



AQUINNA HOMES

# OAKMERE GROVE

OAKMERE AVENUE | POTTERS BAR | HERTFORDSHIRE | EN6 5EE

AN 'EXCLUSIVE GATED RESIDENTIAL DEVELOPMENT' OF JUST 10 LUXURY FAMILY HOMES,  
4 THREE BEDROOM, 4 THREE BEDROOM WITH A STUDY AND 2 FOUR BEDROOM  
EXECUTIVE FAMILY HOMES RIGHT IN THE HEART OF HERTFORDSHIRE.

[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)





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RESIDENTIAL DEVELOPMENT' OF  
JUST 10 LUXURY FAMILY HOMES,  
4 THREE BEDROOM, 4 THREE  
BEDROOM WITH A STUDY AND  
2 FOUR BEDROOM EXECUTIVE  
FAMILY HOMES, EACH WITH THEIR  
OWN OFF-STREET PARKING AND  
PRIVATE GARDENS, RIGHT IN THE  
HEART OF HERTFORDSHIRE.

Each property offers highly desirable, highly secure, well specified, light and airy family homes, with open plan kitchens, family dining rooms with bi-folding doors, opening out onto private gardens. All offer off-street parking. One has a garage and another, a car port.



*aspire...*



# PRIME LOCATION IN THE HEART OF HERTFORDSHIRE

## OAKMERE AVENUE - POTTERS BAR LUXURY LIVING

Tucked away in a quiet residential area, these latest Aquinna homes are ideally located close to the High Street, great for a casual stroll out to enjoy the buzz of the neighbourhood, some shopping perhaps or a catch up with friends for a coffee. Close to Potters Bar the Elstree Film studios, The Royal Veterinary College, Hatfield House, Oakmere Tea Rooms and the abundant Garden Nurseries of Crews Hill attract a diverse local community. Commuters can revel in the super fast train links into central London's Kings Cross, 17 minutes from Potters Bar station 10 minutes to Finsbury Park's underground station, or one can drive the 17 miles into Central London or simply escape to the country via the M25 & A1M – to warmer climates perhaps Stanstead, Heathrow or Luton Airport and beyond.



### SHOPS

Tesco Superstore  
Sainsburys  
M&S Simple Food  
Co-op  
South Mimms  
Service Station

### RESTAURANTS

Osteria Dante	Pubali Tandoori
The Old Manor	Harringtons Seafood
Mary Beale Restaurant	The Algarve Restaurant
The Heart Lounge	Brookmans
Tavernaki	Pizza Express
Regency	Macaroni Restaurant
Saengtong Thai	Buffet Palace
The Harvester	

### SCHOOLS

Cranbourne  
Ladbroke  
Oakmere Primary  
Mount Grace School  
Stormont Girls Prep  
Pope Paul RC Primary  
Dame Alice Owen's School  
Lochinver  
Queenswood

### GOLF COURSES & OPEN SPACES

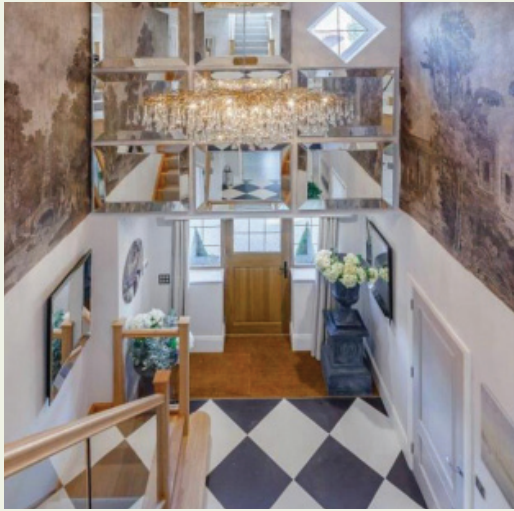
Brookmans Park Golf Club	National Trust Morvern Park
Trent Park Golf Club	Broxbourne Woods
Whitewebbs Park Golf Club	Dinosaur Safari Adventure Golf
Parkfield	Gobions Wood Nature Reserve
Trent County Park	Fir and Pond Woods
Willows Activity Farm	Old Fold Manor Club
Lee Valley Regional Park Authority	West Lodge Park
Dyrham Park Golf and Country Club	Hatfield House
Oakmere Park	West Lodge Hotel



LUTON AIRPORT / 24 MILES / 32 MINS BY CAR

POTTERS BAR STATION / 1.3 MILES / 22 MINS WALKING / 17 MINS TO KINGS CROSS





## ANOTHER EXCITING GATED DEVELOPMENT FROM AQUINNA







AQUINNA HOMES



CONTEMPORARY LIVING





# TOWN & COUNTRY LIVING







AERIAL VIEW OF THE 10 EXCLUSIVE HOMES AT  
OAKMERE AVENUE, A GATED DEVELOPMENT. ALL WITH  
PRIVATE GARDENS  
AND OFF STREET PARKING.



# PLOT 1

Four Bedroom Executive family home  
with an open plan kitchen, dining,  
family room with double bi-folding doors  
out onto a private garden with  
a two-car garage and  
off street parking.





# PLOT 1 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included



## Ground Floor Plan

	m	ft
Living Room	5.08 x 3.98	16'8" x 13'1"
Kitchen	4.08 x 3.35	13'4" x 11'0"
Dining	3.92 x 2.80	12'10" x 9'2"
Family	3.92 x 3.35	12'10" x 11'0"
Utility	2.36 x 1.85	7'9" x 6'1"

## First Floor Plan

	m	ft
Bedroom 1	4.08 x 2.84	13'5" x 9'4"
Bedroom 2	4.11 x 2.84	13'6" x 9'4"
Bedroom 3	3.38 x 2.68	11'1" x 8'10"
Bedroom 4	3.60 x 2.26	11'10" x 7'5"



# PLOTS 2 & 3

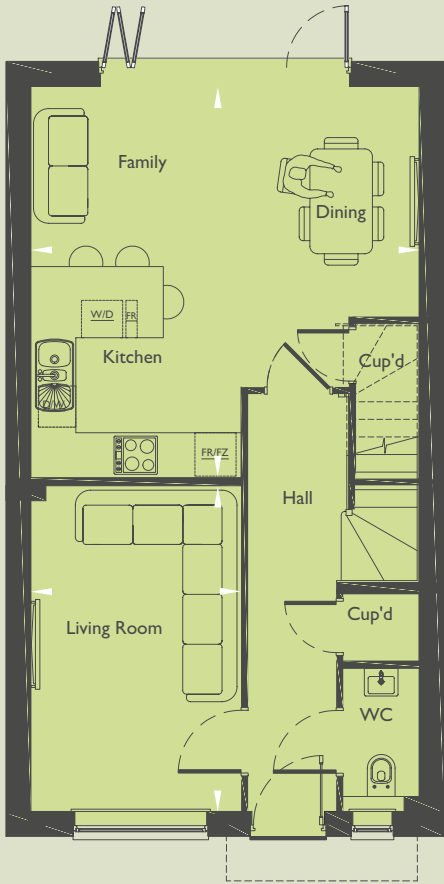
2 Three Bedroom Luxury Town houses, each with open plan kitchen, dining, family room with bi-folding doors out onto a private garden with off street parking.





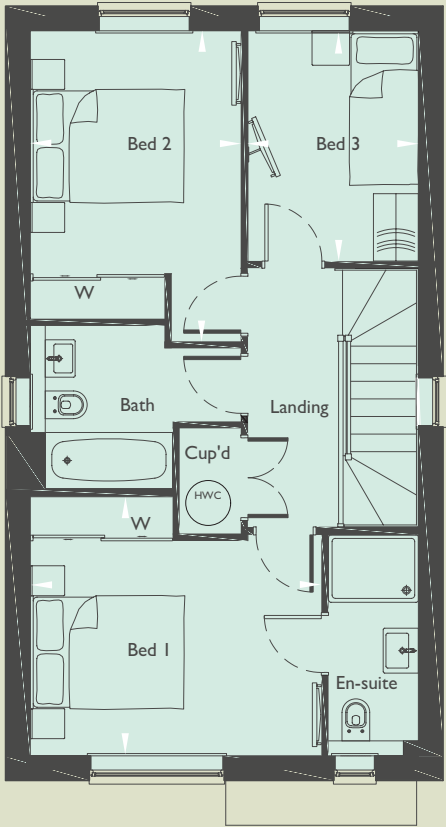
# PLOTS 2 & 3 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Note: Plot 2 is shown, Plot 3 is handed.



Ground Floor Plan

	m	ft
Kitchen/Dining/Family	5.23 x 5.18	17'2" x 17'0"
Living Room	4.35 x 2.81	14'3" x 9'2"



First Floor Plan

	m	ft
Bedroom 1	3.89 x 3.46	12'9" x 11'4"
Bedroom 2	4.15 x 2.81	13'7" x 9'3"
Bedroom 3	3.08 x 2.28	10'1" x 7'6"





# PLOTS 4 & 5

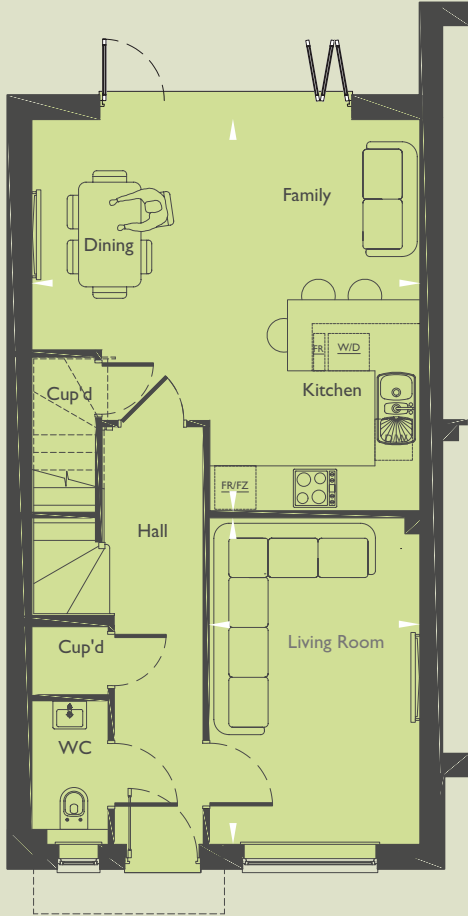
2 Semi detached Three Bedroom Luxury Town houses, each with open plan kitchen, dining, family room with bi-folding doors out onto a private garden with off street parking.





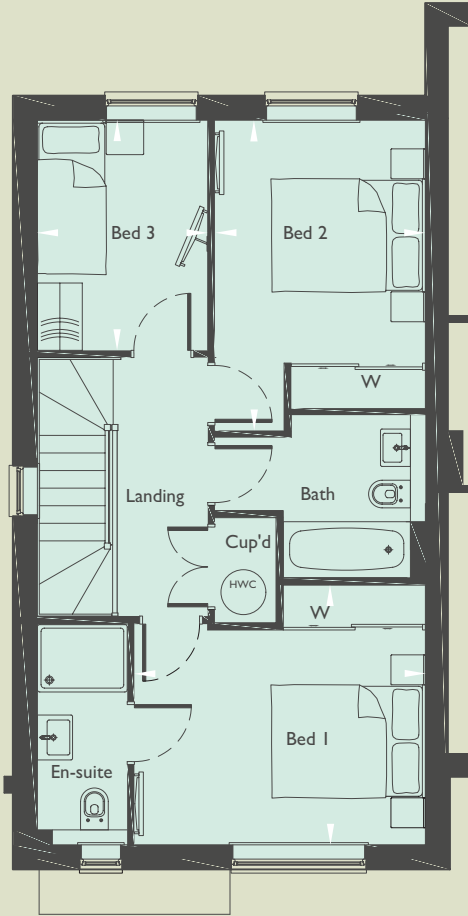
# PLOTS 4 & 5 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Plot 5 is shown, Plot 4 is handed.



Ground Floor Plan

	m	ft
Kitchen/Dining/Family	5.23 x 5.18	17'2" x 17'0"
Living Room	4.35 x 2.81	14'3" x 9'2"



First Floor Plan

	m	ft
Bedroom 1	3.89 x 3.46	12'9" x 11'4"
Bedroom 2	4.15 x 2.81	13'7" x 9'3"
Bedroom 3	3.08 x 2.28	10'1" x 7'6"





# PLOTS 6 - 9

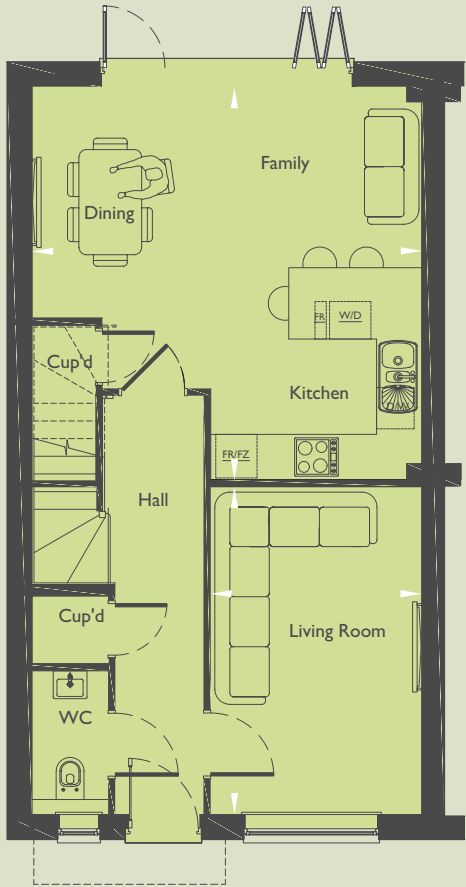
4 Semi-detached Three storey, Three Bedroom  
Luxury Town houses, each with individual  
studies, open plan kitchen, dining, family  
room with bi-folding doors out onto  
a private garden with off  
street parking.





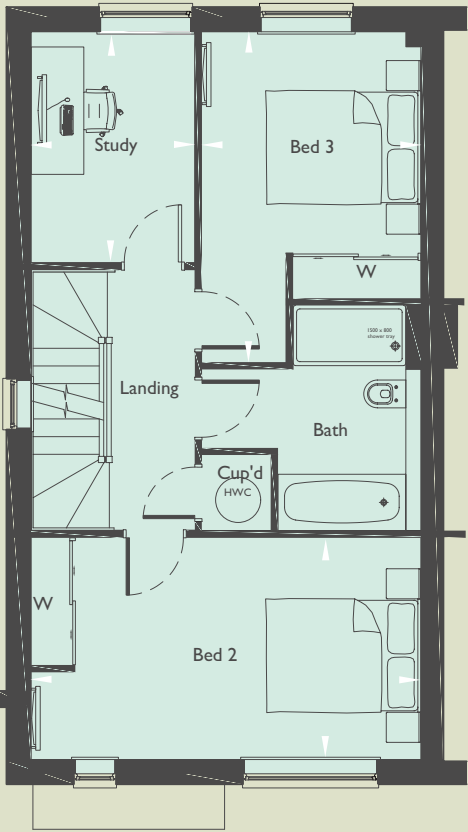
# PLOTS 6 - 9 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Plots 7 and 9 are shown, Plots 6 and 8 are handed.



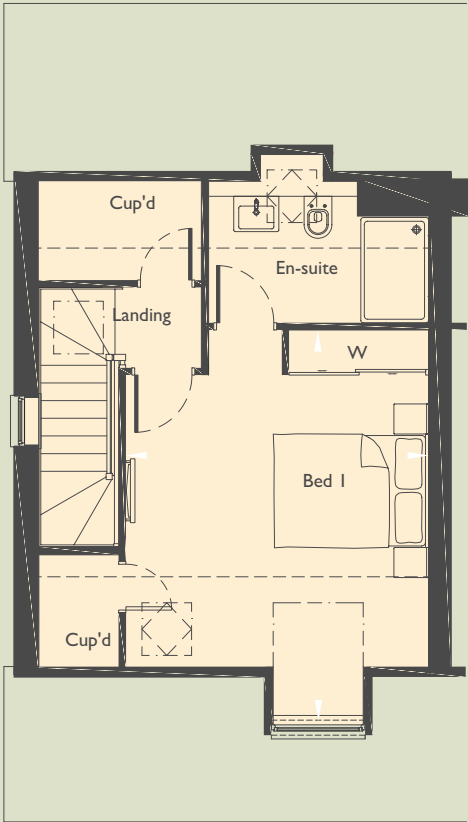
Ground Floor Plan

	m	ft
Living Room	4.36 x 2.81	14'4" x 9'2"
Kitchen/Dining/Family	5.23 x 5.18	17'2" x 17'0"



First Floor Plan

	m	ft
Bedroom 2	5.18 x 2.95	17'0" x 9'8"
Bedroom 3	4.40 x 2.91	14'5" x 9'7"
Study	3.06 x 2.18	10'1" x 7'2"



Second Floor Plan

	m	ft
Bedroom 1	5.19 x 4.03	17'0" x 13'3"

— — — Dotted line denotes extent of full height ceiling



# PLOT 10

Four Bedroom Executive family home with an open plan kitchen, dining, family room with double bi-folding doors out onto a private garden with off street parking.





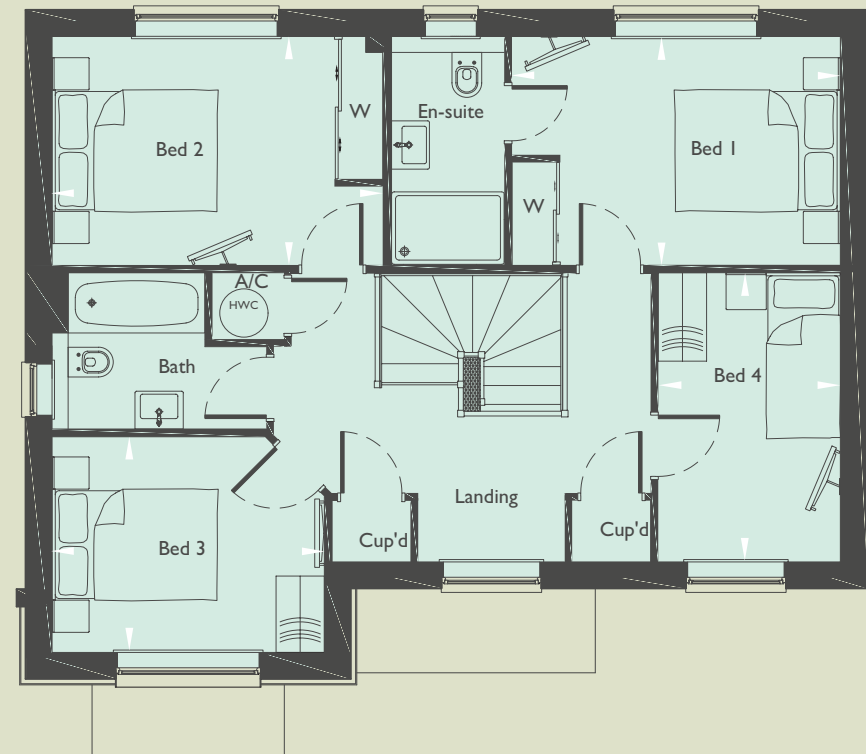
# PLOT 10 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
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Ground Floor Plan

	m	ft
Living Room	5.08 x 3.98	16'8" x 13'1"
Kitchen	4.08 x 3.35	13'4" x 11'0"
Dining	3.92 x 2.80	12'10" x 9'2"
Family	3.92 x 3.35	12'10" x 11'0"
Utility	2.36 x 1.85	7'9" x 6'1"



First Floor Plan

	m	ft
Bedroom 1	4.08 x 2.84	13'5" x 9'4"
Bedroom 2	4.11 x 2.84	13'6" x 9'4"
Bedroom 3	3.38 x 2.68	11'1" x 8'10"
Bedroom 4	3.60 x 2.26	11'10" x 7'5"



# THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

## GENERAL



Gas-fired underfloor heating to ground floor and radiators to upper floors via high efficiency condensing boiler.

Built in wardrobes to bedrooms 1 and 2.

Energy efficient downlighters to all rooms.

Dimmer switches to lounge area and bedroom 1.

Brushed stainless steel effect sockets and switches.

USB enabled socket to living room, bedroom 1 and kitchen (*specific sockets only*).

Porcelanosa ceramic flooring to kitchen, hall and cloakroom.

Staircase with contemporary glass balustrade and oak handrail.

Engineered front door with multi-point locking.

Contemporary architraves and skirtings.

White PVC double-glazed windows with multi-point locking.

Bi-fold rear patio doors.



## BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted contemporary Rotpunkt kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone work surfaces with upstands & splash back to hob.

Under slung stainless steel sink with fluted drainer in Silestone work surface.

Four zone induction hob & extractor hood by Siemens.

Single multifunction electric oven and separate microwave by Siemens.

Integrated fridge freezer by Siemens.

Integrated dishwasher by Siemens to all plots.

Insinkerator steaming hot water tap.

Wiring to allow for future fitting of under sink food waste disposal unit.

Integrated Siemens washer dryer (plots 2-9).

Six bottle single column wine cooler.

## SECURITY AND HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

External lights to front and rear.

Multi-point locking to external doors.

BT points to living room, Study and Bedroom 1.

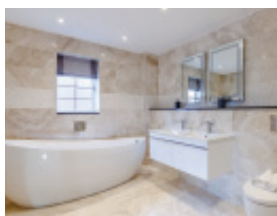
High level TV points and or (Sky Q) wiring to Living Room and Bedroom 1.

Exclusive gated access to development.

Multimedia output plate to living and bedroom 1.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining and all bedrooms to enable faster data transfer to Smart TV, Sky Box, PC etc (*Smart TV, Sky Box, PC and router and switch not included*).

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Bath with Hansgrohe thermostatic shower and screen (*Bathrooms*).

Chrome Hansgrohe mixer tap.

Wall mounted WC with concealed cistern.

Co-ordinated Porcelanosa ceramic floor tiles.

Fully tiled walls to en-suite and half height tiling to family bathrooms by Porcelanosa with integrated mirrors to suit.

Heated ladder style chrome towel rail (*en-suite and bathroom*).

Villeroy & Boch vanity units under basins (*en-suite, bathroom and WC*).

Electric underfloor heating to bedroom 1 En-Suite.

Fully fitted shower enclosure with chrome glass door and Hansgrohe shower pipe thermostatic shower valve (*en-suite*).

LED illuminated mirror incorporating shaver point and de-misting pad to bedroom 1 En-Suites.

## EXTERNAL SPACE

Access into garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved Patio area to rear.

Wiring for EVC Points (*charger not included*).









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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT

**Aquinna Homes**

**Best Residential Housebuilder 2020  
South East England**



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