

# Field View Lane

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KIDLINGTON, OXFORDSHIRE



[keblehomes.co.uk](http://keblehomes.co.uk)



Oxford's historic city centre is just eight miles from Field View Lane





The Grand Bridge and Blenheim Palace



The peaceful Oxford Canal near Field View Lane

## Field View Lane

**Field View Lane** is tucked away from the road, backing onto open fields, said to be where Oliver Cromwell's troops camped after the Battle of Oxford during the English Civil War. The quiet waterways, graceful stately homes and gently rolling fields of the Cherwell valley define the area around Field View Lane. Yet these houses are just eight miles from central Oxford, allowing home and work to be worlds apart.

The charming town of Woodstock is just a short drive away and offers a good choice of restaurants and independent shops. It is also home to world-famous Blenheim Palace, great for cycling and long walks in the Palace grounds. Kidlington's facilities cater for everyday needs, with a wide range of shops. There are primary schools in several nearby villages, with the Marlborough School in Woodstock the closest secondary school. The Oxford area has many highly-regarded independent schools.

**Field View Lane** is well-located for access to the road and rail network, with quick access to the M40. The quickest way into Oxford by train is from Tackley station, just a few minutes away, and Oxford Airport is within easy reach.

# Quality and sustainability

## About Keble Homes

Keble Homes has been creating new homes in beautiful Oxfordshire for more than 10 years.

We pride ourselves on the level of thought and quality of design that go into every home we build. Each one of our developments is the result of a long process of acquisition, planning, carefully considered design and experienced construction, to create homes to suit your lifestyle.

Sustainability is hugely important to us. Working, where possible, with local suppliers to source high quality materials, our homes use a variety of modern, sustainable technologies, including air source heat pumps, which help to reduce your carbon footprint – and your long-term fuel consumption.

From concept to completion, we carefully manage every step of the process, because our philosophy is to offer complete peace of mind when you choose to purchase from us.



A kitchen of similar specification to Field View Lane

“The attention to detail of the design and the quality of the finish are excellent...”



Recent Keble Homes properties in West Oxfordshire and Oxford



Computer generated image

# Field View Lane

## Site layout

- The Rousham  
Plots 1, 2, 6, 7, 8 and 10
- The Blenheim  
Plots 3, 4, 5 and 9
- ∨ Visitor parking



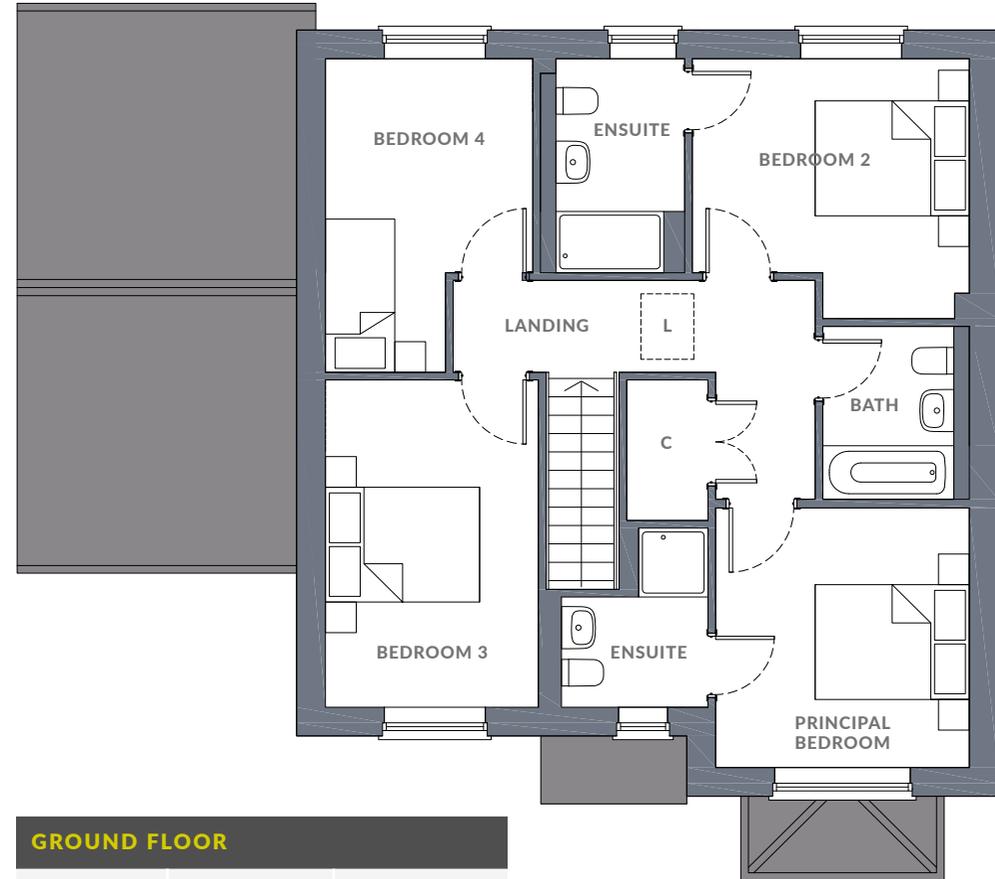
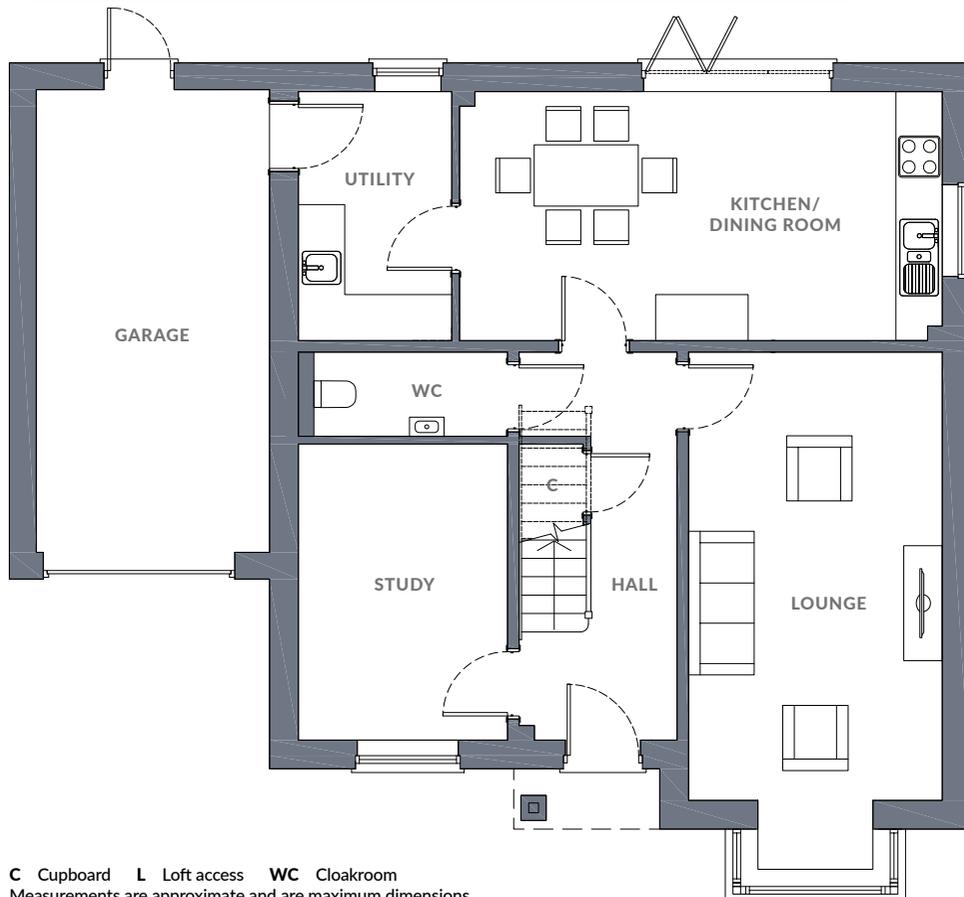


# The Blenheim

## FIELD VIEW LANE

Plots 3, 4, 5 and 9

Warm brick and natural slate tiles give the four-bedroom Blenheim a traditional, welcoming feel. The kitchen/dining room opens out to the garden through bifold doors, and with a generous lounge and large study, space is plentiful and flexible. Upstairs, two of the four bedrooms have an ensuite shower, and there is also a family bathroom. The adjoining garage has direct garden access.



### GROUND FLOOR

Lounge	5855 x 3290	19' 2" x 10' 10"
Kitchen/ Dining room	6265 x 3250	20' 7" x 10' 8"
Study	3865 x 2715	12' 8" x 8' 11"
Utility	3300 x 2030	10' 10" x 6' 8"

### FLOOR AREAS

Ground floor	74.6 sq m	802.98 sq ft
First floor	73.3 sq m	788.99 sq ft
Garage	18.3 sq m	196.97 sq ft
<b>TOTAL</b>	<b>166.2 sq m</b>	<b>1788.94 sq ft</b>

### FIRST FLOOR

Principal bedroom	3385 x 3290	11' 1" x 10' 10"
Ensuite	2380 x 2130	7' 10" x 7' 0"
Bedroom 2	3595 x 3395	11' 9" x 11' 2"
Bedroom 3	4270 x 2765	14' 0" x 9' 1"
Bedroom 4	4095 x 2690	13' 5" x 8' 10"
Bathroom	2290 x 1940	7' 6" x 6' 4"

C Cupboard L Loft access WC Cloakroom  
Measurements are approximate and are maximum dimensions

# The Rousham

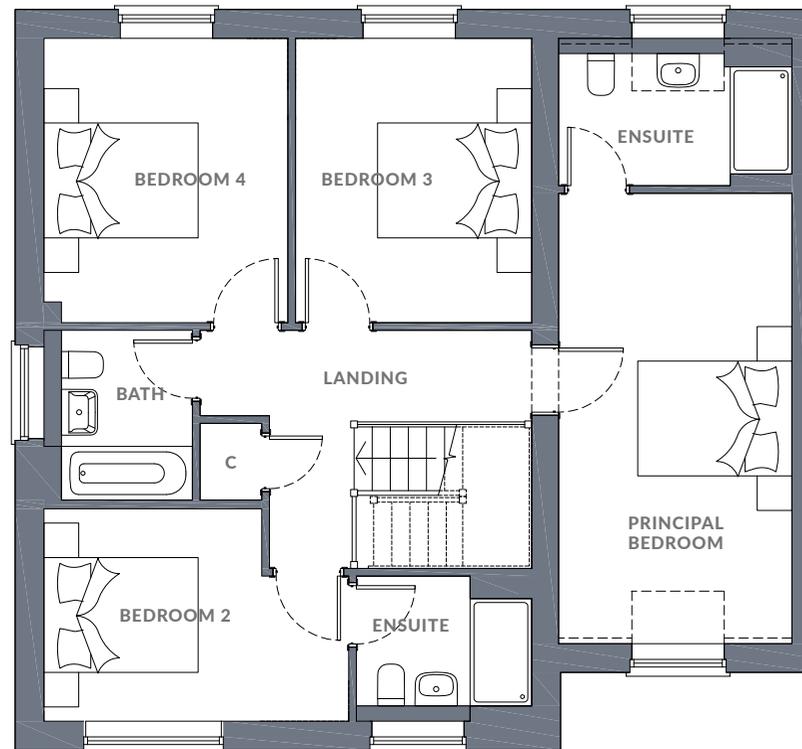
## FIELD VIEW LANE

Plots 1, 2, 6, 7, 8 and 10

The natural tones of the materials and its welcoming storm porch give The Rousham a timeless appeal. Each house has a generously-sized kitchen/living room with bifold garden doors, which make the most of the outdoors when the weather is right. There are four double bedrooms, of which two have an ensuite shower. The roof space allows for the addition of further bedrooms in future.



C Cupboard WC Cloakroom Plot 10 is a mirror image of this layout. Measurements are approximate and are maximum dimensions



### GROUND FLOOR

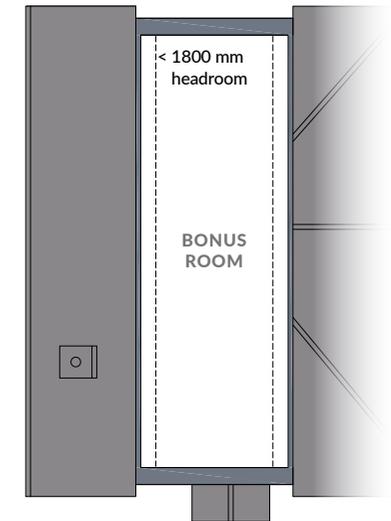
Lounge	5130 x 2800	16' 10" x 9' 2"
Kitchen/Dining room	6325 x 3635	20' 9" x 11' 11"
Study	2125 x 1895	7' 0" x 6' 3"
Utility	3275 x 1750	10' 9" x 5' 9"

### FLOOR AREAS

Ground floor	62.1 sq m	668.43 sq ft
First floor	80.6 sq m	867.57 sq ft
Garage	18.8 sq m	202.36 sq ft
<b>TOTAL</b>	<b>161.5 sq m</b>	<b>1738.36 sq ft</b>

### BONUS ROOM

The roof space of The Rousham is constructed to allow for future expansion into the roof to create an additional room. (Shown at reduced scale.)



### FIRST FLOOR

Principal bedroom	5880 x 3025	19' 3" x 13' 11"
Ensuite	3075 x 1965	10' 1" x 6' 5"
Bedroom 2	3950 x 2775	13' 0" x 9' 1"
Bedroom 3	3715 x 3165	12' 2" x 10' 5"
Bedroom 4	3715 x 3065	12' 2" x 10' 1"
Bathroom	2245 x 1965	7' 4" x 6' 5"

### LOFT SPACE

Bonus room	8915 x 3015	29' 3" x 9' 11"
Bonus room area	26.8 sq m	288.47 sq ft



# Field View Lane

## SPECIFICATIONS

### KITCHEN & UTILITY

High quality, fully fitted units with laminate or stone\* work surfaces

Bosch oven and hob, integrated fridge/freezer and dishwasher. Washing machine and dryer are not included

### BATHROOMS, ENSUITES & CLOAKROOMS

Utopia sanitaryware with Bristan brassware

Heated towel rails in bathrooms and ensuites

Wall and floor tiling

Fitted vanity units



### ELECTRICAL, HEATING & LIGHTING

Air source heating with underfloor heating to ground floors and radiators to first floor

Hot water storage and immersion heater

LED downlighters to main rooms and pendant lights to remaining rooms

Cabling ready for superfast broadband and satellite installation

TV & satellite points in main rooms

### DECORATION & FINISH

Tiled floor to kitchen/family room and utility

Wood floor in hallway and WC

Prepared for carpet on landings, stairs and bedrooms\*\*

Painted internal doors

Stainless steel ironmongery

Walls painted in Dulux white emulsion throughout; woodwork in Dulux white gloss

### EXTERNAL FINISHES

Natural sandstone patio

UPVC windows and doors

High thermal performance UPVC windows

External tap

Integral garage and additional parking space



The bathroom of a similar Keble Homes property

### PEACE OF MIND

Battery powered/mains powered smoke and heat alarms

Alarm system supplied by Executive Alarms

10-year Premier warranty

**premier**  
guarantee

### RESERVATIONS

We accept reservations from purchasers who are willing and able to exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a £2,000 deposit is payable, which forms part of the purchase price.

On exchange of contracts a 10% deposit is payable (less the initial deposit).

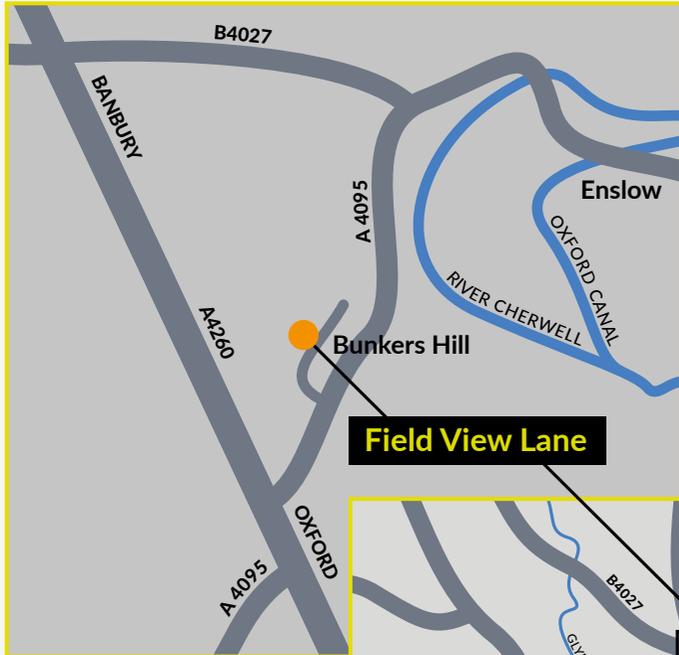
\* Upgrade option

\*\* Carpets available on request at additional cost

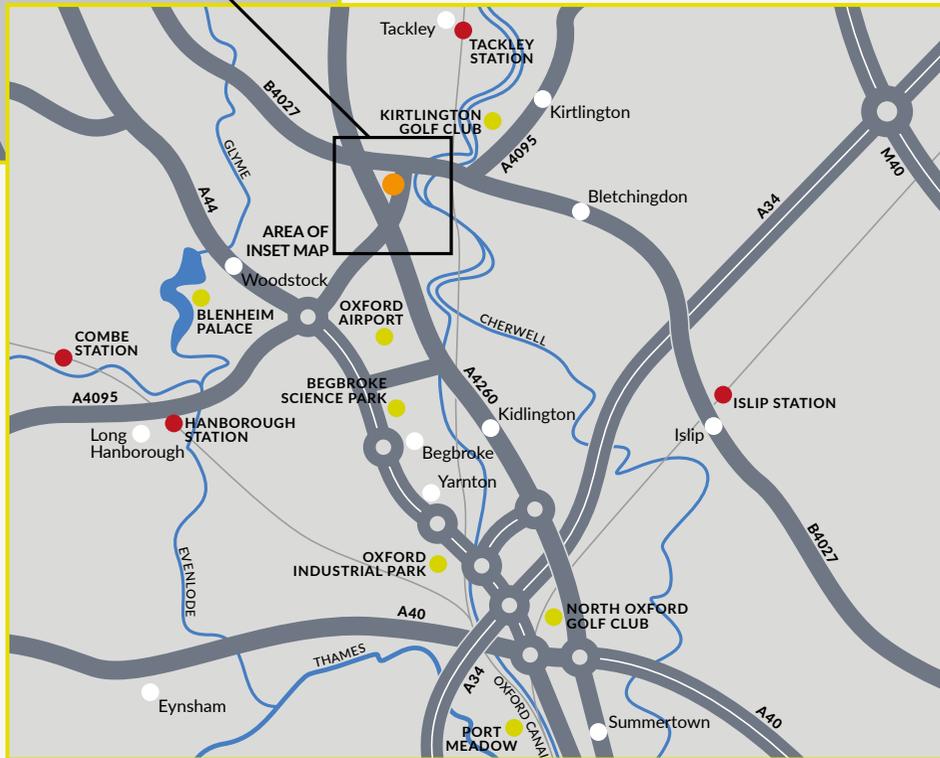
Cupboards reflect the provision of space only; no shelves are fitted. Sanitaryware positions are illustrative and may

be subject to change. Wardrobes shown on floor plans are for illustration and location purposes only and may not be fitted in any of the locations shown. Please discuss with the Selling Agents.

# How to find Field View Lane



**Field View Lane**  
Kidlington,  
Oxfordshire OX5 3BA



## Arranging a viewing

Please contact our Oxford branch with any enquiries and to arrange a viewing.



LAND · NEW HOMES

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Holyfield House,  
1 Walton Well Road,  
Oxford OX2 6ED



Help to Buy is available on these homes. Please ask our sales team for further details.



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