



OAKLANDS PARK

LOCAL AMENITIES



 REDROW

Stepping into this beautiful collection at
Oaklands Park is truly like

COMING HOME

With its cobbled streets and exquisite Georgian architecture, Ashbourne is the setting for Redrow's stunning collection of 3 and 4 bedroom homes at Oaklands Park. Just minutes from the breath-taking scenery of the Peak District and within walking distance of a wealth of amenities including schools, leisure and unique shopping experiences, Oaklands Park is ideally situated to create the lifestyle you've always dreamed of.

TRANSPORT

Known as the Gateway to the Peak District, Ashbourne in the Derbyshire Dales enjoys excellent road connections for commuters and leisure travellers alike. Derby is just 11 miles away along with A52 that can be joined minutes from Oaklands Park. The A515 less than 1 mile away gets you to the Peak District National Park in 2.5 miles while Junction 15 of the M6 at Stoke-on-Trent is 28 miles to the west and Junction 25 of the M1 20 miles to the east.

The nearest mainline train is Derby Railways Station 13 miles away, and takes you to Nottingham in 20 minutes, Stoke-on-Trent in 51 minutes, Birmingham in 34 minutes and Sheffield in 28 minutes. Travel to Derby by bus in 32 minutes with services every hour from Oaklands Park. Or get to Buxton in 39 minutes from nearby Ashbournes Market Place.

International travel is easy with a direct train from Derby to East Midlands Airport in 13 minutes, or 31 miles in the car.

SHOPPING

Shopping in Ashbourne is an experience like no other, with its quaint streets lined with historical buildings and plethora of independent shops selling everything from antiques, crafts, fashion, DIY, jewellery and artisan foods. High end fashion brands Fat Face and Joules Clothing can also be found in Ashbourne. A twice weekly market serves up delicious local produce.

Everyday essentials are well catered for with a Waitrose, Sainsbury's and Co op supermarkets within 1 mile of Oaklands Park, and M&S Simply Food and Aldi 2 miles away at Waterside Retail Park. Waterside also features an Argos, Halfords, Mountain Warehouse and Majestic Wines.

The Cathedral Quarter in Derby is a haven for foodies, with its café culture, independent boutiques and culture galore, all dotted along historical, pedestrianised streets.

At intu Derby, retail therapy takes on a whole new meaning with High Street and designer stores, restaurants, leisure and entertainment

SPORT & LEISURE

Surrounded by world class countryside, outdoor pursuits are well catered for at the Peak District National Park and Dovedale Nature Reserve just minutes away. Ashbourne Golf club down the road is Derbyshire's oldest private members' club where activity and relaxation go hand in hand. For structured fitness lessons, Ashbourne Leisure Centre 4 minutes drive away is home to a 25 metre swimming pool, sports courts, fitness suite and exercise classes.

Catch the latest blockbusters at Showcase Cinema De Lux or treat the family to a few frames at Hollywood Bowl at intu Derby. Or relax with craft beers and wine in one of the traditional pubs in the centre of Ashbourne. You'll never be short of a place to rest your feet and have a bite to eat with homecooked pub meals, tea shops, cafes and restaurants galore in this charming town. White's in the centre of Ashbourne was named Restaurant of the Year 2016 at The Food Awards England 2016 while the Lamplight Restaurant serves traditional English and French cuisine under the 15th century beams of this former coaching inn.

EDUCATION

Families need look no further for Ofsted 'good' rated schools, from Asbourne Hilltop School taking nursery children from age 3 to 11 year olds less than a mile away. St Oswald's CofE Infant School, Parkside Junior School and Queen Elizabeth Grammar School catering for secondary school aged youngsters are all within 2.4 miles of Oaklands Park.

For higher education the short drive to Derby takes you to the University of Derby where courses range from architecture, sciences and engineering, to short courses, business services and professional development.

Ashbourne is served by several dentists and doctors' surgeries including White Peak Dental Practice (01335 343 126 Sat Nav DE6 1BX) and Ashbourne Health Centre (01335 300588 Sat Nav DE6 1RR).



OLD DERBY ROAD, ASHBOURNE DE6 1SD

01335 658 319

REDROW.CO.UK/OAKLANDSPARKASHBOURNE



OAKLANDS
PARK

ASHBOURNE

Directions

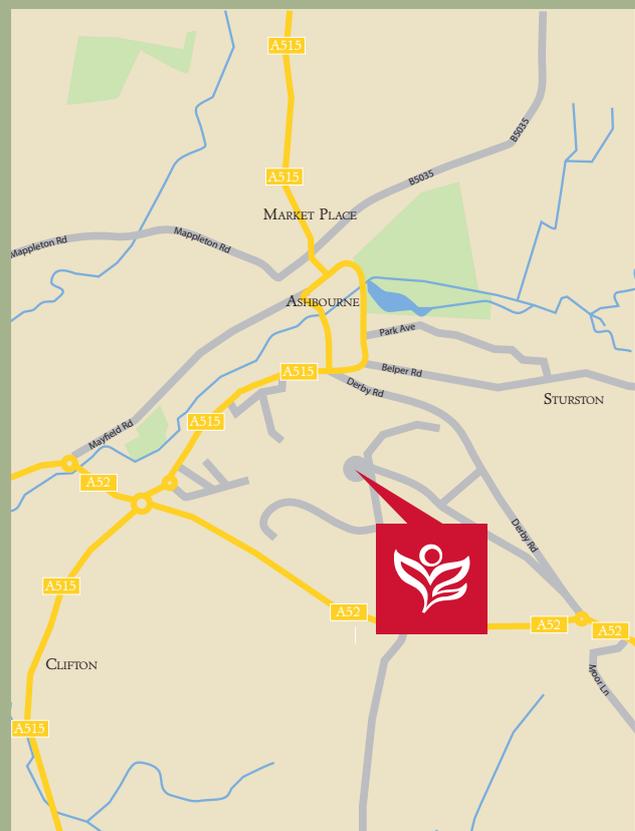
From the M1 Junction 25 North/South

At Sandiacre Interchange merge onto the A52 Brian Clough Way. At the roundabout take the second exit onto Eastgate/The Underpass towards Derby City Centre. Stay slight right on The Underpass. Continue onto St Alkmund's Way/A601 and turn right onto Friar Gate/A52. At the next roundabout take second exit and stay on the A52 until the next roundabout, then take the second exit, Derby Road. Turn left onto Old Derby Road.

From the M6 Junction 15 North/South

At the Hanchurch Interchange take the second exit onto Queensway A500. Take the A50 ramp to Derby, keep right and follow signs for Fenton/Trentham. At the Sideway interchange, take the second exit onto the A50 and keep right to stay on the A50. At the next roundabout take the second exit and stay on the A50. At McDonald's Roundabout take the first exit onto Ashbourne Road. Take the 1st exit on the next roundabout and stay on Ashbourne Road / B5030. At the next two roundabouts take the exit onto the B5030. Continue onto the B5032. Turn right onto the A52/ Mayfield Road. At the roundabout take the second exit onto the A52. Stay on the A52 at the next roundabout. At the last roundabout take the 1st exit onto Derby Road, left into Old Derby Road and to Oaklands Park.

All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. July 2017.



Join My Redrow at redrow.co.uk

My Redrow - My Home, My Way.

Buying your new Redrow home has just become much easier with My Redrow.

From searching for your favourite properties to selecting your finishing touches,* My Redrow helps you every step of the way.

* 'Explore Finishing Touches' feature only available on selected developments and properties.

- Save your favourite developments or properties and see 'What's Included'.
- Be the first to hear about relevant new homes as they become available.
- Book your viewing and call back appointments online with our real time calendar and much more.

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

 **REDROW**
A BETTER WAY TO LIVE