

**BOW FARM**  
**STANFORD IN THE VALE • OXFORDSHIRE**

# All the benefits of a new home in the tranquil Vale of White Horse

The village of 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 has two village greens, Church Green and Upper Green, 100 metres off which sits **Bow Farm**, our latest development of eighteen new homes and three barn-style properties.

**Bow Farm** regenerates the former farm yard and the large area of land that around it has lain untouched for several years.

The development is a mixture of 10 private 2, 3 and 4 bedroom new build homes, three barn style properties (please see the separate brochures for these) and eight affordable homes, which are available separately. The properties are constructed from natural stone and weatherboarding, redolent of the rural farmhouses of the surrounding area, and designed to blend with the character of the village.

Stanford in the Vale has a shop 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 good range of amenities and shops.

Bow Farm is in the catchment of the 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.





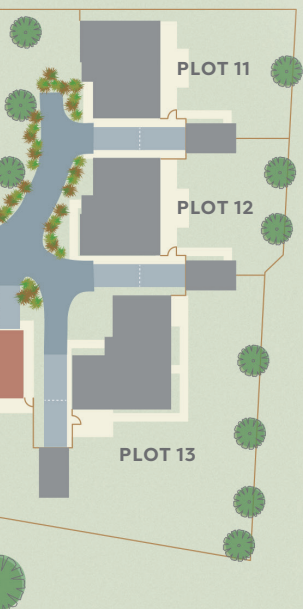


St Denys Church



Traditional thatch on Chapel Road

Bow Farm enjoys  
a lovely position  
on the edge of  
this characterful  
Oxfordshire village



Evening light on Church Green



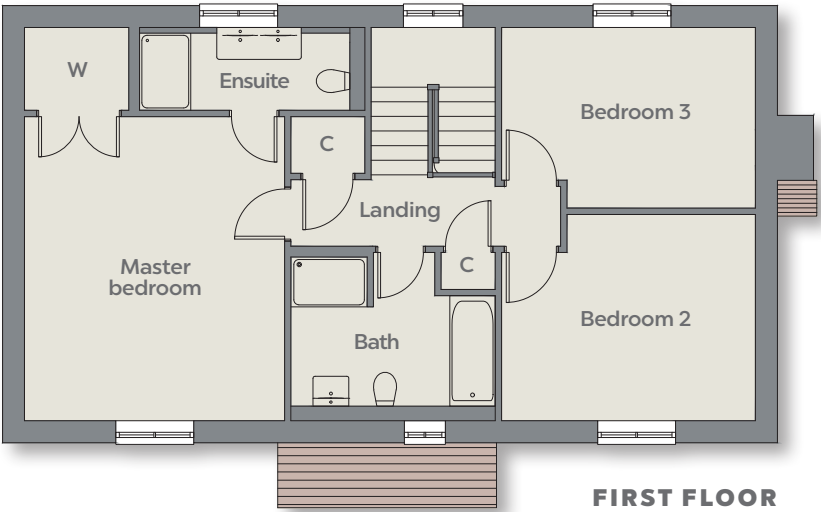
# PLOT 9

**PLOT 9** occupies one of the larger plots at Bow Farm. This characterful, three bedroom house is stone built with stone window detailing.

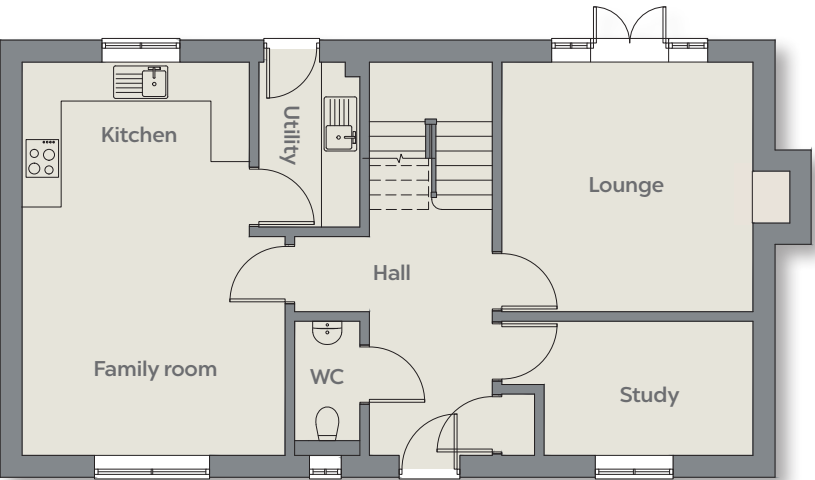
The good-sized kitchen/family room give plenty of space for a growing family and the separate lounge opens out onto the garden.

The master bedroom has an ensuite shower room and walk-in wardrobe; there are two further bedrooms.

Plot 9 has a detached garage.



INTERIOR DIMENSIONS		
Kitchen/Family room	6015 x 4020 mm	19' 9" x 13' 2"
Lounge	3840 x 3815 mm	12' 7" x 12' 6"
Study	3190 x 2040 mm	10' 6" x 6' 8"
Utility room	2515 x 1540 mm	8' 3" x 5' 1"
Master bedroom	4660 x 3980 mm	15' 3" x 13' 1"
Master ensuite	3460 x 1255 mm	11' 4" x 4' 1"
Bedroom 2	3885 x 3155 mm	12' 9" x 10' 4"
Bedroom 3	3885 x 2760 mm	12' 9" x 9' 1"
Bathroom	3140 x 2570 mm	10' 4" x 8' 5"



GROUND FLOOR

- C Cupboard
- W Walk-in wardrobe
- WC Toilet

ABOVE The master ensuite in one of our recent properties.













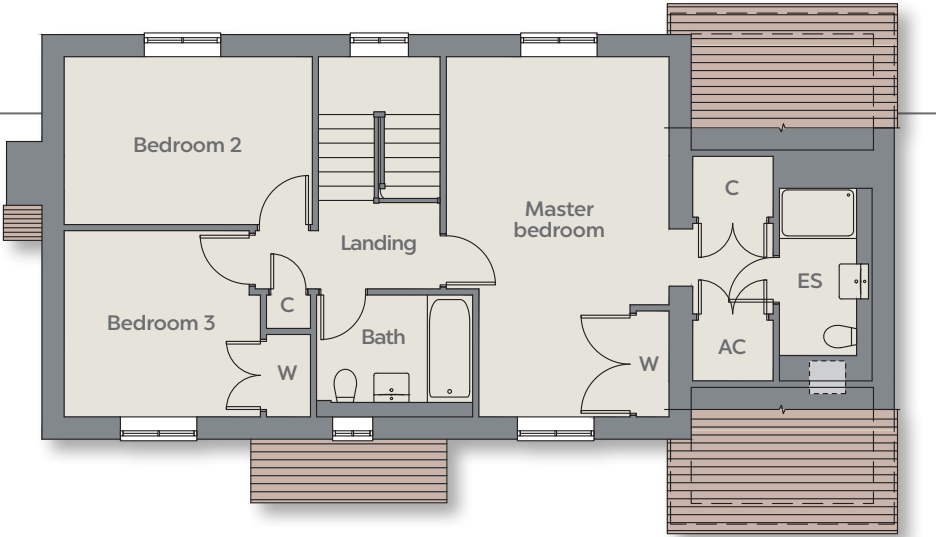
# PLOTS 10 & 14

**STONE BUILT** with an attractive porch detail, plots 10 and 14 are both three bedroom properties with plenty of space for entertaining and for everyday life.

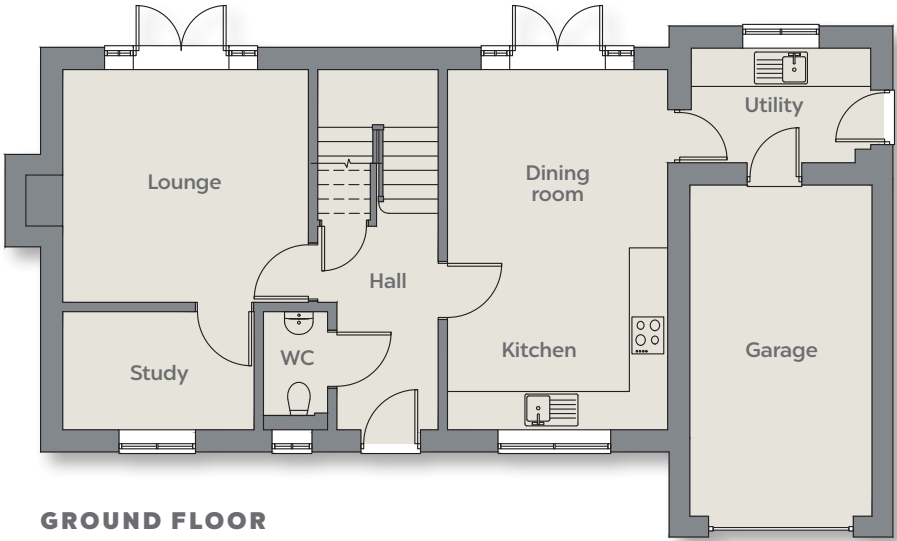
The French doors from the lounge and dining room will enable the family to get out into the garden easily and are lovely features to let the sunshine in. The utility room has direct access to the integral garage.

There is an ensuite and plenty of storage space off the master bedroom, while one of the other bedrooms has a fitted wardrobe.

**BELOW** Our kitchens are well equipped and fitted out with plenty of cupboard space.



FIRST FLOOR



GROUND FLOOR

AC Airing cupboard  
C Cupboard  
ES Ensuite  
WC Toilet

INTERIOR DIMENSIONS					
Kitchen/Dining room	5640 x 3440 mm	18' 6" x 11' 3"	Master ensuite	3020 x 1445 mm	9' 11" x 4' 9"
Lounge	3840 x 3640 mm	12' 7" x 11' 11"	Bedroom 2	3885 x 2625 mm	12' 9" x 8' 7"
Study	2990 x 1840 mm	9' 10" x 6' 0"	Bedroom 3	3070 x 2915 mm	14' 4" x 10' 7"
Utility room	2800 x 1785 mm	9' 2" x 5' 10"	Bathroom	2445 x 1905 mm	10' 1" x 9' 7"
Master bedroom	5640 x 3475 mm	18' 6" x 11' 5"	Garage	5200 x 2860 mm	17' 1" x 9' 5"

Photograph shows a similar recent Ede Homes property. The internal layouts of Plots 10 and 14 are identical but they are a mirror image of each other. Main image shows Plot 10. Computer generated images are indicative only.

## A vertical photograph of a clear blue sky. At the top, there is a horizontal strip of green foliage, likely tree leaves, partially obscuring the sky. In the lower-left portion of the sky, a small bird is captured in flight, appearing as a tiny dark silhouette with a hint of white on its underside. The sky is a uniform, bright blue, suggesting a clear day.

Two of the bedrooms are ensuite, and the master bedroom has a large fitted wardrobe.



**AC** Airing cupboard  
**C** Cupboard  
**ES** Ensuite  
**WC** Toilet

**RIGHT** Image from one of our recent developments.

Measurements are maximum dimensions and are approximate only.













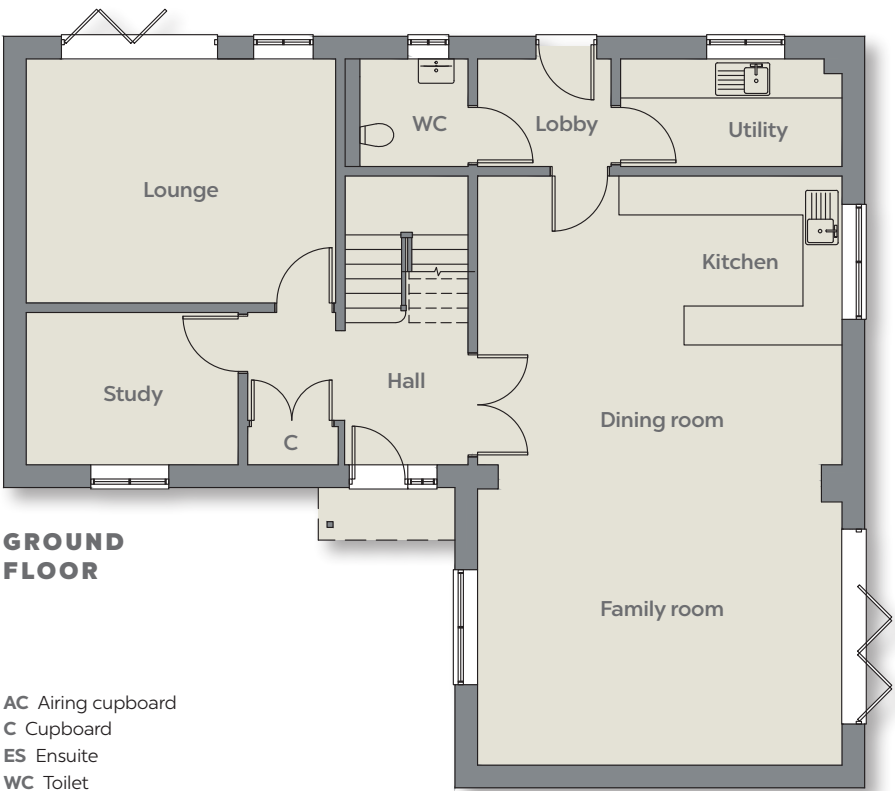


# PLOT 13

**TUCKED AWAY** in the most private part of Bow Farm, Plot 13 is a comfortable four bedroom detached house on a generous corner plot.

The large lounge and family space are light and airy, and both have bi-fold doors which open up the house to the garden.

Of its four bedrooms, two include an ensuite shower room and three have fitted wardrobes.



AC Airing cupboard  
C Cupboard  
ES Ensuite  
WC Toilet



INTERIOR DIMENSIONS		
Kitchen/Dining/Family room	9050 x 5590 mm	29' 8" x 18' 4"
Lounge	4745 x 3740 mm	15' 7" x 12' 3"
Study	3245 x 2330 mm	10' 8" x 7' 8"
Utility room	3390 x 1640 mm	11' 1" x 5' 5"
Master bedroom	4255 x 3935 mm	14' 0" x 12' 11"
Master ensuite	3935 x 1255 mm	12' 11" x 4' 1"
Bedroom 2	4235 x 3605 mm	13' 11" x 11' 10"
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"

Measurements are maximum dimensions and are approximate. Computer generated images are indicative only.

# PLOTS 15 & 16

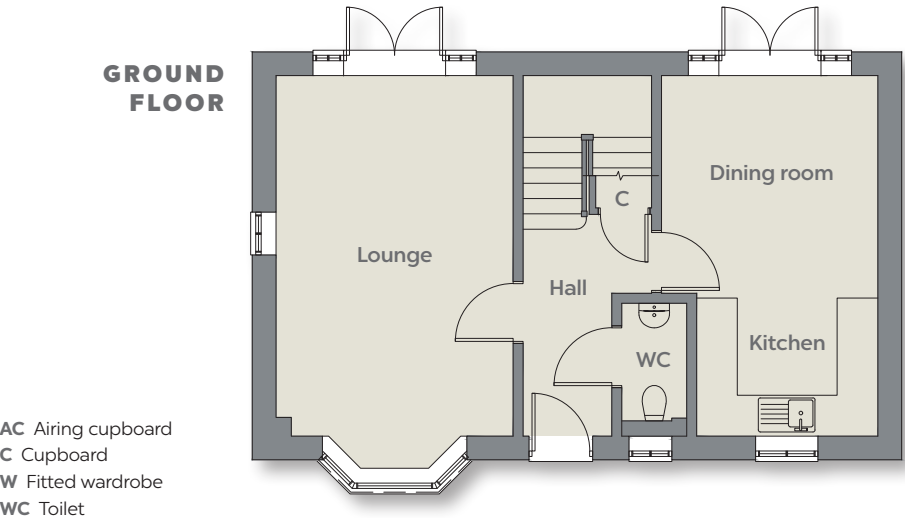
**THESE TWO PROPERTIES** are both spacious 2-bedroom, 2-bathroom homes which complete the range of properties at Bow Farm.

They have all the contemporary, luxury touches which we build into all our homes: a stylish kitchen, ensuite to the master bedroom, French doors to the garden and fitted wardrobes.

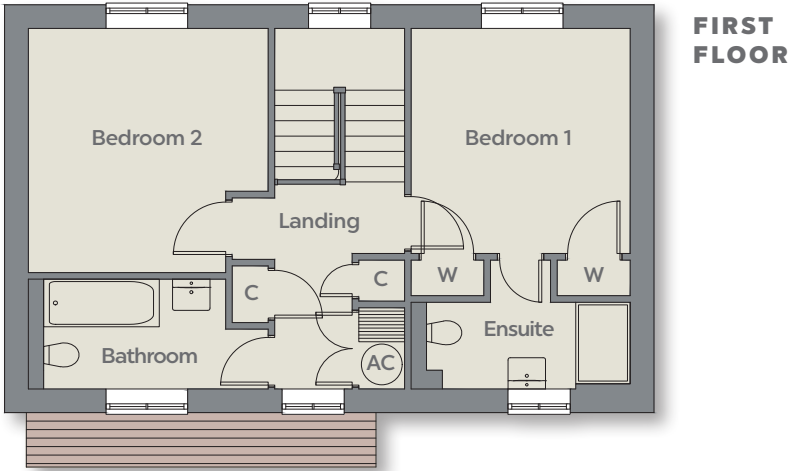
INTERIOR DIMENSIONS		
Kitchen/Dining room	5285 x 3165 mm	17' 4" x 10' 5"
Lounge	5285 x 3470 mm	17' 4" x 11' 5"
Bedroom 1	3300 x 3210 mm	10' 10" x 10' 6"
Bedroom 1 ensuite	3210 x 1265 mm	10' 6" x 4' 2"
Bedroom 2	3630 x 2890 mm	11' 11" x 9' 6"
Bathroom	3515 x 1555 mm	11' 6" x 5' 1"



ABOVE The stylish kitchen in one of our recent properties.



AC Airing cupboard  
C Cupboard  
W Fitted wardrobe  
WC Toilet



Measurements are maximum dimensions and are approximate only.









# PLOT 17

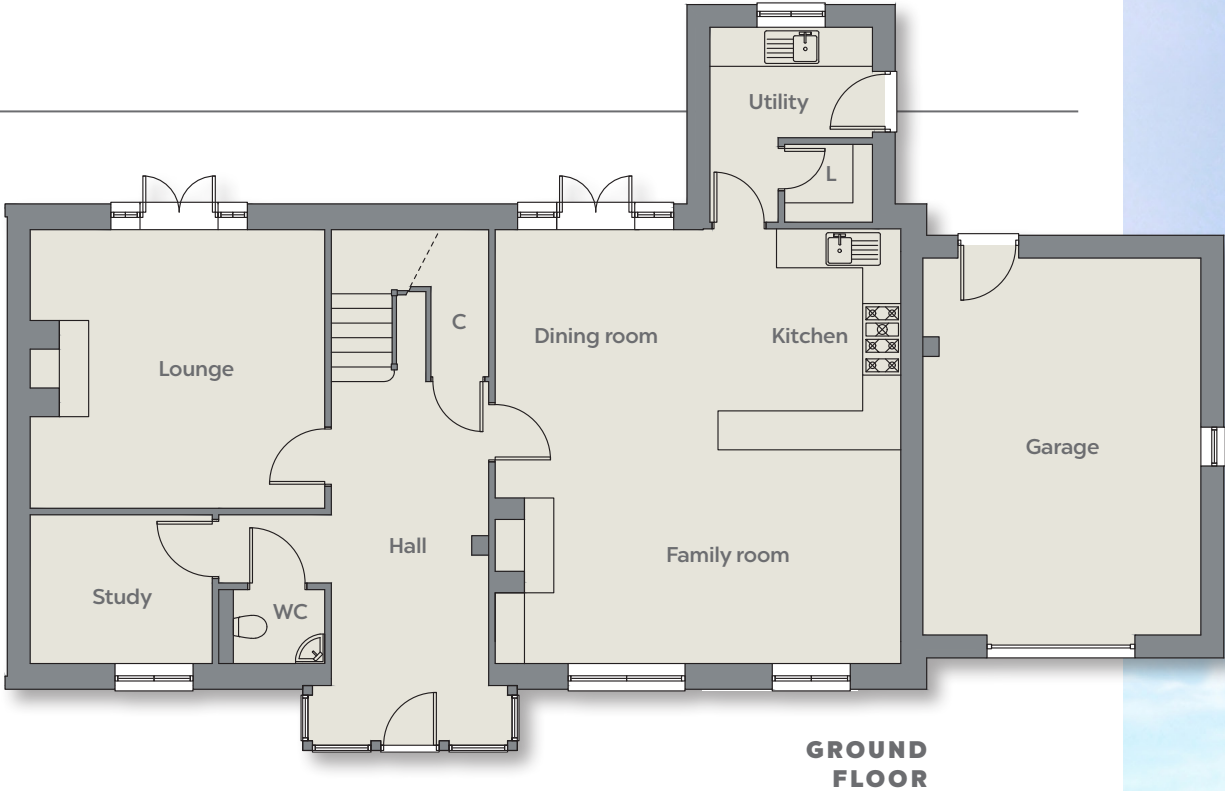
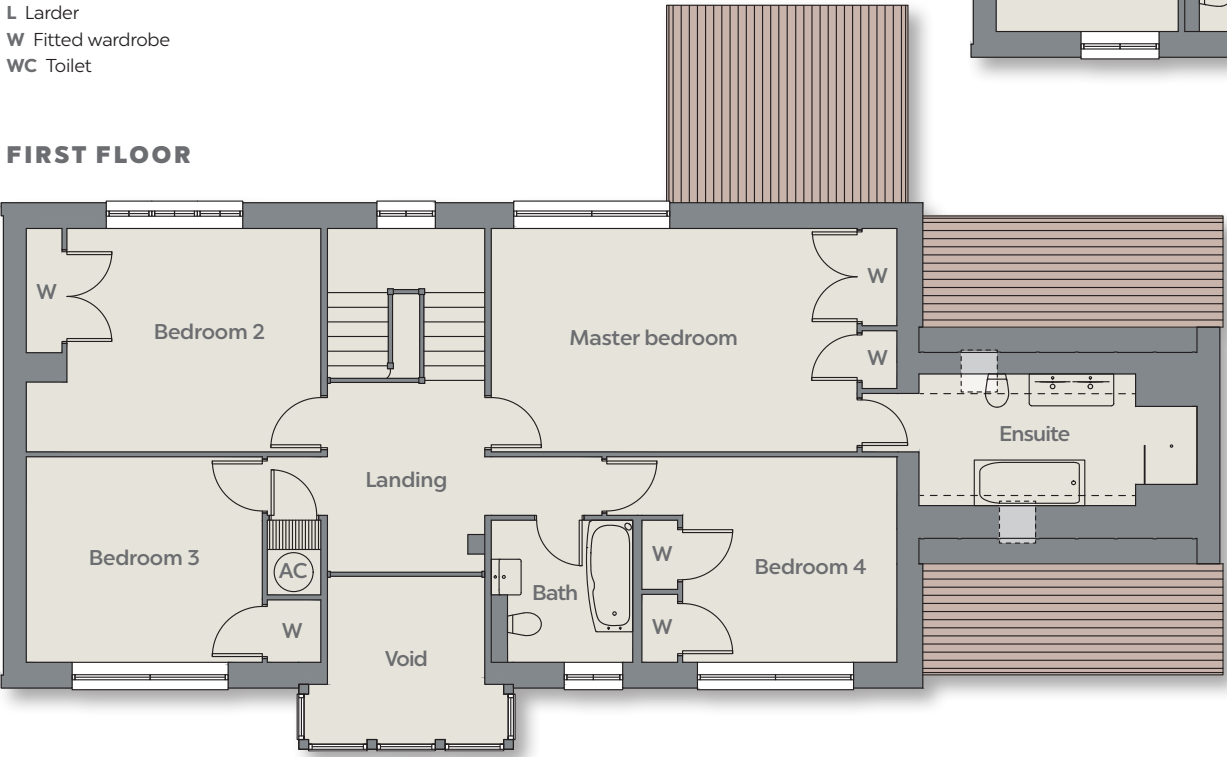
**THIS SUBSTANTIAL** four-bedroom home is the largest at Bow Farm. Its characterful timber boarding and stone construction evoke the ancient agricultural barns of the region, while the contemporary glazed entrance brings the design right up to date.

Both the beautiful open plan family space and the separate lounge open onto the garden through French doors.

Plot 17's four comfortable bedrooms include a master suite with walk-in shower. All the bedrooms have fitted wardrobes.

- AC Airing cupboard
- C Cupboard
- L Larder
- W Fitted wardrobe
- WC Toilet

## FIRST FLOOR



INTERIOR DIMENSIONS		
Kitchen/Dining/Family room	6670 x 6220 mm	21' 11" x 20' 5"
Lounge	4500 x 4270 mm	14' 9" x 14' 0"
Study	2770 x 2270 mm	9' 1" x 7' 5"
Utility room	2470 x 1670 mm	8' 1" x 5' 6"
Master bedroom	5595 x 3420 mm	18' 4" x 11' 3"
Master ensuite	4245 x 2650 mm	13' 11" x 8' 8"
Bedroom 2	4500 x 3420 mm	14' 9" x 11' 3"
Bedroom 3	3600 x 3145 mm	11' 10" x 10' 4"
Bedroom 4	3345 x 3145 mm	11' 0" x 10' 4"
Bathroom	2170 x 2145 mm	7' 1" x 7' 0"

Measurements are maximum dimensions and are approximate. Computer generated images are indicative only.





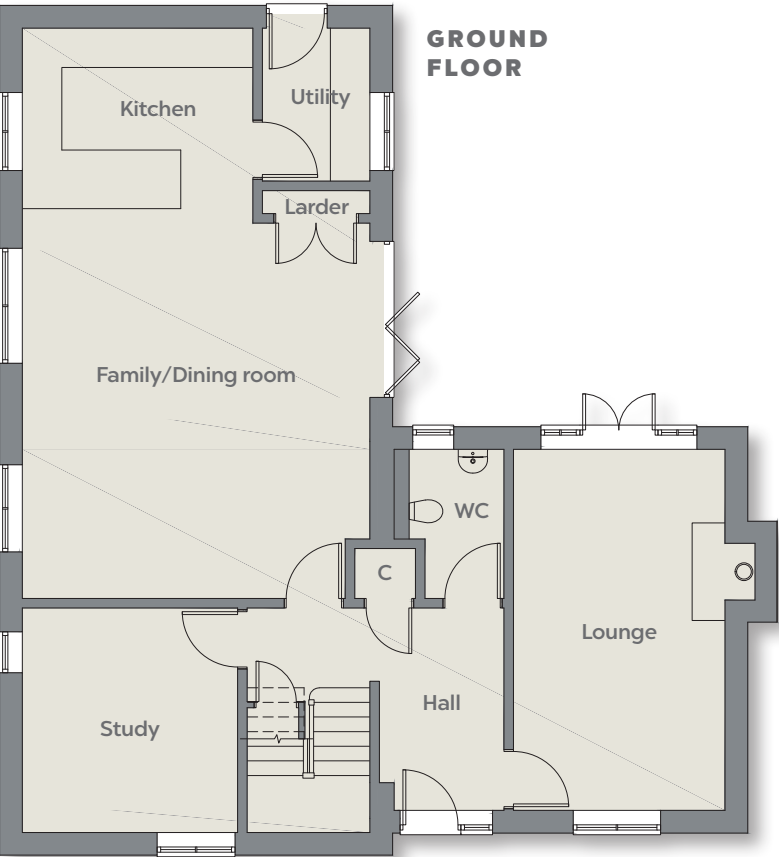


# PLOT 18

**THIS ATTRACTIVE** stone-built family house is designed to blend effortlessly with the other new homes at Bow Farm. It sits in a prominent corner plot at the entrance to the development.

Both the family/dining room and the lounge open onto the garden through doors, allowing light to flood in and bring the property to life in the most beautiful way.

Two of the bedrooms are ensuite, with a further family bathroom and plenty of fitted storage space. A study and utility room complete the ground floor.



INTERIOR DIMENSIONS			
Kitchen	3530 x 3000 mm	11' 7" x 9' 10"	
Family/Dining room	5760 x 5330 mm	18' 11" x 17' 6"	
Lounge	5540 x 3240 mm	18' 2" x 10' 8"	
Study	3440 x 3295 mm	11' 3" x 10' 10"	
Utility room	2340 x 1640 mm	7' 8" x 5' 5"	
Master bedroom	5330 x 3150 mm	17' 6" x 10' 4"	
Master ensuite	2655 x 1760 mm	8' 9" x 5' 9"	
Bedroom 2	4465 x 3010 mm	14' 8" x 9' 11"	
Bedroom 2 ensuite	2430 x 1395 mm	8' 0" x 4' 7"	
Bedroom 3	3605 x 3340 mm	11' 10" x 10' 11"	
Bedroom 4	3545 x 3340 mm	11' 8" x 10' 11"	
Bathroom	3065 x 2430 mm	10' 1" x 8' 0"	

- AC Airing cupboard
- C Cupboard
- W Fitted wardrobe
- WC Toilet

Photograph shows a recent Ede Homes development. Computer generated images are indicative only.







## A REPUTATION FOR QUALITY & 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 the group's 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 the environment in which they are located, blending in well

through the use of appropriate materials and local architectural cues in their design.

**BOW FARM** is a varied mix of 21 new 2, 3 and 4 bedroom houses and barn conversions. They are tucked away off Bow Road, making this a truly desirable location, close to but secluded from the bustling village centre.

The stone-built properties have been thoughtfully designed to blend into the village well. Each home features a stylish blend of traditional and contemporary internal finishes and has a generously-sized back garden.



Some of our recent new build properties at Wheelwright Court, Aston (1, 4), Wrights Close, Eynsham (2) and Ebbs Lane, East Hanney (3)





## SPECIFICATIONS

### 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 work top & 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 • Wall mounted mirrors • EnviroVent eco extractor • Recess with lighting\* Ceramic wall and floor tiling by Minoli; half tiled walls in cloakroom.\*\*

### HEATING & ENERGY EFFICIENCY

Log burner in lounge<sup>†</sup> • 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 • Softwood, 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 appliance warranty, 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.

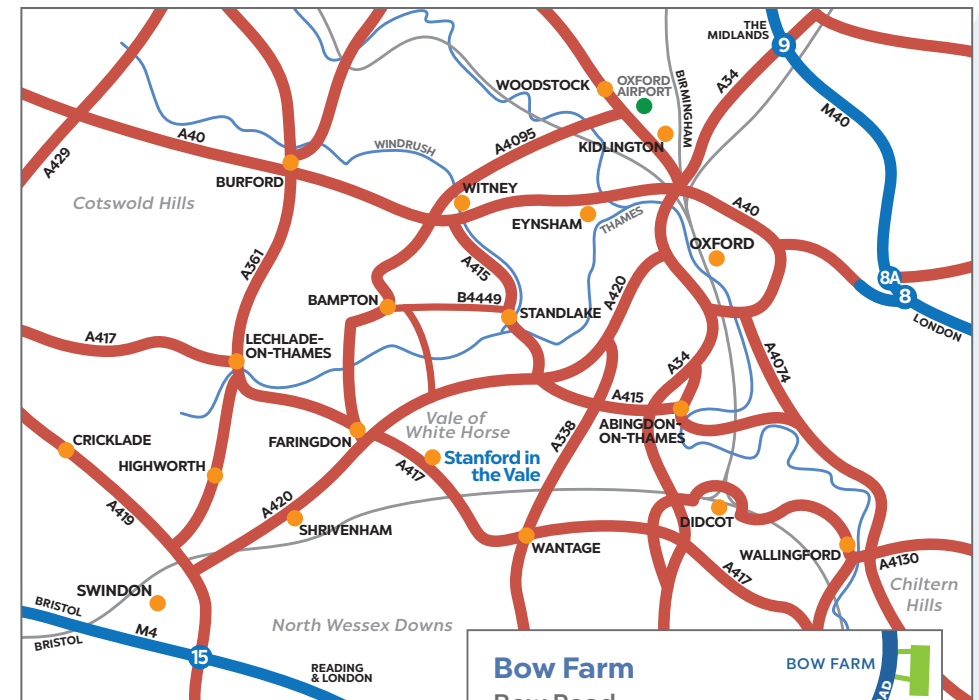
Please note: Ede Homes reserves the right to change or amend specification at any time during the build process. Specifications may vary from plot to plot.

\* These features are fitted where possible.

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

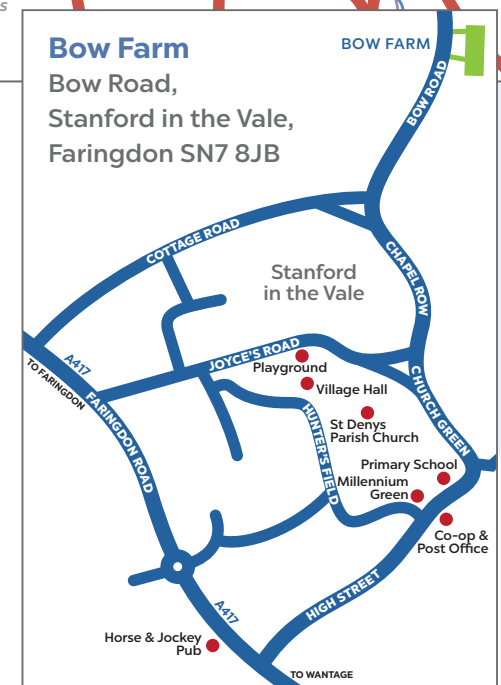
<sup>†</sup> Selected plots only <sup>‡</sup> Subject to design and style of property

## FINDING BOW FARM



Mapping contains OS data © Crown copyright [and database right] (2017).

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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For all enquiries and to arrange a visit  
please call our Sales Team on

**01993 890760**



[edehomes.co.uk](http://edehomes.co.uk)