



SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 7: THE WENDLEBURY



THE WENDLEBURY

Bedrooms: 4 | Plot: 7 | Garage: Single

Internal Living Area: 150m² | 1,615sq ft² Garage Area: 18m² | 194sq ft² Total Area: 168m² | 1,809sq ft²

A characterful and charming home, The Wendlebury takes its design cues from the traditional buildings of the surrounding area, its clapboard exterior and attic rooms evoking the converted barns that are so abundant in the Oxfordshire countryside.

While it has plenty of traditional charm, your home also comes with all the modern comforts you could wish for, from a generous garage to flexible living areas designed for family life. The kitchen/diner flows into a family area, creating a convivial heart for your home that's a focal point for cooking, entertaining and family evenings. The large lounge opens directly onto your rear garden, offering a peaceful, pretty outlook. Upstairs there's plenty of storage space, including a dressing room in the master bedroom.



Front elevation of Plot 7

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Rear elevation of Plot 7

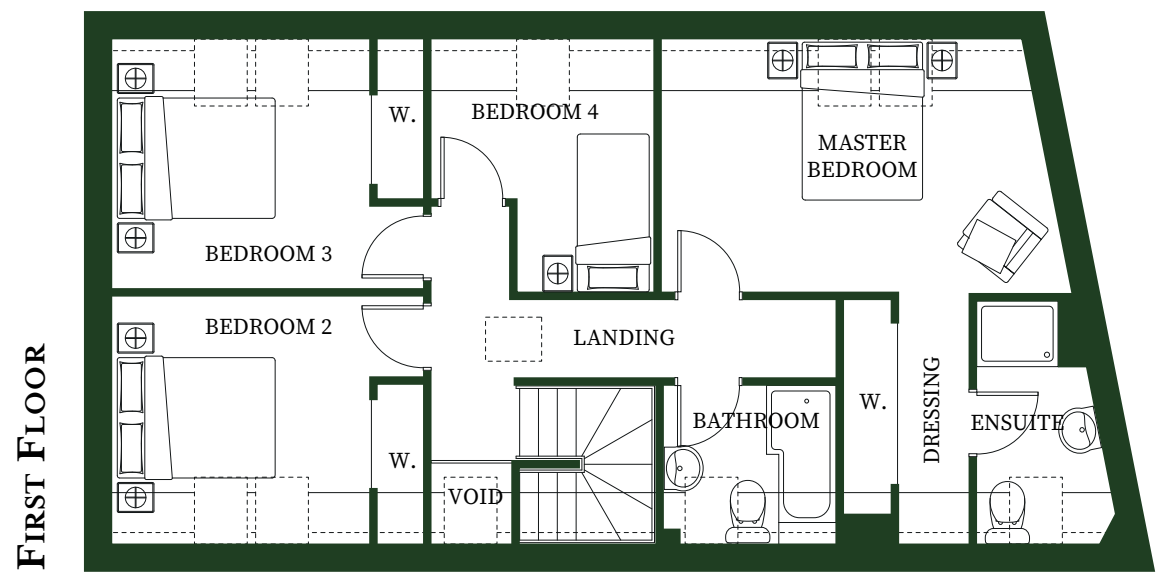
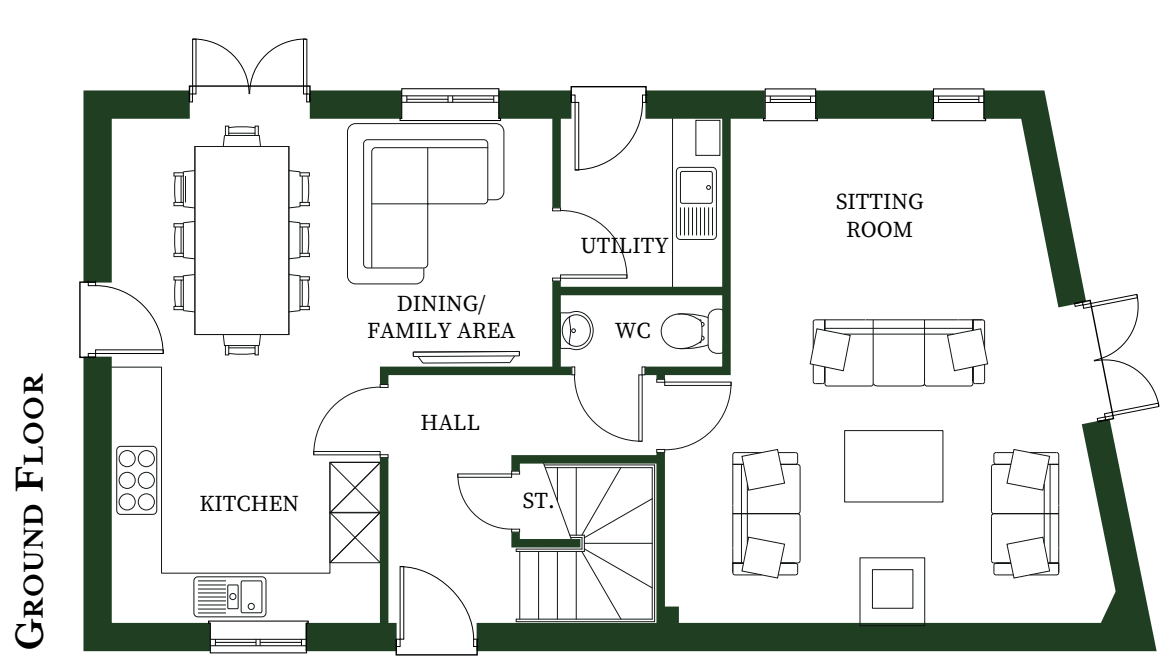
GROUND FLOOR

Sitting Room	6.25m* x 5.66m*	20'6" x 18'7"
Kitchen / Dining Family Area	6.25m* x 5.47m*	20'6" x 17'11"
Utility	2.05m x 1.98m	6'9" x 6'6"
WC	0.88m x 1.98m	2'11" x 6'6"
Garage	3.05m x 5.89m	10'0" x 19'4"

FIRST FLOOR

Master Bedroom	3.13m x 5.07m*	10'3" x 16'8"
En-Suite	3.00m x 1.77m*	9'10" x 5'10"
Bathroom	1.95m x 2.15m	6'5" x 7'1"
Bedroom 2	3.08m x 3.18m*	10'1" x 10'5"
Bedroom 3	3.08m x 3.18m*	10'1" x 10'5"
Bedroom 4	3.13m* x 2.76m*	10'3" x 9'1"

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 Bathroom features a P-bath with shower over
- Chrome wall-mounted towel rail

INTERNAL FINISHES

- Full panelled internal doors. Handmade oak staircase
- Fitted wardrobe to Master Bedroom
- Half-height tiling to walls in Bathroom and En-suite.
- Fitted carpets to all bedrooms and first floor landings

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

EXTERNAL FINISHES

- Mixture of stone, pastorate brickwork and timber larch cladding
- Hardwood framed double glazed windows with spray finish
- Natural slate or clay roof tiles
- 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/Dining/Family



Sitting Room



Family Bathroom

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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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