

# APPLEWOOD

HARWELL  
OXFORDSHIRE

A COLLECTION OF SUPERIOR HOMES  
IN THE BEAUTIFUL VALE OF WHITE HORSE







# ON THE SWEEPING SLOPES OF THE OXFORDSHIRE DOWNS

THE NAME HARWELL is most often associated with the world-famous science and business centre to the west of the village. But the village itself, nestling on the northern slopes of the Downs, is an attractive, historic community with plenty of charm.

Harwell's cherry orchards enjoyed fame for over 250 years and were said to be a favourite of Winston Churchill. The cherry trees were eventually replaced by apple orchards, which have inspired the name

of our latest development of substantial new homes, situated in an enviable location on the southern edge of the village.

The exclusive new properties at APPLEWOOD are constructed according to Ede Homes' values of quality in construction, after-sales care and attention to detail, with a focus on producing unique family homes with contemporary styling.



Harwell village



Harwell village



The Hart of Harwell pub





## RURAL CHARM MIXES WITH HIGH-TECH BUSINESS

HARWELL has all the ingredients of a thriving village: a great local dining pub, lots of community events and sports clubs, shops, a post office and a parish church.

But it also has something most villages don't have: an internationally-renowned science and business centre on its doorstep. The Harwell Campus is home to dozens of innovative technology businesses and organisations including Diamond Light Source, The European Space Agency and Airbus.

Applewood sits where the Vale of White Horse meets the North Wessex Downs, a designated Area of Outstanding Natural Beauty stretching south into Hampshire and west towards Avebury.

Just four miles south of Harwell, the Ridgeway crosses the A34. Often referred to as the Oldest Road in Europe, it is ideal for riding, walking or cycling towards The White Horse at Uffington or the Thames at Goring. The narrow lanes of the Vale which link its pretty villages are perfect for exploring by bike.





One of Harwell's remaining cherry orchards

The Harwell Campus, with the Diamond Light synchrotron at its heart







# STYLISH, SPACIOUS AND CONTEMPORARY

**CLEVER, INGENIOUS AND INSPIRING** – we design, lay out and equip our interior spaces to promote a feeling of well-being and happiness with as much care and attention to detail as our exteriors.

Light, bright living areas opening onto spacious patios and garden areas bring the inside and outside together; bathrooms which ensure a luxurious start and end to every day; kitchens which are the heart of the home and make the experience of cooking a pleasure.

Modern or traditional German-manufactured kitchens with a choice of finish, together with inspiring design and layout and a generous range of high quality appliances ensure spacious work areas and plenty of storage. Bathrooms and ensembles feature stylish sanitaryware with low-level shower trays, rainfall shower heads, wall-hung WCs and fitted vanity units.

**APPLEWOOD** offers wonderfully balanced accommodation for all aspects of family life, without the need to compromise.





## PERFECTLY LOCATED FOR WORK AND LEISURE



APPLEWOOD is just 5 minutes' drive from Harwell Campus. Also close by are Milton Park, Culham Science Centre, Didcot Parkway station and the A34.

Harwell's location is excellent for getting around the country. Trains from Didcot serve Paddington, Bristol, Oxford and the Midlands, with the A34 giving easy access to the south coast, M4, the Midlands and Birmingham via the M40.

The market towns around Harwell – Didcot, Wantage and Abingdon-on-Thames – cater for everyday needs, with Oxford, Reading and Newbury offering more diverse shopping and cultural attractions.

Oxfordshire has many highly-regarded independent schools, with a large number in and around Oxford and Abingdon. St Birinus and Didcot Girls' School are rated Good and Outstanding respectively by OFSTED; Harwell Primary School is also rated Good.







## SITE LAYOUT

OX11 0LW

### APPLEWOOD

Reading Road, Harwell, Oxfordshire OX11 0LW







## A REPUTATION FOR QUALITY AND CARE

EDE HOMES has a long and diverse track record of successful and sympathetic property development in Oxfordshire as part of the Ede Holdings Group. Our reputation for quality in construction and after-sales care has been built up over the 60 years since our foundation.

We listen to the needs of our purchasers and in so doing can forecast living trends, building in locations where people want to live and, most importantly, building homes which people aspire to live in.

Our homes reflect their environment, blending in well through the use of local architectural cues and appropriate materials in their design.

Some of our recent projects at Bow Farm, Stanford in the Vale (left), Wrights Lane, Eynsham (above right) and Woodland View, Charlbury (right).





VIEWINGS AT  
**APPLEWOOD**

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For all enquiries and to arrange a visit to  
Applewood, please contact our Sales Team on

**01993 890760**

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All measurements are approximate and have been taken from plans. Floor plans, site plans and maps are not to scale. CGI images are indicative and show possible mature landscaping. These details are intended to give a general indication of the proposed development and floor layouts. Because of the continued design process, specification may change during construction. Ede Homes Ltd reserves the right to alter and change the specification as necessary; please check with sales staff. Whilst these particulars are prepared with all due care and attention to detail for purchasers, the information contained herein is intended as a guide only and shall not form part of any contract or to be a representation inducing any such contract. These properties are offered subject to availability. We recommend that prospective purchasers make independent enquiries and seek specialist advice.

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THE LAMBOURNE | FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

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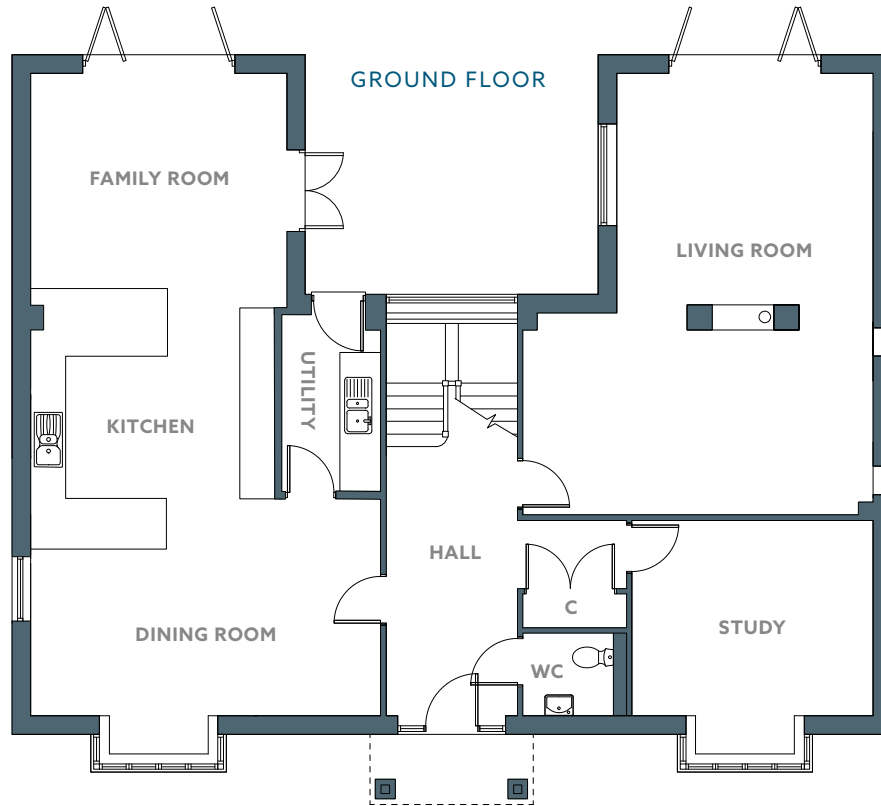
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# APPLEWOOD



LIVING ROOM	7790 x 6115mm	25' 7" x 20' 1"
KITCHEN/FAMILY ROOM/DINING ROOM	11340 x 6115mm	37' 2" x 20' 1"
STUDY	4190 x 3390mm	13' 9" x 11' 1"
UTILITY	3120 x 1665mm	10' 3" x 5' 6"

MASTER BEDROOM	4490 x 4470mm	14' 9" x 14' 8"
MASTER EN SUITE	2640 x 2365mm	8' 8" x 7' 9"
BEDROOM 2	4490 x 4140mm	14' 9" x 13' 7"
EN SUITE 2	2805 x 1895mm	9' 2" x 6' 3"

BEDROOM 3	4655 x 3455mm	15' 3" x 11' 4"
EN SUITE 3	2855 x 1905mm	9' 4" x 6' 3"
BEDROOM 4	4555 x 3455mm	14' 11" x 11' 4"
BEDROOM 5	4550 x 3455mm	14' 7" x 11' 4"
BATHROOM	2860 x 2285mm	9' 5" x 7' 6"



# SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- Bifold doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval) • Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian River Sandstone
- Aerial wired into roof space
- Garages have two motorised doors, power and lighting

- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

**NB: Ede Homes reserve the right to change or amend specification at any time during the build process.**

## FURTHER INFORMATION

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arrange a visit to Applewood,  
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PIPPIN HOUSE

FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

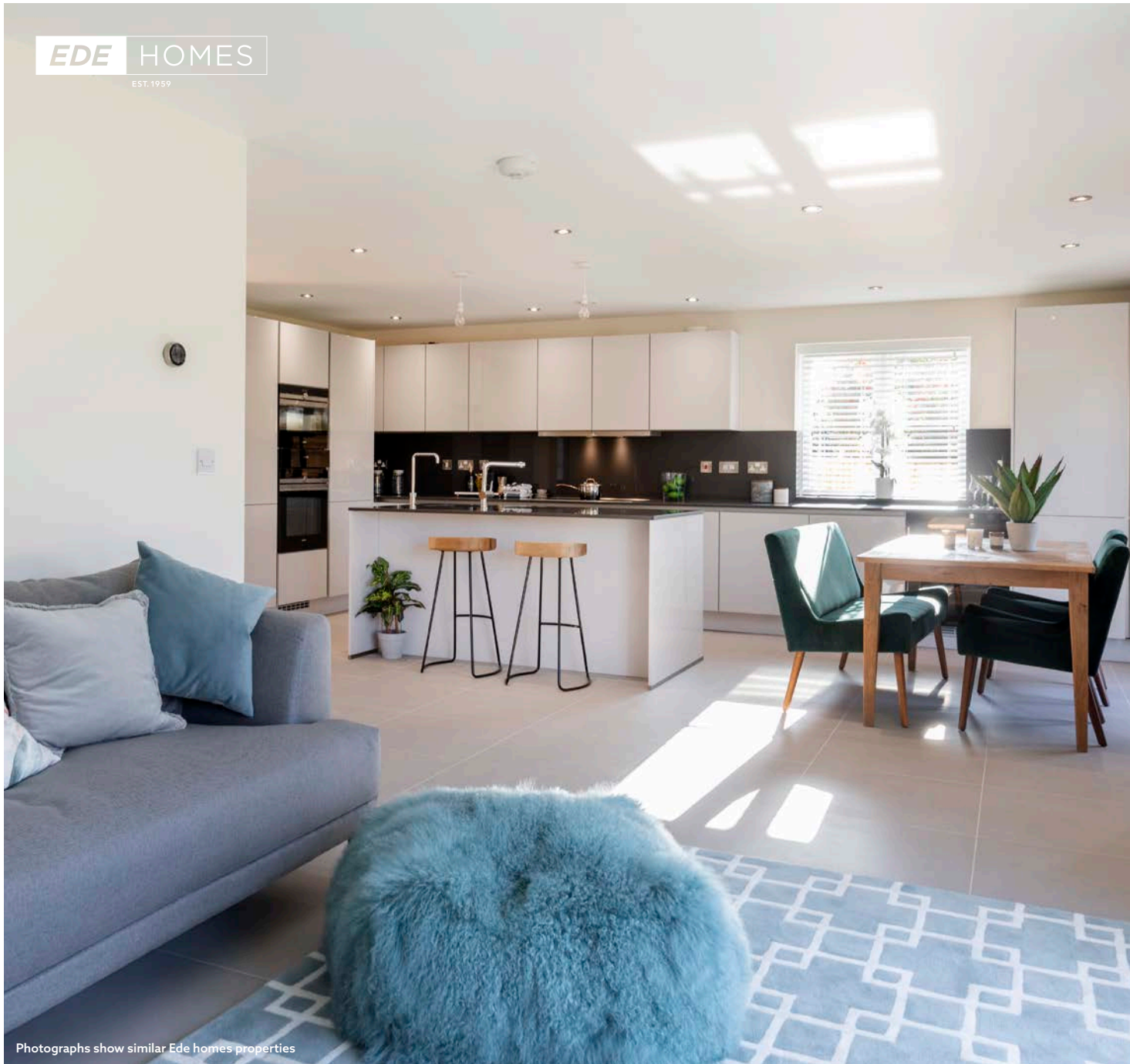
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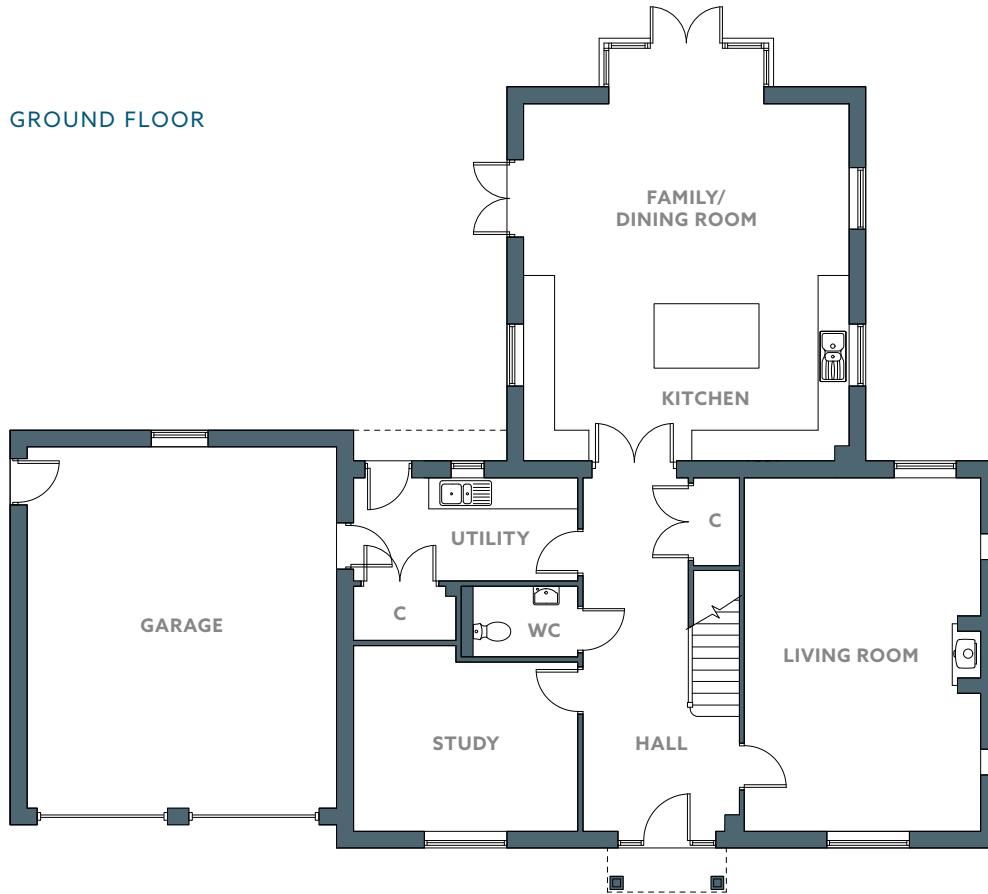


Photographs show similar Ede homes properties

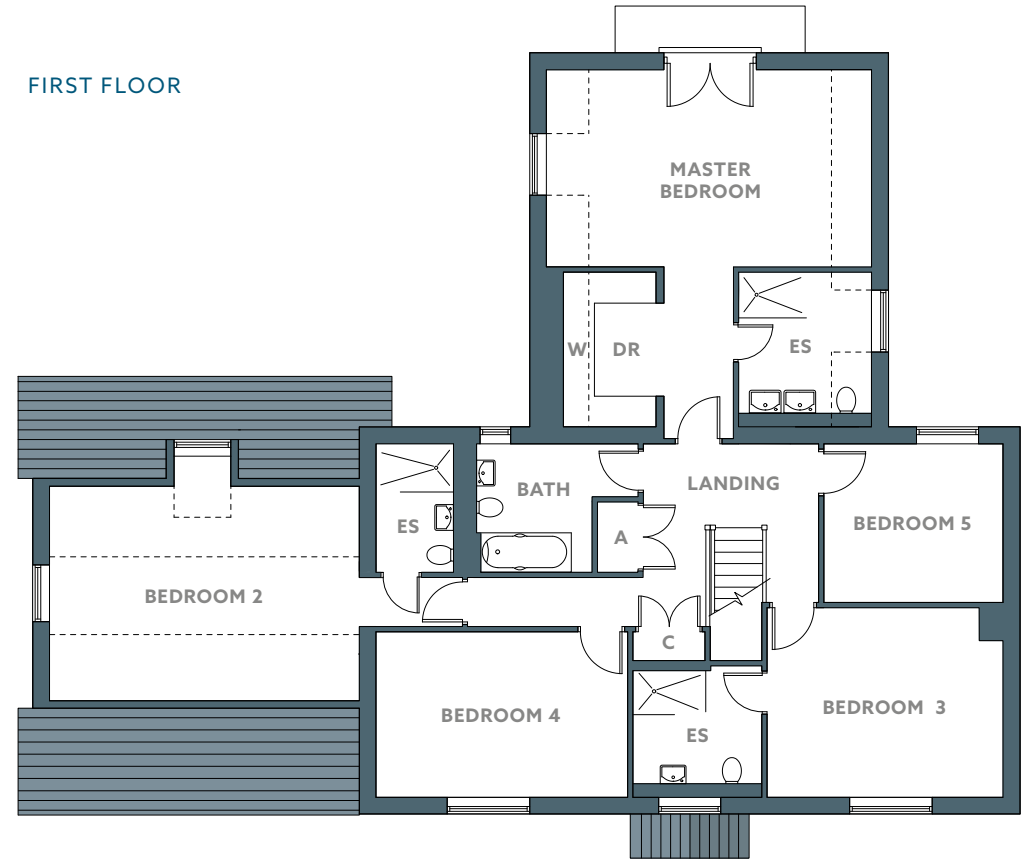


# APPLEWOOD

GROUND FLOOR



FIRST FLOOR



LIVING ROOM	6790 x 4515mm	22' 3" x 14' 10"
KITCHEN/FAMILY/DINING ROOM	6865 x 6240mm	22' 6" x 20' 6"
STUDY	4290 x 3540mm	14' 1" x 11' 7"
UTILITY	4290 x 1940mm	14' 1" x 6' 4"

MASTER BEDROOM	6240 x 3780mm	20' 6" x 12' 5"
MASTER EN SUITE	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 2	4575 x 3660mm	15' 0" x 12' 0"
EN SUITE 2	2905 x 2545mm	9' 6" x 8' 4"

BEDROOM 3	5940 x 3835mm	19' 6" x 12' 7"
EN SUITE 3	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 4	4830 x 3185mm	15' 10" x 10' 5"
BEDROOM 5	3455 x 3030mm	11' 4" x 9' 11"
BATHROOM	2415 x 2335mm	7' 11" x 7' 8"



## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Draks made-to-measure fitted wardrobes in master dressing room
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- French doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval)
- Turfed rear garden
- Exterior tap and double electrical socket

- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

**NB: Ede Homes reserve the right to change or amend specification at any time during the build process.**

## FURTHER INFORMATION

For all enquiries and to arrange a visit to Applewood, please contact our Sales Team on

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UNIQUE HOMES, CONTEMPORARY STYLING



SPARTAN HOUSE

FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

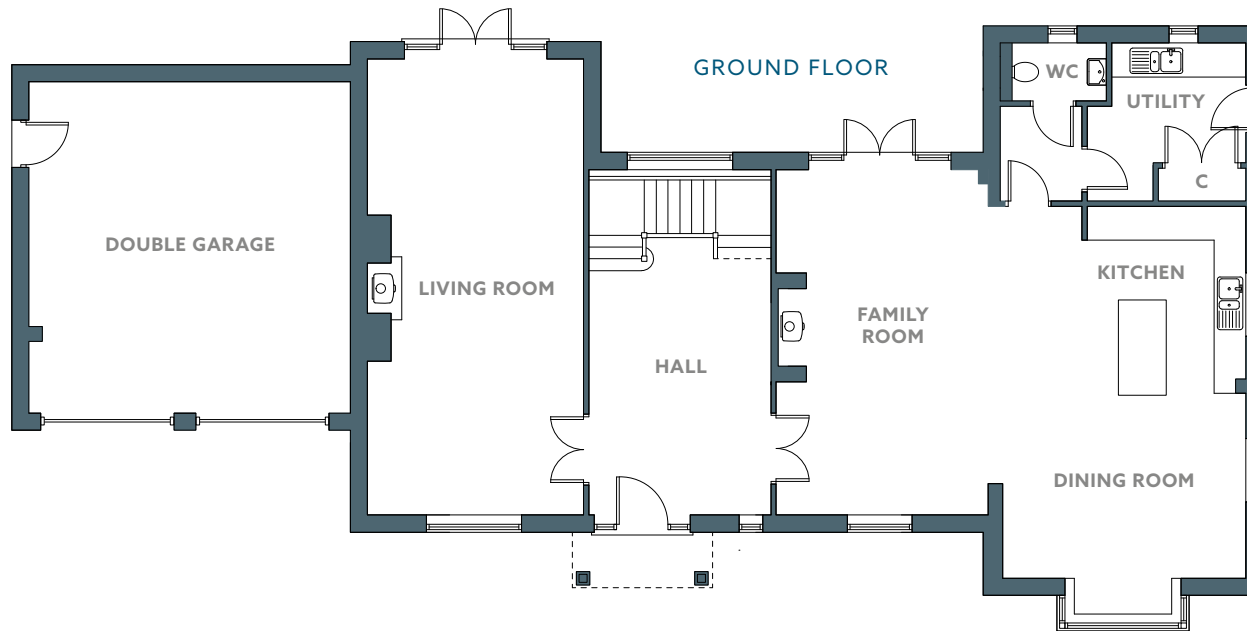
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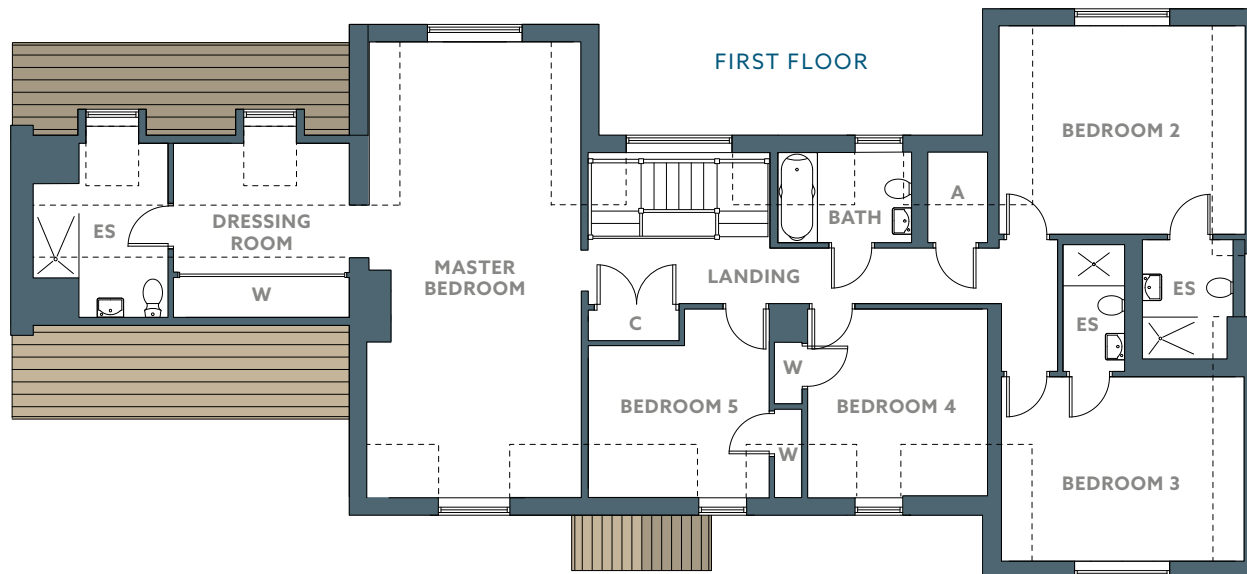




# APPLEWOOD



LIVING ROOM	8590 x 4040mm	28' 2" x 13' 3"
KITCHEN/DINING ROOM	7015 x 4590mm	23' 0" x 15' 1"
FAMILY ROOM	6490 x 3975mm	21' 4" x 13' 0"
UTILITY	2940 x 2915mm	9' 8" x 9' 7"



MASTER BEDROOM	8590 x 4040mm	28' 2" x 13' 3"
DRESSING ROOM	3330 x 2445mm	10' 11" x 8' 0"
MASTER EN SUITE	3315 x 2525mm	10' 11" x 8' 3"
BEDROOM 2	4590 x 3935mm	15' 1" x 12' 11"
EN SUITE 2	2240 x 1925mm	7' 4" x 6' 4"
BEDROOM 3	4590 x 3455mm	15' 1" x 11' 4"
EN SUITE 3	2410 x 1380mm	7' 11" x 4' 6"
BEDROOM 4	3530 x 3400mm	11' 7" x 11' 2"
BEDROOM 5	3530 x 3390mm	11' 7" x 11' 1"
BATHROOM	2675 x 1680mm	8' 9" x 5' 6"



# SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Draks made-to-measure fitted wardrobes in master dressing room
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- French doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval) • Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian Riven Sandstone

- Aerial wired into roof space
- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

## FURTHER INFORMATION

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arrange a visit to Applewood,  
please contact our Sales Team on

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THE BRAMLEY | FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

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# APPLEWOOD



LIVING ROOM	7790 x 6115mm	25' 7" x 20' 1"
KITCHEN/FAMILY ROOM/DINING ROOM	11340 x 6115mm	37' 2" x 20' 1"
STUDY	4190 x 3390mm	13' 9" x 11' 1"
UTILITY	3120 x 1665mm	10' 3" x 5' 6"

MASTER BEDROOM	4490 x 4470mm	14' 9" x 14' 8"
MASTER EN SUITE	2640 x 2365mm	8' 8" x 7' 9"
BEDROOM 2	4490 x 4140mm	14' 9" x 13' 7"
EN SUITE 2	2805 x 1895mm	9' 2" x 6' 3"

BEDROOM 3	4655 x 3455mm	15' 3" x 11' 4"
EN SUITE 3	2855 x 1905mm	9' 4" x 6' 3"
BEDROOM 4	4555 x 3455mm	14' 11" x 11' 4"
BEDROOM 5	4550 x 3455mm	14' 7" x 11' 4"
BATHROOM	2860 x 2285mm	9' 5" x 7' 6"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- Bifold doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval)
- Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian River Sandstone
- Aerial wired into roof space

- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

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UNIQUE HOMES, CONTEMPORARY STYLING





EYRE HOUSE | SIX BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

**EDE** HOMES

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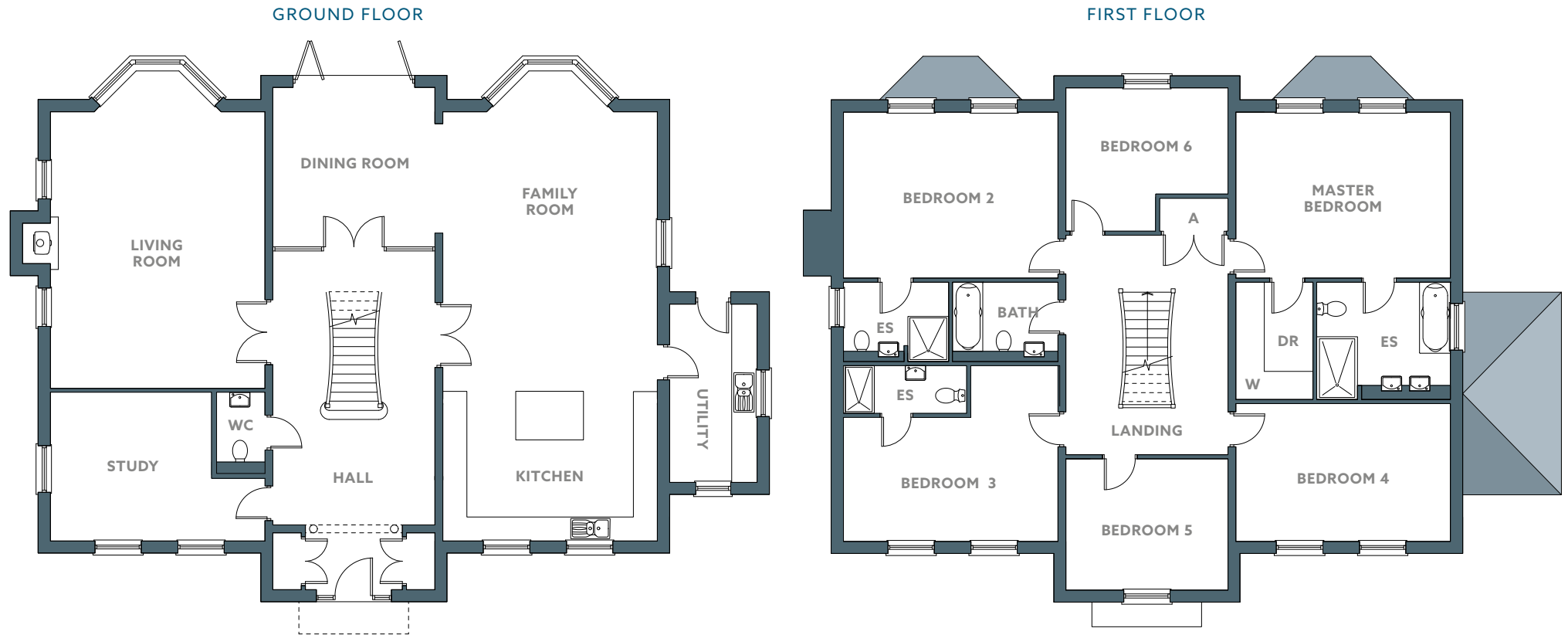




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LIVING ROOM	7800 x 5240mm	25' 7" x 17' 2"
KITCHEN/FAMILY ROOM/DINING ROOM	11540 x 9440mm*	37' 10" x 31' 0"*
STUDY	5240 x 3590mm	17' 2" x 11' 9"
UTILITY	4340 x 2100mm	14' 3" x 6' 11"

MASTER BEDROOM	5240 x 4040mm	17' 2" x 16' 3"
MASTER EN SUITE	3240 x 2840mm	10' 8" x 9' 4"
BEDROOM 2	5240 x 4040mm	17' 2" x 13' 3"
ENSUITE 2	2540 x 1890mm	8' 4" x 6' 2"
BEDROOM 3	5240 x 4290mm	17' 2" x 14' 1"
ENSUITE 3	2940 x 1140mm	9' 8" x 3' 9"

BEDROOM 4	5240 x 3340mm	17' 2" x 10' 11"
BEDROOM 5	3940 x 3180mm	12' 11" x 10' 5"
BEDROOM 6	3940 x 3480mm	12' 11" x 10' 5"
BATHROOM	2540 x 1890mm	8' 4" x 6' 2"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional style kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets with Silestone worktops and upstands to match kitchen
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware, with Vado tap sets (chrome in cloakroom) and chrome fixtures, including wall hung WCs with concealed cistern
- Laufen vanity furniture, in a choice of colours
- Wet room style shower areas with glazed shower panels
- Concealed thermostatic shower with rainfall shower head and hair wash facility
- Chrome shaver point • Chrome ladder towel rail
- Illuminated demisting mirror in ensuites and bathroom
- Recess with lighting within shower/bath area
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Zoned, programmable underfloor heating on ground floor, with Heatmiser NeoStat room controls
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank • Back-up immersion heater

- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Programmable electric underfloor heating in bathroom and ensuites

## ELECTRICAL

- Brushed chrome switches and sockets with white inserts
- LED downlighters in kitchen, dining/family room, bathroom and ensuites
- CAT 5 wiring, TV, Sky and data points for interactive services in living room, kitchen/family/dining room and all bedrooms
- Main incoming BT in hallway
- Wiring and speakers for surround sound system in living room, family room, master bedroom and bathrooms

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels
- Draks made-to-measure fitted wardrobes in master dressing room
- Custom-made solid oak staircase with oak handrail and fixed glass panels with chrome fittings
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- Warm core UPVC bi-fold doors in family/dining room and living room • Softwood utility door, style to be confirmed
- Exterior tap and double electrical socket

- Turfed front garden with planting (subject to planning approval) • Turfed rear garden
- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Triple garage has three motorised doors, power and lighting
- External lighting to front, rear patio and garden area
- 1.8m closeboard gate to side access

## SECURITY

- CCTV to front and rear • Wireless or hardwired intruder alarm with PIR room sensors
- High security multi point locks to all doors and windows
- Mains operated smoke detectors with battery back up

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

**NB: Ede Homes reserve the right to change or amend specification at any time during the build process.**

## FURTHER INFORMATION

For all enquiries and to arrange a visit to Applewood, please contact our Sales Team

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UNIQUE HOMES, CONTEMPORARY STYLING





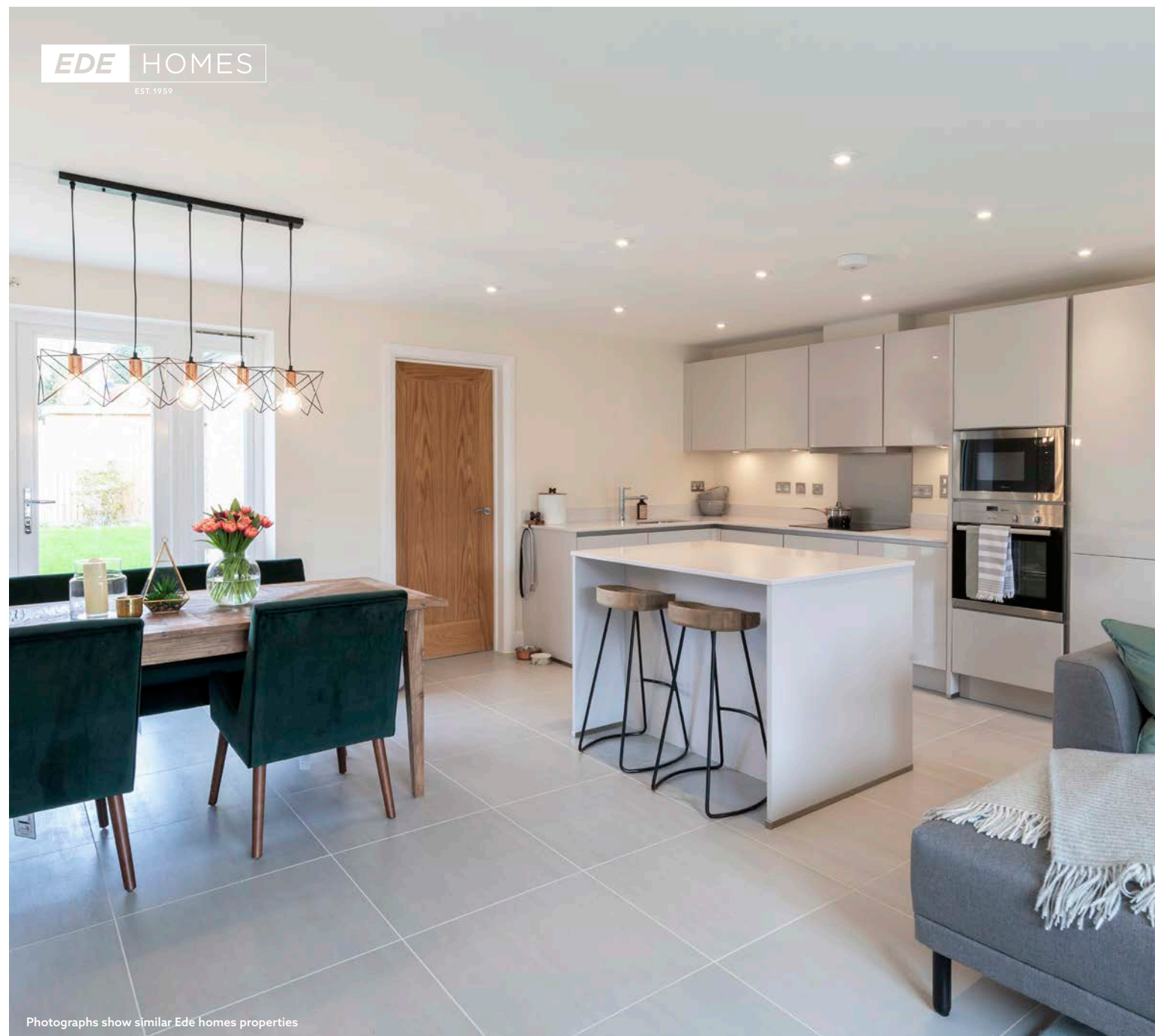
BLENHEIM CROFT

THREE BEDROOMS, ONE ENSUITE, FAMILY BATHROOM

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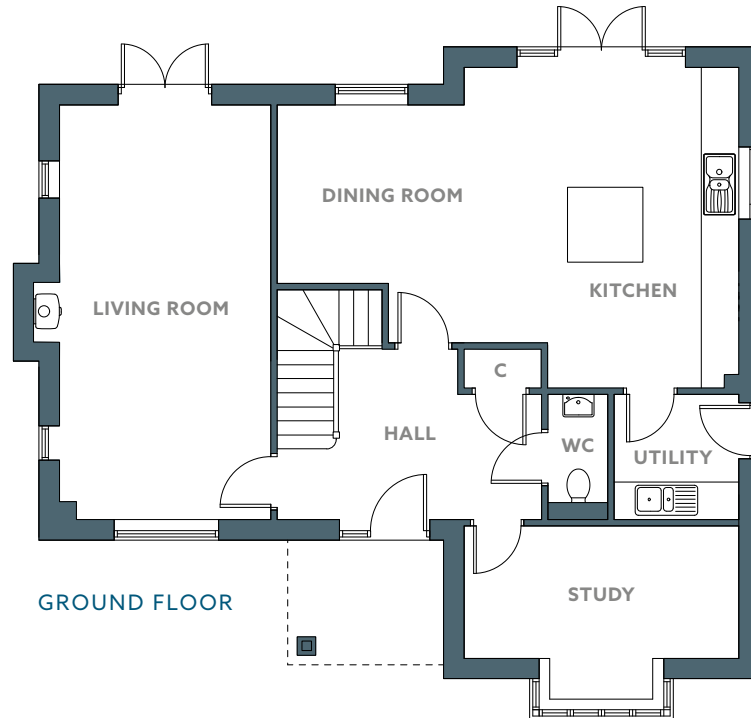




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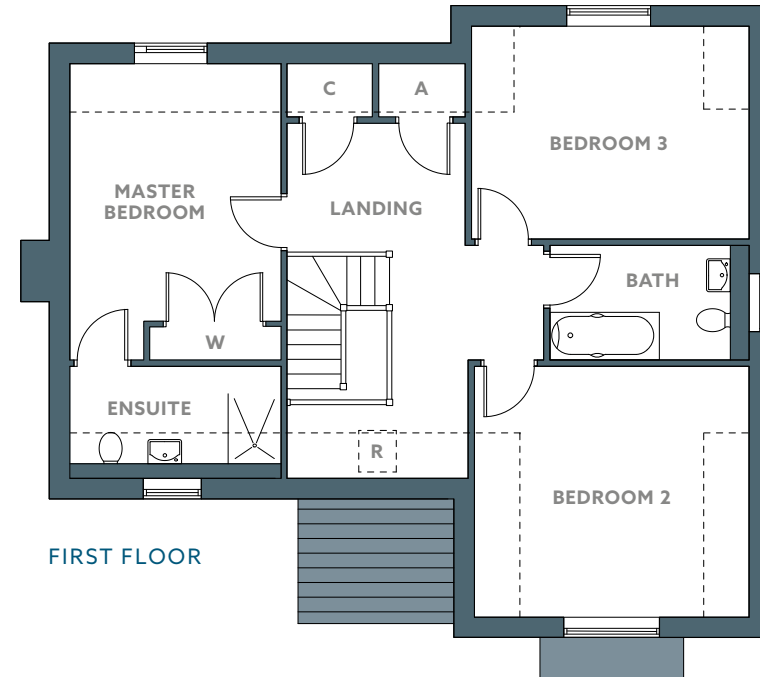
Photographs show similar Ede homes properties





GROUND FLOOR

LIVING ROOM	6625 x 3340mm	21' 9" x 10' 11"
KITCHEN/DINING ROOM	7330 x 5090mm	24' 1" x 16' 8"
STUDY	4340 x 2065mm	14' 3" x 6' 9"
UTILITY	1940 x 1900mm	6' 4" x 6' 3"



FIRST FLOOR

MASTER BEDROOM	4770 x 3340mm	15' 8" x 10' 11"
EN SUITE	3340 x 1745mm	10' 11" x 5' 9"
BEDROOM 2	4340 x 3955mm	14' 3" x 13' 0"
BEDROOM 3	4340 x 3355mm	14' 3" x 11' 0"
BATHROOM	3060 x 1815mm	10' 0" x 5' 11"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary kitchen (choice available subject to build programme) with Silestone (composite) worktops and upstands with stainless steel splashbacks
- Under-unit lighting design by Nobilia
- Stainless steel integrated appliances including Neff electric oven, 60cm induction hob, microwave, cooker hood, fridge/freezer and dishwasher
- Floor Tiling by Minoli
- Utility cabinets to match kitchen
- Laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer (appliances not provided)

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Showers with low level shower tray and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting • EnviroVent Eco extractor fan
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat room controls
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a Mitsubishi Ecodan (210 litre) pressurised hot water storage tank
- Back-up immersion heater

- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Fitted PIR detectors and burglar alarm system

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Fitted wardrobe doors to match internal doors, with parcel shelf and hanging rail (master bedroom)
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Direct air feed twin wall flue, ready for installation of log burner
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt; staircase in white

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- Softwood, cottage-style back door
- Turfed front garden with planting (subject to planning approval)

- Rear garden levelled and topsoiled
- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Garages have manual up-and-over door, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

## FURTHER INFORMATION

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THE RUSSET | THREE BEDROOMS, ONE ENSUITE, FAMILY BATHROOM

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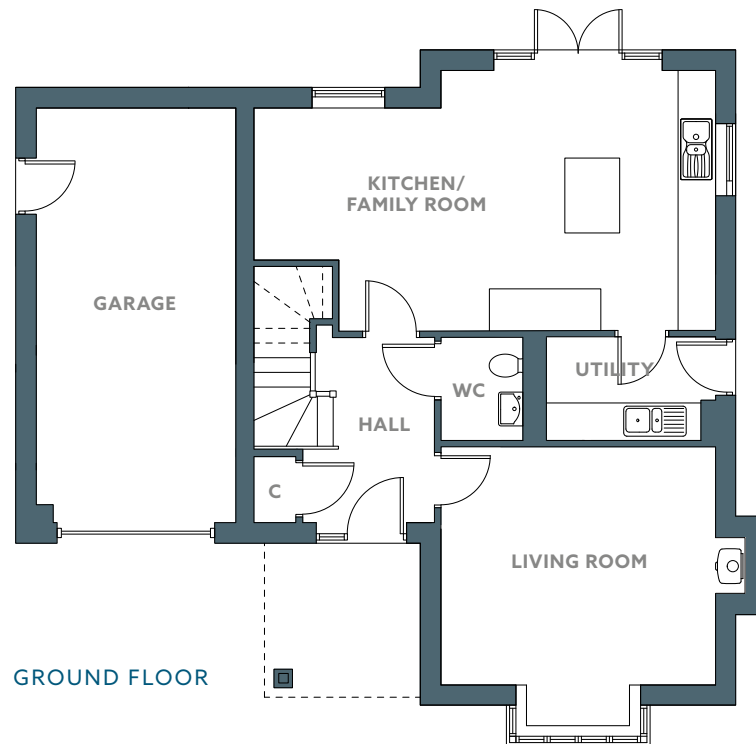
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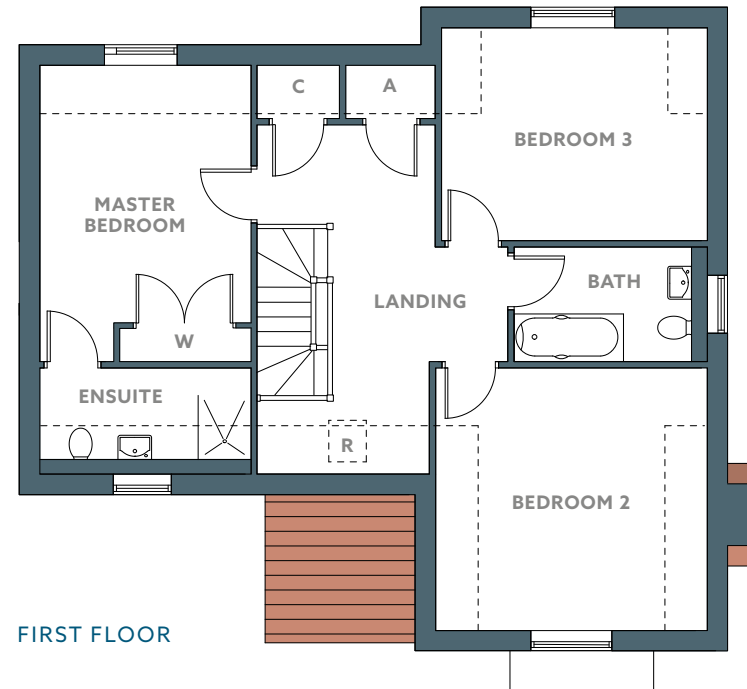






GROUND FLOOR

LIVING ROOM	4340 x 3740mm	14' 3" x 12' 3"
KITCHEN/FAMILY ROOM	7330 x 4080mm	24' 1" x 13' 5"
UTILITY	2685 x 1640mm	8' 10" x 5' 5"
GARAGE	6685 x 3175mm	21' 11" x 10' 5"



FIRST FLOOR

MASTER BEDROOM	4770 x 3340mm	15' 8" x 10' 11"
EN SUITE	3340 x 1745mm	10' 11" x 5' 9"
BEDROOM 2	4340 x 4170mm	14' 3" x 13' 8"
BEDROOM 3	4340 x 3505mm	14' 3" x 11' 6"
BATHROOM	3160 x 1815mm	10' 4" x 5' 11"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary kitchen (choice available subject to build programme) with Silestone (composite) worktops and upstands with stainless steel splashbacks
- Under-unit lighting design by Nobilia
- Stainless steel integrated appliances including Neff electric oven, 60cm induction hob, microwave, cooker hood, fridge/freezer and dishwasher
- Floor Tiling by Minoli
- Utility cabinets to match kitchen
- Laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer (appliances not provided)

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Showers with low level shower tray and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting\* • EnviroVent Eco extractor fan
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat room controls
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a Mitsubishi Ecodan (210 litre) pressurised hot water storage tank
- Back-up immersion heater

- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Fitted PIR detectors and burglar alarm system

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Fitted wardrobe doors to match internal doors, with parcel shelf and hanging rail (master bedroom)
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Direct air feed twin wall flue, ready for installation of log burner
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt; staircase in white

## EXTERNAL FINISHES

- Double glazed softwood windows in Ivory
- Oak style front door with black ironmongery
- Softwood, cottage-style back door

- Turfed front garden with planting (subject to planning approval)
- Rear garden levelled and topsoiled
- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Garages have manual up-and-over door, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

**NB: Ede Homes reserve the right to change or amend specification at any time during the build process.**

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ENCORE HOUSE

FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

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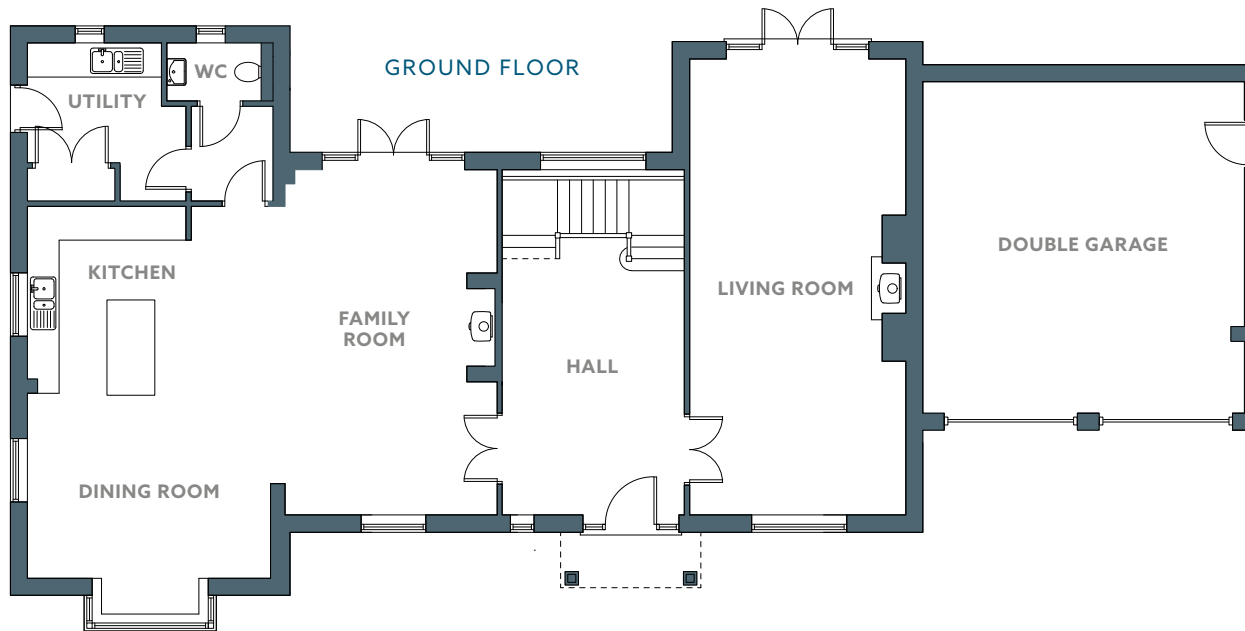
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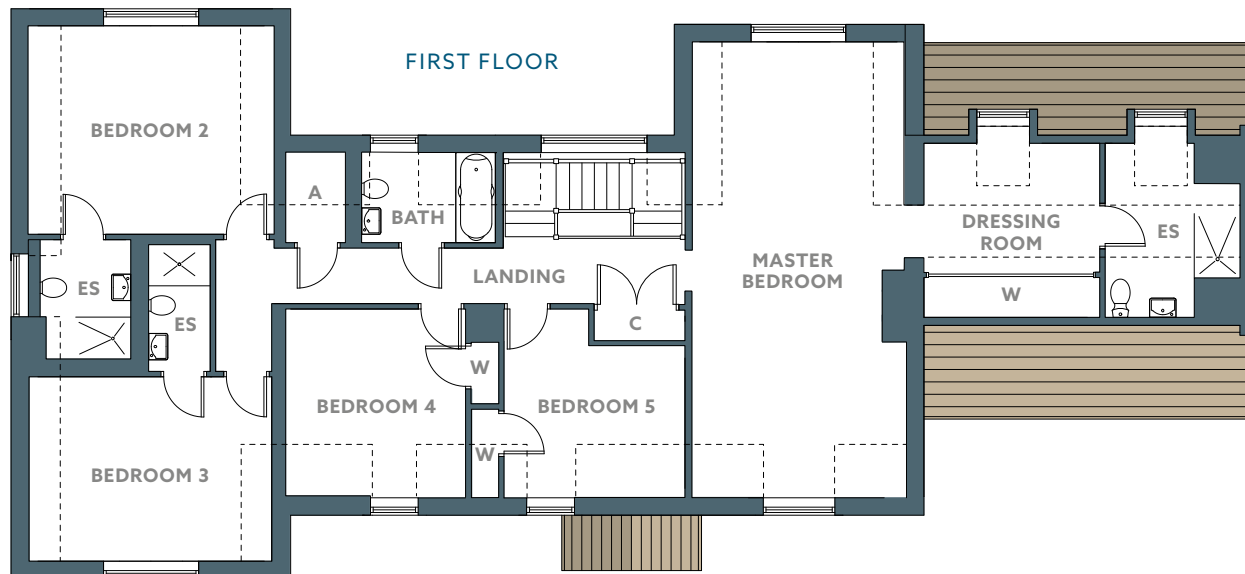




# APPLEWOOD



LIVING ROOM	8590 x 4040mm	28' 2" x 13' 3"
KITCHEN/DINING ROOM	7015 x 4590mm	23' 0" x 15' 1"
FAMILY ROOM	6490 x 3975mm	21' 4" x 13' 0"
UTILITY	2940 x 2915mm	9' 8" x 9' 7"



MASTER BEDROOM	8590 x 4040mm	28' 2" x 13' 3"
DRESSING ROOM	3330 x 2445mm	10' 11" x 8' 0"
MASTER EN SUITE	3315 x 2525mm	10' 11" x 8' 3"
BEDROOM 2	4590 x 3935mm	15' 1" x 12' 11"
EN SUITE 2	2240 x 1925mm	7' 4" x 6' 4"
BEDROOM 3	4590 x 3455mm	15' 1" x 11' 4"
EN SUITE 3	2410 x 1380mm	7' 11" x 4' 6"
BEDROOM 4	3530 x 3400mm	11' 7" x 11' 2"
BEDROOM 5	3530 x 3390mm	11' 7" x 11' 1"
BATHROOM	2675 x 1680mm	8' 9" x 5' 6"

# SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Draks made-to-measure fitted wardrobes in master dressing room
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- French doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval) • Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian Riven Sandstone

- Aerial wired into roof space
- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

## FURTHER INFORMATION

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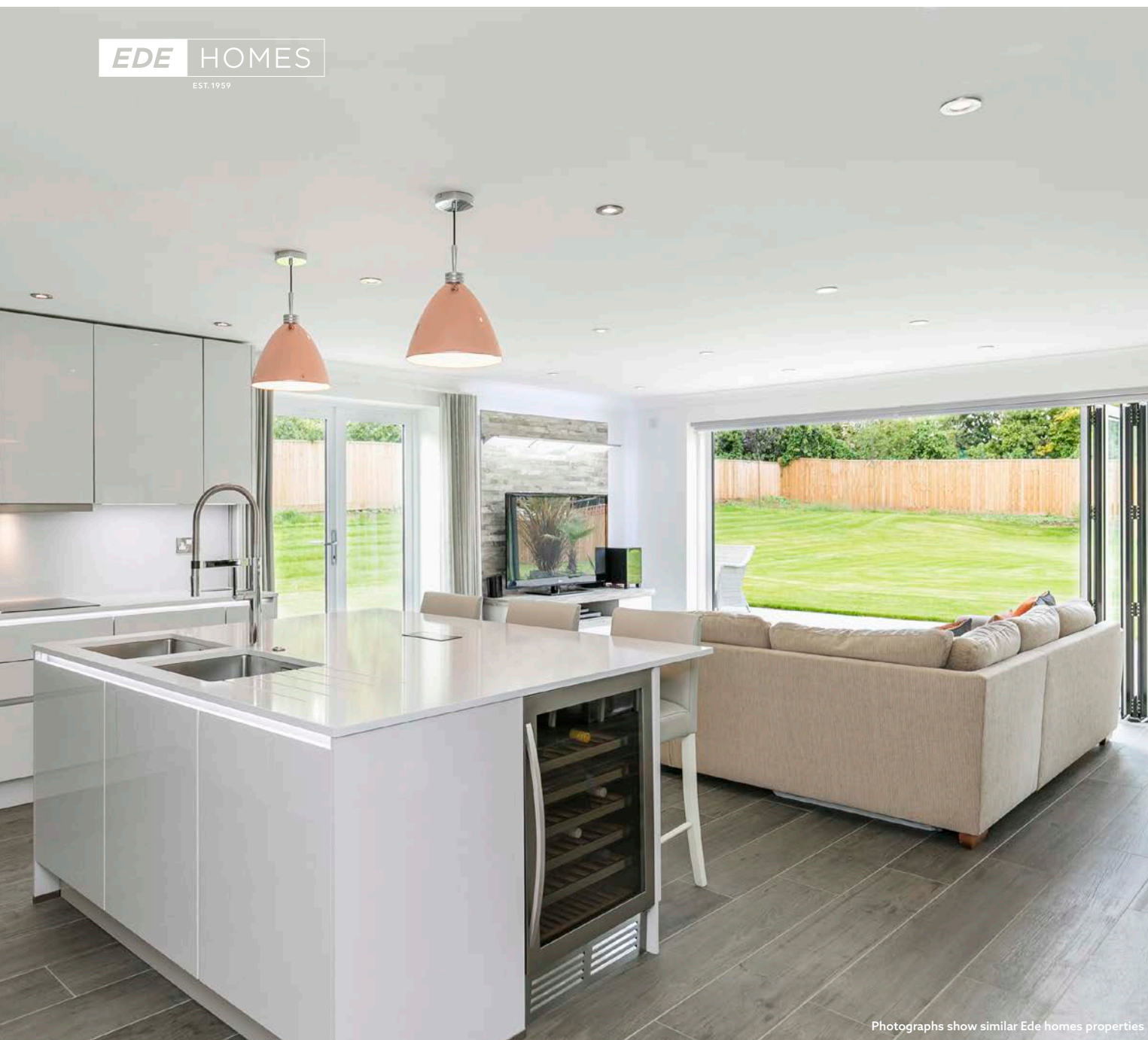
PHILLIMORE HOUSE

FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

**EDE** HOMES

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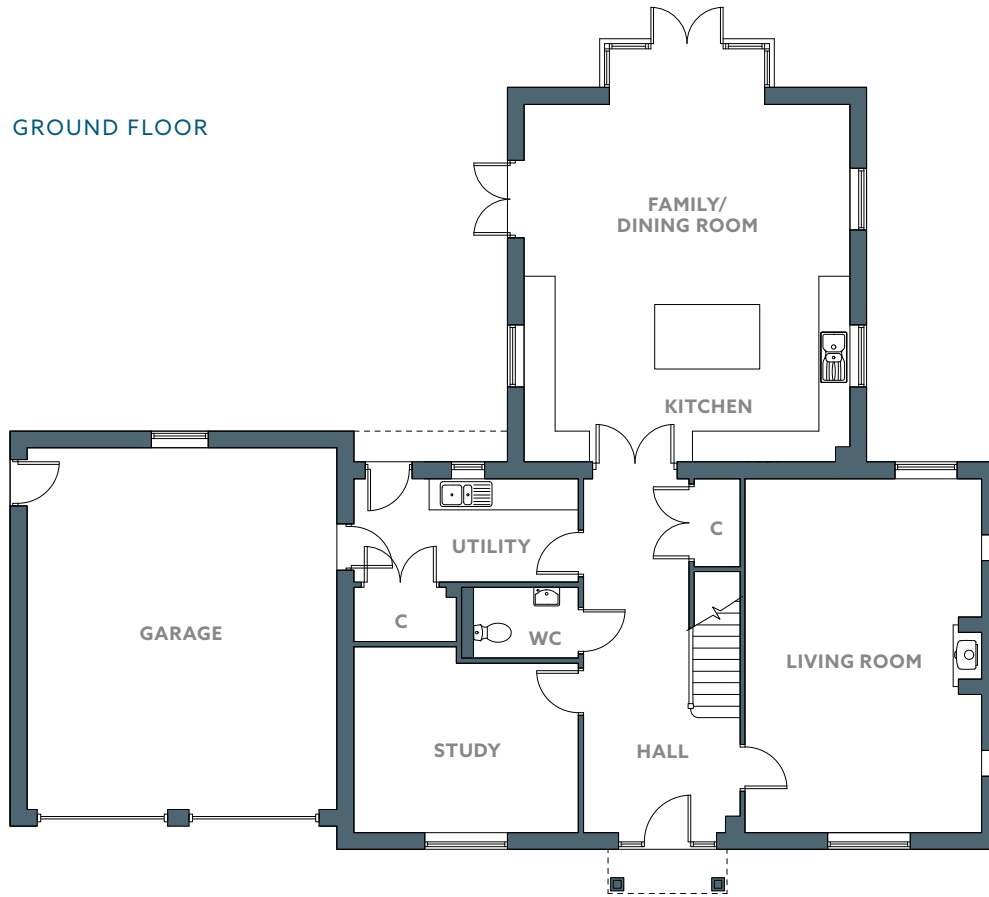
Photographs show similar Ede homes properties





# APPLEWOOD

GROUND FLOOR



FIRST FLOOR



LIVING ROOM	6790 x 4515mm	22' 3" x 14' 10"
KITCHEN/FAMILY/DINING ROOM	6865 x 6240mm	22' 6" x 20' 6"
STUDY	4290 x 3540mm	14' 1" x 11' 7"
UTILITY	4290 x 1940mm	14' 1" x 6' 4"

MASTER BEDROOM	6240 x 3780mm	20' 6" x 12' 5"
MASTER EN SUITE	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 2	4575 x 3660mm	15' 0" x 12' 0"
EN SUITE 2	2905 x 2545mm	9' 6" x 8' 4"

BEDROOM 3	5940 x 3835mm	19' 6" x 12' 7"
EN SUITE 3	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 4	4830 x 3185mm	15' 10" x 10' 5"
BEDROOM 5	3455 x 3030mm	11' 4" x 9' 11"
BATHROOM	2415 x 2335mm	7' 11" x 7' 8"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

## INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Draks made-to-measure fitted wardrobes in master dressing room
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- French doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval) • Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian Riven Sandstone

- Aerial wired into roof space
- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

## SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

## FURTHER INFORMATION

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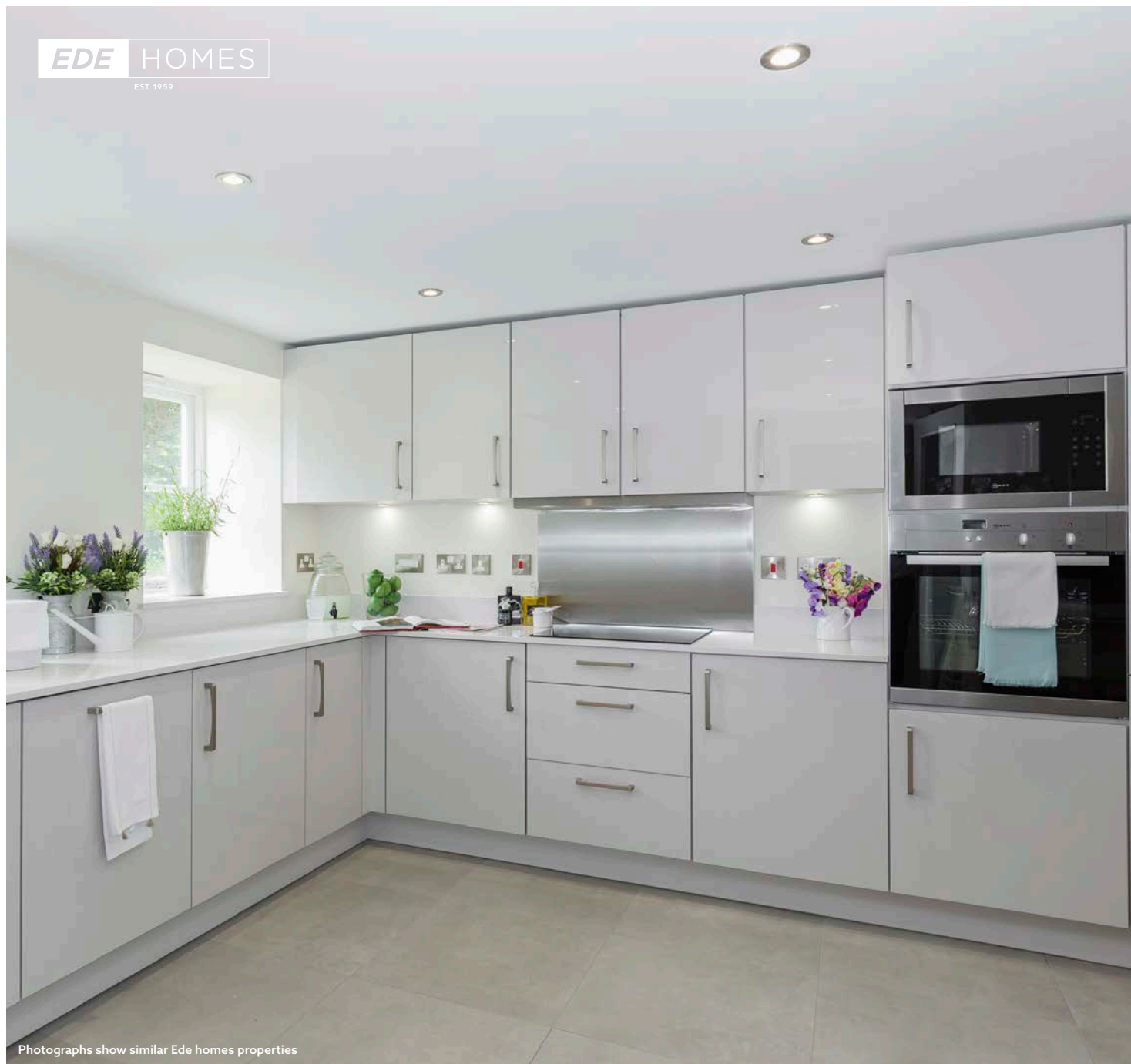


BRAEBURN HOUSE | FIVE BEDROOMS, TWO ENSUITES, FAMILY BATHROOM

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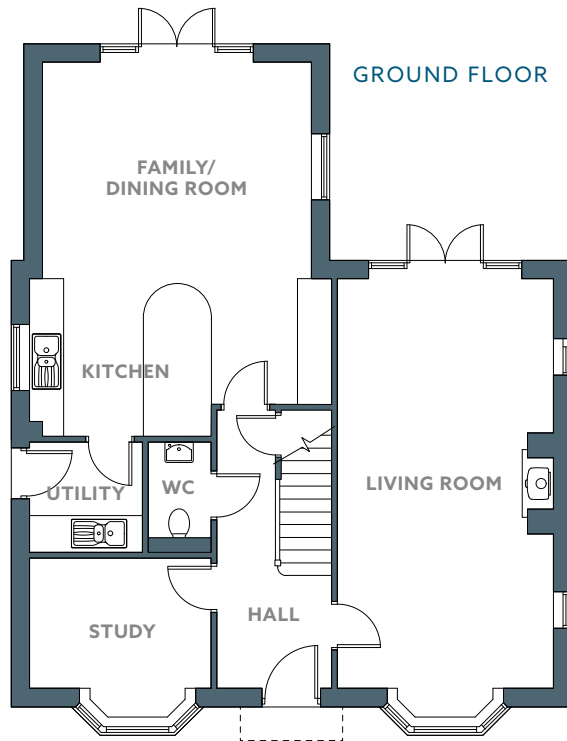




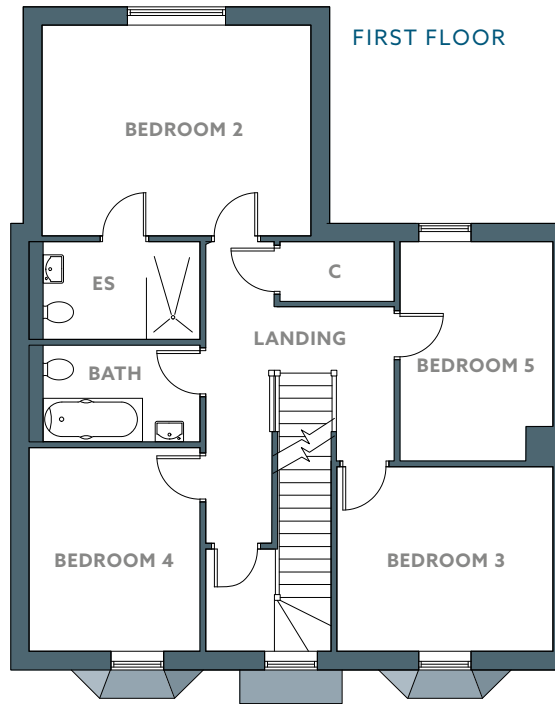
Photographs show similar Ede homes properties



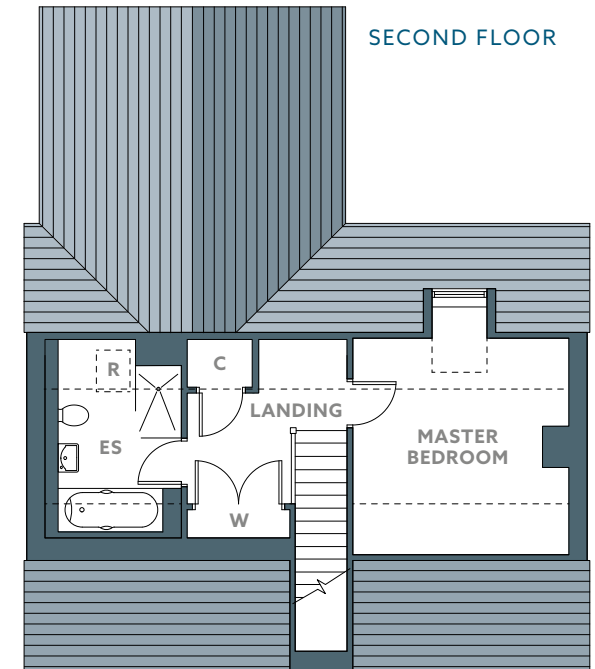




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LIVING ROOM	7155 x 3740mm	25' 10" x 16' 3"
KITCHEN/FAMILY/DINING ROOM	6520 x 5280mm	29' 8" x 12' 11"
STUDY	3140 x 2720mm	12' 4" x 9' 8"
UTILITY	1900 x 1890mm	11' 1" x 8' 7"

MASTER BEDROOM	3880 x 3800mm	21' 9" x 16' 3"
EN SUITE	3430 x 2345mm	10' 2" x 5' 4"
BEDROOM 2	4680 x 3715mm	16' 3" x 15' 5"
BEDROOM 3	3800 x 3215mm	13' 5" x 10' 4"
BEDROOM 4	3555 x 3005mm	13' 8" x 9' 9"
BEDROOM 5	3840 x 2705mm	13' 8" x 9' 9"
BATHROOM	2975 x 1600mm	8' 11" x 8' 7"

## SPECIFICATION

## KITCHEN AND UTILITY

- Fully fitted contemporary kitchen (choice available subject to build programme) with Silestone (composite) worktops and upstands with stainless steel splashbacks
- Under-unit lighting design by Nobilia
- Stainless steel integrated appliances including double electric oven, gas hob, microwave, cooker hood, fridge/freezer and dishwasher
- Floor tiling
- Utility cabinets to match kitchen
- Laminate worktop and upstand
- Wiring and plumbing for free-standing washing machine and tumble dryer

## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Showers with low-level shower tray and rainfall shower head
- Chrome shaver point
- Chrome ladder towel rail
- Recess with lighting
- Wall-mounted mirrors
- EnviroVent Eco extractor fan
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat room controls
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank

- Back-up immersion heater
- Thermostatic valves to first floor radiators
- Electric underfloor heating to master ensuite

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- PIR detectors and burglar alarm system

## INTERNAL FINISHES

- Floor tiling from selected range in kitchen, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Fitted wardrobe doors to match internal doors, with parcel shelf and hanging rail
- Staircase with oak spindles, newel post and cap and MDF treads
- Direct air feed flue ready for installation of log burner
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

## EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- Half-glazed softwood back door
- Turfed front garden with planting (subject to planning approval)

- Rear garden levelled and topsoiled
- Exterior tap
- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Garages have manual up-and-over door, power and lighting
- External lighting to front and rear of property
- Post and rail fence to perimeter; 1.8m closeboard side boundary fence; 1.8m closeboard gate to side access

## WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

*NB: Ede Homes reserve the right to change or amend specification at any time during the build process.*

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