



# Foxbury Court

STANTON HARCOURT

Individually designed 4 bedroom detached eco friendly homes in a courtyard setting



ORCHARD  
DEVELOPMENTS



# Foxbury Court

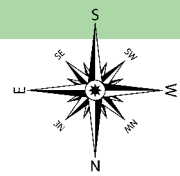
Orchard Developments, site of six individually designed 4 bedroom family homes, is situated on the west side of Stanton Harcourt Village with easy access to the B4449 and A40

The new homes have been sympathetically designed in a way that draws on their village location for their architectural inspiration. Each property has a distinct character and provides a contemporary living style in a traditionally built house.

Situated in a private courtyard with ample parking, Foxbury Court could be the location of your ideal country home.



Leigh House	Plot 1	4 bedroom house
Aston House	Plot 2	4 bedroom house
Hardwick House	Plot 3	4 bedroom house
Farmoor House	Plot 4	4 bedroom house
Morris House	Plot 5	4 bedroom house
Windrush House	Plot 6	4 bedroom house



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# Stanton Harcourt Oxfordshire



Stanton is derived from the Old English for 'farmstead by the stones', probably after the former prehistoric stones known as The Devil's Quoits which used to lay on the south west of the village.

The Domesday Book records that a magnificent manor was built in the village in 1086 by William the Conqueror's Brother, Odo, Bishop of Bayeaux, who also began the construction of St. Michael's Church. Robert de Harcourt, also of French descent, inherited the lands and manor in 1191 and renamed the village Stanton Harcourt.

Today Stanton Harcourt retains remnants of the Norman manor and St. Michael's Church is regularly used by the villagers. Stanton Harcourt, along with neighbouring Eynsham, has a long history of Morris Dancing and is still one of the very few villages whose dancers use sticks, as opposed to the more traditional handkerchiefs, in their folk dances.

The village has two thriving Public Houses, Village Hall, Convenience Shop/Post Office and a C of E Primary School. Quintessential thatched cottages line the village streets and the surrounding area provides a wide range of recreational facilities including fishing, sailing, windsurfing, boating and water skiing on the nearby lakes. Beautiful countryside

and riverside walks, bird watching and cricket at the Oxford Downs Cricket Club's ground are also nearby. A wide range of sporting amenities are available at the Windrush Leisure Centre in Witney, where there are also extensive shopping facilities.

There are a number of education providers in close proximity to Stanton Harcourt with over 30 nursery and preschools, 23 primary schools, 4 secondary comprehensive schools and a selection of independent and community special schools.

Cokethorpe School, founded in 1957 is now a vibrant community of almost 700 girls and boys aged from 4 to 18. Cothill House is a family run preparatory boarding school for 250 boys. The King's School is an independent Christian school for boys and girls.

Abingdon and Witney College offers full and part-time further education for UK and overseas pupils and boasts accreditation as a Centre for Vocational Excellence for Tourism, IT Systems support and Engineering. It also provides training to adults and businesses. The college recently achieved its best ever A-levels results with a 100% pass rate in 27 of its 30 A-Level subjects.

*Top left: St. Michael's Church with its large square tower housing six bells*

*Middle: The Fox Inn regularly features live music*

*Bottom: Harcourt Manor which houses the most complete medieval kitchen in the country*

*Top right: Morris Dancing has been performed in the village for centuries*

*Middle and bottom: Thatch cottages line the main road to Standlake*

*Bottom right: The Harcourt Arms Pub/Restaurant, a Grade 2 listed building rumoured to be haunted*

# Leigh House Aston House

A pair of traditionally designed 4 bedroom homes with en-suite shower room, family bathroom and superb kitchen with adjoining utility room, separate lounge and dining room.

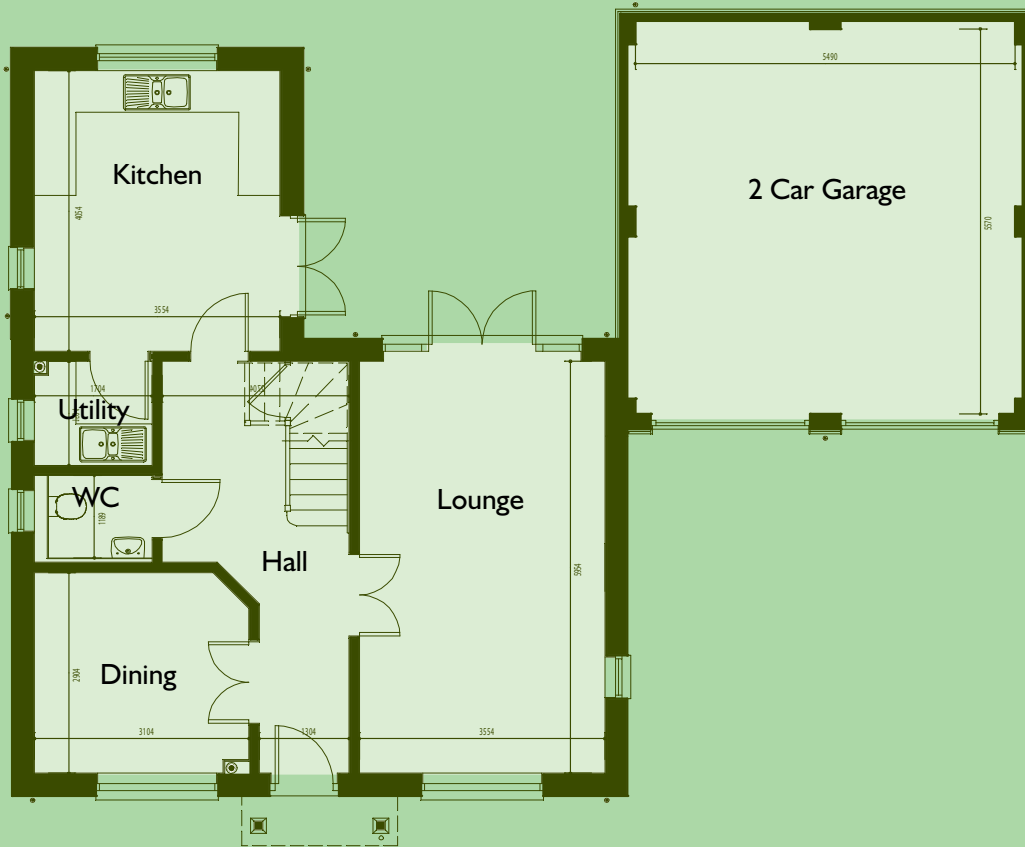
Both homes have double garages.



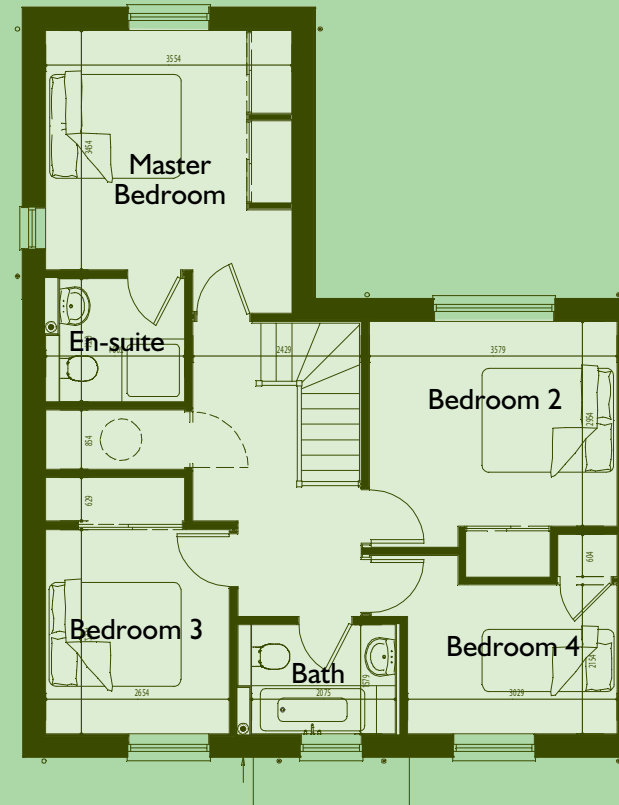
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# Leigh House & Aston House FoxburyCourt



Ground Floor Plot 2 (plot 1 handed)



First Floor Plot 2 (plot 1 handed)

## Ground Floor

Lounge	5.95 x 3.55m	19' 6" x 11' 7"
Dining	3.10 x 2.90m	10' 2" x 9' 6"
Kitchen	4.05 x 3.55m	13' 3" x 11' 7"
Utility	1.70 x 1.50m	5' 6" x 4' 9"
Garage	5.57 x 5.49m	18' 3" x 18' 0"

## First Floor

Bedroom 1	3.55 x 3.45m	11' 7" x 11' 4"
Ensuite		
Bedroom 2	3.57 x 2.95m	11' 8" x 9' 7"
Bedroom 3	2.95 x 2.65m	9' 7" x 8' 7"
Bedroom 4	3.02 x 2.15m	9' 9" x 7' 1"
Family Bathroom		

# Hardwick House

Classically designed 4 bedroom family home featuring two en-suite shower rooms plus family bathroom. Large open plan kitchen/family/breakfast room and separate lounge, dining room and utility room. Integrated garage.

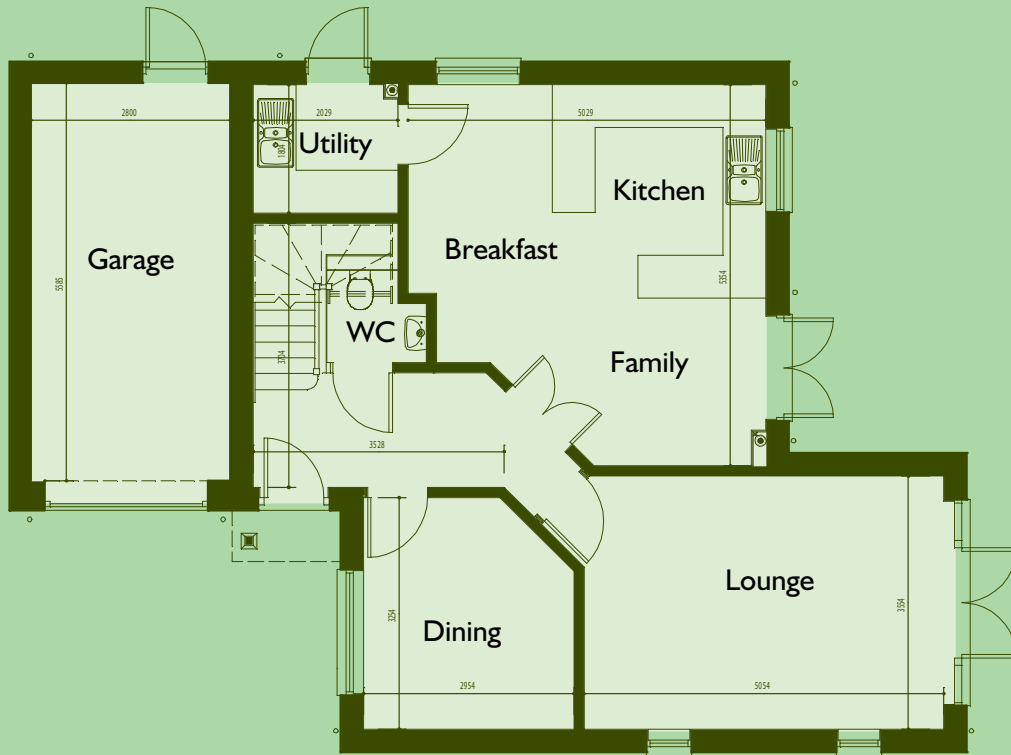


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Site Plan



# Hardwick House FoxburyCourt



Ground Floor



First Floor

## Ground Floor

Lounge	5.05 x 3.55m	16' 6" x 11' 7"
Dining	3.25 x 2.95m	10' 7" x 9' 7"
Kitchen/Breakfast/Family	5.35 x 5.02m	17' 6" x 16' 5"
Utility	2.02 x 1.80m	6' 7" x 5' 9"
Garage	5.58 x 2.75m	18' 3" x 9' 0"

## First Floor

Bedroom 1	5.65 x 2.75m	18' 6" x 9' 0"
Ensuite		
Bedroom 2	3.50 x 2.80m	11' 5" x 9' 2"
Ensuite		
Bedroom 3	3.27 x 2.40m	10' 8" x 7' 9"
Bedroom 4	3.27 x 3.12m	10' 8" x 10' 3"
Family Bathroom		

# Farmoor House

Classically designed 4 bedroom family home featuring en-suite shower room plus family bathroom. Large open plan kitchen/ family/breakfast room and separate lounge. Integrated garage with direct access to the home through the Utility room.

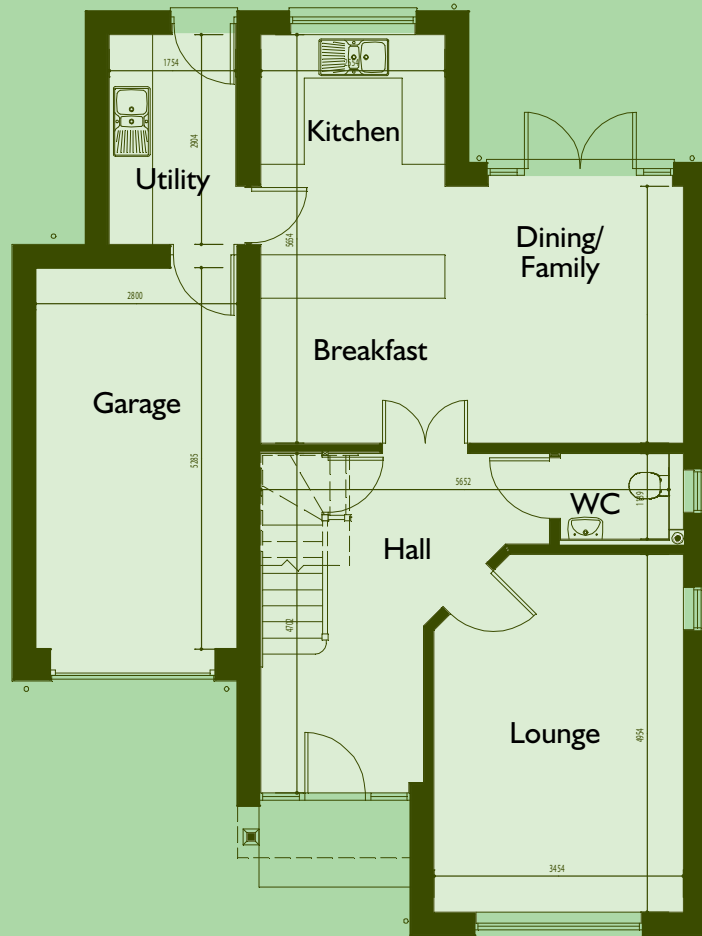


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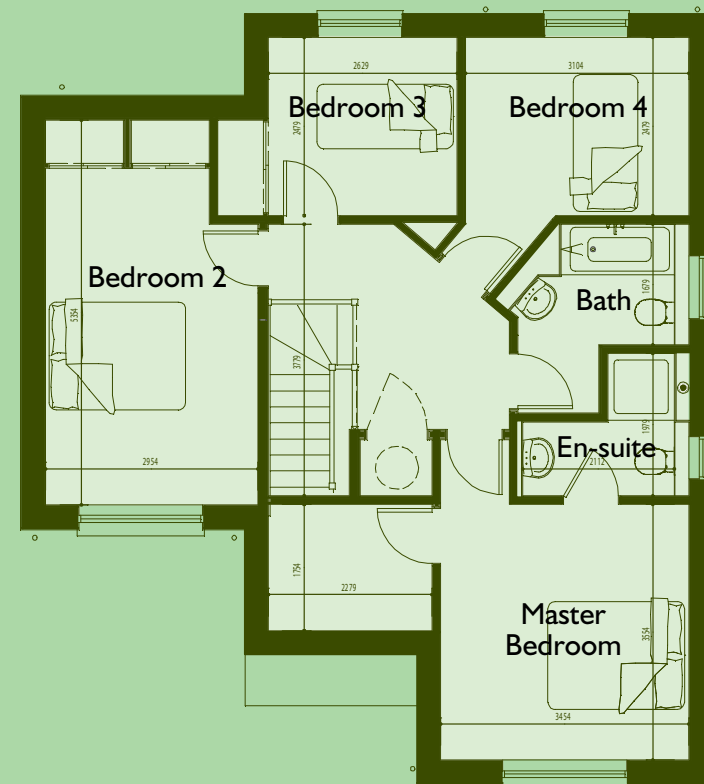
Site Plan



# Farmoor House Foxbury Court



Ground Floor



First Floor

## Ground Floor

Lounge	4.95 x 3.45m	16' 3" x 11' 4"
Kitchen/Breakfast/ Dining/Family Room	5.66 x 5.66m*	18' 6" x 18' 6"*
Utility	2.90 x 1.75m	9' 6" x 5' 8"
Garage	5.28 x 2.80m	17' 4" x 9' 2"

## First Floor

Bedroom 1	3.55 x 3.45m	11' 7" x 11' 4"
Ensuite		
Bedroom 2	5.35 x 2.95m*	17' 6" x 9' 7"*
Bedroom 3	2.62 x 2.47m	8' 6" x 8' 1"
Bedroom 4	3.10 x 2.47m	10' 2" x 8' 1"
Family Bathroom		

\*maximum sizes

## Morris House

Traditionally designed 4 bedroom home with en-suite shower room and family bathroom. Kitchen/family room and dining area/ lounge with conservatory overlooking rear garden. Integrated garage with direct access to the home via the Utility room.



Site Plan

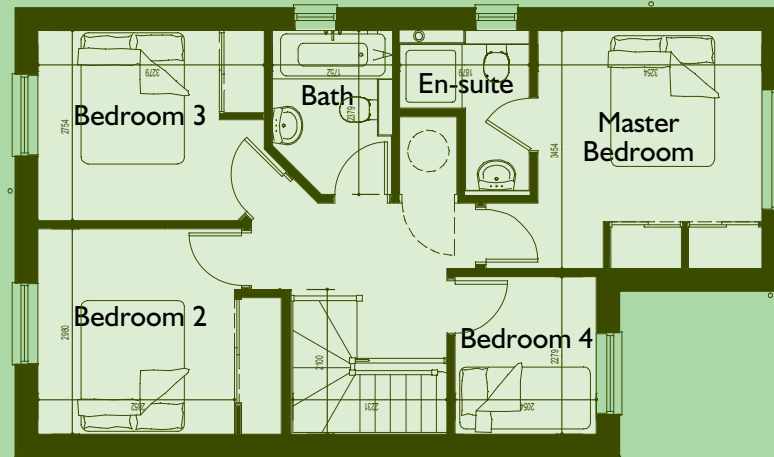


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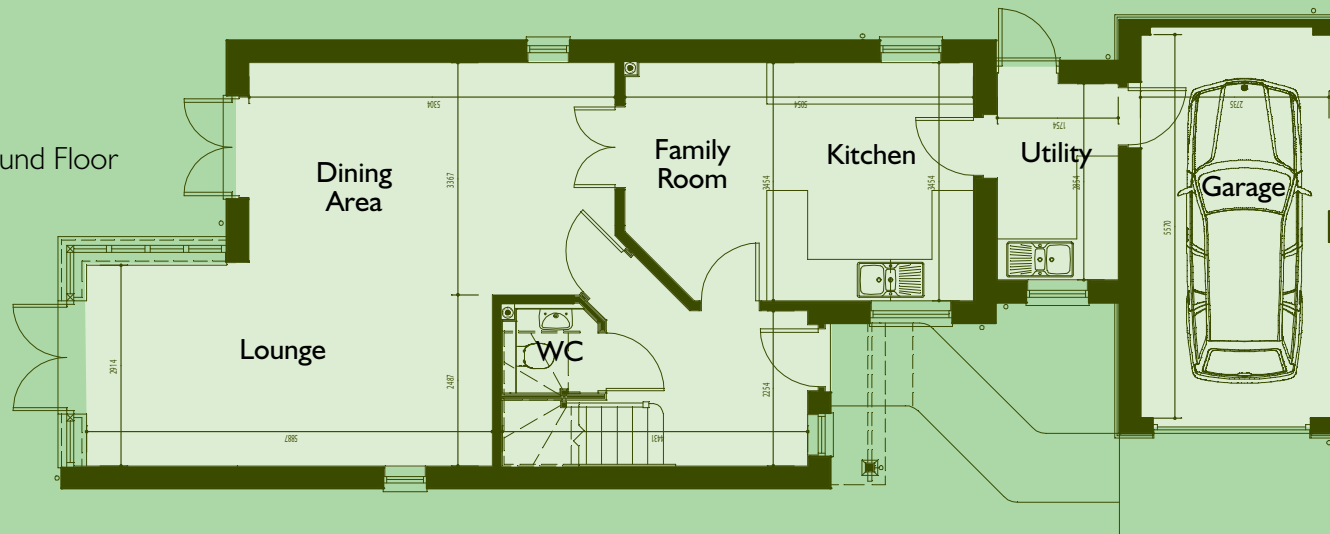


# Morris House FoxburyCourt

First Floor



Ground Floor



## Ground Floor

Lounge	5.88 x 2.48m	19' 3" x 8' 2"
Dining	3.36 x 5.30m	11' 0" x 17' 4"
Kitchen/Family	5.05 x 3.45m*	16' 6" x 11' 4"*
Utility	2.85 x 1.75m	9' 4" x 5' 8"
Garage	5.57 x 2.73m	18' 3" x 8' 10"

\*maximum sizes

## First Floor

Bedroom 1	3.45 x 3.25m	11' 4" x 10' 7"
Ensuite		
Bedroom 2	2.98 x 2.85m	9' 8" x 9' 4"
Bedroom 3	3.27 x 2.75m	10' 8" x 9' 0"
Bedroom 4	2.27 x 2.05m	7' 5" x 6' 8"
Family Bathroom		

# Windrush House

Attractive 4 bedroom stone built house with two en-suite shower rooms, family bathroom, kitchen, separate lounge, dining room and study. Integrated double garage.

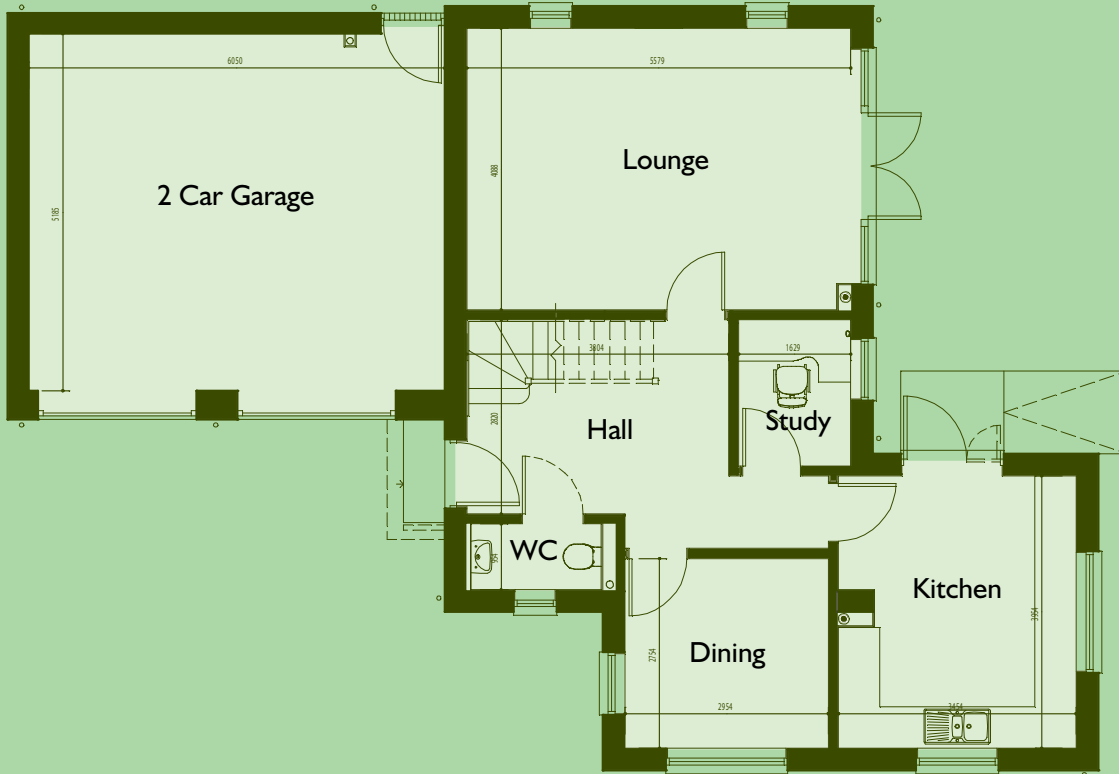


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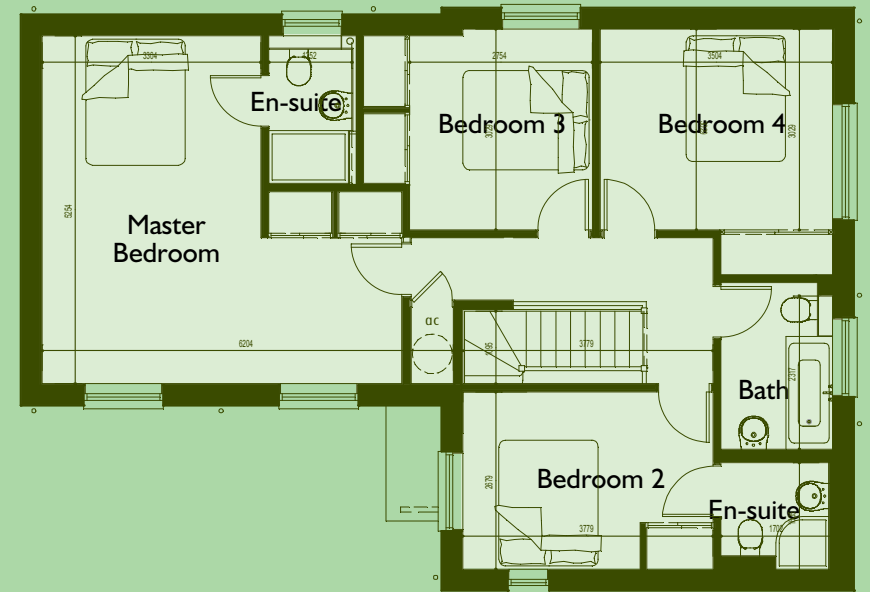
Site Plan



# Windrush House FoxburyCourt



Ground Floor



First Floor

## Ground Floor

Lounge	5.57 x 4.08m	18' 3" x 13' 4"
Dining	2.95 x 2.75m	9' 7" x 9' 0"
Kitchen	3.95 x 3.45m	12' 10" x 11' 4"
Study	1.62 x 2.16m	5' 3" x 7' 1"
Garage	6.05 x 5.18m	19' 9" x 17' 0"

## First Floor

Bedroom 1	6.20 x 5.25m*	20' 4" x 17' 2"*
Ensuite		
Bedroom 2	3.77 x 2.67m	12' 4" x 8' 9"
Bedroom 3	3.02 x 2.75m	9' 10" x 9' 0"
Bedroom 4	3.50 x 3.02m	11' 5" x 9' 10"
Family Bathroom		

\*maximum sizes



#### General Construction

- A small development of six modern homes with a mix of exterior finishes, self coloured render or Bradstone rustic walling.
- All ground floors of the homes will be concrete block and beam. The floors are insulated and finished with sand and cement screed. The first floors are constructed using engineered joists and covered with moisture resistant chipboard flooring.
- Roofs are of timber construction and covered with natural grey slate or Cotswold Concrete Tiles.
- All properties are insulated to the latest thermal and acoustic regulations.

#### Windows and Doors

- All windows and external doors will be timber double glazed.

#### Heating

- Properties will be serviced by an air source heat pump, feeding the hot water and radiator system.
- Underfloor heating will be fitted throughout the ground floor living accommodation.
- The hot water system will be controlled by a mains pressurised hot water cylinder.
- Feature electric fireplaces will be fitted to the living rooms.

#### Electrical

- A full and comprehensive electrical system to the latest electrical regulations which included smoke alarms, heat detectors, TV and BT points.
- Mirror chrome switches and sockets will be fitted to all main circulation areas.
- Low voltage chrome down lighters to kitchen/family rooms, bathroom and en-suites
- Energy efficient lighting throughout.
- PIR external light fittings.
- Ceramic wall lights will be fitted to living rooms.

#### Kitchen

- A choice of individually designed kitchen units with Quartz worktop is available from our selected range, dependent upon stage of construction.
- The following appliances are included, induction hob, double oven, stainless steel extractor hood and splash back, integrated dishwasher, fridge/freezer and microwave.
- Kitchen layouts may change, so prospective purchasers should confirm the final layout prior to exchange of contracts.

# Specification FoxburyCourt



## Bathroom/En-suite

- High quality white wall hung Roca Giralda sanitary ware with chrome fittings.
- Heated chrome ladder style towel rails will be fitted to all bathroom and en-suites.
- A choice of wall tiles will be available from our selected range, dependent upon stage of construction. Wall tiling will be full height in the shower enclosure and above the bath and dado height around the remaining walls.
- A choice of wall tiles will be available from our selected range, dependent upon stage of construction.
- Bathroom layouts may change, so prospective purchasers should confirm the final layout prior to exchange of contracts.

## Cloakroom

- White sanitary ware with contemporary style chrome fittings.
- A choice of wall tiles will be available from our selected range, dependent upon stage of construction.

## Security

- All doors and windows will have factory fitted security locks.
- A fully fitted security alarm system will be installed to all homes.
- Mains operated smoke and carbon monoxide detectors will be fitted to all homes.
- The communal access road will be accessed via a secure electronically controlled 5 bar gate, for added security and peace of mind.

## Internal Finishes

- All woodwork will be finished in white gloss paint.
- All walls not subject to ceramic tiling will be finished in gardenia matt emulsion paint.
- All internal doors will be oak veneered with inlay and chrome fittings.
- Contemporary skirting board and architrave.

## External

- Front gardens will be laid to lawn and landscaped to approved scheme.
- All pathway/patio areas will be Cotswold riven paving slabs.
- Access road/parking bays will be a mixture of permeable paviers.
- Garden boundaries will be a mixture of close boarded fencing and hedging.

## NHBC

- A comprehensive 10 year NHBC cover will be available on all homes on completion.



*It is our policy to encourage as much purchaser input as possible, dependent upon stage of construction. Our aim is one of continuous improvement. We reserve the right to amend the specification without prior notice. All floor plans and dimensions are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture.*

*Images are of previous developments and are indicative only.*

# Location

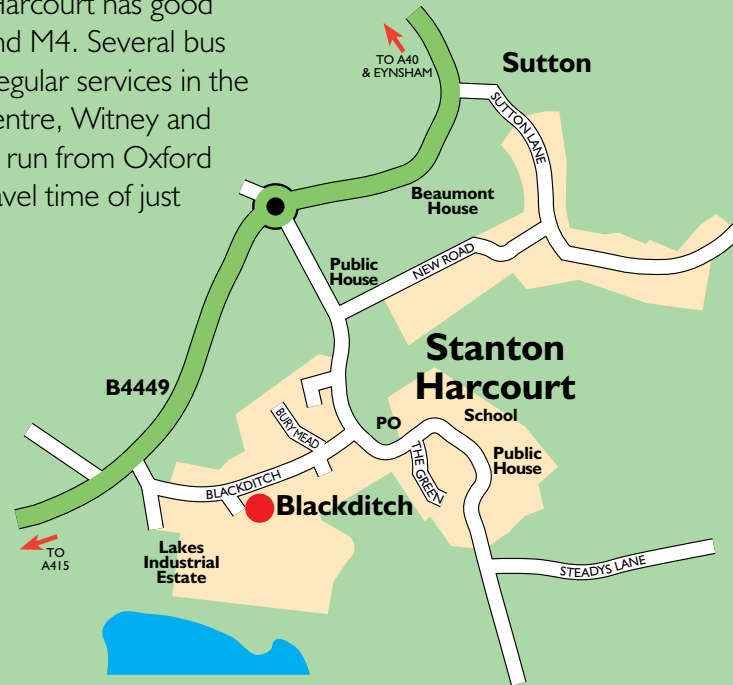
## FoxburyCourt

Foxbury Court is ideally located for travel to the key centres of Witney, Abingdon and Oxford. Situated off the B449, Stanton Harcourt has good connections to the M40, A34 and M4. Several bus and coach companies operate regular services in the area to and from Oxford City centre, Witney and Abingdon. Regular train services run from Oxford to London Paddington with a travel time of just under one hour.

### Distances:

Eynsham	3.2 miles
Witney	6.3 miles
Oxford	10 miles
Abingdon	14.1 miles
Bicester	17.9 miles
Cheltenham	33.2 miles
Gloucester	41.4 miles
London	41.4 miles

Sat Nav setting: OX29 5SB



A joint venture



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The Developer reserve the right to alter and amend the information given in this brochure if necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Potential buyers should note that no allowance has been made for the thickness of plaster or skirting boards and all dimensions may vary during construction. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Purchasers are strongly advised to confirm all measurements of their chosen home on site. Variation in the construction and landscaping should be expected. Illustrations are computer generated images.