



SWEETCROFT HOMES
OXFORD

The Orchard, Cassington Road, Eynsham

Welcome to your new home

THE ORCHARD comprises three substantial, stone and slate built houses in the architectural style of West Oxfordshire in a peaceful setting within this small, exclusive gated development.

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

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.

First recorded in the Anglo Saxon Chronicle in 571AD, Eynsham is one of the largest villages in West Oxfordshire, however, through its historical roots

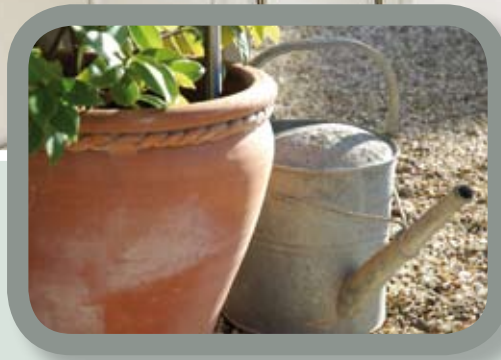
and close community it retains a village-like atmosphere. Eynsham has good

amenities, including well-regarded schools, pubs and restaurants in and around the village.

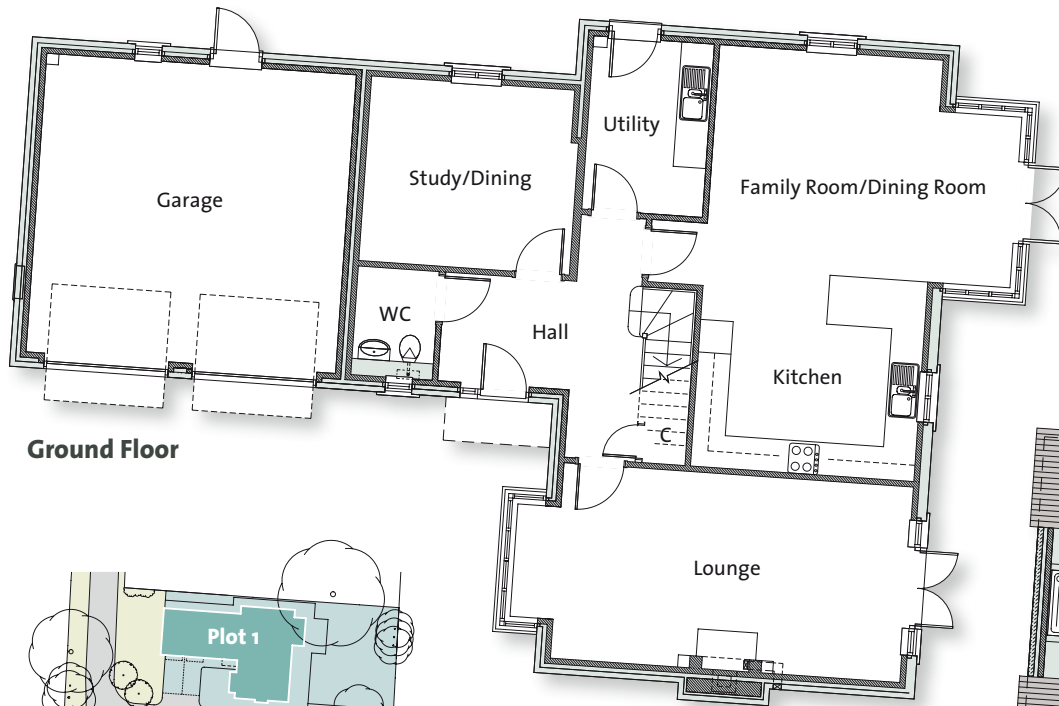
The village has good road links to Oxford, London, Cheltenham and the Cotswolds. Trains to Oxford and London leave from Hanborough Station, 4 miles away; buses to Oxford and Witney are very regular.

The Orchard

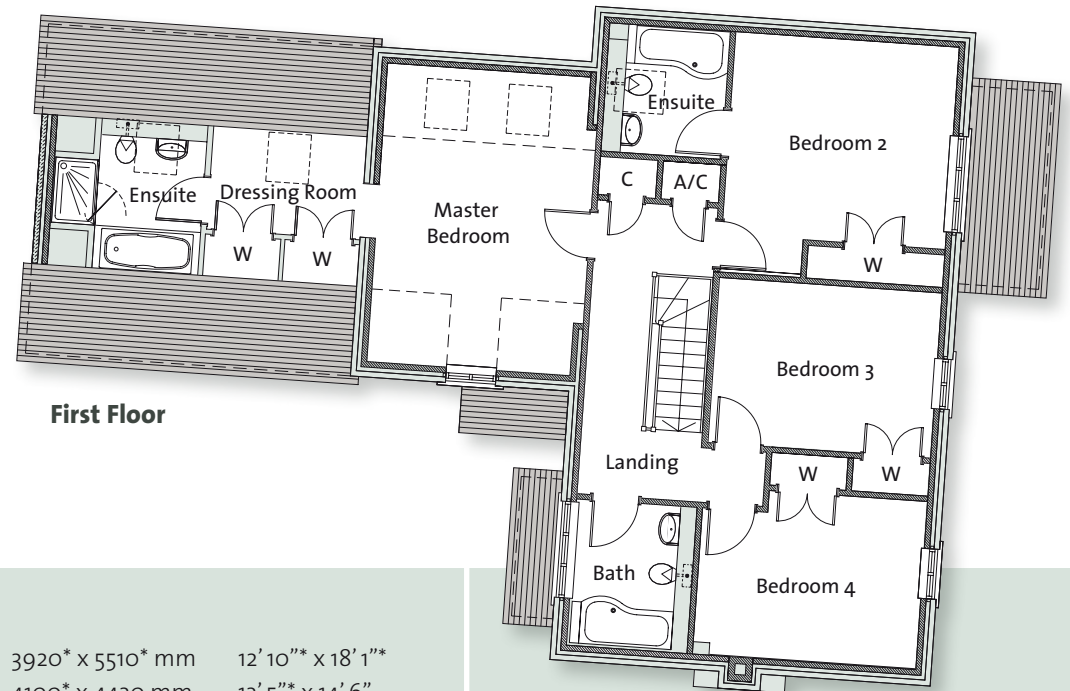
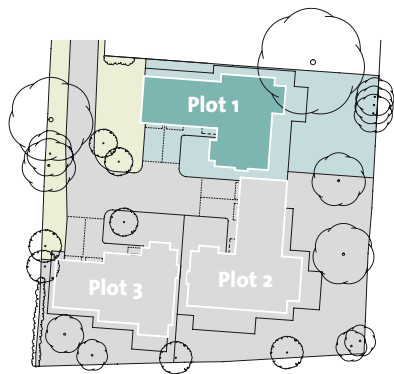




Plot 1



Ground Floor



First Floor

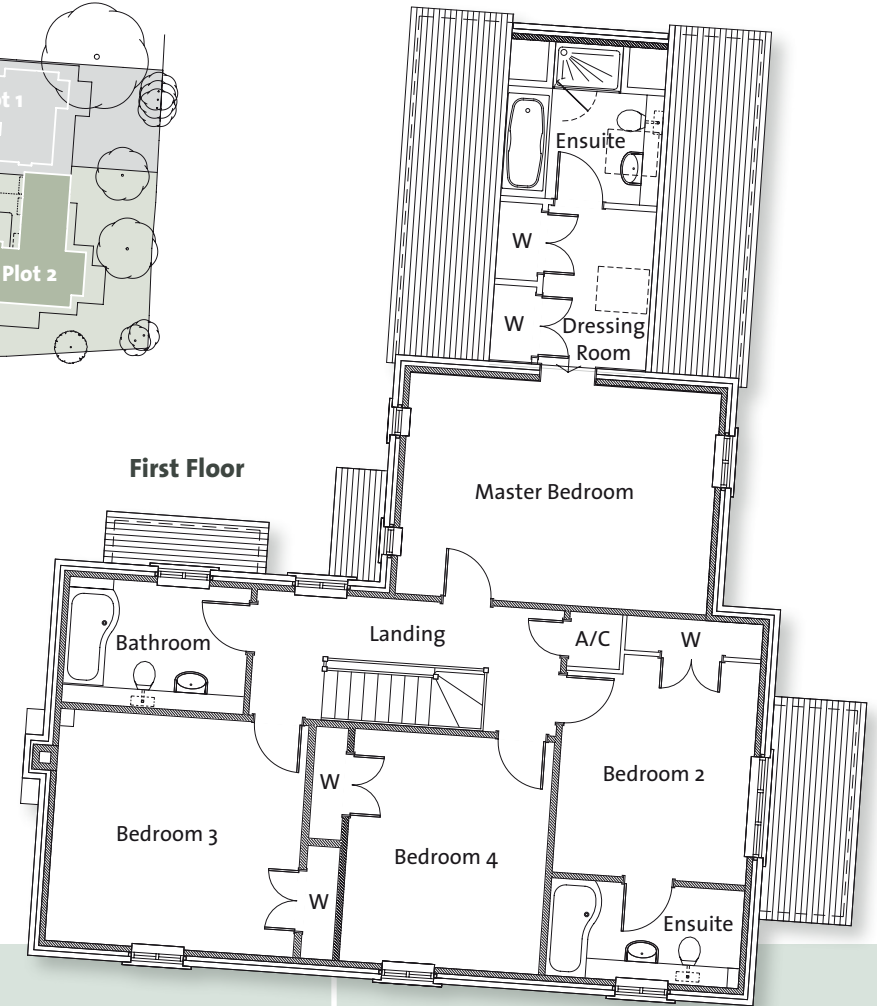
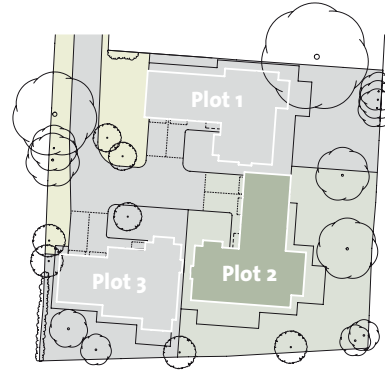
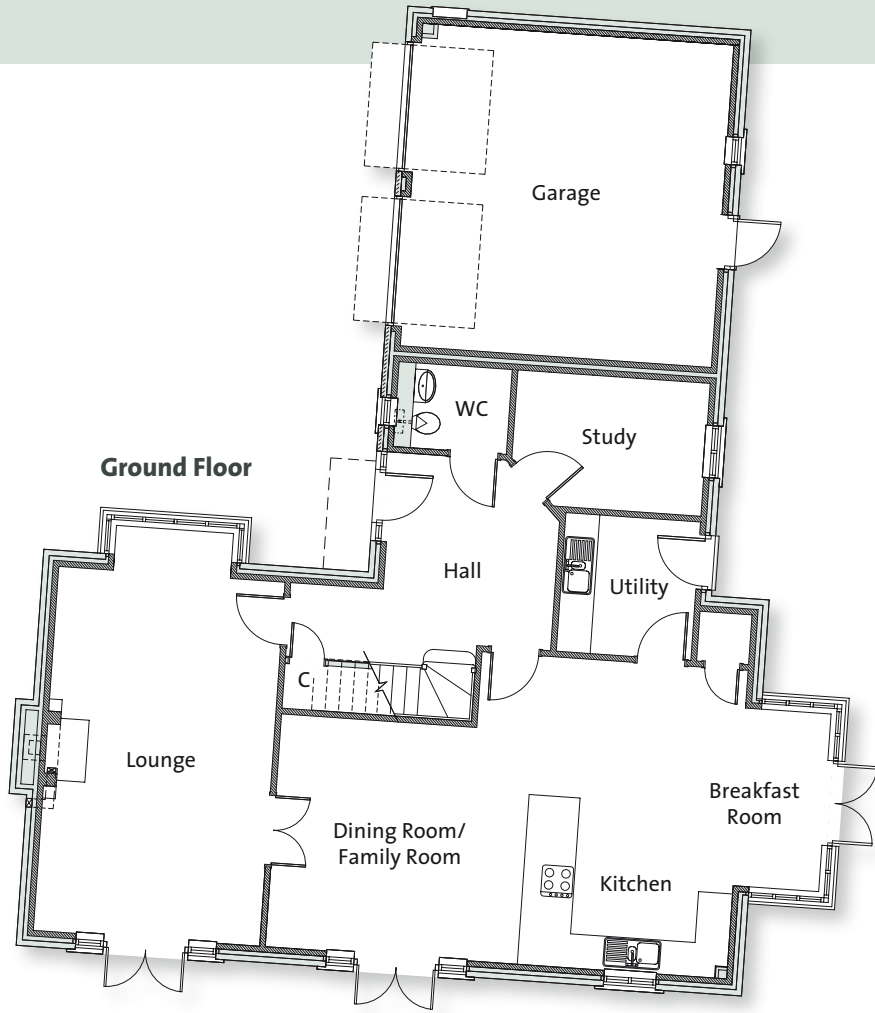
Ground Floor

Lounge	7200* x 3600 mm	23' 7"* x 11' 10"
Kitchen/Family room	7770* x 6650* mm	25' 6"* x 21' 10"
Utility room	2200 x 3180 mm	7' 3" x 10' 5"
Study	3880 x 3405 mm	12' 9" x 11' 2"
WC	2000 x 1500 mm	6' 7" x 4' 11"

First Floor

Master bedroom	3920* x 5510* mm	12' 10"* x 18' 1"*
Bedroom 2	4100* x 4430 mm	13' 5"* x 14' 6"
Bedroom 3	4100 x 3040† mm	13' 5" x 9' 12"†
Bedroom 4	4100 x 3090† mm	13' 5" x 10' 2"†
Bathroom	2200 x 2695 mm	7' 3" x 8' 10"

WC Toilet W Wardrobe C Cupboard A/C Airing cupboard
 * Denotes maximum dimension
 † Denotes measurement to face of wardrobe doors



Ground Floor

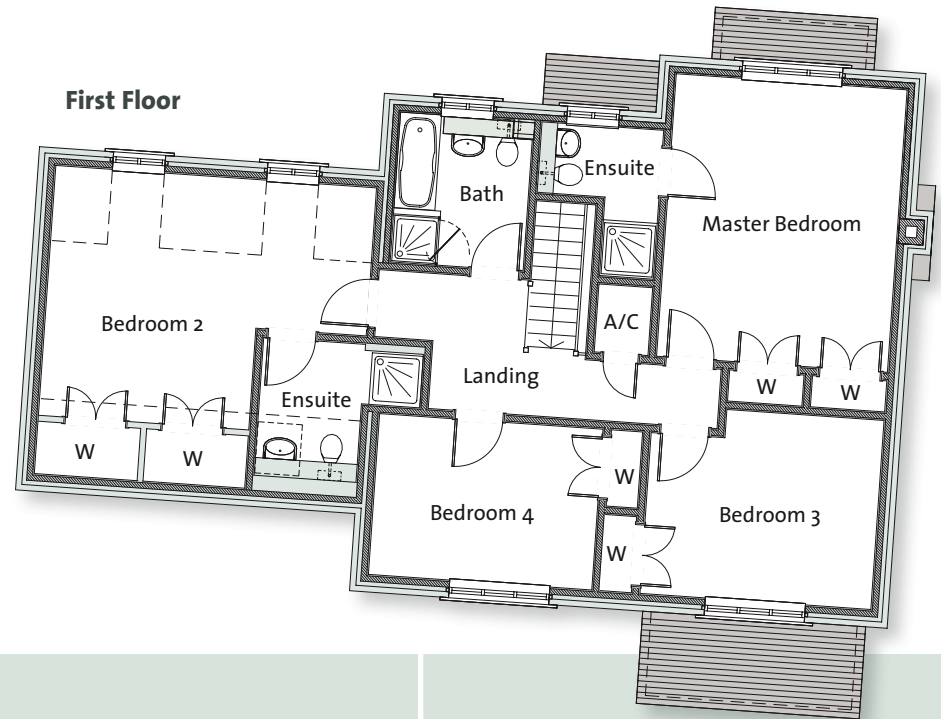
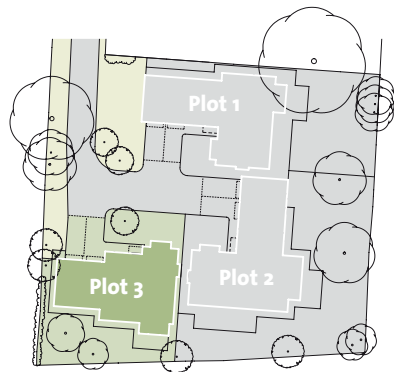
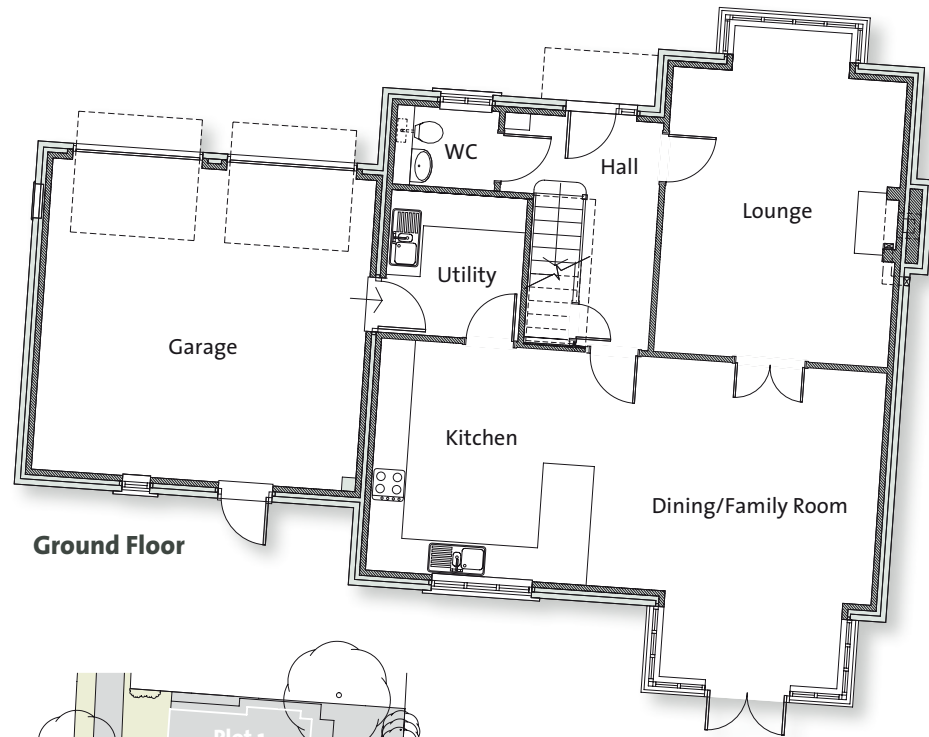
Lounge	4000 x 7200* mm	13' 1" x 23' 7"
Kitchen/Family room	9650* x 5450* mm	31' 8" x 17' 11"*
Utility room	2450 x 2400 mm	8' 0" x 7' 10"
Study	3405 x 2350 mm	11' 2" x 7' 9"
WC	2000 x 1500 mm	6' 7" x 4' 11"

First Floor

Master bedroom	5510 x 3920 mm	18' 1" x 12' 10"
Bedroom 2	3400 x 3910† mm	11' 2" x 12' 10"†
Bedroom 3	4400† x 4120 mm	14' 5"† x 13' 6"
Bedroom 4	4120 x 3540† mm	13' 6" x 11' 7"†
Bathroom	3210 x 2220 mm	10' 6" x 7' 3"

WC Toilet W Wardrobe C Cupboard A/C Airing cupboard
 * Denotes maximum dimension
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Plot 3 THE ORCHARD



Ground Floor

Lounge	4100 x 5800* mm	13' 5" x 19' 0"*
Kitchen/Family room	8900 x 5600* mm	29' 2" x 18' 04"*
Utility room	2400 x 2500 mm	7' 10" x 8' 2"
WC	1800 x 1400 mm	5' 11" x 4' 7"

First Floor

Master bedroom	4100 x 5000† mm	13' 5" x 16' 5"†
Bedroom 2	5700* x 4400† mm	18' 8" x 14' 5"†
Bedroom 3	4100† x 3368* mm	13' 5"† x 11' 1"
Bedroom 4	2900 x 4000† mm	9' 6" x 13' 1"†
Bathroom	2400 x 2700 mm	7' 10" x 8' 10"

WC Toilet W Wardrobe C Cupboard A/C Airing cupboard
 * Denotes maximum dimension
 † Denotes measurement to face of wardrobe doors

General Construction

- Highly insulated stone and block cavity wall construction
- Solid concrete first floors to reduce sound transmission between floors
- Traditional slate 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
- 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

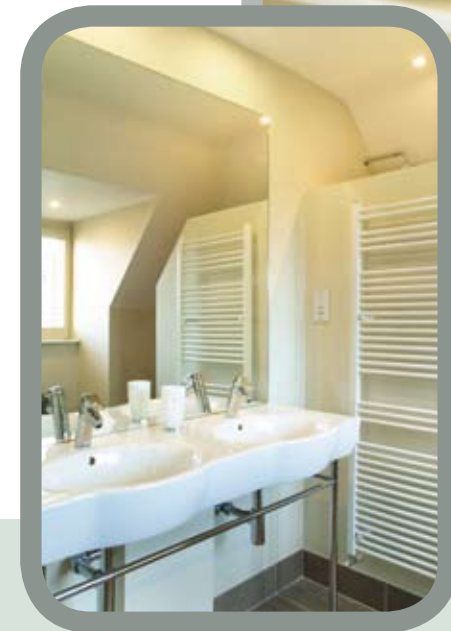
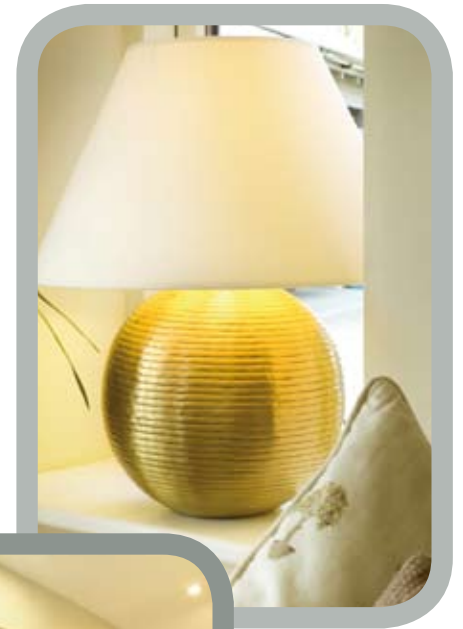
Sundry

- Remote control electric gates at main entrance
- Remote control electric doors to garages
- Landscaped and turfed gardens
- Paths and patios laid
- The properties have a 10-year Zurich guarantee

Environmental Considerations

The Orchard 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
THE ORCHARD

Viewing is via the sole selling agents

**David Tompkins
Estate Agents**

(01865) 436455

6 Chapel Way, Botley, Oxford OX2 9LS

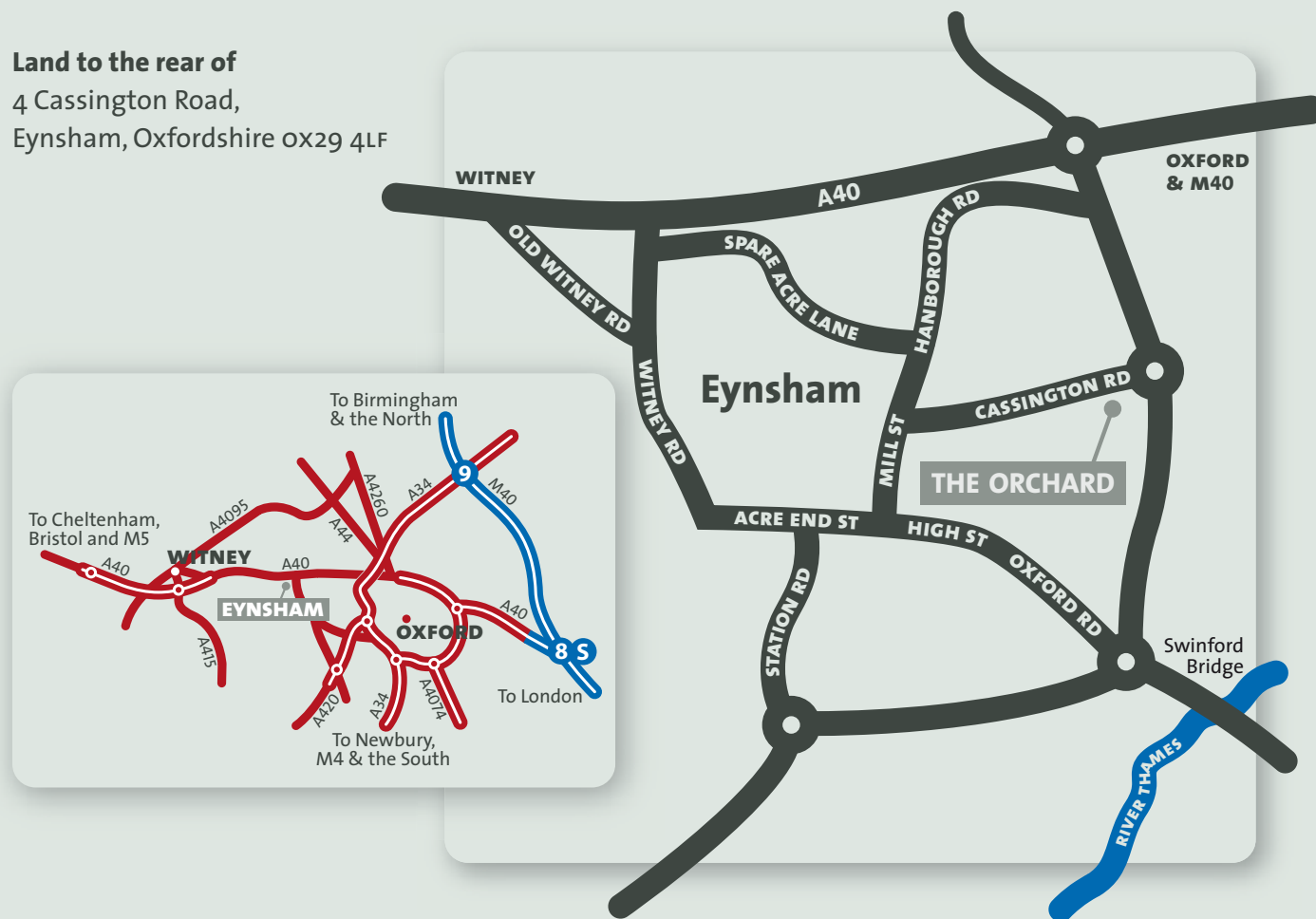
Website: www.davidtompkins.co.uk

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Fax: (01865) 437625

How to find
THE ORCHARD

Land to the rear of
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Eynsham, Oxfordshire OX29 4LF



SWEETCROFT HOMES

OXFORD

Misrepresentation Act 1967

David Tompkins, for themselves, and for the vendors of this property, whose Agents they are, give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of David Tompkins or the Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither David Tompkins nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Design and photography: Martin Anderson (01865) 201300 | **Additional photography, p 1 & 6:** Chris Wood (01654) 710662

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