

373
WOODSTOCK ROAD

Raleigh House



Computer generated image

RALEIGH HOUSE is a stylish, contemporary interpretation of the 'North Oxford villa', and offers all the space and features you've been looking for – both inside and out.

We have brought this classic design right up to date, equipped with everything you expect – a beautifully designed and fitted kitchen, luxurious wet rooms and plenty of space for entertaining.

This substantial six bedroom detached property sits on a generous plot with a south-west facing, fully landscaped rear garden. Many aspects of the house can be equipped to your specification, to make sure it feels like home from the moment you move in.

Welcome to your Sweetcroft Home.

373
WOODSTOCK ROAD

Enjoy the open space, inside and out



ABOVE: Computer generated image of Raleigh House's airy family space.

BELOW: Oak and glass staircase at Bibury House, Cumnor Hill.

AT SWEETCROFT we create stunning homes which are just as good to live in as they are to look at: environmentally considerate, beautifully crafted and perfect for all the needs of a modern family.

We provide a light and spacious blank canvas onto which you can paint the varied colours of your lifestyle: family space which opens onto the patio and landscaped garden; a cosy drawing room with a woodburner to take the edge off autumn afternoons walking on Port Meadow; the luxury of a gym room and home cinema, and stylish bathrooms and ensuites which have a real wow factor, featuring full height glass shower panels and top quality tiling, fittings and vanity units.

We use the best local craftspeople and materials to turn our concept into the home that's perfect for you, equipped with everything you need and would expect, and with a peerless quality of finish. With features such as bespoke lighting design and Cat 6 wiring throughout, our homes really stand above the crowd. We install highly efficient heating systems and insulation to ensure a low carbon footprint and to keep future running costs down.



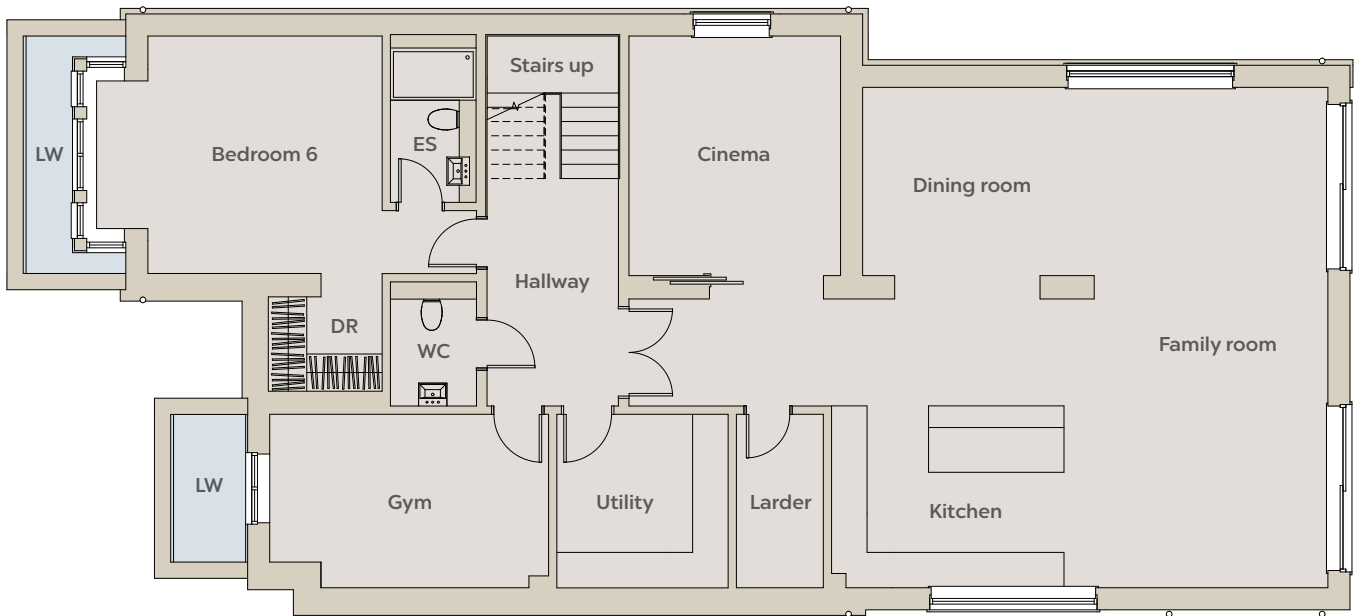
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Raleigh House

Lower ground floor layout



DR Dressing area
ES Ensuite shower
LW Light well
WC Toilet

Gross internal area
(lower ground floor)
183 sq m/1970 sq ft

Gross internal area
(whole house)
432 sq m/4655 sq ft



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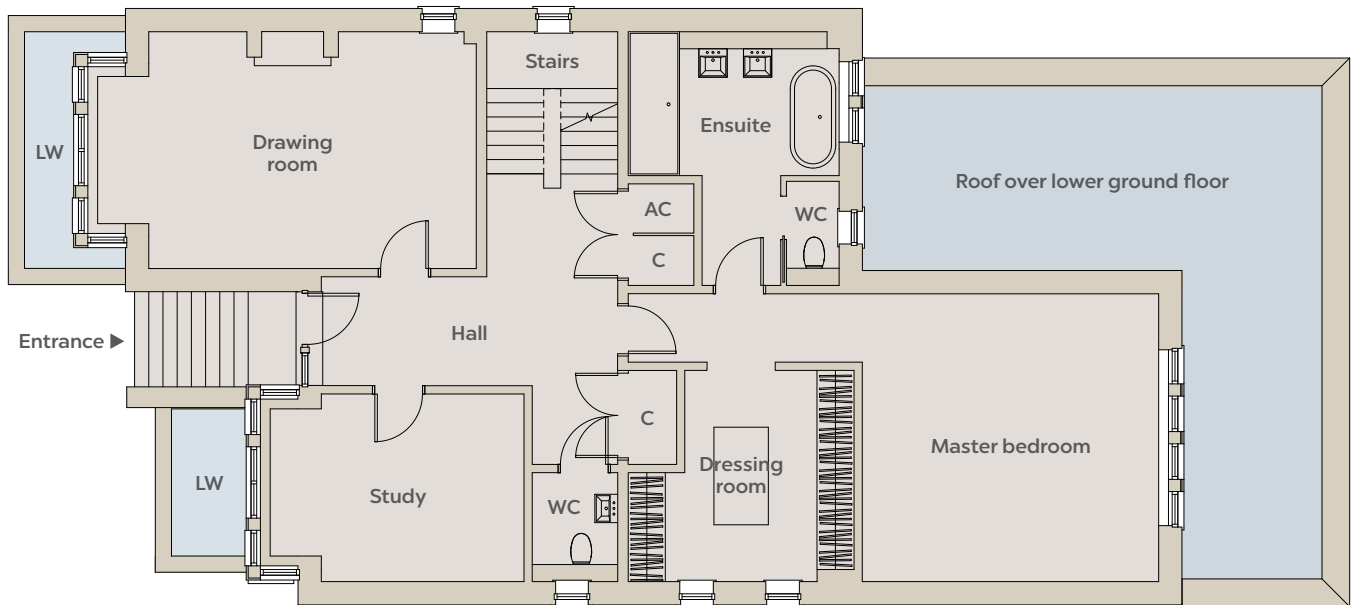
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Room sizes	Metric		Imperial	
	Dimensions	Area	Dimensions	Area
Kitchen	8160 x 5115 mm	30.47 sq m	29' 9" x 16' 9"	327.97 sq ft
Family room	8945 x 4435 mm	36.03 sq m	29' 4" x 14' 7"	387.82 sq ft
Dining room	3940 x 3350 mm	14.30 sq m	13' 0" x 11' 0"	153.92 sq ft
Cinema	4250 x 3760 mm	15.58 sq m	13' 11" x 12' 4"	167.70 sq ft
Gym	4940 x 3090 mm	14.39 sq m	16' 2" x 10' 2"	154.89 sq ft
Utility	3090 x 3050 mm	7.49 sq m	10' 2" x 10' 0"	80.62 sq ft
Larder	3090 x 1570 mm	5.07 sq m	10' 2" x 5' 2"	54.57 sq ft
Bedroom 6*	4155 x 4215 mm	18.93 sq m	13' 7" x 13' 10"	203.76 sq ft
Ensuite	3015 x 1555 mm	4.05 sq m	9' 11" x 5' 1"	43.59 sq ft
WC	1960 x 1555 mm	3.25 sq m	6' 5" x 5' 1"	34.98 sq ft
Hallway & stairs	6190 x 2350 mm	14.92 sq m	20' 4" x 7' 8"	160.59 sq ft

All sizes are approximate and are maximum dimensions. * Including dressing area.

Raleigh House

Ground floor layout



AC Airing cupboard
C Cupboard
LW Light well
WC Toilet

Gross internal area
(ground floor)
134 sq m/1445 sq ft

Gross internal area
(whole house)
432 sq m/4655 sq ft



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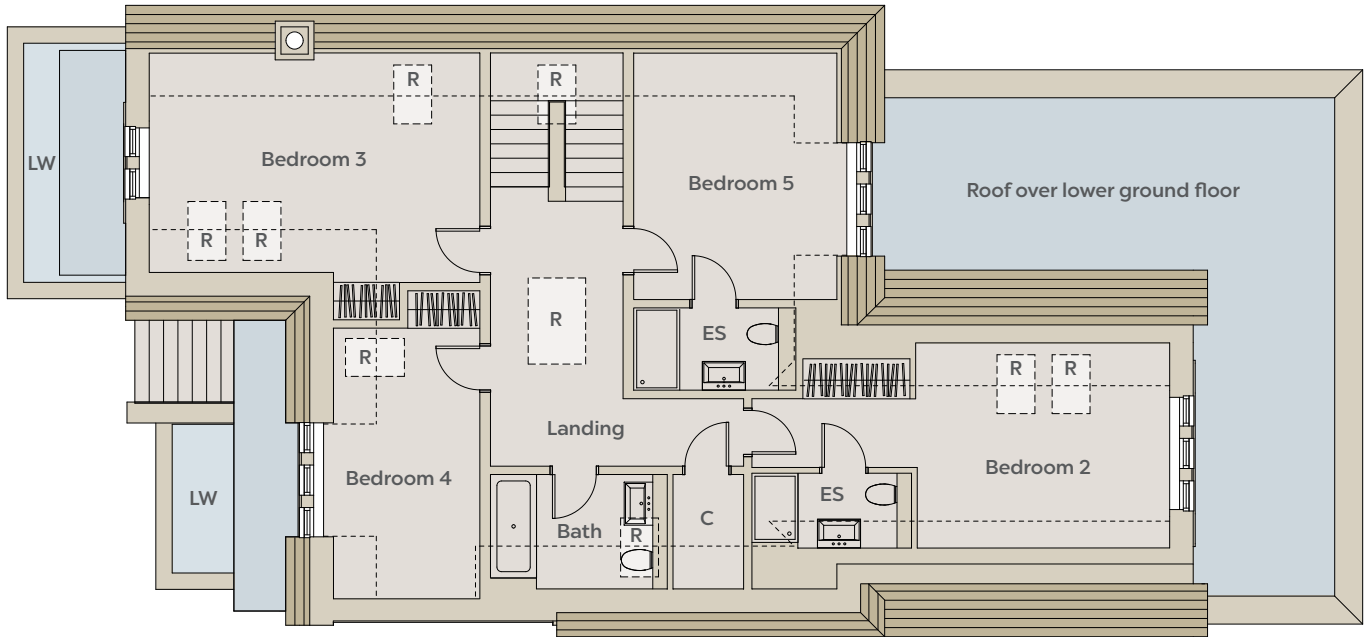
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Room sizes	Metric		Imperial	
	Dimensions	Area	Dimensions	Area
Drawing room	6710 x 4215 mm	23.76 sq m	22' 0" x 13' 10"	255.75 sq ft
Study	4515 x 3350 mm	11.76 sq m	14' 10" x 11' 0"	126.58 sq ft
Hall & stairs	7660 x 4505 mm	21.98 sq m	25' 2" x 14' 9"	236.59 sq ft
WC	1965 x 1550 mm	2.81 sq m	6' 5" x 5' 1"	30.24 sq ft
Master suite				
Bedroom	11,060 x 5715 mm	31.36 sq m	36' 3" x 18' 9"	337.55 sq ft
Dressing room	4020 x 3765 mm	12.99 sq m	13' 2" x 12' 4"	139.82 sq ft
Ensuite*	4510 x 3760 mm	11.99 sq m	14' 9" x 12' 4"	129.05 sq ft

All sizes are approximate and are maximum dimensions. * Including separate WC.

Raleigh House

First floor layout



C Cupboard
ES Ensuite
LW Light well
R Rooflight

Gross internal area
(first floor)
115 sq m/1240 sq ft

Gross internal area
(whole house)
432 sq m/4655 sq ft



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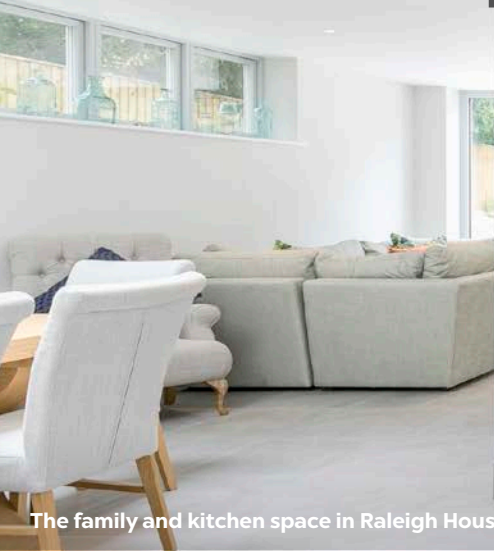
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Room sizes	Metric		Imperial	
	Dimensions	Area	Dimensions	Area
Bedroom 2	7325 x 3600 mm	20.43 sq m	24' 0" x 11' 10"	219.90 sq ft
Ensuite	2800 x 1300 mm	3.53 sq m	9' 2" x 4' 3"	37.99 sq ft
Bedroom 3	5805 x 4215 mm	24.61 sq m	19' 5" x 13' 10"	264.89 sq ft
Bedroom 4	4760 x 2770 mm	13.63 sq m	15' 7" x 9' 1"	146.71 sq ft
Bedroom 5	4510 x 3760 mm	16.51 sq m	14' 9" x 12' 4"	177.71 sq ft
Ensuite	2850 x 1400 mm	4.04 sq m	9' 4" x 4' 8"	43.48 sq ft
Bathroom	3100 x 2000 mm	6.30 sq m	10' 2" x 6' 7"	67.81 sq ft
Landing & stairs	7415 x 4455 mm	19.43 sq m	24' 4" x 14' 7"	209.14 sq ft

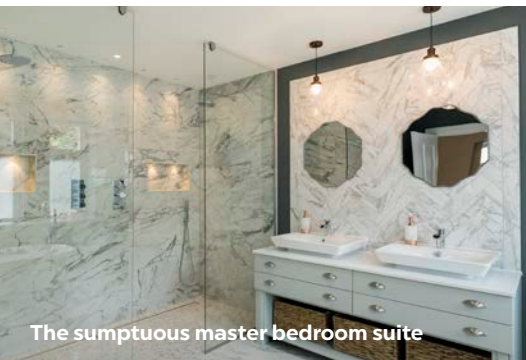
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WOODSTOCK ROAD

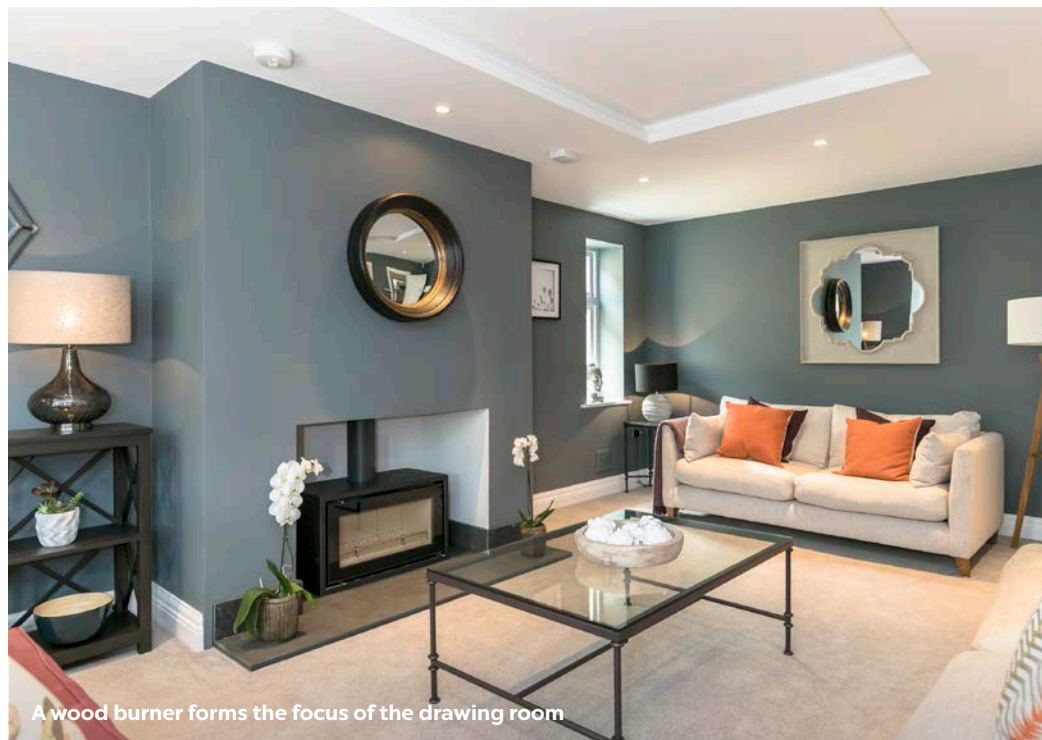
Feel at home in our beautiful interiors



The family and kitchen space in Raleigh House opens to the garden



The sumptuous master bedroom suite



A wood burner forms the focus of the drawing room



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RALEIGH HOUSE AND FLORENCE HOUSE offer luxury, contemporary living on a grand scale in highly desirable North Oxford. They are well designed, spacious and beautifully built, with a top quality finish. These substantial, six bedroom properties are just 15 minutes' walk from Summertown's restaurants, bars and individual shops and a few minutes' drive from Oxford Parkway station. Their location is perfect for many University departments and they are close to North Oxford's renowned independent schools.

INTERIOR AND EXTERIOR PICTURES SHOW RALEIGH HOUSE

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Contemporary space for traditional entertaining

The generous patio makes a great space for relaxing or entertaining



Inside and outside brought together



Established trees lend privacy to the rear garden



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Site Layout



WE TAKE GREAT CARE in choosing the locations of our houses to give the best balance between a desirable location and factors such as exclusivity and accessibility, and the houses at 373 Woodstock Road are no exception.

- Excellent location which takes advantage of the new rail station at Oxford Parkway and frequent bus services into Oxford city centre.
- Close to Oxfordshire's lovely countryside and the ancient open space of Port Meadow.
- South west facing gardens and patio – just right for catching the evening sun.
- Makes the most of the site by allowing the addition of the lower ground floor level.
- Generous parking area for several cars.

RALEIGH HOUSE and **FLORENCE HOUSE** take their names from two of Oxford's parks. The layout of the city is such that green spaces, parks and water are never far away; the college quads, meadows and fellows' gardens which are dotted throughout the city centre are beautiful, historic places hidden away from the bustle of the street.

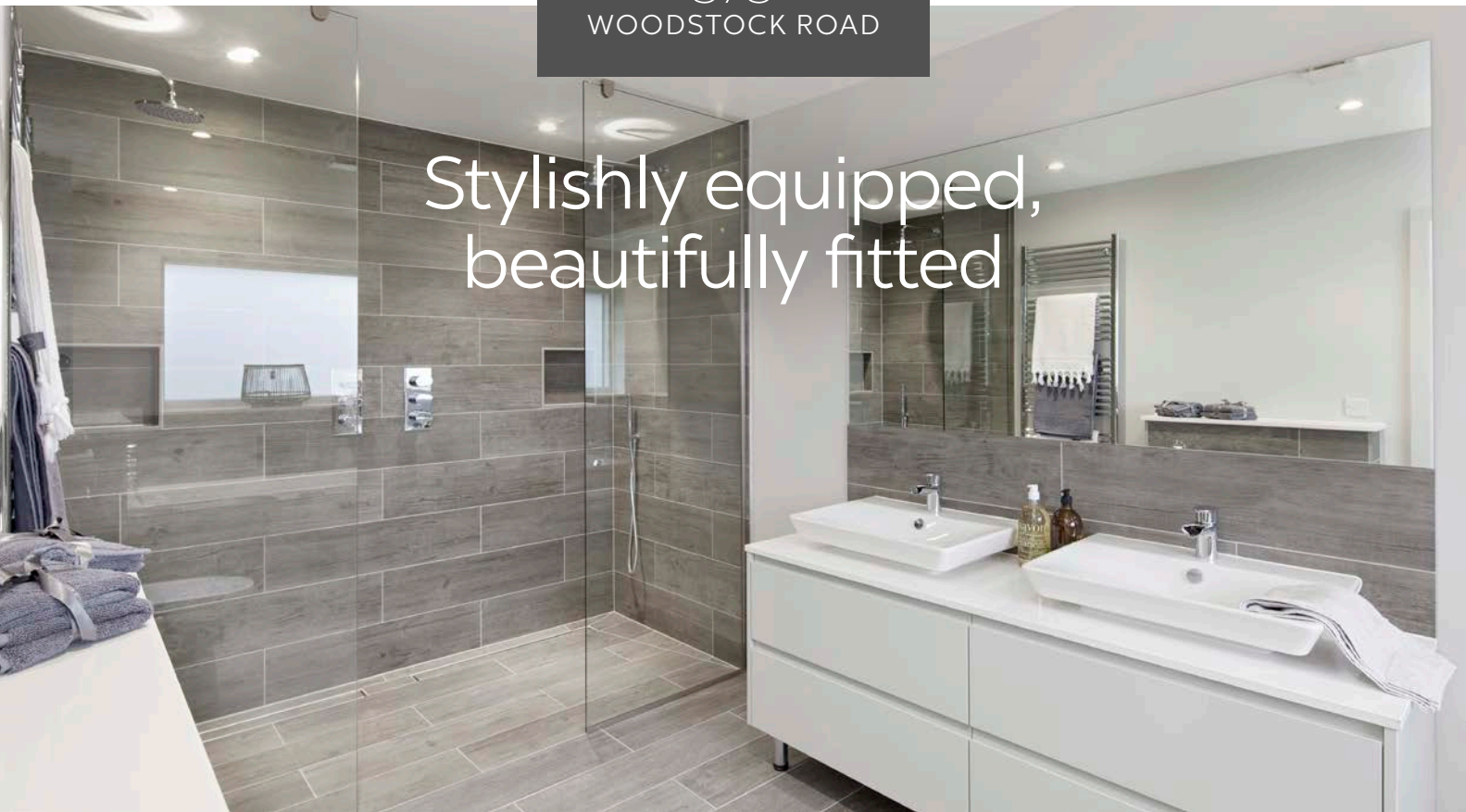


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Stylishly equipped, beautifully fitted



ABOVE: Our luxurious bathrooms, wet rooms and ensuites have a contemporary wow factor

KITCHEN AND UTILITY ROOM

High-spec contemporary kitchen • *Silestone* worktops and splashbacks • Ceramic flooring by *Minoli* • Built in *Miele* appliances, including two single ovens, extractor hood, 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

BATHROOMS AND 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*

HEATING AND ELECTRICAL

Mains gas central heating • Underfloor heating on all floors • Lighting system designed by *Richard Voller* with LED down-lighters throughout • Cat 6 wiring • TV and satellite points in living room, kitchen/family room and bedrooms • Satellite installation • *For full AV specification and options, please see separate page*

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 en-suites • Wool carpets on remaining floors • 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 • Parking at front of property • External tap

PEACE OF MIND

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



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A future-ready home – configured just for you



ABOVE: The iPort media controller

BELOW: Discreet multi-room audio and TV system installed at a recent Sweetcroft property in North Oxford

AS WELL AS being environmentally considerate, our homes offer future-proof cabling as standard and a range of audio visual options to suit you. Please feel free to discuss the options with us.

CONNECTED HOME – Included

Your home is pre-wired for multi-room TV and audio in all major 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 your home gives seamless coverage with fast, reliable wireless internet. Professionally installed data network and cabled data points for fixed devices such as TVs or home office equipment.

- 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 property, including the garden.

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

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 the TV and data services.

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

HOME CINEMA – Optional

A 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



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Feel at home in the world city of Oxford

ABOVE: Oxford's distinctive
Radcliffe Camera

UNIQUE AND INTERNATIONALLY RENOWNED, alive with culture and heritage, academic life and cutting edge industries, Oxford's name is recognised the world over. Its two Universities and many research centres and science parks help make the Thames Valley one of the country's most forward-looking areas for innovation and research.

All the traditional images of Oxford actually exist: processions through the streets of academics in bright red gowns, lazy afternoons spent punting on the Cherwell, magnificent architecture and serene college quads.

But Oxford and Oxfordshire are also at the forefront of technological innovation. Major employers and research organisations come to the county because of its proximity to London and the high quality of the workforce.

The University dominates the city centre and there are often major concerts and exhibitions at its many venues. Oxford's rich museum culture includes the Ashmolean, the oldest University museum in the world, and the Pitt Rivers Museum, one man's collection of oddities from all over the world. The Weston Library, which opened in 2015 and is part of the Bodleian, is a major new study and exhibition space in the city's heart. The University is made up of around 40 Colleges, many of which allow Oxford residents free access, enabling them to explore these hidden places at leisure.

Oxford's shopping experience will receive a boost in 2017 with the redevelopment of the Westgate shopping centre, to include a John Lewis, premium shops and eating places and a cinema.



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*“That sweet City with
her dreaming spires...”*

MATTHEW ARNOLD, 1865

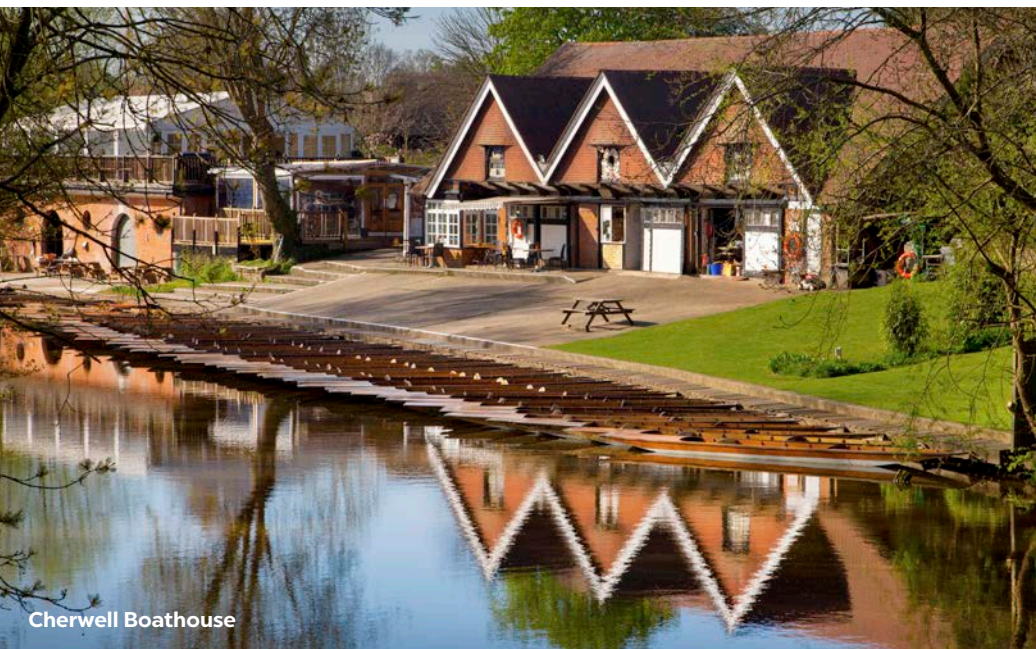
Oxford at dusk



Encaenia procession



The “Bridge of Sighs”



Cherwell Boathouse



Summertown



Oxford Canal

Perfectly located to balance work and family

Major Cultural Locations

- Ashmolean Museum 1
- Bodleian Library 2
- Botanical Gardens 3
- Natural History Museum 4
- Radcliffe Camera 5
- Sheldonian Theatre 6

Theatre & The Arts

- New Theatre 1
- North Wall Arts Centre 2
- Old Fire Station Arts Centre 3
- Oxford Playhouse 4

Hospitals

- Churchill 1
- John Radcliffe 2
- The Manor (Private) 3
- Nuffield Orthopaedic Centre 4

Parks & Gardens

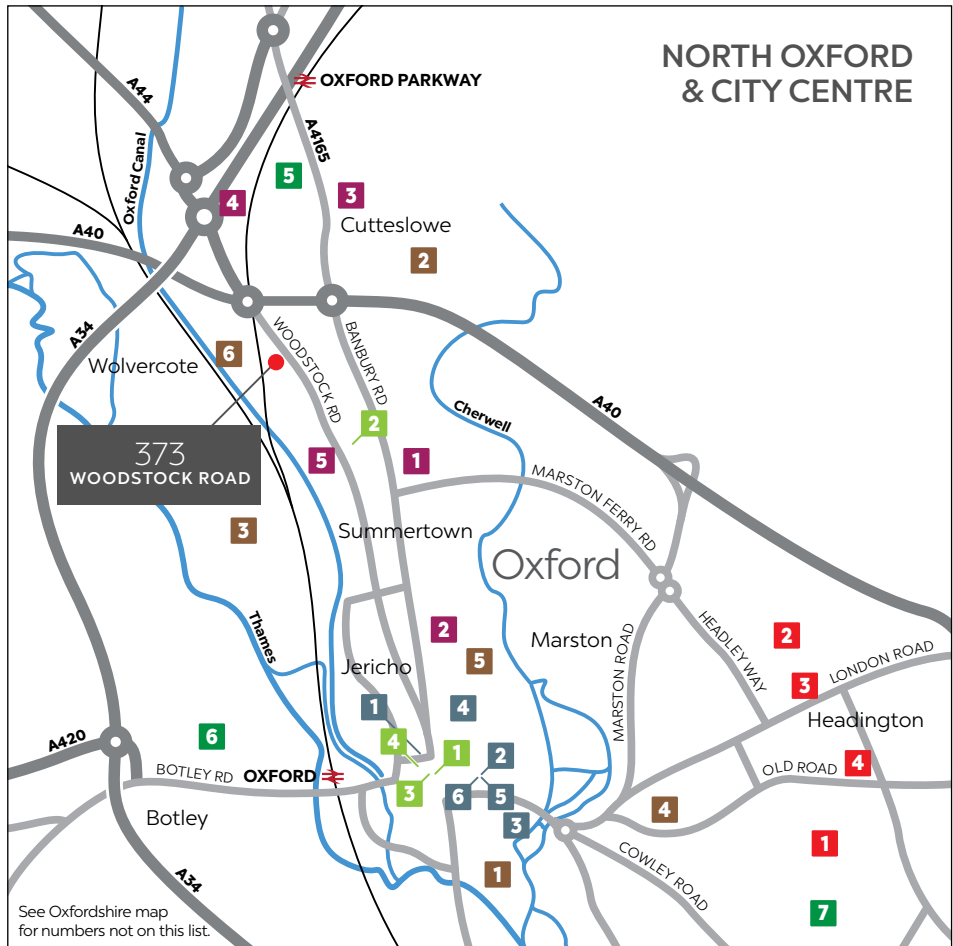
- Christ Church Meadow 1
- Cuttleslowe Park 2
- Port Meadow 3
- South Park 4
- University Parks 5
- Wolvercote Green 6

Golf Courses

- North Oxford 5
- Oxford Golf Centre (driving) 6
- The Oxford 7

Fitness

- Ferry Leisure Centre 1
- Norham Gardens Lawn Tennis Club 2
- North Oxford Lawn Tennis Club 3
- Spirit Health Club 4
- Virgin Active 5



See Oxfordshire map
for numbers not on this list.

373 WOODSTOCK ROAD is perfectly located to explore all that Oxford has to offer. Summertown and North Oxford have a wide range of shops, from an M&S Simply Food to artisan bakeries and some of Oxford's finest restaurants. Farmers' Markets in Summertown and Wolvercote are weekly events.

Then there are those unexpected treasures waiting to be discovered: side streets oozing with character, evening punting trips on the backwaters of the Cherwell, the canalside cycle route into town and the ancient expanse of Port Meadow - great for letting the dogs go and getting away from the city for a few minutes.



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Imposing architecture and honey-coloured stone



Blenheim Palace and The Grand Bridge



Cotswold landscape



The Thames at Whitchurch



Uffington White Horse



Henley Regatta



Le Manoir aux Quat'Saisons

The county of England's greatest river

Independent Schooling

- Abingdon School **1**
- Abingdon Preparatory School **2**
- Chandlings **3**
- European School, Culham **7**
- Radley College **12**

Selected Major Employers

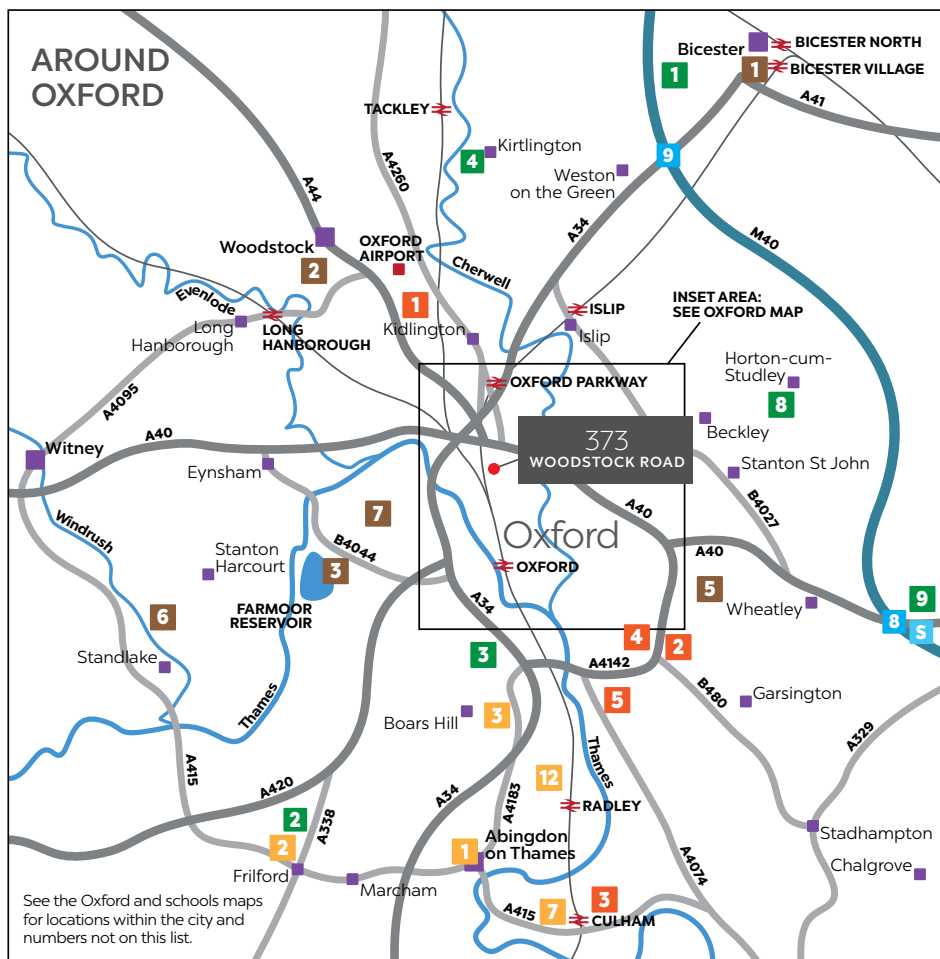
- Begbroke Science Park **1**
- BMW Mini **2**
- Culham JET Project **3**
- Oxford Business Park **4**
- Oxford Science Park **5**

Places of interest

- Bicester Outlet Village **1**
- Blenheim Palace **2**
- Farmoor Reservoir (sailing) **3**
- Shotover Country Park **5**
- Standlake Water Park (watersports) **6**
- Wytham Woods **7**

Golf Courses

- Bicester **1**
- Frilford Heath **2**
- Hinksey Heights **3**
- Kirtlington **4**
- The Oxfordshire **8**
- Waterstock **9**



THE BUSTLE OF OXFORD gives way to tranquil Oxfordshire in a few minutes as you drive or cycle out of town. The Cotswolds and The Chilterns are both within half an hour's drive, each dotted with quintessentially English villages with quaint pubs and churches. The Thames Path follows the river from its source near Lechlade to where the river leaves the county on the fringes of Reading.

Blenheim Palace, among the finest in the world, is just 6 miles from 373 Woodstock Road. It has hosted the CLA Game Fair on several occasions and now puts on major open air concerts in its spectacular courtyard and many other events through the year.

Oxfordshire is noted for its many fine hotels and restaurants, amongst which are the Feathers at Woodstock, the Hotel du Vin, Henley on Thames and the world-famous Manoir aux Quat'Saisons at Great Milton.



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Oxford is better
connected than ever

Oxford
Parkway 

OXFORD IS AN INCREASINGLY well-connected city, and with the recent opening of Oxford Parkway station – less than 2 miles away – London Marylebone is now under an hour away, making much more sense of the commute. The M25 is just 38 miles away, and Central London itself is just under 60 miles from North Oxford.

Oxford's science parks, at Begbroke and Heyford Hill, are 3 and 8 miles away respectively, and proximity to the A34 makes the drive to Milton Park and the Harwell campus very straightforward.

Road and rail links to all parts of the country are easily accessible from 373 Woodstock Road. Oxford Airport is just a 10-minute drive.

Destination	By Rail		Destination	By Road
	Time	From		
Marylebone	56 min	from Oxford Parkway	Oxford city centre	2.5 miles
Paddington	58 min	from Oxford	Central London	60 miles
Birmingham NS	65 min	from Oxford	Bicester Village	10 miles
Reading	25 min	from Oxford	Milton Keynes	40 miles
Milton Keynes	80 min	from Oxford	Birmingham	77 miles
High Wycombe	35 min	from Oxford Parkway	Abingdon	12 miles
Southampton	85 min	from Oxford	Heathrow Airport	45 miles
Bristol TM	90 min	from Oxford	Gatwick Airport	82 miles
Bicester Village	8 min	from Oxford Parkway	Oxford Airport	5 miles



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A centre of academic excellence

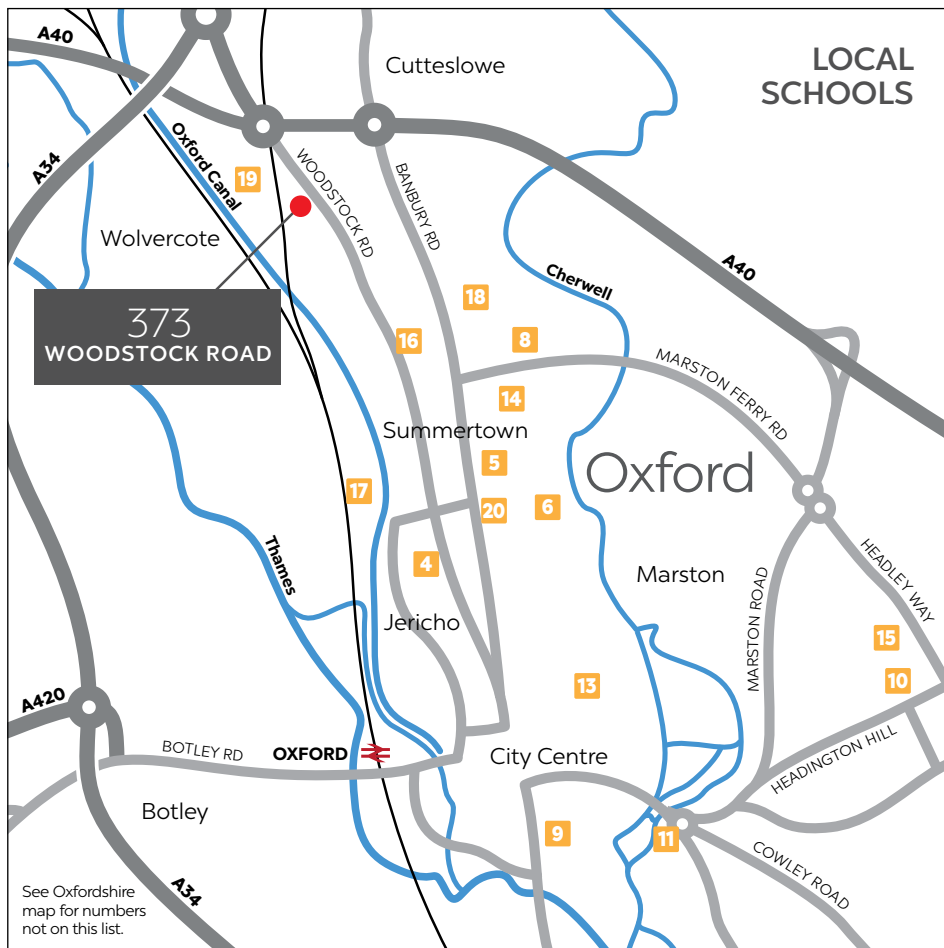


Schooling

D'Overbroeck's	4
D'Overbroeck's (6th Form)	5
Dragon School	6
Cherwell School	8
Christ Church Cathedral School	9
Headington Girls' School	10
Magdalen College School	11
New College School	13
Oxford Girls' School	14
Rye St Antony School	15
St Edward's School	16
St Philip & St James (Primary)	17
Summer Fields School	18
Wolvercote Primary School	19
Wychwood School	20

OXFORD IS BLESSED with a large number of good quality schools, in both state and independent sectors. In addition, many of these are located in North Oxford or the city centre.

373 Woodstock Road is in the catchment area for Wolvercote Primary School (which OFSTED rated as 'Good') and The Cherwell School (OFSTED 'Outstanding').



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As good to live in
as they are to look at



Hernes Crescent, Summertown



Burford House, Cumnor Hill



Church Farmhouse,
West Hanney



Hernes Crescent, Summertown



East House, Sutton Courtenay

373
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We've been building
stunning homes since 1972



ABOVE: East House,
Sutton Courtenay

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.

As our projects have become more substantial, 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.

Our projects take their design cues from the local area, using local materials where possible to harmonise comfortably with their surroundings. However, we also know our buyers value individuality: our developments each have their own character, are in some of the best locations in their area, and are designed to suit the site; you won't find your home built anywhere else!

Please visit our website to find out more: sweetcrofthomes.co.uk



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