

**FOXGROVE
PATH**





A collection of 36 contemporary, energy-efficient homes, thoughtfully designed for modern living and available to buy through the Shared Ownership scheme. Brought to you by Watford Community Housing.

Ideally located in South Oxhey, WD19 6YL



Welcome to Foxgrove Path – an exciting new development in South Oxhey, Hertfordshire, offering a collection of 1- to 4-bedroom homes available through the Shared Ownership scheme.

Nestled beside the ancient Oxhey Woods, South Oxhey is surrounded by green space, walking trails and wildlife, while also benefiting from excellent transport links. Carpenders Park station, just moments away, connects directly to London Euston via the Overground, making commuting simple.

At the heart of South Oxhey is a strong sense of community, with local sports, youth activities and neighbourhood initiatives playing a big part in everyday life.

Designed for modern living, the homes at Foxgrove Path combine style, comfort and sustainability. Featuring energy-saving PV panels, air source heat pumps and EV charging points, each home is built to reduce running costs while supporting a greener, more sustainable lifestyle.



It's all about the connections



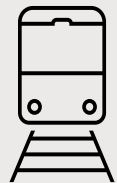
Fancy some retail therapy?

Lidl – 1.8 miles

Century Retail Park – 4.1 miles

Colne Valley Retail Park – 4.7 miles

Atria Shopping Centre, Watford – 5 miles



Have an away day

Carpenders Park Station – 2.1 miles

Moor Park Underground Station – 3 miles

Bushey Railway Station – 3.8 miles

Watford Junction – 5 miles



Teach me and I remember

Greenfields primary School – 0.6 miles

Oxhey Wood Primary School – 1.7 miles

St. Joseph's Primary School – 1.7 miles

Warren Dell Primary School – 1.9 miles

Northwood School – 2.6 miles



Things to do

South Oxhey Woods – 1 mile

South Oxhey Leisure Centre – 1.8 miles

Watford Palace Theatre – 4.6 miles

Cineworld – 4.7 miles



Thoughtful quality in every detail

General specification

- Grey herringbone wood grain vinyl flooring to hall and living room*
- Silver grey carpets to stairs, landing and bedroom
- Ceiling spotlights throughout (pendants to bedrooms)
- French double doors to rear garden (not first floor apartments)
- French double doors with Juliet balcony (first floor apartments)
- Air Source Heat Pump for heating and hot water
- Solar Panels
- EV Charger
- Virgin Media (Subscription required)
- Open Reach fibre to property
- Two allocated parking spaces (one for plots 17 & 18)
- Turfed gardens
- Close boarded fencing
- Patio area
- Covered bike storage

*No vinyl flooring to cupboards, except on plots 15-18.



Everything happens in the kitchen

Kitchen specification

- Quartz worktops and upstand
- Soft closing Satin Grey kitchen cupboards with stainless steel recessed handles
- Under kitchen cupboard lighting
- Inset 1.5 stainless steel sink with mono block chrome mixer tap
- Integrated Bosch fan oven, induction hob and extractor (Double oven to 3 and 4 bed houses)
- Integrated Electrolux fridge freezer
- Integrated Electrolux washer dryer
- Integrated Electrolux dishwasher
- Grey herringbone wood grain vinyl flooring
- Ceiling spotlights



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Soak, wash and unwind

Bathroom and Cloakroom specification

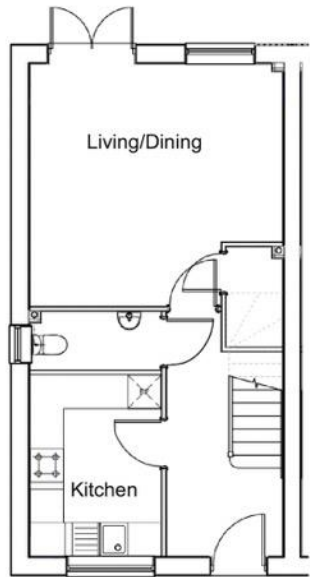
- Fully tiled walls (cream) and floors (dark grey)
- Wall mirror
- Roca sanitaryware
- Mono Block chrome mixer tap
- Back to wall WC with integrated flush
- Chrome heated towel rail
- Thermo-bar over bath shower (bathroom)
- Glass shower screen (bathroom)
- Ceiling spotlights



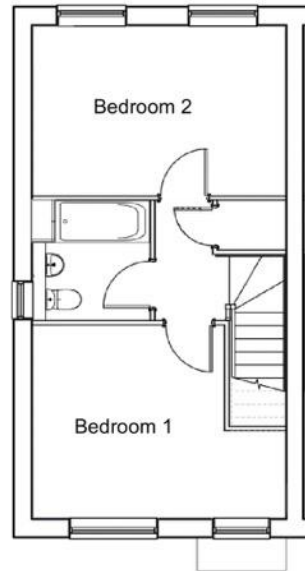


The Snowdrop Floor Plans – Two-Bedroom House

Plots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 34, 35, 36, 37, 38 & 39



Ground Floor



First Floor

Living/Dining	4.5m x 4.4m
Kitchen	3.3m x 2.4m
Bedroom 1	4.5m x 3.5m
Bedroom 2	4.5m x 3.0m

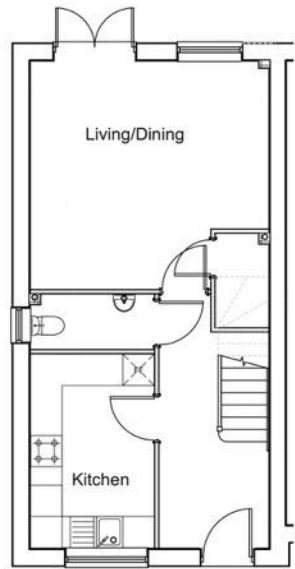
All dimensions are based on the maximum measurements per room.
Measurements are not guaranteed to be 100% accurate.

Plans are not to scale and should only be used to determine the room layout. The layout of some plots may be handed.

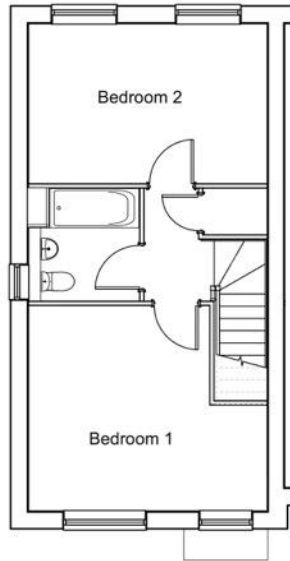


The Buttercup Floor Plans – Two-Bedroom House

Plots 19, 20, 21, 31, 32 & 33



Ground Floor



First Floor

Living/Dining	4.5m x 4.4m
Kitchen	3.7m x 2.4m
Bedroom 1	4.5m x 3.9m
Bedroom 2	4.5m x 3.0m

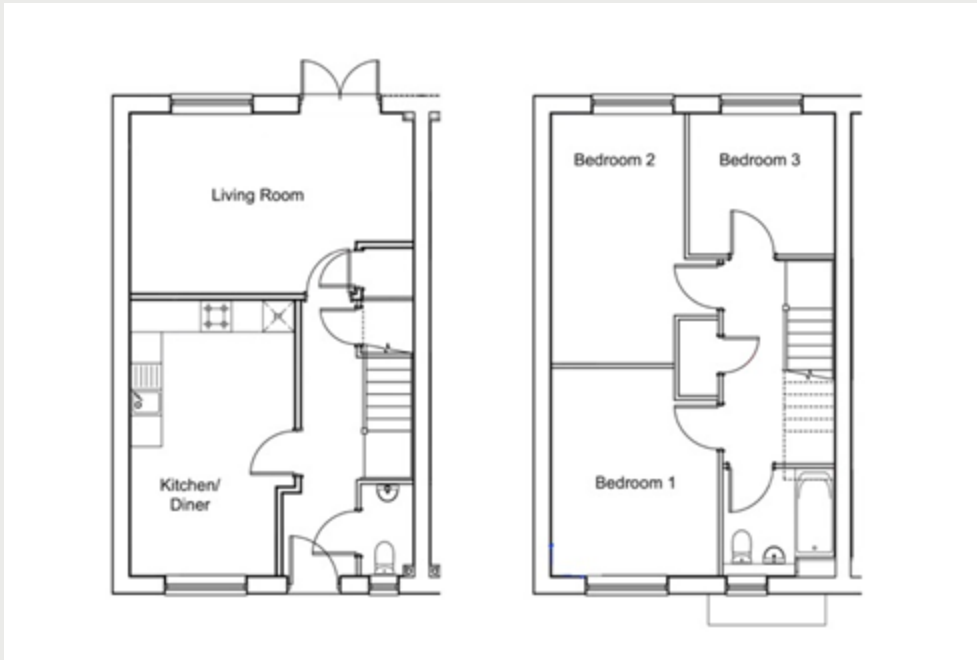
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The Bluebell Floor Plans – Three-Bedroom House

Plots 5, 6, 28, 29, 30, 51, 52 & 53



Ground Floor

First Floor

Living	5.4m x 3.4m
Kitchen/Diner	5.3m x 2.8m
Bedroom 1	4.0m x 3.2m
Bedroom 2	4.8m x 2.6m
Bedroom 3	2.8m x 2.7m

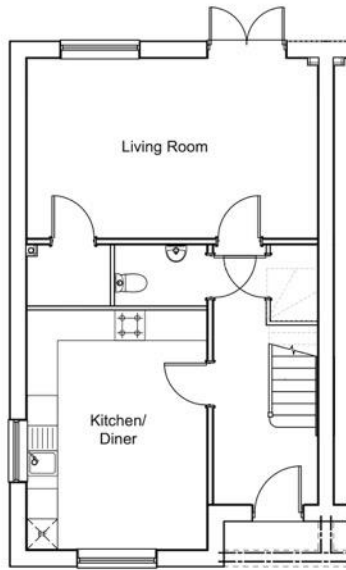
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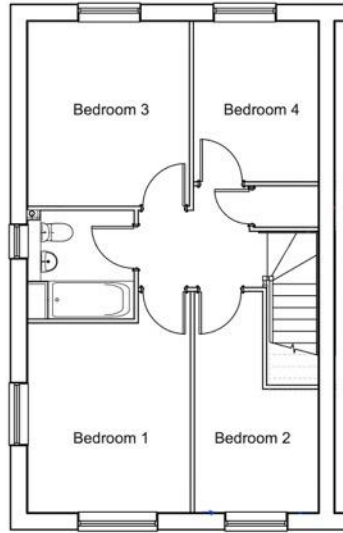


The Champion Floor Plans – Four-Bedroom House

Plots 13 & 14



Ground Floor



First Floor

Living	5.8m x 3.6m
Kitchen/Diner	4.7m x 3.6m
Bedroom 1	3.8m x 3.2m
Bedroom 2	4.4m x 2.5m
Bedroom 3	3.7m x 3.2m
Bedroom 4	3.2m x 2.5m

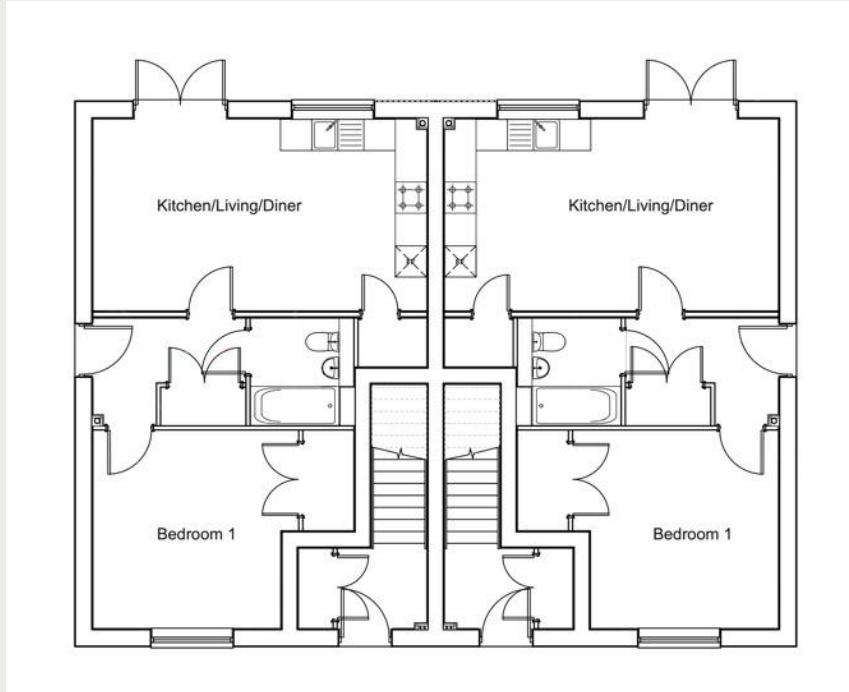
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The Orchid Floor Plans – One-Bedroom Ground Floor Apartment

Plots 15 & 17



Living/Dining/Kitchen	6.4m x 3.7m
Bedroom 1	3.9m x 3.8m

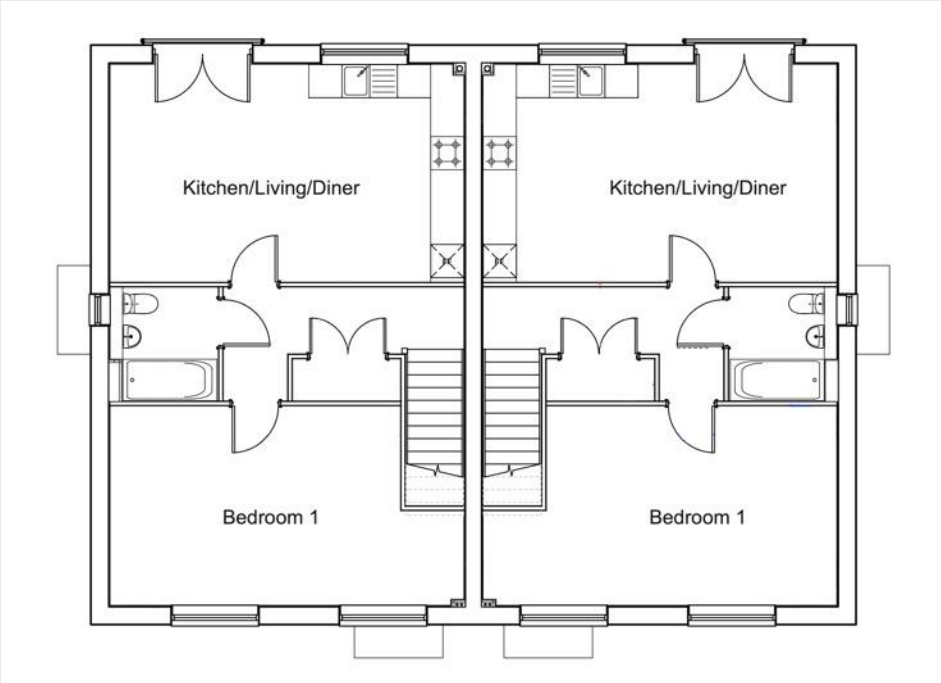
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The Cornflower Floor Plans – One-Bedroom Ground Floor Apartment

Plots 16 & 18



Living/Dining/Kitchen	6.4m x 3.9m
Bedroom 1	5.2m x 4.0m

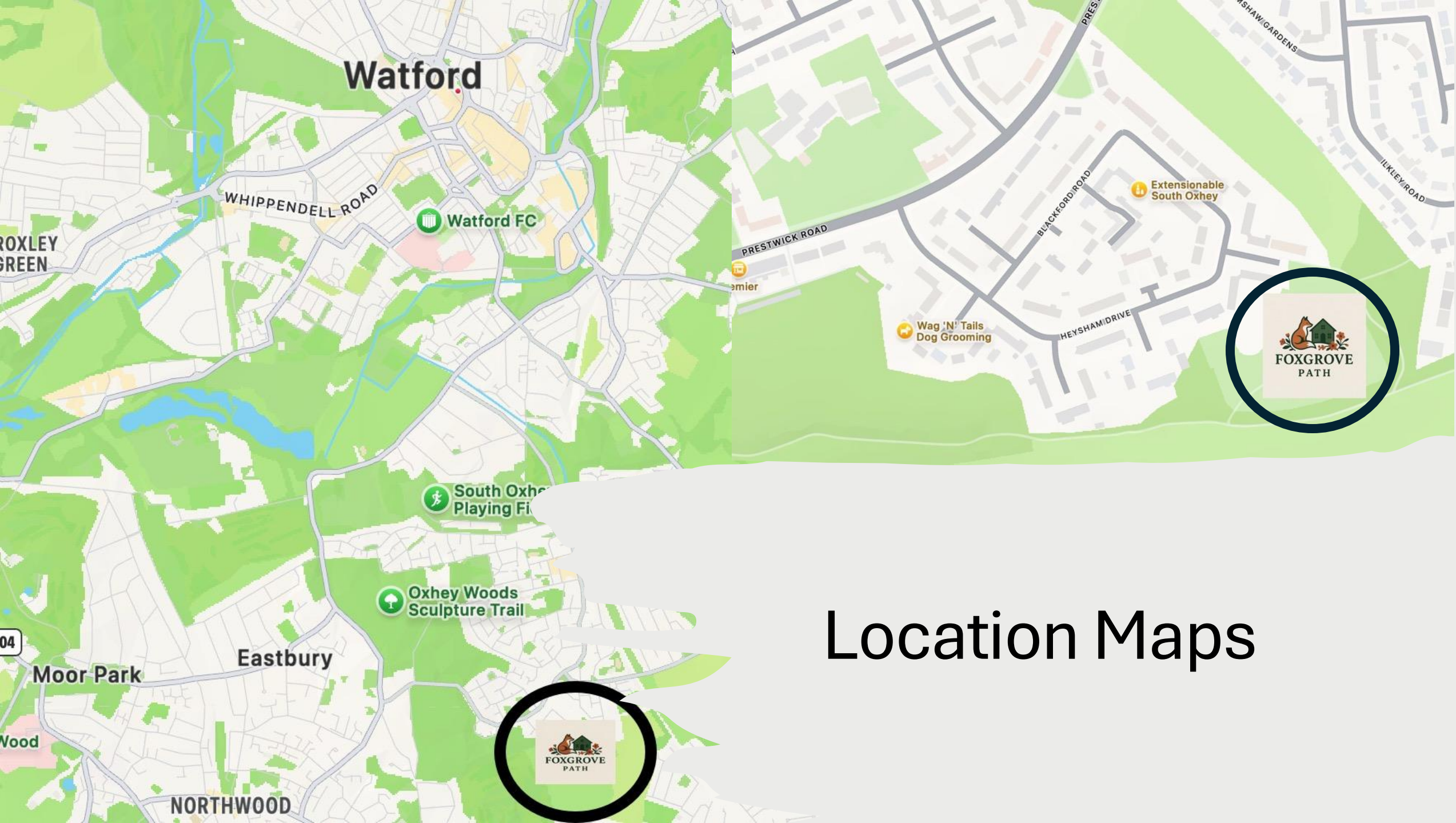
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Site Plan

This plan is for plot location purposes only and is not to scale. This is a mixed tenure development and the plan shows only the shared ownership plots.





Watford

WHIPPENDELL ROAD

Watford FC

PRESTWICK ROAD

BLACKFORD ROAD

HEYSHAM DRIVE

Extensionable
South Oxhey

Wag 'N' Tails
Dog Grooming

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South Oxhey
Playing Field

Oxhey Woods
Sculpture Trail

Eastbury

Moor Park

NORTHWOOD

Location Maps

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What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share and then pay rent on the remaining share. You can purchase further shares as and when you can afford to up to a maximum of 100%.

You'll need to have a household income of no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at The Shared Ownership Shop. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



For more information, please contact the selling agents:



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

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