

WATCOMBE  
MANOR

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WATLINGTON  
OXFORDSHIRE

A COLLECTION OF CHARACTERFUL BARNs  
AND NEW BUILD HOMES IN HISTORIC WATLINGTON



The beautiful landscape around Watlington is waiting to be explored



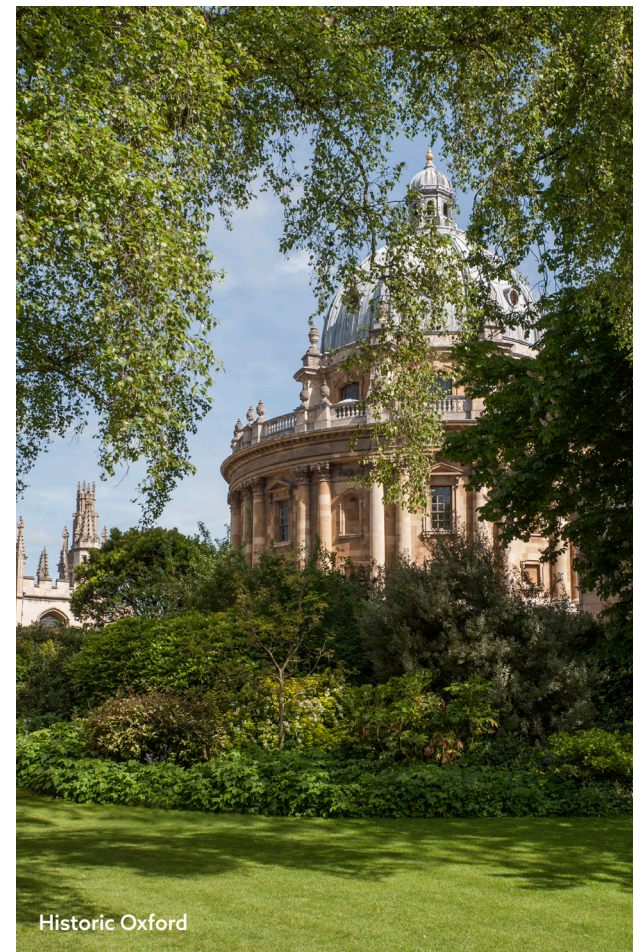
# ANCIENT HIGHWAYS AND BEAUTIFUL LANDSCAPES

THE MARKET TOWN OF WATLINGTON lies at the crossroads of two highways – one is the Ridgeway, the “oldest road in Britain”, the other the M40 which links Birmingham, Oxford and London. The town nestles beneath the escarpment of the Chiltern Hills at the foot of Watlington Hill and is surrounded by the undulating agricultural landscape of South Oxfordshire and the intimate valleys and ancient woodlands of the Chilterns.

In springtime, the woods at Christmas Common are carpeted with bluebells, in summer butterflies fill the

air at Aston Rowant national nature reserve and later in the year, autumn lends the area’s beech woods a magnificent golden glow; WATCOMBE MANOR is perfect for exploring the lanes, footpaths and pubs of the Chilterns on foot, by bike or on horseback.

Oxford, Henley-on-Thames and High Wycombe are all close by and offer excellent shopping, cultural and leisure facilities. London’s shopping, theatres and airports are easily reached by direct coach from Lewknor, making travel abroad easy and trips to the capital an enticing prospect.



Historic Oxford

## FULL OF TRADITIONAL CHARACTER AND ATMOSPHERE



The Town Hall

**WATLINGTON'S CHARMING CENTRE** revolves around the town hall, located at the crossroads in the middle of town. There is a good range of independently-owned shops, including a traditional butcher, delicatessen, ironmongers and even an artisan chocolate shop.

**WATCOMBE MANOR** is just a five-minute walk from the centre of town – perfect for picking up extras or spending time over a coffee on the High Street. The villages around Watlington are sprinkled with quaint,

homely dining pubs just waiting to be discovered. For a special occasion, Raymond Blanc's Manoir aux Quat' Saisons is in Great Milton, just 15 minutes' drive.

The town has a pre-school and a primary school, both rated Outstanding by Ofsted and a secondary school, The Icknield Community College, rated Good. Wallingford, Henley, Princes Risborough and of course Oxford have a range of excellent independent schools.



Watlington Town Centre



The Bull & Butcher, Turville

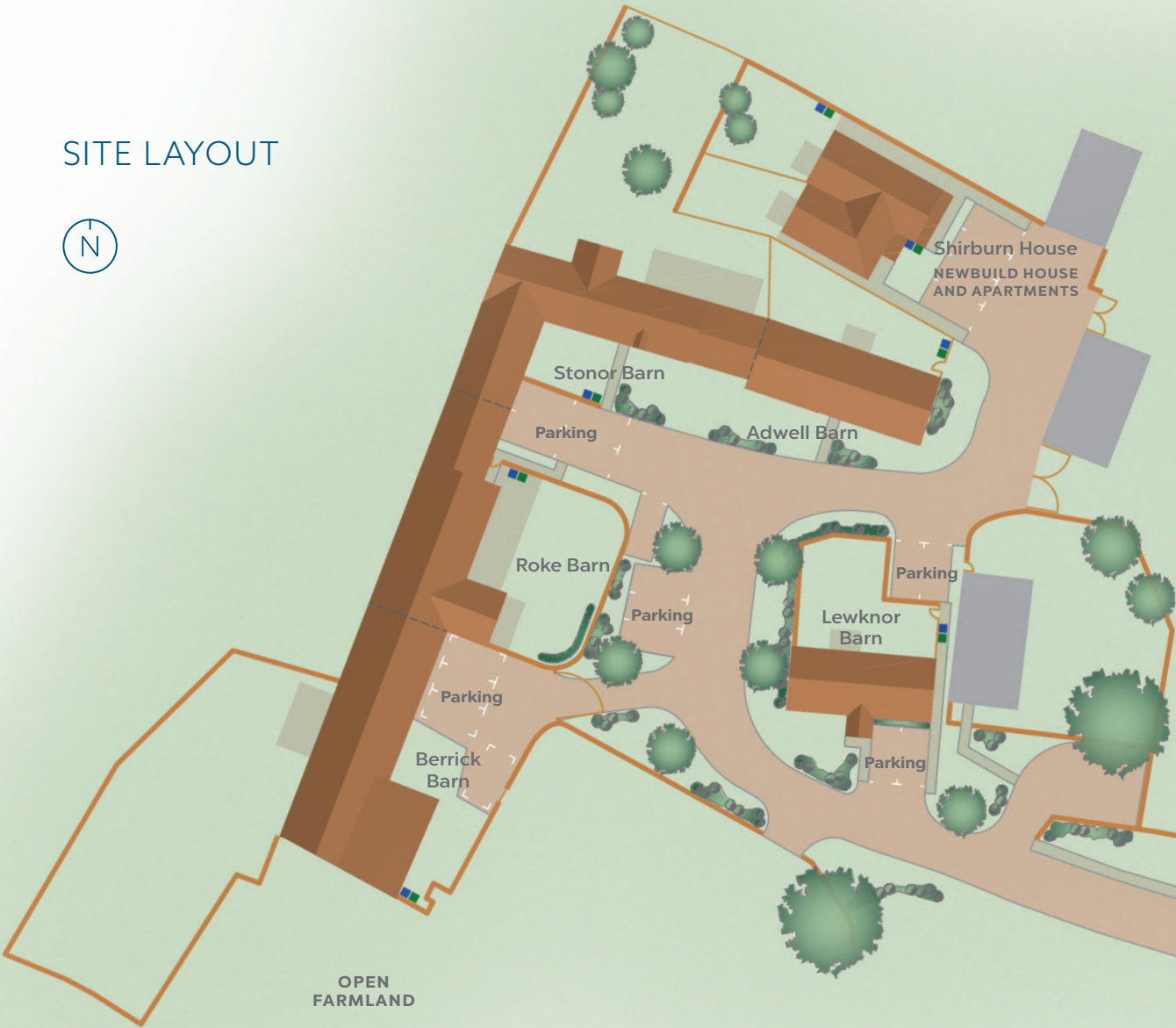


Watlington High Street



Cycling through the village of Fingest

SITE LAYOUT



OX49 5EB

**WATCOMBE MANOR**  
Ingham Lane, Watlington,  
Oxfordshire OX49 5EB

TOWN CENTRE

Ingham Lane

Howe Rd

HENLEY-ON-THAMES

TO OXFORD

TO WALLINGFORD

TO LEWKNOR & M40, J6

TO NETTLEBED & HENLEY

Watlington

Watcombe Manor

CHILTERN HILLS AONB

Watlington Primary School

St Leonard's Church

The Chequers

Icknield Community College

Cricket Club & Playground

Fire Station

Library

Town Hall

Co-op Supermarket

The Fat Fox

St Edward Campion RC Church

The Spire & Spoke

B480 CUXHAM ROAD

B4009 BRITWELL ROAD

GORWELL

BROOK STREET

COUCHING ST

HOWE RD B480

HILL ROAD

SHIRBURN ROAD B4009

LOVE LANE



The Manoir aux Quat' Saisons

## SMALL TOWN ATMOSPHERE, BIG CITY CONNECTIONS

WATCOMBE MANOR is ideally located for both local facilities and for getting around the area. The nearest large town is delightful Henley-on-Thames, which has many good quality brands and independent shops and restaurants, a Waitrose, a cinema, theatre and lovely riverside parks. It also hosts the annual Henley Festival and world-famous Royal Regatta.

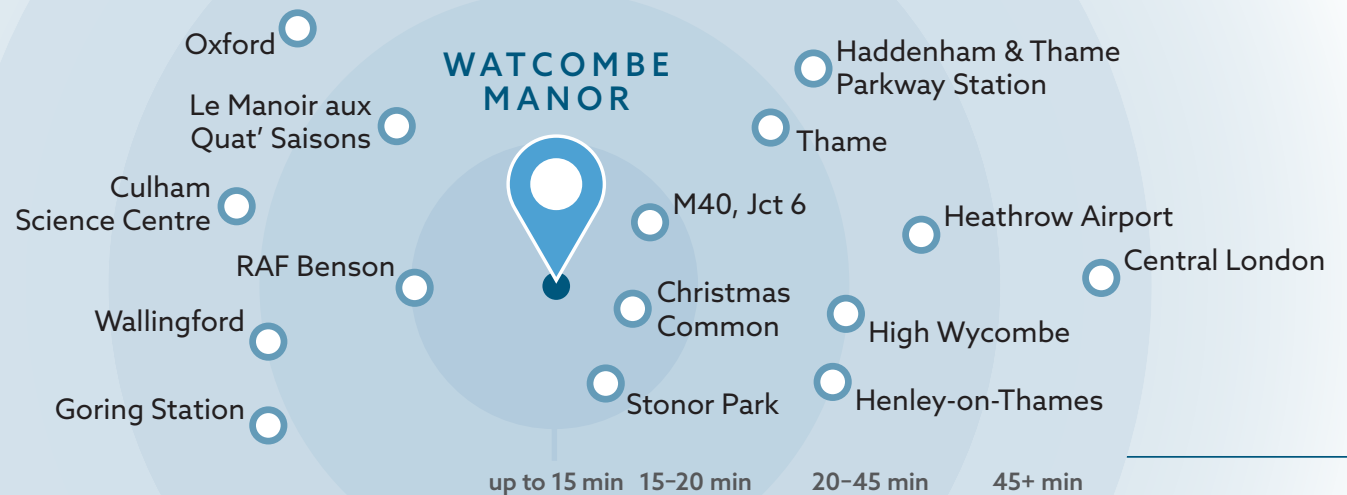
There are many smaller market towns in the area: Thame, Wallingford, Princes Risborough, Goring and

Abingdon on Thames all offer a characterful range of shops and other facilities.

Oxford and High Wycombe are roughly equidistant, both with very good shopping, leisure and transport facilities; the nearest station is Haddenham & Thame Parkway. Excellent coach services to Oxford, London, Heathrow and Gatwick call at Lewknor and enable easy commuting and leisure journeys via the M40, throughout the day and night.



Rowing past Temple Island, Henley Regatta







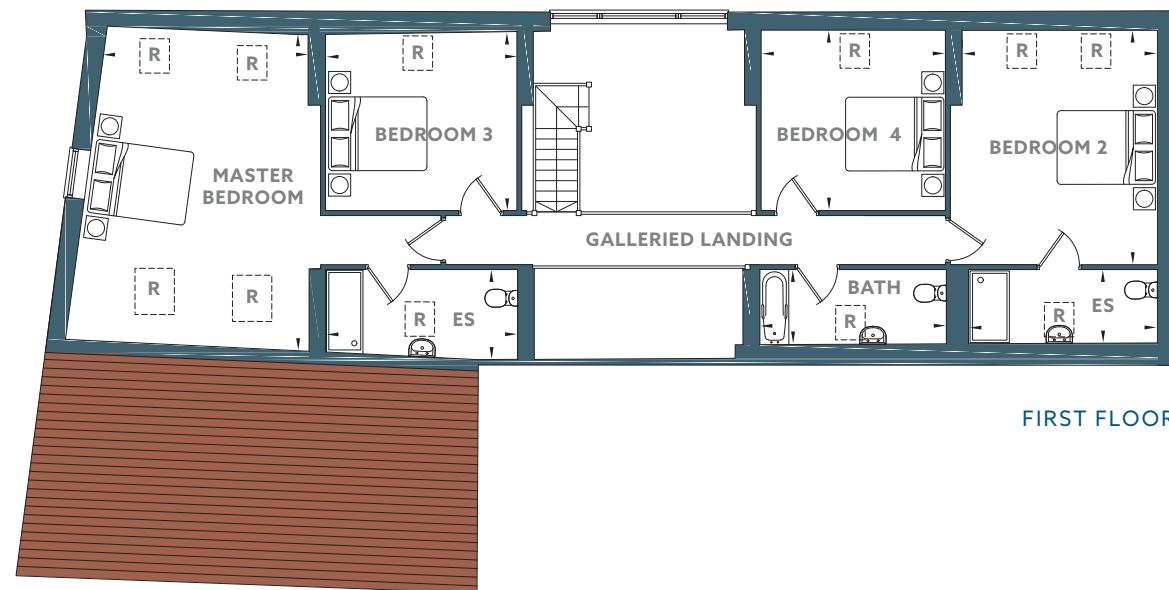
# BERRICK BARN

GATED ENTRANCE WITH PLENTY OF PARKING • PRIVATE SOUTH-FACING REAR GARDEN



GROUND FLOOR

LIVING ROOM	4560 x 4330mm	15' 0" x 14' 2"
KITCHEN/DINING ROOM	9435 x 6675mm	30' 11" x 21' 11"
BEDROOM 5	6390 x 4020mm	21' 0" x 13' 2"
STUDY	4095 x 2830mm	13' 5" x 9' 3"
UTILITY	4250 x 3930mm	13' 11" x 12' 11"



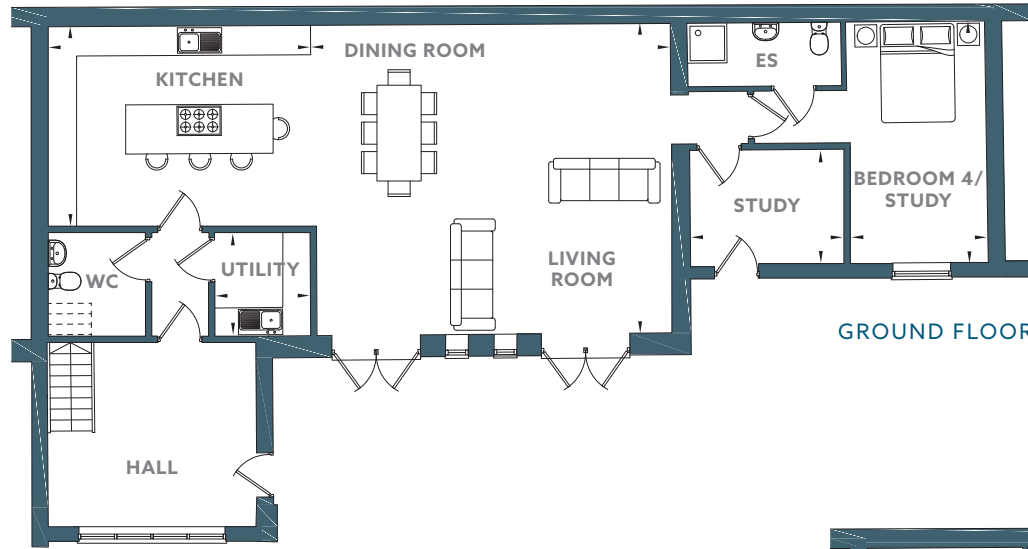
FIRST FLOOR

MASTER BEDROOM	6440 x 4085mm	21' 1" x 13' 5"
EN SUITE	3905 x 1830mm	12' 10" x 6' 0"
BEDROOM 2	4680 x 4210mm	15' 8" x 13' 10"
EN SUITE	3840 x 1500mm	12' 7" x 14' 11"
BEDROOM 3	3895 x 3645mm	12' 9" x 12' 0"
BEDROOM 4	3750 x 3675mm	12' 4" x 13' 1"
BATHROOM	3750 x 1530mm	12' 4" x 5' 0"



# ROKE BARN

SPECTACULAR GLAZED ENTRANCE • FLEXIBLE OPEN-PLAN LIVING SPACE



GROUND FLOOR

LIVING/DINING ROOM	7230 x 6300mm	23' 9" x 20' 8"
KITCHEN	5455 x 4090mm	17' 11" x 13' 5"
STUDY	3120 x 2295mm	10' 3" x 7' 6"
BEDROOM 4/STUDY	4910 x 2790mm	16' 1" x 9' 2"
UTILITY	2115 x 1930mm	6' 11" x 4' 4"

MASTER BEDROOM	6300 x 3875mm	20' 8" x 12' 8"
EN SUITE	2730 x 1250mm	8' 11" x 4' 1"
BEDROOM 2	4520 x 3160mm	14' 10" x 10' 4"
BEDROOM 3	3850 x 3440mm	12' 7" x 11' 3"
BATHROOM	3880 x 1750mm	12' 9" x 5' 9"

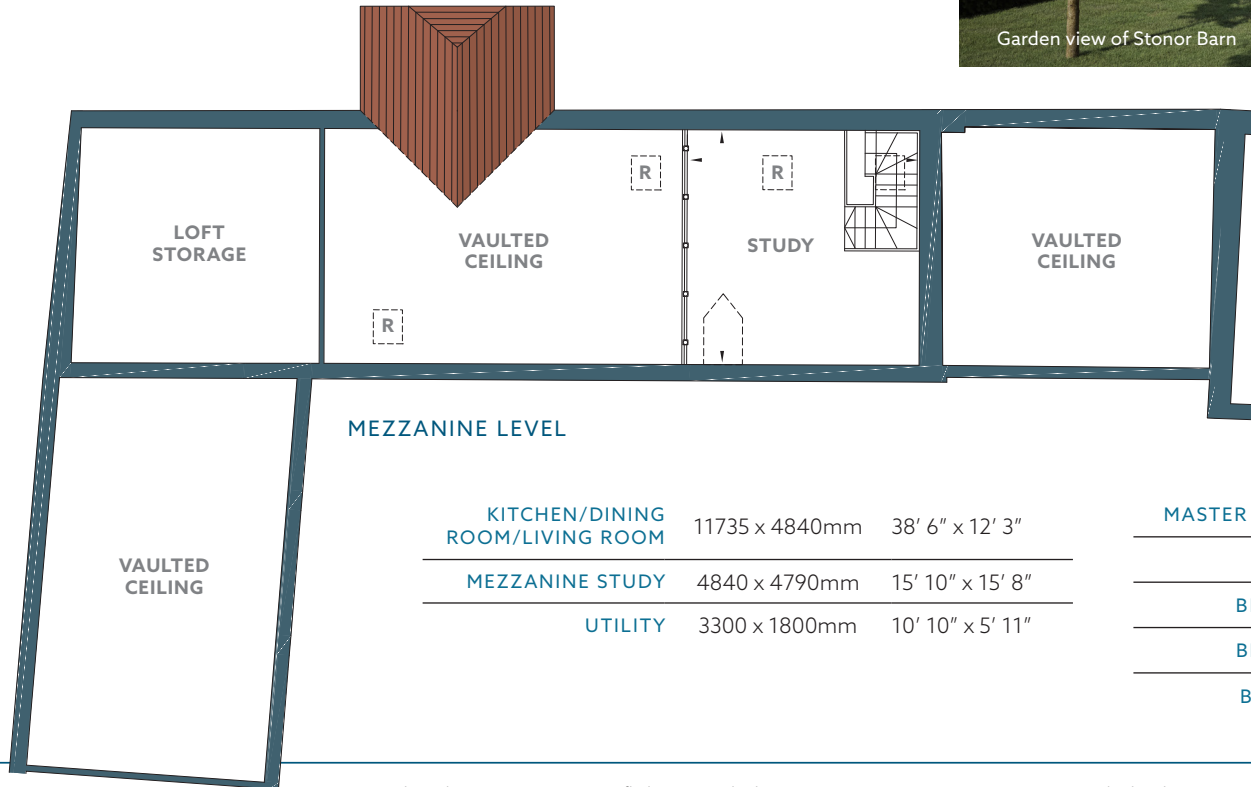


FIRST FLOOR



# STONOR BARN

SECLUDED CORNER POSITION WITH LARGE GARDEN AND VAULTED CEILINGS

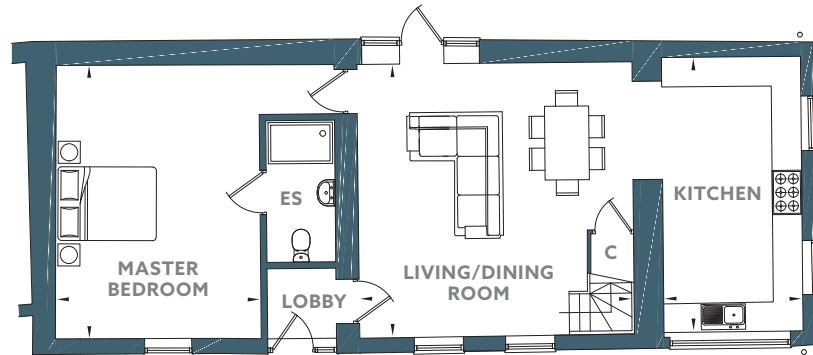


KITCHEN/DINING ROOM/LIVING ROOM	11735 x 4840mm	38' 6" x 12' 3"
MEZZANINE STUDY	4840 x 4790mm	15' 10" x 15' 8"
UTILITY	3300 x 1800mm	10' 10" x 5' 11"

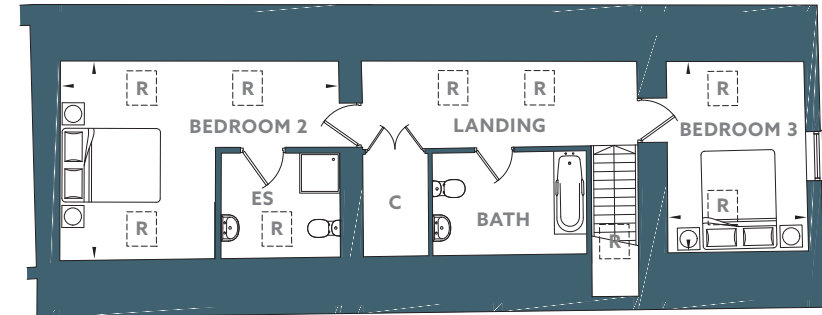
MASTER BEDROOM	5600 x 4920mm	18' 4" x 16' 2"
EN SUITE	2335 x 2115mm	7' 8" x 6' 11"
BEDROOM 2	5860 x 4915mm	19' 3" x 16' 1"
BEDROOM 3	4845 x 3240mm	15' 11" x 10' 7"
BATHROOM	3460 x 2310mm	11' 4" x 7' 7"

# ADWELL BARN

CHARACTERFUL LIVING SPACE WITH GARDEN ACCESS



GROUND FLOOR



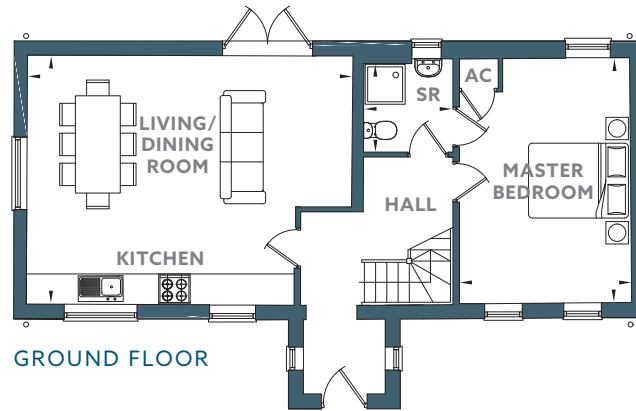
FIRST FLOOR



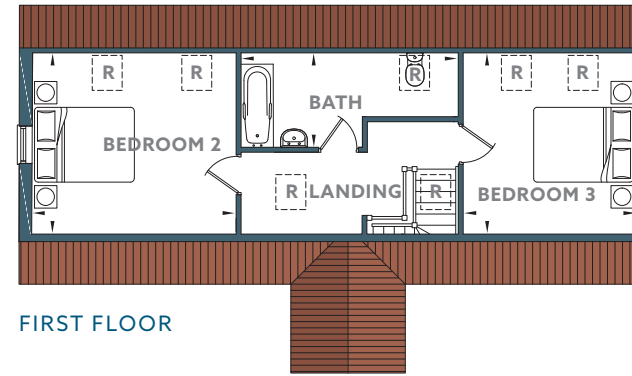
KITCHEN	5600 x 2830mm	18' 4" x 9' 3"
LIVING/ DINING ROOM	5595 x 5570mm	18' 4" x 18' 3"
MASTER BEDROOM	5610 x 4110mm	18' 5" x 13' 6"
EN SUITE	2885 x 1400mm	9' 5" x 4' 7"
BEDROOM 2	5660 x 4370mm	18' 7" x 14' 4"
EN SUITE 2	2500 x 2400mm	8' 2" x 7' 10"
BEDROOM 3	4340 x 2860mm	14' 3" x 9' 4"
BATHROOM	3070 x 2370mm	10' 1" x 7' 9"

# LEWKNOR BARN

CENTRALLY PLACED WITH ENCLOSED GARDEN AND GENEROUS PARKING



GROUND FLOOR



FIRST FLOOR

KITCHEN/ DINING ROOM/ LIVING ROOM	6515 x 4990mm	21' 4" x 16' 4"
MASTER BEDROOM	4190 x 3445mm	13' 9" x 11' 4"
EN SUITE	1865 x 1790mm	6' 1" x 5' 10"
BEDROOM 2	4660 x 3630mm	15' 3" x 11' 11"
BEDROOM 3	4660 x 3680mm	15' 3" x 12' 1"
BATHROOM	2685 x 1890mm	8' 10" x 6' 2"

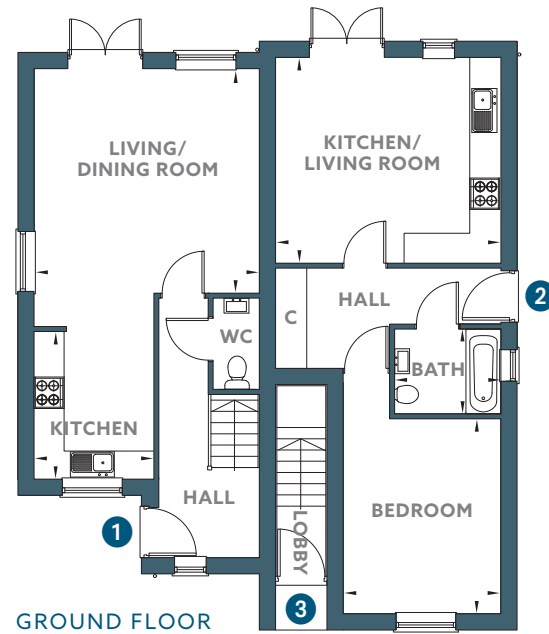




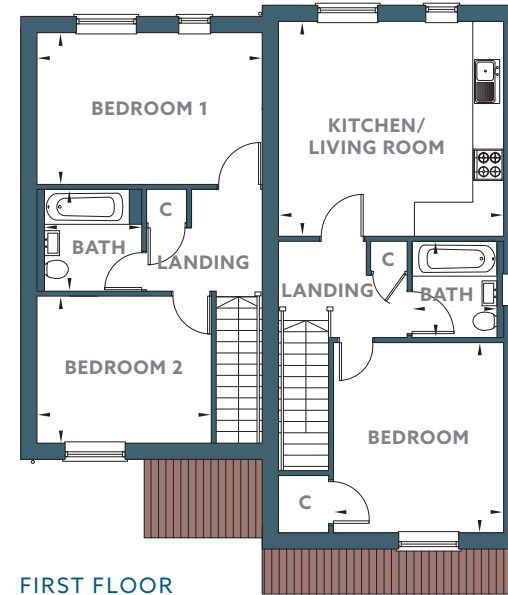


# SHIRBURN HOUSE

NEWLY-BUILT, HIGH SPECIFICATION HOUSE AND APARTMENTS



GROUND FLOOR



FIRST FLOOR

## 1 SHIRBURN HOUSE (2 BEDROOM HOUSE)

LIVING/DINING ROOM	5145 x 4465mm	16' 11" x 14' 8"
KITCHEN	2930 x 2375mm	9' 7" x 7' 9"
BEDROOM 1	4465 x 3020mm	14' 8" x 9' 11"
BEDROOM 2	3470 x 2920mm	11' 5" x 9' 7"
BATHROOM	2075 x 2040mm	6' 9" x 6' 8"

## 2 SHIRBURN HOUSE (1 BEDROOM APARTMENT)

KITCHEN/LIVING ROOM	4465 x 4100mm	14' 8" x 13' 5"
BEDROOM	3880 x 3110mm	12' 9" x 10' 2"
BATHROOM	2105 x 1700mm	6' 11" x 5' 7"

## 3 SHIRBURN HOUSE (1 BEDROOM APARTMENT)

KITCHEN/LIVING ROOM	4465 x 4285mm	14' 8" x 14' 1"
BEDROOM	3790 x 3385mm	12' 5" x 11' 1"
BATHROOM	1930 x 1810mm	6' 4" x 5' 11"

# SPECIFICATION

AT EDE HOMES we believe that the beauty of a home lies in the details: we put every effort into ensuring the high quality of the materials we use and that the fit and finish are beautifully executed.

## KITCHEN AND UTILITY

- Fully fitted contemporary or traditional style kitchen by Nobilia with Silestone worktops, upstands and splashbacks, and under-unit lighting
- Neff Integrated appliances including electric oven, combi microwave, induction hob with down draft extractor, fridge/freezer, dishwasher (design and appliances may vary subject to layout)
- Utility cabinets to match kitchen
- Co-ordinating worktops and upstands
- Wiring and space for washing machine and dryer in utility room



## BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Low level shower trays with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point
- Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

## HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Thermostatic valves to first floor radiators

## ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensuites
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Aerial wired into roof space

## EXTERNAL FINISHES

- Double glazed windows
- Oak front door with brushed chrome ironmongery



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



## A REPUTATION FOR QUALITY AND CARE

- Bi-fold doors to garden (varies by plot)
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval)
- Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved in Indian Riven Sandstone
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

### INTERNAL FINISHES

- Floor tiling by Minoli in kitchen/dining room/family room, utility room, hallway and WC
- Cottage-style oak doors with brushed steel ironmongery
- Oak staircase with glass panels or oak spindles, subject to stair layout. Please refer to our Sales Team for exact finish.
- Walls painted in Dulux Cotton White; architrave and skirting in white satin; ceiling in white matt

### SECURITY

- CCTV to front and rear of plots 1, 2 & 3
- Wireless or hardwired intruder alarm with PIR room sensors

### WARRANTY

- Conversion properties: One-year warranty direct with Ede Homes, followed by a six-year warranty from the Architect only
- New build properties: Two-year Ede Homes warranty, followed by a ten-year warranty from NHBC
- Appliance warranty direct with manufacturer

**PLEASE CONFIRM SPECIFICATION ON NEW BUILD HOMES DIRECT WITH EDE HOMES**

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

Two of our recent projects at Bow Farm, Stanford in the Vale (above), and Applewood, Harwell (below).



VIEWINGS AT  
WATCOMBE MANOR

For all enquiries and to arrange a visit to  
Watcombe Manor, please contact our Sales Team on

01993 890760

[edehomes.co.uk](http://edehomes.co.uk)



UNIQUE HOMES, CONTEMPORARY STYLING