

# WOLVERCOTE MILL

OXFORD





Computer generated image of streetscene at Wolvercote Mill

# WOLVERCOTE MILL

## FLOWING WITH CHARACTERFUL AND CONTEMPORARY CHARM

Combining the best of village and city living, Wolvercote Mill is an aspirational gateway to everything Oxford and its idyllic rural surroundings have to offer.

Situated where an 18th century mill once supplied paper to the Oxford University Press, this prestigious new development enjoys neighbouring parkland and thatched pubs galore, all within strolling distance of the River Thames and a 20 minute cycle ride from the city centre.

From elegant 2 bedroom mews to substantial 3 and 4 bedroom detached homes, each has been beautifully designed with CALA's contemporary styling and high specification throughout.



Local area photography



Photography from a previous CALA development



Stock photography



Photography from a previous CALA development



Photography from a previous CALA development





## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.\*\*



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



### MORE LIGHT AND SPACE

Our Light and Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography



# HISTORY

1541



The first recording of 'Wolvercote Mills' was in 1541; these were situated within the development site.

In 1674 Oxford University Press started to use the site for paper production.



1674

1856



In 1856 a new mill was constructed to the north to house the new steam-powered machinery required for the manufacturing of paper. The Old Mill was demolished to make way for this new building in 1855.

The site was sold to Oxford University in 1872. This included the adjoining water meadows on both sides of the river and King's Weir.



1872



By 1957 the mill buildings had been replaced by a modern building and the Mill Stream was culverted.

1917



In 1917 paper making went into decline, so the University began a process of modernisation.

1957



The University Press operated until the late 1970s when it was sold. However, the paper mill finally closed in 1997.

1997



2004

In 2004 the mill buildings were demolished with only four smaller twentieth century buildings remaining.





Architect's model of housetypes



Architect's illustration of Wolvercote Mill



Architect's model of housetypes and Community Centre

## ARCHITECT, SANDEEP SHAMBI SHARES THE VISION OF WOLVERCOTE MILL

Wolvercote Mill was designed by Sandeep Shambi of Glenn Howells Architects. The award-winning architectural firm was assigned the project to ensure a well-considered and sensitive design, which remained in-keeping with the site's history and the surrounding village's architecture. Sandeep Shambi discusses his thoughts and inspiration behind the design:

"When we were creating the architectural design for CALA Homes' new Wolvercote Mill development, we had two major elements to consider and draw inspiration from: the site's history and heritage; and the natural aspects of the rural landscape.

The design featured a handful of clearly defined character areas, through specific housetypes, colours and the layout of the buildings. By providing a variety of typologies, we sought to create a more interesting place for residents and visitors alike. We used a mix of red and buff coloured brick for the majority of the homes which are prominent colours throughout the village. Sensitive to the fact that a large portion of Wolvercote village is protected and characterised, we wanted the homes at the entrance of the development to be clad in dust-coloured stone, complementing the listed cottages already situated there.

When visitors first arrive at Wolvercote Mill, we want them to be amazed by the natural setting. The development has been designed with outdoor living, wellbeing and community in mind, with a lot of effort made to make the new homes fit in with the existing village. Residents from the existing village will be drawn into the new development via walking routes that link into Wolvercote's village green. These have not been accessible for 15 years and were incredibly overgrown, so we're delighted that our design will re-open these for the entire village to enjoy."



Computer generated image of a streetscene at Wolvercote Mill



Computer generated image of a streetscene at Wolvercote Mill



Architect's illustration of Wolvercote Mill



Sandeep Shambi

“ WE WANTED TO CREATE A PLACE FOR ALL TO ENJOY THE RICH MATURE WOODLAND AND STUNNING NATURAL AREAS IN AND AROUND THE SERIES OF HISTORIC WATERCOURSES, WHICH ALL ONCE SERVED THE WORKINGS OF THE PAPER MILLS. ”

Sandeep Shambi, Glenn Howells Architects

## SERVICE WITH A WIDE RANGE OF SMILES

Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many happy comments we've received from CALA homeowners:



"As soon as we saw the plans for Hopefield Grange, we knew it was the right place for us to raise our family. Everything about the development was ideal for what we were looking for, from the close proximity to the local nursery and school to the open green spaces and playing fields. The house itself was perfect, with plenty of room both in and outdoors, and a good sized garden for our son to play in."

ALEX AND KATIE JUPP, PURCHASERS AT HOPEFIELD GRANGE



"I think the completion was done in a miracle time, everything was overwhelmingly positive and a memorable day as it was around the time of my birthday."

"We had a seamless transition throughout the process, with absolutely no complaints."

"The after purchase service was the most memorable aspect."

PURCHASERS AT  
BAYSWATER FIELDS,  
HEADINGTON

## HELP TO BUY SCHEME SECURES DREAM HOME FOR FIRST TIME BUYERS MOVING OUT OF LONDON

Matt comments: "We rented a one-bedroom flat in St John's Wood near Regent's Park for six years as it was ideal for getting into Central London, where we both work. I'm 41 years old, and Nikki is 35, and we had reached that point where we wanted to buy our own house, get a dog and enjoy everything the countryside had to offer."

Matt, who works in technology, and Nikki, who works for a retailer, used the Government-backed Help to Buy scheme, to purchase their dream home at Aspen Park.

Matt continues: "As first-time buyers, we'd done our research into schemes available to help us onto the property ladder and into our perfect home, and the Help to Buy scheme had always been an attractive option to us. The scheme helped us to budget and understand what we could afford, and it seemed like a no-brainer to take advantage of it. Thanks to the scheme, we've been able to purchase a four-bedroom semi-detached home, offering plenty of space for myself, Nikki and our Labrador, Monty, but also allowing us space to grow."

MATT EVANS AND NIKKI PRICE, PURCHASERS AT ASPEN PARK, HADDENHAM



Andy said: "We were amazed by the spaciousness of the rooms, and the garden was a great size for a new build. We feel really lucky to have found such a lovely house, in a beautiful location, at a cost we could afford."

Carolyn said: "Location was really important to us and we really love the area, so it's great we didn't have to move too far in order to find our dream home. We enjoy shopping, sports, going out for meals, seeing our family and local friends, and most importantly walking our Irish Setter Rudi in the beautiful green open fields in the village."

ANDY THORBURN AND CAROLYN KNOWLES,  
PURCHASERS AT LONGHORN GARDENS,  
ASTON CLINTON, BUCKINGHAMSHIRE





“

IT'S A WONDERFUL, LIVELY AND ACTIVE COMMUNITY – IT'S SMALL, BUT THRIVING. THERE'S ALWAYS A LOT GOING ON, PEOPLE COME FROM NEIGHBOURING TOWNS AND VILLAGES TO TAKE PART IN WHAT WOLVERCOTE HAS TO OFFER.”

Robin Lipsey, Owner of Yoga With Robin Lipsey



## ALL ON YOUR DOORSTEP

The picturesque village of Wolvercote is home to a wealth of amenities and facilities all within easy reach. You can keep your mind, body and spirit in check, experience the art of dance at The Oxford School of Ballet, take advantage of the high street shops, enjoy traditional artisan goods or visit the essential local pub – there's something here for everyone.

## YOGA WITH ROBIN LIPSEY

Yoga with Robin Lipsey is a yoga business run by Robin himself, a local resident who has been teaching the discipline for 40 years in total, 15 years of which has been in Wolvercote. The classes are run morning and afternoon, Monday to Thursday, in 'The Yoga Barn' attached to Robin's own home in the village. Robin teaches Hatha Yoga, incorporating a number of different styles, with the main focus on yoga postures and breathing exercises. The classes also include an interlude of stillness, to practice meditation and deep relaxation.



## THE POST BOX

Run by Carl and Katie Keeble, The Post Box is a quaint corner shop that is at the centre of village life, with lots of personality – and that’s just the owners. Carl is well known in the village, and always puts a smile on the face of any customer. ‘Google Carl’ is a familiar phrase with locals, as he is everyone’s first port of call for information about the village and its goings-on.

They sell just about everything from newspapers, groceries and fresh bread, to plants and Christmas trees. You can even get old videos transferred onto DVDs, and of course, post any letters in the red post box outside.



“WOLVERCOTE OFFERS A VERY VARIED COMMUNITY, FROM PEOPLE WHO HAVE MOVED FROM ALL OVER THE WORLD, TO GENERATIONS OF FAMILIES WHO HAVE LIVED HERE ALL THEIR LIFE. WE ARE LUCKY ENOUGH TO BE ON THE EDGE OF A MASSIVE IMPORTANT CITY, WHILST MAINTAINING OUR RURALITY AND VILLAGE ATMOSPHERE.”

Carl and Katie Keeble of The Post Box



“

THE TROUT INN IS A REAL HUB OF THE COMMUNITY. WE SEE MANY DIFFERENT TYPES OF PEOPLE HERE, FROM BUSY FAMILIES TO PASSERS-BY WHO HAVE BEEN ENJOYING THE STUNNING COUNTRYSIDE WALKS THAT WOLVERCOTE HAS TO OFFER.

”

Eoin, General Manager at The Trout Inn Pub

## THE TROUT INN

The Trout Inn pub in Lower Wolvercote is a much-loved watering hole and the hub of a vibrant community. Dating back to the 17th century, the pub provides a stylish yet comfortable setting where many members of the local community come to escape the demands of everyday life.

Developed by the pub's very own talented chefs, their delicious menus of seasonal dishes feature a wide range of sharing platters, light bites, hearty classic dishes and children's meals.

To be enjoyed all year round, the outdoor garden offers extensive seating with patio heaters - ideal for keeping warm and cosy on colder nights. But if you are sitting outside, make sure you watch out for Krug, the resident peacock of the pub's garden!



## FAIR CLOSE RYELANDS AND WOLVERCOTE COMMUNITY FARM

The Fair Close flock was established in 2008 by journalist and editor Tim Metcalfe. Taking its name from the name of the field where the sheep are pastured, Fair Close Ryelands is a small scale sheep-breeding enterprise, which also produces a stunning range of 100% natural undyed wool throws, scarves and yarn which are sold at local farmers' markets from a small flock of rare breed Ryeland sheep.

The field is also home to the long-established Wolvercote Community Farm where Tim also works with local students from St Edwards School, owners of the land, and the charity Farm Ability, which offers young adults with autism or learning difficulties the chance to learn new skills in a welcoming space. The farm also enables local people to get involved with low-impact, sustainable farming methods and food production.

“

WOLVERCOTE IS THE PERFECT PLACE TO REAR MY FLOCK OF RYELANDS AND I'M GLAD THAT INTERESTED LOCAL RESIDENTS ENJOY WORKING WITH THE FLOCK ON THE COMMUNITY FARM. ”

Tim Metcalfe, Owner of Fair Close Ryelands



# WOLVERCOTE

## BE AT THE HEART OF VILLAGE AND CITY LIFE

With a traditional English country village feel, Wolvercote is home to a church, primary school, doctor's surgery and four public houses. CALA will also be building a brand-new community centre at the heart of its thriving neighbourhood.

The open public space of Port Meadow is only a five-minute walk away, where you can explore the flora and fauna of Oxford's oldest monument and Site of Special Scientific Interest. Still used for horses and cattle, there's also an extensive network of cycle and walking paths leading into Oxford city centre. The popular areas of Jericho and Summertown are close by too, so you certainly won't be short of exciting local amenities.

The new proposed Mill Square at the heart of the development is to be a key piece of public realm, that brings not only the whole development together but also ties it back to the existing village. It is envisaged that the square will become a meeting point and social hub for the village, offering a well-managed and pedestrian friendly space that will encourage activity from both new and existing members of the community.

Steeped in academic splendour, Oxford's wealth of historic treasures include its Covered Market and the world's first university museum, The Ashmolean. As well as boasting world-famous sights, the characterful city streets are positively brimming with popular restaurants, theatres and shops, including John Lewis and other leading retailers at Westgate Oxford shopping centre.

Further architectural inspiration can be found at the monumental country house and gardens of Blenheim Palace, a stunning World Heritage Site in nearby Woodstock.

Plus, if you fancy more active pursuits, you can get your skates on at Oxford Ice Rink, play a relaxing round at North Oxford Golf Club, or enjoy any of the city's wide selection of leisure facilities.



Local area photography





## HIGHLY DESIRABLE, HIGHLY ACCESSIBLE

Wolvercote provides a convenient gateway for commuters too. You can reach central London by train in approximately 57 minutes from Oxford Station, which following significant improvements will reduce journey times to the capital even further.

For drivers, the A34 is located just over a mile away, connecting you to the wider road network including the M40 north and M4 south. So you can enjoy easy access to London, Banbury, Bicester, Cirencester, Cheltenham or Swindon.

Oxford Parkway Park & Ride also offers bus services to Woodstock and to London Heathrow or Gatwick Airport for international departures. While in addition to generous cycle stores across the development, you can enjoy a variety of cycling routes, including a direct one into Oxford city centre that takes approximately 20 minutes.

Between the country and the city, Oxford lays claim to an extensive bus network. Millions of pounds of investment has been made by the main bus companies in order to become greener. Currently, Wolvercote is served by the No.6 bus, which runs a regular route directly into Oxford from Home Close, with stops within the village. The new scheme will see an extension and improvement of this bus route with an additional stop for the newly proposed Mill Square, close to the potential GP surgery.

Distances and journey times are approximate, taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



Local area photography

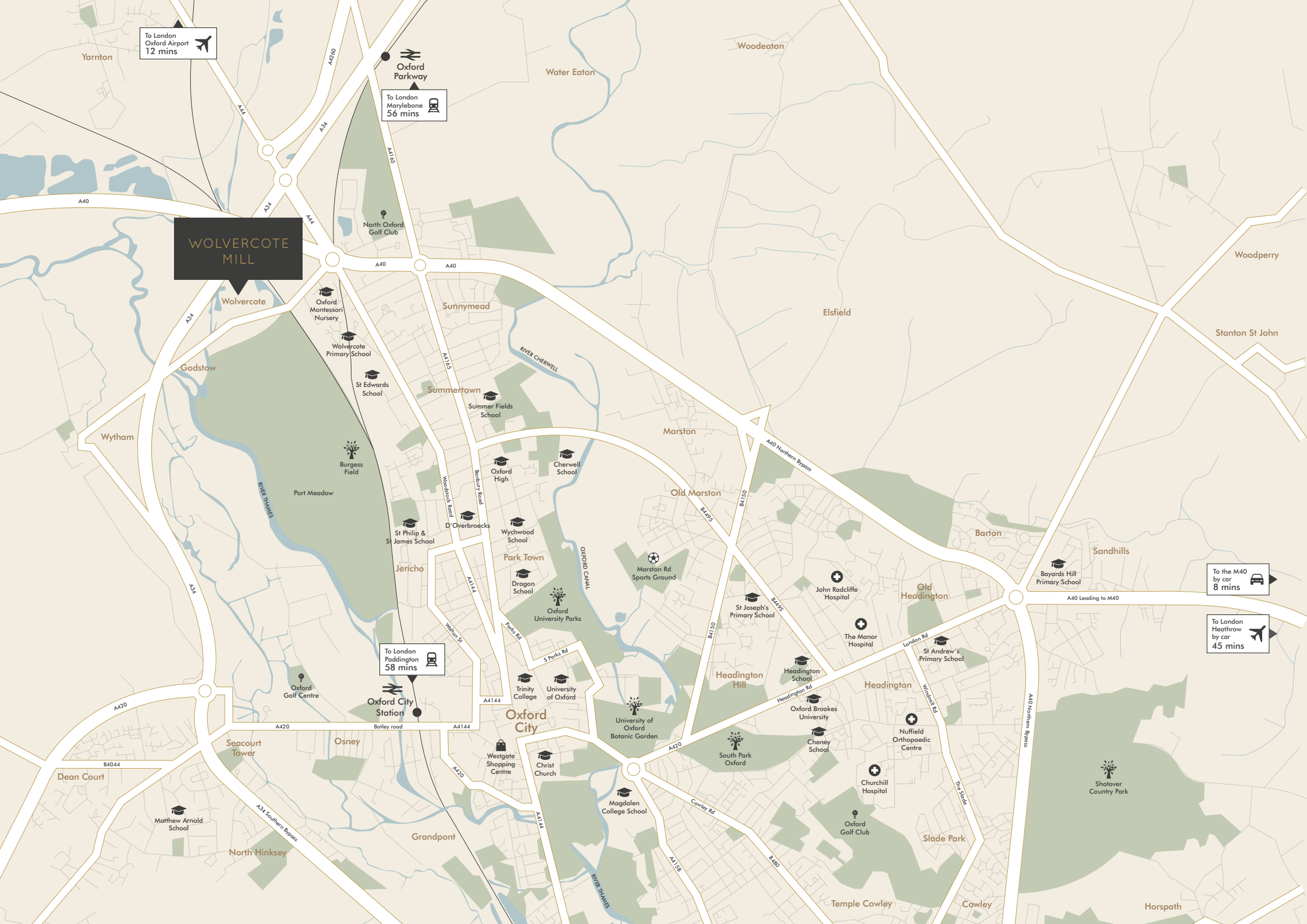
To London  
Oxford Airport  
12 mins

Oxford Parkway  
To London  
Marylebone  
56 mins

# WOLVERCOTE MILL

To the M40  
by car  
8 mins









To London  
Heathrow  
by car  
45 mins

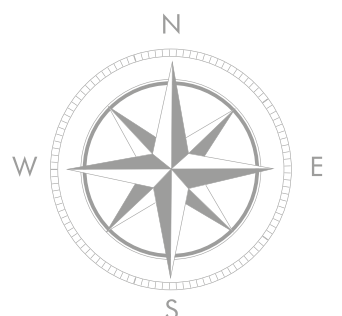




# WOLVERCOTE MILL - THE DEVELOPMENT



-  **IFFLEY HOUSE**  
4 BEDROOM DETACHED HOME
-  **SUMMERTOWN HOUSE**  
4 BEDROOM DETACHED HOME
-  **HEADINGTON HOUSE**  
4 BEDROOM SEMI-DETACHED HOME
-  **GOSFORD HOUSE**  
3 BEDROOM DETACHED HOME
-  **GODSTOW TOWNHOUSE**  
3 BEDROOM TERRACED HOME
-  **HINKSEY TOWNHOUSE**  
3 BEDROOM TERRACED HOME
-  **JERICHO MEWS**  
3 BEDROOM TERRACED HOME
-  **SANDFORD TOWNHOUSE**  
3 BEDROOM TERRACED HOME
-  **WOLVERCOTE TOWNHOUSE**  
4 BEDROOM TERRACED HOME
-  **WYTHAM HOUSE**  
3 BEDROOM DETACHED HOME
-  **OSNEY COTTAGE**  
2 BEDROOM TERRACED HOME
-  **HOUSING ASSOCIATION / SHARED OWNERSHIP**
-  **COMMUNITY CENTRE**



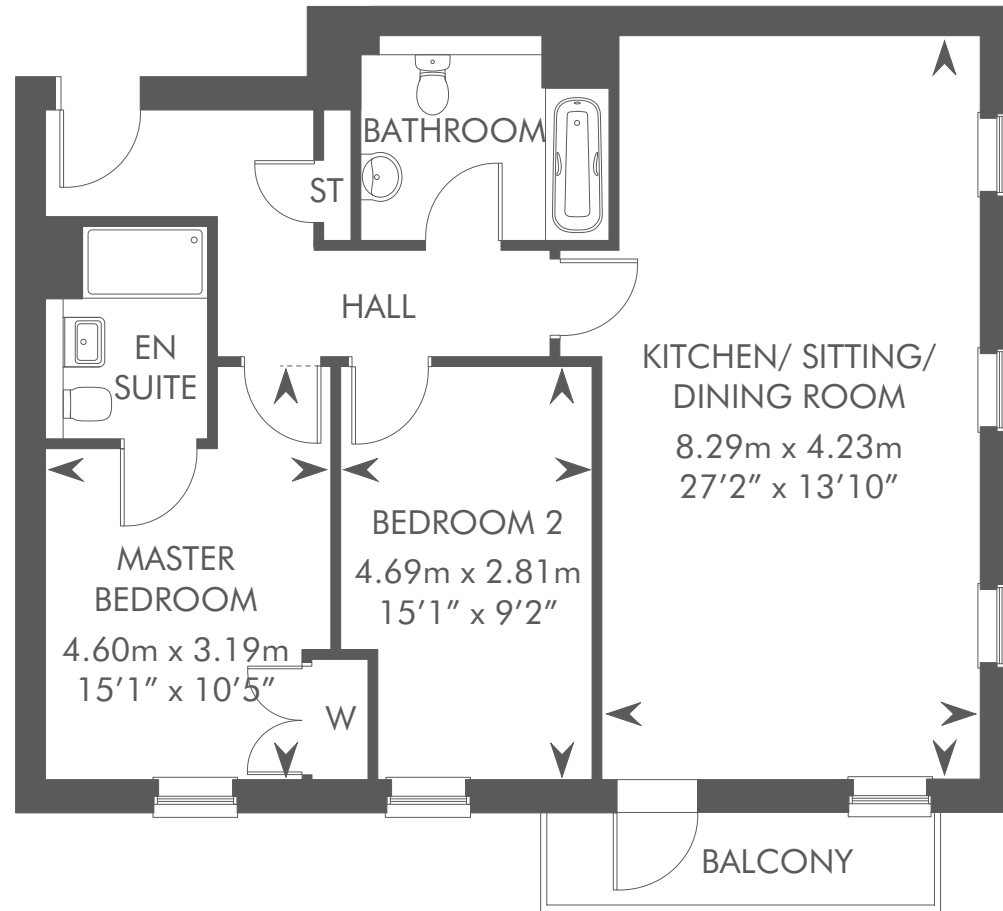
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Blackfriars Apartments building contains commercial units on ground floor, apartments on second floor and remaining units Housing Association. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



# BLACKFRIARS APARTMENTS

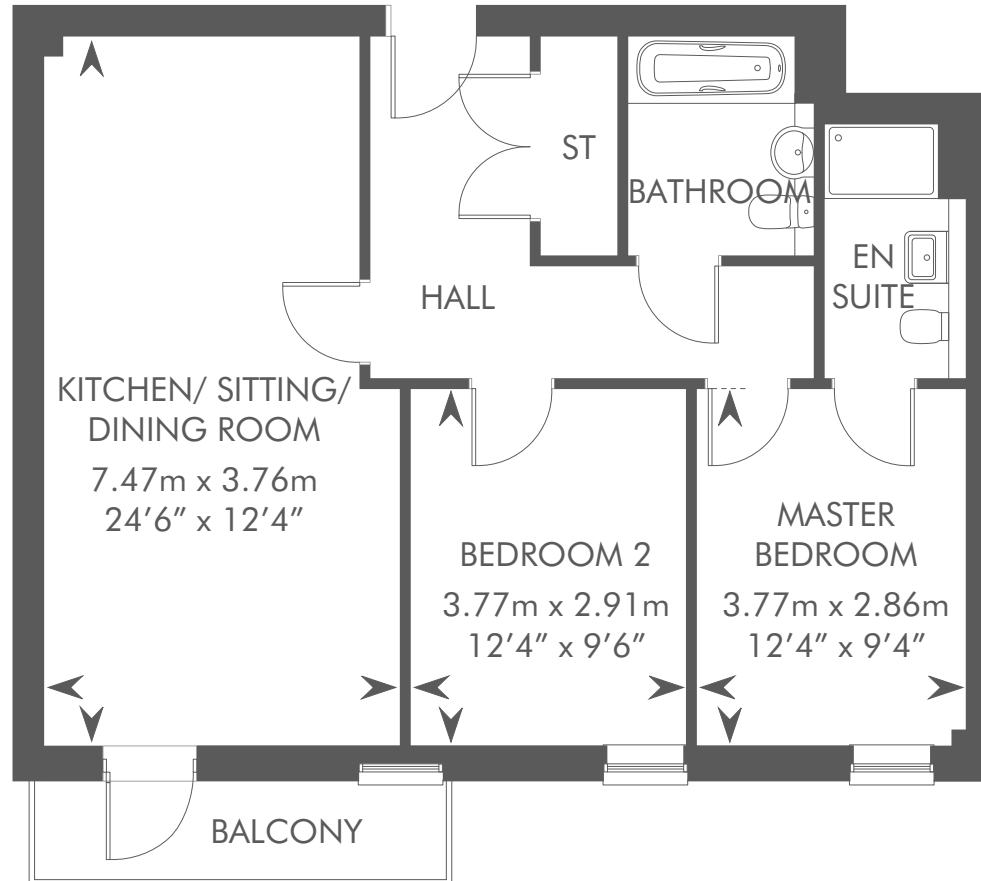
2 & 3 BEDROOM APARTMENTS



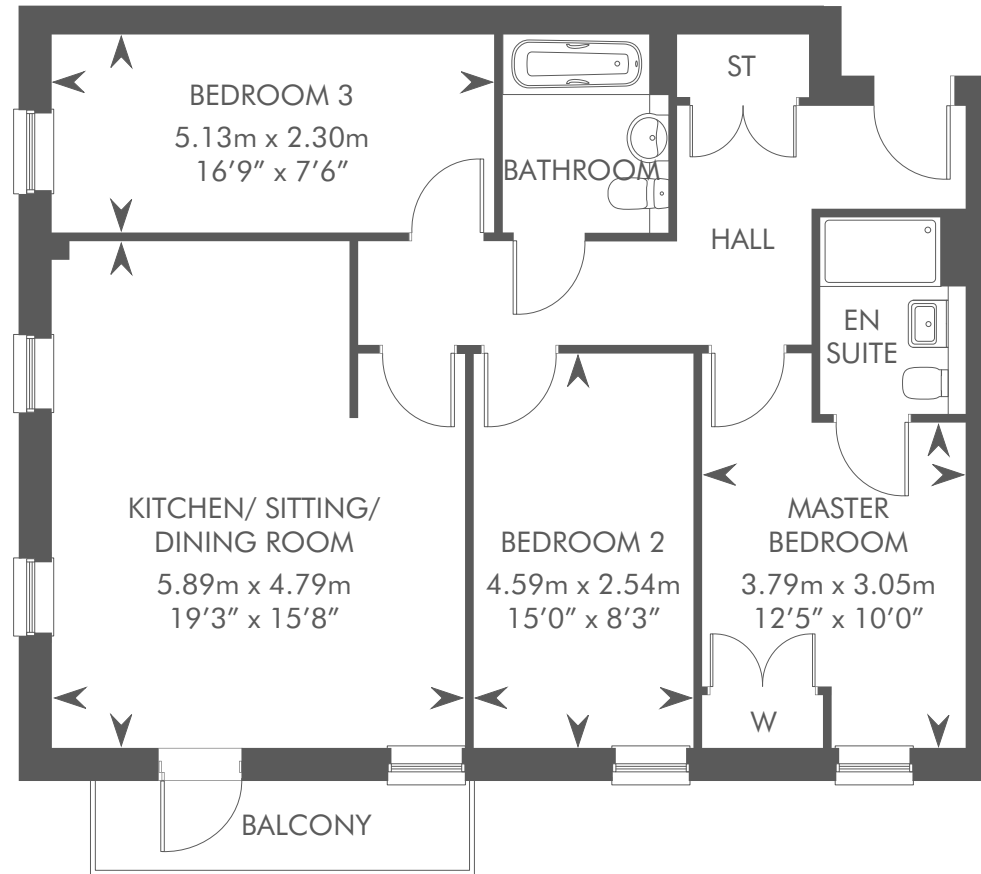


SECOND FLOOR

APARTMENTS  
PLOTS 76 – AS SHOWN  
77– HANDED



SECOND FLOOR



SECOND FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

The consumer protection from unfair trading regulations 2008. CALA Homes (Chiltern) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. Floor plans, dimensions and specifications are correct at the time of print.



# WOLVERCOTE TOWNHOUSE

## 4 BEDROOM TERRACED HOME

Relax in every corner of this beautiful three-storey townhouse, where double doors invite you into the spacious first floor kitchen and sitting/dining room, which boasts four Juliet balconies and brings everyone together in light, contemporary surroundings.

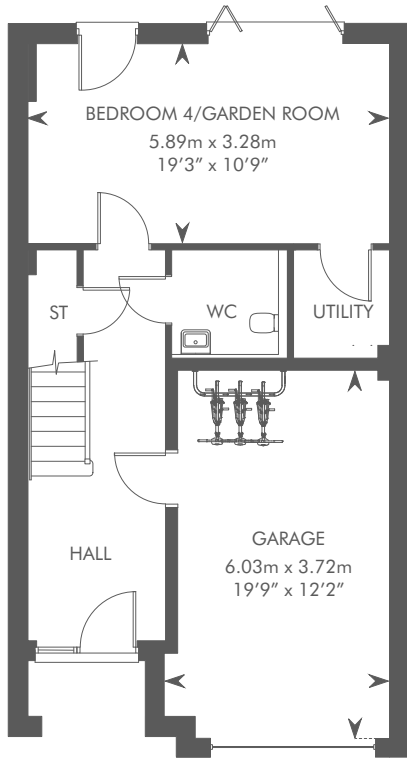
Taking advantage of the top floor views, your glamorous master bedroom treats you to a four-piece en suite, fitted wardrobes and a private balcony. Together with the second bedroom with fitted wardrobe, a peaceful study and luxury family bathroom.

Meanwhile, offering independence on the ground floor, a further en suite bedroom also features impressive bi-fold doors to the garden, complete with a separate utility room, integral garage and plenty of storage for built-in convenience on every level.

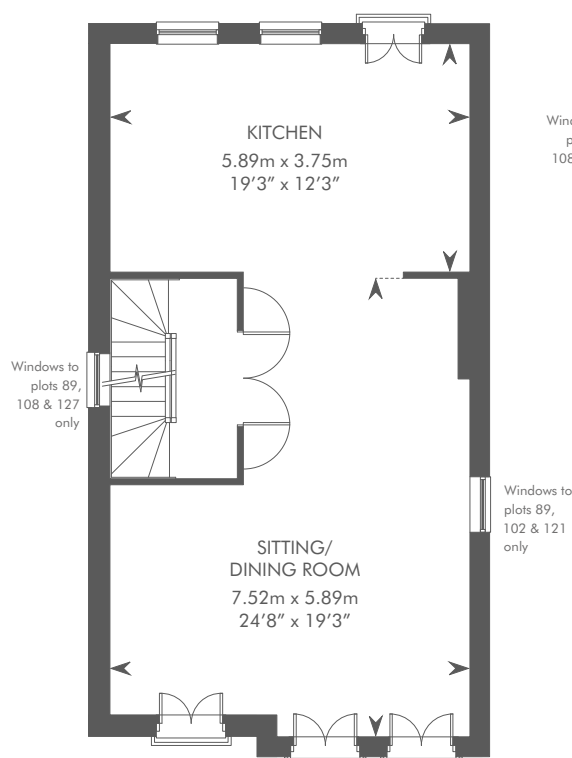


# WOLVERCOTE TOWNHOUSE

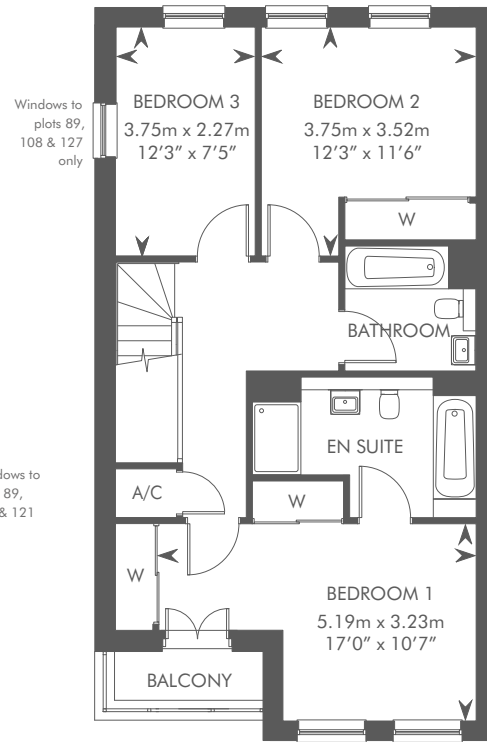
PLOTS 83, 84, 85, 86, 87, 88, 89, 102, 103, 104, 105, 106,  
107, 108, 121, 122, 123, 124, 125, 126 & 127 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen on first floor with quality kitchen units, stone work surfaces and a Juliet balcony
- 1 1/2" bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Kitchen island with pop-up plug sockets and USB ports
- Bosch built-in double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washing machine
- Bosch free-standing tumble dryer
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Luxury 4-piece en suite to master bedroom
- Double drawer vanity unit to family bathroom and en suites
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen, sitting/dining room, study and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection, to sitting room and study
- HDMI socket to sitting room
- Grain - your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connected. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting/dining room, master bedroom and study

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Built-in wardrobes with sliding doors to all bedrooms
- Recessed downlights to kitchen, utility, family bathroom, cloakroom, and en suite.
- Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen, utility, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid
- Three Juliet balconies to spacious open-plan sitting/dining room on first floor giving an abundance of light
- Balcony to master bedroom on second floor

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack
- Integral door leading to hall

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear
- Dusk-to-dawn sensor lights outside front door
- Wall lights to patios and balconies
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden

Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe.

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. ††Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.





Photography of Godstow Townhouse

# GODSTOW TOWNHOUSE

## 3 BEDROOM TERRACED HOME

Designed for flexible living, the Godstow Townhouse offers three bedrooms and a separate study. Bi-fold doors open up to extend the kitchen/dining room into the garden and patio.

The integral garage with electric car charger and cycle storage is forward thinking in embracing future travel ideals. The ground floor also has a fully equipped utility room and a cloakroom.

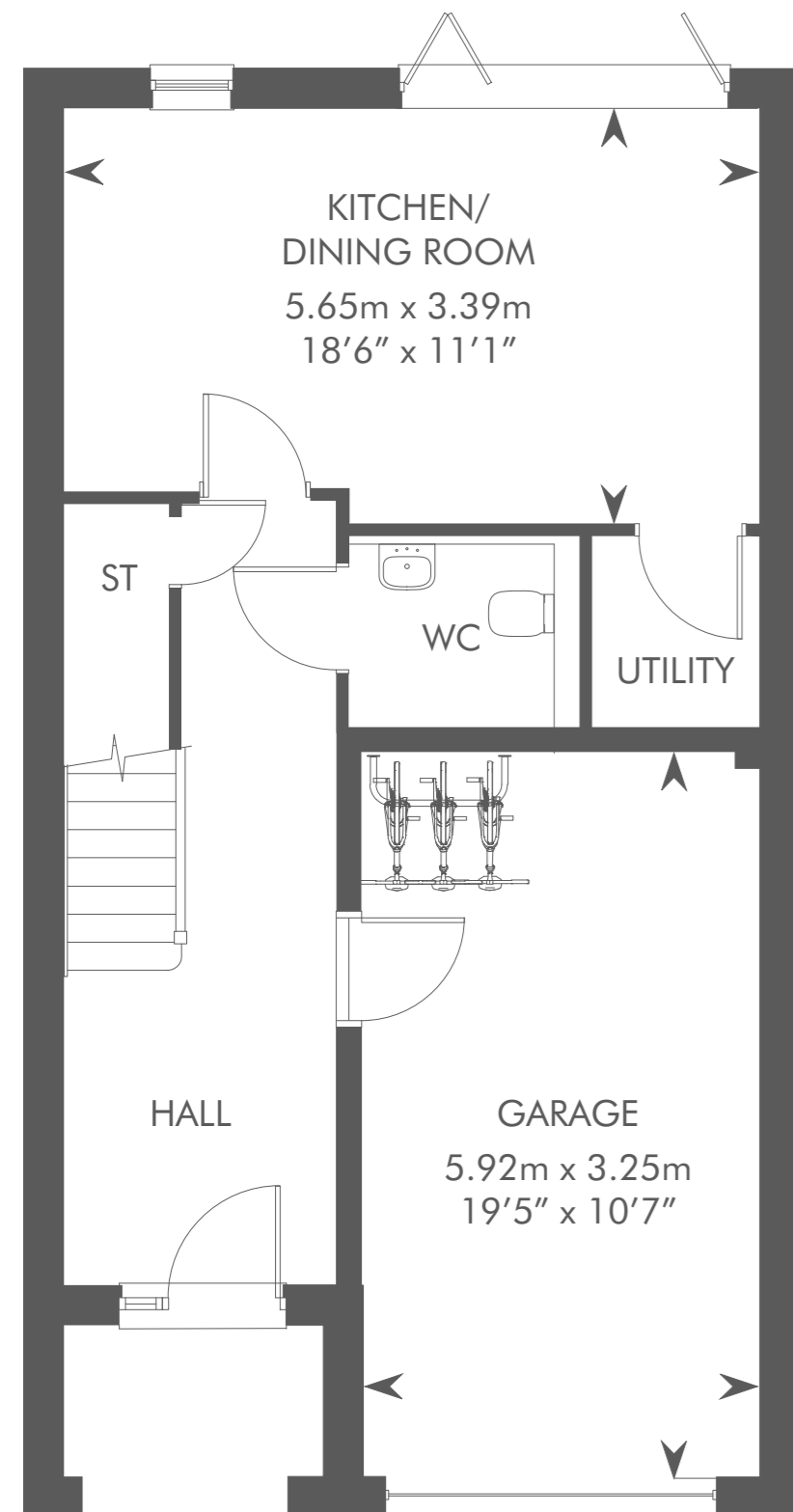
Upstairs, the spacious sitting room boasts a trio of almost floor to ceiling windows bringing in an abundance of light, complete with a Juliet balcony. There are two well-proportioned bedrooms, the generous double includes a fitted wardrobe. This floor is completed by a spacious family bathroom. Bedroom 1 awaits on the second floor offering seclusion from the rest of the house, and enjoys both an en suite and walk-in dressing room. There is also that crucial study ideal for working from home.



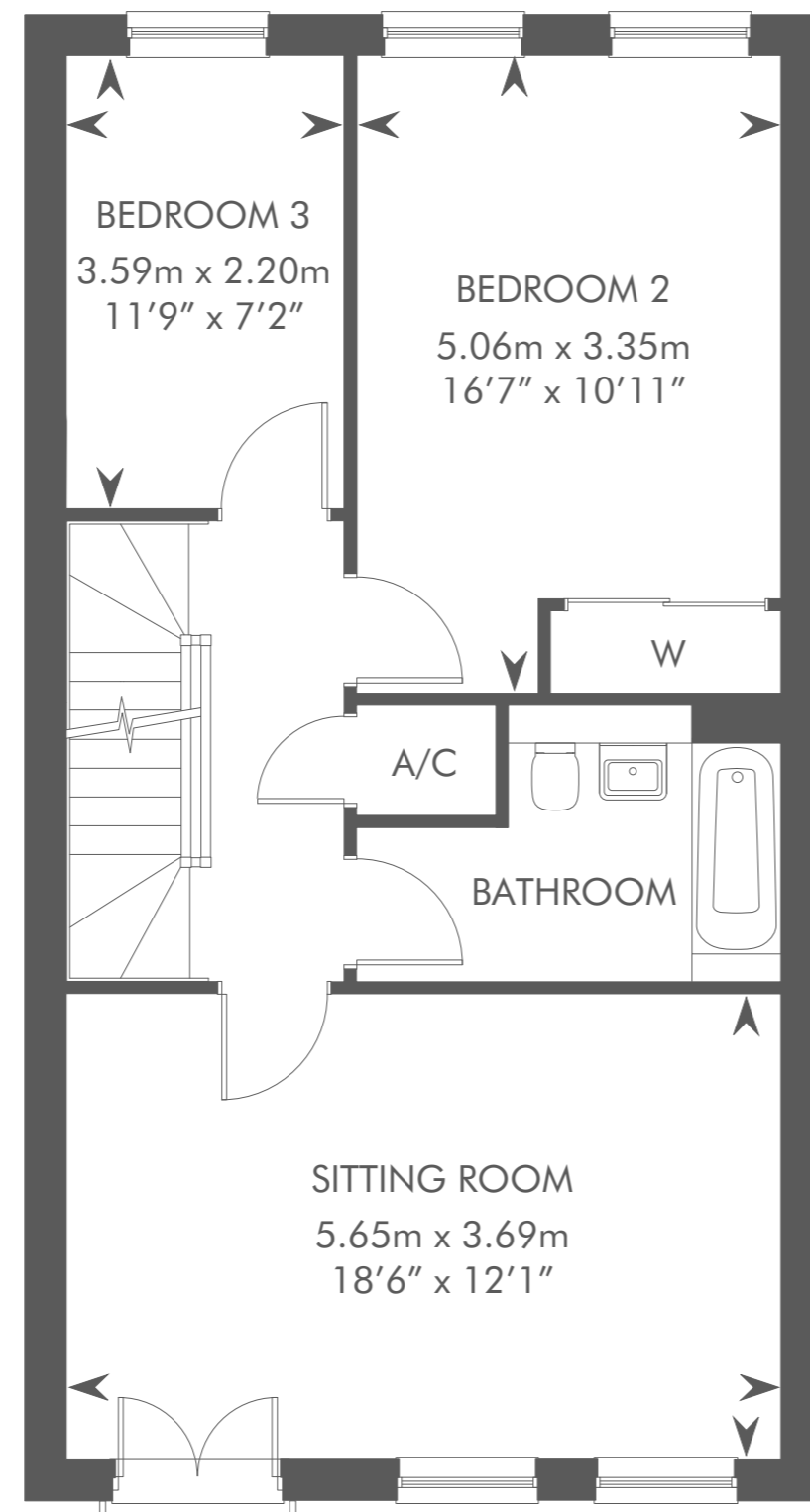
# GODSTOW TOWNHOUSE

PLOTS 183, 184, 185, 186, 187, 188, 189 & 190 – AS SHOWN

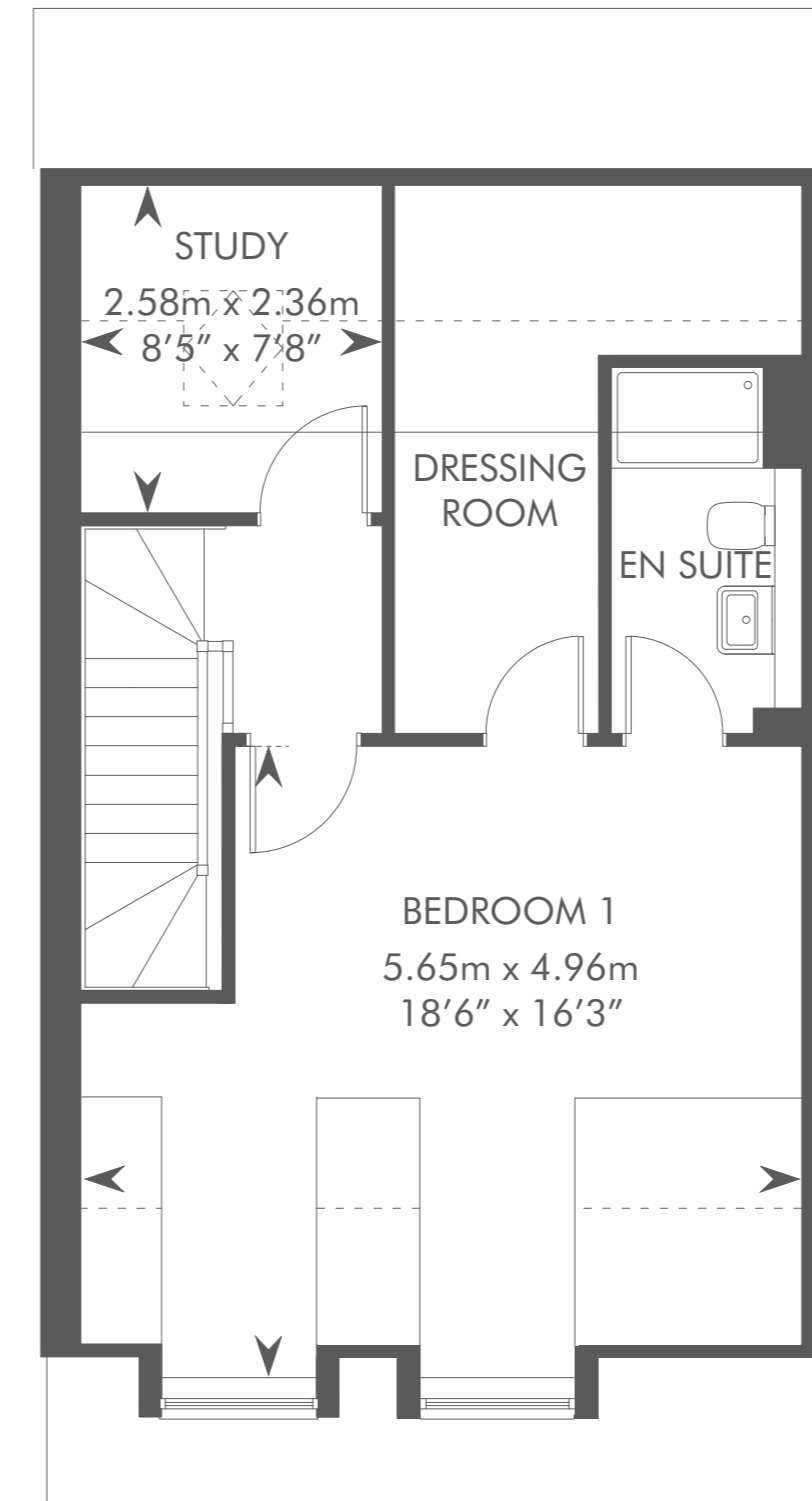
PLOTS 39, 40, 41, 42 & 43 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washer/dryer
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room, study and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition to sitting room and study
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and study

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room and en suite to master bedroom
- Built-in wardrobe with sliding doors to bedroom 2
- Recessed downlights to kitchen/dining, utility, dressing room, family bathroom, cloakroom, and en suite. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/dining room, utility, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid
- Juliet balcony to sitting room on first floor
- Private study to second floor

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack
- Integral door leading to hall

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Cycle storage

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# HINKSEY TOWNHOUSE

## 3 BEDROOM TERRACED HOME

Designed for modern families, Hinksey Townhouse boasts flexible living over three floors. Bi-fold doors extend the open plan kitchen/dining room for informal social gatherings inside and out, accompanied by a separate utility room, storage cupboard and integral garage to keep everywhere clutter-free.

Upstairs, the sitting room is light and airy, complete with a Juliet balcony for added elevated elegance. Two well-proportioned bedrooms, both with a fitted wardrobe, are also joined by the stylish bathroom and a convenient airing cupboard to keep all your laundry out of the way.

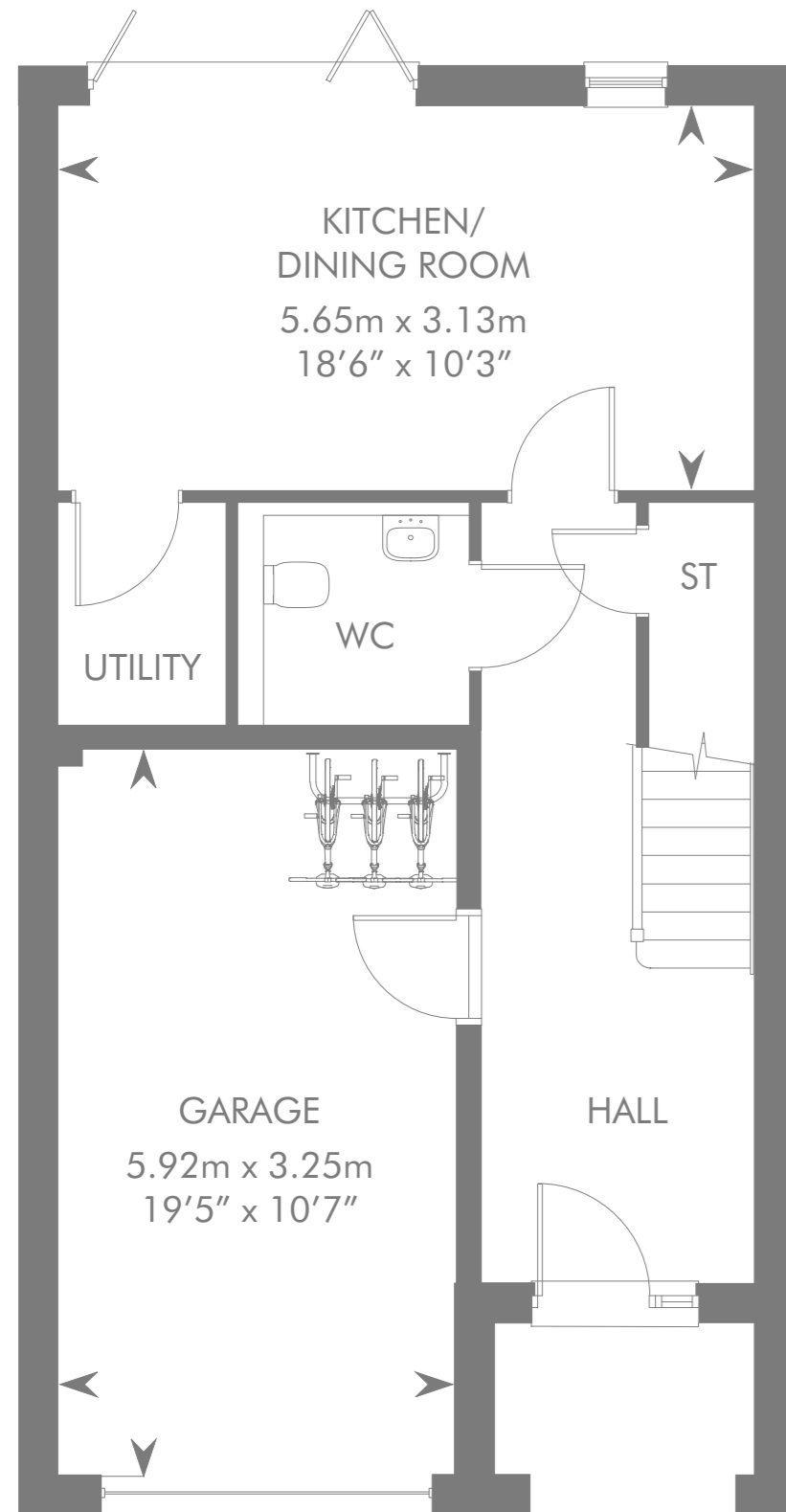
Last but not least, the master bedroom provides an undisturbed sanctuary at the top, boasting an en suite and walk-in dresser, accompanied by an equally private study.



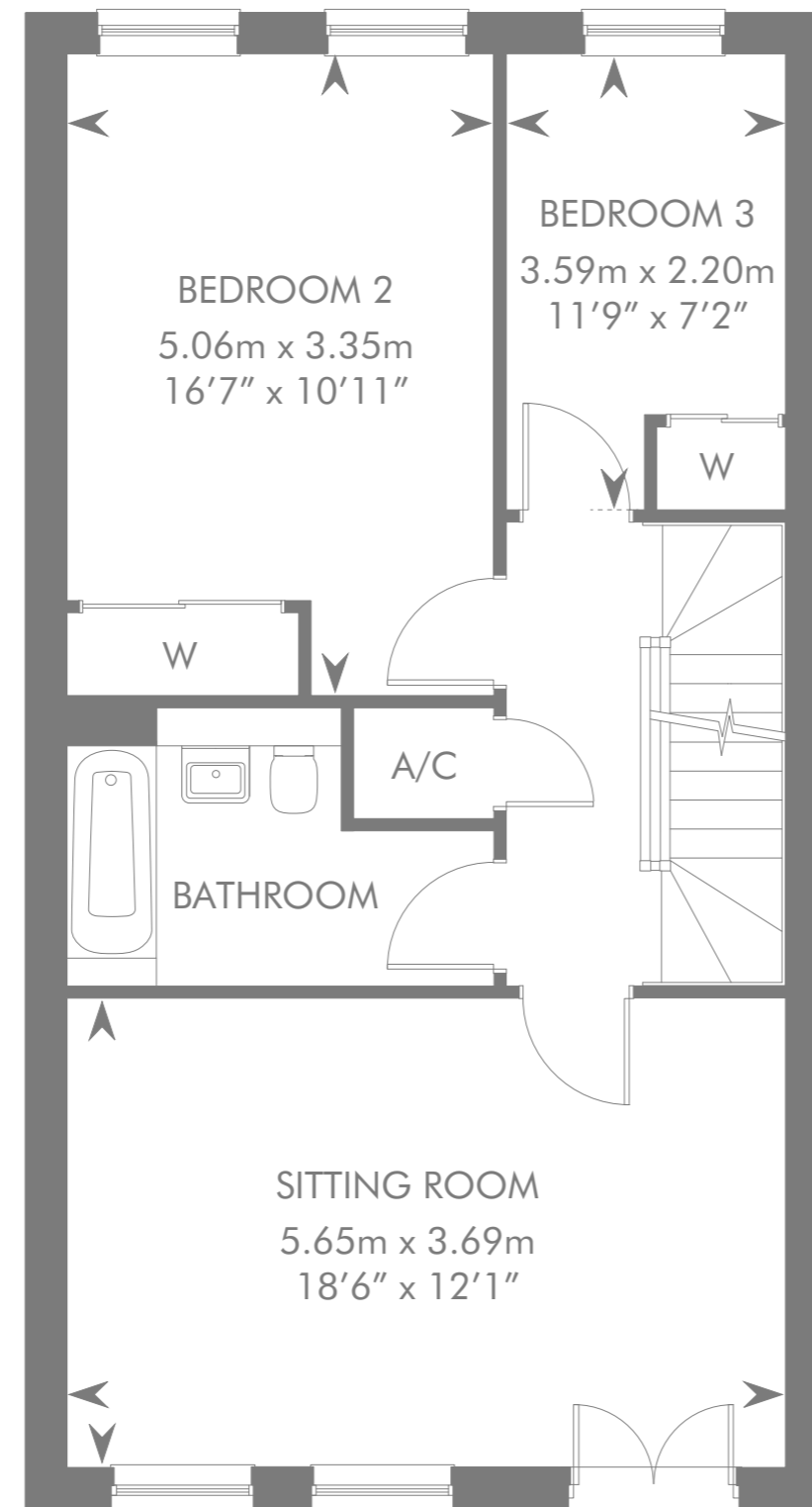
# HINKSEY TOWNHOUSE

PLOTS 183, 184, 185, 186, 187, 188, 189 & 190 – AS SHOWN

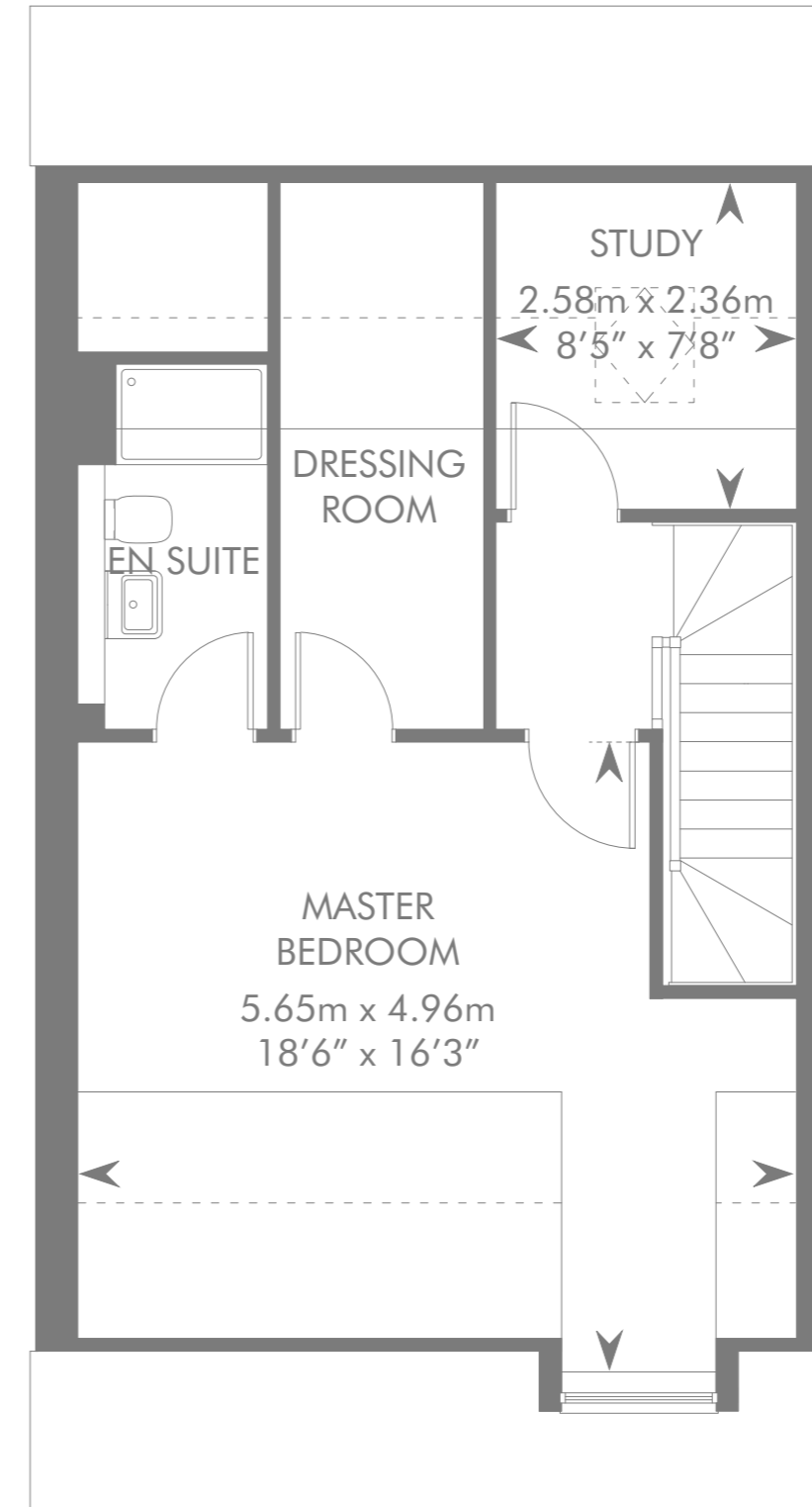
PLOTS 39, 40, 41, 42 & 43 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washer/dryer
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room, study and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition to sitting room and study
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and study

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room and en suite to master bedroom
- Built-in wardrobes with sliding doors to bedroom 2 & 3
- Recessed downlights to kitchen/dining, utility, dressing room, family bathroom, cloakroom, and en suite. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/dining room, utility, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid
- Juliet balcony to sitting room on first floor
- Private study to second floor

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack
- Integral door leading to hall

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Cycle storage

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# IFFLEY HOUSE

## 4 BEDROOM DETACHED HOME

Refined and characterful in stature, Iffley House is beautifully arranged for flexible and comfortable family living. Most impressive, its open plan kitchen/breakfast room extends from front to back, finished with bi-fold doors and served by a separate utility room with built-in storage.

More formal in style, the sitting and dining rooms have plenty of sophisticated space to entertain in, with a large downstairs cloakroom and garage completing the picture.

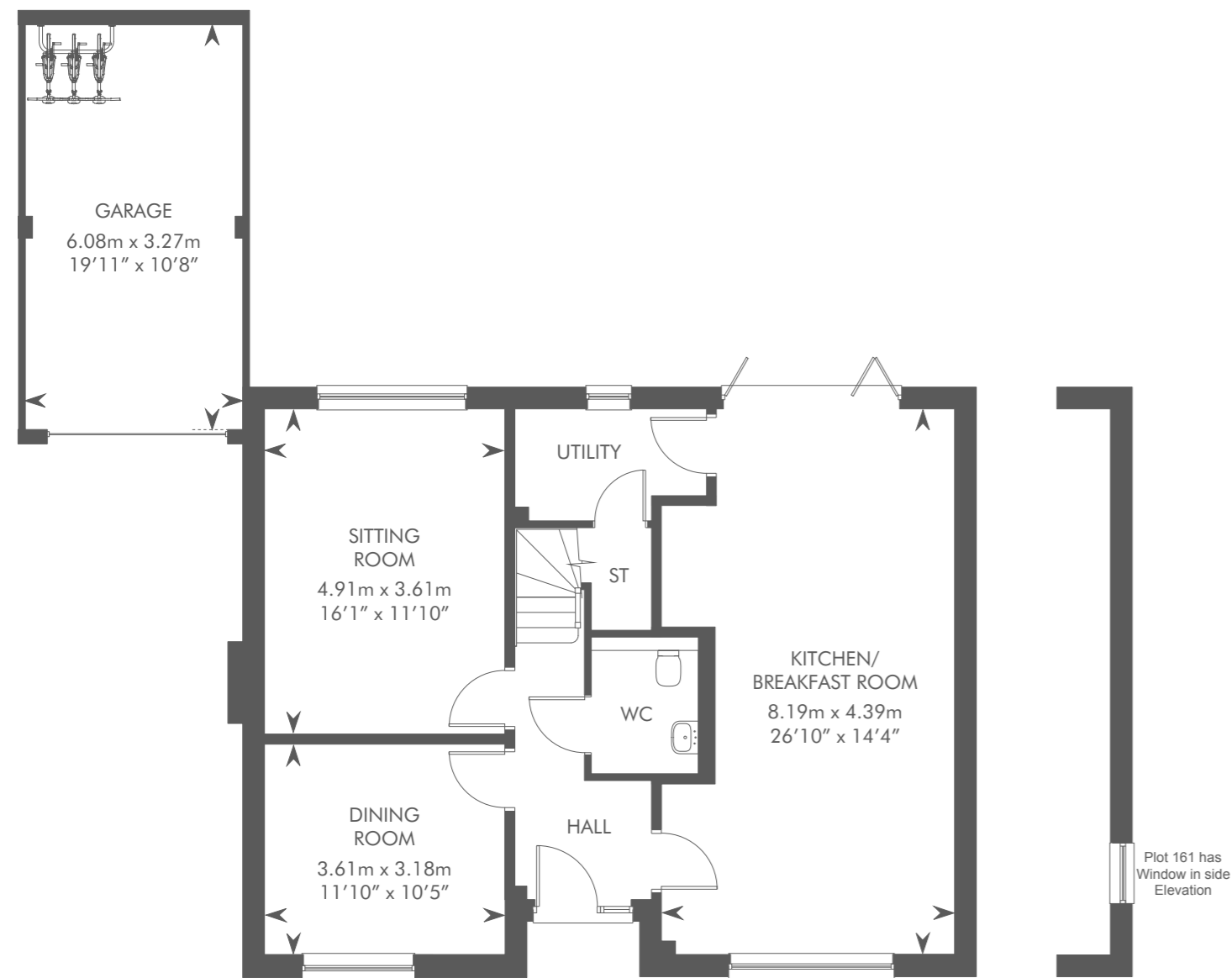
There are four generous bedrooms to choose from upstairs, two of which feature Juliet balconies and all come with fitted wardrobes for easy storage. The master and second bedroom also benefit from their own stylish en suite, freeing up the luxury four-piece family bathroom.



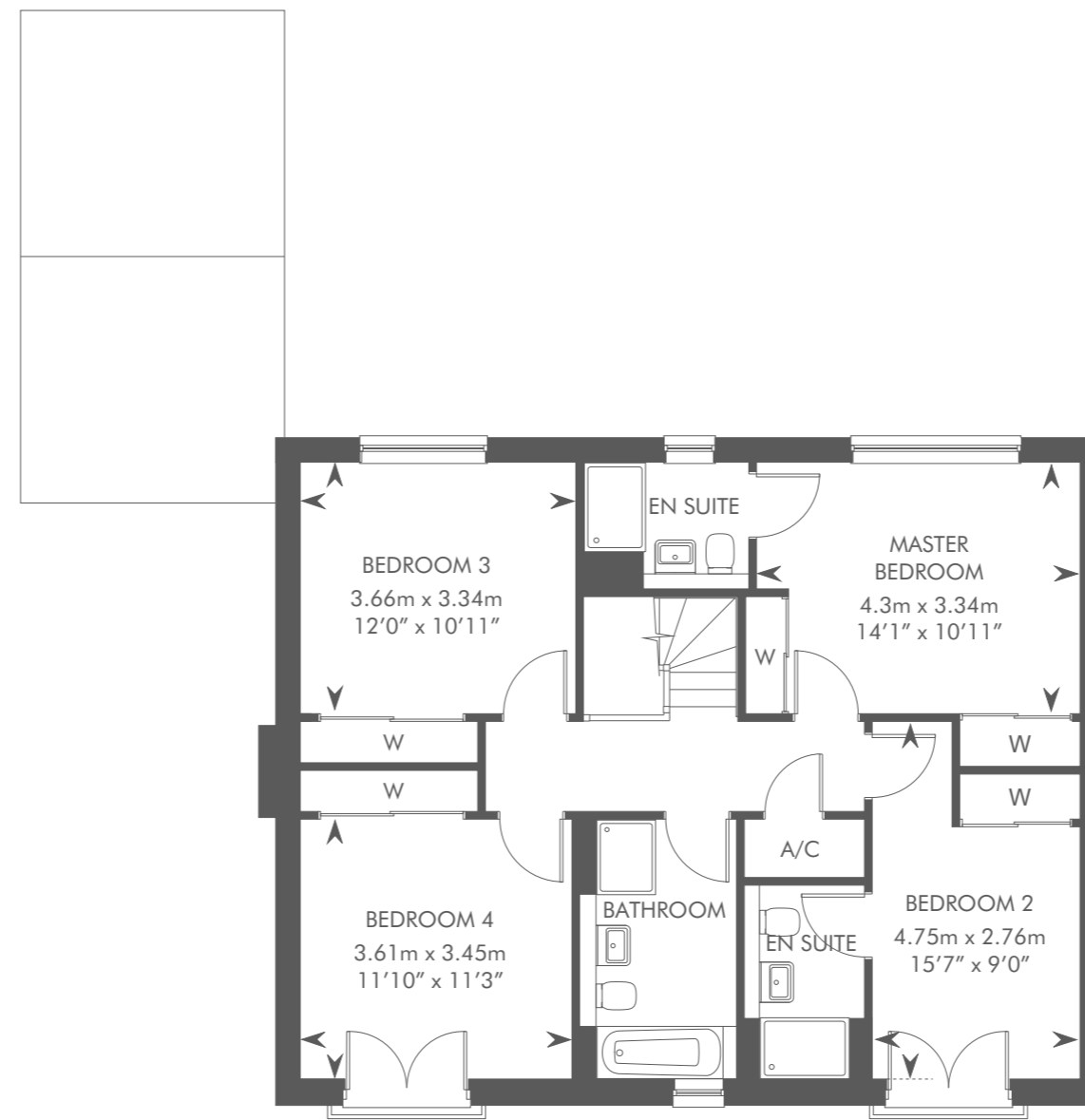


# IFFLEY HOUSE

PLOTS 151, 153, 154, 156, 157, 159 & 161 – AS SHOWN



GROUND FLOOR



## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Kitchen island with pop-up plug sockets and USB ports
- Bosch built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washer/dryer
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails (excl. master bedroom en suite)
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and en suites
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast room, sitting room, dining room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection to sitting room and bedroom 4
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1 GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 4

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Traditional gas radiator central heating
- Built-in wardrobes with sliding doors to all bedrooms
- Recessed downlights to kitchen/breakfast room, utility, family bathroom, cloakroom, and en suites. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/breakfast room, utility room, family bathroom, en suites and cloakroom
- Gas stove fireplace to sitting room
- Upgraded internal doors to semi-solid
- Juliet balcony to bedroom 2 & 4

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden

Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# JERICHO MEWS

## 3 BEDROOM TERRACED HOME

This sophisticated terraced home has been designed with a busy household in mind. Offload your bikes in the secure store, before entering the hallway and making your way to the real hub of Jericho Mews – its generous open plan sitting/dining room. Here you can enjoy plenty of flexible space that flows naturally into the kitchen, together with impressive bi-fold doors to extend the invitation to the rear garden.

Featuring a fitted wardrobe, the en suite master bedroom is a haven of calm, complemented by two further bedrooms, one of which also includes a wardrobe. A stylish bathroom and airing cupboard add to the convenience upstairs, with a built-in storage cupboard and cloakroom concluding the downstairs.

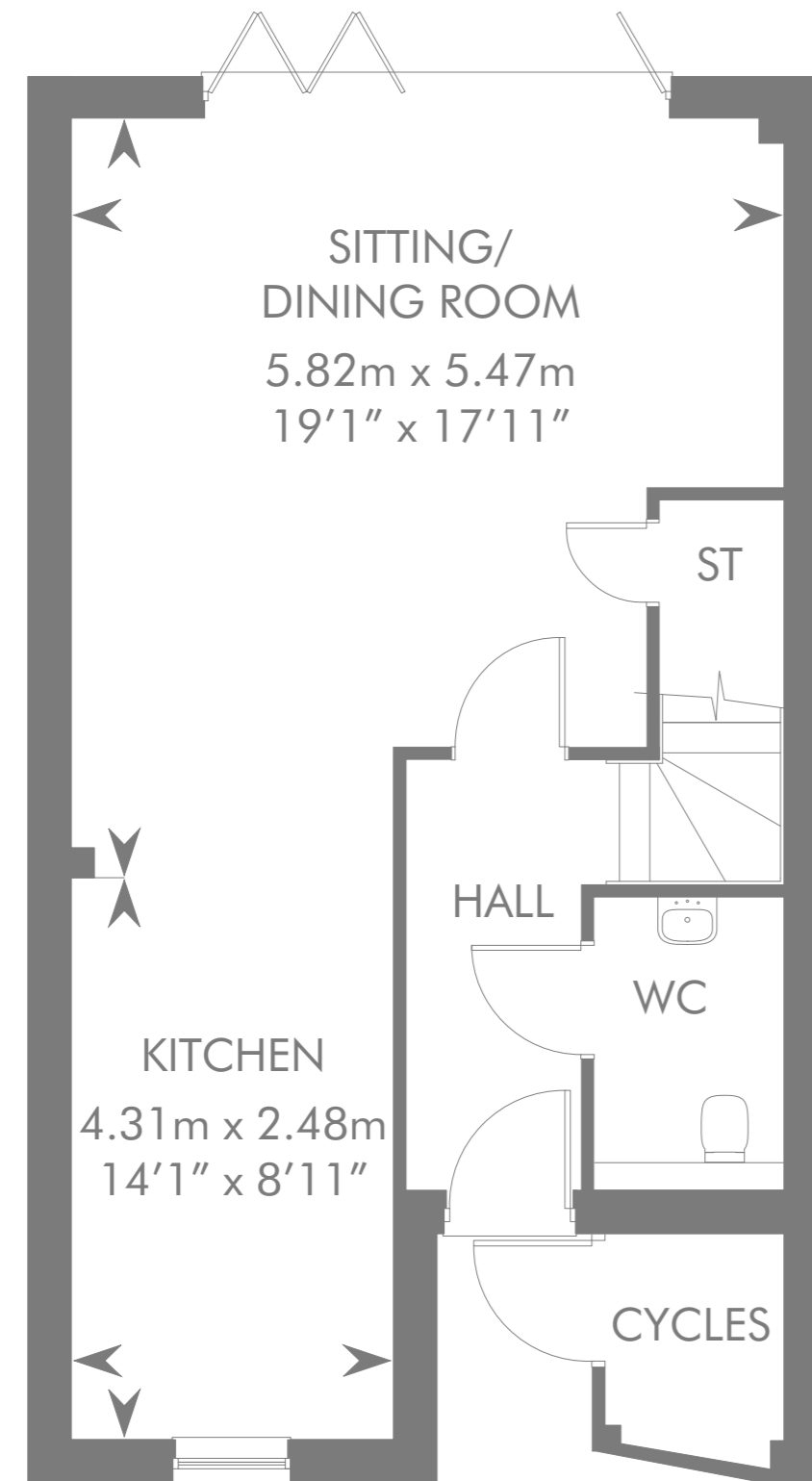


# JERICHO MEWS

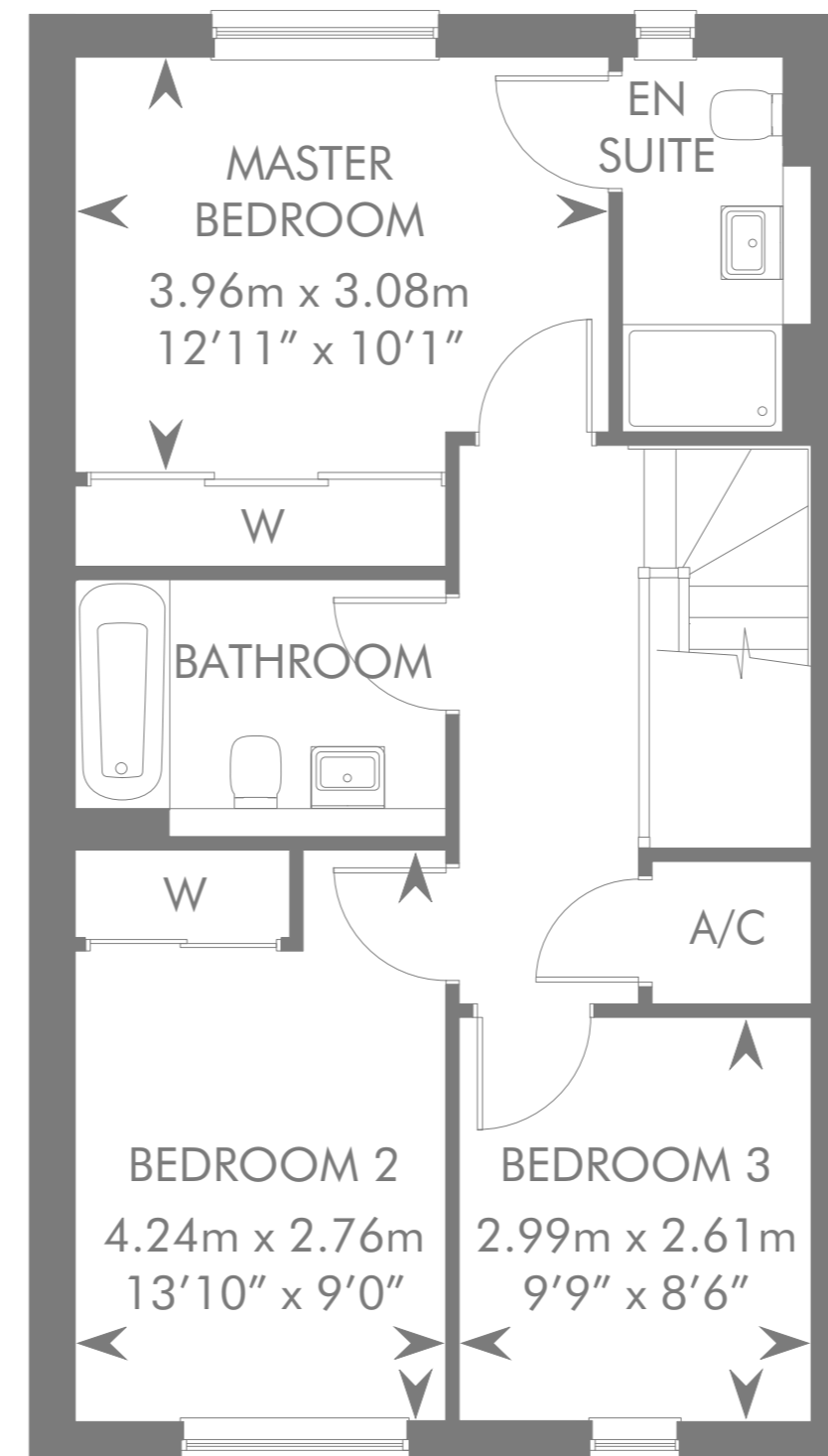
PLOTS 90, 91, 92, 93, 117, 118, 119, 120, 109, 110, 111, 112, 136, 137, 138 & 139 – AS SHOWN



## THE FINER DETAILS YOUR SPECIFICATION



GROUND FLOOR



### KITCHEN

- Professionally designed kitchen with quality kitchen units and stone work surfaces
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-in double oven
- Bosch 5-burner gas hob and extractor
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Caple wine cooler (300mm)

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen, sitting/dining room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection, to sitting room and bedroom 3
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 2

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Bi-fold doors leading to the garden from the sitting/dining room
- Built-in wardrobes with sliding doors to master bedroom
- Recessed downlights to kitchen, family bathroom, cloakroom, and en suite. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Cycle storage
- PV panels (please refer to Sales Consultant for further details)

Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. ‡Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# SANDFORD TOWNHOUSE

## 3 BEDROOM TERRACED HOME

Sandford Townhouse is a perfect model of modern family living. From the open plan design and impressive bi-fold doors of the rear kitchen and family/dining room, to the convenient cloakroom and built-in storage, including a designated area to secure your bicycles.

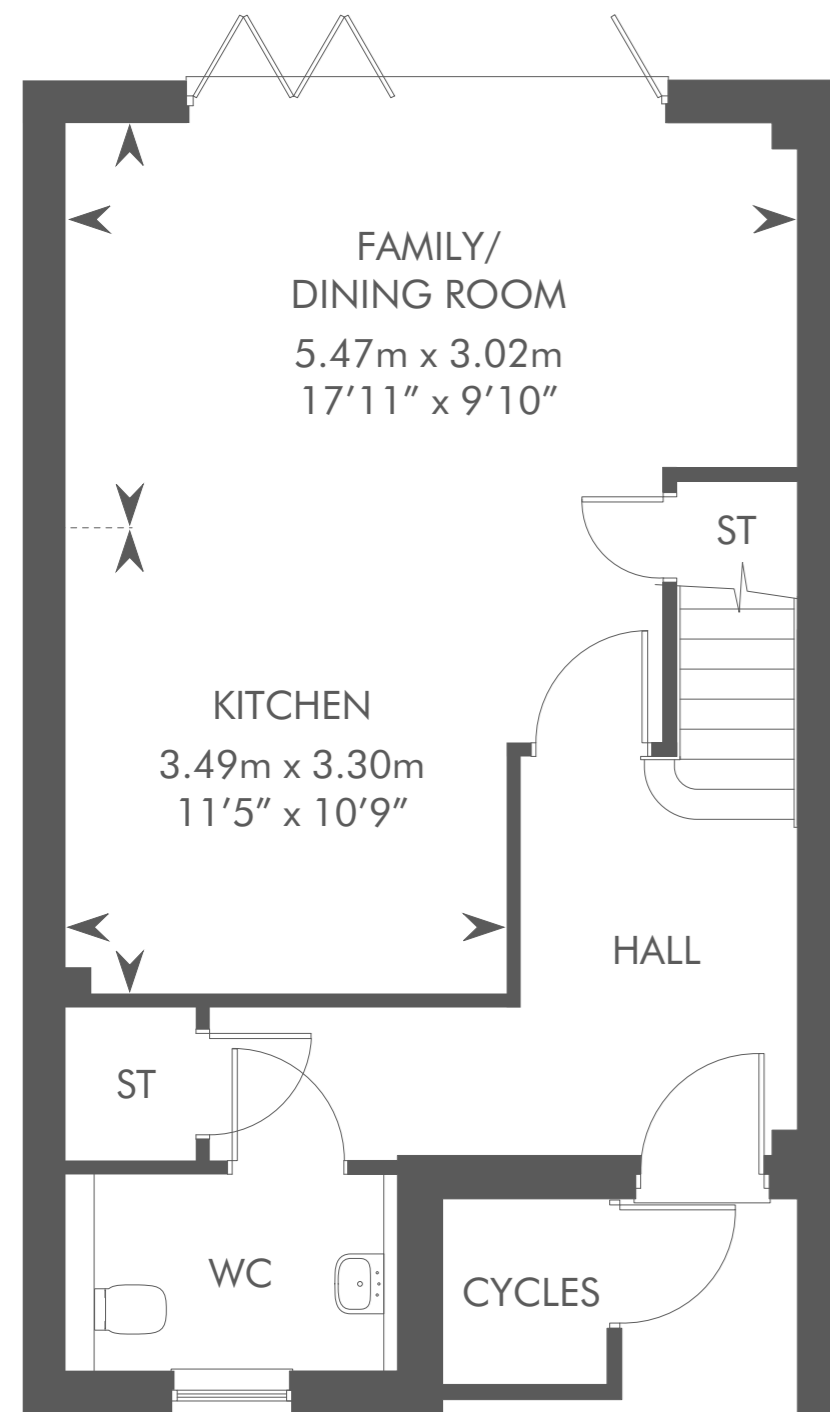
The large first floor sitting room is made for entertaining, with two Juliet balconies adding to its light and airy ambience. Complemented by the master en suite bedroom with built-in wardrobe, where you can escape from everyone and enjoy views over the rear garden.

Then there's the freedom of two top floor bedrooms for the kids, with one featuring a fitted wardrobe and both sharing the luxury family bathroom, complete with a spacious airing cupboard.

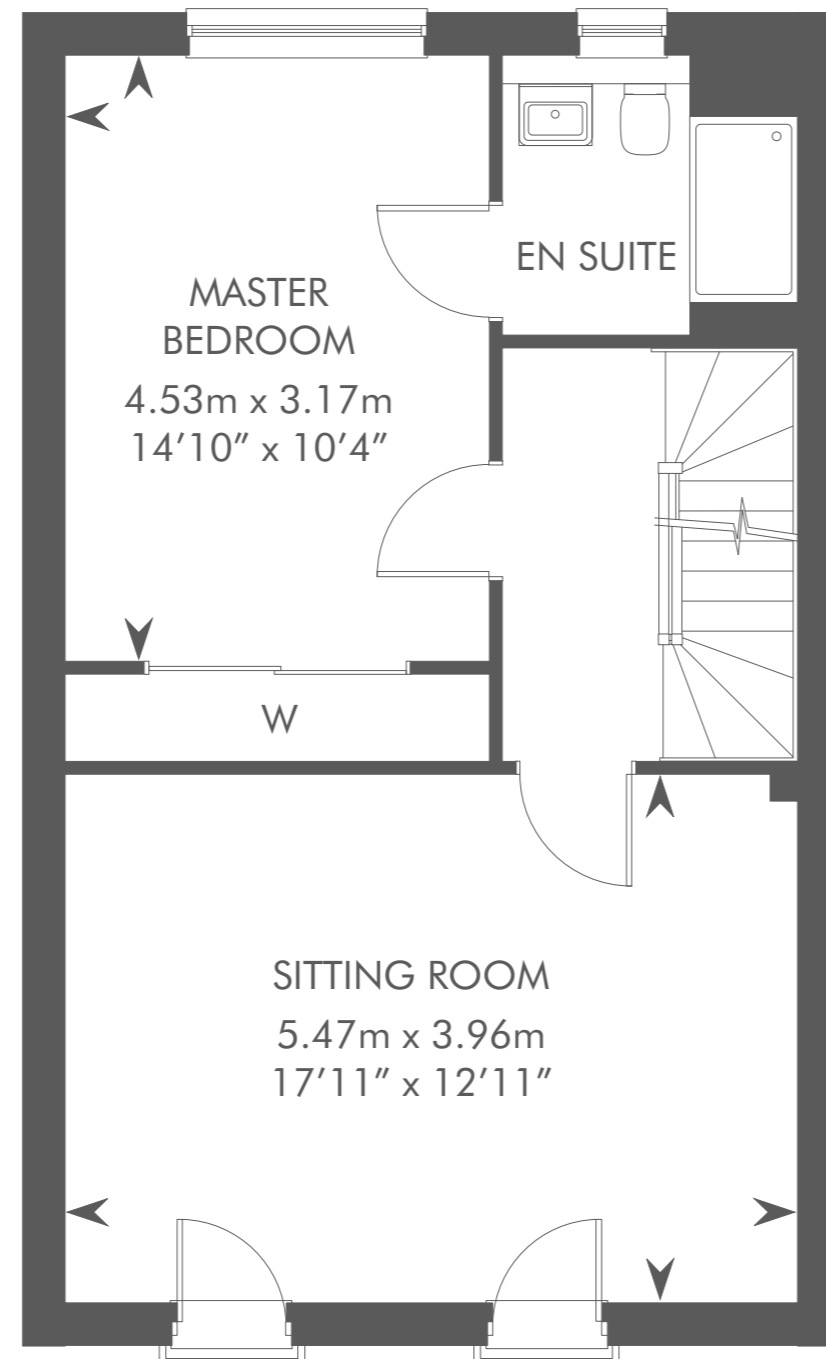


# SANDFORD TOWNHOUSE

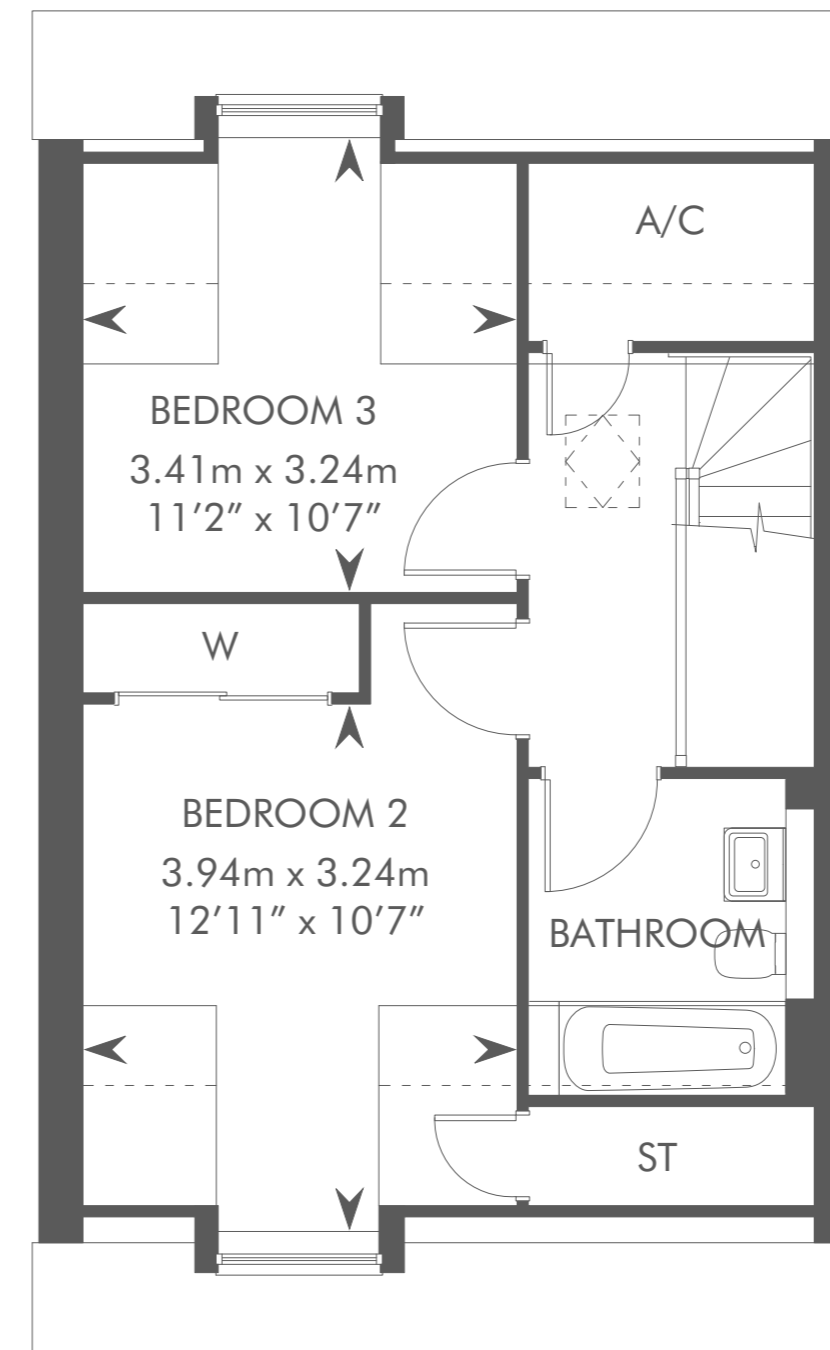
PLOTS 98, 99, 100, 101, 128, 129, 130, 131, 147, 148 & 149 – AS SHOWN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Caple wine cooler (300mm)

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suite

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/family/dining, sitting room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection to sitting room and bedroom 3
- HDMI socked to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 3

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Built-in wardrobes with sliding doors to master bedroom and bedroom 2
- Recessed downlights to kitchen, family bathroom, cloakroom, and en suite. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/family/dining room, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid
- Two Juliet balconies to light filled sitting room on first floor

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use<sup>†</sup>
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes<sup>††</sup>
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Cycle storage

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.





# WYTHAM HOUSE

## 3 BEDROOM DETACHED HOME

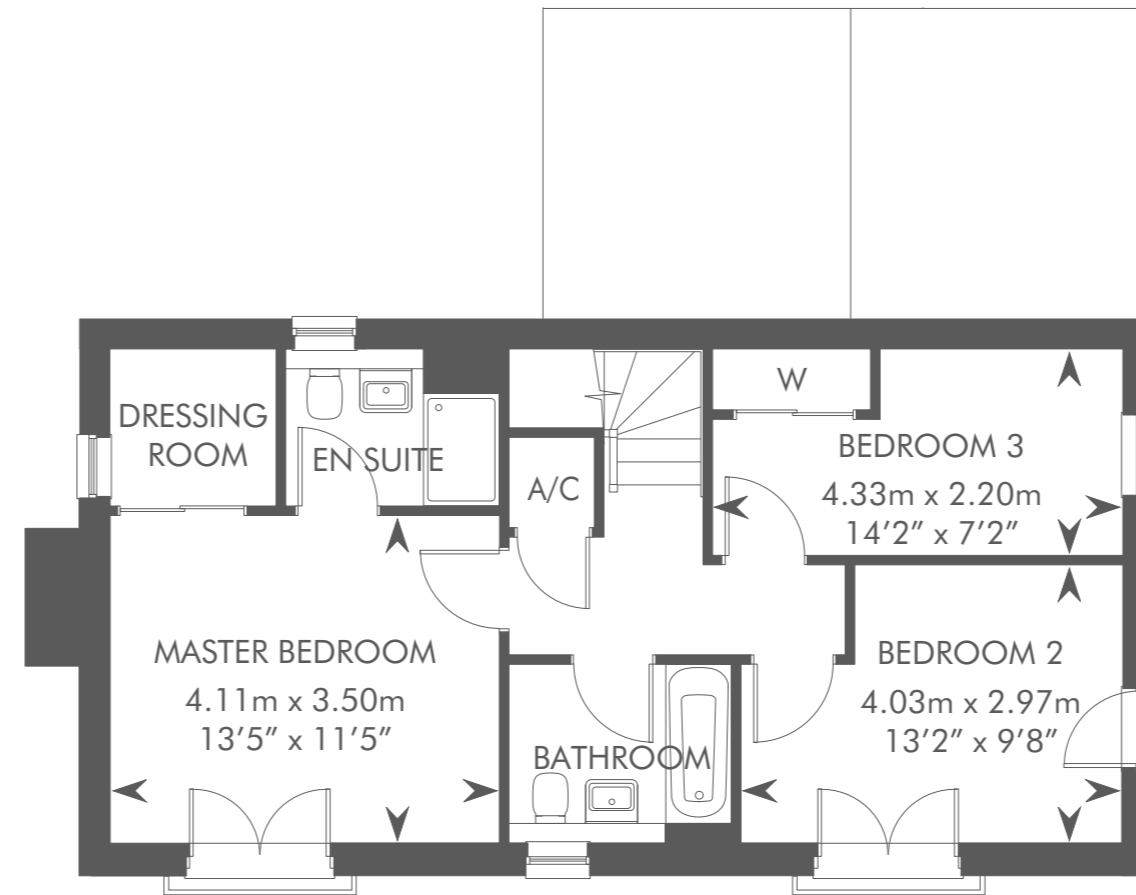
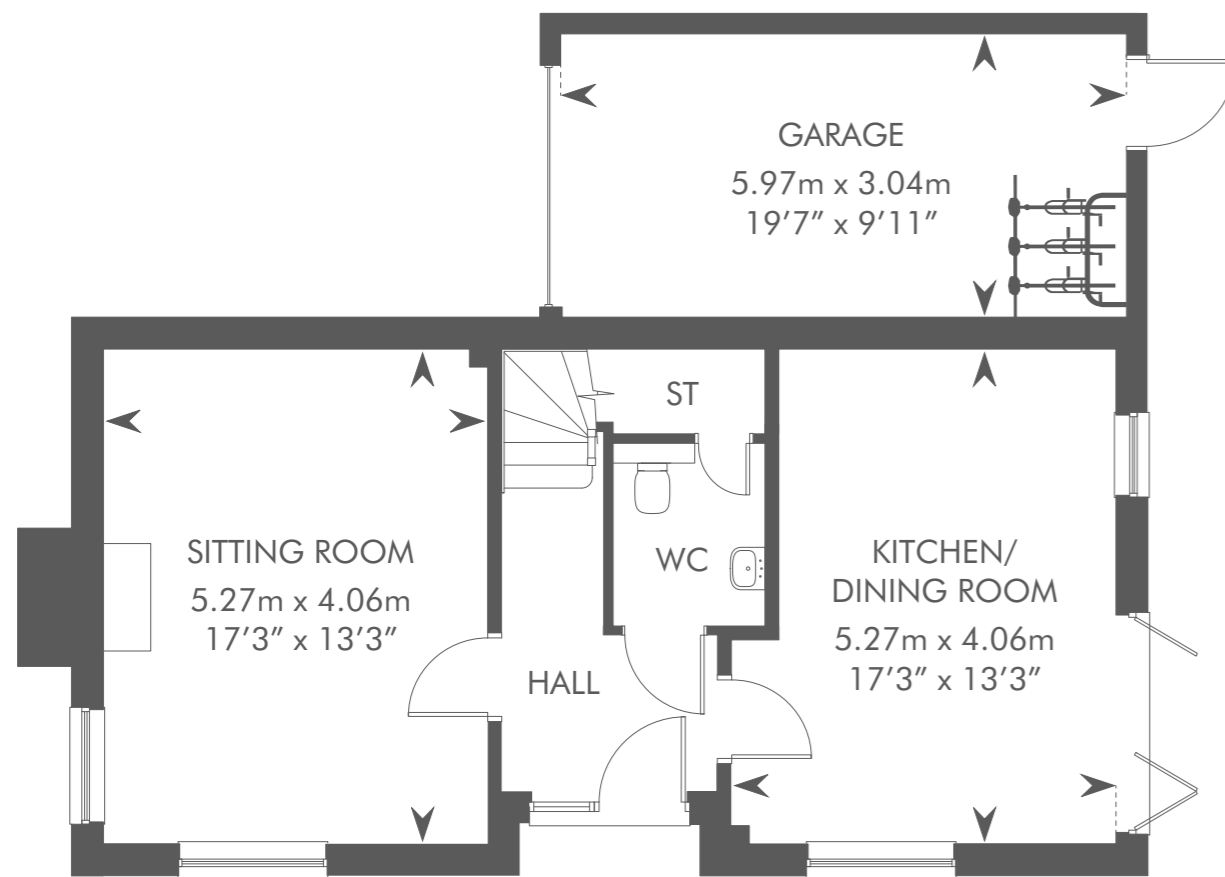
Resplendent in red and buff coloured brickwork, Wytham House is perfectly arranged for contemporary living. Its large open plan kitchen/dining room brings the outside in through elegant bi-fold doors and windows on two sides. While on the other side of the central hall, an equally spacious, double aspect sitting room with feature fireplace, sets the scene for entertaining evenings.

Each of the three bedrooms offers extra individual touches, whether it's the twin Juliet balconies of the second bedroom, the fitted wardrobe in the third, or the Juliet balcony, en suite and private dressing room in the master. Not forgetting the additions of a luxury family bathroom, downstairs cloakroom, attached garage and ample storage throughout this attractive family residence.



# WYTHAM HOUSE

PLOT 6 – AS SHOWN



GROUND FLOOR

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-in double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Caple wine cooler (300mm)

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- HDMI socket to sitting room
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection, to sitting room and bedroom 3
- Grain - your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 3

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Traditional gas radiator central heating
- Walk-in dressing room to master bedroom
- Built-in wardrobe with sliding doors to bedroom 3
- Recessed downlights to kitchen/dining room, dressing room, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/breakfast/family room, utility room, family bathroom, en suites, shower room and cloakroom
- Wood burner stove fireplace to sitting room
- Upgraded internal doors to semi-solid
- Juliet balcony to master bedroom and bedroom 2

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front timber door
- Recessed downlights to porch
- Multi-point locking system to front door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden

Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# SUMMERTOWN HOUSE

## 4 BEDROOM DETACHED HOME

Three floors of light and spacious family living start with an open plan kitchen/breakfast room featuring bi-fold doors, mirrored by the glamour of a large sitting/dining room with feature fireplace and both accessed via the separate utility room, which also leads to a double integral garage.

This sets the design space for a grand terrace above, where you can relax outside, before stepping through bi-fold doors to the bespoke snug. Both the master and second bedrooms feature Juliet balconies, while the former also boasts a stylish four-piece en suite bathroom and private dresser.

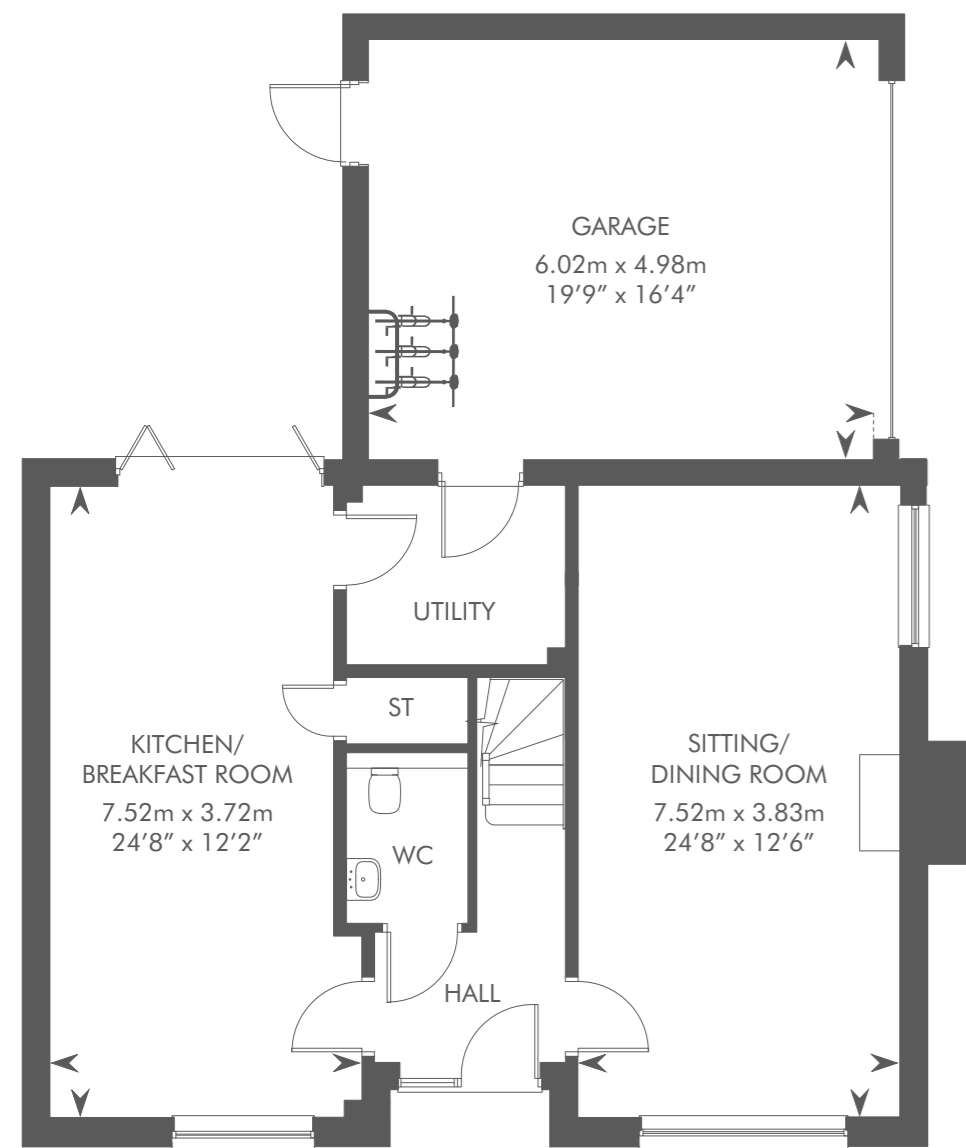
A luxury four-piece family bathroom completes the first floor, leaving two further bedrooms with fitted wardrobes to enjoy their own shower room and ample storage on the top elevation.



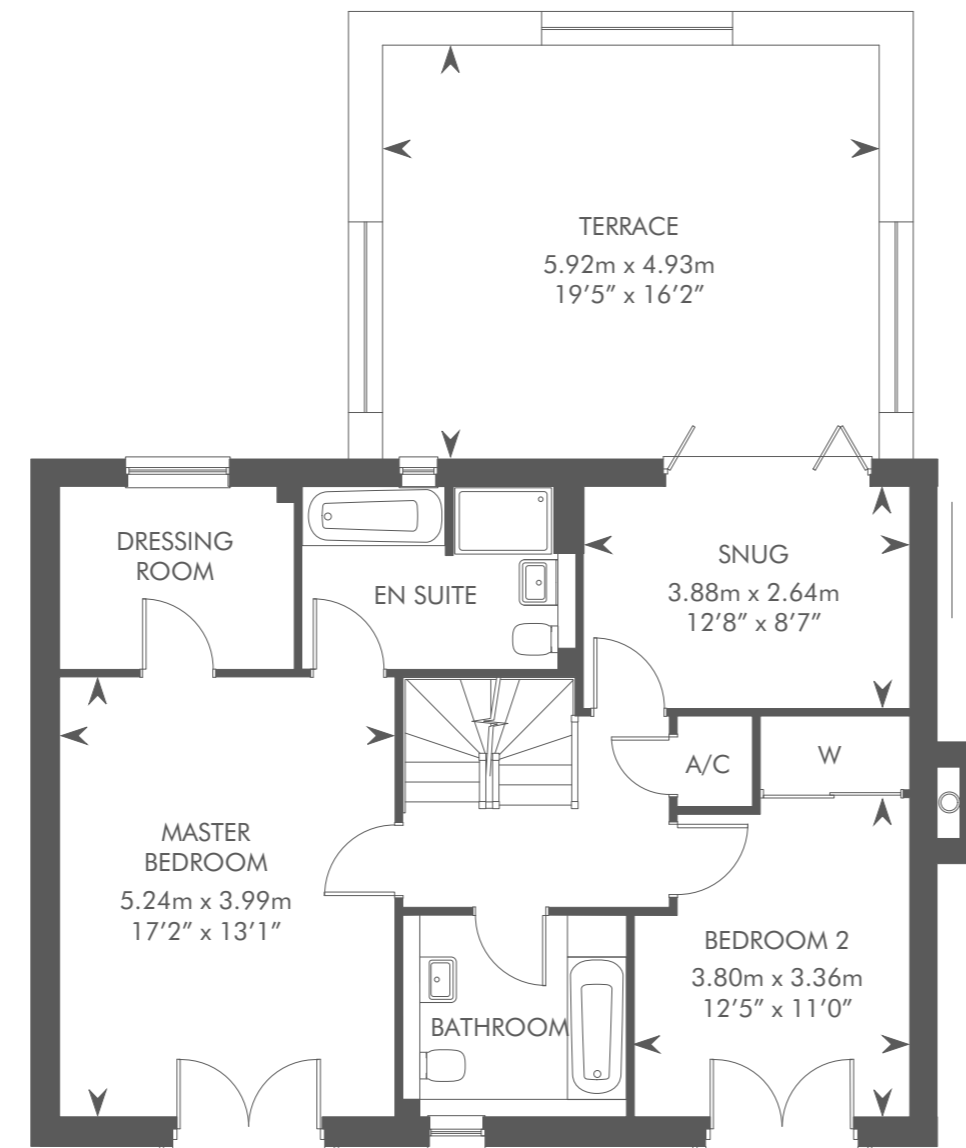
# SUMMERTOWN HOUSE

PLOTS 94, 113 & 132 – AS SHOWN

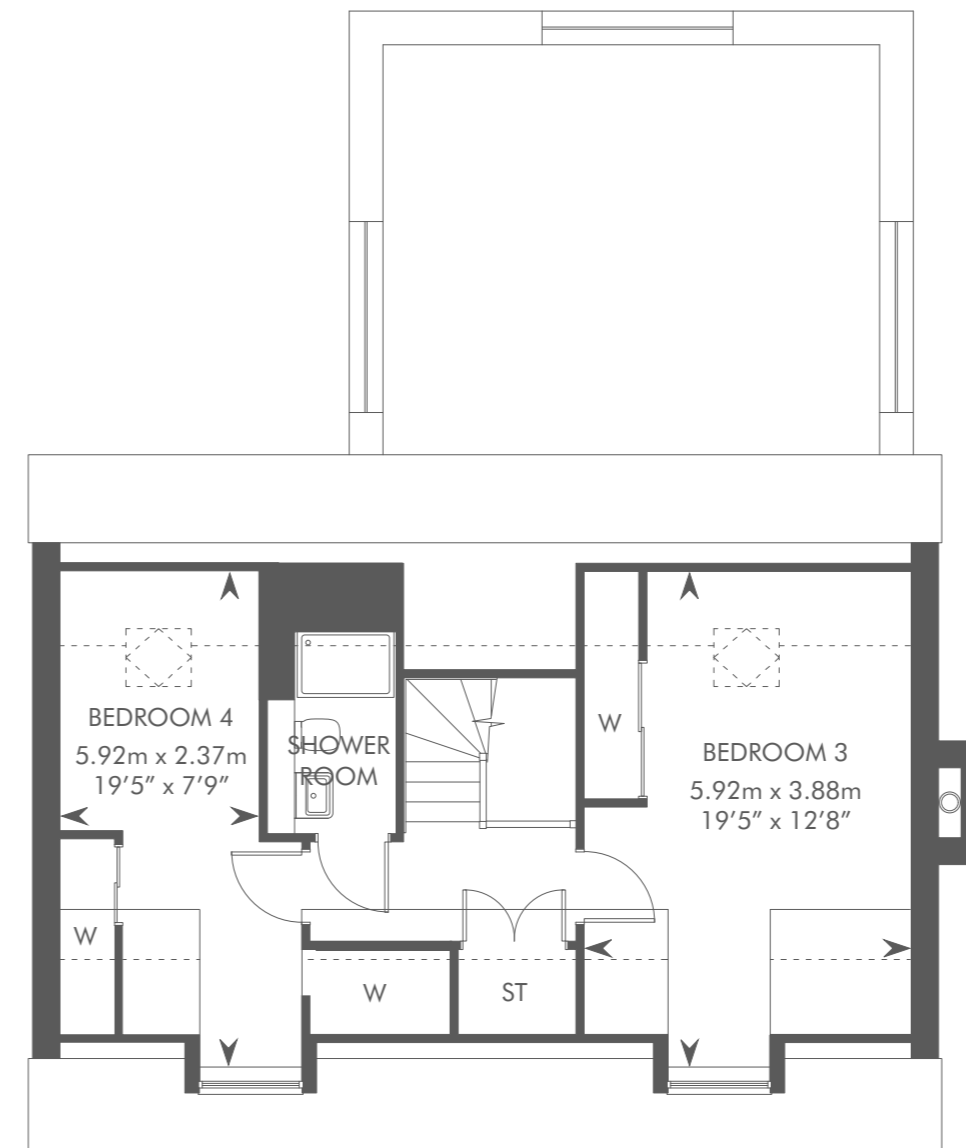
PLOTS 97, 116 & 135 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Solid thin line denotes structure above. Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom. ☼: Velux window.

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Kitchen island with pop-up plug sockets and USB ports
- Bosch built-in double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer and dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washing machine and tumble dryer
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE, SHOWER ROOM AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and en suites
- Luxury 4-piece en suite to master bedroom
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast room, sitting room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection to sitting room and bedroom 4
- HDMI socket to living room
- Grain - your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 4

### HEATING, LIGHTING AND INTERNAL FINISHES

- Concrete floor to first and second floor
- Underfloor heating
- Walk-in dressing room to master bedroom and built-in wardrobes with sliding doors to bedroom 2, 3 & 4
- Recessed downlights to kitchen/breakfast room, family room, utility, dressing room, family bathroom, cloakroom, shower room and en suites. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/breakfast/family room, utility room, family bathroom, en suites, shower room and cloakroom
- Wood burner stove fireplace to sitting room
- Upgraded internal doors to semi-solid
- Juliet balcony to master bedroom and bedroom 2
- Snug on first floor with bi-fold doors leading onto terrace overlooking the garden

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack
- Integral door leading to utility room

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio and terrace
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



# GOSFORD HOUSE

## 3 BEDROOM DETACHED HOME

Gosford House enjoys flexible living space for everyone to spend quality time together, whether it's in the generous sitting room to the front, or the large open plan kitchen/dining room, with stylish bi-fold doors extending into the patio and garden at the back.

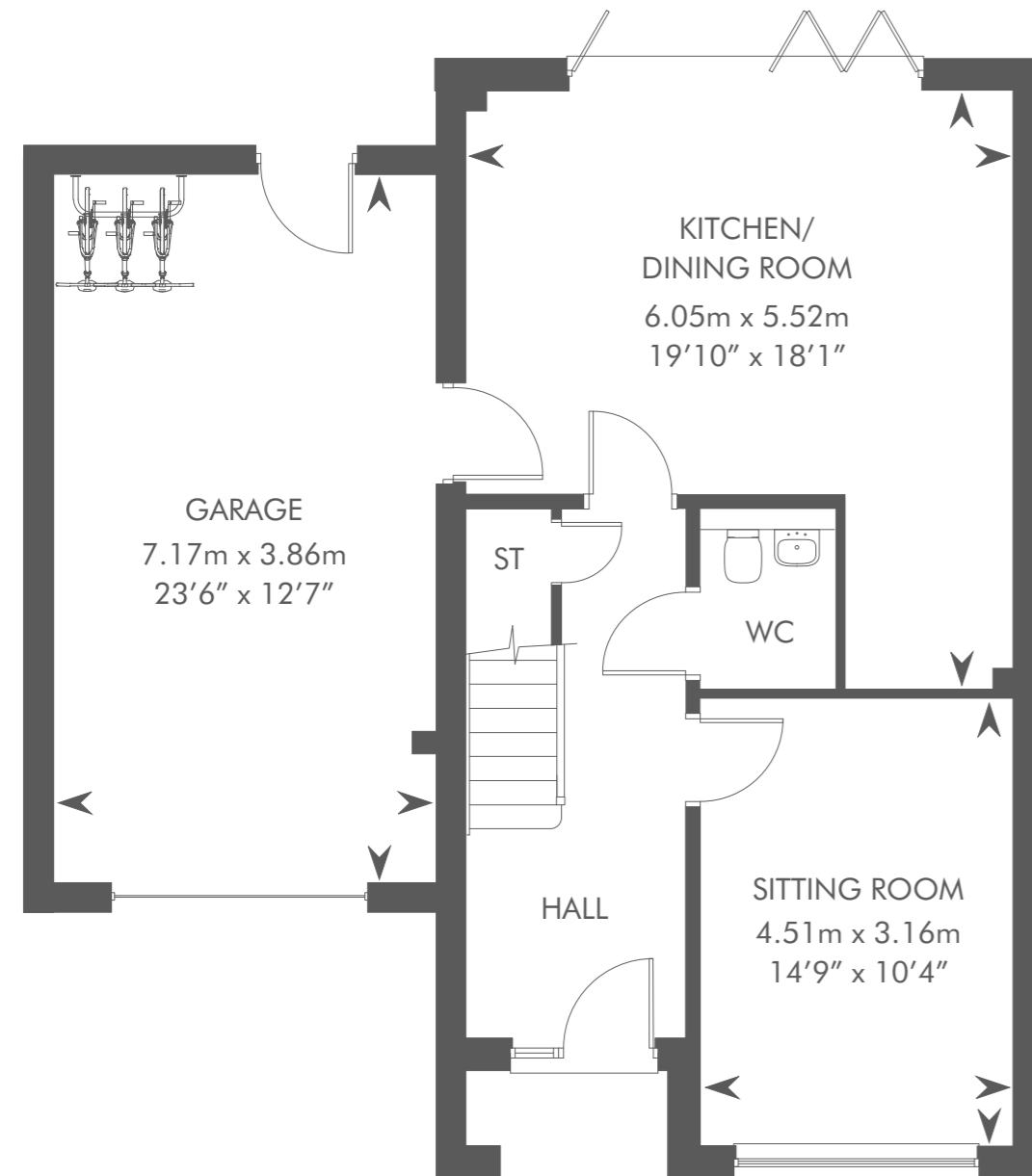
A downstairs WC, storage cupboard, airing cupboard and garage add convenience and help ensure that everything has its place in your growing household.

If you or the kids are working at home, then you'll appreciate the designated study upstairs, featuring a Juliet balcony. Two of the bedrooms also have Juliet balconies and fitted wardrobes, with the master bedroom enjoying a bespoke dressing room and en suite to free up the family bathroom.

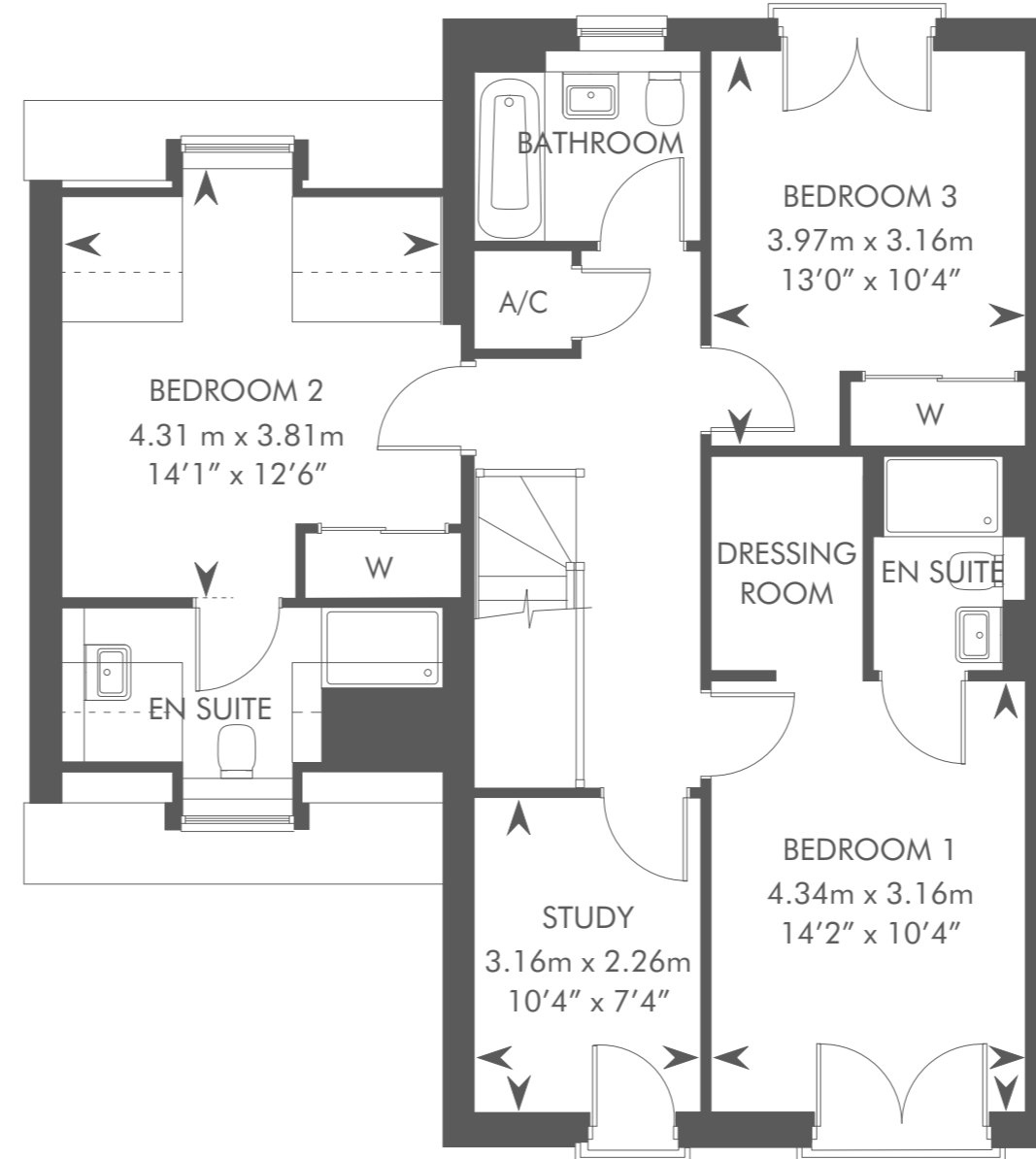


# GOSFORD HOUSE

PLOTS 150, 152, 155, 158 & 160 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Kitchen island with pop-up plug sockets and USB ports
- Bosch built-under single oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Caple wine cooler (300mm)

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and en suites
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room, study and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection, to sitting room and bedroom 3
- HDMI socket to sitting room
- Grain - your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and study

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room to master bedroom
- Built-in wardrobes with sliding doors to bedroom 2 & 3
- Recessed downlights to kitchen/dining room, dressing room, family bathroom, cloakroom, and en suites. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/dining room, family bathroom, en suites and cloakroom
- Upgraded internal doors to semi-solid
- Juliet balcony to master bedroom, bedroom 3 and study

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Compositing bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden





# HEADINGTON HOUSE

## 4 BEDROOM SEMI-DETACHED HOME

With a distinctive kerb appeal, this stunning family home offers all the contemporary space you need. Its large open plan kitchen/dining room features luxury bi-fold doors to bring the outside in and flow naturally into the rear garden.

The separate formal sitting room will impress too, complemented by a downstairs cloakroom, handy storage cupboard and generous garage.

Upstairs, you'll find plenty of personal space, including a master bedroom with its own dressing room and a luxury four-piece en suite. Above the garage, the second en suite bedroom is perfect for teenagers, featuring a built-in wardrobe and attractive Juliet balcony.

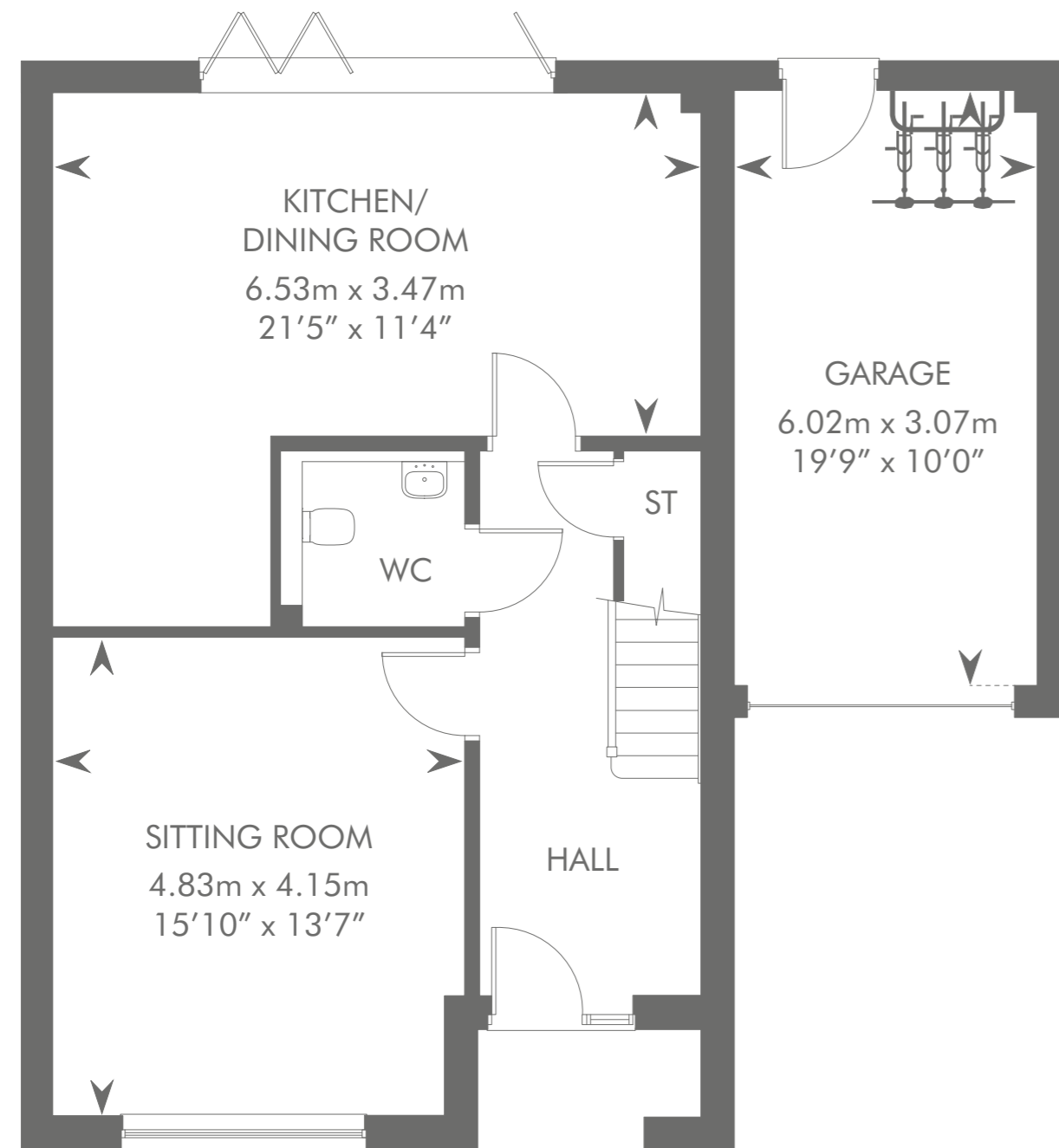
A further two bedrooms come with fitted wardrobes and one also enjoys a Juliet balcony, all accommodated by a family bathroom and airing cupboard.



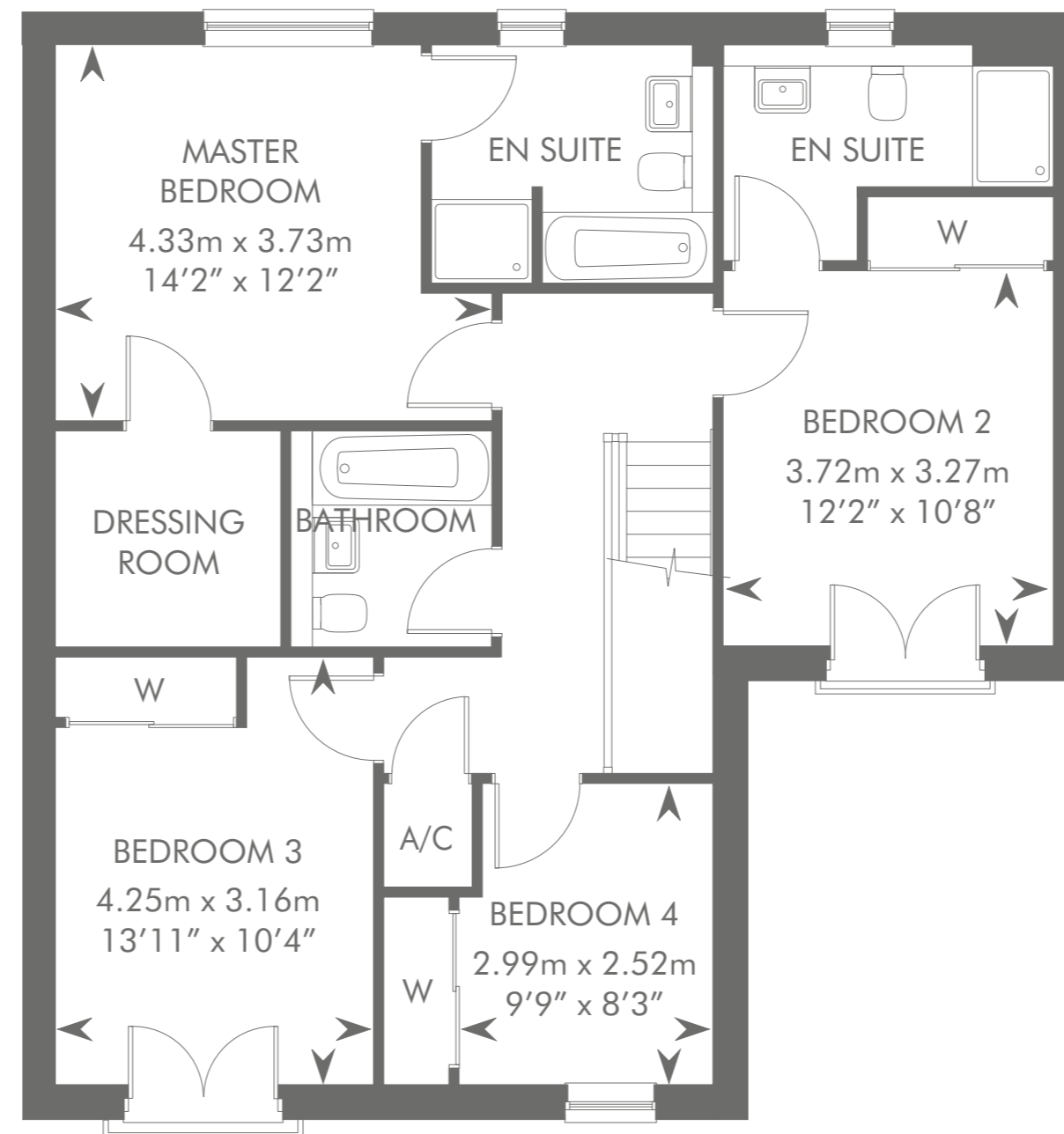
# HEADINGTON HOUSE

PLOTS 95, 96, 114 & 115 – AS SHOWN

PLOTS 133 & 134 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, stone work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Kitchen island with pop-up plug sockets and USB ports
- Bosch built-in double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Caple wine cooler (300mm)

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double door vanity unit to family bathroom and en suites
- Luxury 4-piece en suite to master bedroom
- Shaver socket to family bathroom and en suite

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection, to sitting room and bedroom 4
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and bedroom 4

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room to master bedroom
- Built-in wardrobes with sliding doors to bedroom 2, 3 & 4
- Recessed downlights to kitchen/breakfast room, dressing room, family bathroom, cloakroom and en suites. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/dining room, family bathroom, en suites and cloakroom
- Upgraded internal doors to semi-solid
- Juliet balcony to bedroom 2 & 3

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden

\*Design is subject to change. Please ask your Sales Consultant for more information. ^To selected plots only, please see floor plans for details. ††Proportions may vary. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



WOLVERCOTE MILL  
OXFORD  
SPECIFICATION



Photography from a previous CALA development



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

# SPECIFICATION

## KITCHEN\*

- Professionally designed kitchen with quality kitchen units with stone work surfaces
- Pop-up plug sockets and USBs to kitchen Island (if applicable, please check floor plans)
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Bosch built-in/built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer (if no utility room)
- Caple wine cooler (300mm)

## UTILITY ROOM (SUMMERTOWN & IFFLEY HOUSE, WOLVERCOTE & HINKSEY TOWNHOUSE)

- Bosch free-standing washing machine
- Bosch free-standing tumble dryer (Summertown House and Wolvercote Townhouse only)

- Bosch free-standing washer/dryer (Iffley House and Hinksey Townhouse only)
- Stone work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

## FAMILY BATHROOM, EN SUITES, SHOWERROOMS^ AND CLOAKROOMS\*^

- Laufen Pro sanitaryware
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets (excl. Osney Cottage cloakroom)
- Vado LIFE rainshower heads to all showers
- Shower handset over baths
- Heated chrome towel rails (excl. master en suite to Iffley House)
- Double drawer vanity unit to family bathroom and masters en suite
- Shaver socket to family bathroom and en suites

## MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, study^, dining room^ and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (SKY is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection to sitting room and study/smaller bedroom
- HDMI socket to sitting room
- Grain - Your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and study/smaller bedroom

## HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first floor and second floor^
- Concrete floor to first and second floor (Summertown House only)

- Spur fitted to lounge for electric fire ignition (excl. Summertown, Iffley & Wytham House)
- Gas or wood burner fireplace to sitting room^ (Summertown, Iffley & Wytham House only)
- Traditional gas radiator central heating
- Underfloor heating (Summertown House only)
- Walk-in dressing room to master bedroom (Summertown, Wytham, Gosford, Headington House & Hinksey Townhouse)
- Built-in wardrobes with sliding doors (please see floor plans for details)
- Recessed downlights to kitchen/breakfast room, family room, utility^, dressing room^, family bathroom, cloakroom, shower room^ and en suites. Pendant light fittings to all other rooms
- Amtico to hall, kitchen/breakfast/family room, utility^, family bathroom, en suites, shower room^ and cloakroom
- Bi-fold doors leading to the garden
- Upgraded internal doors to semi-solid

\*Design is subject to change. Please ask your Sales Consultant for more information.

^To selected plots only, please see floor plans for details.

††Proportions may vary, please refer to Sales Consultant for more information.

‡Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.



Photography from a previous CALA development



## SPECIFICATION

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated and B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Compositing bins
- PV panels to Jericho Mews
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage

### SECURITY

- Outside lights to rear
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Wall lights to all patios and Summertown House & Wolvercote Townhouse balconies
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Automatic electric garage door with remote control
- Garage includes a wall mounted electric car charger
- Cycle storage to all homes

† Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

†† Proportions may vary, please refer to Sales Consultant for more information.

## LOOK FORWARD TO A WORLD-CLASS EDUCATION

Attracting thousands every year, the University of Oxford is recognised as the oldest and among the best in the English-speaking world, surrounded by an excellent choice of state, independent and academy schools, all in easy reach.

Comprising 38 consistent colleges, the University of Oxford is a collegiate research university, with Oxford Brookes regarded as one of the UK's leading modern universities, enjoying an international reputation for teaching and innovation.

For younger learners, Wolvercote Primary is a short walk away, together with The Dragon School, which is the country's largest private preparatory school.

The Cherwell Secondary School is just over two miles away and Matthew Arnold School is a co-educational secondary school and sixth form located just west of Oxford near Cumnor Hill and Botley.

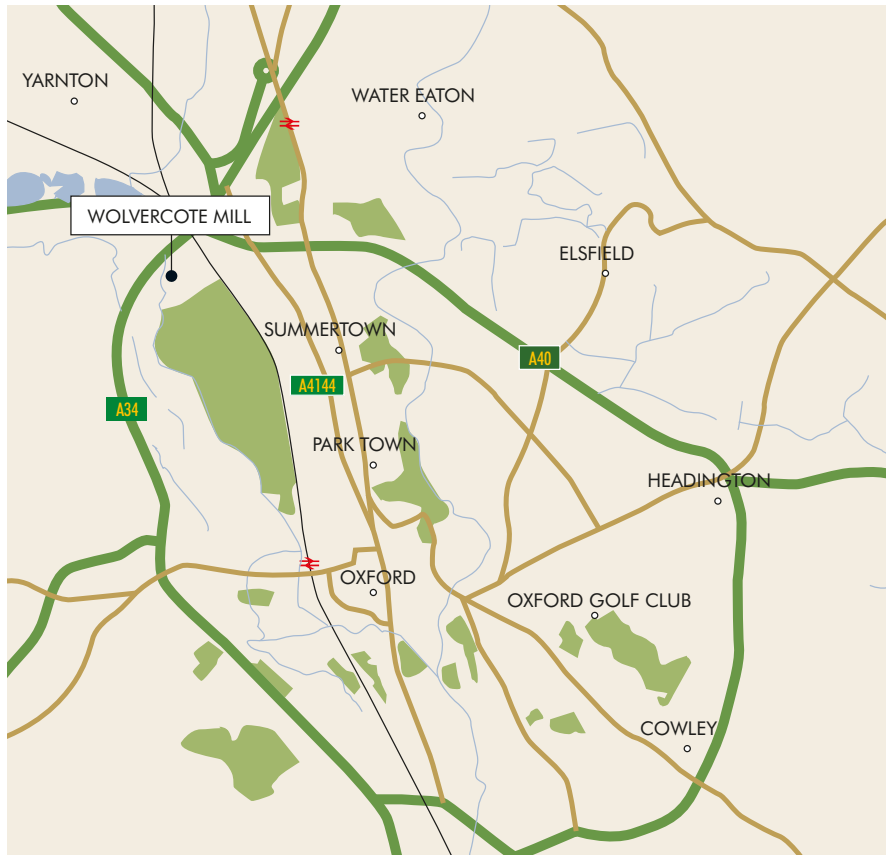
Independent secondary schools include Wynchwood for girls, d'Overbroeck's College, St Edward's and Magdalen College School for boys. State providers include Cherwell School and Matthew Arnold School, while girls can also be educated all the way through at Oxford High and Headington School.



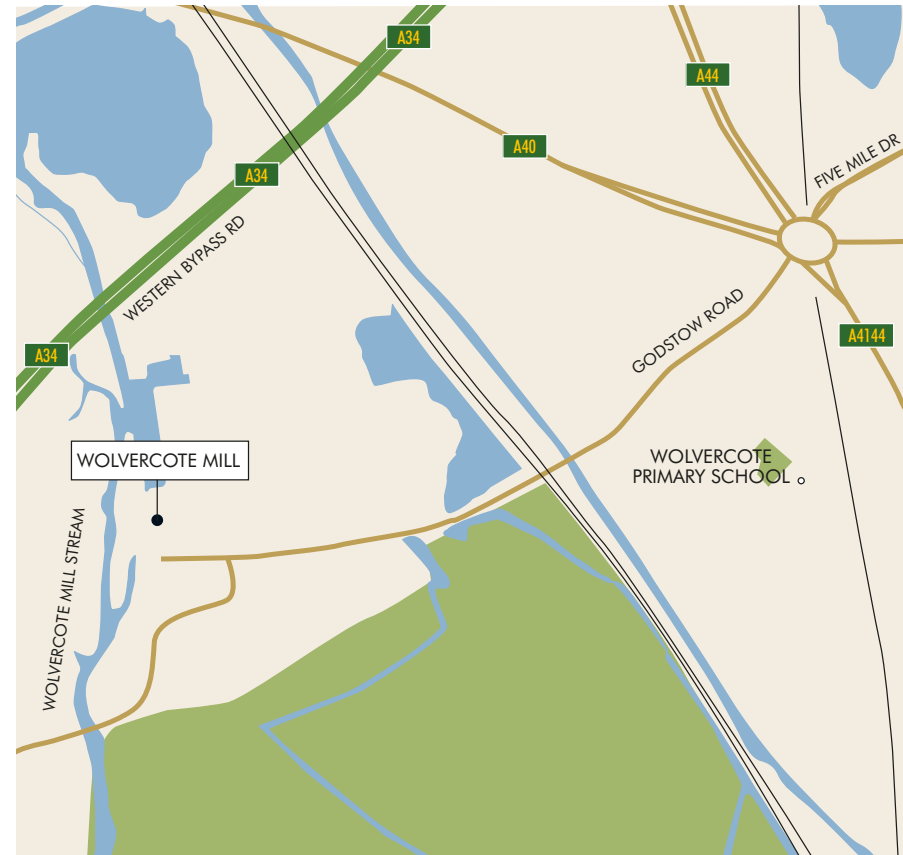


# PERFECTLY LOCATED

WOLVERCOTE MILL, MILL ROAD, WOLVERCOTE, OXFORD, OX2 8PQ



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- The White Hart – 295 feet
- Jacob's Inn – 325 feet
- Convenience store – 0.2 miles
- Port Meadow – 0.2 miles
- The Trout Inn - 0.4 miles
- The Plough – 0.6 miles
- Wolvercote Primary School – 0.7 miles



## BY CAR

- North Oxford Golf Club – 1.4 miles
- St Edward's School (Co-ed independent) – 1.6
- The Oxford Kitchen – 1.8 miles
- Marks and Spencer, Summertown – 1.9 miles
- Oxford Parkway – 2.1 miles
- Oxford High School for Girls (Independent) – 2.2 miles
- The Cherwell Secondary School – 2.3 miles
- Kidlington & Gosford Leisure Centre – 2.9 miles
- University of Oxford – 2.9 miles
- Odeon Cinema – 3.5 miles
- Oxford New Theatre – 3.6 miles
- Oxford Train Station – 3.8 miles
- Blenheim Palace – 4.1 miles
- Westgate Shopping Centre – 4.2 miles
- Matthew Arnold School – 4.3 miles
- John Radcliffe Hospital – 4.4 miles
- M40 Junction 9 – 8 miles
- Boarstall Tower (National Trust) – 11.7 miles
- Heathrow Airport – 45.9 miles



## BY RAIL FROM OXFORD STATION

- London Paddington – 57 minutes
- London Marylebone – 1 hour 3 minutes
- Birmingham – 1 hour 4 minutes



## BY RAIL FROM OXFORD PARKWAY STATION

- London Marylebone – 55 minutes
- Birmingham – 1 hour 4 minutes
- London Paddington – 1 hour 12 minutes



Photography from a previous CALA development



Stock photography



Photography from a previous CALA development



## CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



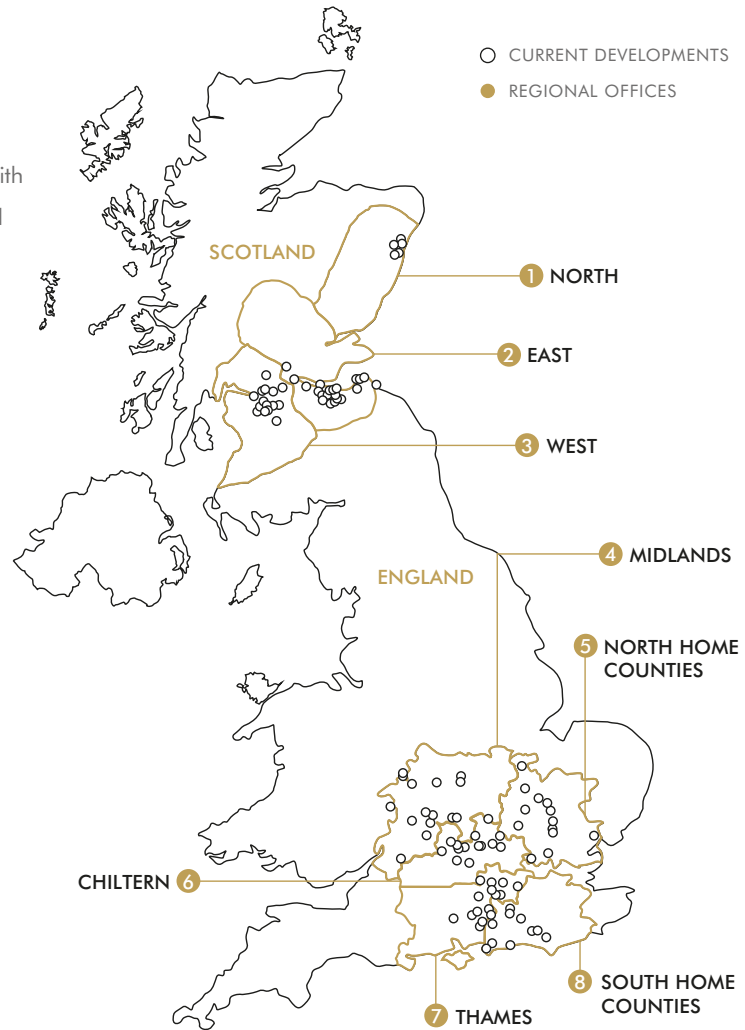
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the well-being of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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