

# BOW FARM

STANFORD IN THE VALE  
OXFORDSHIRE

**A COLLECTION OF CHARACTERFUL PROPERTIES  
IN THE BEAUTIFUL VALE OF WHITE HORSE**

# A stylish new home in the tranquil Vale of White Horse

**STANFORD IN THE VALE** lies in the valley of the River Ock among the streams and fields of the Vale of White Horse, almost equidistant between the historic market towns of Wantage and Faringdon. Its history predates the Domesday Book, and the name Stanford comes from a 'stone ford' over the River Ock.

Unusually, Stanford in the Vale has two village greens, Church Green and Upper Green, 100 metres off which sits **Bow Farm**, Ede Homes' latest development. Phase One of the project has recently been completed and Phase Two consists of nineteen new homes.

## SITE LAYOUT

PLOTS 21-28  
Available separately



**Bow Farm** regenerates the former farmyard and the large area of land around, including large areas of communal green space with countryside views.

This phase of the development is a mixture of eleven private three, four and five-bedroom new homes. The properties are constructed using a palette of brick, slate, stone and waney edge larch boarding, redolent of the rural farmhouses of the

surrounding area, and designed to blend

perfectly with the character of the village.

Stanford in the Vale has a good range of facilities, including a supermarket and post office, pub, pre-school and primary school, imposing parish church and a village hall, and is very popular with families. There are regular buses between Wantage and Faringdon, which offer a wider choice of amenities and shops.



Bow Farm is in the catchment of King Alfred's School, Wantage. Independent schools in the area include Abingdon School, Pinewood School, St Hugh's School near Buckland and the King's School, Witney.

**Top: Cottages on Church Green**  
**Right: The Millennium Green and St Denys Church**  
**Below: The former mill on the River Ock**





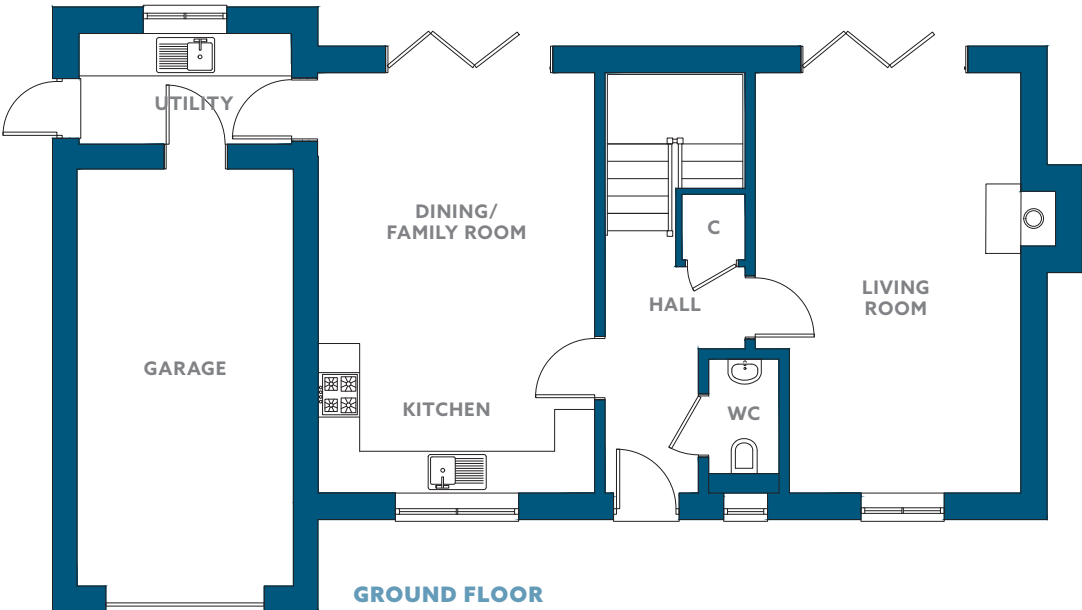
# Benson House, Worcester House, Oakfield House & Fairview House

**TRADITIONAL STONE** mixed with contemporary finishes highlights the diversity of these homes, while still blending well with their surroundings.

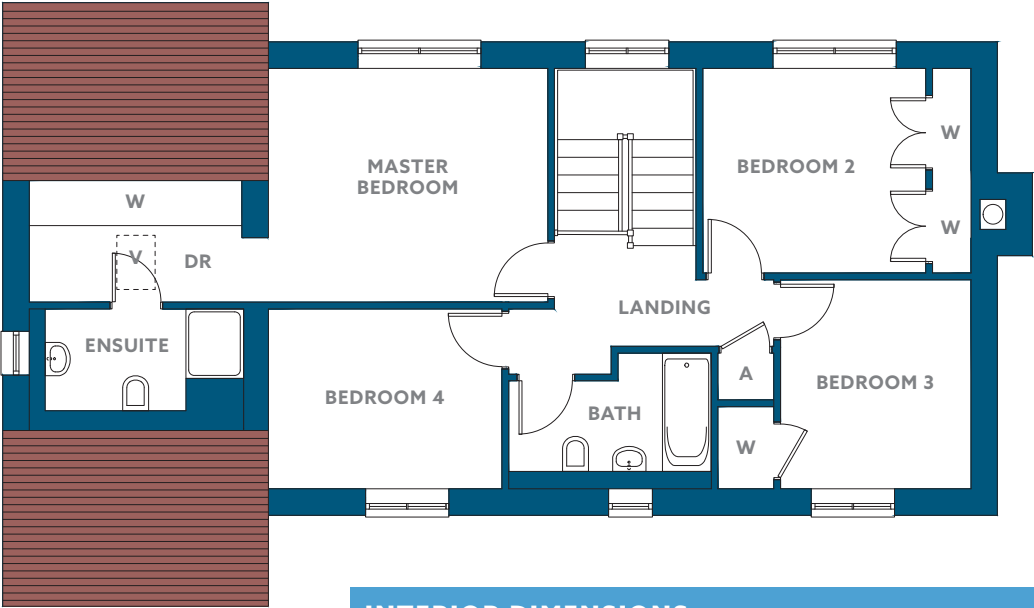
Both the lounge and the kitchen/dining room have the luxury of bifold doors opening out the garden and patio area: perfect for entertaining.

The master bedroom has a dressing room with a generous fitted wardrobe, as well as an ensuite shower room, while two of the further three bedrooms also have built-in wardrobes.

- A Airing cupboard
- C Cupboard
- DR Dressing room
- V Velux
- W Wardrobe



FIRST FLOOR



INTERIOR DIMENSIONS		
Kitchen/Dining room	6045 x 3985 mm	19' 10" x 13' 0"
Living room	6045 x 3815 mm	19' 10" x 12' 0"
Utility room	3050 x 1600 mm	10' 0" x 5' 2"
Master bedroom	4015 x 3360 mm	13' 2" x 11' 0"
Master ensuite	3050 x 1745 mm	10' 0" x 5' 9"
Master dressing room	3080 x 1750 mm	10' 1" x 5' 9"
Bedroom 2	3855 x 2940 mm	12' 8" x 9' 8"
Bedroom 3	3635 x 3005 mm	11' 11" x 9' 0"
Bedroom 4	3390 x 2585 mm	11' 1" x 8' 6"
Bathroom	2910 x 1950 mm	9' 7" x 6' 5"









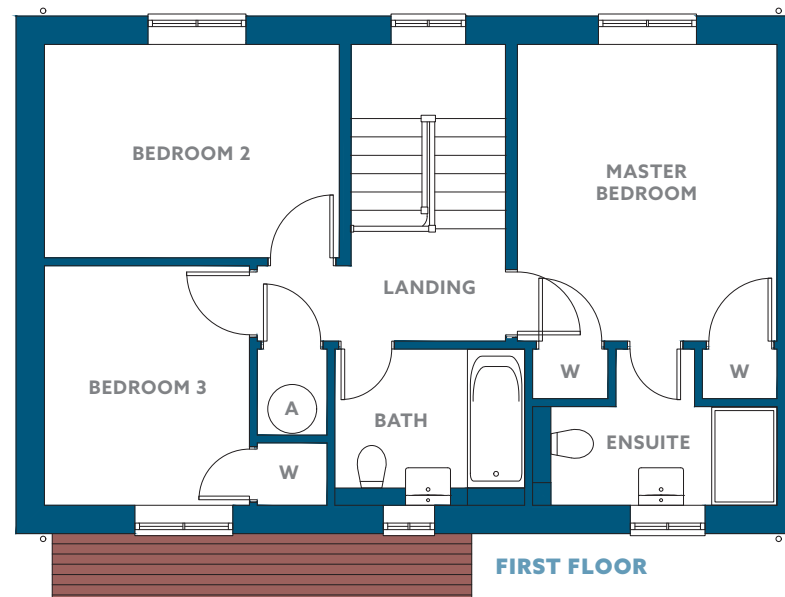
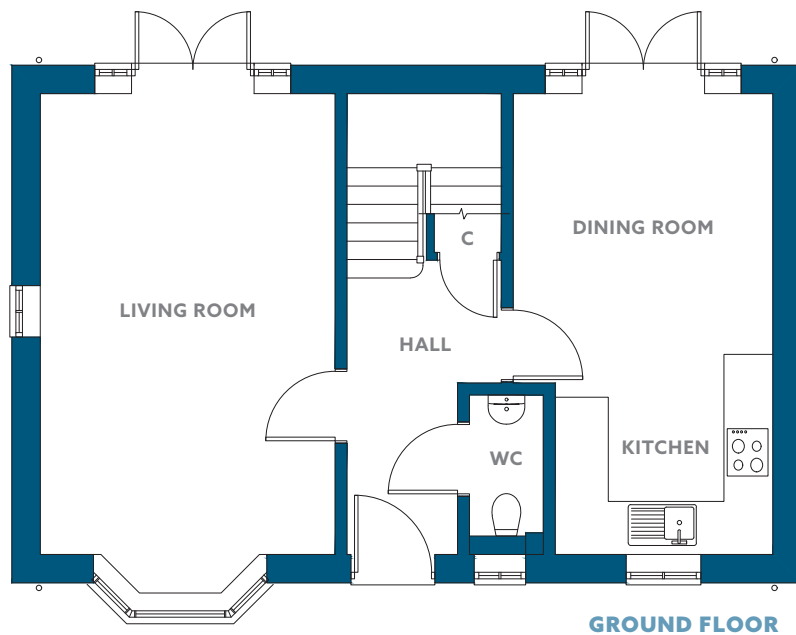


# Beech House

**CLASSIC** and contemporary come together in Beech House, and with the luxury of French doors to both the kitchen/dining room and living room, the garden becomes an extra space for relaxation, play or entertaining.

With effortlessly balanced accommodation, Beech House suits all. This spacious three bedroom, two bathroom home has all the luxury touches which we include in all our properties: a stylish kitchen, ensuite to the master bedroom and built in wardrobes.

The house also has a detached garage and driveway parking.



A Airing cupboard  
C Cupboard  
W Wardrobe  
WC Cloakroom

## INTERIOR DIMENSIONS

Living room	5630 x 3595mm	18' 6" x 11' 10"
Kitchen/Dining room	5630 x 3165mm	18' 6" x 10' 5"
Master bedroom	3625 x 3165mm	11' 11" x 10' 5"
Master ensuite	2985 x 1200mm	9' 10" x 3' 11"
Bedroom 2	3590 x 2605mm	11' 9" x 8' 7"
Bedroom 3	2925 x 2500mm	9' 7" x 8' 2"
Bathroom	2320 x 1905mm	7' 7" x 6' 3"



# Stone House

**MAJESTICALLY** located in the centre of the development, Stone House is an imposing property and the only five bedroom home available at Bow Farm.

The large, open hallway makes a grand statement, featuring a superior oak staircase and wood burner. Leading off from the hall are the large, separate living room with French doors and the spacious, open plan living area, which also has a wood burner; the well-equipped kitchen features a range of quality integral appliances. There is space for laundry and storage in the adjacent utility room.

Five spacious bedrooms, two with ensuites, and a family bathroom complete this most inspiring family home.

INTERIOR DIMENSIONS		
Living room	6450 x 4040mm	21' 2" x 13' 3"
Kitchen/Dining room	6990 x 4540mm	22' 11" x 14' 11"
Family room	6450 x 3675mm	21' 2" x 12' 1"
Utility	3015 x 2990mm	9' 11" x 9' 10"
Garage	6200 x 3090mm	20' 4" x 10' 2"
Master bedroom	6450 x 4040mm	21' 2" x 13' 3"
Master ensuite	3370 x 3030mm	11' 1" x 9' 11"
Bedroom 2	4540 x 3050mm	14' 11" x 10' 0"
Bedroom 2 ensuite	2705 x 1705mm	8' 10" x 5' 7"
Bedroom 3	4540 x 3500mm	14' 11" x 11' 6"
Bedroom 4	3915 x 3710mm	12' 10" x 12' 2"
Bedroom 5	3915 x 3100mm	12' 10" x 10' 2"
Bathroom	3480 x 1570mm	11' 5" x 5' 2"

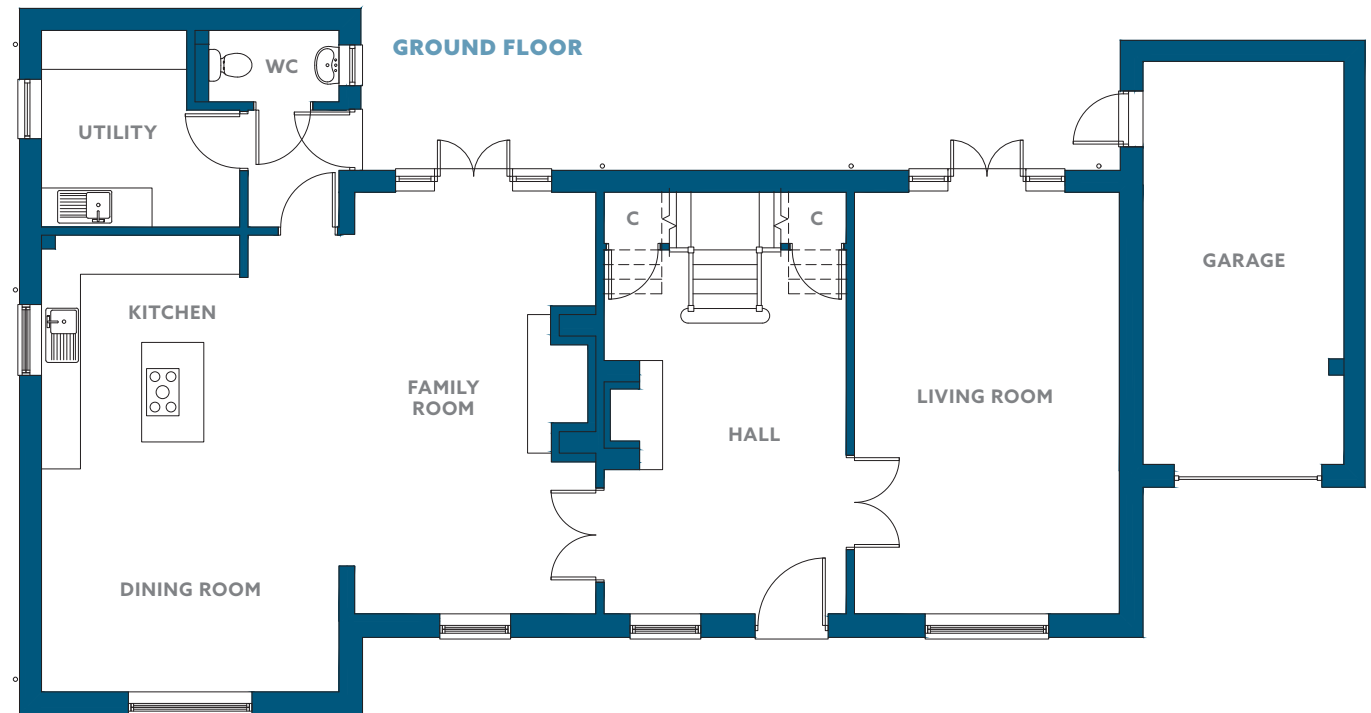


Computer generated image. All measurements are approximate and are maximum dimensions.





- A** Airing cupboard
- C** Cupboard
- ES** Ensuite
- V** Velux
- W** Wardrobe
- WC** Cloakroom
- 2000mm headroom



# Webster House & Ashford House

**TRADITIONAL BRICK** and tile construction and a gabled storm porch give these four-bedroom houses a welcoming look with an interior that is just as welcoming when you step inside.

The double aspect living room features a wood burner and French doors to the garden; the generous dining/family room also has French doors and a well equipped kitchen with quality integrated appliances.

The ensuite master bedroom features fitted wardrobes, and with three further bedrooms and a family bathroom, the first floor is complete.

Far-reaching views of open farmland beyond complete these most desirable properties.

INTERIOR DIMENSIONS		
Living room	7005 x 3790mm	23' 0" x 12' 5"
Kitchen/Dining/Family room	5305 x 4655mm	17' 5" x 15' 3"
Utility	2955 x 1540mm	9' 8" x 5' 1"
Master bedroom	4655 x 3500mm	15' 3" x 11' 6"
Master ensuite	3405 x 1305mm	11' 2" x 4' 3"
Bedroom 2	3790 x 3300mm	12' 5" x 10' 10"
Bedroom 3	3405 x 3250mm	11' 2" x 10' 8"
Bedroom 4	3615 x 2985mm	11' 10" x 9' 10"
Bathroom	2735 x 1975mm	9' 0" x 6' 6"







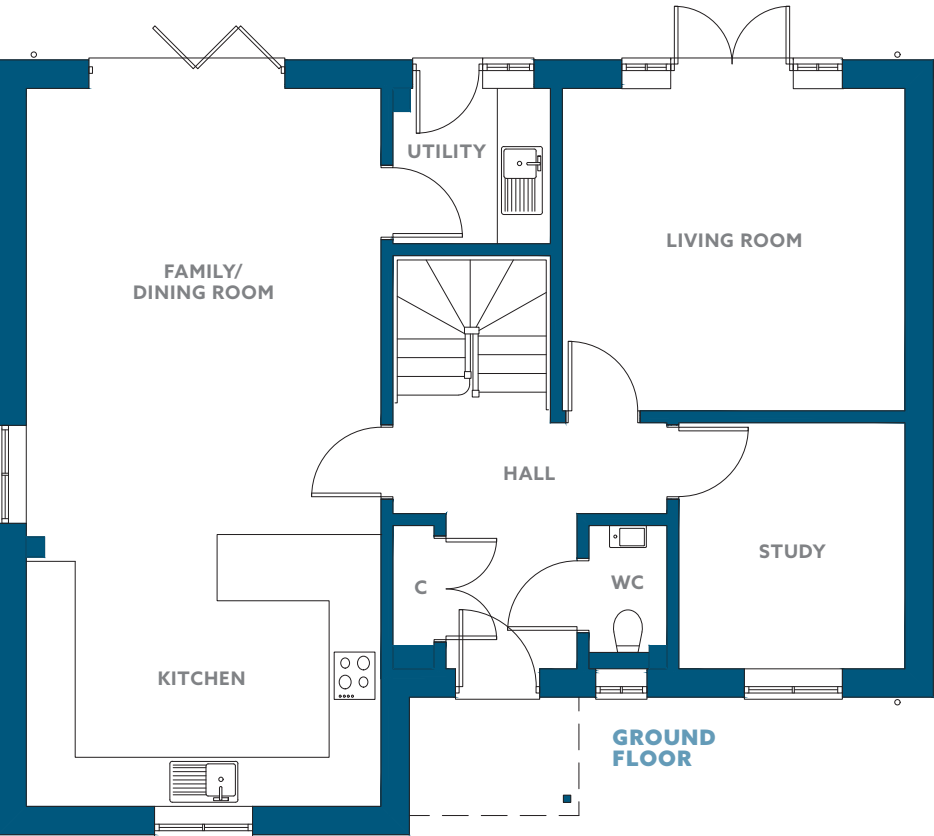
Computer generated image. All measurements are approximate and are maximum dimensions. Image shows Webster House; the garage at Ashford House is semi-detached. Please refer to site layout for position.



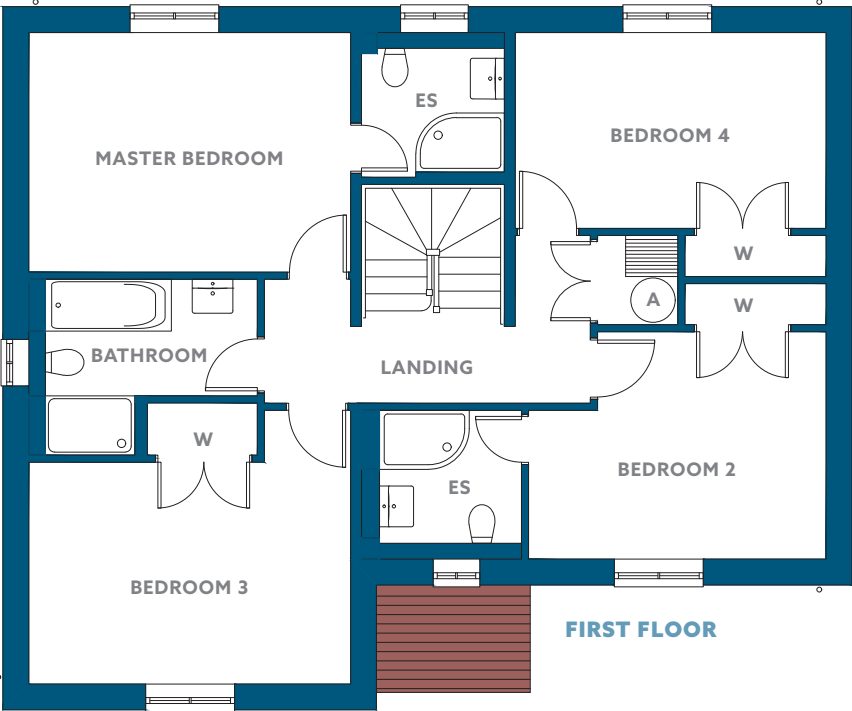
# Kennet House

**GENEROUS LIVING** and dining areas give this house a feeling of space and light, enhanced by bifold doors and French doors opening onto the patio and garden, which has far reaching views over open farmland.

Four bedrooms, including two ensuites, plus a family bathroom with separate shower, optimises the first floor accommodation. The detached garage with driveway parking balances the external appearance of this home.



- A Airing cupboard
- C Cupboard
- ES Ensuite
- W Wardrobe
- WC Cloakroom



INTERIOR DIMENSIONS		
Living room	4180 x 3935mm	13' 9" x 12' 11"
Kitchen/Family/Dining room	8780 x 4330mm	28' 10" x 14' 2"
Study	3000 x 2755mm	9' 10" x 9' 0"
Utility room	1915 x 1890mm	6' 3" x 6' 2"
Bedroom 1	4330 x 3225mm	14' 2" x 10' 7"
Bedroom 1 ensuite	1945 x 1915mm	6' 5" x 6' 3"
Bedroom 2	4005 x 3060mm	13' 2" x 10' 0"
Bedroom 2 ensuite	2150 x 2000mm	7' 1" x 6' 7"
Bedroom 3	4330 x 2985mm	14' 2" x 9' 10"
Bedroom 4	4375 x 2635mm	14' 4" x 8' 8"
Bathroom	3075 x 2370mm	10' 1" x 7' 9"











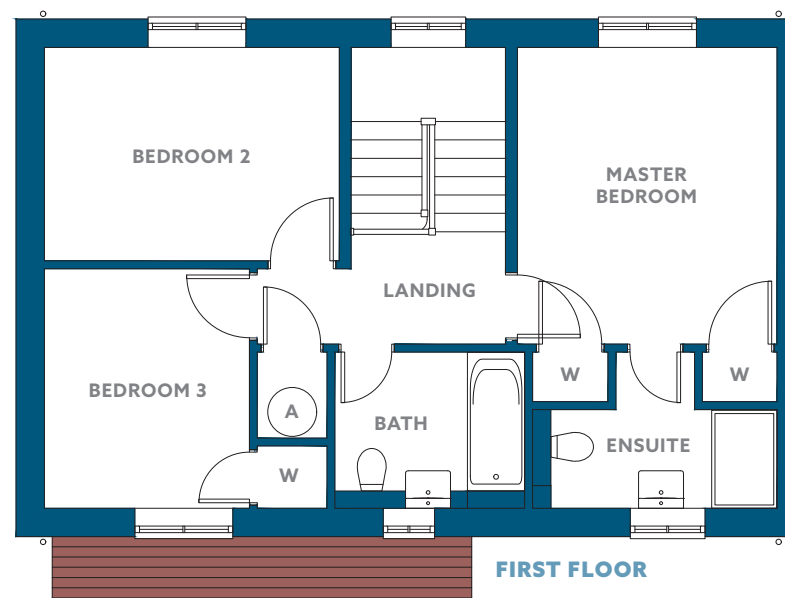
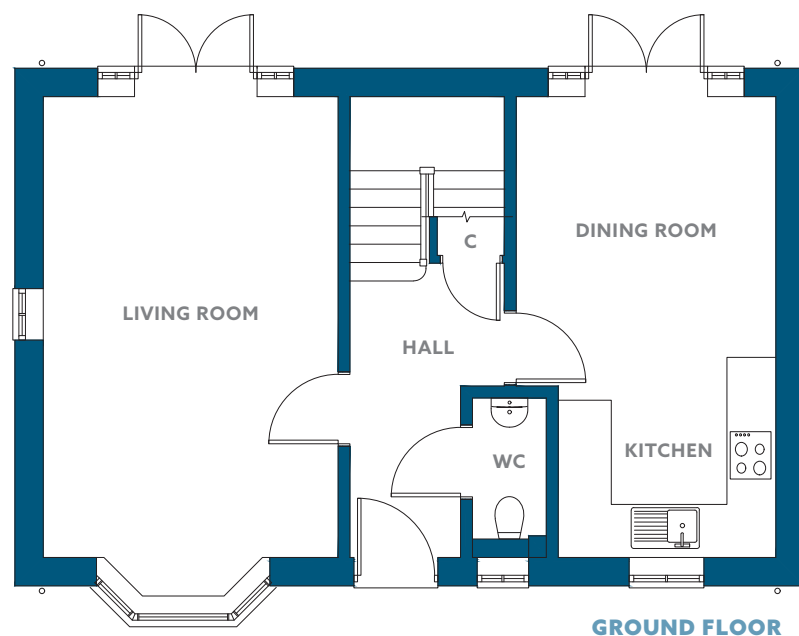


# Fleming House

**A MIX OF** classic and contemporary, together with the luxury of French doors to both the kitchen/dining room and living room, ensures the garden becomes an extra space for relaxation, play or entertaining.

Well-balanced accommodation means that Fleming House suits all. This spacious three bedroom, two bathroom home has all the contemporary, luxury touches which we build into all our properties: a stylish kitchen, ensuite to the master bedroom and built in wardrobes.

The property also has a garage and driveway parking.



A Airing cupboard  
C Cupboard  
W Wardrobe  
WC Cloakroom

## INTERIOR DIMENSIONS

Living room	5630 x 3595mm	18' 6" x 11' 10"
Kitchen/Dining room	5630 x 3165mm	18' 6" x 10' 5"
Master bedroom	3625 x 3165mm	11' 11" x 10' 5"
Master ensuite	2985 x 1200mm	9' 10" x 3' 11"
Bedroom 2	3590 x 2605mm	11' 9" x 8' 7"
Bedroom 3	2925 x 2500mm	9' 7" x 8' 2"
Bathroom	2320 x 1905mm	7' 7" x 6' 3"

# Corner House

**TUCKED AWAY** in the most secluded part of Bow Farm, the aptly-named Corner House is a comfortable, four bedroom detached house with a separate garage on a generous corner plot.

The large, open plan family space and living room are light and airy. Both have bi-fold doors, which open up the house to the garden on two sides. In addition, there is a study which could be a home office, craft room or snug.

Four spacious bedrooms, of which two are ensuite, and a family bathroom are all accessed from the light, open landing, which gives the first floor a wonderful feeling of space.

The large garden to the rear and side of the house complements this spectacular property.

INTERIOR DIMENSIONS		
Kitchen/Dining room/ Family room	9050 x 5590 mm	29' 8" x 18' 4"
Living room	4745 x 3740 mm	15' 7" x 12' 3"
Study	3245 x 2330 mm	13' 10" x 9' 10"
Utility room	3390 x 1640 mm	10' 8" x 7' 8"
Master bedroom	4255 x 3935 mm	14' 0" x 12'
Master ensuite	3935 x 1255 mm	12' 11" x 4' 1"
Bedroom 2	4235 x 3605 mm	13' 11" x 11'
Bedroom 2 ensuite	4235 x 1265 mm	13' 11" x 4' 2"
Bedroom 3	4795 x 3235 mm	15' 9" x 10' 7"
Bedroom 4	3755 x 2895 mm	12' 4" x 9' 6"
Bathroom	3235 x 2205 mm	10' 7" x 7' 3"







Computer generated image. All measurements are approximate and are maximum dimensions.



## ABOUT EDE HOMES

# 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 well, blending in well through the use of local architectural cues and appropriate materials in their design.



Some of our recent projects at Wrights Lane, Eynsham (1), Wheelwright Court, Aston (2) and Woodland View, Charlbury (3).



# Specification

## KITCHEN & UTILITY ROOM

- Fully fitted contemporary kitchen with Silestone worktops<sup>†</sup>, upstands and under-unit lighting design by Nobilia (max group 4)
- Stainless steel integrated appliances including: electric oven, induction hob, microwave, fridge/freezer, dishwasher and cooker hood. Stainless steel splashback
- Choice of kitchen available, subject to stage of build
- Ceramic floor tiling (area may vary by plot)
- Utility room cabinets to match kitchen, with laminate worktop & upstand
- Wiring, plumbing and space in utility room for free-standing washing machine and tumble dryer.

## BATHROOM, ENSUITE & CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Mains pressure shower with rainfall shower head\*
- Chrome shaver point in bathroom and ensuite
- Chrome ladder towel rails
- EnviroVent eco extractor
- Recess with lighting\*
- Ceramic wall and floor tiling by Minoli; half tiled walls in cloakroom.\*\*

## HEATING & ENERGY EFFICIENCY

- Mitsubishi Ecodan Monobloc air source heat pump hot water system supplying a 210 litre pressurised storage tank with immersion back-up
- Underfloor heating with room thermostats on ground floor; radiators with thermostatic valves on first floor
- Electric underfloor heating in bathroom and ensuite.

## ELECTRICAL

- Kitchen switches and sockets in brushed chrome; all other rooms in white finish
- LED downlights in kitchen, bathroom and ensuite
- Shaver points in bathroom and ensuite
- TV sky and data points for interactive services in living room, kitchen/dining and bedrooms
- Main incoming BT point in hallway
- PIR detectors and burglar alarm system.

## INTERNAL FINISHES

- Cottage-style white painted or oak doors<sup>†</sup> with brushed steel ironmongery
- Built-in wardrobes with shelf, hanging

rail and doors to match internal

- Staircase with oak newel post and cap and white spindles
- Walls painted in Dulux Almond White; architrave and skirting in white gloss; ceiling in white matt
- Floor tiling in kitchen, dining room and utility room.

## EXTERNAL FINISHES

- Oak-style front door with black ironmongery
- Soft-wood, cottage-style back door
- Double glazed Jeld-wen wood windows, in Ivory
- Front garden laid to lawn with planting (subject to planning approval)
- Rear garden levelled and topsoiled
- Patio areas and paths paved in Indian Stone
- TV aerial fitted and wired in roof space
- Power and light in garages
- Manual up-and-over wooden garage door
- External lighting to front and rear
- 1.8m closeboard side gate (plots may vary).

## WARRANTY

- Two year Ede Homes warranty (excluding appliances, direct with manufacturer)
- Ten year NHBC warranty.

## SITE SAFETY

In the interests of health and safety, Ede Homes require all visitors to comply with the following site rules. Failure to do so will result in entry to site being denied.

- Site visits are strictly by appointment only
- Visitors must report to the site office and sign in and out on entering and leaving site
- Visitors must wear suitable footwear
- Visitors will be provided with a high visibility jacket and head protection, which must be worn at all times while on site (subject to stage of construction)
- Visitors must follow safety instructions given on site.

Please note: Ede Homes reserves the right to change or amend specification at any time during the build process. Specifications may vary by plot.

\* These features are fitted where possible.

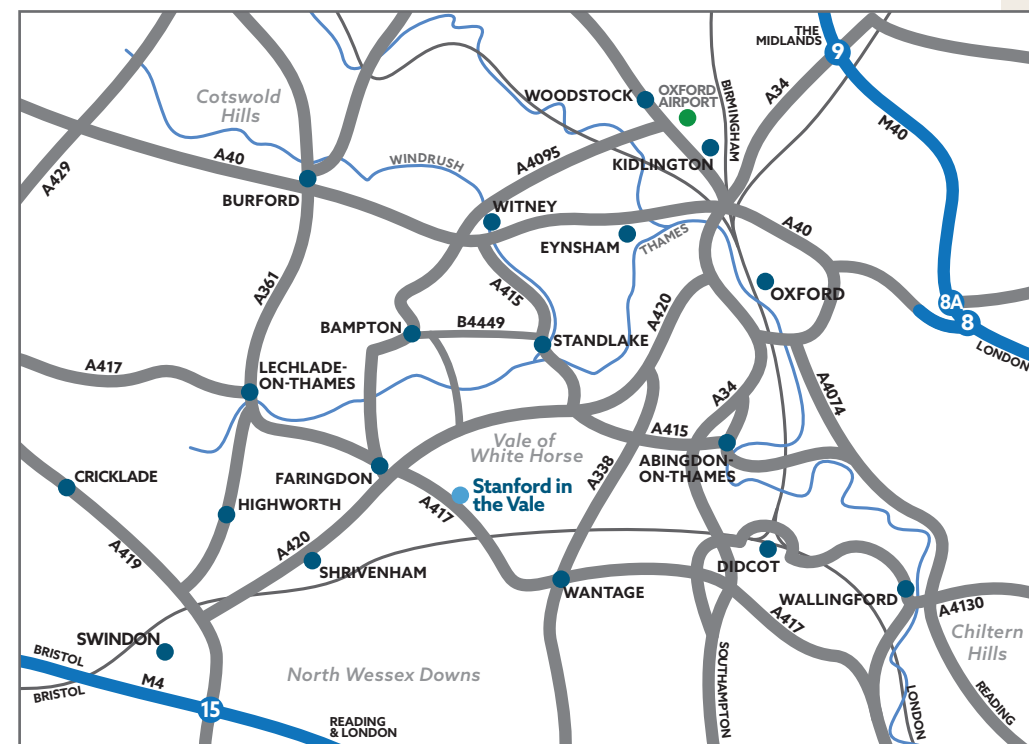
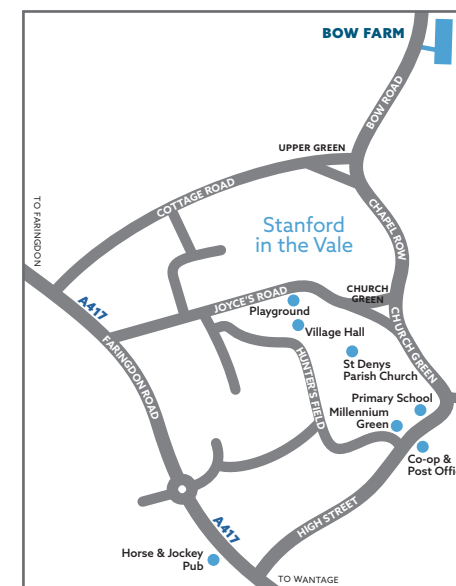
\*\* Tiling may be chosen from selected ranges.

<sup>†</sup> Selected plots only <sup>†</sup> Subject to design and style of property

# Location

## DEVELOPMENT ADDRESS

Bow Farm,  
Bow Road,  
Stanford in the Vale,  
Faringdon,  
Oxfordshire **SN7 8JB**



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

**01993 890760**

**edehomes.co.uk**



EST. 1959