

St Mary's Church, Kidlington



Kidlington village centre

Contemporary style and quality in a secluded location

HUNTINGDON HOUSE and **LEAFIELD HOUSE** are a pair of characterful, stone-built new homes on a generously-sized and secluded garden plot, just five minutes' walk from Kidlington's main shopping centre.

These superior homes are built to our exacting standards and feature stylish, high-quality bathrooms and contemporary, fully-fitted kitchens, which include *Neff* integrated appliances.

Both homes offer generous open-plan living space, flowing effortlessly through the house, opening the house up to the garden through bifold doors. Each has the luxury of a separate living room, featuring a log burner; the living room of Huntingdon House also benefits from French doors to the garden.

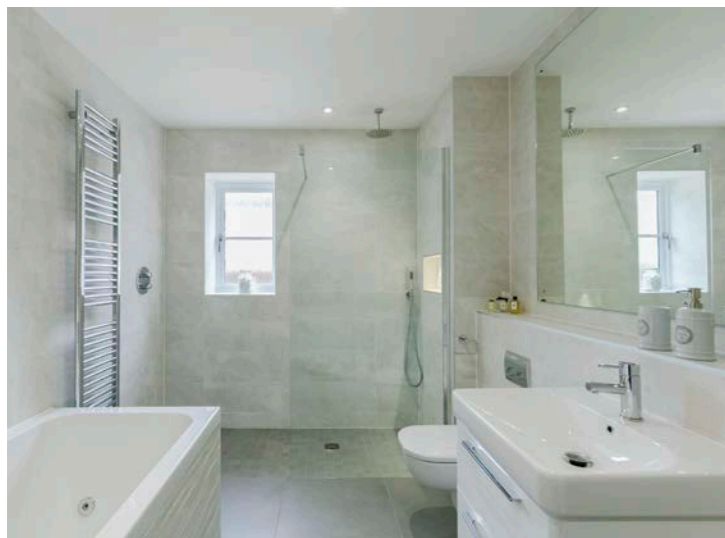
Of Leaffield House's five bedrooms, two are ensuite and three have fitted wardrobes; Huntingdon House has a walk-in dressing room in the master suite, one further ensuite, and all bedrooms have fitted wardrobes.

Both houses have landscaped front and rear gardens, planted with a selection of trees, shrubs and perennials, so you can enjoy your new home from the moment you move in, both inside and outside.

The properties come with the peace of mind offered by a 10-year NHBC building warranty.

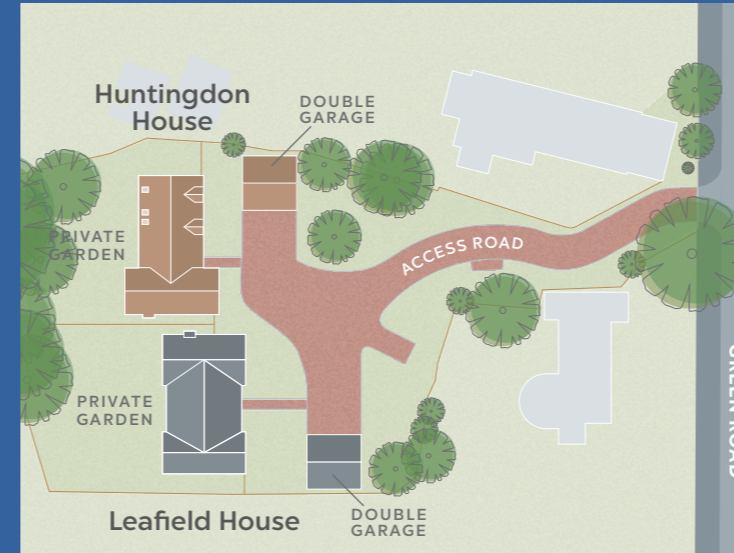
Buying from **EDE HOMES** is easy and straightforward: we offer a range of different options to make the process as seamless and trouble-free as possible for you. *Please speak to our Sales Team for further details.*

EDE HOMES has a long and diverse track record of successful and sympathetic property development in Oxfordshire and our reputation for quality in construction and after-sales care has been built up over the 60 years since the group's foundation.



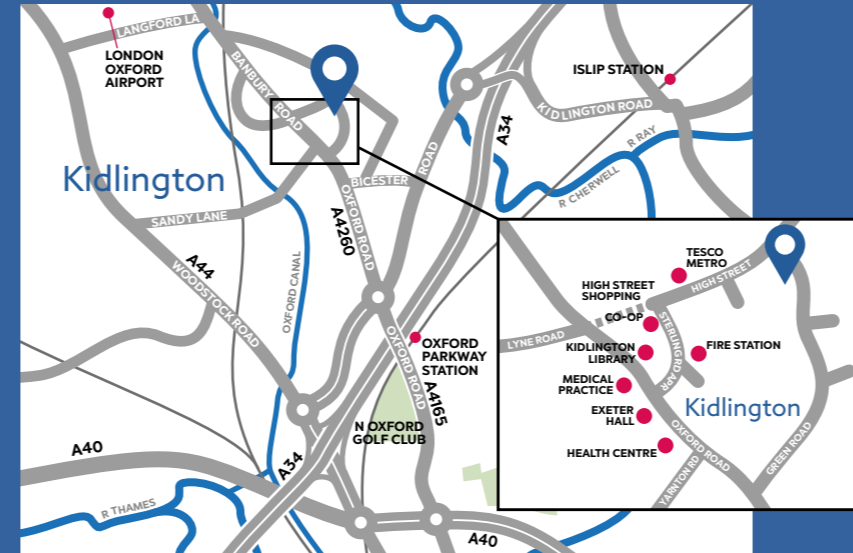
Pictures show a recent Ede Homes property of similar specification

SITE LAYOUT



LOCATION

OX5 2EU



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

01993 890760

EDE HOMES

EST. 1959

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LEAFIELD HOUSE
&
HUNTINGDON HOUSE

KIDLINGTON ▸ OXFORD

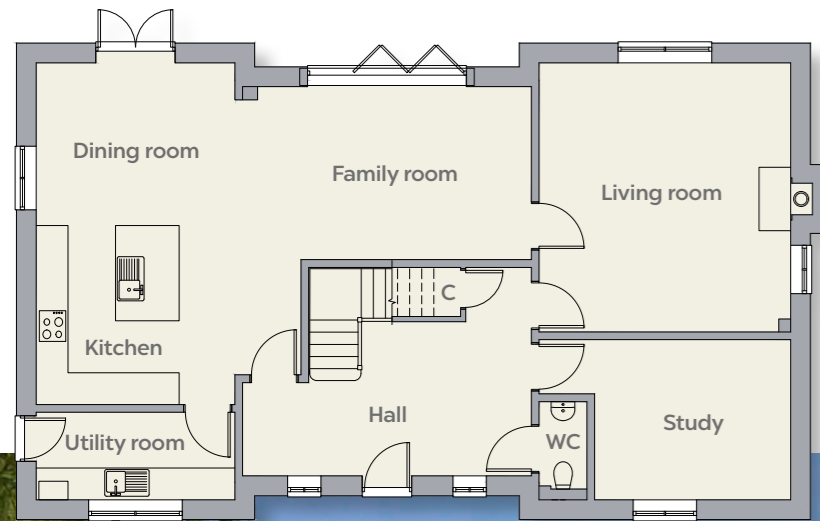
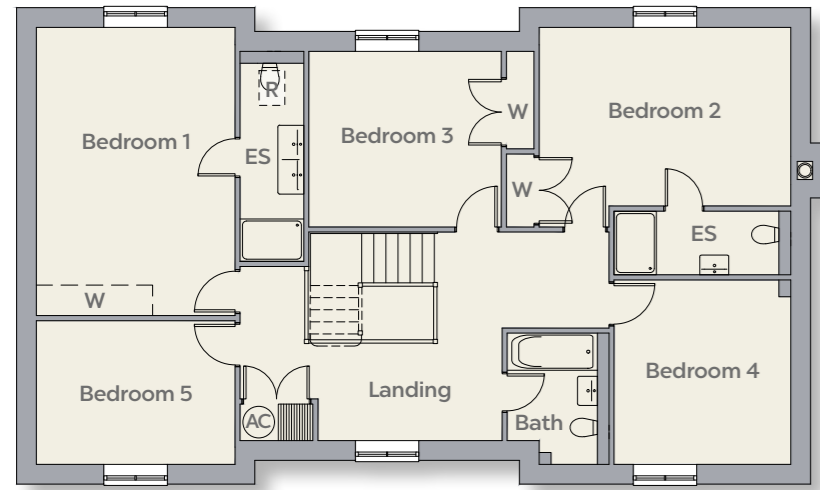
TWO INDIVIDUAL PROPERTIES IN AN EXCLUSIVE AREA OF KIDLINGTON

EDE HOMES
EST. 1959

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. Mapping contains OS data © Crown copyright [and database right] (2018). Photograph (top): John Morrison/Alamy

LEAFIELD HOUSE

FIRST FLOOR



GROUND FLOOR



Indicative image

Both properties have a beautiful, hand-made solid oak staircase

SPECIFICATIONS

KITCHEN & UTILITY

- Fully fitted contemporary kitchens with *Silestone* worktops, upstands, and under-unit lighting design by Nobilia.
- Integrated stainless steel *Neff* appliances including electric oven, induction hob with built-in extractor, combination oven and microwave, dishwasher, American-style fridge/freezer (Huntingdon House only).
- Quooker tap
- Water softener.
- Choice of kitchen and *Minoli* floor tiling available subject to build programme.
- Utility cabinets to match kitchen with wall housing for boiler.
- Stone worktop to complement kitchen.
- Services and space for free-standing washing machine and tumble dryer as supplied.

BATHROOM, ENSUITE & CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures.
- White gloss vanity units.
- Wet room-style shower areas featuring mains pressure showers with rainfall shower head where possible.
- Chrome shaver point in bathroom and ensuite.
- Chrome ladder towel rail.
- Recess with lighting where possible.
- Ceramic wall and floor tiling by *Minoli*.
- Half-tiled walls and tiled floor in cloakroom.
- Electric underfloor heating in family bathroom and master ensuite

ELECTRICAL

- Kitchen switches and sockets in brushed chrome; white finish in all other rooms.
- LED downlighters in living room, kitchen, family room, bathroom and ensuite.
- Shaver points in bathroom and ensuite.
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms; main incoming BT in hallway.
- Wiring for interactive ceiling sound system.
- Wireless CCTV to front and rear of property.

HEATING/ENERGY EFFICIENCY

- Energy efficient condensing boiler.
- Underfloor heating on ground floor with *Hive* or *Nest* remote control panels.
- Radiators with thermostatic valves on first floor.
- High-pressure hot water system supplying pressurised hot water cylinder.
- Back-up immersion heater.
- Mechanical ventilation and heat recovery system.

INTERIOR FINISHES

- Oak finish doors with brushed steel ironmongery.
- Fully fitted wardrobes to master bedroom by *Draks of Upper Heyford*; built-in wardrobes in other bedrooms, fitted with shelf and hanging rail (may vary by property).
- Log burner with built-in direct air feed and twin wall system.

- Bespoke oak staircase with oak spindles, handrail, treads, newel post and cap. (Huntingdon House has chrome and glass panel to staircase.)
- Dulux* Almond White gloss paint to walls; architrave and skirting in white gloss; ceiling in white matt.
- Floor tiling includes kitchen/dining/family room, utility room, cloakroom and hall.

EXTERNAL FINISHES

- Double glazed, sealed softwood windows in ivory finish.
- Oak style front door with black ironmongery.
- Warm core UPVC bi-fold doors to family/dining room and living room.
- Softwood back door, style to be confirmed.
- Front and rear gardens turfed with planting (subject to Planning approval).
- Exterior tap.
- Patio areas and paths paved with Indian Stone.
- Aerial fitted and wired in roof space.
- Double garages with power, light and two single motorised entry doors.
- External lighting to front and rear.
- 1.8m closeboard gate to side access.

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 the specification at any time during the build process.

INTERIOR DIMENSIONS

LEAFIELD HOUSE		
Ground floor		
Living room	5110 x 4755 mm	16' 9" x 15' 7"
Kitchen/Dining/Family room	9380 x 6480 mm	30' 9" x 21' 3"
Utility room	3780 x 1655 mm	12' 5" x 5' 5"
Study	4755 x 3025 mm	15' 7" x 9' 11"
First floor		
Bedroom 1	5470 x 3780 mm	17' 11" x 12' 5"
Ensuite	3995 x 1205 mm	13' 1" x 3' 11"
Bedroom 2	4780 x 3150 mm	15' 8" x 10' 4"
Ensuite	3365 x 1205 mm	11' 0" x 3' 11"
Bedroom 3	4255 x 3345 mm	14' 0" x 11' 0"
Bedroom 4	3735 x 3365 mm	12' 3" x 11' 0"
Bedroom 5	3780 x 2715 mm	12' 5" x 8' 11"
Bathroom	2730 x 2175 mm	8' 11" x 7' 2"

HUNTINGDON HOUSE		
Ground floor		
Living room	5955 x 4255 mm	19' 6" x 14' 0"
Kitchen/Dining/Family room	7575 x 6255 mm	24' 10" x 20' 6"
Utility room	2500 x 1915 mm	8' 2" x 6' 3"
Study	3305 x 2855 mm	10' 10" x 9' 4"
First floor		
Bedroom 1	4015 x 3840 mm	13' 2" x 12' 7"
Ensuite	2320 x 2305 mm	7' 7" x 7' 7"
Bedroom 2	4335 x 4255 mm	14' 3" x 14' 0"
Ensuite	3185 x 1205 mm	10' 5" x 3' 11"
Bedroom 3	4255 x 3675 mm	14' 0" x 12' 1"
Bedroom 4	4160 x 2720 mm	13' 8" x 8' 11"
Bathroom	2470 x 2320 mm	8' 1" x 7' 7"

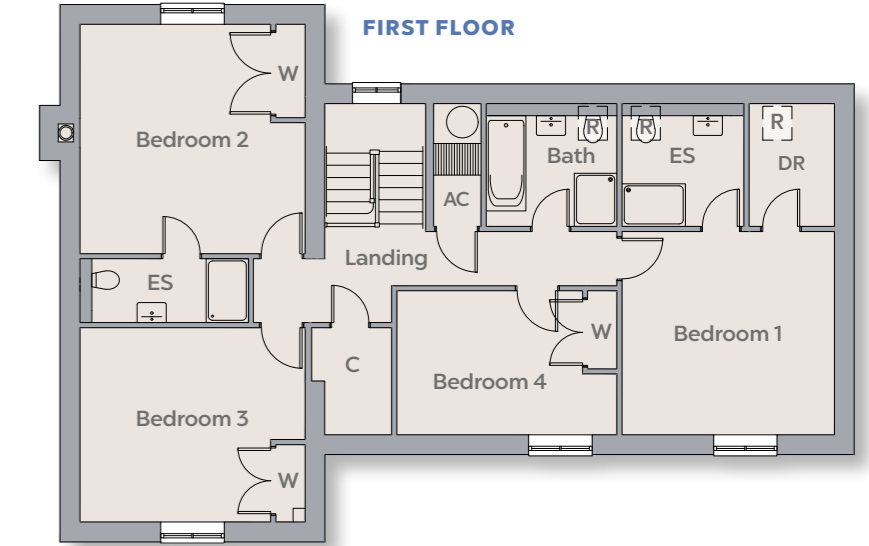
Measurements are approximate and are maximum dimensions. Computer generated images are indicative only.

HUNTINGDON HOUSE



Bifold doors really open up the living space into the garden.

FIRST FLOOR



GROUND FLOOR



Computer-generated image



Computer-generated image