

19 SUNDERLAND AVENUE

Oxford





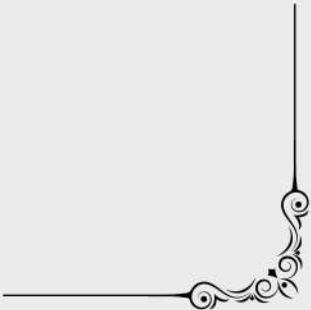
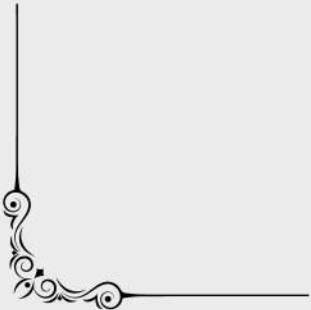
MODERN HOMES FOR MODERN-DAY LIVING

A great chance to own one of two exclusive, luxury, carbon-negative properties just a few miles north of Oxford city centre. These bespoke properties have been constructed with modern, smart home and energy efficient considerations in mind and finished to a beautifully high standard, inside and out.

It's important to stress that an awful lot is included here. Not only do you benefit from brand-new appliances and fittings, these houses seamlessly integrate state-of-the-art features and energy efficiency into the overall design and build. Which is why they are being sold with a 5-year zero energy bills guarantee.

The developer, Pearcroft, have featured in both The Sunday Times and Oxfordshire Living and are committed to building carbon negative, technologically advanced homes to the highest possible standards.

As the contemporary render and brick façade suggest, this three-storey semi-detached house is as sustainably and ecologically modern under the surface as it looks externally. The sleek, dark window frames, door and balcony railings offset the smart, white render and create a sense of harmonious dramatic tension.







THE HEART OF THE HOME

The ground floor comprises a welcoming entrance hall with its warm wood flooring (thanks to the underfloor heating throughout the ground floor), downstairs WC and built-in storage. However, the main events are undoubtedly the Living Room to the front and the open-plan Kitchen/Diner at the back.

The spacious Living Room is well set up for entertaining or cosy movie nights with its four ceiling speakers, while cleverly positioned corner and portal windows add even more natural light to the floor-to-ceiling main window.

These are not just efficient homes but truly intelligent homes, too. Energy monitoring via a solar app, EV charging, wi-fi controllable heating and Sonos systems come pre-installed.

When it comes to entertainment, as we say, you're well catered for thanks to the ceiling speakers throughout the downstairs, fibre broadband-ready home networking and a 2-year Sky TV package including movies and sport.

Add to that smoke, heat and carbon monoxide sensors and you have got total peace of mind as well.





WINE AND DINE

The Kitchen itself is a bespoke installation bursting with smart appliances (all energy efficient, of course) and custom cabinetry with soft-close hinges. The Quartz breakfast bar and worktops flow to the tiled floor thanks to their waterfall end and there is no shortage of inspiration for budding chefs with an integrated larder fridge, built-in microwave oven, oven, induction hob and undercounter wine fridge. When it comes to cleaning up there's a fully integrated dishwasher and a Quooker instant hot water and filtered water system for both hot and cold.

The Dining area is flooded with natural light thanks to the lantern skylight overhead and the bifold doors which open on to the south facing garden from the dining area, making it a breeze to take the inside out for alfresco dinners on the patio or bring the outside in for late-summer dining. When it comes to entertaining, the integrated ceiling speakers will ensure you're never short of a good song to keep you singing along as you cook (or eat!).



SOAK AND SLEEP

The first floor features two large double Bedrooms (one with ensuite), and a Family Bathroom finished to the same high standards. Bedroom 1 is to the front of the house and is a large, open space with a box-bay window with floor-to-ceiling glazing.

As with all areas of the house, the home-networked ethernet ports provide rock-solid internet connection, while touches like smart plugs with USB-C ports ensure flawless device compatibility and connection.







Bedroom 2 has built-in storage and an Ensuite Bathroom with luxurious, walk-in shower.

At the top of the house, the second floor offers two further double Bedrooms, either of which could also make a great home office or hobby space and both of which command impressive views from their elevated position. There's also a further Bathroom finished to the same high standards meaning no one ever has to fight for a shower!



A SLICE OF PARADISE

The south-facing rear garden is mainly laid to lawn and is attractively fenced. There is also a patio area with extended external lighting and side access leading to the front of the property.

To the front, the block-paved driveway looks just as smart as the rest of the house and offers ample parking for one car as well as a convenient EV charging point.

Energy efficient and sustainable

Pearcroft Developments specialise in creating beautiful homes with “better than zero” carbon footprint by using the latest advanced smart technology and construction techniques. They have received recognition in the national press for their pioneering approach in building stylish and desirable carbon-negative homes with an EPC rating of over 100 (92-100 = EPC A).

These homes benefit from cutting-edge energy efficiency and Pearcroft’s 5-year Zero energy bills guarantee with:

- Giv Energy® Photovoltaic solar panels
- Giv Energy® 19kW storage batteries
- Titan® Mechanical Ventilation and Heat Recovery System (MVHR) for continuous fresh air supply
- Samsung® air source heat pump
- Extra insulation exceeding building regulations
- Underfloor heating on the ground floor

1) Enquire for further terms







ROUND & ABOUT

Sunderland Avenue is close to the Summertown area of North Oxford, which offers a great range of shops, restaurants and services, as well as sports and leisure facilities.

There's great access to the local countryside and some lovely walking routes, including in and out of the city centre via the canal path. You're also just a short stroll from Port Meadow which offers ~340 acres of beautiful open common land adjacent to the River Thames.

When it comes to transport, you have easy access for road networks and are just over 10 minutes from the M40. Oxford Parkway Station is only 1.4 miles and offers fast, easy access to London via Bicester. There are also plenty of regular, local buses into Oxford centre or further afield.

Summertown has excellent state and private schools, including one of the country's leading boy's schools, Summer Fields, and the reputable St Clare's, an independent sixth-form residential college. It is also home to both St Edward's and Oxford High School secondary schools and The Dragon infant school.

THE FINER DETAILS

Council Tax Band - F

Heating - Air source heat pump & solar panels

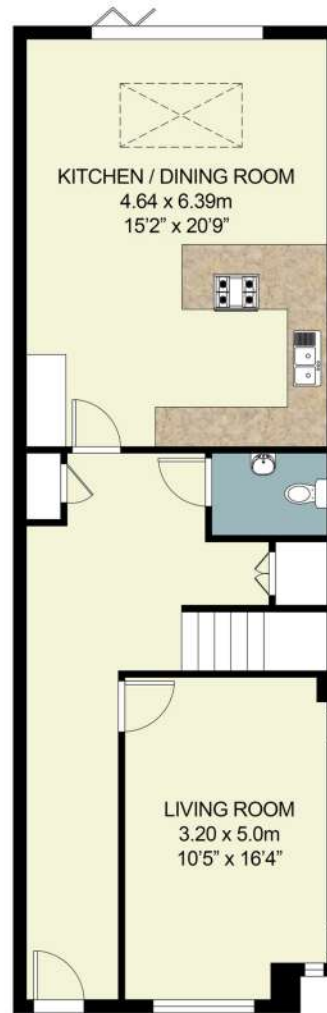
Distances - 2.6 miles to Oxford City Centre

7.2 miles to M40 J9

16.5 miles to Chipping Norton

48.5 miles to Heathrow Airport

Local Authority - Oxford City Council



GROUND FLOOR

APPROXIMATE AREA:

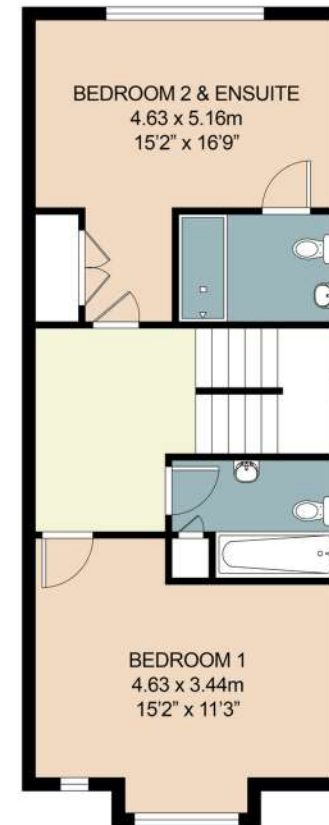
GROUND FLOOR : 68m² 733ft²

FIRST FLOOR : 58m² 621ft²

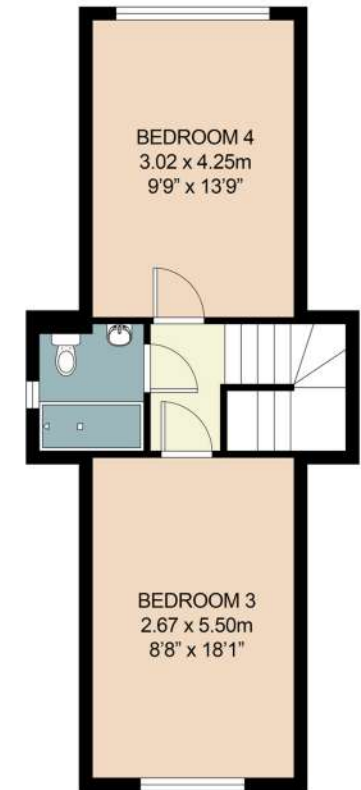
SECOND FLOOR : 35m² 372ft²

TOTAL ACCOMMODATION : 161m² 1726ft²

Restricted head height not included in measurements



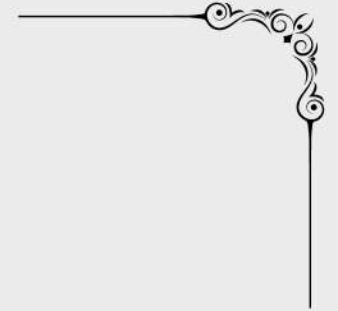
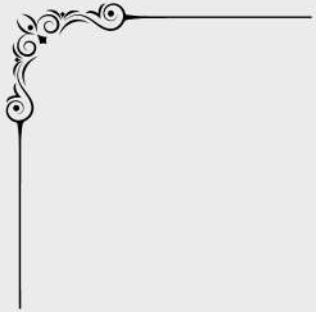
FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A	100 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

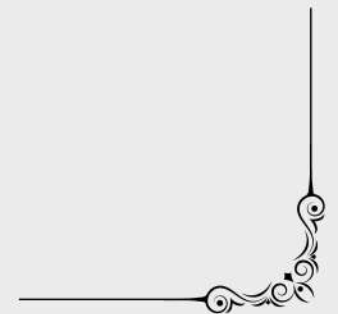
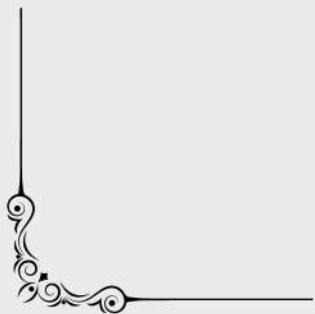
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