



WESTWOOD
COURT

WESTWOOD COURT

bespoke
BY BRECKON



WESTWOOD
COURT

WELCOME HOME

Situated at the top of Hinksey Hill, Westwood Court enjoys a prime position benefiting from a peaceful countryside location, with endless walks in nearby Boars Hill and Bagley Wood, but also with the easy road access to Oxford and train services to London.



Westwood Court is a bespoke development of just five properties, backing directly on to woodland owned and managed by the properties themselves.

Nestled into the woods, the properties have been meticulously designed to make the most of this stunning setting, including an almost entirely glass rear elevation taking in the exceptional surroundings.

Built by renowned local developer H Willis Ltd, Westwood Court epitomises the very best of modern house building creating luxurious, sustainable homes, built for generations to come to enjoy.

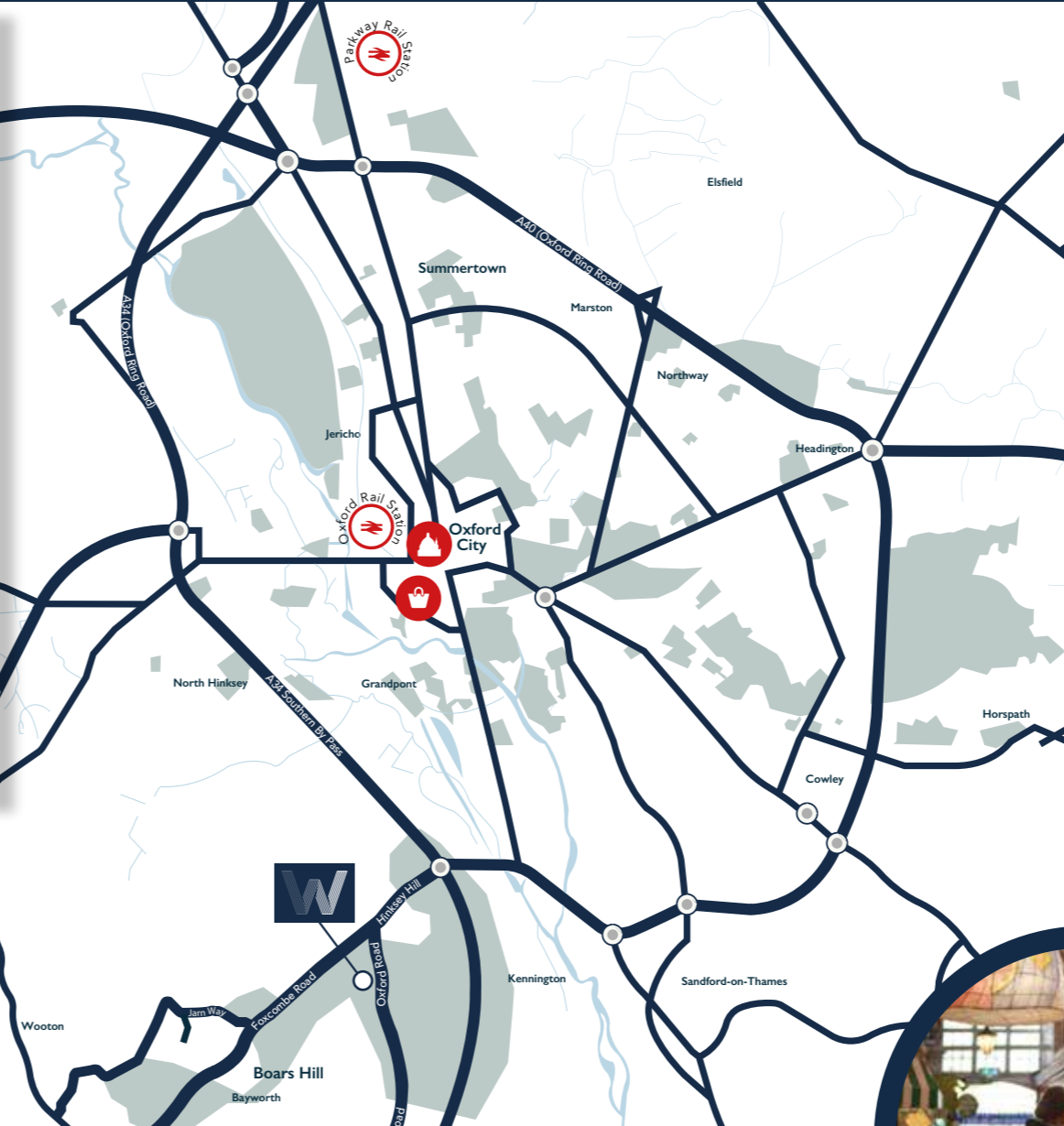
A family owned and run business, H Willis Ltd have been creating exclusive developments for nearly 30 years and pride themselves on using local, experienced craftsmen to build the very best homes possible.

All of the properties benefit from balconies from the master bedrooms overlooking the private gardens and woodland beyond, making the most of this truly magnificent setting.

Subject to the stage of construction, an early reservation would enable you to choose from a range of supplied kitchen furniture, tiling and sanitary ware, making your new home totally bespoke to you.

Set on the site of The Westwood Country Hotel, these five homes are perfectly situated to enjoy both the surrounding countryside and all that the world-famous university city of Oxford has to offer.

IN & AROUND OXFORD



Hinksey Hill is well known within Oxfordshire as a quiet, safe and private area and is highly recommended for families as an excellent base within easy reach of the world-famous city of Oxford. Surrounded by scenic walks including those through neighbouring woodlands, the homes at Westwood Court are perfectly situated to enjoy the best of countryside living.

Oxford city centre is around three miles away and offers two mainline stations with direct trains to London Paddington and London Marylebone as well as high-end shopping in the newly opened Westgate, home to prestigious global brands and rooftop bars and restaurants.

The nearby village of Sunningwell has a well-regarded public house, The Flowing Well, whilst Abingdon-on-Thames is around four miles away and offers multiple supermarkets and other amenities for your day-to-day needs.

Nearby Boars Hill is home to the The Fox Inn which has been receiving fantastic reviews since reopening in Spring 2022.

Oxfordshire is renowned for its schooling with over 70 independent preparatory and senior schools, Westwood Court is under ten miles from Chandlings Preparatory School, Abingdon School, Radley College, The Dragon School and St. Edwards School.

IMAGES CLOCKWISE: Oxford City, Ship Street, Covered Market, Head of the River Pub (Folly Bridge), Westgate Shopping Centre, Broad Street





Computer Generated Image



PLOT ONE

Plot one is an outstanding four bedroom detached home benefiting from a double carport and balconies from both principal bedrooms.

GROUND FLOOR

Kitchen/Dining	5.12m x 7.14m	16' 10" x 23' 5"
Living Room	4.75m x 8.30m	15' 7" x 27' 3"
Office	3.02m x 3.76m	9' 11" x 12' 4"
Utility	2.03m x 3.24m	6' 8" x 10' 8"
Plant Room	2.03m x 3.93m	6' 8" x 12' 11"
Carport	5.43m x 6.05m	17' 10" x 19' 10"

FIRST FLOOR

Master Bedroom	2.69m x 6.55m	8' 10" x 21' 6"
Bedroom 2	3.74m x 3.78m	12' 3" x 12' 5"
Bedroom 3	3.41m x 3.99m	11' 2" x 13' 1"
Bedroom 4	3.62m x 5.69m	11' 10" x 18' 8"
Total	257 sq. m.	2,767 sq. ft.

Excludes carports and balconies







Computer Generated Image



PLOT TWO

With balconies from two of the principal bedrooms, this exemplary home benefits from over 3193 sq. ft. of accommodation creating a flexible family home.

GROUND FLOOR

Kitchen/Dining	5.36m x 6.79m	17' 7" x 22' 3"
Living Room	4.83m x 8.53m	28' 0" x 15' 10"
Office	3.05m x 3.94m	10' 0" x 12' 11"
Utility	2.02m x 3.35m	6' 8" x 11' 0"
Plant Room	2.02m x 3.52m	6' 8" x 11' 7"
Carport	5.43m x 6.0m	17' 10" x 19' 8"



FIRST FLOOR

Master Bedroom	2.96m x 6.60m	9' 8" x 21' 8"
Bedroom 2	3.69m x 4.04m	12' 1" x 13' 3"
Bedroom 3	3.32m x 4.60m	10' 11" x 15' 1"
Bedroom 4	2.79m x 4.43m	9' 2" x 14' 6"
Bedroom 5	4.52m x 5.67m	14' 10" x 18' 7"
Total	296 sq. m.	3,193 sq. ft.

Excludes carports and balconies



Computer Generated Image



PLOT THREE

Set in the heart of the development, this fine home has been designed to make the most of this exceptional setting with sliding doors opening on to the garden from both the kitchen / dining room and the living room.

GROUND FLOOR

Kitchen/Dining	5.36m x 6.79m	17' 7" x 22' 3"
Living Room	4.83m x 8.53m	28' 0" x 15' 10"
Office	3.05m x 3.94m	10' 0" x 12' 11"
Utility	2.02m x 3.35m	6' 8" x 11' 0"
Plant Room	2.02m x 3.52m	6' 8" x 11' 7"
Carport	5.43m x 6.0m	17' 10" x 19' 8"

FIRST FLOOR

Master Bedroom	2.96m x 6.60m	9' 8" x 21' 8"
Bedroom 2	3.69m x 4.04m	12' 1" x 13' 3"
Bedroom 3	3.32m x 4.60m	10' 11" x 15' 1"
Bedroom 4	2.79m x 4.43m	9' 2" x 14' 6"
Bedroom 5	4.52m x 5.67m	14' 10" x 18' 7"

Total	296 sq. m.	3,193 sq. ft.
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Excludes carports and balconies





Computer Generated Image



PLOT FOUR

Plot Four is a substantial five bedroom detached home with an incredible master suite with dressing room, en-suite bathroom and balcony with views over the garden and beyond.

GROUND FLOOR

Kitchen/Dining	5.36m x 6.79m	17' 7" x 22' 3"
Living Room	4.83m x 8.53m	28' 0" x 15' 10"
Office	3.05m x 3.94m	10' 0" x 12' 11"
Utility	2.02m x 3.35m	6' 8" x 11' 0"
Plant Room	2.02m x 3.52m	6' 8" x 11' 7"
Carport	5.43m x 6.0m	17' 10" x 19' 8"

FIRST FLOOR

Master Bedroom	2.96m x 6.60m	9' 8" x 21' 8"
Bedroom 2	3.69m x 4.04m	12' 1" x 13' 3"
Bedroom 3	3.32m x 4.60m	10' 11" x 15' 1"
Bedroom 4	2.79m x 4.43m	9' 2" x 14' 6"
Bedroom 5	4.52m x 5.67m	14' 10" x 18' 7"

Total 296 sq. m. 3,193 sq. ft.

Excludes carports and balconies





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PLOT FIVE

Complete with five bedrooms, all with en-suites, three reception rooms, a home gym and wine store, Plot Five is a stunning example of a modern family home.

GROUND FLOOR

Kitchen/Dining	7.23m x 8.78m	24' 8" x 28' 10"
Living Room	4.53m x 6.50m	14' 10" x 21' 4"
Wine Display Room	2.15m x 5.08m	7' 1" x 16' 8"
Boot Room	2.84m x 5.08m	9' 4" x 16' 8"
Utility	2.27m x 3.59m	7' 5" x 11' 9"
Plant Room	2.10m x 3.59m	6' 11" x 11' 9"
Carport	5.43m x 6.0m	17' 10" x 19' 8"



FIRST FLOOR

Master Bedroom	5.24m x 6.59m	17' 2" x 21' 7"
Bedroom 2	5.01m x 5.29m	16' 5" x 17' 4"
Bedroom 3	3.25m x 3.82m	10' 8" x 12' 6"
Bedroom 4	3.66m x 4.37m	12' 0" x 14' 4"
Office	2.79m x 4.55m	9' 2" x 14' 11"
Gym	2.78m x 4.55m	9' 2" x 14' 11"
Total	347 sq. m.	3,732 sq. ft.

Excludes carports and balconies



SPECIFICATION

KITCHEN / UTILITY

- ▶ Individually designed “Masterclass” fitted kitchens with integrated Neff appliances including, downdraught induction hob, microwave - combi ovens, dishwasher, fridge / freezer, wine cooler and Quooker boiling tap
- ▶ Quartz worktops with upstands and backsplash
- ▶ Porcelain / Ceramic floor tiling throughout
- ▶ Integrated Neff washing machine/ tumble dryer

QUALITY FITTINGS

- ▶ Stylish / Contemporary internal doors
- ▶ Oak hardwood flooring to Living Room
- ▶ Built in wardrobes to all principal bedrooms
- ▶ Full under-floor heating throughout
- ▶ MVHR throughout
- ▶ Pearl Beige Powder Coated Aluminium Windows and Patio doors
- ▶ Bedroom balconies for bedrooms 1 and 2
- ▶ Oak “open tread” stairs with glass balustrade

BATHROOM / EN SUITES

- ▶ Vitra contemporary white sanitary-ware
- ▶ Heated towel rail
- ▶ Full height ceramic tiling to shower cubicle and half height tiling to remaining walls
- ▶ Thermostatically controlled shower valves
- ▶ Quality bathroom furniture and worktops
- ▶ Tiled under-floor heating
- ▶ High Quality chrome brassware

ELECTRICAL

(see separate detailed specification)

- ▶ Air Source Heat Pumps
- ▶ Downlighters to all bathrooms, en suites, kitchen/breakfast room, study areas
- ▶ Low energy lighting throughout
- ▶ TV point to Living room, Kitchen/ breakfast room, Study area and Master Bedroom
- ▶ Telephone points to Study area, Kitchen/ breakfast room and Master Bedroom
- ▶ Sky TV dish fitted
- ▶ Superfast fibre broadband
- ▶ Energy efficient Solar PV panels

SECURITY AND PEACE OF MIND

- ▶ Hard wired security system installed to European Standard EN 50131
- ▶ Smoke detectors throughout
- ▶ Locking system to all windows and casement doors
- ▶ 10 year NHBC warranty upon building completion
- ▶ “Cat 6” wiring suitable for local area network

EXTERNAL FEATURES

- ▶ External lighting to front and rear doors
- ▶ External front and rear water taps and power points
- ▶ Extensive Rear Patio Area
- ▶ Turfed / landscaped front and rear gardens
- ▶ Electric car charging facility
- ▶ Wiring for external speakers

UTILITIES

- ▶ Mains electricity and water
- ▶ Pump to mains drainage
- ▶ All five houses will share the costs equally of the communal woodland and wild gardens.



HOME AUTOMATION

For future proofing, all properties have:

- ▶ CAT6 Data cable and Coax to all TV points for Video Distribution from a central location
- ▶ Speaker cables to Kitchen, Dining room, Master bedroom and En-suite for Audio Distribution
- ▶ WiFi & Networking points for connectivity throughout
- ▶ Automated Heating & Lighting control throughout
- ▶ Cabling for Automated Shading: Curtains and Blinds
- ▶ CCTV & Door Entry Security system with remote access

*CHOICE

- ▶ Choice of kitchen furniture, sanitaryware and tiling from range supplied (subject to stage of construction)
- ▶ Option to upgrade Home Automation package to include additional speakers, extra CCTV cameras, Data points etc. (subject to stage of construction)



ABOUT THE DEVELOPER



H Willis Limited

H Willis Ltd is a family business. We have been developing small, exclusive developments for over 25 years in West Oxfordshire, Thames Valley and the Cotswolds.

We hold the same levels of passion, attention to detail and enthusiasm as when we first started, and we continue to challenge ourselves to improve and evolve with each development.

At H Willis Ltd we only build homes that we'd be happy to call our own. We are extremely proud of our relationships with previous purchasers, supporting the notion that we understand what matters to homeowners.

The locations of our developments are hand-picked and designed to create a close community in their own right, yet none of the locations consist of more than ten houses. This creates a level of exclusivity and privacy unique to a H Willis Ltd development.

We build luxury sustainable homes, use only high quality materials and local experienced craftsmen. We meticulously plan and think about every detail of the specification, space and finish – both inside and out.

The best elements of old and new are carefully blended to create a bespoke end product, from contemporary bi-fold doors made from maintenance-free powdercoated aluminium, to traditional solid oak front doors and bespoke staircases.

Our business is built on a passion to realise our customers' perfect homes, and to build a relationship with our buyers along the way. Our fundamental goal is to provide buyers with a home that's their own in every way imaginable.

A handwritten signature in black ink, appearing to read 'Henry Willis'.

Henry Willis
Managing Director

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BY BRECKON

Ready to view?
Get in
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IMPORTANT NOTE: Whilst every care has been taken in the creation of this brochure, specifications may change. Please contact the Selling Agent Breckon & Breckon for the most up to date plans. The developers reserve the right to replace items with alternatives of a similar quality if necessary. All variations to specification and plans to be agreed in writing and fully paid for when instruction is issued. All measurements have been taken from architect drawings and are therefore provided as a guide only. During the construction process, alterations are sometimes made which could result in a significant difference to layout and dimensions. If you require accurate measurements, please contact the selling agent Breckon & Breckon. This brochure along with all images & videos associated with Westwood Court were proudly produced for H Willis Ltd by Breckon & Breckon Creative. * Page 3 image credit drhphoto. At time of printing this brochure we are awaiting the confirmation on the expected SAPS. Please ask a member of the team for further information. (Oct 2022)

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