



STEWART BROTHERS
PROPERTY

MEADOW PLACE

CLANFIELD, OXFORDSHIRE





An exclusive development of four detached 5 bedroom Cotswold Stone homes with countryside views

Artist's Impression

- THE DEVELOPMENT -

Light &
Spacious
New Build

Natural
Cotswold
Stone

Views
over open
Grassland

Eco-
Friendly
Features

An exclusive new build development of four substantial five-bedroom detached homes each configured over two floors and totalling 2,750 sq. ft gross internal floor area.

Each home has been meticulously designed and crafted for modern day living with large, light filled rooms and spacious interconnecting common areas. A contemporary colour palette has been adopted throughout the build.

The houses are constructed of beautiful natural Cotswold Stone and sold with a BuildZone 10-year structural warranty.

The properties also benefit from a number of eco-friendly features including solar panels, air source heat pump, mechanical ventilation with heat recovery (MVHR) and triple glazing.

The development is set back from the main road and approached through a newly created access on Bushey Drive, leading to separate private driveways that service each house.

On the ground floor there is a superb light-filled open plan kitchen/dining/ living room complete with bi-fold doors onto a large patio and garden with views over open grassland beyond. There is also a separate large lounge, dining/family room, study, utility and WC/cloakroom. Smart control underfloor heating is provided throughout the ground floor.

The first floor has five large double bedrooms, two benefitting from en-suites and a further additional family bathroom.

Each house is located on its own generous plot of c. 0.22 acres with landscaped front and rear gardens and a detached double garage.

Estimated completion in December 2023.
Interested parties are invited to contact the developer to arrange an early viewing.

THE LOCATION

Clanfield is an attractive village surrounded by the open West Oxfordshire countryside. A stream runs through the village, passing under weeping willow trees between the two small village greens.

Within Clanfield is a primary school; Blakes bakery-café, shop & Post Office; the Double Red Duke hotel/restaurant and The Clanfield Tavern public house.



Bampton, just 2 miles away, offers a more extensive range of facilities including a butcher, small supermarket, beauty salon and sports field. Faringdon and Witney, some 5 and 8 miles away respectively, have shopping, supermarkets and sports centres.

The city of Oxford is about 17 miles and the busy commercial centre of Swindon is some 16 miles. Both offer road and rail connections to London with frequent services to London Paddington.

The development is in the catchment area for a number of good state and private schools, including Burford and Cokethorpe (Witney).



- ECO CREDENTIALS -

Our properties come with a range of environmentally sustainable features:

Solar Panels

Air Source Heat Pump

Triple Glazed Windows

Mechanical Ventilation with Heat Recovery (MVHR)

Each property is fitted with solar panels delivering up to 3.7kWp.

The properties are heated by air source heat pump, a form of low-carbon heating that produces significantly fewer emissions than traditional heating and cooling systems.

The windows are triple glazed which reduces heat loss and lowers heating bills. The additional layer of glazing over double glazing also means that they give better sound insulation against outside noise.

A Mechanical Ventilation and Heat Recovery (MVHR) system is also fitted, a ventilation system that supplies fresh and extracts stale air throughout the property and recovers the heat in the process.



These measures not only have an environmental benefit but also collectively help to lower energy consumption, resulting in lower running costs.



-- GROUND FLOOR --

Underfloor heating throughout ground floor

Large, open plan kitchen / dining / living room

Separate lounge, study and dining / family room

Oak floors and internal doors

Entrance hall - a light and open central entrance hall with engineered oak flooring, internal oak doors and an oak and glass staircase.

Kitchen/dining/living room - light-filled, large open plan kitchen/diner/living with engineered oak flooring and two sets of aluminium bi-fold doors opening to the outdoor space. The kitchen is fitted with an induction hob; integrated full height fridge, full height freezer, dual oven, microwave and warming drawer and a Quooker tap.

The large central island and breakfast bar delineates the kitchen area with ample space for both dining and living beyond.

Lounge - a separate living room with engineered oak floors, slate hearth and fireplace.

Dining / Family room - a further separate reception room with engineered oak floors that could be used as a separate formal dining room or family / playroom.

Study - a large study with engineered oak flooring, telephone and Wi-Fi access points.

Utility room - boot room / laundry room with ample storage, plumbed spaces for washing machine and dryer and side door to outside space.

WC/Cloakroom - downstairs WC with automatic lighting.



- FIRST FLOOR -



Total internal gross area c 2,750 sq. ft (255 sq. m)

Five
Large
Bedrooms

Two
En-Suites
and Family
Bathroom

Master
Bedroom
Suite with
Dressing
Room

Views
across
open
Grassland

Landing - Spacious landing with ample built-in storage.

Master bedroom - Spacious master bedroom with tilt/turn full height french doors and Juliet balcony with far reaching views over the rear garden and grassland beyond. Separate dressing room leading to an en-suite bathroom containing a large shower and separate freestanding bath.

Bedroom 2 - Large double rear facing bedroom overlooking the rear garden and grassland beyond. En-suite bathroom with large shower.

Bedroom 3 - Large double rear facing bedroom overlooking the rear garden and grassland beyond.

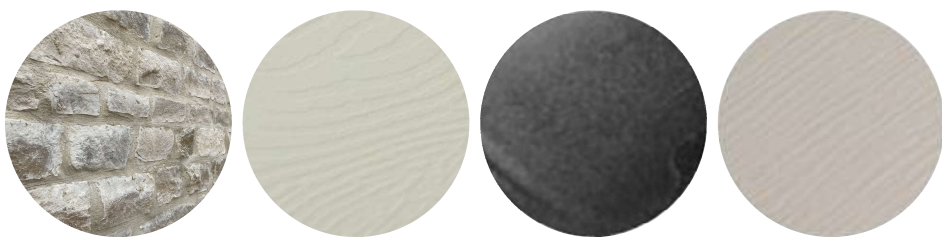
Bedroom 4 - Large double bedroom overlooking front garden.

Bedroom 5 - Large double bedroom overlooking front garden.

Family bathroom - Large shower and separate freestanding bath

-- Head **EXTERIOR** here --

The houses are constructed of beautiful natural Cotswold Stone with oak frame porch; complementary sage green coloured doors and claystone coloured windows and black aluminium guttering.



Front Garden:

The front driveway is laid to gravel with ample parking for at least 4 cars and a detached, timber-clad double garage.

A lawn area, hedging and newly planted trees/shrubs along with post and rail fencing complete the spacious and open feel of the front garden.

Rear Garden:

The private rear garden boasts a large natural sandstone patio that is perfect for entertaining along with a large turfed lawn with views to the countryside beyond.



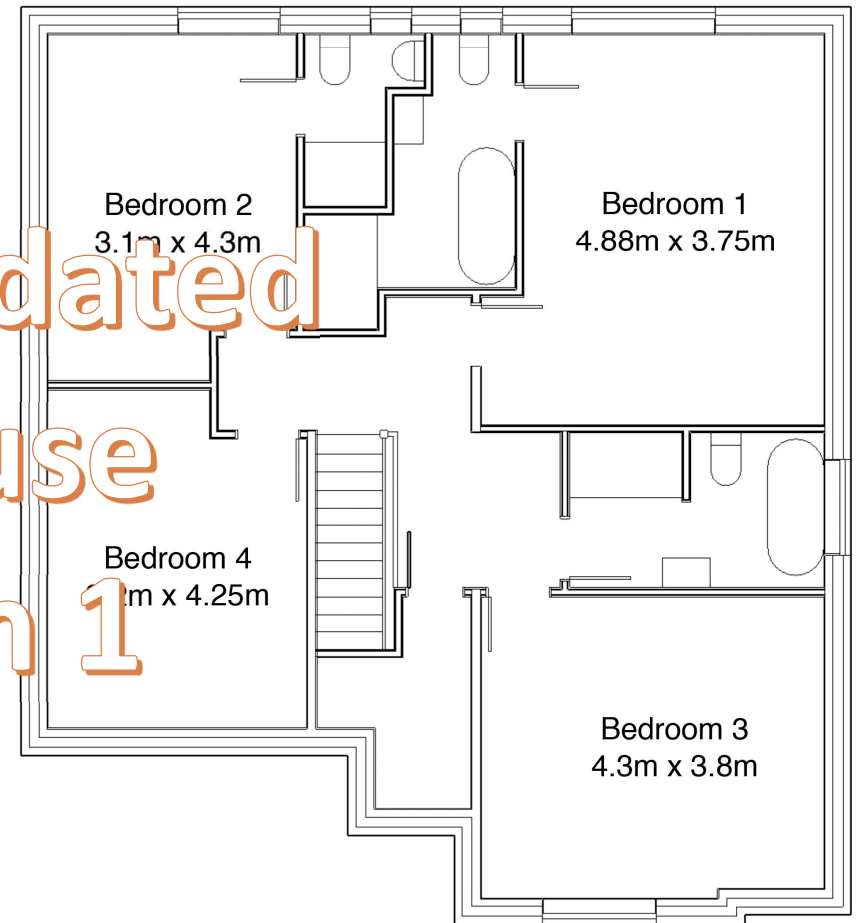
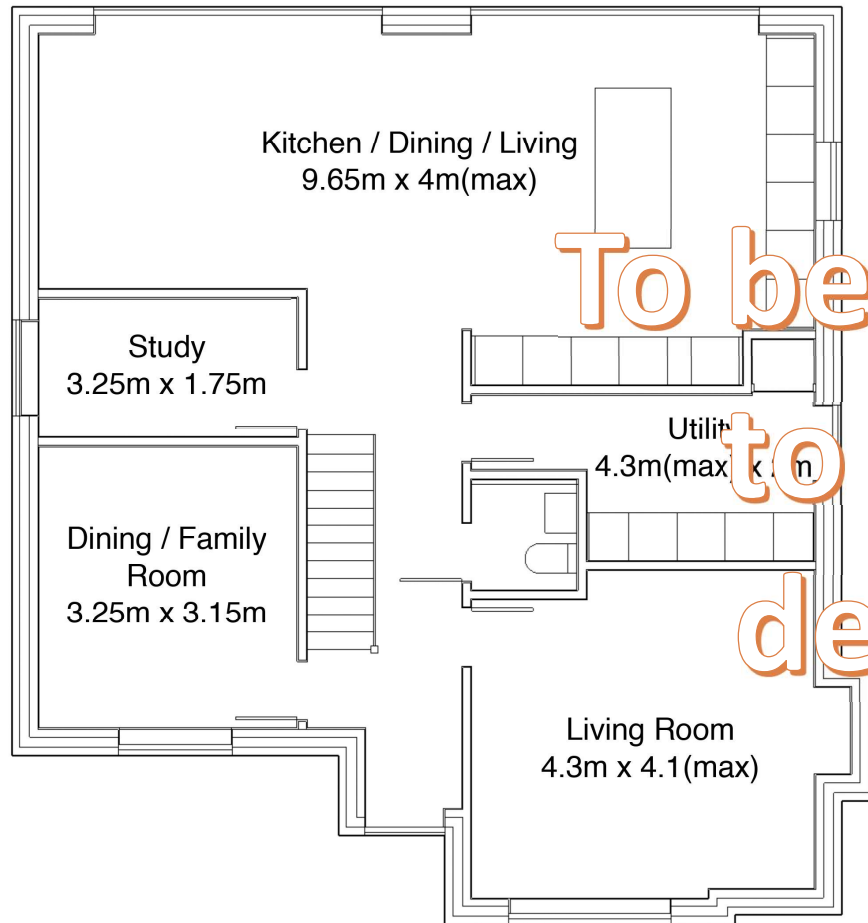
Artist's Impression



FLOOR PLANS (indicative only and not to scale)

GROUND FLOOR

FIRST FLOOR



To be updated
to house
design 1

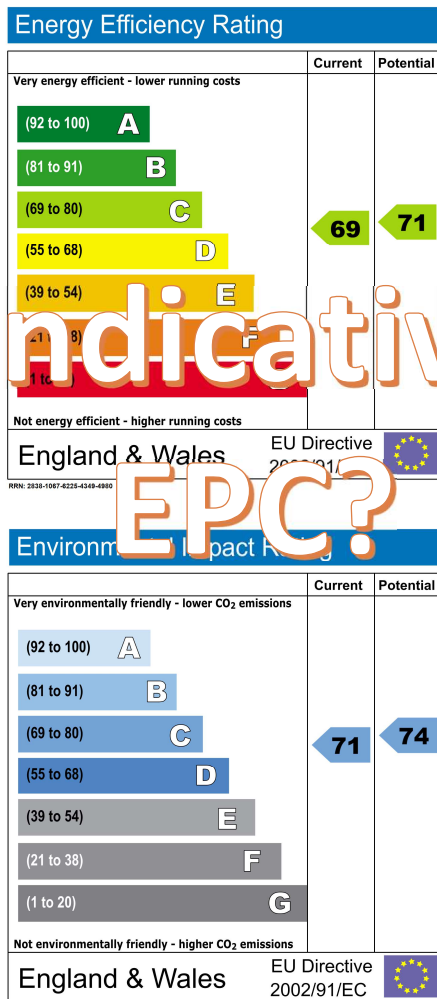
Total internal area (excl garage) approx. 2,750 sq. ft (255 sq. m)

-- Head **SITE PLAN** ere --



Artist's impression

- EPC RATINGS -



- FINDINGS -

Meadow Place can be reached from Bushey Drive, a small lane off of Main Street in Clanfield between Windmill Farm and High House Close. As you enter Bushey Drive the development is immediately in front of you.

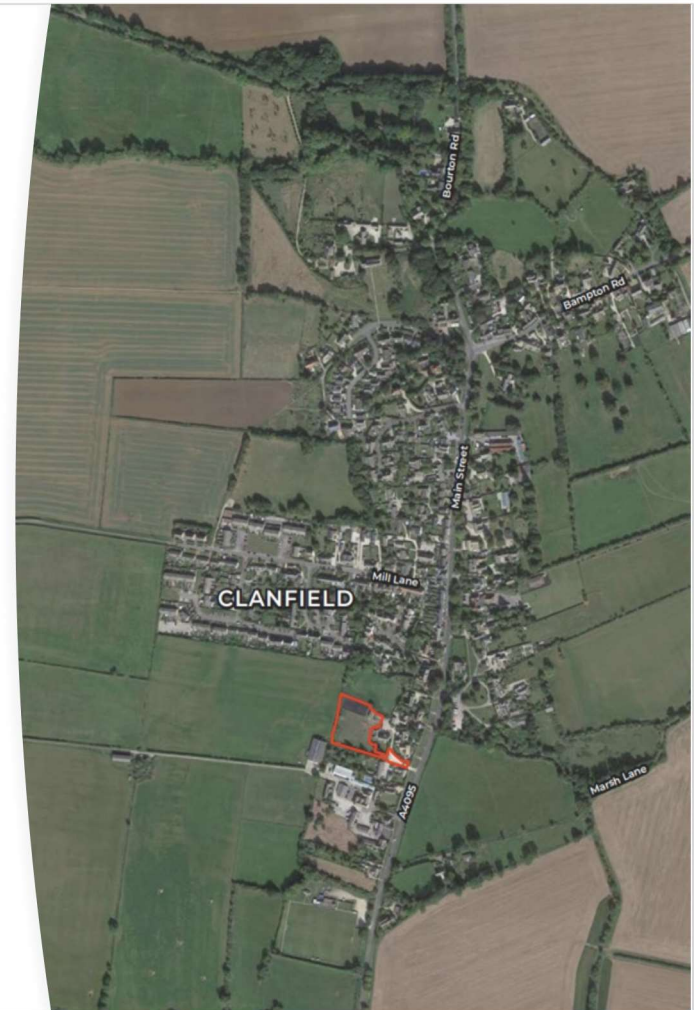
POSTCODE: OX18 2TS

WHAT3WORDS: should.fonts.worksheet

- VIEWINGS -

Please contact us directly using the details at the bottom of this brochure with any questions or to arrange a viewing with the developer.

Flexible viewing hours are available.



Indicative
EPC?