

WOODLAND VIEW
CHARLBURY • OXFORDSHIRE

A gem set in the rolling North Cotswold hills

The beautiful, warm, honey-coloured stone of the North Cotswolds gives Charlbury its character. This bustling market town is hidden away along quiet roads, yet has its own station on the Cotswold Line connecting Hereford with Oxford and London.

People have settled in this area for generations because of its tranquillity and beauty. There are plenty of ways to enjoy the surroundings: quiet lanes for cyclists, footpaths for walkers, and many charming villages with fabulous pubs and quaint churches to be explored.

There is always lots going on in and around Charlbury: the Wilderness festival takes place at nearby Cornbury Park in August and there are several other fairs and festivals during the summer. Blenheim Palace and Park in Woodstock is only eight miles away; the World Heritage Site is a source of peace and inspiration for many and stages prestigious events throughout the year.

WOODLAND VIEW is a delightful development of 13 new 2, 4 and 5 bedroom houses, gathered around a newly created courtyard area. They are in an elevated position on the edge of Charlbury, overlooking protected woodland in one direction and the valley of the River Evenlode in the other. The village centre is only a five minute walk away, and the drive to the station is just over a mile.

The mix of stone and rendered properties has 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 rear garden.

Blenheim Palace and the Grand Bridge



Elegant period houses in Church Street



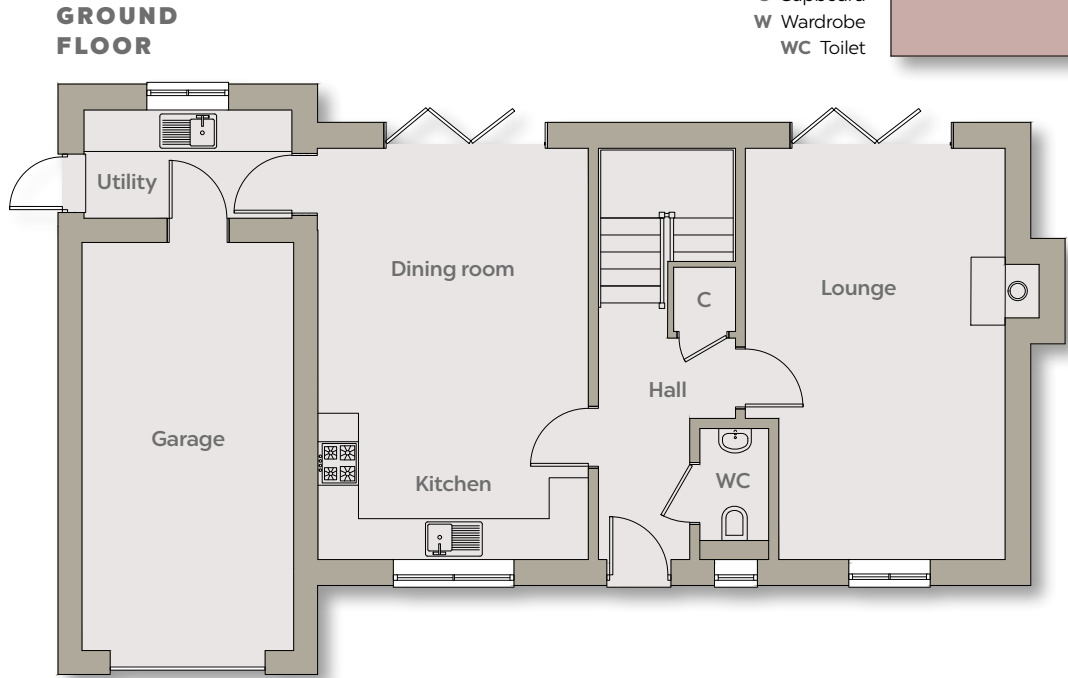
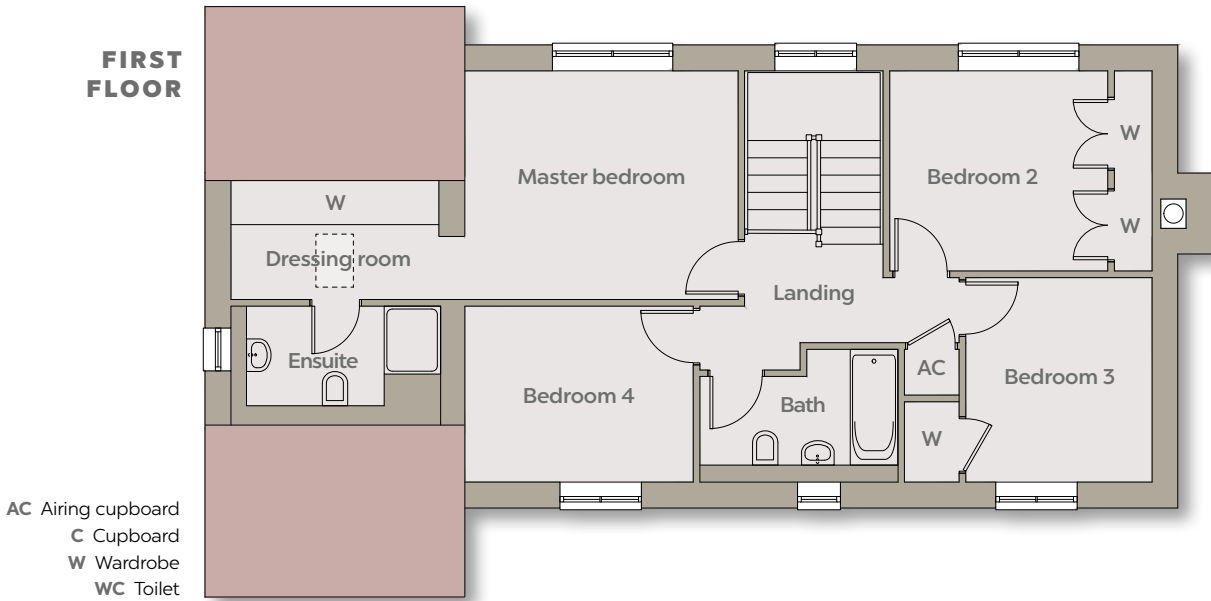
Charlbury is 90 minutes from London by train

WYCHWOOD HOUSE, WYTHAM HOUSE & LEAFIELD HOUSE

TRADITIONAL COTSWOLD STONE and tile construction means that these lovely properties blend well with their surroundings.

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

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



INTERIOR DIMENSIONS		
Kitchen/Dining room	6045 x 3985 mm	19' 10" x 13' 1"
Lounge	6045 x 3815 mm	19' 10" x 12' 6"
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' 10"
Bedroom 4	3390 x 2585 mm	11' 1" x 8' 6"
Bathroom	2910 x 1950 mm	9' 7" x 6' 5"

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





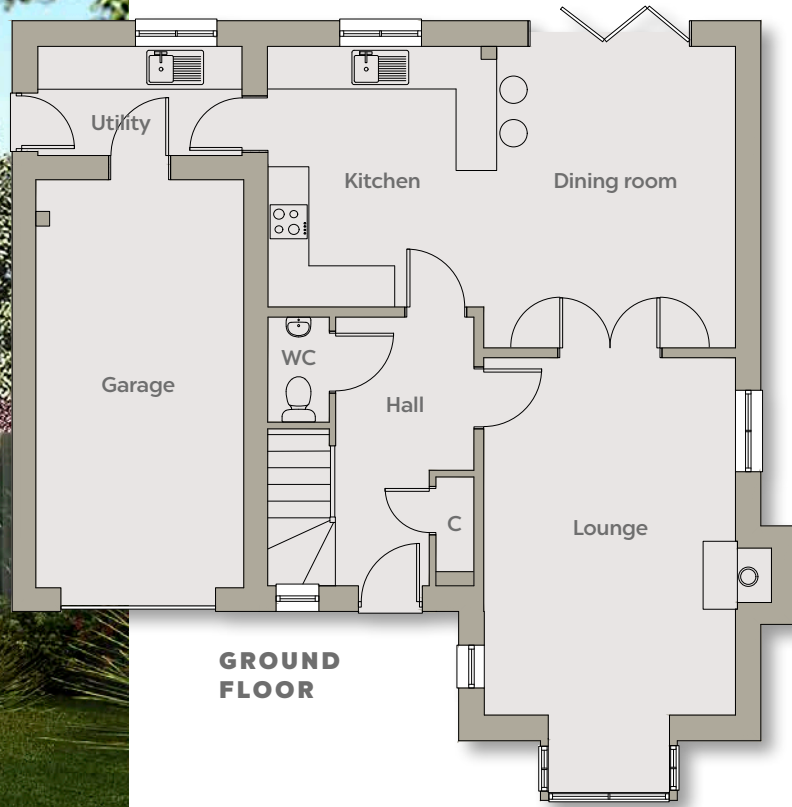
Computer generated image shows Tew House and Campden House

ROLLRIGHT HOUSE, BLOCKLEY HOUSE, TEW HOUSE & CAMPDEN HOUSE

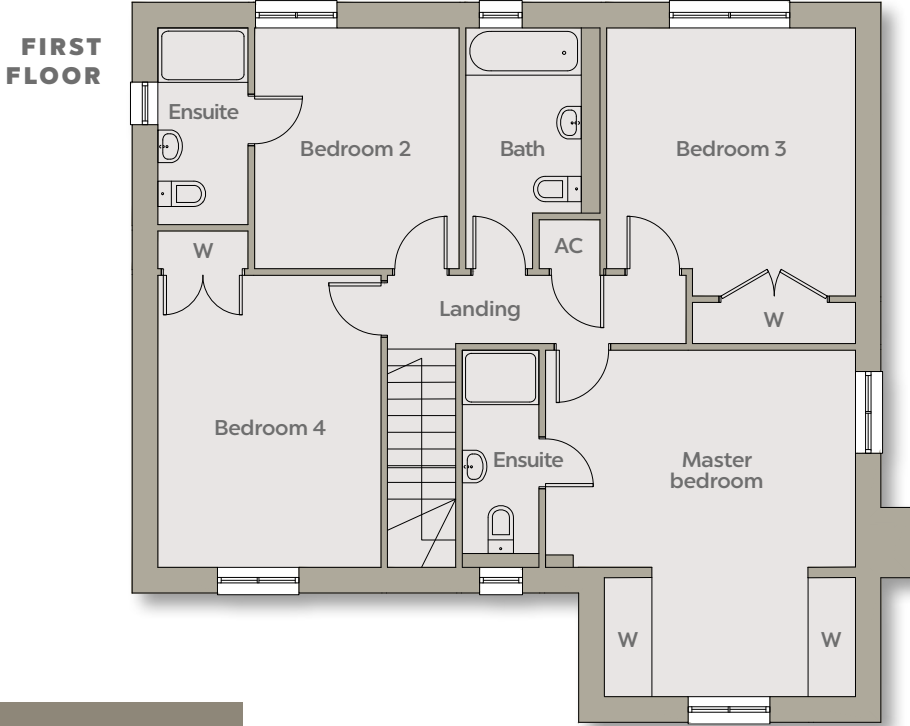
THE FLEXIBILITY to choose an open plan living area or a cosy separate lounge is a wonderful luxury which these houses possess. Add bifold doors and a wood burner and the picture is complete. There is also a choice of outlook: towards the valley or over the neighbouring woodlands.

Our generously equipped kitchen with a breakfast bar features a range of quality integral appliances. The adjacent utility room gives access to the garden and integral garage.

Three of the bedrooms have built-in wardrobes and two have ensuite shower rooms.



AC Airing cupboard
C Cupboard
W Wardrobe
WC Toilet



INTERIOR DIMENSIONS		
Kitchen/Dining room	6875 x 4430 mm	22' 7" x 14' 6"
Lounge	6390 x 3695 mm	20' 11" x 12' 1"
Utility room	3000 x 1605 mm	9' 10" x 5' 3"
Master bedroom	5090 x 4555 mm	16' 8" x 14' 11"
Master ensuite	3185 x 1125 mm	10' 5" x 3' 8"
Bedroom 2	3545 x 3005 mm	11' 8" x 9' 10"
Bedroom 3	4645 x 3670 mm	15' 3" x 12' 0"
Bedroom 4	4938 x 3280 mm	16' 2" x 10' 9"
Bathroom	3545 x 1975 mm	11' 8" x 6' 6"

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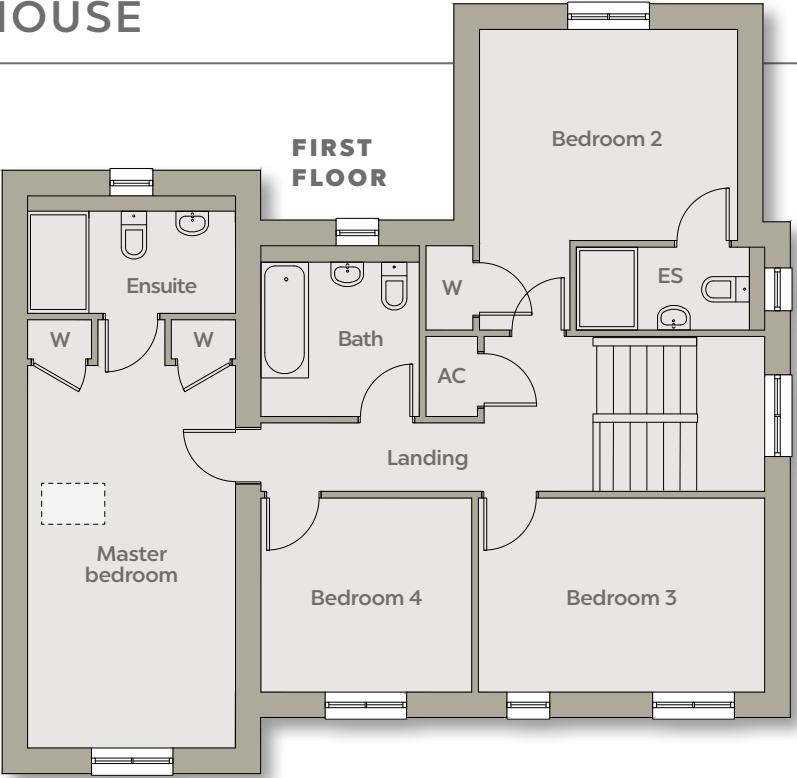
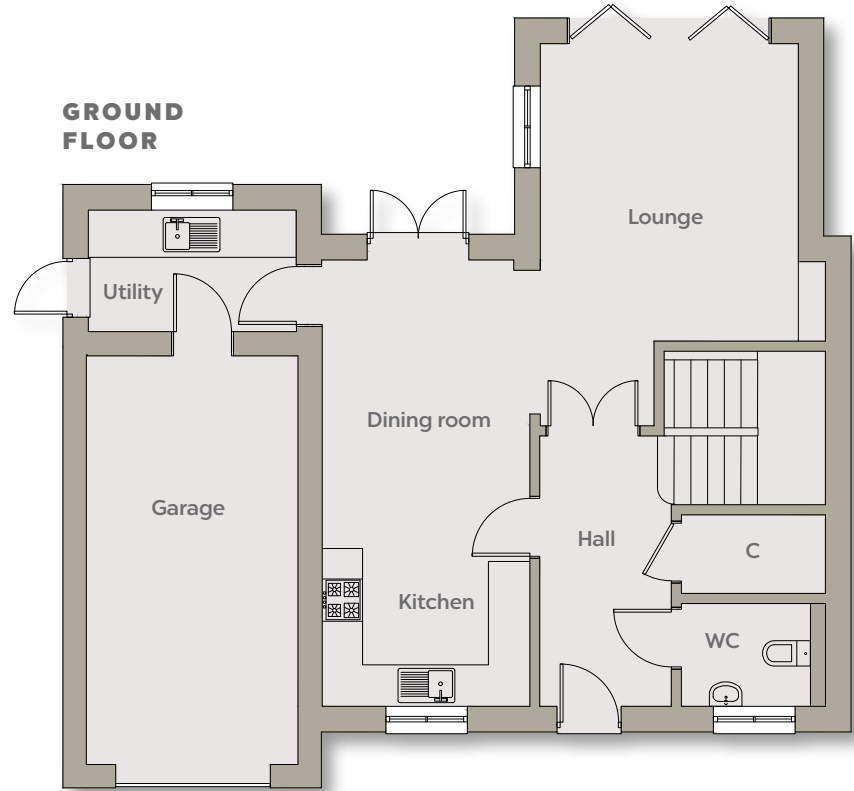
Computer generated image shows Rollright House and Blockley House

UFFINGTON HOUSE & KELMSCOTT HOUSE

OVERLOOKING AN AREA of protected woodland, Uffington House and Kelmscott House have a light, airy open plan living area which flows through the house from front to back. There are two sets of doors onto the Indian stone patio.

The well equipped, contemporary kitchens include a comprehensive range of integrated appliances, with additional facilities in the utility room.

These two four-bedroom homes have two ensuite shower rooms each, fitted wardrobes in the two largest bedrooms and an integral garage with access to the house.



AC Airing cupboard
C Cupboard
ES Ensuite
W Wardrobe
WC Toilet

INTERIOR DIMENSIONS		
Kitchen/ Dining room	6565 x 3050 mm	21' 6" x 10' 0"
Lounge	4375 x 3790 mm	14' 4" x 12' 5"
Utility room	3050 x 1790 mm	10' 0" x 5' 10"
Master bedroom	6295 x 3065 mm	20' 8" x 10' 1"
Master ensuite	3050 x 1725 mm	10' 0" x 5' 8"
Bedroom 2	4425 x 3790 mm	14' 6" x 12' 5"
Bedroom 3	4220 x 2850 mm	13' 10" x 9' 4"
Bedroom 4	3100 x 2850 mm	10' 2" x 9' 4"
Bathroom	3230 x 2510 mm	10' 7" x 8' 3"



Computer generated image shows Uffington House



Computer generated image shows Kelmscott House

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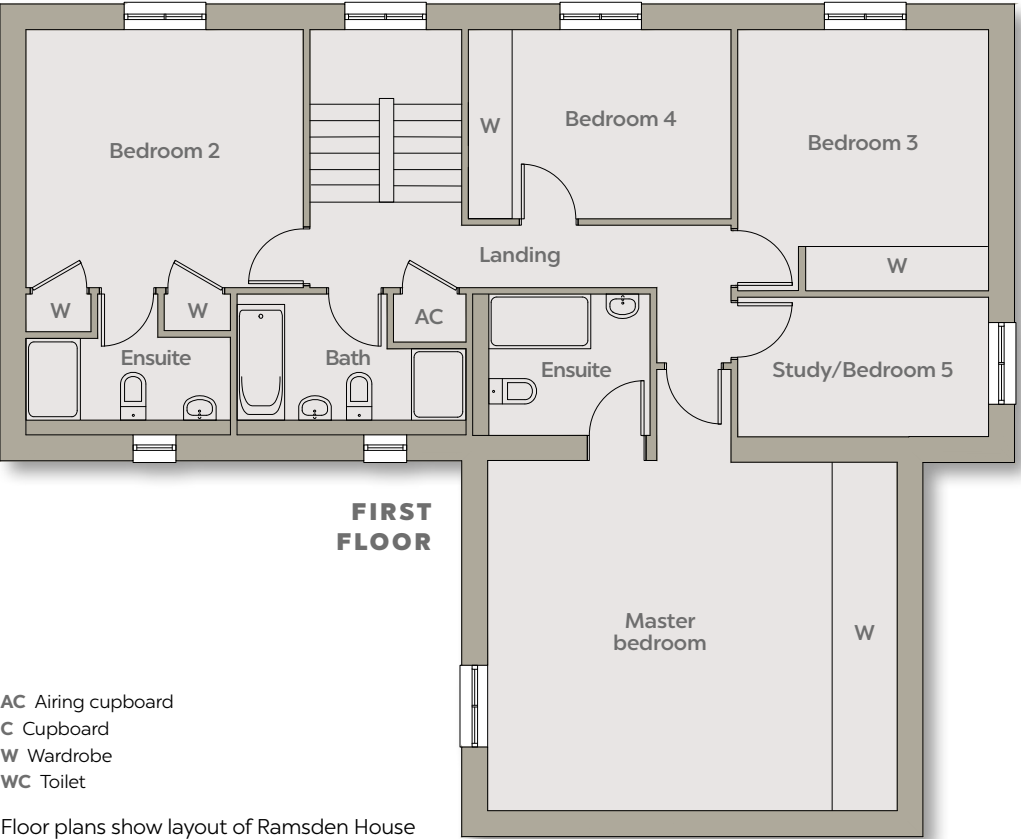
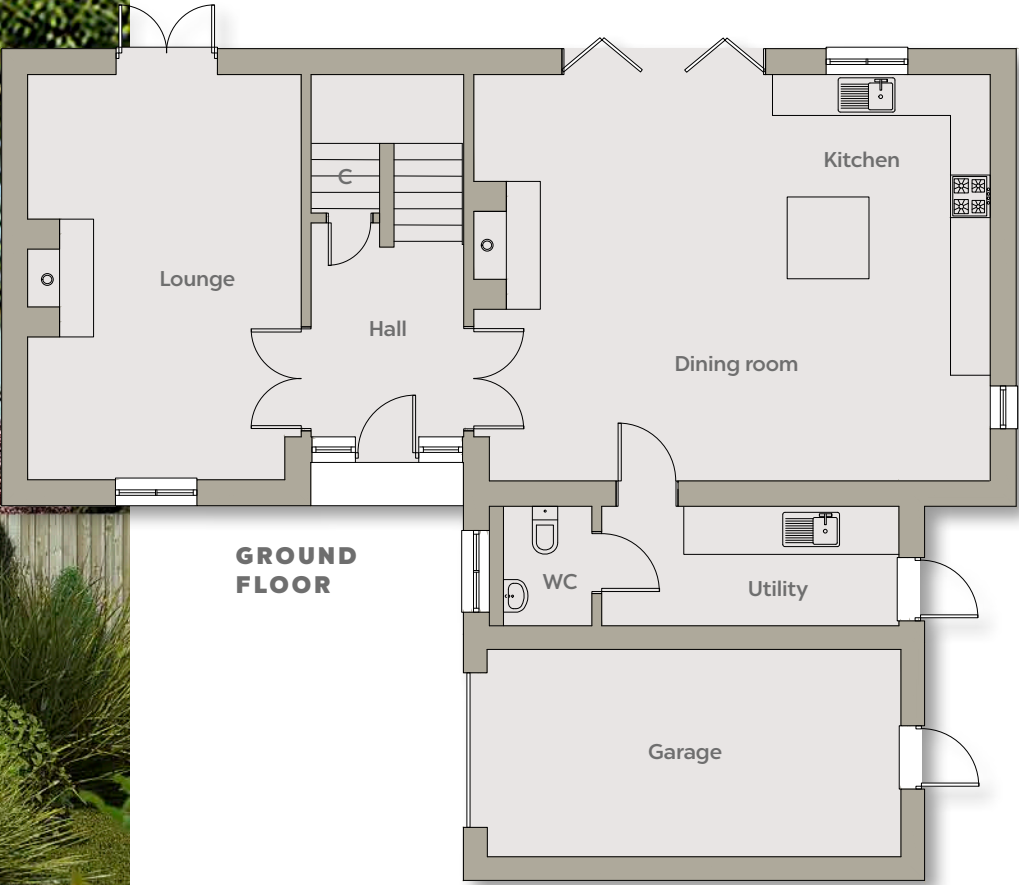
Computer generated image shows Bourton House

BOURTON HOUSE & RAMSDEN HOUSE

THESE TWO ATTRACTIVE, stone-built five-bedroom homes – the largest at Woodland View – sit on the southern edge of the development, with views towards the valley.

Their beautifully equipped open plan kitchen/family room and comfortable lounge both open out to the south facing patio and garden, letting the afternoon sun stream into the house.

The properties also have the luxury of two ensuite shower rooms and fitted wardrobes in four of the five bedrooms.



AC Airing cupboard
C Cupboard
W Wardrobe
WC Toilet

Floor plans show layout of Ramsden House

INTERIOR DIMENSIONS					
Kitchen/ Dining room	7590 x 5975 mm	24' 11" x 19' 7"	Bedroom 2	4440 x 4075 mm	14' 7" x 13' 4"
Lounge	5955 x 4045 mm	19' 6" x 13' 3"	Bedroom 3	3835 x 3685 mm	12' 7" x 12' 1"
Utility room	6020 x 1760 mm	19' 9" x 5' 9"	Bedroom 4	3545 x 3340 mm	12' 8" x 9' 1"
Master bedroom	6020 x 5120 mm	19' 7" x 16' 10"	Bathroom	3365 x 2070 mm	11' 10" x 6' 9"
Master ensuite	2620 x 2065 mm	8' 7" x 6' 9"	Study/ Bedroom 5	3685 x 2045 mm	12' 1" x 6' 9"

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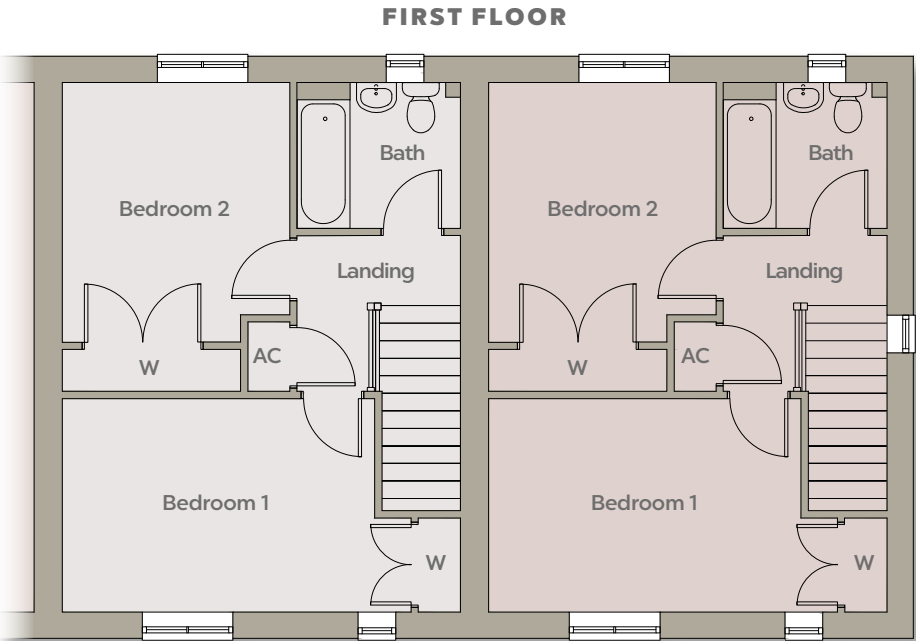
FULWELL HOUSE & WILCOTE HOUSE

THESE TWO SOUTH-FACING cottages are both spacious 2-bedroom properties, with all the contemporary, luxury touches which we incorporate into every home we build. Each has a stylish kitchen, French doors to the garden and fitted wardrobes.

INTERIOR DIMENSIONS		
Kitchen	5260 x 2970 mm	17' 3" x 9' 9"
Lounge/Dining room	2895 x 2690 mm	9' 6" x 8' 10"
Bedroom 1	5265 x 2820 mm	17' 3" x 9' 3"
Bedroom 2	4090 x 3005 mm	13' 5" x 9' 10"
Bathroom	2155 x 1925 mm	7' 1" x 6' 4"

RIGHT The well-equipped kitchen at one of our recent properties.

AC Airing cupboard
C Cupboard
W Wardrobe
WC Toilet



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Computer generated image

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



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

SPECIFICATIONS

KITCHEN & UTILITY

- Fully fitted contemporary kitchen with Silestone worktops, upstand, stainless steel splashback and under-unit lighting design by Nobilia.
- Stainless steel integrated appliances including electric oven, induction hob, microwave, fridge/freezer, dishwasher and cooker hood.
- Choice of kitchen available, subject to build programme (specification may vary by plot).
- Floor tiling (area may vary by plot).
- Utility room cabinets to match kitchen.
- Laminate worktop and upstand.
- Wiring, plumbing and space for free-standing washing machine and dryer.

BATHROOM, ENSUITE & CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures.
- Mains pressure showers with rainfall shower head where possible.
- Chrome ladder towel rails in bathroom and ensuite; heated towel rail in cloakroom.
- Chrome shaver point.
- Ceramic wall and floor tiling by Minoli from specified range; half tiled walls in cloakroom.
- Recessed lighting where possible.
- EnviroVent Eco extractor.

INTERNAL FINISHES

- Cottage style oak doors with brushed steel ironmongery.
- Oak staircase with oak spindles, handrail, newel post and cap.
- Walls painted in Dulux Almond White matt; ceilings in white matt; woodwork in white gloss.
- Built in wardrobes with doors to match internal doors, fitted with high shelf and hanging rail.
- Floor tiling from specified range to include kitchen, dining, family rooms, and utility room.

EXTERNAL FINISHES

- Double glazed sealed softwood windows in ivory finish.
- Oak style front door with contrasting ironmongery; fully glazed softwood back door.
- Single glazed paired doors.
- Front garden areas laid to lawn with planting (subject to planning approval); rear gardens levelled (where possible).
- Exterior tap.
- Indian Stone patio areas and paths.
- Power and lighting to all garages.
- External lighting to front and rear of properties.
- Aerial fitted and wired to roof space.
- 1.8m closeboard side boundary fence and gate to side access (may vary by plot).

HEATING & ENERGY EFFICIENCY

- Underfloor heating with room thermostats on ground floor; radiators with thermostatic valves on first floor.
- Energy efficient condensing boiler with back-up immersion heater.
- High-pressure hot water system supplying a pressurised hot water storage tank.
- Chimney with flue. Wood burner supplied in plots 7 and 10.

SITE SAFETY

- In the interests of health and safety, Ede Homes Ltd require all visitors to site 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.

ELECTRICAL

- Kitchen switches and sockets in brushed chrome. White finish in all other rooms.
- LED downlighters in kitchen, bathroom and ensuite.
- Shaver points in bathroom and ensuite.
- PIR detector and burglar alarm system.
- TV, Sky and data points for interactive services in living rooms, kitchen/dining rooms and bedrooms. Main BT socket in hallway.

WARRANTY

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

PLOTS 17 & 18

- Please note that the specification of **Plots 17 and 18** differs from the above in several respects. Please refer to Ede Homes for the exact specifications of these two properties.

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

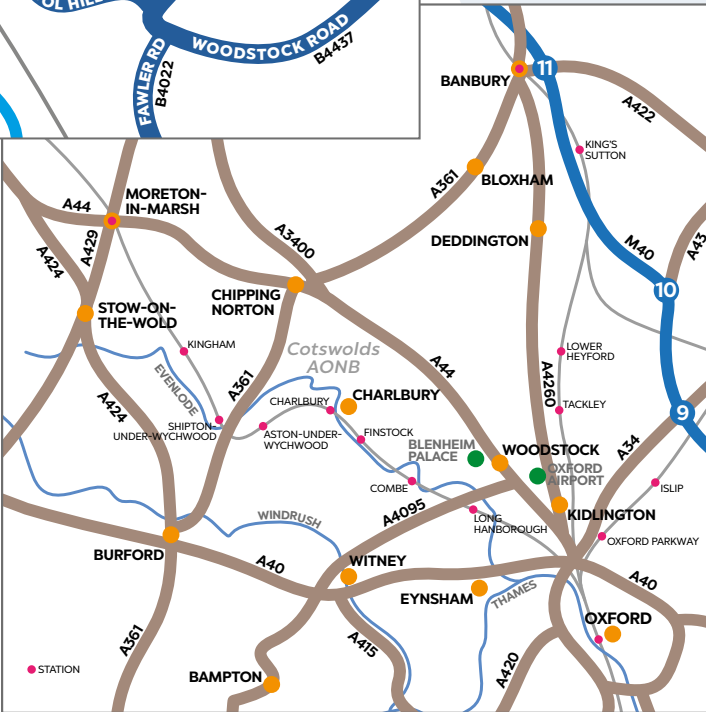
FINDING WOODLAND VIEW



Woodland View, Lees Heights, Charlbury, Oxfordshire, OX7 3DU/OX7 3EE

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. Pictures (p 2-3): propertycommunication.co.uk

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CHARLBURY • OXFORDSHIRE

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please call our Sales Team on

01993 890760



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