

Charlbury Place Woodstock Road, Oxford





## Charlbury Place, Woodstock Road, Oxford

### WELCOME TO CHARLBURY PLACE

This is an exciting and rare development of six semi-detached homes, built to an outstanding specification and to contemporary designs, located just off the Woodstock Road in North Oxford.

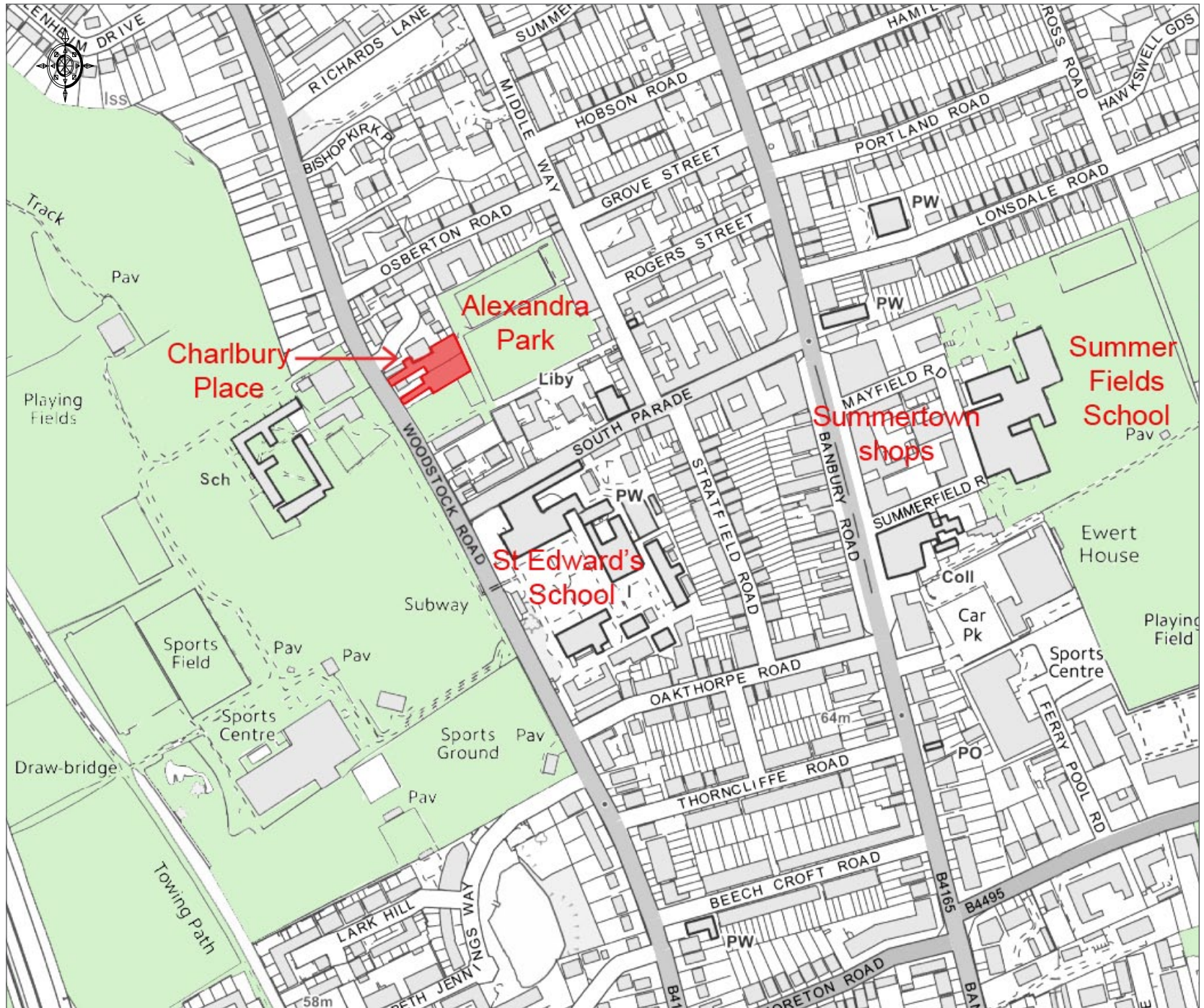
Set away from the road and with rear gardens adjoining the greenery of the Alexandra tennis courts, Charlbury Place has a tranquil location even though it is very close to the amenities of both Summertown and Oxford City Centre.



## LOCATION

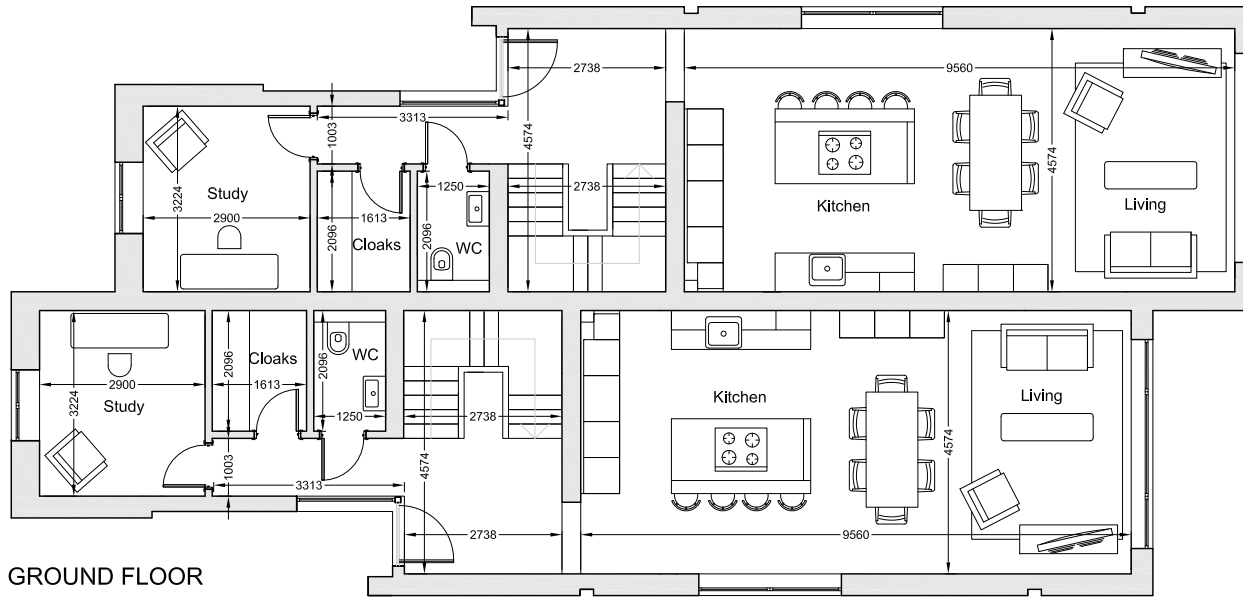
Charlbury Place is very close to St. Edward's school, just one and a half miles from the centre of Oxford and is near to a bus stop with frequent services to central Oxford. There is also easy access to the Oxford ring road connecting to the A40 and M40 to London.

Charlbury Place is also just a short walk from Summertown providing good access to all the day to day shopping facilities including bars, restaurants and Marks & Spencer food hall. The Oxford rail station has regular services directly to London, Paddington and the new Oxford Parkway station opening summer 2015 will have regular services to London Marylebone.

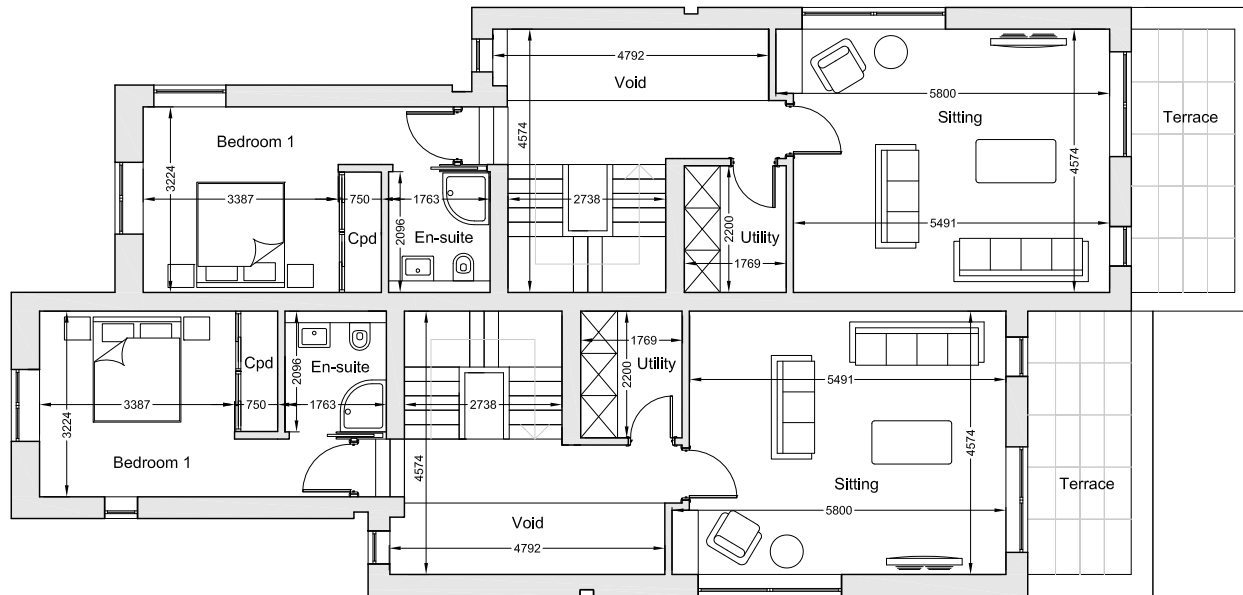




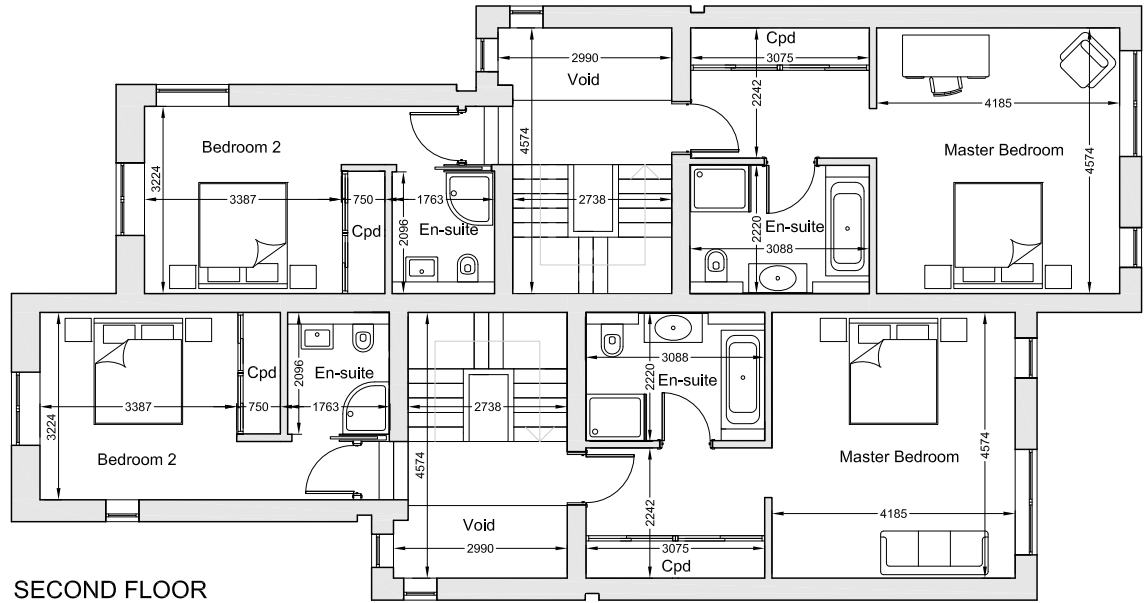
Each property benefits from two private parking spaces, side access and rear gardens of c.45 feet



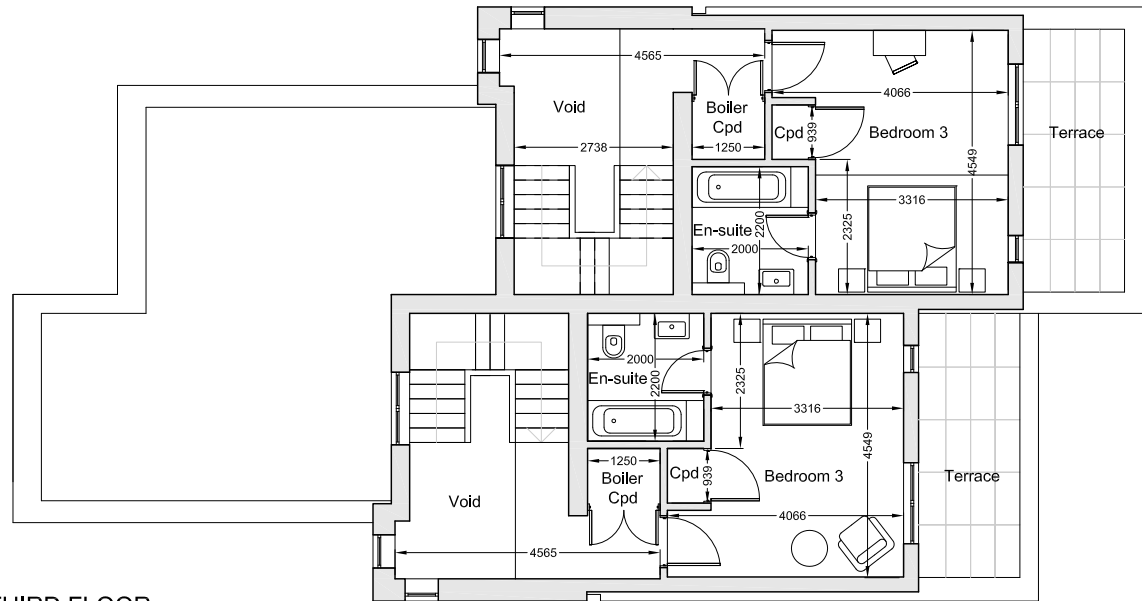
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## SPECIFICATION & DESIGN

### Kitchen:

Bulthaup kitchens are provided. The Bulthaup brand is both elegant and practical and reflected in the timeless, effortless style. Bulthaup's brilliantly engineered functionality makes it the choice for the hardest of working kitchens and sets Bulthaup kitchens apart in the style-is-king, high-end market.

### Appliances:

- Integrated single electric oven (Miele)
- Integrated combination microwave (Miele)
- Warming drawer (Miele)
- Convection 5 ring hob (Miele)
- Integrated full height fridge (Siemens)
- Integrated under counter freezer (Siemens)
- Integrated dishwasher (Siemens)
- Extraction hood (Siemens)

### Heat recovery system:

This is a whole house ventilation system that both supplies and extracts air throughout a property. It offers a balanced low energy ventilation system reusing up to 95% of the hot air that would otherwise be lost.

### Storage:

We believe in the maxim 'you can never have enough storage'. All of the bedrooms, particularly the master bedroom, benefit from generous built-in wardrobes. There is a separate cloak room in the hall as well as additional storage under the stairs.

### Ensuites and Cloakroom:

Exceptional care and detail has been applied to both the layout and finishing in all the bathrooms and cloakrooms.

- Villeroy and Boch sanitaryware in white is fitted throughout with vanity units.
- The shower fittings and taps are in chrome by Hansgrohe to a contemporary design
- There are ceramic floor tiles and ceramic wall tiles to selected areas
- The mains pressure hot water system ensures substantial and consistent supply to all showers and taps
- Chrome heated towel rails in all bathrooms, each fitted with a summer circuit

### NHBC:

The properties are independently inspected by the National House Building Council and a ten year warranty is issued.





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### The finishing touches:

- LED downlighters are fitted throughout the house
- Velfac windows with sliding doors connecting kitchen/family room to garden
- BT points are fitted in the kitchen/family room, study, living room and all bedrooms
- The kitchen/family room, living room and master bedroom are wired for flat screen TV's
- There are satellite points in all rooms
- The living room is fitted with a 5 amp circuit for use of lamps
- There is underfloor heating on all of the ground floor as well as the living room
- Oak veneered doors with chrome fittings are fitted throughout
- Engineered oak floor boards are provided for the hall, study and living room
- Woodwork is painted white throughout and all walls not tiled are decorated with matt emulsion
- The stairs are finished with oak handrails, balusters and newels

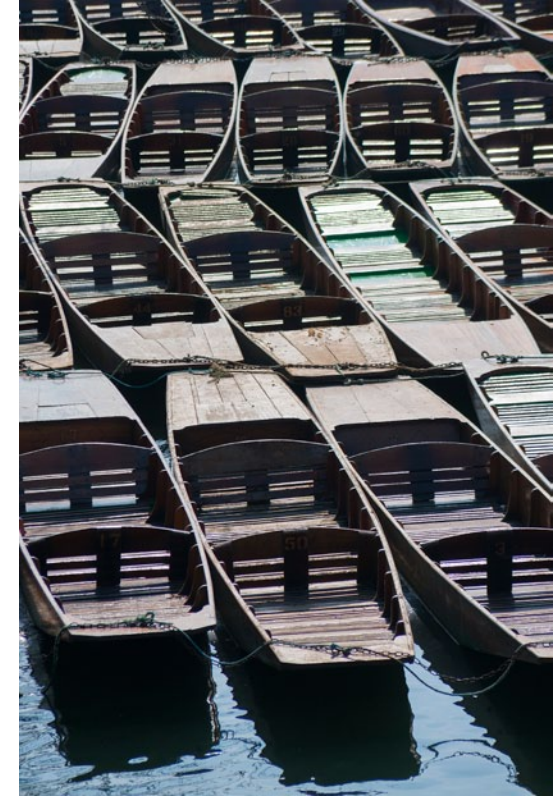
### Security and peace of mind:

- A NACOSS (or similar) approved alarm system is installed
- For ease of maintenance the double glazed Velfac windows are aluminium on the outside and white painted timber on the inside. The windows boast multi locking points
- The impressive oak hardwood front door also provides substantial security and peace of mind as do the smoke detectors fitted in several locations throughout

### Outside:

- The drive is finished in block paving
- There are two private parking spaces for each and three visitor parking spaces
- A generous rear terrace has been laid with steps leading on to a lawned garden
- There are outside lights to the front and rear elevations
- There is an outside tap and an external power socket





## Agents Contact



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