

MOSAICS

OXFORD | OX3

—  
The Villa Collection

## The art of luxurious living

Designed with modern life and sustainability at the core, each of the 51 modern detached Davenport Villas are generous in space, energy efficient and finished to a high specification; every detail carefully considered.

From the moment you step through the door, you will be immersed in luxury and style, from the heated floors beneath your feet to the kitchens and bathrooms; all individually designed to maximise space, perfect for a stress-free family environment.

The exterior of your new home exudes modern design, innovation and practicality, whilst being nestled between pedestrianised streets and open green spaces which provide the perfect backdrop for family life.

Perfectly positioned in the centre of a vibrant new neighbourhood at Mosaics with natural views, feel at home and connected to nature.



## Introducing Davenport

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*Image of the Linear Park*

## Life at Mosaics



**A**t the heart of Mosaics is a growing community with a close connection to nature. Where city meets countryside, life is in perfect balance.

Find your natural haven, the Linear Park offers the perfect space to relax and reflect, enhanced with wooden walkways and viewing platforms.



Residents can enjoy the great outdoors from their own doorstep, the Linear Park to the North of these well-appointed homes is a space for all. With its peaceful ponds, walkways, and viewing platforms, natural and equipped play areas and views across Oxfordshire.

Designed with life-work balance and traditional values in mind, the lifestyle to be had at Baywater Parks is a healthier and happier one. Recognised by the NHS as one of England's top ten Healthy New Towns, residents benefit from amenities such as cycle routes, green spaces and sporting facilities, as well as easy access to health and care services, looking after your body and mind.

# Prestigious Oxford



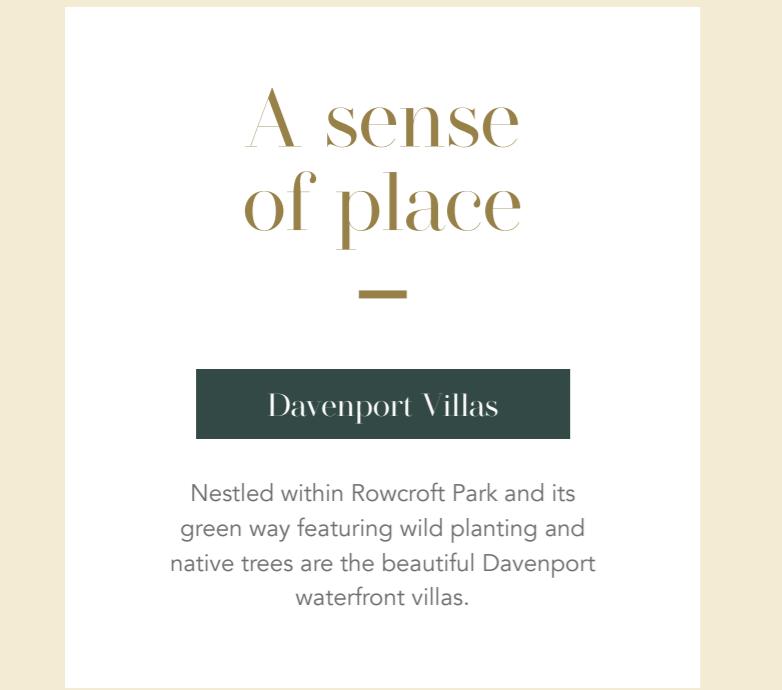
**A**t Mosaics you can experience the best of both worlds, the vibrancy and convenience of the city but a world away, on the very edge of picturesque Oxford countryside. Perfectly placed within easy reach of the heart of Oxford, the city famed as the heartland of English culture and learning, with beautiful Georgian architecture and cobbled streets, you'll soak up the heritage of this great city. But Oxford isn't just steeped in history, with a perfect blend of traditional theatres and pubs, side-by-side with modern cinemas and cafés.

Placed at the heart of it all, your new home is well connected. A network of cycle routes places the city

centre, Oxford Station and the newly built Oxford Parkway station within easy reach, while investment in public transport has improved bus routes throughout the city. London Heathrow International airport is only 45 minutes' drive\*, while links to London Paddington and London Marylebone puts the capital less than an hour away by train.

All the delights of the city await, from niche boutiques and well-known high street brands to the famous covered market, you'll find everything you need in Oxford. With a host of galleries, theatres and museums, find a day out perfect for the whole family, learn more about this pocket of English heritage.





# Location



Site plan indicative only and not to be used for exact locations, measurements or site layout.



# Davenport Villas

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Situated amongst pretty ponds and leafy lanes, with rolling green countryside beyond. Davenport Villas are a collection of exceptional homes in which to socialise or simply relax. And when you are ready to be entertained, the dreaming spires of Oxfordshire just minutes away.



### It's in the details

Your new home is full of light open spaces, with large windows offering breath-taking views. Every detail has been thoughtfully added for your enjoyment, from the integrated wine chiller in your kitchen to the heated towel rails in all bathrooms.

### Versatile spaces

From family BBQs in the garden, to entertaining friends with pre-city cocktails on your terrace, these unique homes have been designed for your individual lifestyle. Large, light open-plan spaces allow people to gather or spread out, while multiple reception rooms can be turned into snugs, studies, or games rooms.



# Plot 232

## 5 Bedroom detached house

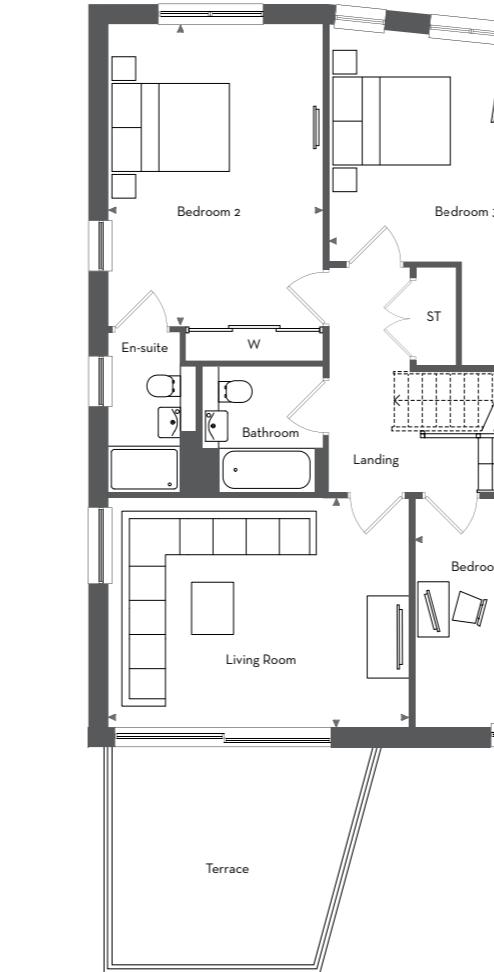
Kitchen/Dining/Family Room	9.00m x 8.25m 29'5" x 27'0"
Study	3.85m x 2.65m 12'6" x 8'6"
Utility	2.65m x 1.90m 8'6" x 6'2"
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Living Room	5.25m x 4.00m 17'2" x 13'1"
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► Measuring points ST - Storage W - Wardrobe B - Boiler

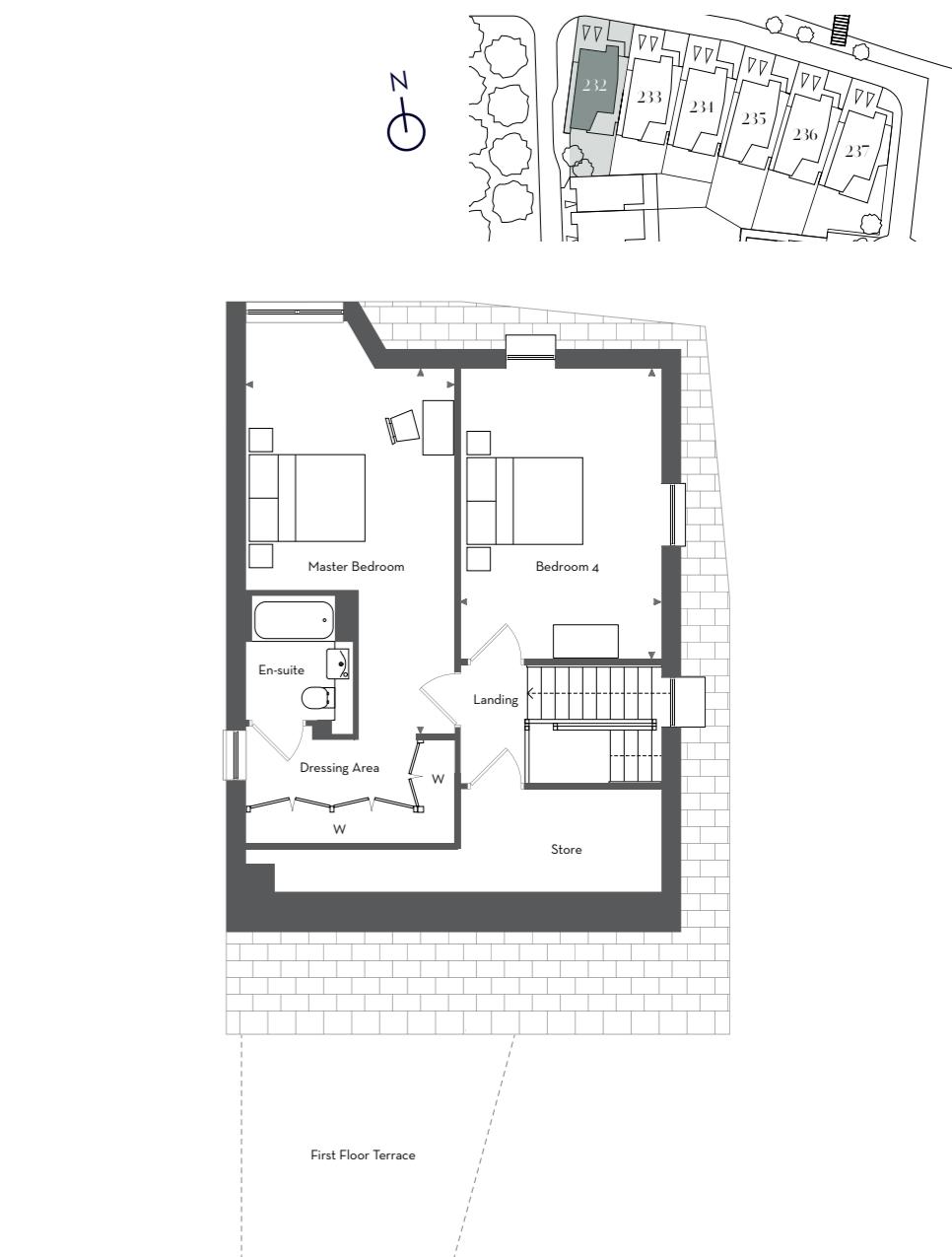
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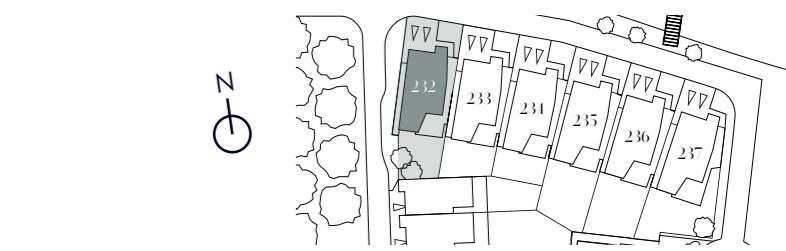
Ground floor



First floor



Second floor



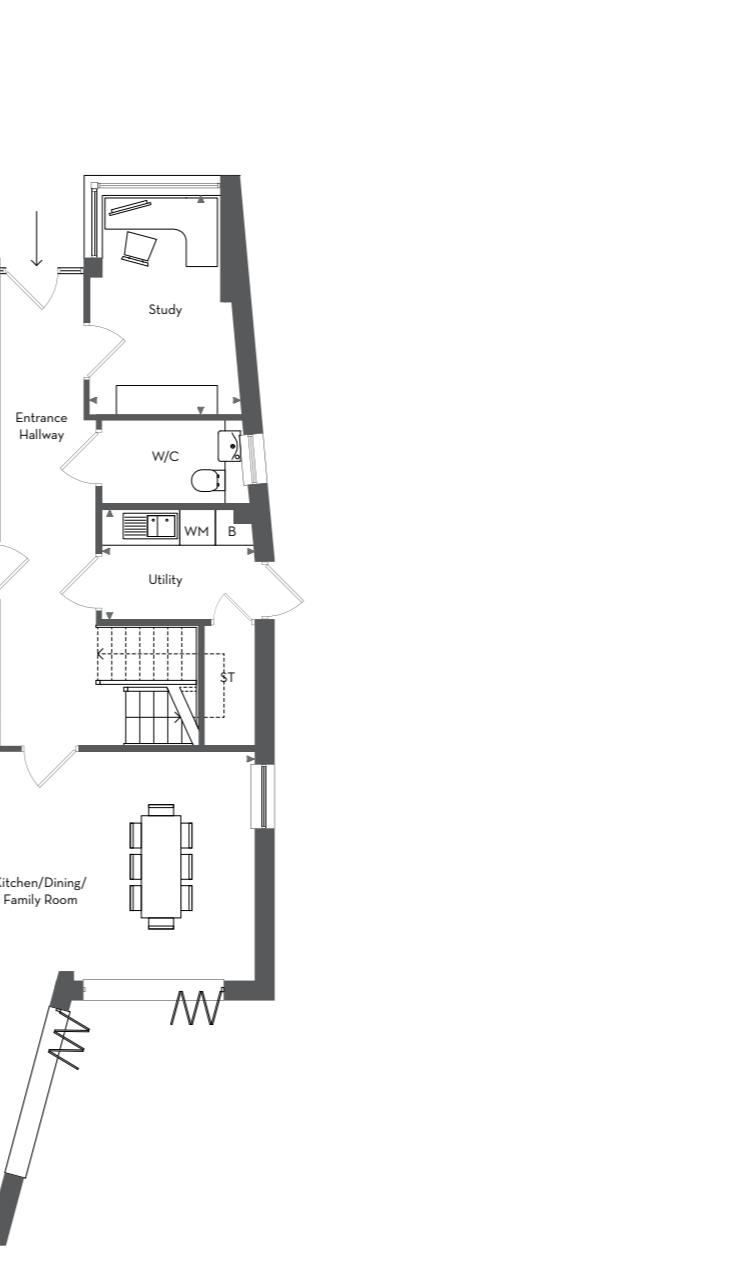
# Plot 233

## 5 Bedroom detached house

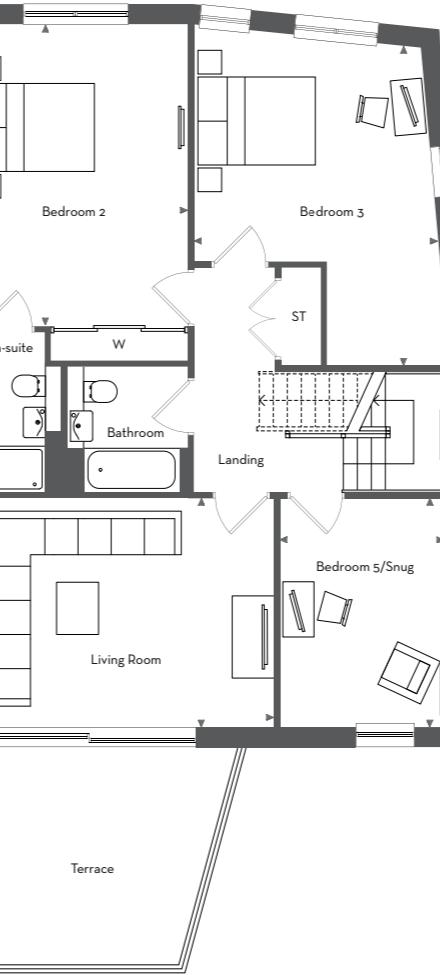
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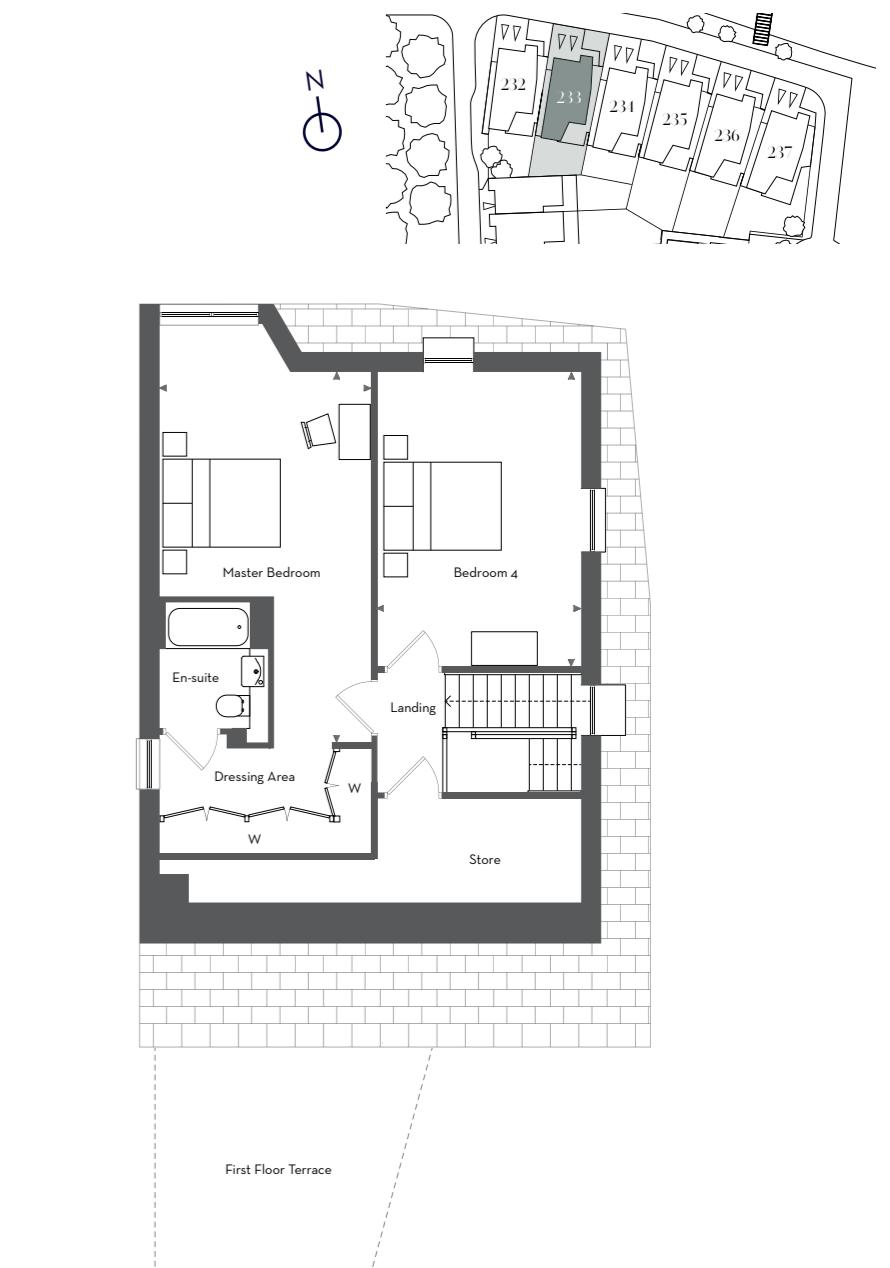
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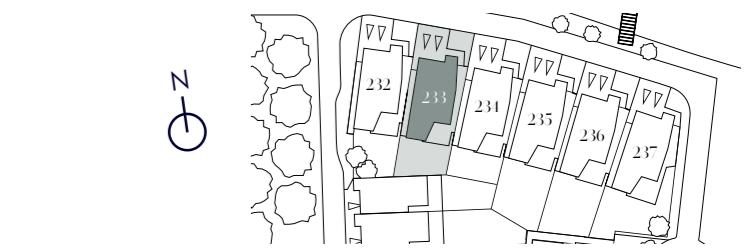
Ground floor



First floor



Second floor



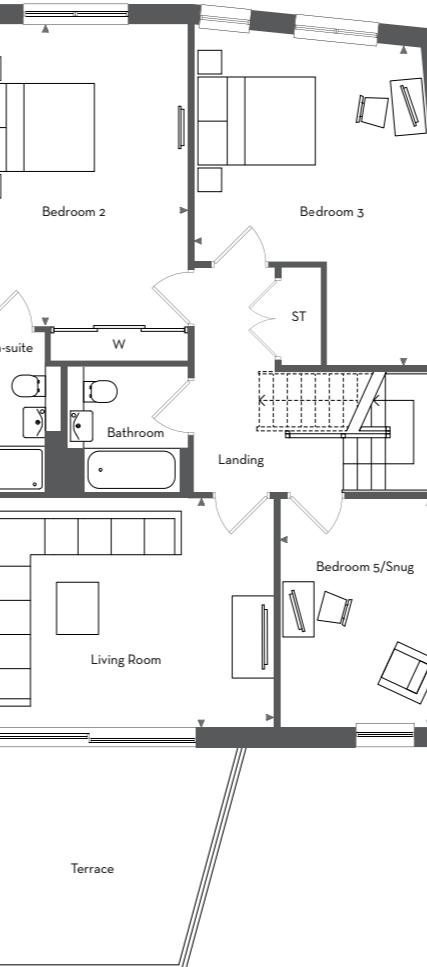
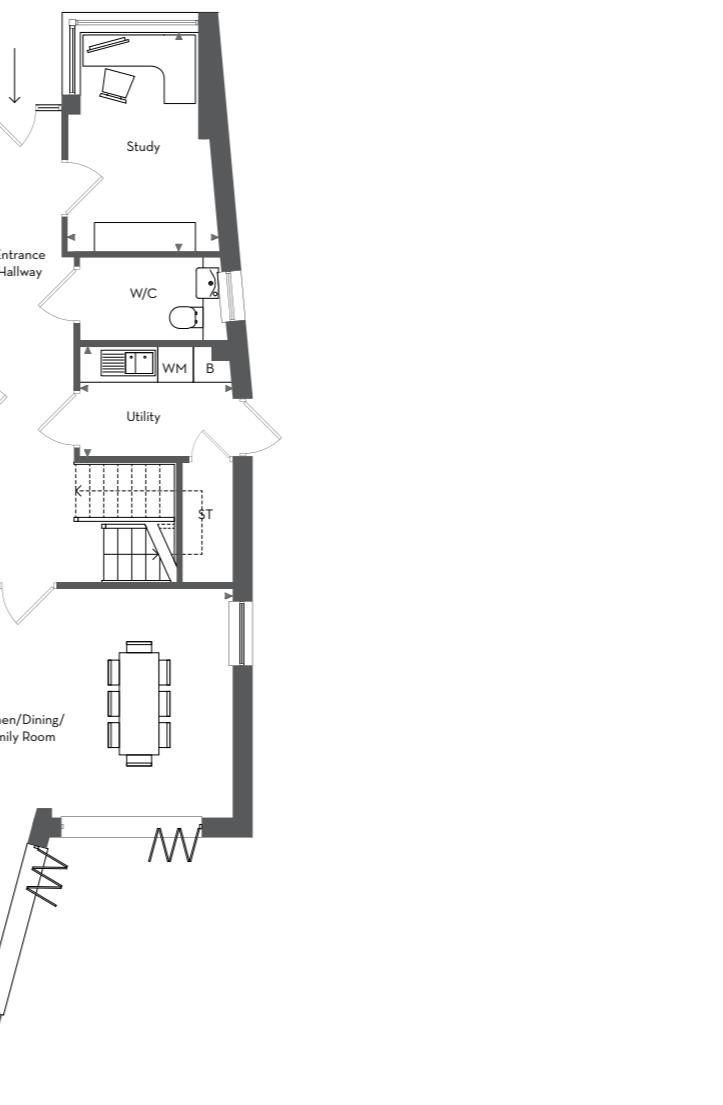
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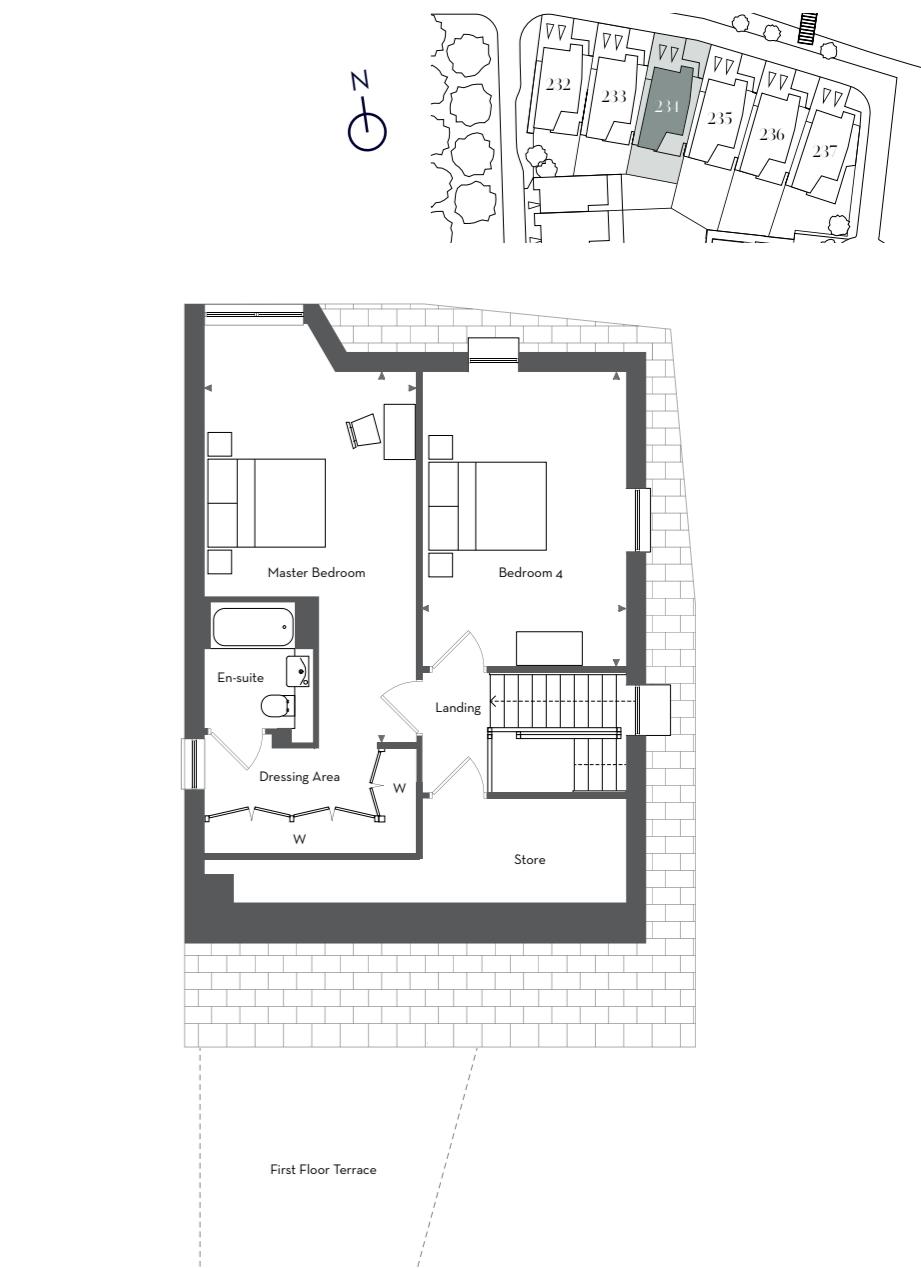
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## First floor



Seco

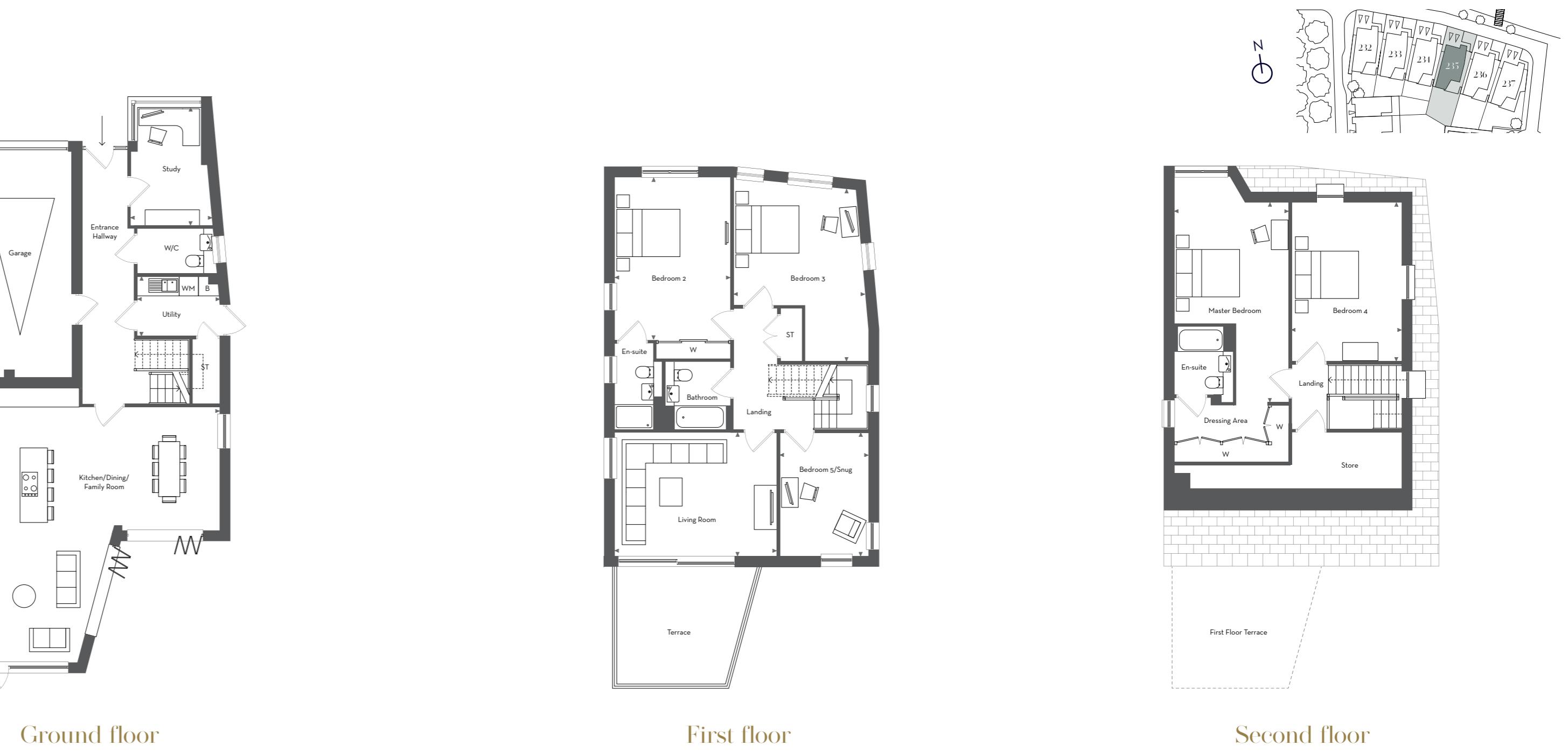
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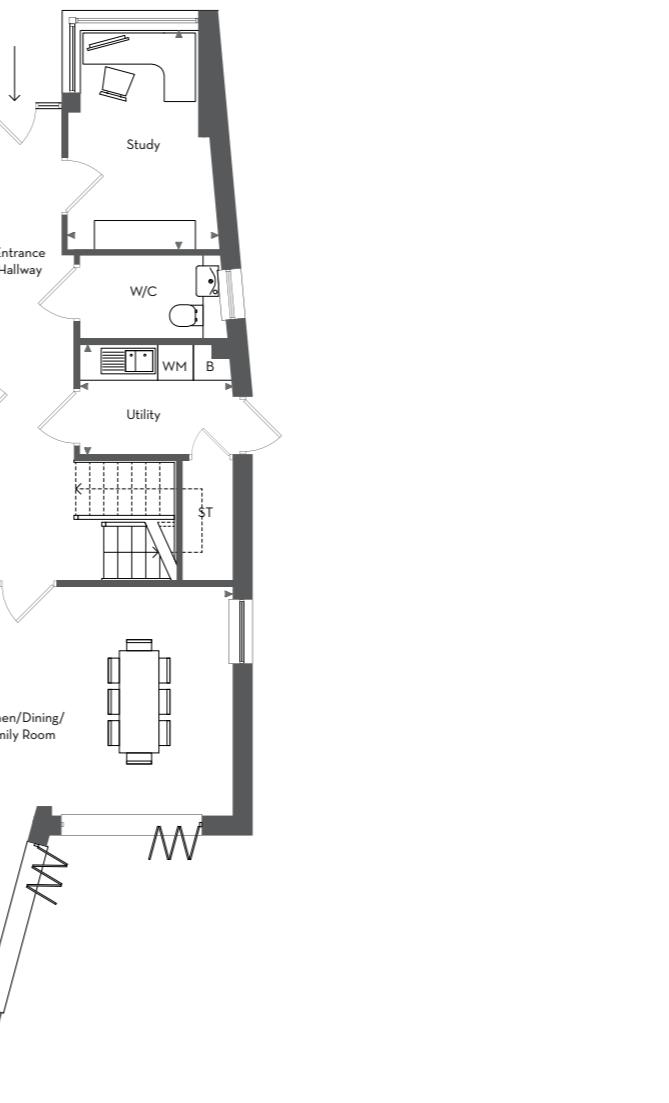
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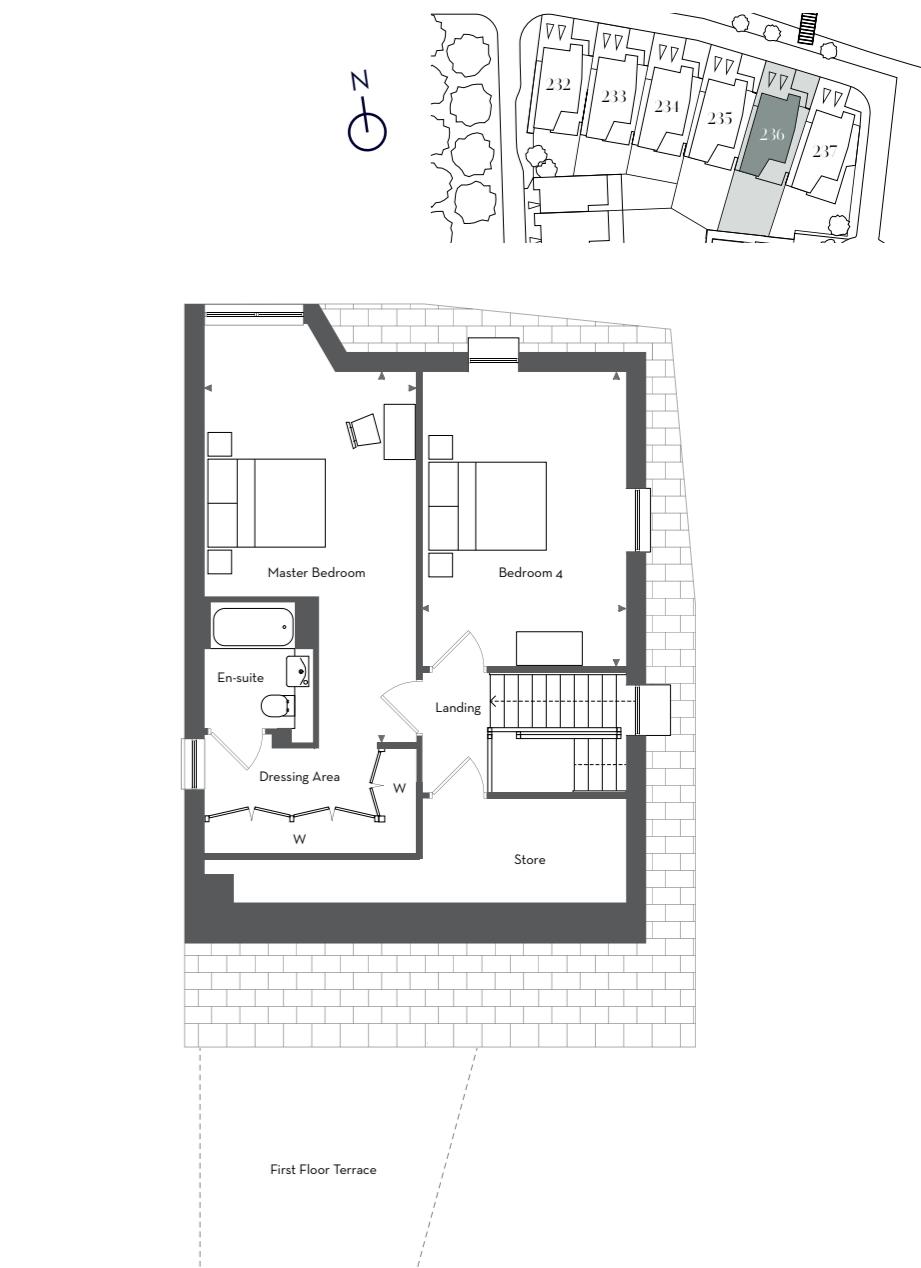
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## First floor



Second

# Plot 237

## 5 Bedroom detached house

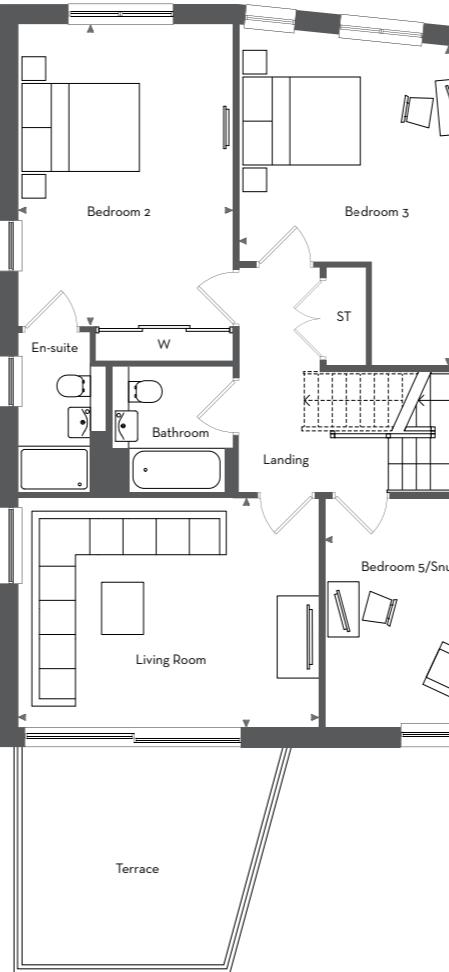
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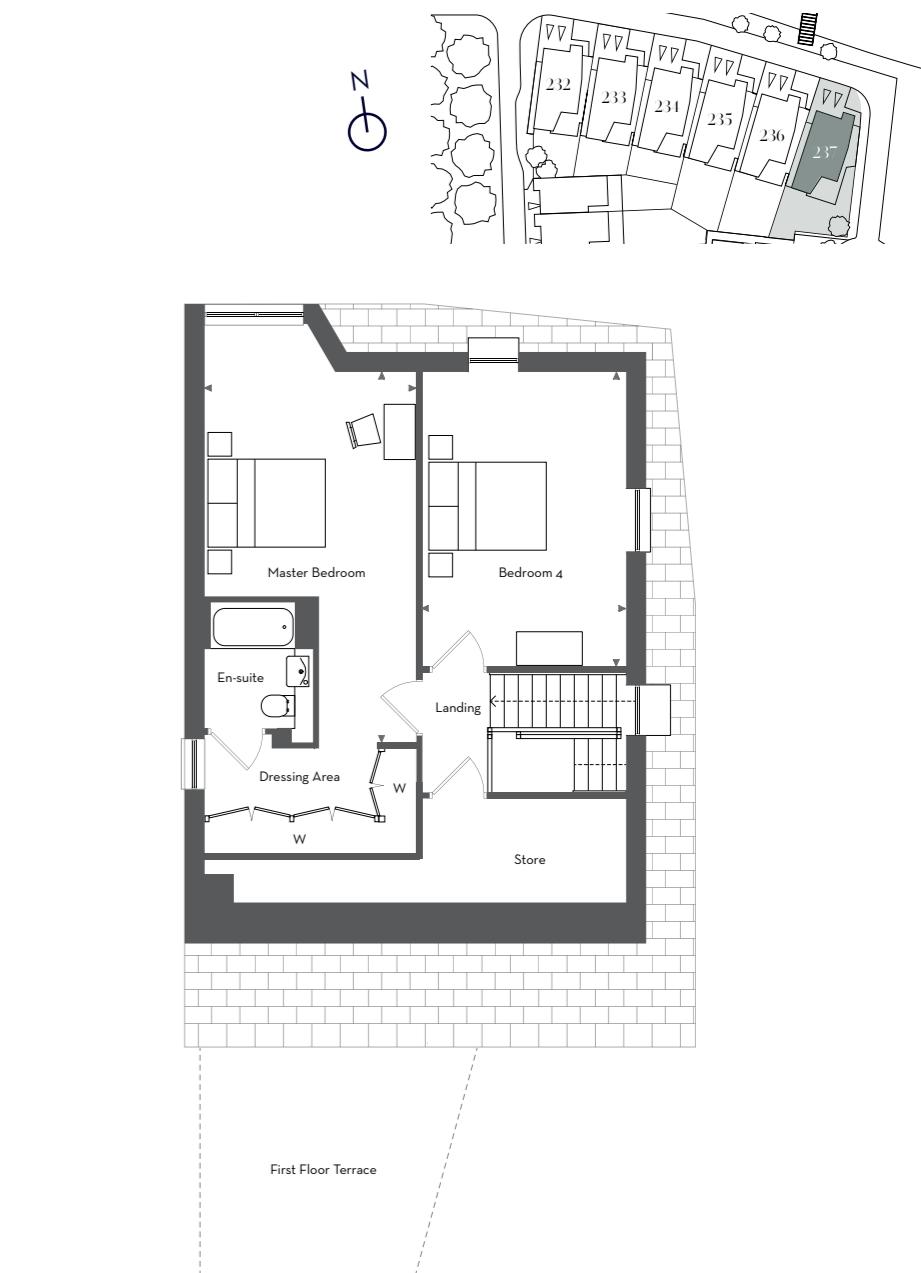
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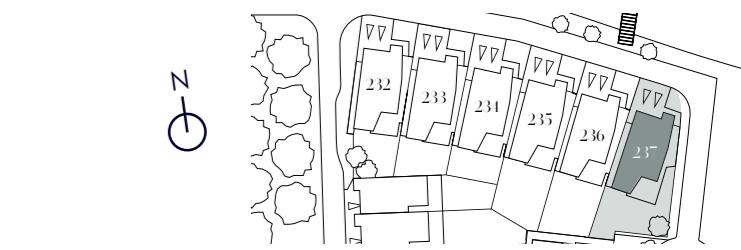
Ground floor



First floor



Second floor



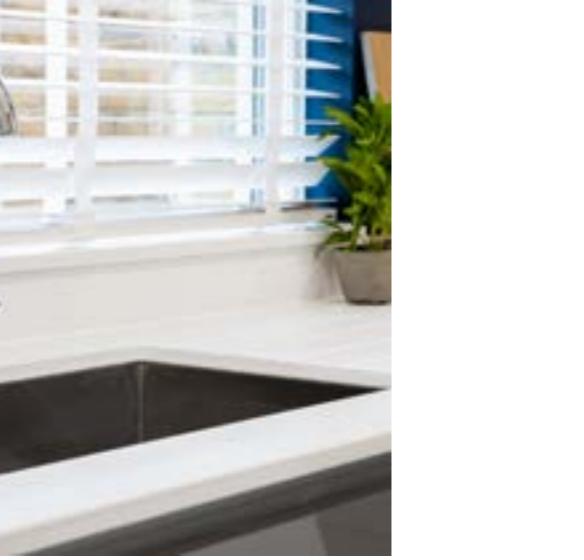
# Specification



## Kitchen

- High gloss handleless units with soft close doors and drawers
- Caesarstone worktops with matching upstands
- Siemens induction hob with glass splashback
- Siemens integrated single oven
- Siemens integrated compact combi oven/microwave
- Integrated wine chiller
- Bosch integrated fridge
- Bosch Integrated freezer
- Bosch integrated dishwasher
- Cooker hood - integrated or ceiling hood as applicable
- Blanco stainless steel under mounted sink with contemporary Blanco mixer tap
- LED feature lighting to wall units
- Integrated pull out waste bin with recycling facility

*Kitchen designs and layouts vary; please speak to our Sales Executives for further information*



## Utility Room

- Units and worktops to complement kitchen
- Blanco stainless steel under mounted sink with Blanco mixer tap
- Bosch integrated washing machine
- Bosch freestanding condenser dryer
- Boiler concealed in unit

*Utility room designs and layouts vary; please speak to our Sales Executives for further information*

## Master en suite

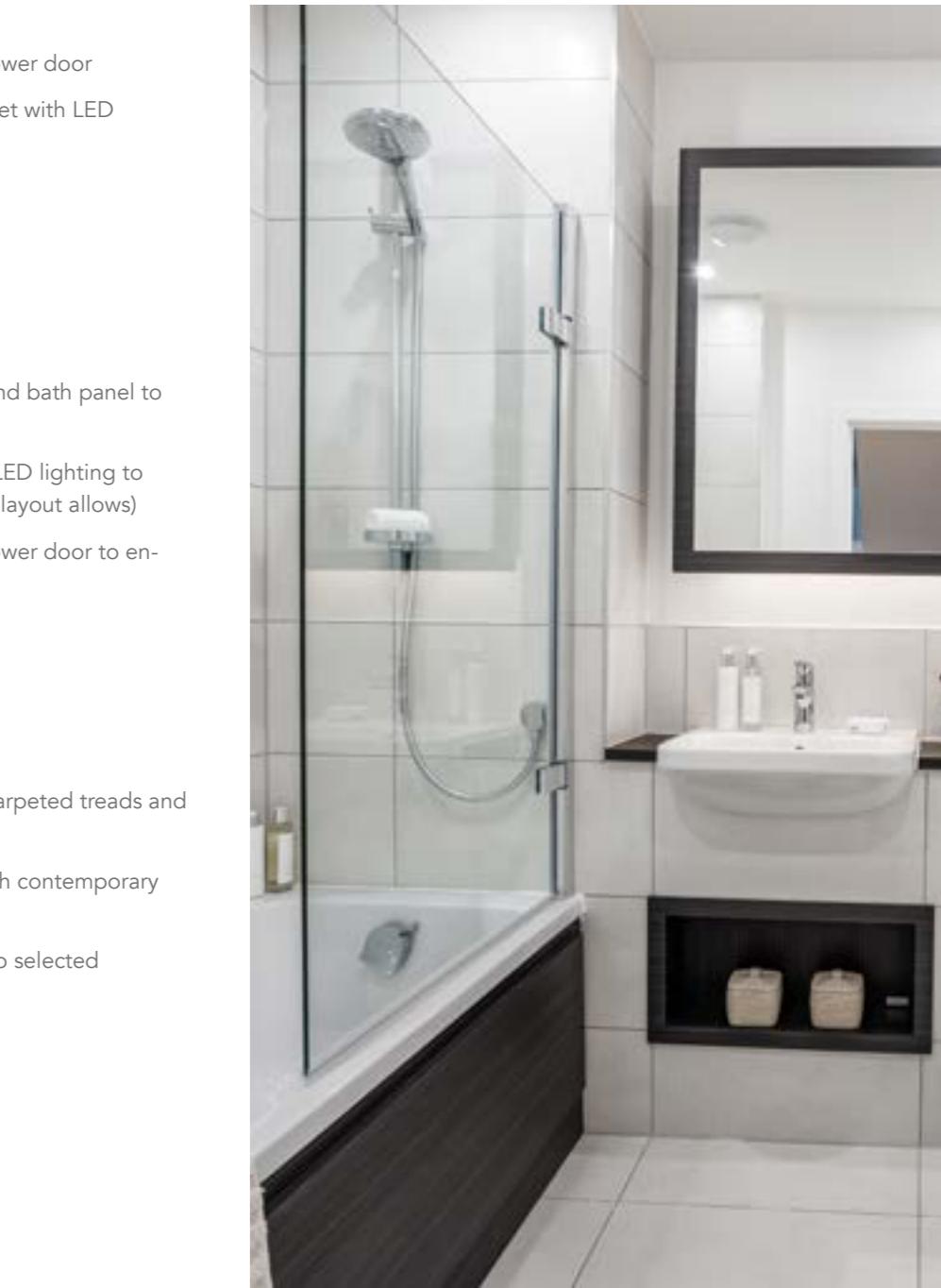
- Low profile shower tray with glass shower door
- Dark wood effect feature mirror cabinet with LED lighting and matching vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom, shower room and secondary en-suite

- Bath with shower over, glass screen and bath panel to match vanity top to main bathroom
- Dark wood effect feature mirror with LED lighting to match vanity top to bathroom (where layout allows)
- Low profile shower tray with glass shower door to en-suite and shower room
- Large format wall and floor tiles
- Heated chrome towel rails

## Decorative Finishes

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobes with LED lighting to selected bedrooms as shown on plan
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion



# Specification

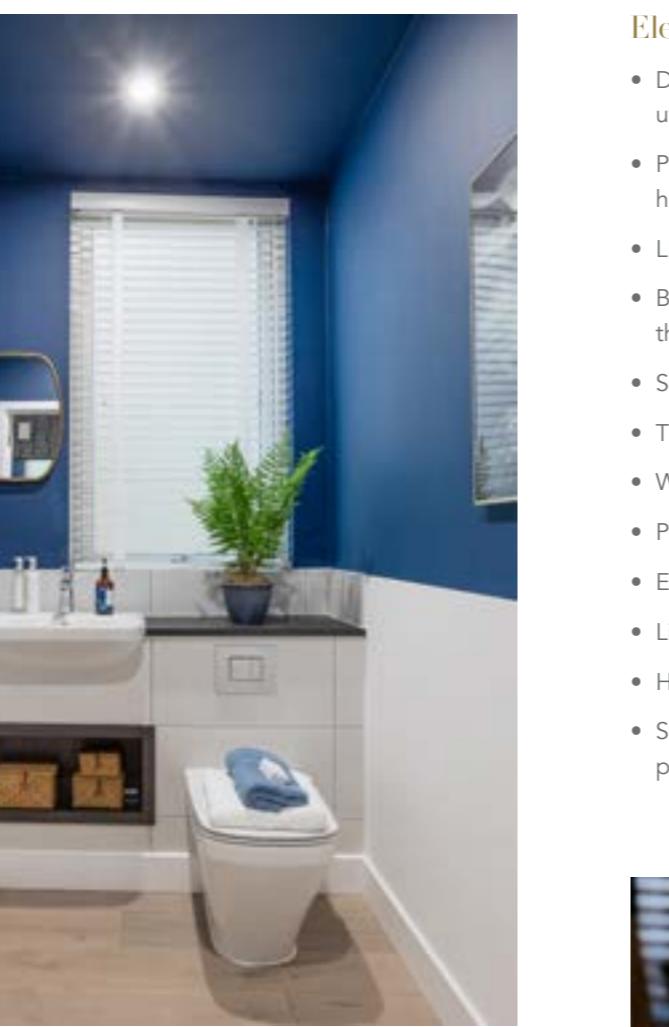


## Floor finishes

- Engineered timber flooring to hallway, WC, kitchen/dining room utility room and ground floor snug/study
- Carpet to living room, stairs, landings and bedrooms
- Large format tiles to bathroom, shower room and en-suites

## Doors and windows

- Aluminium/timber composite front door with multi-point locking system, to match windows
- High efficiency double glazed aluminium/timber composite windows with matching patio doors, finished white inside
- Bi-fold doors to the ground floor
- Electrically controlled up and over garage door, colour to match front door



## Heating and water

- Underfloor heating throughout
- Heated chrome towel rails to bathroom, shower room and en-suites
- Gas fired boiler
- Hot water storage tank

## Electrical

- Downlights to selected locations including kitchen, utility room, bathroom, shower room, en-suites and WC
- Pendant fittings to selected locations including entrance hall, living room, dining room, snug and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to bathroom, shower room and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel



## External Finishes

- Landscaping to front garden
- Turf to rear garden
- Hard-wired smoke, heat and carbon monoxide detectors
- Paved patios
- Decking to terraces
- Timber or brick divisional and boundary fencing
- External tap and power socket

## Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floors throughout
- Exterior treatments are a combination of brick and brown facing bricks with some aluminium cladding
- Slate roof tiles
- Aluminium rainwater goods

## Warranty

- 10 year NHBC warranty

A management company has been formed at Mosaics and will be responsible for the management and maintenance of all the shared facilities on the development. This includes any non-adopted private roads, landscaping, walls and attenuation ponds plus any treatment plant. All homeowners will become members of the management company when they purchase their property at Mosaics. A management agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Specification images are of Mosaics Show Home, showing a similar specification

# Find us

Mosaics Sales & Marketing Suite  
Northern Bypass Road,  
Oxford OX3 9FU

01865 950199  
enquiries@mosaicsoxford.co.uk  
www.mosaicsoxford.co.uk



WINNER  
BEST DEVELOPMENT



CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



Misrepresentation Act: Hill for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Hill has any authority to make any representation of warranty whatsoever in relation to this property.

