

WELCOME TO

Oxford Meadow

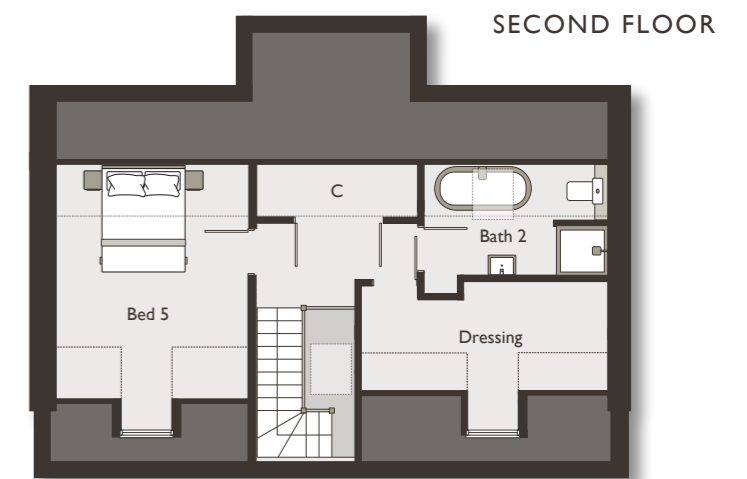
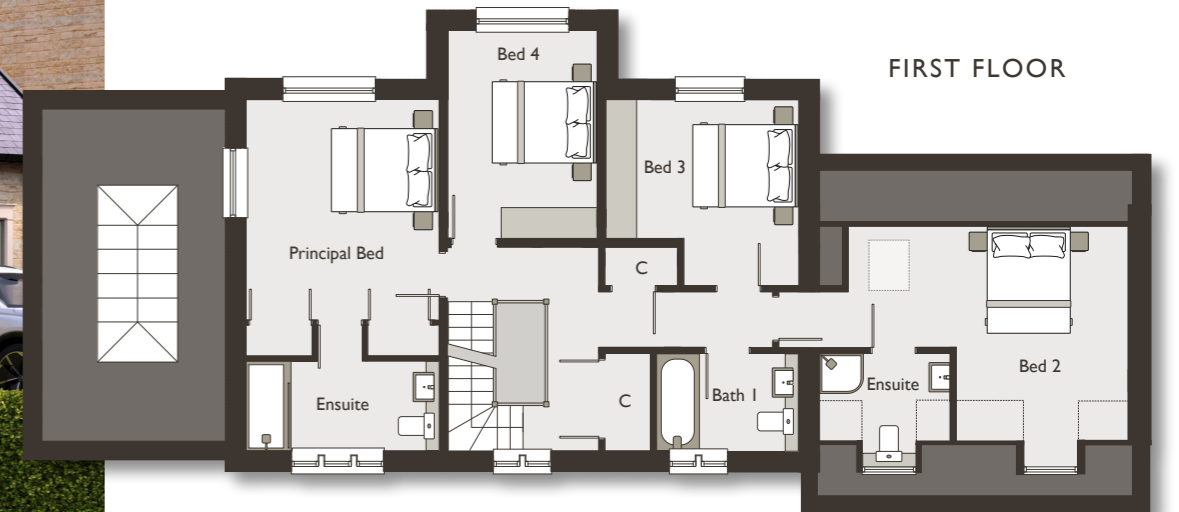
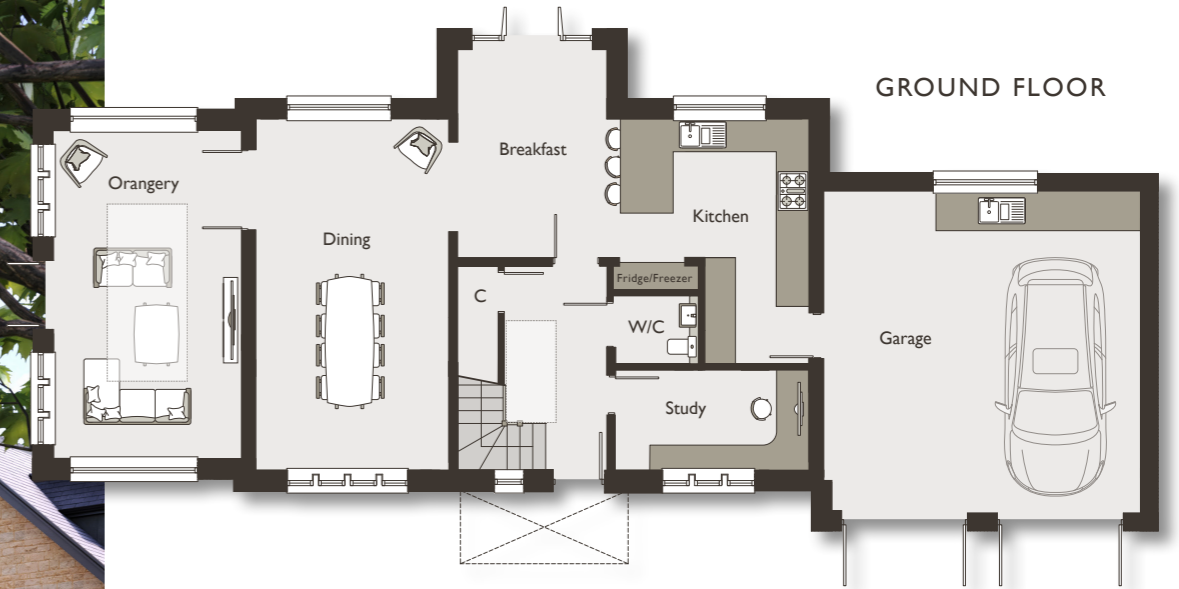
EXPECT THE EXCEPTIONAL

House One

OXFORD HOMES

Built In Quality

Oxford Meadow House One



DIMENSIONS

Kitchen	4.76m x 3.93m	15'7" x 12'10"
Breakfast	2.92m x 4.05m	9'6" x 13'3"
Study	3.76m x 1.95m	12'4" x 6'8"
Dining	3.76m x 6.84m	12'4" x 22'5"
Orangerie	3.66m x 6.40m	12'0" x 20'11"
Garage	6.18m x 6.27m	20'3" x 20'6"
Principal Bed	3.74m x 4.29m	12'3" x 14'0"
Bed Two	5.64m x 4.69m	18'6" x 15'4"
Bed Three	4.05m x 2.90m	13'3" x 9'6"
Bed Four	3.62m x 3.76m	11'10" x 12'4"
Bath One	2.76m x 1.90m	9'0" x 6'2"
Bed Five	3.76m x 5.54m	12'4" x 18'2"
Bath Two	3.60m x 3.58m	11'9" x 11'8"

TOTAL GIA 299 sq.m. 3,217sq. ft.

Oxford Meadows is situated in the heart of the popular south Oxfordshire village of Standlake and features ten individually designed and built properties by highly regarded local developer Oxford Homes.

Each property at Oxford Meadow has exceptional eco-credentials and feature modern technologies, such as highly insulated SIP panel construction, air source heat pump heating, MVHR and low-energy lighting. There is also a range of other optional products which could make them even more efficient.

House One is a stunning detached property spanning three floors. It features a spacious open-plan kitchen and breakfast room that flows into a dual-aspect living and dining area.

Additionally, there is a beautiful orangerie with French doors that open onto the wrap-around garden.

The home includes five generous bedrooms, four bathrooms, and a versatile room that can serve as a dressing room or playroom. The property sits on a sizable plot with a southwest-facing garden, which will be finished with a patio area, lawn and native hedging. It also offers two off-street parking spaces and an integral double garage equipped with the laundry area and an EV charge point.

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KEY:

- Lantern Rooflight/Velux
- Reduced head 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
- 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://breckon.co.uk/oxfordmeadow)

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