



Hawkswood Bicester

A collection of 2, 3, 4 & 5 bedroom homes.

Hawkswood is the latest addition to the exciting new community of Kingsmere.

A mix of 2, 3, 4 & 5 bedroom homes, the properties echo the traditional feel of this new neighbourhood, while enjoying interiors that feature designer bathrooms and kitchens, state-of-the-art wiring for connectivity and, of course, the peace of mind that's synonymous with a Linden home.

Located on the southern outskirts of the Roman town of Bicester, Hawkswood is just across the road from the famous Bicester Village, the UK's largest and most prestigious outlet shopping centre.

Hawkswood

Whitelands Way, Bicester, Oxfordshire OX26 1AR | 01869 722 416

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Linden
HOMES



The Lutyens 5 bedroom home

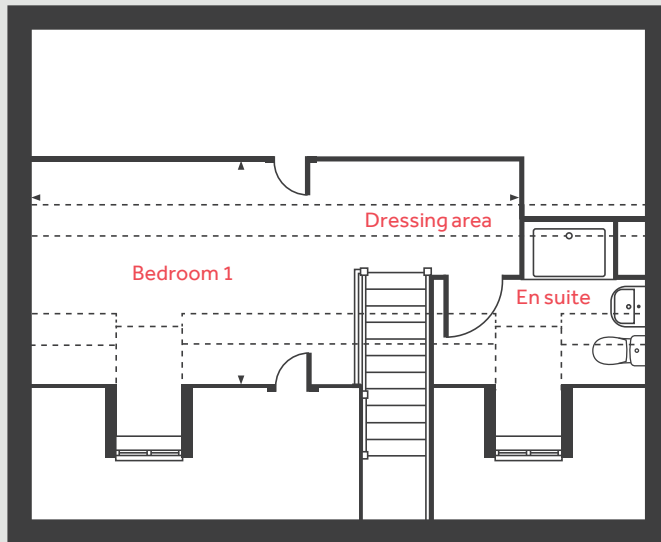
The Spinneys

Cawston CV22 7RY | 01788 851 097

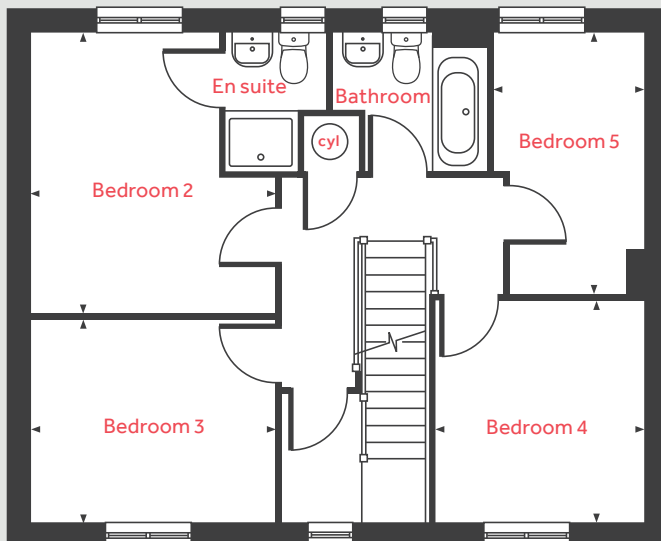
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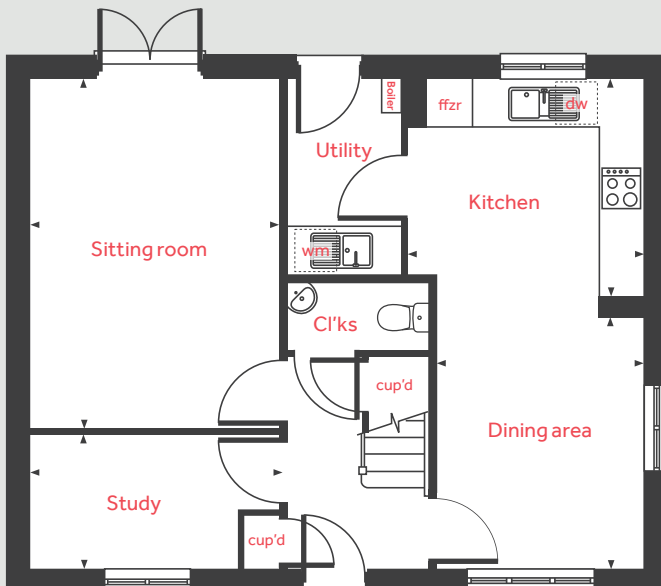
Second floor



First floor



Ground floor



The Lutyens

5 bedroom home

Ground floor

Kitchen	3.24m x 2.98m	10' 7" x 9' 9"
Sitting room	4.81m x 3.39m	15' 9" x 11' 1"
Dining area	3.46m x 2.81m	11' 4" x 9' 2"
Study	3.39m x 1.82m	11' 1" x 5' 11"

First floor

Bedroom 2	3.86m x 3.36m	12' 8" x 11' 0"
Bedroom 3	3.36m x 2.78m	11' 0" x 9' 1"
Bedroom 4	3.05m x 2.88m	10' 0" x 9' 5"
Bedroom 5	3.59m x 2.07m	11' 9" x 6' 9"

Second floor

Bedroom 1	6.69m x 3.08m	21' 11" x 10' 1"
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ffzr	fridge freezer	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
wm	washing machine	< >	measuring points

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The Fletcher

5 bedroom home

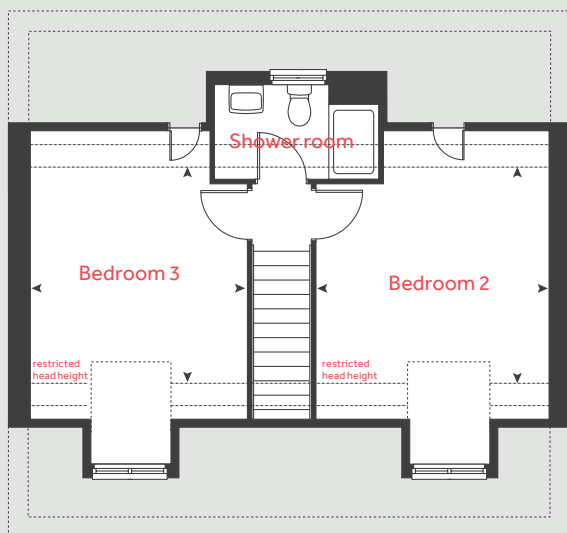
The Spinneys

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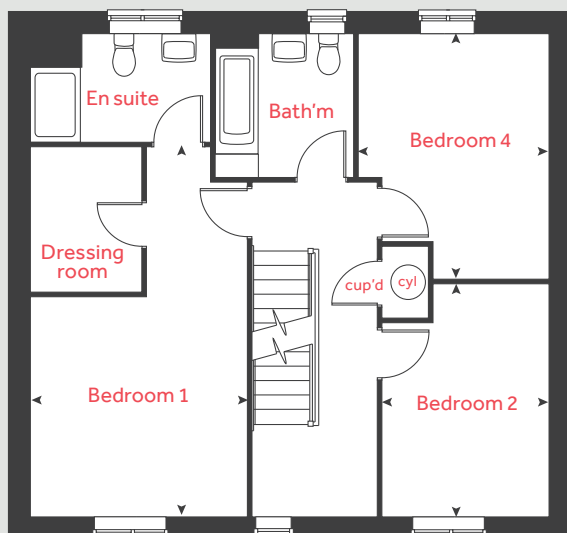
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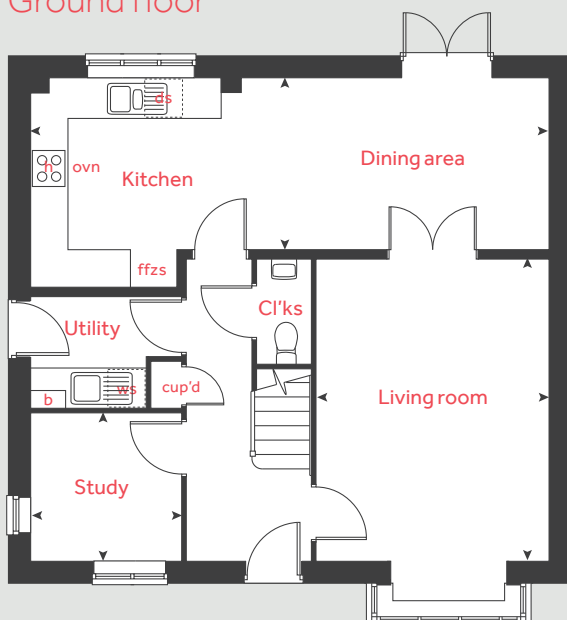
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Homes 180 & 181

Ground floor

Kitchen / dining area
8.29m x 2.74m 27' 2" x 9' 0"

Living room
4.83m x 3.72m 15' 10" x 12' 2"

Study
2.41m x 2.37m 7' 11" x 7' 9"

First floor

Bedroom 1
5.91m x 3.46m 19' 4" x 11' 4"

Bedroom 4
3.92m x 3.05m 12' 10" x 10' 0"

Bedroom 5
3.72m x 2.67m 12' 2" x 8' 9"

Second floor

Bedroom 2
4.18m x 3.72m 13' 8" x 12' 2"

Bedroom 3
4.18m x 3.46m 13' 8" x 11' 4"

h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	b	boiler
ws	washing machine space	< >	measuring points
ds	dishwasher space		

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The Ripley

5 bedroom home

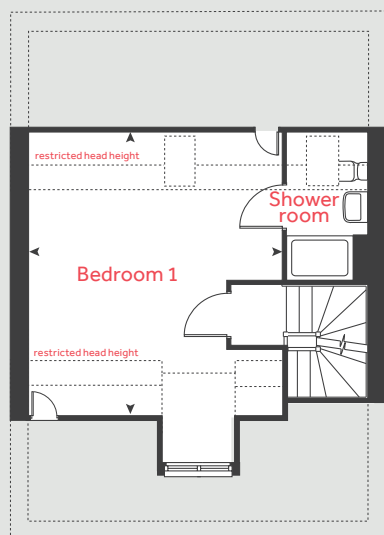
The Spinneys

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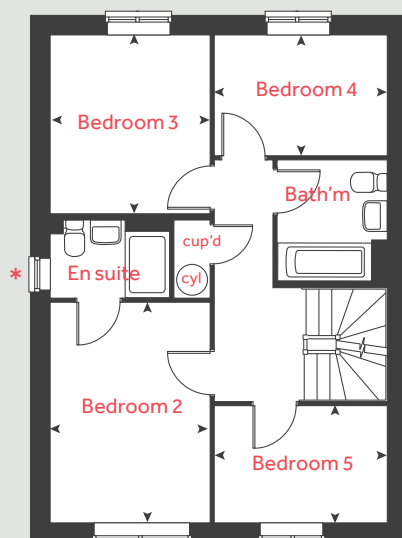
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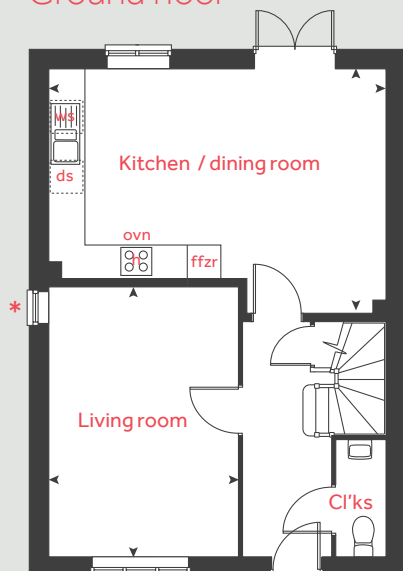
Second floor



First floor



Ground floor



The Ripley

5 bedroom home

Homes 2, 3, 4, 5, 18, 19, 22, 23, 24, 25, 27, 28, 59, 60, 120, & 122, 123

Ground floor

Kitchen / dining area
6.04m x 4.37m 19' 9" x 14' 4"

Living room
4.83m x 3.39m 15' 10" x 11' 1"

First floor

Bedroom 2
3.95m x 2.86m 12' 12" x 9' 5"

Bedroom 3
3.20m x 2.86m 10' 6" x 9' 5"

Bedroom 4
3.10m x 2.16m 10' 2" x 7' 1"

Bedroom 5
3.10m x 2.10m 10' 2" x 6' 11"

Second floor

Bedroom 1
5.12m x 4.51m 16' 9" x 14' 9"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

* Window applies to selected plots only. Please see sales consultant for further details.

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The Aslin 4 bedroom home

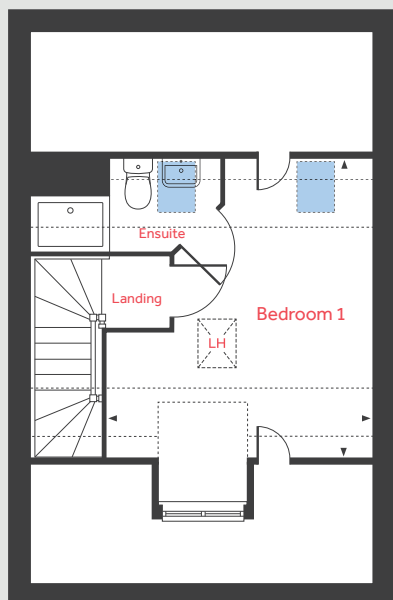
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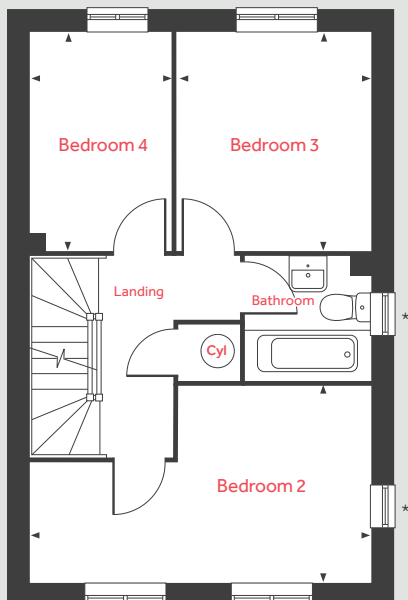
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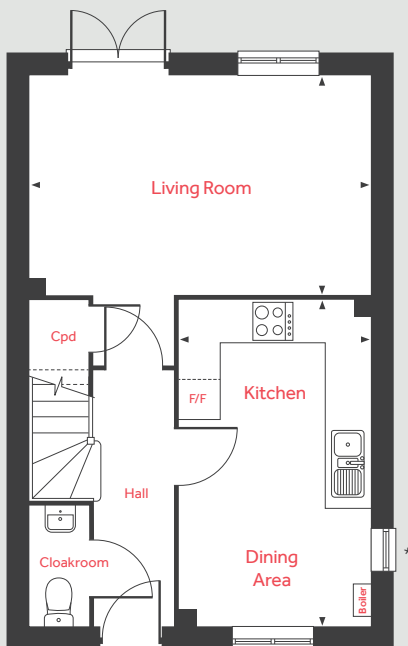
Second Floor



First Floor



Ground Floor



The Aslin

4 bedroom home

Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 2

4.98m x 2.88m 16'4" x 9'5"

Bedroom 3

3.20m x 2.80m 10'6" x 9'2"

Bedroom 4

3.20m x 2.10m 10'6" x 6'10"

Second Floor

Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	■	Velux window
Cpd	Cupboard	- - -	Reduced ceiling height
F/F	Integrated fridge freezer		

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The Kempthorne 4 bedroom home

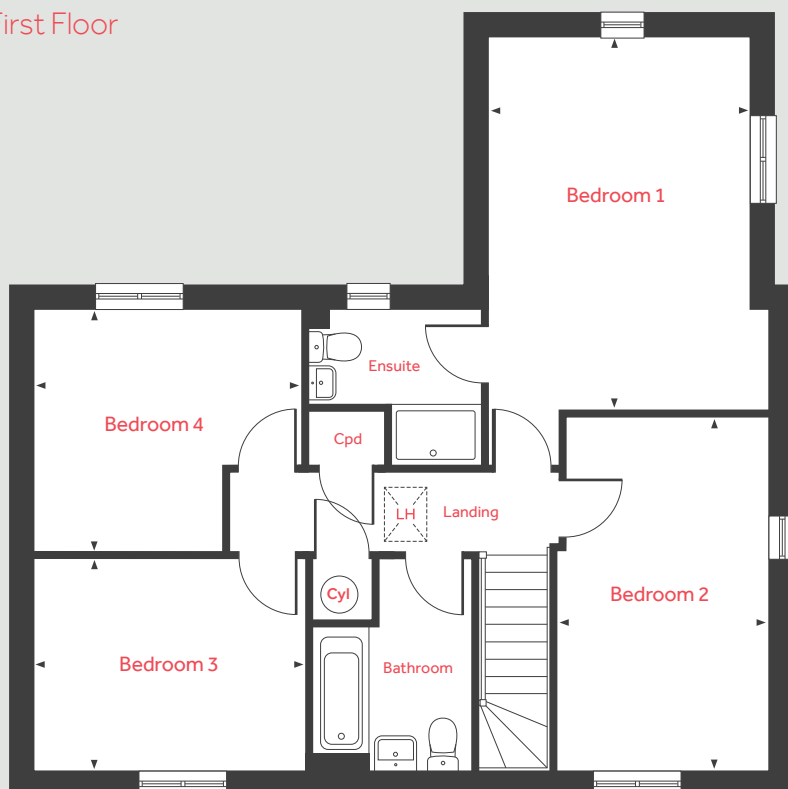
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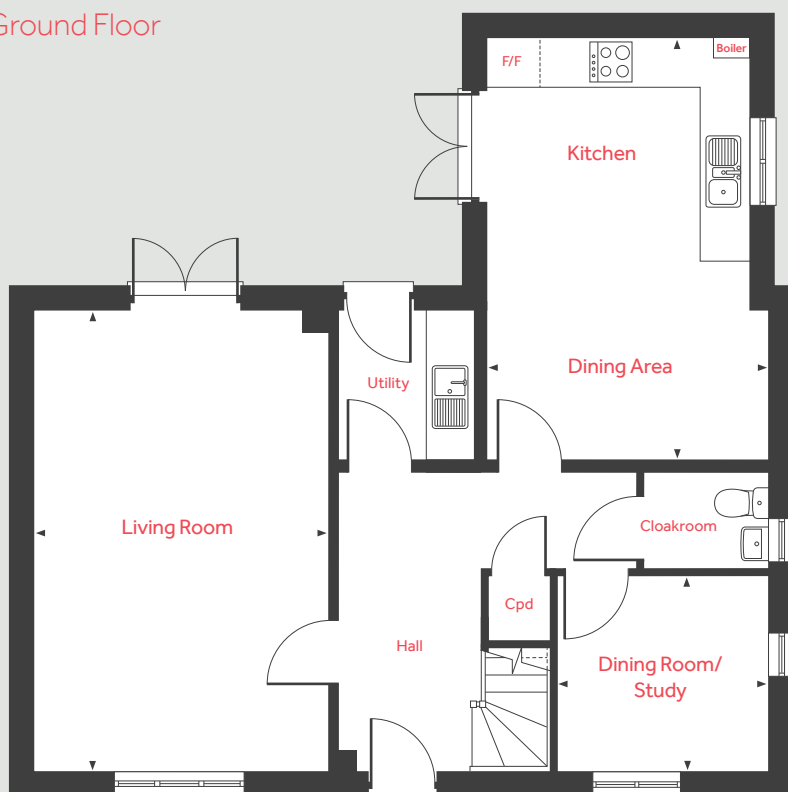
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First Floor



Ground Floor



The Kempthorne

4 bedroom home

Ground Floor

Living Room

6.04m x 3.85m 19'9" x 12'7"

Kitchen/Dining Area

5.57m x 3.67m 18'3" x 12'0"

Dining Room/Study

2.78m x 2.57m 9'1" x 8'5"

First Floor

Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

Bedroom 2

4.69m x 2.78m 15'4" x 9'1"

Bedroom 3

3.52m x 3.48m 11'6" x 11'5"

Bedroom 4

3.50m x 2.48m 11'6" x 8'1"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Turner 3 bedroom home

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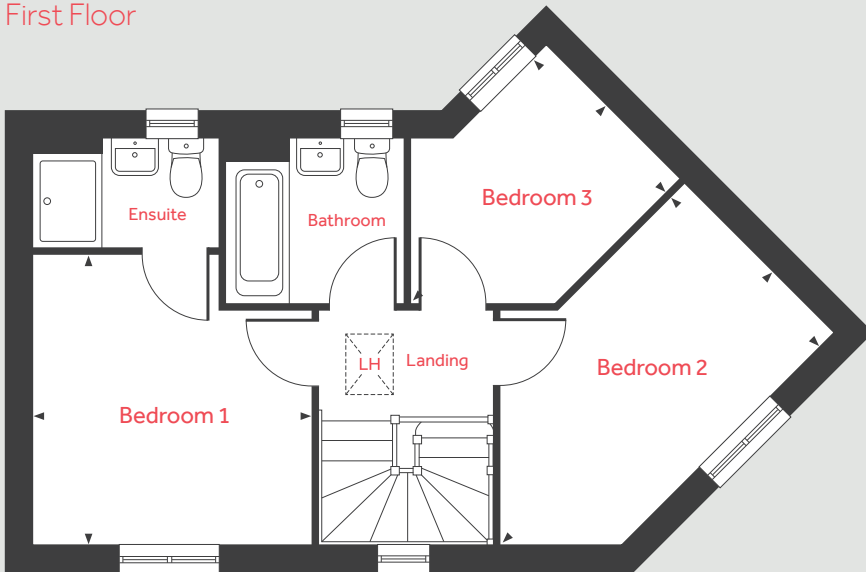
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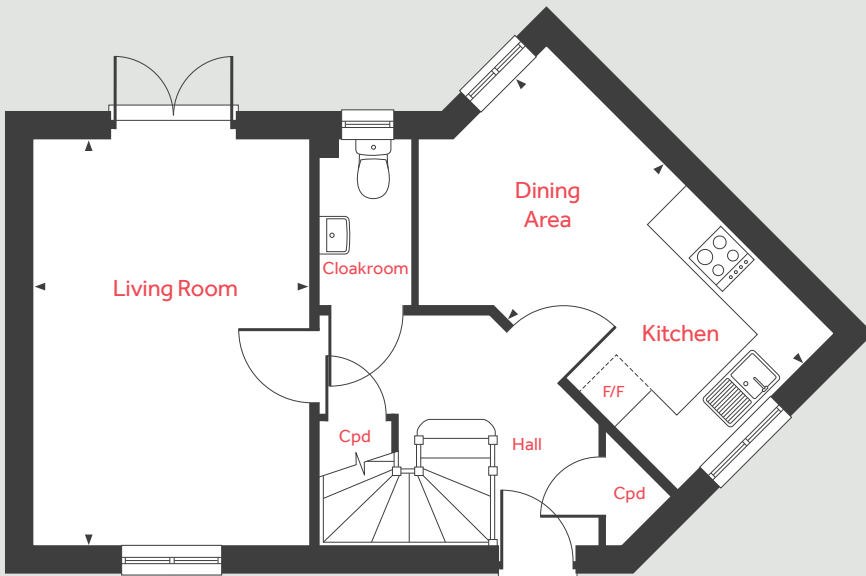
The Turner

3 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.80m x 3.22m 15'9" x 10'7"

Kitchen/Dining Area

4.80m x 2.54m 15'9" x 8'4"

First Floor

Bedroom 1

3.43m x 3.26m 11'3" x 10'8"

Bedroom 2

4.51m x 2.48m 14'9" x 8'1"

Bedroom 3

3.24m x 2.25m 10'7" x 7'4"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Harcourt 2 bedroom home

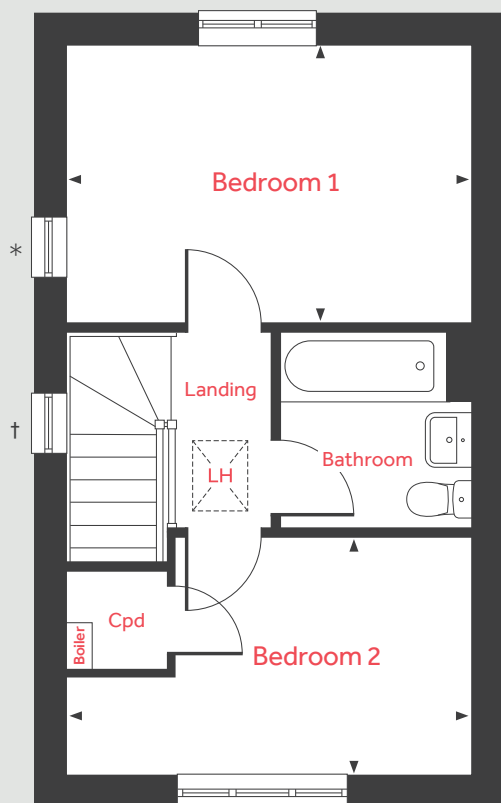
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First Floor



The Harcourt

2 bedroom home

Ground Floor

Living Room

4.08m x 2.75m 13'4" x 9'0"

Kitchen/Dining Area

4.56m x 2.00m 14'11" x 6'7"

First Floor

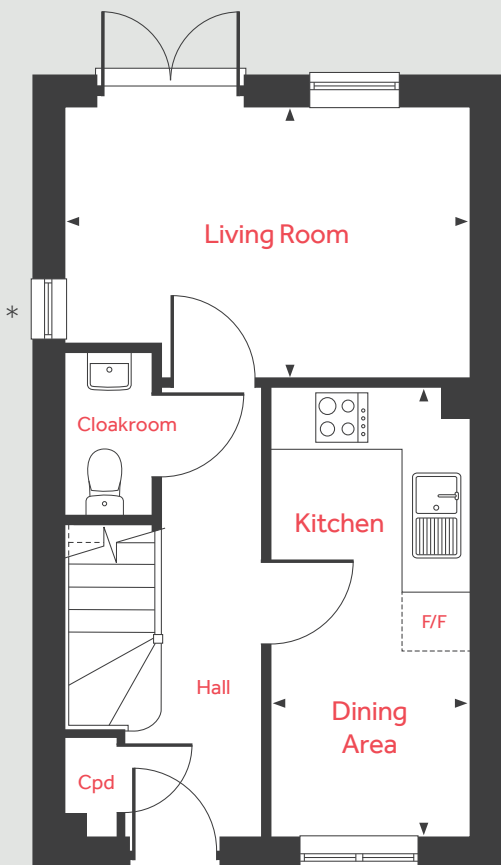
Bedroom 1

4.08m x 2.84m 13'4" x 9'4"

Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Larch 4 bedroom home

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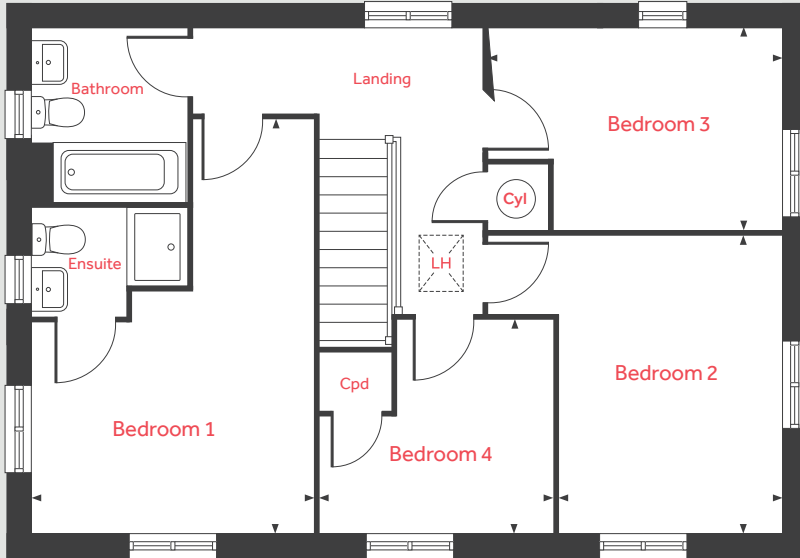
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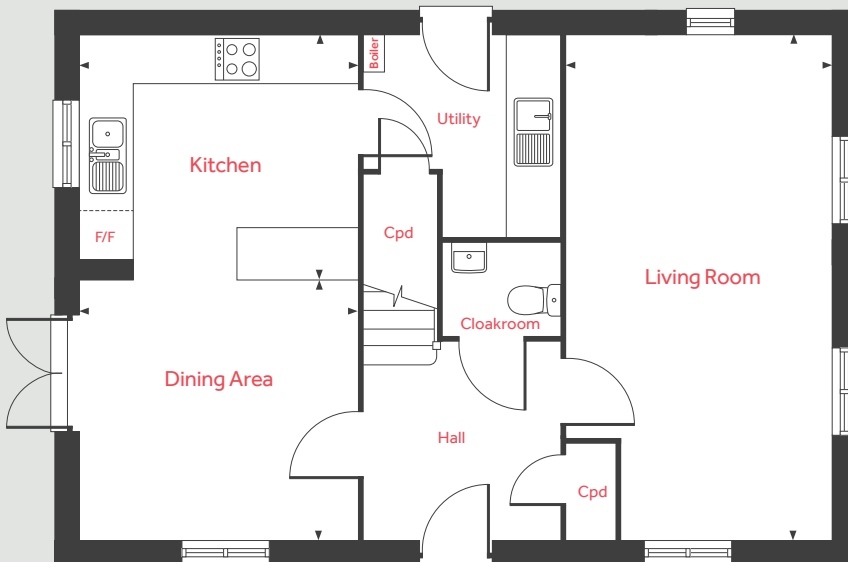
The Larch

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

6.38m x 3.36m

20'11" x 11'0"

Kitchen

3.47m x 3.10m

11'5" x 10'2"

Dining Area

3.47m x 3.28m

11'5" x 10'9"

First Floor

Bedroom 1

5.25m x 3.55m

17'3" x 11'8"

Bedroom 2

3.76m x 2.85m

12'4" x 9'4"

Bedroom 3

3.77m x 2.55m

12'5" x 8'4"

Bedroom 4

2.95m x 2.67m

9'8" x 8'9"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Laurel 4 bedroom home

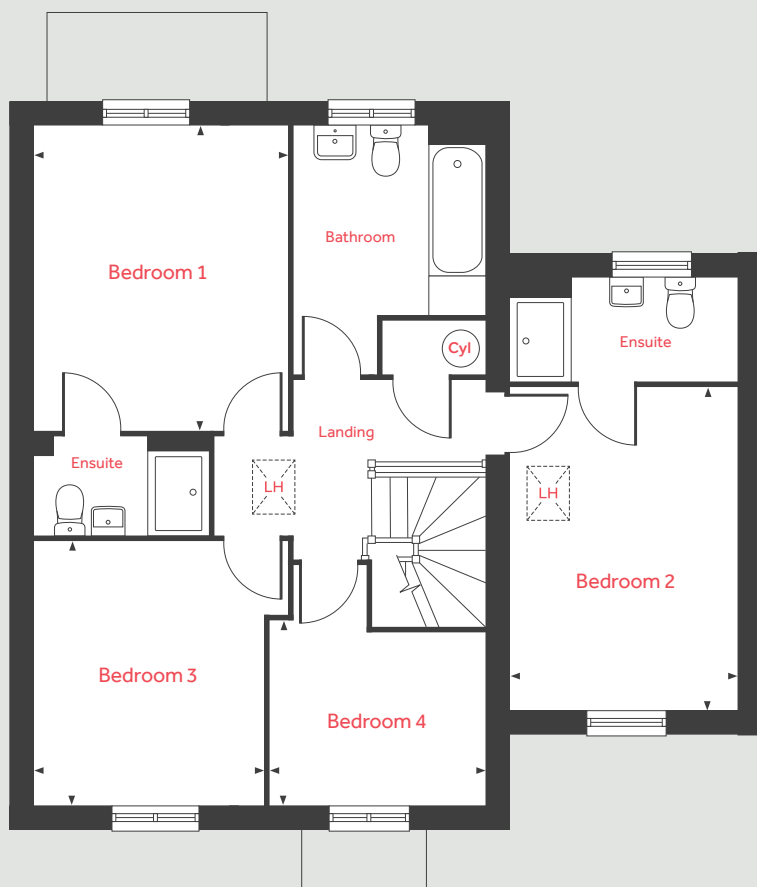
Hawkswood

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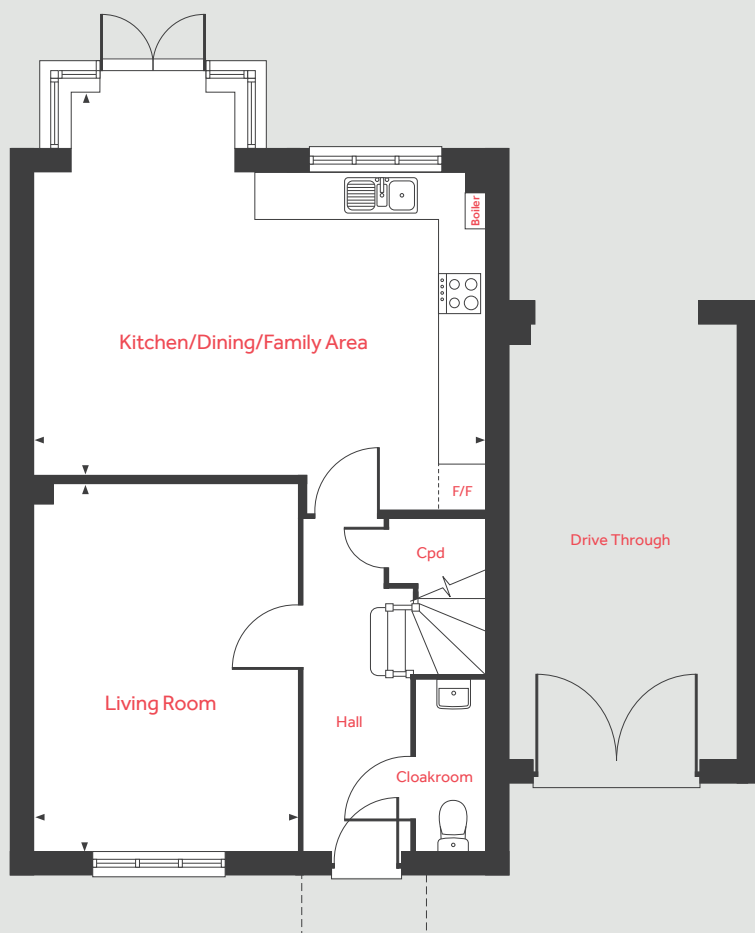
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First Floor



Ground Floor



The Laurel

4 bedroom home

Ground Floor

Living Room

4.85m x 3.45m 15'10" x 11'3"

Kitchen/Dining/Family Area

5.92m x 5.09m 19'5" x 16'8"

First Floor

Bedroom 1

4.02m x 3.34m 13'2" x 10'11"

Bedroom 2

4.27m x 2.95m 14'0" x 9'8"

Bedroom 3

3.48m x 3.02m 11'5" x 9'11"

Bedroom 4

2.82m x 2.42m 9'3" x 7'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Redwood 4 bedroom home

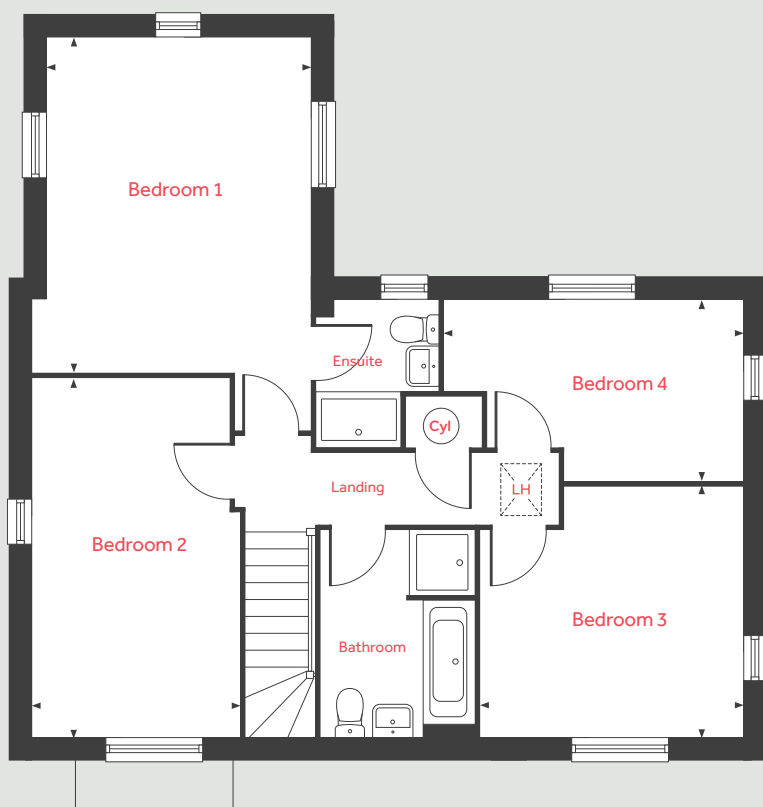
Hawkswood

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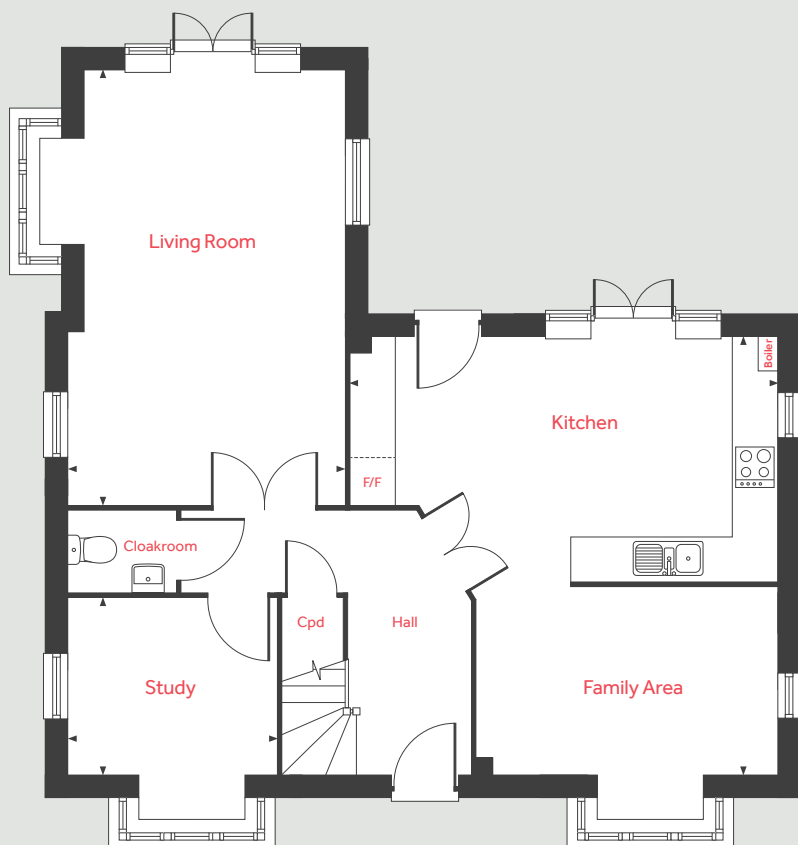
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First Floor



Ground Floor



The Redwood

4 bedroom home

Ground Floor

Living Room

5.86m x 3.79m 19'2" x 12'5"

Kitchen/Family Area

6.04m x 5.81m 19'9" x 19'0"

Study

2.86m x 2.45m 9'4" x 8'0"

First Floor

Bedroom 1

4.60m x 3.79m 15'1" x 12'5"

Bedroom 2

4.96m x 2.83m 16'3" x 9'3"

Bedroom 3

3.58m x 3.48m 11'9" x 11'5"

Bedroom 4

4.09m x 2.48m 13'5" x 8'1"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Sycamore 3 bedroom home

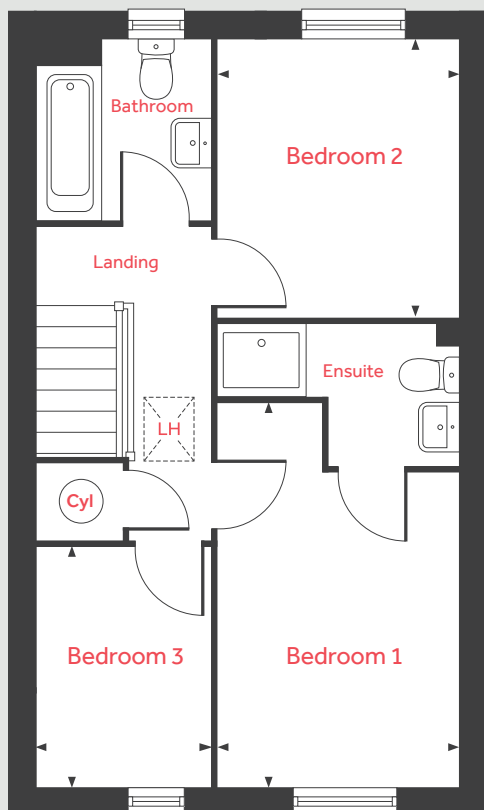
Hawkwood

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First Floor



The Sycamore

3 bedroom home

Ground Floor

Living Room

5.31m x 4.70m 17'4" x 15'5"

Kitchen/Dining Area

4.70m x 2.90m 15'5" x 9'6"

First Floor

Bedroom 1

4.27m x 2.71m 14'3" x 8'9"

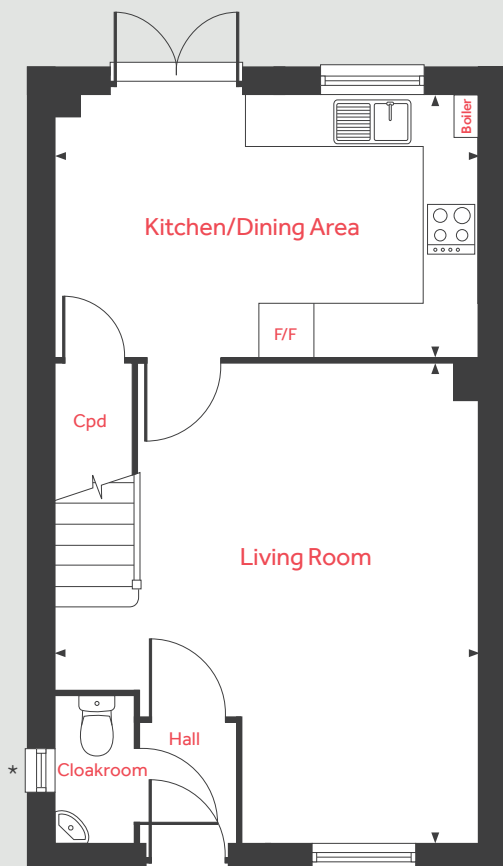
Bedroom 2

3.06m x 2.71m 10'0" x 8'9"

Bedroom 3

2.67m x 1.91m 8'7" x 6'3"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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*Window on semi-detached plots only.



The Leverton 4 bedroom home

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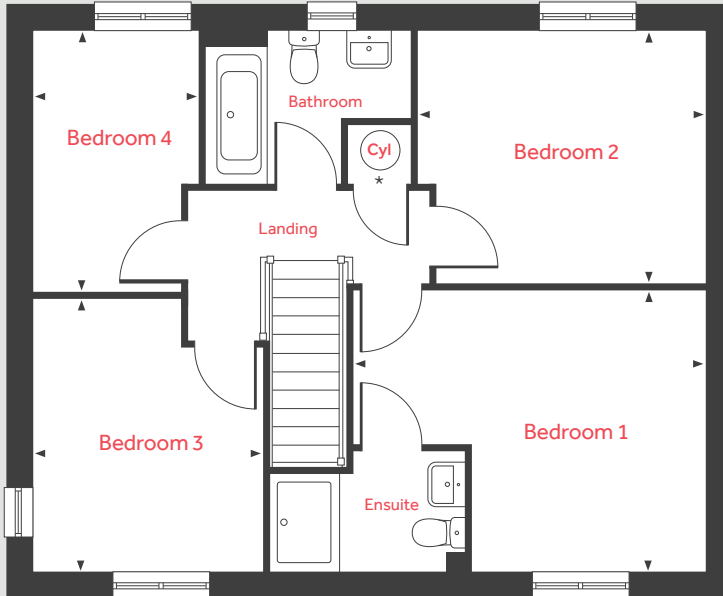
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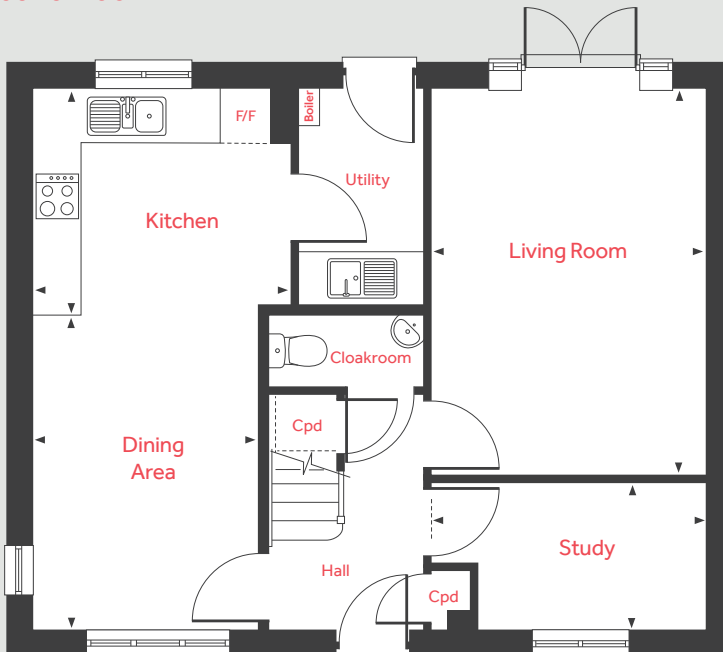
The Leverton

4 bedroom home

First Floor



Ground Floor



Ground Floor

Living Room

4.81m x 3.39m 15'9" x 11'1"

Kitchen

3.24m x 2.80m 10'7" x 9'2"

Dining Area

3.91m x 2.81m 12'10" x 9'2"

Study

3.39m x 1.82m 11'1" x 5'11"

First Floor

Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

Cyl	Hot water cylinder	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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Hawkswood Bicester

Development layout



5 bedroom home

- The Lutyens
- The Ripley
- The Fletcher

4 bedroom home

- The Aslin
- The Laurel
- The Hazel Variant
- The Leverton
- The Kempthorne
- The Redwood
- The Larch

3 bedroom home

- The Chestnut
- The Holt
- The Sycamore
- The Turner
- The Wyatt

2 bedroom home

- The Ashbee
- The Harcourt

*Affordable homes

- 4 bedroom homes
- 3 bedroom homes
- 2 bedroom homes
- 1 bedroom homes

BC	Bin Collection Point	v	Visitor Parking Space
BS	Bin Store	➤	Garage Entrance
CS	Cycle store	➤	Drive Through/ Car Port Entrance
•	Bollards		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

Specification

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes
3 bedroom homes
4 bedroom homes
5 bedroom homes

Kitchens

Fully fitted kitchen with laminate worktops and upstand	■	■	■	■
Inset single bowl stainless steel sink with chrome mixer tap	■	■		
Inset 1½ bowl stainless steel sink with chrome mixer tap			■	■
Stainless steel 4 ring gas hob	■	■	■	■
Single undercounter stainless steel oven	■	■		
Double undercounter stainless steel oven			■	■
Stainless steel splash back	■	■	■	■
Integrated 70/30 fridge freezer (detached only)	■	■		
Integrated extractor hood (in 4 bedroom homes – terraced only)	■	■	■	
Stainless steel chimney style extractor hood			■	■

Bathrooms, cloakrooms and ensuites

Ideal Standard white sanitaryware with contemporary chrome fittings	■	■	■	■
Splashback tiling to basin in cloakroom, bathroom and ensuites	■	■	■	■
Half height tiling to bath walls	■	■	■	■
Full height tiling to shower areas	■	■	■	■

Electrical and lighting

TV point to living room, bedroom 1 and family area (where applicable)	■	■	■	■
Telephone point to living room	■	■		
Telephone point to living room and family room (where applicable)			■	■
Mains powered smoke alarm in hall	■	■	■	■
Mains powered carbon monoxide detector in close proximity to boiler	■	■	■	■
Low energy external light to front door	■	■	■	■
Power and lighting to garage within curtilage of plot	■	■	■	■

Internal finishes

Ladder style white doors with chrome door furniture	■	■	■	■
White emulsion walls and smooth white ceilings	■	■	■	■
White Satinwood woodwork	■	■	■	■
White painted timber staircase	■	■	■	■

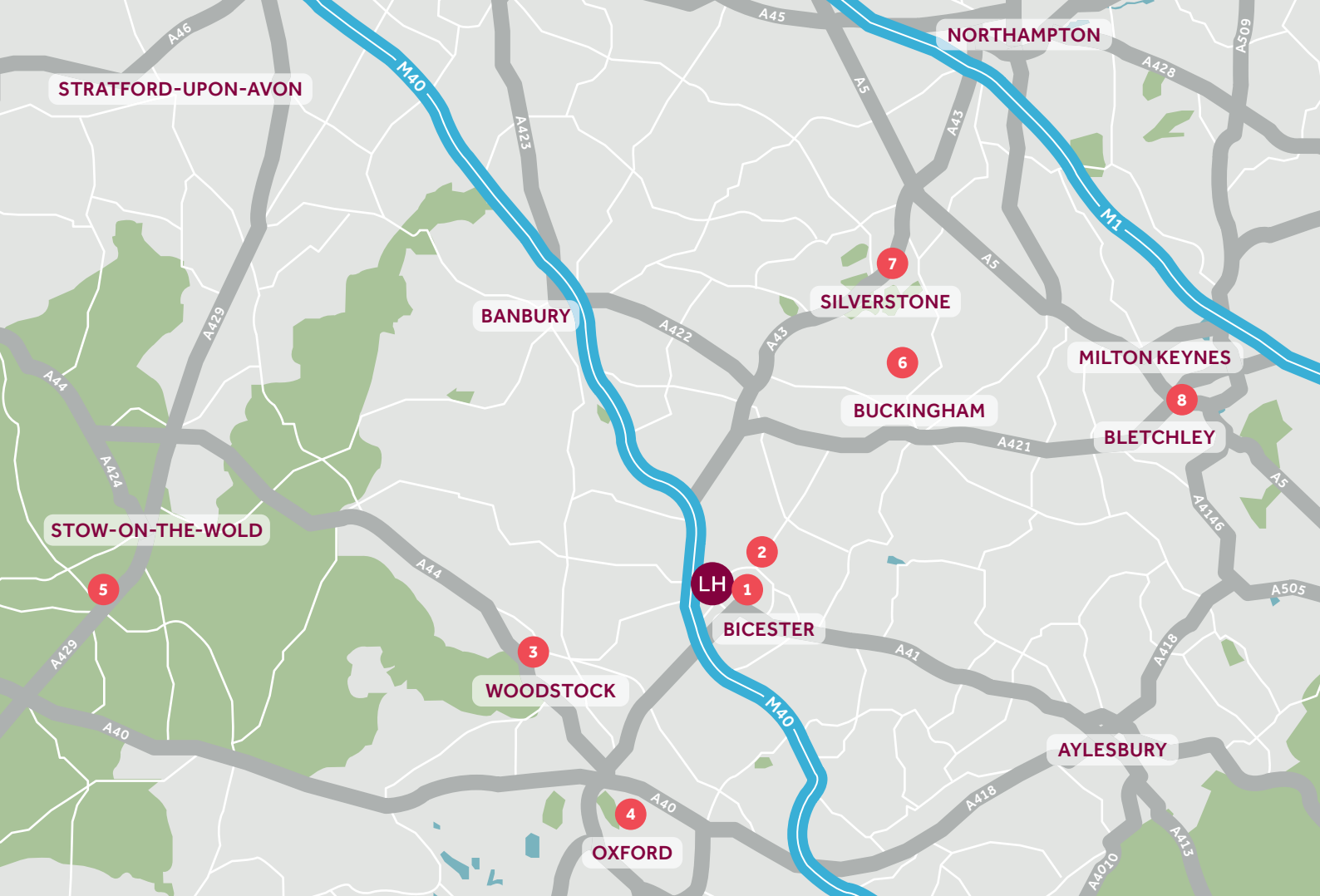
Heating

Gas fired boiler feeding compact radiators with thermostatic valves	■	■	■	■
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General

uPVC double glazed windows with multipoint locking system	■	■	■	■
uPVC French doors with multipoint locking system	■	■	■	■
GRP external doors with multipoint locking system	■	■	■	■
Buff paved patios (refer to layout)	■	■	■	■
Doorbell with chrome bell push	■	■	■	■

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Around the local neighbourhood

- | | |
|---|--|
| 1 Bicester Village
OX26 6WD | 5 Bourton-on-the-Water
GL54 |
| 2 Bicester North train station
OX26 4EQ | 6 Stowe
MK18 5EQ |
| 3 Blenheim Palace
OX20 1PP | 7 Silverstone Circuit
NN12 8TN |
| 4 Oxford
OX1 | 8 Bletchley Park
MK3 6EB |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
VWM05/October 2020.

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