

3 Sandford Lane, Kennington, Oxford OX1 5RW

Site Location

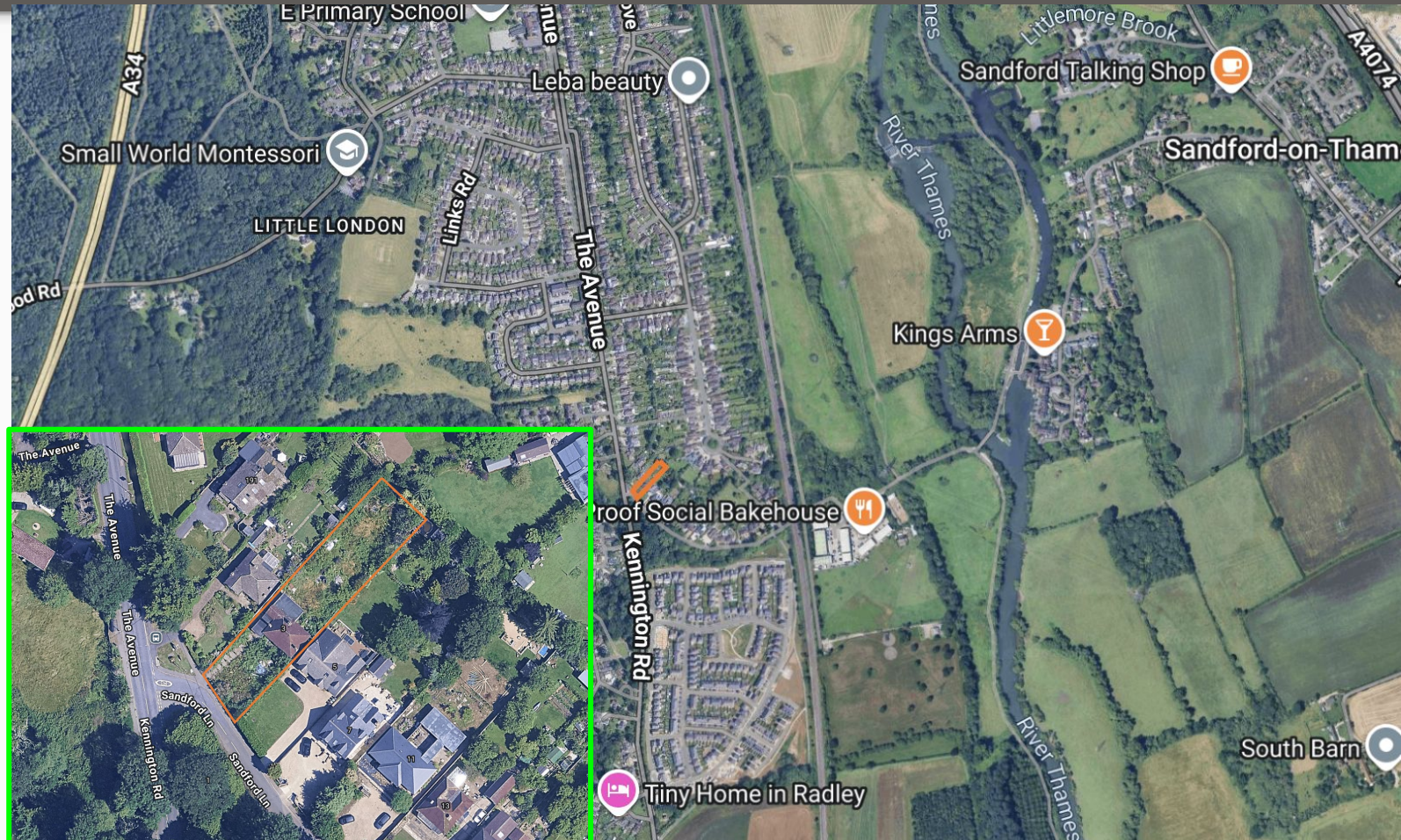
3 Sandford Lane, Kennington, Oxford OX1 5RW

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



Site Plan

3 and 3a

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

These exclusive chalet bungalow 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 fixtures throughout.

Completion December 2026



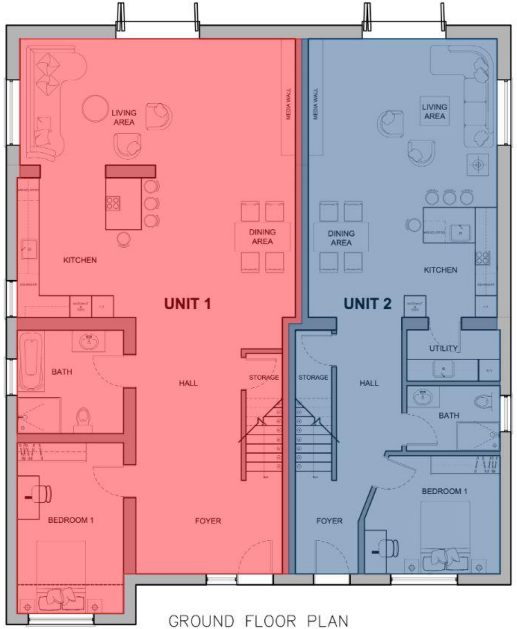
Inside

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**



GROUND FLOOR PLAN

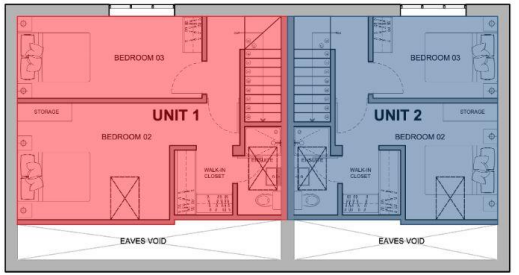
GIA (GROSS INTERNAL AREA)

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.



FIRST FLOOR PLAN

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 bolier
- 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



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