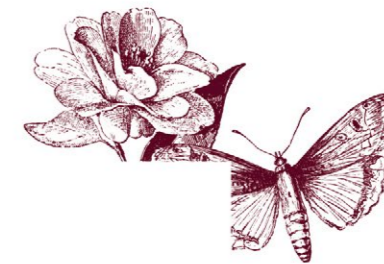




DUCHY FIELD





# COUNTRY LIFE MEETS CONTEMPORARY LIVING

**Duchy Field is in the Oxfordshire village of Bletchingdon. It couldn't be anywhere else.**

This new collection of remarkable homes reflects and respects its surroundings: the cottages and farmhouses of the village, and the grand terraces and townhouses of nearby Oxford. Inspired by this rich variety of architecture, the properties of Duchy Field embrace traditional forms and building materials, helping to preserve the historic appearance of the village.

But this isn't simply about conservation. It's about interpreting traditions and influences to create homes with their own distinctive character — in keeping with the existing buildings of the area, but not copying them. As the name suggests, Duchy Field is on land provided by the Duchy of Cornwall, where architecture is always carefully considered, ensuring a positive, progressive influence on the environment.

Most importantly, these homes are designed for contemporary living, with the space, light and modern comforts we've all come to expect.

At Duchy Field, you have the quality, craftsmanship and attention to detail associated with the past, re-imagined for today. The location also offers the best of both worlds: a beautiful village adjoining open countryside, yet conveniently close to Oxford and within an easy commute of London.

Whether you choose a two or three-bedroom cottage, or a four or five-bedroom house, your home at Duchy Field will be like no other.

A home that improves the area around it, and enhances the lives of the people within it.



# PERSONALITY MEETS PERFORMANCE



**One glimpse of the homes at Duchy Field, and two words spring to mind: character and quality.**

Each property exudes a strong sense of individuality, of Duchy Field's distinctive identity. Influenced by the Arts and Crafts Movement of the late 19th and early 20th centuries, our architects have taken traditional materials and forms, and translated them into a style of building that's new and distinctive, yet with a strong sense of heritage.

The warm creams and greys of local stone — used for walls, and for window and door surrounds — set a gentle, natural tone. Of course, using such a tried and trusted material also ensures resilience, durability and longevity; these homes can look forward to a long, distinguished life.



Roofs are either Burlington natural slate or Blue Brindle natural clay plain tiles. Again, materials with a history, respected for their reliability as well as their aesthetic appeal.

With the windows, we've recreated a traditional look and feel with the help of modern technology. Originally, local cottages had cast iron window frames. As these wouldn't meet current building regulations, we're using a dark, coated metal that does. It's practical and performs to today's standards, yet, with a design based on the 'Cotswold Casements' pattern, it creates exactly the right impression against the stone surrounds.

For your front door, painted timber and leaded-light glazed panels offer a warm welcome, and the canopy above adds interest as well as protection.

Even the guttering is carefully chosen: black aluminium gutters on decorative galvanised steel black powder coated brackets. Every detail at Duchy Field receives close attention.

To help preserve a peaceful atmosphere around the streets of Duchy Field, interior courts provide off-road car parking and garaging. All designed as part of the residential buildings, they share the same unique style and quality as the houses and cottages.

The overall layout also creates a strong sense of being part of a village. Most of the homes face towards the centre, and many enjoy views over fields and trees to the rear.



“WE’RE MOVING  
DESIGN ON,  
WHILE REMAINING  
IN KEEPING  
WITH THE  
SURROUNDINGS.”



Meet our architect Francis Roberts, the principal architect of Duchy Field, who explains some of the thinking behind the design. He also tells us a little about his other work — and why he didn’t become an aircraft designer.

**How did you come to be working on Duchy Field?** The Duchy of Cornwall commissioned me to create a masterplan for the whole site. I’m happy to say, the people of Bletchingdon liked it, and I went on to have an architectural overview and to design the homes.

**What was the brief and your vision for it? Where did you take inspiration from?** I wanted to create housing that would be part of the village and look in towards it — to be connected. It would be for people from outside the village and within it. A good cross-section of society. I needed to avoid anything too Cotswold and twee. The aim has always been to develop a variety of houses with a picturesque approach and social integration, as with other Duchy schemes.



“I WANTED  
TO CREATE  
HOUSING  
THAT WOULD  
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THE VILLAGE.”

**The exterior architecture looks amazing. Have you set something of a benchmark here?** If I have, it’s that the architecture here is progressive rather than imitative. We’re not replicating the local styles. We’re moving design on, while remaining in keeping with the surroundings.

**Do you have an image in your mind of the sorts of people who will live in this new part of the community?** Duchy Field will have nearly 60 homes, and between them there will be something for everyone — from large houses to cute cottages. People will move into the area, attracted, I hope, by the look and feel of the place. I hope local people will want to live here, too.

**What element of Duchy Field are you most pleased about?** As well as the variety of homes, I think the building for the shop will be a knock-out. The Grand Terrace will be remarkable as well. I can’t wait!

**Why did you want to become an architect? If you weren’t an architect, what would you have been?** I suppose an ability to draw creatively led me into it. I’d originally hoped to be an aircraft designer, but you need so much maths to do that!

**Are you ever apprehensive about the buildings you create?** Not really. The design and building process is so long, I’m always eager to see the result. Duchy Field started in December 2011, so I’ve had plenty of time to become comfortable with what we’re doing.

**Looking at your portfolio of projects, you’ve done some pretty impressive stuff over the years.**



**Is there one single project that stands out for you?** I’ve always liked my first church — St Mary Magdalene at Penwortham in Lancashire. I’d waited a quarter of a century for the opportunity, and it got me into Country Life and featured in HRH Prince Charles’ book, A Vision of Britain.

**Have you ever seen something or a detail you’ve created that in retrospect you would have done differently?** Yes — in my own house, which is now over 40 years old. The detailing was of its time — the 1970s — but I’ve now returned to something more traditional.

**What’s your favourite building in the world, and why?** Cardiff Castle, by William Burges, and Château de Pierrefonds near Paris, by Viollet-le-Duc. Both completely over the top!

**In a sentence or two, why do you think someone should buy one of the homes at Duchy Field?** I think they’ll enjoy the varied surroundings, new and old, with something different around each corner. They’ll also get a lot out of contributing to village life.





# COSINESS WITH MODERN CONVENIENCE



Inside your new home, stylish, contemporary living spaces reflect the distinctive character of the exterior.

Carefully considered proportions in each room, and the high-specification fittings, materials and finishes, all echo the architect's vision and quality standards. These are modern interiors, designed for modern lifestyles, yet with the individual look and feel that's so important to Duchy Field.

Light, airy and relaxing, your home benefits from exacting attention to detail. Timber internal doors are as solid and reassuring as the external ones — and, of course, they comply with modern standards of security, durability and insulation. With all the carpentry and other crafted features, we value traditional workmanship, and apply it to the demands of today's homes.

In the kitchen, a sense of heritage adapts to the needs of a contemporary household. Fitted cabinets with a timeless, classic design sit alongside modern integrated appliances. There's also plenty of practical storage, cleverly planned and designed to make the most of the space.

Bathrooms and en suites are simple and elegant, with clean lines and high-quality touches: tasteful white suites with beautiful Porcelanosa tiles. At Duchy Field, we've thought deeply about the daily essentials.

Energy efficiency is also built in. Even though these are homes influenced by history, we've designed them to exceed today's building regulations for insulation.

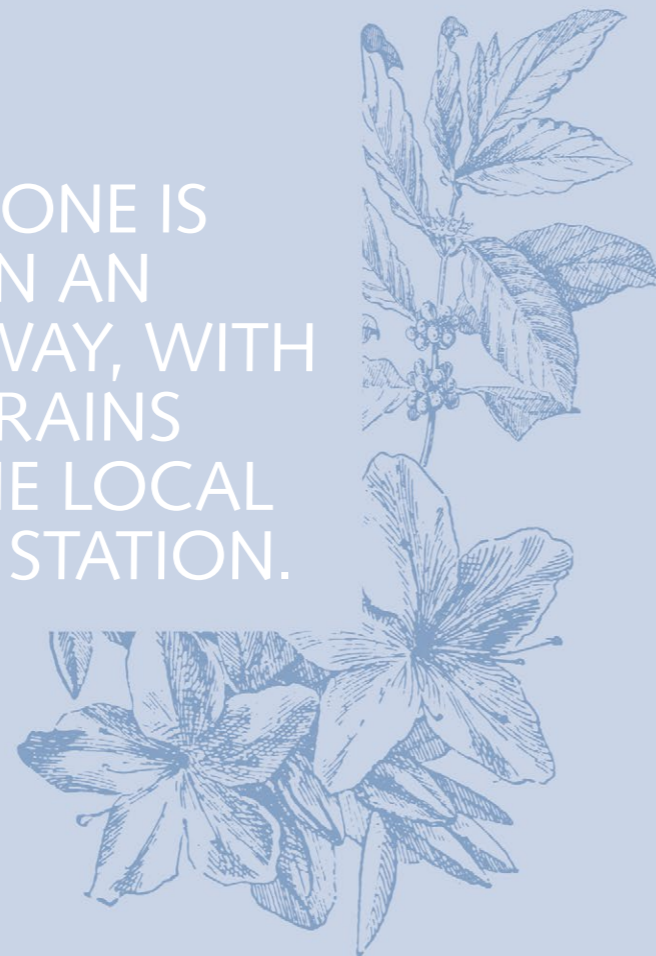
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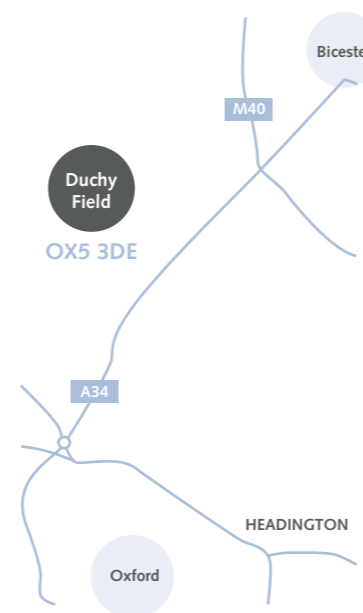




LONDON  
MARYLEBONE IS  
LESS THAN AN  
HOUR AWAY, WITH  
DIRECT TRAINS  
FROM THE LOCAL  
RAILWAY STATION.



# COMMUNITY WITH CONNECTIONS



**As part of Bletchingdon village, Duchy Field benefits from a new primary school and village hall — as well as a shop, pub, and sports and social club.**

Owned by the village through a charitable foundation, the school and village hall provide superb facilities for the whole community. Designed in collaboration with the architect of Duchy Field, the buildings are of extremely high quality, and the playing fields provide wonderful open parkland for all local people, outside of school hours.

Activities at the village hall include exercise classes, and dancing, boxing and yoga sessions, as well

as a Brownies group and long-established brass band. There's also a lively community café, where you can call in for a cappuccino and a chat. So there's plenty to join in with, and lots of ways to meet your neighbours and make friends.

Just beyond the village, all sorts of attractions and amenities are close by. You could be in the Cotswolds in 30 minutes or eclectic Summertown with its boutique shops, M&S Food Store and plenty of fine eateries in just 15 minutes. Historic Blenheim Palace is only three miles away and Oxford, with its wealth of shops, restaurants and cultural activities, is nine miles away — a bus goes there every hour from Bletchingdon.

There's also plenty more shopping at the nearby Bicester Village outlet centre, and Bicester itself is a lively market town.

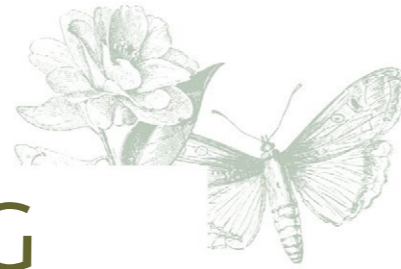
If you need easy access to London, direct trains from Islip Station, just 2 miles away, take you to Marylebone in less than an hour. Or if you prefer to travel by car, the M40 is less than 10 minutes away, offering routes to London and the Midlands — and the A34 is the straight road south.

In short, life at Duchy Field can be as lively and sociable as you want it to be. With an active village community and plenty to do within easy reach, there's something to suit every lifestyle.



Town  
and country,  
culture and community.  
They're all here.





# OUTSTANDING HOMES BY ZEROC

The right homes in the right places; ZeroC is well known for building high-quality homes and mixed-use developments.

We have, for a long time, been at the forefront of sustainable, low-carbon design and construction.

Our aim is to build aspirational new homes and inspirational new places that are efficient and cost-effective to live in. Homes that respect both the environment and the people who live in them.

Our approach is design-led. We care about the quality of architecture, generous well-designed interior spaces, the visual interest and impact of our developments, and the quality of their infrastructure and public spaces.

We work across the UK and are expert in creating new communities for significant public and private sector landowners, including the Homes and Communities Agency, the Duchy of Cornwall, and some of Britain's largest and most innovative individual landowners.

We are noted for listening, understanding, and tuning in to what's needed — and then creating it attractively and sustainably. Our developments share a strong sense of place and quality beyond the ordinary, which has helped us win many major building awards. We do our best to do it right.



We aim to  
build aspirational  
new homes and  
inspirational new  
places.



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Selling agents



A development by



zeroc