



SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 9: THE SOMERTON



THE SOMERTON

Bedrooms: 4 | **Plot:** 9 | **Garage:** Single

Internal Living Area: 144m² | 1,550sq ft² **Garage Area:** 18m² | 194sq ft² **Total Area:** 162m² | 1,744sq ft²

A honeyed Cotswold stone exterior makes The Somerton a characterful home with plenty of traditional charm. The interior is equally lovely and offers plenty of room for family life. The large kitchen/diner/family area is the hub of your home, making it easy to gather, eat and unwind together and ensuring entertaining is a breeze. Both the dining area and the lounge open onto the garden for easy summer living. Upstairs, the four bedrooms include a master bedroom with a dressing room and en-suite bathroom.



Front elevation of Plot 9

THE SOMERTON

Bedrooms: 4 | **Plot:** 9 | **Garage:** Single

Internal Living Area: 144m² | 1,550sq ft² **Garage Area:** 18m² | 194sq ft² **Total Area:** 162m² | 1,744sq ft²



Rear elevation of Plot 9

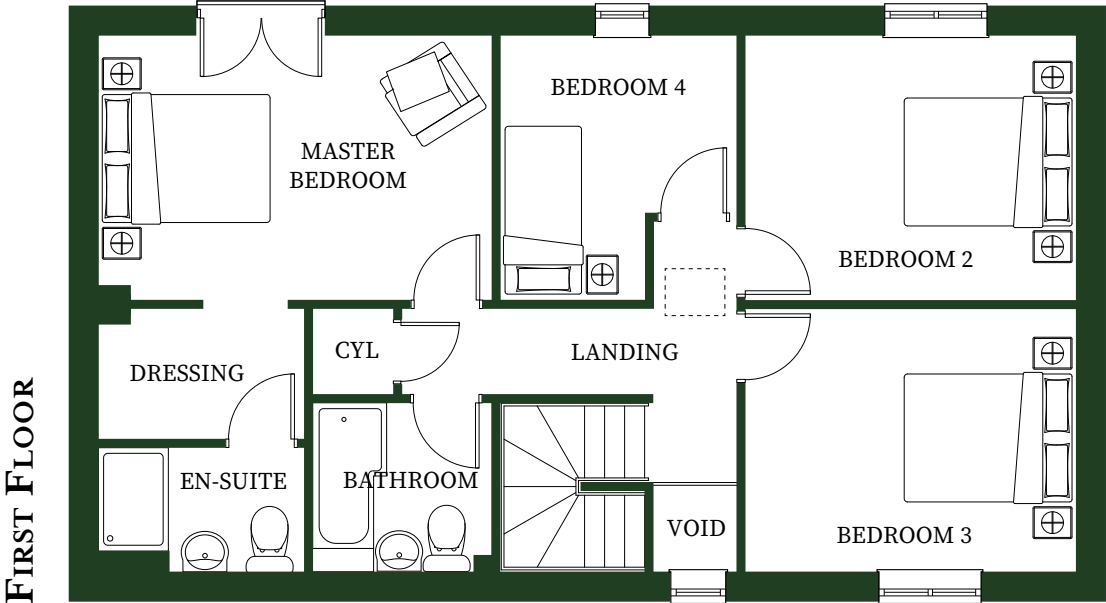
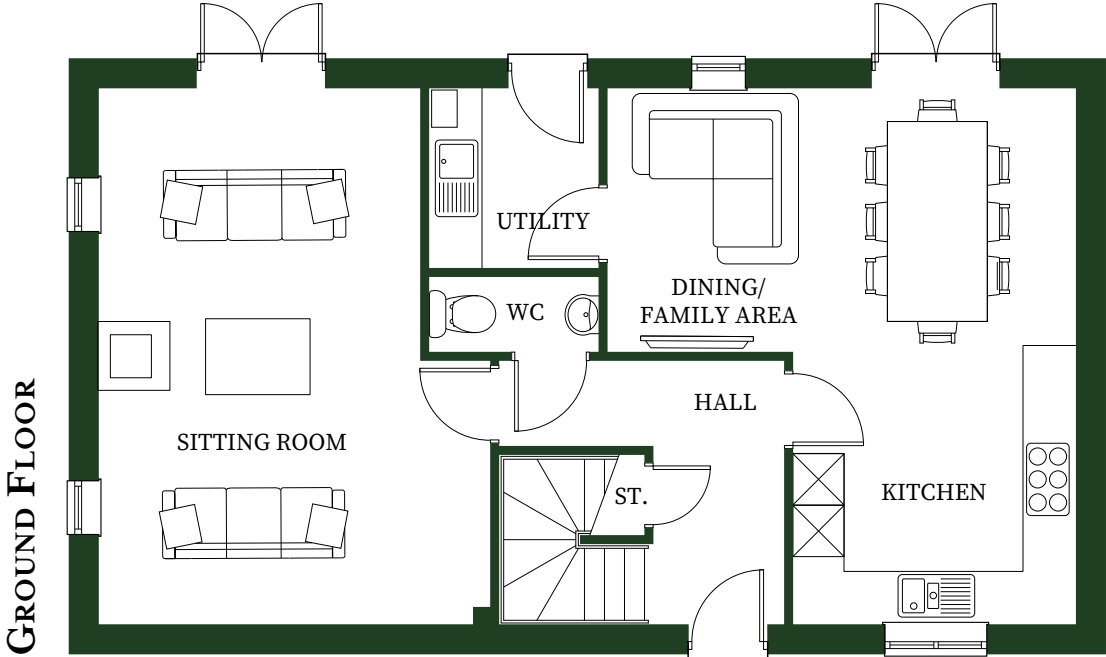
GROUND FLOOR

Sitting Room	6.25m* x 4.55m*	20'6'' x 14'11''
Kitchen / Dining Family Area	6.25m* x 5.47m*	20'6'' x 17'11''
Utility	2.08m x 1.95m	6'10'' x 6'5''
WC	0.85m x 1.95m	2'9'' x 6'5''
Garage	3.05m x 5.89m	10'0'' x 19'4''

FIRST FLOOR

Master Bedroom	3.08m x 4.58m	10'1'' x 15'0''
En-Suite	1.41m x 2.38m	4'8'' x 7'10''
Dressing	1.51m x 2.38m	4'11'' x 7'10''
Bedroom 2	3.08m x 3.18m*	10'1'' x 10'5''
Bedroom 3	3.05m x 3.18m*	10'0'' x 10'5''
Bedroom 4	3.08m* x 2.75m*	10'1'' x 9'0''
Bathroom	1.95m x 2.08m	6'5'' x 6'10''

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.



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 sanitaryware
- Vanity unit with sink and waterfall mixer tap. Waterfall taps to fitted baths
- Family Bathrooms feature 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, pastore brickwork and timber larch cladding
- Double glazed windows with spray finish
- Natural slate or clay roof tiles
- Rear garden tap. 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



Living Room



Family Bathroom

SOUTHFIELDS

WESTON-ON-THE-GREEN



SAT NAV POSTCODE:
OX25 3RG


HAYDEN
HOMES

Web: www.haydenhomes.co.uk

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.

U-Vision, U-Create and U-Seal are trademarks of Hayden Homes Ltd

Design & Graphics by www.iCreate.co.uk