

*Wild*BOURNE

MILTON-UNDER-WYCHWOOD

By Spitfire Bespoke Homes



# WildBOURNE

MILTON-UNDER-WYCHWOOD

Live the classic Cotswold village lifestyle at Wildbourne; an exclusive collection of just nine 3, 4 and 5 bedroom detached homes. This is where country charm meets the needs of comfortable, connected, modern living.



# SPITFIRE BESPOKE DEFINED

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Whether we are creating a chic contemporary townhouse, a characterful country home or a classic mansion, all of our homes share the Spitfire Bespoke Homes signature; the unique qualities and characteristics that ensure that elements of your home are truly distinctive. We do this by the careful selection of the external finishes and internal specification, sometimes to provide an architectural contrast or statement, and sometimes to create a home that's sympathetic to its surroundings.

For those clients who purchase early on in the construction process, there is also the opportunity to personalise your Spitfire home with a choice of specification finishes and premium upgrades – all of which help to make your home as individual as you are.





# BUILDING A REPUTATION FOR EXCELLENCE

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Spitfire's passion for design, quality and customer service form the cornerstones of each exclusive development. For our customers, the result is a home that satisfies the most discerning tastes while promoting a balanced, modern lifestyle. All properties benefit from outstanding design and meticulous attention to detail.

Each aspect is carefully considered to combine striking aesthetics with superior practicality.

Quality is fundamental; from luxurious finishes and premium fixtures and fittings, to outstanding customer service and after sales support. We pride ourselves on delivering an excellent service in line with our Customer Charter.





AT  
HOME  
IN THE COTSWOLDS

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Wildbourne blends with its surroundings,  
providing a selection of attractive new homes.  
Its impressive situation enjoys stunning  
views across rolling countryside.

The Cotswolds is one of the few regions of England with an architectural style all of its own. At Wildbourne, the architecture reflects creamy limestone walls and the buildings that give this area its distinctive mellow beauty.

Additional details include reconstituted stone lintels and sills, pitched slate roofs, bay windows and tall chimneys. Each house is different from its neighbours, creating a characterful street scene which appears to have evolved naturally.



# CONTEMPORARY CHARM

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Like every property from Spitfire Bespoke Homes, those at Wildbourne represent a passion for design, quality and originality. Kitchens feature hand-painted timber doors and quartz worktops, while sleek bathrooms showcase stylish sanitary ware. Underfloor heating and ceramic floor tiles deliver a balance of both comfort and quality. Each residence has been individually designed with the requirements of a modern and active lifestyle in mind.



# SPECIFICATION

Spitfire Bespoke Homes' Signature Specification is a unique blend of bespoke detailing, quality finishes and premier brand names. This specification is present throughout Wildbourne and includes desirable features such as bespoke staircases, oversized front doors and electric car charging points to garages.

## KITCHEN

Individually designed, hand-painted designer kitchens.

- Hand-painted timber Shaker-style cabinet doors with premium Silestone composite quartz worktop and upstands
- Neff integrated oven, combination microwave and touch-operated induction hob
- Integrated Zanussi dishwasher and fridge / freezer
- Zanussi integrated washer dryer within properties without a utility room
- Ceramic floor tiling from Porcelanosa

## FINISHES & FEATURES

A meticulous attention to detail throughout each home is complemented by unique features and premium materials.

- Bespoke feature staircase with oak handrail, oversized oak newels and glazed balusters
- Spitfire signature skirting boards with seamless architrave detail
- White aluminium glazed bi-fold doors where indicated
- Bespoke fitted wardrobes to master bedroom and bedroom 2 with mirrored sliding doors. Integrated lighting included within master bedroom wardrobe
- Oak finish internal doors with polished chrome handles
- Porcelanosa ceramic floor tiling to kitchen, family area (where attached to kitchen), utility, cloakroom, bathroom and en suites where applicable
- Built-in glazed screens as indicated on floorplans
- Fireplace with granite hearth and oak beam mantle where indicated on floorplans

## SECURITY & WARRANTY

The combination of low maintenance, security features and a ten-year warranty all contribute to peace of mind.

- 10-year NHBC warranty
- Two year homeowner warranty from Spitfire Bespoke Homes
- Integrated alarm system with PIR sensors to all ground floor rooms, first floor landing and garage (where applicable) and panic button to master bedroom, with optional call monitoring facility
- Multi-point locking mechanisms to external doors



hansgrohe

PORCELANOSA



## BATHROOM, EN SUITES & WC

Contemporary and stylish bathrooms, en suites and WCs benefit from a selection of quality materials and sleek finishes.

- White contemporary Villeroy & Boch sanitary ware complemented by polished chrome Hansgrohe fittings
- Under-sink vanity unit to WC
- WCs feature half height Porcelanosa ceramic tiling to all walls with sanitary ware
- Bathroom and en suites benefit from full height Porcelanosa tiling to shower / bath area and half height tiling to walls with sanitary ware
- Bespoke, mirrored over-sink vanity cabinet to bathroom and master en suite where indicated on floorplans
- Chrome wall-mounted toilet roll holder to bathroom and en suites
- Hansgrohe shower within main bathroom
- Raindance overhead shower, separate handset on riser rail and touch button control panel to shower cubicle within master en suite
- Shaver sockets and chrome heated towel rail to bathroom and en suites

## ELECTRICAL & HEATING

A range of features that combine comfort, convenience and low energy consumption.

- Underfloor heating throughout the ground floor
- Thermostatically controlled radiators to the first floor
- Brushed stainless steel sockets and switches, where visible, throughout
- USB charging points to kitchen, sitting room, bedrooms and study (where applicable)
- LED downlighters to kitchen, family area, dining room (when attached to kitchen), hallway, landing, WC, bathroom and en suites
- Motion-activated over-toilet spotlight to master en suite

## MEDIA & COMMUNICATIONS

Features for a modern and connected lifestyle.

- Integrated television reception system with Sky TV provision including aerial
- Sound system hard wiring to sitting room, kitchen, family area and master bedroom
- BT point to sitting room and study (where applicable)

## EXTERNAL DETAIL

Exterior features, finishes and landscaping are designed to make each property as practical as it is visually stunning.

- Cottage-style oversized front door, with window, in oak finish or painted antelope (varies by property, please refer to the Sales Consultant for details)
- Garages feature electric car charging points, electrical sockets, motion-activated external lighting, internal lighting and remote-operated garage doors
- Motion-activated satin silver up and down lights to front and rear of property
- Low-level lighting bollards with dawn to dusk sensors
- External waterproof socket and tap to rear of property (where applicable)
- Turfed garden areas with paved patios and pathways as shown on the overview site plan
- Planting installed in line with approved planning landscape layout – planting within marketing material is indicative only
- Roads and communal areas are private and maintained by a management company





N°1

N°2

N°4

N°3

N°5

N°6

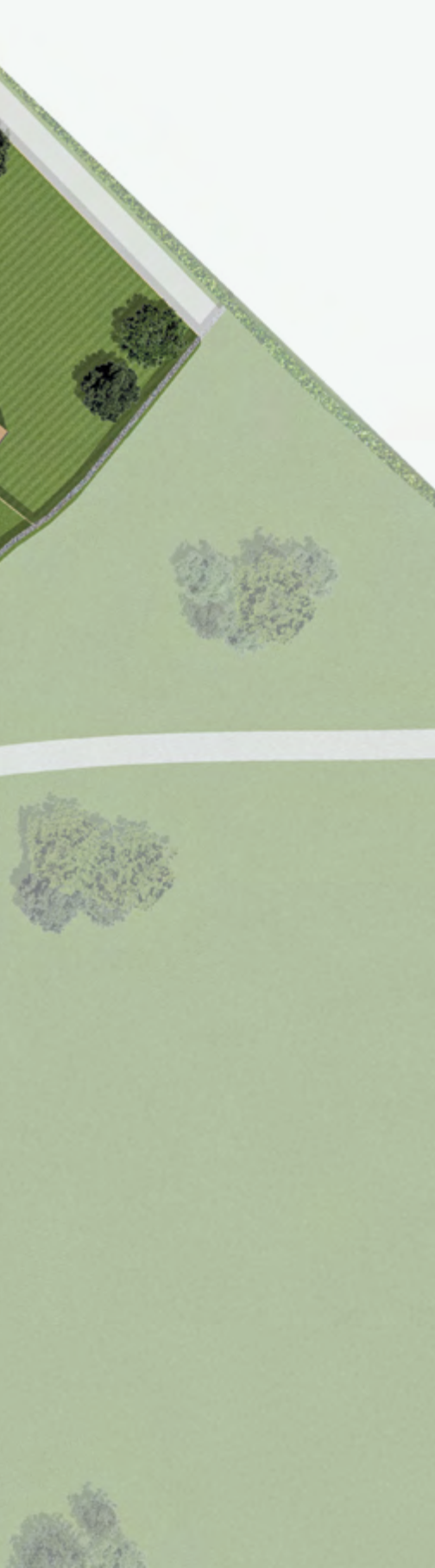
N°7

N°8

N°9

PUBLIC FOOTPATH

PUBLIC FOOTPATH



# THE PERFECT SETTING

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Wildbourne is located on gently sloping terrain on the southern edge of Milton-under-Wychwood.

With open meadowland and a traditional drystone wall along the southern boundary, each home benefits from tranquil surroundings and impressive views.

N° 1

5 BEDROOM HOUSE

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N° 4

4 BEDROOM HOUSE

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N° 7

5 BEDROOM HOUSE

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N° 2

5 BEDROOM HOUSE

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N° 5

3 BEDROOM HOUSE

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N° 8

4 BEDROOM HOUSE

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N° 3

4 BEDROOM HOUSE

N° 6

3 BEDROOM HOUSE

N° 9

4 BEDROOM HOUSE

# N° 1

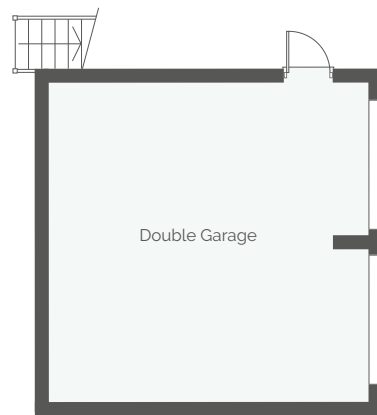
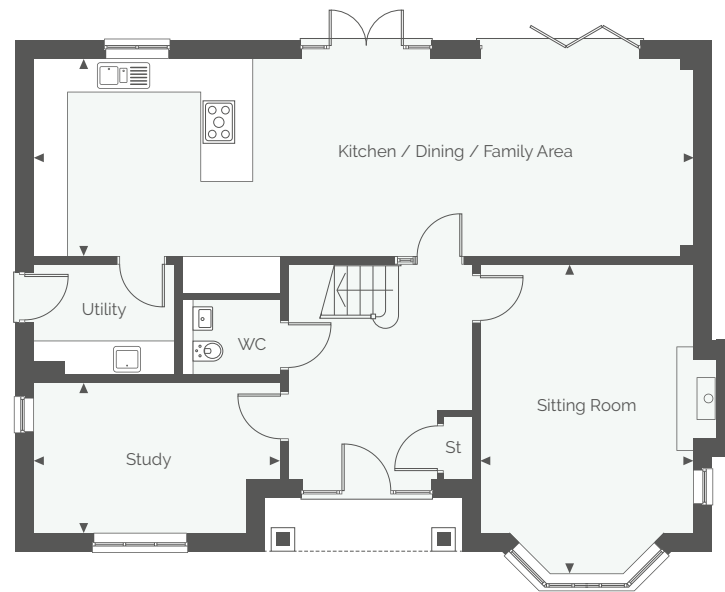
## 5 BEDROOM HOUSE WITH DOUBLE GARAGE

A substantial double-fronted residence with an impressive kitchen / dining / family area extending across the rear width of the house, providing garden access via French and bi-fold doors. The additional over-garage accommodation offers an ideal annexe, games room or office space.



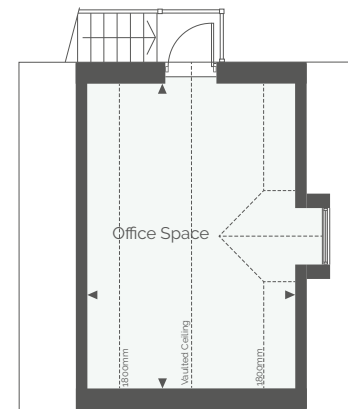
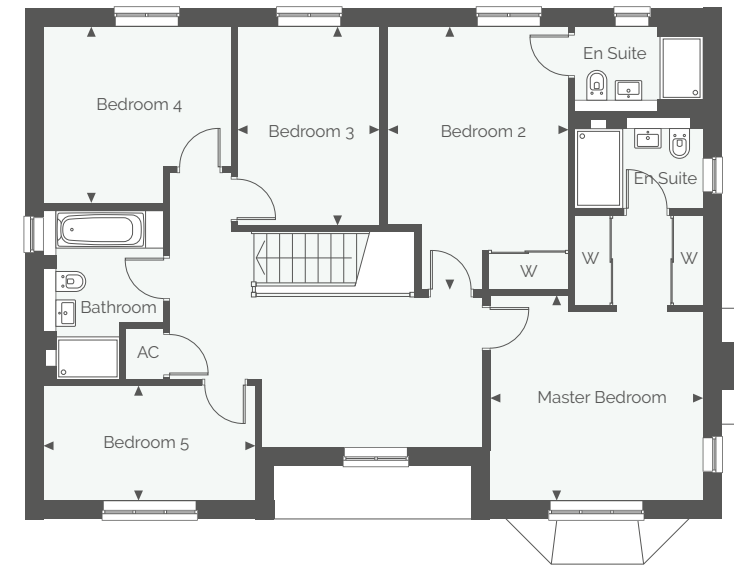
## GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	12.44m x 3.73m	40' 9" x 12' 3"
SITTING ROOM	5.84m x 4.01m	19' 2" x 13' 2"
STUDY	4.65m x 2.84m	15' 3" x 9' 4"



## FIRST FLOOR

MASTER BEDROOM	4.01m x 3.87m	13' 2" x 12' 8"
BEDROOM 2	4.96m x 3.42m	16' 3" x 11' 2"
BEDROOM 3	3.76m x 2.70m	12' 4" x 8' 10"
BEDROOM 4	3.53m x 3.35m	11' 7" x 11' 0"
BEDROOM 5	4.01m x 2.17m	13' 2" x 7' 1"
OFFICE SPACE	5.75m x 3.92m	18' 10" x 12' 10"



◀▶ Depicts measurement points

Please refer to site plan for garage position

# N° 2

## 5 BEDROOM HOUSE WITH DOUBLE GARAGE

This characterful home showcases elements of a traditional Cotswold cottage exterior, with an interior living space which meets the needs of modern family life. The ground floor accommodates a kitchen, dining and family area that extends from front to back, whilst a spacious master bedroom suite can be found upstairs.



## GROUND FLOOR

KITCHEN	5.47m x 4.77m	17' 11" x 15' 8"
DINING AREA	3.54m x 3.39m	11' 7" x 11' 1"
FAMILY AREA	4.79m x 3.92m	15' 9" x 12' 10"
SITTING ROOM	4.27m x 4.21m	14' 0" x 13' 10"
STUDY	3.06m x 1.94m	10' 0" x 6' 5"



## FIRST FLOOR

MASTER BEDROOM	4.07m x 3.48m	13' 4" x 11' 5"
BEDROOM 2	3.98m x 3.05m	13' 1" x 10' 0"
BEDROOM 3	4.22m x 3.19m	13' 10" x 10' 6"
BEDROOM 4	3.53m x 3.50m	11' 7" x 11' 6"
BEDROOM 5	2.84m x 2.54m	9' 3" x 8' 3"



# N° 3

## 4 BEDROOM HOUSE WITH DOUBLE GARAGE

Beyond the traditional canopied porch, the striking family area is completed with a vaulted ceiling and glazed apex window. To the left of the entrance, the study features a bay window, whilst the sitting room offers direct access to the rear garden.



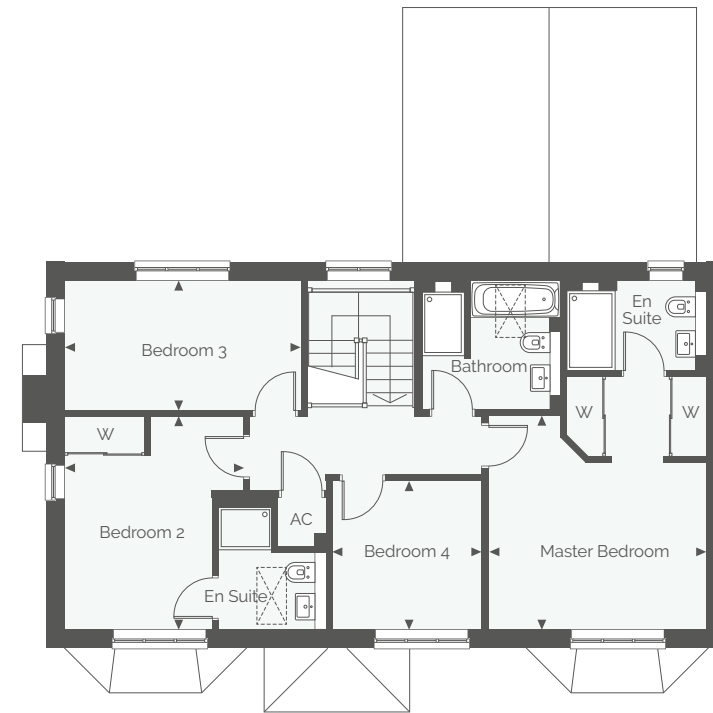
## GROUND FLOOR

KITCHEN	5.36m x 5.07m	17' 7" x 16' 8"
DINING AREA	3.34m x 3.28m	10' 11" x 10' 9"
FAMILY AREA	4.79m x 3.72m	15' 9" x 12' 2"
SITTING ROOM	4.42m x 4.43m	14' 6" x 14' 6"
STUDY	3.42m x 2.78m	11' 3" x 9' 1"



## FIRST FLOOR

MASTER BEDROOM	4.10m x 4.04m	13' 5" x 13' 3"
BEDROOM 2	4.02m x 3.37m	13' 2" x 11' 1"
BEDROOM 3	4.45m x 2.45m	14' 7" x 8' 1"
BEDROOM 4	2.81m x 2.80m	9' 3" x 9' 2"



N<sup>o</sup> 4

## 4 BEDROOM HOUSE WITH DOUBLE GARAGE

A sociable ground floor living area extends from the front to the back of the house with a large window to the dining area and a glazed vaulted apex to the family area ensuring a flow of natural light. Upstairs, the master bedroom suite enjoys a walk-through dressing area with bespoke fitted wardrobes.



## GROUND FLOOR

KITCHEN	5.36m x 5.07m	17' 7" x 16' 8"
DINING AREA	3.34m x 2.51m	10' 11" x 8' 3"
FAMILY AREA	4.79m x 3.72m	12' 2" x 15' 9"
SITTING ROOM	4.43m x 4.42m	14' 6" x 14' 6"
STUDY	3.42m x 2.80m	11' 3" x 9' 2"



## FIRST FLOOR

MASTER BEDROOM	4.10m x 4.04m	13' 5" x 13' 3"
BEDROOM 2	4.02m x 3.37m	13' 2" x 11' 1"
BEDROOM 3	4.45m x 2.45m	14' 7" x 8' 1"
BEDROOM 4	2.81m x 2.80m	9' 3" x 9' 2"



N° 5

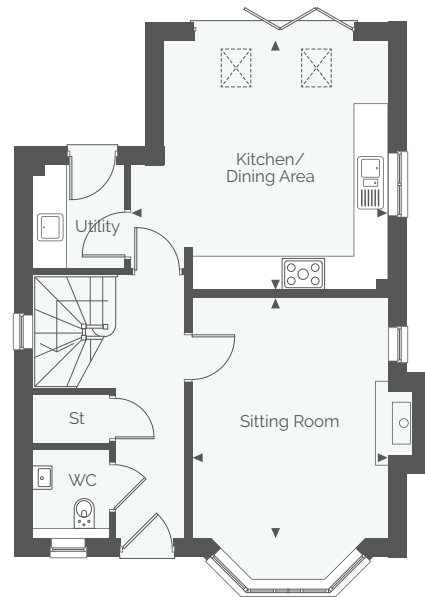
### 3 BEDROOM HOUSE WITH DOUBLE GARAGE

This charming house is ideal for downsizers or growing families. A light-filled kitchen / dining area, spacious sitting room, separate utility with external access and vaulted master bedroom ceiling ensure that this property is both pleasing and practical.



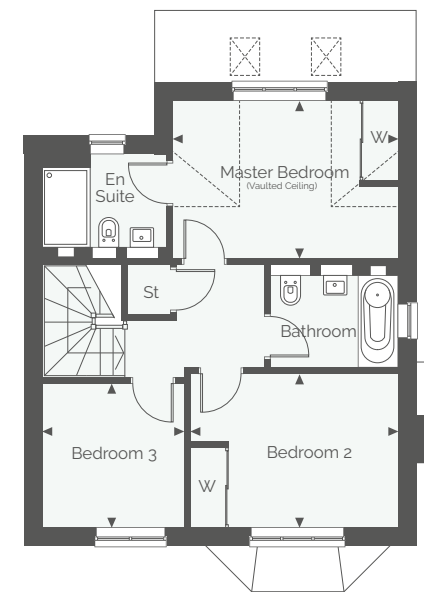
## GROUND FLOOR

KITCHEN / DINING AREA	4.85m x 4.71m	15' 11" x 15' 5"
SITTING ROOM	4.54m x 3.70m	14' 11" x 12' 2"



## FIRST FLOOR

MASTER BEDROOM	4.23m x 2.97m	13' 10" x 9' 9"
BEDROOM 2	3.91m x 2.90m	12' 10" x 9' 6"
BEDROOM 3	2.71m x 2.67m	8' 11" x 8' 9"



N° 6

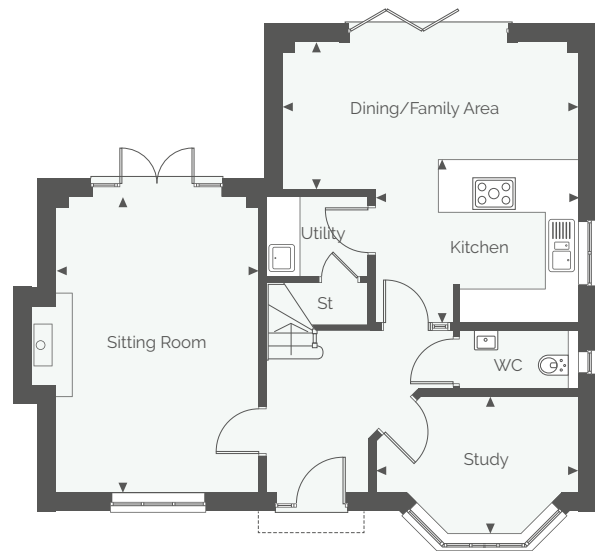
### 3 BEDROOM HOUSE WITH DOUBLE GARAGE

Full of Cotswold charm, this home's well-planned living space encompasses an open-plan kitchen with a dining / family area and an expansive sitting room which opens onto the rear garden. Upstairs an attractive galleried landing leads to the three double bedrooms.



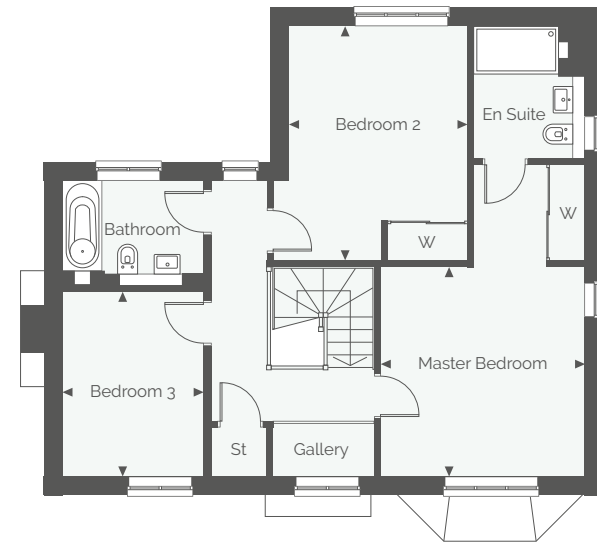
## GROUND FLOOR

KITCHEN	3.83m x 3.08m	12' 7" x 10' 1"
DINING / FAMILY AREA	5.58m x 2.77m	18' 3" x 9' 1"
SITTING ROOM	5.58m x 3.81m	18' 3" x 12' 6"
STUDY	3.82m x 2.58m	12' 6" x 8' 5"



## FIRST FLOOR

MASTER BEDROOM	3.96m x 3.86m	13' 0" x 12' 8"
BEDROOM 2	4.43m x 3.36m	14' 6" x 11' 0"
BEDROOM 3	3.48m x 2.65m	11' 5" x 8' 8"



# N° 7

## 5 BEDROOM HOUSE WITH DOUBLE GARAGE

The unique layout of this home places the master suite, with its dressing area and vaulted ceiling, over the attached double garage with views across the fields to the south. Much of the ground floor is dedicated to the kitchen, dining and family area, however, the considered design still allows for a generous sitting room and wide entrance hall.



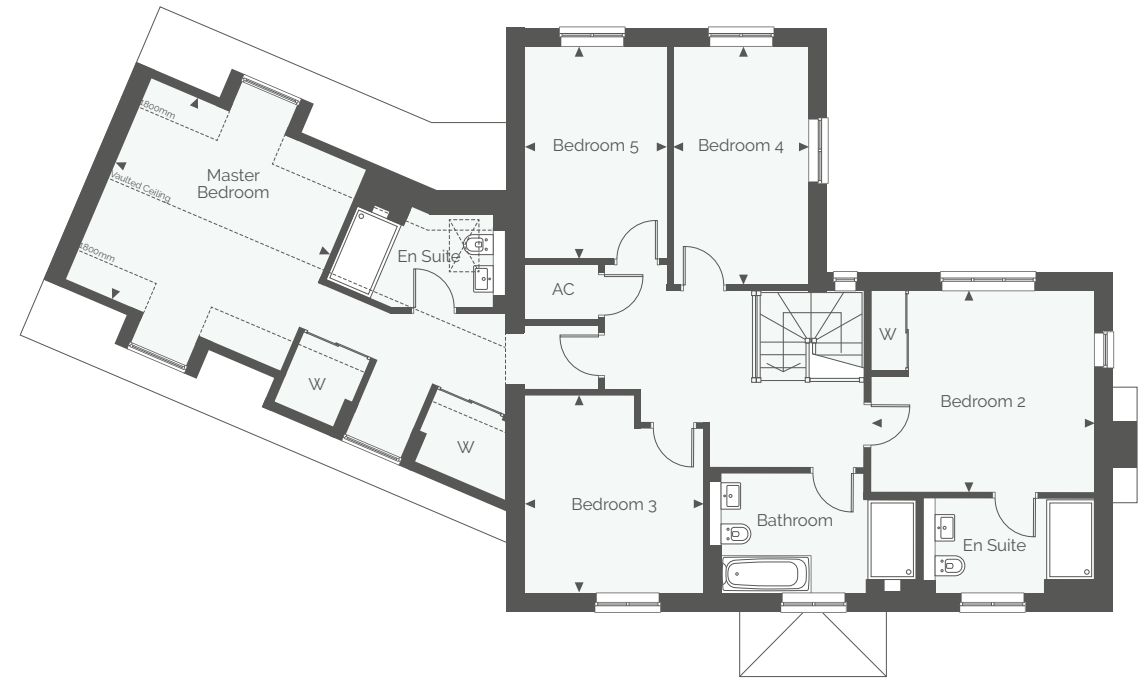
## GROUND FLOOR

KITCHEN	4.46m x 3.08m	14' 7" x 10' 1"
DINING AREA	6.33m x 3.73m	20' 9" x 12' 3"
FAMILY AREA	3.97m x 3.02m	13' 0" x 9' 11"
SITTING ROOM	5.69m x 4.21m	18' 8" x 13' 9"



## FIRST FLOOR

MASTER BEDROOM	4.41m x 4.12m	14' 5" x 13' 6"
BEDROOM 2	4.54m x 3.80m	14' 8" x 12' 4"
BEDROOM 3	3.72m x 3.37m	12' 2" x 11' 1"
BEDROOM 4	4.49m x 2.56m	14' 9" x 8' 5"
BEDROOM 5	4.00m x 2.68m	13' 1" x 8' 9"



◀▶ Depicts measurement points

N° 8

## 4 BEDROOM HOUSE WITH DOUBLE GARAGE

This large property occupies an enviable corner plot and is situated behind private gates. The bright and spacious family area enjoys an abundance of natural light, whilst a separate sitting room, study and dining room ensure a varied and flexible layout.



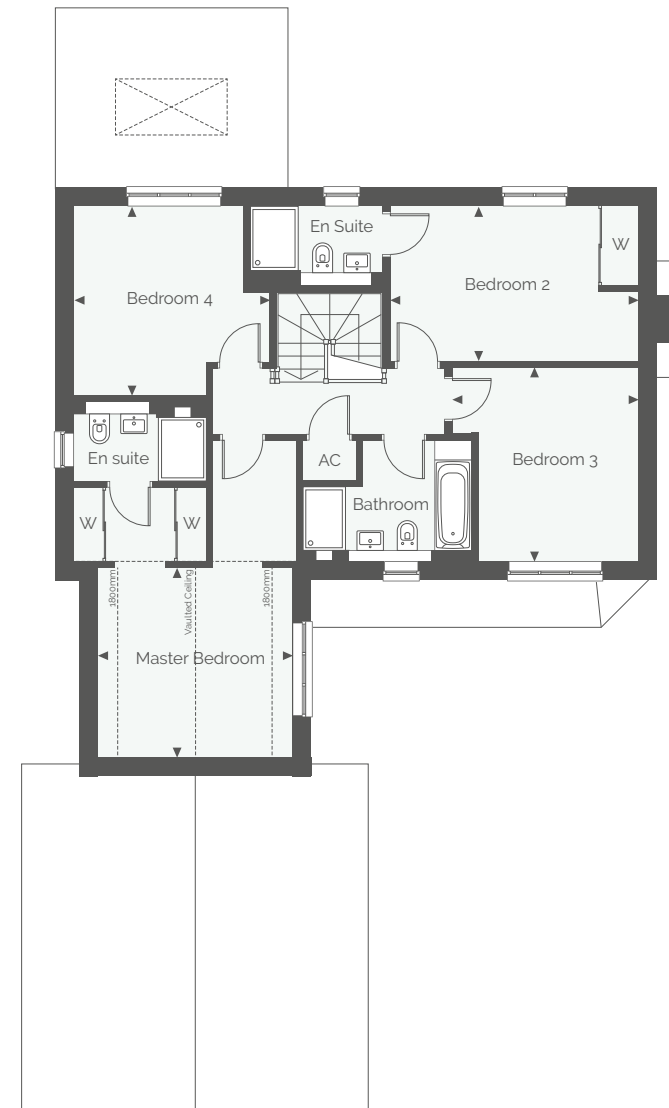
## GROUND FLOOR

KITCHEN / BREAKFAST / FAMILY AREA	8.83m x 3.67m	28' 11" x 12' 0"
SITTING ROOM	4.67m x 4.53m	15' 4" x 14' 10"
DINING ROOM	3.67m x 3.56m	12' 0" x 11' 8"
STUDY	3.40m x 2.80m	11' 2" x 9' 2"



## FIRST FLOOR

MASTER BEDROOM	3.67m x 3.56m	12' 0" x 11' 9"
BEDROOM 2	4.68m x 2.92m	15' 4" x 9' 7"
BEDROOM 3	3.66m x 3.50m	12' 0" x 11' 6"
BEDROOM 4	3.70m x 3.57m	12' 2" x 11' 8"



◀▶ Depicts measurement points

# Nº 9

## 4 BEDROOM HOUSE WITH DOUBLE GARAGE

Upon entering this traditionally-fronted property you are immediately presented with an impressive entrance hall and feature staircase; head left, and you will be met by a generous study and a sitting room with direct garden access. Or turn right for the spacious kitchen, dining and family area with its striking vaulted ceiling. Upstairs, the master bedroom suite features a walk-through dressing area.



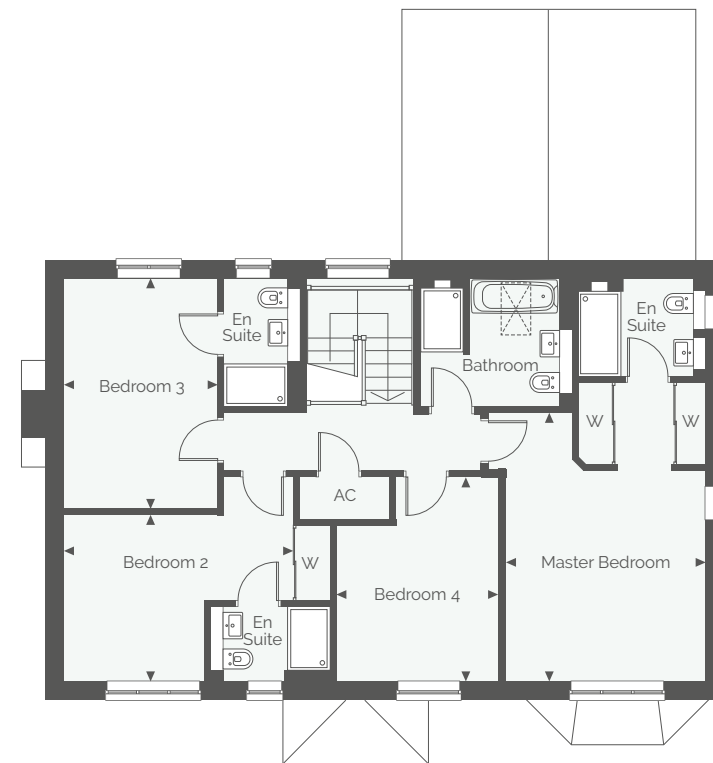
## GROUND FLOOR

KITCHEN	5.59m x 5.36m	18' 4" x 17' 7"
DINING AREA	3.78m x 3.31m	12' 5" x 10' 10"
FAMILY AREA	4.79m x 3.72m	15' 9" x 12' 2"
SITTING ROOM	5.13m x 4.42m	16' 10" x 14' 6"
STUDY	4.42m x 2.32m	14' 6" x 7' 7"



## FIRST FLOOR

MASTER BEDROOM	5.06m x 3.76m	16' 7" x 12' 4"
BEDROOM 2	4.33m x 3.12m	14' 2" x 10' 3"
BEDROOM 3	4.36m x 2.90m	14' 4" x 9' 6"
BEDROOM 4	3.85m x 3.06m	12' 7" x 10' 0"





1. The Hill, Burford
2. The Hare Pub, Milton-under-Wychwood
3. Georgian House Antiques, Chipping Norton
4. Cotswold Sweet Company, Stow-on-the-Wold

# A WONDERFUL PLACE TO LIVE

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Milton-under-Wychwood is situated in the heart of one of England's most beloved areas, the Cotswolds.

Milton-under-Wychwood village centre provides many daily essentials, and most of them are within 10 minutes' walk from Wildbourne: a Co-Op, dentist, clinic, vet, library, post office and café-deli. Wychwood C of E Primary School, rated 'Good', is also within walking distance. Other schools close by include Burford Primary, and Burford School, which are 'Good'; with Kingham Primary, The Rissington School, and Bledington Primary achieving an 'Outstanding' rating. Windrush Valley junior school in Chipping Norton is one of the top 50 private schools in England.

There's a busy and thriving community in Milton-under-Wychwood, and local groups include scouts, a community choir, bowls club and golf club.

It also has, like many Cotswold villages, a traditional pub – The Milton Hare. The nearby Lamb Inn and The Wychwood Inn are located in Shipton-under-Wychwood and also offer that welcoming combination of fine food and drink in relaxed rustic surroundings.

Living in the countryside needn't mean living without connections. The local station is Shipton, about 6 minutes' drive, which offers Monday to Saturday services to London Paddington and other destinations. However, Kingham station, 10 minutes by car, has frequent trains to London Paddington (1 hour 16 minutes) as well as Reading, Slough and Oxford. Or jump on a bus in the High Street to reach local destinations such as Chipping Norton, Bourton on the Water, Bledington and Witney.

# THE TIMELESS COTSWOLDS

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The Cotswolds gets much of its charm from handsome market towns, built with money made in the wool trade centuries ago. One of the best examples is Stow-on-the-Wold, about five miles from Wildbourne.

Known for being the highest point in the Cotswolds, Stow-on-the-Wold is very popular with visitors for its many shops, pubs, restaurants and antique dealers. It has a large market square, where the 500 year-old Kings Arms Hotel is situated.

If you can't find exactly what you want in Stow-on-the-Wold, other neighbouring towns and villages offer further possibilities. Burford is known for its picturesque steep high street, lined with family businesses specialising in antiques, fashion, country clothing, original crafts and gifts, and delectable local food produce.

The Wild Rabbit at Kingham, and the Kingham Plough are famous for their excellent food. The Old Swan and Minster Mill at Minster Lovell also offer fine dining in a charming riverside location. Chipping Norton has a theatre / independent cinema as well as a fine selection of shops and pubs.

Daylesford, near Kingham, was originally an organic farm, but has almost become a village in its own right. It still sells field-to-fork produce, but the brand also encompasses a spa, cookery school, garden shop, restaurants and dinner party dishes for home delivery.





1. The Kings Arms, Stow-on-the-Wold
2. The Cotswold Arms, Burford
3. The Theatre, Chipping Norton
4. Home baked cakes, Chipping Norton
5. The Organic Shop, Stow-on-the-Wold
6. The Blue Boar Pub, Chipping Norton

# CONTACT US

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SPITFIRE BESPOKE HOMES  
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