

WELCOME TO

Oxford Meadow

EXPECT THE EXCEPTIONAL

Clover House

OXFORD HOMES



Built In Quality

Oxford Meadow Clover House



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Clover House is one of just ten homes that form part of the exclusive Oxford Meadows development situated in the heart of the ever popular village of Standlake. This stunning 4-bedroom detached house occupies a good size plot with a private south facing rear garden, with ample side return space for a greenhouse or additional parking.

Accommodation is arranged over three floors, with a kitchen/dining room to the rear, formal sitting room and WC, four double bedrooms - two of which have en suite facilities - a family bathroom and first floor study.

The contemporary kitchen/dining room is fitted with modern kitchen units, complemented by solid work surfaces and a range of integrated Neff appliances.

French doors provide access to the rear garden and a breakfast bar offers seating for three. There is discrete access to a useful utility room, which provides access to both the rear of the house and to the integral garage. A formal sitting room and WC complete the ground floor space.

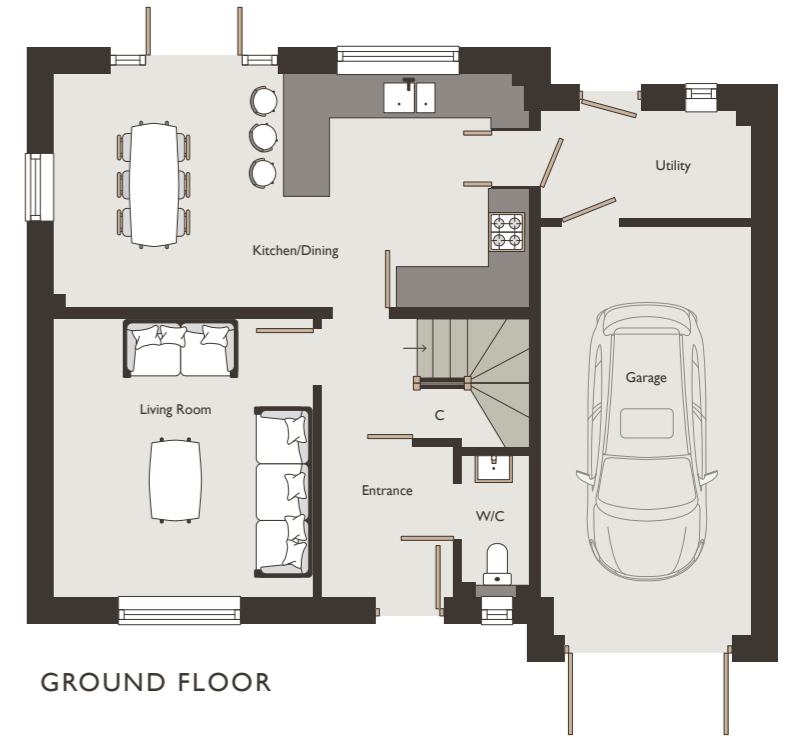
To the first floor are three double bedrooms - one with en suite shower room, another with a fabulous vaulted ceiling - and a separate private study space. The family bathroom is well-appointed with ceramic wall and floor tiling, wall mounted vanity unit and mirror with shaver and light points.

The principal bedroom is a bright and airy space with vaulted ceiling and en suite shower room finished in a similar theme to the main bathroom.

DIMENSIONS

Living Room	3.85m x 4.14m	12'7" x 13'6"
Kitchen/Dining	7.00m x 3.46m	22'11" x 11'4"
Utility	3.10m x 1.58m	10'2" x 5'2"
Garage	3.10m x 6.10m	10'2" x 20'0"
Principal Bedroom	4.45m x 3.22m	14'7" x 10'6"
Bedroom 3	3.00m x 4.15m	9'10" x 13'7"
Bedroom 4	3.85m x 3.30m	12'7" x 10'9"
Study	3.01m x 2.10m	9'10" x 6'10"
Bedroom 2	4.31m x 5.50m	14'1" x 18'0"

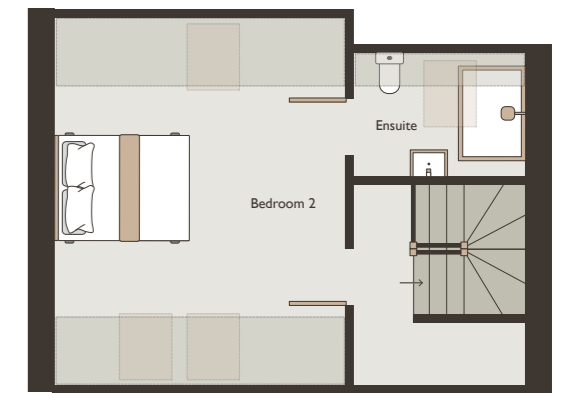
TOTAL GIA 191.9 sq.m / 2,066 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY:

-  Velux window
-  Reduced height



This is the standard specification of Oxford Homes. With our Custom Build option, you have the flexibility to personalise and upgrade your home with fittings that perfectly suit your lifestyle.



Electrical & Heating

- Cat 5e cabling
- Under floor heating to the ground floor
- Heating via Radiators to the second and third floor
- TV/FM satellite points to the Living Room, Principal bedroom, and Study
- Energy efficient LED lighting throughout
- Three phase electric power supply
- Fast Charge Electric vehicle charging point
- USB sockets (where specified)

Bathrooms

- White Ceramic sanitaryware with concealed cisterns
- Worktop mounted basins with wall hung vanity units
- Glass shower enclosures with stone resin shower trays
- Stylish thermostatic showers and chrome taps
- Heated Towel radiators
- Extensive ceramic wall & floor tiling
- Mirror light and shaver point
- Niche shelving and lighting in shower cubicles

Kitchen & Utility

- English built, craftsman installed kitchens
- Contemporary solid Worktops
- Neff integrated appliances
- Stainless Steel sink and drain
- Power for a waste disposal unit

External

- Patio area to rear
 - Lawned rear garden
- Garages with driveway parking

General Fittings

- Painted solid doors
- Oxford Homes stone features to windows
- Chrome designer ironmongery
- Thermally efficient painted timber windows
- Painted Timber staircases

Peace of Mind

- 6-year Professional Consultants Certificate
- 2-year Builders Warranty
- Smoke and fire alarms hardwired with battery back up
- Insurance compliant door and window locks

Energy Performance

- Air Source Heat Pump
- Mechanical Ventilation Recovery System
- Constructed with SIP panels (structural insulated panels)

Local Authority

- West Oxfordshire District Council
- Band - Not yet available

Tenure

- Freehold

VIEWINGS BY APPOINTMENT

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SCAN QR CODE TO FIND OUT MORE



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