

SOUTH
OXHEY
CENTRAL

Thompson House



Space to enjoy life

South Oxhey Central's newest collection of one, two and three bedroom homes takes connection and convenience to a whole new level thanks to its excellent location. The development is located adjacent to Carpenders Park train station, providing the very best of small town and big city living right on your doorstep.

Never far from desirable destinations, it is less than a 10-minute drive or train journey to Watford High Street where you can enjoy a wide range of up-and-coming bars and restaurants, stylish shops, and practical amenities. You can also access London Euston in under 30 minutes, where the capital is waiting to be explored.



A thriving community



Fresh energy

South Oxhey Central sits right in the heart of a growing community largely comprising of young professionals and first-time buyers. The development's proximity to the train station allows for a quick and easy commute into central London and exceptional access to the national rail services.

Thompson House is the latest release of new homes benefitting from fantastic amenities. Residents have conveniences at every turn, notably a new Lidl supermarket and a Nisa Local convenience store both located on the ground floor of the development, as well as an inspiring office and retail hub on site providing creative workspaces and new shops. Equally nearby is South Oxhey Leisure Centre: an ideal space for fitness and wellness enthusiasts to make use of the extended gym, choice of two swimming pools, studios, and café area.





For modern living



Designed with intention

All the apartments in Thompson House greet you with Amtico Spacia sash oak flooring that stretches into a stylishly open-plan kitchen and living area with plenty of space that adjoin either a generous balcony or a private terrace, ensuring all residents have access to outdoor space, ideal for the summer months.

Fully equipped with modern day necessities, the apartments have been designed to include features that provide comfort and connection, such as: TV wired access and BT connection and USB outlets. Each apartment comes with a suite of integrated white goods and other high-quality finishes that elevate everyday living.



Getting around



On the move

Whether you are commuting to work, heading to a restaurant, or watching a football game, South Oxhey Central is perfectly positioned from Carpenders Park station, granting you access to the entire TFL network, right on your doorstep.

For journeys further afield, access to the M25 is conveniently located only a 20 minute drive away, while international and internal flights from Luton and Heathrow airports are a short half an hour drive respectively.

Just 18 minutes from Wembley Central

Carpenders Park Overground Station in South Oxhey.
4min walk

Watford Junction - 11mins

Wembley Central - 18mins

London Euston - 29mins



Dentist
9min walk

Pharmacy
3min walk

Lidl
2min walk

Carpenders Park station
4min walk

Tesco Express
2min walk

Doctors
5min walk

South Oxhey Leisure Centre
4min walk

South Oxhey Playing Fields
16min walk



Tesco Extra Watford
10min drive

Atria Watford (shopping centre)
8min drive

M1
10min drive

M25
20min drive

Luton Airport
30min drive

Colne Valley Park
22min drive

Heathrow Airport
30min drive



From Carpenders Park Station

Hatch End
3min journey

Watford High Street
5min journey

Harrow and Wealdstone
9min journey

Watford Junction
11min journey

Wembley Central
18min journey

London Euston
29min journey



Buying new - easy living

ALL HOMES INCLUDE:

- A private balcony or terrace
- Flooring, carpets and integrated appliances included at no extra cost
- 3 months FREE Hyperoptic broadband*
- 10 year NHBC guarantee
- HBF 5 star rating

Built for the future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.

Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

No hidden costs

Buy a new home from us and there will be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with?



SOUTH
OXHEY
CENTRAL

Site Plan



Thompson House

J 1, 2 & 3 BEDROOM APARTMENTS
Thompson House

- COMPLETED
- FORTHCOMING
- UNDERWAY



Carpenters Park Overground Station

Please note that the site plan is intended for illustrative purposes only.



Specification

KITCHENS

Contemporary designed kitchen with fitted base, tall and wall units in Light Grey
 Full height laminate splashback and upstands in Bellato Grey
 21mm slimline laminate in Bellato Grey
 Stainless steel inset 1½ bowl sink with chrome mixer tap
 Spot lights under wall units
 Integrated BOSCH single oven
 Integrated BOSCH microwave (1 beds)
 Integrated BOSCH combination microwave (2/3 beds)
 BOSCH 60cm induction hob
 BOSCH telescopic extractor hood
 Integrated BOSCH fridge/freezer
 Integrated BOSCH dishwasher
 Free-standing BOSCH washer dryer
 LED ceiling downlights

GENERAL

Amtico Spacia Sash Oak flooring to hallway, kitchen and living area
 TV points wired for access for digital TV and Sky Q (subject to subscription)
 BT connection provided USB socket outlet to living area
 Hyperoptic superfast fibre broadband (3 months free, then subject to subscription)
 Video door entry system
 Wood veneer apartment entrance door with spyhole and 5 lever deadlock
 White finished internal doors
 White painted skirting and architraves
 White painted finish to walls and ceilings
 Mains supply smoke and heat detection
 Radiators with thermostatic valve
 Paving to podium terraces and slabs to ground floor units and inset balconies
 Aluminium decking to all other balconies
 External lighting to balconies and power supply to rear terraces only

BEDROOMS

Fully fitted carpet
 TV point
 BT point (master bedroom only)
 Pendant lighting

BATHROOMS

Full height and width mirror above sink and WC
 Light Grey bath panel
 Back to wall WC pan with concealed cistern
 Dual heated chrome towel rail

Glass shower screen
 Shower tray with thermostatic shower mixer and shower screen (en-suites only)
 Saloni Street Art Gris floor and wall tiles
 Extractor ventilation
 Shaver socket
 Low voltage recessed downlighters

CLOAKS CUPBOARD

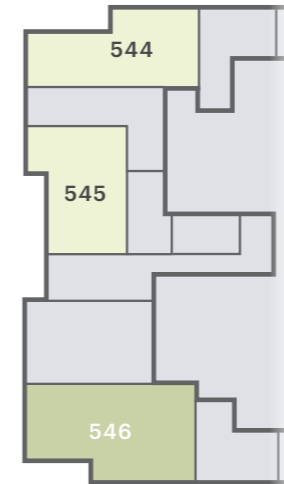
Saloni Street Art Gris floor tiles
 Freestanding Zanussi washer/dryer

Please note that it may not always be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Home Group and Countryside reserve the right to make these changes as required. Show home photographs are indicative only, specification may differ.



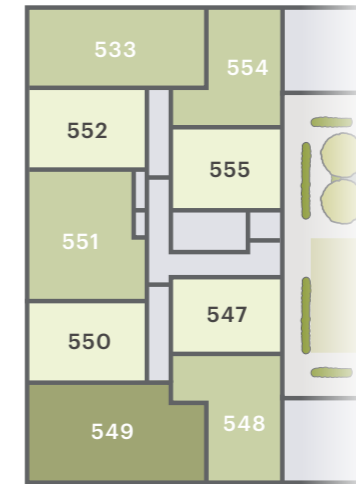


Ground floor
Thompson House



Tom Lake Way

First floor
Thompson House



Tom Lake Way

Second floor
Thompson House



Tom Lake Way

Third floor
Thompson House



Tom Lake Way

Fourth floor
Thompson House



Tom Lake Way

Fifth floor
Thompson House



Tom Lake Way

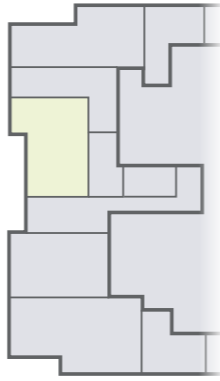
■ One bedroom ■ Two bedroom ■ Three bedroom

Podium garden accessible from properties on the first floor, and visible from the second floor and above only. All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Depending on location, some properties will feature a balcony and some a terrace. Please ask your Sales Consultant for detailed information regarding specific properties.

One bedroom

APARTMENT 545

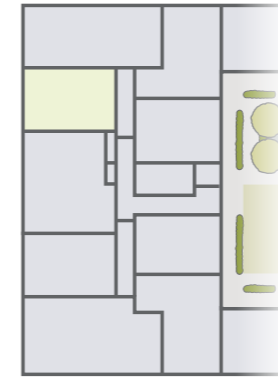
Thompson House



Tom Lake Way



Thompson House



Tom Lake Way



One bedroom

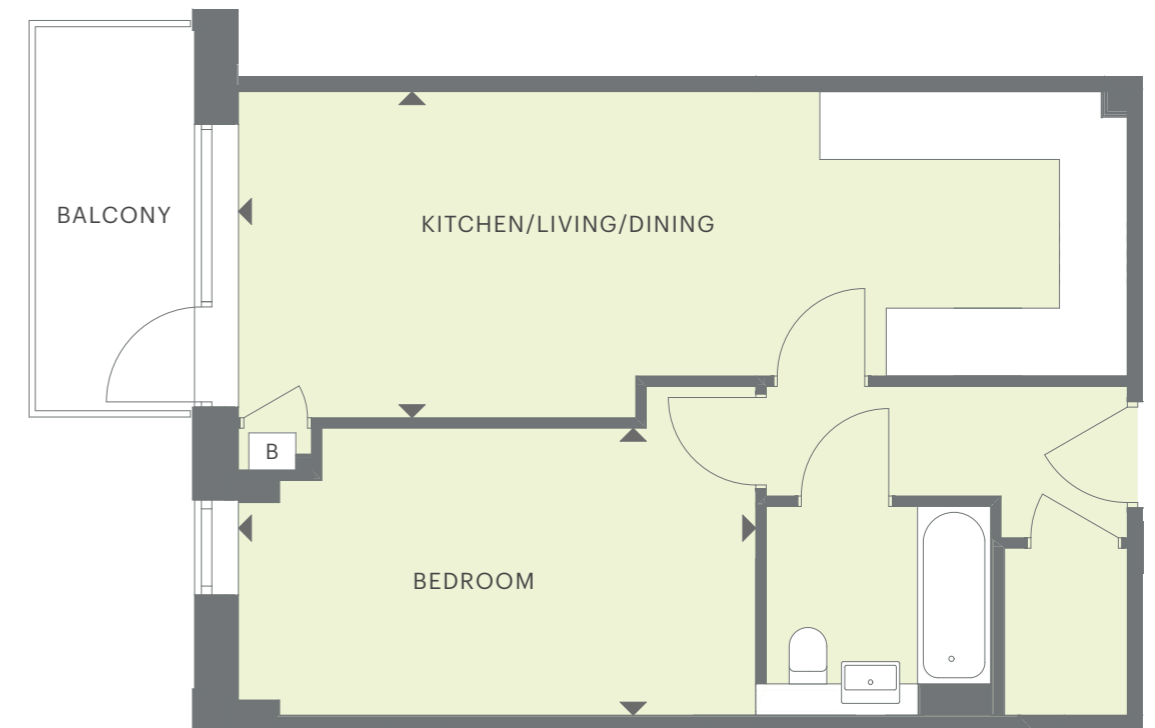
APARTMENT 552, 561, 570, 579, 588



INTERNAL AREA	60.5 SQ M	651 SQ FT
Kitchen	5.04m x 2.38m	16'6" x 7'9"
Living/Dining	3.84m x 3.51m	12'7" x 11'6"
Bedroom	4.91m x 3.00m	16'1" x 9'10"
Terrace	5.41m x 2.31m	17' 9" x 7' 7"

B boiler ▲ dimensions

- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor
- 545 G floor



INTERNAL AREA	50.76 SQ M	546 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"
Balcony	3.80m x 1.57m	12' 6" x 9' 1"

B boiler ▲ dimensions

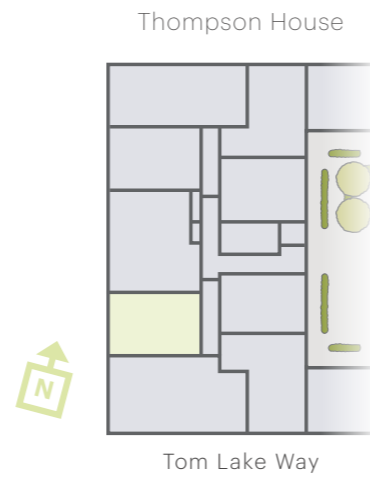
- 588 5th floor
- 579 4th floor
- 570 3rd floor
- 561 2nd floor
- 552 1st floor
- G floor

All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

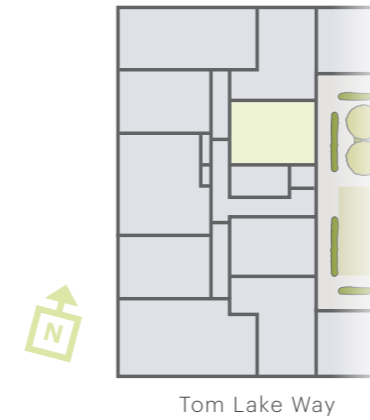
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One bedroom

APARTMENT 550, 559, 568, 577, 586

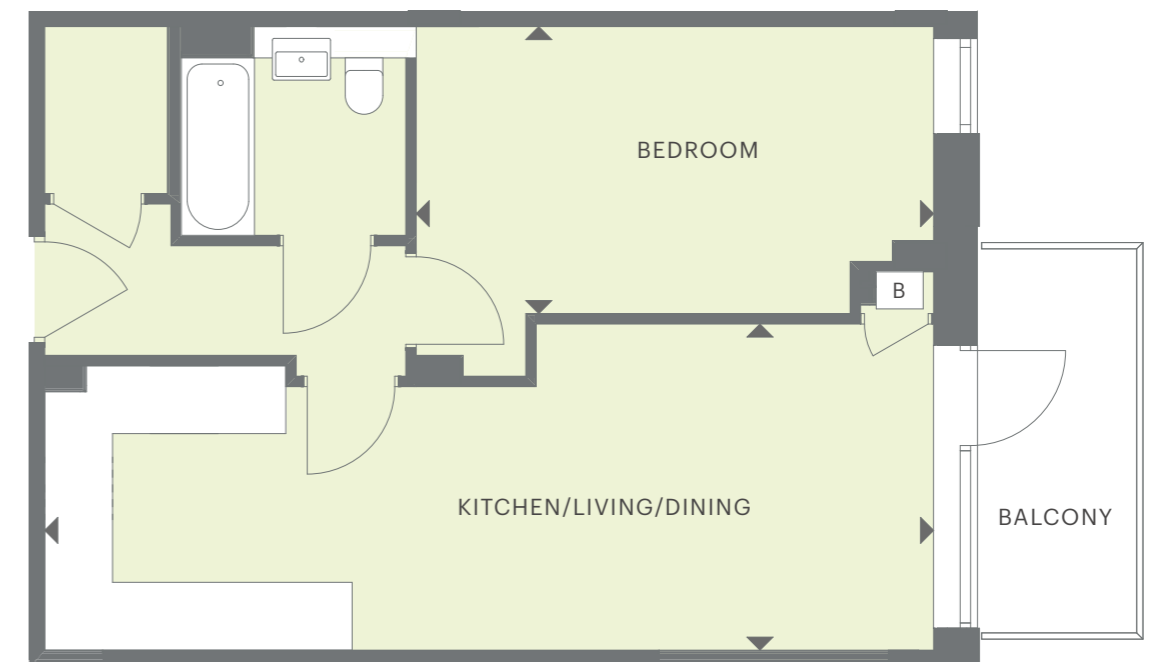
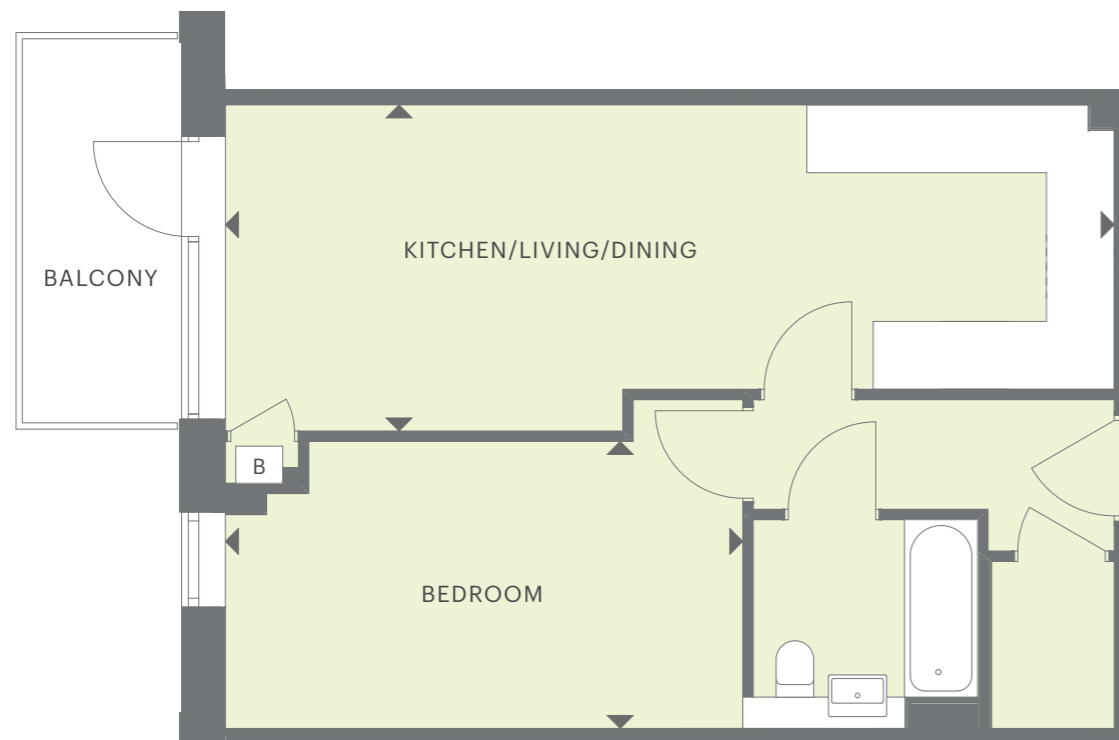


Thompson House



One bedroom

APARTMENT 555*, 564, 573, 582, 591



INTERNAL AREA	50.8 SQ M	547 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"
Balcony	3.80m x 1.57m	12' 6" x 9' 1"

- 586 5th floor
- 577 4th floor
- 568 3rd floor
- 559 2nd floor
- 550 1st floor
- G floor

B boiler ▲ dimensions

INTERNAL AREA	50.68 SQ M	546 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"
Balcony	3.80m x 1.57m	12' 6" x 9' 1"

- 591 5th floor
- 582 4th floor
- 573 3rd floor
- 564 2nd floor
- 555 1st floor
- G floor

B boiler ▲ dimensions

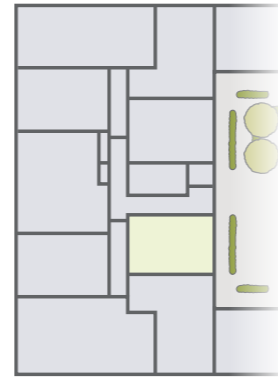
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*Terrace dimensions differ. Please ask your Sales Consultant for detailed information regarding specific properties. All room sizes are approximate showing maximum dimensions which have been taken into the kitchen units. They are to finished measurements and are not intended for carpet sizes or items of furniture. Countryside operate a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

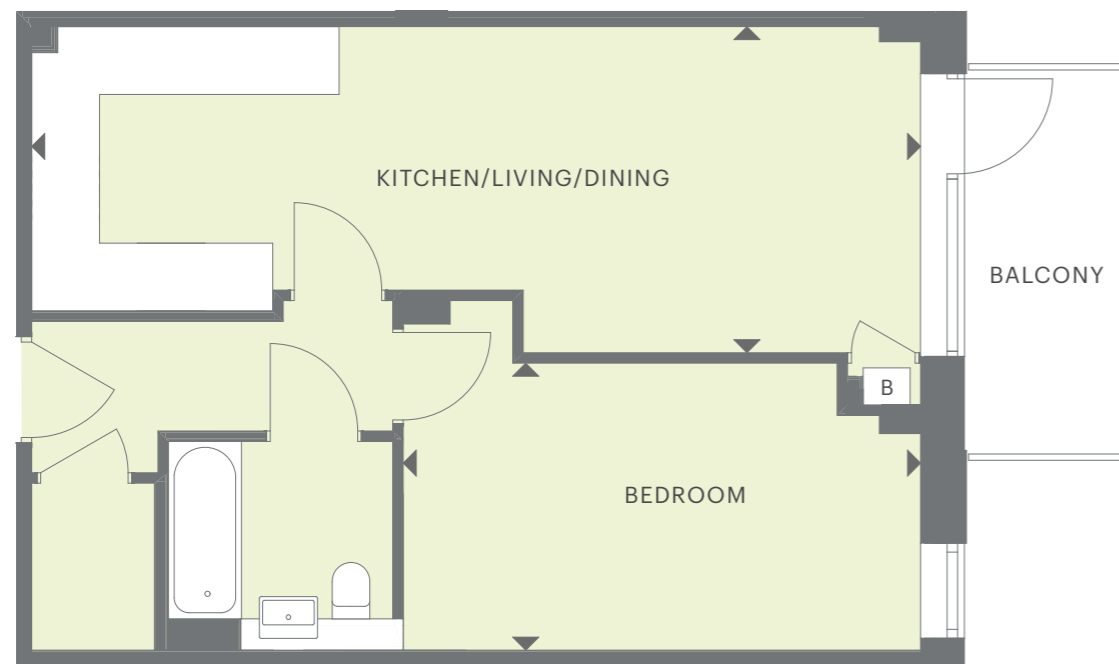
One bedroom

APARTMENT 547*, 556, 565, 574, 583

Thompson House



Tom Lake Way



INTERNAL AREA	50.63 SQ M	545 SQ FT
Kitchen/Living/Dining	8.51m x 3.12m	27'11" x 10'2"
Bedroom	4.95m x 2.75m	16'2" x 9'0"
Balcony	3.80m x 1.57m	12' 6" x 9' 1"

- 583 5th floor
- 574 4th floor
- 565 3rd floor
- 556 2nd floor
- 547 1st floor
- G floor

B boiler ▲ dimensions

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Two bedroom



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Two bedroom

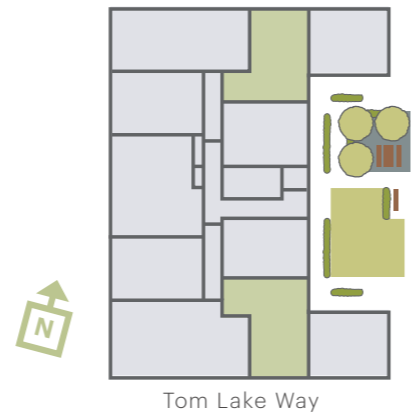
APARTMENT 566*, 572, 575*, 581, 584*, 590



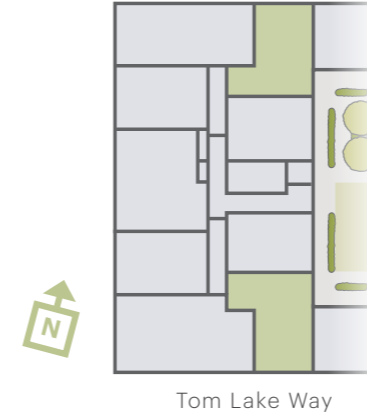
INTERNAL AREA	62.71 SQ M	675 SQ FT
Kitchen/Living/Dining	6.62m x 3.16m	21'8" x 10'4"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.72m x 2.42m	12'2" x 7'11"
Balcony	4.75m x 1.57m	15' 7" x 5' 2"

B boiler ▲ dimensions

Thompson House



Thompson House



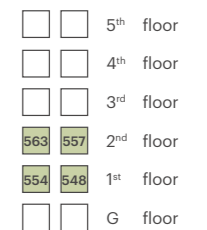
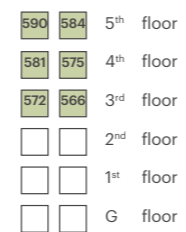
Two bedroom

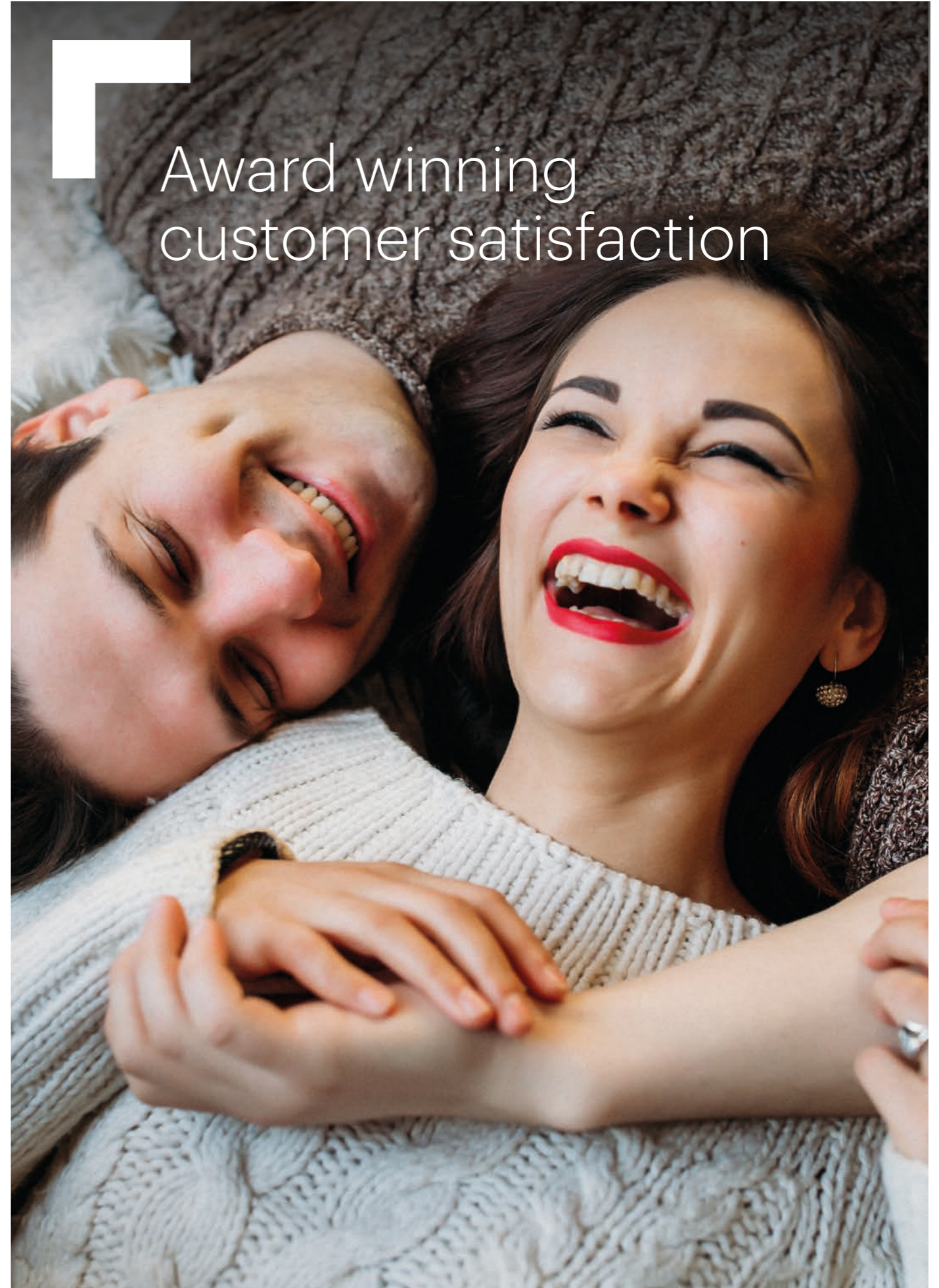
APARTMENT 548*, 554, 557*, 563



INTERNAL AREA	62.71 SQ M	675 SQ FT
Kitchen/Living/Dining	6.62m x 3.16m	21'8" x 10'4"
Bedroom 1	4.65m x 2.80m	15'3" x 9'2"
Bedroom 2	3.72m x 2.42m	12'2" x 7'11"
Balcony	3.58m x 1.57m	11' 9" x 5' 2"

B boiler ▲ dimensions





Committed to customer service

Countryside customer service begins with our first-class Sales Consultants who are trained to offer guidance on the legal process involved in buying a new home and equipped to put you in touch with approved solicitors and financial advisors.

The dedicated Customer Service team then quality check and commission each property before handover to you. That's why from the moment you reserve your plot, to the day you receive your keys, and beyond, a committed Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

Every home at South Oxhey Central carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty as well as a comprehensive two-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items. Countryside Partnerships has won a 2023 Gold Award for Customer Satisfaction.

The whole team works to achieve one common goal: to ensure that you are satisfied and happy with your new home at South Oxhey Central from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or for what queries, questions or concerns you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'.

Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For more information, please visit:
consumercode.co.uk





Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

Countryside Partnerships is an NHBC 5* developer.

Home Group is one of the UK's largest developers of quality homes for sale and affordable rent, and a leader in long-term integrated housing, health and care.

With over 80 years' they are playing a significant role in addressing the UK's housing crisis. By significantly gearing up their commercial approach through private house sales, they will reinvest more surplus back into the business to create increased homes for affordable rent and supported living.

Plus, their fresh thinking approach will see the creation of new and innovative home ownership products that will help people take their first step onto the property ladder.

Underpinning all of this is their commitment to providing a world-class service, excellent value for money and a drive towards improved digital facilities. With national reach, expert local teams and genuine partnerships combine to make these aims a reality and provide great outcomes for everyone.



External photography is indicative only and subject to change.

Visit our Marketing Suite

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