

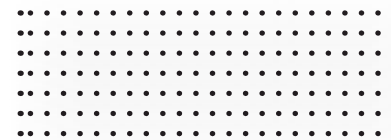




THE
DEPOT
BLACKTHORN • BICESTER



THE DEPOT IS AN EXCLUSIVE DEVELOPMENT OF NINE
MODERN, ENERGY EFFICIENT HOMES LOCATED IN
BLACKTHORN, OXFORDSHIRE

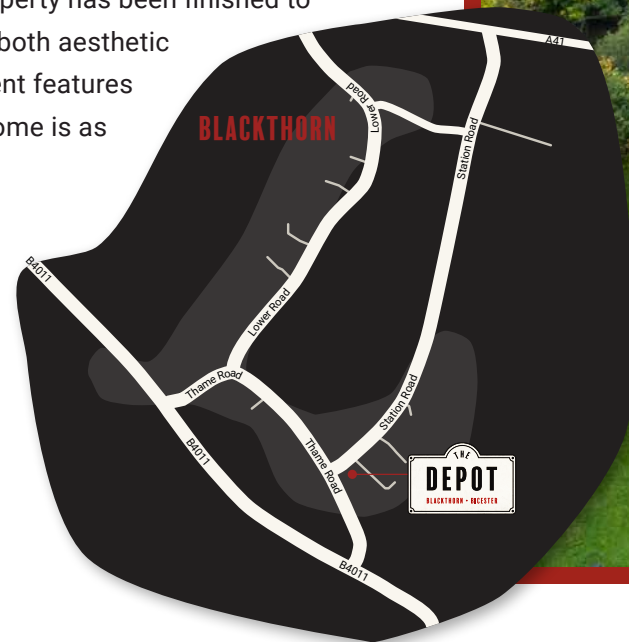


WELCOME TO THE DEPOT

CONTEMPORARY LIVING. VILLAGE CHARM. MINUTES FROM BICESTER.

The Depot has undergone a remarkable transformation, with the original depot buildings reimaged into nine sleek, modern homes with industrial features peppered throughout, celebrating the site's heritage. Thoughtfully designed and constructed by local developer RJAY Developments Ltd.

The development comprises a mix of 1-bedroom apartments, 2-bedroom houses, and a 3-bedroom bungalow. Each property has been finished to a high standard, with meticulous attention to both aesthetic detail and everyday practicality. Energy-efficient features and hyperfast broadband ensure that every home is as functional as it is stylish.



BICESTER

& GREATER OXFORDSHIRE



THE DEPOT, BICESTER - *YOU'LL LOVE LIVING LOCAL*

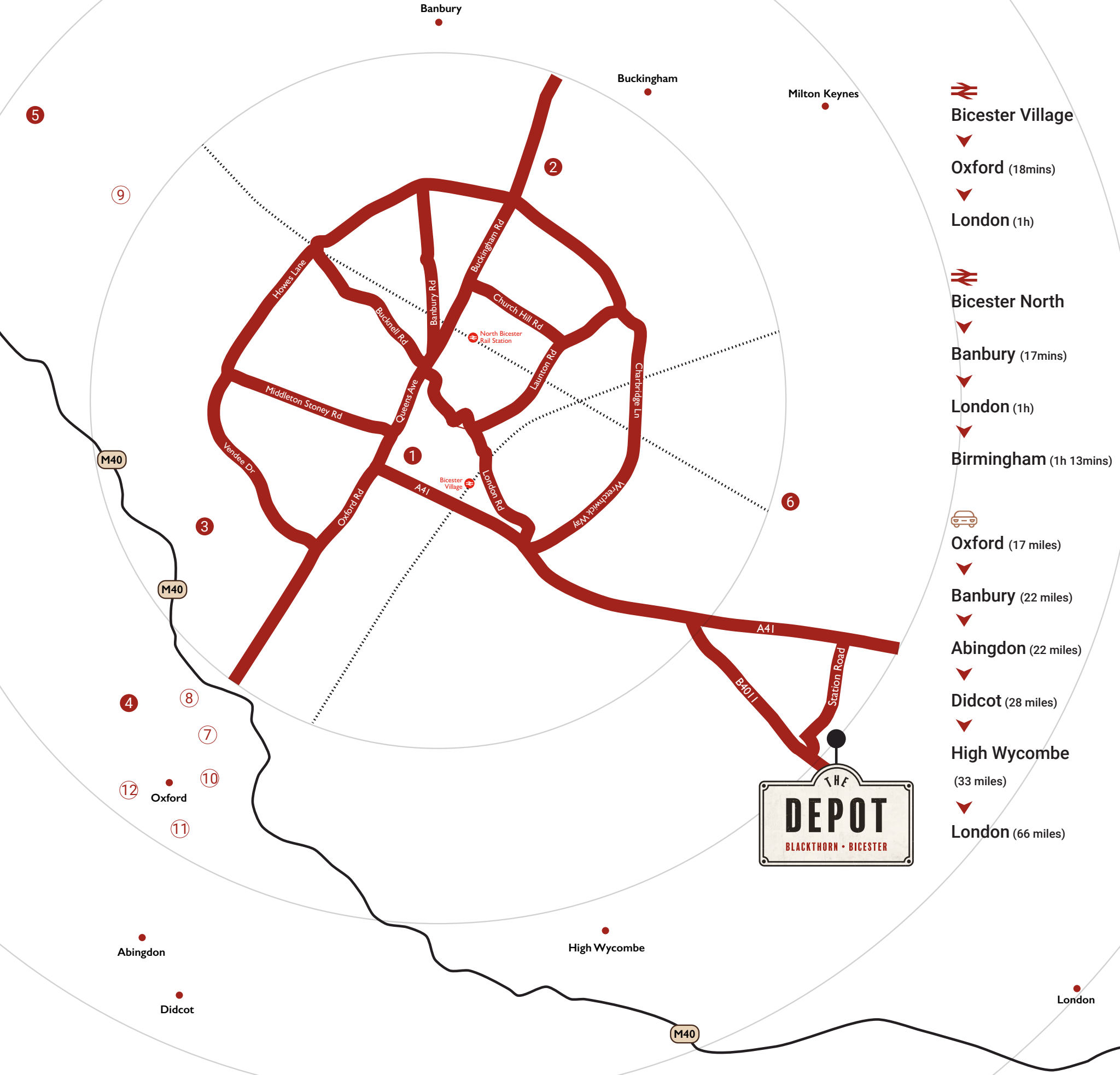
Blackthorn is a quaint village in Oxfordshire less than 4 miles outside Bicester, ensuring fantastic rail and road connections to London, Birmingham, Oxford and beyond. The nearby village of Ambrosden offers local amenities such as a shop, post office, pub and primary school whilst Bicester market town is under 4 miles away.

For a decade, Bicester Town has proudly maintained its 'Green Town' status which is a testament to its well planned, healthy communities and abundance of green spaces. Bicester offers plenty of local amenities such as a multiscreen cinema, Tesco superstore, garden centre and the internationally acclaimed Bicester Village designer outlet. Bicester has two train stations with direct trains into London in under an hour whilst Oxford City centre is just 16 miles from Blackthorn.

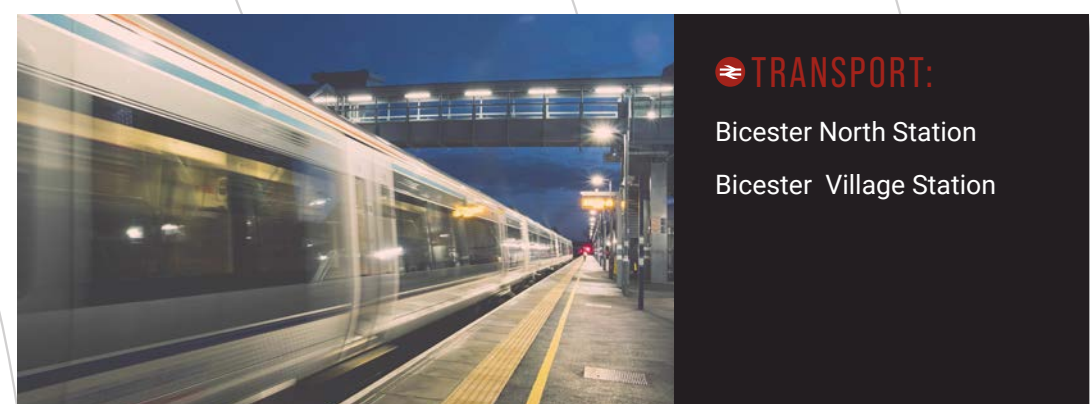
IMAGES CLOCKWISE:

St. Edburg's Church, Westgate - Oxford, The Bridge Of Sigh - Oxford,
Ship Street - Oxford, High Street - Bicester, Bicester Village.



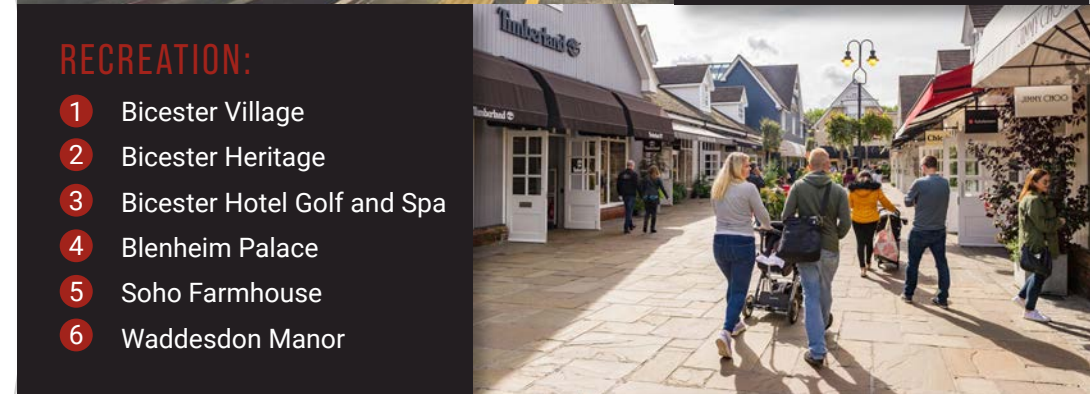


- Bicester Village
- Oxford (18mins)
- London (1h)
- Bicester North
- Banbury (17mins)
- London (1h)
- Birmingham (1h 13mins)
- Oxford (17 miles)
- Banbury (22 miles)
- Abingdon (22 miles)
- Didcot (28 miles)
- High Wycombe (33 miles)
- London (66 miles)

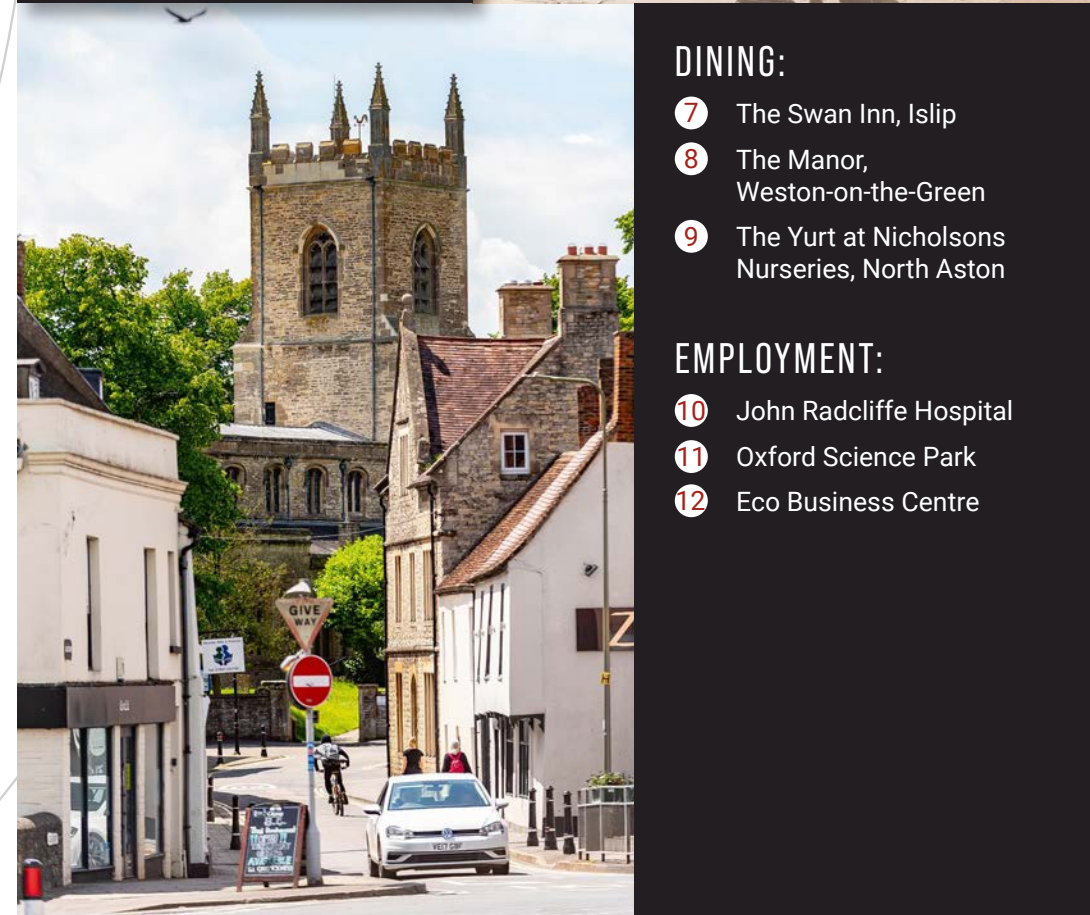


TRANSPORT:

- Bicester North Station
- Bicester Village Station



- RECREATION:**
- 1 Bicester Village
 - 2 Bicester Heritage
 - 3 Bicester Hotel Golf and Spa
 - 4 Blenheim Palace
 - 5 Soho Farmhouse
 - 6 Waddesdon Manor



- DINING:**
- 7 The Swan Inn, Islip
 - 8 The Manor, Weston-on-the-Green
 - 9 The Yurt at Nicholsons Nurseries, North Aston

- EMPLOYMENT:**
- 10 John Radcliffe Hospital
 - 11 Oxford Science Park
 - 12 Eco Business Centre



PLOT 1 GARDEN

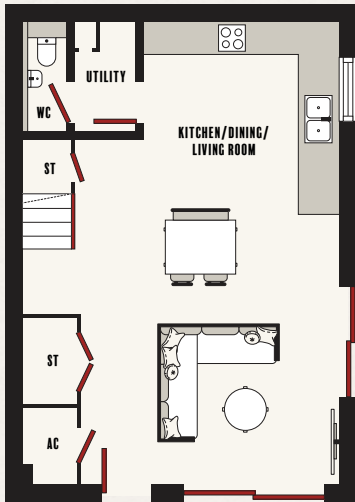
INTERNALLY STAGED IMAGE



PLOT 1 KITCHEN/DINING/LIVING ROOM

INTERNALLY STAGED IMAGE

PLOT 1

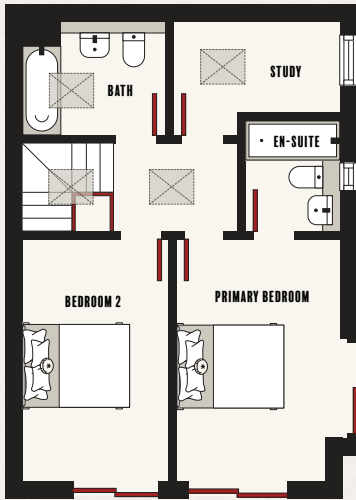


GROUND FLOOR

Kitchen/Dining/ living Room	8.42m x 5.80m	27'7" x 19'0"
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FIRST FLOOR

Primary Bedroom	4.41M X 2.93M	14'6" X 9'7"
En-suite	2.07M X 1.66M	6'9" X 5'5"
Bedroom 2	4.41M X 2.66M	14'6" X 8'9"
Study	2.96 X 2.07M	9'9" X 6'9"
Bath	2.65M X 2.07M	8'8" X 6'9"



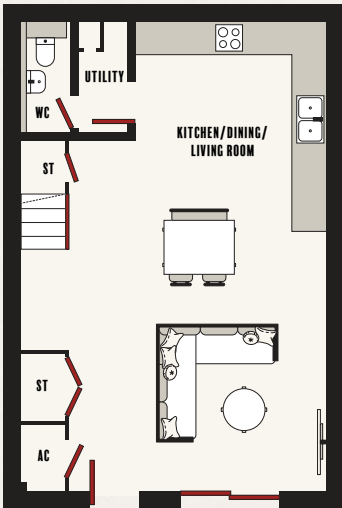
INTERNALLY STAGED IMAGE



PLOT 2 DINING/LIVING ROOM

INTERNALLY STAGED IMAGE

PLOT 2, 3, 4

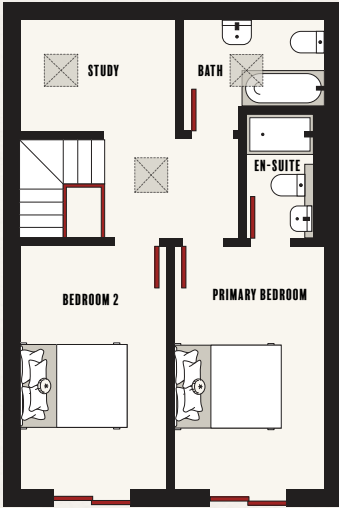


GROUND FLOOR

Kitchen/Dining/ living Room	8.61m x 5.56m	28'3" x 18'3"
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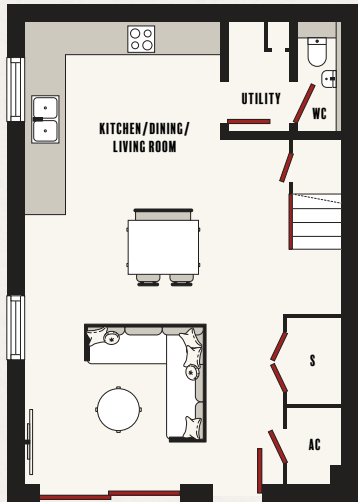
FIRST FLOOR

Primary Bedroom	4.41M X 2.76M	14'6" X 9'1"
En-suite	2.26M X 1.42M	7'5" x 4'8"
Bedroom 2	4.42M X 2.67M	14'6" X 8'9"
Study	2.74M X 2.04M	9'0" X 6'8"
Bath	2.26M X 1.42M	7'5" X 4'8"



INTERNALLY STAGED IMAGE

PLOT 5

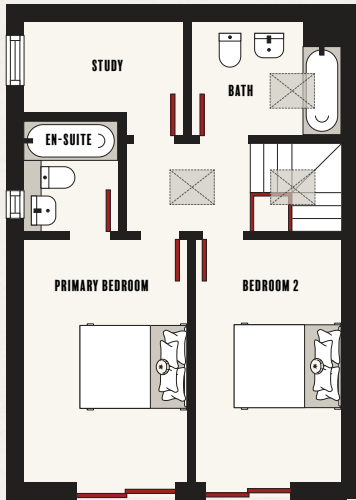


GROUND FLOOR

Kitchen/Dining/ living Room	8.58m x 5.77m	28'2" x 18'11"
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FIRST FLOOR

Primary Bedroom	4.42M X 2.93M	14'6" X 9'7"
En-suite	2.00M X 1.65M	6'7" X 5'5"
Bedroom 2	4.42M X 2.67M	14'6" X 8'9"
Bedroom 3	2.74M X 2.04M	9'0" X 6'8"
Bath	2.25M X 2.04M	7'5" X 6'8"





PLOT 5 PRIMARY BEDROOM

INTERNALLY STAGED IMAGE

THE DEPOT

PLOT 6

THREE BEDROOM,
DETACHED BUNGALOW
COMING SOON

GROUND FLOOR

Kitchen/Dining/Living Room	9.4M X 6.2M	30'10" X 20'4"
Utility	1.7M X 1.9M	5'7" X 6'3"
Primary Bedroom	4.9M X 4.1M	16'1" X 13'5"
En-suite	2.2M X 1.9M	7'3" X 6'3"
Dressing	2.6M X 1.9M	8'5" X 6'3"
Bedroom 2	3.7M X 3.0M	12'2" X 9'10"
Bedroom 3	2.7M X 3.0M	8'10" X 9'10"
Bathroom	3.0M X 1.9M	9'10" X 6'3"

*Property still under construction, approximate measurements given, subject to change

INTERNALLY STAGED IMAGE



SPECIFICATION

& WARRANTY

KITCHENS AND UTILITY ROOMS

- ▶ Individually designed kitchen cabinets by Sheraton. Fully framed, Indigo Blue shaker style units with Natural Oak interiors
- ▶ 30mm thick profiled Linen Quartz work surfaces and upstands
- ▶ Fully integrated Bosch kitchen appliances to include Oven, Hob, Dishwasher and Fridge/Freezer. The houses also have integrated microwave ovens
- ▶ Utility rooms with matching Sheraton cabinetry and space for washer/dryer

INTERNAL FIXTURES AND FITTINGS

- ▶ Oak internal doors with high quality black door furniture
- ▶ Porcelain floor tiles throughout the ground floor
- ▶ Carpets to the stairs and bedrooms
- ▶ Exposed steel beams
- ▶ Exposed internal brickwork
- ▶ Traditional timber staircase with metal painted spindles

EXTERNAL FINISHES

- ▶ Bespoke Aluminium windows and doors
- ▶ Porcelain paths and patios to each home
- ▶ Wooden bike stores for each property
- ▶ EV charging point per property
- ▶ Block paved courtyard and parking areas



BATHROOMS AND ENSUITES

- ▶ Porcelain wall and floor tiling
- ▶ Traditional chrome plated taps and valves by Hansgrohe
- ▶ Wall hung mirror vanity units and basins with drawer storage
- ▶ Large walk in showers with high quality enclosures and rain shower heads
- ▶ Chrome towel rails with thermostatic control

MECHANICAL AND ELECTRICAL

- ▶ Low energy, LED downlighting in warm white
- ▶ Mains linked heat and smoke detectors
- ▶ External lighting to patios
- ▶ Central heating provided via Air Source Heat Pumps
- ▶ Underfloor heating to the ground floor
- ▶ Steel electrical conduits with matching sockets and light switches
- ▶ Hyperfast broadband line into each property

WARRANTY

- ▶ 10 year ICW New Homes warranty



Get in touch:

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

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Oxford OX2 7ED

t: 01865 261 222
e: newhomes@breckon.co.uk

Watch the film:
breckon.co.uk/thedepot

Please Note These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied. All property images are computer generated impressions and subject to change. Map not to scale. This brochure and all video content for The Depot was proudly produced by Breckon & Breckon Creative.

**WATCH THE FILM:
BRECKON.CO.UK/THEDEPOT**