

# WESTBROOK FARM

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BLEWBURY • OXFORDSHIRE



SWEETCROFT HOMES

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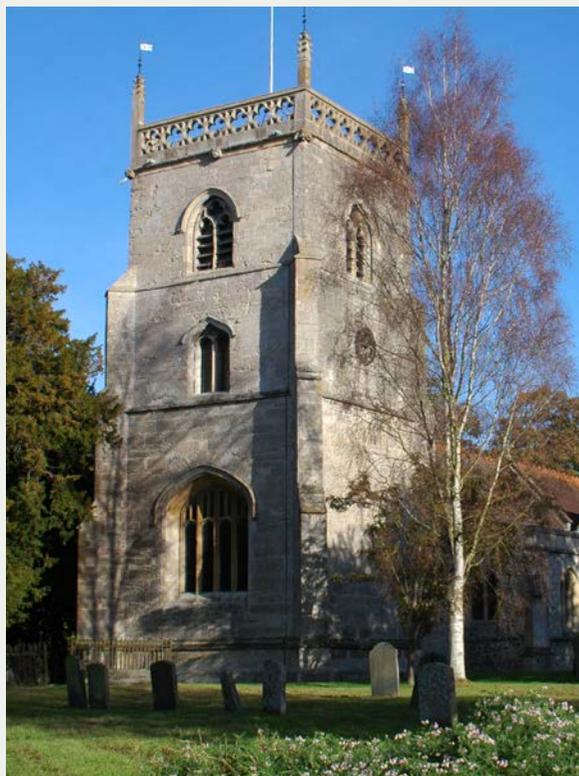
OXFORD





# A STUNNING LOCATION IN BEAUTIFUL OXFORDSHIRE

A UNIQUE VILLAGE WITH A CHARACTER AND HISTORY ALL OF ITS OWN



**NESTLING BELOW** the chalk landscape of the North Wessex Downs area of outstanding natural beauty and the Ridgeway – often described as the Oldest Road in Europe – lies the thousand-year-old ‘spring-line’ village of Blewbury. It is a village like no other, criss-crossed by chalk streams which rise from a number springs at the foot of the Downs and form several ponds around the village. The author Kenneth Grahame, famous for the magical children’s book *The Wind in the Willows*, lived on Westbrook Street for ten years until 1920.

**BLEWBURY** is ideally located near some of Oxfordshire’s major technology hubs and employment centres, and is just minutes from the A34 and Didcot Parkway station.

Its location between the Downs and the Vale of White Horse opens up many opportunities to explore Oxfordshire’s varied rolling countryside, as well as the charming market towns of Wantage, Wallingford and Abingdon on Thames, all of which have a wide range of independent and national shops, including a Waitrose in each.

**WESTBROOK FARM** is an individual collection of four substantial, five-bedroom family homes by acclaimed Oxfordshire developer Sweetcroft Homes. It is in a secluded location off Westbrook Street, which runs along Blewbury’s western edge. The main house is a contemporary interpretation of a large, traditional farmhouse, while the barn-like design of the other three properties is influenced by local styles.

# THE SWEETCROFT EXPERIENCE

AN EXCLUSIVE GROUP OF JUST FOUR SUBSTANTIAL PROPERTIES IN DELIGHTFUL SOUTH OXFORDSHIRE

**THE INDIVIDUAL CHARACTER**, high standard of workmanship and painstaking attention to detail of a Sweetcroft Home show through from the moment you step over the threshold.

We consistently strive to exceed our buyers expectations, guiding you personally through every stage of your purchase.

This approach has grown out of our very close involvement in every aspect of the journey, from consideration of design detail in conjunction with our trusted architects to specifying fixtures and fittings which are just right.

We are very conscious of our responsibility to build homes which are environmentally conscious, so we engineer and insulate all our homes to exceed current standards by up to 40% and have been highly commended for our success.

The beautiful homes at **WESTBROOK FARM** are designed to perfectly suit modern family life and provide the space you need to grow over the years, with well-proportioned entertaining and family spaces, good-sized gardens and beautifully fitted bathrooms and ensuites; all the showers are wet room-style, with large glass panels to add a touch of luxury to your morning shower.

We know how important it is to spill out into the garden when the days are warm. That's why we install either bifold doors or French doors in all our properties. Each house benefits from super-fast fibre optic broadband and has a separate office – an essential now more people are choosing to work from home.

Welcome to your new Sweetcroft Home – designed to be as beautiful to live in as it is to look at.



# Westbrook Farm

## DEVELOPMENT OVERVIEW



**FIELD VIEW BARN** 4068 sq ft  
5 bedrooms, 3 ensuite 377.9 sq m

Spacious kitchen/breakfast/family room; separate dining room; drawing room with wood burner; spacious home office  
Principal bedroom suite; guest bedroom suite; one further ensuite shower room



**THE FARMHOUSE** 3488 sq ft  
5 bedrooms, 3 ensuite 324 sq m

Kitchen/family room with dining area; separate drawing room with wood burner; home office  
Principal bedroom suite; two further ensuite bath or shower rooms



**LITTLE STOKE BARN** 3443 sq ft  
5 bedrooms, 3 ensuite 319.8 sq m

Drawing room with wood burner; spacious kitchen/dining/family room; home office  
Principal bedroom suite; two further ensuite shower rooms



**MORETON BARN** 3400 sq ft  
5 bedrooms, 3 ensuite 315.8 sq m

Spacious kitchen/dining/family room; separate drawing room with wood burner; home office  
Principal bedroom suite; two further ensuite shower rooms

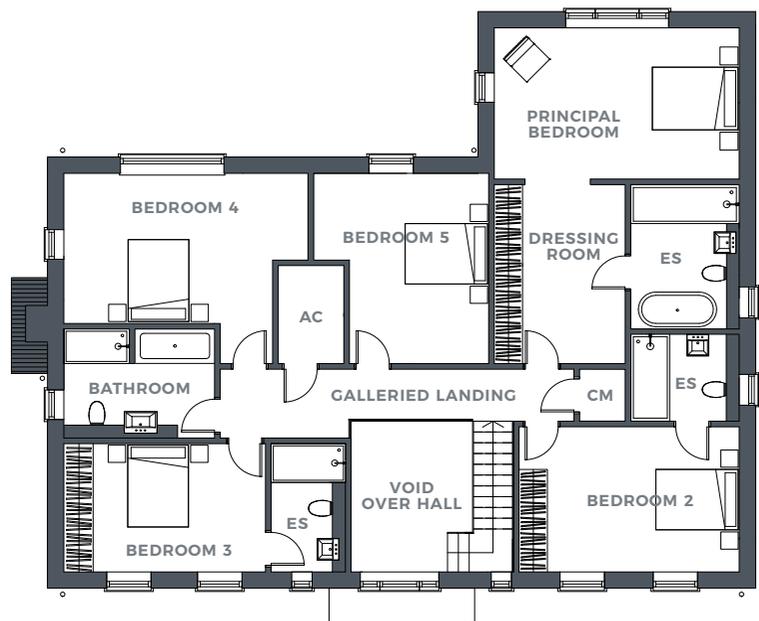
WESTBROOK FARM

# THE FARMHOUSE

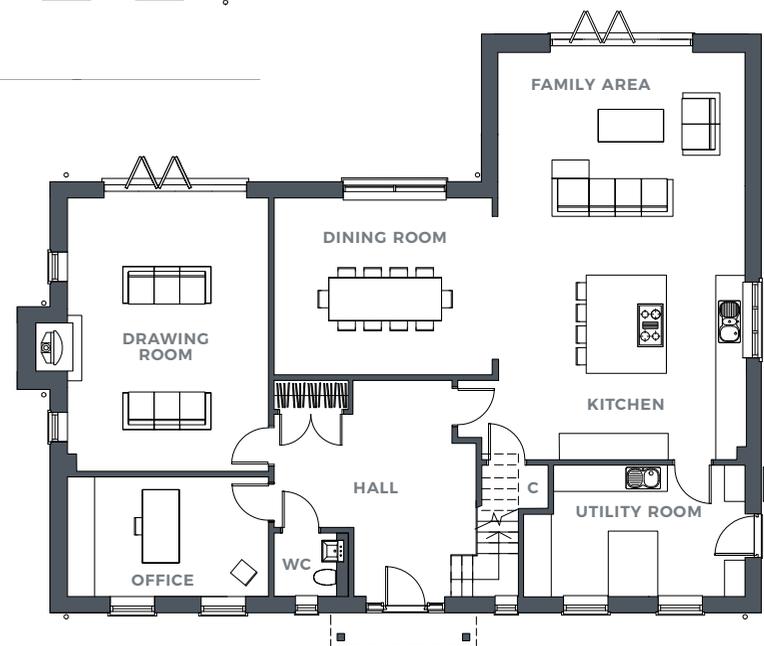
A SUBSTANTIAL FIVE BEDROOM, DETACHED PROPERTY IN THE STYLE OF THE ORIGINAL FARMHOUSE



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FIRST FLOOR



GROUND FLOOR

AC Airing cupboard C Cupboard CM Comms cupboard ES Ensuite WC Cloakroom

# 1 THE FARMHOUSE

## GROUND FLOOR

Kitchen/ Family room	9495 x 5695	31' 2" x 18' 8"
Dining room	5005 x 4180	16' 5" x 13' 8"
Drawing room	6375 x 4440	21' 11" x 14' 7"
Office	4680 x 2805	15' 4" x 9' 2"
Utility room	5100 x 3055	16' 9" x 10' 0"
Double garage	6300 x 6300	20' 8" x 20' 8"

## FIRST FLOOR

Principal bedroom	5675 x 3540	18' 7" x 11' 7"
Ensuite	3365 x 2540	11' 0" x 8' 4"
Dressing room	4180 x 3030	13' 8" x 9' 11"
Bedroom 2	5105 x 3420	16' 9" x 11' 3"
Ensuite	2540 x 2030	8' 4" x 6' 10"
Bedroom 3	4680 x 3030	15' 4" x 9' 11"
Ensuite	3030 x 1730	9' 11" x 5' 8"
Bedroom 4	5640 x 4445	18' 6" x 14' 7"
Bedroom 5	4445 x 4070	14' 7" x 13' 4"
Bathroom	3470 x 2535	11' 4" x 8' 3"

Dimensions are approximate and have been scaled from drawings.

WESTBROOK FARM

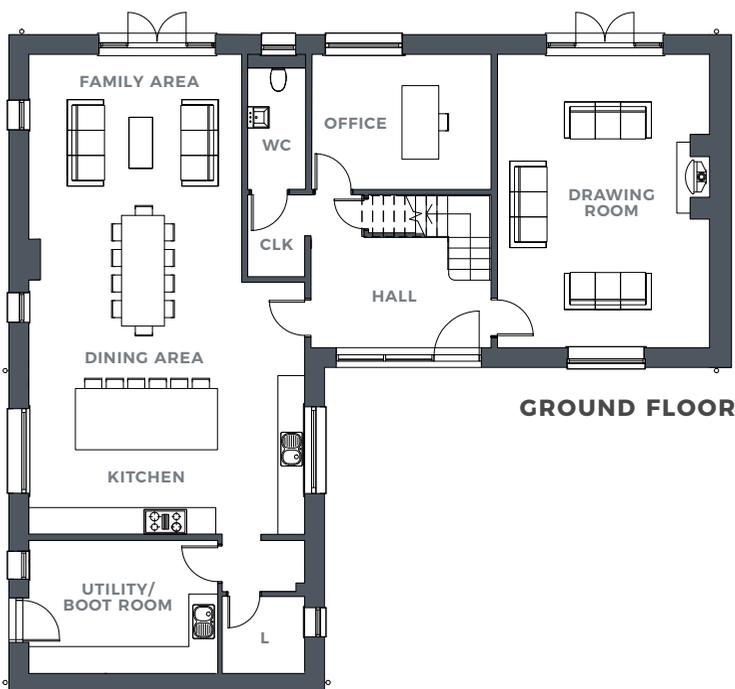
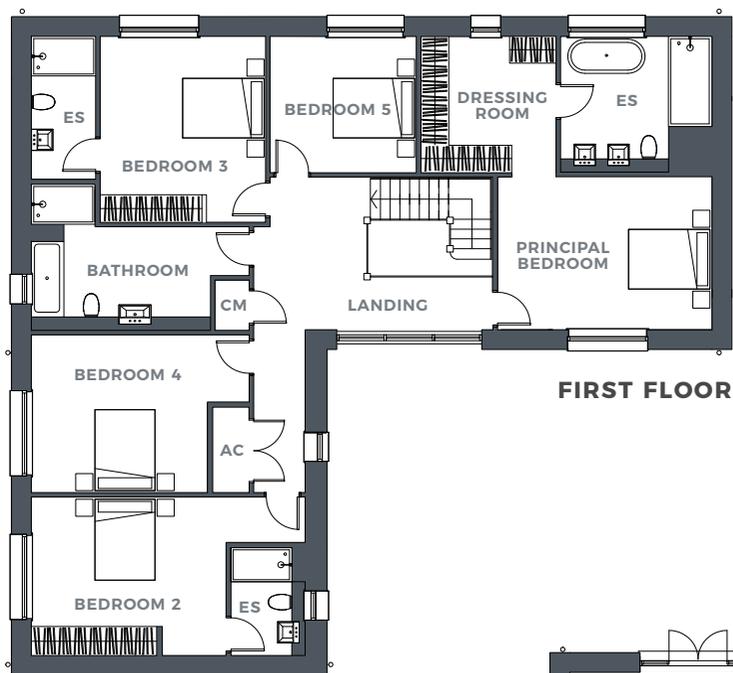
# MORETON BARN

FIVE BEDROOMS, SPACIOUS OPEN PLAN LIVING AREA AND SEPARATE DRAWING ROOM WITH WOOD BURNER



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**2 MORETON BARN**



**GROUND FLOOR**

Kitchen/Family/ Dining room	11325 x 6465	37' 2" x 21' 2"
Drawing room	7060 x 4985	23' 2" x 16' 4"
Office	4265 x 3195	14' 0" x 10' 6"
Utility/boot room	4425 x 3140	14' 6" x 10' 4"
Double garage	6300 x 6300	20' 8" x 20' 8"

**FIRST FLOOR**

Principal bedroom	4995 x 3610	16' 5" x 11' 10"
Ensuite	3540 x 3205	11' 7" x 10' 6"
Dressing room	3205 x 3150	10' 6" x 10' 4"
Bedroom 2	6465 x 3740	21' 2" x 12' 3"
Ensuite	2675 x 1725	8' 9" x 5' 8"
Bedroom 3	4375 x 3865	14' 4" x 12' 8"
Ensuite	3380 x 1540	11' 1" x 5' 1"
Bedroom 4	5115 x 3720	16' 9" x 12' 2"
Bedroom 5	3420 x 3205	11' 3" x 10' 6"
Bathroom	5115 x 2430	16' 9" x 8' 0"

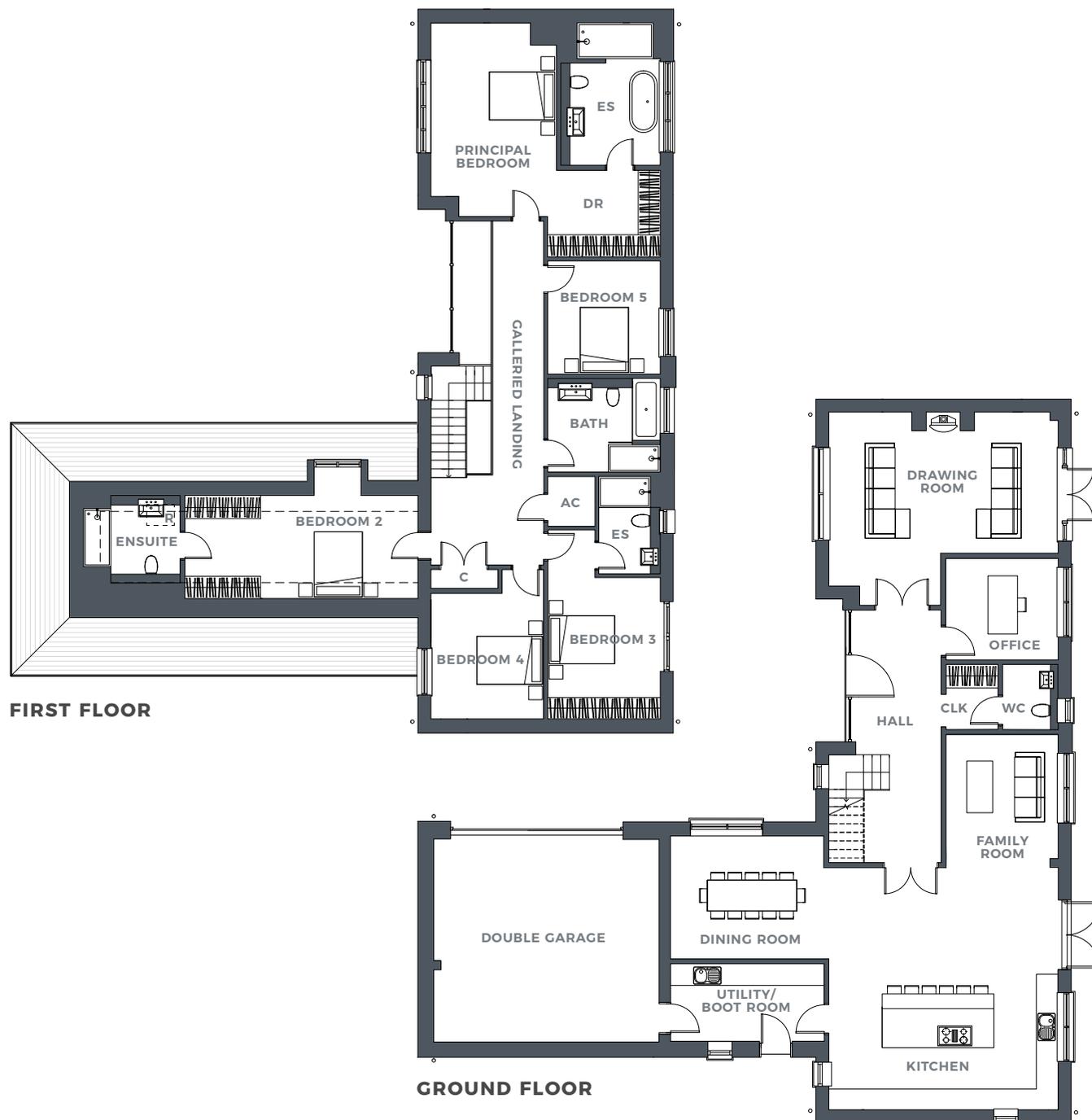
WESTBROOK FARM

# LITTLE STOKE BARN

AN BEAUTIFUL DETACHED, RED BRICK BARN WITH SPACIOUS KITCHEN, SEPARATE DRAWING ROOM AND FAMILY ROOM



**3** LITTLE STOKE BARN



**GROUND FLOOR**

Kitchen	7100 x 6600	23' 3" x 21' 8"
Drawing room	6690 x 4165	21' 11" x 13' 8"
Dining room	5730 x 3625	18' 9" x 11' 10"
Family room	3900 x 3300	12' 9" x 10' 10"
Office	3285 x 3010	10' 9" x 9' 10"
Utility/Boot room	4500 x 2300	14' 9" x 7' 6"
Double garage	6545 x 6015	21' 2" x 19' 9"

**FIRST FLOOR**

Principal bedroom	5700 x 3665	18' 8" x 12' 0"
Ensuite	4215 x 2925	13' 10" x 9' 7"
Dressing room	3025 x 2560	9' 11" x 8' 5"
Bedroom 2	4590 x 3800	15' 1" x 12' 6"
Ensuite	2800 x 2550	9' 2" x 8' 4"
Bedroom 3	5615 x 3300	18' 5" x 10' 10"
Ensuite	2890 x 1830	9' 6" x 6' 0"
Bedroom 4	3750 x 3295	12' 4" x 10' 9"
Bedroom 5	3315 x 3300	10' 10" x 10' 10"
Bathroom	3300 x 2760	10' 10" x 9' 1"

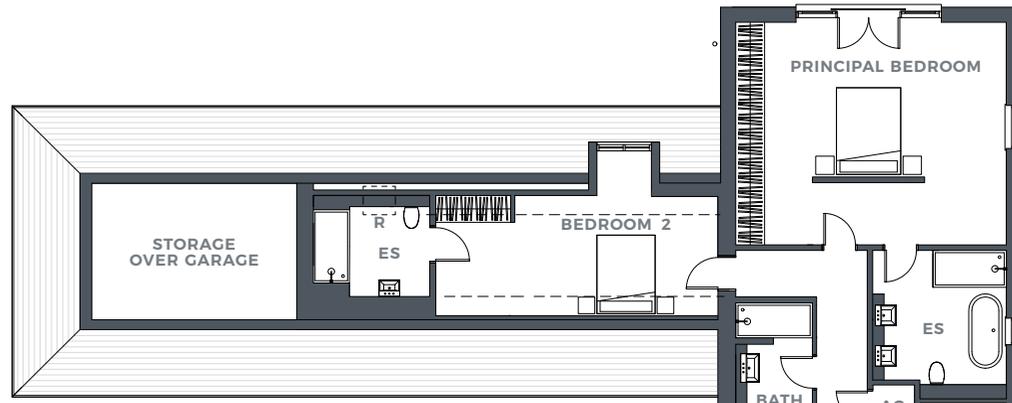
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# FIELD VIEW BARN

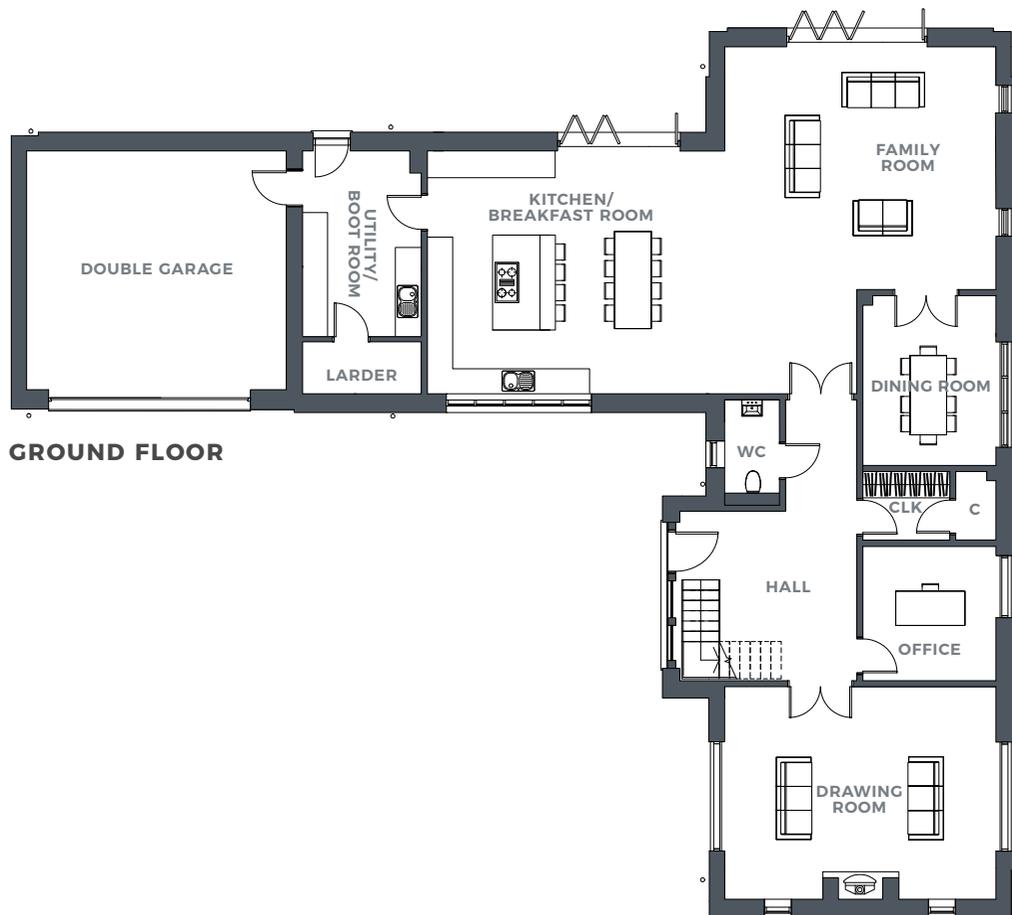
FIVE BEDROOMS, SPACIOUS OPEN PLAN LIVING AND AN EXTENSIVE GARDEN OVERLOOKING OPEN FARMLAND



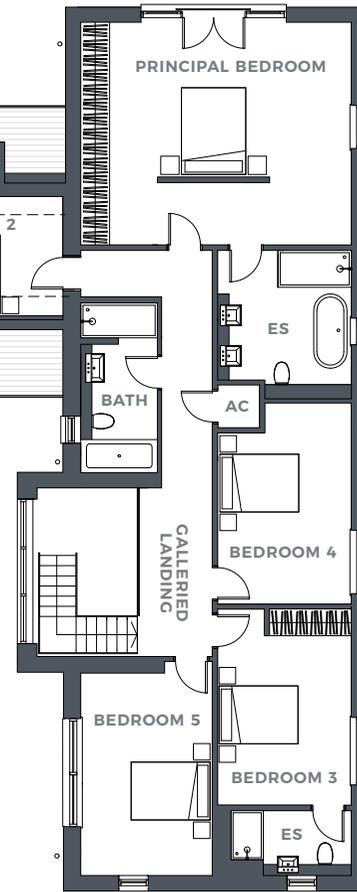
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FIRST FLOOR



GROUND FLOOR



4

FIELD VIEW BARN

GROUND FLOOR

Kitchen/ Breakfast room	6900 x 5900	22' 8" x 19' 4"
Drawing room	6600 x 5300	21' 8" x 17' 5"
Dining room	4540 x 3305	14' 11" x 10' 10"
Family room	6600 x 6000	21' 8" x 19' 8"
Office	3380 x 3305	11' 1" x 10' 10"
Utility room	5990 x 2935	19' 8" x 9' 7"
Double garage	6390 x 4605	20' 1" x 15' 1"

FIRST FLOOR

Principal bedroom	6690 x 5300	21' 11" x 17' 5"
Ensuite	3800 x 3300	12' 10" x 11' 10"
Bedroom 2	6900 x 5000	22' 8" x 16' 5"
Ensuite	2900 x 2500	9' 6" x 8' 2"
Bedroom 3	5020 x 3305	16' 6" x 10' 10"
Bedroom 4	4810 x 3305	15' 9" x 10' 10"
Ensuite	2980 x 1625	9' 9" x 5' 4"
Bedroom 5	5040 x 3285	16' 6" x 10' 9"
Bathroom	4400 x 1935	14' 5" x 6' 4"

# SPECIFICATIONS

THE HIGHEST QUALITY CRAFTSMANSHIP, ATTENTION TO DETAIL AND LEVEL OF FINISH

## KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz or stone worktops and oak butcher's block in utility room

Built-in Siemens appliances including two ovens, induction hob, microwave and warming drawer.

Integrated dishwasher, fridge and freezer

Insinkerator waste disposal and Quooker boiling water tap with choice of either ceramic Belfast sink or underslung contemporary basin

## BATHROOMS & ENSUITES

White sanitaryware by Duravit with chrome brassware by Axor

Vanity unit to master bedroom ensuite

Mains pressure showers with glass panels in all wet rooms

Underfloor heating, chrome ladder towel rails and wall mounted mirrors

Porcelain tiling by Minoli to floors and part-tiled walls

## INTERIOR FINISHES

High specification Danish windows and external doors

Oak staircase with square balustrading and carpet to treads

Wool carpets in lounge, study and bedrooms

Porcelain tiling by Minoli to kitchen, family room, utility room and cloakroom

Period style internal doors with brushed steel furniture

Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting

Deep skirting and architraves to our own pattern throughout

Open slatted shelving in airing cupboards

Shelving in larder

## EXTERIOR FINISHES

Turfed and landscaped gardens with large sandstone patios

External lighting, tap and power points

Double garages with insulated, automated doors and storage above\*

## ELECTRICAL & HEATING

Highly efficient and sustainable air source heat pumps, with underfloor heating to ground floor and first floor bathrooms; radiators to remaining rooms

Mechanical ventilation included as standard, with heat recovery system available as a purchaser's extra

Wood-burning stove by Firebelly with slate hearth

Carefully designed LED lighting throughout

Full satellite installation with wiring for Sky Q

TV and satellite points in living room, study, kitchen/family room and bedrooms

Fibre optic connection direct to property ensuring secure, superfast connectivity

Cat 6 flood wiring with data points in all habitable rooms and to all TV points

Electric vehicle charging point

Photovoltaic panels and battery power wall for PV energy storage available as purchaser's extras

## PEACE OF MIND

Wiring for alarm system

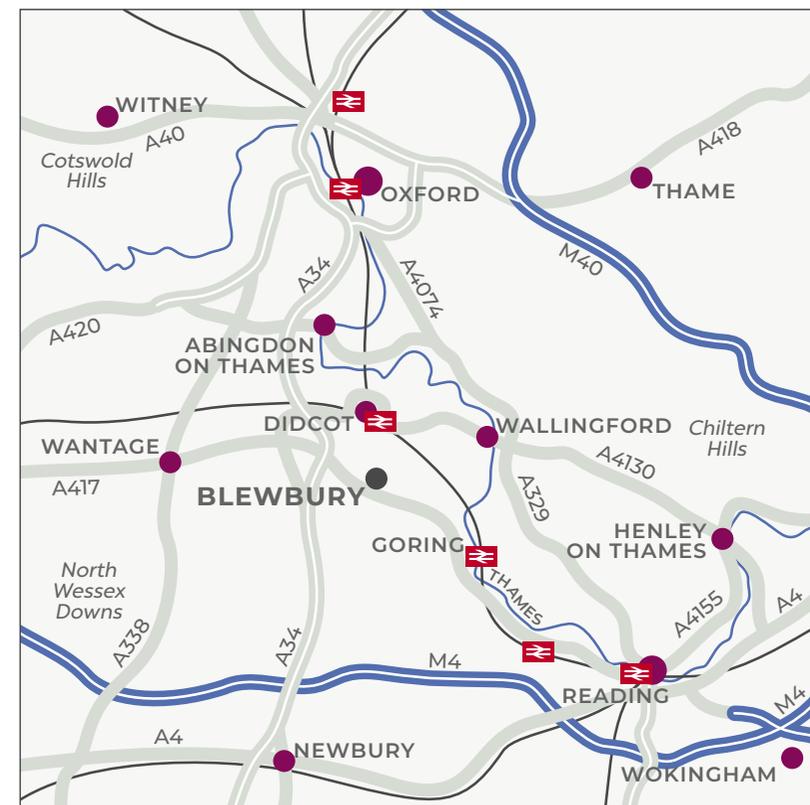
Hardwired smoke alarms with battery backup

Plumbing for water softener

10-year building warranty



\* Except garage of Little Stoke Barn. Purchaser extras available at additional cost and strictly subject to instructions being received in accordance with build program requirements. Sweetcroft Homes reserve the right to vary the specification without notice. Pictures show previous Sweetcroft Homes properties.



### DISTANCES BY CAR

WALLINGFORD TOWN CENTRE	14 minutes	6 miles
OXFORD CITY CENTRE	34 minutes	18 miles
READING TOWN CENTRE	37 minutes	20 miles
DIDCOT PARKWAY STATION	11 minutes	5 miles
GORING STATION	13 minutes	6.5 miles
DIAMOND LIGHT, HARWELL	10 minutes	5 miles
MILTON PARK	12 minutes	8 miles
CULHAM SCIENCE CENTRE	23 minutes	9 miles
M4, JUNCTION 13	19 minutes	13 miles
HEATHROW AIRPORT	60 minutes	45 miles

Distances and times are approximate

# WESTBROOK FARM

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## FURTHER INFORMATION AND ENQUIRIES

**WESTBROOK FARM**  
WESTBROOK STREET, BLEWBURY,  
DIDCOT, OXFORDSHIRE OX11 9QB

TO ARRANGE A SITE VISIT  
OR WITH GENERAL ENQUIRIES,  
PLEASE CONTACT

**THOMAS  
MERRIFIELD**

LAND • NEW HOMES

**01235 813777**

didcot@thomasmerrifield.co.uk  
thomasmerrifield.co.uk

## SWEETCROFT HOMES

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