



# THE FAIRWAYS

FRILFORD, OXFORDSHIRE OX13 5NR



# WELCOME HOME

Discover the hidden luxury of two  
new homes nestled within  
The Fairways.





## Rosewood House

**ENTRANCE:** A period style, double fronted home with two beautiful bay windows. The wider plot allows for ample driveway parking and a detached double garage.





## Rosewood House

**LIVING ROOM:** A well-proportioned living room has full-width bi-fold doors opening onto a patio. There is also a separate family room fitted with a multi-fuel stove.



(Computer Generated Image)



# Rosewood House

**KITCHEN:** An individually designed, German-made kitchen is paired with Quartz work surfaces and a fully integrated suite of Siemens appliances.

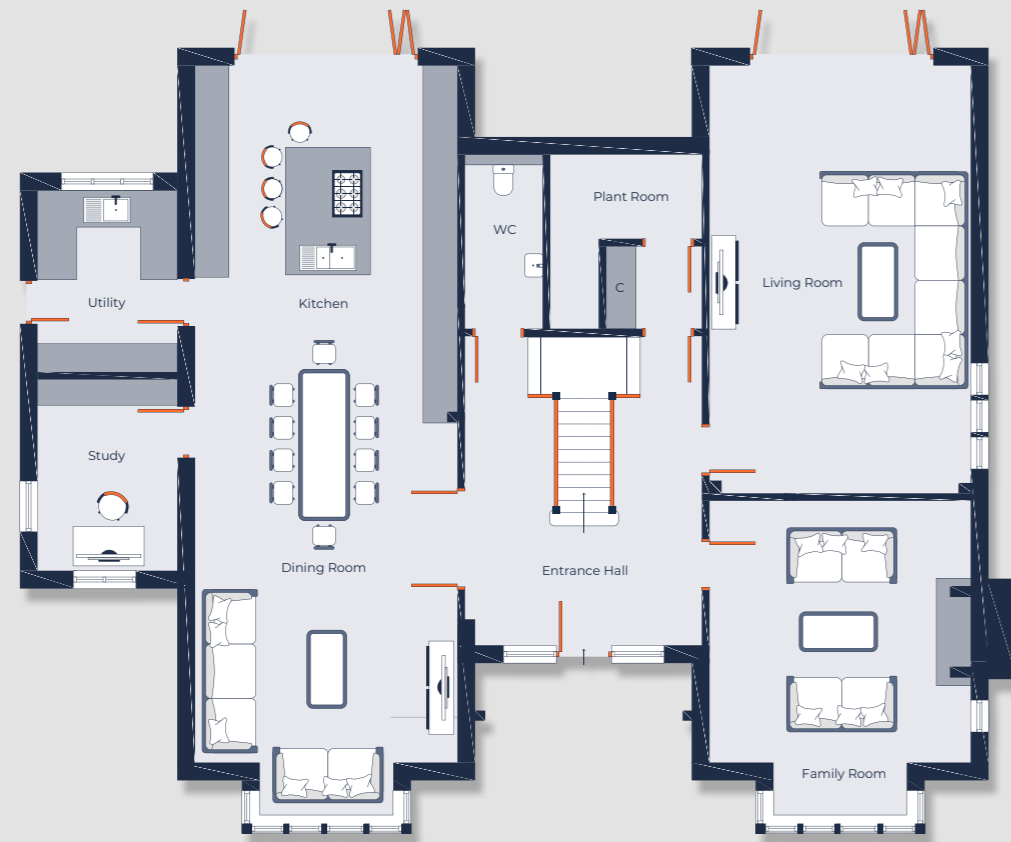


(Computer Generated Image)

# Rosewood House

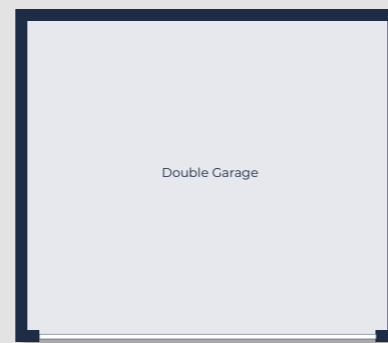
**LAYOUT:** This well-proportioned family home provides generous living accommodation with an impressive, open plan kitchen, dining and living room. In addition to this there are two private lounge areas, once with fireplace, a utility room with outside access and a study. On the first floor you will find a superb primary bedroom with walk-in dressing room and en-suite as well as four further double bedrooms, two with en-suites, and a four-piece family bathroom.

(Total GIA 451.9 sq.m. / 4,864 sq.ft.)



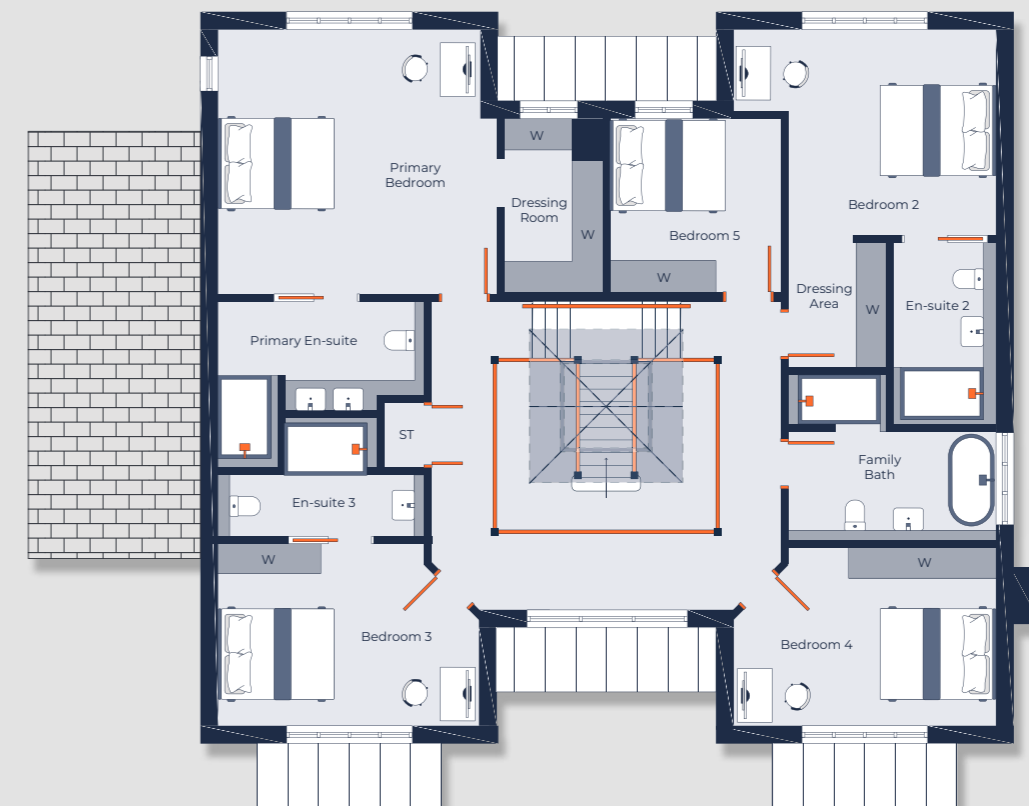
**GROUND FLOOR INTERNAL DIMENSIONS**

Family Room	5.10m x 6.20m	16'9" x 20'4"
Living Room	5.10m x 8.42m	16'9" x 27'7"
Kitchen/Dining/Reception Room	5.10m x 14.75m	16'9" x 48'5"
Study	2.75m x 4.10m	9'0" x 13'5"
Utility	2.68m x 3.22m	8'10" x 10'7"
Double Garage	7.00m x 6.00m	23'0" x 19'8"



(Not shown in actual location / orientation)

NB. Rooms sizes include bay windows and wardrobe space.



**FIRST FLOOR INTERNAL DIMENSIONS**

Primary Bedroom	5.51m x 5.24m	18'1" x 17'2"
Bedroom 2	5.15m x 6.55m	16'11" x 21'6"
Bedroom 3	5.15m x 3.61m	16'11" x 11'10"
Bedroom 4	5.15m x 3.53m	16'11" x 11'7"
Bedroom 5	3.40m x 3.43m	11'2" x 11'3"

NB. Rooms sizes include bay windows and wardrobe space.





**NB:** All computer generated images (CGIs) are to scale and specific to The Fairways.



Aerial View (Computer Generated Image)

Approached via a gated gravel drive, Raybrook Barn and Rosewood House are substantial detached homes set in mature plots, both meticulously designed and finished. Each home provides generous living accommodation of more than four thousand square feet and is a blend of traditional and contemporary materials and technologies; including air source heat pump central heating, CAT 6 cabling and EV charging points to the garages.





## Raybrook Barn

**ENTRANCE:**  
An attractive stone-built property with south-facing gardens and driveway parking.



## Raybrook Barn

**KITCHEN:** A beautiful open plan kitchen/living arrangement with bi-fold doors opening onto a south-facing garden and paved seating area.



(Computer Generated Image)



## Raybrook Barn

**DINING:** The dining area is positioned adjacent to a double-height picture window overlooking the garden. The living arrangement in this open space is flexible and can be adjusted to suit specific needs.



(Computer Generated Image)



## Raybrook Barn

**FAMILY AREA:** This fluid living space lends itself to a variety of configurations, all set against a wonderful, individually designed kitchen with a central island and feature lighting.



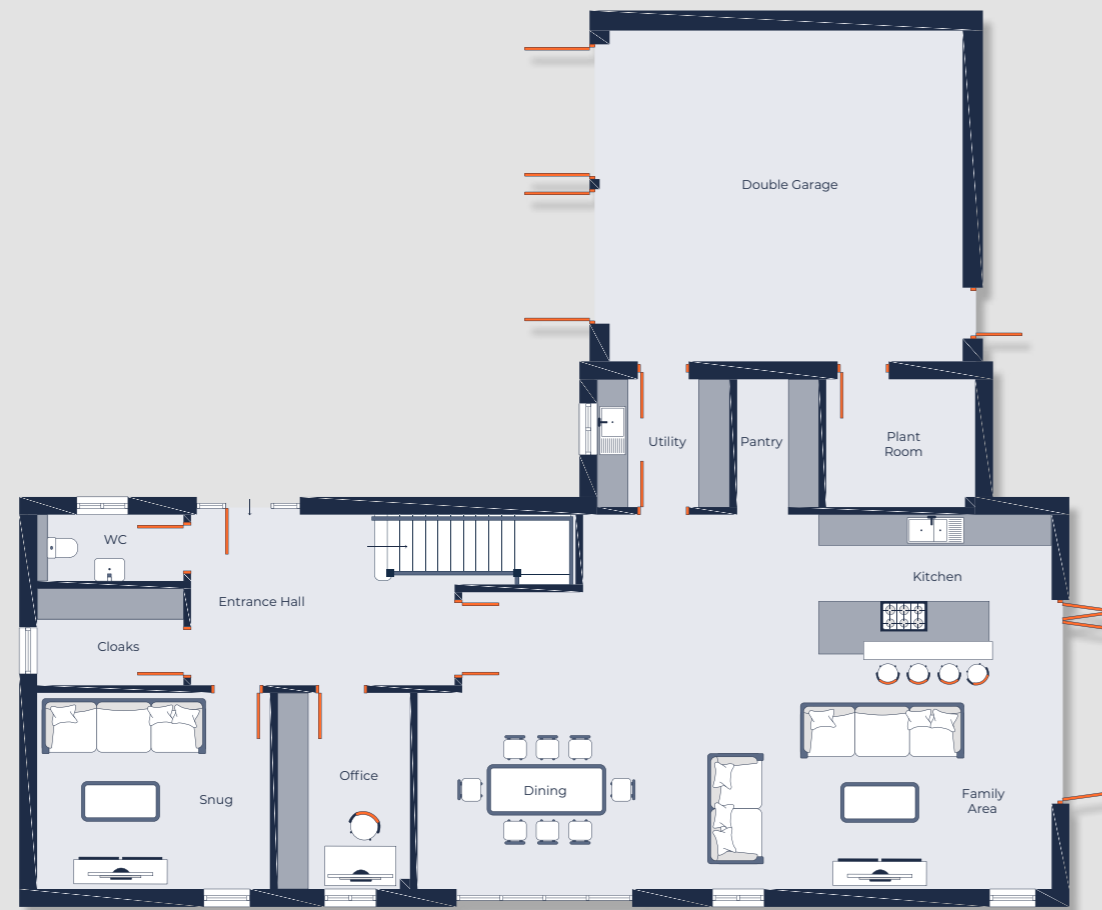
(Computer Generated Image)



# Raybrook Barn

**LAYOUT:** The contemporary layout of Raybrook Barn provides open-plan living accommodation centred around the kitchen space and bi-fold doors that lead to the gardens. There is a useful pantry and utility room, as well as a WC and cloakroom. Separate living areas include an office and a snug. The first floor has four excellent bedrooms and a quiet reading room.

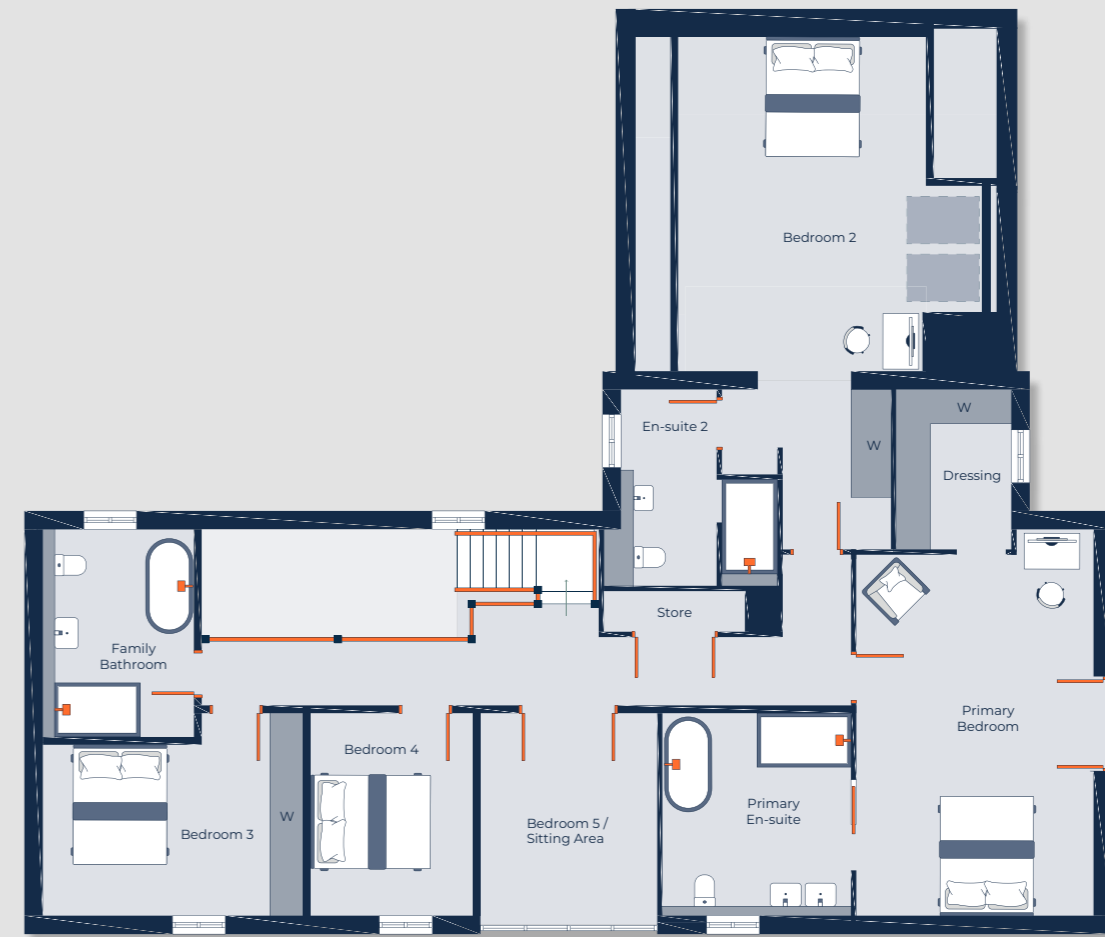
(Total GIA 420.3sq.m. / 4,524 sq.ft.)



GROUND FLOOR INTERNAL DIMENSIONS

Kitchen/Dining/ Family Area	12.55m x 7.40m	41'2" x 24'3"
Snug	4.60m x 3.92m	15'1" x 12'10"
Office	2.65m x 3.92m	8'8" x 12'10"
Utility	2.41m x 2.60m	7'10" x 8'6"
Double Garage	6.95m x 6.48m	22'9" x 21'3"

NB. Rooms sizes include bay windows and wardrobe space.



FIRST FLOOR INTERNAL DIMENSIONS

Primary Bedroom	4.51m x 7.42m	14'9" x 24'4"
Bedroom 2	5.83m x 6.35m	19'1" x 20'10"
Bedroom 3	4.97m x 3.94m	16'3" x 12'11"
Bedroom 4	3.13m x 3.94m	10'3" x 12'11"
Bedroom 5	3.40m x 3.94m	11'1" x 12'11"

NB. Rooms sizes include bay windows and wardrobe space.





# Raybrook Barn



(Computer Generated Image)



# THE FAIRWAYS



## Specification

### KITCHENS AND UTILITY ROOMS

- Individually designed, German made Rotpunkt kitchens, In flush handle less style, with Oak and colour matched interiors
- 20mm thick calacatta and concrete sand profile quartz work surfaces and upstands with full height splashback
- Large sink with Quooker boiling water tap
- Fully integrated pull out waste and recycling unit
- Wine cooler
- Fully integrated Siemens kitchen appliance package to include:
  - Full height larder fridge
  - Full height larder freezer
  - Dishwasher
  - Downdraft extracting hob (Rosewood House only)

### FLOORING

- Engineered oak flooring in traditional patterns to first floor landing areas
- Porcelain floor tiling to kitchen/family/breakfast rooms
- British made, luxury carpet to all bedrooms
- Natural stone effect porcelain wall and floor tiling to bathrooms

### BATHROOMS AND EN-SUITES

- Traditional chrome plated taps and valves by Crosswater
- Double basin washstands to master en suite bathrooms
- Utopia floor standing vanity units and basins with storage elsewhere
- Large walk in shower enclosures with high quality enclosures and rain shower heads
- Natural stone effect porcelain tiling
- Chrome plated electric towel rails with thermostatic control

### INTERNAL FIXTURES AND FITTINGS

- Oak timber staircase
- Solid oak handrails, newel caps and glass balustrades
- Oak internal doors with high quality chrome finished door furniture
- Dressing rooms: built-in bespoke timber dressing room storage including hanging space, open shelving and shoe storage
- Contemporary multi-fuel stove (Rosewood House only)

### MECHANICAL AND ELECTRICAL

- Central heating provided by a Air source heat pump
- Whole house heat recovery system/ventilation
- Large unvented hot water cylinder
- Thermostatically controlled wet underfloor heating system to ground and first floors with individual programmable zone control
- Low energy, LED downlighting in warm white, and pendant lighting throughout
- Phone and TV points to all reception rooms and bedrooms
- Mains linked heat and smoke detection throughout
- CAT6 data wiring to all rooms wired back to central point for data distribution throughout the house
- Chrome plated switch and socket plates throughout
- Wiring for Intruder alarm with three keypads
- Audio visual entry control systems with two internal interfaces
- External lighting to patios, porches, garages and driveways

### EXTERNAL FINISHES

- Aluminium framed windows and doors
- High quality, large bi-fold, double glazed, patio doors
- Traditional Bath stone external sills and features
- Weathered clay and Spanish slate roof tiles
- Porcelain paths and patios
- Gravelled main driveway with steel edgings
- External power points and tap
- Secure gated access, with solid hardwood gates and audio visual access control systems

### GARAGING

- Slate tiled roofs to match houses
- Car charging point
- Power and lighting
- Automated garage doors

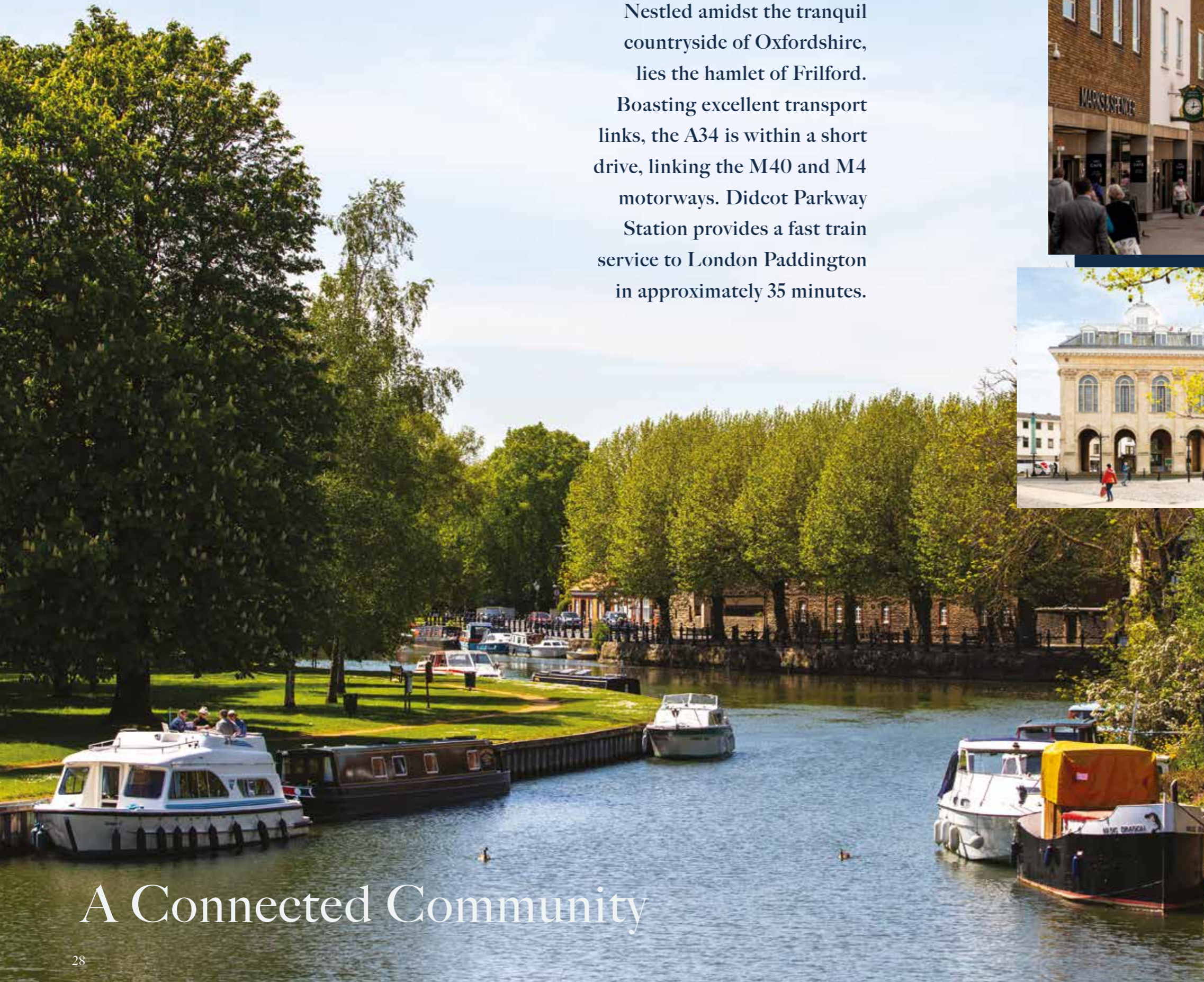
### WARRANTY

- 10 year Premier Guarantee



Nestled amidst the tranquil countryside of Oxfordshire, lies the hamlet of Frilford. Boasting excellent transport links, the A34 is within a short drive, linking the M40 and M4 motorways. Didcot Parkway Station provides a fast train service to London Paddington in approximately 35 minutes.

(Images clockwise) Nag's Head Island, Abingdon. Westgate, Oxford. Ship Street, Oxford City Centre. Town Hall, Abingdon. High St Shopping, Abingdon.



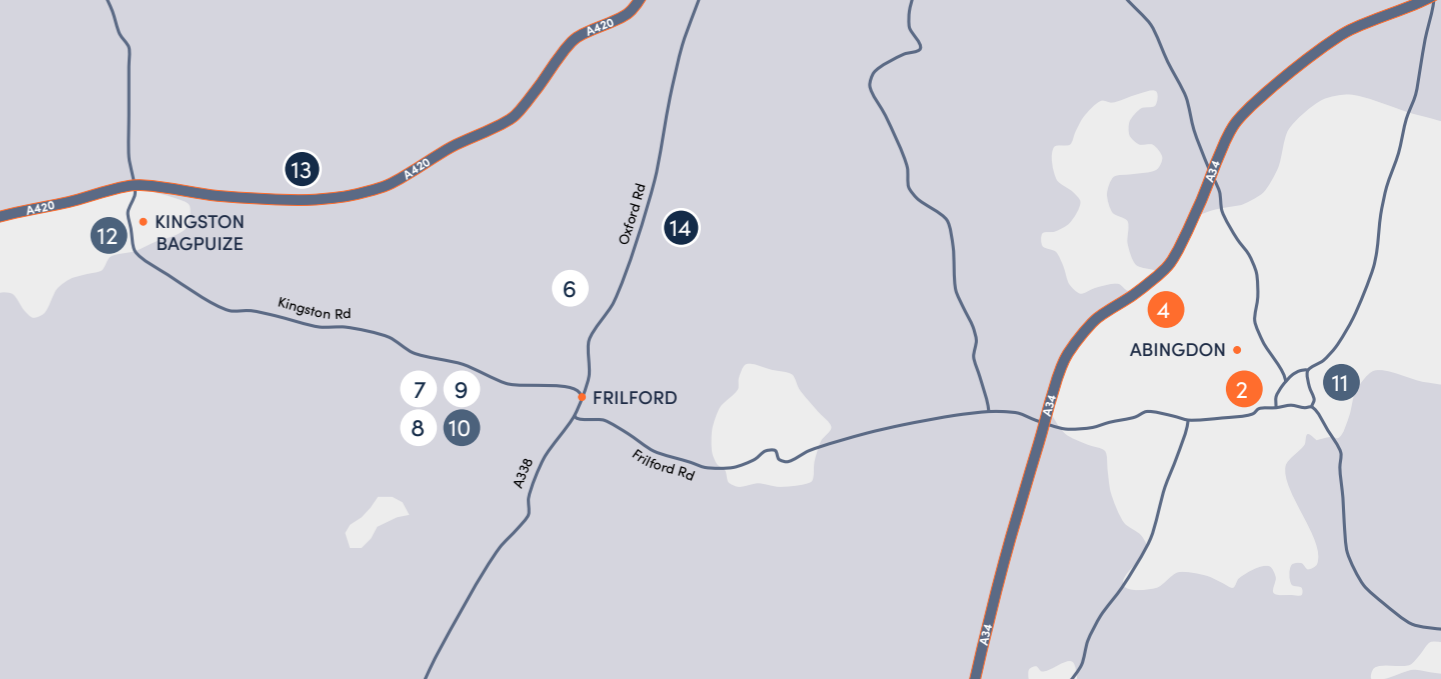
The county of Oxfordshire is a thriving area, economically and culturally – alive with heritage, academic life, and innovative industries. The technological and industrial hubs at Culham, Harwell and Milton Park, Oxford’s Universities and the many research and science centre's make this one of the UK’s most forward-looking areas for innovation.

Near-by local schools, include Cokethorpe, Cothill, Chandlings, and The Manor. St Helen’s and St Katherine’s, St Hugh’s are also within easy reach. Christchurch, Magdalen College, St. Edward’s, Radley College, and The Dragon School are in Oxford which is only 10 miles away.

Local sporting facilities are also good, with the highly regarded Frilford Heath Golf Club, a championship course, and Fitness at the farm less than half a mile away. Millets Farm is also within a mile of The Fairways and is a popular family attraction in South Oxfordshire with Farm Shop, Garden Centre, Falconry Centre, Play Barn, Adventure Golf, Animal Walkway and Playground. Independent retail outlets offer a range of fresh local produce and seasonal activities occur throughout the year.

# A Connected Community





**LOCAL AREA AND LINKS**

**SCHOOLS**

- 1 Magdalen College School
- 2 Abingdon School
- 3 Radley College
- 4 St Helen and St Katharine
- 5 Oxford High School

**RECREATION**

- 6 Frilford Heath Golf Club
- 7 Millets Farm Centre
- 8 Millets Farm Falconry Centre
- 9 Sprouts Playbarn

**SHOPPING**

- 10 Millets Farm Shop
- 11 Waitrose, Abingdon
- 12 Co-op, Kingston Bagpuize

**FINE DINING**

- 13 The White Hart at Fyfield
- 14 The Harcourt Arms, Stanton Harcourt
- 15 The Greyhound, Besselsleigh

**RAIL**

- 16 Radley
- 17 Oxford

**F** Travel/Connections from The Fairways, Frilford

Abingdon 5 miles	Oxford 10 miles	Witney 12 miles	Bicester 20 miles	London 67 miles

Radley 16 mins	Didcot Parkway 16 mins	Culham 17 mins	Appleford 21 mins	Oxford 23 mins



## Get in touch:

All viewings are strictly by appointment through the sole selling agents, Breckon & Breckon.

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