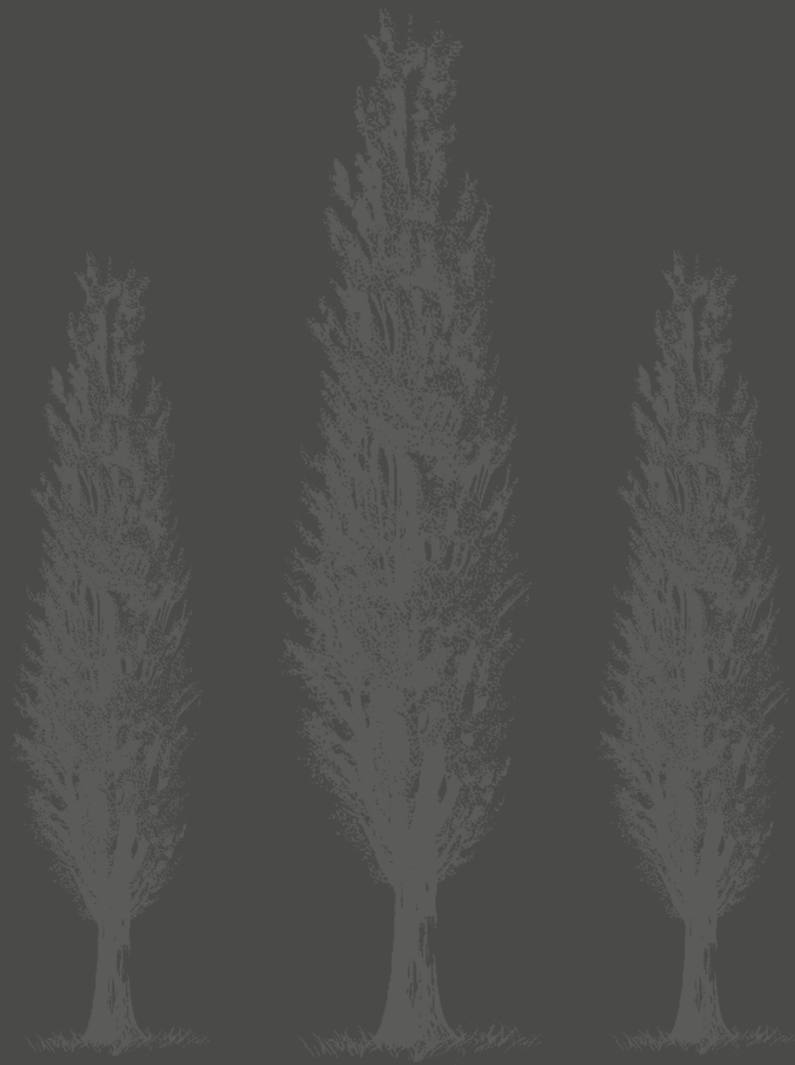




The Poplars.

MILTON, OXFORDSHIRE



WELCOME TO

The Poplars.

EXPECT THE EXCEPTIONAL



The Poplars.

An exclusive development of five self/
custom build homes in South Oxfordshire.



Expect the Exceptional

Built by local developer Oxford Homes, renowned for quality, craftsmanship and attention to detail, you're unlikely to have ever seen anything quite like The Poplars.

Oxford Homes has a proud tradition of creating exceptional homes in Oxford and the surrounding countryside. A family-run business with design, imagination, and creativity in its DNA.

Situated in the picturesque village of Milton, The Poplars is perfectly located for easy access to Abingdon and Oxford, and within easy reach of the nearby motorways and rail stations via the A34.

The historic market town of Abingdon-on-Thames is situated just 4.2 miles away, where you can enjoy riverside walks and discover the local boutiques, coffee shops and public houses.

Citizens Advice Bureau
The Guildhall
Medieval Abbey Gardens
Outdoor Pool
Town and District
Council Offices



IMAGES CLOCKWISE

South Oxfordshire looking to the Chilterns AONB, Ship Street Oxford City, The Nags Head Pub, Abingdon, Bodleian Library, Oxford City, Abingdon Bridge (River Thames)

The perfect partnership

Each property is individually designed with a compelling range of features internally. This same character continues externally to the beautiful, landscaped gardens, enjoying panoramic views of the nearby countryside.

This self/custom build opportunity gives purchasers the option to acquire the fully serviced plot with planning permission and then undertake the build of their desire.

Self/custom build offers great freedom to choose fixtures, fittings and finishes. Oxford Homes can recommend a high quality specification but the potential exists for the purchaser to stamp their own identity onto the design of the house.

There may also be potential stamp duty land tax savings, subject to your legal advisor's confirmation.





Previous Oxford Homes Development



Pippin House



Pippin House

FIRST FLOOR (PROPOSED DIMENSIONS)

Bedroom 1	3.30m x 4.77m	10' 10" x 15' 8"
Bedroom 2	2.75m x 3.81m	9' 0" x 12' 6"
Bedroom 3	3.82m x 2.86m	12' 6" x 9' 5"
Bedroom 4	2.49m x 2.64m	8' 2" x 8' 8"
Bath	2.19m x 2.19m	7' 2" x 7' 2"

GROUND FLOOR (PROPOSED DIMENSIONS)

Kitchen/Dining	9.32m x 6.76m (max)	30' 7" x 22' 2"
Living Room	5.07m x 8.05m	16' 8" x 26' 5"
Study	4.42m x 4.00m (max)	14' 6" x 13' 1"
Utility	3.09m x 2.24m	10' 2" x 7' 4"
Garage	6.30m x 6.15m	20' 8" x 20' 2"
Garden Store	6.30m x 3.95m	20' 8" x 12' 11"

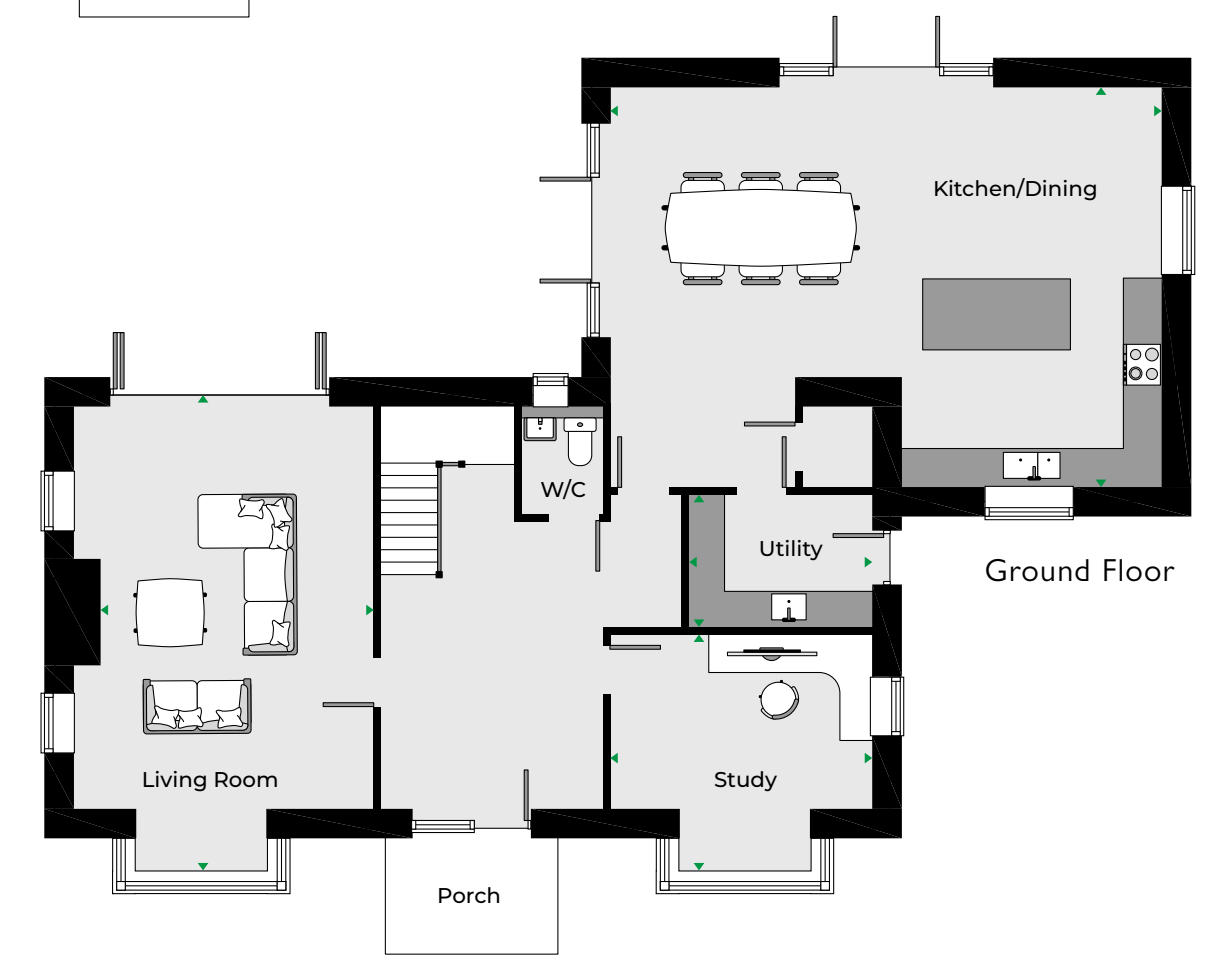
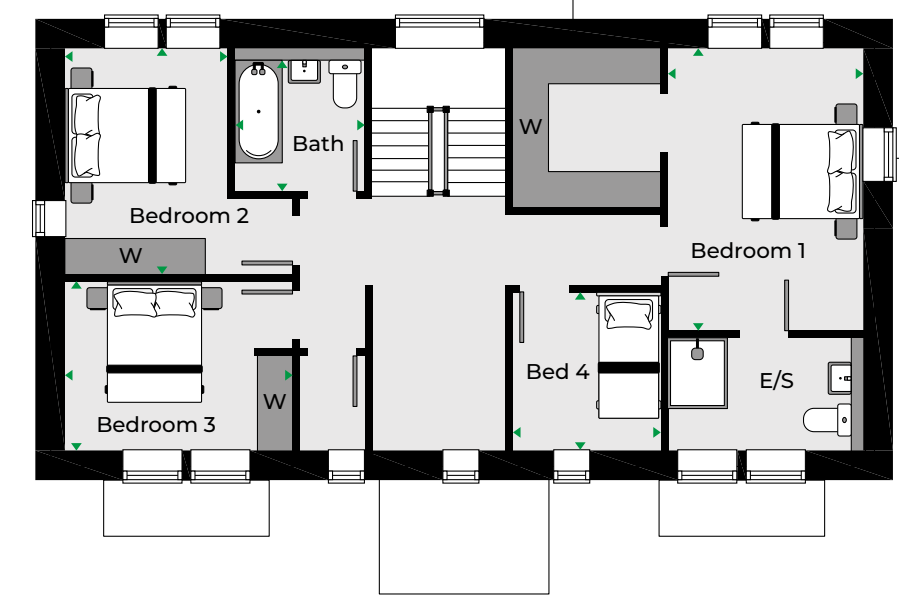


Pippin House



Proposed Layout

First Floor





Previous Oxford Homes Development

Bramley House



Bramley House

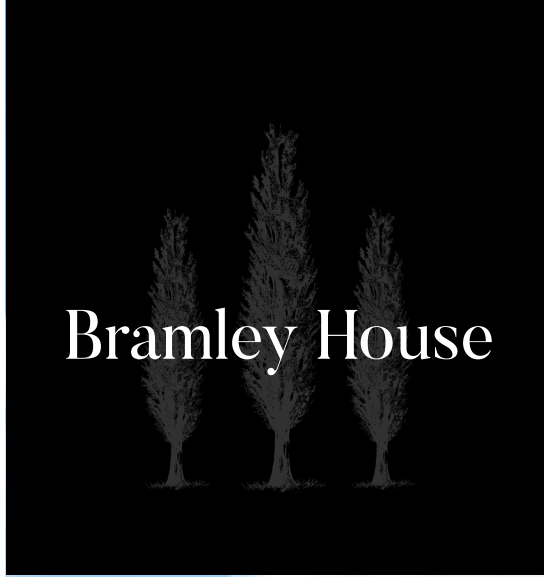


FIRST FLOOR (PROPOSED DIMENSIONS)

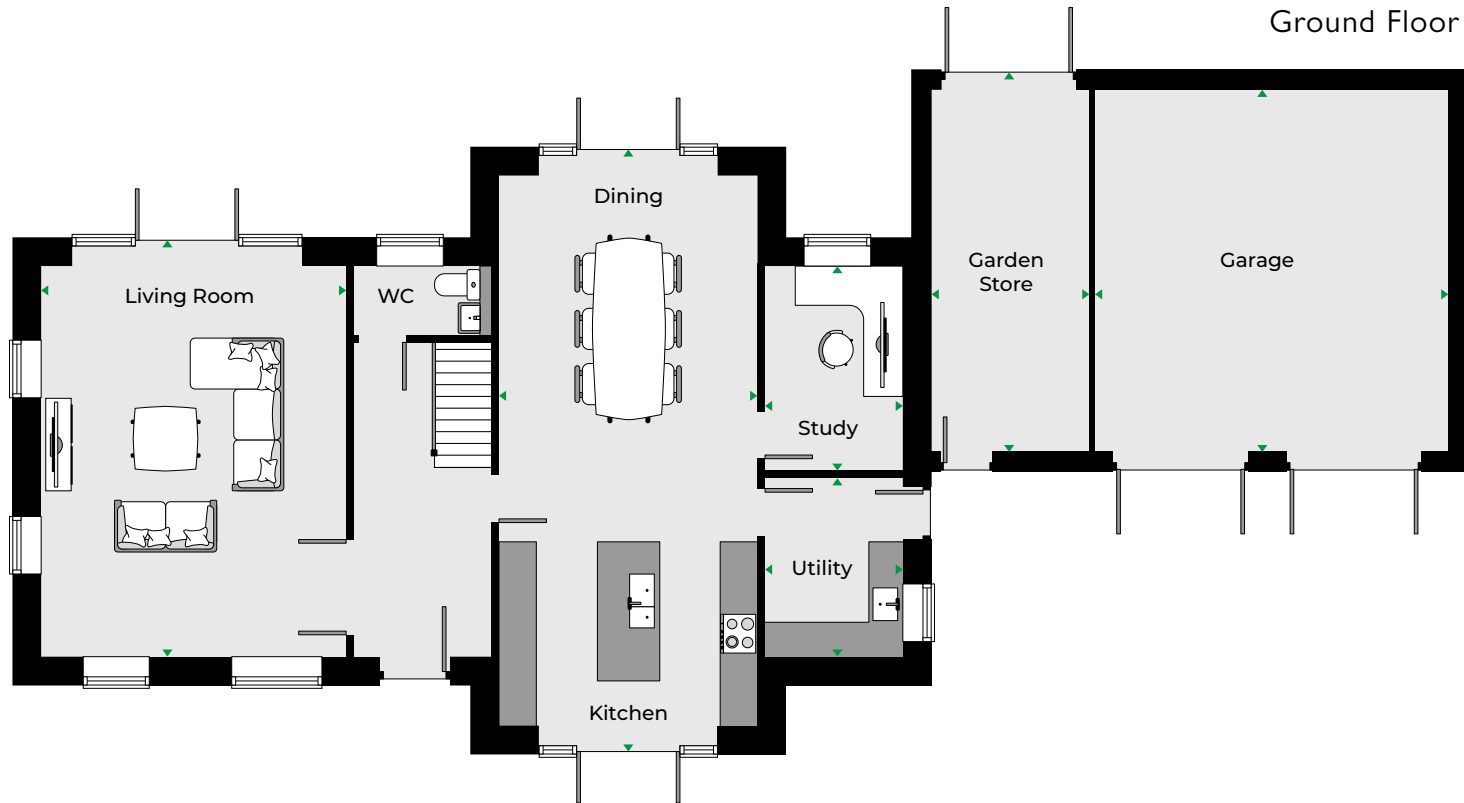
Master Bedroom	3.43m x 4.50m	11' 3" x 14' 9"
Bedroom 2	5.02m x 3.25m	16' 6" x 10' 8"
Bedroom 3	5.34m x 2.69m	17' 6" x 8' 10"
Bedroom 4	2.72m x 3.98m	8' 11" x 13' 1"
Bedroom 5	2.40m x 4.62m	7' 10" x 15' 2"
Bath	2.25m x 2.55m	7' 5" x 8' 4"

GROUND FLOOR (PROPOSED DIMENSIONS)

Kitchen/Dining	4.50m x 9.58m	14' 9" x 31' 5"
Study	2.40m x 3.56m	7' 10" x 11' 8"
Utility	2.40m x 3.10m	7' 10" x 10' 2"
Living	5.31m x 6.80m	17' 5" x 22' 4"
Garage	6.07m x 6.30m	19' 11" x 20' 8"
Garden Store	2.42m x 6.30m	7' 11" 20' 8"



Proposed Layout





Previous Oxford Homes Development

Braeburn House



Braeburn House

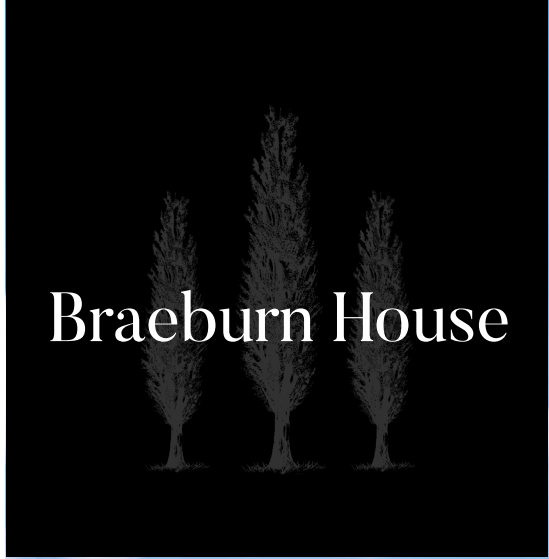


FIRST FLOOR (PROPOSED DIMENSIONS)

Master Bedroom	4.16m x 5.99m	13' 8" x 19' 8"
Bedroom 2	6.07m x 2.94m	19' 11" x 9' 7"
Bedroom 3	4.27m x 2.97m	14' 0" x 9' 9"
Bedroom 4	3.50m x 4.00m	11' 6" x 13' 1"
Bath	2.65m x 1.90m	8' 8" x 6' 3"

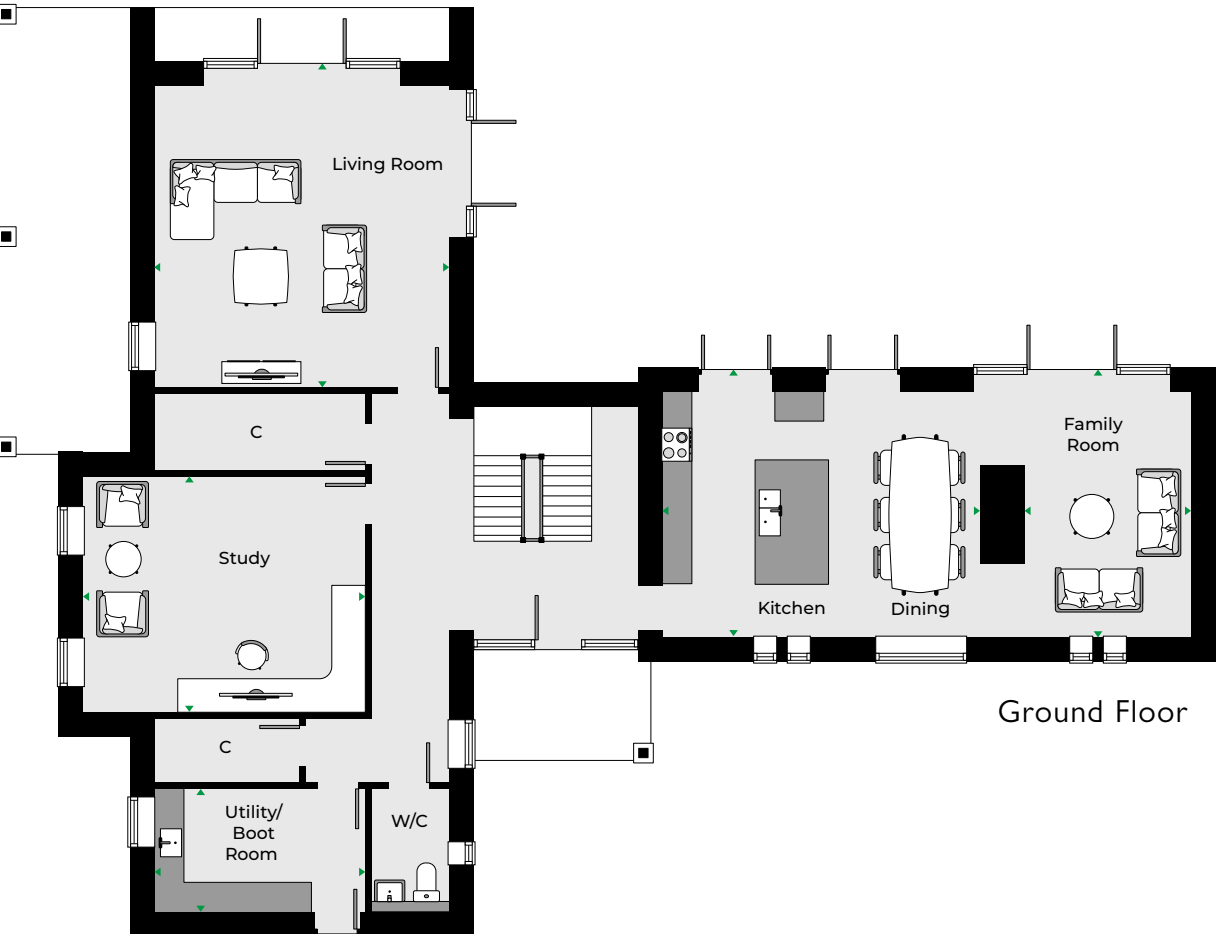
GROUND FLOOR (PROPOSED DIMENSIONS)

Kitchen/Dining	5.00m x 6.47m	16' 5" x 21' 3"
Family Room	5.00m x 3.39m	16' 5" x 11' 1"
Utility	2.50m x 4.29m	8' 2" x 14' 1"
Study	4.80m x 5.74m	15' 9" x 18' 10"
Living Room	6.14m x 6.00m	20' 2" x 19' 8"



OXFORD HOMES
Built In Quality

Proposed Layout





Previous Oxford Homes Development

Russet House



Russet House



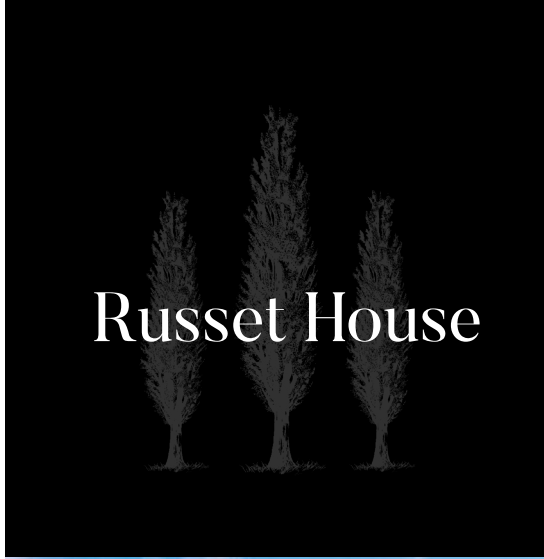
FIRST FLOOR (PROPOSED DIMENSIONS)

Master Bedroom	5.85m x 4.17m	19' 2" x 13' 8"
Bedroom 2	3.12m x 3.88m	10' 3" x 12' 9"
Bedroom 3	2.86m x 4.34m	9' 5" x 14' 3"
Bedroom 4	2.88m x 4.34m	9' 6" x 14' 3"
Bath	2.03m x 2.55m	6' 8" x 8' 4"

GROUND FLOOR (PROPOSED DIMENSIONS)

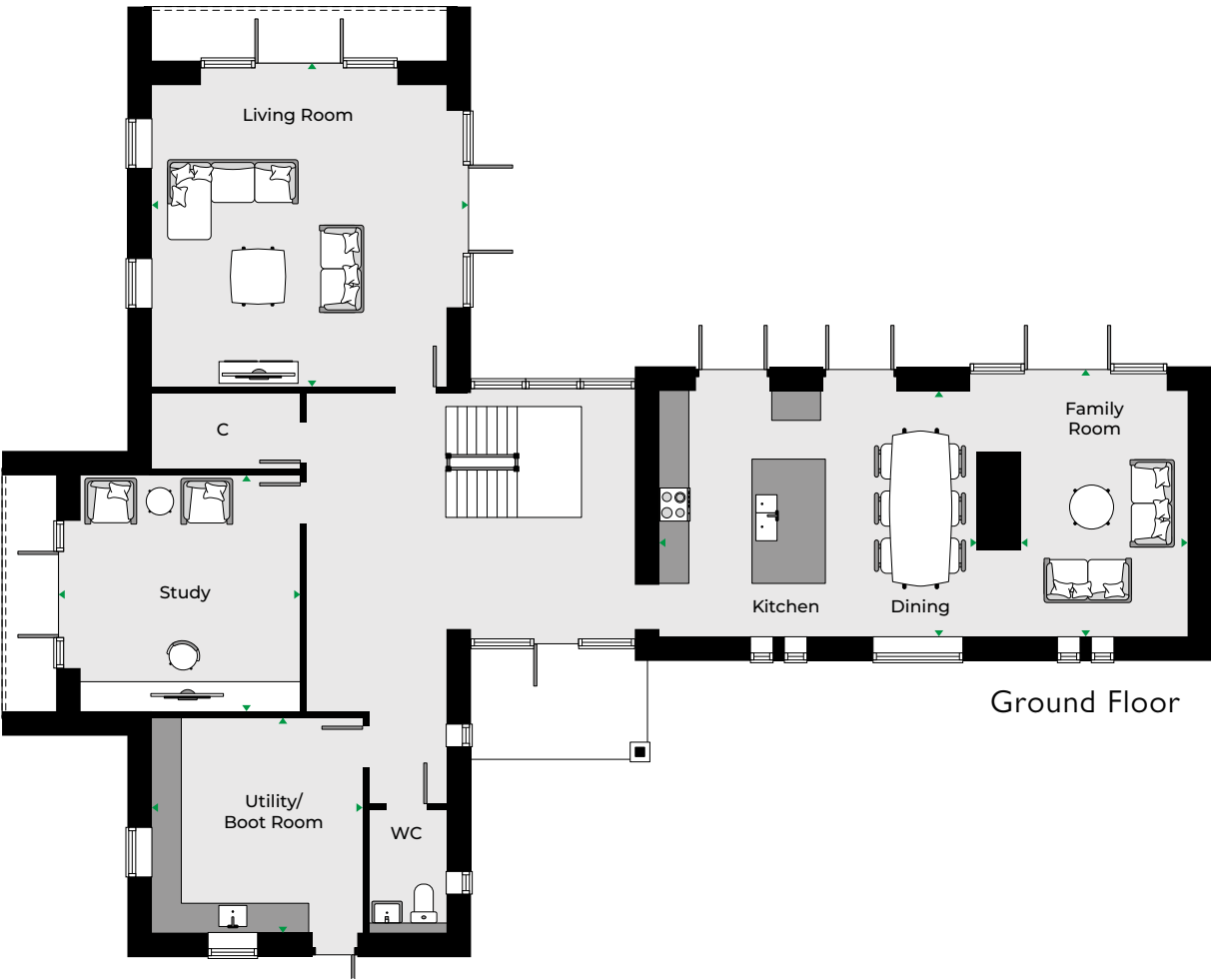
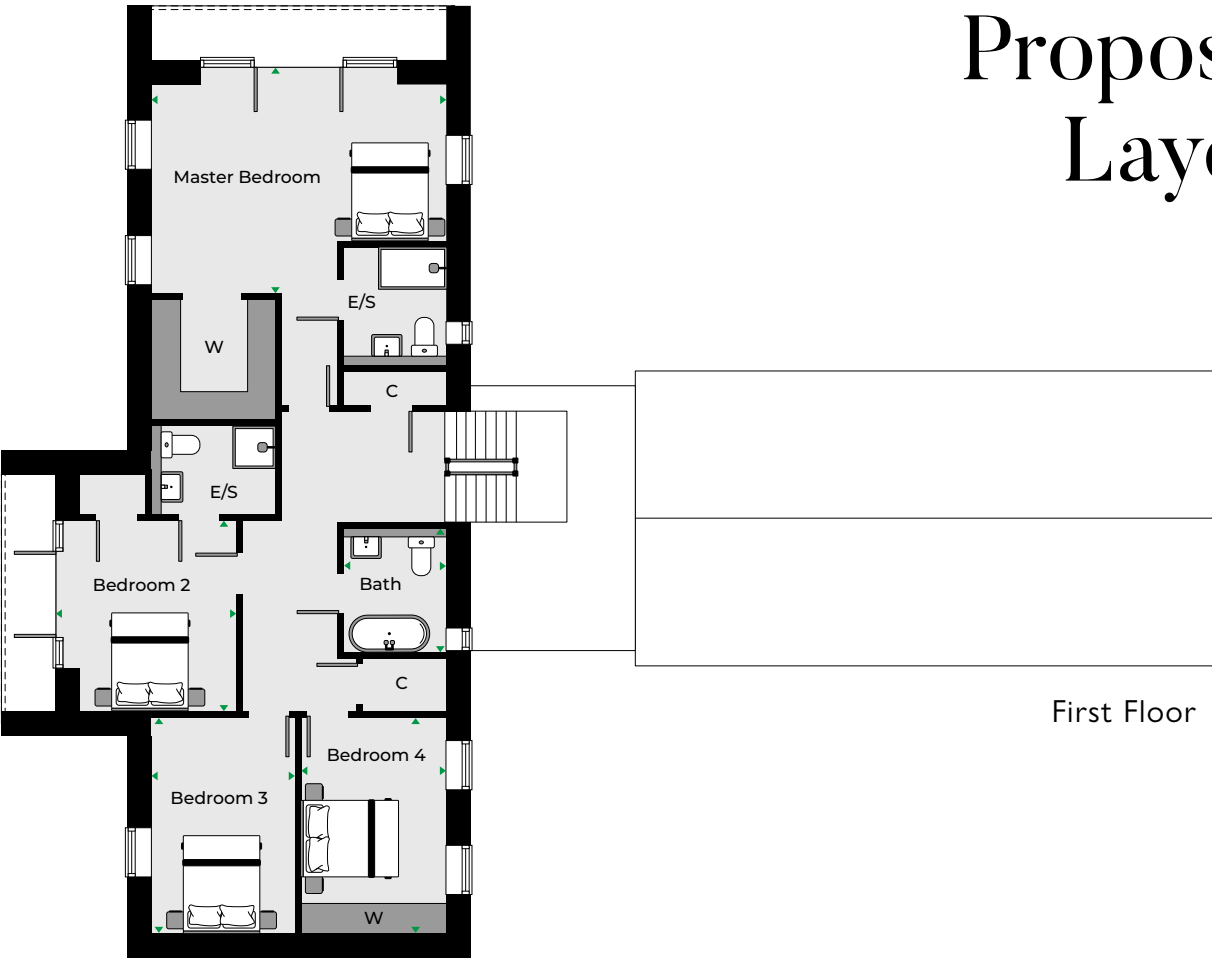
Kitchen/Dining	6.47m x 4.85m	21' 3" x 15' 11"
Family Room	3.32m x 4.85m	10' 11" x 15' 11"
Living Room	5.93m x 6.14m	19' 5" x 20' 2"
Study	4.48m x 4.80m	14' 8" x 15' 9"
Utility	4.22m x 4.31m	13' 10" x 14' 2"





OXFORD HOMES
Built In Quality

Proposed Layout





Previous Oxford Homes Development

Sunrise House

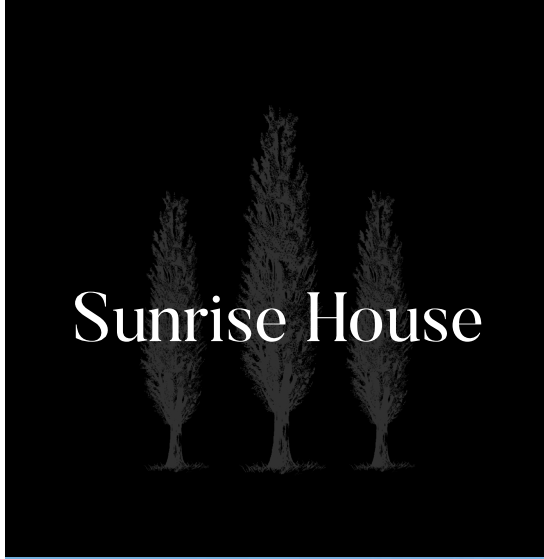


Sunrise House

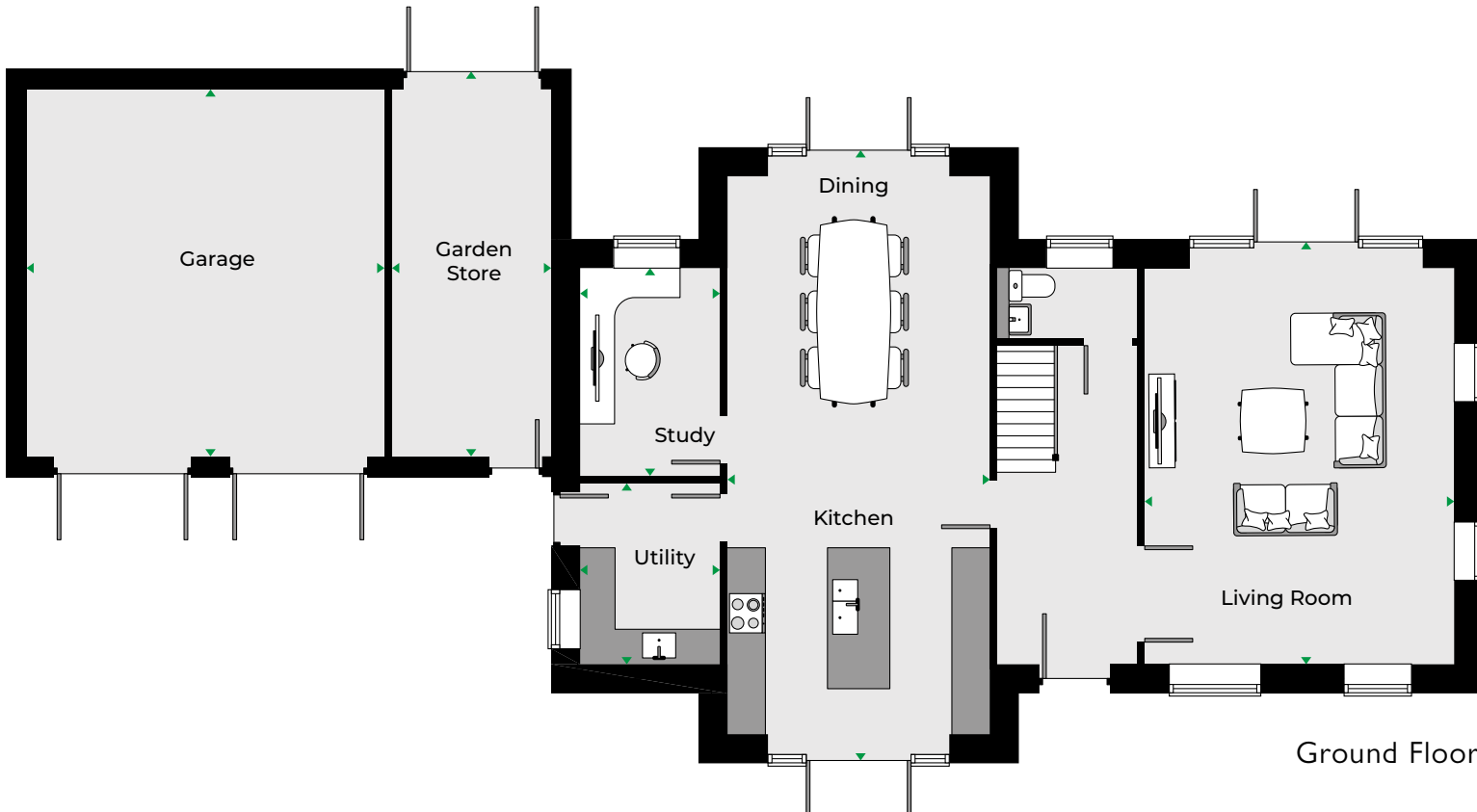


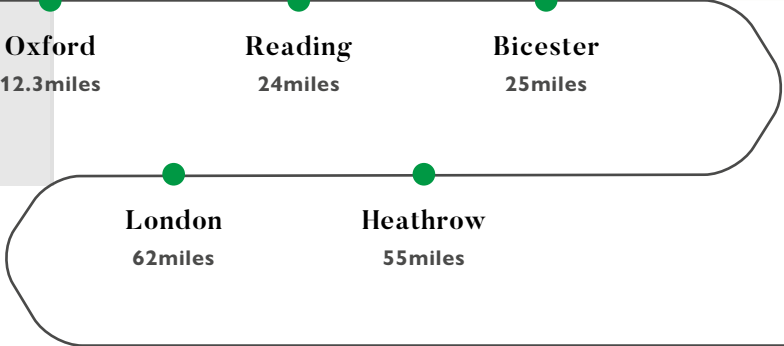
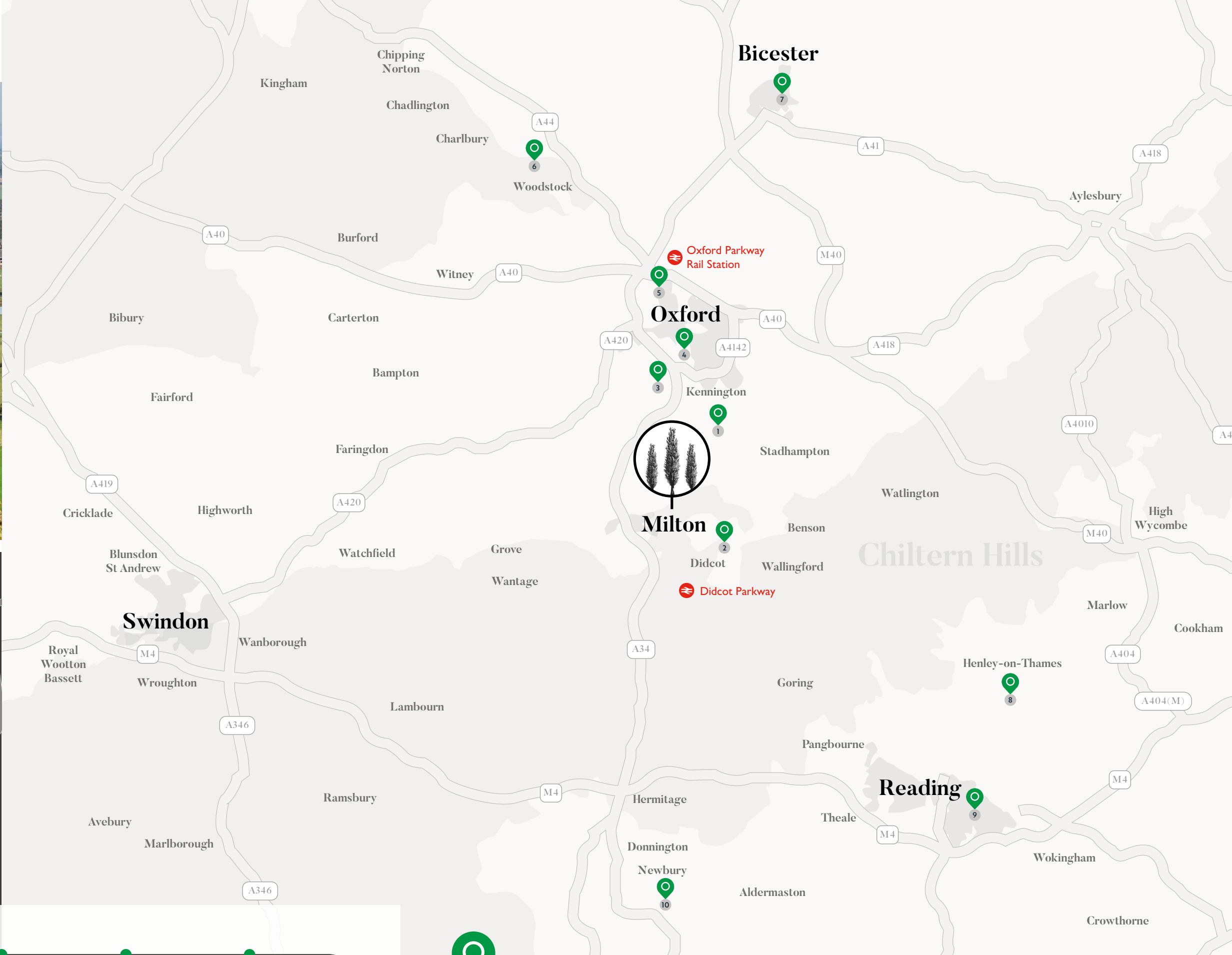
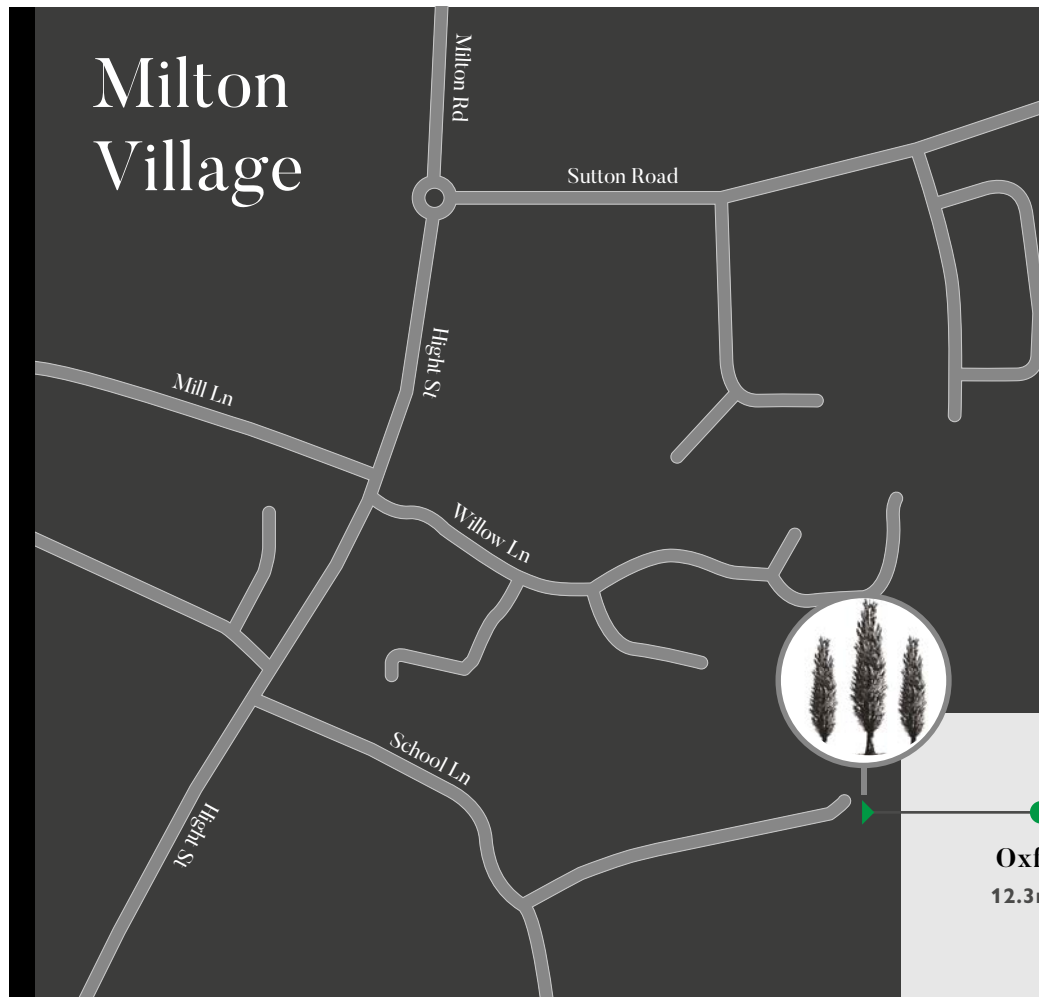
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Garden Store	2.42m x 6.30m	7' 11" x 20' 8"



Proposed
Layout





- 1. Radley School, Radley, Abingdon
- 2. Orchard Centre Shopping, Didcot
- 3. Chandlings Prep School, Kennington, Oxford
- 4. Westgate Shopping, Oxford
- 5. St. Edward's School, Oxford
- 6. Blenheim Palace, Woodstock
- 7. Bicester Village, Bicester
- 8. Henley Royal Regatta, Henley-on-Thames
- 9. Oracle Shopping, Reading
- 10. Newbury Racecourse, Newbury



External

- Gardens with patio area
- Garage/car port and driveway parking

Peace of Mind

- Independent Warranty
- 2 year Builders Warranty
- Smoke and fire alarms hardwired with battery backup
- Insurance compliant door and window locks

Energy Performance

- Air Source Heat Pump
- Mechanical Ventilation Recovery System
- SIP (Structural Insulated Panels) construction

Local Authority

- South Oxfordshire District Council (SODC)
- Band - Not yet available

Tenure

- Freehold

Electrical & Heating

- Cat 5e cabling
- Underfloor heating to the ground floor
- Heating via radiators to the first and second floor
- Zone controlled heating via programmable thermostats
- TV/FM satellite points to the living room, principal bedroom and study
- Energy efficient LED lighting
- Electric vehicle charging point
- USB sockets (where specified)

Kitchen & Utility

- English built, craftsman installed kitchens
- Modern solid worktops
- Neff/Bosch integrated appliances to the Kitchen
- Stainless steel sink and drainer

Bathrooms

- White ceramic sanitaryware with concealed cisterns
- Worktop mounted basins with wall hung vanity units
- Glass shower enclosures with stone resin shower trays
- Stylish thermostatic showers and chrome taps
- Heated towel radiators
- Extensive ceramic wall and floor tiling
- Bath shower mixers and filler taps
- Mirror with light and shaver socket

General Fittings

- Painted solid doors
- Stunning stone feature detailing to windows
- Chrome designer ironmongery
- Thermally efficient painted timber windows
- Painted timber staircases



* Please note the images above are of previous Oxford Homes developments. Specification is a guide as to the typical Oxford Homes build specification. It is subject to changes.

NOTES:



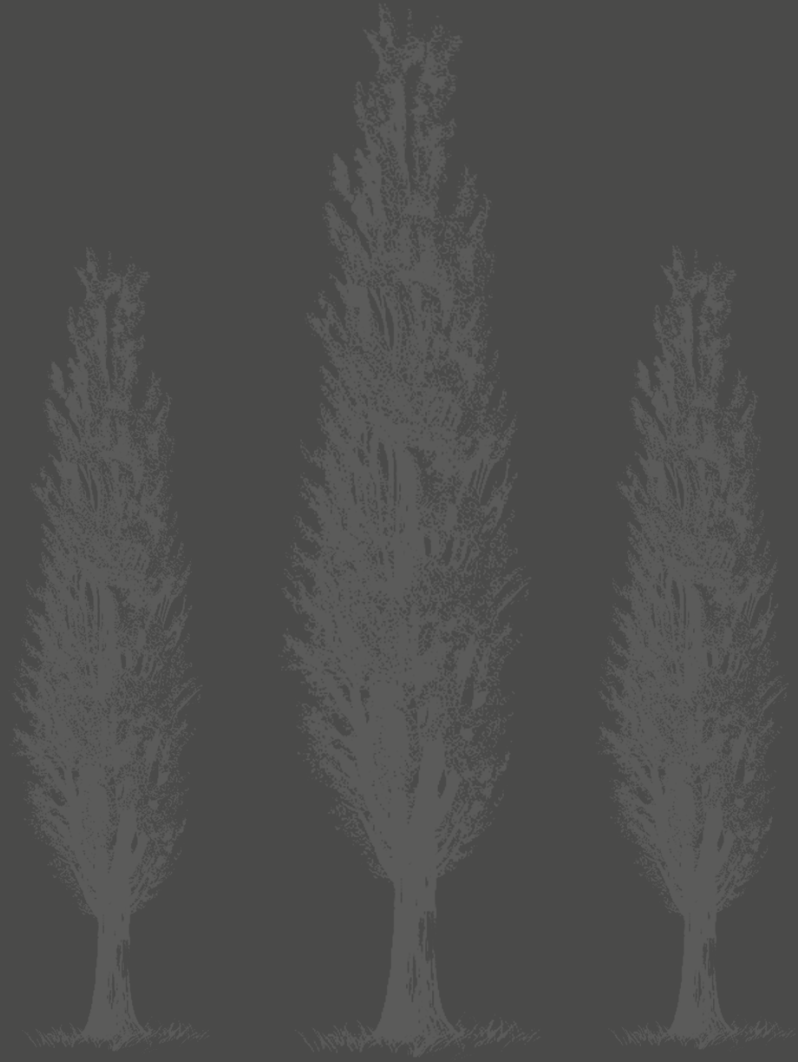
VIEWINGS BY APPOINTMENT

Twining House
294 Banbury Road
Summertown, Oxford
OX2 7ED

t: 01865 261222
e: newhomes@breckon.co.uk

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or any part of it. 7.The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Oxford Homes or any part of it. 8. All photography and computer-generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. 10. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 11. Self/Custom build projects: liability for any deviation from the plans shown lies with the client should the design changes they make subsequently not suit their needs. Build timings will be determined by the extent of changes made to the original plans, planning approvals required, material supply and the client's status to purchase at the time of reservation.This brochure was proudly designed for Oxford Homes by Breckon & Breckon Creative. (APRIL 2024)



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breckon.co.uk/thepoplars