

WELCOME TO

# Oxford Meadow

EXPECT THE EXCEPTIONAL

## House Six

OXFORD HOMES

*Built In Quality*

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Built In Quality



House Six is one of ten individually designed and built properties that form Oxford Meadow; a prestigious development situated in the heart of the popular south Oxfordshire village of Standlake.

Highly regarded developer Oxford Homes present this custom-build opportunity, which provides a purchaser the opportunity to personalise the property from start to finish.

Accommodation is arranged over three floors and complemented by a detached double garage with driveway parking.

The property occupies a good size plot with a southeast facing garden which will be landscaped and is flanked by mature trees.

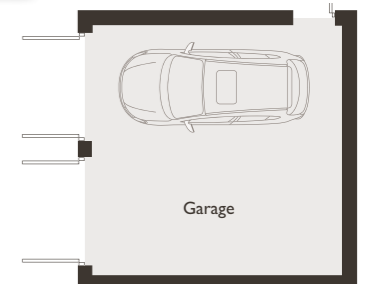
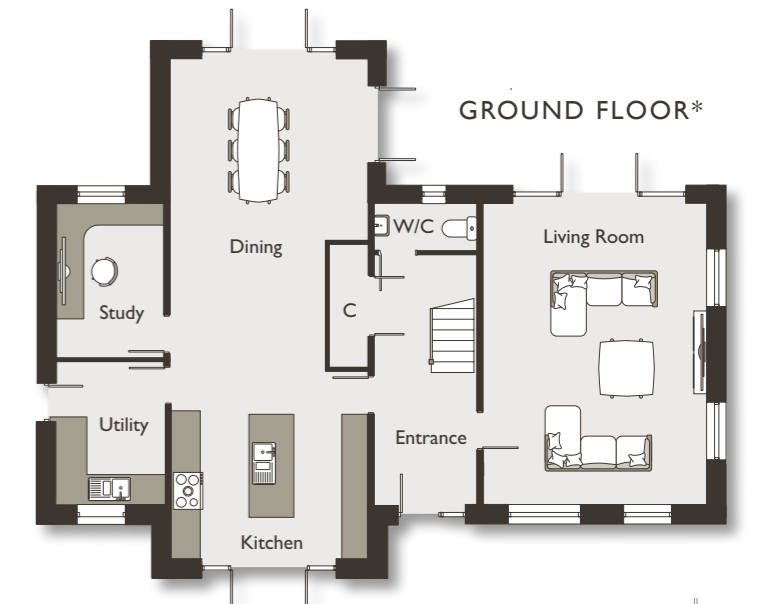
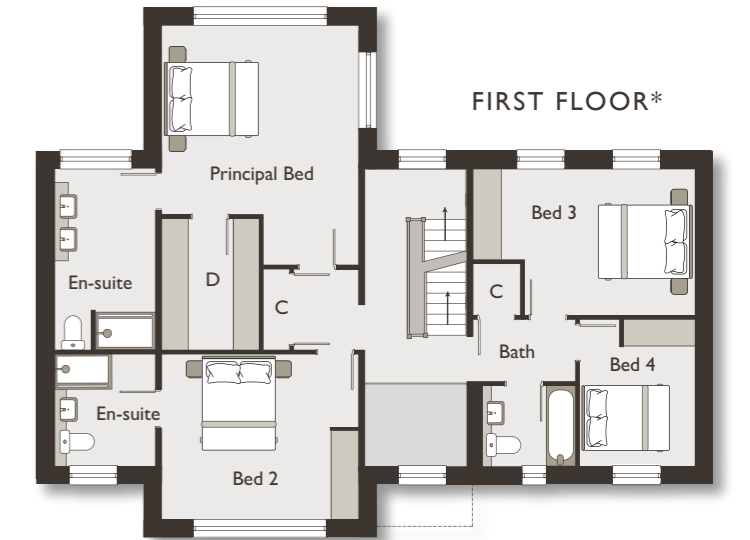
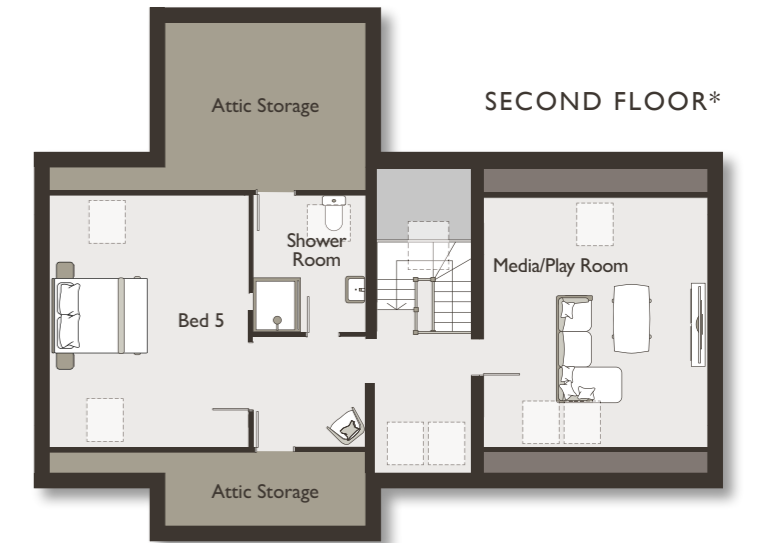
Each property at Oxford Meadow have exceptional eco-credentials and feature modern technologies, such as highly insulated SIP panel construction, air source heat pump, MVHR and low-energy lighting.

There is also a range of other optional products which could make this home even more efficient.

### DIMENSIONS

Kitchen	4.63m x 4.60m	15'2" x 15'1"
Dining	4.63m x 7.13m	15'2" x 23'4"
Utility	2.51m x 3.35m	8'2" x 10'11"
Living Room	5.25m x 7.07m	17'2" x 23'2"
Study	2.51m x 3.60m	8'2" x 11'9"
Principal Bed	4.63m x 5.67m	15'2" x 18'7"
Bed 2	4.63m x 3.90m	15'2" x 12'9"
Bed 3	5.25m x 3.47m	17'2" x 11'4"
Bed 4	2.73m x 3.47m	8'11" x 11'4"
Bed 5	4.33m x 5.53m	14'2" x 18'1"
Media Room	5.24m x 5.53m	17'2" x 18'1"
Garage	6.40m x 6.40m	21'0" x 21'0"

TOTAL GIA 378sq.m 4,067 sq.ft



### KEY:

- Velux window
- Reduced head height

\* Proposed layout



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
- 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 with 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 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



[BRECKON.CO.UK/OXFORDMEADOW](https://www.breckon.co.uk/oxfordmeadow)

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