





# 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, village hall, 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.

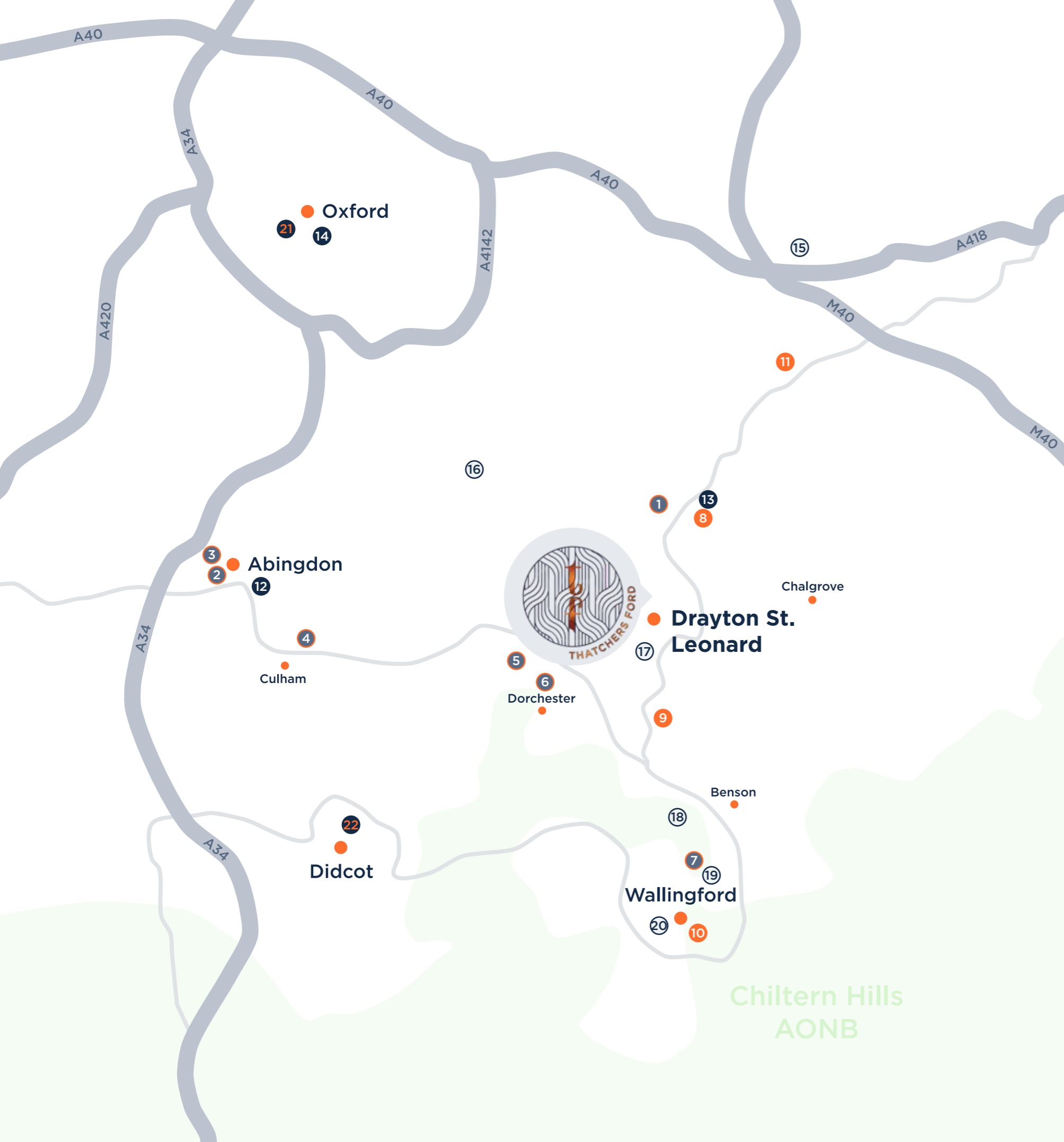
The market towns of Wallingford and Abingdon provide comprehensive day-to-day amenities and a range of shops, including Waitrose. The highly regarded Wild Pig Farm Shop is situated in near-by Stadhampton and both Berinsfield and Stadhampton, have smaller convenience stores.

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

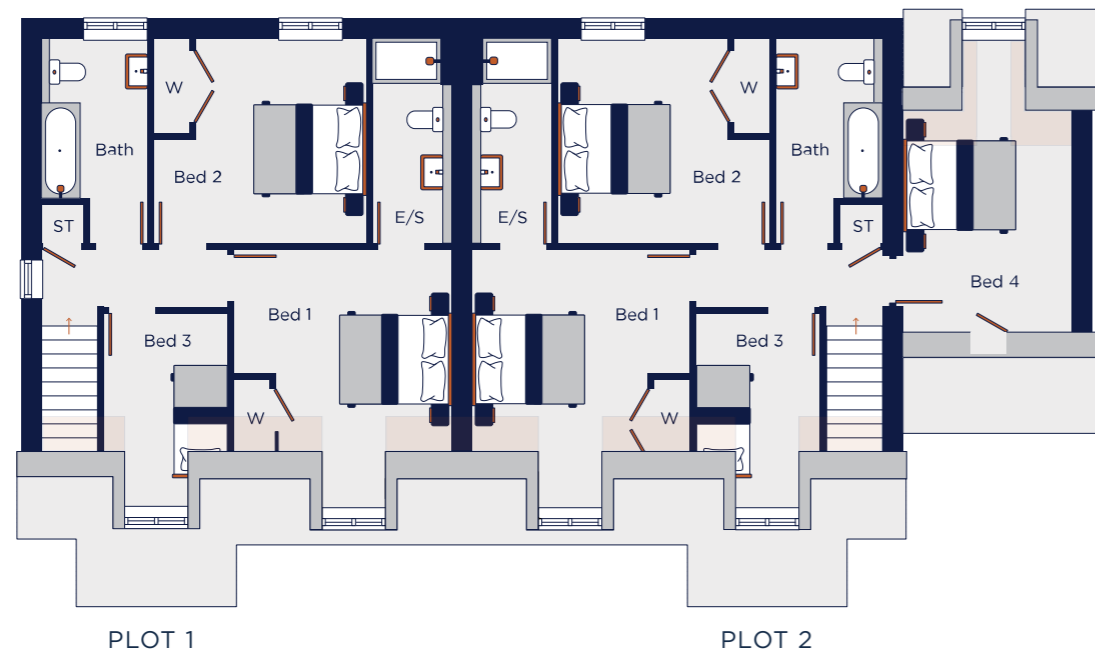
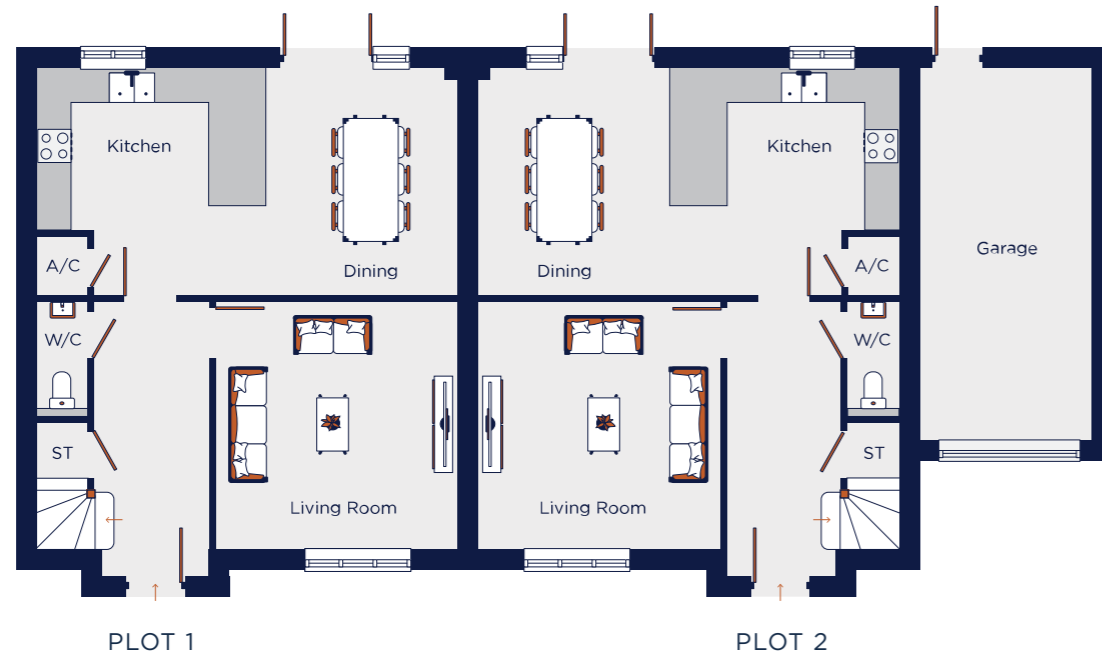
- 15 Waterstock Golf Club
- 16 Harcourt Arboretum, Oxford
- 17 Aston Martin Heritage Trust
- 18 Brightwell Vineyard
- 19 Corn Exchange, Wallingford
- 20 Cholsey & Wallingford Heritage Railway

## 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 it's 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

Principal Bedroom	3.91m x 4.65m	12'10" x 15'3"
Bedroom 2	3.80m x 3.67m	12'5" x 12'0"
Bedroom 3	2.23m x 3.51m	7'3" x 11'6"
Bedroom 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, utility and comfortable living room. The property boasts a wonderful principal bedroom with an en-suite bathroom and walk-in wardrobe. In addition 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

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

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

 Reduced headroom below 2m



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



# 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. 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

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

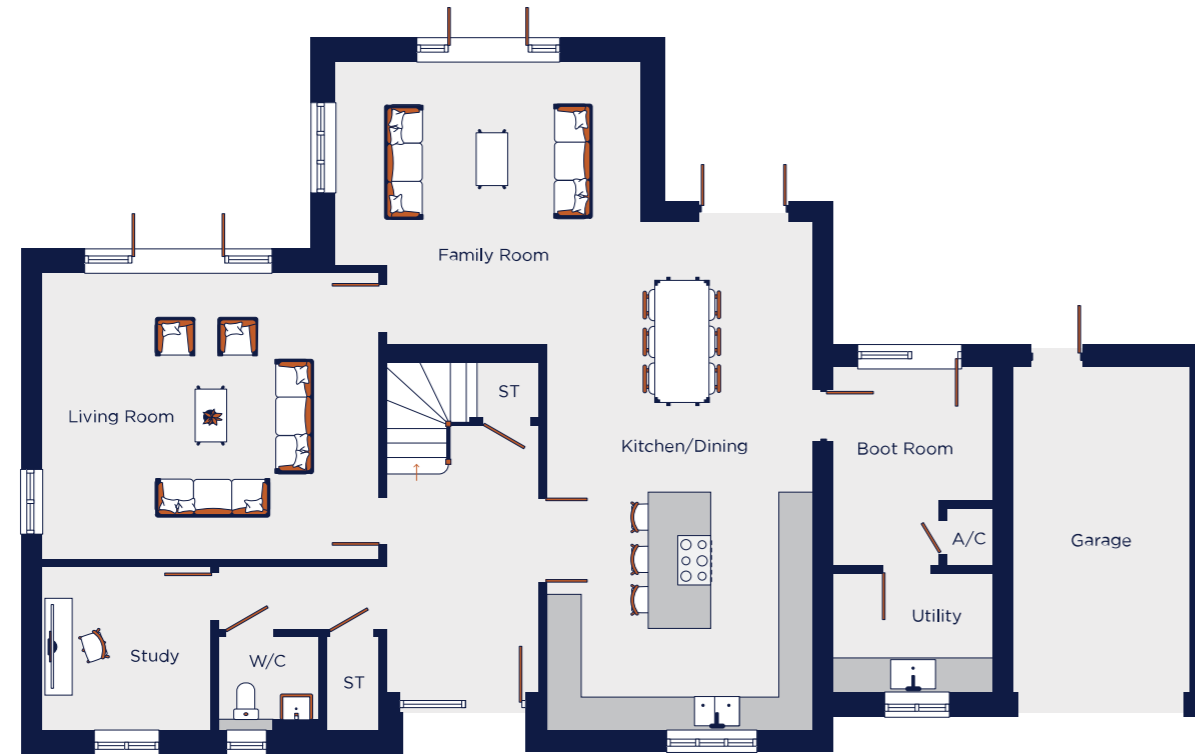
**Total GIA 247 sq.m. / 2,659 sq.ft.** (Excluding garage)

 Reduced headroom below 2m

**KEY:**  
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**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. Field End 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

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

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

 Reduced headroom below 2m

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



# 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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