



FORESTERS COURT  
ASCOTT-UNDER-WYCHWOOD

Kingerlee Homes

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## FORESTERS COURT

ASCOTT-UNDER-WYCHWOOD

### WELCOME HOME

FORESTERS COURT is a select development of four homes, each with their own character and unique design. Backing onto open paddock land and nestled on the southern side of Ascott under Wychwood, each property enjoys south west-facing gardens and private access.

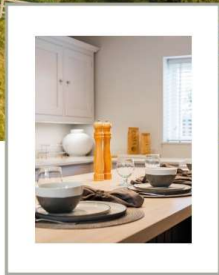
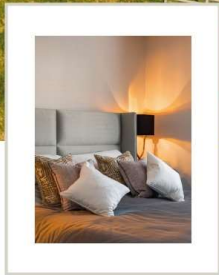
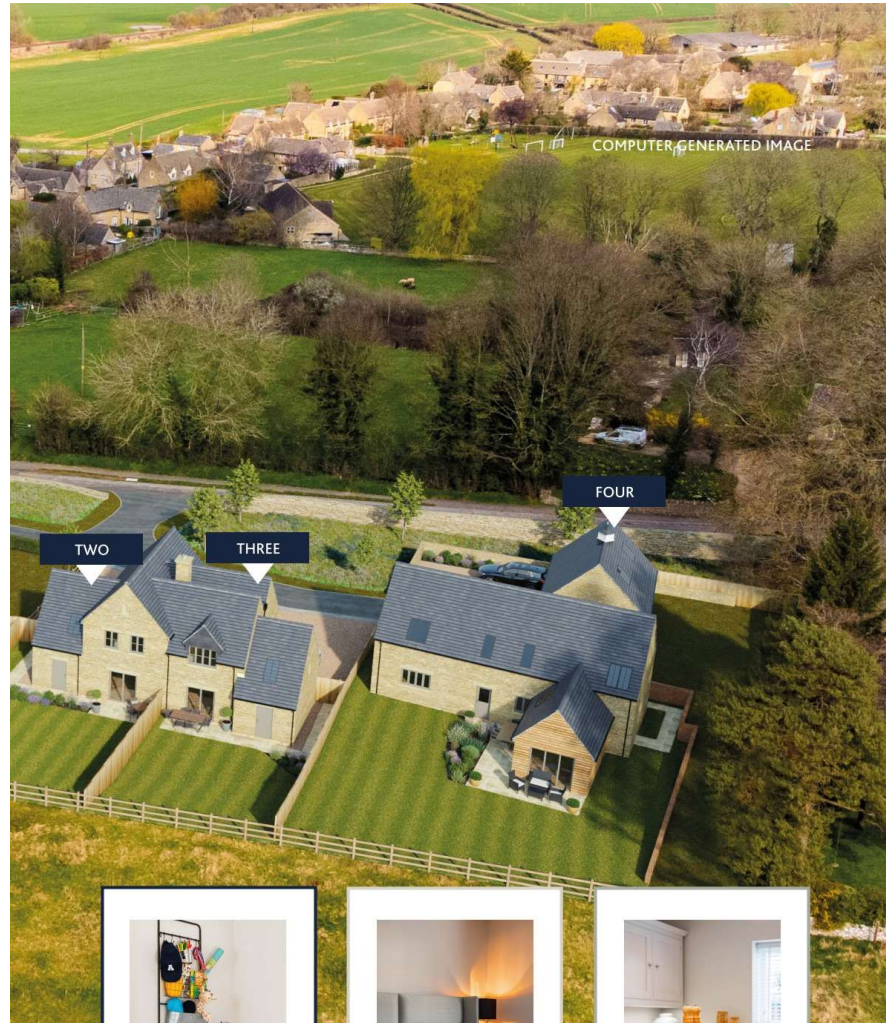
The village itself offers residents more local amenities. The Swan public house, a community shop and two schools; both privately funded, there is a pre-school for children aged 2-5 years, and Windrush Valley private school for primary education.

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ONE

A sense of community spirit surrounds this location, be it from the shop owned and run by the community, offering groceries and fresh pastries, or the cricket club which plays on the village's memorial playing field.

Being one of three Wychwoods, Ascott's neighbouring villages of Milton and Shipton complete what was once part of the great medieval Wychwood Forest.



**KINGERLEE HOMES** is part of the Kingerlee Group of companies based in Oxford. For five generations since 1868, we have developed a wealth of experience and a reputation for integrity and quality, built from helping to create the historical

landscape of Oxford and some of its most iconic buildings.

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# PICTURE PERFECTION

FURTHER AFIELD from its countryside and rural setting, Ascott under Wychwood provides fantastic connectivity. Chipping Norton is 6 miles away, with its range of independent boutique shops and cafes, alongside larger high street brands and supermarkets.





## LOVE LIVING LOCAL

The historic market towns of Burford and Woodstock are 6 miles and 11 miles away respectively, the latter playing host to Blenheim Palace and its array of year-round events.

A further 10 miles from Woodstock releases you into Oxford, and its connections to the A34 and M40, allowing you to access London Heathrow in 1 hour and 20 minutes.



### ASCOTT-UNDER-WYCHWOOD



Chipping Norton

A44

Ascott-under-Wychwood



Burford

Witney



8 miles

Shopping

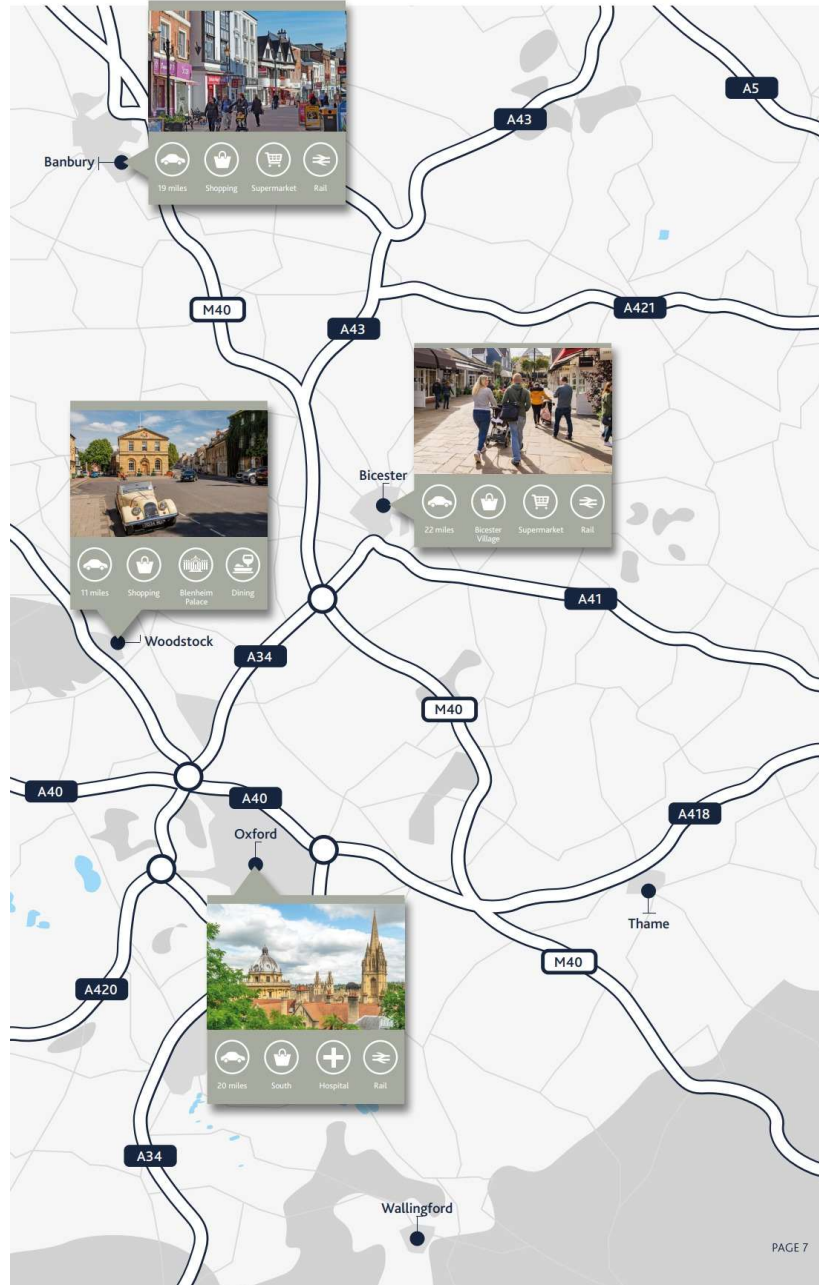
Witney Lakes

Historical Town



OXFORDSHIRE

# LOCAL AREA GUIDE





## 1 FORESTERS COURT

An imposing four bedroom detached double fronted home, split across two floors with magnificent views. Built with Natural Cotswold Limestone from a local quarry, and a high specification throughout, this property really is second to none.

## FORESTERS COURT



# 1 FORESTERS COURT

3,691 sq. ft. / 342 sq. m.

Located to the rear of the property, the open plan Shaker style kitchen/dining room from Elements Kitchens encompasses Quartz worktop, Quooker Fusion Tap, and integrated Siemens appliances, including single oven, microwave, fridge freezer and dishwasher.



## GROUND FLOOR

Dining Room	12.05m x 2.54m (max)	39'6" x 8'4"
Kitchen	7.33m x 6.18m (max)	24'1" x 20'3"
Media	4.74m x 5.68m	15'7" x 18'8"
Family	4.72m x 5.19m	15'6" x 17'0"
Study	4.03m x 2.77m	13'3" x 9'1"
Utility	3.60m x 2.70m	11'10" x 8'10"
Garage	8.73m x 5.73m	28'8" x 18'10"

**KEY:**



Velux window



Cupboard



Wardrobe

There are four generously sized bedrooms, with the primary bedroom benefiting from an en-suite and a separate dressing room. Each bedroom is finished with built-in wardrobes, and the dressing room is fitted with rail and shelving.



The property is heated via the energy efficient Samsung air-source heat pump, providing underfloor heating downstairs, electrical underfloor heating to all first-floor bathrooms, and radiators to serve the four bedrooms.

**FIRST FLOOR**

Master Bedroom	4.95m x 3.29m	16'3" x 10'10"
Bed 2	4.80m x 3.27m	15'9" x 10'9"
Bed 3	4.65m x 3.49m	15'3" x 11'5"
Bed 4	4.81m x 3.48m	15'9" x 11'5"
Bath	2.39m x 3.49m	7'10" x 11'5"
Study	3.61m x 2.14m	11'10" x 7'0"
Home Office	8.70m x 3.79m	28'7" x 12'5"

**1** FORESTERS  
COURT



KITCHEN/DINING ROOM  
(Computer Generated Image)





## 2 FORESTERS COURT

A spacious three bedroom semi-detached house, built with Natural Cotswold Limestone from a local quarry.

## FORESTERS COURT



# 2 FORESTERS COURT

1,087 sq. ft. / 101 sq. m.

Externally, this property benefits from a turfed rear garden, and single garage, with electrical infrastructure in place for a future electric vehicle charge point.



The living room is located to the rear of the property, benefiting from double doors leading out to the rear garden, whilst enjoying the countryside panoramic views.

## GROUND FLOOR

Living Room	4.74m x 4.09m	15'7" x 13'5"
Kitchen	2.53m x 5.20m	8'4" x 17'1"
Garage	3.00m x 6.00m	9'10" x 19'8"

**KEY:**

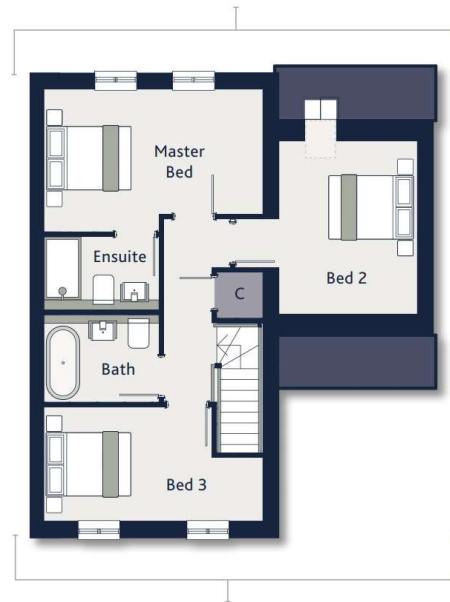


Velux window



Cupboard

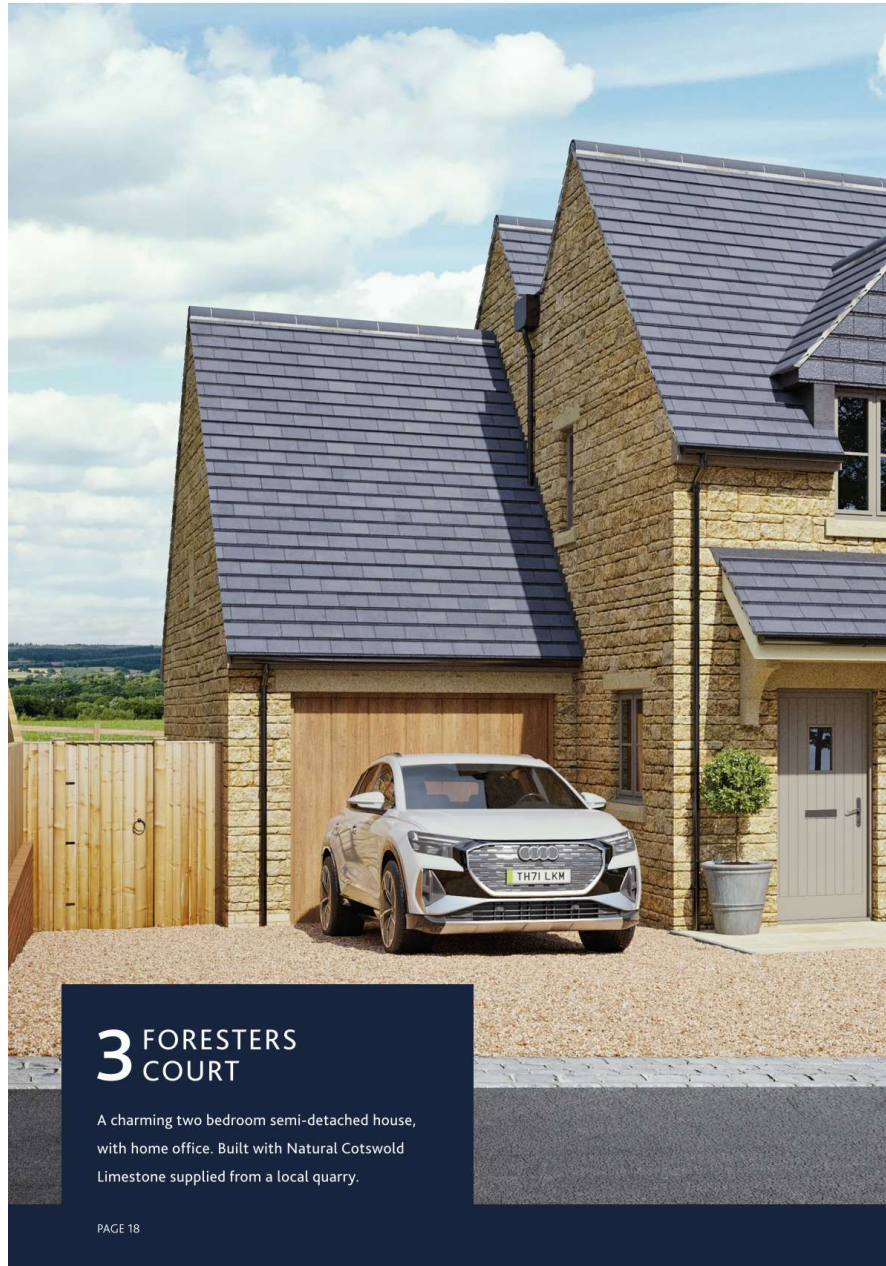
There are three airy bedrooms, with an en-suite shower room to the Master. The family bathroom serves the other two bedrooms, with Saneux sanitaryware, and Aqualisa shower.



The property is heated via the energy efficient Samsung air-source heat pump, providing underfloor heating downstairs, electrical underfloor heating to all first-floor bathrooms, and radiators to serve the three bedrooms.

**FIRST FLOOR**

Master Bedroom	4.73m x 3.08m	15'6" x 10'1"
Bed 2	2.98m x 3.78m	9'9" x 12'5"
Bed 3	4.73m x 2.48m	15'6" x 8'2"
Bath	2.48m x 1.88m	8'2" x 6'2"



### 3 FORESTERS COURT

A charming two bedroom semi-detached house, with home office. Built with Natural Cotswold Limestone supplied from a local quarry.

## FORESTERS COURT

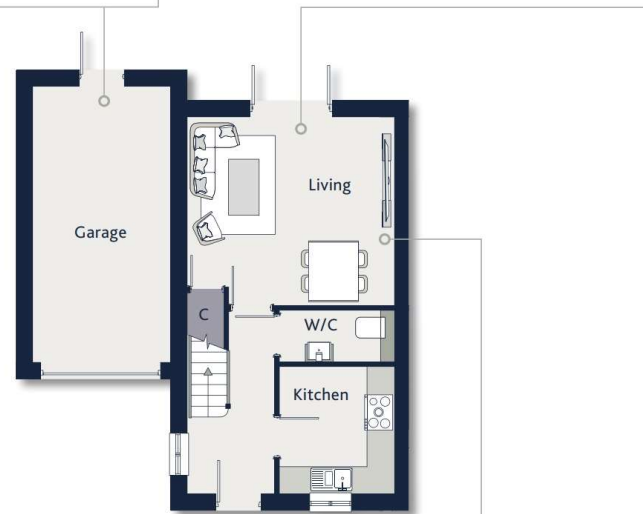


COMPUTER GENERATED IMAGE

# 3 FORESTERS COURT

924 sq. ft. / 86 sq. m.

Externally, this property benefits from a turfed rear garden, and single garage, with electrical infrastructure in place for a future electric vehicle charge point.



The living room is located to the rear of the property, benefiting from double doors leading out to the rear garden, whilst enjoying the countryside panoramic views.

## GROUND FLOOR

Living Room	4.50m x 4.09m	14'9" x 13'5"
Kitchen	2.51m x 2.77m	8'3" x 9'1"
Garage	3.00m x 6.00m	9'10" x 19'8"

**KEY:**

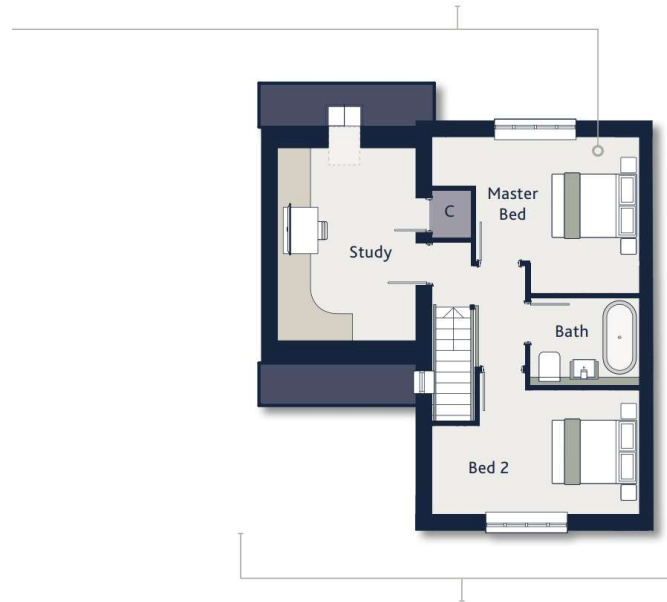


Velux window



Cupboard

The property is heated via the energy efficient Samsung air-source heat pump, providing underfloor heating downstairs, electrical underfloor heating to all first-floor bathrooms, and radiators to serve the bedrooms.



There are two airy bedrooms, served by the family bathroom with Saneux sanitaryware, and Aqualisa shower.

**FIRST FLOOR**

Master Bedroom	4.48m x 3.37m	14'8" x 11'1"
Bed 2	4.48m x 2.68m	14'8" x 8'10"
Study	2.98m x 4.16m	9'9" x 13'8"
Bath	2.35m x 1.88m	7'9" x 6'2"



## 4 FORESTERS COURT

A beautifully designed four bedroom detached family home, welcoming you with an impressive glazed screen, flooding the entrance hall with natural light. This home is split across two floors, enjoying panoramic countryside views.

## FORESTERS COURT



COMPUTER GENERATED IMAGE

# 4 FORESTERS COURT

2,147 sq. ft. / 199 sq. m.



The property is heated via the energy efficient Samsung air-source heat pump, providing underfloor heating downstairs, electrical underfloor heating to all first-floor bathrooms, and radiators to serve the four bedrooms.

## GROUND FLOOR

Kitchen / Dining Room	6.22m x 6.28 (max)	20'5" x 20'7"
Media	4.97m x 2.80m	16'4" x 9'2"
Family	3.31m x 5.78m	10'10" x 19'0"
Study	3.82m x 3.29m	12'6" x 10'10"
Utility	2.82m x 2.05m	9'3" x 6'9"

**KEY:**



Velux window



Cupboard



Wardrobe



There are four generously sized bedrooms, with both the Master and second bedroom benefiting from en-suites, with the family bathroom serving the rest of this floor.

FIRST FLOOR

Master Bedroom	4.44m x 3.80m	14'7" x 12'6"
Bed 2	2.89m x 3.33m	9'6" x 10'11"
Bed 3	2.87m x 2.60m	9'5" x 8'6"
Bed 4	3.95m x 2.00m	13'0" x 6'7"
Bath	2.62m x 2.60m	8'7" x 8'6"

4 FORESTERS  
COURT



KITCHEN/DINING ROOM  
(Computer Generated Image)





#### EXTERIOR

- Cotswold and gold and cream limestone mix.
- Marley Duo Edgemere roof tiles in Smooth Grey colour.
- Cast stone heads and cills in limestone colour.
- Decorative cast stone features in limestone colour.

#### EXTERNAL DOORS & WINDOWS

- Benlowe exterior painted timber Single Doors
- Benlowe exterior painted timber French Doors (*Houses 2,3*)
- Origin fully retractable bi-fold doors (*Houses 1,4*)
- Benlowe Chatsworth sash double glazed timber windows (*House 1*)
- Benlowe Glenfield double glazed casement windows (*Houses 2,3,4*)
- Conservation style Rooflights

#### BOUNDARY TREATMENT AND PAVING

- Close boarded fencing to rear garden.
- Post and rail with stock fencing to rear.
- Permeable gravel to driveway.
- Paving slabs to front path and patio to the rear.

#### GARDENS

- Quality turf to front and rear garden.
- Planting to front elevations where applicable.
- External socket and tap.

#### INTERIOR

- Smooth finish walls painted with Dulux Supermatt (off white).
- Smooth finish ceilings painted in Dulux Supermatt (off white).
- Softwood timber staircase with hardwood handrail.
- Contemporary skirting and architraves painted in white.
- Genoa Oak veneered doors with chrome fittings.

#### APPLIANCES

- Siemens Single Oven.
- Siemens Microwave.
- Siemens Induction Hobs.
- Siemens Integrated Fridge Freezer.
- Siemens Integrated Dishwasher.

#### FLOOR FINISHES

- A range of wood effect luxury vinyl and tile flooring or carpets are available as an optional extra – ask a sales advisor for more details.
- Luxury Karndean Van Gogh vinyl tile in wood effect to all ground floor except for lounge, study, shower room and garage access. (*House 1*)
- Luxury Karndean vinyl tile in wood effect to all ground floor except for lounge and coats cupboard. (*Houses 2 & 3.*)
- Luxury Karndean Van Gogh vinyl tile in wood effect to all ground floor except for Lounge and Study. (*House 4*)

# SPECIFICATION



## KITCHEN & UTILITY

- Cupboards in shaker design in a choice of standard colours of with co-ordinating door matched plinths.
- Cutlery tray included.
- Soft close drawers and hinges.
- Mains LED lights under wall units.
- Quartz worktops with matching upstands.
- Blanco Essential Sink to kitchen– Stainless Steel.
- Blanco Supra Undermounted Sink. *(Houses 1 & 4 Utility)*
- Quooker Fusion tap. *(House 1)*
- Blanco Arti Tap.
- Washer and dryer housing in the Utility Room). *(Houses 1 & 4)*
- Siemens Integrated Washer Dryer. *(Houses 2 & 3)*

## ELECTRICAL & MECHANICAL

- Warm Water underfloor heating to ground floor.
- Energy-efficient Samsung air source heat pump heating system.
- Energy efficient LED recessed spotlighting throughout.
- Pendant lighting in all bedrooms.
- Mains operated smoke/heat detectors with back up batteries.
- Superfast fibre broadband.
- Multimedia points in lounge, family room and primary bedroom. Additional data point in study. *(Houses 1 & 4)*
- Multimedia point in living room. *(Houses 2 & 3)*

## BATHROOM

- Saneux and RAK Sanitaryware with chrome fittings.
- Aqualisa Shower with Merlyn hinged door.
- MX Elements Shower Tray.
- Porcelanosa ceramic wall tiling.
- Electrical underfloor heating to all first floor bathrooms.
- Heated chrome towel rail
- Shaver socket

## GARAGE

- Manually operated single up and over garage door, constructed from high grade galvanised steel, with a natural timber appearance.
- Concrete floor finish to garage.
- Power Point and Lighting -32amp electrical infrastructure for future installation of a car charging point.

## BIODIVERSITY FEATURES

- Integrated bat and bird boxes
- Wetland mixture grassland
- Native hedgerows
- Pollinator friendly shrubs

NB: Images are of a previous Kingerlee Homes Development



## READY TO VIEW?



Viewings strictly by appointment only.  
Please call Breckon & Breckon New Homes Team for details.

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Watch the film and find out more at:

[breckon.co.uk/foresterscourt](http://breckon.co.uk/foresterscourt)

PLEASE NOTE: Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Solid thin lines denote the extent of full height ceilings. Please confirm the most up-to-date details with our sales advisor on reservation. Images are either previous Kingerlee Homes developments or CGI's (Computer Generated Images) of Foresters Court and are for indicative purposes only. This brochure was proudly produced for Kingerlee Homes by Breckon & Breckon Creative. August 2022





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