

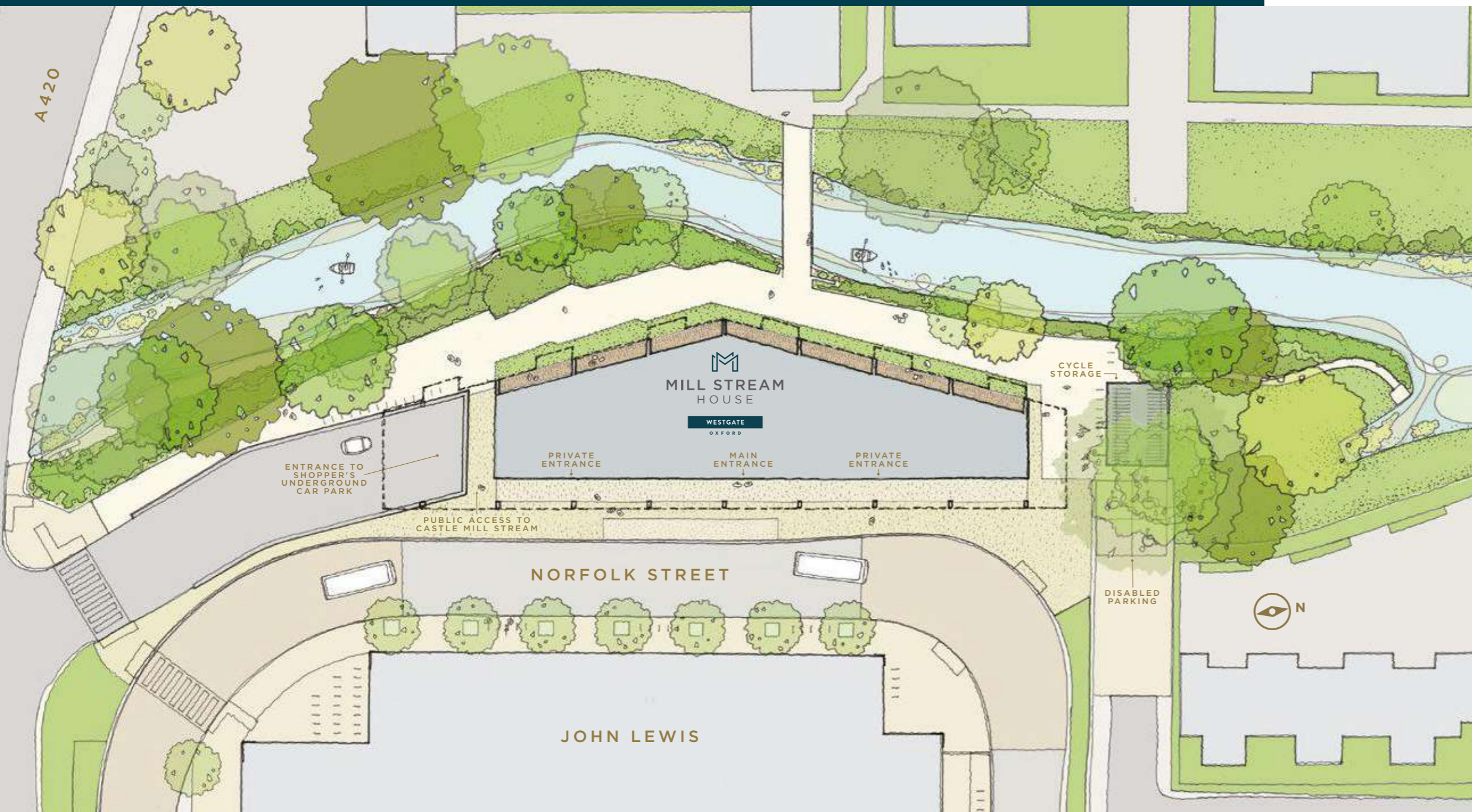


MILL STREAM
HOUSE

WESTGATE

OXFORD

FLOOR PLANS

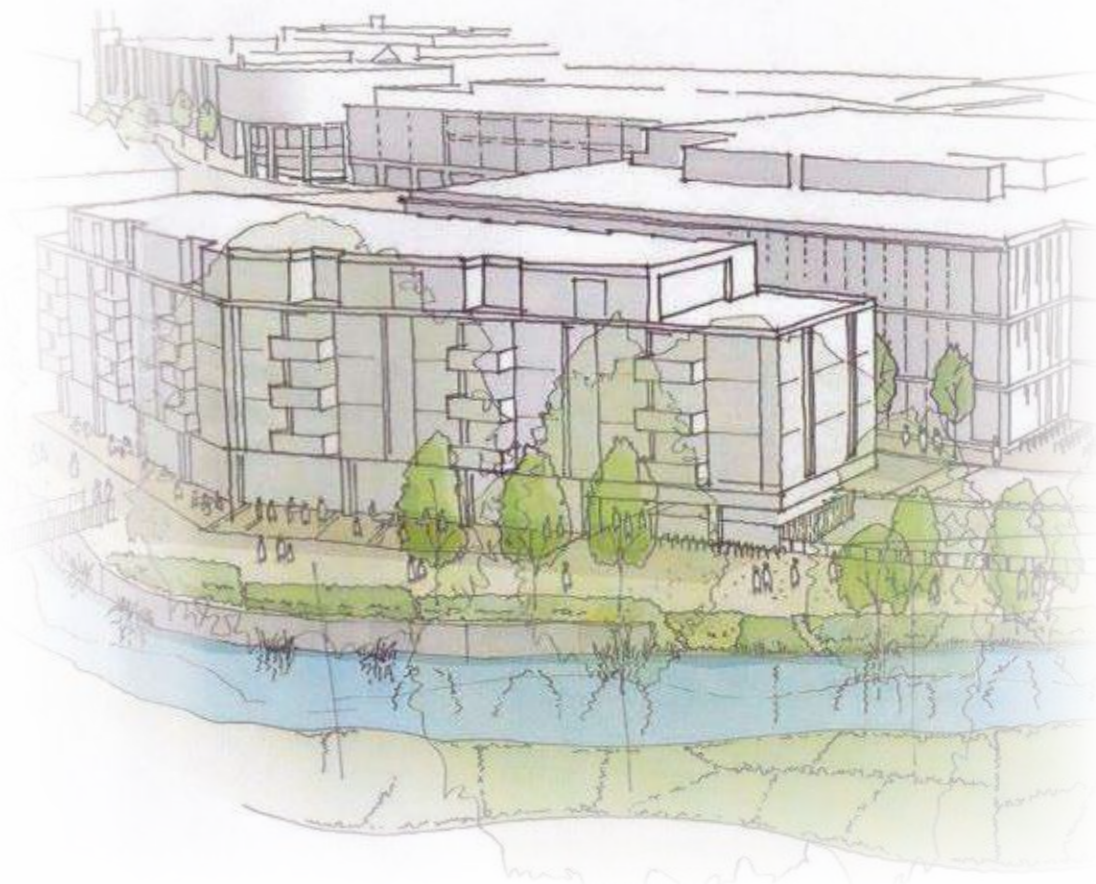


INTRODUCING MILL STREAM HOUSE

A COLLECTION OF 59 SUBLIME ONE & TWO BEDROOM APARTMENTS SET IN OXFORD'S NEWEST AND MOST VIBRANT QUARTER

Part of Westgate Oxford, a landmark retail and leisure development, Mill Stream House will be neighboured by over 100 new shops, bars and restaurants. Enjoying an independent, riverside location, each property also benefits from its own balcony or terrace, offering a variety of views and perspectives.

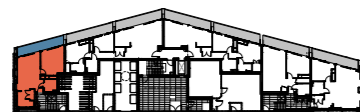
Elegantly appointed, Mill Stream House caters for modern life with a range of beautiful finishes and contemporary appliances. This is a truly special place to call home in the heart of the city.



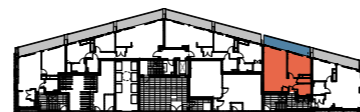
Artist's impression only. As built details may vary.

ONE BEDROOM APARTMENTS

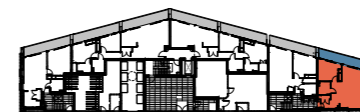
APARTMENT 01
GROUND FLOOR



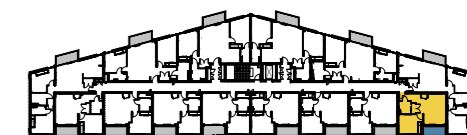
APARTMENT 02
GROUND FLOOR



APARTMENT 03
GROUND FLOOR



APARTMENT 09
FIRST FLOOR



Net Area	54.27 sq m	584 sq ft
Living & Kitchen	8.34m x 3.80m	27'4" x 12'5"
Bedroom 1	4.96m x 3.84m	16'3" x 12'7"
Balcony	13 sq m	140 sq ft
Aspect	South West	



Net Area	52.49 sq m	565 sq ft
Living & Kitchen	7.01m x 3.84m	23'0" x 12'7"
Bedroom 1	3.80m x 3.86m	12'5" x 12'8"
Balcony	13 sq m	140 sq ft
Aspect	West	



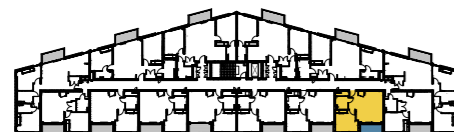
Net Area	55.38 sq m	596 sq ft
Living & Kitchen	6.57m x 4.02m	21'6" x 13'2"
Bedroom 1	3.12m x 3.27m	10'3" x 10'9"
Balcony	13 sq m	140 sq ft
Aspect	North West	



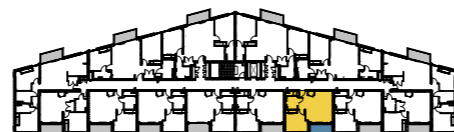
Net Area	44.98 sq m	484 sq m
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

APARTMENT 10
FIRST FLOOR



APARTMENT 11
FIRST FLOOR



APARTMENT 12
FIRST FLOOR



APARTMENT 13
FIRST FLOOR



Net Area	45.20 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.25 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.58 sq m	491 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.75m	11'9" x 12'3"
Balcony	5 sq m	54 sq ft
Aspect	East	



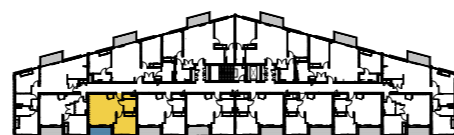
Net Area	45.41 sq m	489 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.72m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

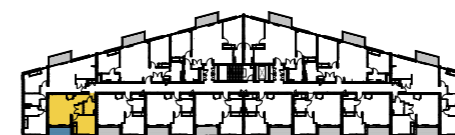
APARTMENT 14
FIRST FLOOR



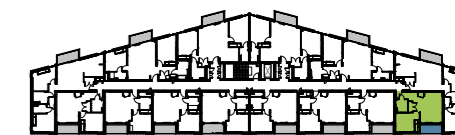
APARTMENT 15
FIRST FLOOR



APARTMENT 16
FIRST FLOOR



APARTMENT 23
SECOND FLOOR



Net Area	45.28 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.20 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



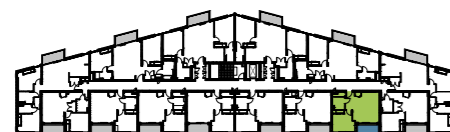
Net Area	44.98 sq m	484 sq ft
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



Net Area	44.98 sq m	484 sq ft
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

APARTMENT 24
SECOND FLOOR



APARTMENT 25
SECOND FLOOR



APARTMENT 26
SECOND FLOOR



APARTMENT 27
SECOND FLOOR



Net Area	45.22 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.25 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



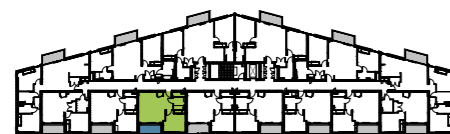
Net Area	45.58 sq m	491 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



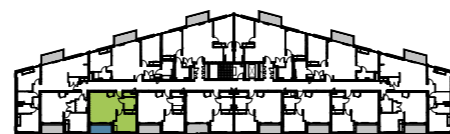
Net Area	45.40 sq m	489 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.72m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

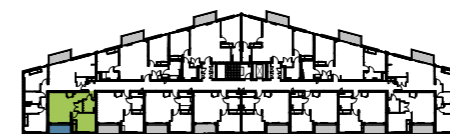
APARTMENT 28
SECOND FLOOR



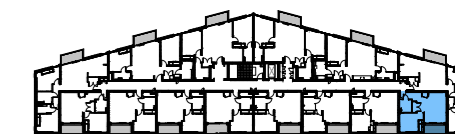
APARTMENT 29
SECOND FLOOR



APARTMENT 30
SECOND FLOOR



APARTMENT 37
THIRD FLOOR



Net Area	45.28 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.20 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



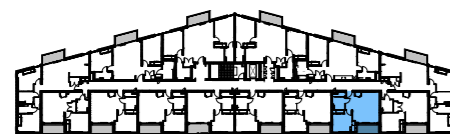
Net Area	44.98 sq m	484 sq ft
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



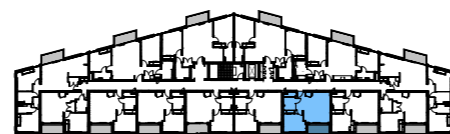
Net Area	44.98 sq m	484 sq ft
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

APARTMENT 38
THIRD FLOOR



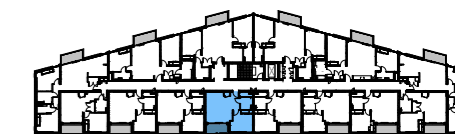
APARTMENT 39
THIRD FLOOR



APARTMENT 40
THIRD FLOOR



APARTMENT 41
THIRD FLOOR



Net Area	45.20 sq m	486 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.25 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



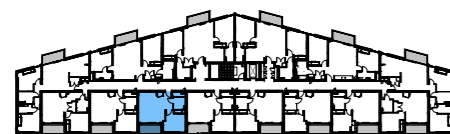
Net Area	45.58 sq m	491 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.75m	11'9" x 12'3"
Balcony	5 sq m	54 sq ft
Aspect	East	



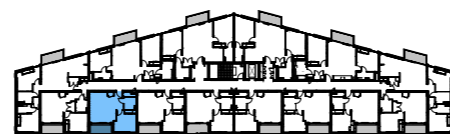
Net Area	45.41 sq m	489 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.72m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

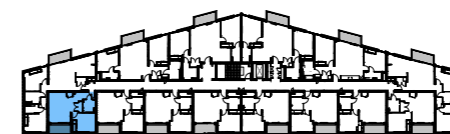
APARTMENT 42
THIRD FLOOR



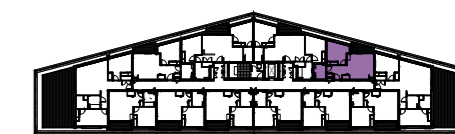
APARTMENT 43
THIRD FLOOR



APARTMENT 44
THIRD FLOOR



APARTMENT 49
FOURTH FLOOR



Net Area	45.28 sq m	487 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	45.19 sq m	486 sq ft
Living & Kitchen	5.09m x 4.43m	16'8" x 14'6"
Bedroom 1	3.58m x 3.70m	11'9" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



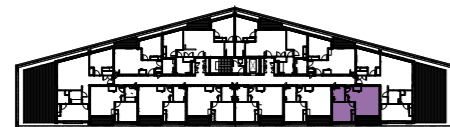
Net Area	44.98 sq m	484 sq ft
Living & Kitchen	5.01m x 3.68m	16'5" x 12'1"
Bedroom 1	3.15m x 3.70m	10'4" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	South East	



Net Area	44.51 sq m	479 sq ft
Living & Kitchen	4.22m x 4.45m	13'8" x 14'6"
Bedroom 1	3.80m x 3.22m	12'5" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	

ONE BEDROOM APARTMENTS

APARTMENT 51
FOURTH FLOOR



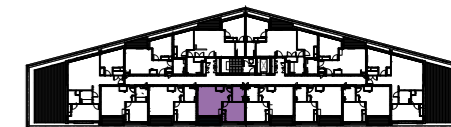
APARTMENT 52
FOURTH FLOOR



APARTMENT 53
FOURTH FLOOR



APARTMENT 54
FOURTH FLOOR



Net Area	41.42 sq m	446 sq ft
Living & Kitchen	4.84m x 4.02m	15'9" x 13'2"
Bedroom 1	3.29m x 3.71m	10'8" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	41.47 sq m	446 sq ft
Living & Kitchen	4.84m x 4.02m	15'9" x 13'2"
Bedroom 1	3.29m x 3.71m	10'8" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



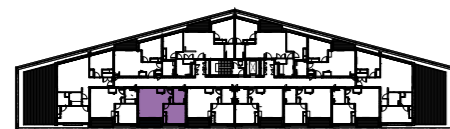
Net Area	41.77 sq m	491 sq ft
Living & Kitchen	4.84m x 4.02m	15'9" x 13'2"
Bedroom 1	3.29m x 3.75m	10'8" x 12'3"
Balcony	5 sq m	54 sq ft
Aspect	East	



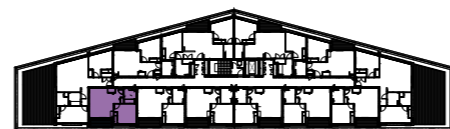
Net Area	41.61 sq m	448 sq ft
Living & Kitchen	4.84m x 4.01m	15'9" x 13'2"
Bedroom 1	3.29m x 3.72m	10'8" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	

ONE BEDROOM APARTMENTS

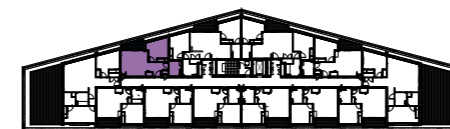
APARTMENT 55
FOURTH FLOOR



APARTMENT 56
FOURTH FLOOR



APARTMENT 58
FOURTH FLOOR



Net Area	41.45 sq m	446 sq ft
Living & Kitchen	4.84m x 4.02m	15'9" x 13'2"
Bedroom 1	3.29m x 3.71m	10'8" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	41.41 sq m	446 sq ft
Living & Kitchen	4.84m x 4.02m	15'9" x 13'2"
Bedroom 1	3.29m x 3.70m	10'8" x 12'2"
Balcony	5 sq m	54 sq ft
Aspect	East	



Net Area	44.52 sq m	479 sq ft
Living & Kitchen	4.22m x 4.45m	13'8" x 14'6"
Bedroom 1	3.80m x 3.22m	12'5" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	



HARMONISING INDOOR AND OUTDOOR SPACES

WITH A LOCATION AS BEAUTIFUL AS OXFORD, THE ABILITY TO ENJOY OUTSIDE SPACE IS A HIGH PRIORITY

At Mill Stream House, every home comes equipped with a generous balcony or terrace allowing living areas to become truly integrated. Whether enjoying a sunny, al fresco breakfast or unwinding with a chilled glass at sunset, your personal, outdoor space becomes a natural extension of your home that can be used throughout the

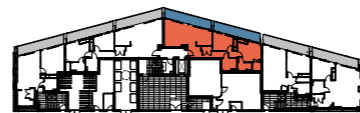
day and into the evening. Depending on aspect, views range across the city and towards the countryside or take in the new John Lewis store and Westgate Oxford development.*

TWO BEDROOM APARTMENTS

APARTMENT 04
GROUND FLOOR



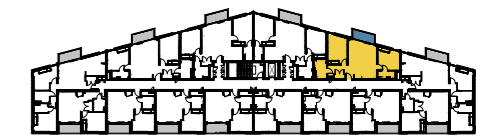
APARTMENT 05
GROUND FLOOR



APARTMENT 06
FIRST FLOOR



APARTMENT 07
FIRST FLOOR



Net Area	78.31 sq m	843 sq ft
Living & Kitchen	5.33m x 7.91m	17'5" x 25'11"
Bedroom 1	3.47m x 3.86m	11'4" x 12'8"
Bedroom 2	2.82m x 3.95m	9'3" x 12'10"
Balcony 1	13 sq m	140 sq ft
Balcony 2	13 sq m	140 sq ft
Aspect	West	



Net Area	74.43 sq m	801 sq ft
Living & Kitchen	5.33m x 7.91m	17'5" x 25'11"
Bedroom 1	3.45m x 3.89m	11'3" x 12'9"
Bedroom 2	2.82m x 3.95m	9'3" x 12'10"
Balcony 1	14 sq m	150 sq ft
Balcony 2	13 sq m	140 sq ft
Aspect	West	



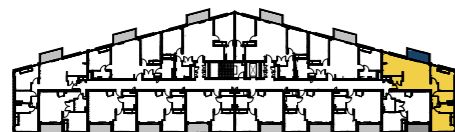
Net Area	79.71 sq m	858 sq ft
Living & Kitchen	6.19m x 6.81m	20'4" x 22'4"
Bedroom 1	4.43m x 3.30m	14'6" x 10'8"
Bedroom 2	4.92m x 3.26m	16'1" x 10'7"
Balcony	5 sq m	54 sq ft
Aspect	West	



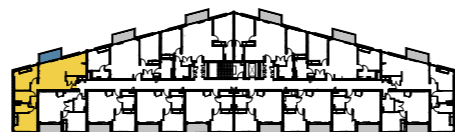
Net Area	75.94 sq m	817 sq ft
Living & Kitchen	5.96m x 4.73m	19'6" x 15'6"
Bedroom 1	3.29m x 3.61m	10'8" x 11'10"
Bedroom 2	4.80m x 3.22m	15'8" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	

TWO BEDROOM APARTMENTS

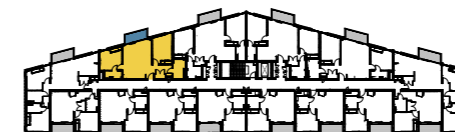
APARTMENT 08
FIRST FLOOR



APARTMENT 17
FIRST FLOOR



APARTMENT 18
FIRST FLOOR



APARTMENT 19
FIRST FLOOR

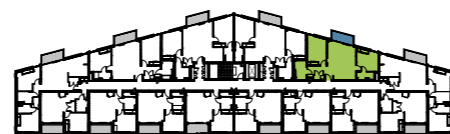


TWO BEDROOM APARTMENTS

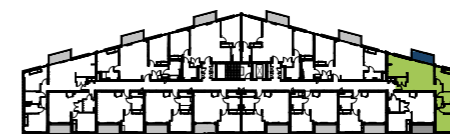
APARTMENT 20
SECOND FLOOR



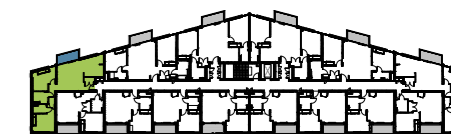
APARTMENT 21
SECOND FLOOR



APARTMENT 22
SECOND FLOOR



APARTMENT 31
SECOND FLOOR



Net Area	78.72 sq m	847 sq ft
Living & Kitchen	6.19m x 6.81m	20'3" x 22'4"
Bedroom 1	4.43m x 3.30m	14'6" x 10'8"
Bedroom 2	4.92m x 3.26m	16'1" x 10'7"
Balcony	5 sq m	54 sq ft
Aspect	West	



Net Area	76.00 sq m	818 sq ft
Living & Kitchen	5.96m x 4.73m	19'6" x 15'6"
Bedroom 1	3.29m x 3.61m	10'8" x 11'10"
Bedroom 2	4.80m x 3.22m	15'8" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	



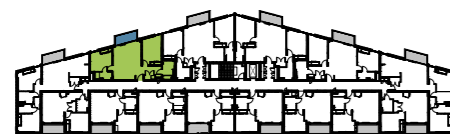
Net Area	76.27 sq m	821 sq ft
Living & Kitchen	4.95m x 7.80m	16'2" x 25'7"
Bedroom 1	2.98m x 3.71m	9'9" x 12'2"
Bedroom 2	3.61m x 3.86m	11'9" x 12'7"
Balcony	5 sq m	54 sq ft
Aspect	North West	



Net Area	76.28 sq m	821 sq ft
Living & Kitchen	4.93m x 7.80m	16'2" x 25'7"
Bedroom 1	2.99m x 3.71m	9'8" x 12'2"
Bedroom 2	3.61m x 3.86m	11'9" x 12'7"
Balcony	5 sq m	54 sq ft
Aspect	South West	

TWO BEDROOM APARTMENTS

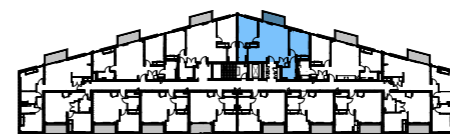
APARTMENT 32
SECOND FLOOR



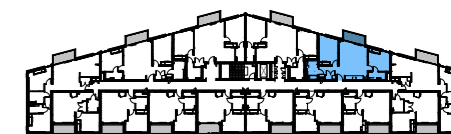
APARTMENT 33
SECOND FLOOR



APARTMENT 34
THIRD FLOOR



APARTMENT 35
THIRD FLOOR



Net Area	75.92 sq m	817 sq ft
Living & Kitchen	5.98m x 4.73m	19'7" x 15'6"
Bedroom 1	3.30m x 3.61m	10'10" x 11'10"
Bedroom 2	4.80m x 3.22m	15'8" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	



Net Area	79.82 sq m	859 sq ft
Living & Kitchen	6.23m x 6.78m	20'5" x 22'3"
Bedroom 1	4.44m x 3.30m	14'7" x 10'10"
Bedroom 2	4.93m x 3.23m	16'2" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	



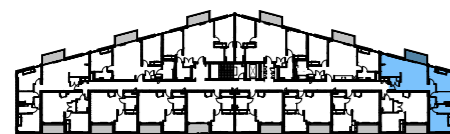
Net Area	79.72 sq m	858 sq ft
Living & Kitchen	6.19m x 6.81m	20'3" x 22'4"
Bedroom 1	4.43m x 3.30m	14'6" x 10'8"
Bedroom 2	4.92m x 3.26m	16'1" x 10'7"
Balcony	5 sq m	54 sq ft
Aspect	West	



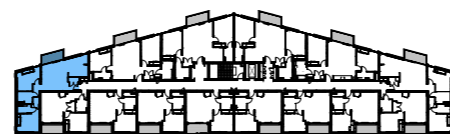
Net Area	75.92 sq m	817 sq ft
Living & Kitchen	5.96m x 4.73m	19'6" x 15'6"
Bedroom 1	3.29m x 3.61m	10'8" x 11'10"
Bedroom 2	4.80m x 3.22m	15'8" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	

TWO BEDROOM APARTMENTS

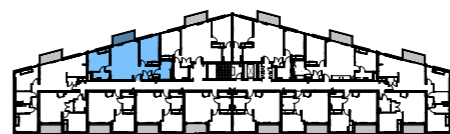
APARTMENT 36
THIRD FLOOR



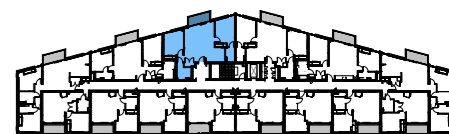
APARTMENT 45
THIRD FLOOR



APARTMENT 46
THIRD FLOOR



APARTMENT 47
THIRD FLOOR



Net Area	76.29 sq m	821 sq ft
Living & Kitchen	4.95m x 7.80m	16'2" x 25'7"
Bedroom 1	2.98m x 3.71m	9'9" x 12'2"
Bedroom 2	3.61m x 3.86m	11'9" x 12'7"
Balcony	5 sq m	54 sq ft
Aspect	North West	



Net Area	76.30 sq m	821 sq ft
Living & Kitchen	4.93m x 7.80m	16'2" x 25'7"
Bedroom 1	2.99m x 3.71m	9'8" x 12'2"
Bedroom 2	3.61m x 3.86m	11'9" x 12'7"
Balcony	5 sq m	54 sq ft
Aspect	South West	



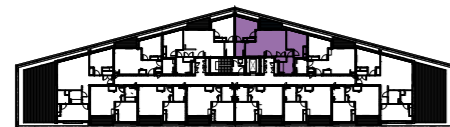
Net Area	75.91 sq m	817 sq ft
Living & Kitchen	5.98m x 4.73m	19'7" x 15'6"
Bedroom 1	3.30m x 3.61m	10'10" x 11'10"
Bedroom 2	4.80m x 3.22m	15'8" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	



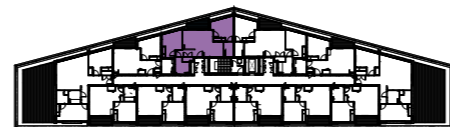
Net Area	79.81 sq m	859 sq ft
Living & Kitchen	6.23m x 6.78m	20'5" x 22'3"
Bedroom 1	4.44m x 3.30m	14'7" x 10'10"
Bedroom 2	4.93m x 3.23m	16'2" x 10'6"
Balcony	5 sq m	54 sq ft
Aspect	West	

TWO BEDROOM APARTMENTS

APARTMENT 48
FOURTH FLOOR



APARTMENT 59
FOURTH FLOOR



Net Area	65.84 sq m	709 sq ft
Living & Kitchen	4.32m x 6.81m	14'2" x 22'3"
Bedroom 1	3.92m x 3.74m	12'9" x 12'3"
Bedroom 2	4.09m x 3.30m	13'4" x 10'8"
Balcony	5 sq m	54 sq ft
Aspect	West	

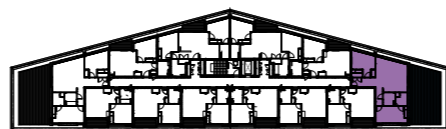


Net Area	65.96 sq m	710 sq ft
Living & Kitchen	4.39m x 6.78m	14'4" x 22'2"
Bedroom 1	3.92m x 3.71m	12'9" x 12'2"
Bedroom 2	4.09m x 3.30m	13'4" x 10'8"
Balcony	5 sq m	54 sq ft
Aspect	West	



PENTHOUSES

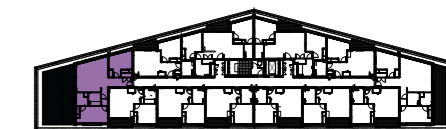
APARTMENT 50 FOURTH FLOOR



Net Area	76.31 sq m	821 sq ft
Living & Kitchen	5.29m x 5.27m	17'4" x 17'3"
Bedroom 1	2.82m x 5.24m	9'3" x 17'2"
Bedroom 2	3.84m x 3.87m	12'6" x 12'7"
Terrace	50 sq m	538 sq ft
Aspect	West North East	



APARTMENT 57 FOURTH FLOOR



Net Area	76.31 sq m	821 sq ft
Living & Kitchen	5.29m x 5.27m	17'4" x 17'3"
Bedroom 1	2.82m x 5.24m	9'3" x 17'2"
Bedroom 2	3.84m x 3.87m	12'6" x 12'7"
Terrace	50 sq m	538 sq ft
Aspect	West South East	





Image courtesy of Symphony Group. Please note that whilst indicative of the Orlando range, individual apartment kitchen layouts and appliance positions/types will vary. Buyers must satisfy themselves by inspection or otherwise as to their individual apartment layout and specification.



Bathroom sink will be partially recessed



KITCHENS

Modern life is beautifully catered for with designer Kitchens by Symphony complemented by Silestone contrasting worktops with tasteful tinted glass upstand and featuring a range of AEG and Zanussi quality integrated appliances.

- AEG electric under oven
- AEG inset ceramic electric hob
- AEG microwave
- Zanussi fridge freezer
- Zanussi dishwasher
- Zanussi washer dryer*
- Integrated recirculating cooker hood

BATHROOM & ENSUITES

Luxuriously appointed Bathrooms and Ensuites featuring:

- Sanitaryware by Laufen and Kaldewei
- 200mm fixed head shower to Ensuite
- 3 function variable height over-bath shower to Bathroom
- Bespoke fitted furniture in light oak comprising shelving and vanity unit
- Matching bath panel to bath
- Mirror with de-mist facility
- Bathrooms and Ensuite fully tiled walls and floors
- Bathroom wall tiling in Porselanosa and Minoli design combinations
- Ensuite walls in Minoli with feature mosaic tiling in polished Travertine to shower cubicle
- All Bathrooms & Ensuites having Domus Terranova floor tiling

* Situated in separate store cupboard therefore not integrated.

INTERIOR DETAILS

- Feature entrance door in light oak veneer
- Pre finished white featured internal doors
- Fitted wardrobes to all Bedrooms with sliding doors in light oak veneer
- Radiators to Hall, Living Room and Bedrooms
- Gas central heating via centralised hot water heating system
- Electric underfloor heating to Bathrooms and Ensuites
- Electric heated towel rails to Bathrooms and Ensuites
- Downlights to Living and Bathroom areas
- Communal terrestrial and Sky TV aerial system
- Light oak wood veneer flooring to Hall, Living and Kitchen/Dining areas
- 50 oz 80/20 wool carpet to Bedrooms
- Sophisticated Comlit audio/visual door entry system

SPECIFICATION

IMPORTANT NOTICE

These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. Apartment specification and design is subject to change at the developers discretion.



CONTACT

For more information, contact Savills
on 01865 269 010 or email millstreamhouse@savills.com

savills.com
millstreamhouseoxford.com

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