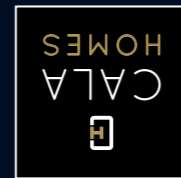


HINKSEY TOWNHOUSE  
WOLVERCOTE MILL, OXFORD



Computer Generated Image of Hinksey Townhouse

## HINKSEY TOWNHOUSE

3 BEDROOM TERRACED HOME

Designed for modern families, Hinksey Townhouse boasts flexible living over three floors. Bi-fold doors extend the open plan kitchen/dining room for informal social gatherings inside and out, accompanied by a separate utility room, storage cupboard and integral garage to keep everywhere clutter-free.

Upstairs, the sitting room is light and airy, complete with a Juliet balcony for added elevated elegance. Two well-proportioned bedrooms, both with a fitted wardrobe, are also joined by the stylish bathroom and a convenient airing cupboard to keep all your laundry out of the way.

Last but not least, the master bedroom provides an undisturbed sanctuary at the top, boasting an en suite and walk-in dresser, accompanied by an equally private study.



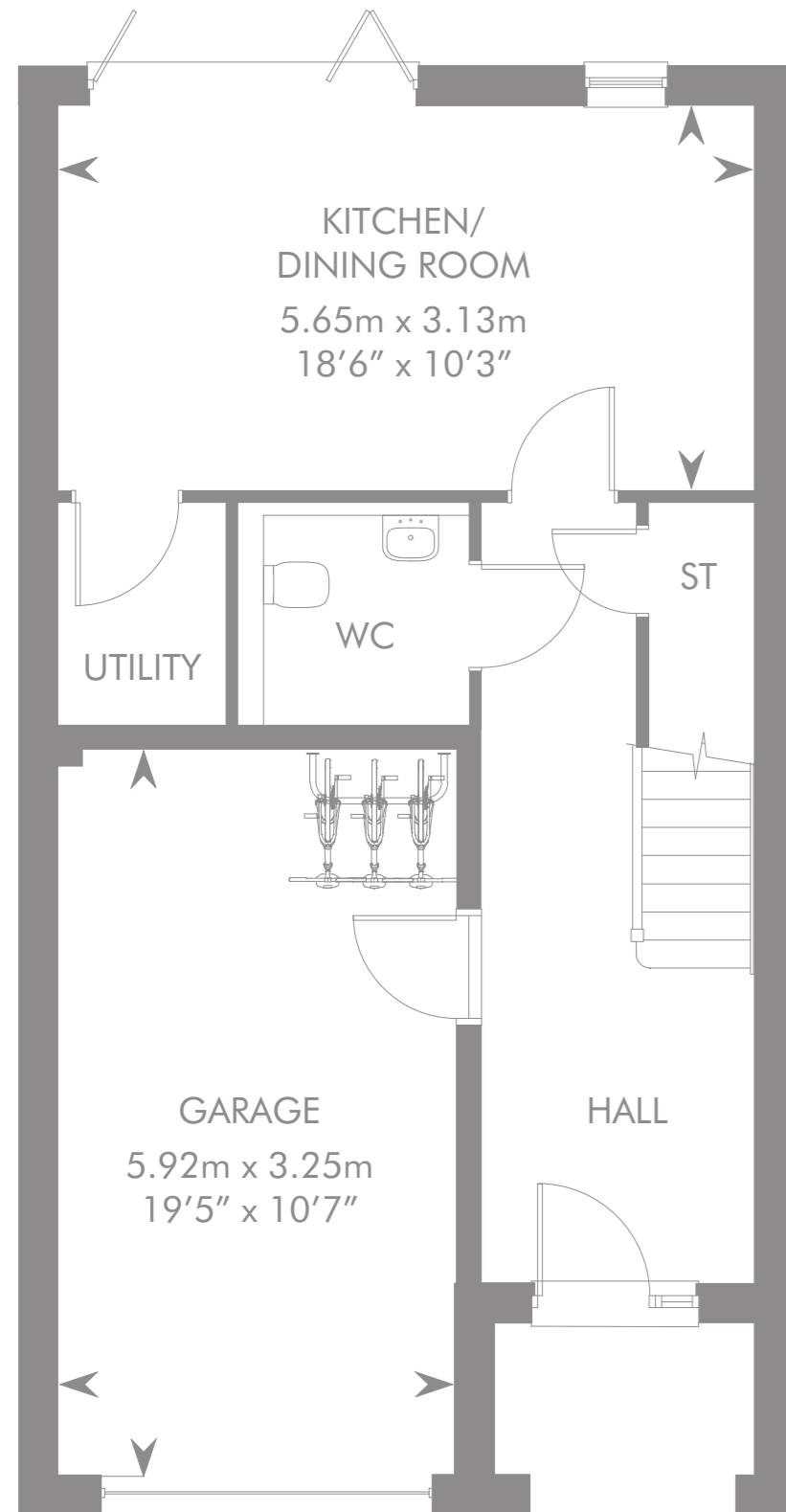
CALA HOMES (CHILTERN) LTD, GEMINI HOUSE, MERCURY PARK, WOORBURN GREEN, BUCKINGHAMSHIRE, HP10 0HH | 01628 552 300

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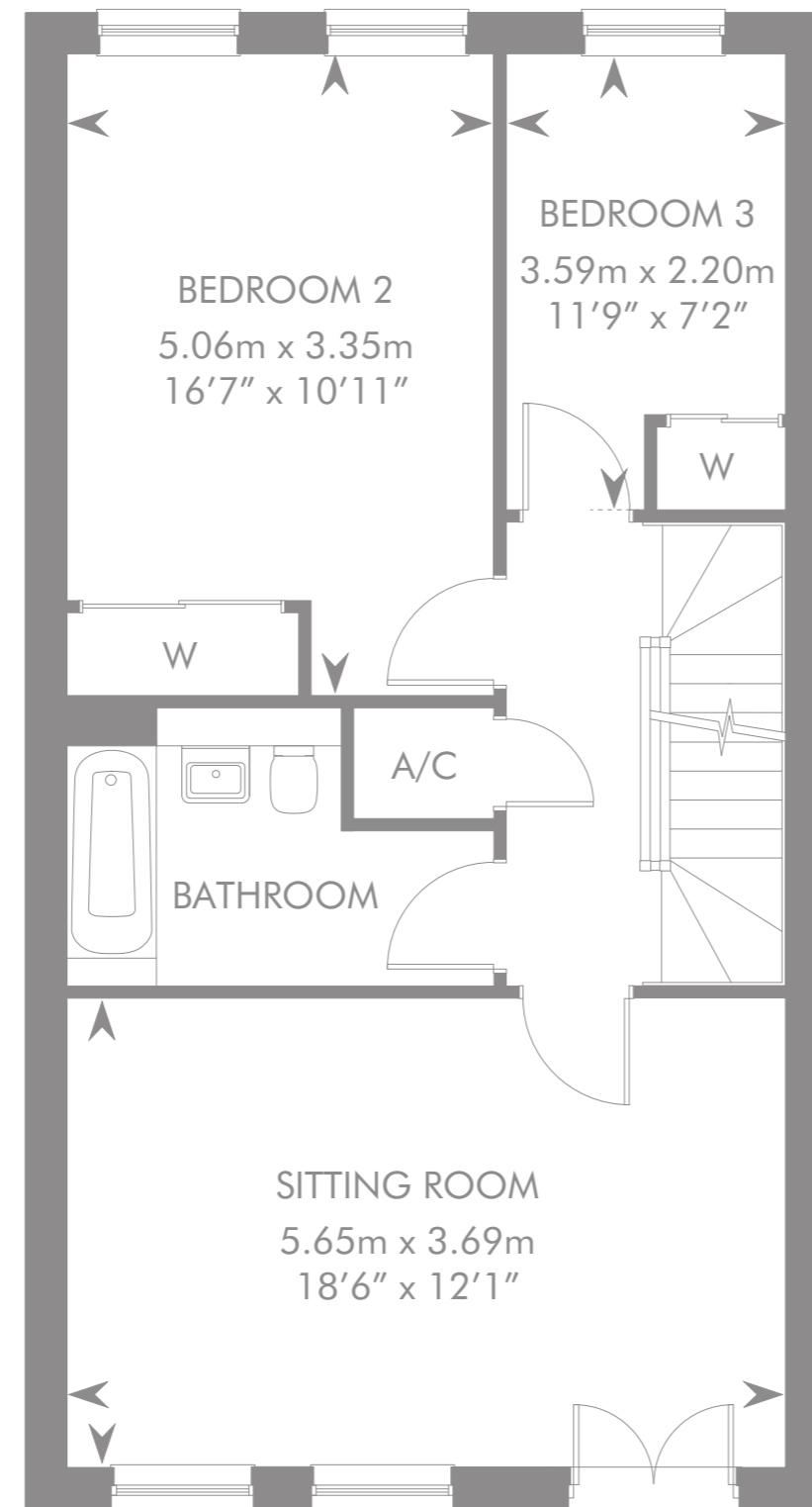
# HINKSEY TOWNHOUSE

PLOTS 183, 184, 185, 186, 187, 188, 189 & 190 – AS SHOWN

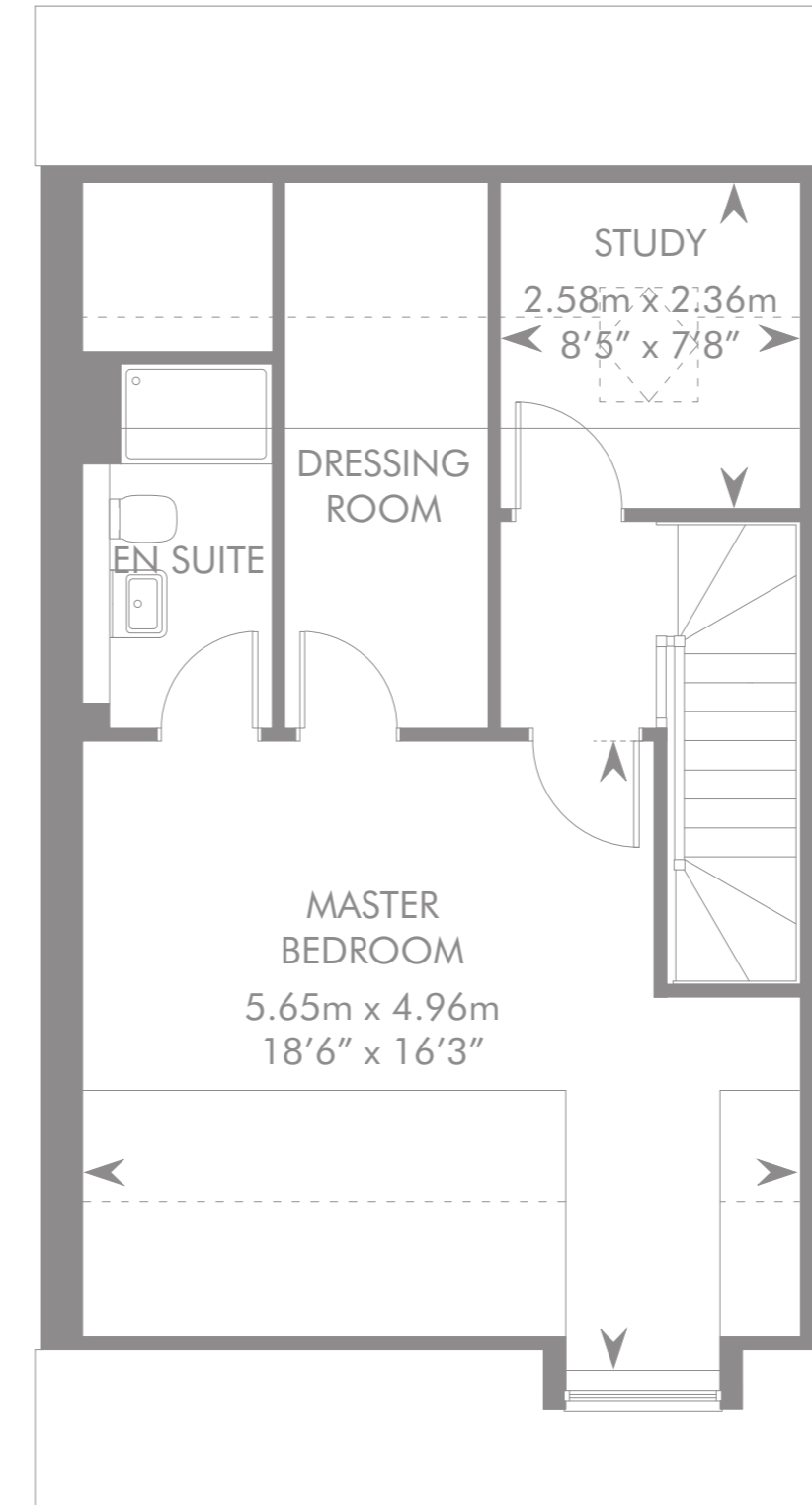
PLOTS 39, 40, 41, 42 & 43 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing Cupboard. ST: Store cupboard. W: Wardrobe. WC: Cloakroom.

## THE FINER DETAILS YOUR SPECIFICATION

### KITCHEN

- Professionally designed kitchen with quality kitchen units, granite work surfaces and bi-fold doors leading into garden
- 1 1/2 bowl undermounted stainless steel sink with single engraved drainer and chrome mixer Vado LIFE tap with swivel spout
- Soft close doors and drawer units with cutlery tray and LED under-unit lighting
- Bosch built-under double oven
- Bosch 5-burner gas hob and extractor (spur for optional upgrade to induction hob)
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Caple wine cooler (300mm)

### UTILITY ROOM

- Bosch free-standing washer/dryer
- Granite work surfaces
- Stainless steel, single bowl sink with drainer and chrome mixer Vado LIFE tap with swivel spout

### FAMILY BATHROOM, EN SUITE AND CLOAKROOM\*

- Laufen Pro sanitaryware
- Vado LIFE rainshower heads to all showers
- Shower handset and screen over baths
- Heated chrome towel rails
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware
- Semi pedestals to all basins
- Concealed cisterns to all toilets
- Double drawer vanity unit to family bathroom and master en suite
- Shaver socket to family bathroom and en suites

### MEDIA AND COMMUNICATIONS

- TV/FM/DAB sockets to kitchen/dining room, sitting room, study and all bedrooms
- Freeview television distribution system to all rooms with a TV socket (Sky is also available following purchase and installation of suitable equipment)
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition to sitting room and study
- HDMI socket to sitting room
- Grain – your new home is equipped with full fibre broadband capable of 1GB speed, delivered by Grain Connect. This would be free of charge for the first 6 months, homeowner may purchase after 6 months free trial at their own discretion
- Telephone sockets to sitting room, master bedroom and study

### HEATING, LIGHTING AND INTERNAL FINISHES

- Solid floor to ground floor for a warmer, quieter home
- Engineered timber floor joists to first and second floor
- Spur fitted to sitting room for electric fire ignition
- Traditional gas radiator central heating
- Walk-in dressing room and en suite to master bedroom
- Built-in wardrobes with sliding doors to bedroom 2 & 3
- Recessed downlights to kitchen/dining, utility, dressing room, family bathroom, cloakroom, and en suite. Pendant light fittings to all other rooms
- Amtico flooring to hall, kitchen/dining room, utility, family bathroom, en suite and cloakroom
- Upgraded internal doors to semi-solid
- Juliet balcony to sitting room on first floor
- Private study to second floor

### GARAGE

- Automatic electric garage door with remote control
- Wall mounted electric car charger
- Cycle rack
- Integral door leading to hall

### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (can also be remotely controlled from your phone through an app)
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A+ rated 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
- Roof trusses designed to take any additional PV Panel load at homeowner's discretion at a later stage
- Dusk to dawn sensors to external lighting to reduce electricity usage
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- Composting bins

### SECURITY

- Outside lights to rear and wall lights to patio
- Dusk to dawn sensor lights outside front door
- Recessed downlights to porch
- Multi-point locking system to front timber door
- Spur fitted for wireless alarm

### EXTERNAL DETAILS

- Outside water tap
- Landscaped front garden and turf to rear garden
- Cycle storage

\*Design is subject to change. Please ask your Sales Consultant for more information. ††Proportions may vary. ††Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.