



JOHN DAVID
HOMES



THE RIDINGS

BULLOCKSPIT LANE

SOUTHMOOR

THE FIRST OF A SMALL COLLECTION OF **UNIQUELY DESIGNED
AND LUXURIOUSLY DETAILED** "BARN" STYLE HOUSES
IN A LEAFY LANE SETTING





COMBINING UNIQUE AND SPECIAL HOMES OF 21ST CENTURY ARCHITECTURAL STYLING, WITH UP TO THE MINUTE BUILDING TECHNOLOGIES, ALL WITHIN SPECIALLY CHOSEN LOCATIONS ACROSS OXFORDSHIRE

John David Homes has been created to build contemporary homes in which people aspire to live, using subtle modern and distinctive architectural styling whilst retaining the attraction of tradition in design and finish. We combine this uniquely attractive formula with the need to respect changes that are manifest in our global climate, and therefore our homes feature cost saving technologies that enhance your living environment from both a health and comfort perspective, maximising efficiency, sustainability and ease of maintenance.

John David Homes ensure that every process that we undertake on your behalf is done so with the utmost care, for building a home on someone's behalf is a uniquely personal process that is always respected by us.

Reputation, innovation and quality, are at the heart of all that we do, and creating a very special all round experience for our purchasers underpins the reputation of our brand. In addition to this, each John David Homes property is built in accordance with strict Premier Warranty guidelines, which gives you the peace of mind of a 10-year building guarantee.

After sales care of any kind is a rarity in housing construction, but we know that good news travels quickly, and we like our purchasers to return to us and buy their future homes through us, and in addition, recommend John David Homes to their friends and contacts.

RELATIONSHIP

SERVICE

QUALITY

STYLE

THE RIDINGS IS A SELECT GROUP OF 4 UNIQUE AND LUXURIOUSLY DETAILED "BARN" STYLE CONTEMPORARY HOUSES BEING CONSTRUCTED IN THE LEAFY AND TRANQUIL BULLOCKSPIT LANE.

All buildings of great scale, starting at 2804 sq ft / 260 sq M, they are set within a very attractive site around the original period barn and the development is bounded primarily by high hornbeam hedging and stone walling. Sustainable technology features within the build of these covetable houses and this includes heating / hot water systems powered by Air Source heat pumps, and this is complimented by an up to the minute heat recovery and ventilation system to all rooms, which also provides an added health benefit, given the improvement in interior air quality.

German made kitchen cabinetry in a very stylish contemporary finish , features an extensive range of integrated appliances including Flexinduction Hob, Dishwasher, full height Refrigerator and Freezer units, Coffee Machine, slide and hide Steam Oven, slide and hide circo Oven, slide and hide Microwave Oven, and a Quooker Pro 7 boiling and filtered water tap.



The upper floor of these properties features the drama of vaulted ceiling lines which is best displayed in the stunning glass gabled Master Bedroom Suites.

There are either 4 or 5 bedrooms depending on your chosen plot, all of excellent proportions and these are served by beautifully detailed contemporary bathrooms featuring high quality Duravit sanitaryware and Hans Grohe brassware. In true "barn" style there is a large glass section at the centre of the front elevations framed in matching grey powder coated aluminium, which sets off the clean lines of what are landmark houses.

The setting is peaceful and discreet and the lane ends ultimately in a bridleway, so you can walk out in to the beautiful open Vale Of The White Horse countryside. All gardens are sensitively landscaped some being defined by existing mature hedging to boundaries, but all plots enjoy a high degree of privacy. These are perfect investments for those seeking a house offering something special and infinitely less homogenised than your typical modern day development, so for families looking for close proximity to some of the UK's highest performing independent schools this is a great location. For sophisticated "down-sizing" buyers, The Ridings offers the best of all worlds, particularly given that the village offers all of the requisite facilities.



The village of Southmoor has a thriving community conjoined with that of Kingston Bagpuize. There are a range of shops and good local pubs and the village has a regular bus service to Oxford, Abingdon on Thames and to Witney. The village sits in The Vale Of The White Horse at the foot of the ancient Berkshire Downs, with Abingdon on Thames, Historic Oxford and the downland market town of Wantage also lying close at hand.

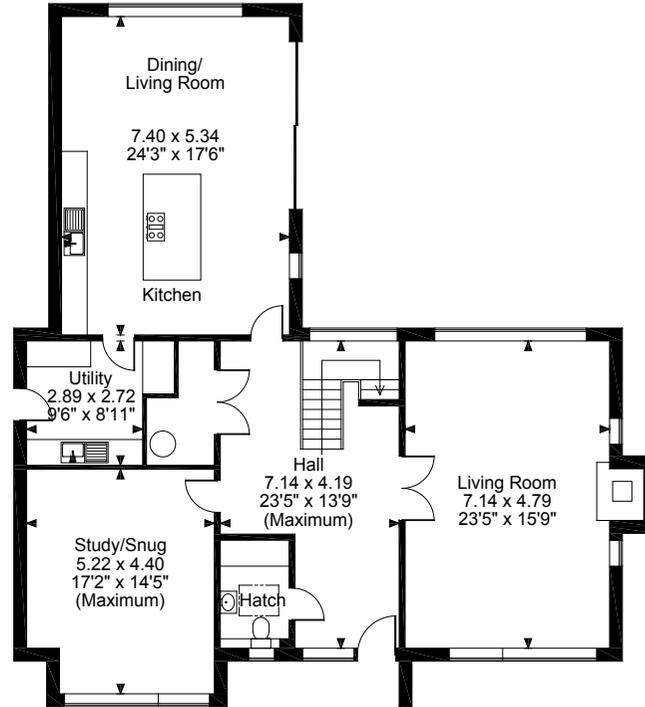
This is an ideal location for someone seeking vibrant village life, but requiring good access to communications and to the amenities offered by a larger town or city. Oxford is only 16 miles North and is not only internationally renowned but now has the much lauded Westgate Centre for excellent shopping. Education in the area is first class with the high performing Independent schools in both Abingdon and Oxford easily accessible and Wantage has the Ofsted "Outstanding" rated King Alfred state school. Didcot Parkway Station is 10.7 miles distance (London Paddington 48 minutes).

FLOORPLAN

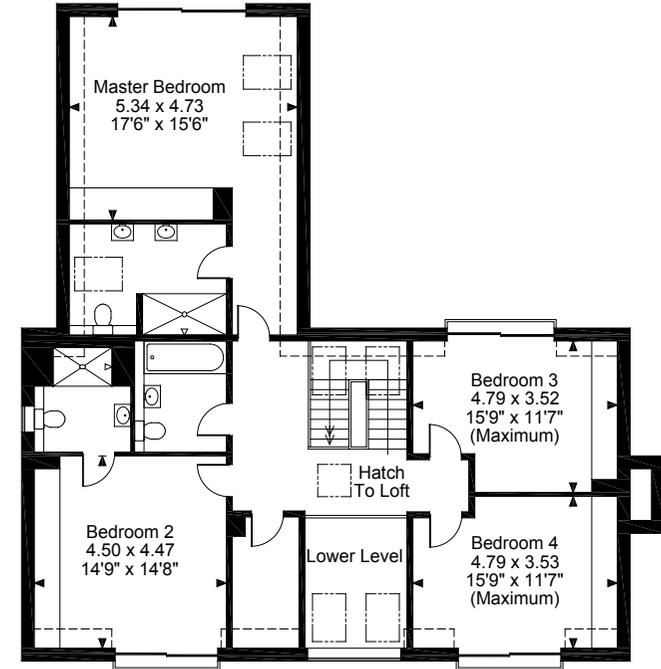
Fontwell House, Plot 1

Approximate Gross Internal Area

2804 Sq Ft/260 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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KITCHEN/UTILITY

- Individually designed Hacker (German) Kitchen with matching utility units and worktops
- Fully intergrated Neff appliances, including Flexinduction hob, dishwasher, full height fridge & freezer, coffee machine, slide and hide steam oven, slide and hide circo oven, slide and hide microwave
- Falmec extractor
- Miele upgrade available
- Quartz worktops
- Quooker pro 7 tap, hot, cold, boiling & filtered with spray.
- Space and plumbing for washing machine/tumble dryer
- Zone controlled underfloor heating
- Tiled floor

FITTINGS

- Oak internal doors
- Zone controlled underfloor heating to the ground floor, flat finished radiators to the first floor
- Heat, recovery & ventilation to all rooms
- Featured handmade staircase
- Powder coated aluminium windows and doors, all patio doors are the X Glide system
- Featured wood burning stove to lounge

BATHROOMS/EN-SUITES

- Duravit white sanitary-ware
- Themostatically controlled shower valves
- Duravit vanity units
- Hansgrohe brassware including raindance showers to master en-suite
- Geberit framed W/C's
- Electric controlled underfloor heating
- Dual controlled towel rails
- Tiled floors, full height is all shower areas and featured wall tiling

ELECTRICAL

- LED downlighters to all bathrooms, en-suites, kitchen, utility & living areas
- Featured lights (where applicable)
- TV points to living room, kitchen, snug & all bedrooms
- 5 Amp lighting to living room, snug & all bedrooms
- Data point to all rooms
- All visual face plates to be finished in satin chrome
- USB points to all rooms
- BT points to kitchen, entrance hall, snug & master bedroom

SECURITY & PEACE OF MIND

- Smoke detectors
- Locking system to all windows and external doors
- 10 Year Premier warranty upon completion
- Air source heat pump central heating and hot water system
- Alarm
- Fast internet connection

EXTERNAL FEATURES

- External lighting to front and rear
- Solid stone rear patio area
- Solid stone paths to front & side
- Block paved parking area
- External water tap
- External socket
- Double garage (not plot 1) with green roof



WANTAGE



ABINGDON



OXFORD

DIRECTIONS

From Oxford, take the A420 Swindon Road to Kingston Bagpuize and at the Abingdon / Witney roundabout proceed straight ahead on the Kingston Bagpuize bypass and after 0.5 mile take the next exit and then bear left. Just after the old Fallowfields Hotel on your right you turn right in to Bullockspit Lane and Fontwell House is the first property on your left.

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