

EDE HOMES

EST. 1959

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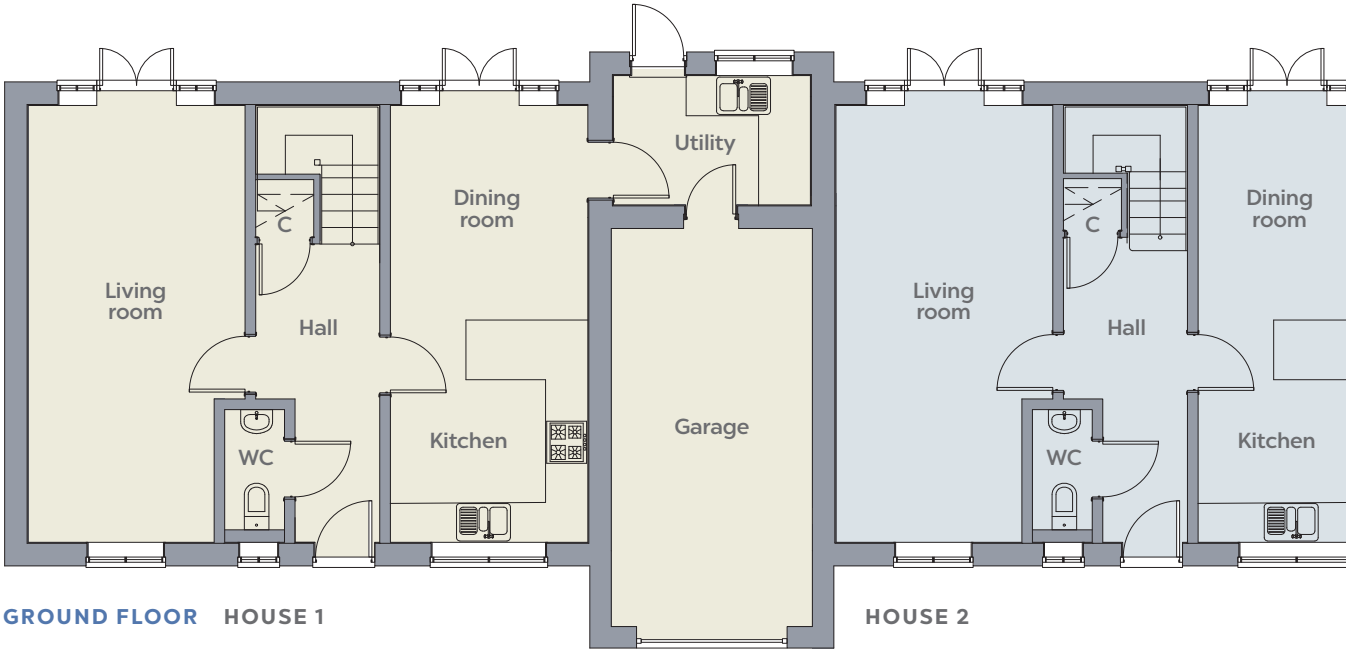
KELHAM HALL DRIVE

WHEATLEY • OXFORDSHIRE

Kelham Hall Drive

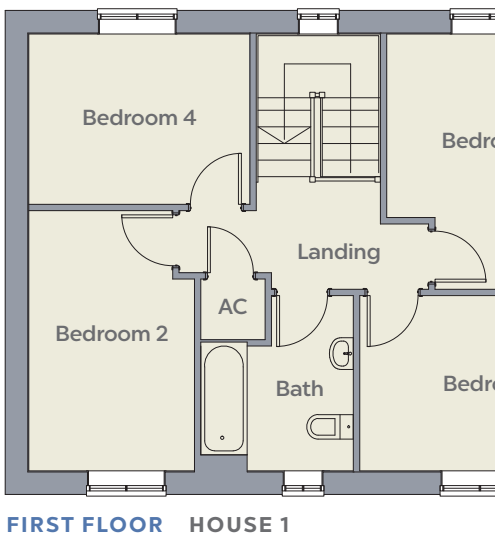
THESE TWO ATTRACTIVE new, stone built houses are beautifully equipped, with contemporary kitchens which include a range of Neff integrated appliances. Both the dining room and living room open out onto the garden through French doors. Their four bedrooms are generously sized, with an ensuite and dressing room off the master bedroom. Each has an integral garage and a landscaped rear garden.

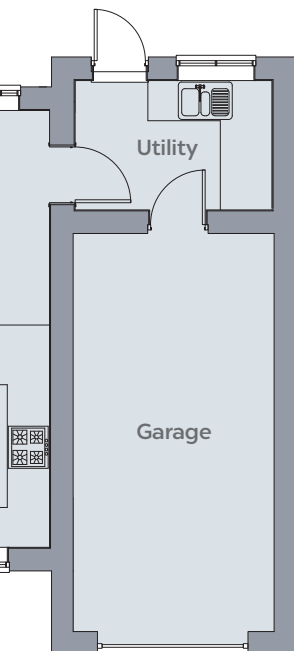
WHEATLEY VILLAGE lies to the east of Oxford, ideally placed for access to the city and the M40. The village nestles in a valley near the River Thame, a tributary of the Thames. Its amenities include shops and a post office, pubs, restaurants and churches. There is a secondary school on the edge of the village and a local primary school.



Waterperry Gardens, near Wheatley

INTERIOR DIMENSIONS			
Living room	3330 x 6645 mm	11' 0" x 21' 10"	
Kitchen/Dining room	3035 x 6645 mm	9' 11" x 21' 10"	
Bedroom 1	3080 x 3890 mm	10' 1" x 12' 9"	
Ensuite	1880 x 3030 mm	6' 2" x 9' 11"	
Dressing room	1970 x 3030 mm	6' 5" x 9' 11"	
Bedroom 2	2540 x 3965 mm	8' 4" x 13' 1"	
Bedroom 3	2685 x 3490 mm	8' 10" x 11' 5"	
Bedroom 4	2610 x 3375 mm	8' 7" x 11' 1"	
Bathroom	2325 x 2685 mm	7' 7" x 8' 10"	
Utility room	2010 x 3030 mm	6' 7" x 9' 11"	
Garage	3030 x 6000 mm	9' 11" x 19' 8"	





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.
- 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.

BATHROOMS & 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.
- 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

- White painted cottage style internal doors with brushed steel ironmongery.
- White painted stairs with white 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

- UPVC double glazed windows.
- Composite double glazed front door; fully glazed softwood back door.
- 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

- Energy efficient condensing boiler with back-up immersion heater supplying radiators with thermostatic valves throughout.
- High-pressure hot water system supplying a pressurised hot water storage tank.

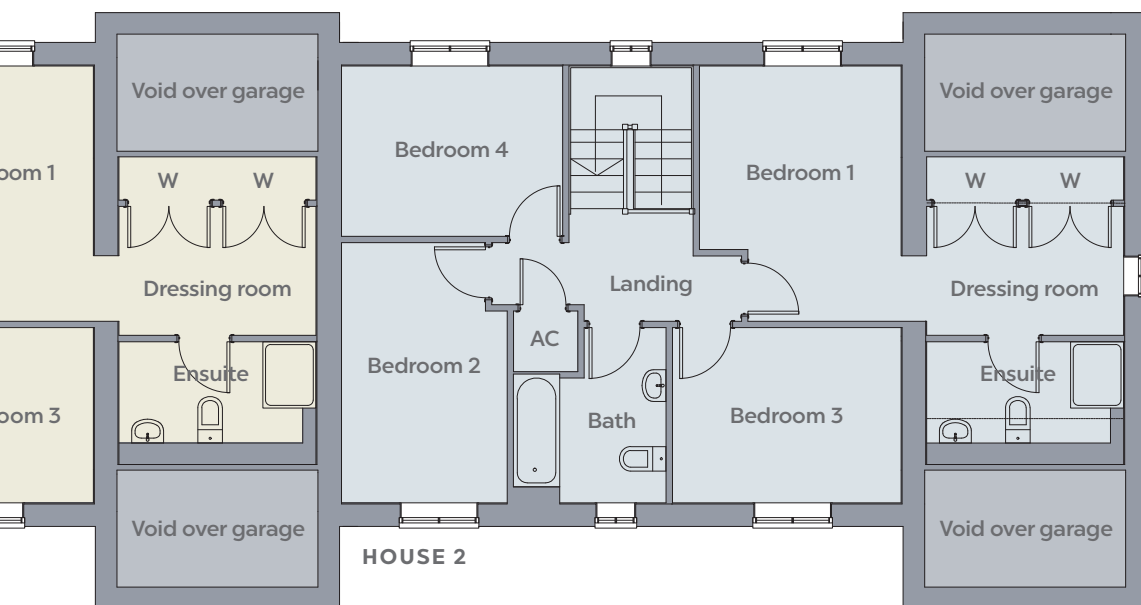
ELECTRICAL

- 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.
- TV, Sky and data points for interactive services in living rooms, kitchen/dining rooms and bedrooms. Main BT socket in hallway.
- PIR detectors and burglar alarm system.

WARRANTY

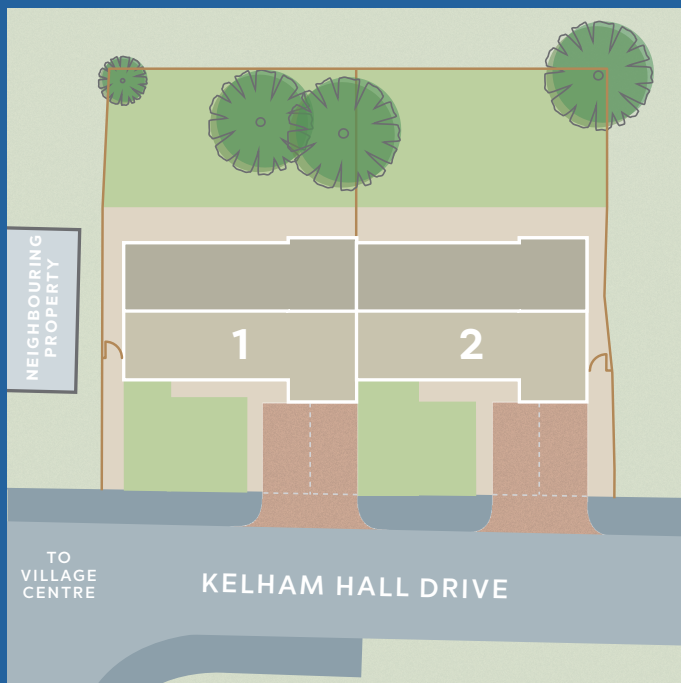
- Two year warranty direct with Ede Homes, excluding appliances.
- Appliance warranty direct with manufacturer.
- NHBC ten year warranty.

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



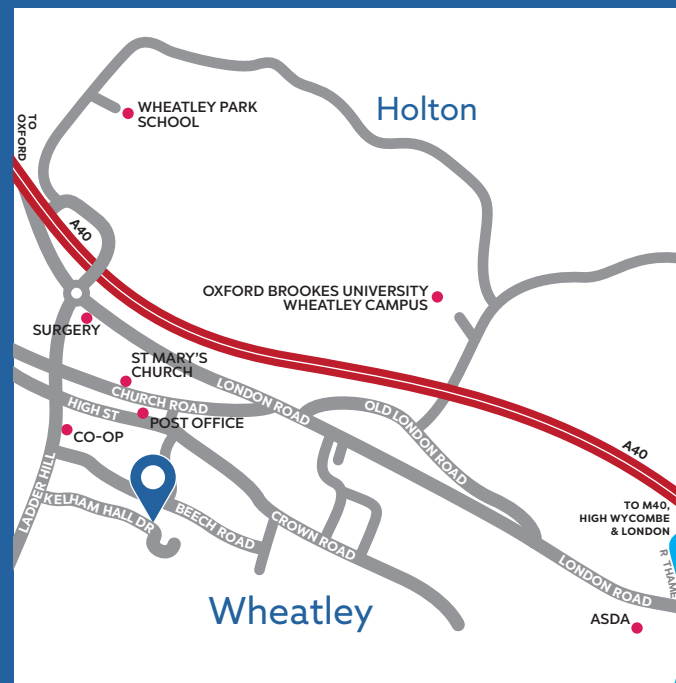
The kitchen of a recent Ede Homes property in Aston, Oxfordshire

SITE LAYOUT



LOCATION

OX33 1YB



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

01993 890760

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