

Fawley House Lumsdon House

CUMNOR HILL • OXFORD



keblehomes.co.uk



Sailing at Farmoor reservoir



Golf at Frilford Heath





Dawn over the Dreaming Spires of Oxford

Fawley House Lumsdon House

Known as the “City of Dreaming Spires”, world-famous Oxford is bursting with living history, amazing architecture and magnificent museums. Home to the world-renowned University and some of the finest schools in the country, the city also offers a comprehensive selection of shopping, sporting and leisure facilities. Many of Oxfordshire’s cutting-edge science parks and research establishments are located close to the city as well.

Popular **Cumnor Hill** is a well-located area, close to Oxford ring road, which links to the A34, M40 and M4, London, the Midlands and the West. Rail services are excellent, with trains from Oxford Parkway, Oxford or Didcot serving Marylebone and Paddington in under an hour. There is a good range of everyday facilities in nearby Botley, including a Waitrose on Botley Road, the well regarded Matthew Arnold Secondary School, and a primary school. The pretty village of Cumnor boasts a parish church, primary school, post office and two gastropubs. Oxfordshire’s rolling countryside unfolds quickly as you leave the city, offering peaceful walking along the Thames path, sailing and watersports at Farmoor and excellent golf at Frilford Heath.

Fawley House and Lumsdon House are two luxury, Georgian style, detached houses. Perfectly located for the city and to enjoy Oxfordshire’s rolling countryside, these beautiful houses offer generously-proportioned accommodation, landscaped gardens, and a long driveway, which sets them comfortably back from the road.

Quality and sustainability

About Keble Homes

Keble Homes has been creating new homes in beautiful Oxfordshire for more than 10 years.

We pride ourselves on the level of thought and quality of design that go into every home we build. Each one of our developments is the result of a long process of acquisition, planning, carefully considered design and experienced construction, to create homes to suit your lifestyle.

From concept to completion, we carefully manage every step of the process, because our philosophy is to offer complete peace of mind when you choose to purchase from us.



One of our recent developments in West Oxford





Our kitchens are stylish and contemporary



Site Layout

The attention to detail of the design and the quality of the finish are excellent...

Fawley House

This impressive, Georgian style, five bedroom house has been built to the highest standards, with generous accommodation over three storeys, including a large master suite on the entire second floor. The spacious open-plan kitchen-living room is beautifully complemented by a wide patio and landscaped garden, perfect for outdoor entertaining. The two further reception rooms are also spacious and light, as are the four double bedrooms on the first floor and the master suite, making this the perfect home for families and professional couples alike.

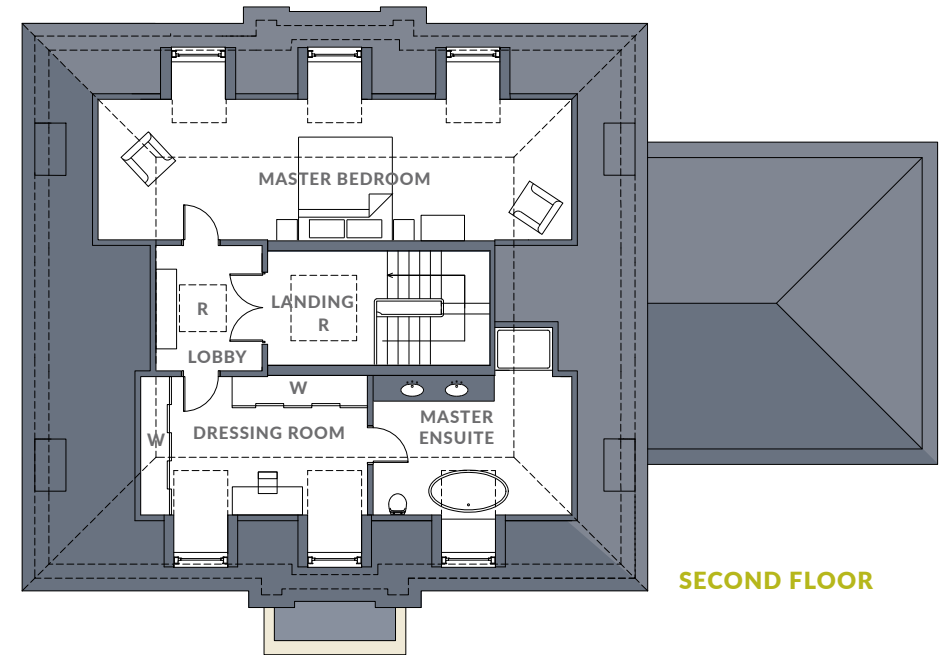
INTERIOR DIMENSIONS

Kitchen/ Family room	12140 x 4220	39' 10" x 13' 10"
Dining room	4830 x 3960	15' 10" x 13' 0"
Sitting room	5030 x 4830	16' 6" x 15' 10"
Utility room	2390 x 2390	7' 10" x 7' 10"
Master bedroom	10030 x 3730	32' 11" x 12' 3"
Master dressing	4290 x 3660	14' 1" x 12' 0"
Master ensuite	5690 x 3660	19' 7" x 12' 0"
Bedroom 2	5090 x 4725	16' 8" x 15' 6"
Bedroom 2 ensuite	2820 x 2540	9' 3" x 8' 4"
Bedroom 3	5000 x 4370	16' 5" x 14' 4"
Bedroom 4	5050 x 3960	16' 7" x 13' 0"
Bedroom 5	5050 x 3990	16' 7" x 13' 1"
Bathroom	4800 x 2285	15' 9" x 7' 6"

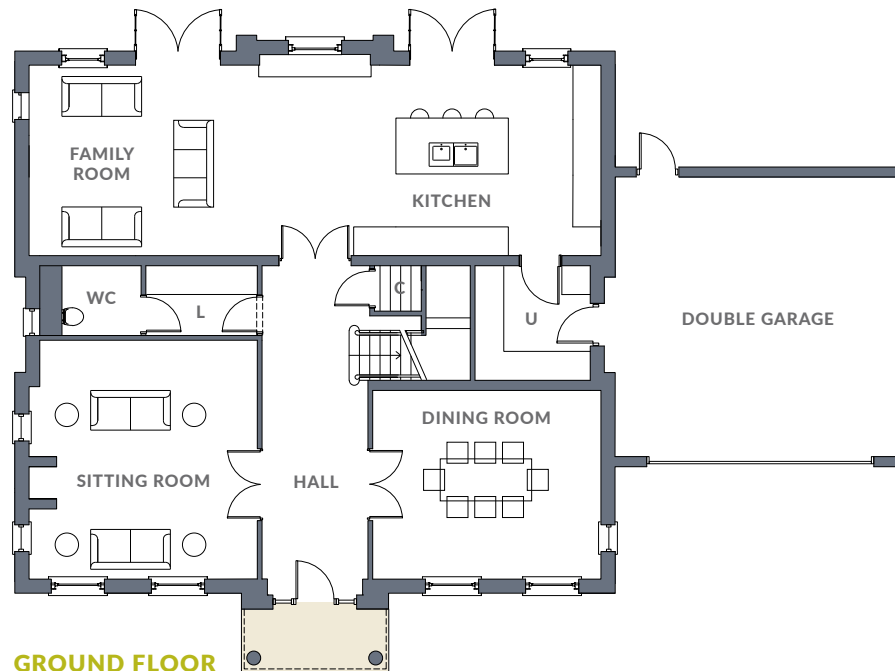
FLOOR AREAS

Ground floor	131.3 sq m	1413 sq ft
First floor	130.9 sq m	1409 sq ft
Second floor	94.4 sq m	1016 sq ft
Garage	35.9 sq m	387 sq ft
TOTAL	392.5 sq m	4225 sq ft

AC Airing cupboard
C Cupboard °
ES Ensuite
L Lobby
R Rooflight
U Utility room
W Wardrobe *
WC Toilet



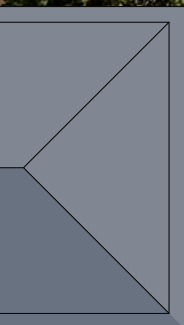
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Lumsdon House

Situated on the left hand side of the development, this striking, Georgian style, five bedroom house is a mirror image of its neighbour, built to the same high standards, with three storeys of spacious accommodation. The large open-plan kitchen-living room opens onto a beautiful outdoor entertaining area, which runs the breadth of the house. The two further reception rooms on the ground floor are spacious and well designed, as are the four double bedrooms on the first floor and the extensive master suite situated over the entire second floor. This stunning home is further complemented by a beautifully landscaped garden.

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- AC

Airing cupboard
- C

Cupboard °
- ES

Ensuite
- L

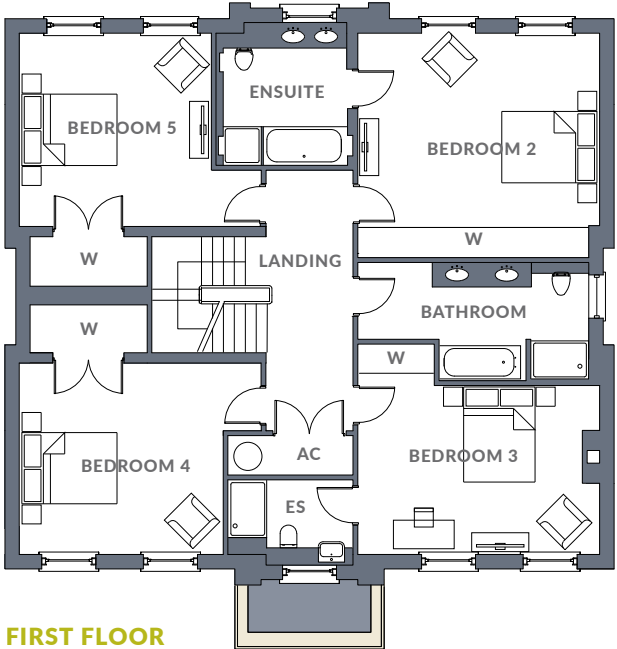
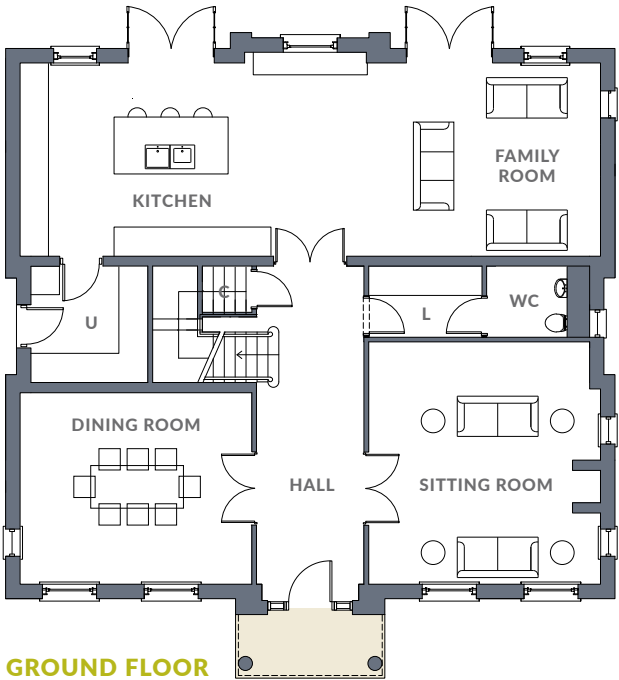
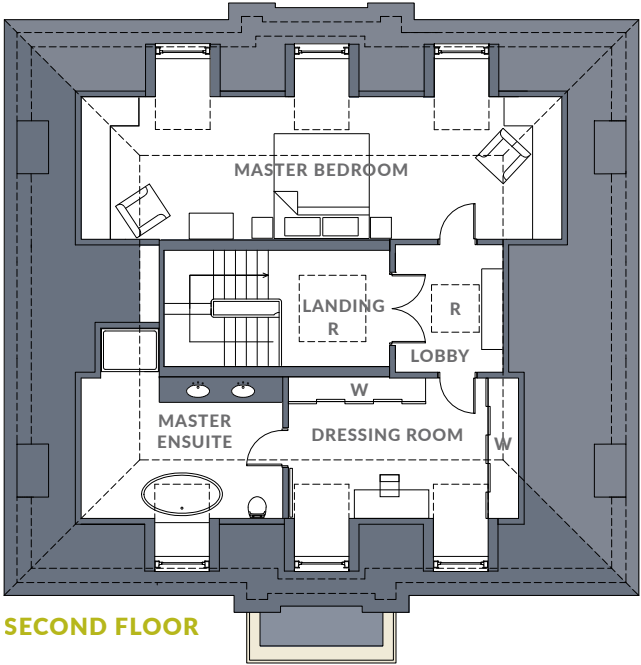
Lobby
- R

Rooflight
- U

Utility room
- W

Wardrobe *
- WC

Toilet





Specifications

Fawley House • Lumsdon House

CONSTRUCTION

Georgian style homes of traditional construction, built by experienced craftsmen, with solid stone portico to the front entrance

Block internal walls, red brick external walls and concrete floors throughout; slate tiles to house and garage

Highly efficient insulation to all walls and roof areas

KITCHEN & UTILITY

Traditional style, high specification, stylish kitchen with granite worktops and splashback

Siemens appliances, including built in single oven and steam oven, both with warming drawer; combination microwave; induction hob and extractor fan; integrated dishwasher; tall integrated fridge; integrated freezer

Reginox Nebraska undermounted bowl and half sink; Reginox Astoria mixer tap

Insinkerator waste disposal with air switch

Utility room includes the same high-specification cabinets as the kitchen, with stone worktops, and space and plumbing for washing machine and tumble dryer

BATHROOMS, ENSUITES & CLOAKROOMS

Elegant bathroom and ensembles with sanitaryware and vanity units by Duravit and Minoli floor tiling

Master ensuite is a fully tiled wet room

Mains pressure shower systems • Underfloor heating • Heated mirror pack in master ensuite
Chrome dual fuel towel rails

HEATING, ELECTRICAL & SECURITY

Mains gas central heating feeding underfloor heating on ground floor and first floor, and radiators on second floor

LED downlighters • TV and satellite points in main rooms • Satin chrome switches and sockets in primary ground floor rooms • Alarm system

FLOORING

Tiled floor in kitchen, hallway and WC • Oak engineered flooring in living room and dining room • Minoli tiles and skirtings in bathroom and ensembles

INTERNAL FINISHES

Shaker-style doors • Satin chrome door furniture
Bespoke oak staircase • Fitted walk-in wardrobe in master suite • Fitted wardrobe in bedroom 2 • TV and data points in all bedrooms

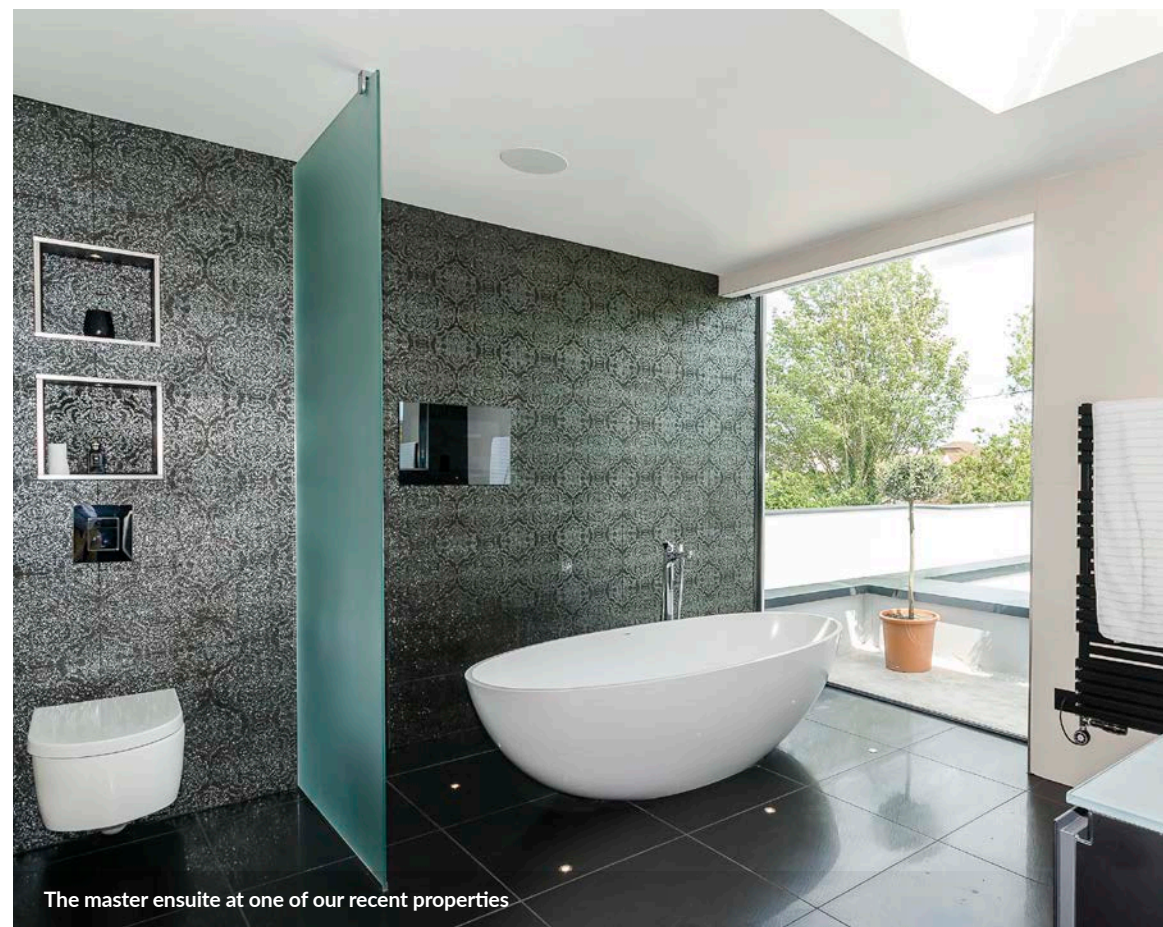
EXTERNAL FINISHES & LANDSCAPING

Traditional-look double glazed sash windows to main elevations • Double garage • Patio to rear and landscaped rear garden

PEACE OF MIND

10 year Premier Guarantee structural warranty

premier
guarantee



RESERVATIONS

We accept reservations from purchasers who are willing and able to exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a £2,000 deposit is payable, which forms part of the purchase price.

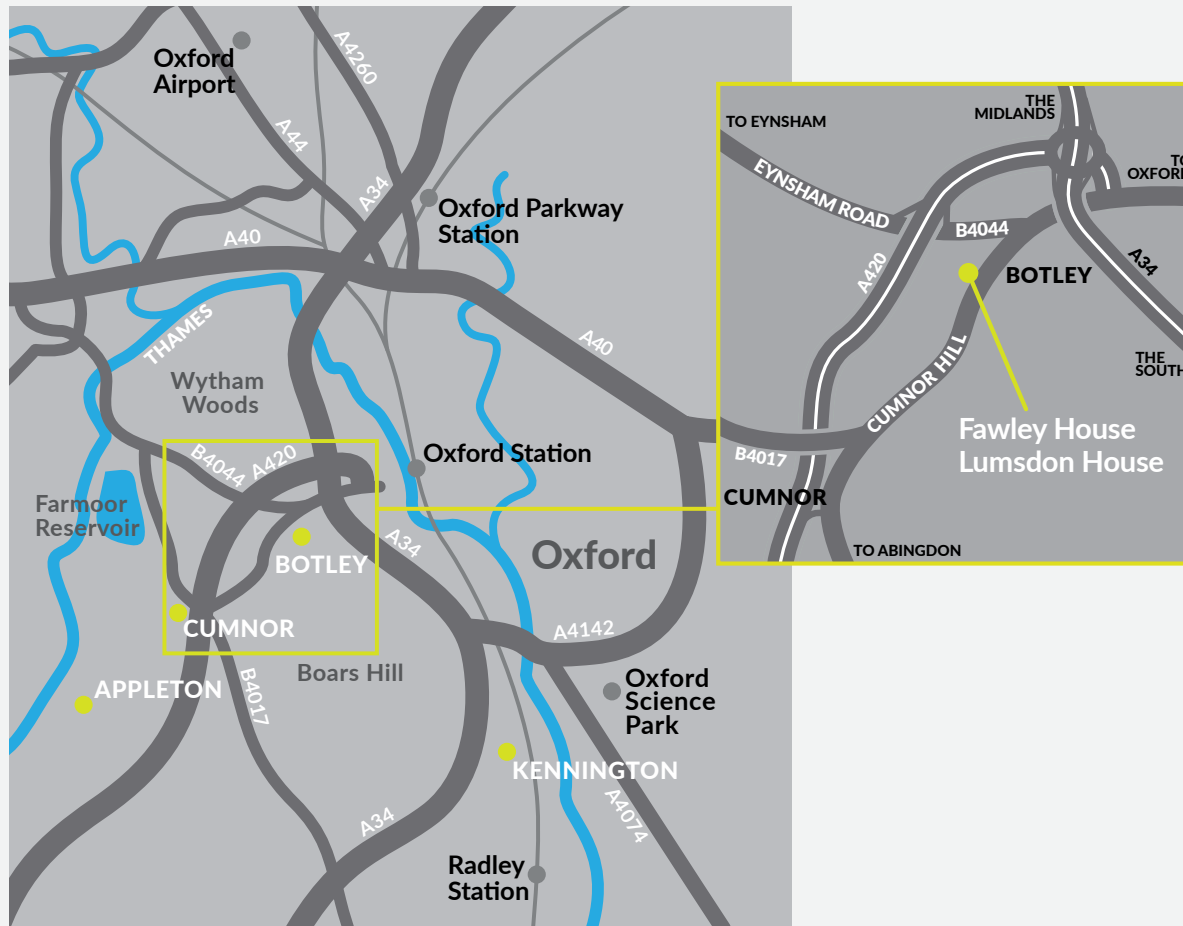
On exchange of contracts a 10% deposit is payable (less the initial deposit).

* Wardrobes shown on floor plans are for illustration and location purposes only and may not be fitted in any of the locations shown. Please discuss with the Selling Agents.

° Cupboards reflect the provision of space only; no shelves are fitted.

Sanitaryware positions are illustrative and may be subject to change.

How to find Fawley House • Lumsdon House



**Fawley House and
Lumsdon House,**
18a & 18b Cumnor Hill,
Oxford OX2 9HA

Arranging a viewing

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

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HOMES

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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.

Picture credit p2 Martin Anderson; p2 & p2-3 Alamy.

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