

WELCOME TO

# Oxford Meadow

EXPECT THE EXCEPTIONAL

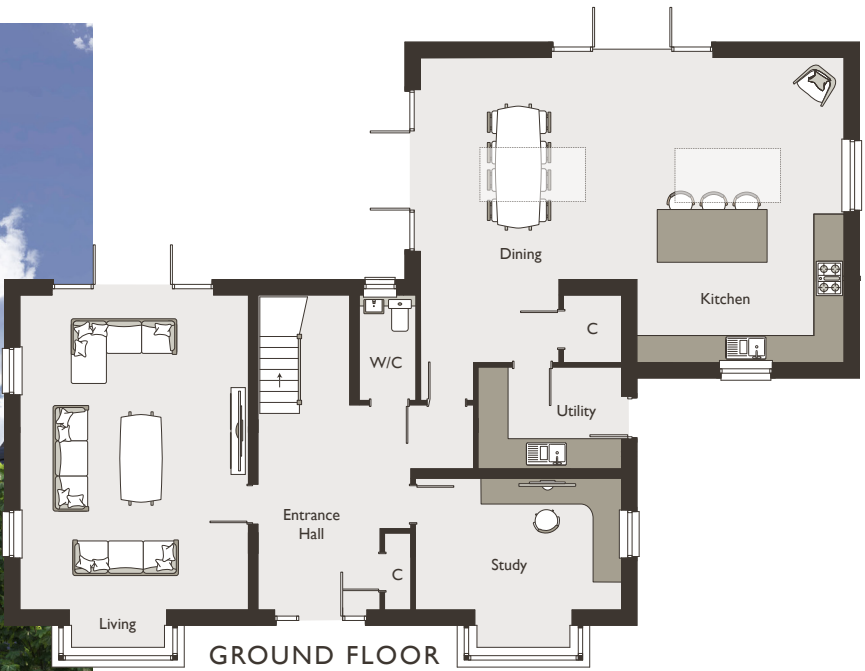
## House Eight



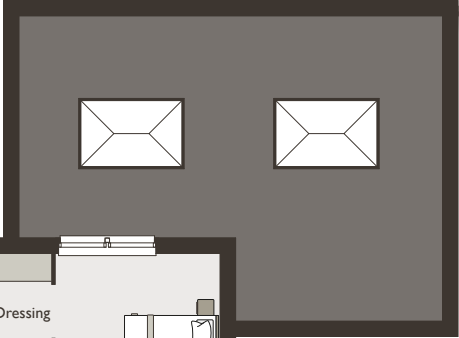
*Built In Quality*



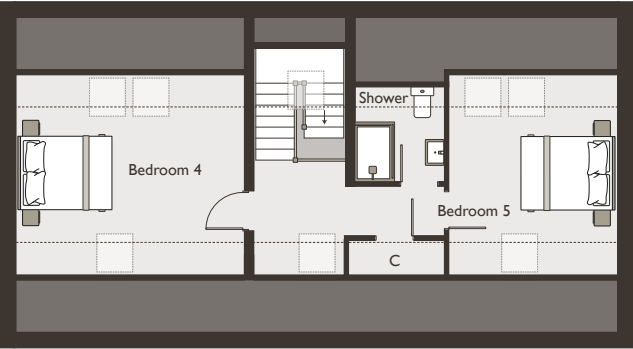
Oxford Meadow  
House Eight



FIRST FLOOR



SECOND FLOOR



- KEY:**
- Lantern Rooflight/Velux
  - Reduced head height

Create your perfect home by tailoring it to your preferences. Design the layout of your kitchen, choose your favourite appliance brands and models, select bathroom colours and configurations, decide on internal door styles and ironmongery, and customise the interior decoration with your chosen colours. This home can be uniquely yours, created by you, for you.

Home eight is a substantial home set on a superb south-facing plot of approximately one-third of an acre. The proposed layout of this home offers luxurious accommodation across three floors.

The welcoming central entrance hall leads to a triple-aspect living room with French doors opening to the garden, a study, a cloakroom, and an expansive open-plan kitchen/breakfast/dining area with feature rooflights and two sets of double doors leading to the rear garden, as well as a separate utility room.

There are five double bedrooms, including a principal bedroom with a walk-in wardrobe and ensuite shower room, a family bathroom, and an additional shower room on the second floor. The garden will be laid to lawn, with a patio area accessible from each set of French doors.

Home eight is complemented by a detached building that includes a double garage, a store, and an entrance hallway with stairs leading to the annexe above. Here, you'll find an open-plan kitchen/dining/living area, a bedroom, and a shower room.

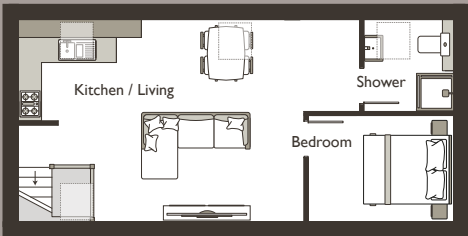
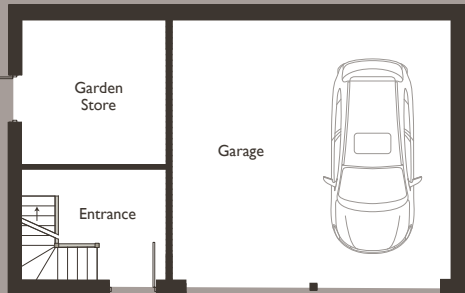
DIMENSIONS

Kitchen	5.05m x 7.65m	16'7" x 25'1"
Dining	4.94m x 5.57m	16'2" x 18'3"
Utility	3.26m x 2.30m	10'8" x 7'6"
Study	4.69m x 2.95m	15'4" x 9'8"
Living	5.20m x 7.86m	17'0" x 25'9"
Principal Bed	5.95m x 5.35m	19'6" x 17'6"

Ensuite	3.40m x 2.00m	11'1" x 6'6"
Bed Two	3.90m x 3.84m	12'9" x 12'7"
Bed Three	3.90m x 3.22m	12'9" x 10'6"
Bed Four	5.40m x 4.88m	17'8" x 16'0"
Bed Five	5.40m x 4.03m	17'8" x 13'2"
Shower	2.00m x 2.20m	6'6" x 7'2"

TOTAL GIA 422 sq.m. 4,549 sq.ft.

GARAGE/ANNEXE







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

**Breckon & Breckon**  
est.1947

t: 01865 261222

e: [newhomes@breckon.co.uk](mailto:newhomes@breckon.co.uk)

SCAN QR CODE TO FIND OUT MORE



**BRECKON.CO.UK OXFORDMEADOW**

**DISCLAIMER: Purchasers are given notice that:** 1. The information and images contained in this document are intended to convey the concept and vision for Oxford Meadows. They are for guidance only, and may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. 2. These particulars do not constitute any part of an offer or contract. 3. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 4. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 5. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 6. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Oxford Homes or any part of it. 7. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Oxford Homes or any part of it. 8. All photography and computer-generated images are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. 10. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 11. Self/Custom build projects: liability for any deviation from the plans shown lies with the client should the design changes they make subsequently not suit their needs. Build timings will be determined by the extent of changes made to the original plans, planning approvals required, material supply and the client's status to purchase at the time of reservation. This brochure was proudly designed for Oxford Homes by Breckon & Breckon Creative. (October 2024)