

SHIPPON, OXFORDSHIRE

Expect the exceptional.

An exciting collection of new homes in Shippon. This bespoke development comprises just six individual properties constructed in natural stone.

Built by local developer Oxford Homes, renowned for quality, craftsmanship and attention to detail, you're unlikely to have ever seen anything like this. Located in the attractive old part of the village behind an old stone wall the properties blend period charm with modern living.



Walnut Paddock

Site Layout

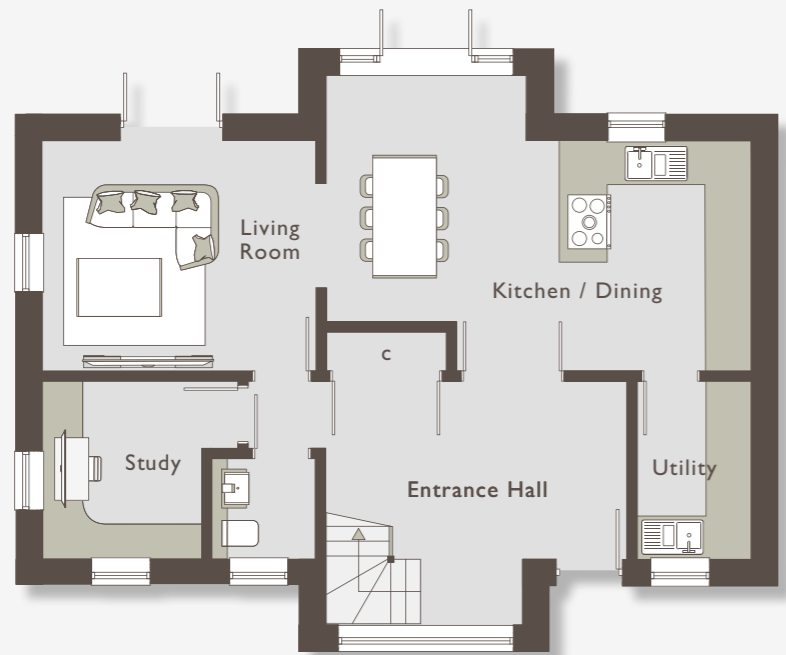
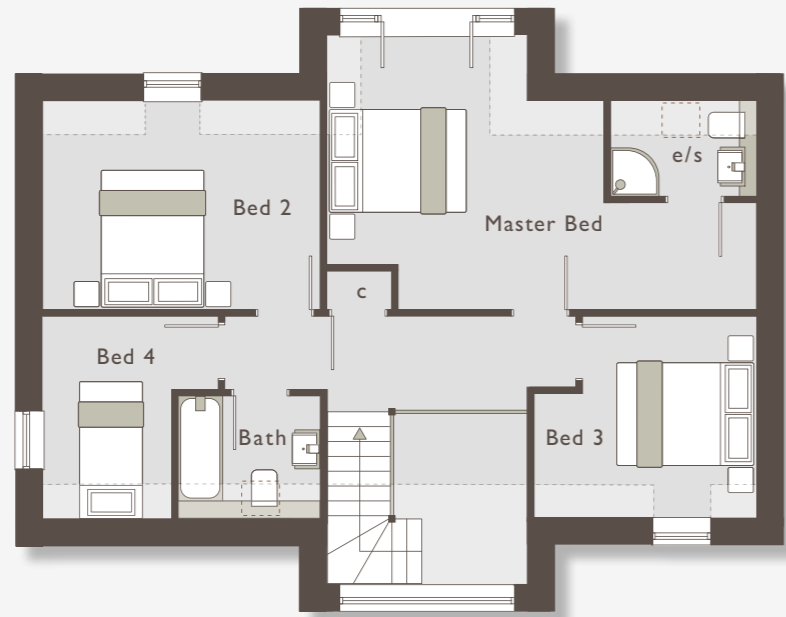
Plots One & Two



Computer generated image.

Plot One

1,711 sq. ft. / 159 sq. m.



KEY:

- Velux window
- Reduced head height

GROUND FLOOR

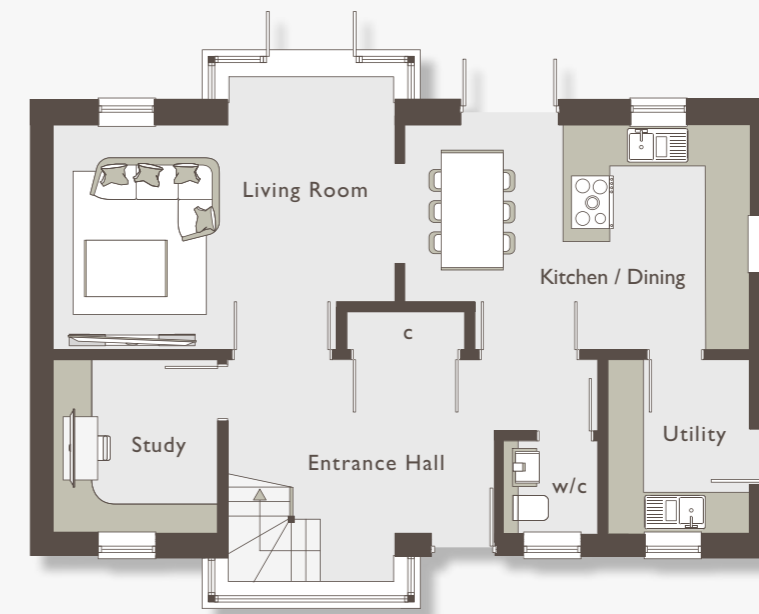
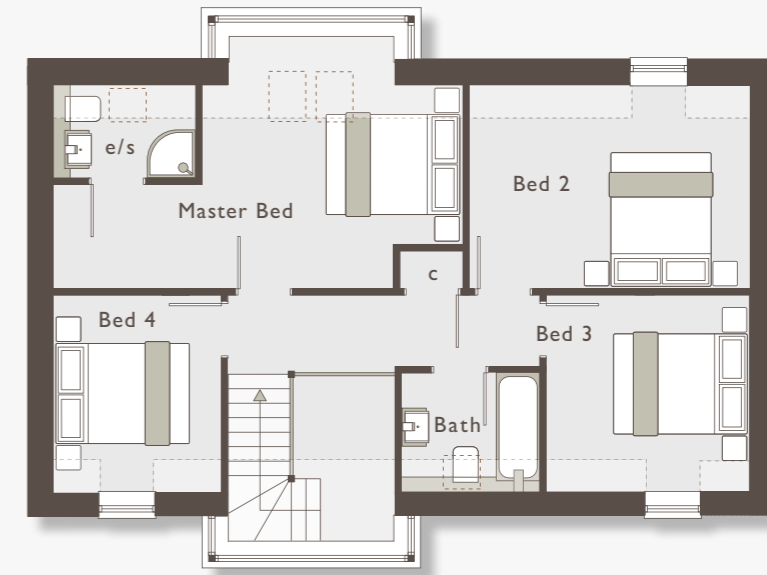
Kitchen / Dining	6.71m x 4.63m	22'0" x 15'2"
Utility	1.90m x 2.81m	6'2" x 9'2"
Living Room	4.28m x 3.62m	14'0" x 11'8"
Study	3.08m x 2.81m	10'10" x 9'2"

FIRST FLOOR

Master Bed	6.68m x 4.26m	21'11" x 13'12"
Bed 2	4.40m x 3.27m	14'4" x 10'8"
Bed 3	2.72m x 3.17m	8'11" x 10'4"
Bed 4	2.74m x 3.17m	8'12" x 10'4"

Plot Two

1,608 sq. ft. / 149 sq. m.



KEY:

- Velux window
- Reduced head height

GROUND FLOOR

Kitchen / Dining	5.52m x 3.62m	18'1" x 11'10"
Utility	2.30m x 2.80m	7'5" x 9'2"
Living Room	5.48m x 3.62m	17'9" x 11'8"
Study	2.67m x 2.81m	8'7" x 9'2"

FIRST FLOOR

Master Bed	6.52m x 4.26m	21'4" x 15'2"
Bed 2	4.50m x 3.27m	14'9" x 10'7"
Bed 3	3.25m x 3.17m	10'6" x 10'4"
Bed 4	2.70m x 3.17m	8'8" x 10'4"

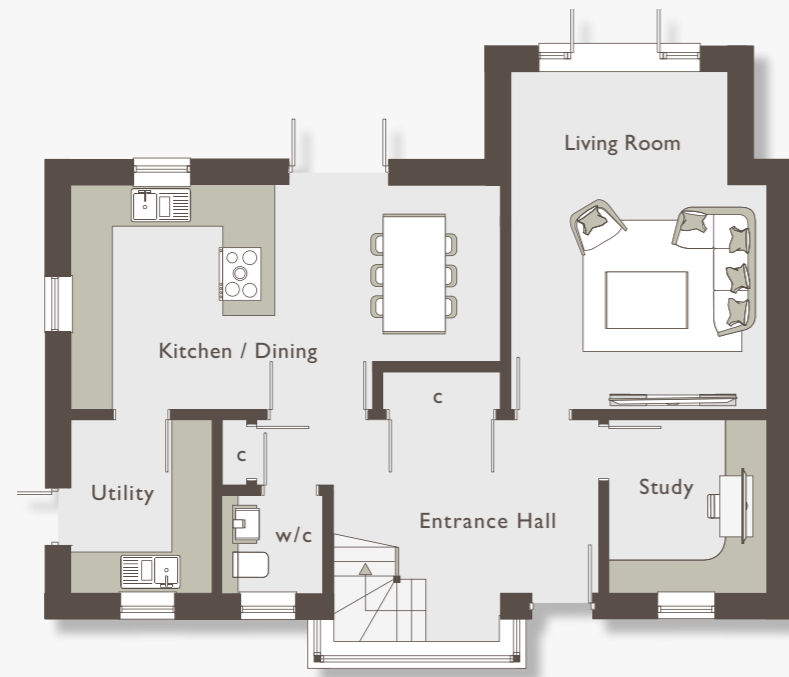
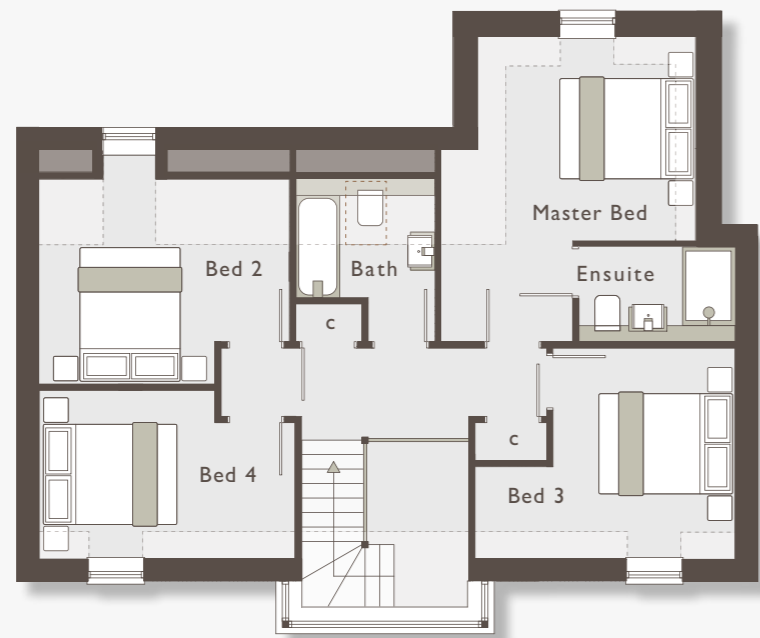
Plots Three & Four



Computer generated image.

Plot Three

1,703 sq. ft. / 158 sq. m.



KEY:

- Velux window
- Reduced head height

GROUND FLOOR

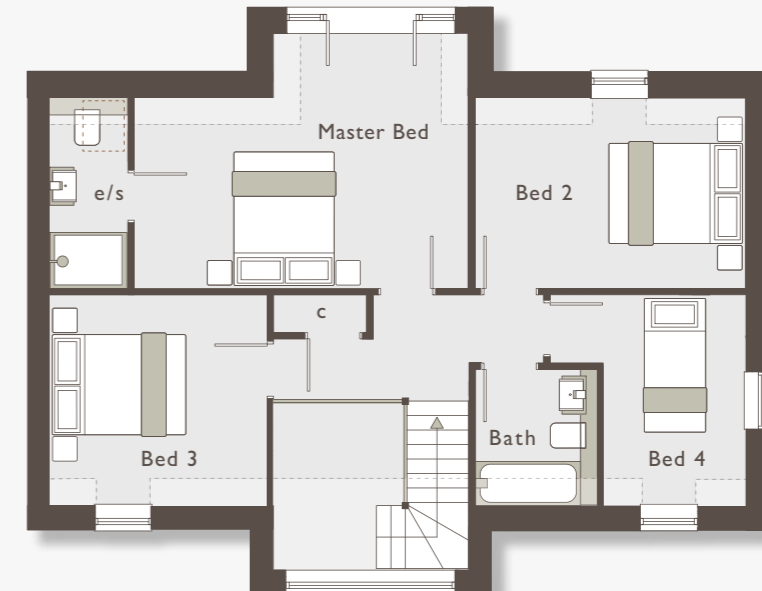
Kitchen / Dining	6.87m x 3.62m	22'5" x 11'8"
Utility	2.30m x 2.81m	7'7" x 9'3"
Living Room	4.12m x 5.41m	13'5" x 17'7"
Study	2.56m x 2.81m	8'4" x 9'2"

FIRST FLOOR

Master Bed	4.15m x 4.87m	13'7" x 15'12"
Bed 2	4.00m x 3.74m	13'1" x 12'2"
Bed 3	4.14m x 4.05m	13'7" x 13'3"
Bed 4	4.16m x 2.70m	13'8" x 8'10"

Plot Four

1,713 sq. ft. / 159 sq. m.



KEY:

- Velux window
- Reduced head height

GROUND FLOOR

Kitchen / Dining	6.72m x 3.62m	22'0" x 11'8"
Utility	1.87m x 2.81m	6'1" x 9'2"
Living Room	4.28m x 3.62m	14'0" x 11'8"
Study	2.60m x 2.81m	8'6" x 9'3"

FIRST FLOOR

Master Bed	5.31m x 4.08m	17'4" x 13'3"
Bed 2	4.31m x 3.06m	14'1" x 10'0"
Bed 3	3.49m x 3.38m	11'4" x 11'1"
Bed 4	2.28m x 3.37m	7'4" x 11'0"

Plots Five & Six





Computer generated image.

Plot Five

1,490 sq. ft. / 138 sq. m.



KEY:

-  Velux window
-  Reduced head height

GROUND FLOOR

Kitchen / Dining	7.10m x 3.52m	23'3" x 11'7"
Living Room	5.60m x 3.95m	18'4" x 12'11"
Study	2.95m x 2.40m	9'8" x 7'10"

FIRST FLOOR



Master Bed	5.61m x 4.05m	18'5" x 13'3"
Bed 2	4.70m x 4.40m	15'5" x 14'5"
Bed 3	3.35m x 3.16m	11'0" x 10'4"

Plot Six

1,374 sq. ft. / 128 sq. m.



KEY:

-  Velux window
-  Reduced head height

GROUND FLOOR

Kitchen / Dining	6.65m x 3.27m	21'10" x 10'9"
Utility	1.82m x 3.24m	5'11" x 10'7"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Study	2.75m x 3.05m	9'0" x 10'0"

FIRST FLOOR

Master Bed	3.50m x 4.05m	11'6" x 13'3"
Bed 2	2.85m x 4.00m	9'4" x 13'1"
Bed 3	4.00m x 2.32m	13'1" x 7'7"



Made to move you.

Oxford Homes have a proud tradition of creating exceptional homes in Oxford and the surrounding countryside. A family-run business with design, imagination and creativity in their DNA.

Walnut Paddock is no exception, from the timeless grandeur of the elevations to the well-designed layouts, there are simply no other homes quite like these.

NB Previous Oxford Homes Development



Specification



KITCHENS

- English- designed contemporary kitchen units with oak framing
- Complementary worktops
- Single ovens and hobs
- High quality integrated appliances including separate fridge freezer and dishwasher
- Stainless steel double bowl sink unit
- Lighting features

UTILITY (PLOTS 1, 2, 3, & 4)

- Contemporary kitchen units with oak framing
- Washing machine & tumble dryer
- Sink with draining board



BATHROOMS

- Cool-white ceramic sanitary ware with concealed cisterns
- Worktop mounted basins with wall-hung vanity drawers
- Glass shower enclosures with stone resin shower trays
- Stylish thermostatic showers and taps
- Heated ladder towel radiators
- Extensive ceramic wall and floor tiling
- Shaver and mirror light points
- Underfloor tile heating



ELECTRICAL

- TV/FM/Satellite points to the main rooms and master bedrooms
- Cat 5 e-network cabling points
- Low energy LED light fittings
- High-speed fibre internet infrastructure

SECURITY AND PEACE OF MIND

- Built to exceptional thermal and acoustic standards
- Council of Mortgage Lenders (CML) professional Consultants Certificate
- Bespoke security and alarm systems available upon request



FITTINGS & ATTENTION TO DETAIL

- Impressive strong, secure and thermally efficient front doors
- Traditional internal doors with complementary designer ironmongery
- Unique architectural stone exterior features
- Painted timber mouldings



HEATING

- State of the art central heating and hot water system
- Underfloor heating to ground floors, individually zone controlled via programmable thermostats
- Energy efficient hot water cylinder



EXTERNAL

- Bespoke designed landscaped gardens
- Creative external lighting
- Private garage to selected houses
- Off-street private allocated parking
- Carefully considered outdoor entertaining spaces
- Electric car charging points

Local Area & Links



POSTAL ADDRESS:
Walnut Paddock
Shippon, Abingdon
Oxfordshire, OX13 6UB

TRANSPORT LINKS

RAIL STATIONS BY CAR

Didcot Parkway	13 mins	8 mi
Oxford Station	18 mins	10 mi

BY TRAIN (From Didcot Parkway)

Oxford	12 mins
Reading	13 mins
London Paddington	38 mins

TOWNS/CENTRE BY CAR

Abingdon-on-Thames	3 mins	1.3 mi
Didcot	14 mins	8 mi
Oxford City	17 mins	9 mi
Reading	42 mins	33 mi
London	1hr 40mins	65 mi

Breckon & Breckon
est. 1947

VIEWINGS BY APPOINTMENT

New Homes Sales Team

t: 01865 261222

e: newhomes@breckon.co.uk

Twining House
294 Banbury Road
Summertown, Oxford
OX2 7ED

IMPORTANT NOTE: Whilst every care has been taken in the creation of this brochure, specifications may change. Please contact the Selling Agent Breckon & Breckon for the most up to date plans. The developers reserve the right to replace items with alternatives of similar quality if necessary. Pictures show some of our previous homes and are for guidance only. Similar finishes and fittings are used at Walnut Paddock but exact matches are not guaranteed. All variations to specification and plans to be agreed in writing and fully paid for when instruction is issued. All measurements have been taken from architect drawings and are therefore provided as a guide only. During the construction process, alterations are sometimes made which could result in a significant difference to layout and dimensions. If you require accurate measurements, please contact the selling agent Breckon & Breckon. This brochure along with all images & videos associated with Walnut Paddock were proudly produced for Oxford Homes by Breckon & Breckon Creative.

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breckon.co.uk/walnutpaddock

You simply won't
find another home
quite like it.

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