



**SWEETCROFT HOMES**  
OXFORD

Lamborough Hill, Wootton, Abingdon

# Welcome to your new home

**LAMBOROUGH HILL** comprises four substantial, traditionally-built houses reflecting local architectural style, in a peaceful setting within this small, exclusive development.

Sweetcroft Homes, a family owned and run business, combine contemporary architecture with the latest sustainable construction techniques to provide environmentally friendly family homes.

## Lamborough Hill

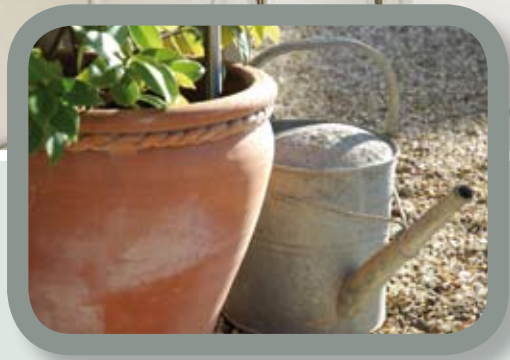
Using ground source heat pumps, low energy lighting, improved insulation, bespoke Scandinavian windows & doors and careful design, Sweetcroft have

developed homes which reduce our carbon footprint, minimise sound transference and promote wellbeing. It is our belief that we can create better, quieter, healthier and more economic homes.

Sitting at the foot of Boars Hill, the houses benefit from fabulous views over the countryside and from their proximity to Oxford, a historical yet cosmopolitan city boasting fine shopping, dining and leisure facilities as well as being renowned for its schools and Universities.

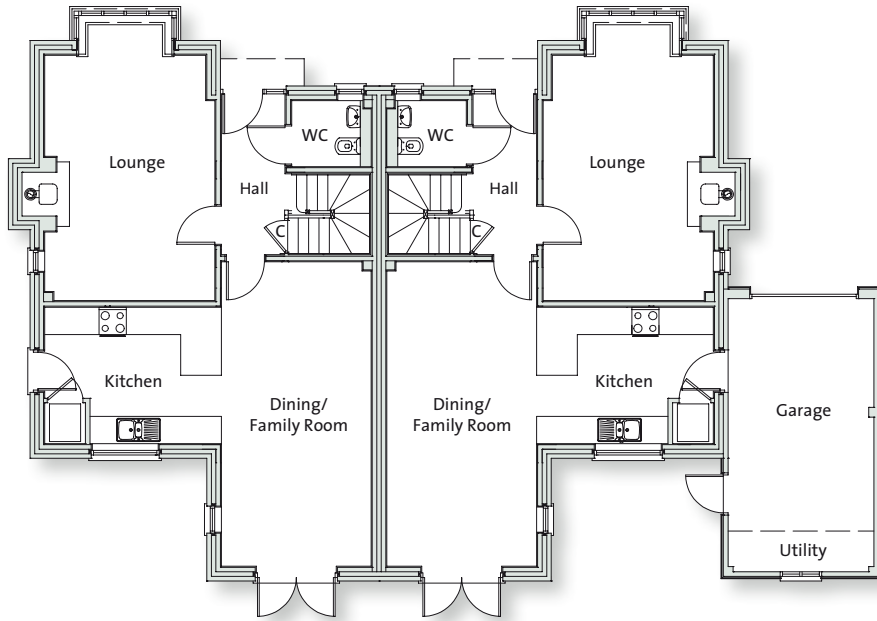
Lamborough Hill itself has good schools and pubs and is well served by local shops and amenities. Oxford sits 5 miles to the east and Abingdon 2 miles to the south, with good road and rail links within easy reach.



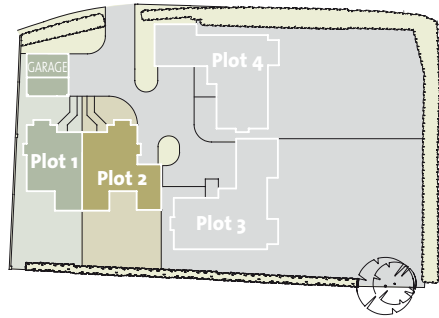
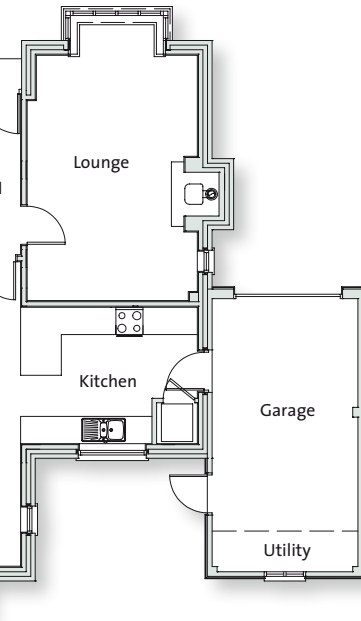


# Plots 1 & 2

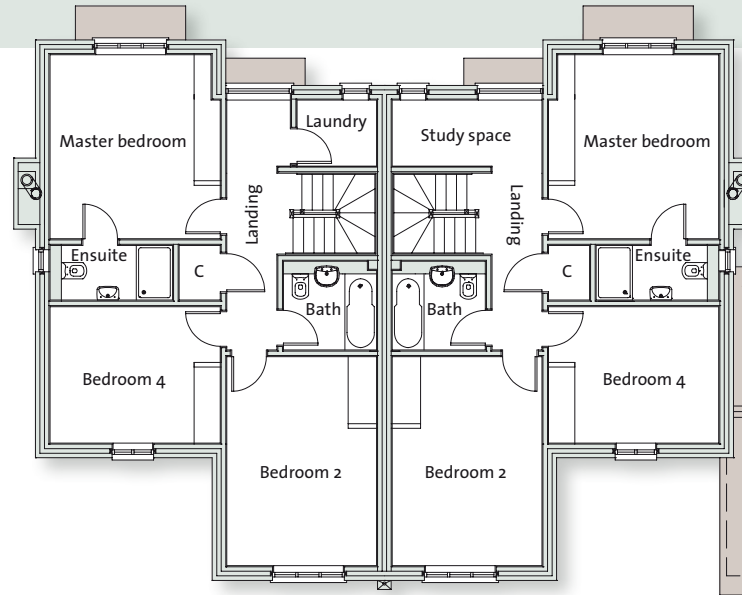
Ground Floor, Plot 1



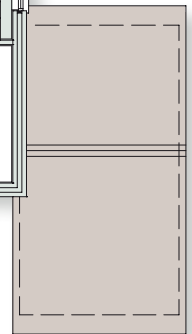
Ground Floor, Plot 2



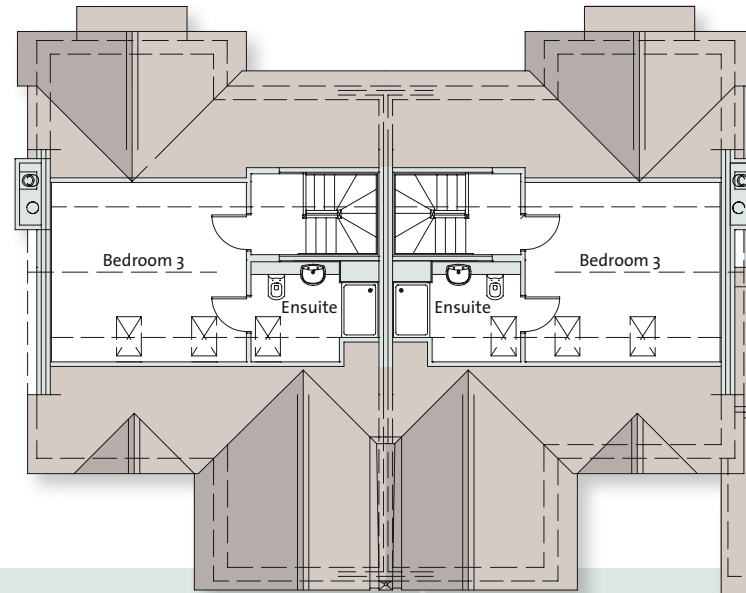
First Floor, Plot 1



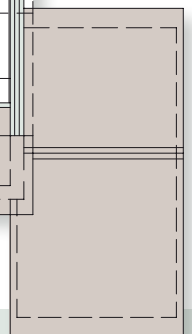
First Floor, Plot 2



Second Floor, Plot 1



Second Floor, Plot 2



## Ground Floor, Plots 1 & 2

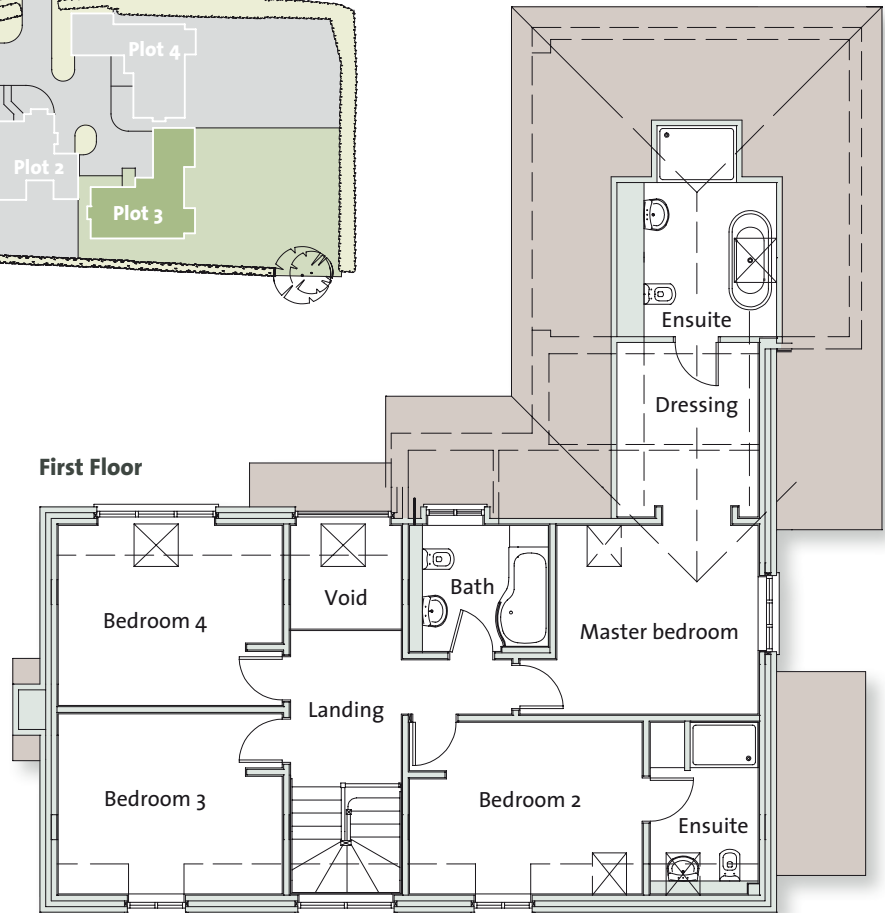
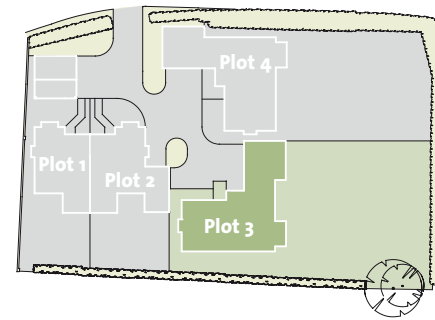
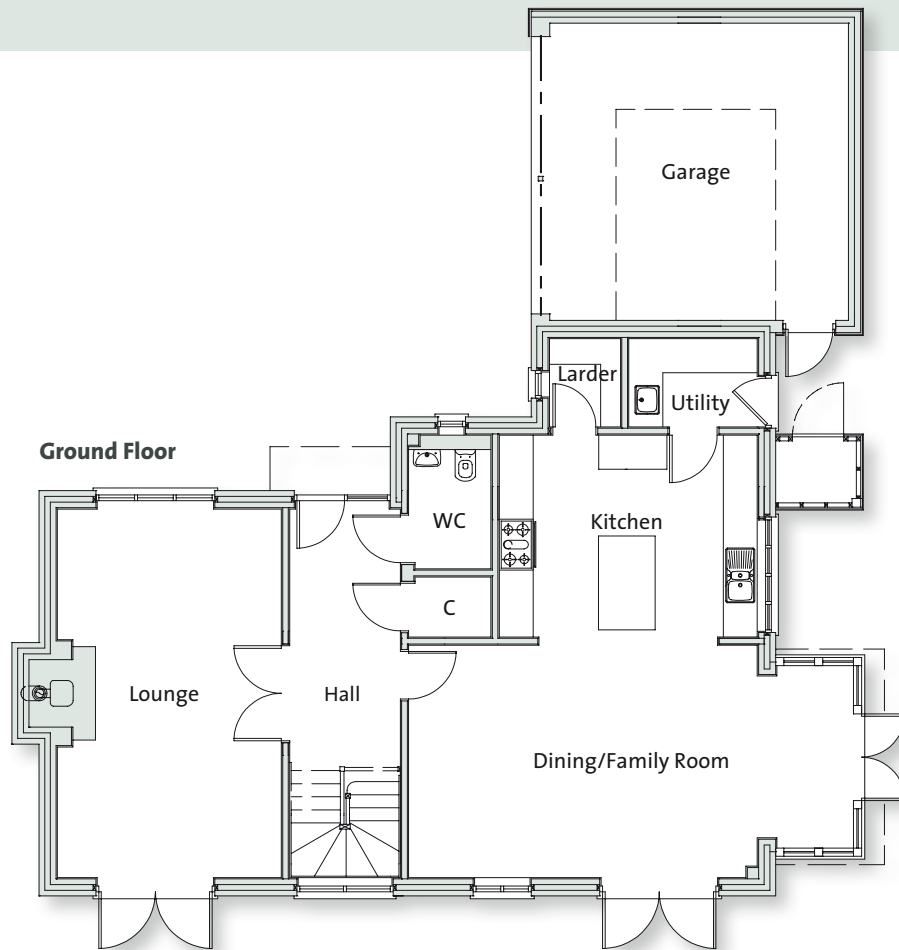
Lounge	3800 x 6050* mm	12' 6" x 19' 10"
Kitchen	3900 x 3000 mm	12' 10" x 9' 10"
Dining/Family room	3300 x 6700 mm	10' 10" x 22' 0"
WC	1800 x 1500 mm	5' 11" x 4' 11"

## First Floor, Plots 1 & 2

Master bedroom	3750 x 4050 mm	12' 4" x 13' 3"
Bedroom 2	3300 x 4600 mm	10' 10" x 15' 1"
Bedroom 3	4300 x 3900 mm	14' 1" x 12' 10"
Bedroom 4	3750 x 3000 mm	12' 4" x 9' 10"
Bathroom	2050 x 2000 mm	6' 9" x 6' 7"
Laundry/Study	1750 x 1500 mm	5' 9" x 4' 11"

WC Toilet C Cupboard  
\* Denotes maximum dimension

# LAMBOROUGH HILL Plot 3



## Ground Floor

Lounge	4000 x 6450 mm	13' 1" x 21' 5"
Dining/Family room	7800* x 4100 mm	25' 7"* x 13' 5"
Kitchen	4550 x 3600 mm	14' 11" x 11' 10"
Utility room	2300 x 1600 mm	7' 7" x 5' 3"
WC	1500 x 2400 mm	4' 11" x 7' 10"

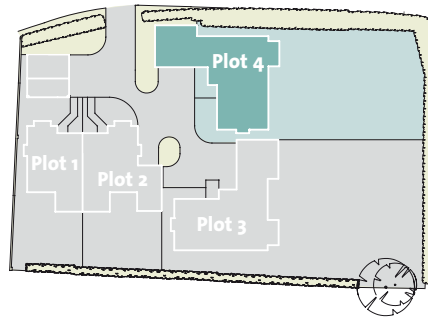
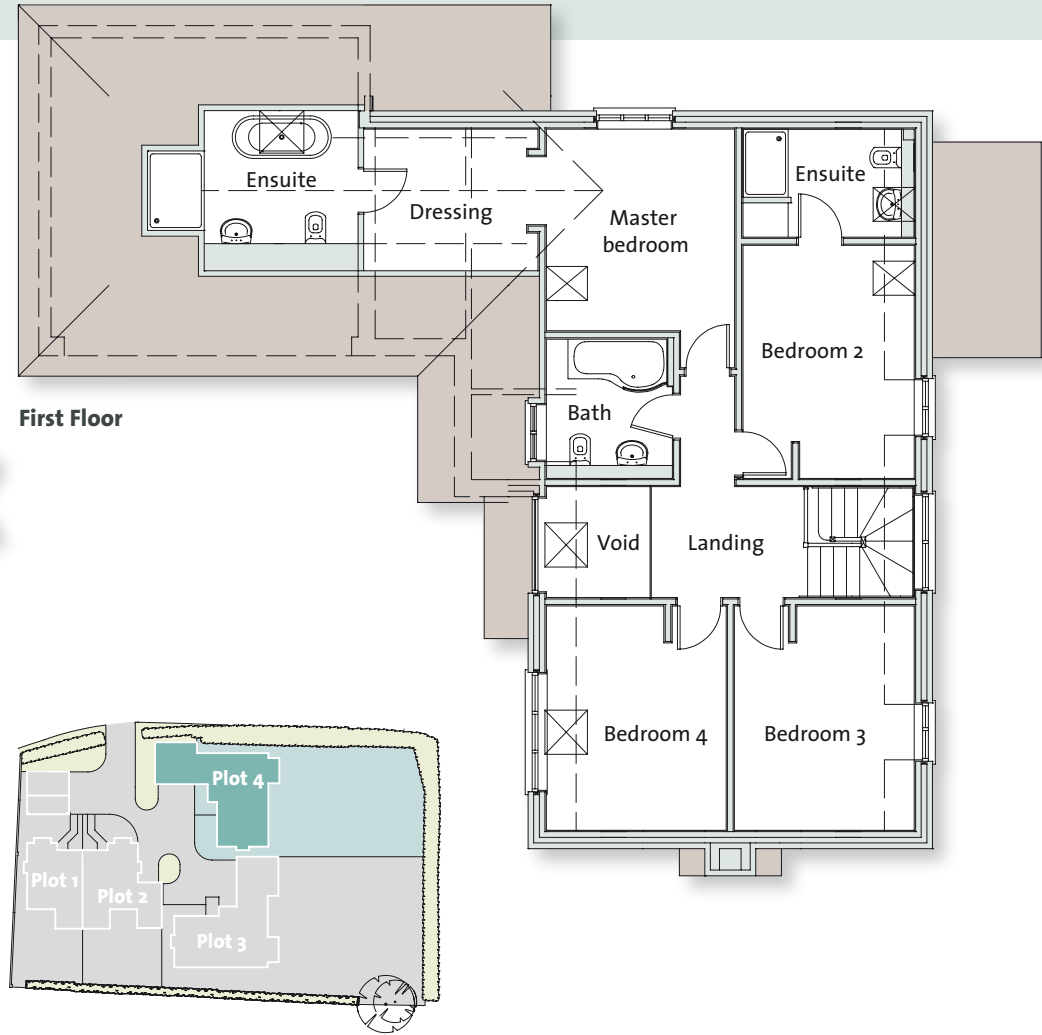
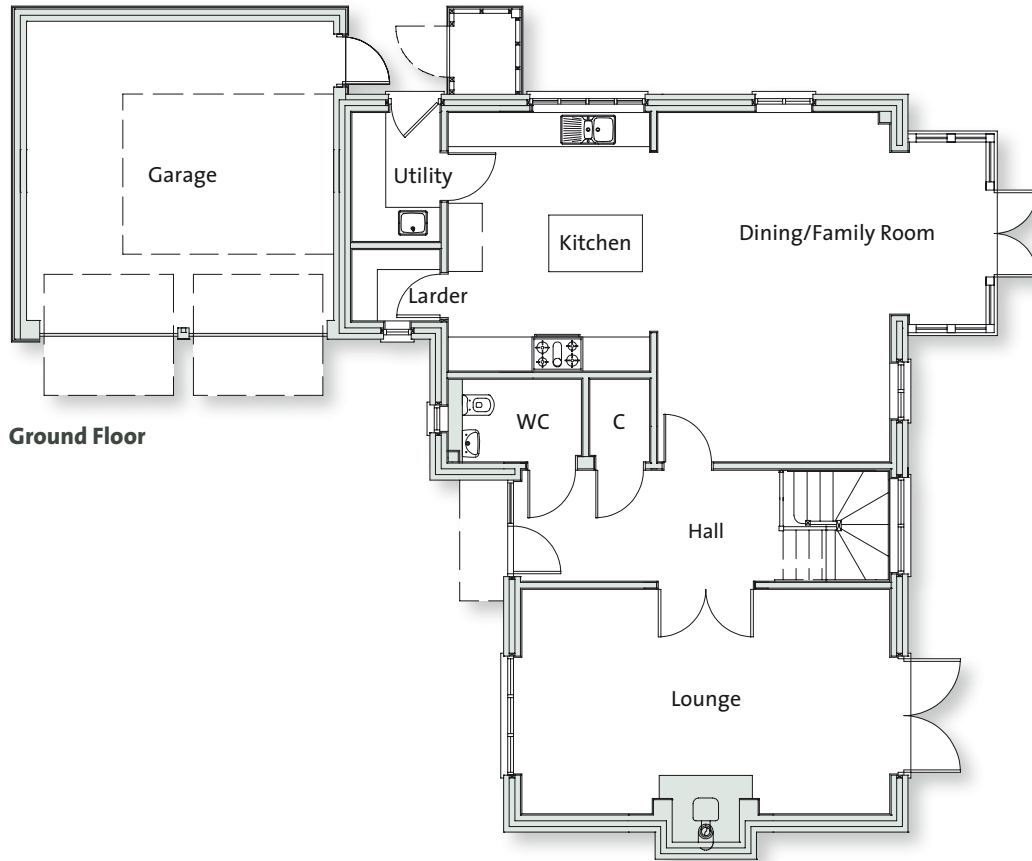
## First Floor

Master bedroom	4200* x 6500† mm	13' 9"* x 21' 4"†
Bedroom 2	4100 x 3000 mm	13' 5" x 9' 10"
Bedroom 3	4000 x 3200 mm	13' 1" x 10' 6"
Bedroom 4	4000 x 3200 mm	13' 1" x 10' 6"
Bathroom	2500 x 2270 mm	8' 2" x 7' 5"

WC Toilet C Cupboard  
 \* Denotes maximum dimension  
 † Denotes measurement to face of wardrobe doors

# Plot 4

## LAMBOROUGH HILL



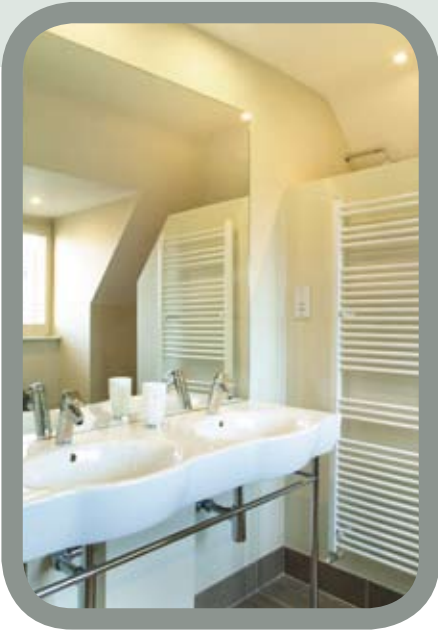
### Ground Floor

Lounge	6540 x 4000 mm	21' 5" x 13' 1"
Dining/Family room	5800* x 6200 mm	19' 00"* x 20' 4"*
Kitchen	3600 x 4600 mm	11' 10" x 15' 1"
Utility room	1600 x 2300 mm	5' 3" x 7' 7"
WC	2400 x 1500 mm	7' 10" x 4' 11"

### First Floor

Master bedroom	4200* x 6500† mm	13' 9" x 21' 4"†
Bedroom 2	4100 x 3070 mm	13' 5" x 10' 1"
Bedroom 3	4000 x 3200 mm	13' 1" x 10' 6"
Bedroom 4	4000 x 3200 mm	13' 1" x 10' 6"
Bathroom	2500 x 2270 mm	8' 2" x 7' 5"

WC Toilet C Cupboard  
 \* Denotes maximum dimension  
 † Denotes measurement to face of wardrobe doors



*This is a good eco-aware development where sustainable technologies are being used to create contemporary homes in the local style. Particularly impressive is the use of ground source heat and enhanced insulation that reduces CO<sub>2</sub> output by 75% compared to the average house in the UK.*

*The use of local craftsmen, sustainable timber and recycled materials where possible, demonstrates Sweetcroft's commitment to environmental sensitivity and their recognition of the benefits that employing local labour brings to the community.*

**GORDON MILLER, EDITOR, [WWW.WHATGREENHOME.COM](http://WWW.WHATGREENHOME.COM)**

#### **General Construction**

- Highly insulated brick and block cavity wall construction
- Solid concrete first floors to reduce sound transmission between floors
- Traditional clay tiled roof
- High specification bespoke Scandinavian windows and external doors

#### **Heating**

- Ground source heat pump, giving running costs approximately 50% of gas central heating
- Underfloor heating to ground and first floors
- Traditional radiators to second floor on plots 1 and 2
- Contemporary wood-burning stove to living rooms

#### **Electrical Installation**

- Low-energy light fittings throughout
- White electrical fittings throughout

#### **Kitchen**

- High-quality bespoke kitchen with island units and breakfast bar
- High-quality stainless steel electric oven, induction hob, integrated dishwasher, American style fridge freezer with ice/water dispenser and waste disposal
- Granite or hardwood worktops and under-unit lighting

#### **Bathrooms**

- High-quality contemporary ceramic sanitaryware
- High-quality contemporary chrome fittings

#### **Finishes**

- Ceramic tiling to kitchens, bathrooms and ensuites
- Decorated throughout

#### **Sundry**

- Remote entry electric doors to garages
- Landscaped and turfed gardens
- Paths and patios laid
- The properties have a 10-year Zurich guarantee

#### **Environmental Considerations**

Lamborough Hill is environmentally considerate and employs cutting-edge technology to reduce carbon emissions; this produces the additional benefit of reducing running costs.

Pictures show previous Sweetcroft Homes developments

*Sweetcroft Homes give energy efficiency a very high priority. We work closely with them from concept stage, aiming for the best SAP Energy Rating in any situation.*

*It is so refreshing to find a company whose ethos is to exceed Building Control standards rather than just passing them.*

**MARK HUNT MRICS, MH ENERGY CONSULTANTS**

## Viewing LAMBOROUGH HILL

Viewing is via the sole selling agents



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## How to find LAMBOROUGH HILL



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# SWEETCROFT HOMES

OXFORD

### Property Misdescriptions Act

These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction or landscaping should be expected. Please note that the artist's impressions were commissioned before finalisation of the plans and landscaping details and, as such, are for illustrative purposes only. Any landscaping shown on the artist's impressions and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale, and for guidance only. Please note: 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 unaccompanied.

**Design and photography:** Martin Anderson (01865) 201300 | **Additional photography, p 3 main picture:** Chris Wood (01654) 710662

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