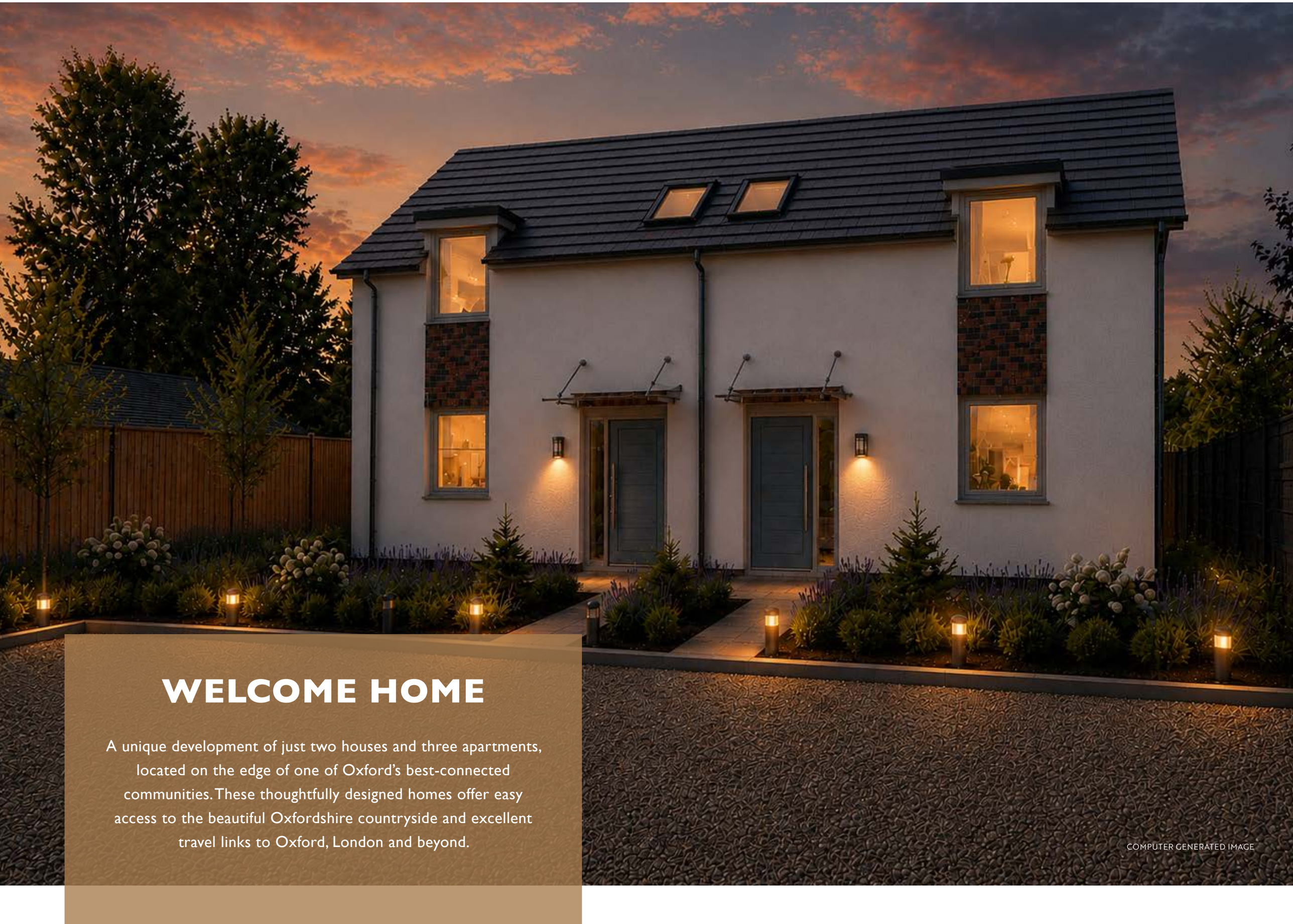
THE MOORS

KIDLINGTON
OX5 2AE



WELCOME HOME

A unique development of just two houses and three apartments, located on the edge of one of Oxford's best-connected communities. These thoughtfully designed homes offer easy access to the beautiful Oxfordshire countryside and excellent travel links to Oxford, London and beyond.

COMPUTER GENERATED IMAGE

NEAREST RAILWAY STATION

Kidlington is one of Oxfordshire's most sought-after towns, sitting just 6 miles north of Oxford with easy access into the City centre, John Radcliffe hospital, M40 and Oxford Parkway for direct services into London Marylebone.

Kidlington offers a whole host of amenities including cafes, restaurants, supermarkets, independent shops, schools and a bi-weekly market.

The nearby Cotswolds Area of Outstanding Natural Beauty is perfect for exploring the local countryside and enjoying days out.

Just a short drive away is the UNESCO World Heritage Site, Blenheim Palace located in Woodstock.

The world-famous Bicester Village is also just 9 miles away, offering an exceptional selection of luxury brands, restaurants and shopping experiences.

LOCAL AREA AND LINKS

1. Oxford Parkway (Train and Park and Ride)
2. Oxford Train Station
3. Long Hanborough
4. Bicester Village
5. Bicester North
6. Peartree Park and Ride

7. JR Hospital
8. Oxford North Innovation District
9. Oxford Technology Park (in Kidlington)
10. London Oxford Airport

11. Blenheim Palace
12. Wytham Woods
13. Bicester Village
14. Kirtlington Golf Club
15. Bicester Golf & Spa
16. Estelle Manor
17. Cutteslowe Park

175A THE MOORS

Three Bedroom
Semi-detached

Total Gross Internal Area:
1,091 sq. ft.

THE MOORS

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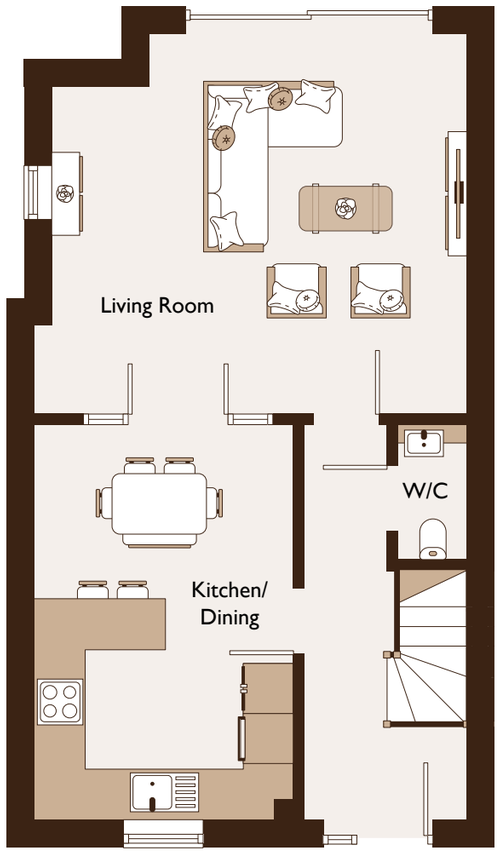
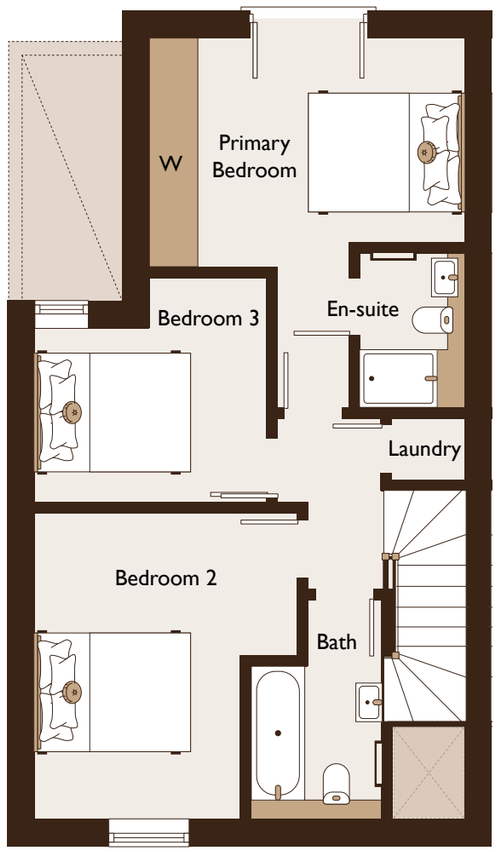




GROUND FLOOR

Living Room	5.52m x 4.83m	18'1" x 15'10"
Kitchen/Dining	3.30m x 5.00m	10'10" x 16'5"

FIRST FLOOR

Primary Bedroom	4.06m x 2.94m	13'4" x 9'8"
Bedroom 2	3.37m x 3.92m	11'1" x 12'10"
Bedroom 3	2.98m x 2.91m	9'9" x 9'7"

These three-bedroom homes showcase the best of modern living.

Underfloor heating throughout via energy efficient air source heat pumps, Mechanical Ventilation Heat Recovery (MVHR) systems to provide fresh air whilst minimising heat loss and a Lutron intelligent lighting system for ultimate flexibility with wireless control. Spacious living areas, generous bedrooms and private south facing gardens create bright, welcoming properties that you'll truly love coming home to.

COMPUTER GENERATED IMAGE

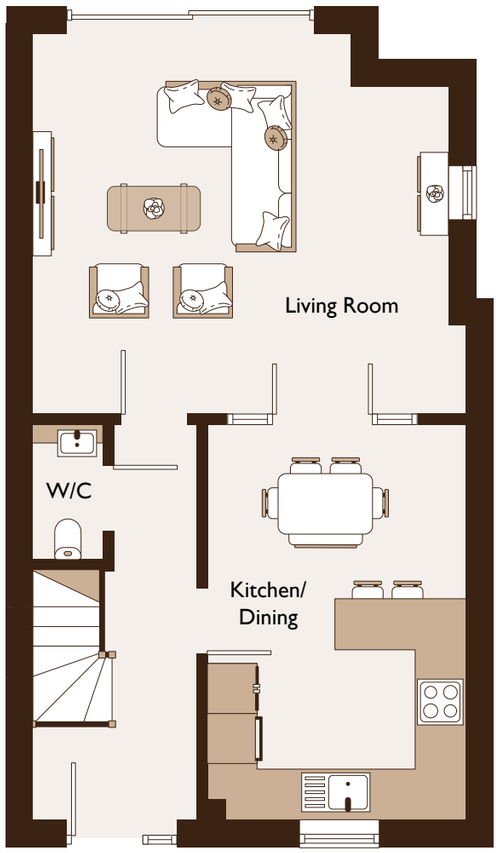
175B THE MOORS

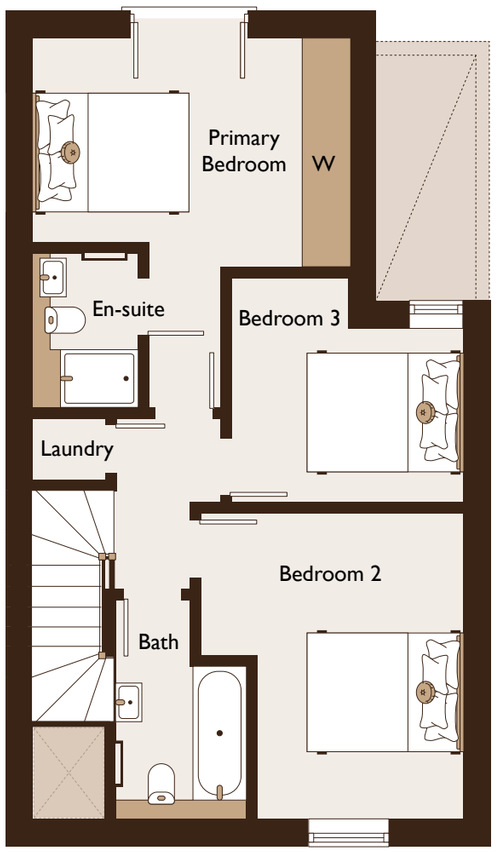
Three Bedroom
Semi-detached

Total Gross Internal Area:
1,091 sq. ft.

THE MOORS

KIDLINGTON OX5 2AE





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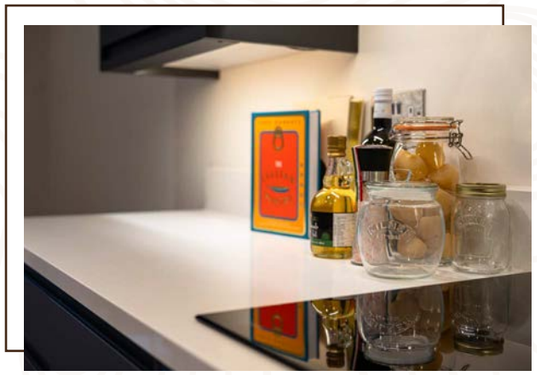
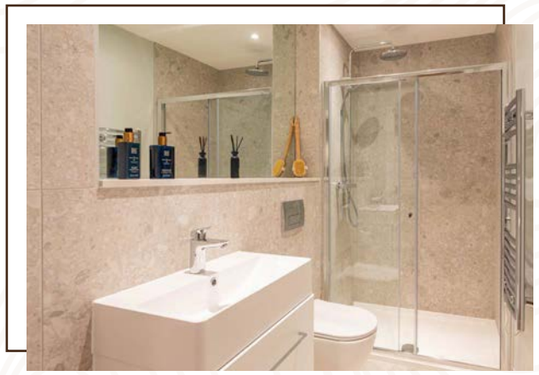
COMPUTER GENERATED IMAGE

SPECIFICATION

HOUSES





KITCHENS:

- Contemporary kitchen with breakfast bar
- Quartz worktop
- Neff oven and induction hob
- Neff dishwasher
- Neff fridge/freezer
- Plinth and pelmet lighting

INTERNAL FINISHES:

- Double-glazed thermally efficient windows
- Contemporary oak staircase with glass balustrade
- Crittall style doors separating the dining area and living room
- Luxury LVT flooring throughout ground floor
- Deep pile carpets to bedrooms and landing
- Fitted wardrobe to primary suite

BATHROOMS:

- Large format Italian porcelain wall and floor tiles
- Heated ladder towel radiators
- Stylish shower units with thermostatic controls
- Hansgrohe brassware throughout
- High quality white sanitary ware with Gerberit concealed systems
- Basin with wall-hung vanity drawers
- Bathroom niches
- Discrete overflow bath filler
- Low level ambient lighting installed to plinth

EXTERNAL FINISHES:

- Enclosed rear garden with Indian Sandstone patio
- External lighting
- Stylish glass canopy above front door
- Allocated private parking for two cars
- Future proofed for EV charger

HEATING & ELECTRICAL:

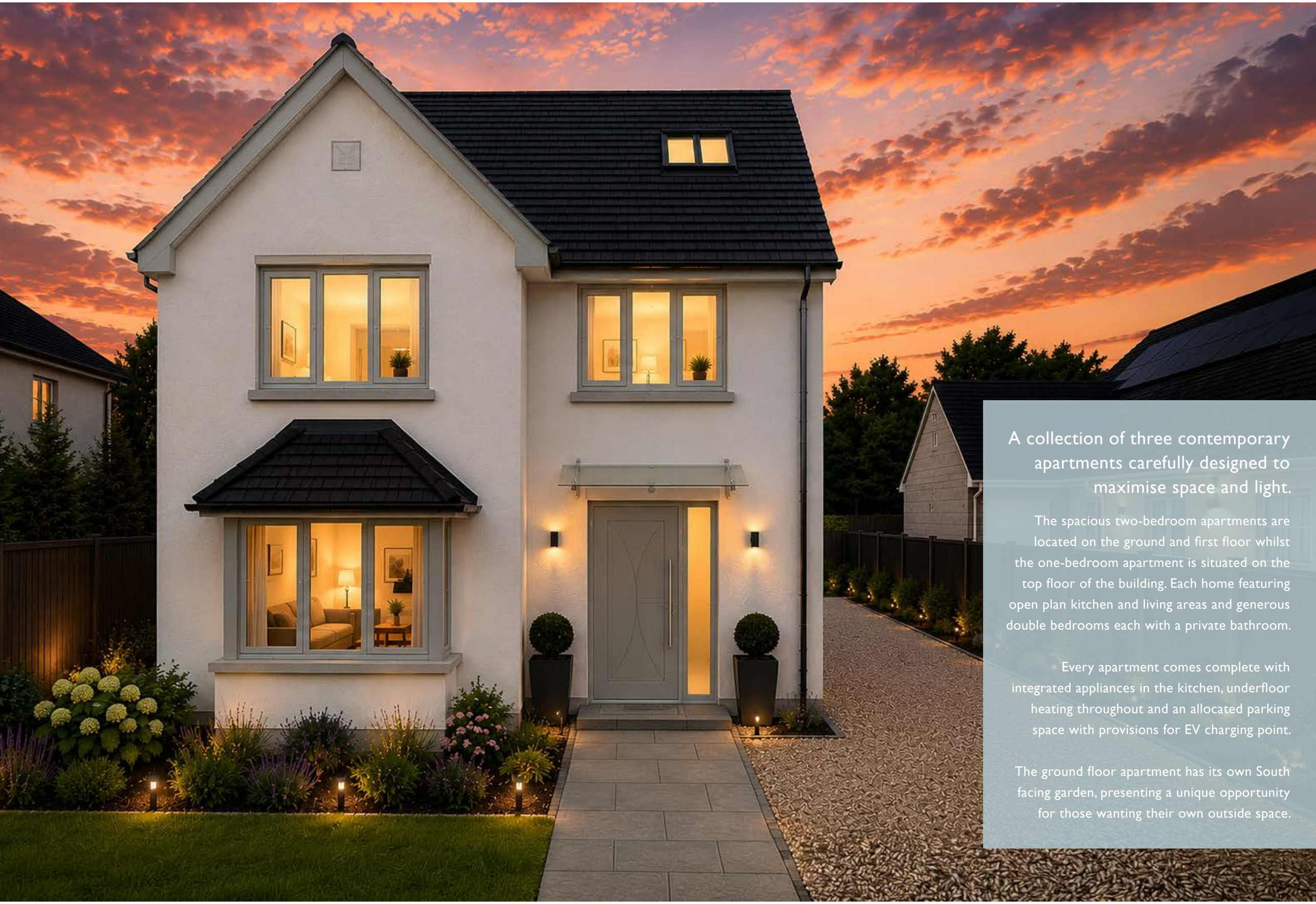
- High energy efficient air source heat pump
- Underfloor heating throughout
- TV/FM/satellite points
- Low energy LED lighting throughout
- Mechanical Ventilation Heat Recovery (MVHR) system for clean air throughout
- Dimmable intelligent lighting system by Lutron

SECURITY:

- Smoke and fire alarms hardwired to mains with battery back-up
- Highly secure 'PAS 24' complaint window and door locks

PEACE OF MIND & OWNERSHIP:

- Freehold
- Annual management charge
- ABC+ 10 year structural warranty



A collection of three contemporary apartments carefully designed to maximise space and light.

The spacious two-bedroom apartments are located on the ground and first floor whilst the one-bedroom apartment is situated on the top floor of the building. Each home featuring open plan kitchen and living areas and generous double bedrooms each with a private bathroom.

Every apartment comes complete with integrated appliances in the kitchen, underfloor heating throughout and an allocated parking space with provisions for EV charging point.

The ground floor apartment has its own South facing garden, presenting a unique opportunity for those wanting their own outside space.

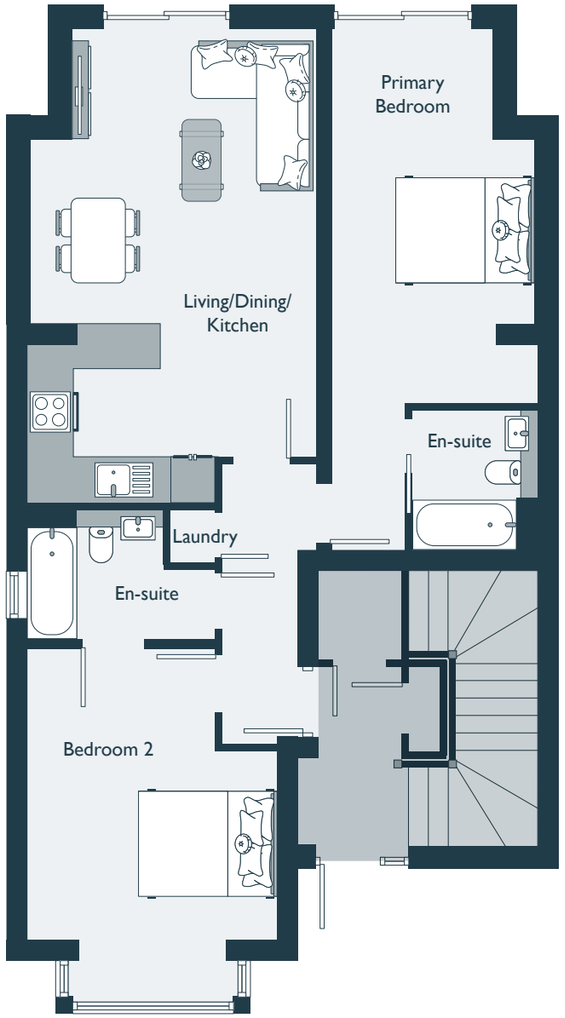
COMPUTER GENERATED IMAGE

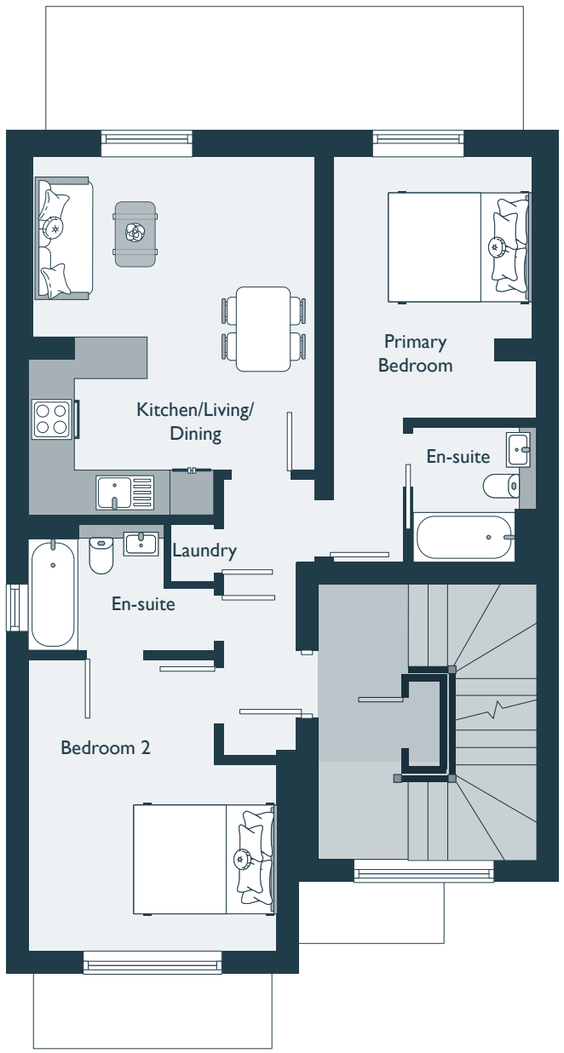
Ground Floor - Two Bedroom

APARTMENT 1
175 THE MOORS

Total Gross Internal Area:
802 sq. ft.

COMING SOON





First Floor - Two Bedroom

APARTMENT 2
175 THE MOORS

Total Gross Internal Area:
697 sq. ft.

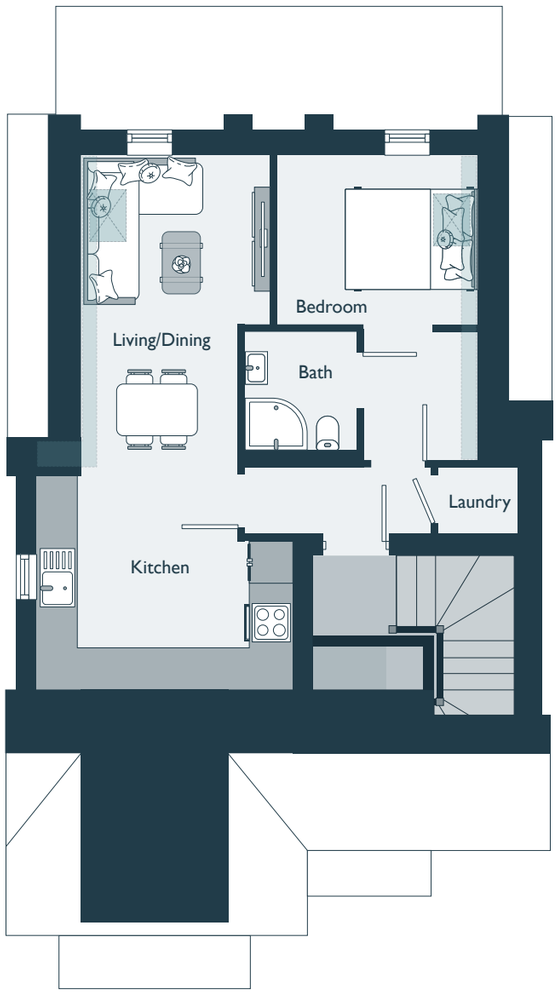
COMING SOON

Second Floor - One Bedroom

APARTMENT 3
175 THE MOORS

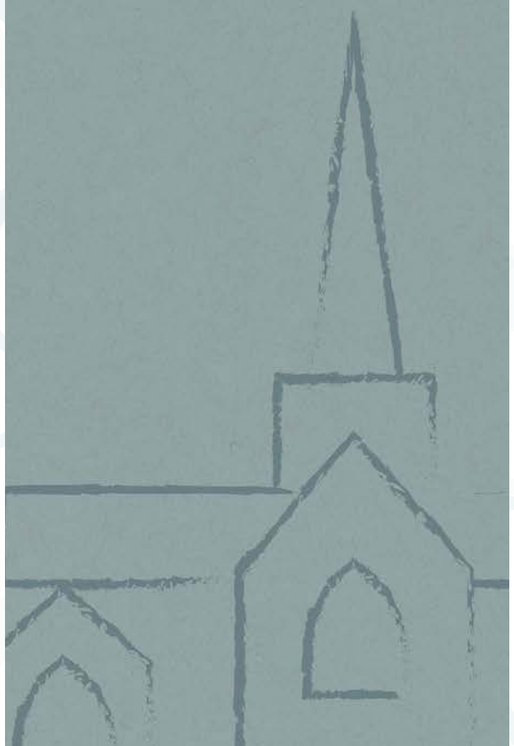
Total Gross Internal Area:
490 sq. ft.

COMING SOON



SPECIFICATION

FLATS



KITCHENS:

- Contemporary kitchen
- Premium laminate worktop
- Matrix oven and induction hob
- Matrix dishwasher
- Matrix fridge/freezer

INTERNAL FINISHES:

- Double-glazed thermally efficient windows
- Moden steel staircase
- Luxury LVT flooring in hallway, kitchen and living areas
- Deep pile carpets to bedrooms

BATHROOMS:

- Large format Italian porcelain wall and floor tiles
- Heated ladder towel radiators
- Stylish shower units with thermostatic controls
- High quality white sanitary ware
- Basin with wall-hung vanity drawers

EXTERNAL FINISHES:

- Private garden with Indian Sandstone patio area for Flat 1
- Landscaped amenity area
- Secure bike store
- Communal bin store
- External lighting
- Allocated private parking for one car
- Future proofed for EV charger

HEATING & ELECTRICAL:

- Gas combi boiler connected to the mains
- Underfloor heating throughout
- TV/FM/satellite points
- Low energy LED lighting throughout
- Plinth lighting in bathrooms
- Audio/video intercom entry system

SECURITY:

- Smoke and fire alarms hardwired to mains with battery back-up
- Highly secure 'PAS 24' complaint window and door locks

PEACE OF MIND & OWNERSHIP:

- Share of freehold
- 125 year lease
- Annual management charge
- ABC+ 10 year structural warranty

Breckon & Breckon
est.1947

VIEWINGS BY APPOINTMENT

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294 Banbury Road
Summertown, Oxford
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t: 01865 261222
e: newhomes@breckon.co.uk

SCAN QR CODE TO LEARN MORE!
BRECKON.CO.UK/THE-MOORS

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BRECKON.CO.UK/THE-MOORS