



## THE OAKMERE





### OAKMERE PROPERTIES AT THE GREEN

- 73 ..... Oakmere B ..... 4 Bed Detached
- 74 ..... Oakmere B ..... 4 Bed Detached
- 75 ..... Oakmere B ..... 4 Bed Detached
- 76 ..... Oakmere B ..... 4 Bed Detached
- 77 ..... Oakmere B ..... 4 Bed Detached
- 78 ..... Oakmere A ..... 4/5 Bed Detached
- 79 ..... Oakmere A ..... 4/5 Bed Detached





WELCOME TO

# THE GREEN

@ HOLLAND PARK

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**A beautiful balance of prestige, seclusion and tranquility, with verdant open spaces and convenient connection to the vibrant centre of Exeter and beyond.**

Just off the desirable thoroughfare of Old Rydon Lane, with Exeter Golf and Country Club and the charming listed Newcourt House literally on the doorstep, homes at The Green enjoy a fantastic and highly sought-after location. These are arguably Exeter's finest outlying postcodes.

Combining fresh air and wide-open spaces with convenient local amenities and easy access to the city centre, the exquisite modern homes of The Green have it all. There are excellent road links, with direct routes into the city, along the Exe Estuary to the South Devon coast and the M5 motorway is just a five-minute drive away. Meanwhile, services from the recently added Newcourt Station provide easy access to the beautiful cathedral city and beyond.

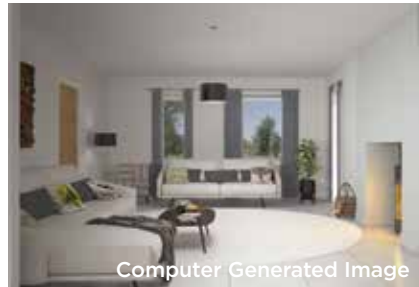
Accordingly, The Green is a prestigious destination – whether you're a golf lover, a fan of the great outdoors, or simply an appreciator of beautifully designed homes in serene surroundings.



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**Inspirational Interiors**

STUNNING AND INVITING

Contemporary, light, open spaces where every detail has been considered to create your dream home.

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**A-Rated New Homes**

FUTURE-PROOFING YOUR HOME

Only 1% of homes built annually in the United Kingdom are A-rated. Come and join this select club.

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Let us show you the way to your dream home

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**The Green**

A beautiful balance of prestige, seclusion and tranquillity.

15

**Specification**

Luxuriously fitted for a finish beyond compare. Both inside and out, The Oakmere exudes prestige, fine living and distinction.

27-32

**Homes and Floorplans**

The Oakmere offers you the chance of your own grand design home without any of the hassle. Luxury 4/5 bedroom detached homes overlooking Exeter Golf Course.

35

**Directions**

Location, Location, Location. Excellent road links, direct routes into the city and to the M5 motorway makes this one of Exeter's finest locations.





# A BEAUTIFULLY BALANCED CITY

**Exeter rates consistently as among the very best places to live in the United Kingdom.**

That's no surprise to anyone that lives here, or has visited this beautiful cathedral city and thriving university town. Exeter enjoys a unique and reassuring balance of heritage and modernity in its culture, architecture and everyday living. It is creative and cosmopolitan, yet peaceful and pastoral in equal measure, and has an inimitable community feel.

Exeter's mostly pedestrianised High Street and Princesshay feature the big-name fashion retailers and exquisite cafés and renowned restaurants just a short walk from the beautiful Exeter Cathedral and its popular Green. Across the main street you'll find the West Quarter, a pocket of old streets blessed with independent

traders and eateries, with the ancient cobbles of Gandy Street a firm favourite.

Exeter also boasts a lovely historic quayside with excellent alfresco eateries and historic riverside pubs, plus a wealth of popular theatres, music venues, cinemas, galleries and interesting museums. Meanwhile, the nearby old port of Topsham offers stunning estuary walks among diverse flora and fauna, quaint old shops as well as popular art galleries, and ample opportunity to sit outside the local inns and watch the world go by. There's also the unique shopping experience that is Dart's Farm.

The city's verdant environs invite a popular pastime in these parts – a round of golf, perhaps at the famous golf club you'll find right next to Holland Park. For spectator sports, enjoy Exeter Chiefs'

Premiership Rugby at Sandy Park Stadium or the ever popular Exeter City Football Club at St. James Park.

Exeter's unwavering appeal also lies in its excellent infrastructure and transport links. You've easy access to a thriving international airport serving an increasing diversity of destinations, mainline rail services linking Exeter directly with London and other major cities, and the M5 motorway just a short drive from Holland Park's calm and quiet setting.

Exeter is a forward-thinking cosmopolitan city that takes great pride in its heritage and ambience. It seems to have secured the perfect balance for those who want one finger on the pulse while enjoying provincial and coastal charm just on their doorstep.





# ON THE GREEN

A beautiful balance of prestige, seclusion and tranquility. Drink in the view of the 10th Green and beyond from the balconies of these luxurious homes.

PHOTO TAKEN FROM HEIGHT OF BALCONY



# GRAND DESIGN HOMES WITH INSPIRATIONAL INTERIORS AND EXTERIORS

“

Such quality and finesse is only possible with a dedication to using the highest specification materials and using only the best craftsman and installers

**Stunning and inviting from the outside, a Heritage Home at The Green is also reassuring in its finery and attention to detail from the moment you cross the threshold.**

Spacious and carefully proportioned living areas, fitted kitchens of the highest standard and opulent bathrooms enjoy a fluid layout for comfortable and convenient living. Meanwhile, the workmanship and loving care that has gone into every angle, fitting and function is evident throughout. No wonder The Green is Exeter's showpiece development and most sought-after destination.

Such quality and finesse is only possible with a dedication to using the highest-specification materials, furnishings and appliances, and using only the best craftsmen and installers.

The energy-efficiency of these homes is A-rated, and confirms Heritage Homes' dedication to a low-carbon future that doesn't compromise on comfort, luxury or homeliness.

In addition, the latest security technology is applied to every home, and we've designed the exterior spaces to complement and enhance the interior – and to provide yet more reassurance that an investment in The Green is a wise one.



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## Kitchens

ERGONOMIC MASTERPIECES

Every detail is considered in our beautifully designed German kitchens. BOSCH appliances fitted as standard.

17



## Bathrooms

BEAUTIFULLY DESIGNED AND FITTED

A luxurious contemporary space, designed to exceed your expectations

19



## Interiors and Exteriors

HARMONIOUS LUXURY LIVING

Inside and out our homes are finished to our award winning standards.

23



ONLY 1%  
OF NEW HOMES BUILT ARE

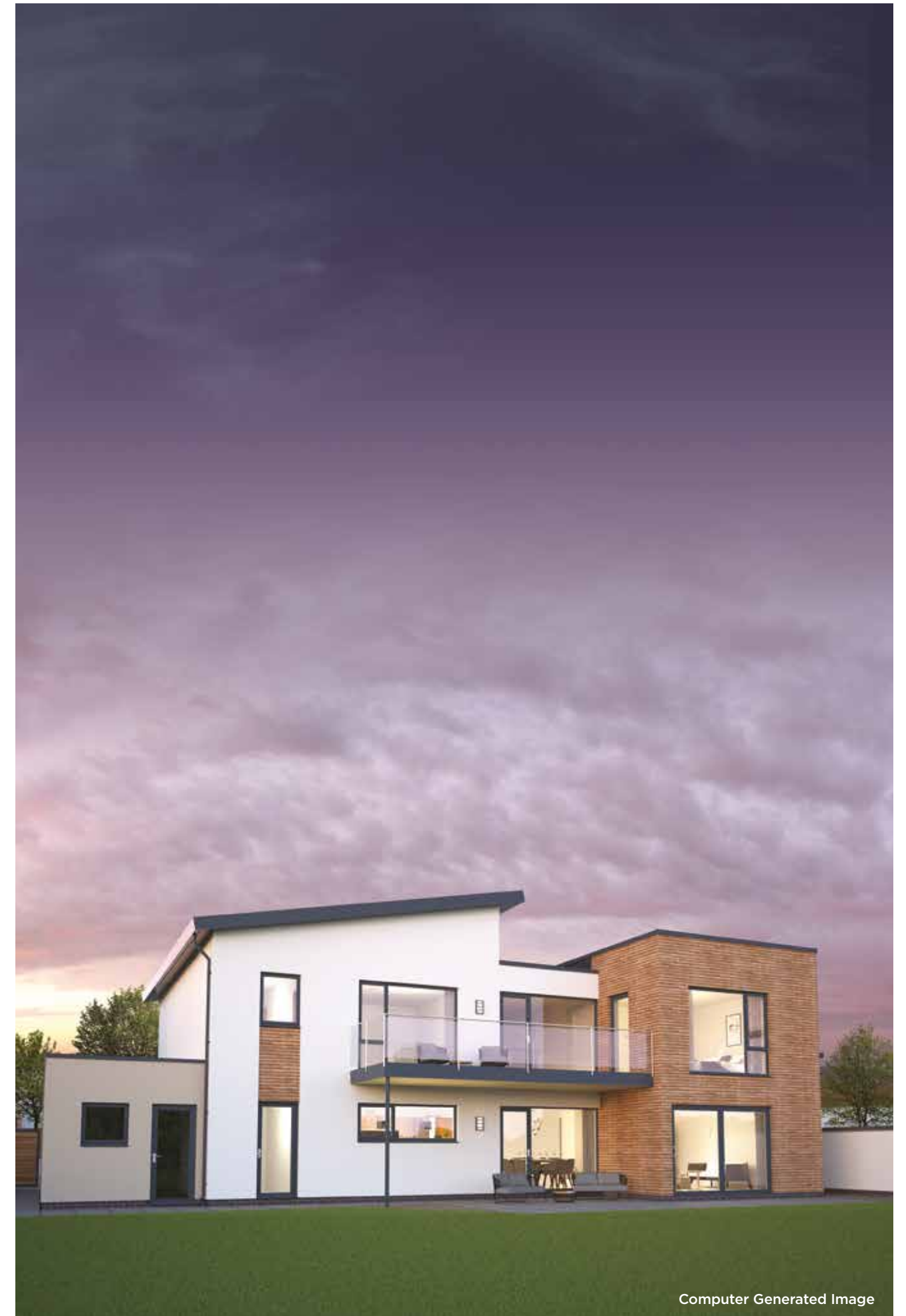
# A-RATED

AT THE GREEN, ALL OF OUR HOMES ARE.

A Heritage Home is never style over substance as these homes are packed full of the latest eco-credentials making savings on your energy bills.

Solar Photovoltaic (PV) panels	Underfloor heating to the ground floor and thermostatic radiators to the first floor	Full cavity fill dense wall insulation
270mm dense floor insulation	Energy efficient BOSCH appliances	Class-A Condensing boiler

This means lower heating bills, lower energy costs and warmer homes for the future.



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# SPECIFICATION

**The Oakmeres - Grand design, contemporary living spaces with views over the golf course.**

The Oakmere @ The Green is built to the acclaimed Heritage Diamond Specification. The level of workmanship and thoughtful approach to each and every home is the fundamental reason why The Green should be your next move.

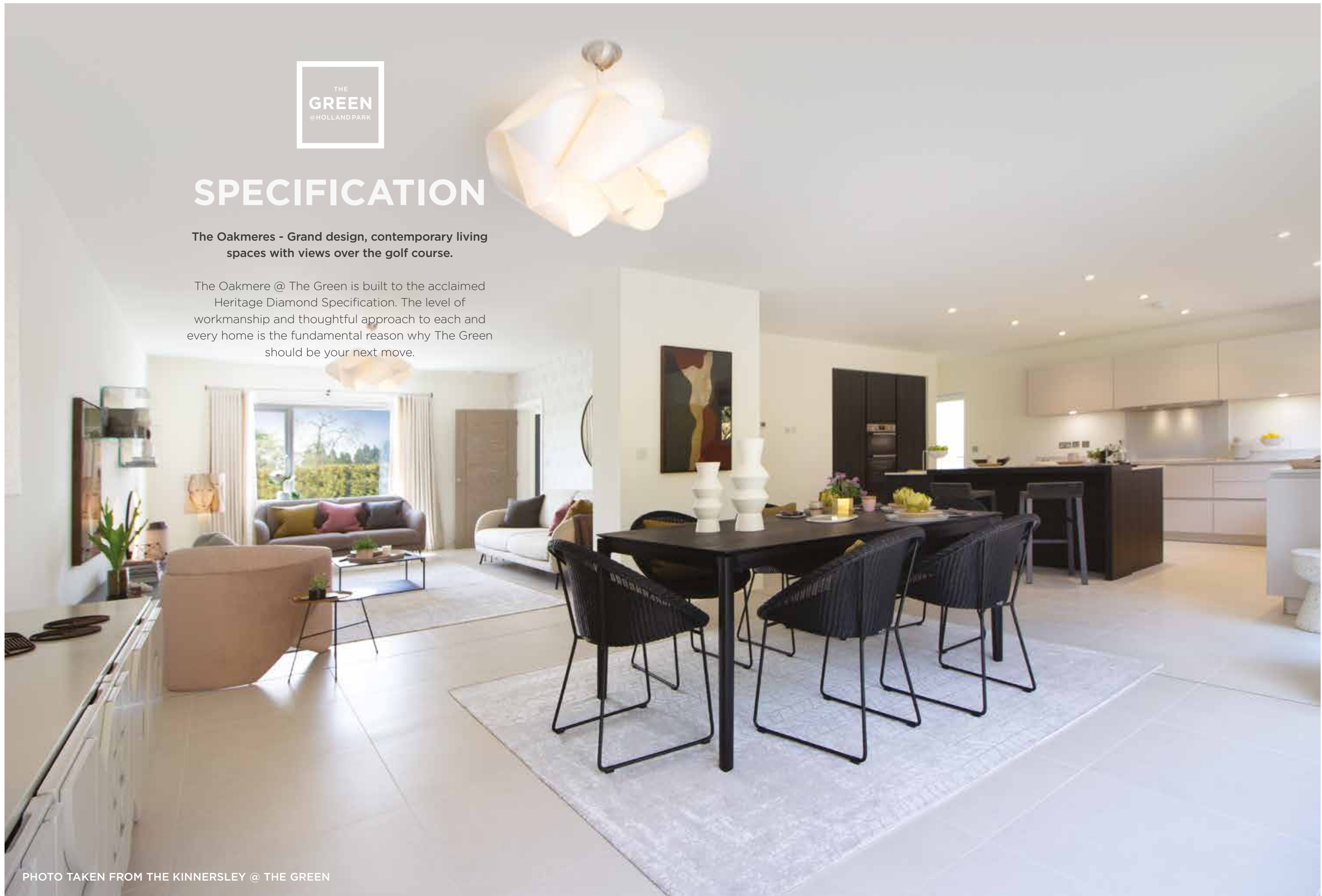


PHOTO TAKEN FROM THE KINNERSLEY @ THE GREEN



# KITCHENS

Every detail is considered in our beautifully designed German kitchens, with BOSCH appliances fitted as standard.

“

Magazine dreamy kitchens to breathe heart and soul into your home

- Stunning contemporary Pronorm German designer kitchens with 'handleless' units and pan drawers with soft close runners
- Quartzforms worktops and upstands as standard
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Glass splashbacks to cooking areas in all houses as standard
- Bespoke kitchen design features and choice of colours for worktops & kitchen units available from our selected range depending on stage of construction and point of plot reservation
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half bowl FRANKE sink unit with Perrin and Rowe contemporary mixer tap
- The latest contemporary BOSCH integrated kitchen appliances
- **Linear bank of 3 ovens with 2 fan ovens, a combi microwave oven and warming drawer**
- **Flush electric induction hob with touch controls**
- **Concealed re-circulating cooker hood and separate extractor fan**
- **Fridge/Freezer**
- **Dishwasher**
- Space and plumbing for washing machine in utility



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## Pronorm Kitchens

STUNNING GERMAN DESIGN

Stunning contemporary Pronorm German designer kitchens with 'handleless' units and pan drawers with soft close runners.



## Kitchens

TO EXCEED EXPECTATIONS

Bespoke kitchen design features and choice of colours for work surfaces and kitchen units depending on stage of construction.



## Italian Floor Tiles

THE NATURAL CHOICE

For practicality and the perfect aesthetic for your home, a sleek contemporary look awaits.



## BOSCH Appliances

FITTED AS STANDARD

The best in modern style, functionality and design with the latest integrated appliances included as standard.

Please note that photos of appliances are not the specific appliances fitted at The Green.



# BATHROOMS

Four Luxurious contemporary spaces designed to exceed your expectations.

“

A space for quiet reflection, relaxation and pure unadulterated luxury

- Luxurious contemporary VITRA bathroom suites with wall hung WC and wall mounted designer basins with chrome bottletraps
- Sleek Grohe monoblock basin mixer tap
- Stunning 'Waters' free standing deep luxury bath
- Wall mounted thermostatic Grohe mixer tap with independent "hair wash" shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in en-suites
- Contemporary low rise walk-in shower trays
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles from our contemporary range
- Fully tiled bathroom floors with matching contemporary tiles from our selected range
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites operated from the gas boiler (not electrical)
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC. Matching fully tiled floors from our selected range.



## Freestanding Luxury Bath

BEAUTIFULLY DESIGNED

The freestanding bath is the centrepiece of your beautiful, modern bathroom with its clean lines and minimal style.



## Stunning Italian Tiles

PERFECTLY SCULPTED

Fully tiled contemporary bathroom floors with tiles from our selected range.



## Simply Stunning

TAKE TIME TO RELAX

Only the very best brands, Vitra, Grohe and Waters have been hand selected to ensure luxury fuses effortlessly with day to day modern living.





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# THE FINER DETAILS

Buying off plan gives you the flexibility to make your house your own but as standard they are fantastically fitted for a finish beyond compare.

“

Nothing is left to chance as great care is taken to create a supreme standard of living accommodation

- Full gas central heating with underfloor heating to Ground Floor and thermostatic radiators to first floor
- Fully tiled ground floors subject to plot and stage of construction
- Exceptional quality contemporary oak veneer flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose
- Sleek contemporary “Pencil Round” skirtings and architraves – egg shell finish
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Stunning contemporary staircases with hardwood handrails, spindles and balusters to both staircase and first floor balustrades
- Balcony finished with glass and stainless steel handrail with views over the 10th Green.
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Low maintenance high quality UPVC double glazed windows, French doors and sliding doors (where appropriate) finished in grey RAL colour to match fascias and soffits
- Elevations finished in high quality smooth render and rebated shiplap Timber and/or York Brick
- Roof coverings will be the latest high tech, single ply roof membrane with 20 year guarantee
- Paving and Patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviours
- Rear garden gates as per Site Plan. Side gates where not shown are available as a cost upgrade



## Outside is just as important

BRINGING THE OUTSIDE IN

Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed with bark mulch beds where applicable.



## First impressions last

STYLISH AND SECURE

Highly thermally insulated contemporary front entrance door with high security locking mechanism and large contemporary stainless steel pull handle and ironmongery



## It's cold outside

IT'S ALL IN THE DETAIL

On those extra-cold days, stay in your car with electric remote controlled fully insulated garage doors with draught seals and two radio remote controls.



## Security

PEACE OF MIND AT ALL TIMES

All Oakmeres at The Green have been carefully designed with security in mind. Locks are high security and the front entrance door has in addition a fully insulated aluminium shell and high performance hinges, as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.



## Minimising Energy

MINIMISING FUTURE COSTS

PV solar panels generating free electricity are fitted to every house, reducing your energy bills and making it efficient and modern for years to come.





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# OAKMERE

4/5 BEDROOM DETACHED HOME

**Unique. Luxurious. Contemporary. Welcome, you've arrived at the Heritage Oakmere. A home where the space starts with an ample sweep of drive and finishes with what appears to be an endless south west facing garden with coveted views opening out over the brilliant green golf course and lake beyond.**

The outlook might ooze countryside tranquility but your address is very firmly city centre buzz. And with this location being at such a premium the Oakmere has every high-end luxury you'd want and expect.

The sleek yet warm cutting edge design is totally focused on bringing the outside in. Expansive windows from the triple fronted entrance to the galleried hallway feel super airy and allow light to flood in even on the dullest day. Glass sliding doors appear to double the already generous living area and make outside dining a delight. But it's the glass balcony and entertaining space with those views that make these properties one of a kind.

The soft tactile use of oak, glass, free standing baths and feature wooden staircases mixed with uber cool accents from Siemens, Vitra, Franke and Grohe combine classic style with enviable Scandi Hygge. The flow of the house makes for effortless, stylish living with all practicalities considered – Plentiful parking and garaging with electric doors, award winning eco credentials, an ample utility room, and space, space, space for eating, entertaining, relaxing, watching TV with the family and yes, drinking in those views with your morning coffee on that balcony. It is architecture and interior design at its very, very best.

#### OAKMERE A

78 79

#### OAKMERE B

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# OAKMERE A

## GROUND FLOOR

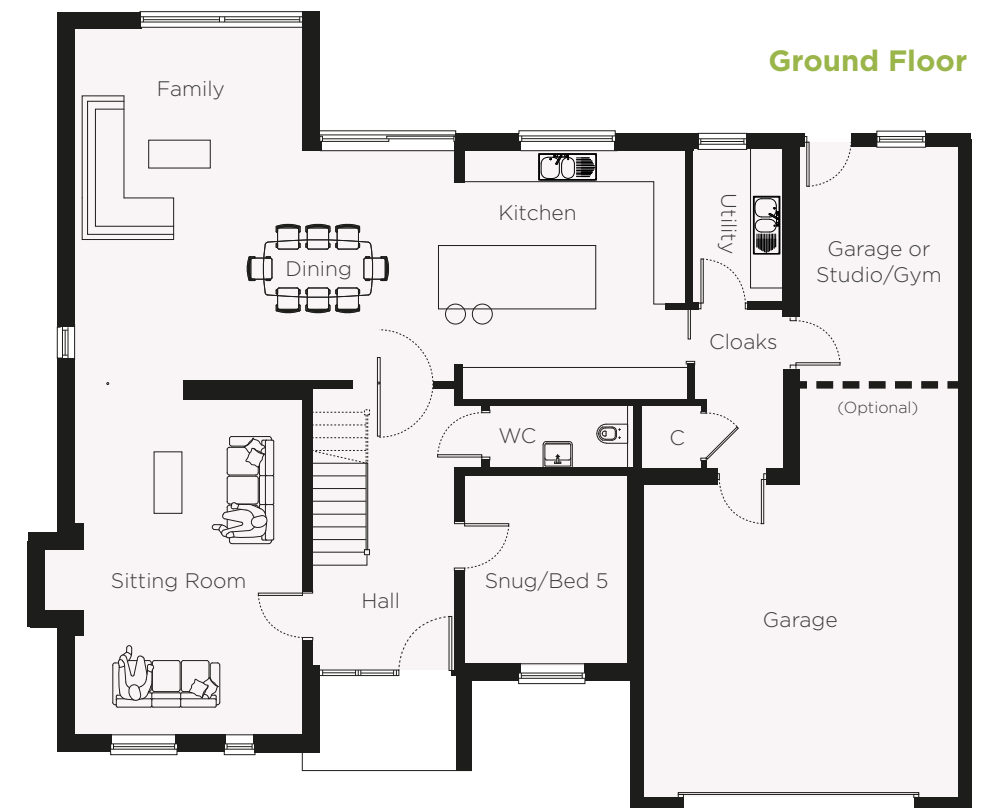
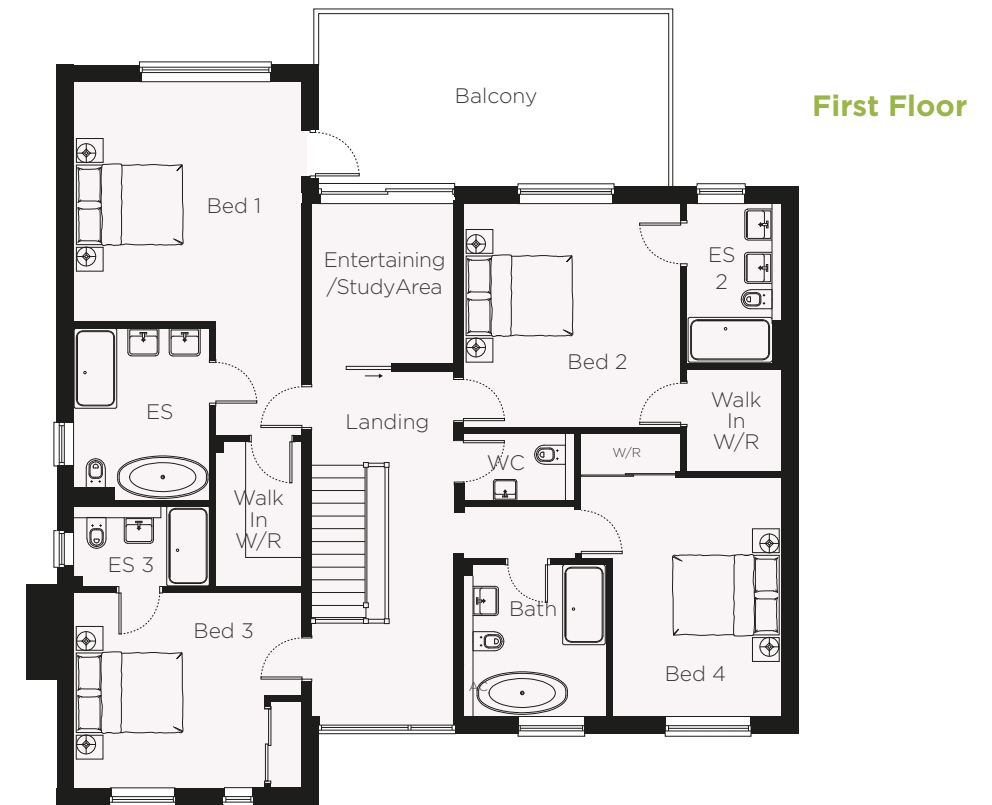
Hall	4.98m x 2.67m	16'4" x 8'9"
WC	2.61m x 1.15m	8'7" x 3'9"
Snug/Bed 5	3.05m x 3.55m	11'8" x 10'0"
Sitting Room	6.67m x 4.32m	21'10" x 14'2"
Living/Dining Area	7.15m x 6.63m (L-Shape)	23'6" x 21'9"
Kitchen	4.58m x 4.35m	15'0" x 14'3"
Utility	4.55 x 2.33m	14'11" x 7'8"
	reducing to 1.67m	reducing to 5'6"
Cloaks	2.99m x 1.72m max	9'8" x 5'8" max
Triple Garage	5.93m x 5.90m	19'5" x 19'4"
	extending to 12.15m	extending to 39'10"

### ALTERNATIVE OPTION

Studio/Gym	4.29m x 2.94m	14'11" x 9'8"
Double Garage	5.93m x 5.90m	19'5" x 19'4"
	extending to 7.61m	extending to 25'0"

## FIRST FLOOR

Landing		
Bedroom 1	4.77m x 4.29m	15'8" x 14'11"
+alcove	1.9m x 1.6m	6'3" x 5'4"
Master En-suite	2.97m x 2.56m	9'9" x 8'5"
Wardrobe	2.72m x 1.62m	8'11" x 5'4"
Bedroom 2	4.17m x 4.09m	13'8" x 13'5"
Wardrobe	1.93m x 1.78m	6'4" x 5'10"
En-suite 2	2.90m x 1.78m	9'6" x 5'10"
Bedroom 3	4.29m x 3.66m	14'1" x 12'0"
En-suite 3	2.56m x 1.52m	8'5" x 5'0"
Bedroom 4	4.49m x 3.18m + w/R	14'9" x 10'5" + w/R
Bath or En-suite 4	3.34m x 2.68m	11'0" x 8'10"
Entertaining/ Study Area	2.90m x 2.67m	9'6" x 8'9"
Leading to Balcony overlooking the Golf Course		







Computer Generated Image

# OAKMERE B

## GROUND FLOOR

Hall	4.98m x 2.67m	16'4" x 8'9"
Cloaks/wc	2.61m x 1.15m	8'7" x 3'9"
Sitting Room	6.67m x 4.32m	21'10" x 14'2"
Living/Dining Area	7.15m x 6.63m (L-Shape)	23'6" x 21'9"
Kitchen	4.58m x 4.35m	15'0" x 14'3"
Utility	4.55 x 2.33m	14'11" x 7'8"
	reducing to 1.67m	reducing to 5'6"
Cloaks	2.28m x 1.15m	7'6" x 3'9"
Double Garage		

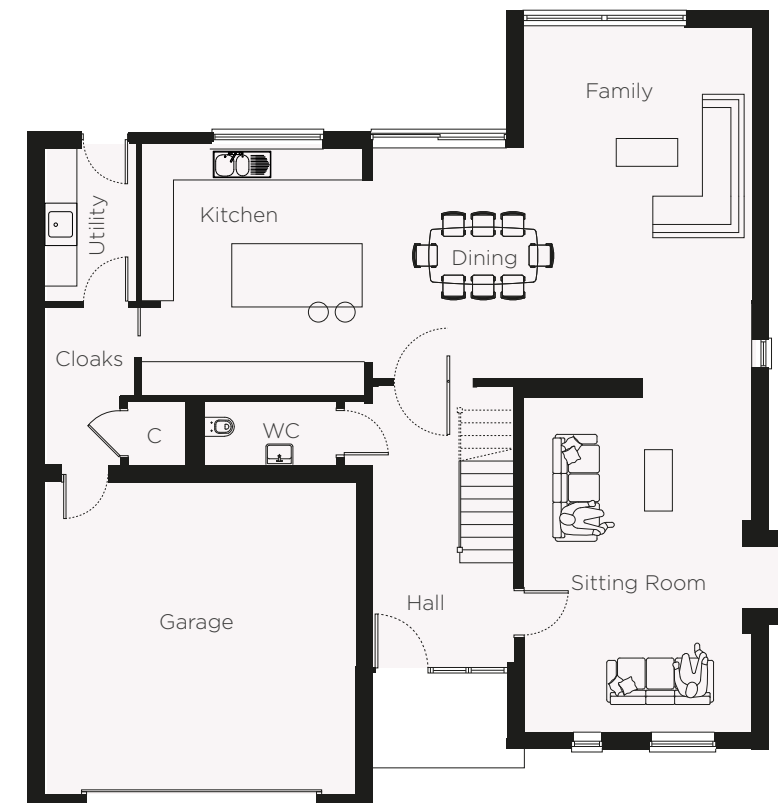
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Wardrobe	1.93m x 1.78m	6'4" x 5'10"
En-suite 2	2.90m x 1.78m	9'6" x 5'10"
Bedroom 3	4.29m x 3.66m	14'1" x 12'0"
En-suite 3	2.56m x 1.52m	8'5" x 5'0"
Bedroom 4	4.49m x 3.18m + w/R	14'9" x 10'5" + w/R
Bath or En-suite 4	3.34m x 2.68m	11'0" x 8'10"
Entertaining/ Study Area	2.90m x 2.67m	9'6" x 8'9"
Leading to Balcony overlooking the Golf Course		

## First Floor



## Ground Floor



# HERITAGE

Many housebuilders use the word, but heritage really is integral to the design and creation of our exceptional British homes. For us, heritage is as much about the here and now, and the future, as it is the past.

Your prestigious home is a timeless statement of quality and craftsmanship – providing an outward expression of exquisite taste and enduring style, and a personal sense of place and belonging.

With these themes central to our design brief, each and every Heritage Home is conceived and constructed with proven dedication and expertise, and meticulous attention to the finer details we know matter so much.

All this, of course, must come hand in hand with the very highest

environmental standards we've become synonymous with. With Heritage Homes, we've proven that energy efficiency and low-carbon technology can – and should – come hand in hand with superior quality and timeless appeal. And that applies across our portfolio, from contemporary detached family homes to character cottages and stylish apartments.

Perhaps it's because we put the people who will live in a Heritage Home at the very heart of our creation, from the very start of the design process.



**To see why we are award winning watch our latest video.**

Get a closer look at our stunning developments in Exeter by watching a video of a guided tour of Holland Park.

Visit our website today [www.heritagehomes.co.uk/video](http://www.heritagehomes.co.uk/video)



All photographs taken at Holland Park Phase I, Exeter



# LOCATION AND DIRECTIONS

SatNav Postcode: EX2 7JE

**From M5 southbound, exit the motorway at junction 30.**

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately 1 mile through two sets of traffic lights then

exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and exit immediately left into Old Rydon Lane.

Continue for approximately 500 metres and The Green @ Holland Park will be found on your right hand side.



## Local Information

BRISTOL	76 miles
PLYMOUTH	46 miles
TAUNTON	32 miles
EXETER CITY CENTRE	2.8 miles
TOPSHAM CENTRE	2.3 miles

## Trains

TO LONDON PADDINGTON	2hr 15mins approx
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## Airports

EXETER	5 miles
BRISTOL	66 miles
BOURNEMOUTH	85 miles
HEATHROW	181 miles





## DISCLAIMER

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of Heritage Homes. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.



Every Heritage home is covered by an LABC 10-year warranty.

## HERITAGE

FUTURE COLLECTION

Heritage Homes  
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