



MEADOW PLACE

CLANFIELD, OXFORDSHIRE



STEWART BROTHERS
PROPERTY



MEADOW PLACE, CLANFIELD OX18 2TS

STEWART
BROTHERS
PROPERTY



An exclusive development of four detached 5 bedroom Cotswold Stone homes with countryside views

☎ 07961 118920 ✉ meadowplaceclanfield@gmail.com

Guide Price: £1,395,000



THE WILLOWS

The Willows is an elegant and contemporary designed 5 bedroom Cotswold stone built home with a spacious open plan layout perfect for family living, totalling 2,750 sq. ft gross internal floor area.



MULBERRY HOUSE

Mulberry House benefits from the same beautiful design and eco-friendly features as The Willows. The additional gable to the front of the house makes them slightly larger with a gross internal floor area of 2,800 sq. ft.



THE LAURELS

The Laurels is now sold.



LARCH HOUSE

Larch House also benefits from the same beautiful design and eco-friendly features as the other houses. The layout is the same as Mulberry House but it has a more enclosed rear garden.



- THE DEVELOPMENT -

Light &
Spacious
New Build

Natural
Cotswold
Stone

Views
over open
Grassland

Eco-
Friendly
Features

Meadow Place Clanfield is an exclusive new-build development comprising four substantial 5 bedroom detached houses of two different designs totalling 2,750 sq.ft and 2,800 sq.ft gross internal area respectively.

Each home has been meticulously designed and crafted for modern day living with **large, light filled rooms** and spacious interconnecting common areas. A contemporary colour palette has been adopted throughout the build.

The houses are constructed of beautiful natural **Cotswold Stone** and sold with a BuildZone **10-year structural warranty**.

The properties also benefit from a number of eco-friendly features including solar panels, air source heat pump, mechanical ventilation with heat recovery (MVHR) and triple glazing.

The development is set back from the main road and approached through a newly created access on Bushey Drive, leading to separate **private driveways** that service each house.

Each house is located on its own **generous plot of c. 0.22 acres** with landscaped front and rear gardens and a detached double garage.

On the ground floor there is a superb light-filled **open plan kitchen/dining/ living room** complete with bi-fold doors onto a large patio and garden with **views over open grassland** beyond. There is also a separate **large lounge, dining/family room, study, utility and WC/cloakroom**. Smart control **underfloor heating** is provided throughout the ground floor.

The first floor has five large double bedrooms, including a master suite with separate dressing room and en-suite with freestanding bath and separate double shower; a further en-suite and a family bathroom.

Interested parties are invited to contact the developer to arrange a viewing.



- THE LOCATION -

Clanfield is an attractive village surrounded by the open West Oxfordshire countryside. A stream runs through the village, passing under weeping willow trees between the two small village greens.

Within Clanfield is a primary school; Blakes bakery-café, shop & Post Office; the Double Red Duke hotel/restaurant and The Clanfield Tavern public house.



Bampton, just 2 miles away, offers a more extensive range of facilities including a butcher, small supermarket, beauty salon and sports field. Faringdon and Witney, some 5 and 8 miles away respectively, have shopping, supermarkets and sports centres.

The city of Oxford is 17 miles away and the busy commercial centre of Swindon is some 16 miles. Both offer great road and rail connections to London with frequent services to London Paddington.

The development is in the catchment area for a number of good state and private schools, including Burford and Cokethorpe (Witney).





- ECO CREDENTIALS -

Our properties are EPC A rated and come with a range of environmentally sustainable features:

Solar
Panels

Air Source
Heat Pump

Triple
Glazed
Windows

Mechanical
Ventilation
with Heat
Recovery
(MVHR)

Each property is fitted with solar panels delivering up to 3.7kWp.

The properties are heated by air source heat pump, a form of low-carbon heating that produces significantly fewer emissions than traditional heating and cooling systems.

The windows are triple glazed which reduces heat loss and lowers heating bills. The additional layer of glazing over double glazing also means that they give better sound insulation against outside noise.

A Mechanical Ventilation and Heat Recovery (MVHR) system is also fitted, a ventilation system that supplies fresh and extracts stale air throughout the property and recovers the heat in the process.

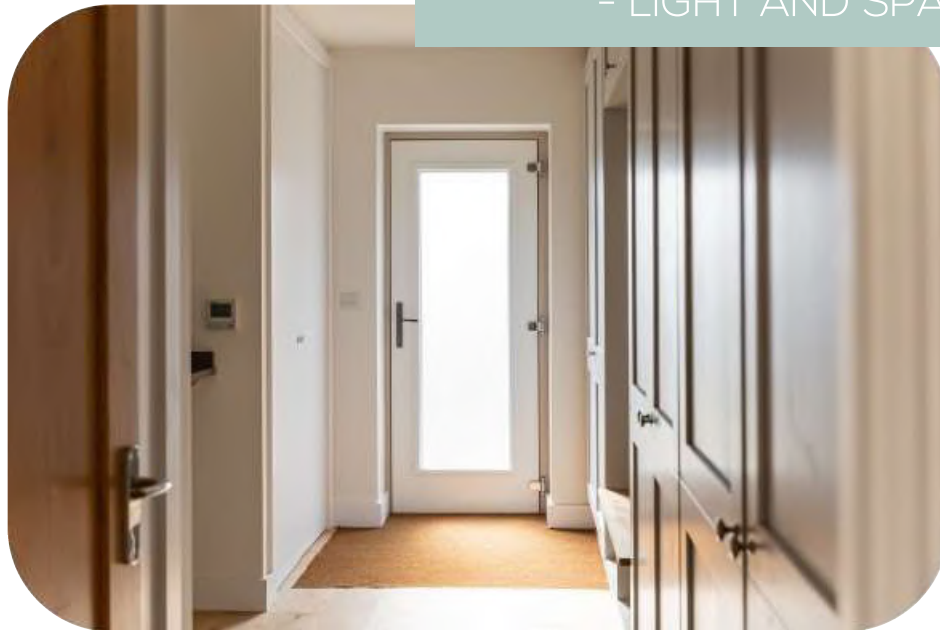


These measures not only have an environmental benefit but also collectively help to lower energy consumption, resulting in lower running costs.





- LIGHT AND SPACIOUS INTERIORS -





- GROUND FLOOR -

Underfloor heating throughout ground floor

Large, open plan kitchen / dining / living room

Separate lounge, study and dining / family room

Oak floors and internal doors

Entrance hall – a light and open central entrance hall with engineered oak flooring, internal oak doors and an oak and glass staircase.

Kitchen/dining/living room – light-filled, large open plan kitchen/diner/living with engineered oak flooring and two sets of aluminium bi-fold doors opening to the outdoor space. The kitchen is fitted with an induction hob; integrated full height fridge, full height freezer, dual oven, microwave and warming drawer; integrated dishwasher and a Quooker tap.

The large central island and breakfast bar delineates the kitchen area with ample space for both dining and living beyond.

Living Room – a separate living room with engineered oak floors, slate hearth and fireplace.

Dining / Family room – a further separate reception room with engineered oak floors that could be used as a separate formal dining room or family / playroom.

Study – a large study with engineered oak flooring, telephone and Wi-Fi access points.

Utility room – boot room / laundry room with ample storage, plumbed spaces for washing machine and tumble dryer and side door to outside space.

WC/Cloakroom – downstairs WC with automatic lighting.





- FIRST FLOOR -



Total internal gross area
c 2,750 – 2,800 sq. ft (255 – 260 sq. m)

Five
Large
Bedrooms

Two
En-Suites
and Family
Bathroom

Master
Bedroom
Suite with
Dressing
Room

Views
across
open
Grassland

Landing - Spacious landing with ample built-in storage.

Master bedroom - Spacious master bedroom with tilt/turn full height french doors and Juliet balcony with far reaching views over the rear garden and grassland beyond. Separate dressing room leading to an en-suite bathroom containing a large shower and separate freestanding bath.

Bedroom 2 - Large double rear facing bedroom overlooking the rear garden and grassland beyond.

Bedroom 3 - Large double rear facing bedroom overlooking the rear garden and grassland beyond. En-suite bathroom with large shower.

Bedroom 4 - Large double bedroom overlooking front garden.

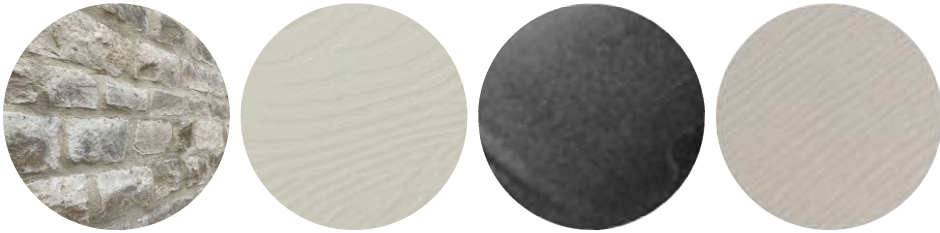
Bedroom 5 - Large double bedroom overlooking front garden.

Family bathroom - Large shower and separate freestanding bath



- EXTERIOR -

The houses are constructed of beautiful natural Cotswold Stone with oak frame porch; complementary sage green coloured doors and claystone coloured windows and black aluminium guttering.



Front Garden:

The front driveway is laid to gravel with ample parking for at least 4 cars and a detached, timber-clad double garage.

A lawn area, hedging and newly planted trees/shrubs along with post and rail fencing complete the spacious and open feel of the front garden.

Rear Garden:

The private rear garden boasts a large natural sandstone patio that is perfect for entertaining along with a large turfed lawn with views to the countryside beyond.






- SITE PLAN -





- EPC -

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+) A		97	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

- FINDING US -

Meadow Place can be reached from Bushey Drive, a small lane off of Main Street in Clanfield between Windmill Farm and High House Close. As you enter Bushey Drive the development is immediately in front of you.

POSTCODE: OX18 2TS

WHAT3WORDS: should.fonts.worksheet



- COUNCIL TAX -

The houses are all Band E for Council Tax

- VIEWINGS -

Please contact us directly using the details at the bottom of this brochure with any questions or to arrange a viewing with the developer.

Flexible viewing hours are available.



FLOOR PLANS



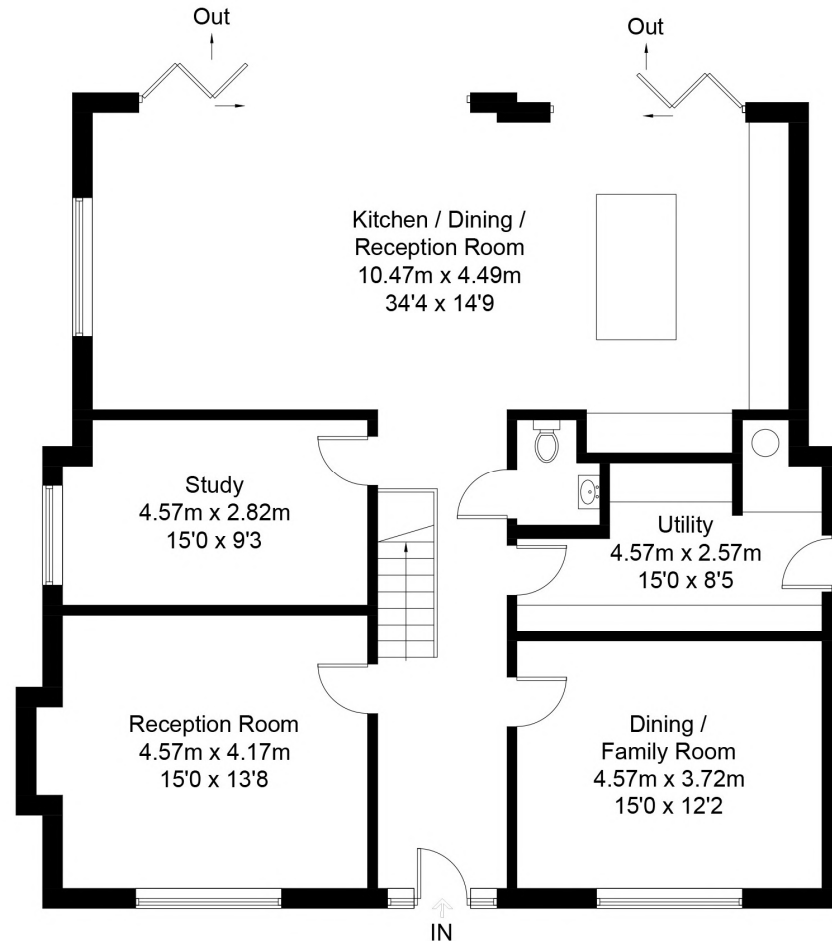
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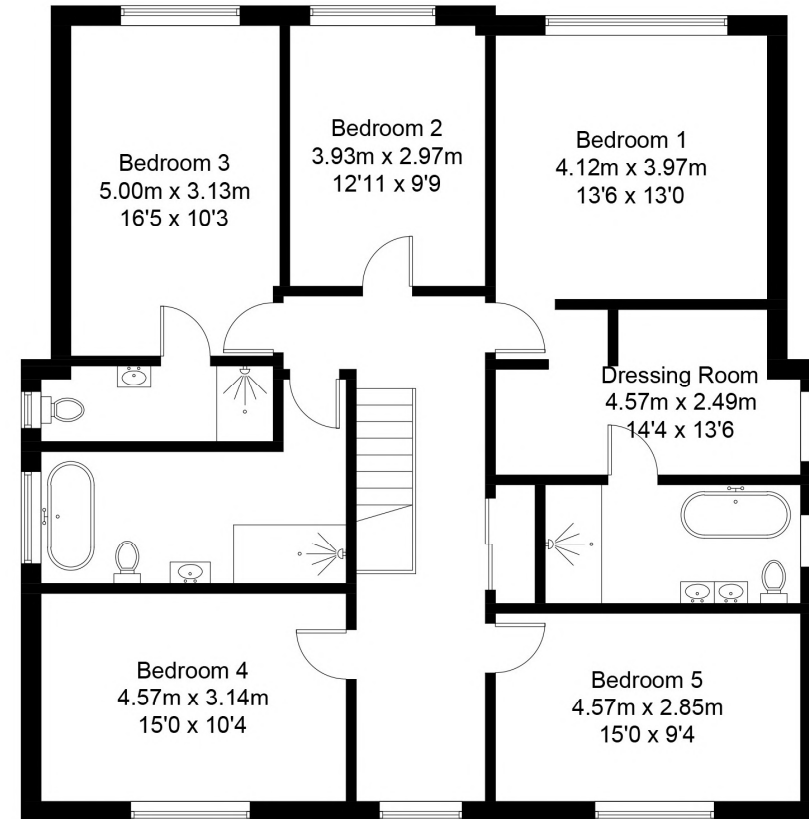
The Willows, OX18

Approximate Gross Internal Area = 255.5 sq m / 2750 sq ft

For identification only - Not to scale



Ground Floor



First Floor

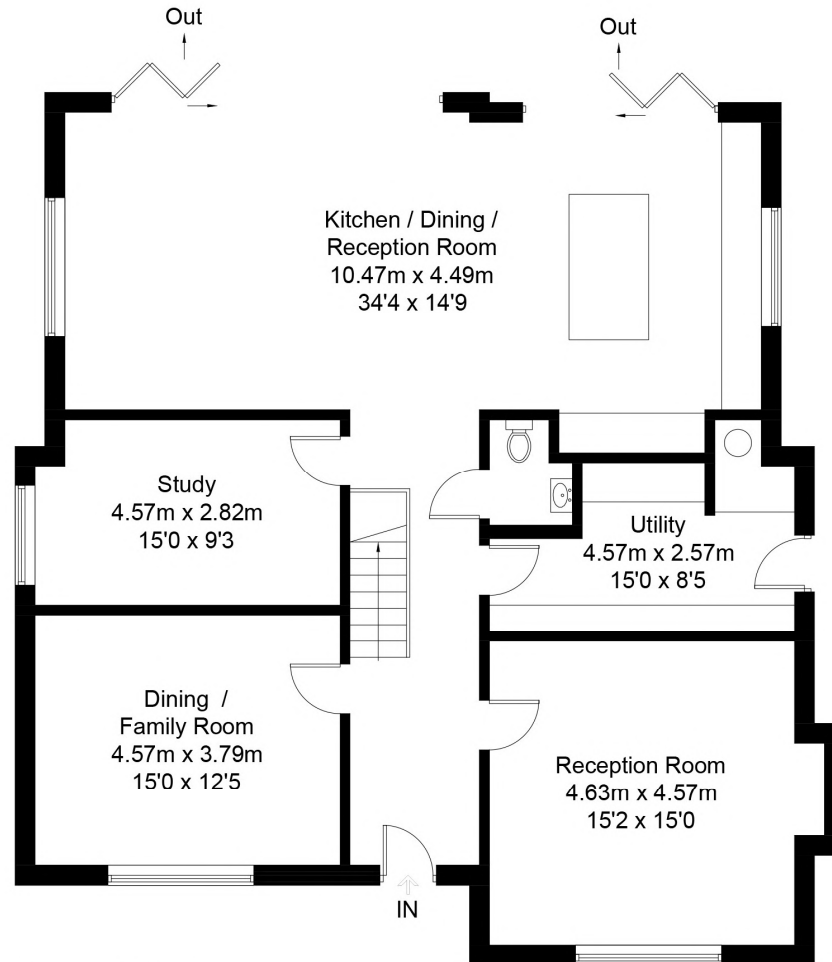
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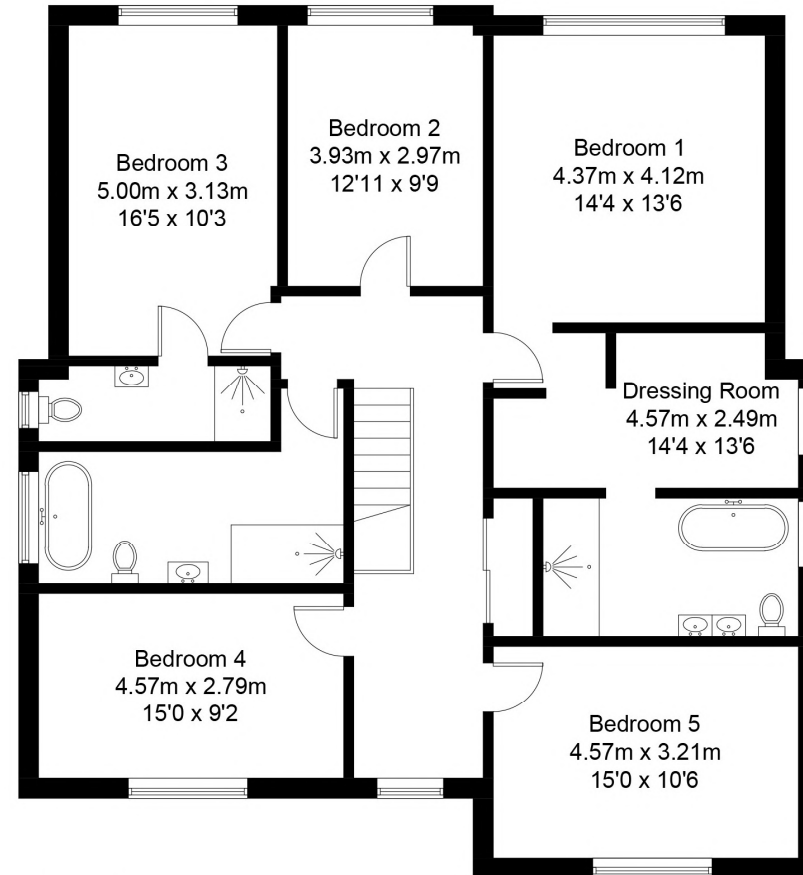
Mulberry House, OX18

Approximate Gross Internal Area = 260.1 sq m / 2800 sq ft

For identification only - Not to scale



Ground Floor



First Floor

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The Laurels, OX18

Approximate Gross Internal Area = 255.5 sq m / 2750 sq ft

For identification only - Not to scale



Ground Floor

First Floor

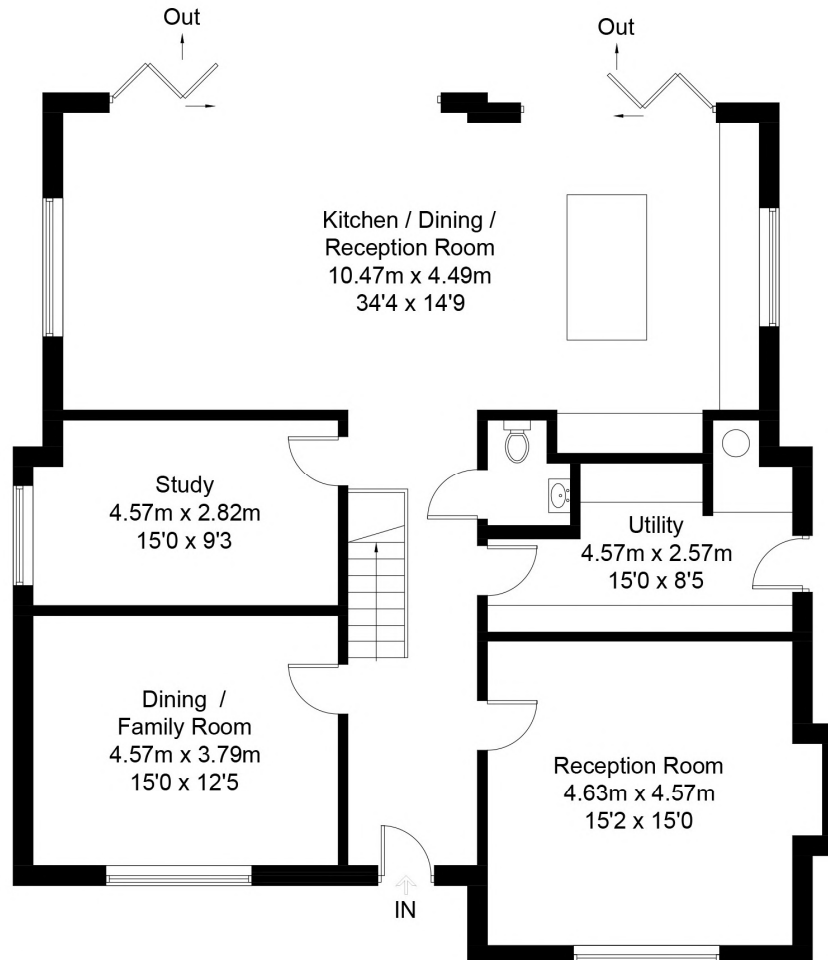
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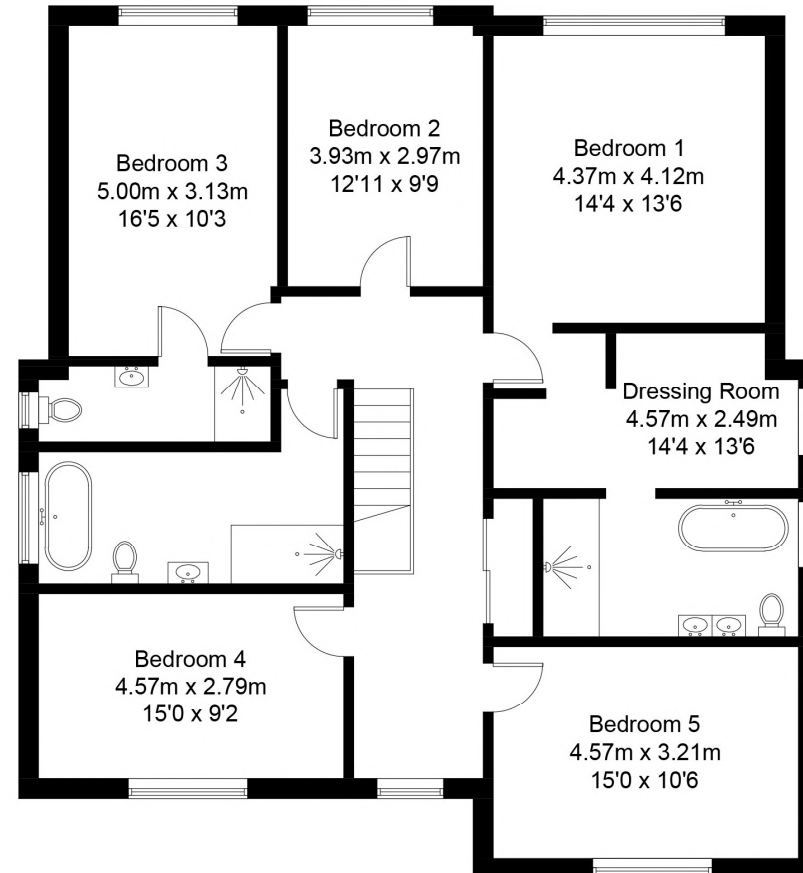
Larch House, OX18

Approximate Gross Internal Area = 260.1 sq m / 2800 sq ft

For identification only - Not to scale



Ground Floor



First Floor

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