



DEANFIELD
GRANGE

SHIPTON-UNDER-WYCHWOOD



DEANFIELD GRANGE

Choose the Cotswolds, a location where picturesque villages, bustling market towns, open countryside and golden stone are defining hallmarks. Deanfield Grange sits neatly within the Cotswolds, an Area of Outstanding Natural Beauty with excellent connections to Oxford and London. This collection of spacious three, four and five bedroom family homes continues the tradition of using local materials to create properties of distinction, individual homes that are stunning in their own right and also combine to create attractive new street scenes.



Computer generated image of a Deanfield Grange streetscene



The Cotswolds await

Deanfield Grange is set in Shipton-under-Wychwood, a beautiful Oxfordshire village situated in the Evenlode Valley that's brimming with character and essential amenities. New residents will benefit from an established location, where the traditional cornerstones of village life, a central green, a cricket club, cosy country pubs and a parish church, still underpin the community. Deanfield Grange presents an exciting opportunity to live in a heritage-feel Cotswold stone style property with fresh, thoughtfully-planned interior layouts, and the very latest fixtures, fittings and appliances.

***Deanfield Grange is where
heritage meets high style –
a place where Cotswold charm &
modern living perfectly combine***

Welcome to Deanfield Grange

If we were to design the perfect village, it would follow the pleasing aesthetic of Shipton-under-Wychwood. This Oxfordshire gem encapsulates the very best of Cotswold charm, enjoying a prime position within an Area of Outstanding Natural Beauty and with conservation area status to protect its unmistakable character.

Distinctively mellow stone buildings, a village green that hosts an annual fete, historic pubs, an Elizabethan manor house and a 13th century parish church create a picture-postcard setting that's cherished by passionate residents and enjoyed by visitors.

A village hall provides the Shipton-under-Wychwood community with a real focal point, a multi-use space that serves as a gym and a meeting place for social groups as diverse as The Wychwood Players and baby pilates.

Shipton-under-Wychwood also benefits from a highly regarded primary school, tennis club, a convenience store with Post Office and two pubs, The Wychwood Inn and The Shaven Crown, the latter of which overlooks the village green and was once a guest house run by monks.

Wychwood Wild Garden is one of the village's real highlights, a centuries old garden and woodland spanning 12.5 acres, where waterfalls, ponds and ancient trees support a variety of wildlife and provide a tranquil spot for contemplation.

Equally as beautiful as the village are the far reaching rural views, wheat fields, grazing cattle and arable farmland that change beautifully with the seasons. These landscapes are easily explored on foot as Shipton-under-Wychwood sits on the Oxfordshire Way footpath, opening the door to splendid walks through the Evenlode Valley to Bruern Abbey, Bledington or Charlbury.

As you would expect from its Cotswolds location, Shipton-under-Wychwood is surrounded by stunning neighbours. The adjacent villages of Milton-under-Wychwood and Ascott-under-Wychwood follow the same village blueprint as Shipton, while the much-photographed Burford High Street, with its cobbled streets and independent shops, and Witney town centre offer more extensive facilities, both less than 20 minutes away by car.





Photography of the local area

Transport connections

While living in the village affords a sense of rural escapism, Shipton-under-Wychwood is by no means isolated. Located on the A361 between Chipping Norton and Burford, the M40 and the A44 run to the east of the village, with the A40 to the south. The national rail network can be accessed from Shipton, Ascott-under-Wychwood and Kingham train stations, serviced by Great Western Railways. Shipton station, which is an 18 minute walk from Deanfield Grange, offers direct services to Oxford, Reading and London Paddington, with the latter less than 90 minutes in journey time.

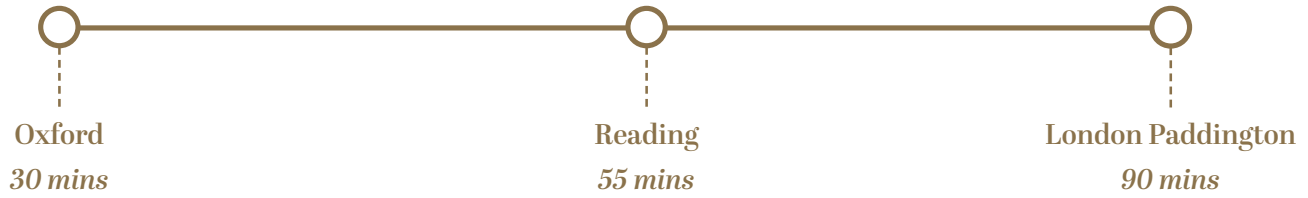


Photography of the local area

Travelling times & distances are calculated from a number of sources & represent an average taken for the range of possible services or journeys. Therefore, Deanfield Homes cannot guarantee their accuracy for every journey.



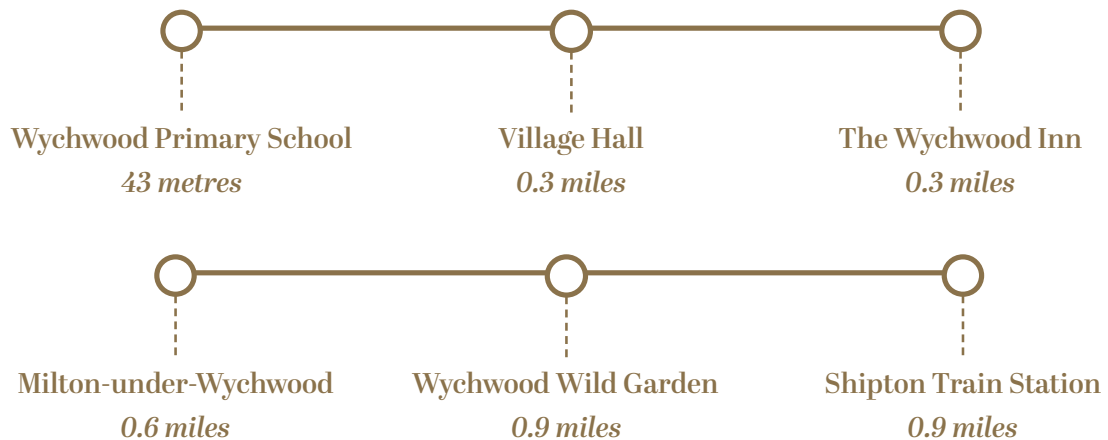
By Train from Shipton



By Car



By Foot



Development Plan

Deanfield Grange is a stunning collection of three, four and five-bedroom family homes situated off Milton Road on the edge of Shipton-under-Wychwood village.

A number of attractive house types are available throughout the development, offering buyers a choice of character and interior layout.

Each property is presented in an immaculate condition, with a carefully chosen specification, high quality fixtures and fittings, and a 10-year NHBC warranty. Discover professionally-designed kitchens; Bosch appliances; built-in wardrobes to select bedrooms; contemporary bathroom suites and a host of energy saving measures for low running costs.

Key

3 Bedroom Homes

The Blenheim Homes 4 & 5

The Hampton Homes 6, 7, 27 & 28

4 Bedroom Homes

The Claydon Homes 25 & 26

The Dunsmore Homes 2, 3, 29, 36 & 37

The Elstow Homes 1, 30, 32 & 41

The Fitzroy Homes 31, 33, 34, 40, 42, 43 & 44

5 Bedroom Homes

The Gosford Homes 35, 38 & 39





Wychwood C of E
Primary School

Milton Road

1

2

3

4

5

6

7

11 - 13

8 - 10

28

27

29

26

25

24

23

30

34

33

31

14 - 17

18

19

20 - 22

32

The Blenheim

3 bedroom house

Plots 4 & 5



Ground Floor

Kitchen	4.99m x 2.60m	16'4" x 8'6"
Living/Dining Room	6.23m x 4.95m	20'5" x 16'2"
Garage	6.08m x 3.15m	19'11" x 10'4"

First Floor

Master Bedroom	3.46m x 3.32m	11'4" x 10'10"
Bedroom 2	3.22m x 2.56m	10'6" x 8'4"
Bedroom 3	2.28m x 2.04m	7'5" x 6'8"

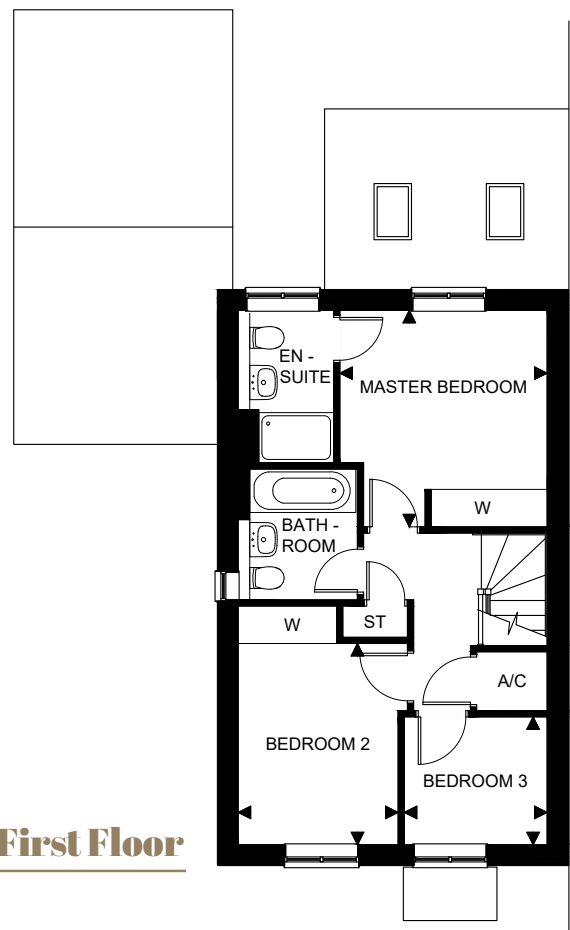


Computer generated image of The Blenheim

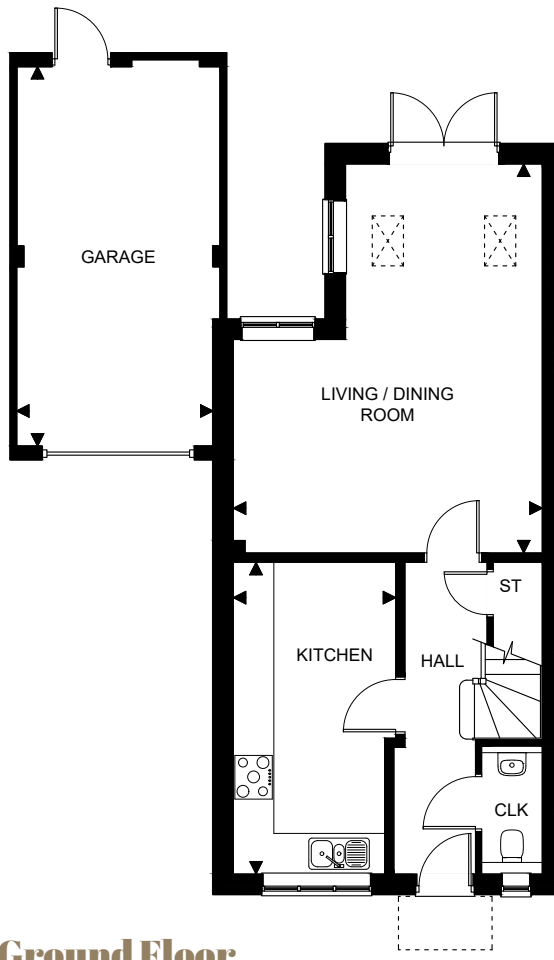
Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

First Floor



Ground Floor



The Hampton

3 bedroom house
Plots 6, 7, 27 & 28



Ground Floor

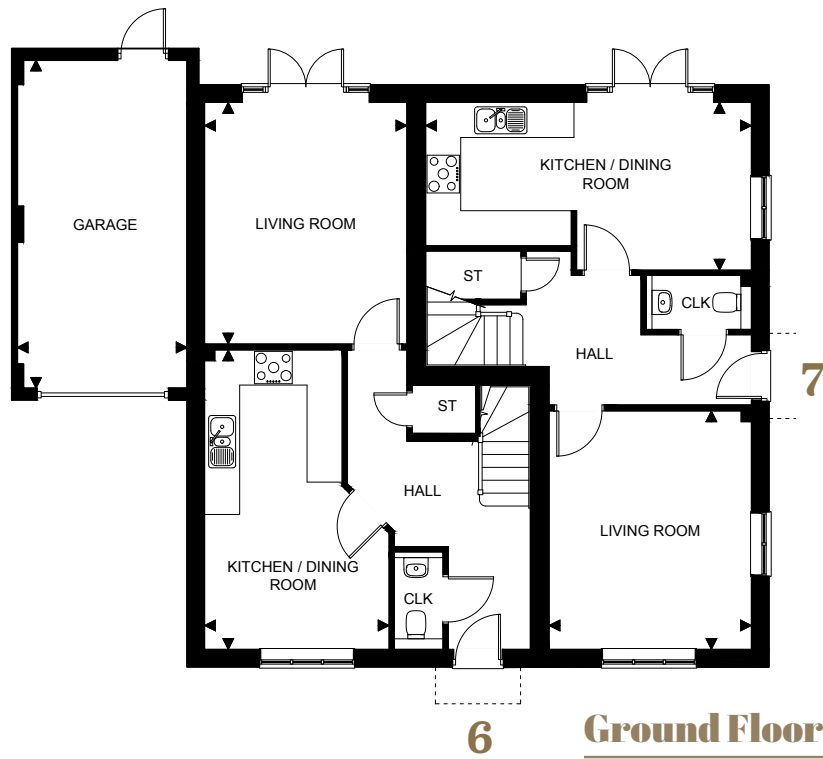
Plots 6 & 28		
Kitchen/Dining Room	5.55m x 3.42m	18'2" x 11'2"
Living Room	4.47m x 3.75m	14'8" x 12'3"
Garage	6.08m x 3.15m	19'11" x 10'4"

Plots 7 & 27		
Kitchen/Dining Room	6.04m x 3.10m	19'9" x 10'2"
Living Room	4.42m x 3.75m	14'6" x 12'3"
Garage	6.20m x 3.23m	20'4" x 10'7"

First Floor

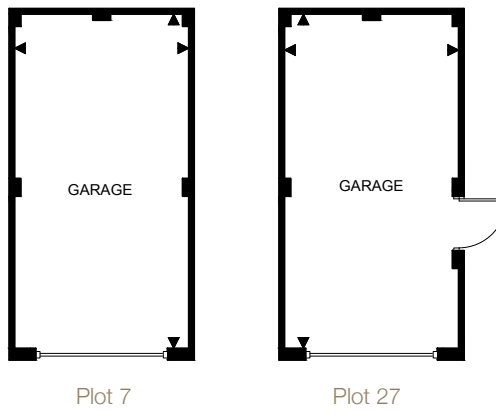
Plots 6 & 28		
Master Bedroom	3.75m x 3.23m	12'3" x 10'7"
Bedroom 2	3.08m x 2.73m	10'1" x 8'11"
Bedroom 3	2.65m x 2.53m	8'8" x 8'3"

Plots 7 & 27		
Master Bedroom	3.75m x 3.37m	12'3" x 11'0"
Bedroom 2	3.00m x 2.95m	9'10" x 9'8"
Bedroom 3	2.65m x 2.26m	8'8" x 7'5"



Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom



Please see development plan for the location of the garages.
The floor plans for Plots 6 & 7 are shown, Plots 27 & 28 are handed.

The Claydon

4 bedroom house
Plots 25 & 26



Ground Floor

Kitchen/Dining Room	6.22m x 3.08m	20'4" x 10'1"
Living Room	6.09m x 3.77m	19'11" x 12'4"
Garage	6.14m x 3.07m	20'1" x 10'0"

First Floor

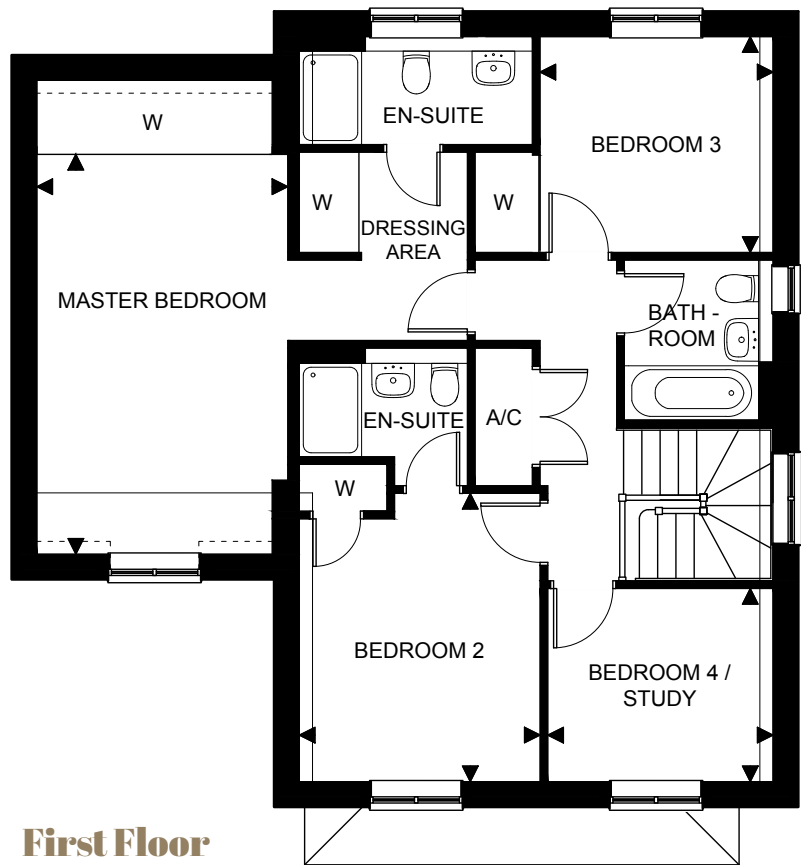
Master Bedroom	5.14m x 3.22m	16'10" x 10'6"
Bedroom 2	3.70m x 3.09m	12'1" x 10'1"
Bedroom 3	2.99m x 2.77m	9'9" x 9'1"
Bedroom 4/Study	2.89m x 2.48m	9'5" x 8'1"



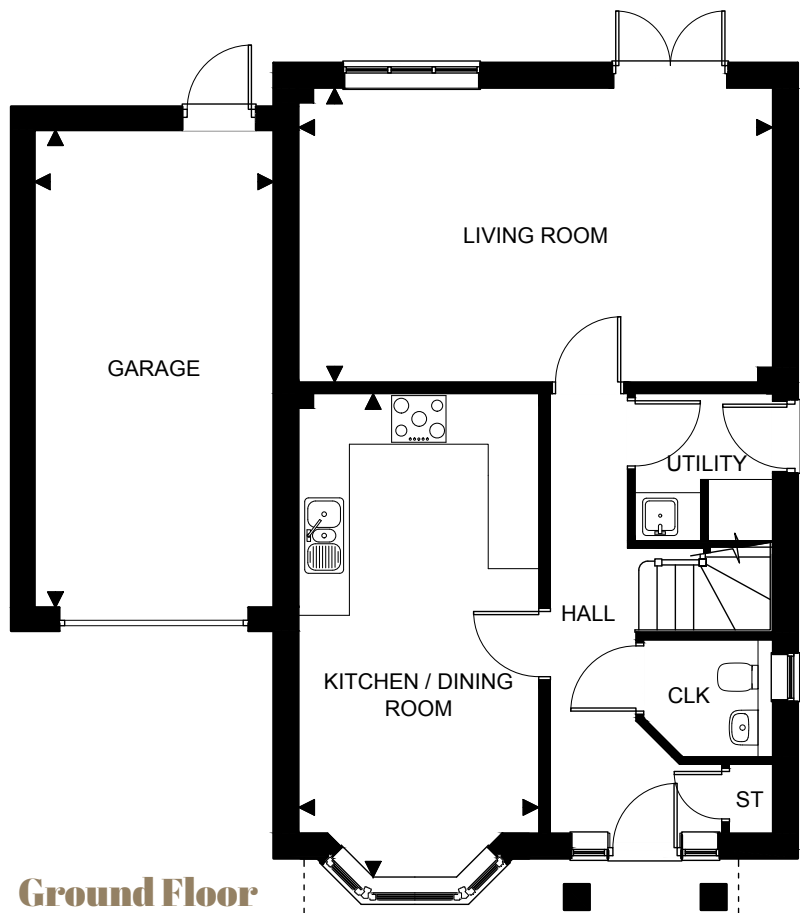
Computer generated image of The Claydon

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom



First Floor



Ground Floor

The Dunsmore

4 bedroom house

Plots 2, 3, 29, 36 & 37



Computer generated image of The Dunsmore

Ground Floor

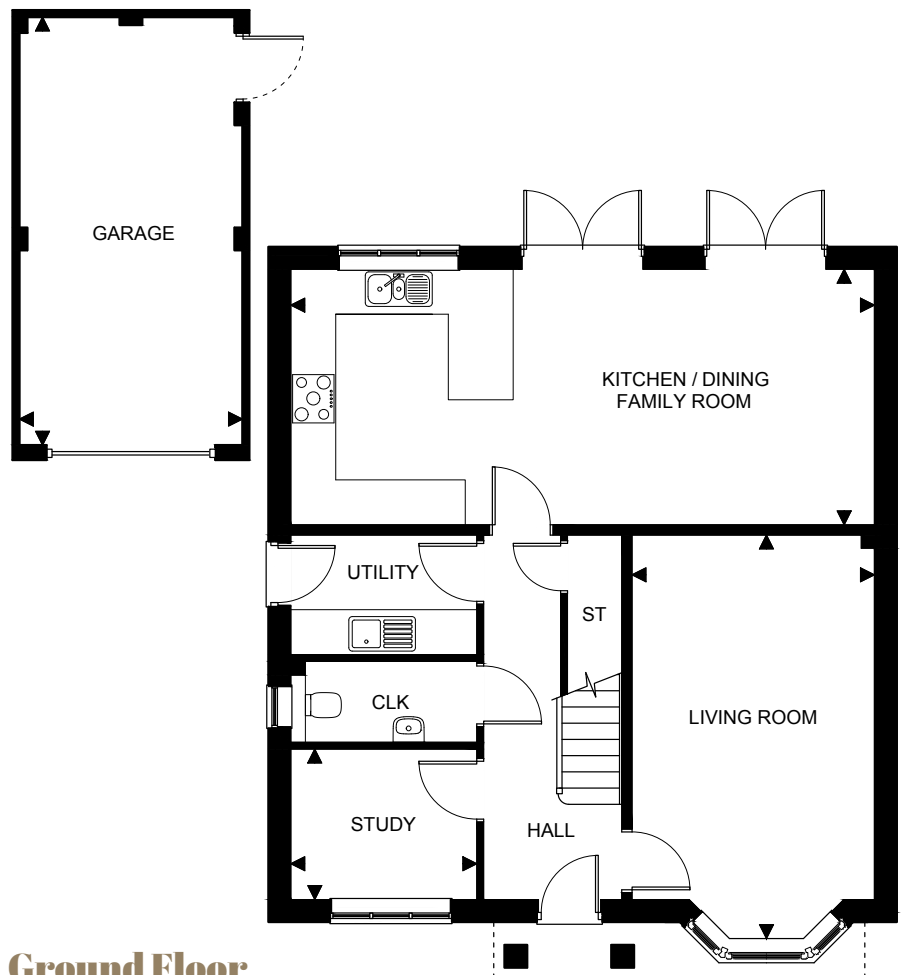
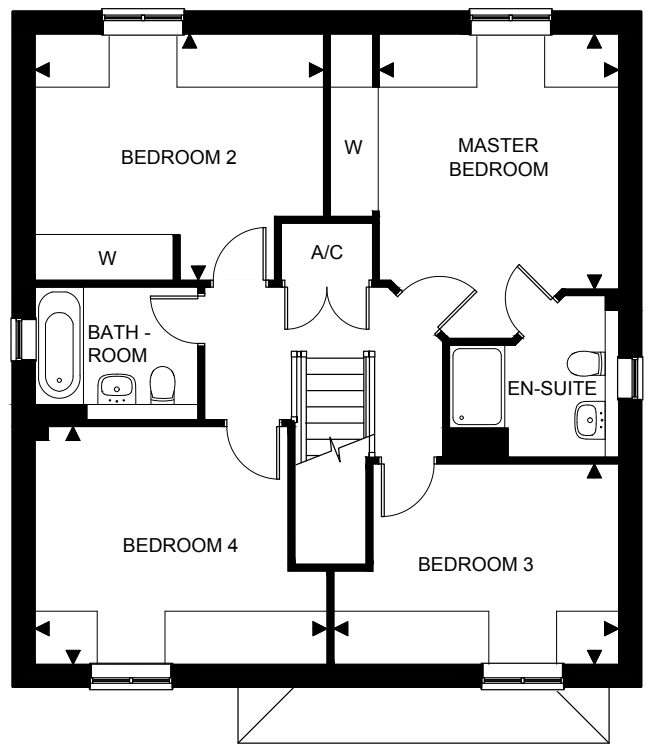
Kitchen/Dining/Family Room	8.45m x 3.70m	27'8" x 12'1"
Living Room	5.85m x 3.51m	19'2" x 11'6"
Study	2.69m x 2.17m	8'9" x 7'1"
Garage	6.20m x 3.23m	20'4" x 10'7"

First Floor

Master Bedroom	3.69m x 3.46m	12'1" x 11'4"
Bedroom 2	4.17m x 3.56m	13'8" x 11'8"
Bedroom 3	4.12m x 2.90m	13'6" x 9'6"
Bedroom 4	4.22m x 3.44m	13'10" x 11'3"



First Floor



Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

Ground Floor

The Elstow

4 bedroom house

Plots 1, 30, 32 & 41



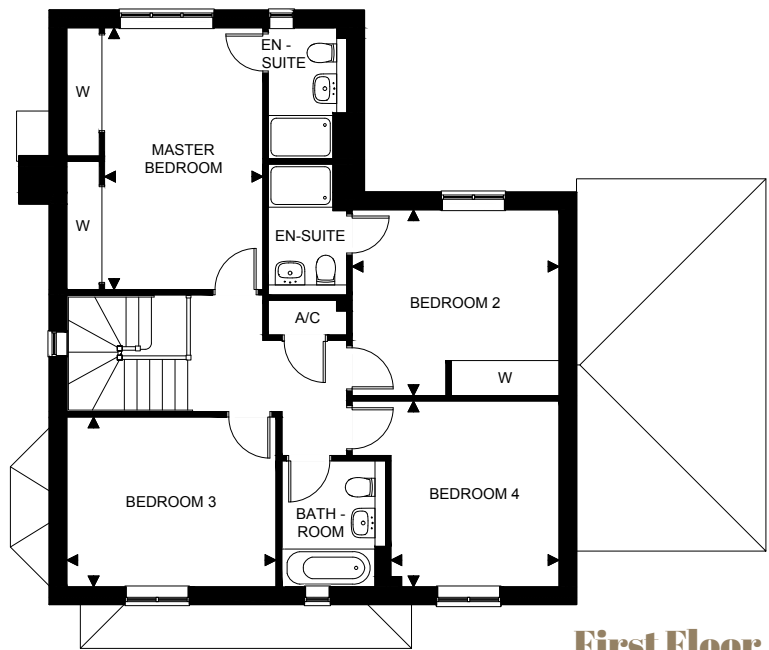
Computer generated image of The Elstow

Ground Floor

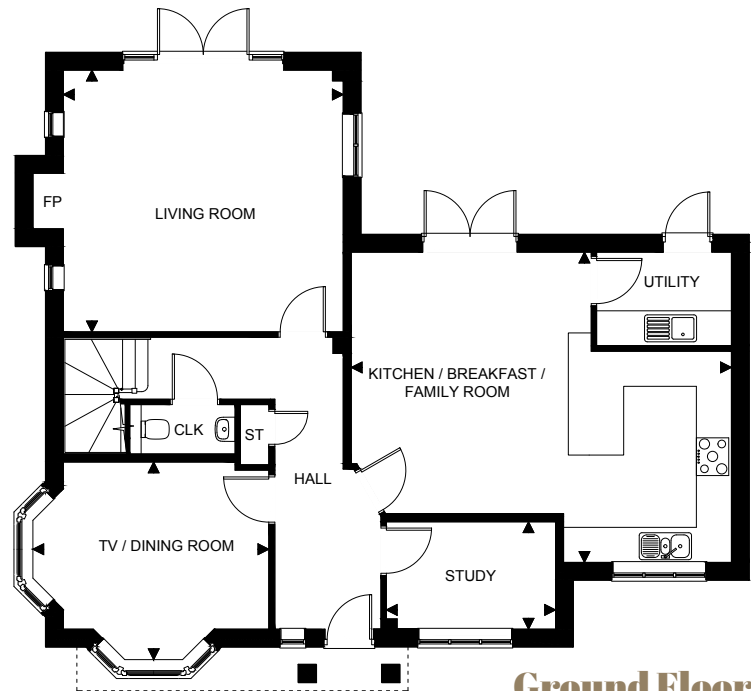
Kitchen/Breakfast/Family Room	7.05m x 5.75m	23'1" x 18'10"
Living Room	5.19m x 4.85m	17'0" x 15'10"
TV/Dining Room <small>Plots 1, 30 & 32</small>	4.38m x 3.67m	14'4" x 12'0"
TV/Dining Room <small>Plot 41</small>	3.81m x 3.67m	12'6" x 12'0"
Study	3.13m x 1.99m	10'3" x 6'6"
Garage <small>Plot 1</small>	6.54m x 6.20m	21'5" x 20'4"
Garage <small>Plots 30, 32 & 41</small>	6.20m x 3.23m	20'4" x 10'7"

First Floor

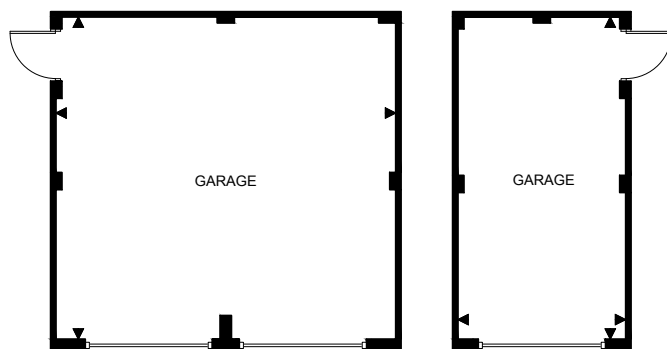
Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"



First Floor



Ground Floor



Plot 1

Plot 30, 32 & 41

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- FP Fireplace

The floor plans for Plots 1, 30 & 32 are shown. Plot 41 is handed and has single aspect bay window to TV/Dining room & internal chimney with no adjacent side windows. The garage for Plot 41 is shown, Plots 30 & 32 are handed.

The Fitzroy

4 bedroom house

Plots 31, 33, 34, 40, 42, 43 & 44



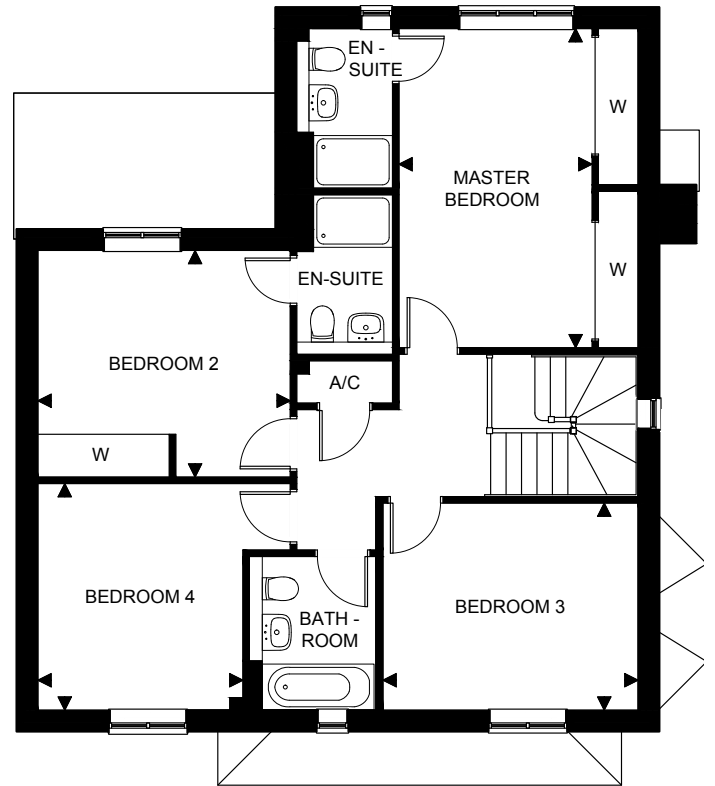
Computer generated image of The Fitzroy

Ground Floor

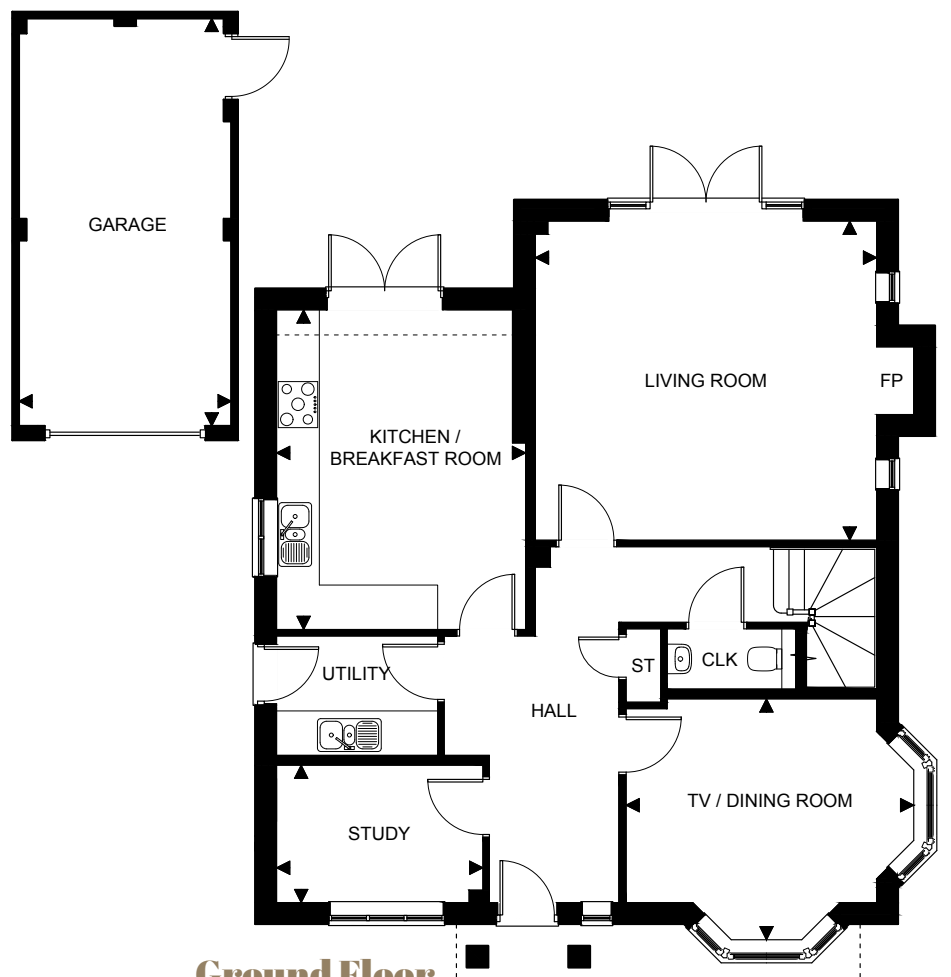
Kitchen/Breakfast Room	4.86m x 3.78m	15'11" x 12'4"
Living Room	5.19m x 4.85m	17'0" x 15'10"
TV/Dining Room Plots 31, 34 & 44	4.38m x 3.67m	14'4" x 12'0"
TV/Dining Room Plots 33, 40, 42 & 43	3.81m x 3.09m	12'6" x 10'1"
Study	3.13m x 2.09m	10'3" x 6'10"
Garage	6.20m x 3.23m	20'4" x 10'7"

First Floor

Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"



First Floor



Ground Floor

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- FP Fireplace

The floor plans for Plots 31, 34 & 44 are shown. Plot 33 has no bay window to TV/Dining room & is handed. Plot 40 has no bay windows & has an internal chimney & is handed. Plots 42 & 43 have no bay windows & have an internal chimney. The garage for Plots 31, 34, 42, 43 & 44 are shown, Plots 33 & 40 are handed.

The Gosford

5 bedroom house

Plots 35, 38 & 39



Ground Floor

Kitchen/Breakfast/Family Room	7.05m x 5.75m	23'1" x 18'10"
Living Room	5.19m x 4.85m	17'0" x 15'10"
TV/Dining Room <small>Plots 38 & 39</small>	4.38m x 3.67m	14'4" x 12'0"
TV/Dining Room <small>Plot 35</small>	3.81m x 3.67m	12'6" x 12'0"
Study	3.13m x 1.99m	10'3" x 6'6"
Garage	6.54m x 6.20m	21'5" x 20'4"

First Floor

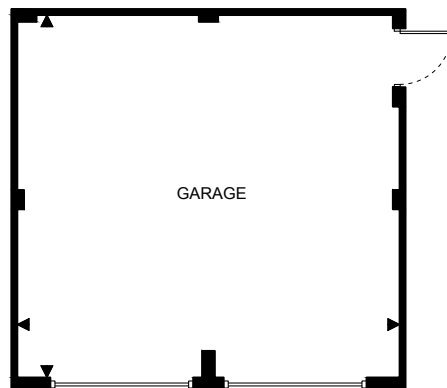
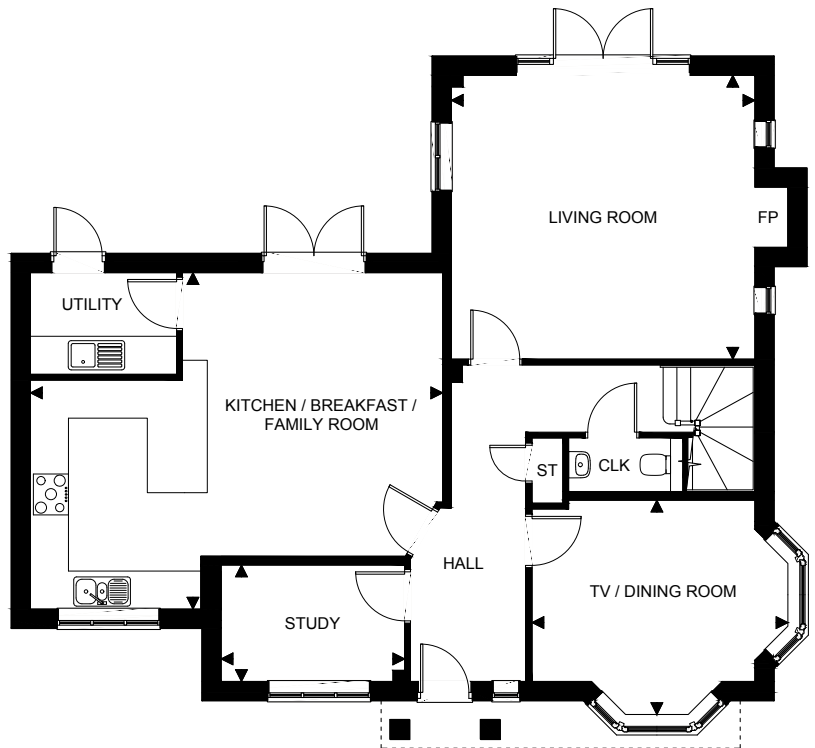
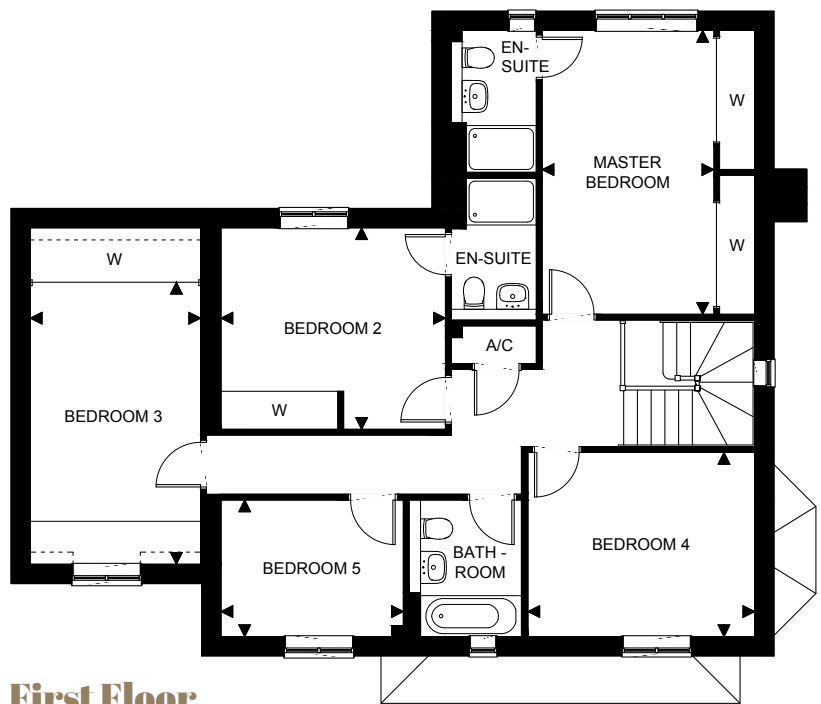
Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	4.76m x 2.91m	15'7" x 9'6"
Bedroom 4	3.87m x 3.14m	12'8" x 10'3"
Bedroom 5	3.11m x 2.33m	10'2" x 7'7"



Computer generated image of The Gosford

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- FP Fireplace



The floor plans for Plot 38 is shown. Plot 35 has single aspect bay window to TV/Dining room & no windows adjacent to chimney in the living room. Plot 39 is handed. The garage for Plots 35 & 38 is shown, Plot 39 is handed.

Specification Details

KITCHEN

- Professionally designed kitchen equipped with a range of contemporary shaker-style wall and floor cabinets.
- Quartz work surfaces, upstand and splashback in the Claydon, Dunsmore, Elstow, Fitzroy and Gosford house types and high-quality laminate work surfaces and upstand in the Blenheim and Hampton house types with a stainless-steel splashback above hob.
- Two built-in Bosch ovens with gas hob and extractor to the Dunsmore, Elstow, Fitzroy and Gosford house types. Built-in Bosch double oven with gas hob and extractor to the Claydon house type and built-in Bosch single oven with gas hob and extractor to the Blenheim and Hampton house types. (Please refer to Sales Advisor for specification).
- Built-in Bosch fridge freezer and integrated dishwasher fitted in all homes.
- Built-in washing machine/dryer fitted to the Blenheim and Hampton house types.
- Franke 1½ bowl stainless-steel sink with single drainer and chrome mixer tap with swivel spout.
- Porcelain tiling to floor.

UTILITY*

- All utility rooms have space for appliance/s (See Sales Advisor for details).
- Contemporary shaker-style floor cabinets to match kitchen with high quality laminate work surfaces.
- Porcelain tiling to floor.
- Franke stainless steel single bowl sink and chrome mixer tap with swivel spout.

BATHROOM, EN-SUITES & CLOAKROOM

- Contemporary white ROCA bathroom suites with chrome fittings and VADO taps.
- Thermostatic shower over the bath in the family bathroom and in the shower cubicle of en-suites.
- Vanity unit to family bathroom and master en-suite.
- Heated chrome towel rail provided in family bathroom, en-suites and cloakroom.
- Wall mirror to family bathroom, en-suites and cloakroom.

- Shaver socket to family bathroom and en-suites.
- Porcelain tiling to family bathroom, en-suites and cloakroom floor.
- Ceramic wall tiling to family bathroom, en-suites and cloakroom.

ELECTRICAL & MULTIMEDIA

- Chrome electrical accessories fitted in the kitchen above work surfaces.
- Downlights to hall, landing, kitchen, utility*, bathroom and en-suites with pendant lighting to remaining rooms.
- Dimmer switch to living room, dining room* and master bedroom.
- USB socket to kitchen, study* and all bedrooms.
- TV/FM/DAB sockets to kitchen, living room, dining room*, study* and all bedrooms.
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection in living room, dining room/TV room*, master bedroom and study*.
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment.
- Telephone sockets to kitchen, living room, study* and master bedroom.

SECURITY

- Outside lights to front, rear and side doors*.
- Dusk-to-dawn sensor light outside front door.
- Multi-point locking system to front door.

HEATING & INTERNAL FINISHES

- Gas central heating.
- Built-in wardrobes (please see floor plans for details).
- White painted walls throughout.
- White painted woodwork.
- Contemporary shaker-style oak veneer internal doors.
- Fireplace suitable for a log burning stove in the Elstow, Fitzroy and Gosford house types.
- Light and double socket to loft area.

EXTERNAL FEATURES

- Outside water tap.
- Outside electrical point to rear patio.
- Landscaped front garden.
- Power point fitted for optional electric garage door opener.
- Electrical socket in garage.

ENERGY EFFICIENCY

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler.
- Energy monitor installed to help track energy usage, reducing bills and environmental impact. Smart meters installed to record your energy use and automatically send out meter readings (as supplied by British Gas).
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss.
- A+ and B- rated kitchen appliances to reduce water and energy use.
- Dual flush mechanism to toilets to reduce water use.
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer.
- Low energy lighting to all homes†

CUSTOMER SERVICE

- A dedicated Customer Service team will provide you with peace of mind for the initial two years after you move in, following which you will benefit from the remainder of your 10-year NHBC Warranty. As an A1 NHBC registered housebuilder, the high quality of service we provide to our customers is at the very heart of our business and we aim to provide a 5-star service to all our customers, every step of the way.

† Proportions may vary, please refer to Sales Advisor for more information.

*Where applicable



Photography of previous Deanfield Homes developments

About Deanfield Homes

Deanfield Homes is an experienced housebuilder specialising in small to medium sized residential developments throughout Oxfordshire, Buckinghamshire and Hertfordshire.



Photography of previous Deanfield Homes developments

Deanfield Homes is an experienced housebuilder specialising in small to medium sized residential developments throughout Oxfordshire, Buckinghamshire and Hertfordshire.

At Deanfield Homes we have a passion for creating homes in environments that have a real sense of place and our strategy of only investing in sites suitable for small to medium sized developments helps ensure our homes are integrated into established communities.

We take great care to make sure that our developments are designed with the customer in mind and are relevant to the area in which they are located. With high quality workmanship and specifications, every Deanfield home is built with passion, the result being a home that anyone would be proud to call their own.

“We were very impressed with the quality of build of the homes and the size of the development. Buying from a smaller housebuilder also appealed to us as there is a much more personal touch with everything.”

Gavin and Kate Shephard moved into a Deanfield home in Ducklington in December 2018.





With you every step of the way



**Backed by
HM Government**

A Helping Hand

Relax, it's now easier than ever to secure the home of your dreams. As a valued customer of Deanfield Homes, we can offer you exclusive benefits to assist you with your new home purchase. Whether it's our fully managed assisted sale

service to ensure you sell your existing property quicker, or the Government backed Help to Buy scheme, we can help get you moving.

Before you exchange on contracts

Approximately two weeks prior to exchange of contracts, as part of the sales process, you will be invited to attend an Information Meeting onsite to enable the sales and construction team to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.

Before completion

After exchange of contracts, and approximately one week prior to your completion date, we will arrange for the sales and construction team to undertake a demonstration of your completed home. At the demonstration you will be taken through details of how to look after your new home, including how to maintain the heating and electrical equipment.

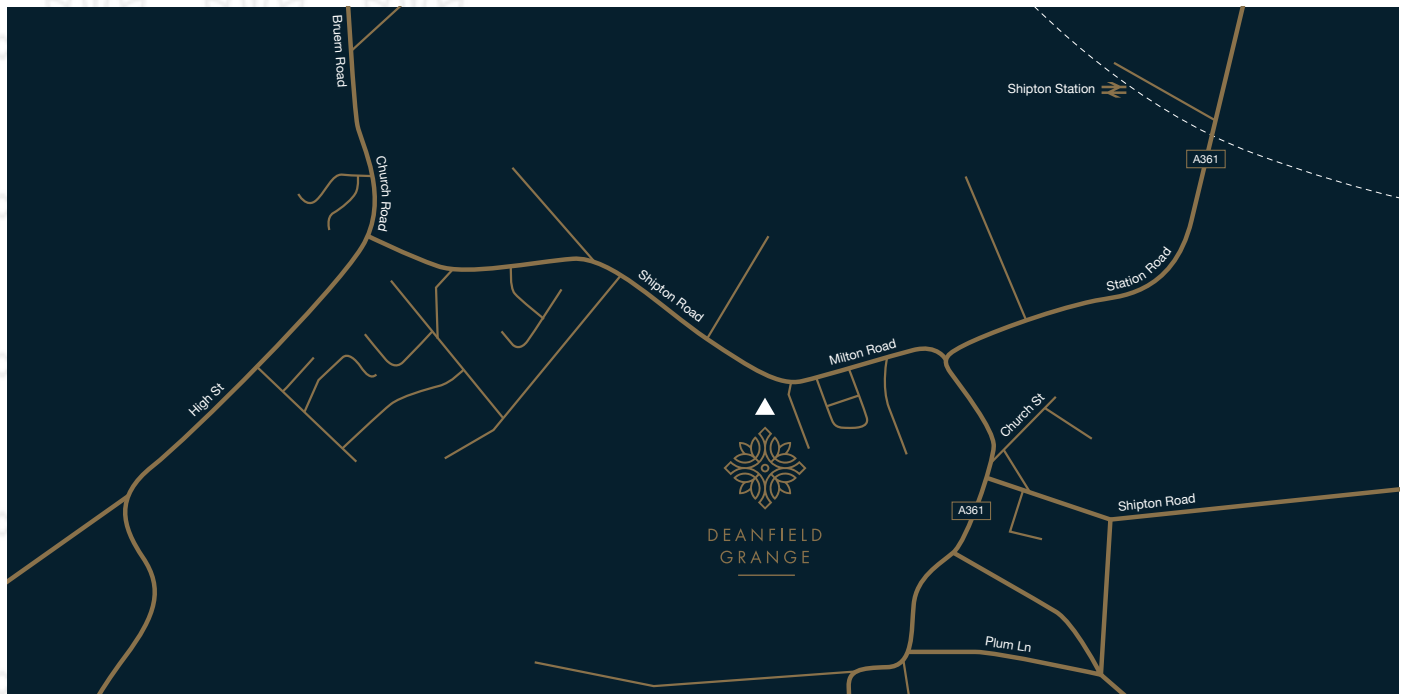
After completion

As will be explained during the reservation process, your new home benefits from a 10-year NHBC warranty and following exchange of contracts you will be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.

At Deanfield Homes we will do all we can to make buying your new home as simple as possible because we want you to be delighted with your new home and the standard of service you receive from our entire team.

Where to find us

Milton Road, Shipton-under-Wychwood, Oxfordshire OX7 6BD



Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Solid thin line denotes extent of full height ceiling. Please confirm the most up-to-date details with our sales advisor on reservation.



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