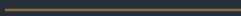
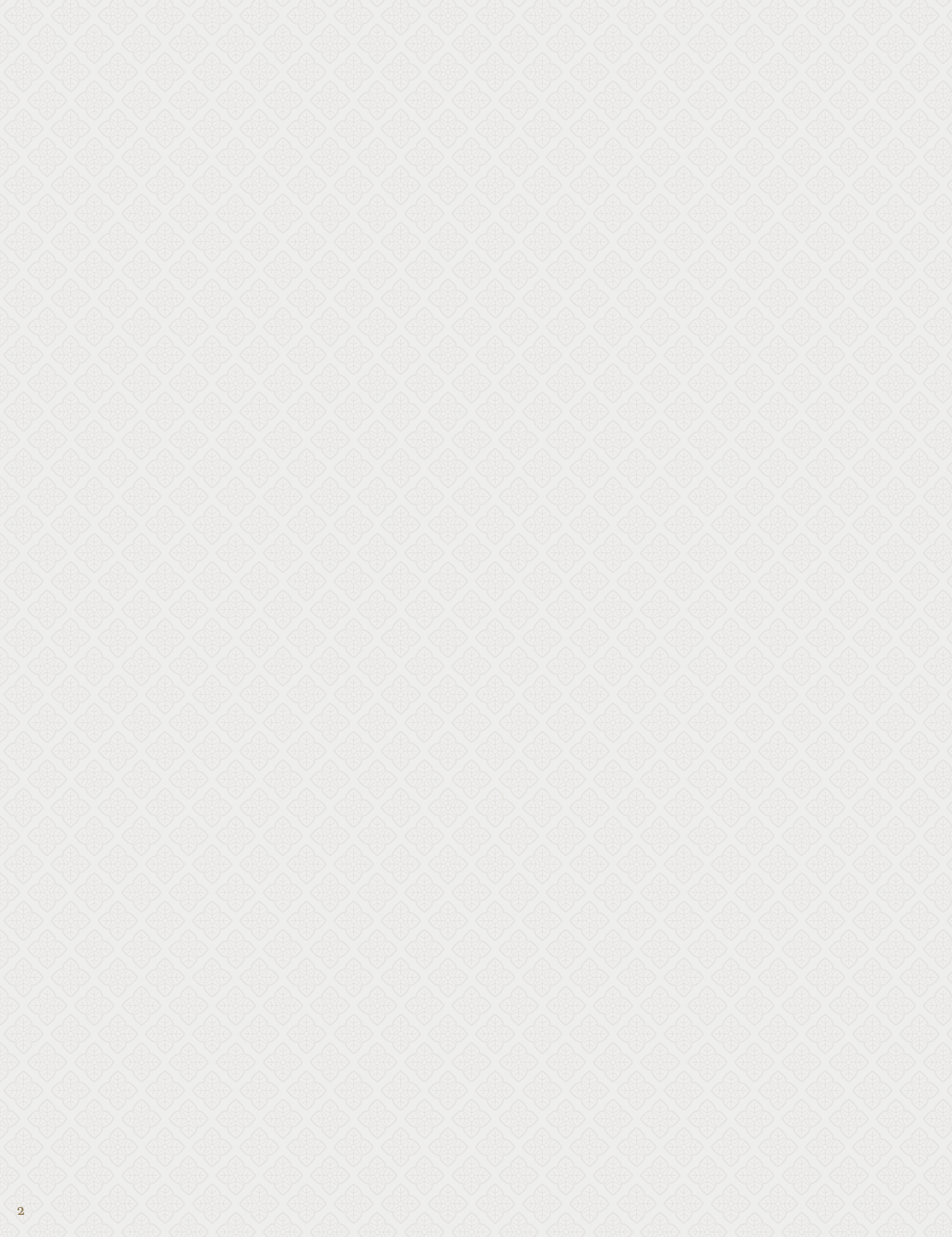




DEANFIELD
ORCHARD



BRIGHTWELL-CUM-SOTWELL



*Brightwell-cum-Sotwell epitomises
the very best of English village life,
a location where the countryside
is embraced, historic buildings
are preserved and a sense of
community prevails.*



Welcome to Deanfield Orchard



Deanfield Orchard is a stunning collection of new homes in the historic South Oxfordshire village of Brightwell-cum-Sotwell. Choose from one and two-bedroom apartments, and two, three, four and five-bedroom houses, in surroundings sensitively designed to incorporate new meadow planting, a play area, accessible open space and links to public footpaths.

Each home will feature the award-winning Deanfield combination of traditionally-styled exteriors, a modern specification and excellent energy efficiency.



Where community living comes first



Brightwell-cum-Sotwell epitomises the very best of English village life, with open countryside, historic buildings and thatched cottages providing a picturesque backdrop for community-focused living.

Focal points come in the shape of the award-winning 16th century Red Lion pub, the Village Stores and Post Office and the village hall, which hosts a calendar of regular events ranging from keep fit and Pilates, to an art club and table tennis. There is also a village pre-school and a well-regarded primary school, the Jubilee pavilion and recreation ground, cricket and tennis clubs and a youth football club.

The village boasts a Community Orchard and there is an annual 'Apple Day', championing heritage apple varieties. Continuing this link to horticulture, Mount Vernon, the 19th century cottage and gardens where Dr Edward Bach developed his flower remedies, is open to the public and tinctures are still made on the premises to this day.



Discover the Enchanting Rural Charm



Deanfield Orchard residents can further immerse themselves in the great outdoors, following a network of local footpaths, cycle routes and bridleways. The local landmark of Wittenham Clumps and the Earth Trust Centre is a two mile stroll to the north, offering extensive views of the surrounding Areas of Outstanding Natural Beauty and a great spot to watch red kites, or explore further afield as you join Sustrans routes towards Oxford.



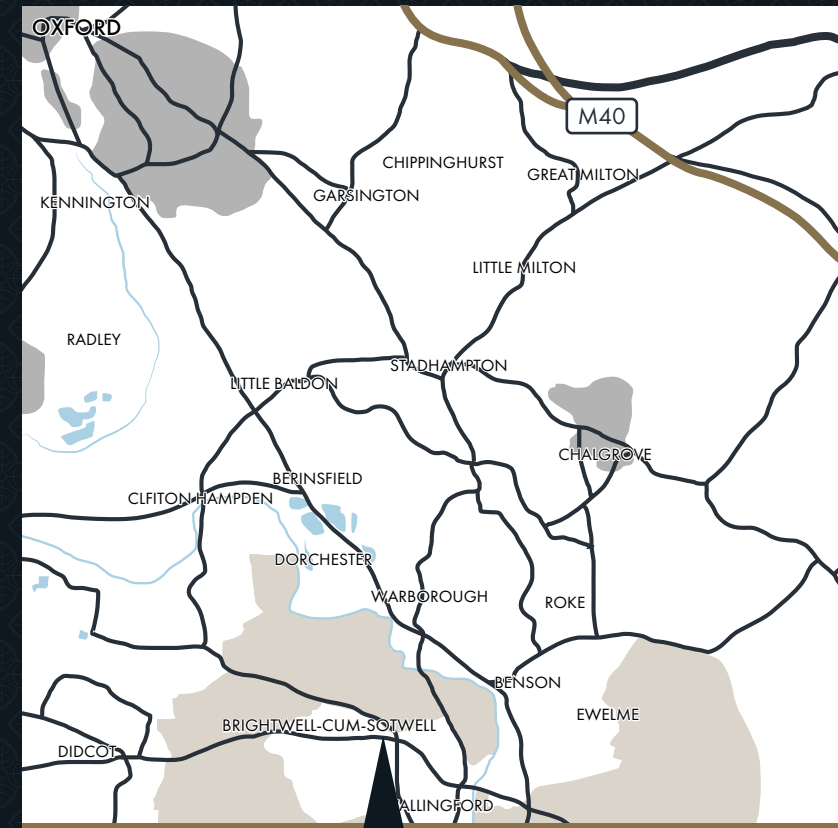
Local area photography

Well Connected

Brightwell-cum-Sotwell is set in a well-connected part of South Oxfordshire. Close by is the historic town of Wallingford, which straddles the River Thames and is a hive of activity. A weekly farmers' market, independent stores, brand names and supermarkets, including Waitrose, create a compelling shopping experience, while cafés, pubs and restaurants give Wallingford an unmistakable buzz. The town's setting, with its medieval castle, provided inspiration for author and former resident, Dame Agatha Christie, and it's possible to catch one of her plays at the Corn Exchange Theatre.

A little further to the west is Didcot, known for its collection of steam locomotives and railway centre and Didcot Parkway mainline station. There's also The Orchards Shopping Centre, a cinema, and the Cornerstone arts, culture and entertainment venue.

Oxford is the closest city to Deanfield Orchard and needs little introduction. Known for the 'dreaming spires' of the University of Oxford, enjoy punting along the River Cherwell or the River Isis, a highly-rated gourmet scene and extensive shopping facilities, including The Covered Market and several indoor shopping centres.



Deanfield Orchard, Brightwell-cum-Sotwell, Oxfordshire OX10 0PT



On foot

- Brightwell Pre-School **0.4 miles**
- Brightwell-cum-Sotwell CofE Primary School **0.4 miles**
- Kings Meadow Recreation Ground **0.4 miles**
- The Red Lion **0.5 miles**
- The Village Stores **0.7 miles**
- Stewart Village Hall **0.7 miles**
- Wittenham Clumps **1.8 miles**



By car

- Wallingford **2 miles**
- Didcot Parkway **4.4 miles**
- M40, junction 7 **12.5 miles**
- Oxford City Centre **12.9 miles**
- Reading **14.5 miles**
- Heathrow Airport **36 miles**



By rail (from Didcot Parkway)

- Reading **12 minutes**
- Oxford **13 minutes**
- London Paddington **37 minutes**

Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps, Dec 2023.
Distances from Deanfield Orchard.

Deanfield Orchard Development Plan



Our Homes

The Appleford

2-bedroom apartment

Plot 10

The Aston

2-bedroom semi-detached home

Plot 17

The Blewbury

3-bedroom semi-detached home

Plots 11 & 16

The Culham

3-bedroom detached home

Plots 1 & 2

The Denman

4-bedroom detached home

Plot 3

The Fitzroy

4-bedroom detached home

Plots 4, 5 & 8

The Henley

5-bedroom detached home

Plots 6 & 7

Plots 9, 14, 15, 18, 19 & 20 are shared ownership and affordable rent.

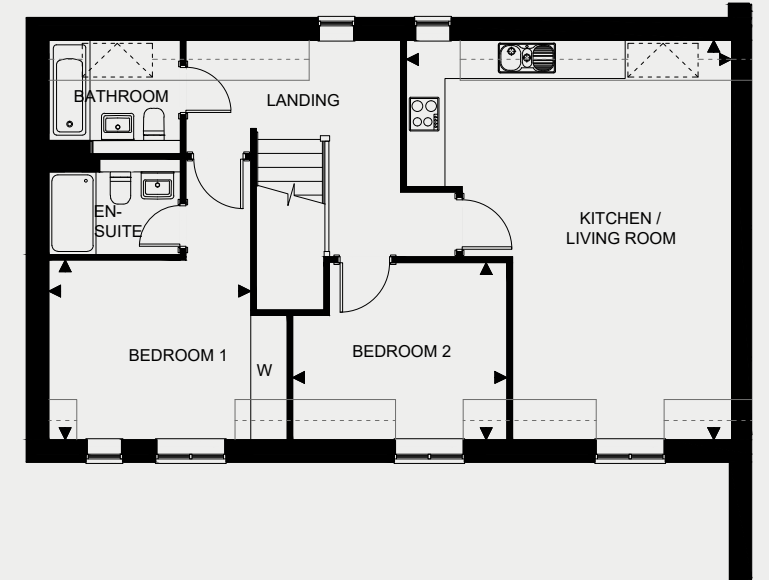
Plots 12 and 13 are 'First Homes' to be sold at a discount to market value - ask your sales advisor for further information.

The Appleford

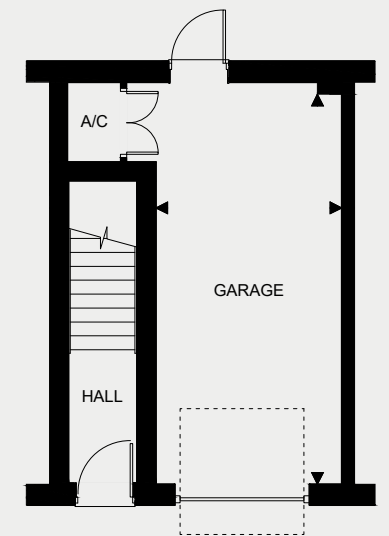
2-bedroom apartment
Plot 10



Computer generated image of The Appleford



First Floor



Ground Floor

Ground Floor

| | | |
|--------|---------------|---------------|
| Garage | 6.61m x 3.15m | 21'8" x 10'4" |
|--------|---------------|---------------|

First Floor

| | | |
|-----------------------|---------------|----------------|
| Kitchen / Living Room | 6.77m x 5.51m | 22'2" x 18'0" |
| Bedroom 1 | 3.42m x 3.04m | 11'2" x 9'11" |
| Bedroom 2 | 3.63m x 3.00m | 11'10" x 9'10" |

Key

- A/C Airing Cupboard
- W Wardrobe
- Roof Light

Dimensions

Dotted line denotes reduced head height or structure above. Thin solid line represents full ceiling height.

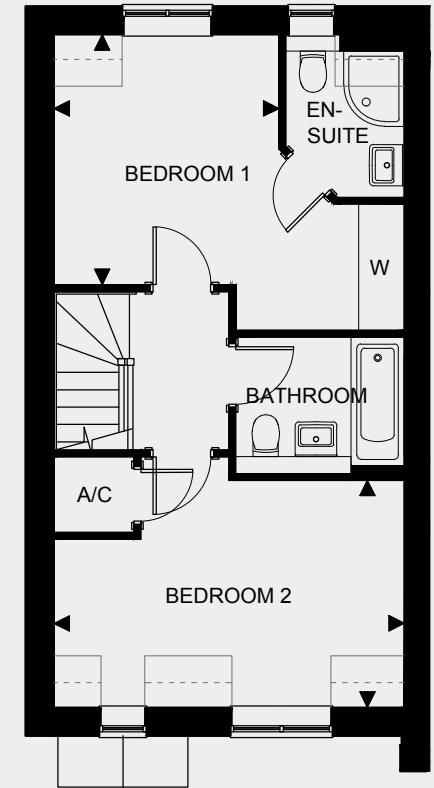
The Aston

2-bedroom semi-detached home
Plot 17

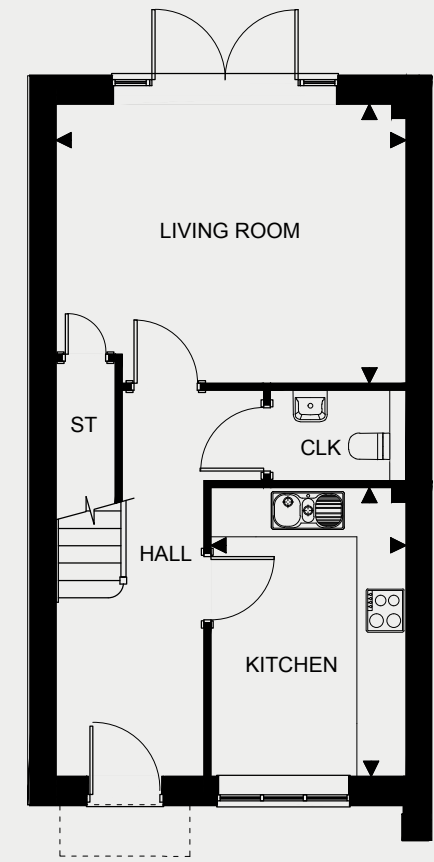


Computer generated image of The Aston

First Floor



Ground Floor



Ground Floor

| | | |
|-------------|---------------|---------------|
| Kitchen | 3.82m x 2.58m | 12'6" x 8'5" |
| Living Room | 4.63m x 3.69m | 15'2" x 12'1" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.30m x 2.97m | 10'9" x 9'8" |
| Bedroom 2 | 4.63m x 3.00m | 15'2" x 9'10" |

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

Dimensions

Dotted line denotes reduced head height or structure above. Thin solid line represents full ceiling height.

The Blewbury

3-bedroom semi-detached home
Plots 11 & 16



Computer generated image of The Blewbury

Dimensions

Ground Floor

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining Room | 5.98m x 2.91m | 19'7" x 9'6" |
| Living Room | 5.98m x 3.30m | 19'7" x 10'9" |
| Garage - Plot 11 only | 6.82m x 3.24m | 22'4" x 10'7" |

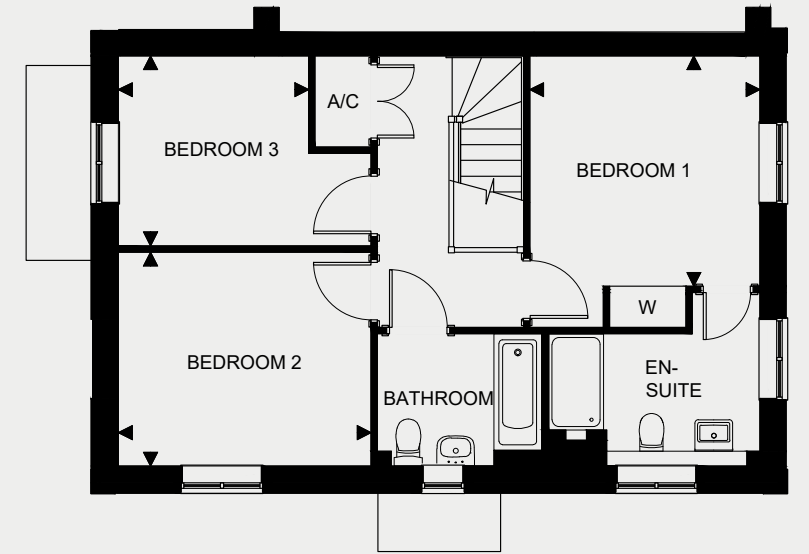
First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3.36m x 3.35m | 11'0" x 10'11" |
| Bedroom 2 | 3.68m x 3.12m | 12'0" x 10'2" |
| Bedroom 3 | 2.77m x 2.77m | 9'1" x 9'1" |

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

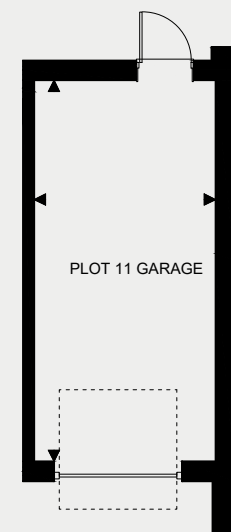
First Floor



Ground Floor



Garage



Dotted line denotes reduced head height or structure above. Garage to plot 11 only, plot 16 has two allocated parking spaces.

The Culham

3-bedroom detached home
Plots 1 & 2



Computer generated image of The Culham

Dimensions

Ground Floor

| | | |
|-------------|---------------|----------------|
| Kitchen | 4.67m x 3.96m | 15'3" x 12'11" |
| Living Room | 5.19m x 3.21m | 17'0" x 10'6" |
| Dining Room | 3.40m x 3.25m | 11'1" x 10'7" |
| Garage | 6.76m x 3.49m | 22'2" x 11'5" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.26m x 2.99m | 10'8" x 9'9" |
| Bedroom 2 | 3.96m x 2.90m | 12'11" x 9'6" |
| Bedroom 3 | 3.69m x 2.99m | 12'1" x 9'9" |

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

Plot 1 as shown, plot 2 handed. Dotted line denotes reduced head height or structure above.

First Floor



Plot 2 - Variation

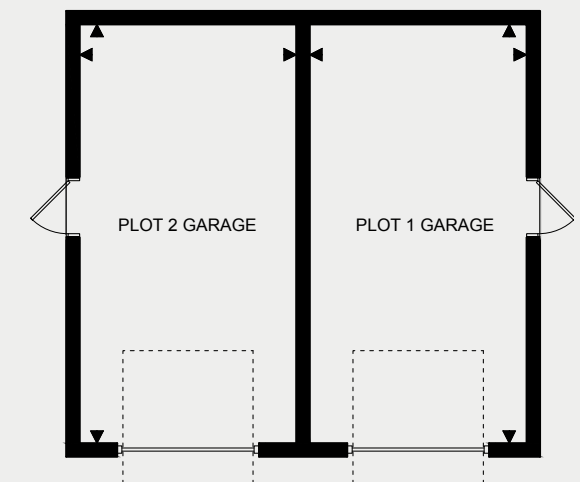
Ground Floor



Plot 2 - Variation

Plot 2 - Variation

Garage



The Denman

4-bedroom detached home
Plot 3

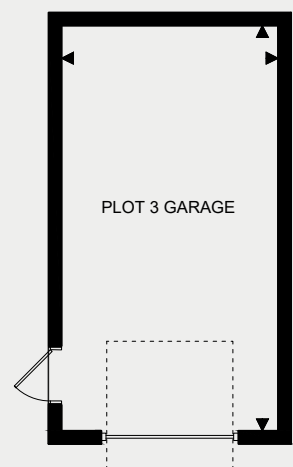
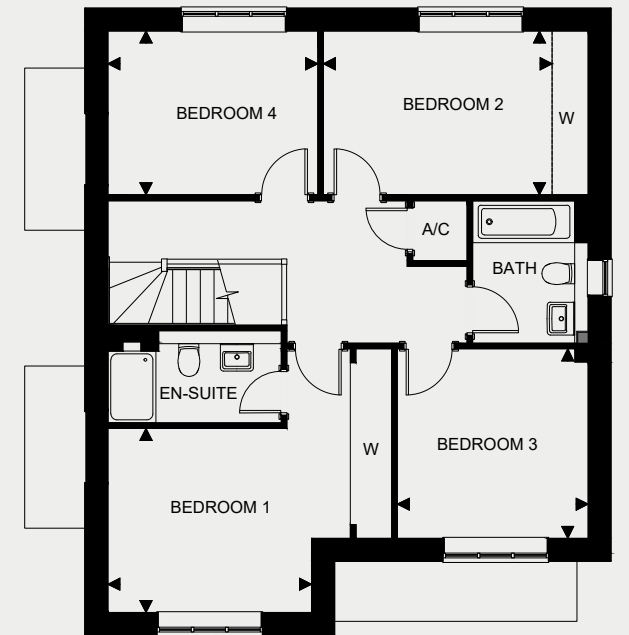


Computer generated image of The Denman

First Floor

Ground Floor

Garage



Ground Floor

| | | |
|-----------------------|---------------|----------------|
| Kitchen / Dining Room | 8.01m x 3.69m | 26'3" x 12'1" |
| Living Room | 4.64m x 3.39m | 15'2" x 11'1" |
| Study | 2.85m x 2.67m | 9'4" x 8'9" |
| Garage | 6.76m x 3.61m | 22'2" x 11'10" |

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.39m x 3.06m | 11'1" x 10'0" |
| Bedroom 2 | 3.81m x 2.73m | 12'6" x 8'11" |
| Bedroom 3 | 3.18m x 3.15m | 10'5" x 10'4" |
| Bedroom 4 | 3.50m x 2.73m | 11'5" x 8'11" |

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

Dimensions

Dotted line denotes reduced head height or structure above.



Computer generated image of Deanfield Orchard

The Fitzroy

4-bedroom detached home
Plots 4, 5 & 8



Computer generated image of The Fitzroy

Ground Floor

| | | |
|---------------------------|---------------|----------------|
| Kitchen / Breakfast Room | 4.86m x 3.54m | 15'11" x 11'7" |
| Dining Room | 4.20m x 3.81m | 13'9" x 12'6" |
| Living Room | 5.19m x 4.85m | 17'0" x 15'10" |
| Study | 3.14m x 2.09m | 10'3" x 6'10" |
| Garage - Plots 4 & 5 only | 6.76m x 3.49m | 22'2" x 11'5" |
| Garage - Plot 8 only | 6.76m x 3.61m | 22'2" x 11'10" |

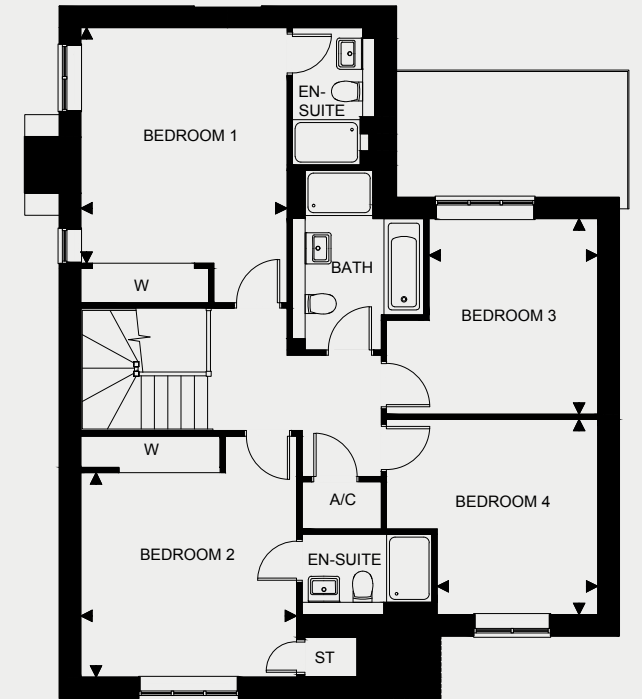
First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4.16m x 3.64m | 13'7" x 11'11" |
| Bedroom 2 | 3.80m x 3.60m | 12'5" x 11'9" |
| Bedroom 3 | 2.97m x 3.45m | 9'8" x 11'3" |
| Bedroom 4 | 2.84m x 3.44m | 9'3" x 11'3" |

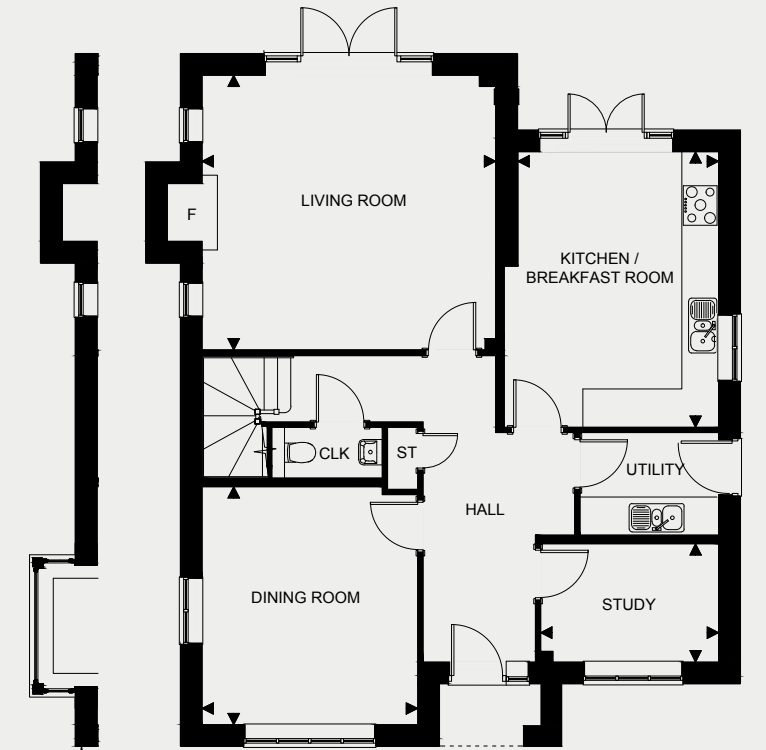
Key

- F Fireplace
- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

First Floor

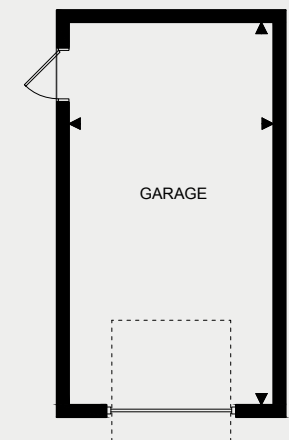


Ground Floor



Plot 8 Variation

Garage



Dimensions

Plots 4 and 8 as shown. Plot 5 handed. Plots 4 & 5 have a twin garage. Dotted line denotes reduced head height or structure above.

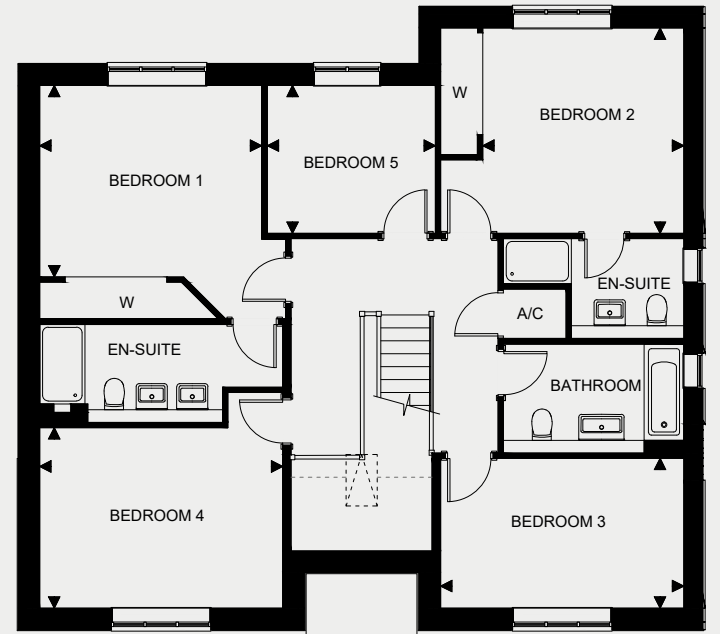
The Henley

5-bedroom detached home
Plots 6 & 7



Computer generated image of The Henley

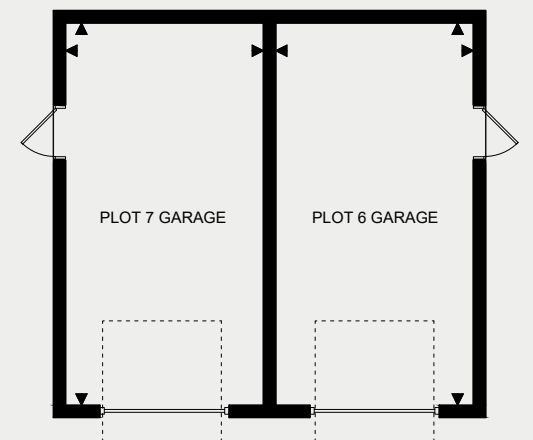
First Floor



Ground Floor



Garage



Ground Floor

| | | |
|-----------------------------------|----------------|----------------|
| Kitchen / Breakfast / Family Room | 11.38m x 4.57m | 37'4" x 14'11" |
| Dining Room | 4.29m x 3.60m | 14'0" x 11'9" |
| Living Room | 5.54m x 4.29m | 18'2" x 14'0" |
| Garage | 6.76m x 3.49m | 22'2" x 11'5" |

First Floor

| | | |
|-------------------|---------------|----------------|
| Bedroom 1 | 3.92m x 3.38m | 12'10" x 11'1" |
| Bedroom 2 | 3.63m x 3.55m | 11'10" x 11'7" |
| Bedroom 3 | 4.29m x 2.65m | 14'0" x 8'8" |
| Bedroom 4 | 4.29m x 3.19m | 14'0" x 10'5" |
| Bedroom 5 / Study | 2.97m x 2.61m | 9'8" x 8'6" |

Key

- F Fireplace
- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- ☐ Roof Light

Dimensions

Plot 6 as shown, plot 7 handed. Plot 7 front elevation is tile hung. Dotted line denotes reduced head height or structure above.



It's all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through provision of energy via air source heat pumps, thermally-efficient glazing, superior levels of insulation and water-saving appliances, all contributing to the cost-efficiency of our homes.

Sustainability and Energy Efficiency

- Low carbon heating through air source heat pump.
- Smart meter installed to help monitor your energy use and automatically send out meter readings.
- High performance double-glazed PVCu windows giving an excellent level of thermal insulation and reduced heat loss.
- 150mm wall cavities and superior levels of insulation within roof spaces to limit heat loss in the winter and reduce heat gain in summer.
- Water saving appliances and sanitaryware.
- Low energy lighting to all homes.
- Water butt installed to all homes.
- 7kW Electric vehicle charging point fitted to each home.



DEANFIELD
ORCHARD



Kitchen and Utility*

- Professionally designed kitchen and utility* fully equipped with a range of contemporary shaker-style wall and floor cabinets. (Choice of door colour, work-surface and handles available depending on build stage.)
- Composite/stone work-surface, upstand and splashback in the Culham, Denman, Fitzroy and Henley, with laminate work surface to utility.
- Laminate work-surface, upstand and stainless-steel splashback in the Appleford, Aston and Blewbury.
- 1 ½ bowl undermounted stainless-steel sink with grooved drainer and chrome mixer tap with swivel spout to the Culham, Denman, Fitzroy and Henley.
- 1 ½ bowl inset stainless-steel sink with integrated drainer and chrome mixer tap with swivel spout to the kitchen in the Appleford, Aston and Blewbury and to utility.*
- Built-in Bosch double oven, integrated microwave, five ring induction hob and extractor to the Denman, Fitzroy and Henley.
- Built-in Bosch single oven, integrated microwave, five ring induction hob and extractor to the Culham.
- Built-in Bosch single oven, integrated microwave, four ring induction hob and extractor to the Appleford, Aston and Blewbury.
- Integrated fridge/freezer and dishwasher to all homes.
- Integrated washer/dryer to the Appleford and Aston.
- Space for two laundry appliances in utility* (see sales advisor for details).
- Porcelain floor tiling to the Culham, Denman, Fitzroy and Henley.
- Amtico flooring to the Appleford, Aston and Blewbury.

*Where applicable





Bathroom, En-suites* and Cloakroom*

- Contemporary white Laufen bathroom suites with chrome Hansgrohe brassware.
- Chrome Hansgrohe thermostatic shower over the bath to the family bathroom and in the shower cubicle of en-suites.
- Vanity unit to family bathroom and en-suite 1.
- Wall mirror to family bathroom, en-suite 1 and cloakroom.
- Heated towel rail in family bathroom and en-suites.
- Chrome shaver socket to family bathroom and en-suites.
- Porcelain/Ceramic wall tiling to family bathroom, en-suites and cloakroom.
- Amtico flooring to the family bathroom and en-suites in all homes.
- Porcelain floor tiling to the cloakroom in the Culham, Denman, Fitzroy and Henley. Amtico flooring to the cloakroom in the Aston and Blewbury.

Electrical and Multimedia

- Stainless steel sockets fitted in the kitchen above work-surfaces.
- USB socket to kitchen, study* and bedroom 1.
- TV/FM/DAB sockets to kitchen, living room, dining room*, study* and bedroom 1.
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, dining room*, study* and bedroom 1.
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment.
- Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates.
- Full fibre broadband available.

Heating, Lighting and Internal Finishes

- Air Source Heat Pump, providing sustainable heating.
- Underfloor heating to ground floor, radiators to first floor.
- Downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms.
- Hammonds built-in wardrobes to bedrooms 1 and 2 in the Culham, Denman, Fitzroy and Henley; to bedroom 1 in the Appleford, Aston and Blewbury. (please see floor plans for details and choice of colour available depending on build stage.)*
- Painted cottage style internal doors.
- Painted walls and woodwork throughout.
- Light and double socket to loft area.
- Fitted carpets throughout.
- Fireplace suitable for a log burning stove with a black hearth and solid, non-combustible beam, in the Fitzroy and the Henley



External Features and Security

- Landscaped and turfed front garden and turf to the rear.
- Outside water tap.
- Outside electrical point to rear patio.
- Electrical socket in garage.*
- Power point fitted for optional electric garage door opener.
- Outside lights to front, rear and side doors*, with dusk to dawn sensor to front door and motion sensor to side door.
- Multi-point locking system to all external doors.

Construction Type

- Main structure of traditional masonry construction.

Management Services

- Deanfield Homes will appoint a professional managing agent who will be a member of the Association of Residential Management Agents. Please contact your sales advisor for further details.



Customer Testimonials

Read what some of our recent purchasers love about their new Deanfield home.



Nicola, Robert & spaniel Mabel
Deanfield Green, East Hagbourne

“We fell in love with the Caversham at Deanfield Green, a three-bedroom detached property which occupied a prime position on the edge of the development and had a lovely walled garden. There’s plenty of living space, including a generous second bedroom for our son Ben, and a third bedroom which I’ve turned into a hobby room where I can indulge my passion for sewing.”



Jenny & Alfie,
Deanfield Park, Ickford

“We found Deanfield didn’t just include the bare minimum, but instead put considerable thought into creating a desirable specification for its buyers. This was a really important factor that attracted us to purchasing our first home.”



Flick,
Deanfield Park, Ickford

“It’s all the little fine touches and details that make it ‘not like a development’, it’s a village. In the kitchen, the floor is dark wood Amtico, which is really beautiful and super-practical with the dog, but then that colour is repeated inside the kitchen cupboards, so every time I open the cupboards it makes me smile because it’s a tiny detail that makes something feel high end and considered, an intelligent build. Deanfield have considered every single aspect, from location down to the minutest detail and I think that’s what sets them apart”

With you every step of the way



Our Customer Charter

At Deanfield Homes we will do all we can to make buying your new home a simple, straightforward and enjoyable process. We are a Registered Developer of the New Homes Quality Board, committed to building to the very highest standards to deliver homes people love to live in. We adhere to the New Homes Quality Code, which follows ten guiding principles, ensuring that we act with transparency and fairness, with the interests of our customers at the fore. We want you to be delighted with your new home and the level of service you receive from our entire team.

Be Confident in your Choice

With Deanfield Homes you can be confident in your decision to purchase a brand new home. At each step of the purchasing process you will be kept fully informed and given the opportunity to ask questions.

Reserving your new home

Once you have found the right home for you, you will enter a reservation agreement which details the reservation fee and an agreed date by which exchange of contracts must take place. We know circumstances change and you can reserve your new home with the reassurance of a 14-day cooling off period, within which you may cancel the agreement and receive a full refund of the reservation fee.

Before you exchange contracts

Prior to exchange of contracts, you will be invited to an Information Giving Meeting to enable the sales and construction teams to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.

Before completion

After exchange of contracts and approximately two weeks prior to your completion date, you will be invited to visit and view your home in its virtually complete condition, or to appoint a qualified inspector to undertake the visit on your behalf, at your cost, if you prefer.

Prior to completion, a home demonstration will also be undertaken, where details of how to look after your new home, including how to maintain the heating and electrical equipment, will be explained.

After completion

Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in.

Your new home benefits from a 10-year NHBC warranty which is valid from completion. You will also be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.



Registered developer

About Deanfield Homes

We are an award winning, independent housebuilder, specialising in small to medium-sized residential developments in exceptional locations across Oxfordshire, Buckinghamshire, Berkshire and Hertfordshire.

The Deanfield team takes inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers, establishing new communities which blend seamlessly with the local area.

At Deanfield Homes, sustainability is high on our agenda. We are a member of the Future Homes Hub, a cross-industry body focused on the delivery of a sector-wide approach to addressing climate change. The fabric of our properties are already designed to outperform current building regulations by 20%. We now include air source heat pumps and EV charging points as standard, design homes to be 'zero carbon ready' and partner with social enterprise RAW to recycle waste wood from our sites.

We look forward to welcoming you to Deanfield Orchard and assisting you with your search for a new home.



Photography of a previous Deanfield Homes development



Contact us

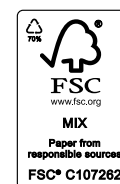
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Oxfordshire OX10 0PT**

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**Deanfield Homes Limited
Oakingham House,
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Bucks HP11 1JU**

T: 01494 578911

W: deanfieldhomes.co.uk



This brochure is printed on recycled paper using carbon neutral printing

Whilst the floor plans within this brochure have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. 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. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Please confirm the most up-to-date details with our sales advisor on reservation. Computer generated images and landscaping are indicative and may vary.

