

WELCOME TO

Oxford Meadow

EXPECT THE EXCEPTIONAL

House Seven



Built In Quality

Oxford Meadow
House Seven



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.

Poplar House is an exceptional 4207 sq ft house, perfectly positioned on a prime plot of nearly a one third of an acre. Spread over three spacious floors, the home features a welcoming entrance hall, a generous open-plan kitchen and dining room, and a bright double-aspect living room with French doors leading to the patio and rear garden.

With six bedrooms and four well-appointed bathrooms, the property includes a superb principal suite complete with its own dressing area.

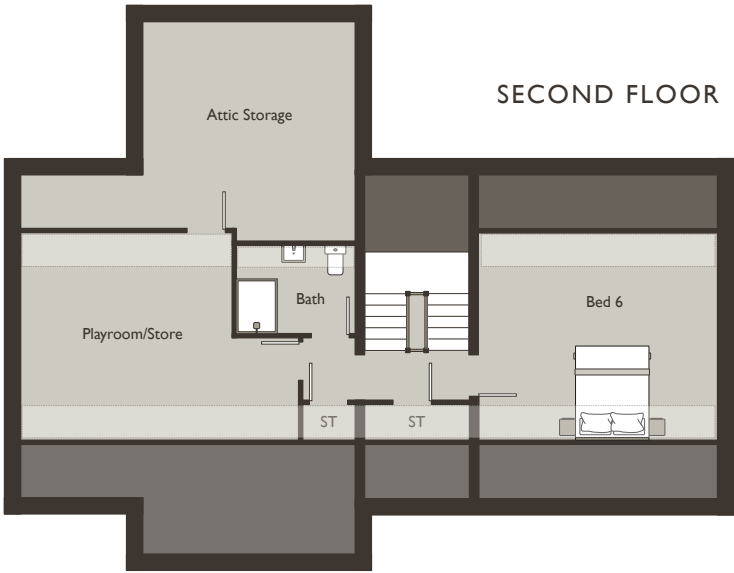
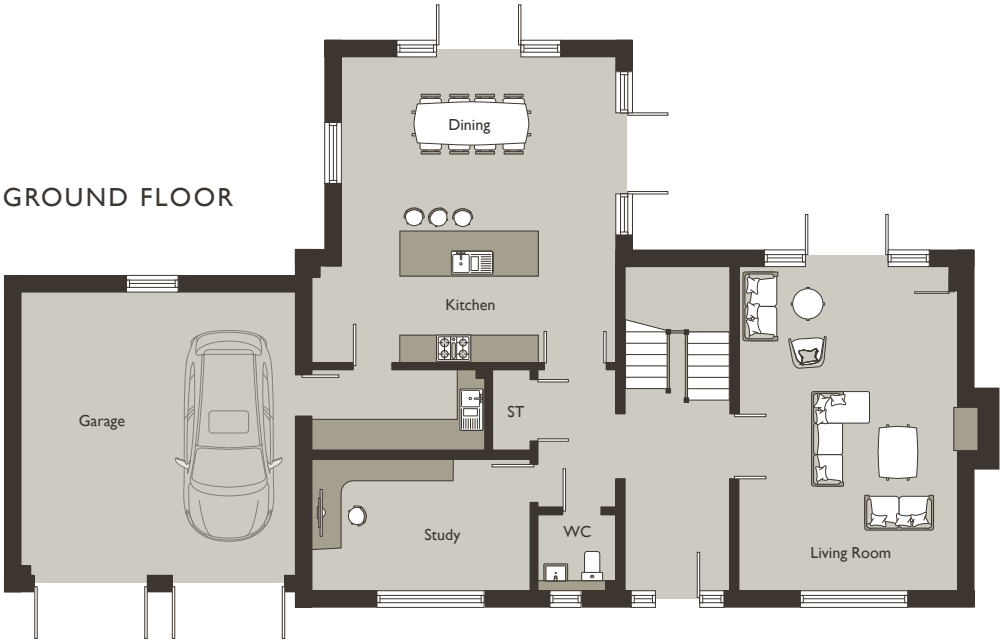
The garden is orientated to capture the morning sun in its southeast-facing position, offering a tranquil retreat. Additional highlights include an integral double garage and a private driveway, providing ample parking.

Poplar House is the epitome of refined living in a home that truly elevates modern comfort.

DIMENSIONS

Living	4.81m x 7.16m	15'9" x 23'5"
Kitchen/Dining	6.70m x 6.76m	21'11" x 22'2"
Utility	3.86m x 1.79m	12'7" x 5'10"
Study	4.85m x 2.90m	15'10m x 9'6"
Garage	6.00m x 6.20m	19'8" x 20'4"
Principal Bed	6.00m x 4.54m	19'8" x 14'10"
Bed Two	3.90m x 3.95m	12'9" x 12'11"
Bed Three	4.81m x 4.30m	15'9" x 10'0"
Bed Four	4.81m x 4.01m	15'9" x 13'1"
Bed Five	3.83m x 2.90m	12'6" x 9'6"
Bed Six	5.20m x 4.55m	17'0" x 14'11"
Play Room	6.10m x 4.55m	12'6" x 9'6"

TOTAL GIA 391 sq.m. 4,207 sq. ft.



KEY:
Lantern Rooflight/Velux
Reduced head height



This is a typical 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



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