

# THE HEATH

FRILFORD · OXFORDSHIRE

SWEETCROFT

OXFORD

*Clockwise from right:* The riverside at Abingdon on Thames; award-winning Bothy Vineyard is only a mile from The Heath and is the oldest vineyard in Oxfordshire; the world famous city of Oxford is just 20 minutes' drive from The Heath; beautiful White Horse Hill near Uffington lends its name to the area.



**FRILFORD HEATH** lies between the River Thames and the River Ock, at the eastern end of the Vale of White Horse. This mainly agricultural area is criss-crossed by the streams and brooks feeding the Ock, which joins the Thames at Abingdon.

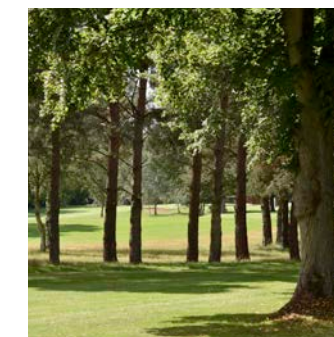
Oxfordshire is a thriving area, economically and culturally – alive with heritage, academic life and cutting edge industries. The technological and industrial hubs at Culham, Harwell and Milton Park, Oxford's Universities and the many research and science centres make this one of the UK's most forward-looking areas for innovation.

Frilford Heath Golf Club is a Championship Course covering five hundred acres of beautiful heathland, and hosts significant events such as qualifying rounds for the British Open.

**THE HEATH** is a significant new development of just five substantial, five and six bedroom homes which sit in a prominent location adjacent to the Golf Club entrance.

These beautiful homes are designed to be different: with well-proportioned entertaining and family spaces and extensive gardens, they provide all the space and facilities you need, with top quality appliances and features throughout.

Come and experience the Sweetcroft difference.

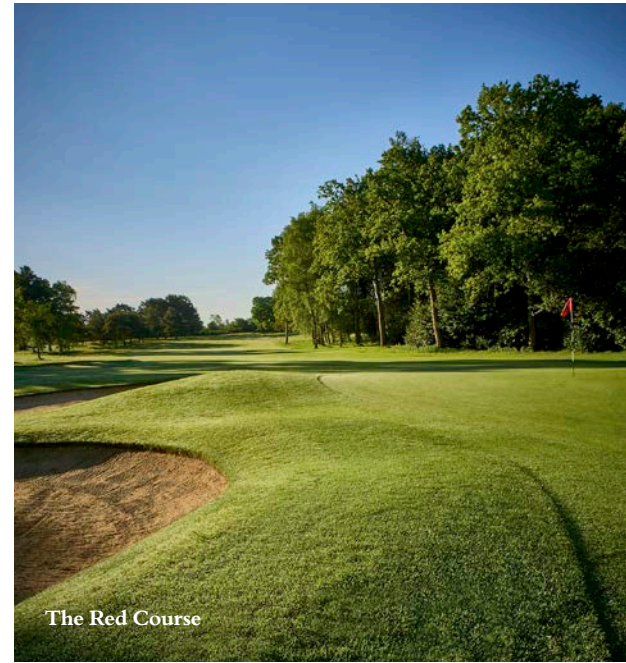


## THE HEATH

FRILFORD HEATH • OXFORDSHIRE

**FIVE HUNDRED ACRES** of undulating Oxfordshire heathland, covered with pine woods and heather, three Championship courses of over 6000 yards each and one of England's Top 100 courses: Frilford Heath golf club is truly a golf lover's paradise.

**THE HEATH** sits directly adjacent to the course entrance in a prominent position on land formerly owned by the club. The location is very convenient for many of the high quality public schools in the Oxford and Abingdon area, including Chandlings, Abingdon School, Radley College, Cokethorpe School and The Dragon School. Nearby stations include Didcot Parkway, Oxford Parkway and Oxford Station, which serve London, Birmingham and Bristol direct. The A34 is 3 miles away and links to the M4 and M40.



The Red Course



The welcoming Clubhouse has a first class restaurant and bars



Early morning sunshine on the Red Course



Frilford Heath's beautiful landscaping extends to 500 acres



The Heath is in a prominent position next to the Golf Club entrance. Much of the course covers the Frilford Heath Site of Special Scientific Interest, a habitat for many rare plants and insects that is unique in Southern England.

GROSS INTERNAL FLOOR AREAS

	GROUND FLOOR	FIRST FLOOR	GARAGE	TOTAL
<b>Moor Park</b>	236.64 sq m	236.64 sq m	55.44 sq m	<b>528.72 sq m</b>
	2547 sq ft	2547 sq ft	597 sq ft	<b>5691 sq ft</b>
<b>Sandy Lodge</b>	209.32 sq m	185.55 sq m	55.44 sq m	<b>450.31 sq m</b>
	2253 sq ft	1997 sq ft	597 sq ft	<b>4847 sq ft</b>
<b>Tadmarton</b>	209.80 sq m	185.55 sq m	55.44 sq m	<b>451.46 sq m</b>
	2258 sq ft	1997 sq ft	597 sq ft	<b>4859 sq ft</b>
<b>Ferndown</b>	209.32 sq m	185.55 sq m	55.44 sq m	<b>450.31 sq m</b>
	2253 sq ft	1997 sq ft	597 sq ft	<b>4847 sq ft</b>
<b>Bearwood</b>	240.8 sq m	240.8 sq m	55.44 sq m	<b>537.04 sq m</b>
	2592 sq ft	2592 sq ft	597 sq ft	<b>5781 sq ft</b>

All areas are approximate.

**UNDERSTATED ELEGANCE** and beautiful spaces, indoors and outdoors – these are what lift a Sweetcroft Home above the norm.

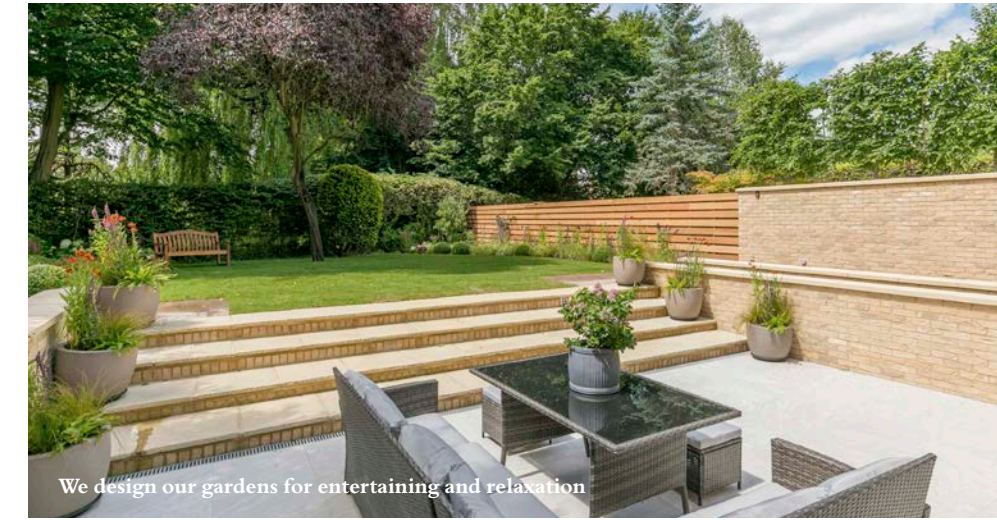
We understand what our purchasers are looking for in a house and aim to exceed those wishes on every level, creating desirable homes that excite and inspire from the moment you cross the threshold. Spectacular bathrooms, sleek kitchens and a lovely environment make our homes as good to live in as they are to look at.



Master bedroom suite,  
East House, Sutton Courtenay



Spectacular family space at Raleigh House, North Oxford



We design our gardens for entertaining and relaxation

Fantastic spaces for each aspect of life: we put as much care into designing the bedrooms and garden as we do into the main family spaces.



Our cosy drawing rooms feature a wood burner



## MOOR PARK

THE HEATH · FRILFORD

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An imposing, six-bedroom neo-Georgian house in mellow buff brick

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Spacious, west-facing family space and dining room both open onto the garden

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Well equipped kitchen–breakfast room with high-quality integrated appliances

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Master suite includes dressing room with extensive fitted wardrobes

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Five further bedrooms, with three ensembles, and family bathroom

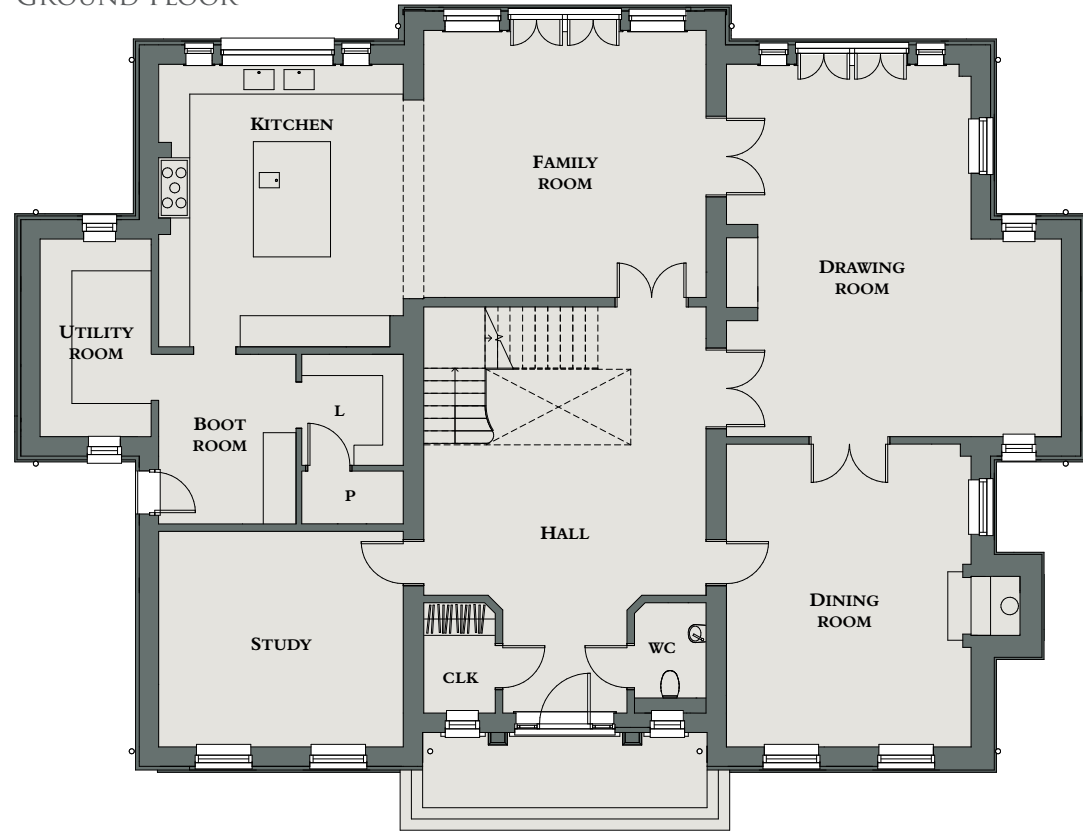
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### MOOR PARK – GROUND FLOOR

<b>Drawing room</b>	7430 x 6820 mm	24' 6" x 19' 11"
<b>Kitchen</b>	5635 x 5020 mm	18' 8" x 16' 2"
<b>Family room</b>	5630 x 5325 mm	19' 10" x 17' 8"
<b>Dining room</b>	6040 x 5020 mm	19' 11" x 16' 2"
<b>Study</b>	5020 x 4300 mm	16' 2" x 14' 3"
<b>Hall</b>	5750 x 5630 mm	19' 10" x 19' 0"
<b>Utility room</b>	3940 x 2210 mm	7' 6" x 6' 9"
<b>Boot room</b>	3380 x 2790 mm	7' 6" x 9' 2"

CLK Cloakroom  
L Larder  
P Plant room  
WC Toilet

### GROUND FLOOR



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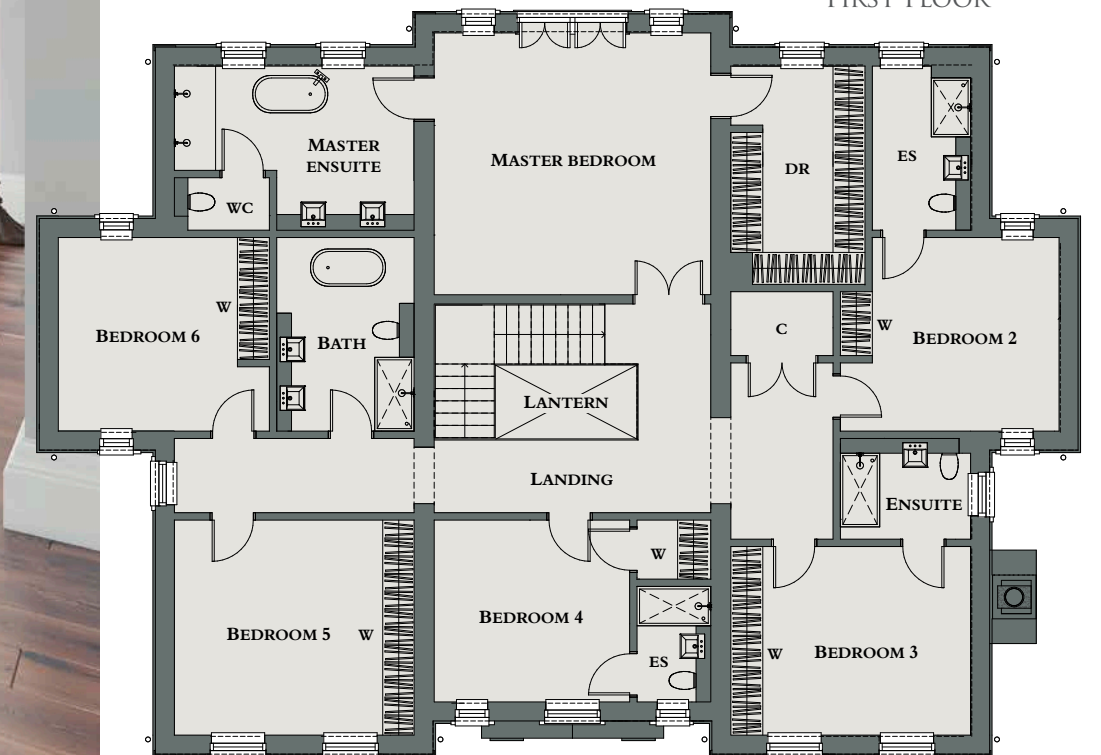
### MOOR PARK

### MOOR PARK – FIRST FLOOR

<b>Master bedroom</b>	5630 x 5320 mm	18' 7" x 17' 7"
<b>Master ensuite</b>	5020 x 3340 mm	16' 2" x 11' 1"
<b>Master dressing</b>	4440 x 2870 mm	14' 9" x 9' 1"
<b>Bedroom 2</b>	4450 x 3940 mm	14' 9" x 11' 1"
<b>Bedroom 2 ensuite</b>	3340 x 2000 mm	11' 1" x 6' 10"
<b>Bedroom 3</b>	5020 x 2835 mm	16' 2" x 12' 10"
<b>Bedroom 4</b>	3980 x 3700 mm	13' 3" x 12' 4"
<b>Bedroom 5</b>	5020 x 4375 mm	16' 2" x 14' 6"
<b>Bedroom 6</b>	4295 x 3940 mm	14' 3" x 11' 1"
<b>Bathroom</b>	3940 x 2940 mm	11' 1" x 9' 4"

C Cupboard  
DR Master dressing room  
ES Ensuite  
W Wardrobe  
WC Toilet

### FIRST FLOOR



All measurements are maximum dimensions.



## SANDY LODGE

THE HEATH · FRILFORD

A substantial five-bedroom house in warm red brick

Dining room and family room open onto the garden through bi-fold doors

Generous farmhouse-style kitchen with a large range of integrated appliances

Master bedroom ensuite features double, wet room-style shower

Four further bedrooms with fitted wardrobes, including two ensembles



GROUND FLOOR

SANDY LODGE – GROUND FLOOR		
Drawing room	7105 x 4615 mm	23' 6" x 15' 4"
Kitchen	6360 x 4615 mm	21' 0" x 15' 4"
Family room	5880 x 4990 mm	18' 6" x 16' 6"
Dining room	6360 x 4615 mm	21' 0" x 15' 4"
Study	4615 x 3205 mm	15' 4" x 10' 8"
Hall	5880 x 5255 mm	18' 6" x 17' 5"
Utility/Boot room	3750 x 3085 mm	13' 1" x 7' 5"
Larder	1950 x 1380 mm	7' 1" x 6' 7"

CLK Cloakroom  
L Larder  
P Plant room  
WC Toilet

Computer generated image



SANDY LODGE – FIRST FLOOR		
Master bedroom	5880 x 4995 mm	18' 6" x 16' 6"
Master ensuite	4615 x 4105 mm	15' 4" x 13' 7"
Master dressing	4615 x 2840 mm	15' 4" x 9' 6"
Bedroom 2	5245 x 4615 mm	17' 4" x 15' 4"
Bedroom 3	4615 x 3800 mm	15' 4" x 12' 7"
Bedroom 4	4085 x 3500 mm	13' 1" x 12' 0"
Bedroom 5	4615 x 3895 mm	15' 4" x 10' 10"
Bathroom	3160 x 3100 mm	10' 6" x 10' 4"

AC Airing cupboard  
ES Ensuite  
W Wardrobe  
WC Toilet



FIRST FLOOR

All measurements are maximum dimensions.





## TADMARTON

THE HEATH • FRILFORD

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Impressive mellow buff brick property with five spacious bedrooms

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Plentiful living space, including comfortable drawing room and generous family room

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Stylish kitchen–breakfast room with high–quality integrated appliances

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Master bedroom suite includes large, fitted dressing room

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Four further bedrooms with fitted wardrobes, including two ensembles

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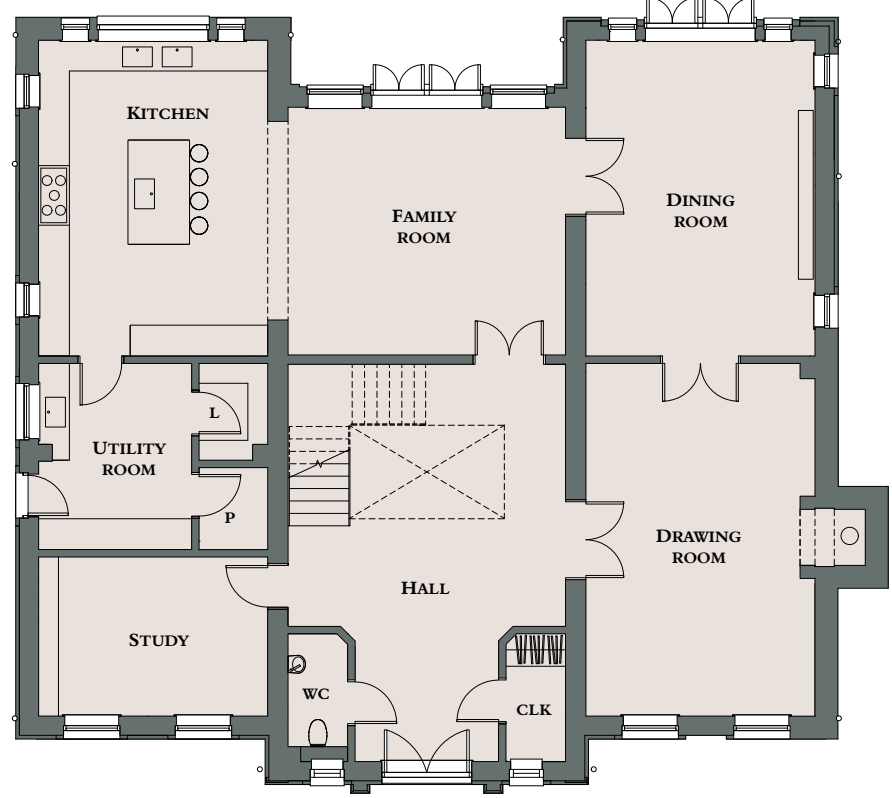


TADMARTON – GROUND FLOOR

Drawing room	7105 x 4615 mm	23' 6" x 15' 4"
Kitchen	6335 x 4615 mm	21' 0" x 15' 4"
Family room	5880 x 5045 mm	18' 6" x 16' 8"
Dining room	6335 x 4615 mm	21' 0" x 15' 4"
Study	4615 x 3205 mm	15' 4" x 10' 8"
Hall	5880 x 5275 mm	19' 4" x 17' 5"
Utility room	3750 x 3085 mm	12' 6" x 10' 3"
Larder	1940 x 1380 mm	6' 6" x 4' 7"

CLK Cloakroom  
L Larder  
P Plant room  
WC Toilet

GROUND FLOOR



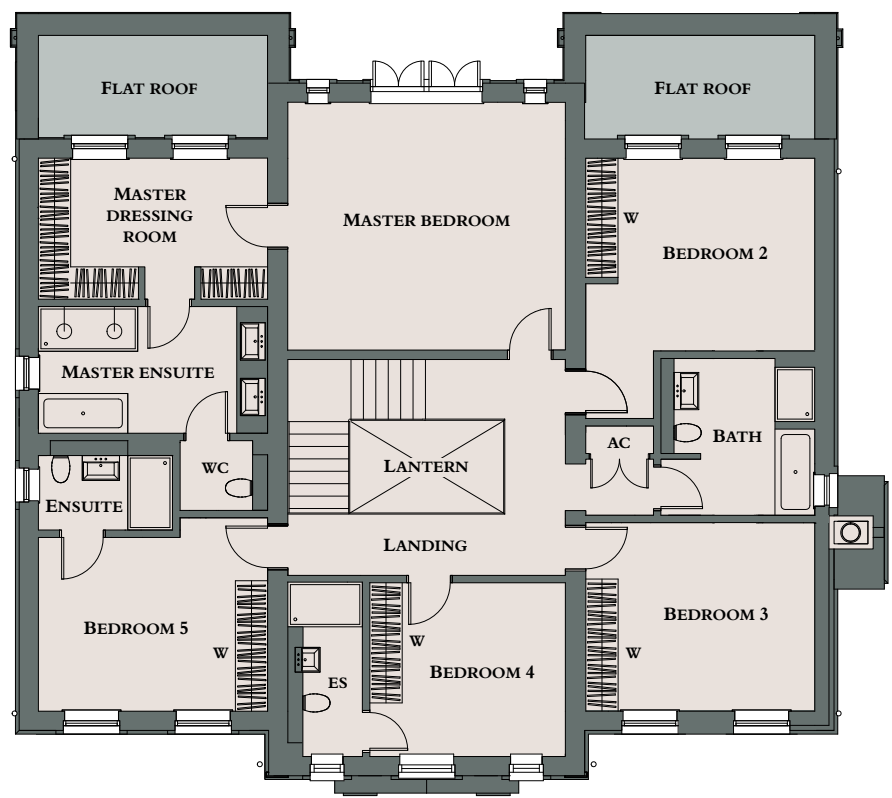
The stunning master ensuite at one of our recent properties in North Oxford is typical of the design and quality of all our bathrooms.

TADMARTON – FIRST FLOOR

Master bedroom	5880 x 5045 mm	18' 6" x 16' 5"
Master ensuite	4615 x 4105 mm	15' 3" x 13' 7"
Master dressing	4615 x 2865 mm	15' 3" x 9' 6"
Bedroom 2	5205 x 4615 mm	13' 9" x 15' 3"
Bedroom 3	4615 x 3895 mm	15' 3" x 12' 11"
Bedroom 4	4085 x 3500 mm	14' 4" x 11' 8"
Bedroom 5	4615 x 3895 mm	15' 3" x 12' 11"
Bathroom	3100 x 2910 mm	10' 4" x 9' 7"

AC Airing cupboard  
ES Ensuite  
W Wardrobe  
WC Toilet

FIRST FLOOR



All measurements are maximum dimensions.



## FERNDOWN

THE HEATH · FRILFORD

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Substantial five-bedroom house in warm red brick

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Family room and dining room open onto the garden

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Farmhouse-style kitchen with high-quality integrated appliances

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Master bedroom suite includes dressing room with large fitted wardrobes

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Four further bedrooms with fitted wardrobes, including two ensembles

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### FERNDOWN – GROUND FLOOR

<b>Drawing room</b>	7105 x 4615 mm	23' 6" x 15' 4"
<b>Kitchen</b>	6360 x 4615 mm	21' 0" x 15' 4"
<b>Family room</b>	5880 x 4970 mm	18' 6" x 16' 8"
<b>Dining room</b>	6360 x 4615 mm	21' 0" x 15' 4"
<b>Study</b>	4615 x 3205 mm	15' 4" x 10' 8"
<b>Hall</b>	5880 x 5280 mm	19' 4" x 17' 5"
<b>Utility room</b>	3750 x 3085 mm	12' 6" x 10' 3"
<b>Larder</b>	1950 x 1380 mm	6' 6" x 4' 7"

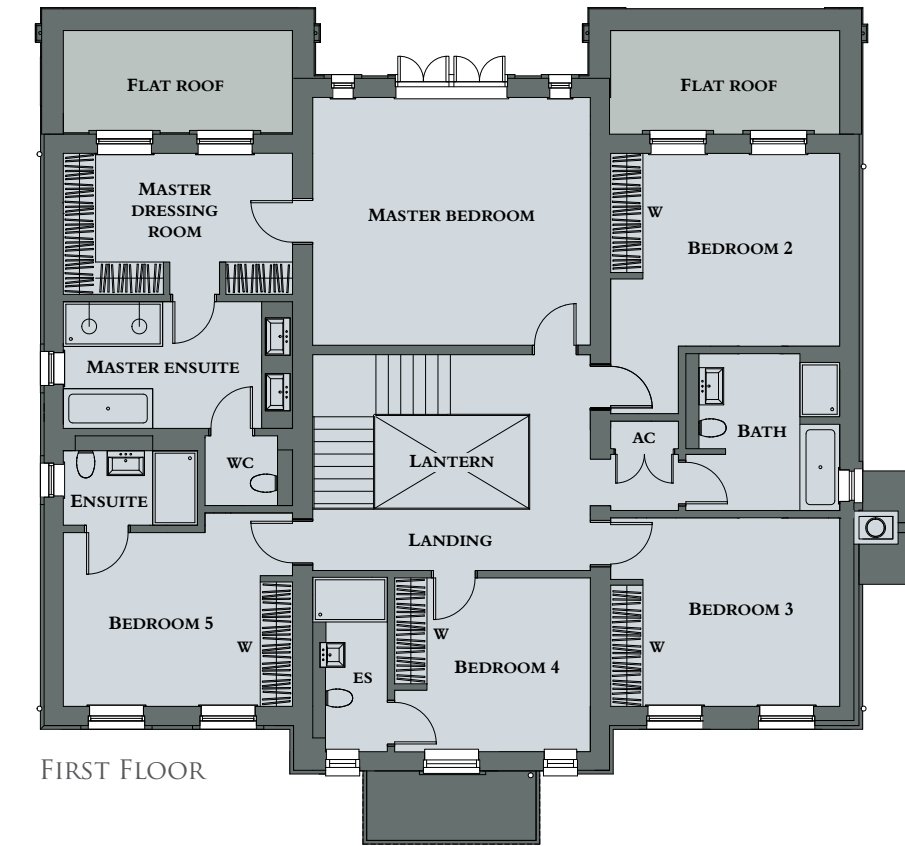
CLK Cloakroom  
L Larder  
P Plant room  
WC Toilet

### GROUND FLOOR



Computer generated image

### FERNDOWN



### FIRST FLOOR

### FERNDOWN – FIRST FLOOR

<b>Master bedroom</b>	5880 x 4970 mm	18' 6" x 16' 5"
<b>Master ensuite</b>	4615 x 4105 mm	15' 3" x 13' 7"
<b>Master dressing</b>	4615 x 2840 mm	15' 3" x 9' 6"
<b>Bedroom 2</b>	5245 x 4615 mm	13' 9" x 15' 3"
<b>Bedroom 3</b>	4615 x 3800 mm	15' 3" x 12' 11"
<b>Bedroom 4</b>	4085 x 3500 mm	14' 4" x 11' 8"
<b>Bedroom 5</b>	4615 x 3895 mm	15' 3" x 12' 11"
<b>Bathroom</b>	3160 x 3160 mm	10' 4" x 9' 7"

AC Airing cupboard  
ES Ensuite  
W Wardrobe  
WC Toilet

All measurements are maximum dimensions.



## BEARWOOD

THE HEATH • FRILFORD

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Substantial six-bedroom property in characterful buff brick

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Beautiful, interconnecting living spaces which flow from one to the next

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Traditional, shaker-style kitchen with high-quality integrated appliances

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Master bedroom with stunning ensuite and large dressing room

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Five further bedrooms, including three ensembles, and family bathroom

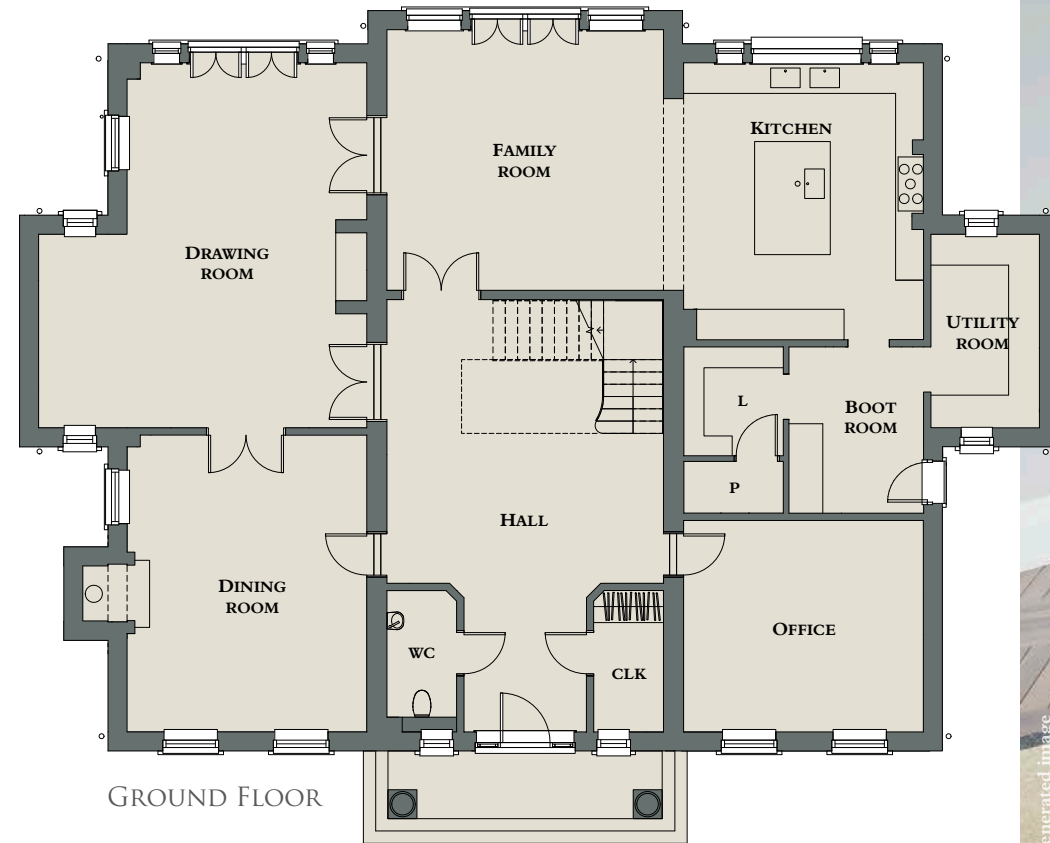
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### BEARWOOD – GROUND FLOOR

Drawing room	7430 x 6520 mm	24' 6" x 22' 1"
Kitchen	5630 x 5020 mm	18' 7" x 16' 2"
Family room	5630 x 5305 mm	19' 10" x 17' 8"
Dining room	6040 x 5020 mm	19' 11" x 16' 2"
Study	5020 x 4300 mm	16' 2" x 14' 3"
Hall	5770 x 5645 mm	19' 1" x 18' 7"
Utility room	3940 x 2215 mm	11' 3" x 6' 9"
Boot Room	3380 x 2740 mm	11' 3" x 9' 2"

CLK Cloakroom  
L Larder  
P Plant room  
WC Toilet



All measurements are maximum dimensions.



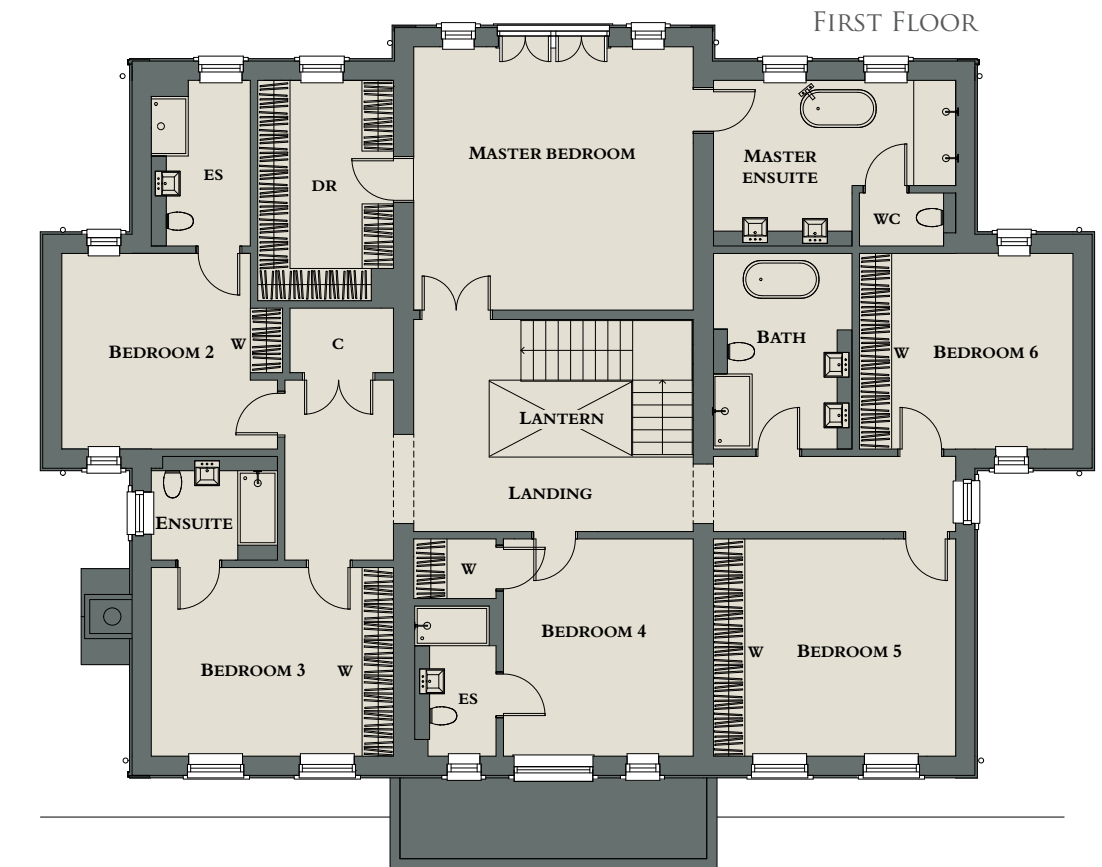
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### BEARWOOD

### BEARWOOD – FIRST FLOOR

Master bedroom	5630 x 5305 mm	18' 7" x 17' 5"
Master ensuite	5020 x 3340 mm	16' 2" x 11' 1"
Master dressing	4440 x 2880 mm	14' 9" x 9' 1"
Bedroom 2	4340 x 3940 mm	14' 7" x 13' 1"
Bedroom 2 ensuite	3340 x 1995 mm	11' 1" x 9' 1"
Bedroom 3	5020 x 3800 mm	16' 2" x 12' 7"
Bedroom 4	4375 x 3820 mm	13' 3" x 12' 8"
Bedroom 5	5020 x 4375 mm	16' 2" x 14' 6"
Bedroom 6	4300 x 3940 mm	14' 3" x 13' 1"
Bathroom	3940 x 2935 mm	13' 1" x 9' 4"

C Cupboard  
DR Master dressing room  
ES Ensuite  
W Wardrobe  
WC Toilet



## SPECIFICATIONS

### KITCHEN & UTILITY ROOM

Choice of high-specification traditional or contemporary kitchen • *Silestone* worktops and splashbacks • Ceramic flooring by *Minoli* • Built-in *Miele* appliances, including two single ovens, extractor hood, choice of gas or induction hob, combination microwave, integrated dishwasher, full-height fridge, full-height freezer, coffee machine, full-height wine captain *Insinkerator* waste disposal • *Insinkerator* instant hot water and filtered cold water • Utility room cabinets as kitchen, with laminate worktops • Services for washing machine and separate dryer

*All of the above can be varied to the purchaser's choice, subject to stage of construction.*

### BATHROOMS & ENSUITES

White sanitaryware by *Vitra* with high quality chrome fittings • Mains pressure wet room showers with full-height glass panels • Heated chrome ladder towel rails • Wall-mounted mirrors • Wall and floor tiling by *Minoli*

*All of the above can be varied to the purchaser's choice, subject to stage of construction.*

### HEATING & ELECTRICAL

Energy efficient air source central heating • Under-floor heating to the ground floor • Low temperature radiators to the first floor • Lighting system designed by *Richard Völler* with LED down-lighters throughout Cat 6 wiring • Satellite installation with points in living room, kitchen, family room and bedrooms

### INTERIOR FINISHES

Shaker internal doors with satin chrome furniture Contemporary oak staircase • Built-in wardrobes in all bedrooms • Deep skirting throughout • Ceramic tiling by *Minoli* on ground floor and in all bathrooms and ensembles • Wool carpets elsewhere • Open slatted shelving in linen cupboard • Shelving in larder

### EXTERIOR FINISHES

Factory finished Danish external doors and windows External lights • Landscaped gardens • Patio areas to rear, with remainder of rear garden turfed • Triple garage • Parking at front of property • External tap

### PEACE OF MIND

NACOSS approved alarm system • Hardwired smoke alarms with battery backup • 10-year LABC warranty

## AUDIO VISUAL OPTIONS

OUR HOMES HAVE future-proof cabling as standard and a range of audio visual options to suit you. Please feel free to discuss options with us.

### CONNECTED HOME – Included

Your home is pre-wired for multi-room TV and audio in all main rooms, as well as essentials such as fast, reliable data points, all using the built in 'future-ready' cabling.

*Future-ready Cat 6 cabling • Freeview TV aerial • Ready for multi-room TV, Sky and audio*

### HOME NETWORKS – Included

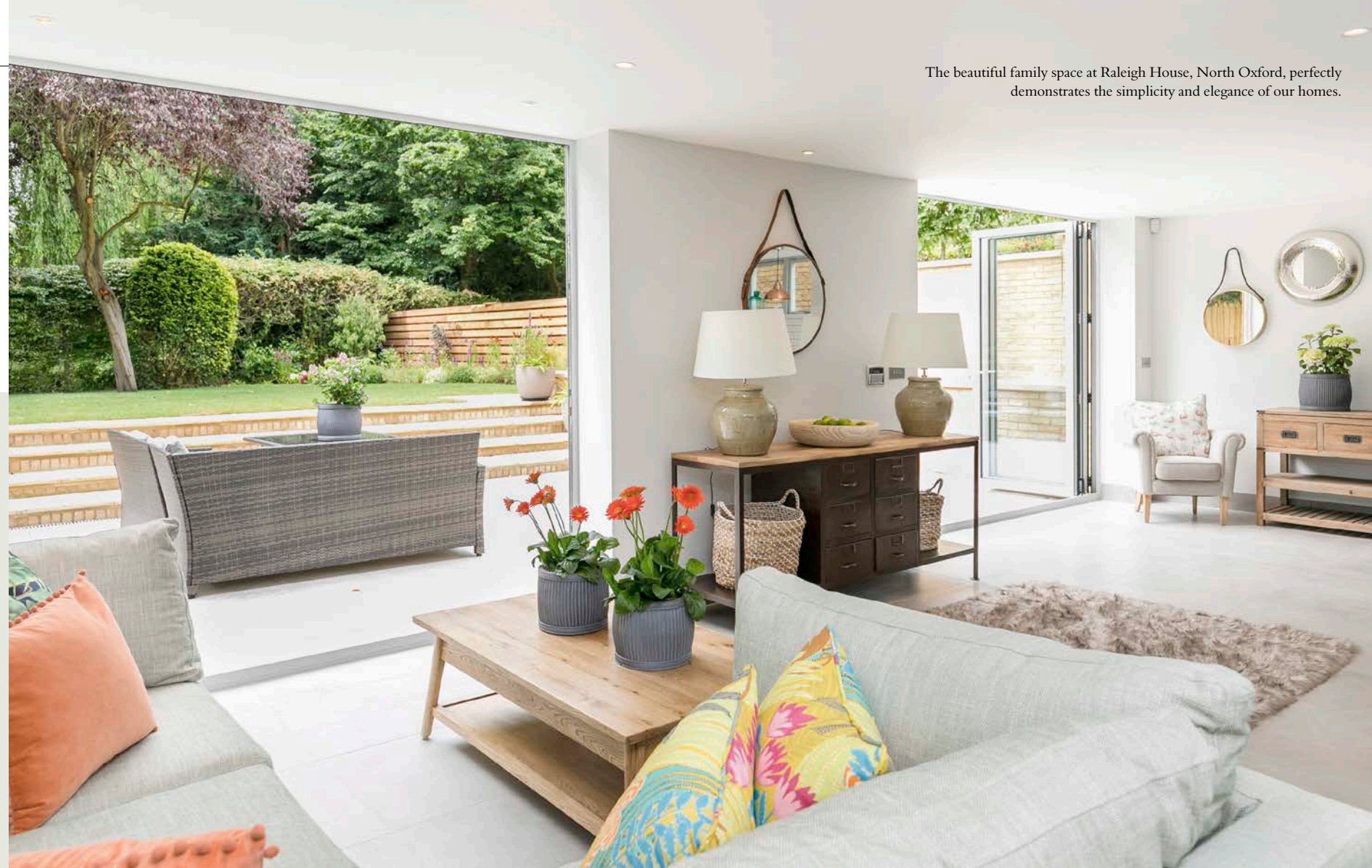
Pre-installed wifi throughout gives seamless, fast, reliable wireless internet. Professionally installed data network and cabled data points for fixed devices such as TVs or home office.

*Professionally installed wifi/data network • Fast, reliable BT or Sky telephone & internet*

### MULTI-ROOM AUDIO – Optional

A range of options is available for a professionally installed multi-room audio system. Radio and music throughout the house and garden.

*Pre-wired for all main rooms and garden • Radio, Spotify, iTunes and more • Independent music and volume controls in each room Quality in-ceiling speakers, with upgrades available*



The beautiful family space at Raleigh House, North Oxford, perfectly demonstrates the simplicity and elegance of our homes.

### TV INSTALLATION – Optional

A professional installation service for any new or existing TV, using the points provided in all living areas and bedrooms. All services commissioned with TV and data services.

*No visible wires • One simple remote control • Connected for Freeview or Sky • Streaming services including Netflix*

### HOME CINEMA – Optional

Bespoke home cinema based on a large-screen TV, projector or both, with high quality multi-channel surround sound. A range of options is available, along with a professional, bespoke design service.

*Pre-wired for home cinema • Simple controls • Hidden equipment*

### THE GARDENS

**Sarah Naybour** is an award-winning garden designer whose aim is to create very personal outdoor space. Her attention to detail at every stage of the design process has won her awards at the Chelsea Flower Show and from the Society of Garden Designers.

## VIEWINGS AND ENQUIRIES



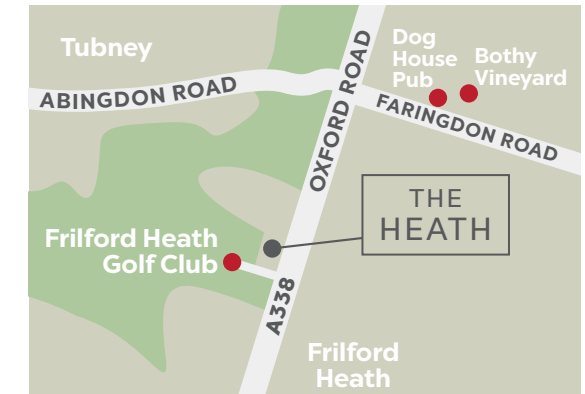
Please contact our Selling Agents with any enquiries and to arrange a viewing at The Heath.



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**THE HEATH**  
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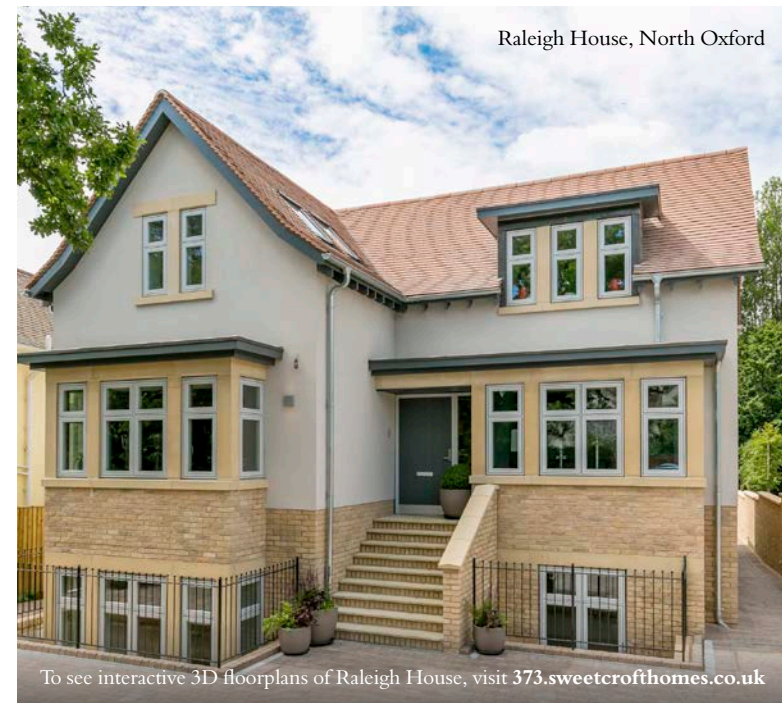
Please Note: These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied. **Photos:** 2t: Helen Dixon/Alamy; 2r, 3: Anderson Property Communication; 2b: oxfordpictures.com/Seth Lazar; 2br: Bothy Vineyard/Mark Alger; 6-7: Frilford Heath Golf Club. Mapping contains OS data © Crown copyright [and database right] (2017)

## THE SWEETCROFT DIFFERENCE

SWEETCROFT HOMES is a local, family-run company which has been creating beautiful homes in and around Oxford for over 40 years, consistently building a reputation for stylish design and excellent craftsmanship. Over the years, we have developed a distinctive style, working closely with our Architects to build homes which are imposing and graceful, yet understated.

We take seriously our responsibility to build for the future, and acknowledge the imperative to make our homes as environmentally considerate as we can. We build efficiency in from the start, aiming to exceed current regulations for insulation and heat generation, employing contemporary techniques such as air source heat pump systems, and highly insulating each property.

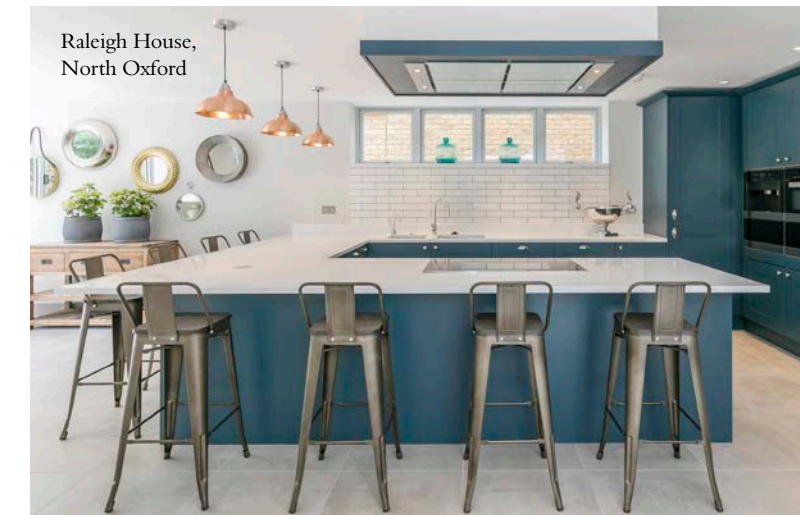
Please take a look at our websites for further information: [theheath.sweetcrofthomes.co.uk](http://theheath.sweetcrofthomes.co.uk) and [sweetcrofthomes.co.uk](http://sweetcrofthomes.co.uk)



## PURCHASING YOUR NEW HOME

**Depending on the stage of construction, we offer flexible ways to buy your new home, which can mean significant savings if you are able to buy off plan.**

We also offer the opportunity to add your own touches and finishes, to ensure your new home matches your lifestyle. A number of options are available on all plots and variations to the already high level of specification can easily be agreed. Membership of the golf club is available for interested buyers. *Please discuss any of the above options with our Selling Agents.*





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