



SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 20: THE OXFORD



THE OXFORD

Bedrooms: 6 | **Plot:** 20 | **Garage:** Double

Internal Living Area: 266m² | 2,863sq.ft² **Garage Area:** 36m² | 388sq.ft² **Total Area:** 302m² | 3,251sq.ft²

Styled on some of the area's loveliest country homes, The Oxford is built from beautiful natural materials. Honeyed stonework, heritage window frames, slate roof tiles and a charming rustic portico give your home plenty of timeless beauty. Inside, it's designed for family living, with a focus on space and ease. From the large kitchen/dining room and adjoining utility room to the sitting room with doors opening onto the garden, your home provides ample room for the family to spread out and relax: you can unwind in the sitting room while the children enjoy the playroom, then gather around the table later for a family meal.

With six bedrooms, this home provides ample space for a growing family and for visits from friends and relatives.



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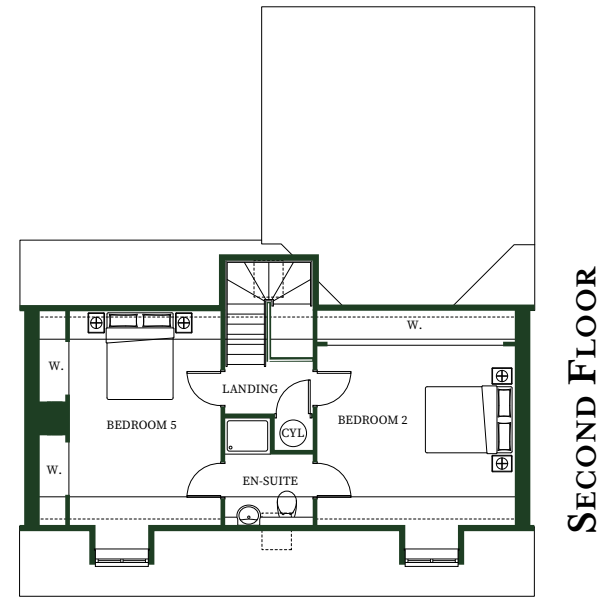
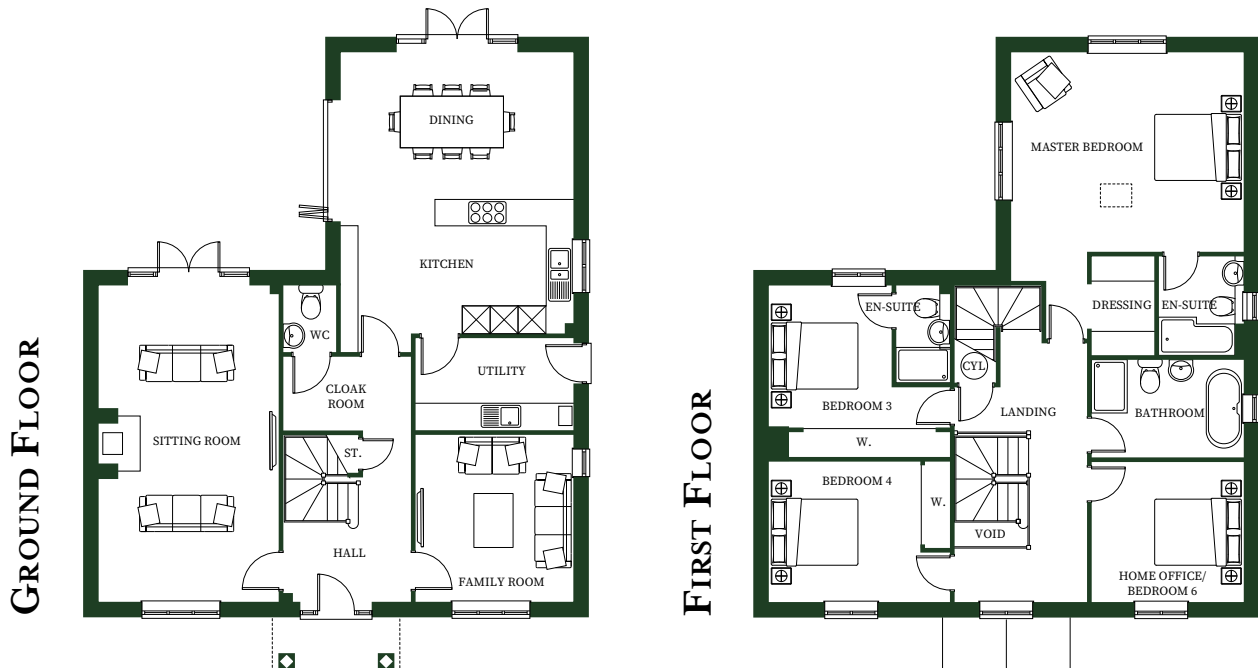


GROUND FLOOR		
Sitting Room	4.05m x 7.15m	13'3" x 23'5"
Kitchen / Dining	5.25m x 6.35m	17'3" x 20'10"
Utility	3.55m x 2.05m	11'8" x 6'9"
WC	1.15m x 1.48m	3'9" x 4'10"
Family Room	3.55m x 3.75m	11'8" x 12'4"
Garage	6.19m x 5.77m	20'4" x 18'11"

FIRST FLOOR		
Master Bedroom	5.25m x 4.50m*	17'3" x 14'9"
En-Suite	1.90m x 2.23m	6'3" x 7'4"
Dressing	1.40m x 2.23m	4'7" x 7'4"
Bathroom	3.43m x 2.20m	11'3" x 7'3"
Home Office/Bed 6	3.43m x 3.15m	11'3" x 10'4"
Bedroom 3	2.76m* x 3.16m*	9'1" x 10'4"
En-Suite	1.20m x 2.18m	3'11" x 7'2"
Bedroom 4	3.41m* x 3.16m	11'2" x 10'4"

SECOND FLOOR		
Bedroom 2	4.46m x 4.05m*	14'8" x 13'3"
En-Suite	1.95m x 1.59m*	6'5" x 5'3"
Bedroom 5	3.41m* x 4.85m	11'2" x 15'11"

Internal floorplans may be subject to alteration. *Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



YOUR STANDARD SPECIFICATION

KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap.
- Fully integrated appliances including Fridge/ Freezer, Oven, 5 burner Gas hob, Microwave, Dishwasher and Cooker hood.

BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
- Vanity unit with sink and waterfall mixer tap. Waterfall taps to fitted baths
- Family Bathrooms feature a free-standing bath and separate shower
- Chrome wall-mounted towel rail

INTERNAL FINISHES

- Full panelled internal doors. Handmade oak staircase
- Fitted wardrobes to Master bedroom & one additional bedroom. Dressing room to Master bedroom
- Tiled flooring to Hallway, Kitchen, Diner, Utility and W/C. Half-height tiling to walls in Bathroom and En-suite.
- Fitted carpets to all bedrooms and first/second floor landings
- Attic trusses to allow for future loft conversions, subject to necessary planning permission

ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings. Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with thermostat
- Fibre Optic Broadband to each Plot

EXTERNAL FINISHES

- Natural stone finished properties.
- Hardwood framed double glazed windows with spray finish. Feature handmade oak porch
- Natural slate or clay roof tiles
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing. Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

SECURITY

- Protek 10 year new home warranty
- Fused spur for wireless alarm (alarm not fitted). Motion sensitive (PIR with override) lighting to front, rear and side of property.
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:

*** The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only



The Master Bedroom



Kitchen/Breakfast/Dining



Family Bathroom



Sitting Room

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OX25 3RG


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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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