



ADDINGTON CLOSE

FRINGFORD



HENRY SCOTT
— DEVELOPMENTS —

BUILT WITH QUALITY



Illustration of houses is a computer-generated image



ADDINGTON CLOSE

FRINGFORD

A MIXTURE OF 3, 4 AND 5 BEDROOM STONE HOUSES IN A
FANTASTIC VILLAGE LOCATION WITH COUNTRYSIDE VIEWS

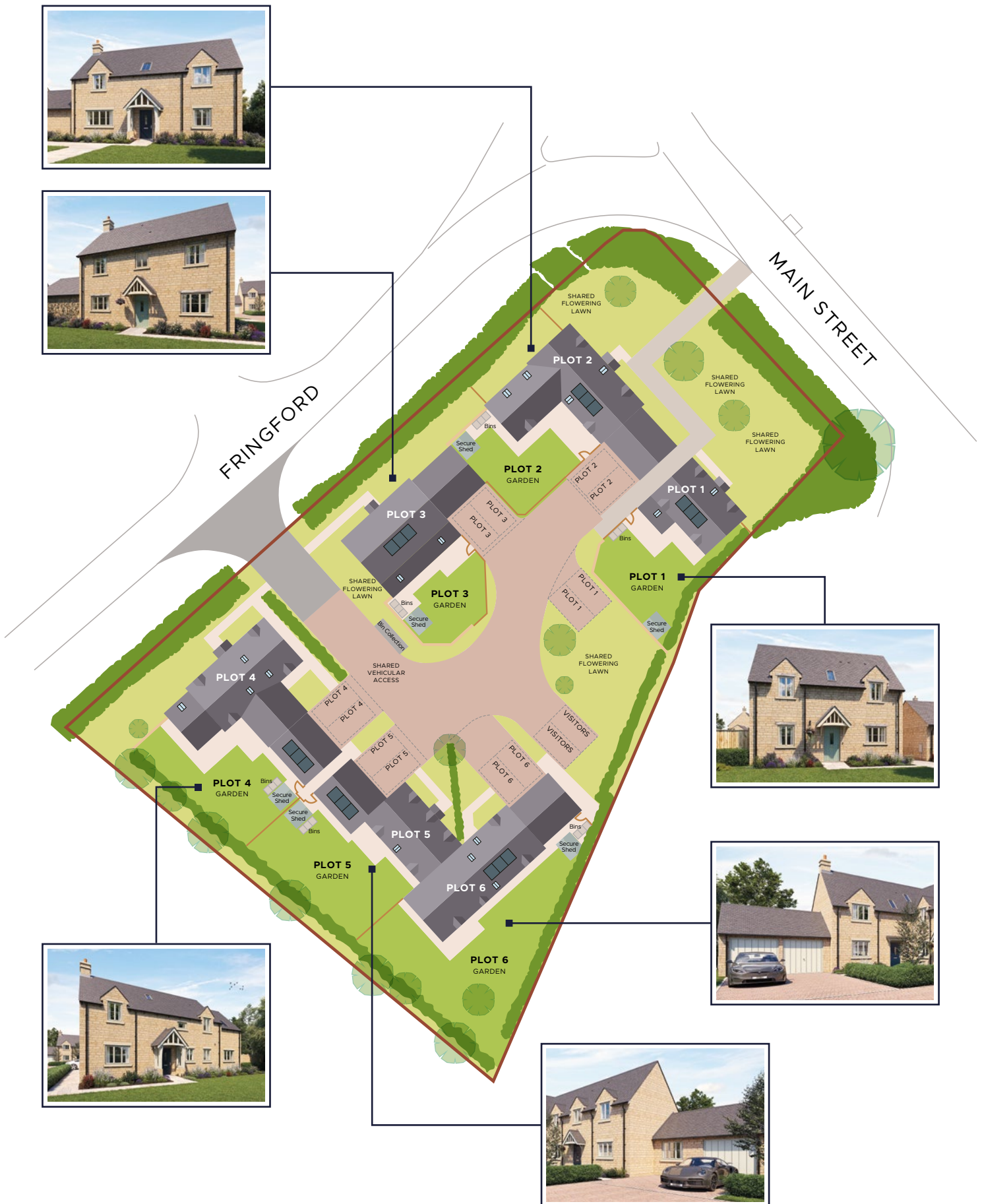
Addington Close is a small, thoughtfully designed development of homes, situated in the attractive village of Fringford, Oxfordshire.

The development will showcase properties featuring eye-catching natural golden Cotswold stone to blend into the surrounding landscape seamlessly. The unique properties will be complimented with a new wild flower meadow to enhance the aesthetic of the local vernacular and local environment.

These unique, attractive properties are finished to the highest standard and constructed to the latest building regulations for maximum efficiency, heated by renewable air source heat pumps.

The properties are designed to suit a modern lifestyle, with contemporary layout and features, but within a traditional development in keeping with its wonderful village location.

SITE PLAN



Although every effort has been made in the preparation of these details, their accuracy cannot be guaranteed and should be used for guidance only. Illustrations of houses are computer generated images.

A NEW LIFE IN THE COUNTRY

ROOM TO GROW AND BLOOM



Fringford village green.



Above photographs are indicative only.



St Michael and All Angels Church, Fringford.



Children's play area, Fringford.

FRINGFORD

AMENITIES AND TRANSPORT LINKS

The delightful, rural village of Fringford in Oxfordshire is situated about four miles north-east of Bicester and has a population of around 600.

Fringford, historically, is associated with Flora Thompson's '*Lark Rise to Candleford*' trilogy, in which she recalls her 19th century childhood in the area.

Local amenities include; St Michael and All Angels Church; Fringford C.E. Primary School, which accepts children ranging in age from 4 to 11 years; The Butchers Arms public house; a village hall; and a cricket club.

For a wider range of amenities, including shops, restaurants, schools and leisure facilities, the attractive market town of Bicester is just a short distance to the south and is also well-known for the 'Bicester Village' brand outlet centre.

The towns of Brackley and Buckingham are both approximately six miles to the north and north-east respectively.

For transport links, junction 10 of the M40 is roughly 4 miles to the west. The nearest railway station is at Bicester, with regular services south, to London Marylebone, and north to Banbury and Birmingham.



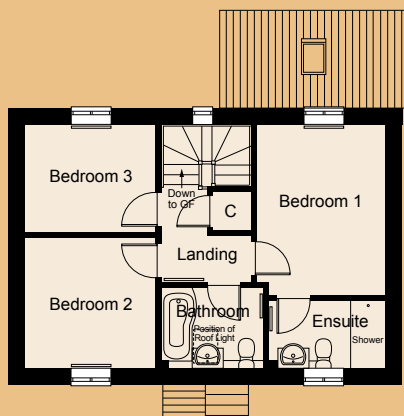
ADDINGTON CLOSE
FRINGFORD





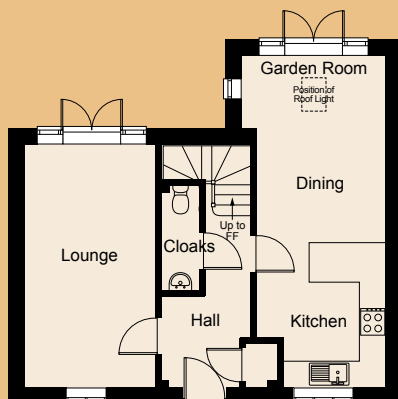
PLOT 1

THREE BEDROOM DETACHED HOME



FIRST FLOOR

Bedroom 1	3.92m x 2.97m (12'10" x 9'8")
Ensuite	2.71m x 1.58m (8'10" x 5'2")
Bedroom 2	3.03m x 3.00m (9'11" x 9'10")
Bedroom 3	3.03m x 2.50m (9'11" x 8'2")
Bathroom	2.36m x 1.87m (7'8" x 6'1")



GROUND FLOOR

Lounge	5.59m x 3.03m (18'4" x 9'11")
Kitchen/Dining	5.59m x 2.97m (max.) (18'4" x 9'8" (max.))
Garden Room	3.34m x 1.67m (10'11" x 5'5")

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PLOT 2

FIVE BEDROOM DETACHED HOME

FIRST FLOOR

Bedroom 1	4.80m x 3.64m (15'8" x 11'11")
Ensuite	2.81m x 2.13m (9'2" x 6'11")
Bedroom 2	4.10m x 3.94m (13'5" x 12'11")
Ensuite	2.30m x 1.62m (7'6" x 5'3")
Bedroom 3	3.93m x 3.16m (12'10" x 10'4")
Bedroom 4	3.93m x 2.56m (12'10" x 8'4")
Bathroom	2.29m x 1.90m (7'6" x 6'2")



GROUND FLOOR

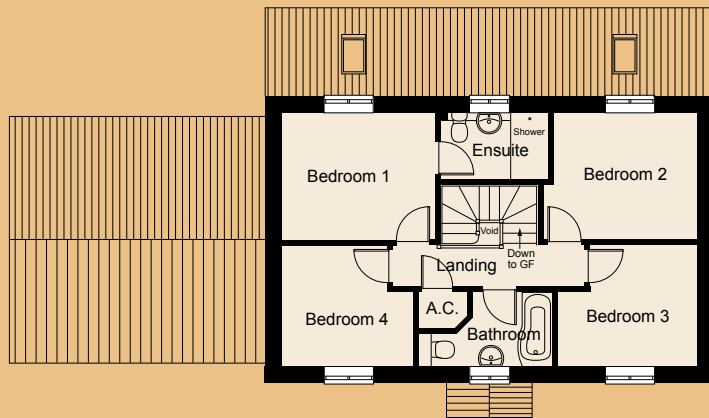
Lounge	5.81m x 3.93m (19'0" x 12'10")
Kitchen / Dining & Family Room	7.74m x 4.80m (25'4" x 15'8")
Study / Bedroom 5	4.60m x 2.76m (15'1" x 9'0")
Utility	2.90m x 2.29m (9'6" x 7'6")



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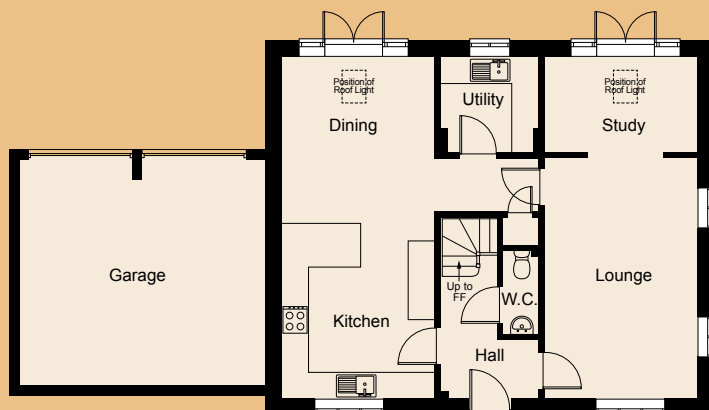
PLOT 3

FOUR BEDROOM DETACHED HOME



FIRST FLOOR

Bedroom 1	3.54m x 2.93m (11'7" x 9'7")
Ensuite	2.48m x 1.54m (8'1" x 5'0")
Bedroom 2	3.31m x 2.93m (10'10" x 9'7")
Bedroom 3	3.21m (max.) x 2.79m (10'6" (max.) x 9'1")
Bedroom 4	3.04m (max.) x 2.79m (9'11" (max.) x 9'1")
Bathroom	3.08m (max.) x 1.74m (max.) (10'1" (max.) x 5'8" (max.))



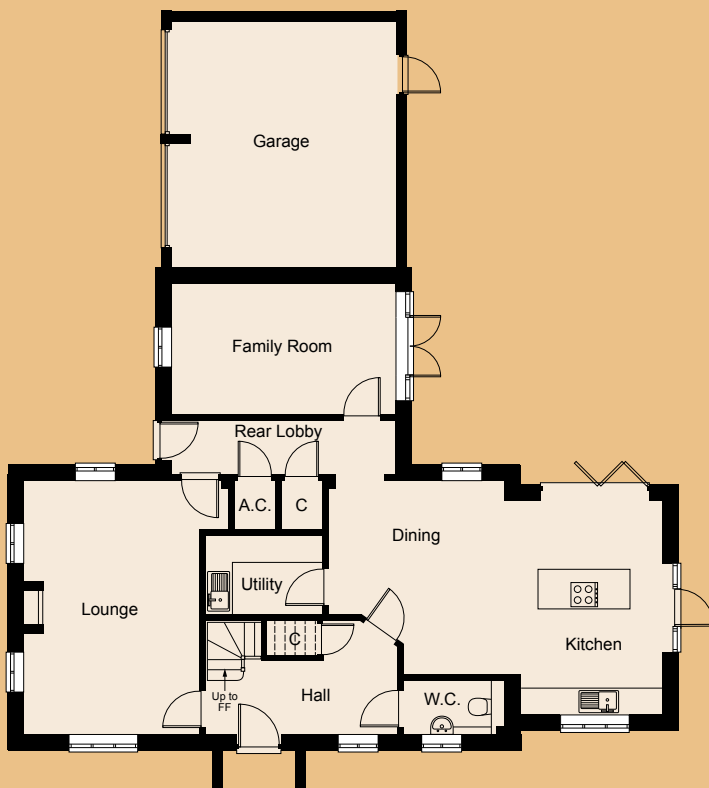
GROUND FLOOR

Lounge	5.52m x 3.53m (18'1" x 11'6")
Kitchen	5.52m x 3.53m (18'1" x 11'6")
Dining Area	3.53m x 2.22m (11'6" x 7'3")
Study	3.53m x 2.22m (11'6" x 7'3")
Utility	2.26m x 2.22m (7'4" x 7'3")

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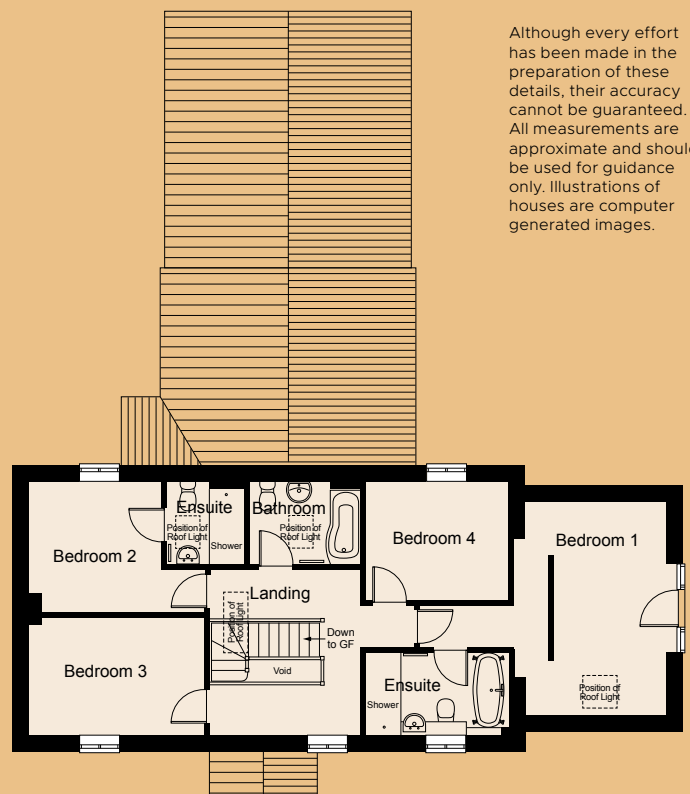
PLOT 4

FOUR BEDROOM DETACHED HOME



GROUND FLOOR

Lounge	5.81m x 4.04m (19'0" x 13'3")
Kitchen	4.91m x 3.25m (16'1" x 10'7")
Dining	4.40m (max.) x 4.00m (max.) (14'5" (max.) x 13'1" (max.))
Family Room	5.11m x 3.00m (16'9" x 9'10")
Utility	2.65m x 1.80m (8'8" x 5'10")



FIRST FLOOR

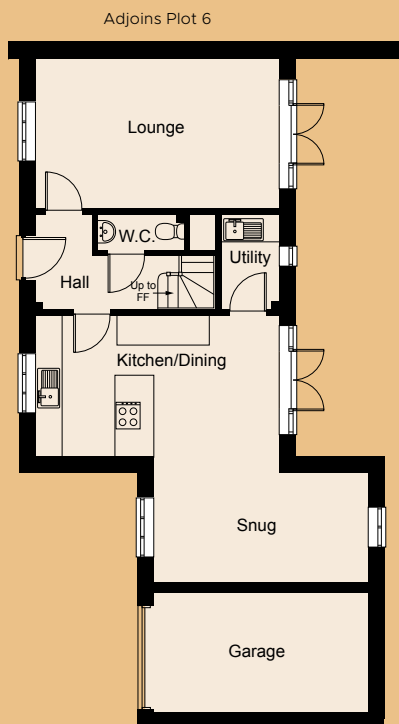
Bedroom 1	4.91m x 3.25m (16'1" x 10'7")
Ensuite	3.29m x 1.92m (10'9" x 6'3")
Bedroom 2	3.08m x 3.01m (10'1" x 9'10")
Ensuite	1.91m x 1.79m (6'3" x 5'10")
Bedroom 3	4.05m x 2.71m (13'3" x 8'10")
Bedroom 4	3.29m x 2.73m (10'9" x 8'11")
Bathroom	2.55m x 1.91m (8'4" x 6'3")

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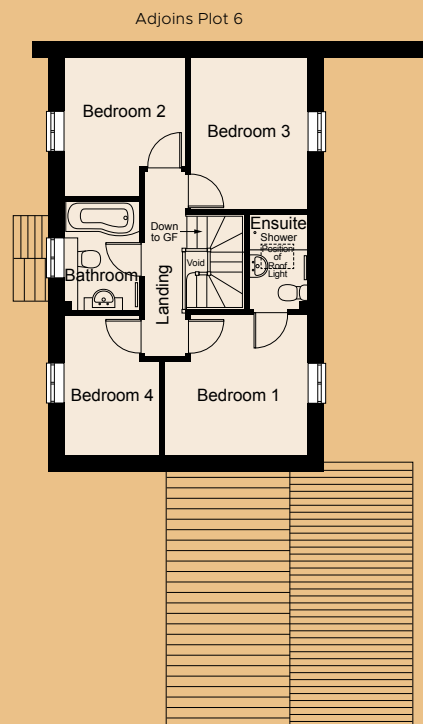
PLOT 5

FOUR BEDROOM SEMI-DETACHED HOME



GROUND FLOOR

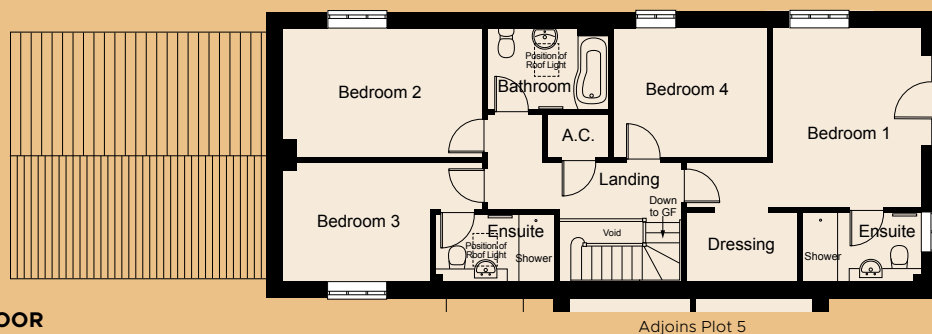
Lounge	5.59m x 3.46m (18'4" x 11'4")
Kitchen/Dining	5.59m x 3.23m (18'4" x 10'7")
Snug	5.11m x 2.64m (16'9" x 8'7")
Utility	2.19m x 1.36m (7'2" x 4'5")



FIRST FLOOR

Bedroom 1	3.30m (max.) x 3.24m (max.) (10'9" (max.) x 10'7" (max.))
Ensuite	2.19m x 1.36m (7'2" x 4'5")
Bedroom 2	3.10m (max.) x 2.75m (max.) (10'2" (max.) x 9'0" (max.))
Bedroom 3	3.47m x 2.65m (11'4" x 8'8")
Bedroom 4	3.24m (max.) x 2.19m (max.) (10'7" (max.) x 7'2" (max.))
Bathroom	1.74m x 2.40m (5'8" x 7'10")

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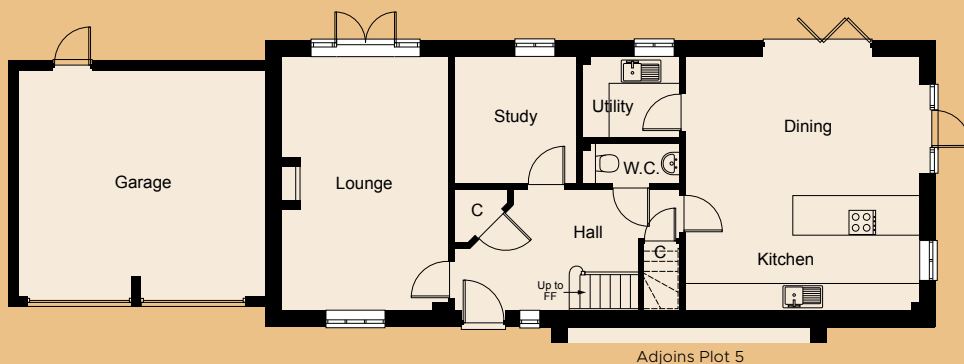


FIRST FLOOR

Bedroom 1	4.11m x 3.41m (13'5" x 11'2")
Ensuite	2.74m x 1.61m (8'11" x 5'3")
Bedroom 2	4.58m x 2.97m (15'0" x 9'8")
Bedroom 3	2.75m x 3.30m (9'0" x 10'9")
Ensuite	2.70m x 1.56m (8'10" x 5'1")
Bedroom 4	3.54m x 2.97m (11'7" x 9'8")
Bathroom	2.78m x 1.89m (9'1" x 6'2")

GROUND FLOOR

Lounge	5.81m x 3.84m (19'0" x 12'7")
Kitchen/Dining	5.81m x 5.37m (19'0" x 17'7")
Study	2.93m x 2.82m (9'7" x 9'3")
Utility	2.25m x 1.88m (7'4" x 6'2")



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SPECIFICATIONS

PLOT 1

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patios and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Cloakroom and bathrooms:

- Quality white sanitary ware, wall hung vanity units and W/C pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling – half height and floors
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen (traditional option)
- Worktops: 20mm quartz or similar
- 70/30 fridge freezer
- Single oven, integrated/combi microwave
- Integrated washer-dryer
- Induction hob and extractor hood
- Dishwasher
- Stainless steel under mount kitchen sink
- Ceramic tiled floors to kitchen

Heating and insulation:

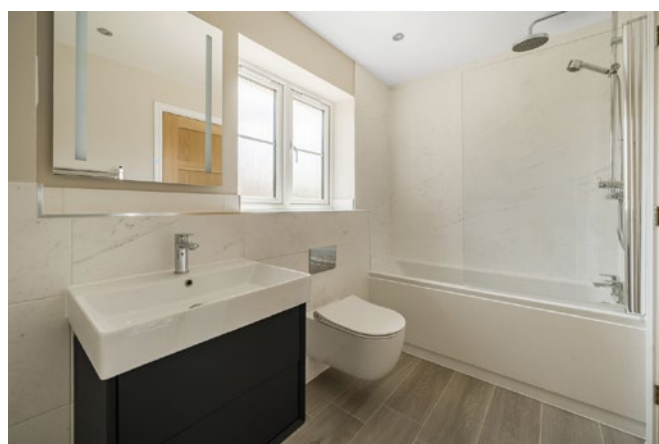
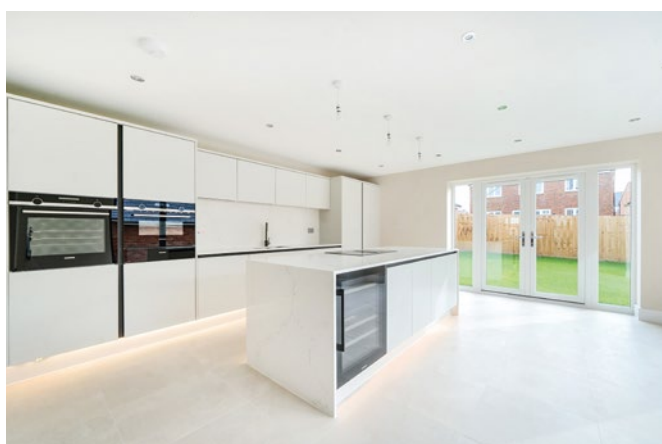
- Air source heat pump and pre-plumbed cylinder
- Under floor heating – ground floor
- Radiators on first floor
- Solar panels on the roof (amount and specification tbc)
- Argon gas filled double glazing
- 450mm loft insulation, 150mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- Ten-year Global Home Warranty

Decorative finishes:

- Modern internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak handrail feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms



Photographs show previous developments

SPECIFICATIONS

PLOTS 3 and 5

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patios and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Garage features:

- Attached double garage
- Power and light to garage
- Agate Grey Vogue II garage doors

Cloakroom and bathrooms:

- Quality white sanitary ware, wall hung vanity units and W/C pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling – half height and floors
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen (traditional option)
- Worktops: 20mm quartz or similar
- 70/30 fridge freezer
- Single oven, integrated/combi microwave
- Induction hob and extractor hood
- Dishwasher
- Stainless steel under mount kitchen and utility sink
- Integrated pull out bin
- Ceramic tiled floors to kitchen and utility

Heating and insulation:

- Air source heat pump and pre-plumbed cylinder
- Under floor heating – ground floor
- Radiators on first floor
- Solar panels on the roof (amount and specification tbc)
- Argon gas filled double glazing
- 450mm loft insulation, 150mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- High performance house and garage doors
- Ten-year Global Home Warranty

Decorative finishes:

- Modern internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak stairs feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms



Photographs show previous developments

SPECIFICATIONS

PLOTS 2, 4 and 6

External features:

- Turfed rear gardens
- Turfed and selective planting to front areas
- Quality paved patios and paths
- Fenced and/or hedged boundaries
- Parking area block paved
- Outside water tap
- Outside power point
- Outside bollard light
- External house lighting

Garage features:

- Attached double garage
- Power and light to garage
- Personal door UPVC
- Garage door style to be confirmed

Cloakroom and bathrooms:

- Quality white sanitary ware, wall hung vanity units and W/C pans
- Chrome taps and showers
- Quality Porcelanosa (or similar) ceramic tiling – half height and floors
- Shaver points to bathroom and en-suites
- Chrome heated towel rails
- Fitted vanity mirrors

Kitchens and utility room:

- Bespoke designed modern kitchen (traditional option)
- Worktops: 20mm quartz or similar
- Kitchen island and breakfast bar
- Full height fridge
- Full height freezer
- Single oven, integrated/combi microwave and warming drawer
- Induction hob with vented extractor hood
- Wine/drinks cooler
- Dishwasher
- Stainless steel under mount kitchen and utility sink
- Integrated pull out bin
- Ceramic tiled floors to kitchen and utility

Heating and insulation:

- Air source heat pump and pre-plumbed cylinder
- Under floor heating – ground floor
- Radiators on first floor
- Solar panels on the roof (amount and specification tbc)
- Modern wood fire to lounge (could be traditional)
- Argon gas filled double glazing
- 450mm loft insulation, 150mm cavity insulation
- Predicted energy ratings: B

Security and peace of mind:

- Mains operated smoke detectors and carbon monoxide monitor with battery back up
- Mains operated alarm system
- Multi-point security locks to all windows and external doors where appropriate
- High performance house and garage doors
- Ten-year Global Home Warranty

Decorative finishes:

- Modern internal doors with chrome furniture
- Contemporary moulded skirting and architraves
- Oak stairs feature with glass balustrades
- Flat chrome switches and sockets to selected areas
- Contemporary chrome downlights in kitchens and all bathrooms
- Modern fireplace with log storage (tbc)
- 1x bespoke powder coated Ali Bifold doors in the kitchen



Photographs show previous developments



Dining room and lounge photographs © MK Property Photography. All Rights Reserved.

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HENRY SCOTT

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BUILT WITH QUALITY

About Henry Scott Developments

Welcome to Henry Scott Developments.

We are a small, independent development company that specialises in bespoke schemes of outstanding quality, character, and distinction.

Our aim is to create beautiful homes in desirable locations, tailored to their surroundings whilst keeping our customers as the central focus. Our homes are designed to deliver the very best modern living spaces, combined with high-quality specifications and built with sustainability in mind.

All homes benefit from the Global Home ten-year warranty.

Our Completed Developments

Over the years Henry Scott Developments have completed many exemplary developments in around Buckinghamshire and Bedfordshire. We are truly proud that we leave a lasting legacy to the local communities that we build in.

We consider it our responsibility to conduct our developments in a way that contributes and improves the local community and biodiversity of each location. To date 70% of our new homes have been built on brownfield sites.



Photographs show previous developments



HENRY SCOTT
— DEVELOPMENTS —

in partnership with



All enquiries: henryscottdevelopments.co.uk

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