



# Harcourt Meadow

STANTON  
HARCOURT  
OX29 5SB





# Harcourt Meadow



Harcourt Meadow is comprised of four impressive homes, perched in the popular village of Stanton Harcourt and masterfully combining modern luxury with Cotswold charm. Architecturally designed with a truly superior specification by esteemed local developer, Tsoy Developments, these homes have been thoughtfully curated to reflect their stunning surroundings.



# Stanton Harcourt & Greater Oxfordshire



## Love Living Locally

Stanton Harcourt is typical of the desirable villages in West Oxfordshire, offering a rural but modern lifestyle. Popular for its position amongst inspiring countryside views and walks, a thriving community is at the heart of this unique location. A village hall, The Harcourt Arms pub, a village shop and Post Office and Stanton Harcourt C of E Primary School can all be found in the village, ideal for everyday living.

The larger village of Eynsham is situated a short drive from Stanton Harcourt and enjoys an array of local amenities including several shops, pubs, cafes and restaurants, a doctor's surgery and Bartholemew Secondary School. Meanwhile, Witney a historic market town, lies six miles away and boasts a wealth of boutique shops, a cinema, fitness facilities, a hospital and Waitrose and Sainsbury's superstore. Oxford city centre can be reached in just under ten miles providing high street shopping, boutique restaurants and world leading education and culture.





# Local Area And Links



Creating convenience for commuters, Stanton Harcourt has excellent road connections to the A40, M40, A34 and M4 along with nearby Long Hanborough and Oxford railway stations running regular and direct services to London.







## Plot One

An extensive five-bedroom family residence of real substance, that creates a first impression that lasts.

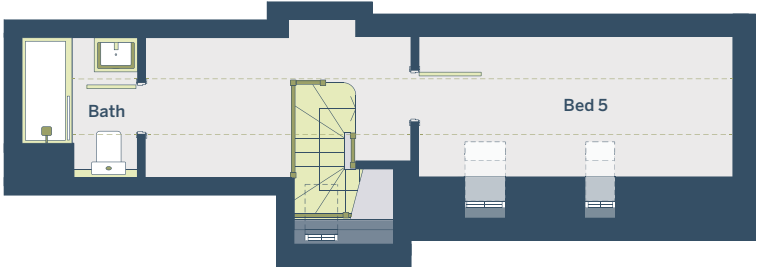
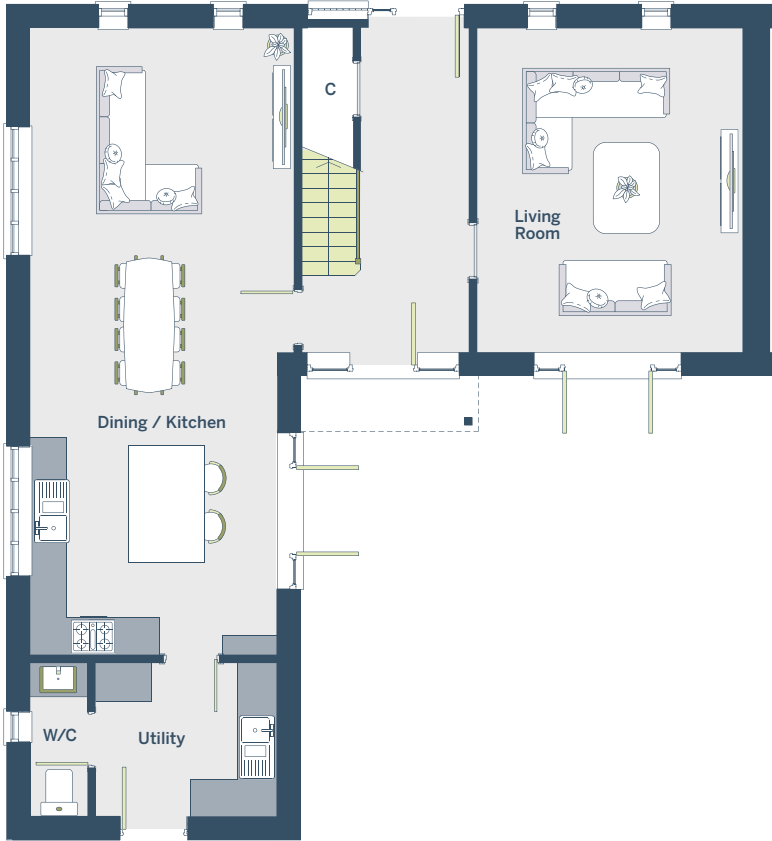
The accommodation flows freely from the welcoming hall which gives way to the main living areas. This includes the exceptional open plan kitchen/ dining room which includes a range of high-quality integrated appliances, central island together with dual aspect windows. Adjacent to the kitchen is a useful utility room featuring external access creating ease and convenience for everyday living. Across the hall is a generously sized sitting room with double doors leading onto the garden.

Upstairs, five generously sized bedrooms can be found off the landing, including a well-appointed principal bedroom with enviable ensuite shower room. The further three bedrooms share a modern family bathroom, while bedroom five occupies the second floor with separate shower room creating the perfect peaceful retreat.

Externally, this home features a landscaped garden and double car barn.







SEMI-  
DETACHED

5 BEDROOM | 3 BATHROOM



GROUND FLOOR

Living/Dining Room	4.27m x 5.80m	14'0" x 19'0"
Kitchen	4.24m x 4.34m	13'11" x 15'5"
Family Room	4.25m x 5.20m	13'11" x 17'1"
Utility	4.01m x 2.46m	13'2" x 8'1"

FIRST FLOOR

Principal Bed	3.98m x 7.13m	12'9" x 23'5"
Bed 2	4.25m x 3.26m	14'0" x 10'8"
Bed 3	4.30m x 2.79m	14'1" x 9'2"
Bed 4	4.30m x 2.29m	14'1" x 7'6"

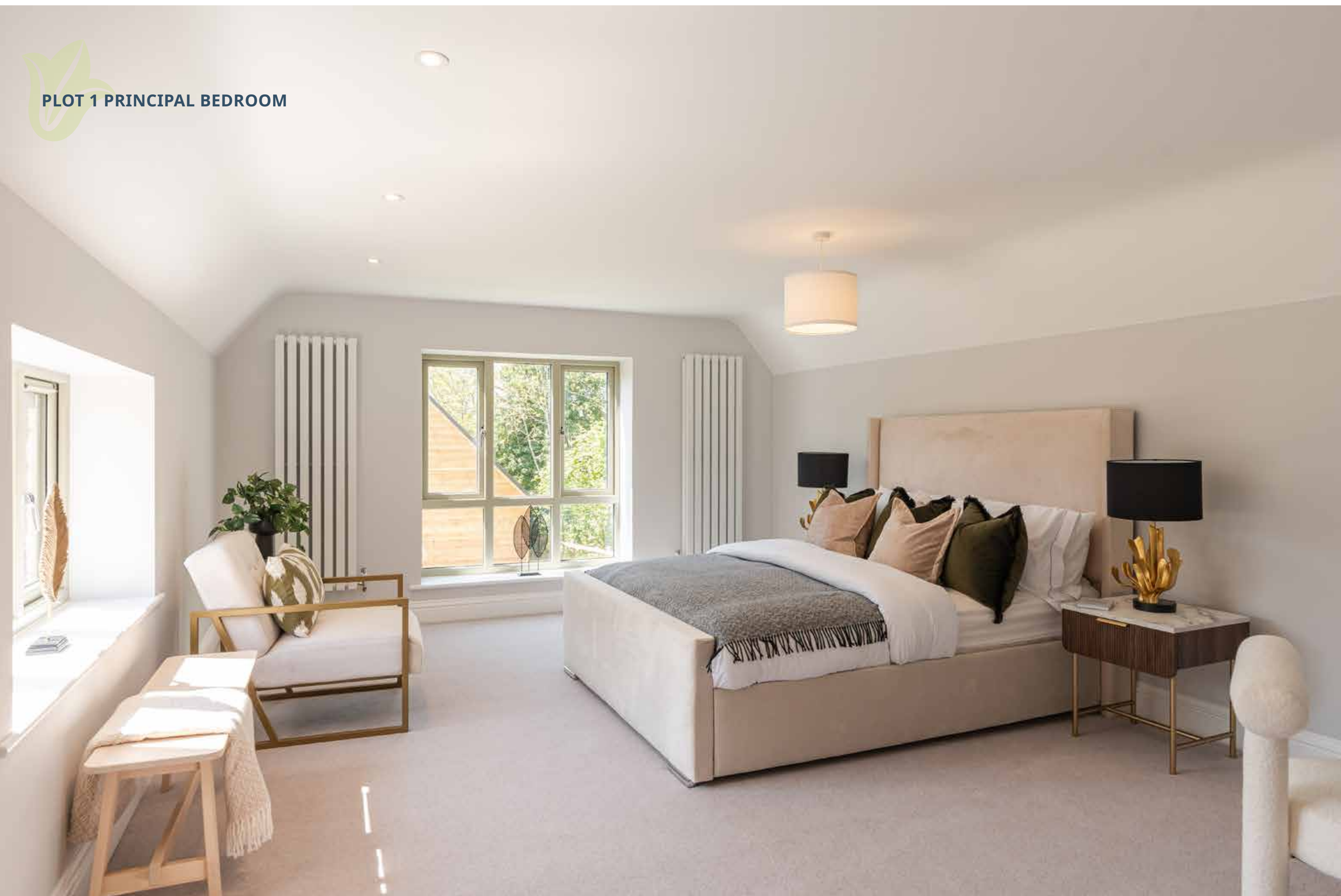
SECOND FLOOR

Bed 5	5.06m x 2.02m	17'7" x 6'7"
TOTAL GIA: 2,464 SQ.FT		





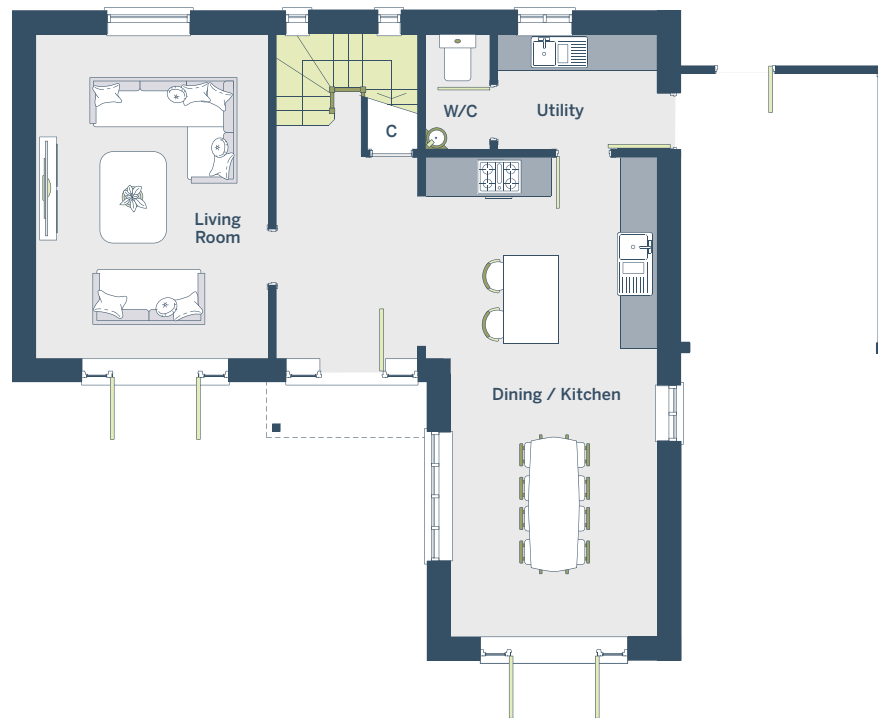
**PLOT 1 PRINCIPAL BEDROOM**





## PLOT TWO

### GROUND FLOOR

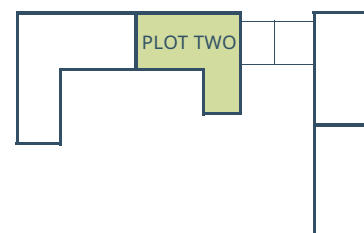


### FIRST FLOOR

 SEMI-DETACHED

**3 BEDROOM**  
**2 BATHROOM**

TOTAL GIA: **1,462 SQ.FT**



## Plot Two

This three-bedroom home has a wealth of premium features including a Cotswold stone façade and a crisp and stylish kitchen, all illustrating this home's unmistakeable quality.

Beyond the inviting hallway is an exclusively designed kitchen with island and integrated appliances with an adjacent utility room also providing ample storage space. A lavish living room occupies one side of this home with French doors leading to the landscaped garden, making hosting or relaxing evenings effortless. The first floor is host to three bedrooms with the principal bedroom enjoying an elegant ensuite, while the further two bedrooms are served by a well-appointed four-piece bathroom.

Outside, this home benefits from two car barns and a landscaped garden.





## Plots Three & Four

Seamlessly blending charm and tradition on the exterior, this home boasts a spacious layout and exacting qualities of a contemporary home on the interior.

Upon entering, a welcoming and bright entrance hall gives way to a substantial open-plan kitchen/dining room with plenty of space for entertaining, integrated stylish kitchen and double doors which open onto the garden. Also located on the ground floor is a separate living room offering a real sanctuary of space. The first-floor hosts two double bedrooms and a main centrally positioned bathroom providing a haven of relaxation.

Completing these homes are landscaped gardens, a car barn included with Plot Three and a double car barn included with Plot Four.





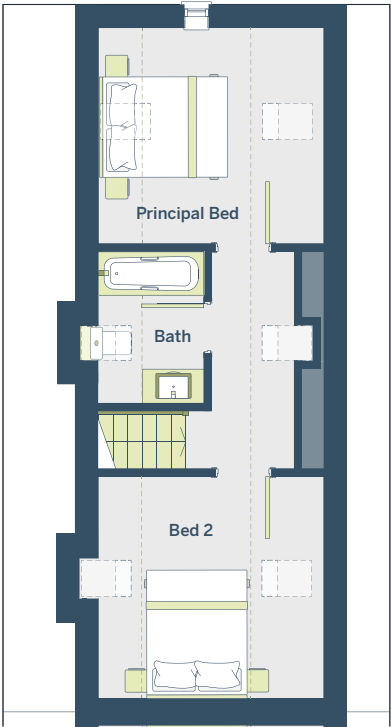
PLOT THREE



 SEMI-DETACHED  
**2 BEDROOM**  
**1 BATHROOM**  
TOTAL GIA: **1,044 SQ.FT**

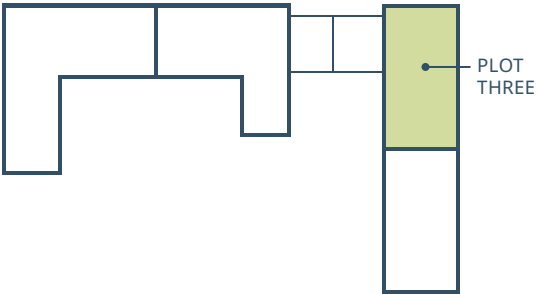
GROUND FLOOR

Kitchen/Dining Room	3.50m x 5.63m	11'5" x 18'5"
Living Room	3.55m x 5.63m	11'7" x 18'5"
Utility	2.51m x 1.75m	8'4" x 5'8"



FIRST FLOOR

Principal Bed	3.53m x 4.04m	11'6" x 13'2"
Bed 2	3.59m x 4.04m	11'8" x 13'2"





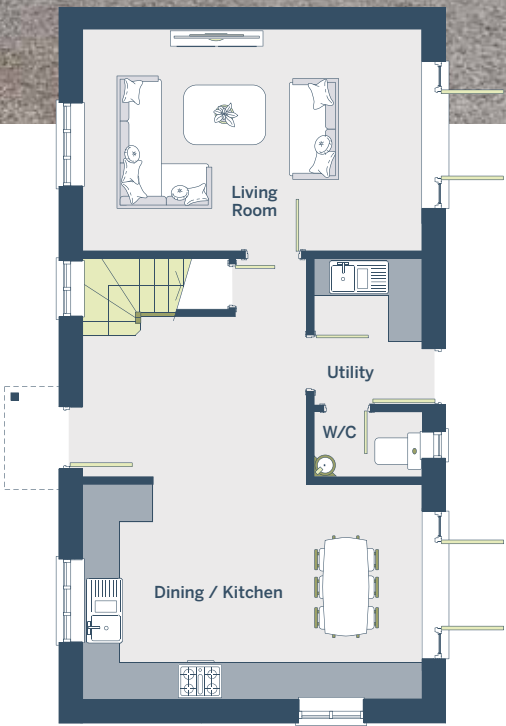


PLOT 4 ENTRANCE HALL





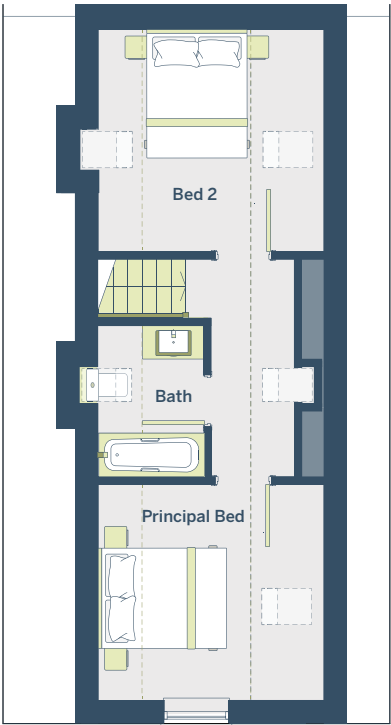
PLOT FOUR



 SEMI-DETACHED  
**2 BEDROOM**  
**1 BATHROOM**  
TOTAL GIA: **1,044 SQ.FT**

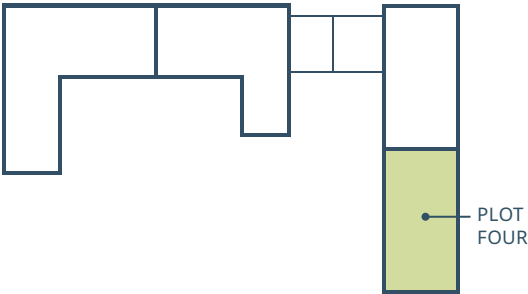
GROUND FLOOR

Kitchen/Dining Room	3.50m x 5.63m	11'5" x 18'5"
Living Room	3.55m x 5.63m	11'7" x 18'5"
Utility	2.51m x 1.75m	8'4" x 5'8"



FIRST FLOOR

Principal Bed	3.53m x 4.04m	11'6" x 13'2"
Bed 2	3.59m x 4.04m	11'8" x 13'2"









# Specification

HARCOURT MEADOW



## Blending beautiful design with everyday practicality

- ▶ Kitchens crafted with precision by Crown Imperial
- ▶ Fully integrated Neff appliances to include ovens, hob, fridge/freezer, microwave & dishwasher



## Finishes That Feel Like Home

- ▶ Plot 1 showcases a sleek, modern door design
- ▶ Plots 3 & 4 feature timeless solid oak doors
- ▶ Durable laminate flooring to the ground floor
- ▶ Neutral carpets upstairs for a warm, welcoming feel

## Bathrooms That Blend Style & Serenity

- ▶ Contemporary porcelain wall & floor tiles
- ▶ Elegant vanity units & basins with storage
- ▶ Rain shower heads
- ▶ Chrome towel rails with thermostatic control
- ▶ Crosswater chrome fittings



## Craftsmanship Meets Curb Appeal

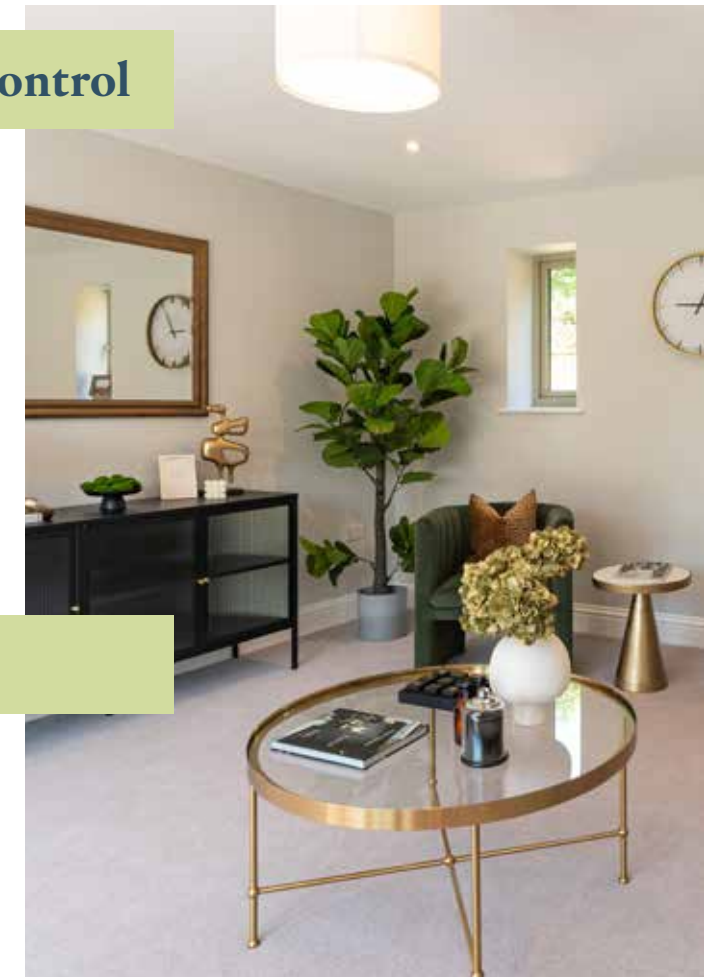
- ▶ Bespoke timber windows and doors echo traditional charm
- ▶ Elegant porcelain patios to Plots 3 & 4
- ▶ All homes are EV-ready
- ▶ Beautiful block-paved courtyards and allocated parking

## Comfort, Connectivity & Control

- ▶ Air Source Heat Pumps
- ▶ Underfloor heating to ground floor, radiators to other floors
- ▶ Low energy downlights
- ▶ Mains-linked alarms
- ▶ External patio lighting
- ▶ Superfast fibre broadband
- ▶ Sockets, switches, and conduits are finished in clean, coordinated white

## Peace of Mind Built In

- ▶ Every home comes with a 10-year ABC New Homes Warranty, giving you complete confidence







PLOT 4 DINING



Breckon & Breckon  
est 1947

## Get in touch:

All viewings are strictly by appointment through the sole selling agents, Breckon & Breckon.

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Watch the film:  
[breckon.co.uk/harcourtmeadow](https://breckon.co.uk/harcourtmeadow)

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An aerial photograph of a residential neighborhood, showing houses and streets, is the background. A large, stylized leaf graphic, composed of several overlapping shapes in shades of dark blue and teal, is superimposed over the image. The leaf's veins are represented by the overlapping edges of the shapes.

Watch the film:  
[BRECKON.CO.UK/HARCOURTMEADOW](http://BRECKON.CO.UK/HARCOURTMEADOW)