



Trinity House
Oriel House

OXFORD



Trinity House Oriel House

COMMANDING VIEWS OF THE DREAMING SPIRES

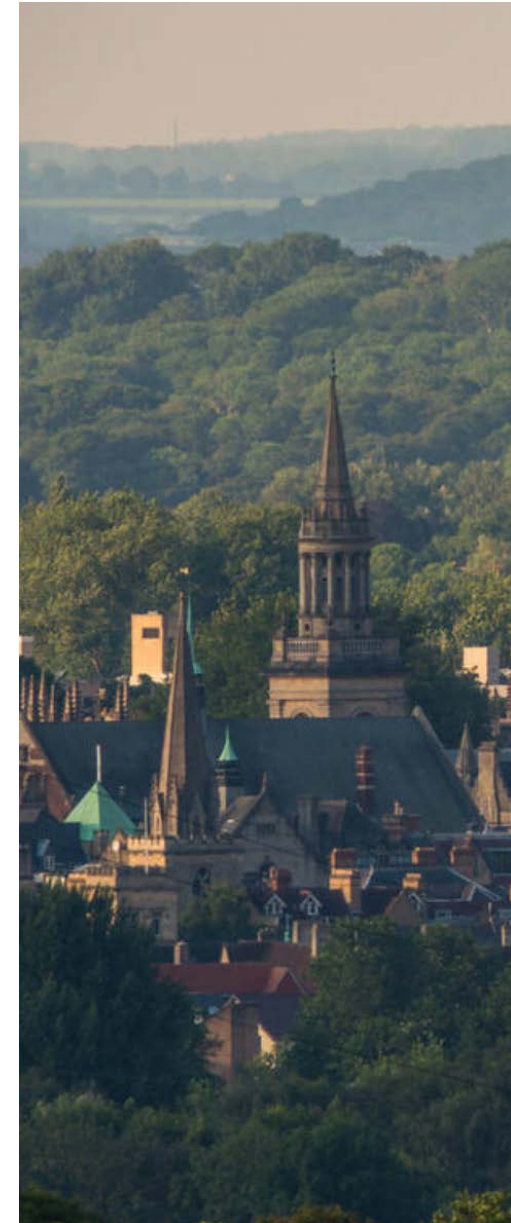
OXFORD'S WESTERN EDGE lies in a loop of the River Thames, with the landscape rising quickly up out of the valley in which Oxford's iconic Dreaming Spires sit.

Near the top of Yarnells Hill are **TRINITY HOUSE** and **ORIEL HOUSE**, both of which sit on a large plot and enjoy excellent views across the city's skyline over Raleigh Park and the water meadows around South Hinksey.

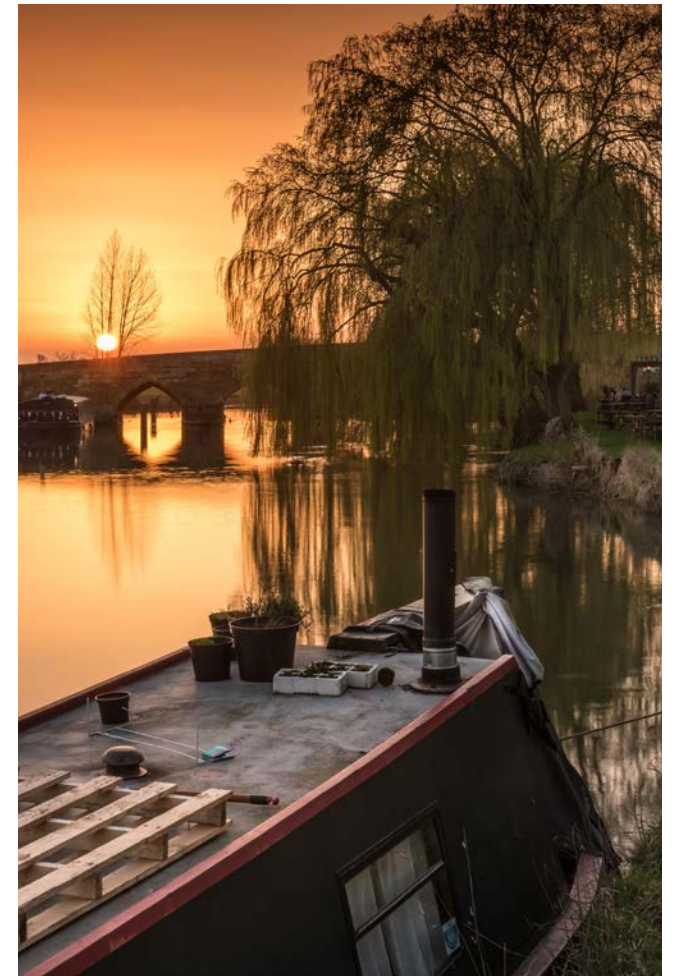
This is the perfect location for both the commute and for leisure. It is close to Oxford city and the stations in the city centre or at Oxford Parkway, just a few minutes' drive round the ring road. The beautiful rolling countryside

of Oxfordshire is on the doorstep: sailing at Farmoor, boating on the Thames as it meanders through the quiet Upper Thames Valley or exploring the ancient Ridgeway, England's oldest road, on its east-west journey over the North Wessex Downs.

The local centre at Botley has recently been redeveloped and provides a good range of shops: there are delicatessens and supermarkets including a Waitrose, and surrounding villages offer some high quality dining pubs.



YARNELLS HILL



TRADITIONAL DESIGN AND CUTTING-EDGE TECHNOLOGY

A PAIR OF IMPOSING 5-BEDROOM PROPERTIES,
EACH WITH SUPERB GREEN TECH FEATURES



THE PRINCIPAL BEDROOM SUITE FEATURES A FULLY FITTED DRESSING ROOM

TRINITY HOUSE AND ORIEL HOUSE are beautifully designed properties in warm red brick with stone detailing, and are perfect examples of the Sweetcroft difference: the latest construction methods, rigorous quality control at every stage and green technology, sustainability and low running costs at their heart.

They are constructed and insulated to comfortably meet the latest standards in order to gain an A rating for energy efficiency. We have achieved this stringent new level – over 30% higher than previously – with a considerable uprating in specifications. We are proud to have been commended for our commitment to sustainability and exceptional insulation attainments, which have consistently achieved a 40% advantage over required levels in our recent developments.

They are also, of course, fantastic properties to live in, with a spacious kitchen/living area, separate drawing room and home office. Upstairs, the principal suite has a luxurious bathroom with free-standing bath, and a stylish, fully-fitted dressing room. There are two further ensuites.



THE KITCHEN/LIVING AREA OPENS ONTO THE GARDEN



PLOT LAYOUT

- 1 TRINITY HOUSE
5 bedrooms, 4 bathrooms, home office
- 2 ORIEL HOUSE
5 bedrooms, 4 bathrooms, home office



TRINITY HOUSE



Trinity House

A SUBSTANTIAL, TRADITIONALLY-STYLED FIVE BEDROOM PROPERTY
WITH AN IMPRESSIVE ARRAY OF GREEN TECHNOLOGY FEATURES

A-rated for energy efficiency

Superbly flexible living/dining space

Principal suite with fitted dressing room

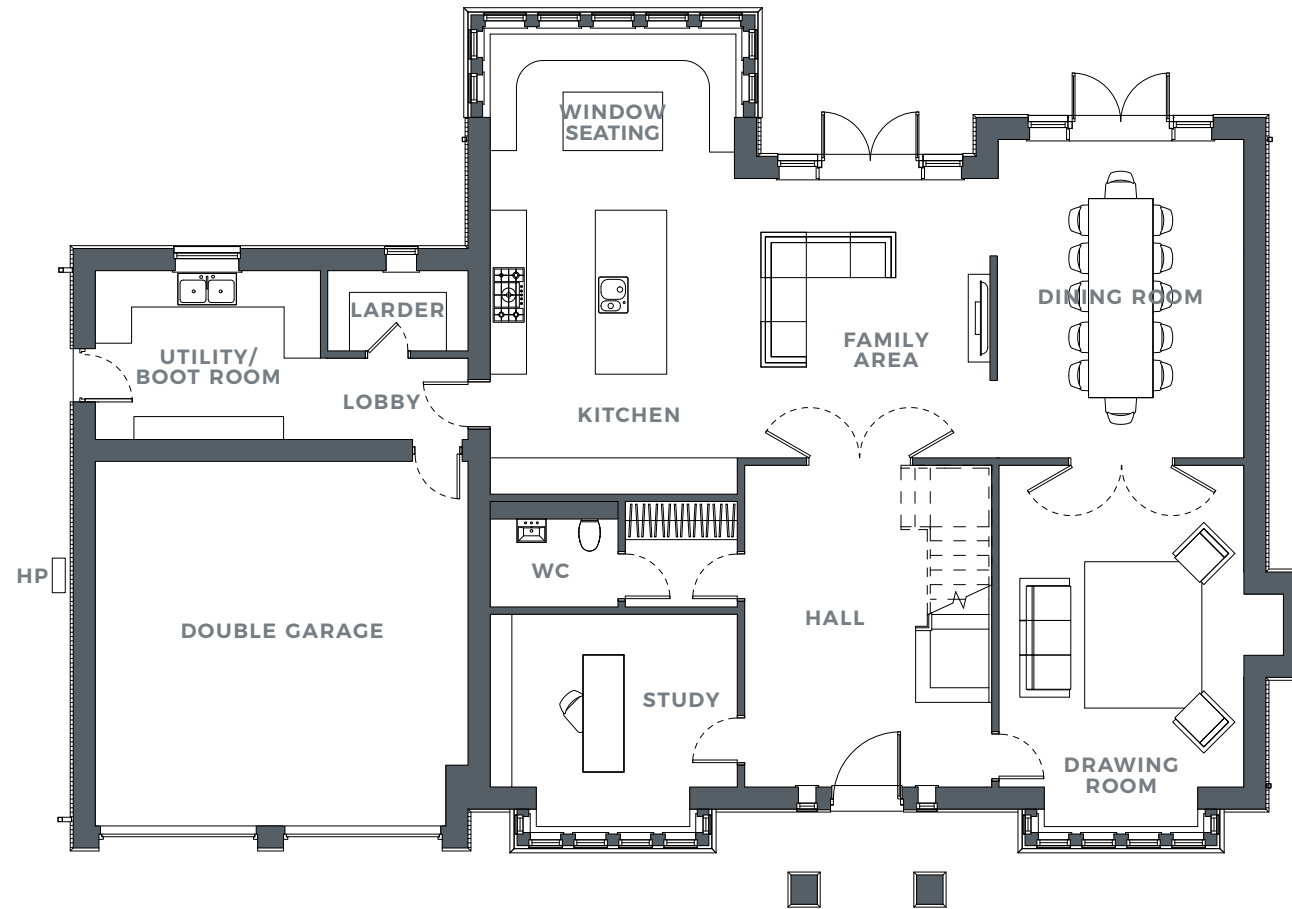
Superb sustainable technology features including triple
glazing, photovoltaic panels, air source heat pump,
solar thermal water heating and heat recovery system

Separate drawing room with wood burning stove

Double garage with EV charger and power wall



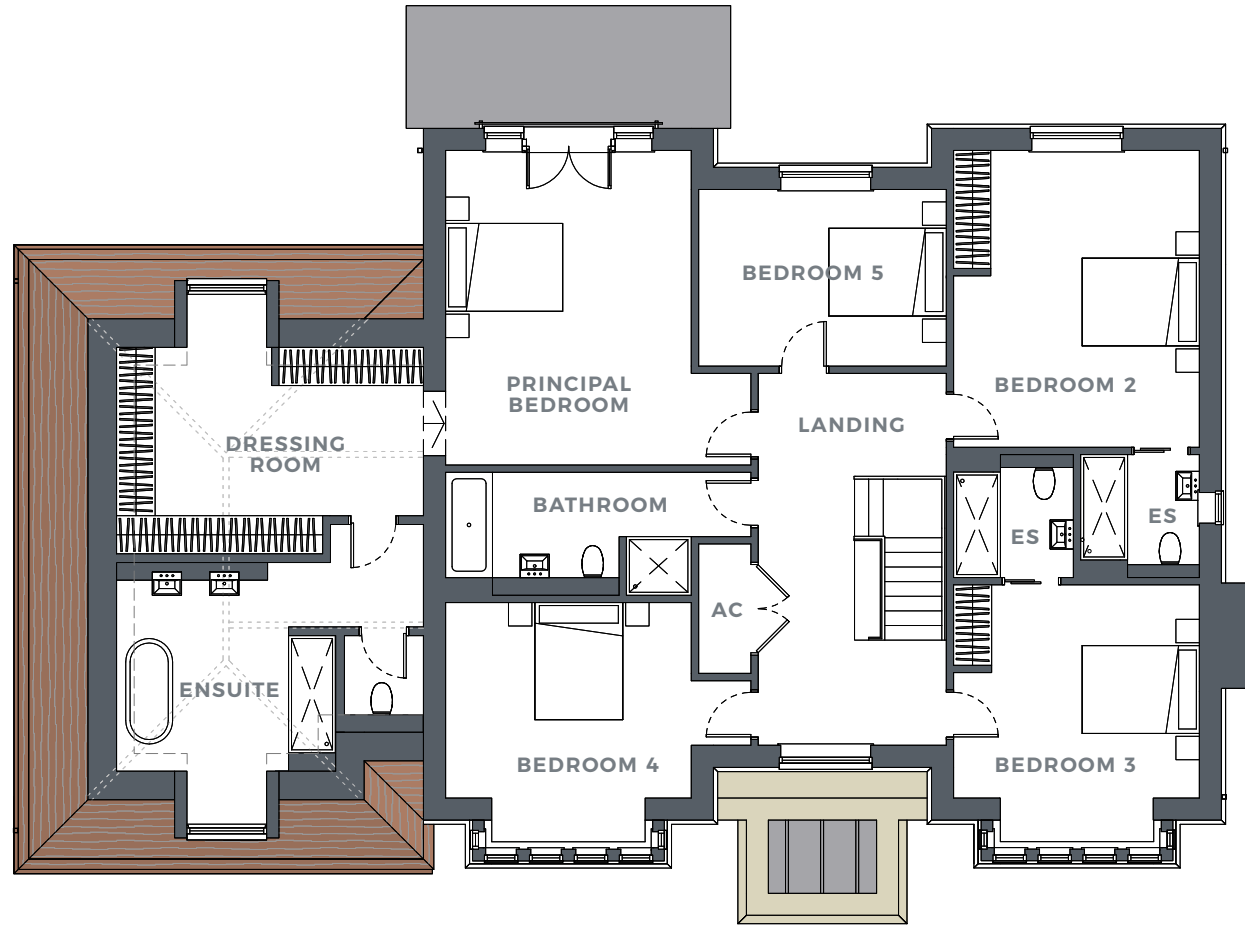
TRINITY HOUSE



GROUND FLOOR

Family/Breakfast room	8170 x 6820	26' 10" x 22' 4"	Dining room	4130 x 3425	13' 6" x 11' 3"
Kitchen	6260 x 3075	20' 6" x 10' 1"	Study	3425 x 2490	11' 3" x 8' 2"
Drawing room	6820 x 4570	22' 4" x 15' 0"	Utility room	4300 x 1915	14' 1" x 6' 3"

TRINITY HOUSE



FIRST FLOOR

Principal bedroom	4575 x 3810	15' 0" x 12' 6"	Bedroom 3	6010 x 3315	19' 9" x 10' 10"
Principal ensuite	3650 x 2940	12' 0" x 9' 8"	Bedroom 3 ensuite	2750 x 1630	9' 0" x 5' 4"
Principal dressing	3315 x 2500	10' 10" x 8' 2"	Bedroom 4	4740 x 3435	15' 7" x 11' 3"
Bedroom 2	5030 x 4505	16' 6" x 14' 9"	Bedroom 5	3515 x 3315	11' 6" x 10' 10"
Bedroom 2 ensuite	3165 x 2710	10' 5" x 8' 11"	Bathroom	3315 x 2970	10' 10" x 9' 10"

Measurements are approximate and are maximum dimensions

ORIEL HOUSE



Oriel House

A SUBSTANTIAL, TRADITIONALLY-STYLED FIVE BEDROOM PROPERTY
WITH SUSTAINABLE TECHNOLOGY FEATURES BUILT IN

A-rated for energy efficiency

Superbly flexible living/dining space

Principal suite with fitted dressing room

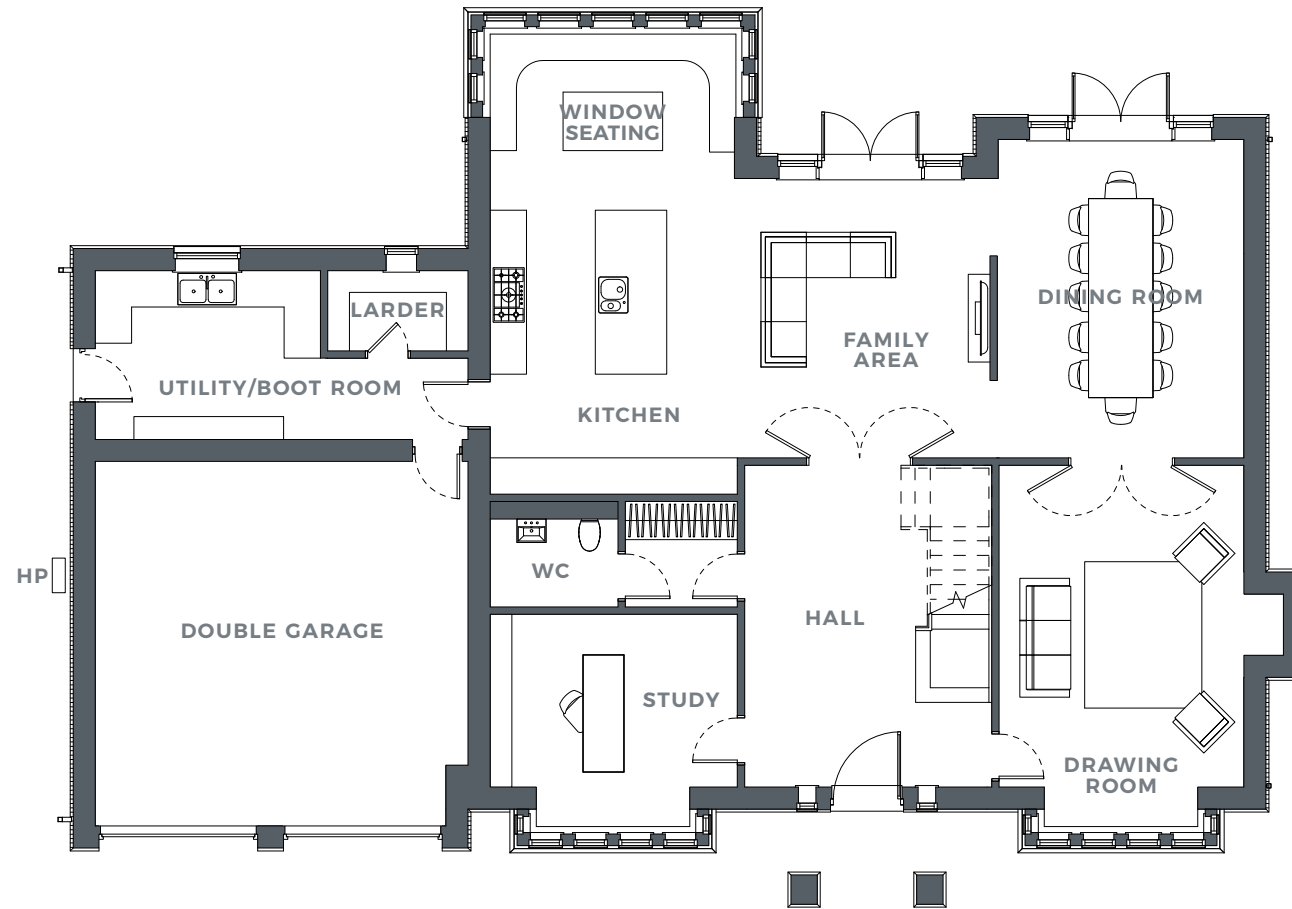
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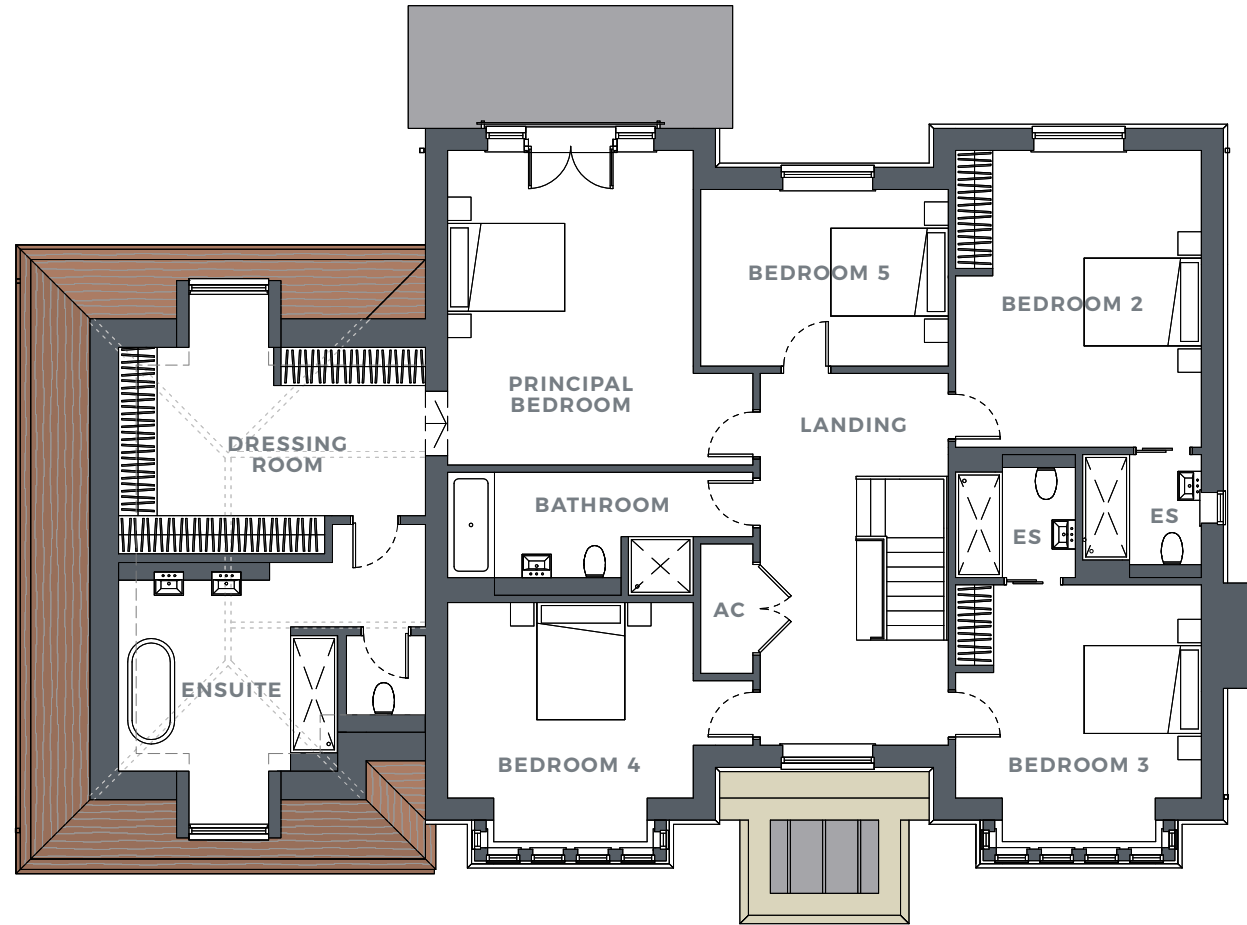
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YARNELLS HILL



Specifications

BEAUTIFULLY FITTED OUT, WITH EXTRAORDINARY ATTENTION TO DETAIL

Individually-designed kitchen

Green technology features throughout,
including highly efficient solar thermal system

Comprehensive range of Siemens appliances

Contemporary Firebelly wood burning stove

Wet-room style showers and ensuites

Fitted wardrobes throughout



YARNELLS HILL

KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz worktops

Oak butcher's block in utility room

Built-in Siemens appliances including two ovens, induction hob, microwave, warming drawer and extractor fan. Integrated dishwasher, fridge, and freezer

Insinkerator waste disposal

Quooker boiling water tap

BATHROOMS & ENSUITES

White sanitaryware by Duravit with chrome brassware by Roper Rhodes

Back-to-wall WCs with soft close seat and cover

Trayless mains pressure wetroom showers with cascade shower head and glass panels

Vanity unit to principal ensuite

Underfloor heating, chrome ladder towel rails and wall mounted mirrors

Porcelain tiling by Minoli to floors and part-tiled walls

EXTERIOR FINISHES

Turfed and landscaped gardens with large sandstone patios

External lighting, tap and power points

Single or double garage with insulated, automated door

INTERIOR FINISHES

High specification, triple glazed Danish windows and external doors with triple glazing

Oak staircase with square balustrading and carpet to the treads

Wool carpets in lounge, study, bedrooms and on stairs

Porcelain tiling by Minoli to kitchen, family room, utility room and cloakroom

Period style internal doors with stainless steel furniture

Wardrobes and cupboards with shelves, hanging rails and motion sensitive lighting

Open slatted shelving in airing cupboards

Deep skirting and architraves to our own pattern throughout

ELECTRICAL & HEATING

The latest Building Regulations are 31% more stringent than the previous standards and we have hugely increased the specification to achieve an A rating on this development.

Highly efficient and sustainable air source heat pumps, with underfloor heating on ground floor and to first floor bathrooms; radiators to remaining rooms

Hot water production boosted by an extremely efficient solar thermal system

Wood-burning by Firebelly stove with slate hearth

Carefully designed LED downlighting throughout

Pendant lights over kitchen island and dining table

Under-unit and under-worktop lighting in kitchen

Motion sensitive lights in ensuites and wardrobes

Shaver point in all ensuites and family bathroom

Full satellite installation with wiring for Sky Q

TV and Sky points in drawing room, office, kitchen/family/dining room and bedrooms

Fibre optic connection direct to property ensuring secure, superfast connectivity

Cat 6 flood wiring with data points in all habitable rooms and to all TV points

Photovoltaic panels and battery power wall for PV energy storage

Electric vehicle charging point

Ring doorbell

PEACE OF MIND

Wiring for alarm system

Hardwired smoke alarms with battery backup

Plumbing for water softener

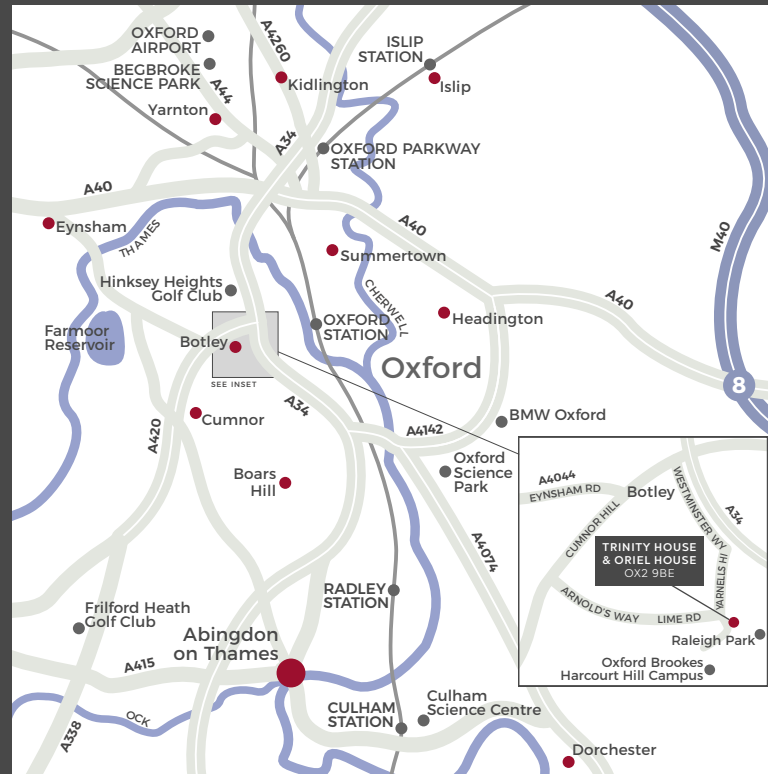
10-year building warranty

Photographs show recent Sweetcroft Homes. The developer reserves the right to vary the specification without notice; items of equivalent high quality may be substituted.



VISITING THE PROPERTIES

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ALL ENQUIRIES

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