



3 Sandford Lane, Kennington, Oxford OX1 5RW

# Site Location

**3 Sandford Lane,  
Kennington, Oxford OX1  
5RW**

Directions by Car  
SatNav

3 Sandford Lane,  
Kennington, Oxford OX1 5RW  
Or

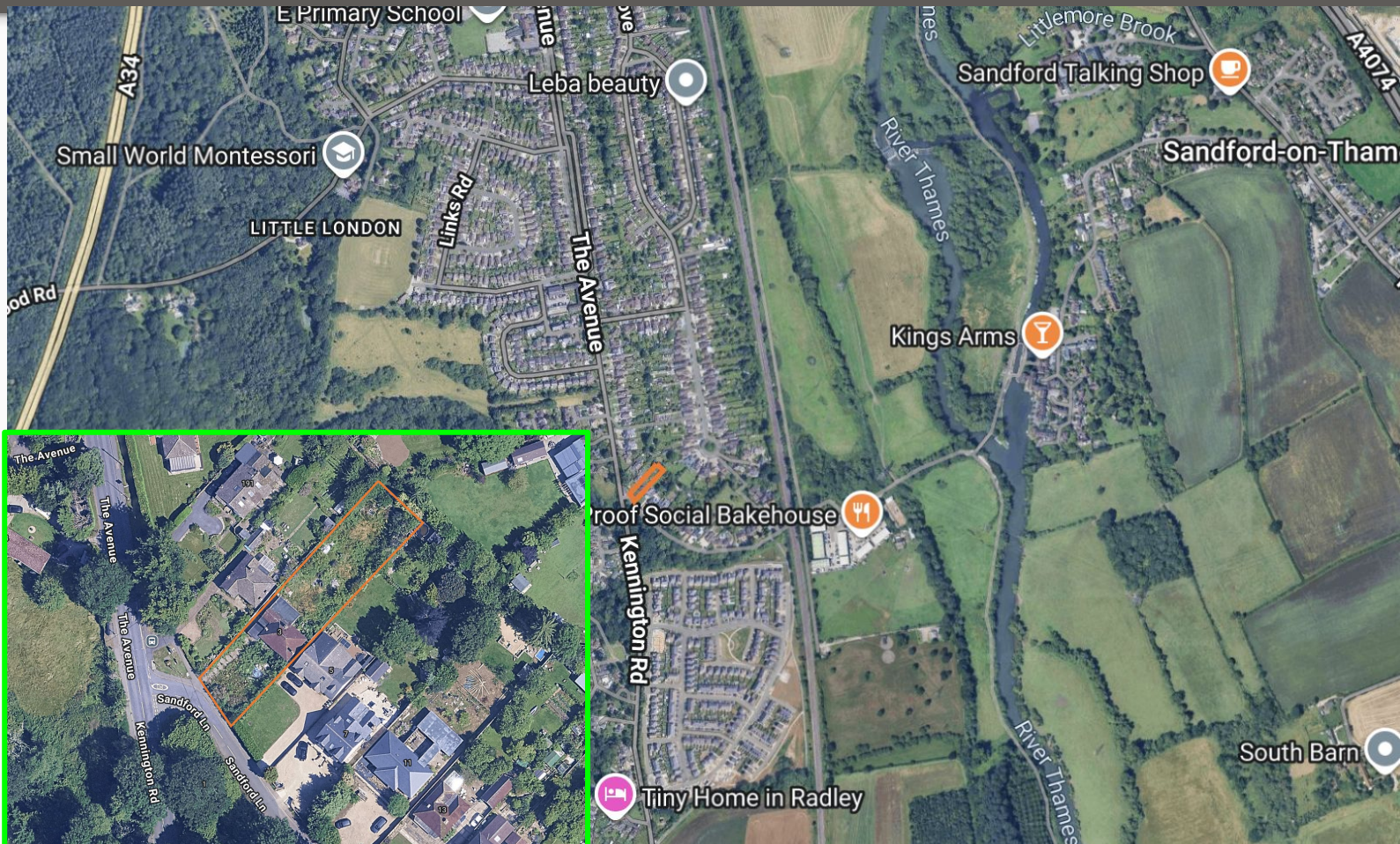
WHAT3WORDS

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## Exclusive Chalet Bungalows In Oxfordshire

Welcome to 3 Sandford Lane  
Forget the usual dreary  
new-build nonsense,  
because is something else  
entirely. We're talking two  
individual homes in  
Kennington.

With a signature blend of  
sophisticated architecture  
they look the part. And the  
interiors are  
high-specification—no  
corner-cutting here



and 3a

Two showcase homes within, each offering a unique layout that maximizes natural light and seamless indoor-outdoor living.

These exclusive chaletungalow features three spacious bedrooms, an open-plan designer kitchen with premium appliances, and a dining or living area that flows directly onto a private landscaped garden. High ceilings, underfloor heating, and triple-glazed windows combine with luxury touches such as custom cabinetry, elegant lighting, and contemporary textures throughout.

Completion December 2026

should be checked on site prior to construction to confirm accuracy.



# Inside

## 3-Bedroom Detached Chalet Bungalow

### Unit 3

Ground Floor: 115.47 sq.m.

First Floor: 42.09 sq.m.

**Total GIA: 157.56 sq.m.**

### Unit 3a

Ground Floor: 81.89 sq.m.

First Floor: 32.63 sq.m.

**Total GIA: 114.52 sq.m.**

### Downstairs

1 ground floor bathroom and bedroom,  
kitchen/dining/living room, storage and office

### Upstairs

2 Bedrooms, 1 family Shower and eaves storage

- **Brand new build with a 10-year warranty**
- **Stylish kitchen with integrated Neff appliances**
- **Contemporary cabinetry featuring a bespoke layout**
- **Premium porcelain floor and wall bathroom tiles**
- **Elegant Crosswater and Fluidmaster sanitaryware**
- **Durable, easy-to-clean flooring and carpets**
- **Energy-efficient heating**



### GIA (GROSS INTERNAL AREA)

#### UNIT 1

Ground Floor: 115.47 sq.m.

First Floor: 42.09 sq.m.

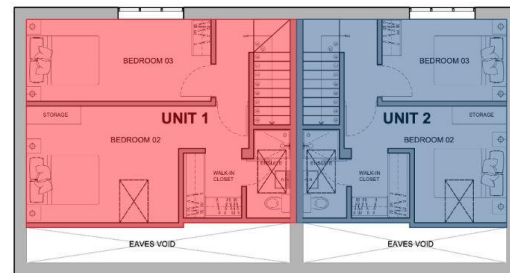
**Total: 157.56 sq.m.**

#### UNIT 2

Ground Floor: 81.89 sq.m.

First Floor: 32.63 sq.m.

**Total: 114.52 sq.m.**



revision

3 Sandford Lane, Kennington  
Oxford, OX1 5RW

Proposed Floor Plan - GIA

scale 1:100@A3

date 26/08/28

# Architectural Specification

- **Floor Finish**
  - Oak laminate planks; Location: All internal
- **Wall Finish**
  - Dulux Trade Jasmine White; two coats; eggshell/matt
- **Ceiling Finish**
  - Dulux Pure Brilliant White; two coats; matt or soft sheen
- **External Windows & Doors**
  - UPVC casement windows
- **Internal Doors (Main door)**
  - Aluminium external front door; anthracite grey finish;
  - double-glazed toughened safety glass vision panels;
- **Internal Doors (Patio door)**
  - Aluminium external 3-panel sliding door; anthracite grey finish; double-glazed toughened safety glass; slimline aluminium frames;
  - White finish; internal MDF door;



# Kitchen

- **Kitchen Cabinets**

- Fitted kitchen units; 18 mm moisture-resistant MFC carcass; matt white doors; soft-close hinges; adjustable shelving; plinths to match;

- **Countertop**

- 20 mm quartz stone worktop; polished finish; square/bullnose edge as specified; cut-outs for sink and hob; joints sealed with food-grade sealant;

- **Kitchen worktops**

- White ceramic Butler sink; brass waste and drain fitting; brass gooseneck mixer tap; supplied complete with waste, fittings and tap; :



# Bathroom

- **Bathroom Tiles**

- Light Beige Travertine wall tiles; honed finish; large-format; natural stone; colour-matched grout;

- **Walls**

- (specific to Shower and Bath walls)  
Light Grey Terrazzo porcelain tiles; matt finish; large-format; rectified edges; colour-matched grout;

- **Flooring**

- Kit Kat Speckle mosaic tiles; stacked vertical layout; off-white speckled finish; light grout;

- **Fixtures**

- White sanitaryware; wall-mounted WC with concealed cistern and brass finish flush plate;
- ceramic basin
- Italian Ebony finish main cabinet;
- stainless steel mirror cabinet featuring smart touch lighting and demisting function;
- brass finish shower set and fittings to shower, bath and basin;
- frameless sliding shower doors; supplied



# Outside

- Roof tiles
- Brick to the rear and Render to the front
- Composite front door and French doors, complemented by chamfered casement windows

# Utilities

- 3 has a combi boiler
- 3a has an airsource heat pump



# Outside

- Private, landscaped garden
- Off-street parking for two with EV charger
- Large Garden Building with Electric supply
- Exterior
  - Landscaping – Topsoil & Turf
  - Paving & Hardscape



# Outbuilding

- Insulated
- Electric Supply
- Perfect as an Office or Snug



# Trusted Land



**Gary**

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