



HAYDEN
HOMES

SOUTHFIELDS
WESTON-ON-THE-GREEN

Plot 7: THE WENDLEBURY



THE WENDLEBURY

Bedrooms: 4 | Plot: 7 | Garage: Single

Internal Living Area: 150m² | 1,615sq ft² Garage Area: 18m² | 194sq ft² Total Area: 168m² | 1,809sq ft²

A characterful and charming home, The Wendlebury takes its design cues from the traditional buildings of the surrounding area, its clapboard exterior and attic rooms evoking the converted barns that are so abundant in the Oxfordshire countryside.

While it has plenty of traditional charm, your home also comes with all the modern comforts you could wish for, from a generous double garage to flexible living areas designed for family life. The kitchen/diner flows into a family area, creating a convivial heart for your home that's a focal point for cooking, entertaining and family evenings. The large lounge opens directly onto your rear garden, offering a peaceful, pretty outlook. Upstairs there's plenty of storage space, including a dressing room in the master bedroom.

When you have chosen your home, we'll work with you to tailor it to your taste, using virtual reality (VR) to create a vivid realisation of your home for you to explore and adapt until you're delighted with it. We'll then make your dream a reality, so that all you have to do on your moving day is walk in and relax.



Front elevation of Plot 7

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Rear elevation of Plot 7

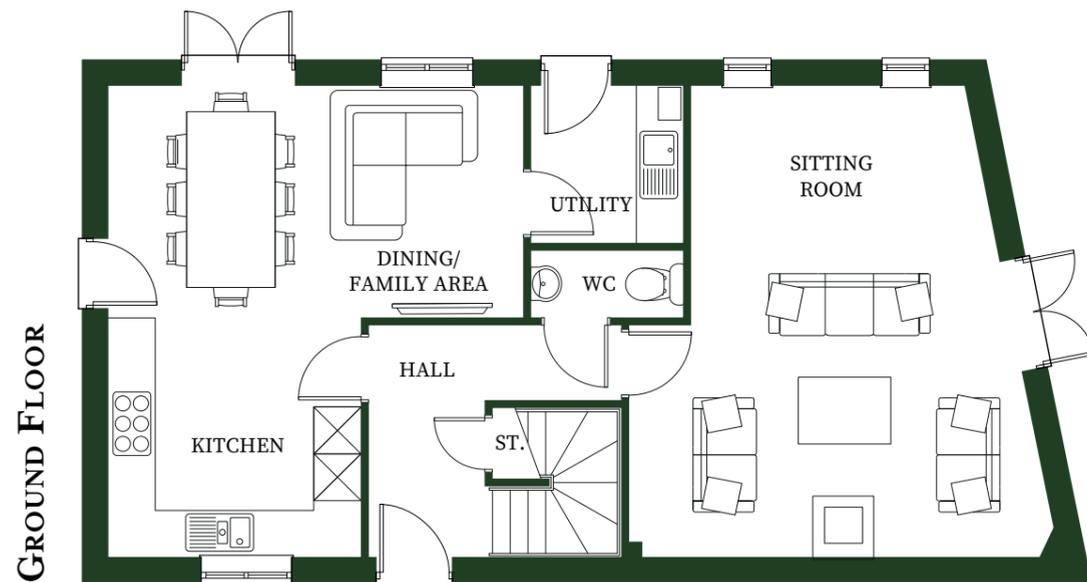
GROUND FLOOR

Sitting Room	6.25m x 5.66m*	20'6" x 18'7"
Kitchen / Dining Family Area	6.25m x 5.47m*	20'6" x 17'11"
Utility	2.05m x 1.98m	6'9" x 6'6"
WC	0.88m x 1.98m	2'11" x 6'6"
Garage	3.05m x 5.89m	10'0" x 19'4"

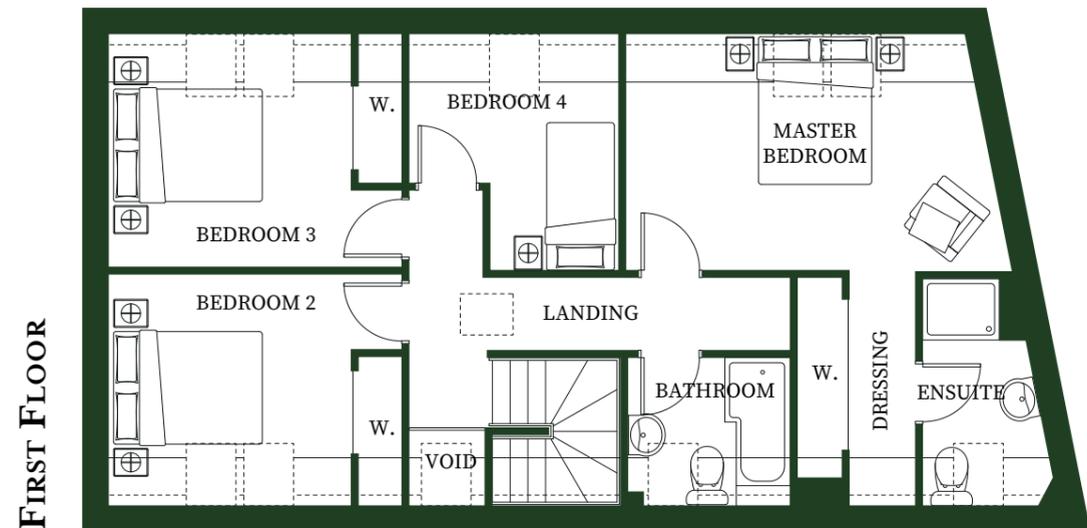
FIRST FLOOR

Master Bedroom	3.13m x 5.07m*	10'3" x 16'8"
En-Suite	3.00m x 1.77m*	9'10" x 5'10"
Bathroom	1.95m x 2.15m	6'5" x 7'1"
Bedroom 2	3.08m x 3.18m*	10'1" x 10'5"
Bedroom 3	3.08m x 3.18m*	10'1" x 10'5"
Bedroom 4	3.13m* x 2.76m*	10'3" x 9'1"

Internal floorplans may be subject to alteration. *Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



GROUND FLOOR



FIRST FLOOR

YOUR STANDARD SPECIFICATION

KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap. LED plinth and pelmet lighting. Hot/Cold/Boiling kitchen tap to Plots 1, 6 & 20
- Fully integrated Neff appliances including Fridge/ Freezer, Steam oven (2nd oven to Plots 1, 6 & 20), 5 burner Gas hob, Microwave, Warming drawer, Dishwasher and Cooker hood. Wine cooler by Caple
- Neff 8kg washer/dryer. Plots 1, 5, 6, 14, 19 & 20 feature a separate washer and dryer

BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
- 2 Drawer vanity unit with sink and waterfall mixer tap (Single drawer to W/C). Waterfall taps to fitted baths
- Family Bathrooms feature a free-standing bath and separate shower with body jets and polished stone 'Feature Wall' tiling (excl. Plot 8 which features free-standing bath only). Plots 7, 9 & 10 have P-bath with shower over
- Illuminated 2 door mirrored cabinet to bathrooms and en-suite (Mirror only to W/C). Chrome wall-mounted towel rail (Dual fuel)

INTERNAL FINISHES

- Full panelled, half panelled and half glazed internal doors. Handmade oak staircase
- Draks soft-close fitted Canto wardrobes to bedrooms 1 & 2 with door motion sensitive lighting and selected accessories. Dressing rooms to Master bedroom for Plots 1, 5, 6, 14, 19 & 20
- Vaulted ceilings using decorative oak purlins to Plots 7 and 10 - First floor. Plot 8 - Sitting Room, Kitchen / Diner, Bed 3 / Home Office & Hall. Plots 2, 17, 5, 14 & 19 - Master bed. Plots 1, 6 & 20 - Master bed and 2nd floor bedrooms
- Porcelain tiled flooring to Hallway, Kitchen, Diner, Utility and W/C. Half-height tiling to walls in Bathroom and En-suite. High gloss tiled flooring with border to Sitting Room and Family Room
- Fitted Cavalier carpets to all bedrooms and first/second floor landings
- Attic trusses in plots 1, 2, 5, 6, 14, 17, 18, 19 & 20 to allow for future loft conversions, subject to necessary planning permission

ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings and USB charger fitted throughout. Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with wifi enabled thermostat
- Bluetooth ceiling speaker to Kitchen/Diner and Master bedroom
- Motorised garage doors with remote to plots 1, 5, 6, 14, 19 & 20
- Fibre Optic Broadband to each Plot

EXTERNAL FINISHES

- Natural stone finished properties. Plots 7, 8, 9 & 10 feature a mixture of stone, pastorelle brickwork and timber larch cladding
- Hardwood framed double glazed windows with spray finish and monkey tail furniture. Feature handmade oak porch (Excl. Plots 7, 8, 9 & 10)
- Natural slate or clay roof tiles and seamless aluminium guttering
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing with either trellis or closed top. Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

SECURITY

- Protek 10 year new home warranty
- Wiring for Zoned alarm system. Motion sensitive (PIR with override) lighting to front, rear and side of property. Zoned NACOSS approved alarm system installed to plots 1, 5, 6, 14, 19 & 20
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:

* For a Detailed Standard Specification please see separate PDF.
** See the Choices Palette for your no cost options to compliment the Standard Specification and the Upgrades Palette for cost upgrades to complete your vision
*** The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only
**** VAT at the prevailing rate will apply to fitted appliances, carpets and wardrobes



The Master Bedroom



Kitchen/Dining/Family



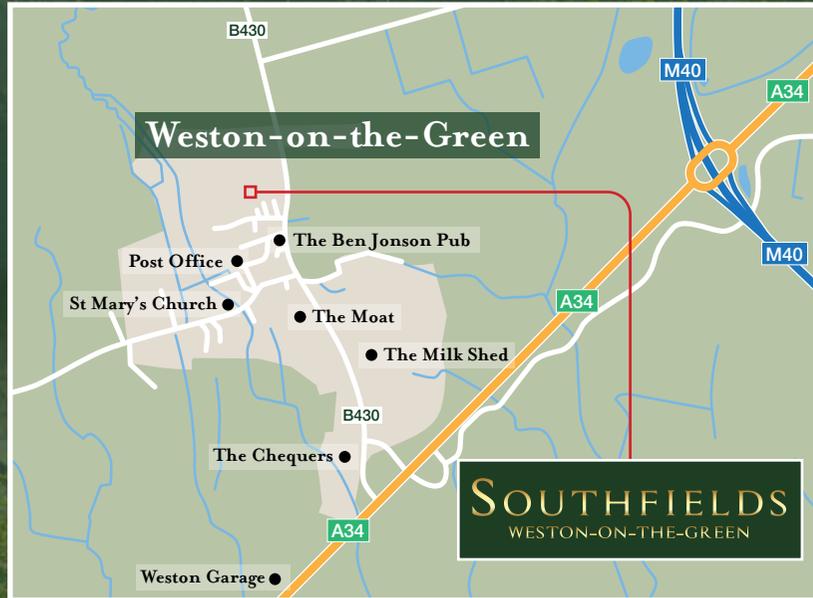
Sitting Room



Family Bathroom

SOUTHFIELDS

WESTON-ON-THE-GREEN



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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our Sales Negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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