





# WELCOME HOME

A SUBLIME DEVELOPMENT OF FIVE  
EXCLUSIVE HOMES IN THE IDYLIC SETTING  
OF DRAYTON ST. LEONARD.

# DRAYTON ST. LEONARD



Drayton St. Leonard is an idyllic South-Oxfordshire village situated approximately 8 miles from the historic market towns of Abingdon and Wallingford. Oxford is 10 miles away and junction 7 of the M40 for London and Birmingham, is just 6 ½ miles. Didcot Parkway railway station for regular services to London Paddington is also within easy reach.

The village is home to many period and historical houses, an Anglican church, a village hall, a playground, the Catherine Wheel public house, and two working farms.

The community here is strong and tight-knit, and many events are organized by the villagers throughout the year. These events include a Safari Supper, Summer Fête, quiz nights, wine-tasting evenings, flower arranging classes, and film nights.

There are also several active clubs and societies in the village, including a History Society, Investment Club, Book Club, Gardening Club, and Bellringing Group.

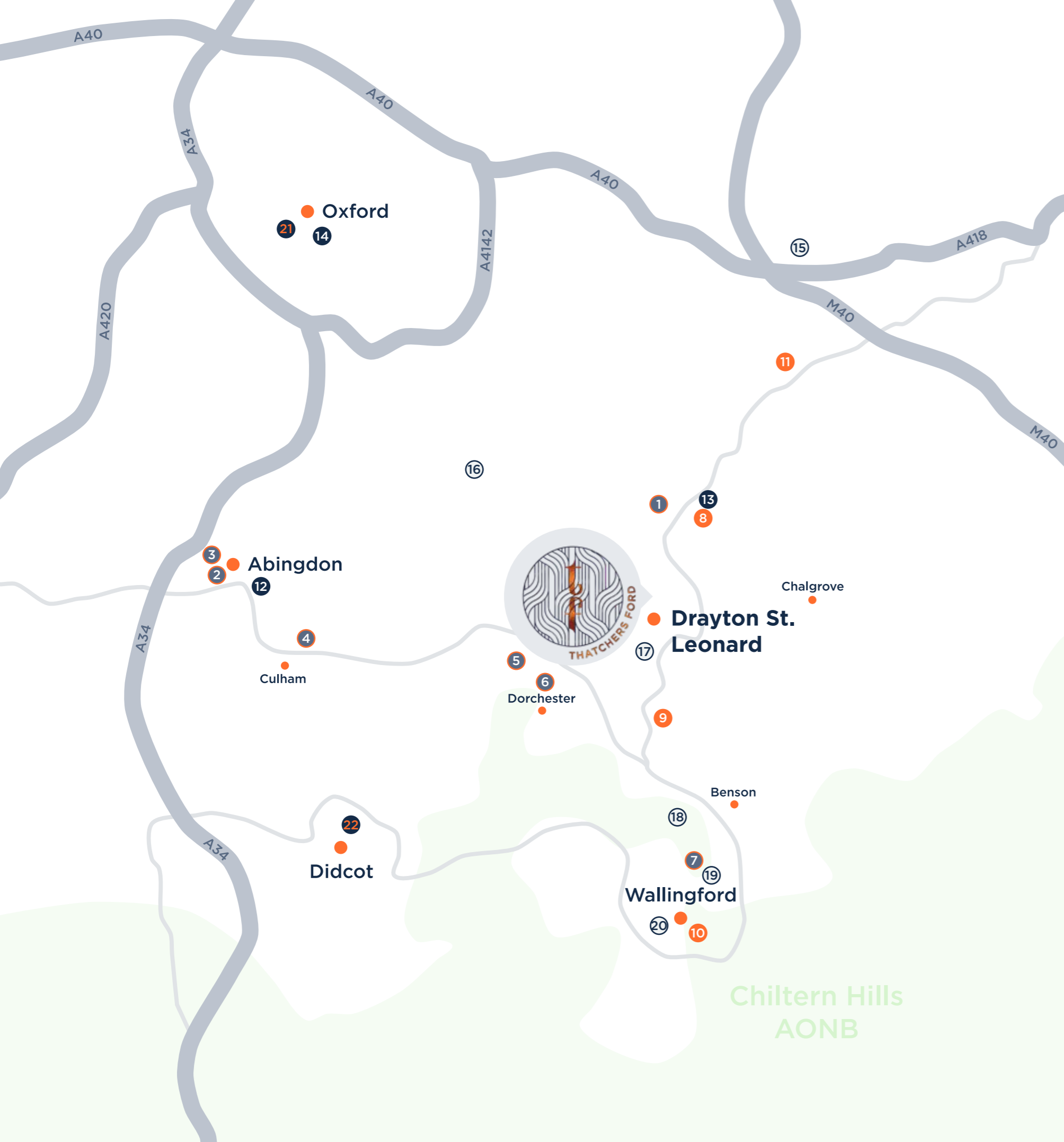
The market towns of Wallingford and Abingdon provide comprehensive day to day amenities and a range of shops, including Waitrose. The highly regarded Wild Pig Farm Shop is situated in near-by Stadhampton and both Berinsfield and Stadhampton, have smaller convenience stores.

The village falls within the catchment area for the multi-lingual European School at Culham and St. Birinius C of E primary school in Dorchester on Thames, with secondary schooling in Abingdon.

## IDYLIC SOUTH OXFORDSHIRE

**IMAGE CLOCKWISE:** Crazy Bear Farmhouse, Drayton St. Leonard. Wittenham Clumps. The Catherine Wheel, Drayton St. Leonard. St. Helen Street, Abingdon. Ship Street, Oxford City Centre. Local Produced Honesty Box, Drayton St. Leonard

# LOCAL AREA AND LINKS



## SCHOOL

- 1 Stadhampton Primary School
- 2 Abingdon School
- 3 St. Helen and St. Katharine
- 4 European School, Culham
- 5 Abbey Woods Academy
- 6 St Brinus C of E
- 7 Wallingford School

## DINING

- 8 Crazy Bear, Stadhampton
- 9 The Six Bells, Warborough
- 10 Five Little Pigs, Wallingford
- 11 Le Manoir, Great Milton

## SHOPPING

- 12 Waitrose, Abingdon
- 13 The Wild Pig Farm Shop, Stadhampton
- 14 Westgate, Oxford

## RECREATION

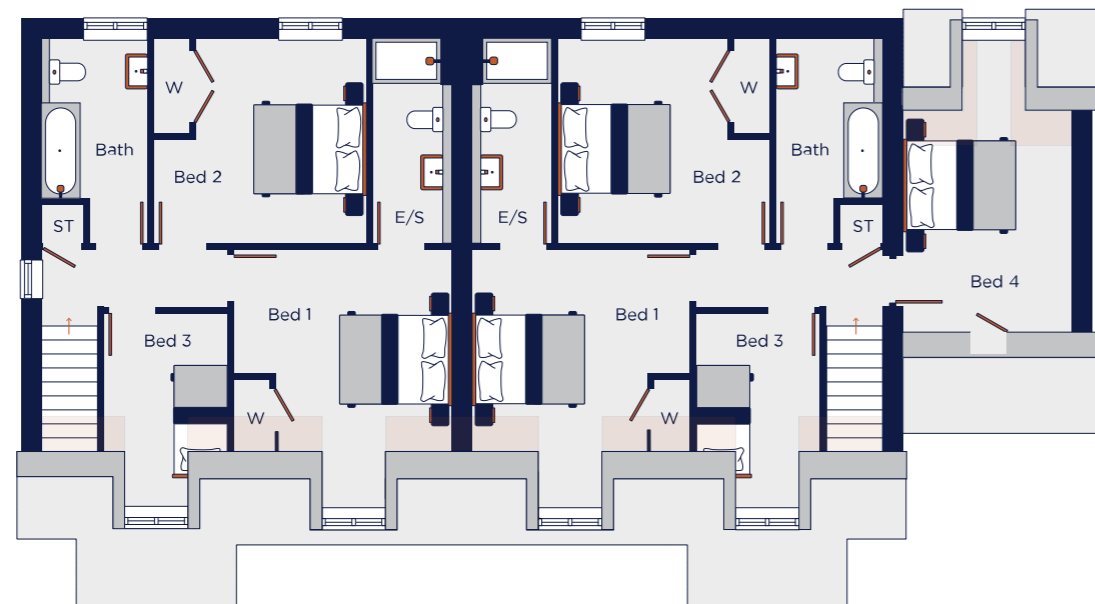
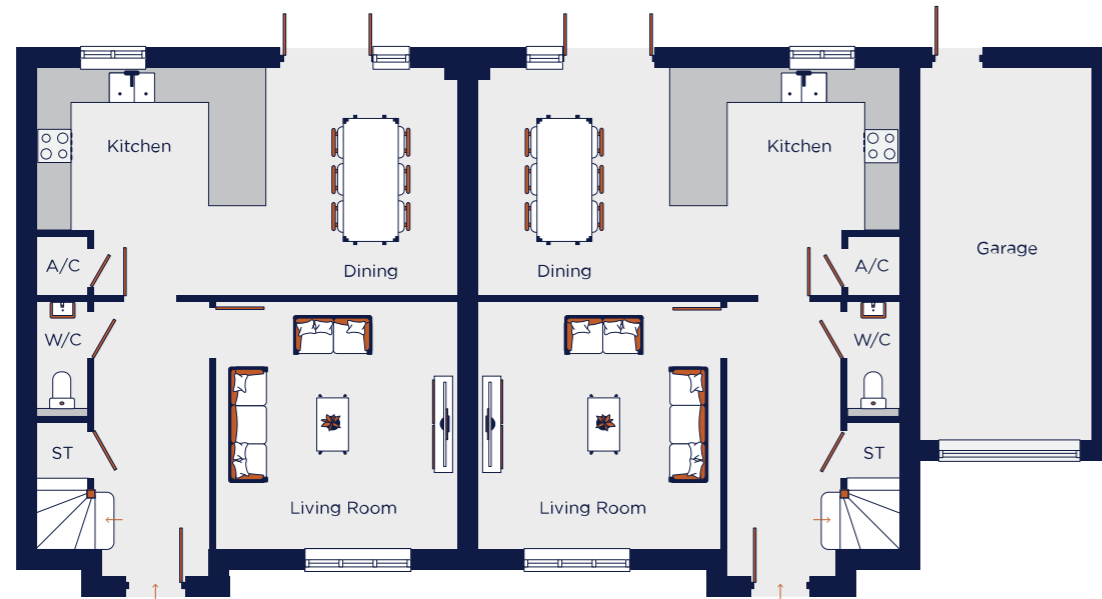
- 15 Waterstock Golf Club
- 16 Harcourt Arboretum, Oxford
- 17 Aston Martin Heritage Trust
- 18 Brightwell Vineyard
- 19 Corn Exchange, Wallingford
- 20 Cholsey & Wallingford Heritage Railway

## RAIL

- 21 Oxford Railway Station
- 22 Didcot Parkway Railway Station



Computer Generated Image



NB. Rooms sizes include bay windows and wardrobe space.

## Wild Rose Cottage

### Plot 1

Wild Rose Cottage is a well-appointed 3-bedroom semi-detached home that provides generous living accommodation, featuring an impressive open plan kitchen/dining room and separate living room. In addition, there are 3 bedrooms - the principal bedroom with en suite shower room - and a family bathroom.

## Mulberry Cottage

### Plot 2

Mulberry Cottage offers a similar range of accommodation to that of its immediate neighbour. It is equally well-appointed, with the added benefit of a fourth bedroom on the first floor and a garage.

### GROUND FLOOR DIMENSIONS

Living Room	4.24m x 4.35m	13'10" x 14'3"
Kitchen/Dining	7.38m x 4.00m	24'2" x 13'1"
Garage (Plot 2 - Mulberry Cottage)	3.04m x 6.53m	9'11" x 21'5"

### FIRST FLOOR DIMENSIONS

Bed 1	3.91m x 4.65m	12'10" x 15'3"
Bed 2	3.80m x 3.67m	12'5" x 12'0"
Bed 3	2.23m x 3.51m	7'3" x 11'6"
Bed 4 (Plot 2 - Mulberry Cottage)	3.04m x 4.95m	9'11" x 16'2"

 Reduced headroom below 2m

#### KEY:

**ST:** Storage  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**E/S:** Ensuite

**PLOT 1: Total GIA 120 sq.m. / 1,292 sq.ft.**

**PLOT 2: Total GIA 133 sq.m. / 1,432 sq.ft.** (Excluding garage)



Computer Generated Image



GROUND FLOOR



FIRST FLOOR

NB. Rooms sizes include bay windows and wardrobe space.

# Juniper House

## Plot 3


Juniper House is an impressive, well-proportioned family home that provides flexible living accommodation to the ground floor, including a generous open plan kitchen, dining and family room, separate boot room and utility, and comfortable living room. The property boasts a wonderful principal bedroom with an en-suite bathroom and walk-in wardrobe, an equally generous principal guest bedroom, as well as two further bedrooms and a family bathroom.

### GROUND FLOOR DIMENSIONS

Living Room	6.24m x 5.40m	20'5" x 17'8"
Family Room	3.49m x 5.34m	11'5" x 17'6"
Kitchen/Dining	4.57m x 7.54m	14'11" x 24'8"
Study	2.14m x 3.43m	7'0" x 11'3"
Utility	2.14m x 3.43m	7'0" x 11'3"
Garage	5.74m x 2.77m	18'10" x 9'1"

### FIRST FLOOR DIMENSIONS

Bed 1	4.68m x 4.40m	15'4" x 14'5"
Bed 2	3.32m x 4.50m	10'10" x 14'9"
Bed 3	3.53m x 5.47m	11'6" x 17'11"
Bed 4	4.65m x 2.94m	15'3" x 9'7"

 Reduced headroom below 2m

**KEY:**  
**ST:** Storage  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**E/S:** Ensuite



**Total GIA 237 sq.m. / 2,551 sq.ft.** (Excluding garage)



# THATCHERS FORD



## Wild Rose Cottage

3 Bedroom   
1 Ensuite, 1 Bath 



## Mulberry Cottage

4 Bedroom   
1 Ensuite, 1 Bath 



## Juniper House

4 Bedroom   
2 Ensuite, 1 Bath 



## New Barn

4 Bedroom   
2 Ensuite, 1 Bath 



## Field End

5 Bedroom   
2 Ensuite, 1 Bath 

## Aerial View

A select scheme of just five contemporary properties by highly regarded Lucy Developments complements existing village architecture by employing a range of building materials and a considered planting scheme.



Computer Generated Image



NB. Rooms sizes include bay windows and wardrobe space.

# New Barn

## Plot 4

New Barn is situated centrally in the scheme and provides an open plan kitchen/dining/family room with French doors that open onto the garden and a separate boot room leads to a utility room. There is a substantial size living room and a separate study. On the first floor, the principal bedroom allows for two banks of fitted wardrobes and has an en-suite bathroom. The principal guest bedroom also has en suite facilities, whilst a further two bedrooms are served by a family bathroom.


### GROUND FLOOR DIMENSIONS

Living Room	4.39m x 7.09m	14'4" x 23'3"
Kitchen/Dining/Family Room	4.96m x 11.03m	16'3" x 36'2"
Study	2.71m x 1.91m	8'10" x 6'3"
Utility	2.82m x 2.14m	9'3" x 7'1"
Boot Room	2.82m x 3.50m	9'3" x 11'5"
Garage	3.15m x 5.74m	10'4" x 18'10"

### FIRST FLOOR DIMENSIONS

Bed 1	4.96m x 3.93m	16'3" x 12'10"
Bed 2	4.37m x 3.31m	14'4" x 10'10"
Bed 3	4.39m x 4.02m	14'4" x 13'2"
Bed 4	3.64m x 2.97m	11'11" x 9'8"

Total GIA 247 sq.m. / 2,659 sq.ft. (Excluding garage)

 Reduced headroom below 2m

**KEY:**  
**ST:** Storage  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**E/S:** Ensuite



Computer Generated Image



NB. Rooms sizes include bay windows and wardrobe space.

## Field End

### Plot 5


Field End occupies a prominent position within the scheme and is of red brick with dark timber cladding. A double-height entrance opens into a reception hall with a central staircase. Double doors open to a well-appointed kitchen with a central island, leading to the dining area into the family room and the living room. New Barn also has a boot room and utility room as well as a separate study and WC. There are five bedrooms on the first floor, the principal suite having a walk-through dressing room and en-suite bathroom.

### GROUND FLOOR DIMENSIONS

Living Room	5.97m x 5.07m	19'7" x 16'7"
Family Room	5.41m x 4.99m	17'8" x 16'4"
Kitchen/Dining	4.73m x 9.01m	15'6" x 29'6"
Study	3.01m x 2.93m	9'10" x 9'7"
Utility	2.82m x 2.14m	9'3" x 7'1"
Boot Room	2.82m x 3.50m	9'3" x 11'5"
Garage	3.15m x 5.74m	10'4" x 18'10"

### FIRST FLOOR DIMENSIONS

Bed 1	4.73m x 4.57m	15'6" x 14'11"
Bed 2	5.41m x 3.37m	17'8" x 11'0"
Bed 3	3.51m x 3.60m	11'6" x 11'9"
Bed 4	3.93m x 3.91m	12'10" x 12'10"
Bed 5	3.93m x 4.09m	12'10" x 13'5"

 Reduced headroom below 2m

**KEY:**  
**ST:** Storage  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**E/S:** Ensuite

**Total GIA 300 sq.m. / 3,229 sq.ft.** (Excluding garage)



# Specification

## KITCHEN

- Shaker style kitchen with light oak interiors (subject to change)
- 30mm thick quartz work surfaces and upstands
- Recessed under wall unit lighting
- Belfast porcelain sink
- Fully integrated pull out waste and recycling unit (in Juniper House, New Barn and Field End)
- Stainless extract hoods or downdraft extractors
- Wine cooler (in Juniper House, New Barn and Field End)
- Fully integrated Bosch appliance package to include;
- 60:40 full height integrated fridge freezer (in Wild Rose Cottage and Mulberry Cottage)
- Full height integrated fridge and full height integrated freezer (in Juniper House, New Barn and Field End)
- Integrated dishwasher
- Integrated washer dryer (in Wild Rose Cottage and Mulberry Cottage)
- 2 single ovens and 4 zone induction hob (in Wild Rose Cottage and Mulberry Cottage)
- 2 single ovens and 5 zone induction hob (in Juniper House, New Barn and Field End)

## UTILITY

- 30mm thick quartz work surfaces and upstands (in Juniper House, New Barn and Field End)
- Plumbing and space for laundry appliances
- Storage and power sockets

## BATHROOMS AND EN-SUITES

- Vitra sanitary ware with Hans grohe taps and valves (subject to change)
- Close coupled WCs with dual flush cisterns
- Wall hung vanity units and basins with storage
- Low profile shower trays with high quality enclosures and rain shower heads
- Chrome plated towel rails with thermostatic control and summer heating element



## MECHANICAL AND ELECTRICAL

- Air source heat pump by Samsung (or similar)
- Unvented hot water cylinder
- Wet underfloor heating system to ground floor with programmable zoned control
- Conventional steel panelled radiators to first floor with thermostatic control
- Low energy LED downlighting and pendant lighting throughout
- 5amp lighting circuits to primary living spaces (for table lamps and standard lamps)
- Telecom and TV points to all reception rooms and bedrooms
- Fibreoptic broadband provision
- USB charging socket to kitchen
- Mains linked heat and smoke detection throughout
- Intruder alarms to ground floors

## FLOORING

- Oak effect Amtico flooring to entrance hall/WC/kitchen (in Wild Rose Cottage and Mulberry Cottage)
- Natural stone effect floor tiling to entrance hall/WC/kitchen/family rooms (Juniper House, New Barn and Field End)
- British made carpet to living rooms, study, staircase, landings and all bedrooms (where applicable)
- Porcelain floor and wall tiling to bathrooms

## INTERNAL FIXTURES AND FITTINGS

- Traditional timber staircases with profiled painted newel posts, with solid oak handrails and newel caps
- Traditional painted internal doors with high quality door furniture

## EXTERNAL FINISHES

- Timber double glazed windows and doors
- Stained timber cladding (New Barn and Field End)
- Clay tile roof coverings (Wild Rose Cottage, Mulberry Cottage and Juniper House)
- Slate roof coverings (New Barn and Field End)
- Paved paths and patios
- Turfed garden with new planting
- Shingle driveways
- External power points and tap
- External lighting to patios and porches
- Electric vehicle charging point (30Amp)
- Photo Voltaic panels (Juniper House, New Barn and Field End)
- Automated garage doors
- Built in bird and bat nesting boxes

## WARRANTY

- 10 year Premier Guarantee



Protection for new-build home buyers





## Get in touch:

All viewings are strictly by appointment through the sole selling agents, Breckon & Breckon.

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