



# MEADOW VIEW

CHARNDON • BUCKINGHAMSHIRE



CASTLETHORPE HOMES

# WELCOME TO MEADOW VIEW

A beautiful development of just five detached homes, set in the lovely Buckinghamshire hamlet of Charndon backing onto fields and farmland with far reaching views across the countryside.

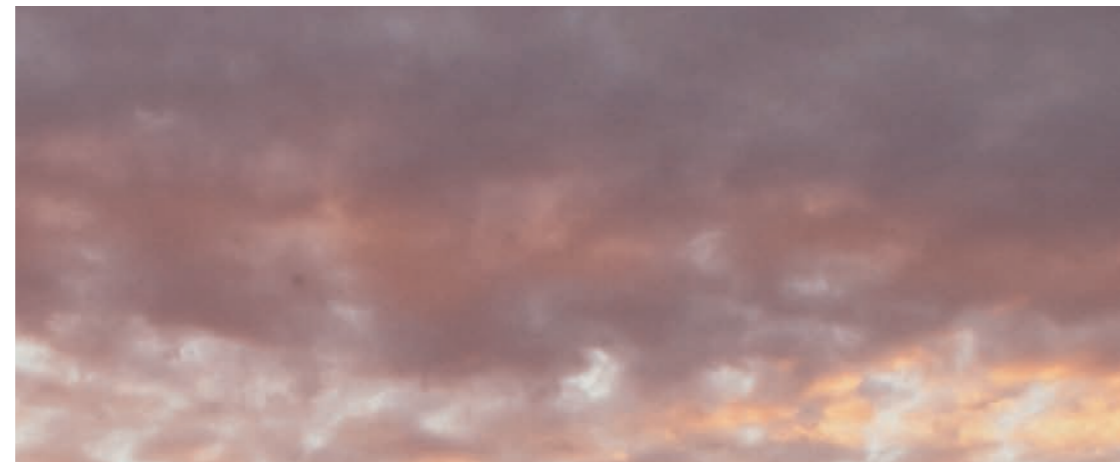


Photo: Simon Godfrey



Beautiful Buckinghamshire spans over 700 square miles and sits at the heart of England. The small hamlet of Charndon is positioned towards the north of the county near to the historic town of Buckingham with the magnificent rolling Chiltern Hills lying further to the south.

## Outdoor living

These fantastic new 4-bedroom homes at Meadow View present a superb opportunity to own a modern new home in an outstanding location.

Charndon is surrounded by beautiful countryside with an abundance of open spaces and wonderful views. The local lake and nature reserve are just a couple of places to make the most of the outdoor space should you want to venture out on a boat or simply enjoy a country walk with the dog.

The central location also allows for easy access to the many historic towns, charming villages and cosy pubs that make up the county together with stunning English countryside at every turn.

## Quality finish

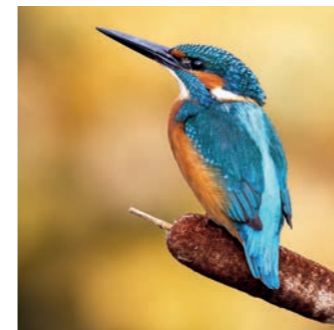
All homes will naturally be built to an extremely exacting standard offering a range of layouts and options for modern living but in a style and finish in keeping with existing properties in the local area. They will also benefit from either an integral garage or a separate timber car barn for parking/storage.

# THE LOCATION & LIFESTYLE

Enjoy a countryside lifestyle at Meadow View with something for all the family.



The Calvert Jubilee Nature Reserve



Bodleian Library, Oxford



The Akeman Inn

The hamlet and civil parish of Charndon is located in the Aylesbury Vale district at the heart of Buckinghamshire. Within easy reach of Bicester, Oxford and the M40 it is also surrounded by countryside and benefits from a beautiful nature reserve and an impressive freshwater lake.

## History, facilities and shopping

The hamlet of Charndon was recorded as 'Credendone' in the Domesday Book of 1086 and means 'cairn hill' – cairn being a Celtic word for a ceremonial hill or pile of stones.

Charndon benefits from a local playing field, children's playground and a community hall with other facilities in Marsh Gibbon, a small village stores at Twyford and Calvert and larger supermarkets a little further afield at Bicester and Buckingham.

There's also a large Tesco store right next to the popular outlet shopping centre known as Bicester Village. Here, more than 150 boutiques, offering luxury brands at favourable prices, sit alongside restaurants and cafes in a pedestrianised open-air setting. Open seven days a week the village even has its own train station with a direct service into London Marylebone and offers a truly memorable shopping experience.

## Oxford culture

There are more shopping options in Oxford but plenty of other reasons to visit this historic city just 20 miles south of Charndon. Known as the 'City of Dreaming Spires', Oxford houses Britain's oldest university and is crammed with cobbled lanes, gentle canals, listed buildings and historic quadrangles.

You will also find the best of art and culture in Oxford including modern and contemporary art at Modern Art Oxford and unique cultural items and ornaments at the Ashmolean Museum.

## Birds and boats

At Charndon you can enjoy the outdoor life right on your doorstep. The Calvert Jubilee Nature Reserve is a beautiful spot for walking in a lakeside setting sprinkled with wildflowers. The 22-hectare site, part of the Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust, is a haven for birdwatchers with tufted duck, kingfisher and common tern among the regular sights.

Opposite the nature reserve is the impressive Grebe Lake. A network of paths allows you to explore the surrounding woodland and glades and it is also home to Great Moor Sailing Club. Organised sailing takes place every Sunday and there is a training centre offering lessons in sailing and power craft for anyone interested in taking a boat onto the water.

## Local pubs

There are a number of good local pubs within easy reach including The Crown at Twyford, The Red Lion at Stratton, various options in Bicester plus The Akeman Inn at Kingswood on the A41 Aylesbury to Bicester road. Once a picturesque former coaching inn, it is now a beautiful rural destination pub-restaurant.

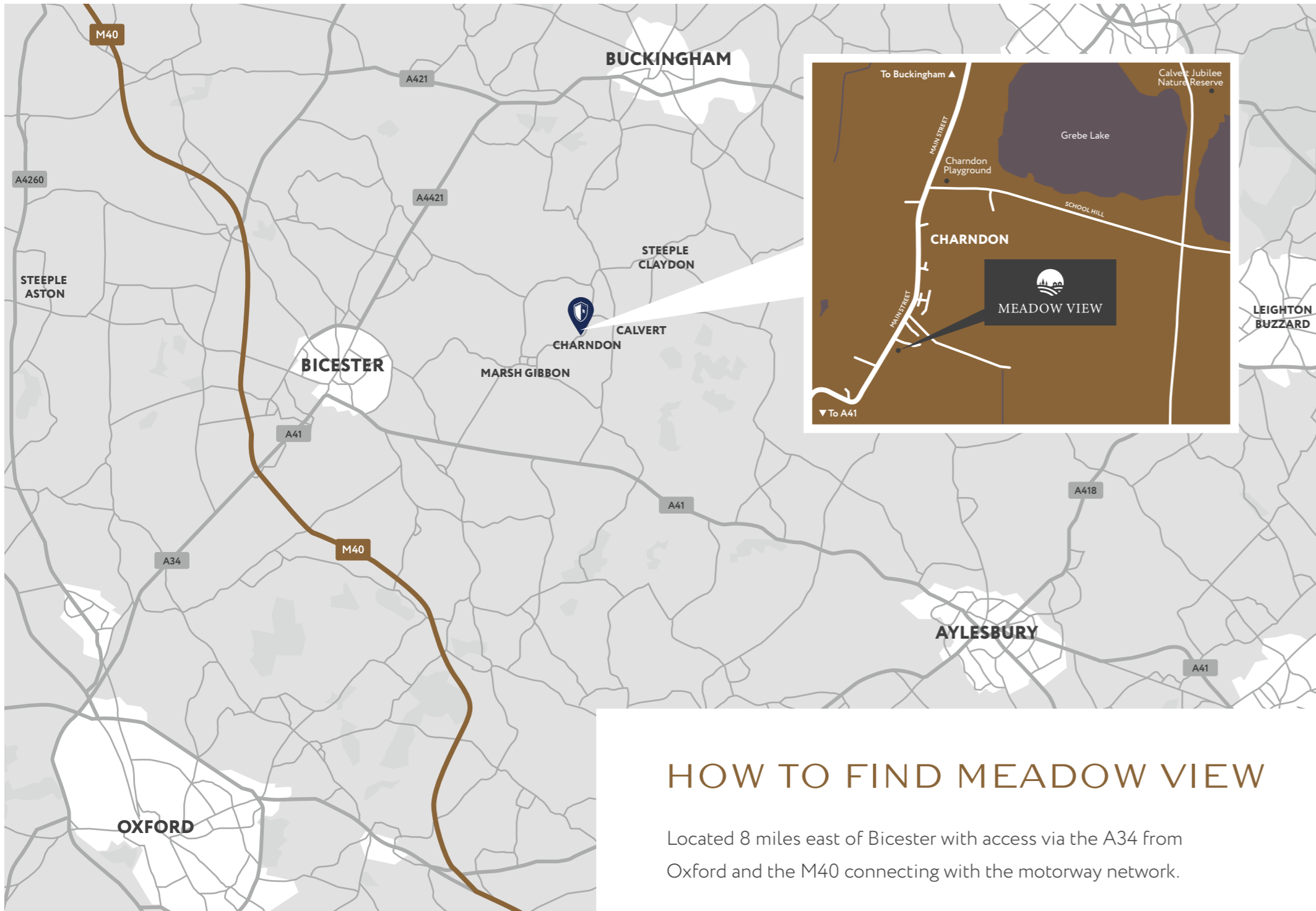
## Local education options

The two nearest Primary schools are less than a couple of miles away at Twyford and Marsh Gibbon and there are also a number of good Secondary schools within a 6-mile radius including at both Bicester and Buckingham.

## Excellent connections

Charndon enjoys easy access to the A41 (3 miles) to take you either west to Bicester or east to Aylesbury. It's only 10 miles to junction 9 of the M40 which then allows connections to Birmingham and London. The nearest train stations are at Bicester (Bicester North and Bicester Village) with a regular direct service into London Marylebone taking around an hour.





## HOW TO FIND MEADOW VIEW

Located 8 miles east of Bicester with access via the A34 from Oxford and the M40 connecting with the motorway network.

## SITE PLAN

**Meadow View**  
 Main Street  
 Charndon  
 Buckinghamshire  
 OX27 0AA



- 1 BLUEBELL HOUSE
- 2 PRIMROSE HOUSE
- 3 SNOWDROP HOUSE
- 4 BUTTERCUP HOUSE
- 5 FOXGLOVE HOUSE



NOTE: This site plan is intended for guidance only and the accuracy of this information should not be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. Landscaping is indicative only.







PLOT 1

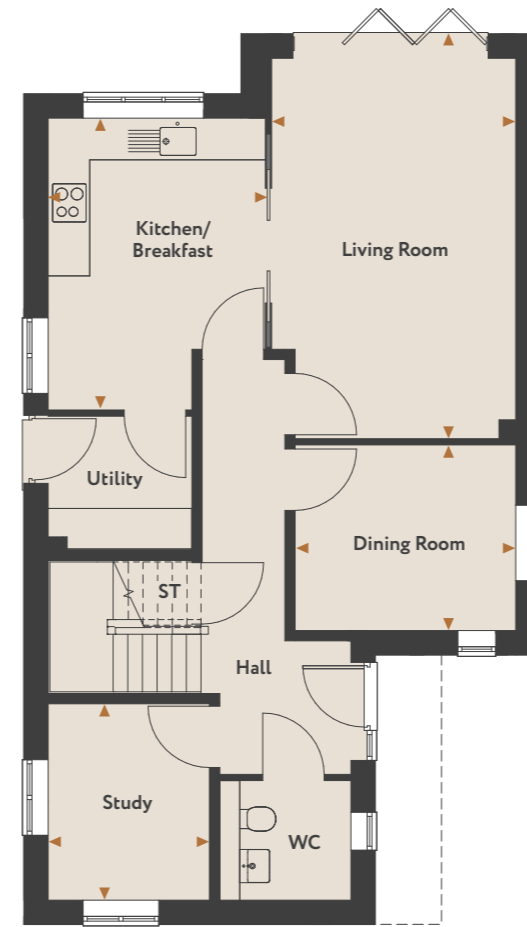
# BLUEBELL HOUSE

4 BEDROOM FAMILY HOME

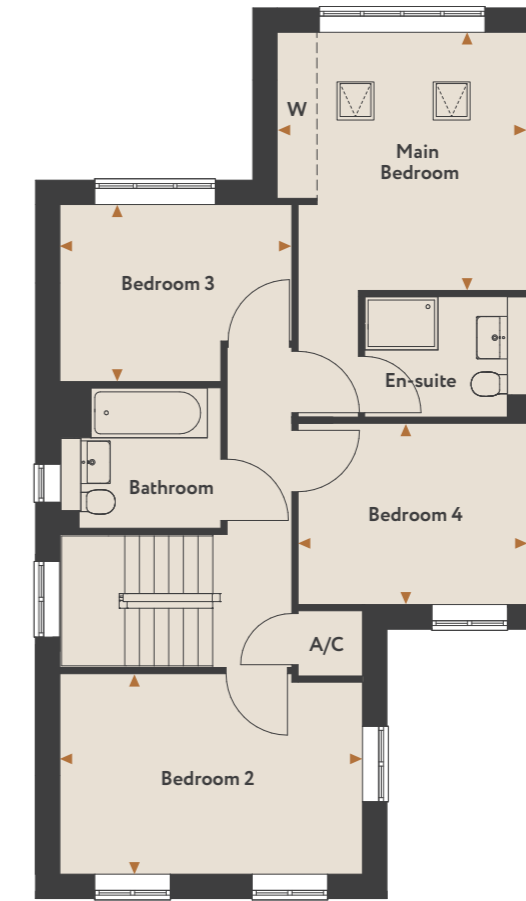
PLOT 5

# FOXGLOVE HOUSE

4 BEDROOM FAMILY HOME



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

**Kitchen / Breakfast**  
4.39m x 3.26m  
(14'5" x 10'8")

**Dining Room**  
3.31m x 2.79m  
(10'10" x 9'2")

**Living Room**  
5.72m x 3.67m  
(18'9" x 12'0")

**Study**  
2.95m x 2.44m  
(9'8" x 8'0")

## FIRST FLOOR

**Main Bedroom**  
3.88m x 3.76m  
(12'9" x 12'4")

**Bedroom 2**  
4.55m x 3.01m  
(14'11" x 9'11")

**Bedroom 3**  
3.49m x 2.66m  
(11'5" x 8'9")

**Bedroom 4**  
3.44m x 2.72m  
(11'3" x 8'11")

CGI and floorplan show plot 1.  
Plot 5 is handed.

PLEASE NOTE: Floor plans are not to scale and dimensions are for guidance only so should not be relied upon for flooring or furniture placement. Illustration shown is a computer generated image and indicative only so colours, finishes, landscaping and other details may vary. Kitchen and bathroom layouts are indicative only. Please check with Sales Advisor or Agent for details.

 Denotes Velux Windows



PLOT 2

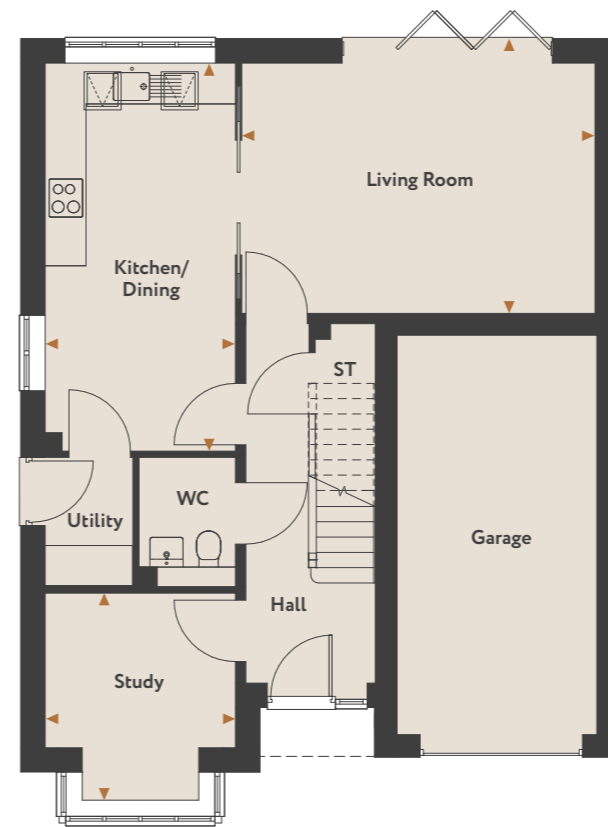
# PRIMROSE HOUSE

4 BEDROOM FAMILY HOME

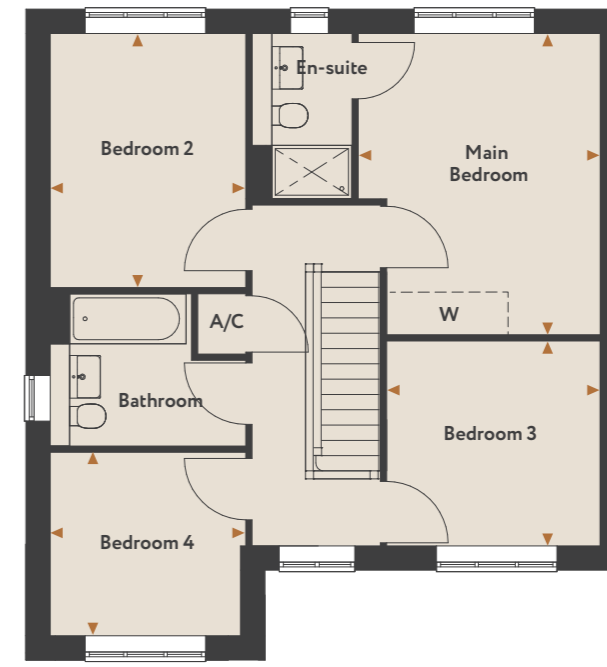
PLOT 4

# BUTTERCUP HOUSE

4 BEDROOM FAMILY HOME



GROUND FLOOR



FIRST FLOOR

**GROUND FLOOR**

**Kitchen / Dining**  
5.83m x 2.88m  
(19'1" x 9'5")

**Living Room**  
5.29m x 3.76m  
(17'4" x 12'4")

**Study**  
2.86m x 2.32m  
(9'5" x 7'7")

**FIRST FLOOR**

**Main Bedroom**  
4.52m x 3.26m  
(14'10" x 10'8")

**Bedroom 2**  
3.82m x 2.93m  
(12'6" x 9'7")

**Bedroom 3**  
3.21m x 3.08m  
(10'6" x 10'1")

**Bedroom 4**  
2.86m x 2.76m  
(9'5" x 9'1")

CGI and floorplan show plot 2.  
Plot 4 is handed.

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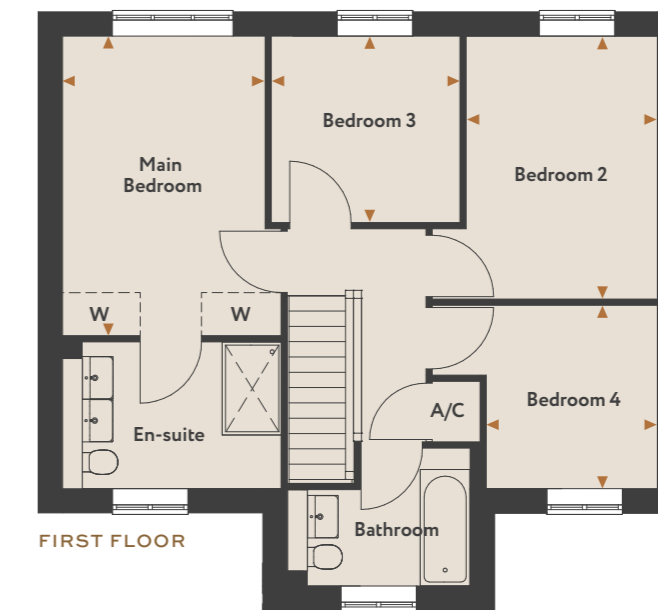
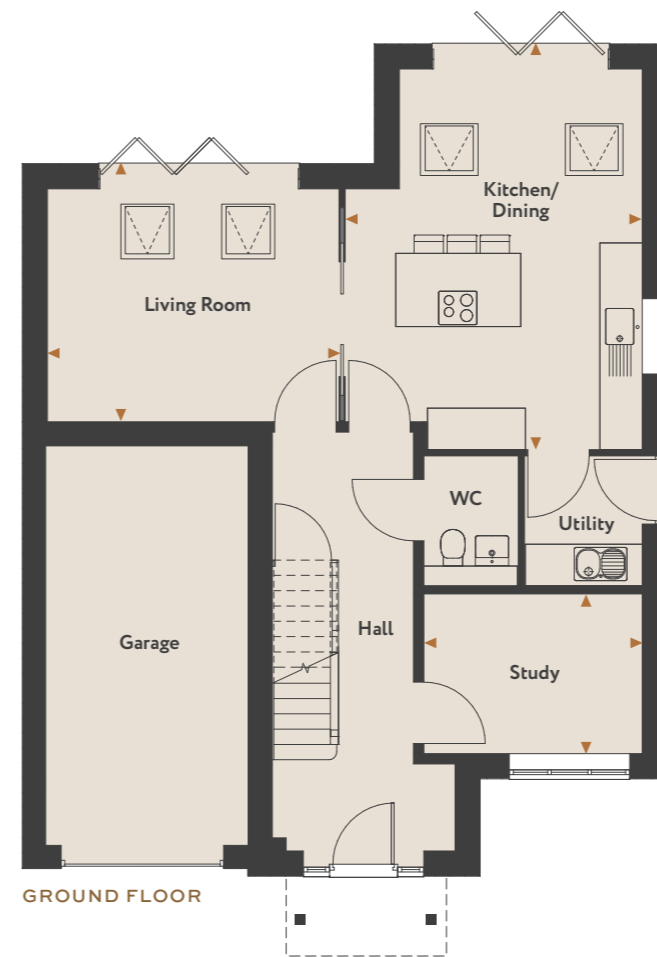
 Denotes Velux Windows



PLOT 3

# SNOWDROP HOUSE

4 BEDROOM FAMILY HOME



## GROUND FLOOR

**Kitchen / Dining**  
5.45m x 3.66m  
(17'11" x 12'0")

**Living Room**  
4.35m x 3.54m  
(14'3" x 11'7")

**Study**  
3.28m x 2.41m  
(10'9" x 7'11")

## FIRST FLOOR

**Main Bedroom**  
4.47m x 3.28m  
(14'8" x 10'9")

**Bedroom 2**  
3.92m x 2.83m  
(12'10" x 9'3")

**Bedroom 3**  
2.83m x 2.77m  
(9'3" x 9'1")

**Bedroom 4**  
2.80m x 2.75m  
(9'2" x 9'0")

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 Denotes Velux Windows



# SPECIFICATION

All properties include a range of high-quality fixtures and fittings as standard. See below for details of some of the items you can enjoy as part of your new life at Meadow View. If you have any questions please do not hesitate to ask for more information.

## KITCHEN

- Contemporary shaker style units
- Stone worktops
- Under cabinet lighting
- Traditional extractor style hood (plots 1, 2, 4 & 5)
- Downdraft extractor (plot 3)
- Integrated dishwasher
- Single bowl under mount sink
- Separate segregated recycle bins
- Cornice to units
- Central island with seating (plot 3)
- Integrated fridge/freezer
- Double oven

## UTILITY ROOM

- Contemporary shaker style units
- Laminate worktop
- Single bowl sink (plot 3)
- Freestanding tumble dryer
- Freestanding washing machine

## BATHROOM/ENSUITE/ CLOAKROOM

- Wall hung vanity unit with two drawers
- White sanitary ware
- Minoli of Oxford ceramic and porcelain floor & wall tiling
- Shower over bath with glass shower screens
- Walk in shower cubicle to ensuites

## HEATING & ELECTRICAL

- Underfloor heating to all ground floor rooms, bathrooms and en-suites
- Chrome towel radiators to bathrooms en-suites and cloakrooms
- Radiators to upstairs only
- Electric smoke detectors with battery backup
- TV points to lounge with wiring for Sky Q or other digital service
- Air source heat pump

## INTERNAL FINISHES

- White internal doors
- Staircase in white with oak handrail and newel cap
- Wardrobes to main bedroom
- Dulux paint to walls
- uPVC double glazing

## EXTERNAL

- External tap
- External lighting and socket
- Electric car charging point
- Power and lighting in garage/car ports
- Alarm system fully installed
- Turf to rear garden to step

NB: An estate management company has been set up to manage communal areas and landscaping and a charge applies to each resident (see Sales Advisor or Agent for details). Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.

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## LIVING BETTER BY DESIGN

Creating intimate, sympathetic, select developments, our team considers every facet that makes a home - and the surrounding community - somewhere truly special to live.



## QUALITY COMMUNITY SUSTAINABILITY



Based in Oxfordshire and serving some of the most attractive and historic villages, towns and cities across Oxfordshire, the Cotswolds and surrounding areas, Castlethorpe Homes is redefining the design, choice, and quality standards of new build homes.

Our homeowners sit at the heart of everything we do. All Castlethorpe Homes schemes reflect the ever-changing needs of our buyers: the latest technology, maybe somewhere to work from home, better layout or more outside space. Whatever the reason for moving home, our new homes factor in as much of your 'wish list' as possible. We embrace proven, innovative construction methods that maximise energy efficiency whilst minimising lifetime maintenance costs. Creating positive, uplifting outside spaces and environments is just as important to us as specifying the finest internal materials and finishes.

Operating in established locations around historic hubs we aim to sympathetically create new homes that complement their local surroundings. Privately owned, we have the time and willingness to listen and the professional experience to deliver.



CASTLETHORPE HOMES

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