



YEW TREE COURT

KINGSTON BAGPUIZE • OXFORDSHIRE



YEW TREE COURT

CONTEMPORARY COUNTRY LIVING IN BEAUTIFUL SURROUNDINGS

KINGSTON BAGPUIZE lies half way between the River Thames and the River Ock on the edge of the Vale of White Horse, near the bustling market towns of Witney, Abingdon on Thames, Faringdon and Wantage. The surrounding area of agricultural landscapes is dotted with pretty villages, quiet lanes and charming pubs, including the historic White Hart at Fyfield, voted one of England's Top 50 dining pubs.

The beautiful county of Oxfordshire stretches out on all sides, towards the Cotswolds in the north, the Downs to the south and Oxford to the east, famed for its two Universities, world-class cultural venues and technology and innovation campuses – all within easy reach of the village.

YEW TREE COURT is a development of eight beautifully-constructed new properties with a choice of two, three and four bedrooms. All our properties are fitted out with style, featuring German-designed kitchens and wet room-style showers. We add garden doors to bring indoor entertaining outside and include a wood burner in selected properties to add a cosy warmth to chilly evenings.

The village has good amenities – a post office, supermarket and a new "zero waste" grocery, along with a primary school in Southmoor. It is in the catchment of Matthew Arnold School in Oxford and there are several well regarded independent schools both locally and in Abingdon and Oxford.



Abingdon's attractive riverside



Georgian elegance at Kingston Bagpuize House



Millett's Farm's Maize Maze is always popular with families



The River Thames at Newbridge



Oxford's Radcliffe Camera



YEW TREE COURT



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 make a point of listening 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 Applewood, Harwell (left) and Watcombe Manor, Watlington (right).



STUNNING HOMES IN A CHARMING SETTING

KINGSTON BAGPUIZE is in the perfect location for work, leisure and family life: local amenities provide day-to-day needs, and it is just a short drive from Abingdon on Thames, Wantage, Witney and Oxford. All have excellent shopping, with many independent shops as well as the major brands.

Didcot Parkway station is served by regular, fast trains to Bristol, London and the Midlands, and the A34 and A420 connect quickly with the motorway network.



YEW TREE COURT



- 1 SWEET CHERRY HOUSE
- 2 WALNUT HOUSE
- 3 ALDER HOUSE
- 4 THE ELM
- 5 THE HAWTHORN
- 6 SILVER BIRCH HOUSE
- 7 CHESTNUT HOUSE
- 8 YEW TREE HOUSE

SITE LAYOUT



YEW TREE COURT

SPECIFICATION

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 surface, upstand and splashback
- Neff & Siemens integrated appliances including double electric oven, induction hob, combination microwave, fridge/freezer, dishwasher and cooker hood (subject to design of property)
- Quooker boiling water tap *
- Utility room cabinets to match kitchen, with co-ordinating work surface and upstands *
- Wiring and plumbing in utility room for free-standing washing machine and tumble dryer (not included as standard) *

BATHROOM AND ENSUITE

- Classic white sanitaryware with chrome taps and fixtures
- Mains pressure showers with rainfall shower head (where possible) and hair wash facility

- Wet room style shower areas with glazed shower panels
- Chrome shaver point in bathroom and ensuites
- Chrome ladder towel rail
- Recess with lighting (where possible)
- Ceramic wall and floor tiling from selected Minoli ranges; half tiled walls in cloakrooms †

ELECTRICAL

- Switches and sockets in brushed chrome in kitchen; all other rooms have white finish
- LED downlighters in kitchen, bathroom and ensuites
- TV sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT point in hallway
- First fix wiring only to enable installation of speakers *

HEATING/ENERGY EFFICIENCY

- Wood burner in living room **
- Mechanical ventilation heat recovery system **
- Underfloor heating on ground floor with Heatmiser NeoStat room controls; radiators on first floor
- Electric underfloor heating in bathroom (all plots) and ensuite **
- Energy efficient condensing boiler ** or combination boiler †
- Back up immersion heater

INTERNAL FINISHES

- Oak staircase with glass panels * or staircase with oak handrail, strings and newel posts and painted white softwood spindles ††
- Floor tiling in hall, kitchen, dining room, utility room, study, bathrooms and WC (varies by plot)
- Draks fitted wardrobes in principal bedroom (all plots) and bedroom 2 * (varies by plot)

- Cottage style oak doors with brushed steel ironmongery
- Cottage style oak doors with matching glazed centre panels where pairs are fitted *
- White Dulux emulsion to walls; architraves and skirting in white satin; ceilings in white matt

EXTERNAL FINISHES

- Double glazed painted timber windows
- Oak style front door with black ironmongery
- Glazed softwood painted back door
- Bifold doors (varies by plot) **
- Motorised garage doors * or manual garage doors °
- Power & lighting in garage **
- Front garden areas laid to lawn with planting (subject to planning approval) • Rear garden turfed *
- Exterior tap • External double electrical socket *
- Patios and paths paved with Indian Sandstone Riven slate as plan
- Aerial fitted and wired to roof space
- External lighting to front and rear of property
- 1.8m close board gate to side access (varies by plot)

SECURITY

- CCTV to front and rear of property *
- Wireless or hardwired intruder alarm with PIR room sensors

WARRANTY

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

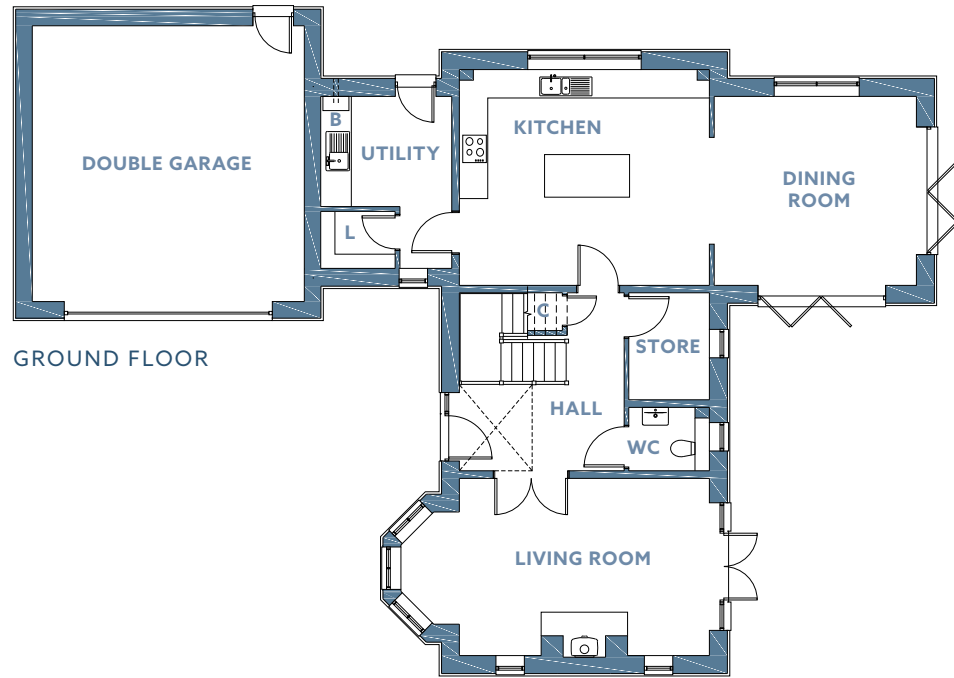


* Plots 3, 4, 5 & 8 only ** Except Plots 1 & 2 † Plots 1 & 2 only †† Except Plots 3, 4, 5 & 8 ° Plots 6 & 7 only NB: Ede Homes reserve the right to change or amend specification at any time during the build process.

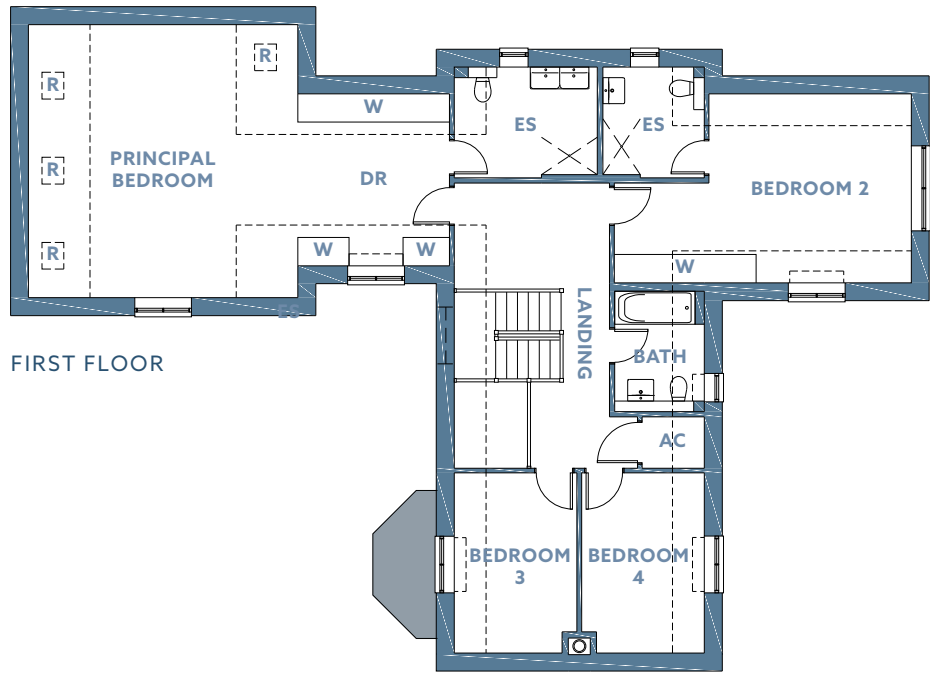


ALDER HOUSE

A SUBSTANTIAL 4-BEDROOM STONE HOME WITH GENEROUS OPEN-PLAN LIVING SPACES



GROUND FLOOR			
KITCHEN	5290 x 4565 mm	17' 4" x 15' 0"	
LIVING ROOM	6525 x 3755 mm	21' 5" x 12' 4"	
DINING ROOM	4280 x 4000 mm	14' 1" x 13' 1"	
UTILITY ROOM	2775 x 2335 mm	9' 1" x 7' 8"	
GARAGE	5840 x 5760 mm	19' 2" x 18' 11"	



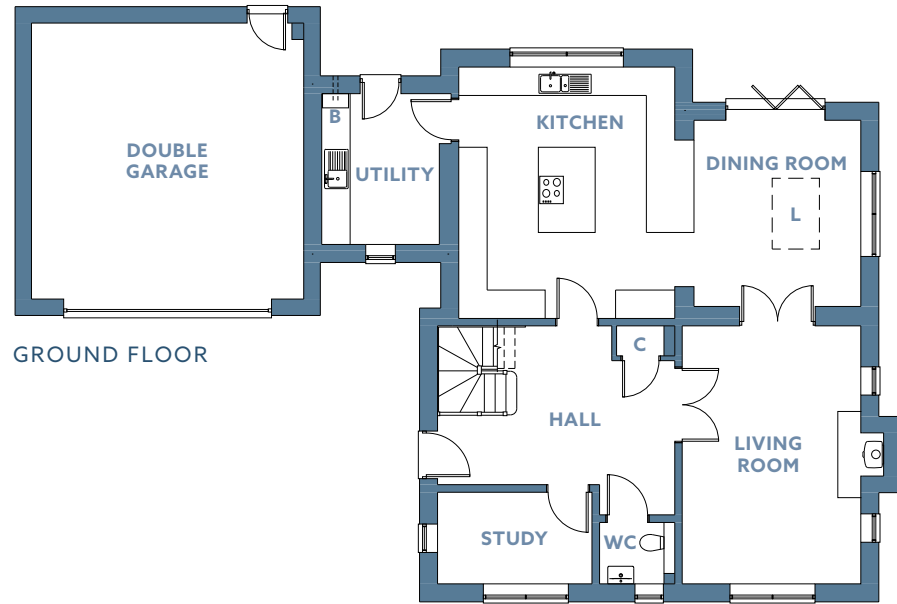
FIRST FLOOR			
PRINCIPAL BEDROOM	8910 x 5780 mm	29' 3" x 19' 0"	
PRINCIPAL ENSUITE	3025 x 2345 mm	9' 11" x 7' 8"	
BEDROOM 2	6285 x 4000 mm	20' 7" x 13' 1"	
ENSUITE 2	2345 x 2145 mm	7' 8" x 7' 0"	
BEDROOM 3	3815 x 2595 mm	12' 6" x 8' 6"	
BEDROOM 4	3815 x 2595 mm	12' 6" x 8' 6"	
BATHROOM	2550 x 1895 mm	8' 4" x 6' 3"	





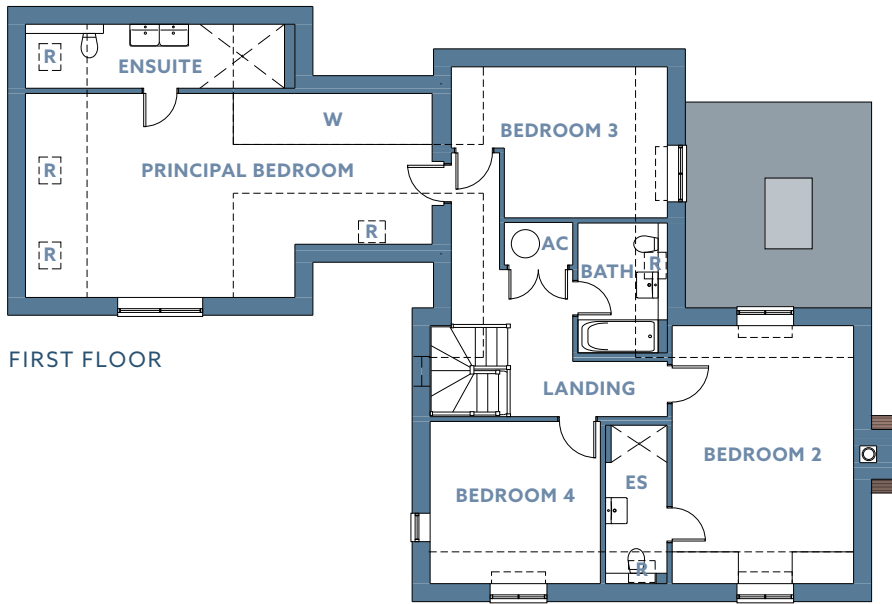
THE ELM

A 4-BEDROOM PROPERTY WITH LIVING SPACE WHICH FLOWS THROUGHOUT THE GROUND FLOOR



GROUND FLOOR

GROUND FLOOR			
KITCHEN	5320 x 4570 mm	17' 5" x 15' 0"	
LIVING ROOM	5460 x 3780 mm	17' 11" x 12' 5"	
DINING ROOM	3945 x 3530 mm	12' 11" x 11' 7"	
UTILITY ROOM	3190 x 2740 mm	10' 6" x 9' 0"	
STUDY	3270 x 1940 mm	10' 9" x 6' 4"	
GARAGE	5840 x 5760 mm	19' 2" x 18' 11"	



FIRST FLOOR

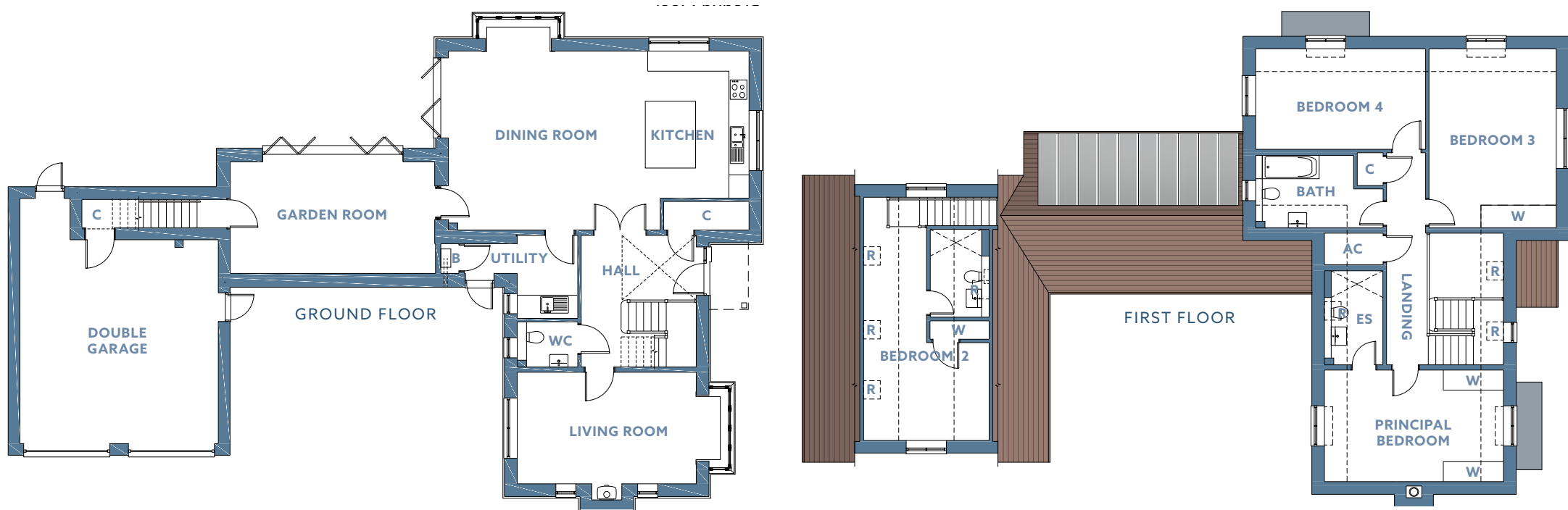
FIRST FLOOR			
PRINCIPAL BEDROOM	8600 x 4315 mm	28' 3" x 14' 2"	
PRINCIPAL ENSUITE	5480 x 1355 mm	18' 0" x 4' 5"	
BEDROOM 2	5460 x 3840 mm	17' 11" x 12' 7"	
ENSUITE 2	3355 x 1300 mm	11' 0" x 4' 3"	
BEDROOM 3	3600 x 3435 mm	11' 10" x 11' 3"	
BEDROOM 4	4570 x 3195 mm	15' 0" x 10' 6"	
BATHROOM	2750 x 1895 mm	9' 0" x 6' 3"	





THE HAWTHORN

A 4-BEDROOM STONE PROPERTY WITH OPEN-PLAN LIVING SPACE AND SEPARATE GARDEN ROOM



GROUND FLOOR			
LIVING ROOM	6075 x 3340 mm	19' 11" x 10' 11"	
KITCHEN/DINING ROOM	8990 x 5355 mm	29' 6" x 17' 7"	
GARDEN ROOM	6140 x 3340 mm	20' 2" x 10' 11"	
LIVING ROOM	2485 x 1810 mm	8' 2" x 5' 11"	
GARAGE	6105 x 5935 mm	20' 0" x 19' 6"	

FIRST FLOOR			
PRINCIPAL BEDROOM	5355 x 3340 mm	17' 7" x 10' 11"	
PRINCIPAL ENSUITE	2815 x 1745 mm	9' 3" x 5' 9"	
BEDROOM 2	7280 x 3755 mm	23' 11" x 12' 4"	
ENSUITE 2	2630 x 1760 mm	8' 8" x 5' 9"	
BEDROOM 3	5355 x 3805 mm	17' 7" x 12' 6"	
BEDROOM 4	5085 x 3005 mm	16' 8" x 9' 10"	
BATHROOM	3815 x 2170 mm	12' 6" x 7' 1"	



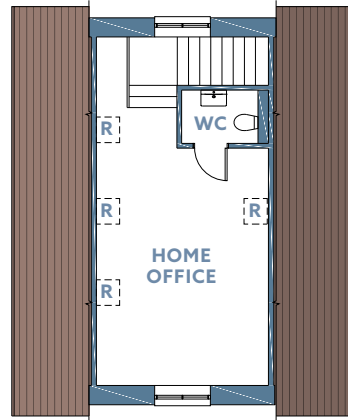
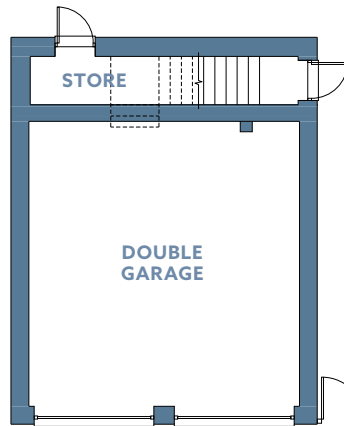


YEW TREE HOUSE

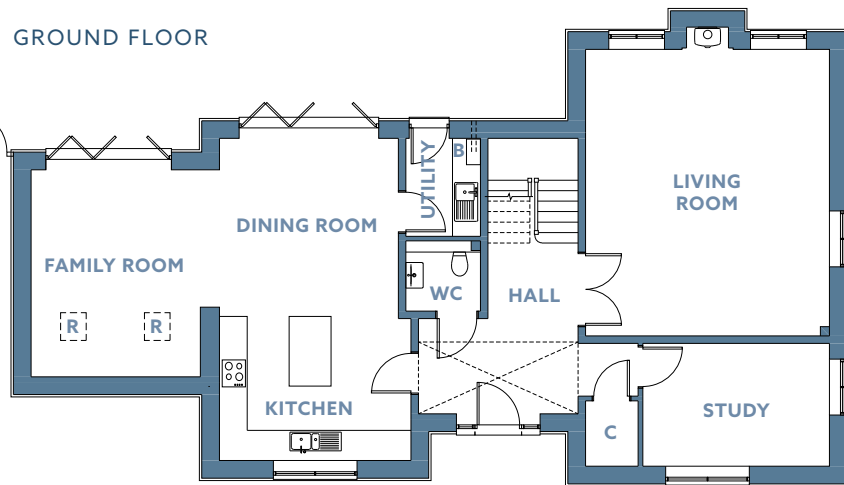
A SUBSTANTIAL 4-BEDROOM HOUSE WITH SEPARATE LIVING ROOM, STUDY AND HOME OFFICE

GROUND FLOOR			
LIVING ROOM	6165 x 5245 mm	20' 3" x 17' 2"	
KITCHEN/ DINING ROOM	6930 x 4120 mm	22' 9" x 13' 6"	
FAMILY ROOM	4455 x 3640 mm	14' 7" x 11' 11"	
UTILITY ROOM	2105 x 1605 mm	6' 11" x 5' 3"	
STUDY	4015 x 2640 mm	13' 2" x 8' 8"	
GARAGE	6130 x 5820 mm	20' 1" x 19' 1"	

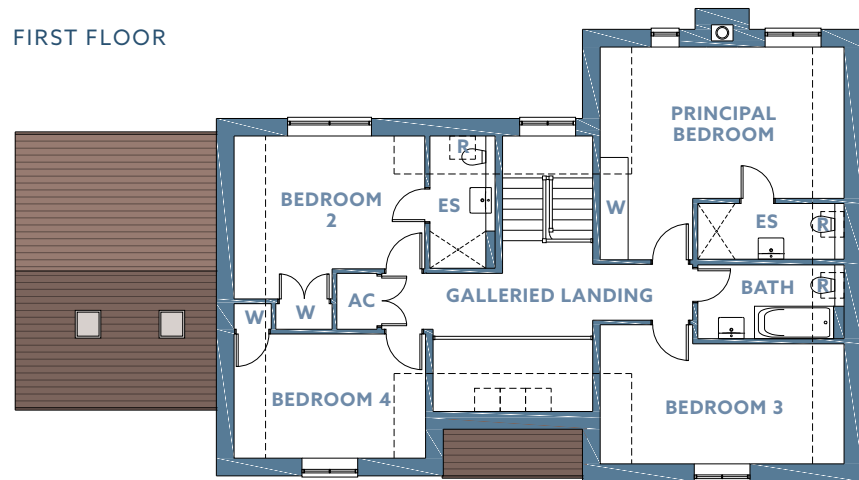
FIRST FLOOR			
PRINCIPAL BEDROOM	5245 x 4575 mm	17' 2" x 15' 0"	
PRINCIPAL ENSUITE	3145 x 1200 mm	10' 4" x 3' 11"	
BEDROOM 2	4105 x 3505 mm	13' 6" x 11' 6"	
ENSUITE 2	2845 x 1400 mm	9' 4" x 4' 7"	
BEDROOM 3	5245 x 2990 mm	17' 2" x 9' 10"	
BEDROOM 4	4120 x 2675 mm	13' 6" x 8' 9"	
BATHROOM	3145 x 1590 mm	10' 4" x 5' 3"	



GROUND FLOOR



FIRST FLOOR



GARAGE BLOCK			
DOUBLE GARAGE	6130 x 5820 mm	20' 1" x 19' 1"	
HOME OFFICE	5105 x 3700 mm	16' 9" x 12' 2"	

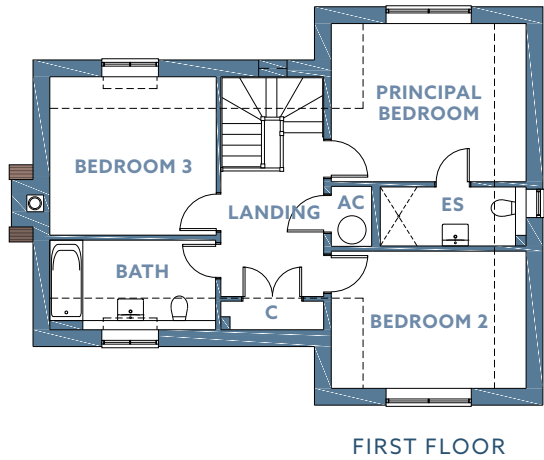
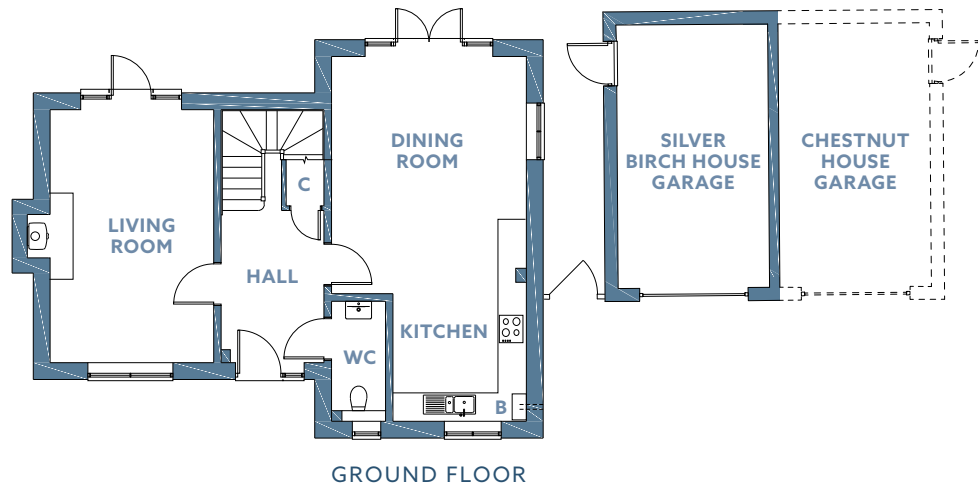
First floor of the garage block is not shown in relation to the main house C Cupboard ES Ensuite R Rooflight W Wardrobe WC Cloakroom Measurements are approximate and are maximum dimensions





SILVER BIRCH HOUSE

A TRADITIONAL BRICK-BUILT PROPERTY WITH OPEN-PLAN LIVING AREA AND SINGLE GARAGE



GROUND FLOOR		
LIVING ROOM	5355 x 3460 mm	17' 7" x 11' 4"
KITCHEN/DINING ROOM	7720 x 4120 mm	25' 4" x 13' 6"
GARAGE	6000 x 3140 mm	19' 8" x 10' 4"

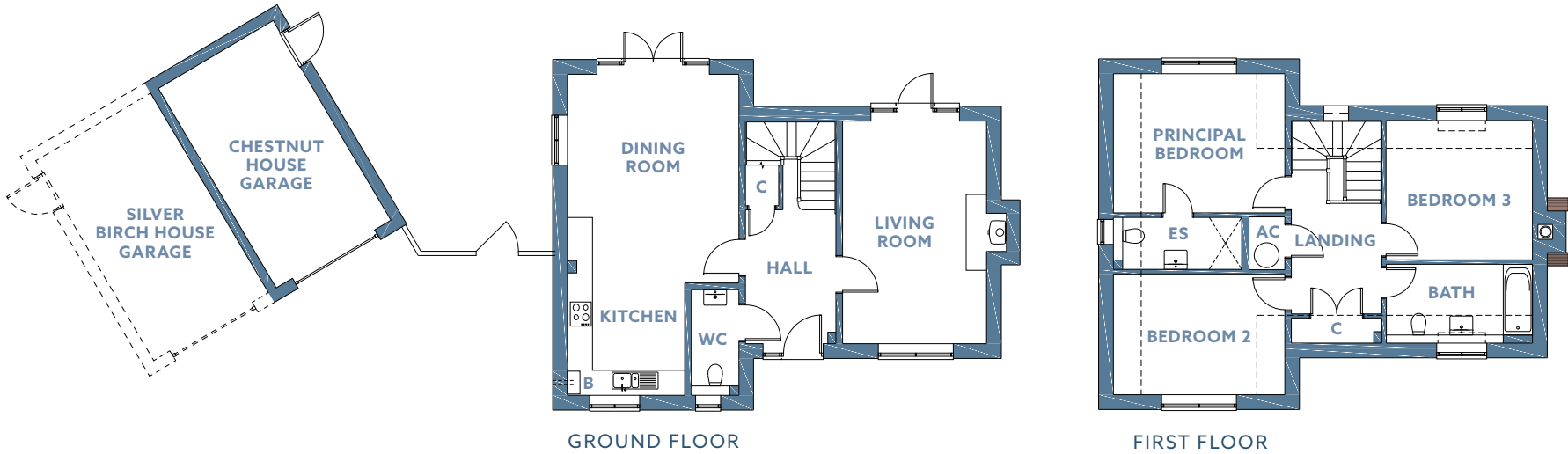
FIRST FLOOR		
PRINCIPAL BEDROOM	4120 x 3345 mm	13' 6" x 11' 0"
ENSUITE	3085 x 1250 mm	10' 1" x 4' 1"
BEDROOM 2	4120 x 2905 mm	13' 6" x 9' 6"
BEDROOM 3	3520 x 3350 mm	11' 7" x 11' 0"
BATHROOM	3520 x 1895 mm	11' 7" x 6' 3"





CHESTNUT HOUSE

AN ATTRACTIVE 3-BEDROOM PROPERTY WITH OPEN-PLAN LIVING AREA AND SEPARATE GARAGE



GROUND FLOOR			
LIVING ROOM	5355 x 3460 mm	17' 7" x 11' 4"	
KITCHEN/DINING ROOM	7720 x 4120 mm	25' 4" x 13' 6"	
GARAGE	6000 x 3140 mm	19' 8" x 10' 4"	

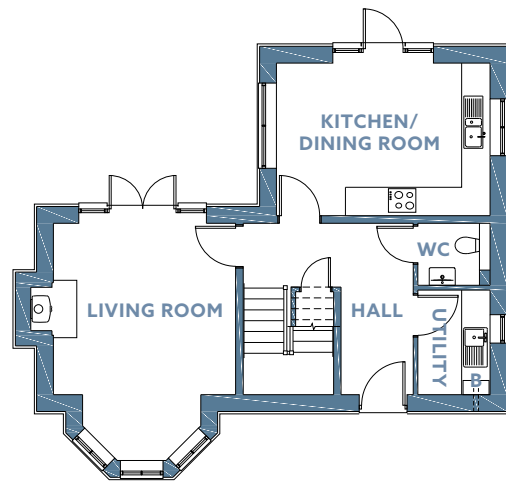
FIRST FLOOR			
PRINCIPAL BEDROOM	4120 x 3345 mm	13' 6" x 11' 0"	
ENSUITE	3085 x 1250 mm	10' 1" x 4' 1"	
BEDROOM 2	4120 x 2905 mm	13' 6" x 9' 6"	
BEDROOM 3	3520 x 3350 mm	11' 7" x 11' 0"	
BATHROOM	3520 x 1895 mm	11' 7" x 6' 3"	





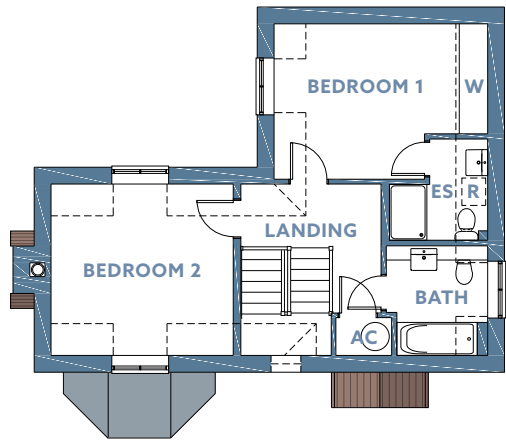
SWEET CHERRY HOUSE

TWO BEDROOMS WITH ONE ENSUITE AND GARDEN DOORS FROM BOTH LIVING ROOMS



GROUND FLOOR

KITCHEN/ DINING ROOM	4520 x 3230 mm	14' 10" x 10' 7"
LIVING ROOM	5020 x 3855 mm	16' 6" x 12' 8"
UTILITY ROOM	2215 x 1525 mm	7' 3" x 5' 0"



FIRST FLOOR

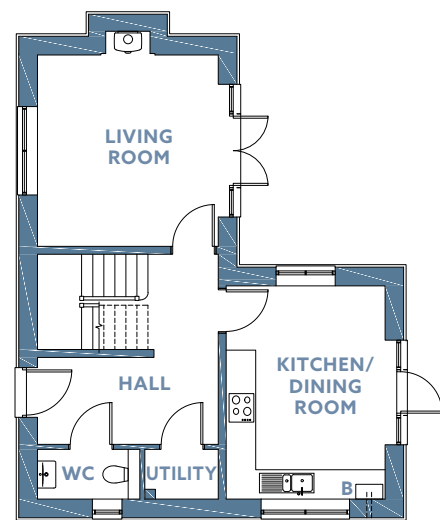
BEDROOM 1	3920 x 3290 mm	12' 10" x 10' 10"
ENSUITE	2165 x 2100 mm	7' 1" x 6' 11"
BEDROOM 2	3855 x 3630 mm	12' 8" x 11' 11"
BATHROOM	2320 x 2145 mm	7' 7" x 7' 0"



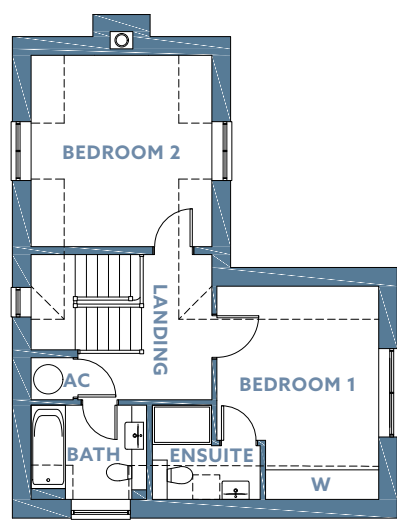


WALNUT HOUSE

A TRADITIONAL DESIGN WITH TWO BEDROOMS WITH ONE ENSUITE AND GARDEN DOORS



GROUND FLOOR



FIRST FLOOR

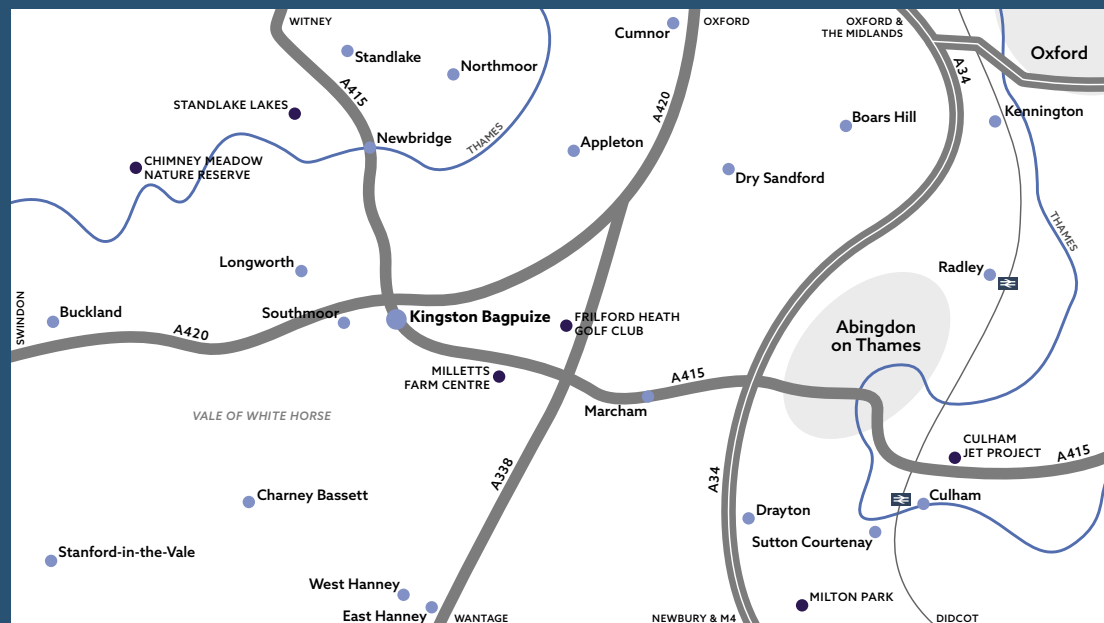
KITCHEN/ DINING ROOM	4520 x 3230 mm	14' 3" x 10' 7"
LIVING ROOM	3895 x 3680 mm	12' 9" x 12' 1"

BEDROOM 1	3740 x 3290 mm	12' 3" x 10' 10"
ENSUITE	2190 x 1920 mm	7' 2" x 6' 4"
BEDROOM 2	3895 x 3680 mm	12' 9" x 12' 1"
BATHROOM	2350 x 1920 mm	7' 9" x 6' 4"





FINDING YEW TREE COURT OX12 8TP



FURTHER INFORMATION

For all enquiries and to arrange a visit to
YEW TREE COURT, please contact our Sales Team

01993 890760

EDEHOMES.CO.UK

EDE HOMES

EST. 1959

UNIQUE HOMES, CONTEMPORARY STYLING