



OAKWOOD HALL

MAHON ROAD PORTADOWN

BEAUTIFUL HERITAGE STYLED HOMES

Welcome to
OAKWOOD HALL
*Versatile, contemporary living in a home
you will LOVE*





EFFORTLESS LIVING

Breathtaking scenic living on your doorstep at Oakwood Hall, an exclusive development for the most discerning buyer.

Turkingtons have created a superb collection of semi detached and detached homes, generously proportioned and inspired by Georgian design, complete with private off street parking and landscaped communal open space to complement the leafy neighbourhood. Designed to be as individual as you are, these homes display an inspired use of light, space and open plan layouts in a choice of contemporary interior styles.

Outside they exude grandeur, featuring a carefully selected brick reminiscent of a bygone era, complementary cream windows and heritage front doors, while inside they provide every modern comfort and convenience.



A natural haven

Located a stone's throw from open countryside, Oakwood Hall invites residents to enjoy the harmony and tranquillity of uninterrupted natural surroundings. An iconic feature of the development is the location of St Patrick's Well within the grounds of Mahon House, once a place of pilgrimage and today a protected historic relic. These stunning family homes at Oakwood Hall are part of a truly exciting transformation that will enhance Mahon Road and enrich the areas' surroundings.

Rich surroundings

The lifestyle that awaits at Oakwood Hall is relaxed and enhanced by a close connection to the countryside coupled with convenience to the town. Just minutes from this peaceful sanctuary are the vibrant and thriving towns of Portadown and Craigavon with a rich array of eateries, shopping and entertainment. For those who love the outdoors, Lough Neagh and it's superb range of watersports, walking and fishing opportunities is on your doorstep.

Live at Oakwood Hall and embrace semi-rural living at its best.





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SITE LAYOUT - NOT TO SCALE

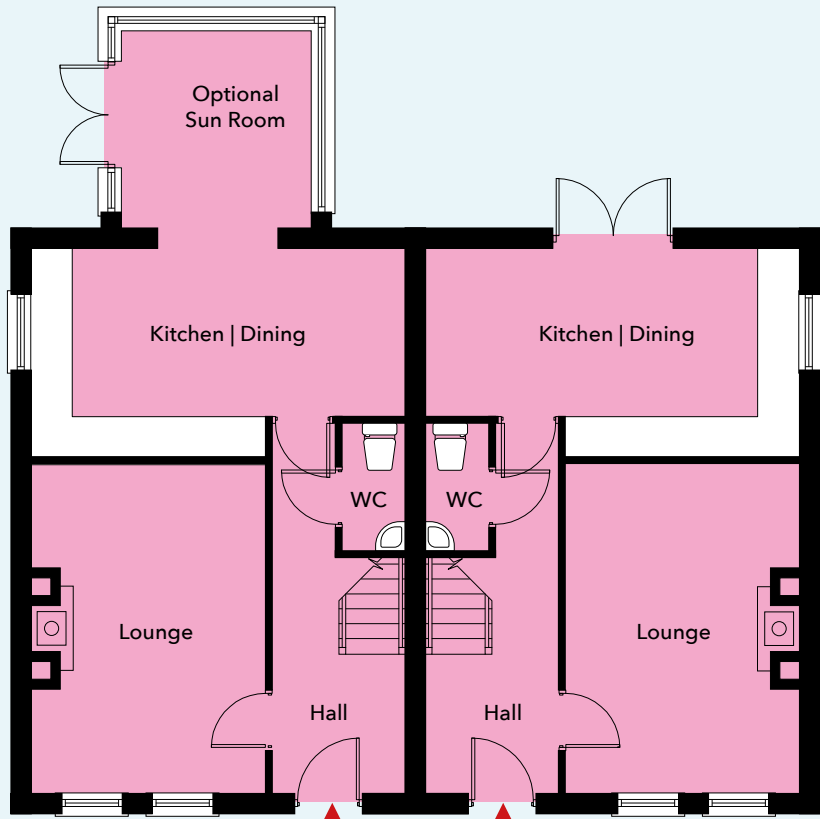
The Acheson

3 Bedroom Semi Detached

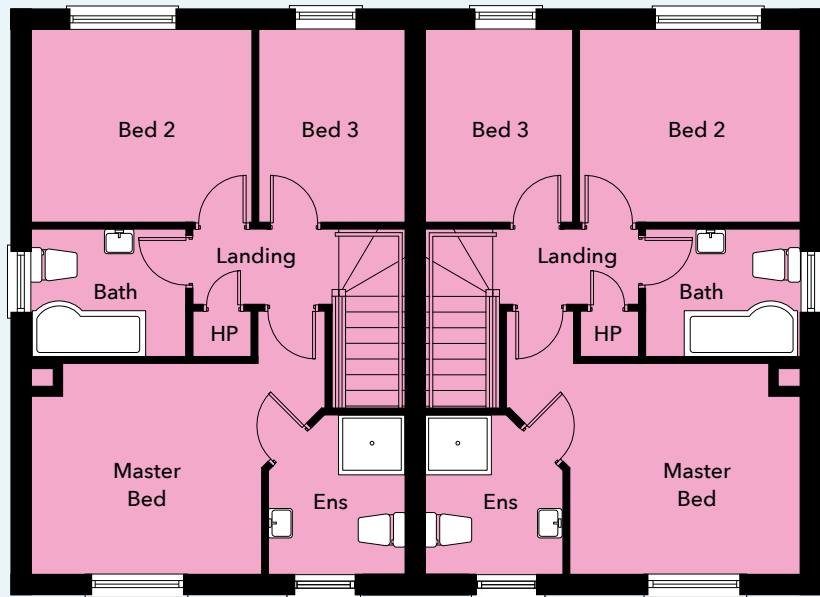
Total Floor Area 970 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

The Acheson - Floor Plans



Ground Floor



First Floor

GROUND FLOOR

Entrance Hall with separate WC			
Lounge	16'1" x 11'5"	4.92	x 3.49
Kitchen Dining (max)	18'4" x 10'1"	5.59	x 3.09
Optional Sun Room . .	9'7" x 9'2"	2.93	x 2.81

FIRST FLOOR

Master Bedroom . . .	11'3" x 10'3"	3.44	x 3.13
Ensuite	7'9" x 6'8"	2.37	x 2.05
Bedroom 2	10'9" x 9'5"	3.29	x 2.87
Bedroom 3	9'5" x 7'2"	2.87	x 2.20
Bathroom	7'6" x 6'3"	2.30	x 1.91

Plans are not to scale and all dimensions are approximate.





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SITE LAYOUT - NOT TO SCALE

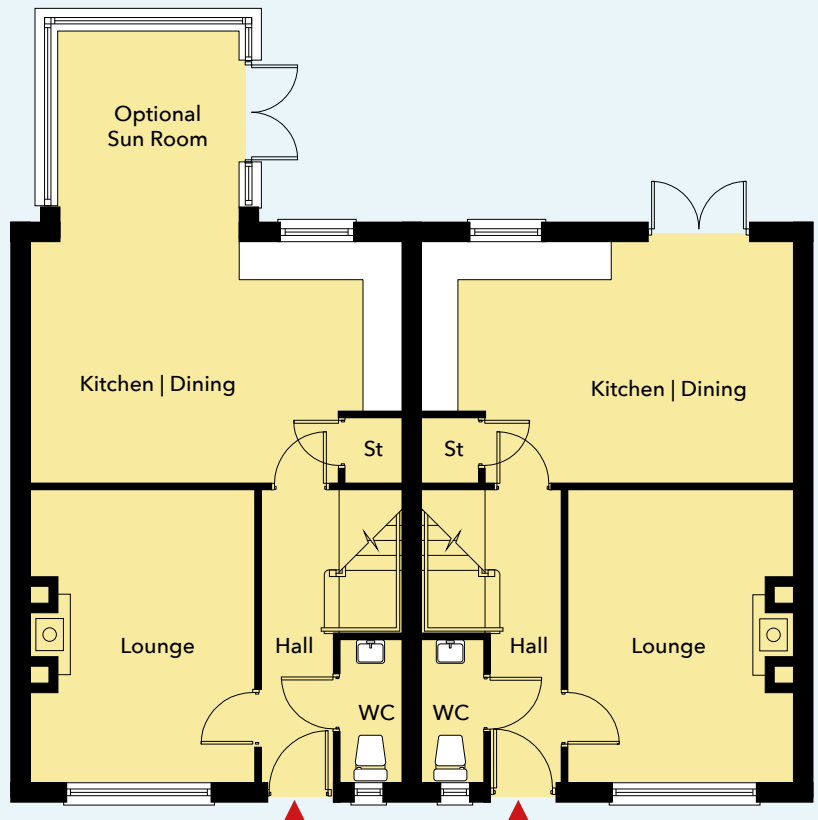
The Balfour

3 Bedroom Semi Detached

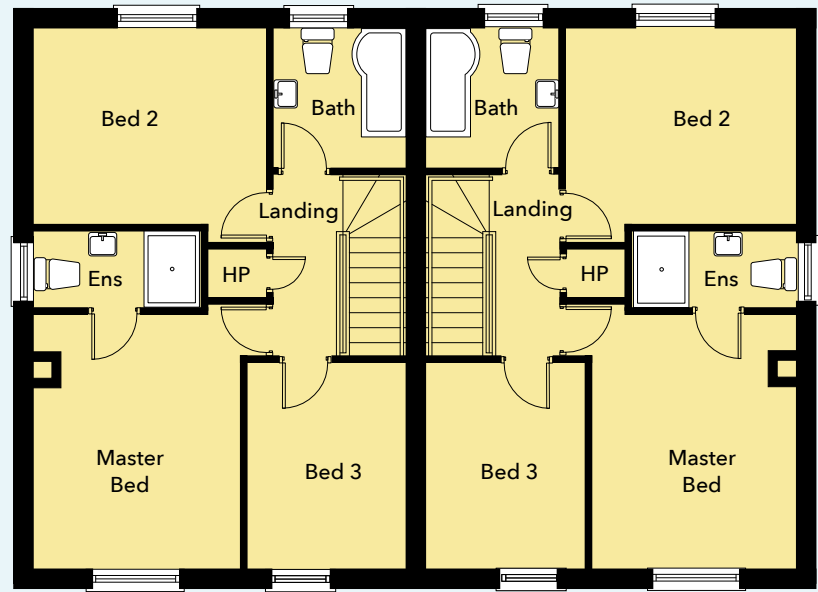
Total Floor Area 1070 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

The Balfour - Floor Plans



Ground Floor



First Floor

GROUND FLOOR

Entrance Hall with separate WC			
Lounge.....	14'11" x 11'6"	4.57	x 3.51
Kitchen Dining (max)	19'1" x 12'4"	5.81	x 3.77
Optional Sun Room..	9'7" x 9'2"	2.93	x 2.81

FIRST FLOOR

Master Bedroom. . . .	13'0" x 10'6"	3.97	x 3.21
Ensuite	8'6" x 3'11"	2.59	x 1.20
Bedroom 2	11'10" x 10'1"	3.61	x 3.07
Bedroom 3	10'6" x 8'2"	3.21	x 2.50
Bathroom.	7'1" x 6'10"	2.18	x 2.10

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SITE LAYOUT - NOT TO SCALE

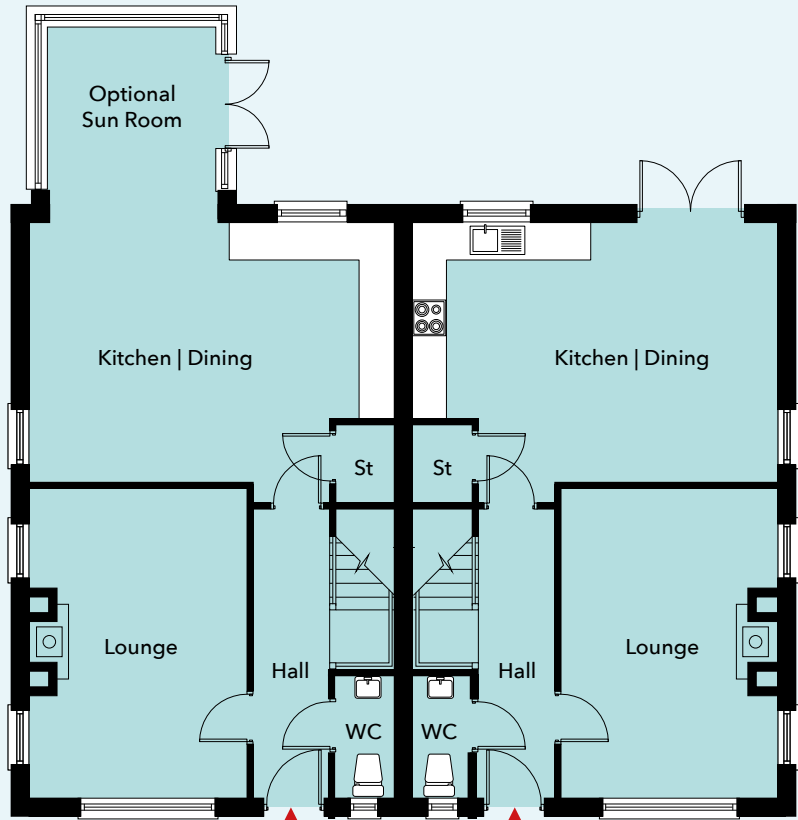
The Cowdy

4 Bedroom Semi Detached

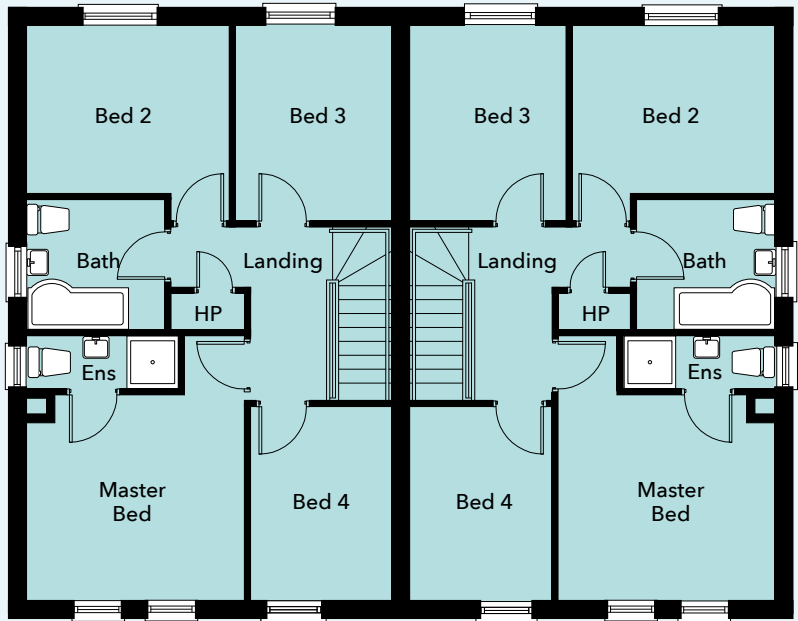
Total Floor Area 1078 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

The Cowdy - Floor Plans



Ground Floor



First Floor

GROUND FLOOR

Entrance Hall with separate WC			
Lounge.....	17'1" x 11'11"	5.22	x 3.65
Kitchen Dining	20'2" x 14'3"	6.15	x 4.36
Optional Sun Room. . .	8'10" x 9'2"	2.96	x 2.81

FIRST FLOOR

Master Bedroom. . . .	11'11"x 11'4"	3.65	x 3.46
Ensuite	8'4" x 2'11"	2.55	x 0.90
Bedroom 2	11'1 x 9'3"	3.40	x 2.80
Bedroom 3	10'9" x 8'11"	3.28	x 2.65
Bedroom 4	10'8" x 7'10"	3.26	x 2.40
Bathroom.	7'6" x 7'2"	2.30	x 2.20

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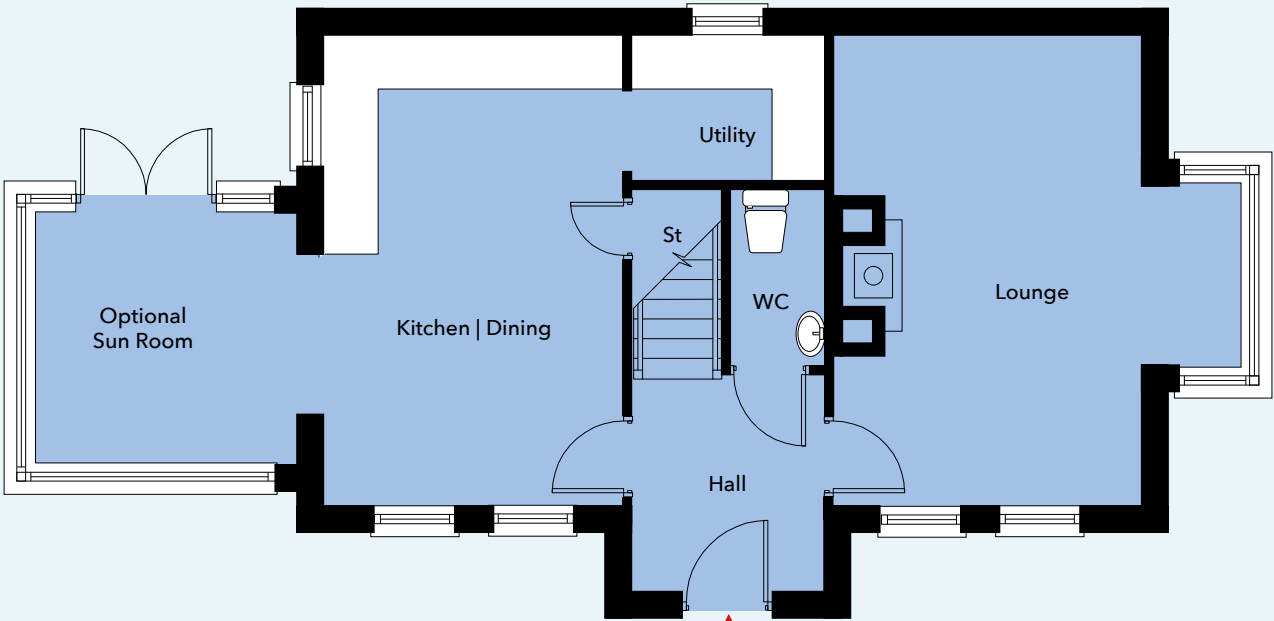




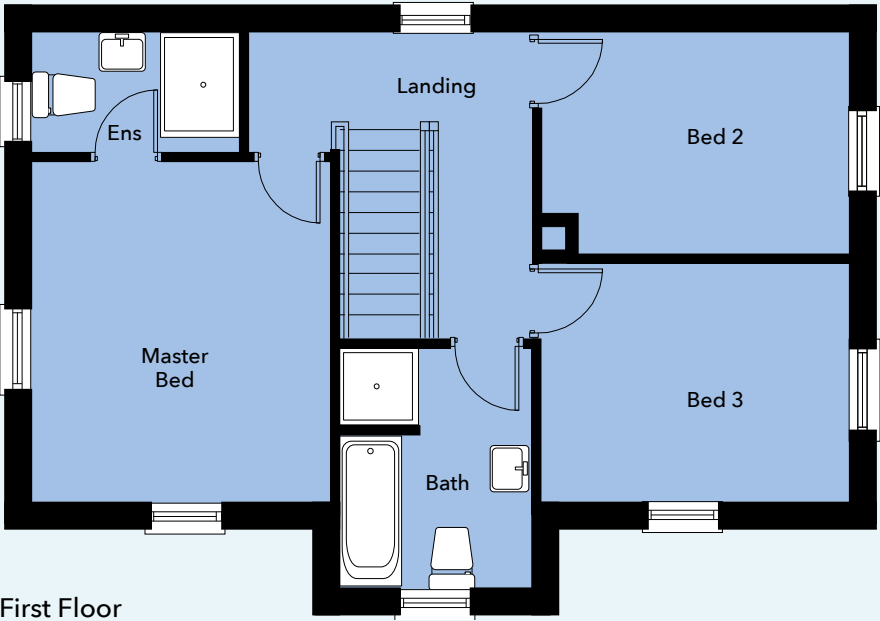
CGI is for illustrative purposes only.

The Darcy - Floor Plans

Note: Site 34 is a handed version of these plans



Ground Floor



First Floor



SITE LAYOUT - NOT TO SCALE

The Darcy

3 Bedroom Detached

Total Floor Area 1105 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

GROUND FLOOR

Entrance Hall with separate WC			
Lounge (plus bay)	17'4" x 11'4"	5.29 x 3.47	
Kitchen Dining	17'4" x 11'1"	5.29 x 3.38	
Utility	7'1" x 5'4"	2.17 x 1.63	
Optional Sun Room	9'7" x 9'2"	2.93 x 2.81	

FIRST FLOOR

Master Bedroom	12'6" x 11'1"	3.82 x 3.38	
Ensuite	7'8" x 4'5"	2.35 x 1.37	
Bedroom 2	11'5" x 8'9"	3.50 x 2.67	
Bedroom 3	11'5" x 8'3"	3.50 x 2.52	
Bathroom	8'11" x 7'5"	2.74 x 2.14	

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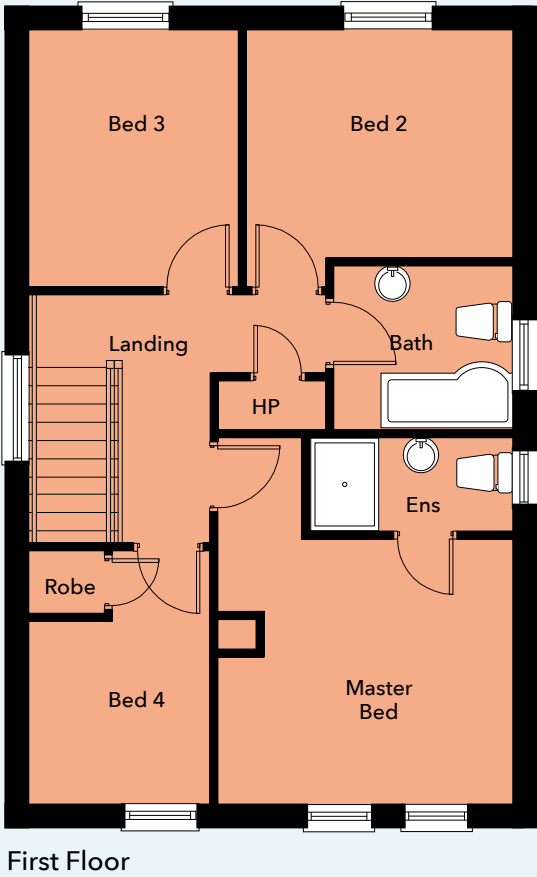
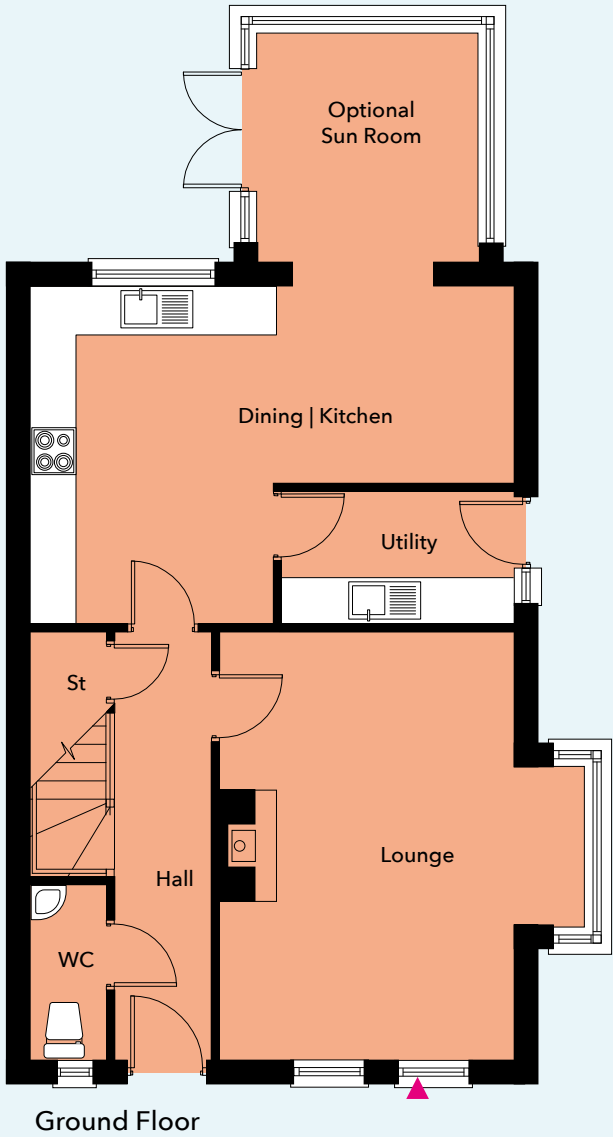




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The Ealing - Floor Plans

Note: Sites 16, 42 & 50 are handed versions of these plans



SITE LAYOUT - NOT TO SCALE

The Ealing

4 Bedroom Detached
 Total Floor Area 1105 sq ft
 Sun Rooms are available on all sites as an optional extra. Price on request.

GROUND FLOOR				FIRST FLOOR			
Entrance Hall with separate WC				Master Bedroom . . .	12'4" x 11'1"	3.77	x 3.38
Lounge (plus bay)	17'11" x 12'4"	5.48	x 3.77	Ensuite	8'6" x 3'11"	2.59	x 1.20
Kitchen Dining (max)	20'3" x 14'2"	6.19	x 4.32	Bedroom 2	11'1" x 9'6"	3.40	x 2.92
Utility	9'9" x 5'6"	2.98	x 1.70	Bedroom 3	10'9" x 8'9"	3.28	x 2.69
Optional Sun Room . .	9'7" x 9'2"	2.93	x 2.81	Bedroom 4	10'7" x 7'7"	3.23	x 2.32
				Bathroom	7'5" x 6'10"	2.28	x 2.10

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SITE LAYOUT - NOT TO SCALE

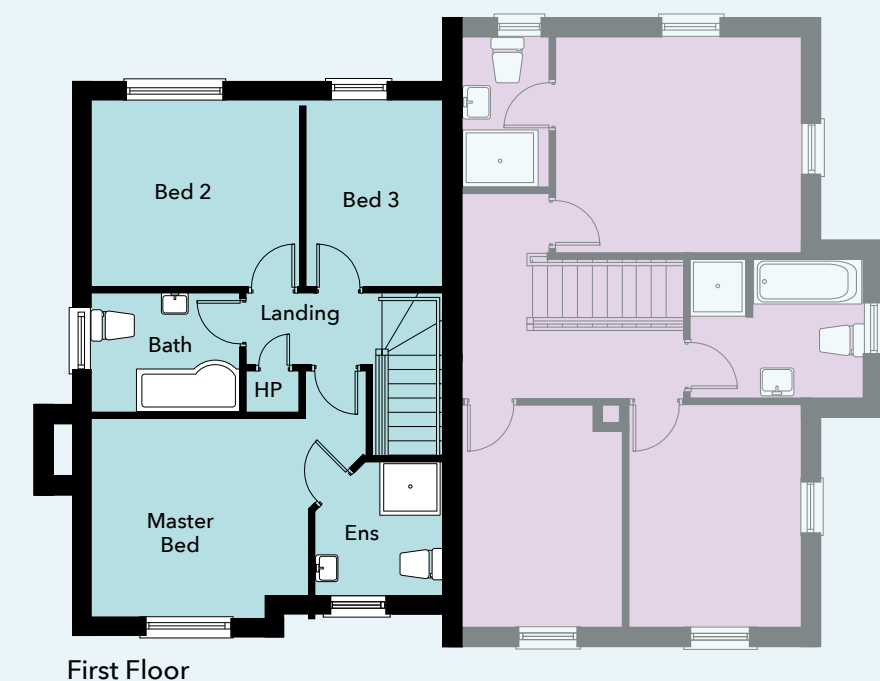
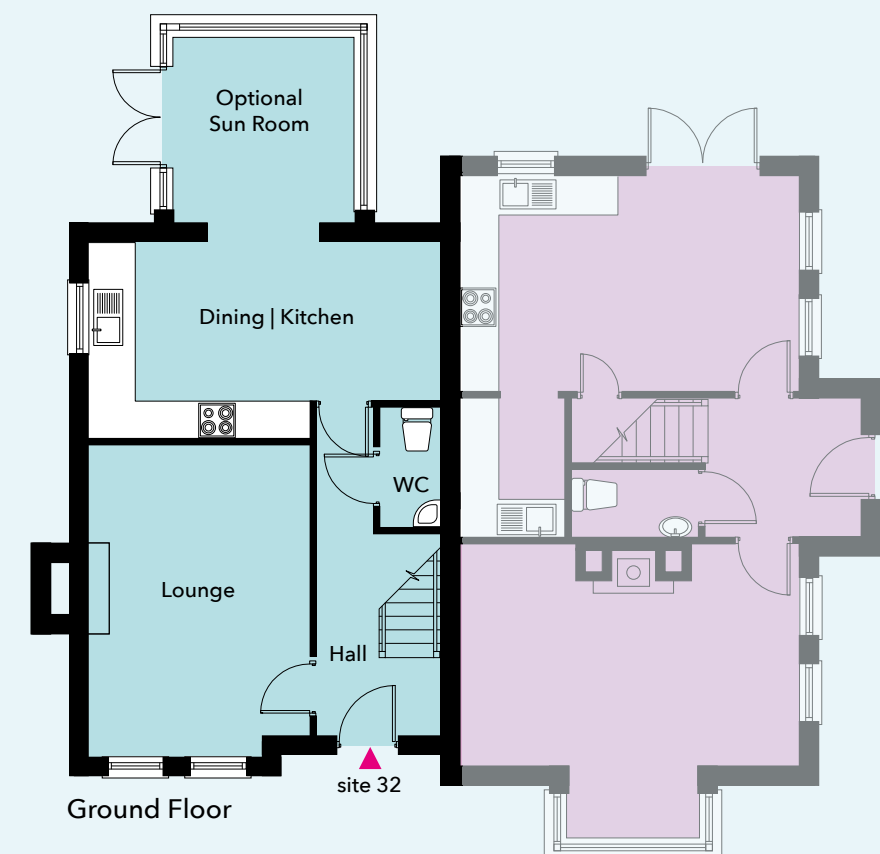
The Alder

3 Bedroom Semi Detached
Total Floor Area 960 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

The Alder - Floor Plans

Note: Site 35 is a handed version of these plans



GROUND FLOOR

Entrance Hall with separate WC			
Lounge (plus bay)	16'2" x 11'5"	4.92	x 3.49
Kitchen Dining	18'5" x 10'2"	5.62	x 3.09
Optional Sun Room	9'9" x 9'5"	2.96	x 2.87

FIRST FLOOR

Master Bedroom (max)	11'3" x 10'3"	3.44	x 3.13
Ensuite	6'9" x 6'0"	2.08	x 1.83
Bedroom 2	10'8" x 9'4"	3.29	x 2.87
Bedroom 3	9'4" x 7'4"	2.87	x 2.23
Bathroom	7'7" x 6'3"	2.30	x 1.91

Plans are not to scale and all dimensions are approximate.





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The Derwent - Floor Plans

Note: Site 36 is a handed version of these plans



SITE LAYOUT - NOT TO SCALE

The Derwent

3 Bedroom Semi Detached
Total Floor Area 1122 sq ft

Sun Rooms are available on all sites as an optional extra. Price on request.

GROUND FLOOR

Entrance Hall with separate WC			
Lounge (into bay)	17'4" x 11'4"	5.29	x 3.47
Kitchen Dining	17'4" x 11'1"	5.29	x 3.38
Utility	7'2" x 5'4"	2.17	x 1.63

FIRST FLOOR

Master Bedroom	12'6" x 11'1"	3.82	x 3.38
Ensuite	7'9" x 4'5"	2.36	x 1.37
Bedroom 2	11'5" x 8'8"	3.50	x 2.67
Bedroom 3	11'5" x 8'3"	3.50	x 2.52
Bathroom	8'10" x 7'0"	2.71	x 2.14

Plans are not to scale and all dimensions are approximate.



QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

FEATURES

- Traditional construction
- Internal walls, ceilings and internal woodwork painted in neutral colour
- High grade wooden doors with panelling and chrome hardware
- Painted, chamfered skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Superior standard of floor, wall and loft insulation to ensure minimal heat loss
- Composite front door with 5 point security locking system, chrome door handle, knocker and letter box finished with a lifelike grain
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in uPVC frames
- Feature external lighting to front door
- Bitmac driveways
- Front and rear garden sewn in grass seed
- Rear gardens top soiled and enclosed with timber fencing or wall where applicable
- Outside tap
- Landscaping to common areas

KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances - fridge/freezer, dishwasher, stainless steel electric oven, extractor fan, gas hob and washer/dryer
- Concealed chrome under unit lighting
- Recessed LED down lighters to ceiling

FLOORING

- Choice of luxury carpets (with quality underlay) to lounge, stairs, landing and bedrooms
- Choice of ceramic floor tiling from a superior range for hall, kitchen, WC and utility floors (where applicable)

BATHROOM / ENSUITE / WC

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and WC
- Recessed LED chrome down lighters to ceilings

HEATING / TECHNOLOGY / BROADBAND

- Energy efficient natural gas central heating with thermostatically controlled radiators, providing instant hot water
- Multi fuel stoves to lounge with slate pad hearth
- Superfast fibre optic broadband
- Comprehensive range of electrical sockets
- Connection sockets for BT & TV and cabling for digital/SKY TV or Virgin Media

GARAGE

- Garages are available as an optional extra

WARRANTY

- 10 year NHBC warranty



SELECTIONS

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change

Photographs are for illustrative purposes only



DESIGNED FOR LIVING



These new homes reflect
the distinctive character and
heritage of a bygone era





Location Map not to scale

JOINT SELLING AGENTS



028 3839 9911

www.hannath.com



028 3833 9700

www.thepropertyspot.co.uk

DEVELOPED BY



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.