



Rosewood House Oxford Road
Frilford, Oxfordshire, OX13 5NR

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ROSEWOOD HOUSE – A landmark new build home of the most grand proportions forming part of this prestigious development of only two statement properties in one of the county's most desirable post codes. Classic & contemporary will meet to create this elegant five double bedroom, four bathroom luxury residence boasting nearly 5000sq ft of accommodation with three reception rooms of notable scale and double garage.

The theme of Rosewood House will be centred around striking room sizes with particular reference to the spectacular kitchen which extends to nearly 50ft in length. A grand entrance hall invites you to all principle rooms amongst a downstairs layout which features all the benefits of modern living. Rosewood House is scheduled for completion in summer 2024. Prospective purchasers who wish to make an early reservation will have the option to work with the developer and builder to make adaptions of their choice to the specification, styling, and/or some minor layout changes; subject to the developer's discretion. Early applicants will also have the chance to purchase the property in a land & groundworks plus build contract format – please contact the selling agent to discuss the detail & benefits of this method of purchase. Our developer will endeavour to offer the buyer the most cutting edge home, choice, flexibility and rigorous quality control. *Please note the CGI images are indicative for marketing purposes only and finishing's are subject to change. Frilford enjoys homes of a similar size, scale, and prestige. Early interest is very much encouraged.

For further detail and to arrange a viewing please contact Joe Lyddon or Nick Wilder at Thomas Merrifield on 01235 813777. Frilford is a semi-rural but far from isolated residential environment, the demand for which is much evidenced by the recent emergence of substantial individually styled multi million pound homes within the immediate vicinity. Nearby Frilford Heath Golf Club covers five hundred acres of gently undulating Oxfordshire Heath land with three 18 hole championship courses of over 6000 yards each and one of England's top 100 courses. Abingdon Preparatory School for boys between ages 4 and 13 is a few moments away, as is Millets Farm Centre. Frilford is just 7 miles south of Oxford's City Centre.





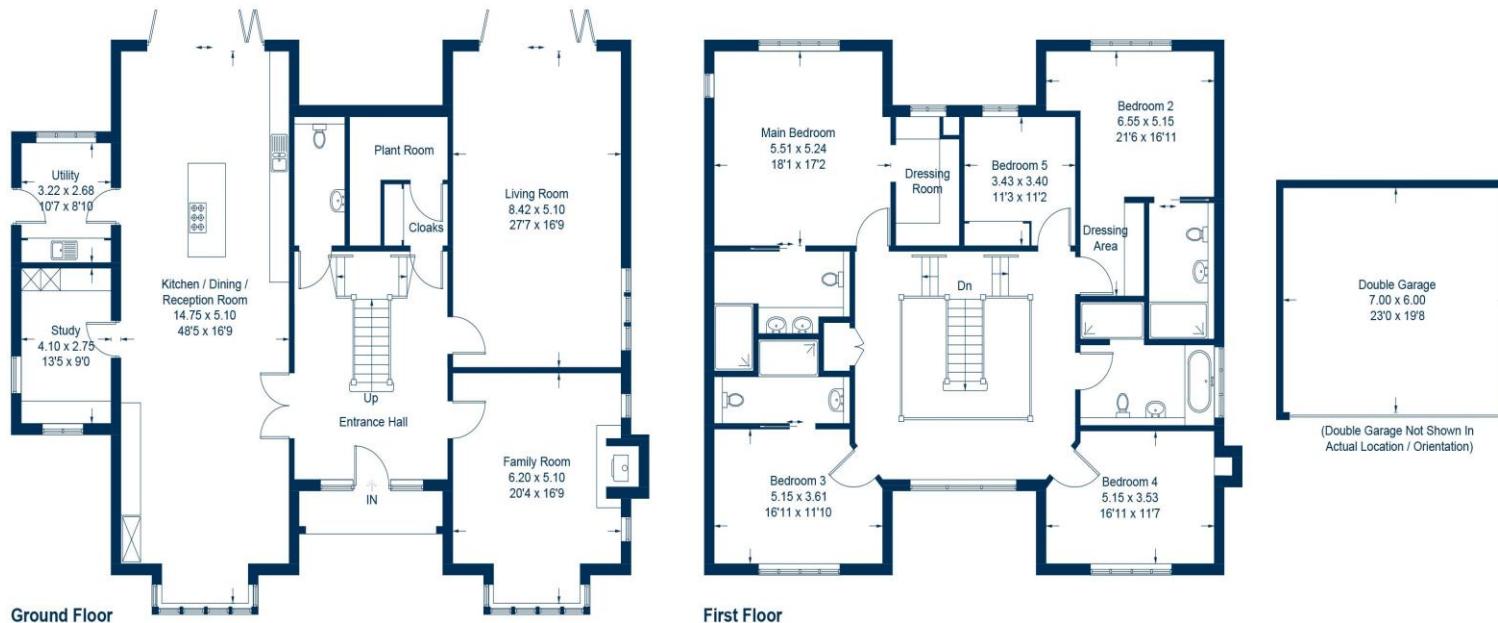
- Nearly 5000sq ft of high specification accommodation.
- Double garaging.
- Five bedrooms including boutique style main bedroom with dressing area.
- Four luxury bathrooms.
- Three receptions including spectacular kitchen which extends to nearly 50ft.
- New build home scheduled for completion in Summer 2024.
- Grand entrance hall & landing.
- Land & groundworks plus build contract method of purchase available – please contact the selling agent for further details and benefits.
- Buyer flexibility and choice in specification and styling. *Subject to an early reservation and developers discretion.
- Local Authority: Vale of White Horse
- Council Tax Band: TBC
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 220.0 sq m / 2,368 sq ft
 First Floor = 189.9 sq m / 2,044 sq ft
 Double Garage = 42.0 sq m / 452 sq ft
 Total = 451.9 sq m / 4,864 sq ft

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SALES LETTINGS

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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