

# HAYFIELD MANOR

ADDERBURY

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HAYFIELD

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## Award winning homes & places

Since 2015, Hayfield has set the benchmark for creating beautiful, award-winning homes in some of the UK's most desirable locations. We take pride in doing things differently, creating homes and new neighbourhoods that we would love to live in ourselves.

We are united by our passion and commitment in creating truly exceptional homes of character and endurance, that leave a lasting legacy and lessen the impact on the environment.

**HAYFIELD**



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HAYFIELD



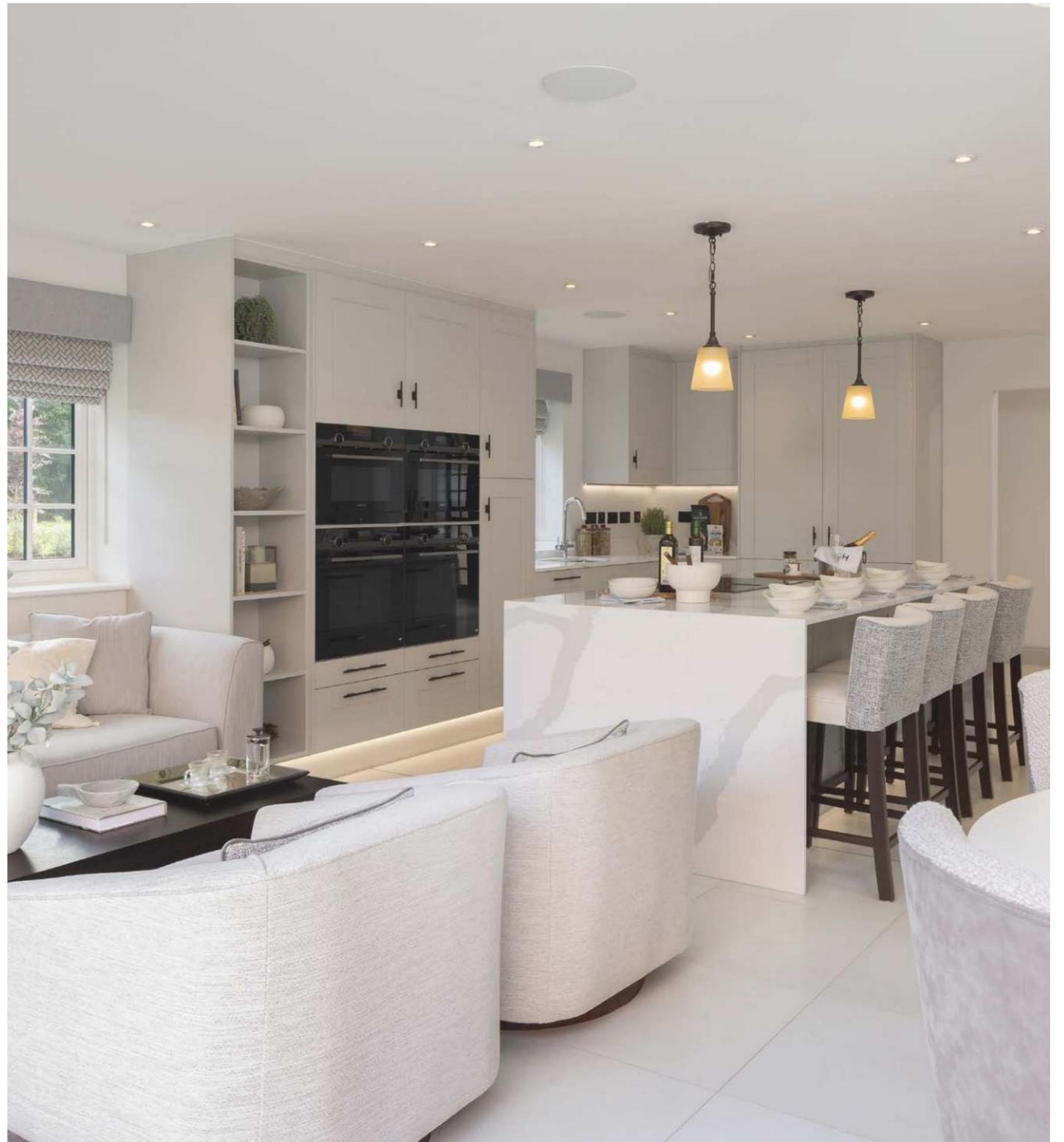
EXCELLENCE AS STANDARD

# An inspiring place to call home

A Hayfield home is anything but ordinary. We use different suppliers, different materials, and different fittings to create a home that looks and feels original and is full of personality. It's what we call the Hayfield Difference.

Hayfield Manor has been designed to blend seamlessly with its surroundings and offer a range of brand-new homes with an unrivalled specification and the gold standard of energy efficiency.

The curation of 40 two, three, four and five-bedroom homes will take pride of place in the charming Oxfordshire village of Adderbury, and each detached and semi-detached home will be EPC A-rated and boast our signature specification, as standard.





EXCELLENCE AS STANDARD

## Distinctive & natural

All of our homes at Hayfield Manor are unique because every element has been considered, revised and perfected to create a home that you will want to live in for years to come, one that realises your hopes and aspirations and leaves a lasting legacy for generations to come.

ECO  
REDEFINED  
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We apply an innovative and responsible approach to minimise our impact on the environment, for the benefit of our customers and the planet.

Every detail has been carefully considered to achieve the gold standard of efficiency, so that our customers can live a more sustainable lifestyle whilst not compromising on luxury.

# MARKET LEADING EPC A-RATED SPECIFICATION, AS STANDARD

## INCREASED LOFT INSULATION

400mm loft insulation, achieving 0.11 u-value, minimising heat loss

## LIGHTING

100% low energy LED lighting throughout

## EV CHARGING

Electric vehicle charging point to reduce reliance on fossil fuels

## AIR SOURCE HEAT PUMP

Provides highly efficient, low carbon space heating and hot water supply

## FIBRE OPTIC BROADBAND

Enhancing home working and reducing your carbon footprint

## ENERGY EFFICIENCY

Highly efficient EPC A-rated homes that keep carbon emissions to a minimum

## SOLAR PV PANELS

Produces low carbon electricity

## WATER SAVING MEASURES

Dual flush toilets, water saving baths and flow restrictors on taps

## EXTERNAL WALL INSULATION

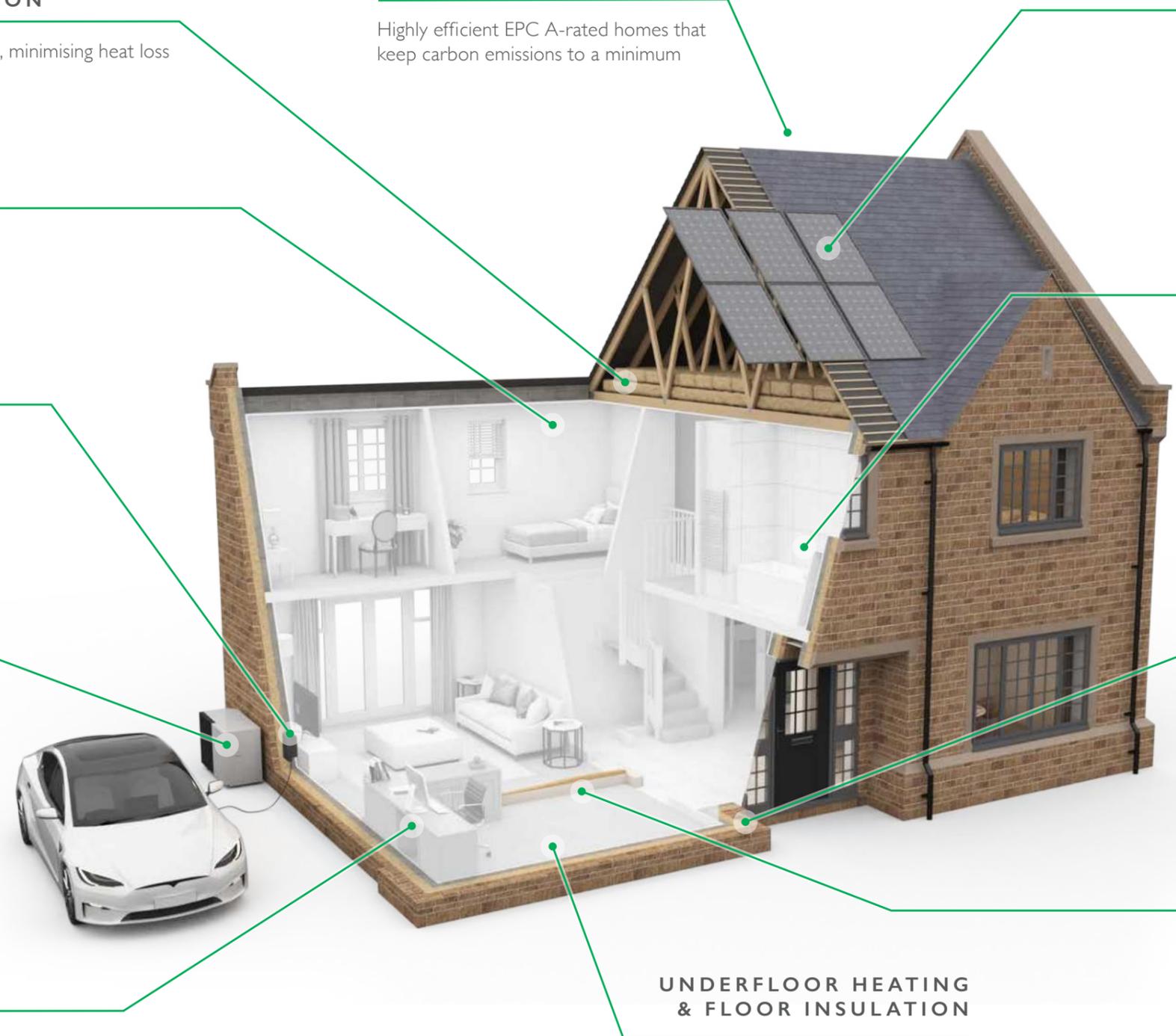
Full-fill 125mm cavity wall insulation

## SOUND REDUCING INSULATION

Sound reducing insulation to the home office or smallest bedroom for easier home working

## UNDERFLOOR HEATING & FLOOR INSULATION

Works by circulating warm water through a series of continuous loops under the floor. 80mm floor insulation minimises heat loss



ECO REDEFINED

# Committed to sustainable living

Our homes are more than just bricks and mortar. Every detail has been carefully considered to create homes that achieve the gold standard of efficiency, meaning residents can live a more sustainable lifestyle whilst not compromising on luxury.

## CARBON EMISSIONS

To have the best chance of avoiding a 2°C rise in global temperatures, the average global carbon footprint per year needs to drop to under 2 tonnes by 2050. We introduced our Zero Carbon Ready specification in 2021—four years in advance of the 2025 Future Homes Standard legislation.

The average EPC A-rated Hayfield home emits 0.38 tonnes of carbon per year, which is 87% less carbon emissions compared to existing homes and 63% less emissions than the average new build home.

## TYPICAL CARBON EMISSIONS



Source: data from the Home Builders Federation (HBF) "Watt a Save" report & Hayfield Energy Performance Certificates. Hayfield homes only have a carbon emission score, due to the supply from the National Grid, which is not decarbonised.

# Local Area

LOCAL AREA

# Embrace local life

Hayfield Manor, Adderbury is surrounded by beautiful countryside, and there are many footpaths and bridleways close by for walking and cycling. The nearby Adderbury Lakes Nature Reserve is a peaceful location for birdwatching and a leisurely stroll.

Occupying a scenic position on one of the most prestigious roads in the village, residents of Hayfield Manor benefit from a number of pubs, a village shop, a coffee house and a stunning nature reserve. There's also a monthly farmers' market with a range of locally sourced produce.







LOCAL AREA

## Explore the area

The town of Banbury is a short drive away and is the main town serving North Oxfordshire. The town, famous for the historic Banbury Cross monument, hosts an array of shops, restaurants, coffee shops, bars and supermarkets.

Just over 20 miles south of Hayfield Manor is the city of Oxford – the city of dreaming spires – home to the world-famous Oxford University. Surround yourself with stunning architecture and history in the Ashmolean Museum, Bodleian Library, and then relax on the rooftop terrace of the Westgate shopping centre for lunch or a drink, where you'll be spoilt for choice.

# Location





LOCATION

# On your doorstep

Hayfield Manor provides residents with the distinct advantage of location.

For travel by rail, Banbury train station is under 5 miles away, providing services to London Marylebone in a little over an hour, or to Birmingham New Street in 55 minutes.

The S4 bus service stops via Adderbury hourly, towards Banbury or Oxford.

For excursions by car, J11 of the M40 motorway is under 6 miles away, taking you towards Birmingham in the north or London in the south.

**WALKING DISTANCE**

- St Mary the Virgin Church – 0.9 miles
- Harpers Coffee House – 1 mile
- Adderbury Lakes Nature Reserve – 1 mile
- Christopher Rawlins CE Primary School – 1 mile

**UNDER 5 MILES**

- Bloxham School – 3.2 miles
- Sainsbury's Supermarket – 3.6 miles
- Horton General Hospital – 3.9 miles
- The New Foscote Hospital – 3.9 miles
- Castle Quay shopping centre – 4.6 miles
- Banbury Train Station – 4.7 miles
- Waitrose & Partners – 5 miles
- Rye Hill Golf Club – 5 miles

**OVER 5 MILES**

- Gateway Shopping Park – 5.9 miles
- Bicester Village – 13.4 miles
- Blenheim Palace – 12.2 miles
- Soho Farmhouse – 9 miles

 PLACES OF WORSHIP	 DRINKS / DINING	 PARKS / RECREATION
 HEALTHCARE	 VETS	 SCHOOLS
 SPORTS / STADIUMS	 SHOPS	 TRAIN STATION



N.B. Times and distances taken from Google Maps and correct at time of publication



# Our homes





OUR HOMES

# Exclusively yours

We've considered, revised and perfected every detail of our homes to create a place we would love to live in ourselves, a Hayfield home.

At Hayfield Manor, there are seven exquisite house designs to choose from, each a mark of commitment to the fine detail, eco credentials, luxurious specification and quality of workmanship for which we are renowned. Plentiful open space on the development creates beautiful, sustainable surroundings, while each home includes private gardens and parking.





# Arrangement of homes

## THE LAVINGTON

2 bedroom bungalow  
Homes 20, 21, 22, 36 & 37

## THE STRATFORD

2 bedroom bungalow  
Homes 26 & 27

## THE FAIRFORD

3 bedroom house  
Homes 17 & 18

## THE HENLEY

4 bedroom house  
Homes 3, 5, 19, 28 & 29

## THE HALLOW

4 bedroom house  
Home 23

## THE BOURTON

5 bedroom house  
Homes 2 & 4

## THE HANWELL

5 bedroom house  
Homes 1, 25 & 33

## THE EATON I

5 bedroom house  
Homes 24, 30 & 34

## THE EATON II

5 bedroom house  
Homes 31, 32 & 35



Homes 6-10, 11-16 & 38-40 are affordable housing.

Computer Generated Image.  
This is an indicative plan, please speak to a Sales Development Manager for more information.



# The Lavington

## 2 BEDROOM BUNGALOW

Homes 20, 21, 22, 36 & 37

<b>Sitting Room</b>	4.02 x 4.46m	13'-2" x 14'-7"
<b>Kitchen/Dining Room</b>	4.02 x 7.04m	13'-2" x 23'-1"
<b>Principal Bedroom</b>	3.45 x 3.76m	11'-4" x 12'-4"
<b>Bedroom 2</b>	4.13 x 3.06m	13'-6" x 10'-0"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.



# The Stratford

## 2 BEDROOM BUNGALOW

Homes 26 & 27

<b>Sitting Room</b>	4.15m x 4.10m	13'7" x 13'5"
<b>Kitchen/Dining Room</b>	4.58m x 5.23m	15'0" x 17'1"
<b>Dining Room/Bedroom 3</b>	3.40m x 2.75m	11'1" x 9'0"
<b>Principal Bedroom</b>	4.12m x 4.10m	13'6" x 13'5"
<b>Bedroom 2</b>	3.40m x 3.72m	11'1" x 12'2"

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Computer Generated Image.

# The Fairford

## 3 BEDROOM HOUSE

Homes 17 & 18

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FIRST FLOOR



<b>Principal Bedroom</b>	3.66m x 4.52m	12'0" x 14'10"
<b>Bedroom 2</b>	2.63m x 3.01m	8'7" x 9'10"
<b>Bedroom 3</b>	2.37m x 2.50m	7'9" x 8'2"

GROUND FLOOR



<b>Sitting Room</b>	4.41m x 3.16m	14'5" x 10'4"
<b>Kitchen/Dining Room</b>	4.14m x 4.24m	13'7" x 13'11"



Computer Generated Image.

# The Henley

## 4 BEDROOM HOUSE

Homes 3, 5, 19, 28 & 29

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FIRST FLOOR



\*Bay and additional windows to home 28 only

<b>Principal Bedroom</b>	4.68m x 3.09m	15'4" x 10'2"
<b>Bedroom 2</b>	3.60m x 3.13m	11'9" x 10'3"
<b>Bedroom 3</b>	3.74m – 3.53m	12'3" x 11'7"
<b>Bedroom 4</b>	3.13m x 2.72m	10'3" x 8'11"

GROUND FLOOR



\*Bay and additional windows to home 28 only

<b>Sitting Room</b>	4.87m x 3.05m	15'11" x 10'0"
<b>Kitchen/Family Room</b>	4.70m x 7.83m	15'5" x 25'8"
<b>Study</b>	2.31m x 2.53m	7'7" x 8'4"



Computer Generated Image.

# The Hallow

## 4 BEDROOM HOUSE

Home 23

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FIRST FLOOR



<b>Principal Bedroom</b>	5.64m x 3.18m	18'6" x 10'5"
<b>Bedroom 2</b>	3.05m x 4.94m	10'0" x 16'2"
<b>Bedroom 3</b>	3.05m x 3.60m	10'0" x 11'10"
<b>Study/Bedroom 4</b>	2.50m x 3.17m	8'2" x 10'5"

GROUND FLOOR



<b>Sitting Room</b>	6.78m x 3.50m	22'3" x 11'6"
<b>Kitchen/Family/Breakfast Room</b>	5.59m x 5.19m	18'4" x 17'0"
<b>Dining Room</b>	3.09m x 3.54m	10'1" x 11'7"



Computer Generated Image.

# The Bourton

## 5 BEDROOM HOUSE

Homes 2 & 4

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FIRST FLOOR



\*Bay and additional windows to home 2 only

<b>Principal Bedroom</b>	4.17m x 3.61m	13'8" x 11'10"
<b>Bedroom 2</b>	3.48m x 3.51m	11'5" x 11'6"
<b>Bedroom 3</b>	3.11m x 3.10m	10'2" x 10'2"
<b>Bedroom 4</b>	3.25m x 3.51m	10'8" x 11'6"
<b>Bedroom 5</b>	2.30m x 3.51m	7'6" x 11'6"

GROUND FLOOR



\*Bay and additional windows to home 2 only

<b>Sitting Room</b>	4.60m x 3.57m	15'1" x 11'8"
<b>Kitchen/Breakfast Room</b>	3.35m x 6.70m	11'0" x 21'11"
<b>Family Area</b>	3.94m x 3.00m	12'11" x 9'10"
<b>Dining Room</b>	2.84m x 3.56m	9'3" x 11'8"
<b>Study</b>	3.03m x 2.58m	9'11" x 8'6"



# The Hanwell

## 5 BEDROOM HOUSE

Homes 1, 25 & 33

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FIRST FLOOR



\*Bay and additional windows to home 25 only

<b>Principal Bedroom</b>	3.99m x 3.39m	13'1" x 11'1"
<b>Bedroom 2</b>	4.15m x 3.22m	13'7" x 10'7"
<b>Bedroom 3</b>	4.08m x 2.80m	13'4" x 9'2"
<b>Bedroom 4</b>	3.06m x 2.80m	10'0" x 9'2"
<b>Bedroom 5</b>	1.89m x 3.41m	6'2" x 11'2"

GROUND FLOOR



\*Bay and additional windows to home 25 only

<b>Sitting Room</b>	4.70m x 3.90m	15'5" x 12'9"
<b>Kitchen/Family Room</b>	7.15m x 5.58m	23'5" x 18'3"
<b>Dining Room</b>	2.42m x 3.90m	7'11" x 12'9"
<b>Study</b>	2.44m x 3.90m	8'0" x 12'9"



Computer Generated Image.

# The Eaton I

## 5 BEDROOM HOUSE

Homes 24, 30 & 34

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide and may vary. Ask a Sales Development Manager for further details on specific homes. Dimensions are taken from the widest points and may vary from actual. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Images are artists impressions and may vary. Cupboards in some properties may vary.

FIRST FLOOR



<b>Principal Bedroom</b>	3.72m x 4.23m	12'2" x 13'10"
<b>Bedroom 2</b>	3.99m x 3.79m	13'1" x 12'5"
<b>Bedroom 3</b>	3.41m x 4.23m	11'2" x 13'10"
<b>Bedroom 4</b>	4.28m x 2.76m	14'0" x 9'0"
<b>Bedroom 5</b>	3.10m x 2.21m	10'2" x 7'3"

<b>Office Space Over Garage</b>	6.50m x 5.61m	21'3" x 18'4"
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GROUND FLOOR



<b>Sitting Room</b>	5.37m x 4.24m	17'7" x 13'10"
<b>Kitchen/Family Room</b>	4.34m x 9.88m	14'3" x 32'4"
<b>Dining Room</b>	2.98m x 4.23m	9'9" x 13'10"
<b>Study</b>	2.64m x 3.02m	8'8" x 9'11"



# The Eaton II

## 5 BEDROOM HOUSE

Homes 31, 32 & 35

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FIRST FLOOR



<b>Principal Bedroom</b>	3.72m x 4.29m	12'2" x 14'0"
<b>Bedroom 2</b>	3.99m x 3.79m	13'1" x 12'5"
<b>Bedroom 3</b>	3.41m x 4.29m	13'1" x 10'3"
<b>Bedroom 4</b>	4.28m x 2.76m	14'0" x 9'0"
<b>Bedroom 5</b>	3.10m x 2.21m	10'2" x 7'3"

**Office Space Over Garage**  
6.50m x 5.61m 21'3" x 18'4"

GROUND FLOOR



<b>Sitting Room</b>	5.37m x 4.24m	17'7" x 13'10"
<b>Kitchen/Family Room</b>	4.34m x 9.88m	14'3" x 32'4"
<b>Dining Room</b>	2.98m x 4.23m	9'9" x 13'10"
<b>Study</b>	2.64m x 3.02m	8'8" x 9'11"



# Specification

SPECIFICATION

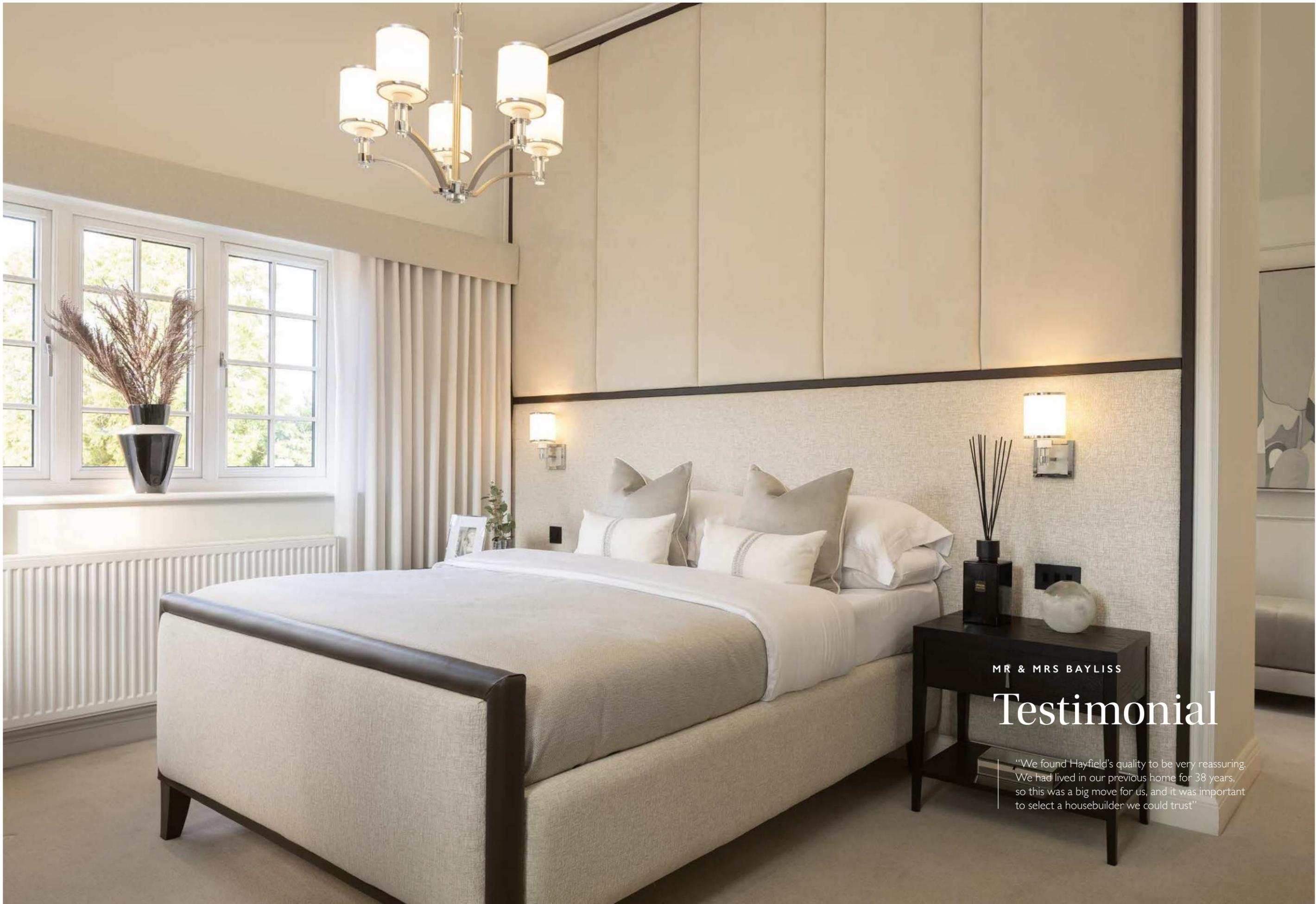
# A place you will be proud to call home

We have fitted each home at Hayfield Manor with thoughtful interiors, carefully considered to enhance space and light, whilst ensuring residents have only the best fixtures, fittings and appliances.

In addition to being visually attractive, cost-saving technologies maximise efficiency and sustainability, keeping running costs to a minimum.



Specifications are a guideline only and we reserve the right to change the specification at any time without prior notice. The specification to bungalows may vary from that listed, speak to a Sales Development Manager for further information.



MR & MRS BAYLISS

# Testimonial

"We found Hayfield's quality to be very reassuring. We had lived in our previous home for 38 years, so this was a big move for us, and it was important to select a housebuilder we could trust!"



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#### SPECIFICATION

## Kitchen

All kitchens are manufactured to the highest quality and uniquely designed for each home. The kitchens and utility rooms are equipped with a range of base and full height wall cabinets. An excellent range of colours and handles will be available to customise your home (subject to build stage).

The Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton house designs all feature quartz worktops with a full height splashback to hob and upstand to compliment the worktop. Matching quartz worktops and upstands to utilities.

The Fairford will have premium laminate worktops with matching upstands, and a glass splashback to the hob. Matching laminate worktops and upstands to utilities where applicable.

Feature continuous LED lighting to wall cabinets and plinths to all homes.

Fully integrated luxury Siemens appliances to all homes, including multifunctional oven, induction hob, fridge freezer and dishwasher. (Integrated washer/dryer to be installed if a home has no utility).

SPECIFICATION

# Kitchen

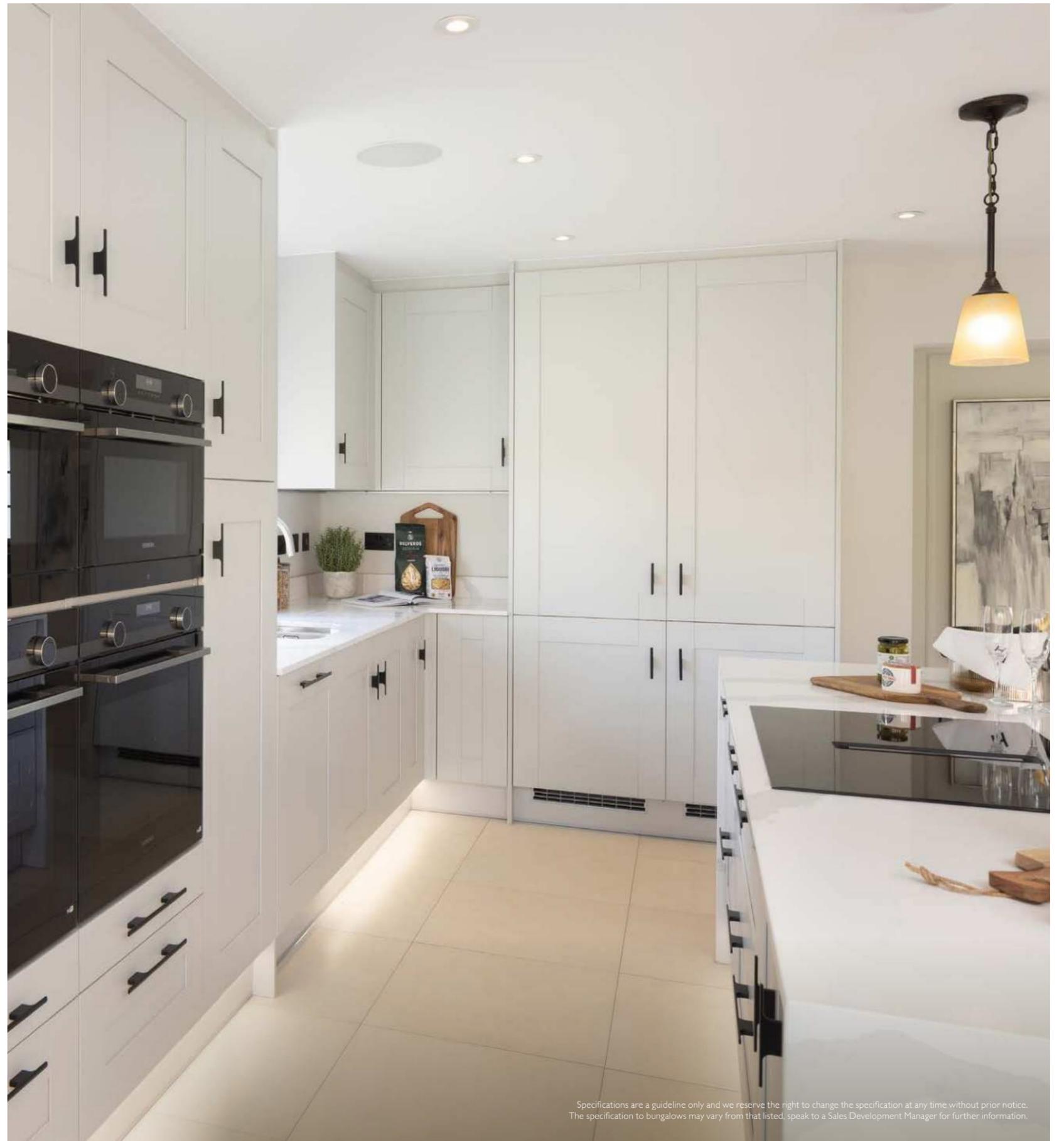
The Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton homes will be fitted with an additional integrated oven with microwave function.

The Eaton home will also feature an integrated steam oven.

Hot taps to the kitchen of the Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton house designs, all with instant boiling, chilled and filtered water supply.

Karndean luxury flooring to the kitchen/ family, utility, cloakroom, hall and store under stairs of the Fairford home. Minoli ceramic floor tiling to the same areas in all other homes.

Bi-fold doors to the kitchen/family/garden room fitted to the Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton homes. French doors to the Fairford.



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SPECIFICATION

## Bathroom & en suites

Contemporary white Laufen bathroom suites including vanity units, chrome fittings including feature rain showerhead and heated chrome towel rails to the Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton homes.

Contemporary white ROCA bathroom suites including vanity units, chrome brassware fittings including feature rain showerhead and chrome towel rails to the Fairford homes.

Minoli ceramic wall tiling and Karndean luxury vinyl flooring to the Fairford. Minoli ceramic floor and wall tiling to all other homes.

A variety of mirrored walls and wall mounted mirrored vanity units to bathrooms and principal en suites of all homes (please refer to the working drawings).

SPECIFICATION

## Internal features

Fitted wardrobes to principal bedroom and bedroom 2 of the Lavington, Stratford, Henley, Bourton, Hallow, Hanwell and Eaton homes.

Fitted wardrobes to the principal bedroom of the Fairford homes.

Improved sound performance construction to the dedicated study or smallest bedroom.

Glazed internal doors to ground floor rooms, where applicable.

Matt black ironmongery to all internal doors.

Plinth blocks to hall, stairs and landing.

Underfloor heating to the ground floor and conventional radiators to the first floor to all homes, including smart thermostats. All bathrooms and en suites will be installed with underfloor heating (please refer to working drawings).

Double glazed UPVC windows with multi-point locking systems to all homes.

Feature paint to all woodwork in hallway, stairs and landing.



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SPECIFICATION

## Electrical & multimedia

Black slimline electrical accessories to all rooms.  
Chrome or white available at customers choice.

White downlights to kitchen, dining, sitting room, hall, bathroom and en suite and pendant lighting to remaining rooms. (Please refer to working drawings).

LED feature lighting to bathroom or en suite. (Please refer to working drawings).

Rooms wired for Sky & Freeview TV distribution.

Open Reach fibre broadband provision.

All homes will be heated by an eco-friendly Air Source Heat Pump.

Feature electric fireplace to the Eaton home.

Sonos speaker system to the Lavington, Stratford, Henley, Hallow, Bourton, Hanwell and Eatons homes.

SPECIFICATION

# External features

Ring doorbell to all homes

Smart electric vehicle fast-charging point to all homes.

Photovoltaic panels to all homes.

Feature planting to the front gardens and turf to the rear gardens.

Power to garages where possible.

Closeboard fencing and respective access gate to each home.



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CO-FOUNDER

## Mark Booth

"We are immensely proud to be bringing this remarkable collection of new energy efficient homes to the market, each displaying the meticulous craftsmanship and premium quality for which Hayfield is synonymous.

In the scenic village of Adderbury, residents are sure to enjoy everything that Hayfield Manor has to offer. We look forward to welcoming people into the show home to see for themselves what sets us apart from the competition and has made us a multi award-winning housebuilder."



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# Begin your story with us

VISIT US AT

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OX17 3HF

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0800 161 5414

**HAYFIELDHOMES.CO.UK**

**HAYFIELD**

This brochure is designed to provide an overview of the development and does not form a contract. Floorplan dimensions are provided for guidance only and are subject to a +/-50mm tolerance. The specification detailed can be subject to change, at any time, without prior notice. The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property. Journey times and distances are taken from Google Maps or nationalrail.co.uk and are correct at the time of publication. Please consult your Sales Development Manager for detailed plans for the property you are interested in.

