

OLD WORKS YARD

ARDINGTON • OXFORDSHIRE



LOOKING DOWN TO THE VALE AND UP TO THE DOWNS

PICTURESQUE ARDINGTON sits in beautiful rolling countryside between the North Wessex Downs and the Vale of White Horse. The distinctive appearance of many of Ardington's buildings is because they are part of the Lockinge Estate, now a philanthropic trust which exists with the interests of the local community, businesses and its tenants at its heart.

OLD WORKS YARD sits right at the heart of the village, and rejuvenates this collection of craftsmen's workshops which served the Lockinge Estate. The four conversions and three new cottages evoke the feel of the old workshop yard, but are constructed to the highest contemporary standards and specified to a high level.

The ancient market town of Wantage is only 2 miles away, where the twice-weekly markets and farmers' market bring life and colour to the Market Square. The town has many traditional independent shops and eating places, as well as some national brands, including Waitrose.

Ardington School of Crafts offers creative courses in areas such as glasswork, calligraphy and fine art, and the village has other amenities including the locally-run shop, cafe and post office and The Boar's Head, a cosy dining pub. The nearby Ridgeway offers great scope for walkers, cyclists and riders to get out onto the beautiful surrounding Downs.



A local farrier at work in a nearby livery yard



Autumn colour in East Lockinge



Holy Trinity Church



Ardington House



Ardington Millennium stone circle and wood



The Boar's Head pub



BEAUTIFUL HOMES IN AN IDYLIC LOCATION

ARDINGTON is in a beautiful and peaceful location; its history and community add a special character. While the village is off the beaten track, it is close to the market towns of Wantage, Wallingford and Abingdon on Thames, all of which provide a good range of everyday services. Oxford, Swindon, Reading and Newbury are reached in around half an hour.

Travel connections from the village are very easy, with the A34 and Didcot Parkway station just a few minutes' drive.

- 1 LOCKINGE BARN
- 2 LOYD BARN
- 3 LARCH BARN
- 4 LINDSAY BARN
- 5 CHILDREY COTTAGE
- 6 LETCOMBE COTTAGE
- 7 GODDARD'S COTTAGE



OX12 8TP

OLD WORKS YARD

Ardington, Wantage,
Oxfordshire OX12 8TP



Enjoying Oxfordshire's beautiful woodlands



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-plus 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.

Two of our recent projects at Watcombe Manor, Watlington (above), and Applewood, Harwell (below).





SPECIFICATION: THE WORKSHOPS

LIGHT, BRIGHT LIVING SPACES which open onto the garden and bring the inside and outside together; bathrooms which ensure a luxurious start and end to every day; German-designed kitchens which are the heart of the home and make cooking a pleasure.

We leave nothing to chance in an Ede Homes interior, each of which is designed to promote a feeling of well-being as soon as you step over the threshold.

KITCHEN & UTILITY ROOM

- A fully fitted contemporary or traditional style kitchen by Nobilia with Silestone work surfaces, upstands & splashbacks
- Neff and Siemens integrated appliances including double electric oven, cooker hood, warming drawer, induction hob, combination microwave, American style fridge/freezer, dishwasher and wine cooler (subject to design of property and availability)
- Quooker boiling water tap
- Utility room cabinets to match kitchen, with co-ordinating work surface & upstand
- Wiring and plumbing for free-standing washing machine and tumble dryer (machines not included)

BATHROOM

- Classic white sanitaryware with chrome taps and fixtures
- Mains pressure shower with glazed panel, rainfall shower head where possible and hair wash facility

- Wet room-style shower areas
- Chrome shaver point
- Recess with lighting where possible
- Ceramic wall and floor tiling by Minoli
- Half tiled walls in cloakroom

ELECTRICAL

- Kitchen switches and sockets in brushed chrome; all other rooms in white finish.
- LED downlighters in kitchen and bathroom
- Wiring to enable installation of speakers
- TV sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT point in hall
- Wireless or hardwired intruder alarm with PIR room sensors
- CCTV to front and rear of property

HEATING/ENERGY EFFICIENCY

- Underfloor throughout, with Heatmiser NeoStat thermostats
- Energy efficient condensing boiler with back-up immersion heater
- High-pressure hot water system supplying pressurised storage tank
- Log burner in Lockinge, Loyd, Larch and Lindsay Barns

INTERNAL FINISHES

- Bifold doors to living room (Lockinge and Loyd Barns) or kitchen/family room (Larch and Lindsay Barns)

- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where appropriate (pairs only)
- Draks fitted wardrobes in master and bedroom 2
- Walls and ceilings painted in Dulux white emulsion; architraves & skirting in Dulux white satin
- Floor tiling in hallway, kitchen/dining room, utility room, bathroom, cloakroom (varies by plot)

EXTERNAL FINISHES

- Double glazed, painted timber windows
- Front door painted black, with chrome ironmongery
- External tap
- External double electrical socket
- Patios and paths paved in Indian Sandstone Riven Slate
- Aerial in roof space
- Front garden turfed with planting (subject to planning approval)
- Rear garden turfed
- External lighting to front and rear

BOUNDARY TREATMENTS

- 1.8m closeboard gate to side access (plots may vary)

WARRANTY

- One-year warranty direct with Ede Homes
- Appliance warranty direct with manufacturers
- Architect's six-year warranty
- NHBC ten-year warranty



SPECIFICATION: THE COTTAGES

AT EDE HOMES we believe that the beauty of a home lies in the details: we put every effort into ensuring the high quality of the materials we use and that the fit and finish are beautifully executed.

The charming new cottages at **OLD WORKS YARD** offer the rare opportunity of a beautifully built and equipped home in a size that fits your needs perfectly.

KITCHEN

- A fully fitted contemporary or traditional style kitchen by Nobilia with Silestone work surfaces, upstands and splashbacks.
- Integrated appliances including electric oven, induction hob, combi microwave, fridge/freezer, dishwasher and cooker hood, subject to design of property.

BATHROOM

- Classic white sanitaryware with chrome taps and fixtures
- Mains pressure shower with glazed panel, low level shower tray, rainfall shower head where possible and hair wash facility
- Chrome shaver point
- Chrome ladder towel rail
- Recess with lighting where possible
- Ceramic wall and floor tiling by Minoli
- Half tiled walls in cloakroom

ELECTRICAL

- Kitchen switches and sockets in brushed chrome; all other rooms in white finish.
- LED downlighters in kitchen and bathroom
- TV sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT point in hall
- Wireless or hardwired intruder alarm with PIR room sensors

HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor and electric underfloor heating in bathroom; radiators on first floor
- Energy efficient combi boiler

INTERNAL FINISHES

- Traditional staircase with oak handrail, strings & newel posts; softwood spindles painted in white
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where appropriate (pairs only)
- Draks fitted wardrobes in master and bedroom 2
- Walls and ceilings painted in Dulux white emulsion; architraves & skirting in Dulux white satin
- Floor tiling in hallway, kitchen/dining room, utility room, bathroom, cloakroom (varies by plot)

EXTERNAL FINISHES

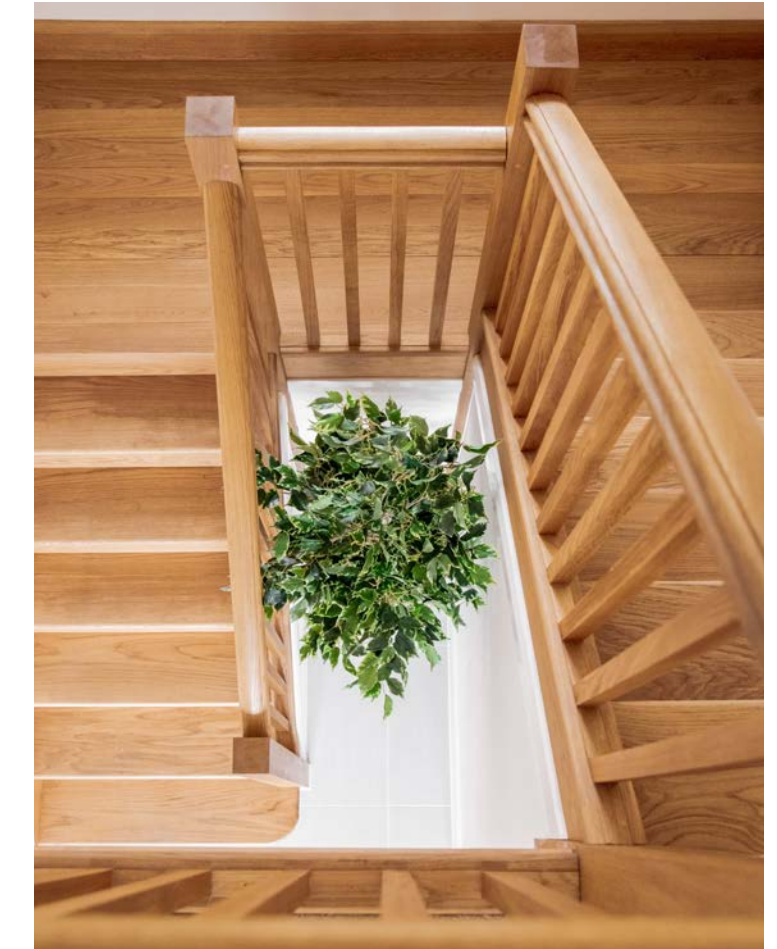
- Double glazed, painted timber windows
- Front door painted black, with chrome ironmongery
- External tap
- External double electrical socket
- Patios and paths paved in Indian Sandstone River Slate
- Aerial in roof space
- External lighting to front and rear

BOUNDARY TREATMENTS

- 1.8 closeboard gate to side access (plots may vary)

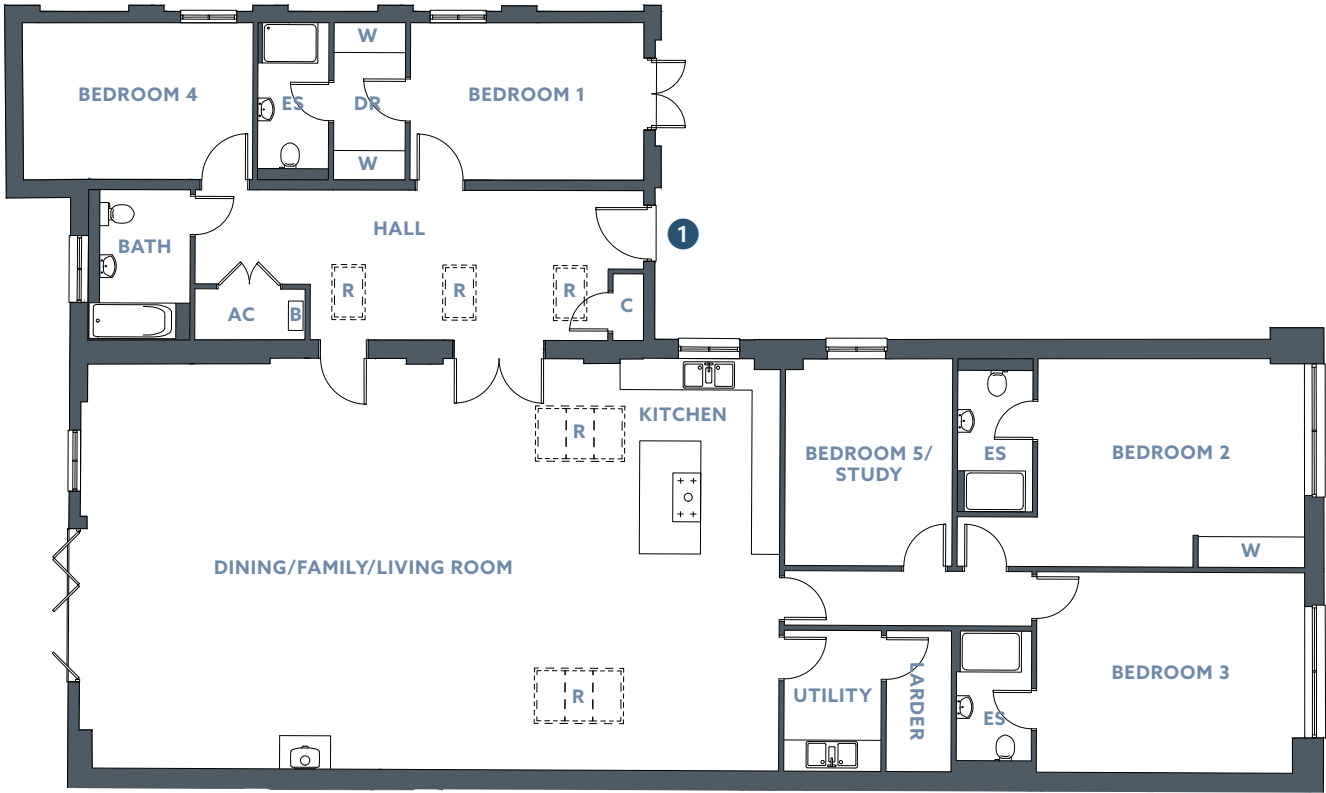
WARRANTY

- Two-year warranty direct with Ede Homes
- Appliance warranty direct with manufacturers
- NHBC ten-year warranty



LOCKINGE BARN

THE ESTATE’S FORMER POWER STATION, WITH GENEROUS LIVING SPACE AND FIVE BEDROOMS

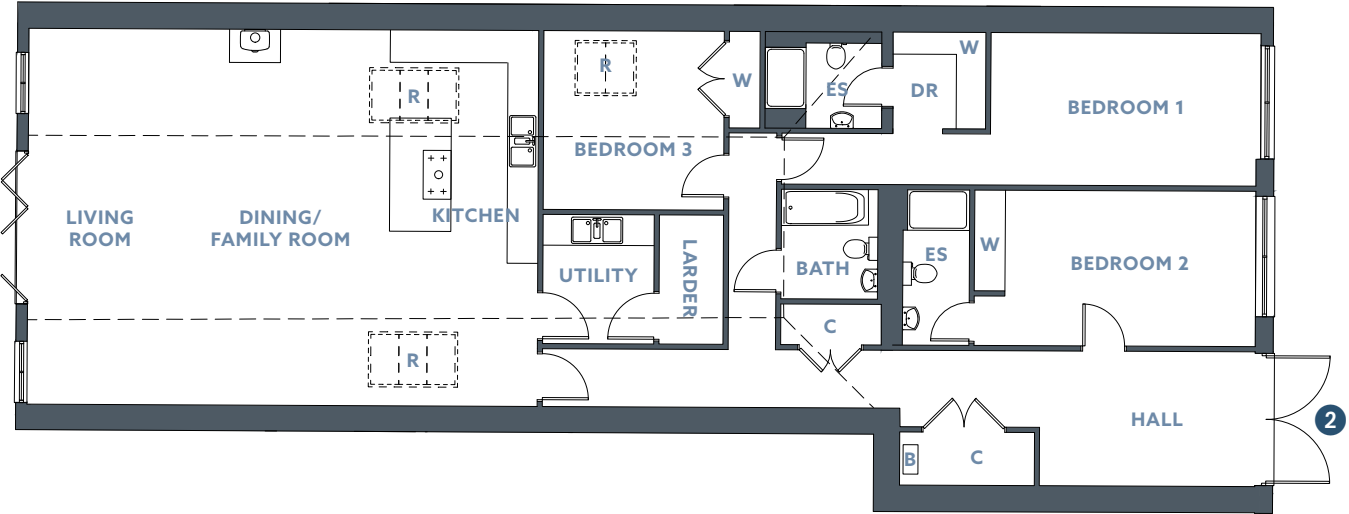


KITCHEN/DINING/ FAMILY/LIVING ROOM	13725 x 8020 mm	45' 0" x 26' 4"
UTILITY ROOM	2930 x 2040 mm	9' 7" x 6' 8"
MASTER BEDROOM	4595 x 3085 mm	15' 1" x 10' 1"
MASTER DRESSING	3080 x 1430 mm	10' 1" x 4' 8"
MASTER ENSUITE	3080 x 1450 mm	10' 1" x 4' 9"

BEDROOM 2	8240 x 5530 mm	27' 0" x 18' 2"
ENSUITE 2	3045 x 1500 mm	10' 0" x 4' 11"
BEDROOM 3	5040 x 4090 mm	16' 6" x 13' 5"
BEDROOM 4	4495 x 3080 mm	13' 5" x 10' 1"
BEDROOM 5/STUDY	4100 x 3300 mm	13' 5" x 10' 10"
BATHROOM	2940 x 2010 mm	9' 8" x 6' 7"

LOYD BARN

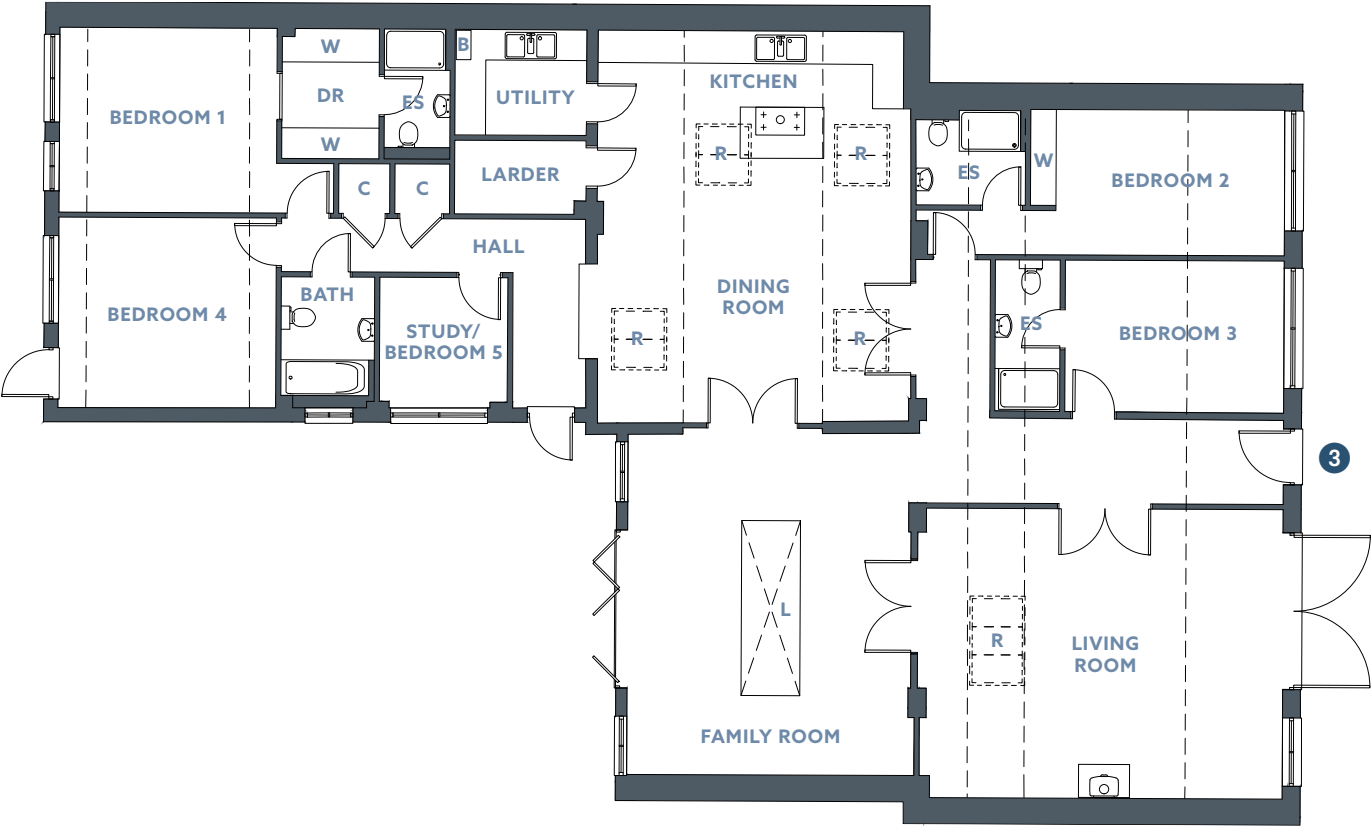
THREE BEDROOMS AND A SPACIOUS, OPEN-PLAN LIVING AREA WITH BIFOLD DOORS



KITCHEN/DINING/ FAMILY/LIVING ROOM	10005 x 7660 mm	32' 10" x 25' 2"	BEDROOM 2	5520 x 3075 mm	18' 1" x 10' 1"
UTILITY ROOM	2560 x 2300 mm	8' 5" x 7' 7"	ENSUITE 2	3075 x 1520 mm	10' 1" x 5' 0"
MASTER BEDROOM	5310 x 3155 mm	17' 5" x 10' 4"	BEDROOM 3	3660 x 3565 mm	12' 0" x 11' 8"
MASTER DRESSING	2050 x 1385 mm	6' 9" x 4' 7"	BATHROOM	2560 x 2300 mm	8' 5" x 7' 7"
MASTER ENSUITE	2300 x 2050 mm	7' 7" x 6' 9"			

LARCH BARN

A SPACIOUS BARN WITH SEPARATE LIVING ROOM AND FIVE BEDROOMS



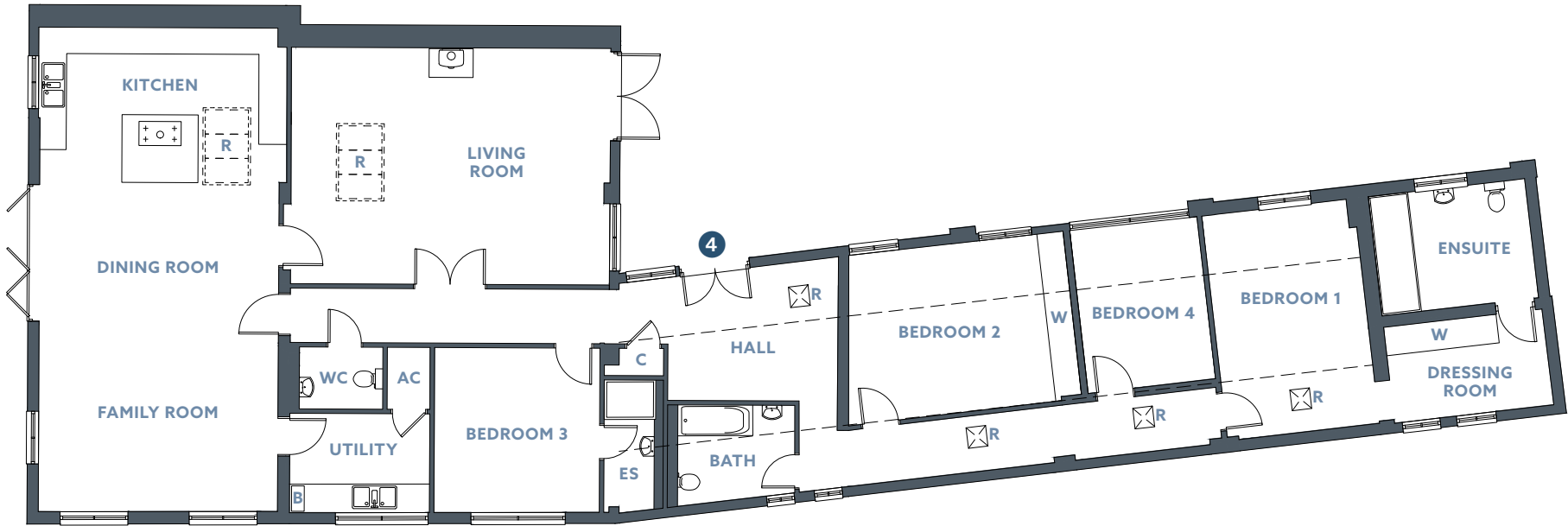
KITCHEN/DINING ROOM	7830 x 6150 mm	25' 8" x 20' 2"
FAMILY ROOM	6700 x 6630 mm	22' 0" x 21' 9"
LIVING ROOM	6910 x 5850 mm	22' 8" x 19' 2"
UTILITY ROOM	2590 x 2165 mm	8' 6" x 4' 11"

MASTER BEDROOM	4230 x 3710 mm	13' 11" x 12' 2"
MASTER DRESSING	2645 x 1930 mm	8' 8" x 6' 4"
MASTER ENSUITE	2665 x 1315 mm	8' 9" x 9' 11"
BEDROOM 2	4995 x 3015 mm	16' 5" x 10' 1"
ENSUITE 2	2180 x 2050 mm	7' 10" x 6' 9"

BEDROOM 3	4305 x 3000 mm	14' 1" x 9' 10"
ENSUITE 3	2665 x 1315 mm	8' 9" x 4' 4"
BEDROOM 4	4280 x 3745 mm	14' 1" x 12' 3"
BEDROOM 5/STUDY	2570 x 2540 mm	8' 5" x 8' 4"
BATHROOM	2340 x 1860 mm	7' 8" x 6' 1"

LINDSAY BARN

AN EXTENSIVE FOUR-BEDROOM BARN WITH OPEN-PLAN LIVING SPACES AND BIFOLD GARDEN DOORS



KITCHEN/DINING/FAMILY ROOM	10880 x 5430 mm	35' 8" x 17' 10"
LIVING ROOM	7230 x 5540 mm	23' 9" x 18' 2"
UTILITY ROOM	3190 x 2250 mm	10' 6" x 7' 5"
MASTER BEDROOM	5135 x 3465 mm	16' 10" x 10' 4"
MASTER DRESSING	3630 x 2190 mm	11' 11" x 7' 2"
MASTER ENSUITE	3570 x 2725 mm	11' 9" x 8' 11"

BEDROOM 2	5100 x 3815 mm	16' 9" x 12' 6"
BEDROOM 3	3795 x 3760 mm	12' 5" x 12' 4"
ENSUITE 3	2920 x 1370 mm	9' 7" x 4' 6"
BEDROOM 4	3700 x 2915 mm	12' 2" x 9' 7"
BATHROOM	2910 x 2000 mm	9' 7" x 6' 7"

THE COTTAGES: NUMBERS 5, 6 & 7

THREE HIGHLY SPECIFIED, TWO-BEDROOM NEW BUILD COTTAGES

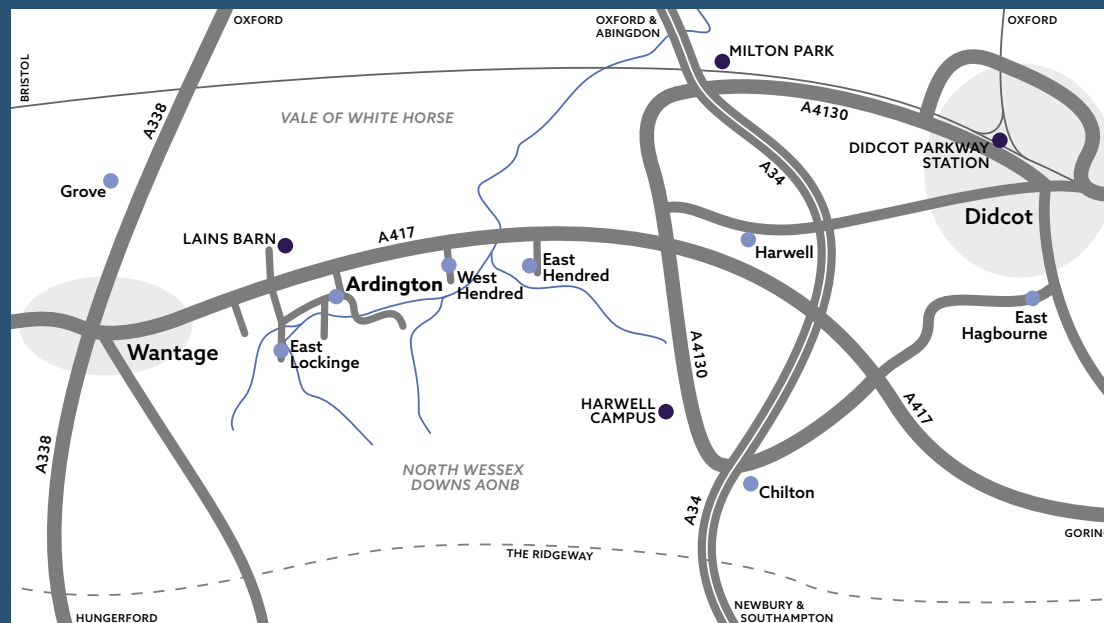
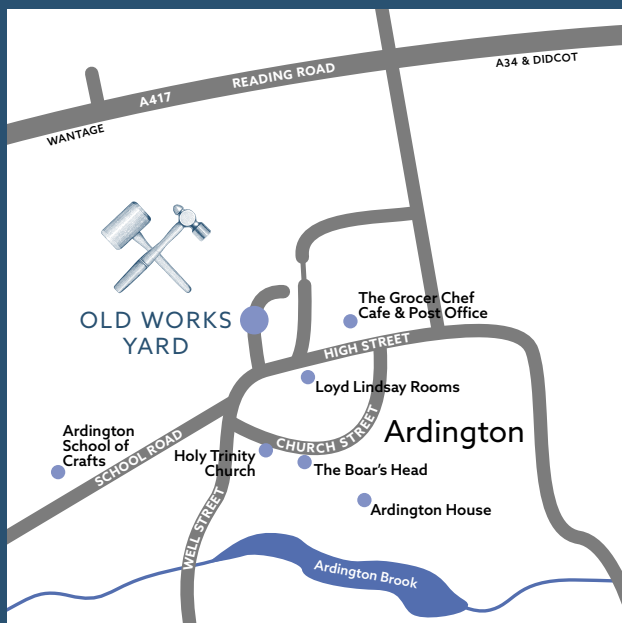


GROUND FLOOR			
KITCHEN/FAMILY ROOM	6605 x 4380mm	21' 8" x 14' 4"	
LIVING ROOM	6605 x 2585mm	21' 8" x 8' 10"	
HALL	2075 x 2040mm	6' 9" x 6' 8"	

FIRST FLOOR			
BEDROOM 1	4465 x 4100mm	14' 8" x 13' 5"	
BEDROOM 2	3880 x 3110mm	12' 9" x 10' 2"	
BATHROOM	2105 x 1700mm	6' 11" x 5' 7"	



FINDING OLD WORKS YARD OX12 8TP



FURTHER INFORMATION

For all enquiries and to arrange a visit to
OLD WORKS YARD, please contact our Sales Team

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