

STEVENAGE

forster oaks



Metropolitan



Welcome
TO
forster
OAKS

Discover a place with fast connections, tranquil green spaces and an exciting future on the horizon. Once the home of E. M. Forster, Stevenage is now the location of Forster Oaks, a beautiful new collection of stylish, contemporary homes, designed to offer all that modern living requires.

This is more than just words.
This is the home of your dreams.

Write YOUR FUTURE AT forster oaks

Nestled in a leafy corner of Hertfordshire, combining the very best elements of town and country, lies brand new Forster Oaks. This superb, high quality development is ideally placed for commuting, with journey times from Stevenage railway station into London King's Cross starting at just 23 minutes*.

Once at home, you'll have the shops, cafés, generous green spaces, sports and leisure facilities of Stevenage on your doorstep. And there's a bright future to come, with an ambitious regeneration plan set to transform the UK's very first new town into the epitome of 21st century cosmopolitan living.

So, read on. If you're looking to start the next chapter of life, Forster Oaks could be the perfect place.

*Travel times are taken from nationalrail.co.uk



Typical Metropolitan interior used for illustrative purposes only



STEVENAGE
**forster
oaks**

FROM HOWARD'S
END... TO YOUR *New*
beginning

Begin a new story at Forster Oaks, located just 7 minutes' drive from Stevenage railway station and town centre. From catching the fast train to work to popping into the Old Town for weekend brunch and a spot of window shopping, you'll have everything you need nearby.

LIFE THAT

Leaps

OFF THE

page

Rich with Roman, Saxon and medieval history, beloved home of E.M. Forster, Stevenage has a much longer story than many realise. Today, this fascinating, multi-layered past has led to a welcoming, friendly town, just 30 miles from central London, offering a perfectly balanced combination of bucolic peacefulness and fast city connections.



CAFÉ CULTURE

Dotted with cafés, restaurants and pubs, you'll find no shortage of places to relax and revive in Stevenage. Try Four Seasons for the best cooked breakfast in town, or The Flower Café for amazing coffee and cake. When you're hankering after a traditional pub, there's the historic Marquis of Lorne, offering quiz nights, discos and real ale on tap. Special occasion? Book at On The Green for incredible contemporary British cuisine. There's also a cornucopia of world flavours, from Thai at Sala Thong to El bar de tapas and Misya Meze & Grill.

BAGS TO DO

Long renowned for its plethora of retail options, Stevenage offers an inviting mixture of shops, big and small. Discover independent boutiques, beauty salons and Waitrose in the charming Old Town, while over in the New Town there's an array of high-street favourites such as H&M, Next, Debenhams, TK Maxx and River Island. There's also a lively indoor market, featuring 130 stalls and continuing a tradition begun all the way back in 1281, with the granting of the town's Royal Charter.

ART AND SOUL

Dip into an enticing programme of top-drawer comedy, music, drama, opera and dance at the Gordon Craig Theatre. More of a movie buff? Enjoy everything from Hollywood blockbusters in IMAX to arthouse flicks and live broadcasts from the National Theatre at Cineworld in Stevenage Leisure Park.



SO MUCH More TO come

As a resident of Forster Oaks, you'll have front-row seats for the next chapter in Stevenage's history: the town's incredible programme of regeneration. This multimillion pound scheme – one of the largest in the East of England – involves a total overhaul and reimagining of the centre, to include new shopping areas, bars, cafés and restaurants, plus a new library, sports and leisure facilities. The heart of the town will be transformed into an open, inviting, modern and beautiful space, making Stevenage one of the most sought-after commuter spots around London.

FUTURE GENERATIONS

Speaking of laying foundations for the future, the quality of Hertfordshire's schools and colleges has long attracted parents and parents-to-be to make a home here. In fact, schools across the county outperform the UK average – and there's a host of brilliant options near Forster Oaks. At primary level, parents and children alike love the nurturing atmosphere and high standards of Round Diamond Primary School (Ofsted rated 'Outstanding'), Martins Wood Primary School and The Leys Primary and Nursery School (both 'Good'). For older pupils, The Nobel School and Marriotts School are close by, both rated 'Good' with excellent local reputations.



Lost FOR words

(YOU WON'T BE THE FIRST)

Creating a life in Hertfordshire means combining the best of cosmopolitan living with the greenery and spaciousness of the countryside. Forget any preconceived notions you may have around the phrase 'New Town'. Stevenage is extraordinarily green, with avenues of graceful Norway Maples, plus parks and woods throughout the town and surrounding area. In fact, the Woodland Trust ranks it as one of the finest places in the UK for having woodland in easy reach. So if you're looking for a stunning new home enveloped by plenty of fresh air, you may just have found it at Forster Oaks.



BACK TO NATURE

Just a few minutes' drive from Forster Oaks lies St Nicholas Park, 28 acres of green space with football pitches, a BMX track, fitness zone and play areas. You're also only a short hop from Fairlands Valley Park, an enormous space in the centre of Stevenage covering 120 acres, perfect for tranquil walks, family picnics, canoeing, kayaking, windsurfing and fishing. Want to do something a little different? Explore the STOOOP – the Stevenage Outer Orbital Path, a scenic rambling route circling the town. Or immerse yourself in local history and take the Forster Country Walk, visiting the fields, woods and local landmarks that so inspired E.M. Forster.

A WORD IN YOUR EAR

Here's a secret only the locals know. Take the footpath from the Old Town into ancient Whomerley Wood to discover the moat of a 13th-century homestead. Roman artefacts and medieval pottery have been found there, making it a fascinating spot for a wander.



LEAF THROUGH LIFE

At Forster Oaks, you'll be perfectly situated for exploring the many nooks and crannies of picturesque, historic Hertfordshire and around.

Knebworth House is just a ten-minute drive away, with its rolling grounds and fascinating rooms open to the public. Tour the house – still a working family home – before strolling through the Grade II listed grounds to find the popular Dinosaur Trail and, if you have little ones in your party, the incredible adventure playground, Knebworth Fort. There's more literature connections in Ayot St Lawrence, a delightful chocolate-box village just a short trip down the A1(M), where you can wander around George Bernard Shaw's house and tuck into a Sunday roast in 14th-century inn The Bocket Arms.

How VERY sporting



As the hometown of Formula One World Champion Lewis Hamilton and Premiership footballer Ashley Young, to name but two local heroes, Stevenage has a proud sports history. Accordingly, there's a wide variety of facilities to get the blood pumping. Those who love to swim can enjoy the 33-metre pool at Stevenage Swimming Centre, which also offers yoga and pilates lessons. You can play football and cricket on the George V Playing Fields, or see the professionals in action at Broadhall Way, where Stevenage FC regularly has the crowd roaring. Insisted upon by one of the original visionary planners, Stevenage boasts an extensive cycle network said to rival those of European towns. You can easily navigate around via completely segregated cycleways, making it both safe and pleasant for riders of any age.

A
Passage
 TO INDIA, OR THE 7:58 TO
london

TRAVEL CONNECTIONS



STEVENAGE
STATION

7
MINS
DRIVE



LUTON
AIRPORT

24
MINS
DRIVE



A1 (M)
MOTORWAY

5
MINS
DRIVE

TRAIN TIMES FROM STEVENAGE STATION



HERTFORD
NORTH

13
MINS



FINSBURY
PARK

20
MINS



LONDON
KING'S CROSS

23
MINS

Source: www.nationalrail.co.uk



THE *Word* ON THE street

DINING

- 1 Pizza Hut Restaurants
- 2 Flower Power
- 3 Marquis of Lorne Public House
- 4 Sala Thong Thai (Stevenage)
- 5 el bar de tapas
- 6 Misyra Meze & Grill

PARKS

- 1 St Nicholas Play Centre
- 2 Fairlands Valley Centre
- 3 King George Playing Fields
- 4 Whomerley Wood

SHOPPING

- 1 Waitrose
- 2 H&M
- 3 Next
- 4 Debenhams
- 5 TKMaxx
- 6 River Island

EDUCATION

- 1 Round Diamond School
- 2 Martins Wood Primary School
- 3 The Leys Primary and Nursery School
- 4 The Nobel School
- 5 Marriotts School

LEISURE

- 1 The Gordon Craig Theatre
- 2 Cineworld Cinema
- 3 Stevenage Swimming Centre

STEVENAGE forster oaks



▲ A1 (M)
MOTORWAY



▲ STEVENAGE
STATION



CGI is indicative only.



CCI is indicative only.

INTRODUCING shared Ownership

If you're looking to take your first step on the housing ladder but aren't able to save a large enough deposit for a traditional mortgage, shared ownership could be ideal. Often referred to as 'part-buy, part-rent' – because you buy a share in your home and pay rent on the remainder – shared ownership enables you to purchase a good quality home in an affordable way.

HOW IT WORKS

Part-buy: You buy a share in a new home, of between 25% and 75%, via a mortgage. You pay a monthly mortgage repayment on this share.

Part-rent: You pay a subsidised monthly rent on the remainder, along with a service charge.

HERE TO HELP

If you have any questions, please don't hesitate to get in touch with the Metropolitan sales team. They'll be more than happy to pass on information and advice at any stage of the purchase process.

NOTE

You will need to meet a minimum household income requirement. You must be able to pay for your mortgage valuation survey, legal fees and stamp duty (where applicable). A deposit is normally required.

KEY BENEFITS

Get on the property ladder sooner: You only pay a deposit on the share you buy, rather than on the entire property price. So you need a smaller pot of money to buy your home.

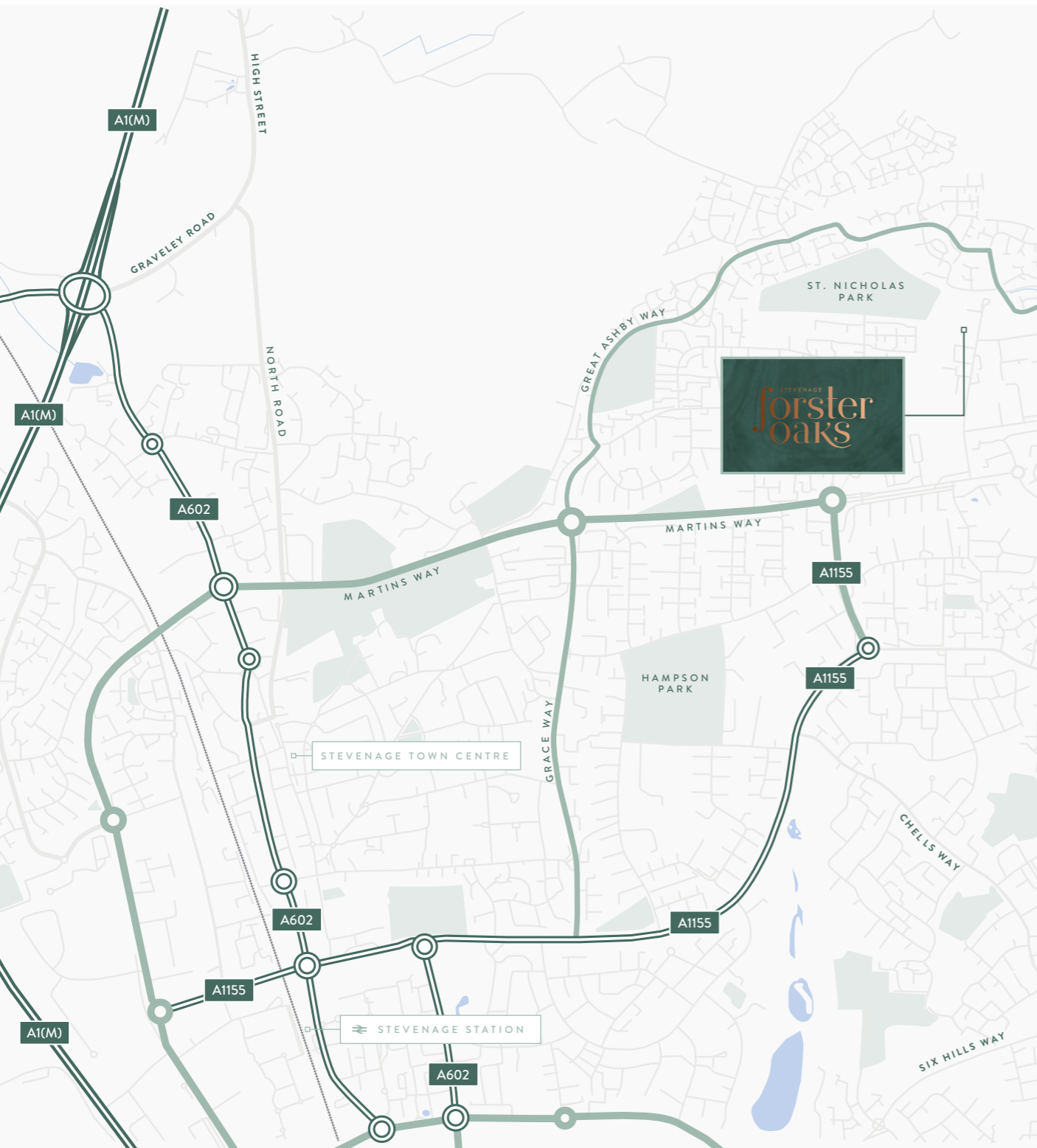
Save money: Your monthly housing costs are lower than if you bought the same home with a traditional mortgage or rented it privately.

Increase your share over time: You choose if and when you buy further shares, reducing your monthly rent. This is known as 'staircasing'.

ALL THE ADVANTAGES OF A NEW HOME

At Forster Oaks, you'll enjoy a long 10 year warranty, along with the high spec fixtures and fittings and excellent energy efficiency you'd expect from a brand new, developer-built property. In addition, buying a new home through shared ownership allows you to buy chain-free, so you won't be reliant on other sellers and/or buyers for your purchase to go ahead.





Forster Oaks
Wedgewood Way
Stevenage
SG1 4QN



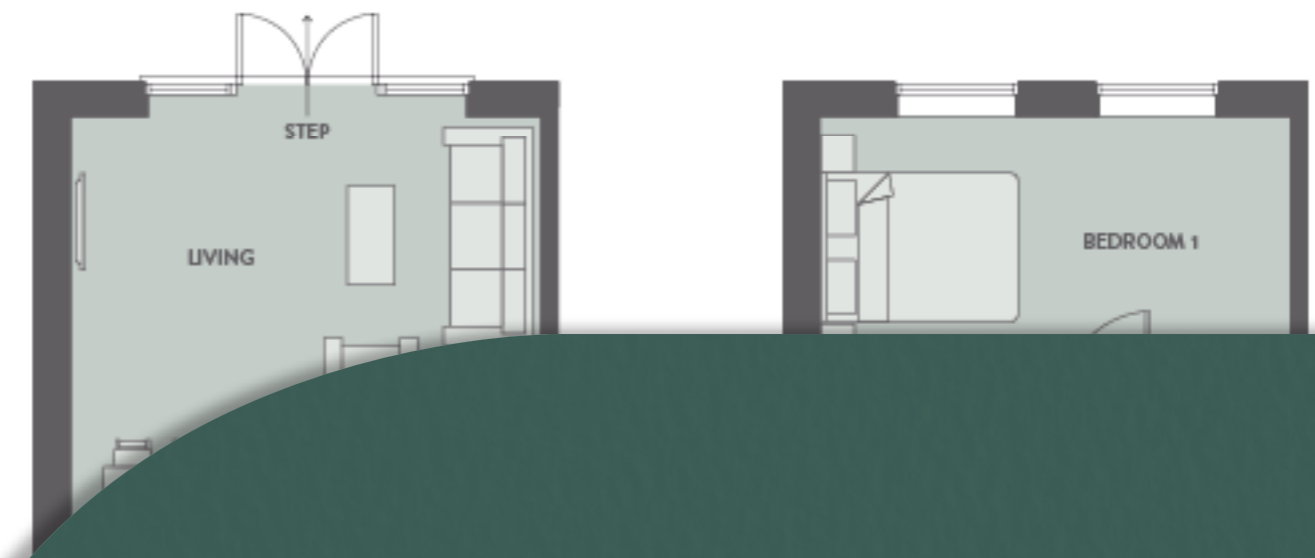
Disclaimer: These brief particulars are intended as a convenient guide to supplement an inspection or survey and do not form, or form part of, any offer or contract. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information supplied by third parties. Metropolitan undertakes continuous product development and products may vary from any information given. Development photography is indicative only. Design elements, room dimensions and specification details may change or vary 'as built' without further notice. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full structural survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any information given. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. June 2018

THREE BEDROOM HOUSE

PLOTS 1, 3, 5, 7

Ground Floor

First Floor



Metropolitan

Metropolitan is the brand name for Metropolitan Housing Trust Limited (MHT Ltd), registered office, The Grange, 100 High Street, Southgate N14 6PW. MHT Ltd is charitable, registered under the Co-operative and Community Benefit Societies Act 2014, registered No 16337R and registered with the Homes and Communities Agency, the regulator of social housing, under No L0726. Metropolitan Housing Trust Limited is authorised and regulated by the Financial Conduct Authority. Our company's reference is 723654. Some services we provide are not regulated

