

THE LEAZE

Baldon Lane
Marsh Baldon
Oxfordshire

THE LEAZE

An exceptional house to live in...

The Leaze is a unique and exciting house. From the outside it looks like a conventional brick and thatched cottage, but inside it is a contemporary 'eco-house'. It combines the best in traditional design with a 21st century open plan kitchen/dining/ family room and a surprisingly large basement containing a games room/home cinema, gym and office, with independent access from the garden.

- Designed following the Passivhaus principles to give a comfortable and healthy lifestyle as well as low energy use and low running costs.
- Built with natural cellulose based materials that sequester bio-genic carbon to reduce the embodied carbon and carbon footprint.
- Low embodied carbon and low operational emissions.
- The Leaze has achieved the Passivhaus performance targets of 10W/ m2 peak heating load and air-tightness of 0.4 air changes per hour. Passivhaus performance using natural materials therefore sustainability in its truest form.

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THE PROPERTY CONSULTANCY





Location

Marsh Baldon is set very conveniently just 7.4 miles South East of historic Oxford and is quintessentially the classic English village set around a large picturesque green. Communications are first class with Didcot Parkway Station (London Paddington under 50 minutes) just 7.9 miles distance. The A34 lies on the western edge of Oxford providing a fast road link to the M4 and M40 Motorways. The riverside town of Henley on Thames lies 18.3 miles south with Reading (and Reading Station) just over 20 miles south. This is a great location if you are seeking a more bucolic lifestyle and the village owns its own public house, The Seven Stars and there is also a popular “gastro pub” in neighbouring Toot Baldon. Private schooling in this geography is first class and is a major draw for many buyers.

Education

Abingdon School
www.abingdon.org.uk

Radley School, Radley (Abingdon)
www.radley.org.uk

Moulsford Preparatory School
www.moulsford.com

Oxford High School
www.oxfordhigh.gdst.net

Dragon School, Oxford
www.dragonschool.org

Magdalen College School, Oxford
www.mcsoxford.org

St Edwards School, Oxford
www.stedwardsoxon.sch.uk

Interior detailing...

Whilst The Leaze has been designed for maximum thermal efficiency, the building technology also affords the property a sound insulation that makes the space a very cosseted and peaceful place to be - Creating a very special atmosphere. A contemporary and versatile interior arranged intelligently over three floors - At the heart of which is the dramatic "social" kitchen space featuring Italian made kitchen cabinetry. The flexible accommodation can offer from 4 to 6 bedrooms.



Floorplans

The Leaze

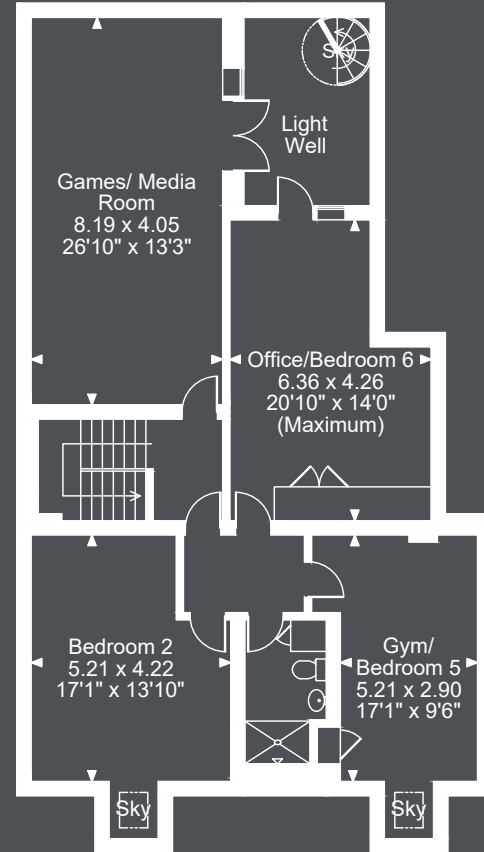
Approximate Gross Internal Area

Main House	3,415 Sq Ft	318 Sq M
External Rooms	70 Sq Ft	6 Sq M
Total	3,485 Sq Ft	324 Sq M

Lower Ground Floor

Games/Media Room	8.19 x 4.05	26'10" x 13'3"
Office/Bedroom	6.36 x 4.26	20'10" x 14'0"
Bedroom	2.521 x 4.22	17'1" x 13'10"
Gym/Bedroom	5.521 x 2.90	17'1" x 9'6"

NOTE - The configuration of the lower ground floor accommodation allows for versatility of use either as sleeping quarters or alternative uses.



Floorplans

The Leaze

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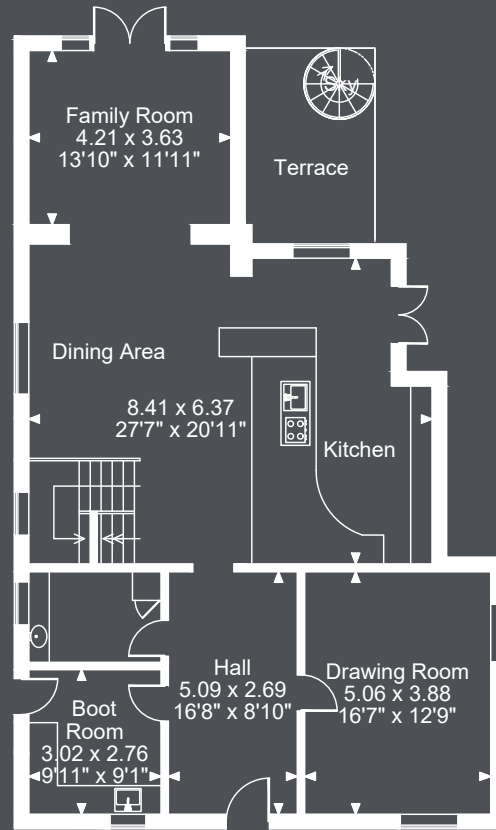
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Ground Floor

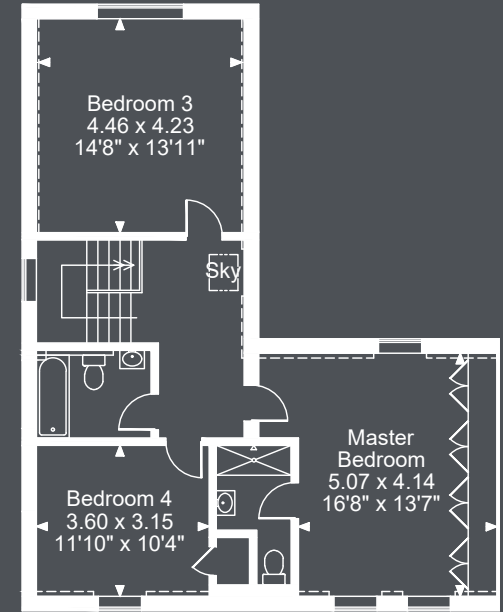
Family Room	4.21 x 3.63	13'10" x 11'11"
Kitchen/Dining Room	8.41 x 6.37	27'7" x 20'11"
Boot Room	3.02 x 2.76	9'11" x 19'1"
Hall	5.09 x 2.69	16'8" x 18'10"
Drawing Room	5.06 x 3.88	16'7" x 12'9"

First Floor

Master Bedroom	5.07 x 4.14	16'8" x 13'7"
Bedroom 3	4.46 x 4.23	14'8" x 13'11"
Bedroom 4	3.60 x 3.15	11'10" x 10'4"



Ground Floor



First Floor





Interior detail...

Space planning and detailing are key features of The Leaze and as you enter the expansive reception hall, the sense of space is immediate. Bathroom detailing throughout the property is of a contemporary aesthetic and this is evidenced immediately in the large cloakroom leading off the hall. A "quiet" snug / sitting room has been placed at the front of the building with the statement 'open plan' space opening on to private 0.63 acre grounds to the South of the building.



Interior detail...

The Leaze has been designed as an easy to use "smart" home. Cat 5 cabling and networking of the house allow for an ownership experience that chimes with the requirements of the 21st century buyer - Television has been wired for High Definition (HD) distribution / Multi-Room Audio to key rooms / 7.1 Surround Sound to the cinema / Smartphone control of the house via APP / Smartphone control of the photovoltaic system via APP / Infra red "mood" lighting system by Rako / Tablet supplied for Home Control.



Performance...

The Leaze was originally created by Greencore Construction in 2015. They were heavily involved in academic research work to decarbonise the built environment and they also worked closely with the BRE* Centre for Innovative Construction Materials (CICM) based at the University of Bath. They were the lead industrial partner in an EU funded project to commercialise their Hempcell system adopted within The Leaze.

Performance standards as demonstrated within The Leaze combines the highest levels of sustainability, low energy use and natural, renewable materials. In effect, this means combining the German Passiv Haus standard, the UK 2016 Zero Carbon (target) standard and natural materials such as hemp and timber to deliver true sustainability.

The thermal performance of The Leaze was modelled at the design stage (using PHPP) to ensure delivery of Passivhaus performance.

- Heating use of less than 15kWhrs/ m2/yr and/or a peak heating demand of less than 10W/m2. The peak heating load in the coldest winter targeted to be around 3kW and the annual heating bill should be around £450 per year, although being completely off-set by the financial contribution from the PV panels which is expected to produce around £450 credit per year as well as free electricity in sunny conditions. Greencore Construction built The Leaze using their own Hempcell system.
- Off-site manufactured panels
- Insulated with hemp, lime and natural fibre insulation
- Minimal thermal bridging
- Exceptional insulation and thermal inertia
- Exceptional air-tightness with Greencore Construction having carried out post completion evaluation of the house.



Sole Agents

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216 Banbury Road
Summertown
Oxford
OX2 7BY
e: gavin@west-tpc.co.uk
t: 01865 510000
w: www.west-tpc.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	99
(81-91)	B	91
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

From Oxford take the A4074 signposted Henley out of Oxford and after a few miles you will come to the village of Nuneham Courtenay. On leaving the village take the first left signposted Marsh Baldon and just prior to the village green and the The Seven Stars village pub, you will see The Leaze private driveway on your right hand side.





...the village green

