



SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 14: THE WOODSTOCK



THE WOODSTOCK

Bedrooms: 4 | Plot: 14 | Garage: Double

Internal Living Area: 214m² | 2,303sq ft² Garage Area: 35m² | 377sq ft² Total Area: 249m² | 2,680sq ft²

A perfect blend of country charm and modern comfort, The Woodstock is a timelessly beautiful country home with four bedrooms and an abundance of living space. Styled in mellow Cotswold stone and sporting a traditional red tiled roof, it's a great looker inside and out.

Perfect for family life, The Woodstock's ground floor includes a spacious sitting room with doors opening onto the garden and a separate home office/family room adding space to play or work. The airy kitchen-diner has bifold doors opening onto the rear garden, guaranteeing lovely views and creating a perfect opportunity for alfresco drinks in the summer – or you could simply relax in the dining room and watch the children play outside.

Upstairs, the four double bedrooms come with ample storage, and you'll also have the comfort of two en-suite bathrooms along with a large family bathroom. If you outgrow the four bedrooms, we've designed the loft to be easy and affordable to convert.



Front elevation of Plot 14

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Rear elevation of Plot 14

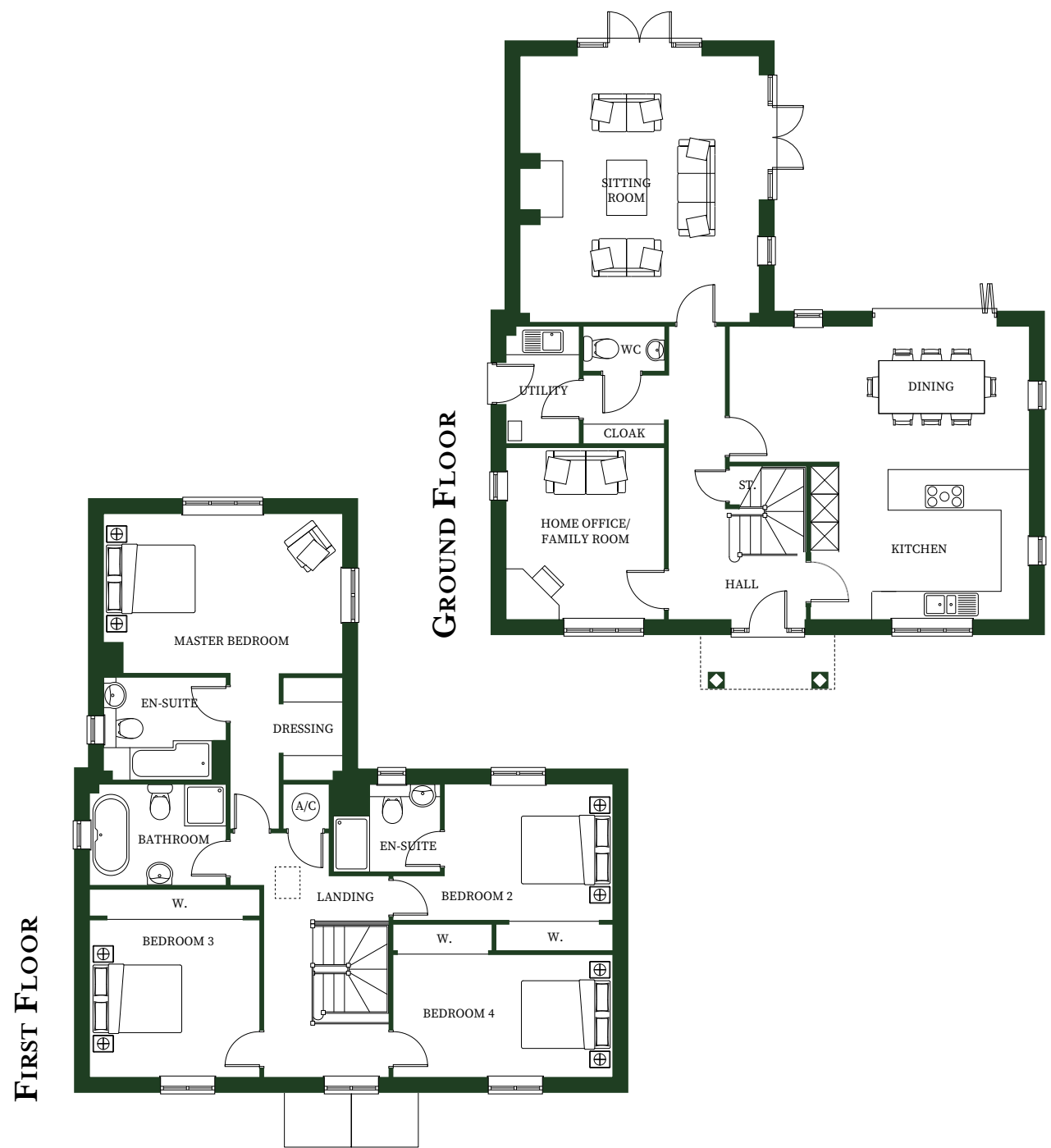
GROUND FLOOR

| | | |
|---------------------------|----------------|-----------------|
| Sitting Room | 5.25m x 5.85m | 17'3'' x 19'2'' |
| Kitchen / Dining | 6.60m* x 6.45m | 21'8'' x 21'2'' |
| Utility | 1.58m x 2.55m | 5'2'' x 8'4'' |
| WC | 1.75m x 0.95m | 5'9'' x 3'1'' |
| Home Office / Family Room | 3.45m x 3.75m | 11'4'' x 12'4'' |
| Garage | 5.97m x 5.89m | 19'7'' x 19'4'' |

FIRST FLOOR

| | | |
|----------------|-----------------|------------------|
| Master Bedroom | 5.25m x 3.50m* | 17'3'' x 11'6'' |
| En-Suite | 2.68m x 2.25m | 8'10'' x 7'5'' |
| Wardrobe | 1.28m x 2.25m | 4'2'' x 7'5'' |
| Bedroom 2 | 3.70m* x 2.98m* | 12'2'' x 9'9'' |
| En-Suite | 2.35m x 1.90m | 7'9'' x 6'3'' |
| Bedroom 3 | 3.73m x 3.45m* | 12'3'' x 11'4'' |
| Bedroom 4 | 4.84m x 2.68m* | 15'11'' x 8'10'' |
| Bathroom | 2.98m x 2.20m | 9'9'' x 7'3'' |

Internal floorplans may be subject to alteration. *Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



YOUR STANDARD SPECIFICATION

KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap.
- Fully integrated appliances including Fridge, 5 burner Gas hob, Microwave, Warming Draw, Dishwasher, Cooker hood and Wine Cooler.

BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
Vanity unit with sink and waterfall mixer tap. Waterfall taps to fitted baths
- Family Bathrooms feature a free-standing bath and separate shower
- Chrome wall-mounted towel rail

INTERNAL FINISHES

- Full panelled, half panelled and half glazed internal doors. Handmade oak staircase
- Fitted wardrobes to bedroom 2. Dressing rooms to Master bedroom
- Vaulted ceilings using decorative oak purlins to Master bed
- Half-height tiling to walls in Bathroom and En-suite.
- Fitted carpets to living rooms, all bedrooms and first floor landings
- Attic trusses to allow for future loft conversions, subject to necessary planning permission

ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings. Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with thermostat
- Fibre Optic Broadband to each Plot

EXTERNAL FINISHES

- Natural stone finished properties.
- Double glazed windows with spray finish. Feature handmade oak porch
- Clay roof tiles
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing with closed top. Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

SECURITY

- Protek 10 year new home warranty
- Fused spur for wireless alarm (alarm not fitted). Motion sensitive (PIR with override) lighting to front, rear and side of property. Zoned SSAIB approved alarm system.
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:
*** The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only



The Master Bedroom



Kitchen/Dining/Family



Sitting Room



Family Bathroom

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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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