



## OATLANDS, OATLANDS ROAD, ANDREAS, IM7 4ER

**£365,000**  
**FREEHOLD**

Welcome to Oatlands, Kel developments latest offering. It is small hamlet development, set in the heart of the delightful rural village of Andreas, providing an outstanding mixture of 2, 3 & 4 bedroomed properties.

House 2 is a three Bed mid terrace property offering open plan ground floor living with under floor heating, solar panelling and air source heat pump available with a £2,500 security deposit and completion anticipated in approximately six months from securing.



**PARTNERS**  
REAL ESTATE

- Luxurious New Build Property of Block Construction • Highly Insulated, inclusive of Air Source Heat Pump & Solar Panelling • Stylish High End Kitchens with Integrated Appliances • Beautifully Designed Bathrooms with Premium Sanitaryware • Smart Phone Technology, Including Remote Heating Controls • Ground Floor Underfloor Heating with Amtico Floor Covering • Turfed and Fenced Gardens with Herringbone Paved Driveway • Opportunity to Early Purchasers to Personalise Finishings • Secured with a £2,500 Deposit, Completion Anticipated in Six Months • Sold with 10 Year Warranty



## Overview

Welcome to Oatlands, Keldevelments latest offering. It is small hamlet development, set in the heart of the delightful rural village of Andreas, providing an outstanding mixture of 2, 3 & 4 bedroomed properties. They will be smartly designed, generously sized and well-constructed; with the advantage of being block construction. Additionally, they will be slightly larger than the norm for comparable properties, being on average 100 sq ft larger.

All properties will be situated on the level, surrounded by farmland, and attractive green spaces, within the development. They will also benefit from far reaching mountain backdrops, across the picturesque Northern Plain, offering a rural feel; further complimenting the much desired country village atmosphere.

Giving a feel of space and tranquillity, the homes will initiate a relaxed and comfortable lifestyle in which to live. To further aid their comfort, a key design brief is to ensure the properties are eco-friendly, together with being low maintenance; so to keep running costs to the minimum.

## Specification

All new homes are built with the purchaser in mind, providing spacious inside and outside living, with finishes that will deliver luxury throughout. Every detail, is thoroughly thought out, be it the designer kitchen, high-end appliances, luxury floor finishes,

or the quality bathrooms; so that you can open the front door and move in knowing you have the perfect home.

The construction materials and techniques will embrace latest cutting-edge technology, incorporating highly insulated walls, roofs and floors. Air source heat pumps and underfloor heating will be enabled with 'smart phone' technology; offering remote heating control. All element of the property will facilitate a modern and efficient way of living. You will feel quite proud of yourselves knowing your heating costs and 'carbon footprint' will be much reduced.

If you reserve in time, there will be an opportunity to personalise your property, with a selection of upgrades available including:- flooring and appliances, at additional cost.

## KITCHENS:

You can be rest assured, that the homes will be expertly fitted with sleek, stylish and 'high end' kitchens; complete with excellent finishes throughout. Every home will come with a fantastic kitchen complete with plenty of work surfaces and a full suite of integrated appliances consisting of:-

- electric fan assisted oven
- ceramic induction hob
- powerful yet discreet extractor fan
- fridge freezer
- dishwasher
- washer/dryer



- Breakfast Bar

## BATHROOMS, EN-SUITES & CLOAKROOMS

Bathroom suits will similarly be beautifully designed, with high end sanitaryware with quality taps, bath fillers and showers; all with premium names such as RAK, Vitra, Roca, Villeroy & Boch, Hansgrohe & Monza.

## SPACE & WATER HEATING SYSTEM

All the homes come fully equipped with Air Source Heat Pumps and Solar Panels. A state-of-the-art space and water heating system. The ground floor will benefit from underfloor heating to the, with discreet and efficient radiators to the upper floors. Said highly efficient water cylinders will provide near limitless hot water; on demand. 'Smart phone' technology is included as standard, this will enable remote temperature control at the touch of a button; wherever you are via wifi.

## ELECTRICAL AND LIGHTING

External satin chrome LED down/uplighters, with motion sensors will guide you to your home. Internally, lighting fixtures will be contemporary LED ceiling downlights, with LED under cabinet lighting in the kitchen. There will be an array of socket outlets (some of which will have USB connections). Quality intruder and fire alarm systems will be installed as standard.

## Location

In terms of the village itself, Andreas is a friendly

and welcoming place, which is well serviced. A strong community maintains the village as 'hive' of activity. There is a Village Hall offering a host of activities, a local village shop/Post Office, which is well stocked for your day-to-day requirements. Furthermore, there is a thriving village primary school, plus the 'famous' Grosvenor Public House. In addition, there is an active church and of course next to the school is the 'mighty' Ayre United FC, adjacent to which is a new playpark currently under construction; within the millennium garden.

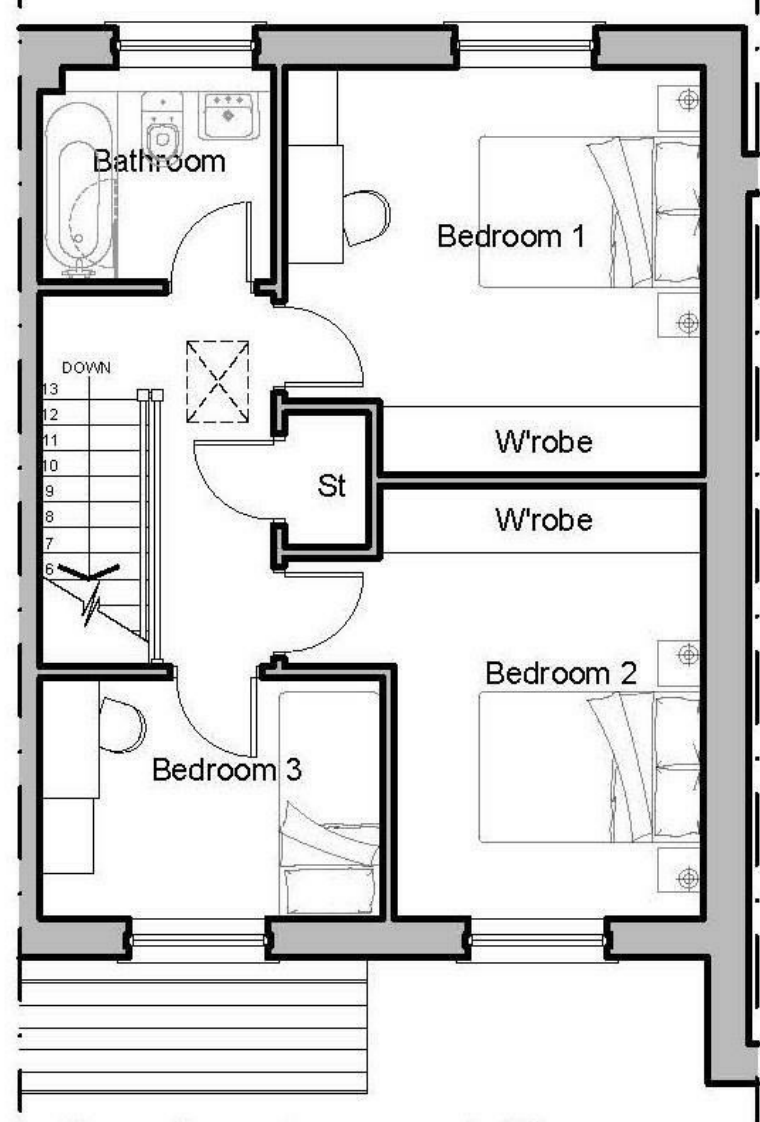
For walkers and those with dogs, there are numerous walks, both in and around the village. In close proximity, there are a range of beaches, one being Smeale Beach, which is particularly popular. Centrally located in the North of the Island, only a 10 minute drive from Ramsey, Andreas is excellently located to explore and enjoy both the East and West Coasts of the island. Peel and Laxey are both brimming with excellent restaurants cafes and other amenities.

Ramsey the nearest centre of population, is the second largest on the island, offering a full range of amenities including:- Supermarkets, a swimming pool, a range of active sports other interest clubs, a grammar school, an amenity centre, plus range of independent shops, restaurants, cafes and public houses; uniquely it has an electric railway all the way to Douglas.





## Ground Floor Plan



## First Floor Plan