

WELCOME TO

Oxford Meadow

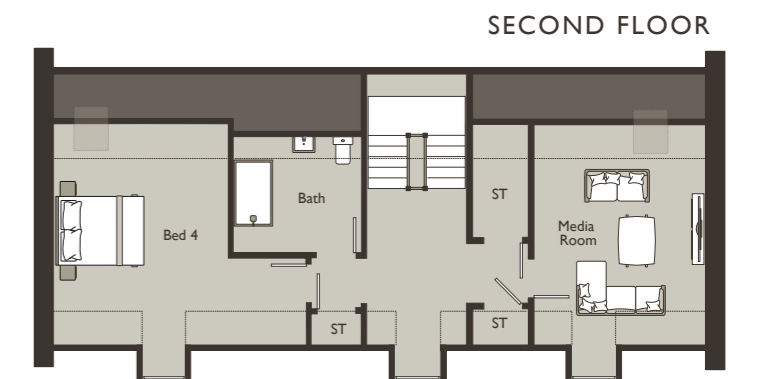
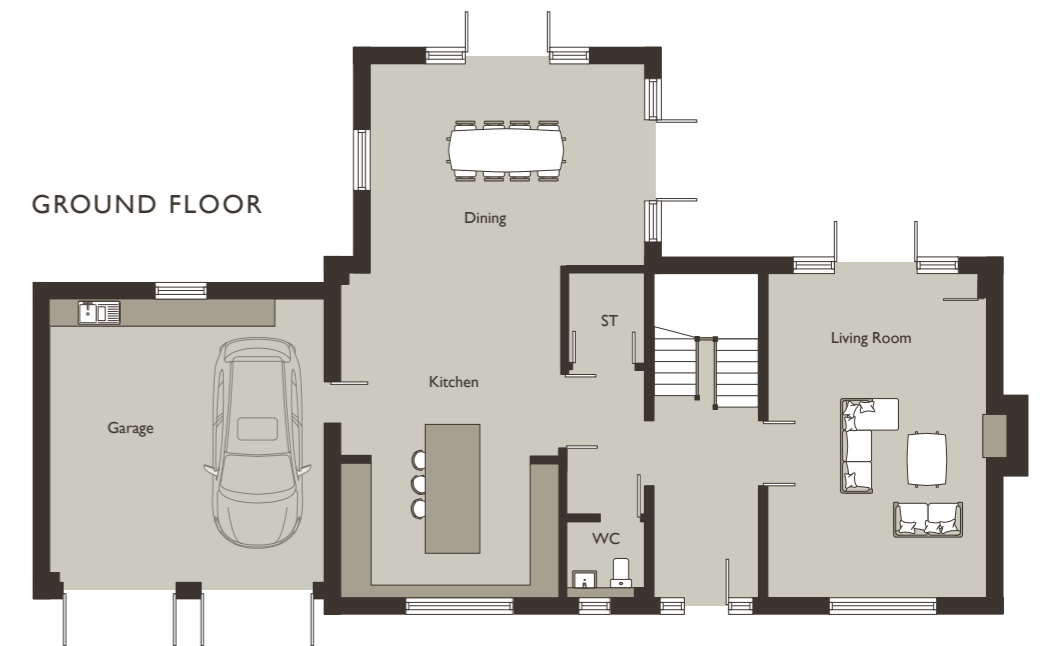
EXPECT THE EXCEPTIONAL

House Seven



Built In Quality

Oxford Meadow House Seven



Poplar House is a stunning stone-built residence set on an exceptional plot, seamlessly combining timeless character with the comfort and efficiency of modern SIPS construction, an air source heat pump (ASHP), and mechanical ventilation with heat recovery (MVHR).

Designed to a high-end specification and spread across three generous floors, it offers luxurious, refined living with a warm and welcoming atmosphere.

The entrance hall leads into a bright, open-plan kitchen and dining area, with direct access to the insulated garage and utility space.

Both the kitchen/dining area and the living room are double-aspect, with French doors opening onto a private, southerly-facing garden and patio, perfect for indoor-outdoor living.

Upstairs, four well-proportioned bedrooms include a standout principal suite featuring a Juliette balcony and a separate dressing area. A study, versatile play/media room, and five stylish bathrooms complete the accommodation, providing all the space and flexibility a modern family requires.

DIMENSIONS

Living	5.00m x 7.64m	16'5" x 25'0"
Kitchen	4.80m x 7.00m	15'9" x 22'11"
Dining	6.70m x 4.35m	21'11" x 14'3"
Garage	6.00m x 6.20m	19'8" x 20'4"
Principal Bed	6.00m x 4.54m	19'8" x 14'10"
Principal E/S	2.60m x 2.60m	8'6" x 8'6"
Bed Two	3.90m x 3.95m	12'9" x 12'11"
Bed Three	5.00m x 3.80m	16'5" x 12'5"
Bed Three E/S	5.00m x 3.37m	16'5" x 11'1"
Study	3.83m x 2.90m	12'6" x 9'6"
Bed Four	3.80m x 4.80m	12'5" x 15'9"
Media Room	3.70m x 4.80m	12'1" x 15'9"

TOTAL GIA 391 sq.m. 4,207 sq. ft.

KEY:

- Lantern Rooflight/Velux
- Reduced head height



This is a typical standard specification of Oxford Homes. With our Custom Build option, you have the flexibility to personalise and upgrade your home with fittings that perfectly suit your lifestyle.



Electrical & Heating

- Cat 5e cabling
- Under floor heating to the ground floor
- Heating via Radiators to the second and third floor
- TV/FM satellite points to the Living Room, Principal bedroom, and Study
- Energy efficient LED lighting throughout
- Electric vehicle charging point
- USB sockets (where specified)

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 & floor tiling
- Mirror with light and shaver point
- Niche shelving and lighting in shower cubicles

Kitchen & Utility

- English built, craftsman installed kitchens
- Contemporary solid Worktops
- Neff integrated appliances
- Stainless Steel sink and drain
- Power for a waste disposal unit

External

- Patio area to rear
- Lawned rear garden
- Garages with driveway parking

General Fittings

- Painted solid doors
- Oxford Homes stone features to windows
- Chrome designer ironmongery
- Thermally efficient painted timber windows
- Painted Timber staircases

Peace of Mind

- 6-year Professional Consultants Certificate
- 2-year Builders Warranty
- Smoke alarms hardwired with battery back up
- Insurance compliant door and window locks

Energy Performance

- Air Source Heat Pump
- Mechanical Ventilation Recovery System
- Constructed with SIP panels (structural insulated panels)

Local Authority

- West Oxfordshire District Council
- Band - Not yet available

Tenure

- Freehold

VIEWINGS BY APPOINTMENT

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SCAN QR CODE TO FIND OUT MORE



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