



MAYFLOWER RISE

OVER NORTON • OXFORDSHIRE

HIGH UP IN THE ROLLING COTSWOLD COUNTRYSIDE

OVER NORTON lies just to the north of Chipping Norton which is the highest town in the Cotswolds, and very much a working market town.

The elegant buildings which surround Chipping Norton's gently sloping market place are testament to the historic wealth brought by the wool trade, with the imposing silhouette of Bliss Mill dominating the valley below the town. The weekly market bustles with the activity of many intriguing stalls and the range of individual shops lend the town an appealing mix of traditional and contemporary.

Chipping Norton Theatre is a well-known venue which puts on a huge variety of events, from film and theatre productions to community events for adults and children.

Over Norton is a pretty village surrounded by rolling Cotswold countryside; to some the quintessential English landscape. To the west lie the quaint villages for which the Cotswolds are famous and the towns of Stow-on-the-Wold and Moreton-in-Marsh.

Walkers love the Cotswold footpaths which link pretty villages with their greens, churches and cottages in warm honey-coloured stone; the clear, babbling brooks and welcoming pubs on the way are a delight. Cyclists appreciate the narrow, uncrowded roads and green lanes.

There are many country houses in the area, most notably Blenheim Palace, but also the gardens of Hidcote Manor and Snowhill Manor. Chipping Norton is located between the elegance of Regency Cheltenham and the history and culture of Oxford.



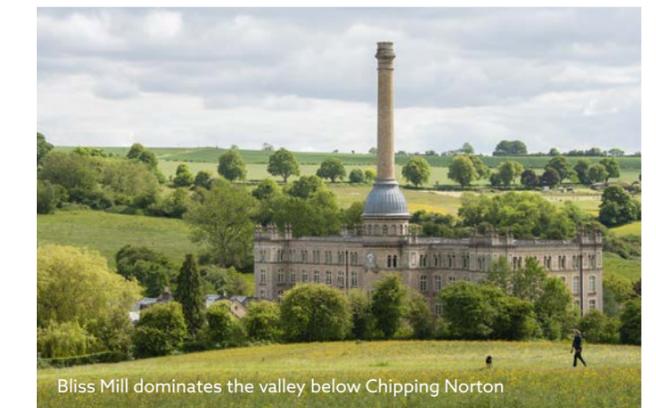
The beautiful Cotswold landscape



Snowhill is one of many delightful North Cotswold villages



The Chequers at Churchill – one of the area's many quaint pubs



Bliss Mill dominates the valley below Chipping Norton

BEAUTIFUL HOMES IN AN IDYLIC LOCATION

MAYFLOWER RISE sits on the edge of the village with outstanding views over the hills towards Chipping Norton. The town centre is just five minutes' drive from Mayflower Rise, with stations at Kingham and Charlbury each a short journey. Both are main line stations serving Oxford (20 minutes) and Worcester (1 hour). Road travel is easy, with Chipping Norton sitting at the crossroads of a number of routes, including those to Cheltenham, Oxford, Stratford-on-Avon and Banbury. The M40 is just 15 miles away.

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- 18 PENNYCREST HOUSE
- S Property sold separately
- G Garage V Visitor parking



SITE LAYOUT

THE LOCAL AREA



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 Churchill Rise, Churchill (left) and Watcombe Manor, Watlington (right).





STYLISH & CONTEMPORARY: WELCOME TO YOUR EDE HOME

CLEVER, INGENIOUS AND INSPIRING – we design, lay out and equip our interior spaces to promote a feeling of well-being and happiness with as much care and attention to detail as our exteriors.

Light, bright living spaces which open onto spacious patios and bring the inside and outside together; bathrooms which ensure a luxurious start and end to every day; stylish, contemporary kitchens which are the heart of the home and make the experience of cooking a pleasure.

Modern or traditional German-manufactured kitchens with a choice of finish*, together with inspiring design and layout and a generous range of high quality appliances ensure spacious work areas and plenty of storage. Bathrooms and ensuites feature stylish sanitaryware with low-level shower trays, rainfall shower heads, wall-hung WCs and fitted vanity units.

THE HOMES AT Mayflower Rise offer wonderfully balanced accommodation for all aspects of family life, without the need to compromise.

SPECIFICATION

KITCHEN & UTILITY ROOM

- A fully fitted contemporary or traditional style kitchen° by Nobilia with under-unit lighting and Silestone work surface, upstand and splashback
- Neff & Siemens integrated appliances including electric oven, induction hob, cooker hood, combination microwave, fridge/freezer and dishwasher (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

BATHROOM AND ENSUITES

- 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 (where possible) with glazed shower panels
- Shaver point in bathroom and ensuites
- Chrome ladder towel rail
- Recess with lighting (where possible)
- Ceramic wall and floor tiling from selected Minoli ranges

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

Continued...





SPECIFICATION CONTINUED

- Main incoming BT point in hallway
- First fix wiring only to enable installation of speakers *
- Electric vehicle (EV) charging point

HEATING/ENERGY EFFICIENCY

- Wood burner in living room; fire opening to selected plots and chimney with flue †
- Mechanical ventilation and heat recovery (MHVR) system
- Underfloor heating on ground floor with Heatmiser NeoStat room controls; radiators on first floor
- Electric underfloor heating in bathroom and ensuites
- Back up immersion heater
- Air source heat pump

INTERNAL FINISHES

- Oak staircase with glass panels (where possible) †; oak staircase with oak handrail, strings, spindles and newel posts ††; staircase with oak handrail, strings and newel posts and painted spindles **
- Floor tiling in hall, kitchen, dining room, utility room, study, bathrooms and WC (varies by plot)
- Draks fitted wardrobes to principal bedroom and Bedroom 2 * and built-in style wardrobe to Bedroom 3 * (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

* Except Plot 1 ** Plot 1 only † Plots 3, 16, 17 & 18 only †† Plots 2, 4, 14 & 15 only

EXTERNAL FINISHES

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

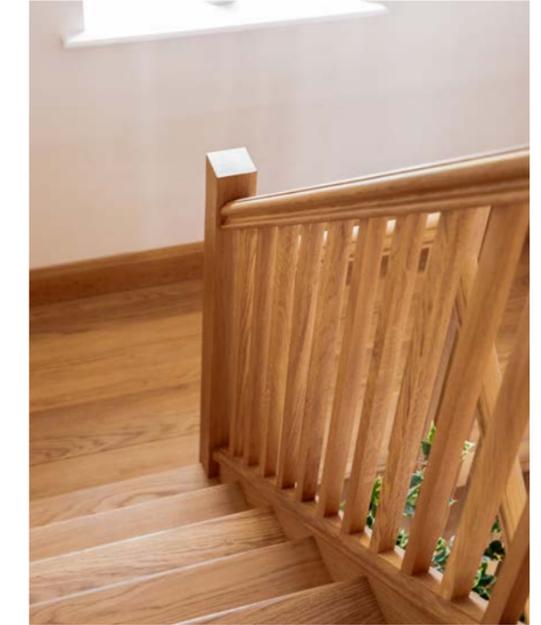
SECURITY

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

WARRANTY

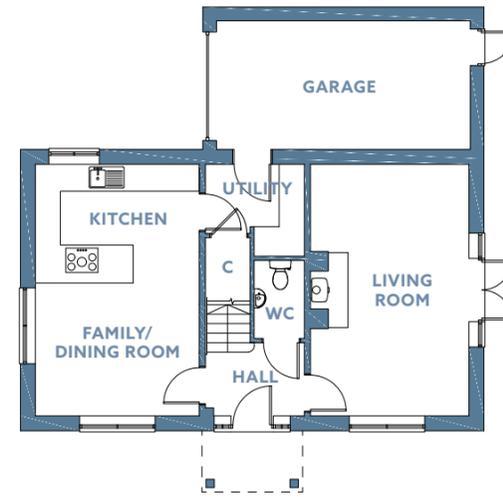
- Appliance warranty direct with manufacturer
- Two-year warranty direct with Ede Homes
- NHBC ten-year warranty

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



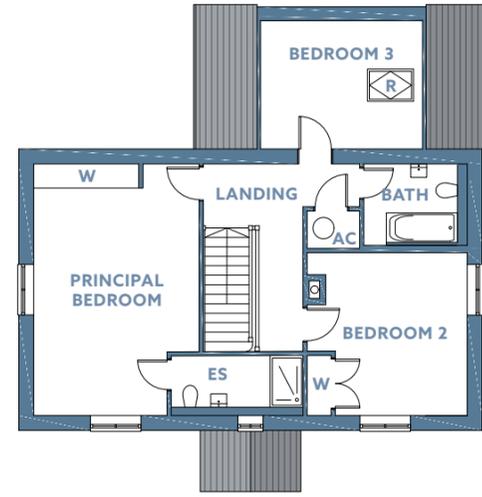
HONEYSUCKLE HOUSE

A THREE-BEDROOM STONE-BUILT HOUSE AT THE ENTRANCE TO THE DEVELOPMENT



GROUND FLOOR

LIVING ROOM	6025 x 3830mm	19' 9" x 12' 7"
KITCHEN/DINING ROOM	6025 x 3960mm	19' 9" x 13' 0"
UTILITY ROOM	2405 x 2225mm	7' 11" x 7' 4"



FIRST FLOOR

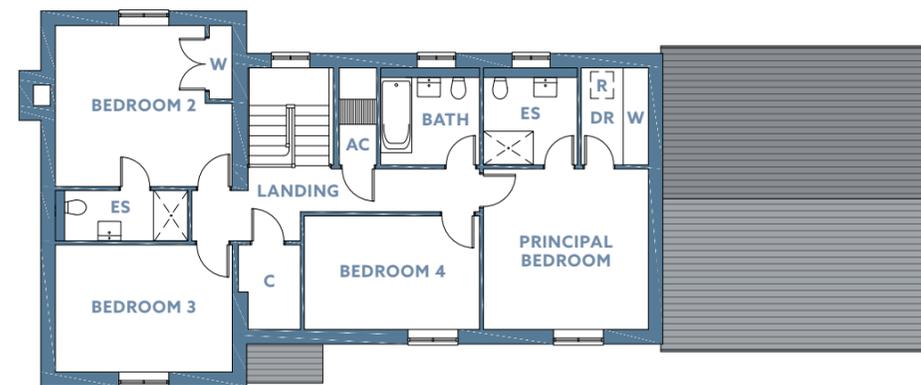
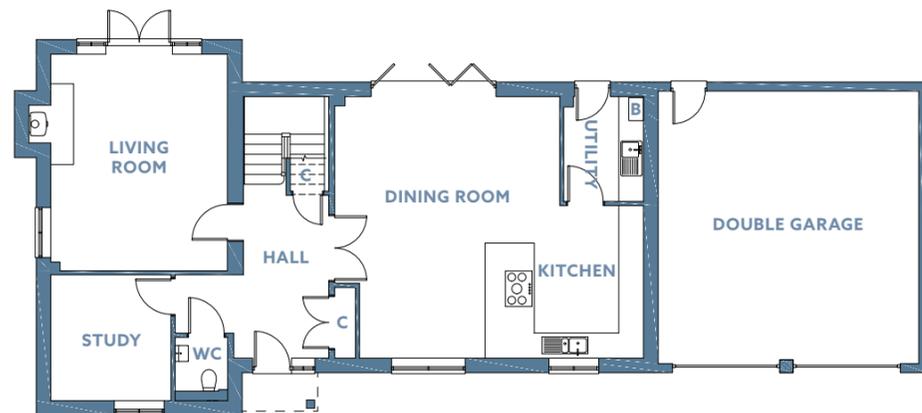
PRINCIPAL BEDROOM	6025 x 3990mm	19' 9" x 13' 5"
ENSUITE	3170 x 1470mm	10' 5" x 4' 10"
BEDROOM 2	3910 x 3190mm	12' 10" x 10' 6"
BEDROOM 3	3860 x 3050mm	12' 8" x 10' 0"
BATHROOM	2510 x 1975mm	8' 3" x 6' 6"

AC Airing cupboard B Boiler C Cupboard ES Ensuite WC Cloakroom Measurements are approximate and are maximum dimensions



AZALEA HOUSE

A FOUR-BEDROOM PROPERTY WITH SEPARATE LIVING ROOM AND STUDY



GROUND FLOOR

LIVING ROOM	5700 x 4300mm	18' 8" x 14' 1"
KITCHEN/DINING ROOM	6870 x 6295mm	22' 6" x 20' 8"
STUDY	3045 x 2930mm	9' 12" x 9' 7"
UTILITY ROOM	2545 x 1960mm	8' 4" x 6' 5"

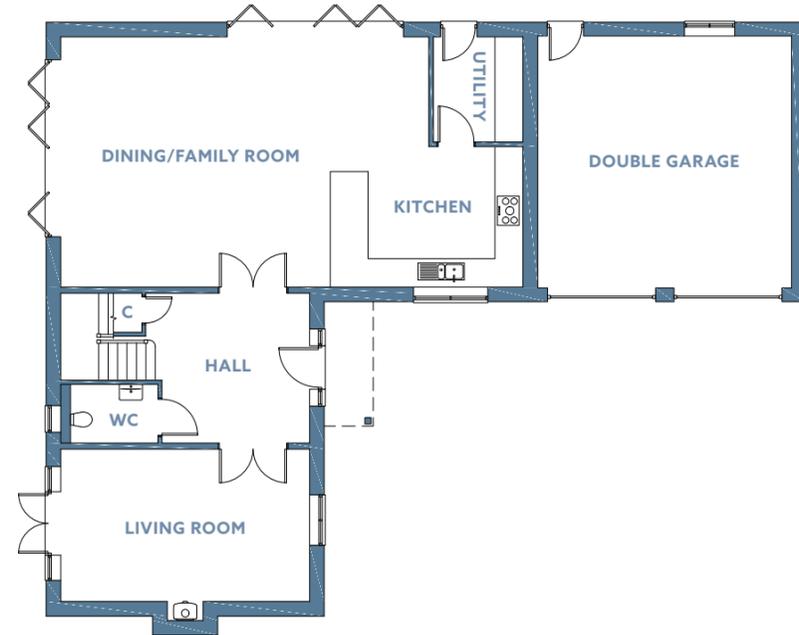
FIRST FLOOR

PRINCIPAL BEDROOM	4000 x 3875mm	13' 1" x 12' 9"
ENSUITE	2355 x 2280mm	7' 9" x 7' 6"
DRESSING ROOM	2355 x 1650mm	7' 9" x 5' 5"
BEDROOM 2	4300 x 3885mm	14' 1" x 12' 9"
BEDROOM 3	4300 x 3075mm	14' 1" x 10' 1"
BEDROOM 4	4235 x 2755mm	13' 11" x 9' 0"
BATHROOM	2400 x 2355mm	7' 10" x 7' 9"



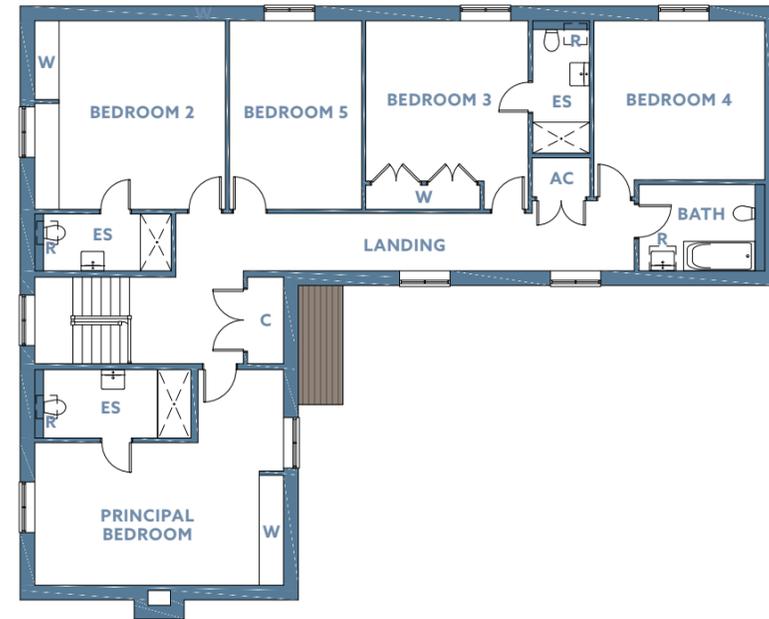
MAYFLOWER HOUSE

A FIVE-BEDROOM STONE PROPERTY WITH OPEN-PLAN LIVING AREA AND DOUBLE GARAGE



GROUND FLOOR

LIVING ROOM	5980 x 3660mm	19' 7" x 12' 0"
KITCHEN/DINING/FAMILY ROOM	11075 x 5980mm	36' 4" x 19' 7"
UTILITY ROOM	2540 x 2190mm	8' 4" x 7' 2"



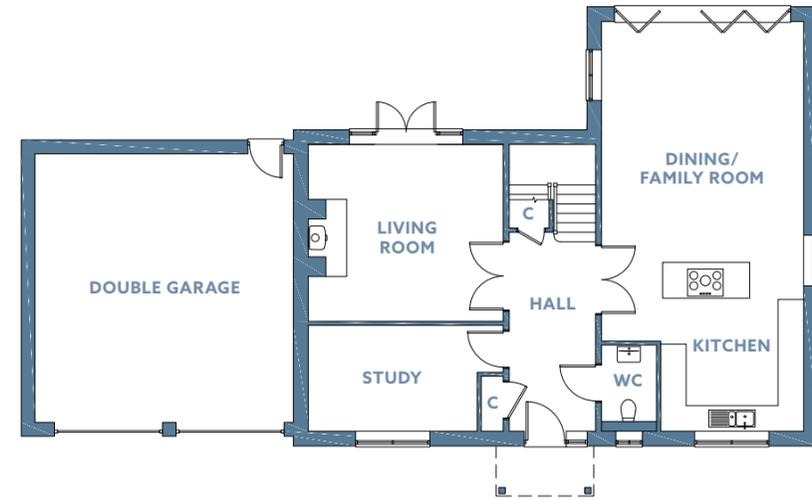
FIRST FLOOR

PRINCIPAL BEDROOM	5985 x 5160mm	19' 8" x 16' 11"
ENSUITE	3760 x 1670mm	12' 4" x 5' 6"
BEDROOM 2	4580 x 4510mm	15' 0" x 14' 10"
BEDROOM 3	3900 x 3840mm	12' 10" x 10' 7"
BEDROOM 4	4110 x 3810mm	13' 6" x 12' 6"
BEDROOM 5	4570 x 3180mm	15' 0" x 10' 5"
BATHROOM	3050 x 2100mm	10' 0" x 6' 11"



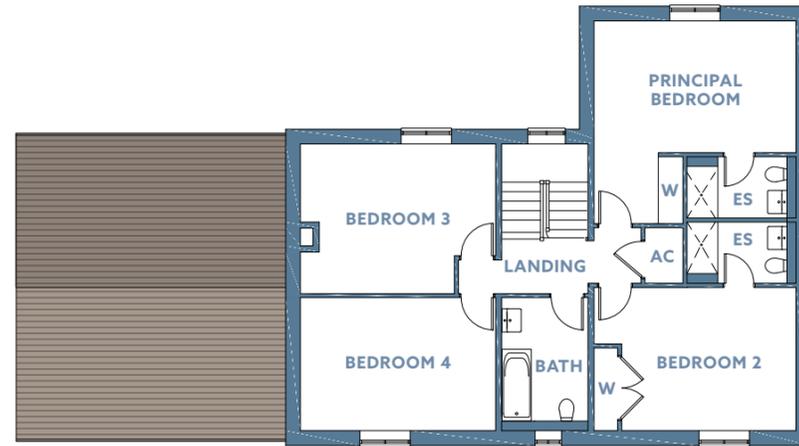
DAHLIA HOUSE

A TRADITIONAL STONE-BUILT PROPERTY WITH OPEN PLAN LIVING AREA AND TWO ENSUITE BEDROOMS



GROUND FLOOR

LIVING ROOM	4700 x 4230mm	15' 5" x 13' 11"
KITCHEN/DINING/FAMILY ROOM	9760 x 4865mm	32' 0" x 15' 12"
STUDY	4070 x 2550mm	13' 4" x 8' 4"



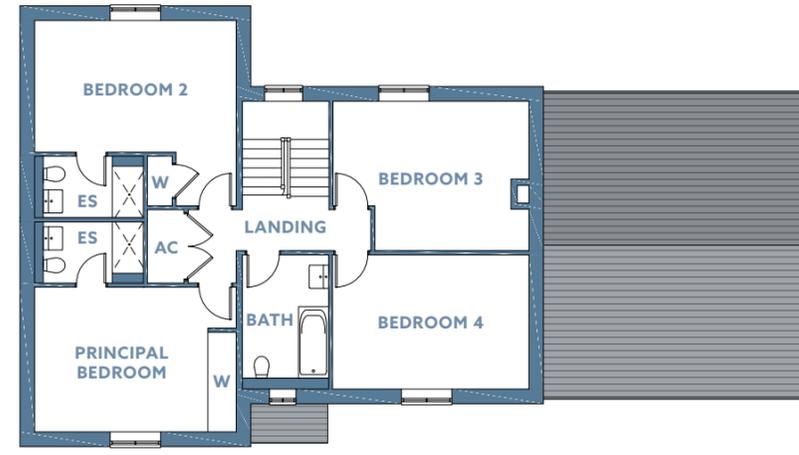
FIRST FLOOR

PRINCIPAL BEDROOM	4865 x 4850mm	16' 0" x 15' 11"
ENSUITE	2640 x 1480mm	8' 8" x 4' 10"
BEDROOM 2	4865 x 3440 mm	16' 0" x 11' 3"
BEDROOM 3	4700 x 3585mm	15' 5" x 11' 9"
BEDROOM 4	4700 x 3195mm	15' 5" x 10' 6"
BATHROOM	3195 x 2075mm	10' 6" x 6' 10"



GARDENIA HOUSE

AN OPEN PLAN LIVING AREA GIVES THIS TRADITIONAL PROPERTY A CONTEMPORARY FEEL



GROUND FLOOR

LIVING ROOM	4675 x 4355mm	15' 4" x 14' 3"
KITCHEN/DINING/FAMILY ROOM	9805 x 4855mm	32' 2" x 15' 11"
STUDY	3950 x 2450mm	13' 0" x 8' 0"

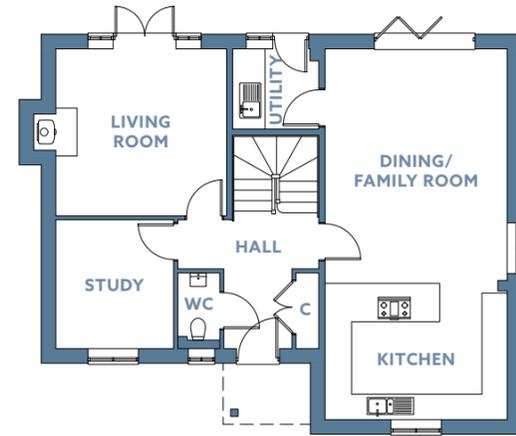
FIRST FLOOR

PRINCIPAL BEDROOM	4855 x 3470mm	15' 5" x 11' 5"
ENSUITE	2630 x 1480mm	8' 8" x 4' 10"
BEDROOM 2	4430 x 3160mm	14' 6" x 10' 4"
BEDROOM 3	4705 x 3585mm	15' 5" x 11' 9"
BEDROOM 4	4715 x 3220mm	15' 6" x 10' 7"
BATHROOM	3220 x 2090mm	10' 7" x 6' 10"



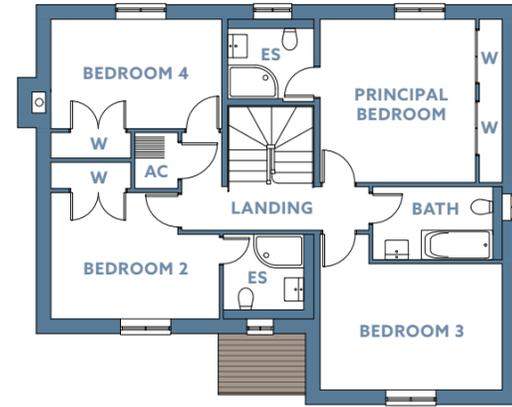
MEADOWSWEET HOUSE

THIS FOUR-BEDROOM STONE-BUILT PROPERTY HAS A SEPARATE LIVING ROOM AND STUDY



GROUND FLOOR

LIVING ROOM	4105 x 3995mm	13' 6" x 13' 1"
KITCHEN/DINING/FAMILY ROOM	8840 x 4390mm	29' 0" x 14' 5"
STUDY	3090 x 2845mm	10' 2" x 9' 4"
UTILITY ROOM	2100 x 1950mm	6' 11" x 6' 5"



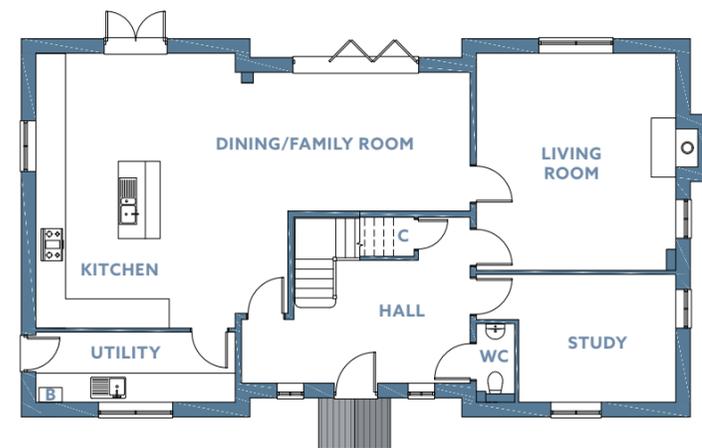
FIRST FLOOR

PRINCIPAL BEDROOM	4390 x 3910mm	14' 9" x 12' 10"
ENSUITE	2100 x 1920mm	6' 11" x 6' 4"
BEDROOM 2	4050 x 3105mm	13' 3" x 10' 2"
BEDROOM 3	4390 x 3030mm	14' 9" x 9' 11"
BEDROOM 4	4115 x 2630mm	13' 6" x 8' 8"
BATHROOM	3120 x 1760mm	10' 3" x 5' 9"



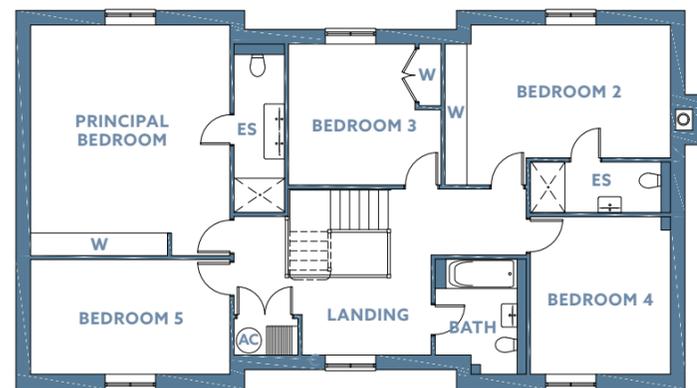
WISTERIA HOUSE

THIS SUBSTANTIAL STONE PROPERTY HAS A GENEROUS LIVING AREA AND SEPARATE LIVING ROOM



GROUND FLOOR

LIVING ROOM	5185 x 4800mm	17' 0" x 15' 9"
KITCHEN	6625 x 4800mm	21' 9" x 15' 9"
DINING/FAMILY ROOM	4350 x 3340mm	14' 3" x 11' 0"
STUDY	4800 x 3070mm	15' 9" x 10' 1"
UTILITY ROOM	4800 x 1700mm	15' 9" x 5' 7"



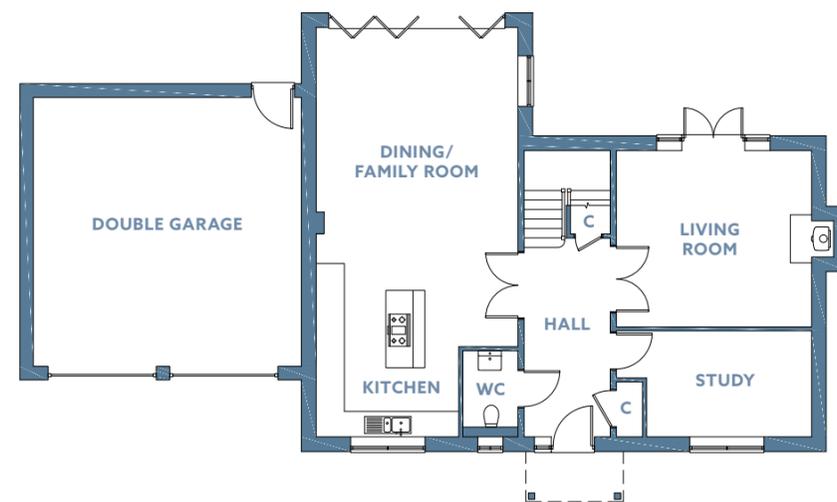
FIRST FLOOR

PRINCIPAL BEDROOM	5505 x 4790 mm	18' 1" x 15' 9"
ENSUITE	4030 x 1230 mm	13' 3" x 4' 0"
BEDROOM 2	5410 x 3830 mm	17' 9" x 12' 7"
BEDROOM 3	3660 x 3380 mm	12' 0" x 11' 1"
BEDROOM 4	3770 x 3400 mm	12' 4" x 11' 2"
BEDROOM 5	4770 x 2750 mm	15' 8" x 9' 0"
BATHROOM	2765 x 2200 mm	9' 1" x 7' 3"



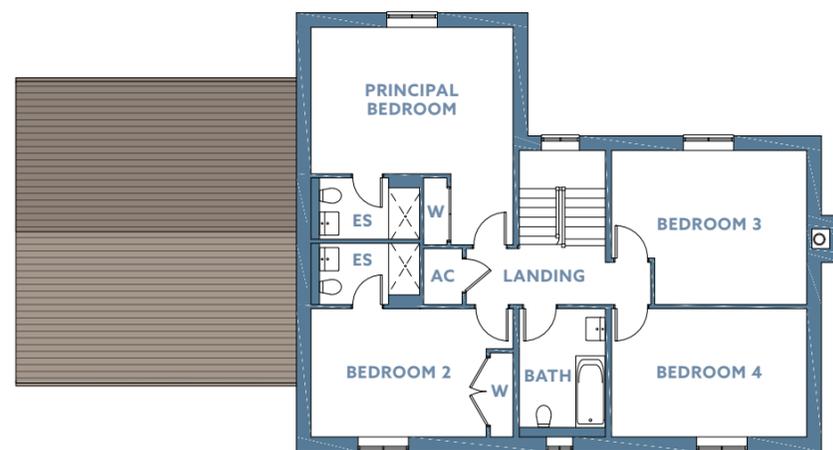
FOXGLOVE HOUSE

A CHARMING FOUR-BEDROOM STONE-BUILT PROPERTY WITH DOUBLE GARAGE



GROUND FLOOR

LIVING ROOM	4700 x 4220 mm	15' 5" x 13' 10"
KITCHEN/DINING/FAMILY ROOM	9760 x 4865 mm	32' 0" x 16' 0"
STUDY	3970 x 2550 mm	13' 0" x 8' 4"



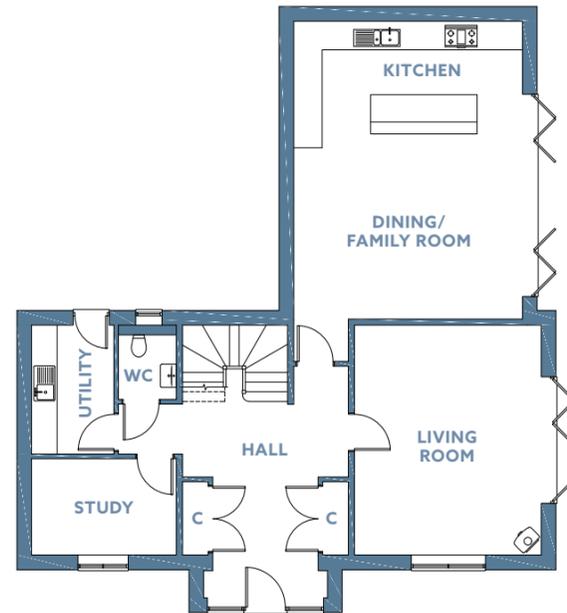
FIRST FLOOR

PRINCIPAL BEDROOM	4865 x 3510 mm	16' 0" x 11' 6"
ENSUITE	2625 x 1480 mm	8' 7" x 4' 10"
BEDROOM 2	4865 x 3080 mm	16' 0" x 10' 1"
BEDROOM 3	4700 x 3080 mm	15' 5" x 10' 1"
BEDROOM 4	4700 x 3690 mm	15' 5" x 12' 1"
BATHROOM	3080 x 2100 mm	10' 1" x 6' 11"



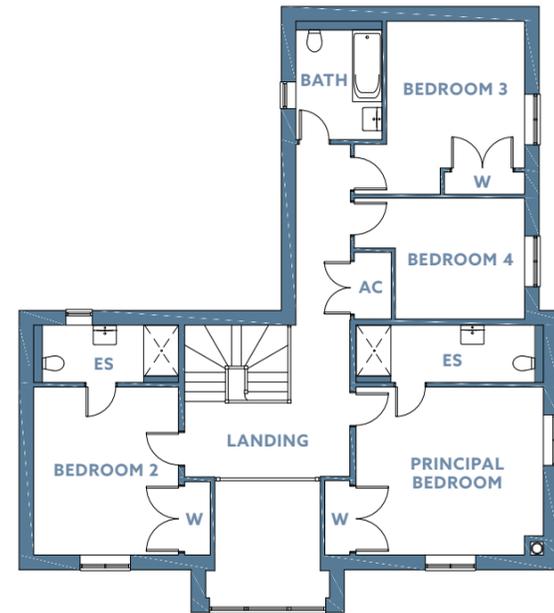
PENNYCREST HOUSE

THE SPECTACULAR GLAZED ENTRANCE GIVES THIS FOUR-BEDROOM HOUSE A REAL IMPACT



GROUND FLOOR

LIVING ROOM	5500 x 4500 mm	18' 1" x 14' 9"
KITCHEN/DINING ROOM	7115 x 5500 mm	23' 4" x 18' 1"
STUDY	3500 x 2330 mm	11' 6" x 7' 8"
UTILITY ROOM	3100 x 2000 mm	10' 2" x 6' 7"



FIRST FLOOR

PRINCIPAL BEDROOM	4515 x 4025 mm	14' 10" x 13' 2"
ENSUITE	4515 x 1405 mm	14' 10" x 4' 7"
BEDROOM 2	4025 x 3500 mm	13' 2" x 11' 6"
BEDROOM 3	4140 x 3330 mm	4' 9" x 10' 11"
BEDROOM 4	4095 x 2900 mm	13' 5" x 9' 6"
BATHROOM	2860 x 2100 mm	9' 5" x 6' 11"



