



ST MARY'S WALK
LONGWORTH





LONGWORTH

Positioned 11 miles south west of the historic city of Oxford, Longworth boasts beautiful open countryside and tranquil country lanes for those of all ages to explore and enjoy. With a 12th Century Parish Church, and lovely local amenities, it is a quaint village brimming with historical charm.

The county of Oxfordshire itself is rich in history and natural beauty; offering residents of St Mary's Walk an abundance of parks, woodlands, and lush meadows to explore, as well as the world-class shopping, fine gastro pubs, and highly rated education facilities also on your doorstep. Residents will enjoy easy, country estate living at its finest, while maintaining proximity to city amenities.



Frameside walks on your doorstep



CULTURE, DINING & SCHOOLING

Longworth village offers a well-regarded village pub; The Blue Boar; a local primary school with an Ofsted rating of 'Outstanding', a village hall, and a 12th century Parish Church to which our development gets its name; St Mary's.

Wider Oxfordshire provides a great choice of places to eat and drink, from Michelin star restaurants, cosy rural pubs, farmers' markets, and relaxed cafes. There is no need to travel far from home to experience the best this county has to offer:

As well as the fantastic local primary school, there are several excellent, highly rated independent and state schools on offer nearby, many with their own bus routes through Longworth. These schools include Buckland Church of England Primary School, Abingdon School, Magdalen College, Abingdon Preparatory School, and St Hugh's School to name a few.



Historic Oxford



Blue Boar Pub



Oxford Streets



DEVELOPMENT OVERVIEW

CHURCH LANE, LONGWORTH, OX13 5DX

St Mary's Walk is a new boutique development by Lucy Developments, comprising of two luxury rural homes; Hornbeam House, and Alder House, set on a beautiful country lane in the village of Longworth, just minutes from the historic Oxford City Centre.

Each of these special country homes features five double bedrooms, ensuite bathrooms, a large open-plan kitchen/dining space and two living rooms. Residents will also find a generous study, utility space,

downstairs WC, and double garage; providing ample space for the whole family to live and enjoy. Each home will be finished to a high-end, luxury standard, while remaining sympathetic to the beautiful and casual country setting of Longworth Village.

As with all Lucy Developments, St Mary's Walk provides the best of innovative, modern design mixed with high-end, quality craftsmanship that residents can be sure to enjoy for many years to come.





HORNBEAM HOUSE

This beautiful home with its abundant living and entertaining spaces, is the perfect country retreat for families of all ages.

Relax and unwind in one of the comfortable living rooms, cook up a feast in the large luxury kitchen, read a book in the study, or simply enjoy the tranquillity of your extensive private garden; this home has a place for everyone.



GROUND FLOOR

Kitchen/Diner	8048 x 8635mm	26'5" x 28'4"
Living room	4888 x 7220mm	16'0" x 23'8"
Family room	4886 x 5018mm	16'0" x 16'6"
Utility	3586 x 2855mm	11'9" x 9'4"
Study	3368 x 3318mm	11'1" x 10'11"
Garage	6066 x 5775mm	19'11" x 18'11"

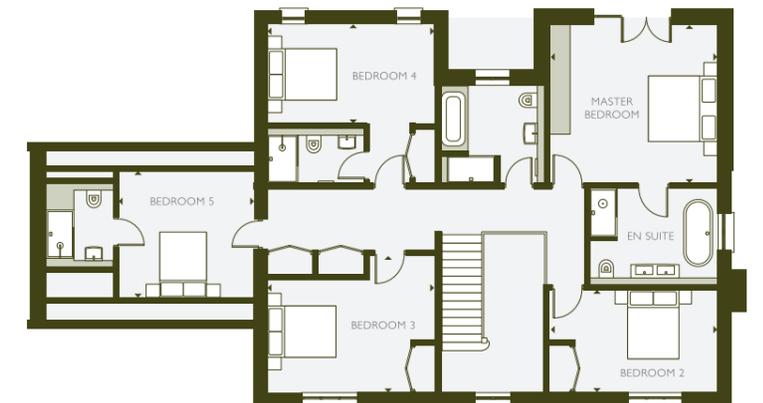
- Sweeping gated driveway and 38m² double garage.
- Spacious hallway with galleried landing.
- Huge entertaining space with bi-folding doors leading out onto the private patio and lawns.
- Separate family and living rooms.
- Secluded ground floor study.
- Large utility/boot room, with shower, wc and store.
- Ground floor living area of 178m².



FIRST FLOOR

Master Bedroom	4888 x 4620mm	16'0" x 15'2"
Bedroom 2	4888 x 2998mm	16'0" x 9'10"
Bedroom 3	4886 x 3998mm	16'0" x 13'11"
Bedroom 4	4886 x 2900mm	16'0" x 9'6"
Bedroom 5	3941 x 3700mm	12'11" x 12'11"

- Master suite with generous built in wardrobes.
- Luxury master en-suite with walk in shower, his and hers basins and free-standing bath.
- 4 further double bedrooms, two of which are also en-suite
- Large family bathroom, fully equipped with walk in shower and separate bath.
- First floor living area of 153m².



Gross Internal Area: 369m²



ALDER HOUSE

This family home provides the perfect balance between modern practicalities, and luxury rural estate living. With five double bedrooms, four bathrooms, ample living space, a study, and utility space, the whole family's needs can be met. Open the large bi-fold door out to your generous private garden, and enjoy all that tranquil country living affords.



GROUND FLOOR

Kitchen/Family	12326 x 5386mm	40'5" x 17'8"
Living room	4563 x 6891mm	14'12" x 22'7"
Utility	4483 x 2298mm	14'8" x 7'6"
Study	2833 x 3822mm	9'4" x 12'6"
Garage	6220 x 6220mm	20'5" x 20'5"

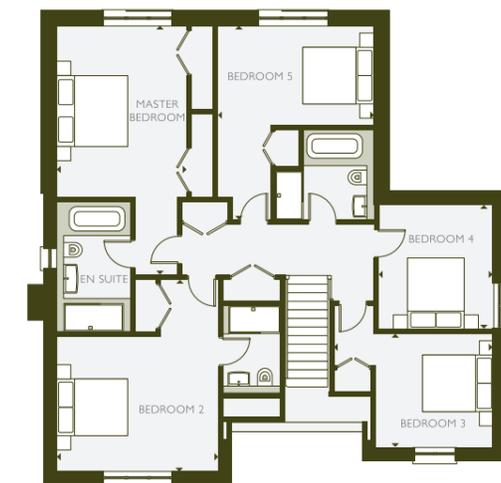
- Large gravel drive and front lawn.
- Detached double garage of 36m².
- Generous family living space opening out onto the large rear garden.
- Separate living room.
- Private ground floor study.
- Ground floor living area of 150m².



FIRST FLOOR

Master Bedroom	3681 x 7023mm	12'1" x 23'0"
Bedroom 2	4563 x 5408mm	14'12" x 17'9"
Bedroom 3	4483 x 3213mm	14'8" x 10'6"
Bedroom 4	3253 x 3543mm	10'8" x 11'7"
Bedroom 5	4401 x 5473mm	14'5" x 17'11"

- Master suite with generous built in wardrobes.
- Luxury master en-suite with walk in shower and separate bath.
- 4 further double bedrooms, one of which is also en-suite
- Family bathroom, fully equipped with walk in shower and separate bath.
- First floor living area of 130m².



Gross Internal Area: 316m²

LUXURY INTERIORS & SPECIFICATIONS

KITCHEN

- MacKintosh painted shaker kitchen and utility furniture in heritage colours, with light oak interiors (subject to change)
 30mm thick quartz worksurfaces and upstands
 High specification undermount designer sink and chrome mono-bloc tap
 Fully integrated pull out waste and recycling unit
 Fully integrated extractors
 Wine cooler
 Fully integrated Bosch kitchen appliance package to include:
- Full height larder fridge
 - Full height larder freezer
 - Microwave oven
 - Dishwasher
 - Rangemaster range cooker with induction hobs

BATHROOMS & ENSUITES

- Laufen sanitary ware with Hans grohe taps and valves
 Contemporary back to wall WCs with concealed cisterns and dual flush cisterns
 Wall hung vanity units and basins with drawer storage
 Low profile shower trays with high quality enclosures and rain shower heads
 Chrome plated towel rails with thermostatic control and summer heating element

MECHANICAL & ELECTRICAL

- Air source heat pump by Mitsubishi Eco Dan (or similar)
 Large capacity unvented hot water cylinder
 Wet underfloor heating system to ground floor with programmable zoned control
 Conventional radiators to first floor with thermostatic control
 Low energy, LED downlighting, and pendant lighting throughout
 5amp lighting circuits to primary living spaces (for table lamps and standard lamps)
 BT and TV points to all reception rooms and bedrooms
 Fibreoptic broadband provision

- Mains linked heat and smoke detection throughout
 Intruder alarms to ground floors

INTERNAL FIXTURES & FITTINGS

- Traditional timber staircases with profiled painted newel posts, with solid oak handrails and newel caps
 Traditional painted internal doors with high quality chrome finished door furniture
 Built in wardrobes with shelf, chrome hanging rail and carpeted floor
 Fully working fireplace with contemporary stone hearth fitted with wood burning appliance
 Built in bluetooth speakers to kitchen living area

FLOORING

- Natural stone effect porcelain floor tiling to entrance hall/ WC/kitchen/family rooms
 British made carpet to living rooms, study, staircase, landings and all bedrooms
 Natural stone effect porcelain floor tiling to bathrooms

EXTERNAL FINISHES

- High quality Danish factory finished timber double glazed windows
 High quality, Danish timber patio doors
 High quality aluminium bi-folding doors
 Traditional stretcher bond brickwork and natural Cotswold stone elevations with timber boarding (varies by house)
 Clay tile roof coverings
 Natural sandstone paths and patios
 Local shingle driveways
 External power points and tap
 External lighting to patios, porches and driveways
 Electric vehicle charging point (30Amp) within garages
 Automated up and over garage door
 Built in bird and bat nesting boxes

WARRANTY

- 10 year Premier guarantee



BUYING A LUCY HOME

At Lucy Developments we are proud of every home we build. We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

RESERVATION

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £2500 is payable, which forms part of the purchase price. Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf. If the property is complete, a fixed completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

KEEPING YOU INFORMED

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

PEACE OF MIND

All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by Premier Guarantee who provide the 10 year structural warranty for your home.

MOVING IN AND SETTLING IN

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries.

WARRANTY

10 year Premier guarantee.

LOCATION & CONNECTIONS

Longworth is located 11 miles South-West of Oxford City Centre and benefits from close proximity to the A40, M40 and M4 motorways, providing residents easy access to Heathrow Airport, London, the Midlands, and the West. Didcot and Oxford stations are both within a 30-minute drive and both offer regular services into London Paddington and Marylebone, as well as various other destinations throughout the UK.



LONDON PADDINGTON
52 minutes by train (from Oxford)

LONDON MARYLEBONE
70 minutes by train (from Oxford)



OXFORD CITY CENTRE
26 minutes by car

OXFORD STATION
22 minutes by car



CENTRAL LONDON
1¼ hours by car (via M40)

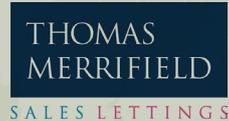
HEATHROW AIRPORT
1 hour by car







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