

STUNNING NEW SCHEME OF LOW CARBON CUSTOM BUILD HOMES

SPRINGFIELD MEADOWS, SOUTHMOOR, OX13 5HJ

Freehold



A COLLECTION OF NEW HOMES SET IN A SEMI-RURAL LOCATION YET WITHIN EASY REACH OF OXFORD

SPRINGFIELD MEADOWS, SOUTHMOOR,
OXFORDSHIRE OX13 5HJ

4-7 bedroom homes available • Flexible interior
layouts • MVHR system • Wide range of kitchen
choices • Porcelanosa tiling • Predicted EPC = A

Just 25 homes are being constructed at Springfield
Meadows, offering rarely available and exceptional eco
credentials, combined with a great sense of design and
place making.

Recently awarded One Planet Living Global Leader
status by the leading environmental charity,
Bioregional, the developers – Ssassy Property – have
also partnered with Berkshire, Buckinghamshire and
Oxfordshire Wildlife Trust (BBOWT) to create
beautiful shared spaces including a wildflower
meadow, orchard, and pond, designed to help to create
a thriving community and to maximise biodiversity.

This location provides a superb combination of rural
living with easy access to village, town, and city
amenities, just seven miles from Abingdon and eleven
miles from the centre of Oxford.*

Considering working from home? Springfield Meadows
homes have Gigaclear ultra-fast fibre broadband
available.



* Distances from Google Maps

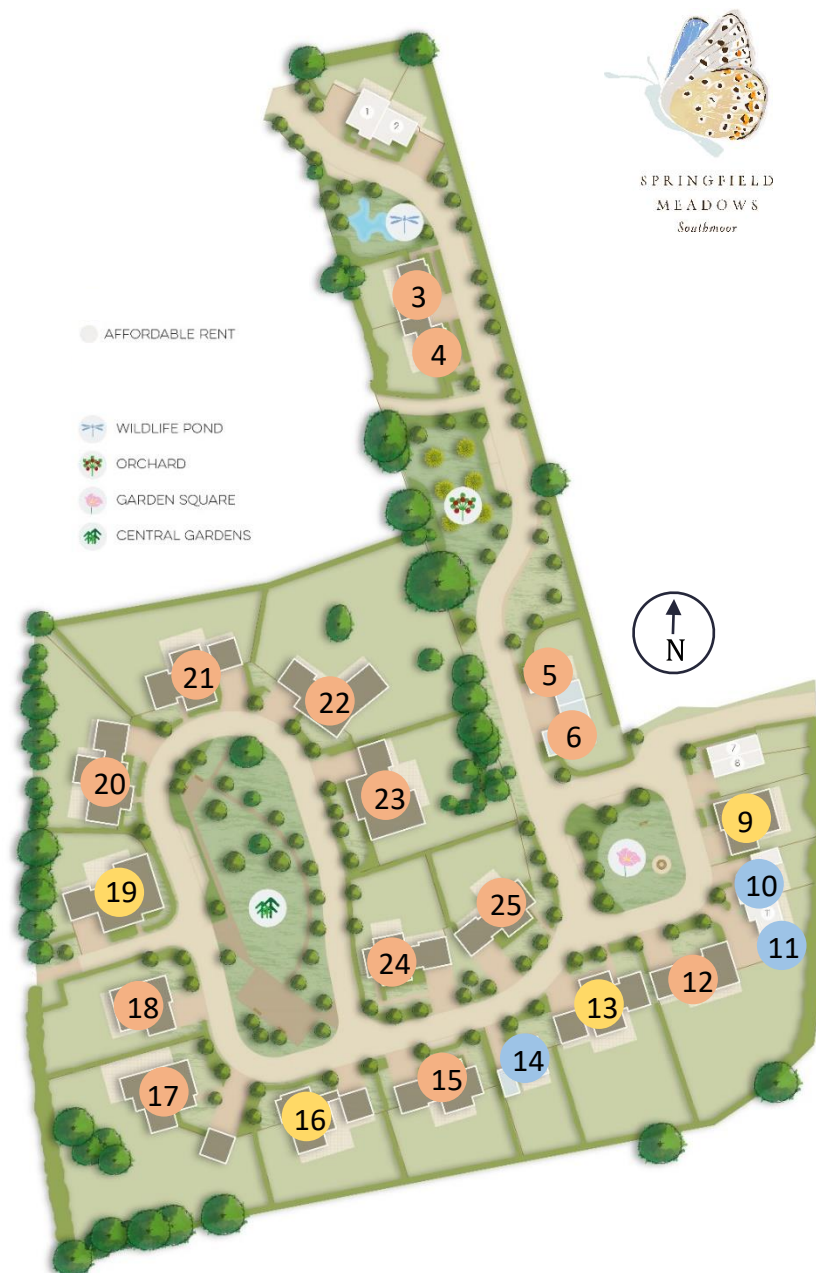


CURRENT AVAILABILITY

| Plot | Description | Approx Sq Ft * | Approx. Plot Size | Asking Price* |
|------|---|----------------|-------------------|---------------|
| 9 | Detached 4 bedroom house with double garage | 1,821 | 0.11 acres | £795,000 |
| 13 | Detached 4 bedroom house with double garage <i>(expandable to 3,021 sqft at additional cost)</i> | 2,524 | 0.29 acres | £1,045,000 |
| 16 | Detached 4 bedroom house with double garage <i>(expandable to 3,172 sqft at additional cost)</i> | 2,484 | 0.23 acres | £1,040,000 |
| 17 | Detached 5 bedroom house with double garage | 2,959 | 0.49 acres | Reserved |
| 19 | Detached 5 bedroom house with double garage | 2,952 | 0.21 acres | £1,140,000 |

**Stage payments will be required during construction.
See separate Savills price list for further information.*

Available ●
Reserved/Sold ●
Shared Ownership (all sold) ●



Plot 9

0.11 ACRES / 445 SQM

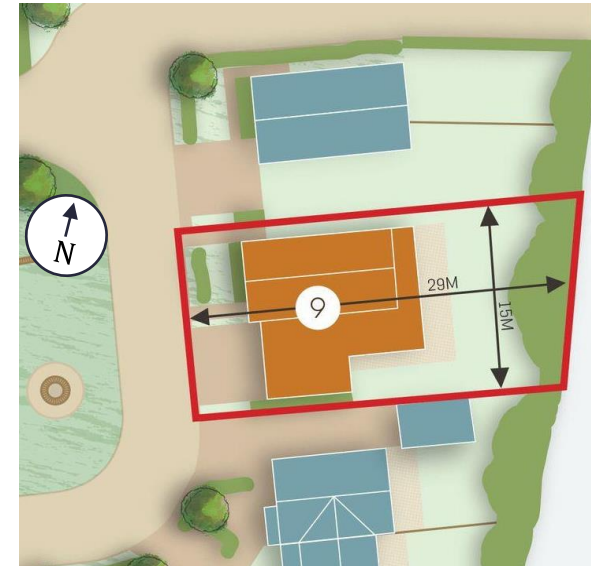
Speckled Wood House at Plot 9 (shown right centre) is currently under construction and due for completion in Spring 2021.

This stunning architect-designed home has a timber-clad, gabled frontage and benefits from a double garage together with additional parking spaces.

The open plan kitchen/dining room leads directly onto the rear garden with stunning woodland aspect.

MVHR system installed along with photovoltaic panels to the roof.

1,820 sqft / 169 sqm



Plot 9

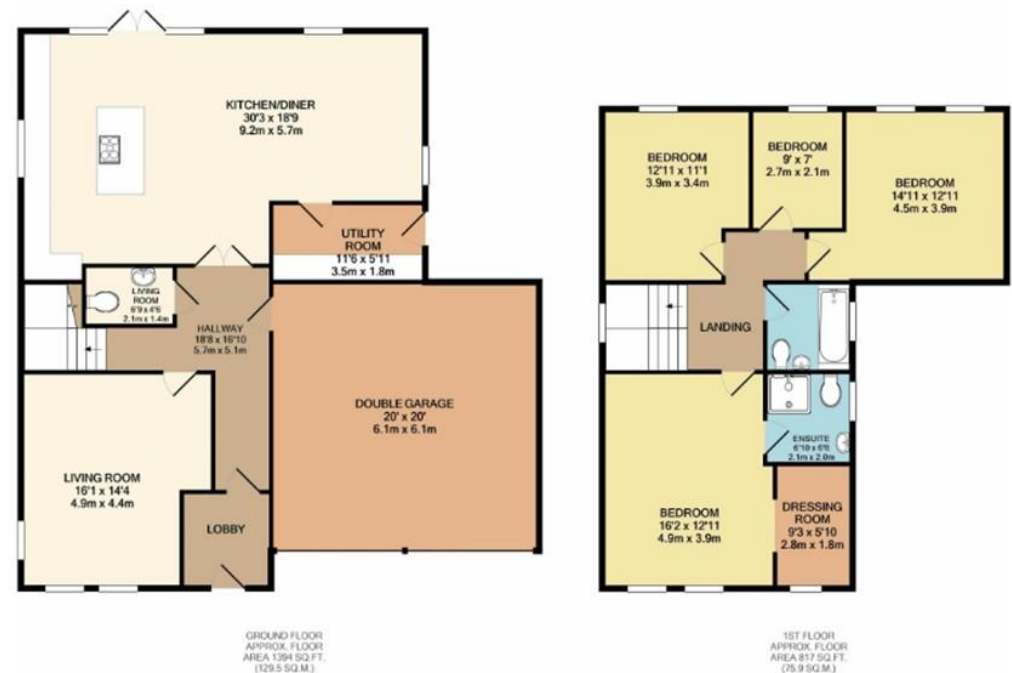
4 BEDROOM HOME

This is a great house layout for downsizing or second stepping, offering work from home scope and a substantial master suite with dressing area and en-suite shower room.

Facing onto the attractive rear garden is a large open plan kitchen dining room with separate utility room. Also on the ground floor is a generous hallway with inner lobby area, dual aspect, light-filled living room, and downstairs cloakroom. High quality Porcelanosa floor tiling throughout.

The first floor provides three substantial bedrooms including a master bedroom, complete with en-suite and dressing area together with a fourth bedroom which could work as a useful study.

The double garage is handed over with electric car charging point and there are additional parking spaces to the front.



TOTAL APPROX. FLOOR AREA 2270 SQ. FT. (205.4 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan 12/2020



Plot 13

0.29 ACRES / 1,174 SQM

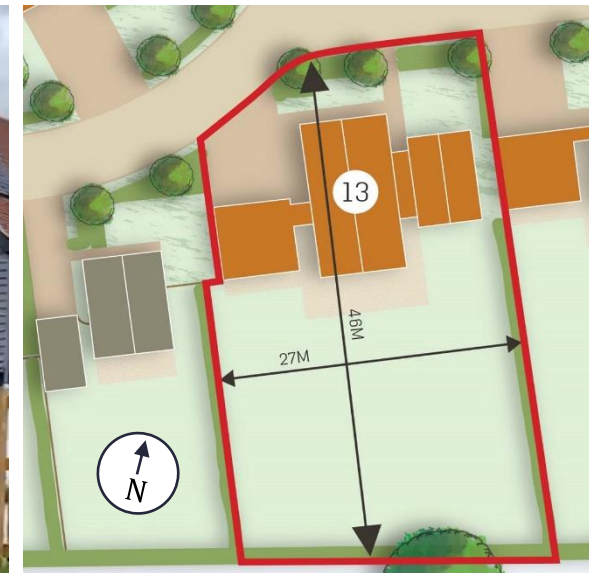
Plot 13 is a prominent plot positioned on the corner of the Garden Square. The predominantly southerly aspect garden is extensive and backs on to the woodland at the rear.

This stunning home has a strong double-gabled frontage with a double garage. A separate wing on the ground floor provides a self-contained apartment or this space can be arranged as a fantastic work from home environment, easy-access bedroom with en-suite or simply a further reception room.

The architectural design incorporates contrasting timber cladding, with feature zinc cladding to the entrance and hand-made clay tiles incorporating photovoltaic panels to the roof.

2,524 sqft / 234 sqm
expandable to 3,021sqft / 281 sqm*

**planning permission required; and at additional build cost of c.£100,000 for similar interior specification*



Plot 13

4 BEDROOM HOME

The large ground floor offers fabulous potential for varying the size and location of the kitchen, dining, living and utility areas.

This is a great house-type for those who want to offer self-contained accommodation to another family generation, an au pair, a carer or guests.

The first floor provides three substantial bedrooms including a master bedroom, complete with en-suite and dressing room.

N.B. This home has also been designed to allow a substantial second floor (subject to planning and additional cost) which can accommodate additional rooms - bedrooms, home office, games room, etc. En-suites can also be created and plentiful storage opened up.

Ground

1. Kitchen Dining

4.7 x 7.4M

2. Utility

2.1 x 3.3M

3. Dining

8.7 x 3.8M

4. WC

2.6 x 1.1M

5. Living

6.7 x 4.9M

6. Study

2.5M x 2.7M

7. Double garage

6.1 x 6.1M

First

8. Master bedroom

2.3 x 4.5M

9. Ensuite

2.3 x 4.5M

10. Dresser

2.3 x 4.5M

11. Bedroom 2

2.3 x 4.5M

12. Bathroom

2.3 x 4.5M

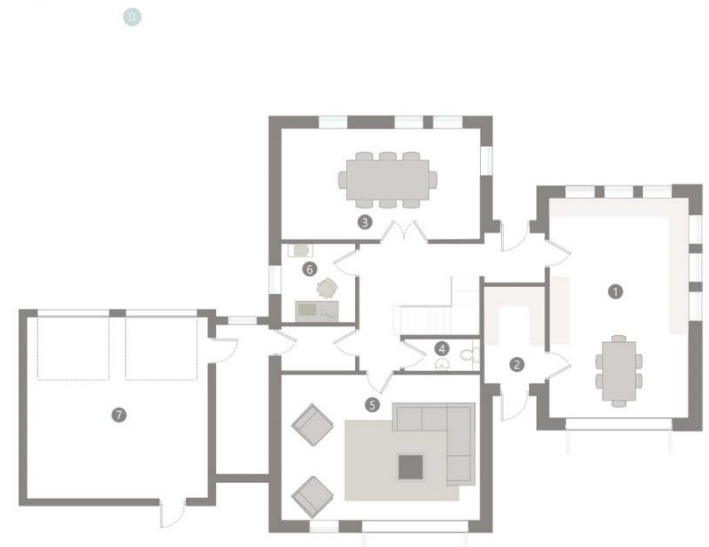
13. Study

2.3 x 4.5M

14. Bedroom 3

2.3 x 4.5M

SCHEME 1



SCHEME 1

1



Plot 16

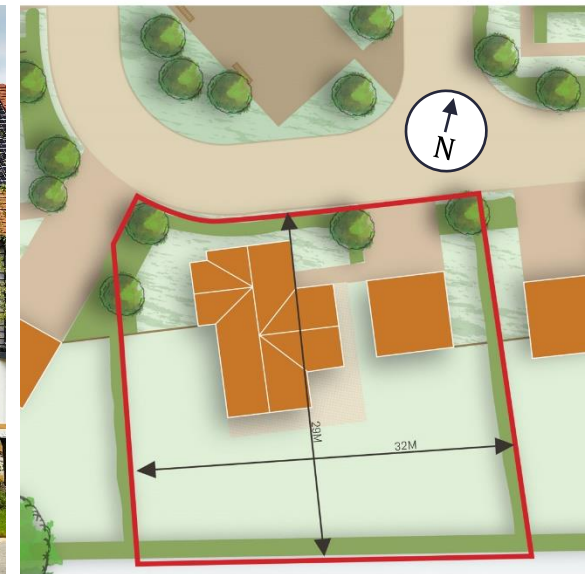
0.23 ACRES / 931 SQM

Plot 16 occupies a wide plot in a great position at the southern end of the main Central Garden. It is a large, impressive 4 (expandable to 7) bed home with detached double garage. This home has a large square garden backing on to woodland at the rear to the south.

A simple palette of materials is used with natural timber cladding and render to the ground floor, under a clay-tiled roof incorporating photovoltaic panels.

2,484 sqft / 231 sqm
Expandable* to 3,172sqft / 295 sqm

**planning permission required and at additional build cost of c.£100,000 for similar interior specification*



Plot 16

4 BEDROOM HOME

The ground floor of this home offers an excellent kitchen/family/dining room to the rear with large utility room and separate home office.

The front of the house can provide a spacious open plan living room or be divided into two separate reception rooms to provide a living area and snug or play room.

The first floor provides four substantial bedrooms including a master bedroom, complete with en-suite and dressing area. The guest suite also offers wardrobe space and en-suite shower room. A principal four piece family bathroom completes the first floor accommodation.

N.B. This home has also been designed to allow a substantial second floor (subject to planning and additional cost) which can accommodate additional rooms - bedrooms, home office, games room, etc. En-suites can also be created and plentiful storage is opened up.

Ground

1. Kitchen Dining

6.4 x 6.1M

2. Utility

3.1 x 2.4M

3. WC

1.7 x 2.3M

5. Living

7.9 x 5.7M

6. Double garage

6.1 x 6.1M

First

7. Master bedroom

4.1 x 4.1M

8. Ensuite

3.7 x 2.8M

9. Dresser

3.7 x 2.8M

10. Bedroom 2

3.1 x 4.5M

11. Ensuite

3.1 x 1.8M

12. Bathroom

2.2 x 3.1M

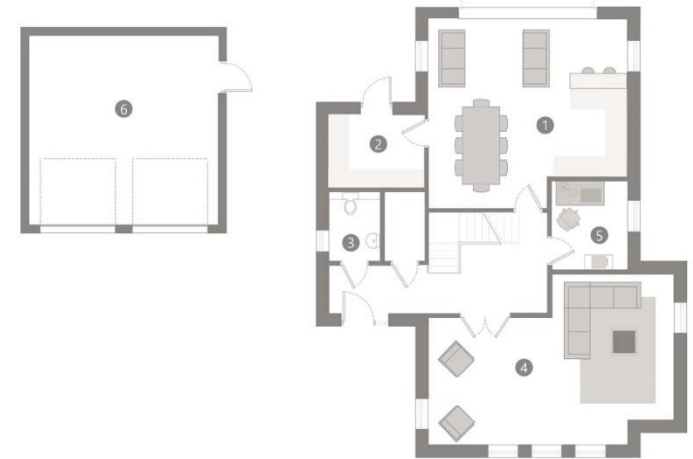
13. Bedroom 3

2.9 x 4.9M

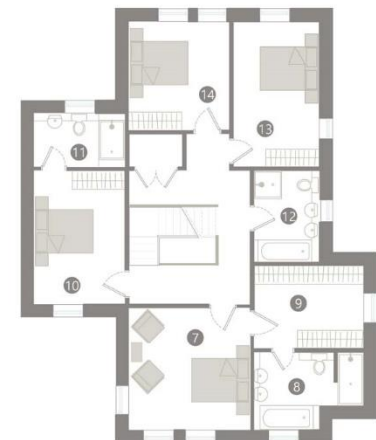
14. Bedroom 4

3.4 x 3.7M

SCHEME 1



SCHEME 1



Plot 17

0.49 ACRES / 1,983 SQM

Plot 17 occupies a prime corner plot at the southern end of the main Central Garden. It has the largest garden on the scheme and backs onto woodland on one side with Bullockspits Lane on the other.

This house is an imposing flat-roofed villa with a detached double garage and two first floor balconies.

Features include high quality timber cladding and render creating a stunning design yet keeping maintenance to a minimum. The flat roof will incorporate photovoltaic panels.

2,959 sqft / 275 sqm



Plot 17

5 BEDROOM HOME

The ground floor of this home offers a spacious, dual aspect family kitchen/dining/living room – ideal for today's contemporary family lifestyle.

2 further receptions rooms – one of which could serve as a useful work from home space – together with a utility room and downstairs cloakroom are accessed via the main hallway. A separate, easy-access bedroom with en-suite and double doors to the garden completes the ground floor.

The first floor provides four bedrooms, with the master having en-suite, dressing room and access to its own balcony. A second balcony can serve one or two bedrooms, whilst there are options for additional en-suites.

Externally you will find a double garage with pedestrian side door access to the garden.

Gardens are handed over fully turfed with paved areas and pathways in place.

Ground

1. Kitchen Dining

6.3 x 9.9M

2. Utility

1.8 x 2.7M

3. WC

1.4 x 2.7M

4. Living

4.3 x 6M

5. Study

3.4 x 4.7M

6. Bedroom

3.4 x 5.5M

7. Ensuite

1.8 x 2.2M

8. Double garage

6.1 x 6.1M

First

9. Master bedroom

6.3 x 4.5M

10. Ensuite

2.6 x 1.9M

11. Balcony

4.4 x 1.3M

12. Bedroom 2

4.5 x 6.1M

13. Ensuite

2.6 x 1.7M

14. Bathroom

2.4 x 2.9M

15. Bedroom 3

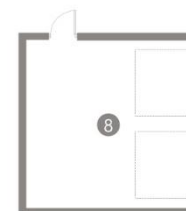
4.5 x 3.6M

16. Bedroom 4

3.3 x 4.8M

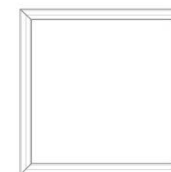
SCHEME 1

12



SCHEME 1

11



Plot 19

0.21 ACRES / 850 SQM

Swallowtail House at Plot 19 is located on the west side of the Central Gardens and has a west facing garden with attractive outlook backing onto Bullockspits Lane.

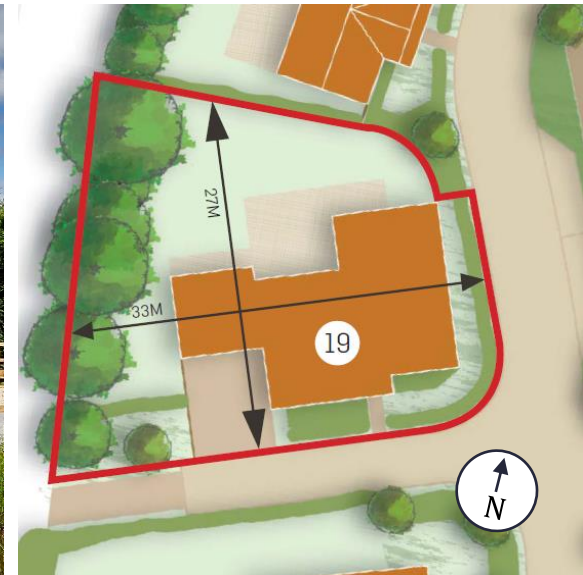
The house is an imposing five bedroom flat-roofed villa with an attached double garage.

This stunning contemporary home is entered via an attractive portico. The majority of the facade is clad with vertical timber cladding, whilst areas of horizontal cladding placed behind the vertical cladding face provide a harmonious feature contrast.

The use of zinc cladding around the entrance highlights its location in a subtle way.

MHVR installed and photo-voltaic panels will be incorporated on the flat roofs.

2,952 sqft / 274 sqm



Plot 19

5 BEDROOM HOME

The ground floor of this home offers a spacious, triple aspect family kitchen/dining/living room – ideal for today's contemporary family lifestyle.

3 further receptions rooms – one of which could serve as a home cinema or generous work from home space – together with a downstairs cloakroom are accessed via the main hallway. A separate utility room accessed via the kitchen into the garage completes the ground floor.

The first floor provides five double bedrooms, with the master having en-suite and dressing room. A second bedroom is also en-suite, whilst three further bedrooms are served by a good sized family bathroom equipped with bath, twin sinks and separate shower.

The attached double garage has a pedestrian side door access to the garden.

Gardens are handed over fully turfed with paved areas and pathways in place.

Ground

1. Kitchen Dining

7.7 x 4.3M

2. Utility

3.6 x 2.5M

3. WC

2.0 x 1.5M

4. Home Cinema

5.0 x 3.6M

5. Dining Room

5.3 x 3.1M

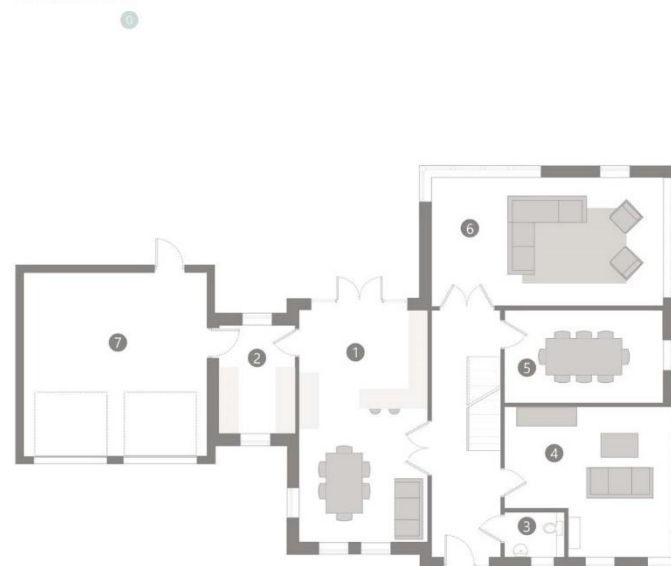
6. Living Room

7.7 x 4.3M

7. Double garage

6.1 x 6.1M

SCHEME 1



First

8. Principal bedroom

5.5 x 3.7M

9. Ensuite

2.4 x 1.7M

10. Dressing Area

2.4 x 1.9M

11. Bedroom

4.5 x 4.1M

12. Ensuite

2.8 x 1.8M

13. Bathroom

3.9 x 2.6M

14. Bedroom

4.5 x 4.3M

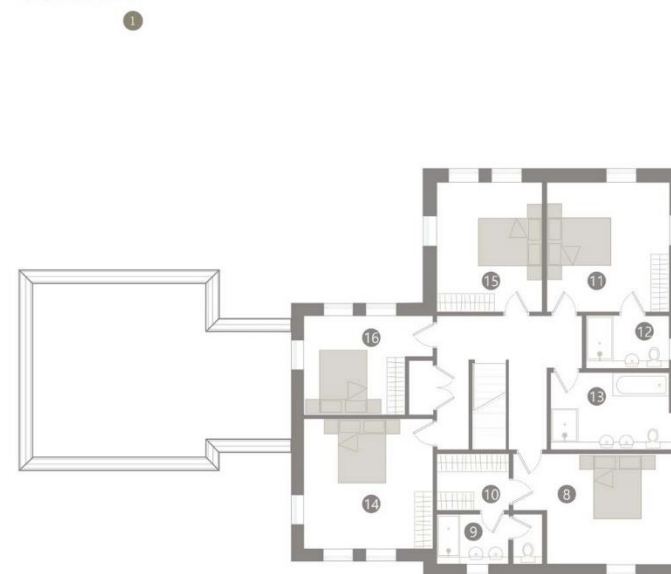
15. Bedroom

4.3 x 3.5M

16. Bedroom

4.3 x 3.3M

SCHEME 1



Ssassy helps to create properties with individually tailored interior layouts, homes which are sustainable, functional, and will contribute to the wellbeing of our beautiful planet.



Greencore Construction are the chosen Ssassy partner** for construction of the homes at Springfield Meadow and your build contract will be with them.

The SSASSY Standard implemented by Greencore

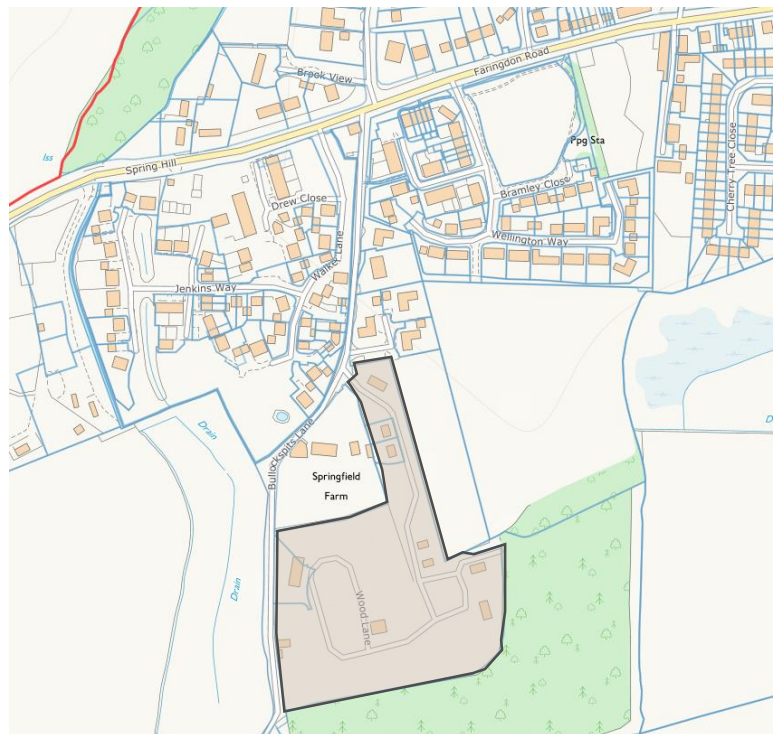
- Each home at Springfield Meadows aims for net zero-energy in use i.e. each home will be designed to generate as much energy across the year as it uses. In addition, the construction approach reduces the carbon intensity of the construction process, and indeed significant amounts of carbon are locked up in the building through the use of timber, hemp and natural fibre insulation
- Use of high quality Kebony timber cladding – the Kebony technology is an environmentally friendly, patented process that enhances the properties of sustainable softwood
- Insulated raft sub-structure using low carbon concrete
- Biond- a low carbon, closed panel, timber frame construction system insulated with Lime-Hemp and natural fibre insulation to achieve equivalent of Passivhaus Air-tightness below 1 air change per hour
- For pitched roof homes clay tiles with roof integrated PV panels
- For flat-roof homes- EDPM single ply membrane with upstanding PV panels
- Aluminium powder-coated gutters and downpipes
- Cold roof with insulated loft hatch/ladder and 5m2 of boarding
- Generously sized, triple-glazed timber windows and glazed doors for good natural light
- Solid, thermally efficient, front door
- Mechanical Ventilation and Heat Recovery (MVHR) system with integrated heat pump to provide fresh, warm air in winter and fresh in summer with some cooling
- Additional electric underfloor heating to kitchen and bathrooms
- Photovoltaic (PV) panels to generate electricity from sunlight
- LED down-lighters to all rooms
- A dedicated circuit to allow for future installation of a car-charging pod.

Springfield Meadows, Southmoor, Abingdon OX13 5HJ
Gross Internal Area: from 2,484 – 3,172 sqft / 231 – 295 sqm
Incl. double garage



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Viewings available by appointment only

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