NAME FROM THE TERM 'MEADOW STREAM', REFLECTING ITS TIMELESS CONNECTION TO THE LAND. TODAY, MEDBOURNE RETAINS ITS HISTORIC CHARM WHILE OFFERING A THRIVING VILLAGE LIFESTYLE.

AT ITS HEART STANDS THE NEVILL ARMS, A LANDMARK COUNTRY INN DATING BACK TO 1863, NOW A BEAUTIFULLY RESTORED PUB, RESTAURANT, AND BOUTIQUE HOTEL.

EVERYDAY ESSENTIALS ARE COVERED WITH THE LOCAL SHOP AND POST OFFICE, WHILE THE VILLAGE HALL, SPORTS CLUB, PRE-SCHOOL AND SCOUTS ENSURE A STRONG SENSE OF COMMUNITY FOR ALL AGES.



At Langton Homes, we create homes that combine architectural elegance with everyday comfort. Each property is thoughtfully designed and meticulously finished, reflecting our commitment to quality and our passion for detail. This dedication has earned us numerous local and national awards.

Established in 1997 as a family-owned business, our experienced team brings a clear vision and unwavering values to every development. With a reputation built on integrity, innovation and craftsmanship, Langton Homes continues to set its own standard for excellence in residential design.





OAKMOUNT
DRIVE



LANGTON HOMES
inspirational design.....aspirational living

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