



Oak  
COUNTRY MANOR



CRESCENT LINK

*Phase Four*



**DESIGNERBUILDER**

TAGGART HOMES





# OAK COUNTRY MANOR

## THE NEW STANDARD *in* HOUSE BUILDING

CRESCENT Link is one of the greatest locations in the City for your new life and your new home. And our quality home development at Oak Country Manor is the last chance for you to make it your home on the last ever project here. When they're gone, they're gone. When you're home here, you are within walking distance to a host of retail outlets including M&S, Tesco, Homebase and Next. The DW Fitness Club and swimming pool is close to hand as is Starbucks for that essential morning cuppa. Some of the city's top schools are also close by, not to mention Altnagelvin Hospital for peace of mind.

Our Oak Country Manor development has been designed with YOU in mind. Once you arrive to view one of our prestige Show Homes, you will see the attention to detail outside; with laurel hedging, wrought iron fencing and paving or tarmac pathways and driveways. Each bespoke home is carefully constructed using the very best materials with solid concrete floors throughout. We're so confident in what we do, every new home owner is given a two-year follow-up and fix service. Inside our master craftsmen and craftswomen finish each new home to a turn-key luxury standard

never before seen in developments here. All our bathrooms and ensuites come with bespoke tiling and fittings. Our kitchens are hand-made with stone worktops, a boiling tap, waste disposal unit and LED kicker lighting as standard in every home we build. Let your LED stair lights guide you to bed each night, safe in the knowledge that our solid concrete construction gives everyone in your new home a great night's sleep. Quality. Luxury. And Affordability – that's what drives us at Taggart Homes. Oak Country Manor on Crescent Link can be YOUR new home. We're making it for YOU.

*"We ensure every home we design and build is completed to the highest standard, inside and out. I look at each and every home as if I am moving in with my own family. That's because we want the best for you and your loved ones. We've made outstanding homes for you at an outstanding location - Oak County Manor at Crescent Link."*

Michael Taggart, Designer Builder, Taggart Homes.  
*Designed By Us For You.*



# Connections *in all* Directions

Oak Country Manor is in an excellent location to access the best of the North West. Whether it is business or pleasure, travel or leisure, you will be central to it all at Oak Country Manor. Within minutes of some of the region's biggest employers and locally placed to desired amenities, Oak Country Manor is ideally located.

Register your interest now at [taggarthomes.com](http://taggarthomes.com) to receive all the latest information as and when it is released.



# Destination *in no* Time

-  Altnagelvin Hospital - 1minute
-  Seagate - 15 minutes
-  Du Pont - 10 minutes
-  All State - 15 minutes
  
-  Ulster University - 10 minutes
-  North West Regional College - 9 minutes
-  City Centre - 9 minutes
-  City of Derry Airport - 13 minutes
  
-  Train Station - 7 minutes
-  Crescent Link Retail Park - 2 minutes
-  Donegal - 15 minutes
-  A6 to Belfast - 0 minutes



## Phase 4 Site Layout

DISCOVER OUR LATEST COLLECTION OF BEAUTIFULLY DESIGNED HOMES PROVIDING THE BEST IN MODERN LIVING

### ● the LINCOLN - 4 Bed

Plot No

138, 139, 140, 143, 144, 145, 150, 151, 171, 172, 175, 176, 179, 182, 183, 184

### ● the MAYFAIR - 4 Bed (including sunroom) ● finished with BRICK

Plot No

147, 163, 170, 173

### ● the SALISBURY - 3 Bed

Plot No

146, 174, 177, 178, 185

### ● the BLUEBELL - 4 Bed

Plot No

149, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 166, 167

### ● the ARUNDEL - 3 Bed

Plot No

141, 142, 164, 165, 168, 169, 180, 181

### ● the IVY - 3 Bed

Plot No

148



**DESIGNERBUILDER**  
TAGGART HOMES

**Oak**  
COUNTRY MANOR  
CRESCENT LINK DRIVE







# the BLUEBELL

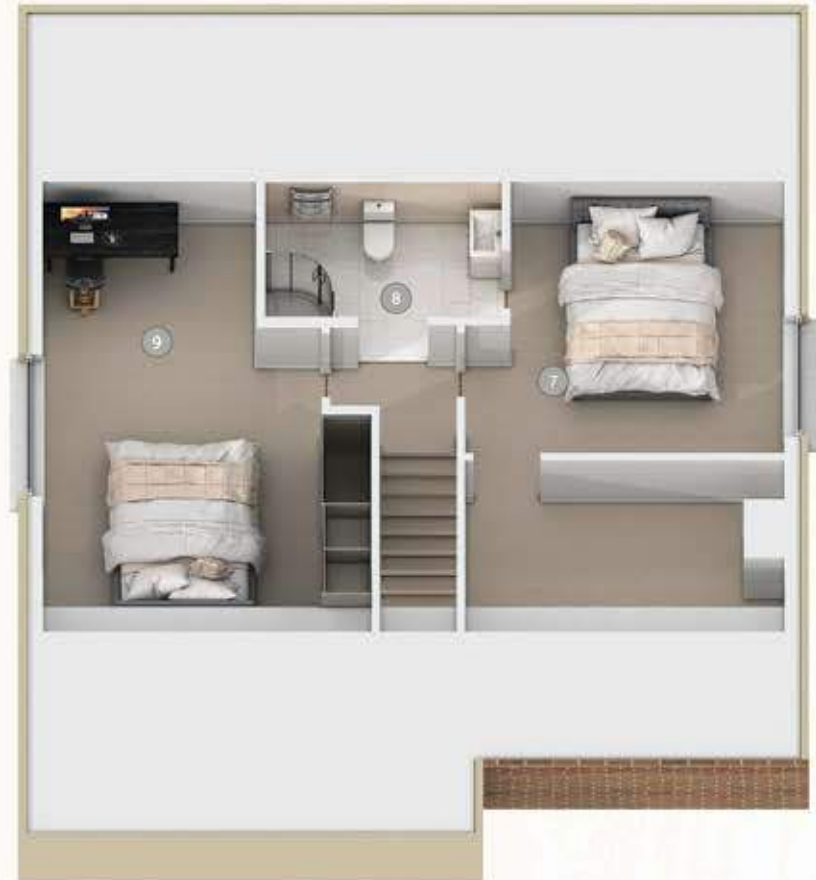
DETACHED



G

## GROUND FLOOR

1. Utility	1.7m x 1.9m
2. Kitchen	3.7m x 3.9m
3. Lounge	3.7m x 4.8m
4. Bathroom	2.2m x 2.6m
5. Bedroom 4	2.6m x 3.3m (Max)
6. Bedroom 3	2.9m x 3.9m



F

## FIRST FLOOR

7. Master Bedroom	3.3m x 3.7m + Dressing Room
8. Shower Room	1.6m x 2.8m
9. Bedroom 2	3.8m x 5.1m (Max)

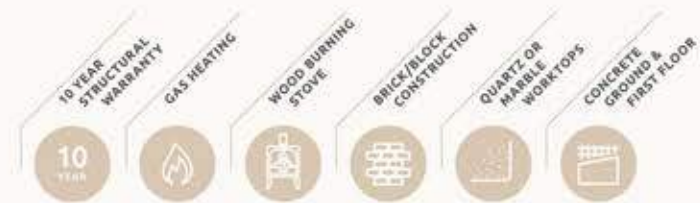






# the ARUNDEL

SEMI-DETACHED



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## GROUND FLOOR

1. Kitchen/Dining	4.0m x 6.0m (Max)
2. WC	1.0m x 1.7m
3. Lounge	3.5m x 4.6m
4. Utility	1.2m x 1.7m



F

## FIRST FLOOR

5. Bedroom 3	2.8m x 3.3m
6. Bedroom 2	3.0m x 3.0m
7. Bathroom	2.0m x 2.6m
8. Master Bedroom	2.9m x 3.5m
9. EnSuite	1.7m x 2.3m



# *the* LINCOLN





# the LINCOLN

DETACHED



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## GROUND FLOOR

1. Utility	1.7m x 2.2m
2. Kitchen/Dining	4.7m x 6.1m (Max)
3. Lounge	3.6m x 4.8m
4. W.C.	0.9m x 1.9m



F

## FIRST FLOOR

5. Bedroom 2	3.6m x 2.8m
6. Bathroom	2.2m x 2.5m
7. Ensuite	1.0m x 2.5m
8. Master Bedroom	3.2m x 3.6m
9. Bedroom 3	2.4m x 3.2m
10. Bedroom 4	2.4m x 3.0m



# *the* MAYFAIR









# the MAYFAIR

DETACHED



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## GROUND FLOOR

1. Kitchen	2.7m x 5.4m
2. Family	4.0m x 5.5m (Max)
3. Sun Room	3.0m x 3.5m
4. Utility	3.5m x 1.5m
5. Lounge	3.5m x 4.9m (Max)
6. W.C.	0.9m x 1.7m



F

## FIRST FLOOR

7. Bedroom 3	3.5m x 3.1m
8. Bathroom	2.2m x 2.3m
9. Bedroom 4	2.6m x 2.4m
10. Bedroom 2	3.3m x 3.1m
11. Ensuite	2.3m x 2.4m (Max)
12. Master Bedroom	4.1m x 4.3m (Max)





# *the* SALISBURY



# the SALISBURY

DETACHED



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## GROUND FLOOR

1. Kitchen	3.3m x 5.2m
2. Utility	1.6m x 2.0m
3. W.C.	0.9m x 2.0m
4. Lounge	4.0m x 5.2m



F

## FIRST FLOOR

5. Bedroom 2	2.6m x 3.3m
6. Bedroom 3	2.4m x 3.3m
7. Ensuite	1.8m x 2.3m
8. Master Bedroom	3.5m x 5.2m (Max)
9. Bathroom	2.1m x 2.6m



# *the* SALISBURY





# the SALISBURY

SEMI-DETACHED



G

## GROUND FLOOR

1. Kitchen	3.3m x 5.2m
2. Utility	1.6m x 2.0m
3. W.C.	0.9m x 2.0m
4. Lounge	4.0m x 5.2m



F

## FIRST FLOOR

5. Bedroom 2	2.6m x 3.3m
6. Bedroom 3	2.4m x 3.3m
7. Ensuite	1.8m x 2.3m
8. Master Bedroom	3.5m x 5.2m (Max)
9. Bathroom	2.1m x 2.6m



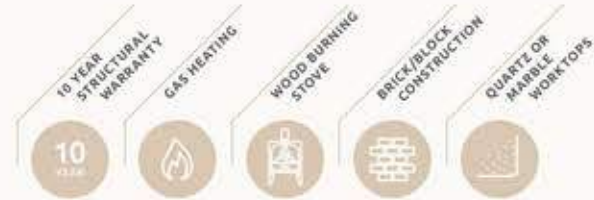
*the* IVY





# the IVY

DETACHED



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## GROUND FLOOR

1. Utility	1.6m x 2.3m
2. Kitchen	3.8m x 4.0m
3. Bedroom 3	2.3m x 3.8m
4. Bedroom 2	3.3m x 3.8m
5. Bathroom	2.0m x 2.9m
6. Master Bedroom	3.3m x 3.5m
7. Shower Room	0.9m x 2.8m
8. Lounge	4.0m x 4.9m



# *the* SPECIFICATION

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*Our Mission is to provide you the best quality of life...*

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As proven by our NHBC (National House Building Council) award winning developments at Plantation View Limavady and Oak Country Manor Phase 1, Taggart Homes is committed to developing a luxury specification for our new homes. Our mission is to develop houses that will excel in quality, comfort, efficiency and luxury to provide the best quality of life.

Whether it is family living or entertaining, you will love the sense of space and natural light that floods into your new home and everything else that comes along with it.

## CONSTRUCTION

- Our superior construction methods include solid brick & block construction with concrete ground and first floors providing excellent sound insulation.
- Extra wide insulated cavity walls and extra deep insulation in the attic to create a warm and efficient home. • A survey of home owners in Plantation View, Limavady confirmed that it was the solid construction and high levels of both heat and sound insulation that stood out when they moved into their new homes.
- Coloured PVC windows have been selected to compliment the "through coloured" rough textured Weber render. A 90mm thick secure and densely insulated black front door provides a pleasant colour contrast.



Oak  
COUNTRY MANOR



CRESCENT LINK DERRY



# *the* EXTERIOR

WHERE HIGH SPECIFICATION  
COMES AS STANDARD...

## TAGGART CARE

Great care has been taken with the external finish of each home to create an inviting environment with landscaping that will mature over the short term.

- Each home will have a large paved patio area with paved footpaths and door steps.
- Driveways will have a two coat layer of bitmac with a fine 6mm top layer of stone creating an attractive refined appearance. Ivy and Mayfair homes will have a paved driveway.
- Each home will have low level attractive planting providing a soft backdrop.



- Rear gardens will have a high closed boarded fence providing privacy with evergreen laurel or similar type hedging that will, over time, camouflage the fence providing a beautiful soft mature garden.
- At the front of each home (depending on location) there will be a beautiful wrought iron fence along with an ornate wrought iron pillar with planting behind to create an instant boundary.

- Gardens will be either sown (or lawn with grass turf depending on the season).

## *the* ULTIMATE PRIVACY...



*Pathways and patio areas elegantly paved*



*Ornate iron railings*



# the INTERIOR

WHERE HIGH SPECIFICATION  
COMES AS STANDARD...

## KITCHEN

When you purchase a home at Oak Country Manor you will immediately notice the quality touches that have been added as standard. Our careful and thoughtful selection of appliances along with a choice of both contemporary and classical finishes will create both a functional and inviting space.

- **(New)** Upgrade from laminate worktop to a solid stone worktop with matching splash back in a choice of colours.



Hot water tap

- **(New)** Upgrade from a single oven to eye level double Ovens or two single ovens.
  - **(New)** Upgrade from an electric hob to an induction hob offering greater energy efficiency, rapid warm up times along with the additional safety feature of cooling down immediately when not in use. Extremely fast and responsive with the ability to accurately control the power, induction hobs contain a strong electromagnet positioned under the surface of the hob. When a suitable pan is placed on it, a circuit is created which begins a rapid and even transference of heat to the base of the pan and its contents.
  - **(New)** Hot Water Tap, instant boiling water, removing the need for a kettle in the kitchen. Filtered drinking water helping to eliminating lime scale and other contaminants. Over a year it will prove to be more effective and save on the energy cost of boiling a kettle. No kettles, no clutter, no fuss. 98°C steaming hot & cold filtered drinking water.
- There's virtually no limit to the number of ways you can use your hot tap. As well as making tea, coffee and other hot drinks, you can blanch vegetables, sterilise baby bottles and other items, defrosting food, warming ice creams scoops, rehydrating dried food etc. With an InSinkErator® steaming hot tap the list is endless.
- **(New)** Waste disposal unit – convenient and provides an environmentally responsible answer to the growing problem of food waste. Time is saved dealing with messy food waste that would otherwise encourage odours and germs. Less hassle emptying bins. Helps the environment as less food waste ends up in Landfill.
  - Additional appliances including integrated Dishwasher, integrated Washer Dryer (replaced by separate free standing washing machine and Tumble Dryer in Utility Room where applicable) & integrated Fridge Freezer.
  - Soft Closing 'Blum' doors and drawers.
  - **(New)** Corner cupboard with carousel feature in most house types.
  - **(New)** Integrated pullout saucepan/storage drawers built into base units.
  - **(New)** Mood Lighting under kicker board for evening entertainment in addition to under cupboard lighting.
  - Down lights with dimmer switch.
  - Choice of colour on unit doors.
  - Thicker insulated framed patio doors (where applicable). Front and rear doors have the same specification.

...MODERN LIVING *with* HIGH SPEED BROADBAND,  
INBUILT USB *and* LOW RUNNING COSTS



# *the* INTERIOR

WHERE HIGH SPECIFICATION  
COMES AS STANDARD...

## BEDROOMS

- **(New)** Master bedroom has a dimmer switch and bedside lights fixed to the wall with an extending reading "snake" light combined that can be adjusted in any direction for reading and can be controlled either at the main switch or at the bed.
- Two bedrooms will have built in wardrobe units.
- USB socket in master bedroom.

## BATHROOM / EN SUITE

Our new homes at Oak Country Manor have been fitted out with modern premium quality sanitary ware in the bathroom and en suite.

- **(New)** A Showerbath is fitted in each bathroom combining a purposely designed bath and integrated shower facility with full glass screen and thermostatic drench head shower.
- **(New)** The bathroom will have a high end wash basin and "waterfall" open spout tap.
- **(New)** The bathroom and en suite will have a fitted bluetooth mirror with LED lighting, a shaver point and heated demister that allows you to step out of the shower with no need to wipe away the mist.
- Both the bathroom and en suite will have a choice of high end luxury designer style tiles.
- The en suite off the master bedroom will have a large shower tray with thermostatic shower.

## HALLWAY

- Off the hallway there is a convenient downstairs toilet.
- Under stair storage similar to that in as in Plantation View is provided in most house types and is an innovative and ingenious use of space.
- Tiling will be of the same luxury as in the Kitchen and dining area. These have been selected from a luxurious range of tiles sourced from Spain.

## LOUNGE

- A beautiful wood burning stove with a quartz hearth and surround has been chosen as part of the turn key experience.
- The Lounge ceiling has a raised well in the centre with recessed ambient mood lighting. This is complimented by down lights switched from dimmers to enhance mood or ambience at any time of day or night for that special occasion.
- 5 amp lamp sockets will also be controlled from a separate dimmer switch for that extra touch.

## PAINTING

- All room walls and ceilings will be painted in neutral colours.







Feature raised ceiling, LED mood lighting



### LIGHTING / MEDIA

A new and upgraded electrical specification will accommodate modern living in the home at low running costs.

- **(New)** Lounge, kitchen and hallway will have dimming switches.
- **(New)** 2no 5 amp lamp sockets in the lounge.
- **(New)** Energy efficient LED downlighting in lounge, hallway, kitchen/dining, WC, bathroom and en suite.

- TV points in lounge, dining, and bedrooms.

**(New)** A socket with built in USB point will be located in the lounge, kitchen and master bedroom.

- **(New)** Each home will be wired for Virgin Media. This will facilitate television, telephone and high speed internet services.

- **(New)** Feature uplighter outside each home at the front door.

**(New)** Recessed mood lighting in the ceiling of each lounge.

- **(New)** Mood Lighting under kicker board for evening evening entertainment in addition to under cupboard lighting.

- **(New)** Recessed LED stair lights providing secure ambient lighting at night time. (Where applicable.)

### WOODWORK

- Internal doors are solid 4 panel "London" style.

- Skirting and architraves are 150mm deep moulded classic style with a "hockey stick" moulding fitted around door architraves.
- Chrome "knob" door handles and chrome hinges provide a chunky heavy duty feel.
- Modern "Nottinghill" design staircase spindles with walnut hand rail.

### HEATING / PLUMBING

- All homes at Oak Country Manor will be fitted with highly efficient gas combi boilers providing energy efficient heating and instant hot water.
- All homes will have an outside tap for convenience.

### FLOOR FINISHES

- Our unique tiles have been sourced from Spain and add the quality finishing look to each home. Hallways, WCs, kitchens, utility rooms (where applicable) and bathrooms will have floor tiling.
- Lounges will have wooden style flooring.
- Bedrooms, stairs and landings will be carpeted with a Canterbury carpet.

*A management company will be formed for which an annual service charge will be levied on all properties to cover the cost of maintenance of open/common areas.*













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DESIGNED *for*  
MODERN LIVING



# GET IN TOUCH

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