

 belmarkhomes

# PEACE MILE

OXFORD OX2 8LJ





## Peace Mile is a modern and uniquely designed development of two exclusive semi-detached houses.

Situated on a highly coveted residential side road, Peace Mile represents the pinnacle of luxury living in the latest development from the esteemed Oxford-based developer, Belmark Homes. With a reputation for crafting bespoke, high-end homes, this development features two stunning four bedroom, three bathroom properties that have been thoughtfully designed to offer spacious, flexible living space over three floors.



## A mile from Peace Mile.

The vibrant Summertown with its mix of shops, restaurants and cafes is conveniently located just one mile away, offering easy access to a good range of amenities. The area also enjoys a Nuffield Health leisure centre and swimming pool for fitness enthusiasts.

Columbia Cafe, Summertown  
Little Clarendon St, Jericho  
Gail's Cafe, Summertown



# Calling all culture buffs, socialites, bookworms and window shoppers.



## up your street

Oxford City is dominated by the University colleges and their 'dreaming spires', but you'll also find a number of other attractions. These include the Playhouse Theatre, the Ashmolean Museum of Art and Archaeology, and the Westgate shopping centre to name but a few. Sport and leisure facilities are all readily accessible, including The Oxfordshire Health and Racquets Club, Hinksey Heights and Frilford Heath golf courses, and for water sports enthusiasts, Farmoor Reservoir.

Radcliffe Camera, Oxford City Centre  
Covered Market, Oxford City Centre  
Ship Street, Oxford City Centre



Iris House

Willow House

## Modern. Distinctive. Sustainable.

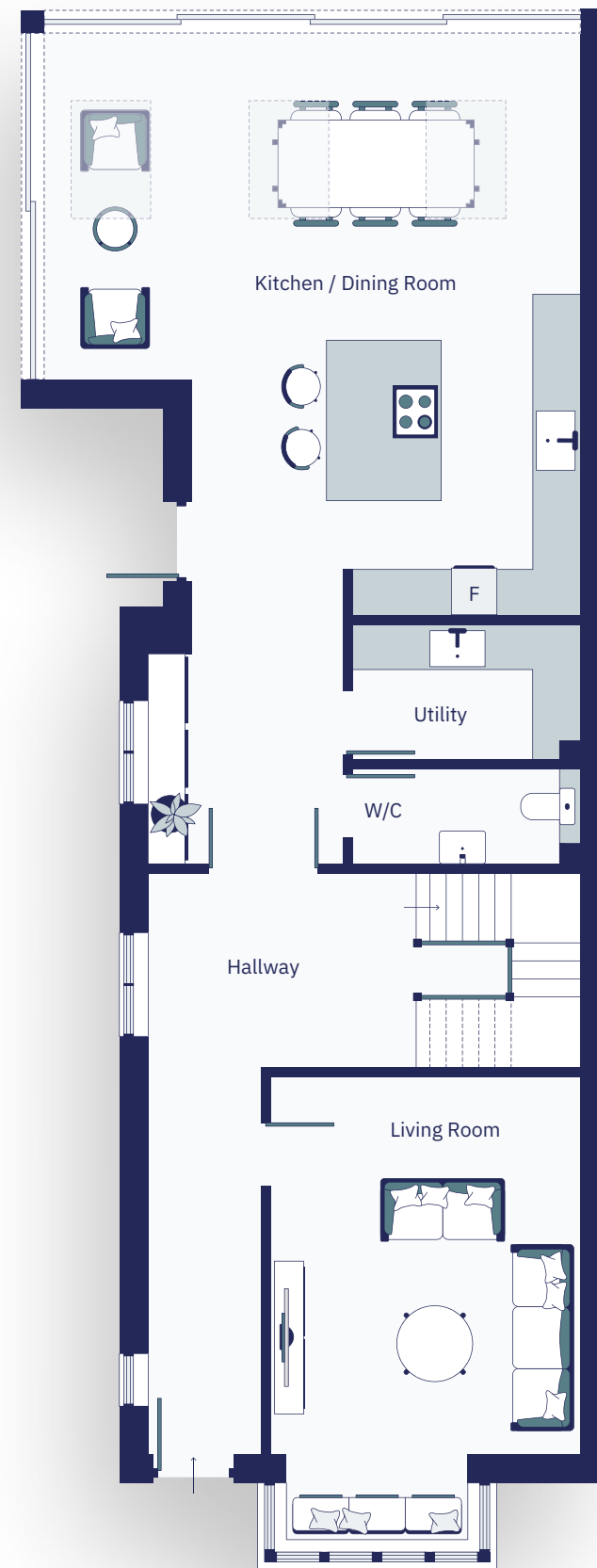
The external appeal of Iris and Willow House is amplified by the south-facing gardens, which offer a tranquil oasis to unwind and relax. The gardens are thoughtfully placed to the side and rear, providing ample space for outdoor entertaining. To further enhance convenience, both properties also offer dedicated bin and bicycle storage as well as off-street parking, ensuring ease of access and security.

Each home boasts a unique layout that includes a generous sitting room and an incredible open plan kitchen, breakfast and family room that seamlessly flows in to the beautifully landscaped south-facing rear gardens through bi-folding doors.

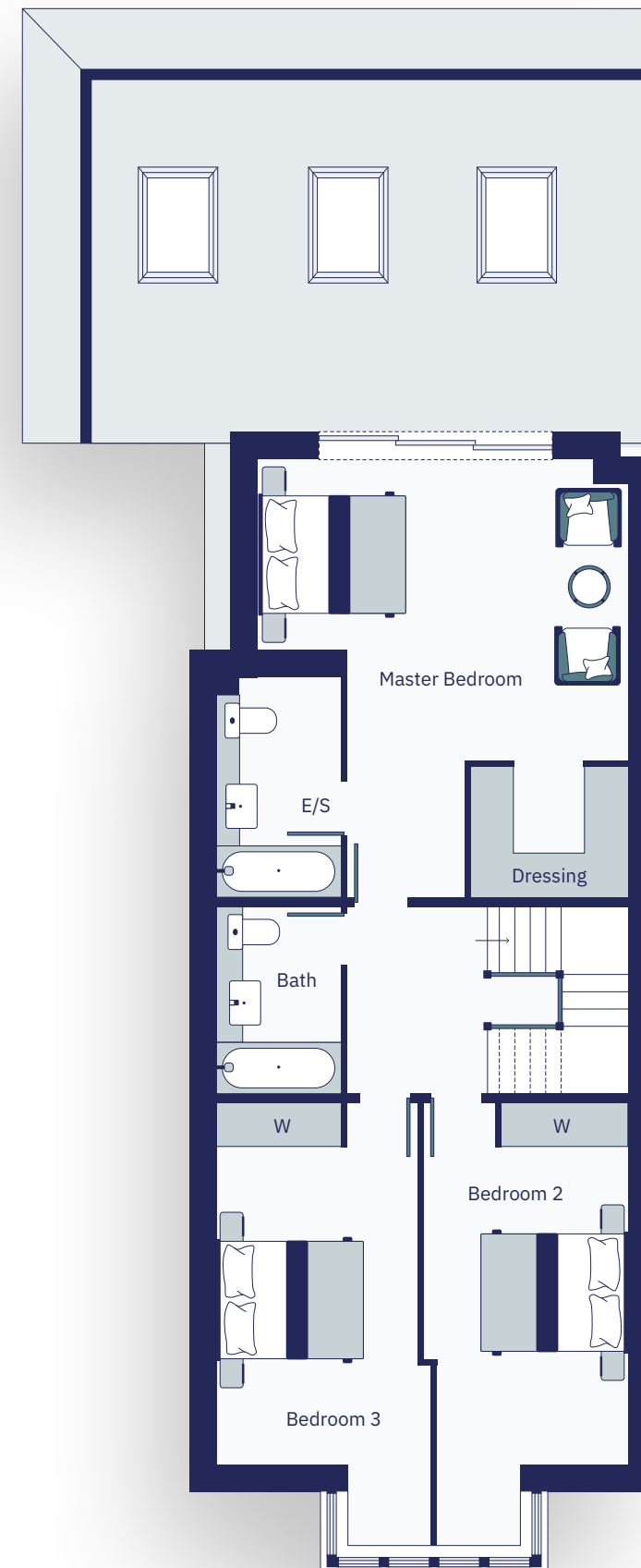
# Iris House

Peace Mile - Oxford, Oxfordshire

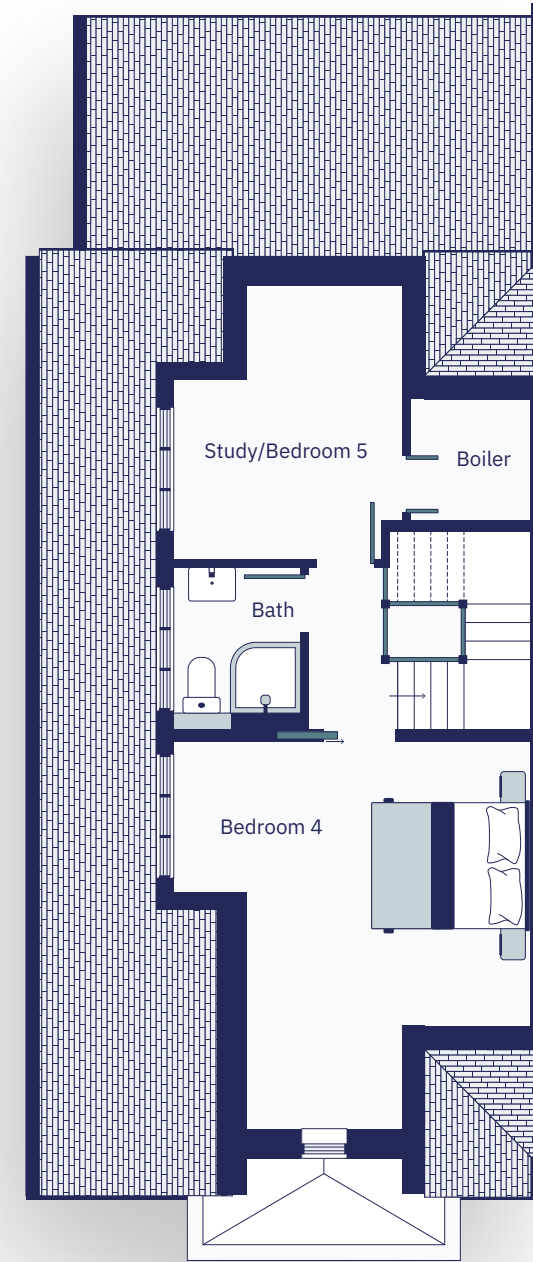
## Ground Floor



## First Floor



## Second Floor



## Ground Floor

Living Room	4.00m x 6.00m	13'1" x 19'6"
Kitchen/Dining	7.00m x 7.67m	22'9" x 25'1"
Utility	2.96m x 1.80m	9'7" x 5'9"

## First Floor

Master Bedroom	5.12m x 6.17m	16'8" x 20'2"
Bedroom 2	2.76m x 6.00m	9'0" x 19'6"
Bedroom 3	2.94m x 6.00m	9'6" x 19'6"

## Second Floor

Bedroom 4	4.58m x 4.92m	15'0" x 16'1"
Study	2.95m x 3.45m	9'6" x 11'3"





Computer Generated Image



Computer Generated Image

## Light in abundance.

The kitchens themselves are well-equipped, complete with quartz worktops, a sizeable island unit, and top-of-the-range integrated appliances including a 'hide and slide' pyrolytic oven and a Bora induction hob with an integrated cook top extractor. Quooker instant boiling water taps offer added convenience, while a separate utility room and cloakroom provide the utmost in practicality and ease of living.

### Ground Floor

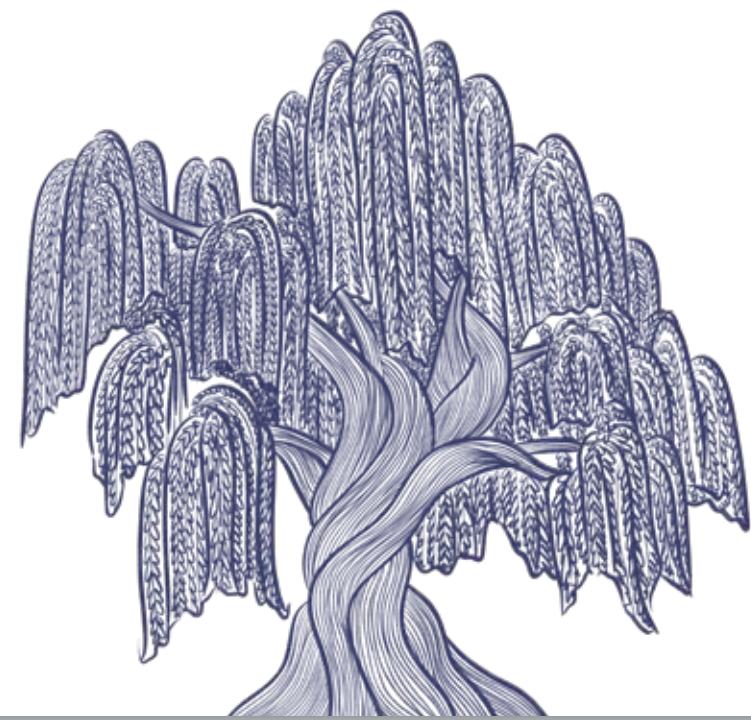
Living Room	4.00m x 6.00m	13'1" x 19'6"
Kitchen/Dining	5.17m x 9.00m	16'9" x 29'5"
Utility	2.96m x 1.80m	9'7" x 5'9"

### First Floor

Master Bedroom	5.06m x 6.17m	16'6" x 20'2"
Bedroom 2	2.94m x 6.00m	9'6" x 19'6"
Bedroom 3	2.76m x 6.00m	9'0" x 19'6"

### Second Floor

Bedroom 4	3.63m x 4.92m	11'9" x 16'1"
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## Your tranquil oasis.

The first floor of both properties boasts an exceptional master bedroom situated at the rear. This fantastic space features an ensuite bathroom and a bespoke joinery made dressing room. Alongside the principal bedroom, the first floor also includes two additional generously-sized double bedrooms and a family bathroom, ensuring ample accommodation for family and guests.

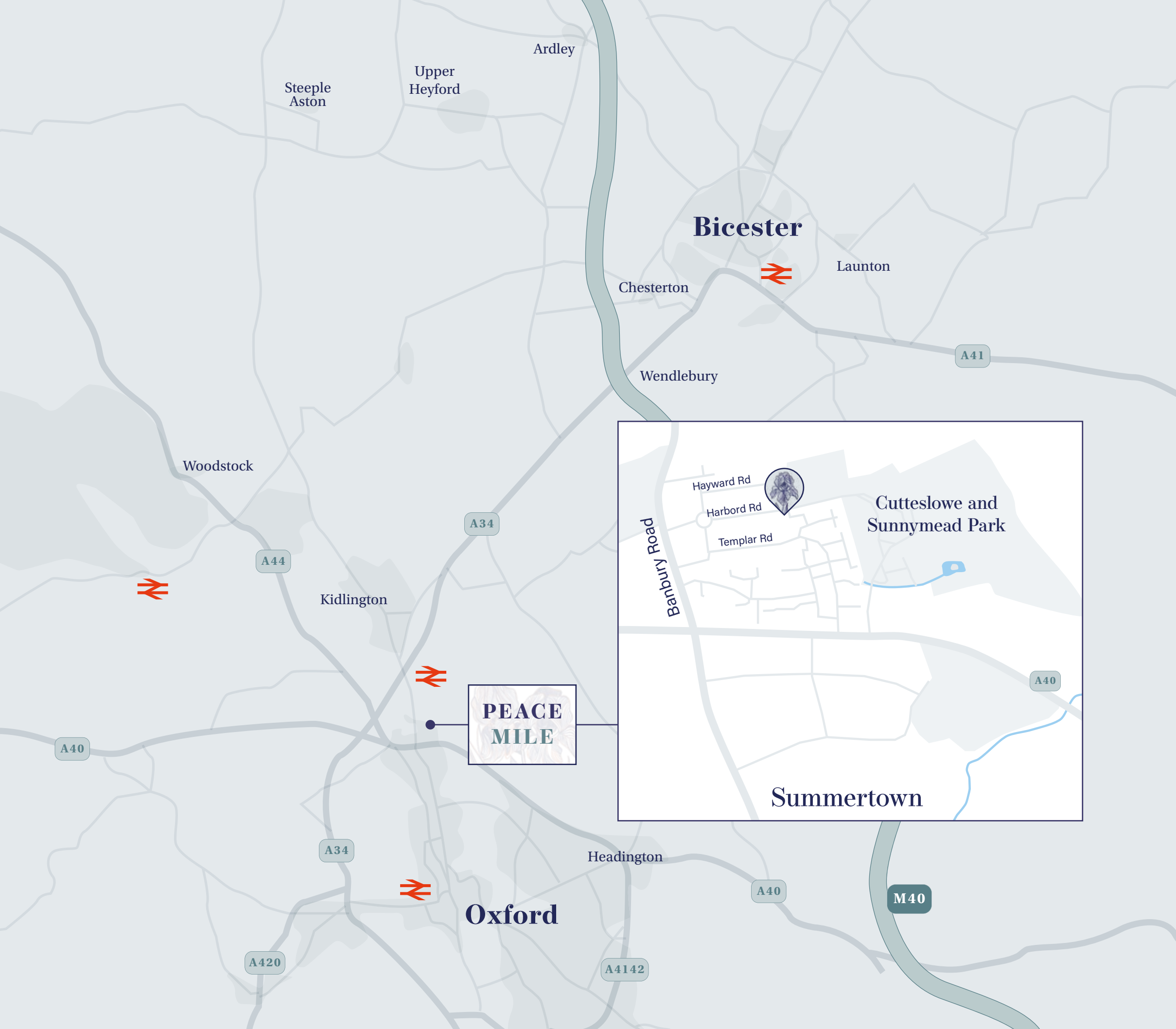
The second floor of both properties includes a fourth double bedroom and a third bathroom, perfect for those seeking additional space and privacy. The larger of the two homes, Iris House, further benefits from a dedicated study, providing a comfortable space to work or relax.



## PEACE MILE

is a truly innovative development, thoughtfully designed with the environment in mind. These luxurious homes feature cutting-edge technology such as Grant air source heat pumps and solar panelling, providing energy-efficient and cost-effective heating solutions. Additionally, the development including wiring for an electric car charging point makes it the ideal choice for environmentally conscious buyers seeking a luxurious yet sustainable lifestyle.





## Love living local.

Peace Mile boasts a prime location at the end of popular Harbord Road, adjacent to the expansive Cutteslowe Park which provides an array of family friendly activities including playing fields, tennis courts and The Sri Chinmoy Peace Mile running track; a one-mile running pathway established in 1987 to allow those living in the city a welcoming, safe space to run, jog and walk whilst enjoying the peaceful settings of the Cutteslowe Park.

The vibrant Summertown with its mix of shops, restaurants and cafes is conveniently located just one mile away, offering easy access to a good range of amenities. The area also enjoys a Nuffield Health leisure centre and swimming pool for fitness enthusiasts.

For those looking to travel further afield, Peace Mile benefits from close proximity to the A40, A34 and nearby M40 allowing easy access to major cities such as London and Birmingham. Additionally, the Oxford Parkway train station is nearby and provides direct trains to London Marylebone in under an hour.





**Breckon & Breckon**  
— est. 1947 —

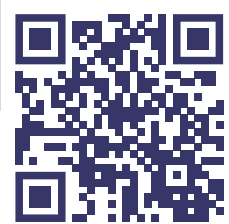


### VIEWINGS BY APPOINTMENT

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