



The **3 detached 'Eco' houses** at the Chapel Lane Courtyard development have been constructed in an attractive contemporary style, and these sophisticated village properties sit in very small private courtyard of similar properties. The property has been built with the benefit of a ARK 10 year structural warranty and market leading sustainable technologies have been incorporated within its construction, such as the use of ATAMATE building intelligence systems to power both heating and hot water systems, which use 'machine learning' to understand your personal use of the building, creating the lowest cost living environment on your behalf.

The properties extend to 1535 sq ft / 143 sq M and offer flexible reception room space including the substantial "social" kitchen space which is beautifully appointed with matt deep grey contemporary kitchen cabinetry and a range of integrated Bosch appliances. There is in addition, a ground floor cloak / shower room and a separate laundry on this floor also. The spacious reception hall is complimented by the attractive wide staircase.









The upper floors of the building have a great sense space given the open landings and broad staircase. There are 3 double bedrooms, the master of which has an ensuite shower, there are 2 Bath / Shower Rooms in contemporary style. Double glazed windows and bi-fold doors are in anthracite throughout the house, complimenting its contemporary looks. The buildings are clad in a composite board and a silicone render, giving a sharpness to the architectural styling.

There is a 3 bay 'Cart Shed' style garage set fore of the detached houses and each property naturally has its own. The courtyard is accessed via a permeable brick pavioured driveway and this sweeps to the garaging and to the front of the house. The 3 detached houses have the major benefit of having no properties to the rear thus having a delightful west facing green backdrop.









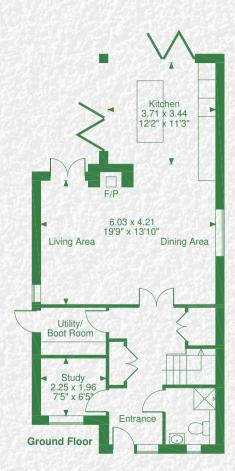
## Location

The attractive unspoilt rural village of Northmoor has a thriving community, and a great local 'community' owned pub The Red Lion Inn, which has a great reputation for the high quality of its food. The village sits to the West of the Thames mid way between Witney and Abingdon on Thames, with historic Oxford also lying close at hand to the north. This is an ideal location for someone seeking a rural idyll, but requiring good access to communications and to the amenities offered by a larger town or city. Oxford is only 12.5 miles North and is not only internationally renowned but now has the much lauded Westgate Centre for excellentShopping, Restaurants and the stylish Curzon Cinema.

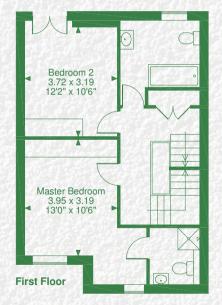
Education in the area is first class with the high performing Independent schools in both Abingdon and Oxford easily accessible and there is also Cokethorpe Preparatory School between Northmoor and Witney and St Hughs Preparatory School just south on the Swindon Road. Didcot Parkway Station is 15.7 miles distance (London Paddington 48 minutes). The perfect houses for a 'Down-Sizing' buyer, for Professionals seeking a bucolic lifestyle, or for single child families who want to be close to one of the nearby independent schools.

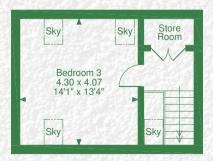
# Floorplan Plots 6,7&8





Approximate Gross Internal Area 1535 Sq Ft/143 Sq M





Second Floor

## Specification

#### Kitchen

- Contemporary deep grey fitted kitchen, integrated Bosch appliances including induction hob, single oven, dishwasher, fridae/freezer.
- 44mm Silestone worktops and tiled upstand.
- Porcelain/ Ceramic tiling to all floors
- Space and plumbing for washing machine to dedicated laundry

#### Bathroom/En suites

- Quality white Instinct sanitary-ware with chrome towel rail
- Full height ceramic tiling to shower cubicle and half height tiling to remaining walls
- Thermostatically controlled shower valves
- Chrome Instinct taps and fixtures

#### **Quality Fittings**

- Linear smooth doors
- Hardwood flooring to hallway, living / Dining Room and to Kitchen
- Kitchen incorporating 2 x sets of anthracite bi-fold doors
- UPVC anthracite grey bi-fold doors
- UPVC windows and doors anthracite grey
- Composite UPVC front door with Chrome handle and letter box

#### Electrical

- LED downlighters to all bathrooms, en suites, kitchen/ breakfast room
- 5 amp lighting circuit in living room and all bedrooms
- Feature spotlights (where applicable)
- TV point to living room, kitchen/breakfast room, study area and master bedroom
- Telephone points to study area, kitchen/breakfast room and master bedroom
- Atamate system installed (more info about Atamate at www.atamate.com)
- •Solar panels to roof

#### Security and peace of mind

- Smoke detectors
- Locking system to all windows and casement doors
- 10 year ARK warranty upon build completion
- Ecocent hot water/ventilation system
- Cat 5 wiring suitable for local area network

#### **External features**

- External lighting to front and rear doors
- External water tap
- Rear paved terrace area
- Off white silicone render
- Grey composite cladding

## Directions

From Oxford take the A420 Swindon Road south out of the city. At the Kingston Bagpuize roundabout turn right signposted Witney on the A415. Proceed to The Rose Revived traffic liahts on the Thames bridge and immediately after the pub turn right signposted Northmoor, Proceed to the T junction and turn right in to the village passing the Red Lion Public House on your right and take the next left in to Chapel Lane. The CHAPEL LANE COURTYARD DEVELOPMENT is the first turning on your left and the 3 detached houses will be found directly ahead of you to the rear.





## Sole Agent



CONTACT: GAVIN WEST T: 01865 510000 M: 07789 655100

E: GAVIN@WEST-TPC.CO.UK

## Developer



## CHAPEL LANE COURTYARD

Chapel Lane, Northmoor, Oxfordshire. OX29 5SZ