

The Orchard, New Yatf, Oxfordshire OX29 6TF

Kitebrook, Plot 3



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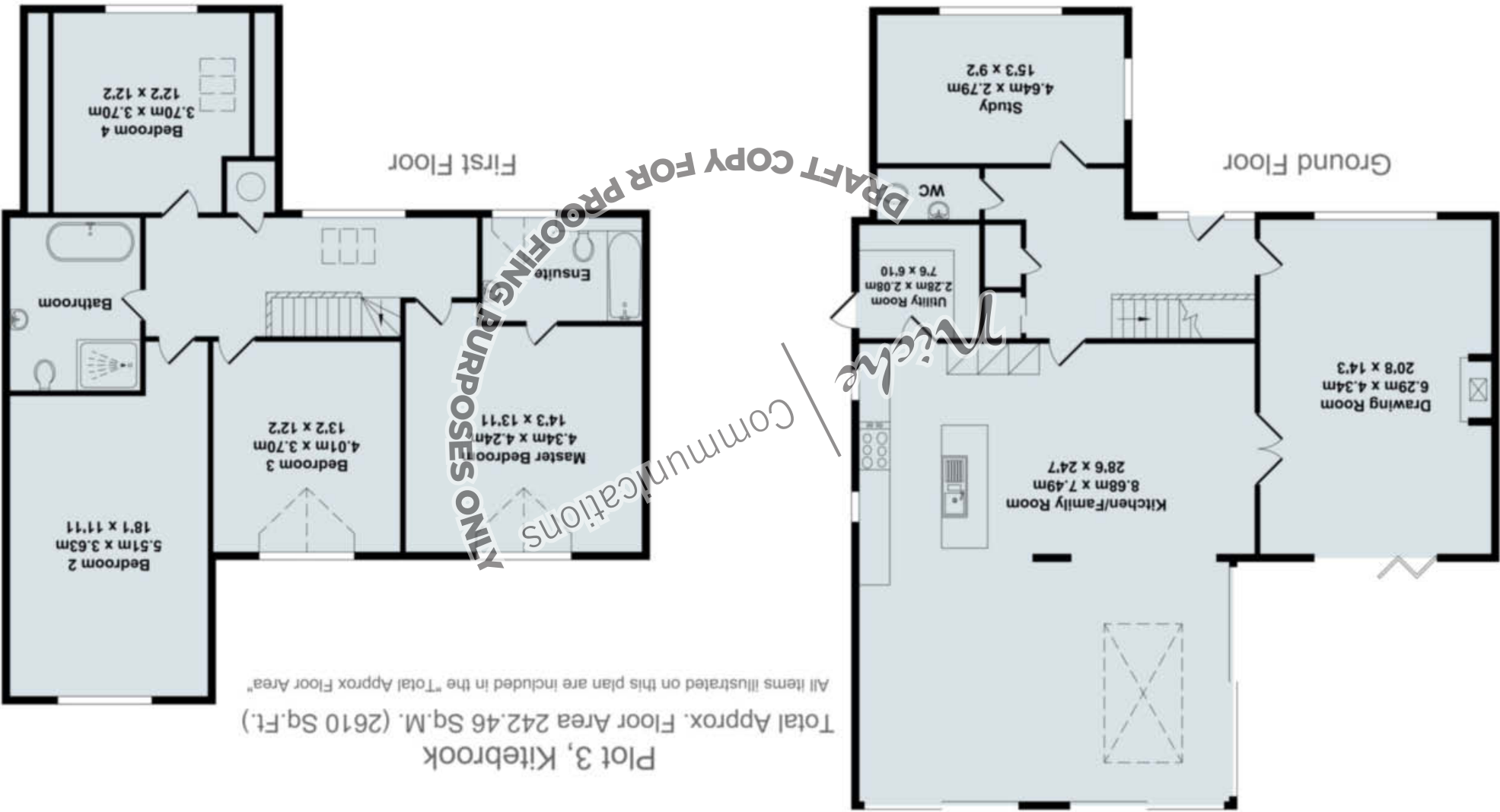
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Kitebrook, Plot 3

The Orchard, New Yatt,
Oxfordshire OX29 6TF

The Orchard is a new development offering 3 individual homes in the small, desirable village of New Yatt, each property has been built to a high specification and finished in a contemporary design, and with a close attention to detail, by Camway Properties Limited, an independent firm of bespoke property developers based in Berkshire.

These exclusive, contemporary homes are set in their individual plots, enclosed by mature hedging and close board fencing, each having their own driveway and side access, plus large private rear gardens and ample parking to the front.

Kitebrook is an impressive detached property with an attractive arrangement of living accommodation leading directly from its entrance hall. This family home was designed to achieve the maximum space available. Leading from the front of the property there is an entrance hall, a separate study and a dual aspect drawing room overlooking the patio and rear garden. From here there are double doors leading to the fully fitted and integrated kitchen dining/family room which is finished in a contemporary style of handleless units in a gloss cream finish and with black mirror quartz work surfaces over, to include a complete set of integrated appliances and overlooks the patio and rear gardens via 2 sets of folding/sliding doors. To the first floor via the oak staircase there are 4 double bedrooms, including a master bedroom with en suite and a family bathroom serving the remaining 3 bedrooms and both bathroom and en-suite are finished with cream porcelain floor tiles. Gas central heating (underfloor to the ground floor and radiators to the first floor) complete the extremely high spec interior finish to the property. The gardens are mainly patio and lawn, are a sunny, south-west facing direction and there is a high degree of privacy with fencing to the sides and hedging to the rear.

Currently situated on the edge of The Cotswolds in West Oxfordshire and offering a blend of "Town and Country" living with easy access to the nearby historical market town of Witney and Woodstock.



CONSTRUCTION

A traditional brick built property under a tiles roof

KITCHEN

Supplied locally by Howdens Joinery
Matching gloss cream units (handle less)
Black mirror quartz work surfaces
Island Unit
Bosch integrated appliances including:- double oven, induction hob, dishwasher, fridge/freezer

UTILITY ROOM

Matching gloss cream units (handle less)
Black mirror quartz work surfaces
Bosch integrated appliances, including:- washing machine and tumble dryer

BATHROOM

Cloakroom
Bathroom
Ensuite Shower Room
'Ideal' white suits with chrome plating and heated towel rails

FLOOR FINISHES

Cream porcelain floor tiles to all ground floor rooms (except drawing room and study)
Cloakroom, bathroom & ensuite shower room

HEATING AND WATER

Gas fired central heating throughout
Underfloor heating to the ground floor & radiator to the first floor

Water softener

LANDSCAPING

The rear gardens will be laid to lawn with space for shrubs and planting. Enclosed by close board fencing and hedging to the rear

WARRANTY

10 year guarantee



Oxford City Centre is only 12 miles away, easily commutable by both road and rail. Long Hanborough and Charlbury train stations are just a few miles away, giving quick access to Oxford and Paddington, London; each with significant parking facilities for the regular or casual commuters

