



JOHN DAVID HOMES



NEW CONTEMPORARY LUXURY HOMES
DESIGNED FOR MODERN LIVING



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DESIGN AND BUILD UNIQUE PROPERTIES IN DESIRABLE LOCATIONS

John David Homes are pioneers in exemplary construction quality for luxury new build homes in South Oxfordshire and The Ridings is no exception. Phase 2 of this distinctive development comprises just six sophisticated and substantial barn style, contemporary three-, four- & five-bedroom houses in an edge of village setting.

Designed by architects Anderson Orr for modern living, the impressive detached family homes at The Ridings are finished to a high standard, combining workable interior layouts, contemporary architectural styling, sustainability, cutting edge cost saving technology and high-specification interiors – all set on substantial, landscaped private plots.

For complete peace of mind, each John David Homes property is built in accordance with strict Build-Zone warranty guidelines and therefore comes with a 10-year building guarantee.



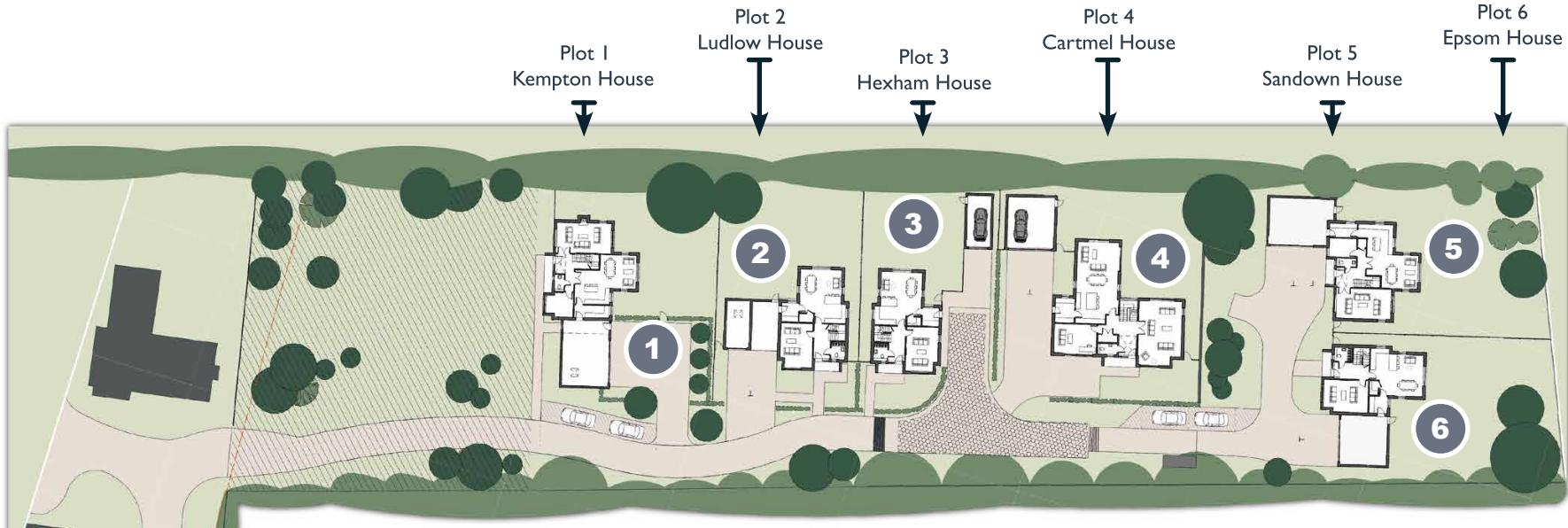
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The Ridings - Phase 2



Rural Charm & Style

On the edge of Southmoor village, in South Oxfordshire, the Ridings by John David Homes, are arguably some of the finest new build contemporary “barn” style properties. Atmospheric Bullockspit Lane is a discreet location on the very edge of the village enjoying picturesque rural surroundings coupled with the rare advantage of having the numerous facilities of Southmoor and Kingston Bagpuize on your doorstep.



Location - Southmoor

The village of Southmoor is conveniently situated to the south west of Oxford and well placed for access to Oxford and Swindon, as well as the local towns of Abingdon, Witney and Wantage. The area is popular for a wide range of schools, which include the highly regarded educational establishments of Abingdon and Oxford.

For those looking for a little more activity, Frilford Heath Golf Club is located 3 miles to the West and there are footpaths leading to river and countryside walks directly accessible from Bullockspit Lane. The village itself has a good range of local facilities, including a post office, supermarkets, newsagents, public houses and a primary school. A superb local farm shop located less than 3 miles to the East is open seven days a week and offers a delivery service. Further day to day shopping is available in Abingdon, Oxford and Witney.

TRANSPORTATION*

Southmoor benefits from being served with excellent transport links and there is a regular bus service to Oxford and Abingdon. Didcot Railway station is located approximately 12 miles away and offers services into London Paddington.

DIRECTIONS

From Oxford, take the A420 Swindon Road to Kingston Bagpuize and at the Abingdon/Witney roundabout proceed straight ahead on the Kingston Bagpuize bypass. After 0.5 mile take the next exit and then bear left. Just before the Wagon and Horses public house on the left you turn right in to Bullockspit Lane and the auspicious high stone walled entrance to The Ridings is found after the large period barn on your left.

*Train frequency and hours may vary. Please refer to thetrainline.com for more accurate information

Oxford 11.2 miles | Abingdon 7.2 miles | Didcot 12.6 miles**

**All mileages are approximate and taken from Google maps



The Ridings Phase 2 - Specification

KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone or similar (composite) worktops, upstands and splashbacks and under-unit lighting design by Häcker
- Neff integrated appliances including double electric oven, induction hob, combi microwave, cooker hood, fridge/freezer and dishwasher***
- Utility cabinets to match kitchen with co-ordinating composite worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer in utility room

ELECTRICAL

- Brushed chrome switches and sockets where visible in kitchen & living room; white in all other rooms***
- LED down-lighters in kitchens, bathroom and ensuites
- TV, Sky and data points for interactive services in living room, kitchen, study and bedrooms
- Ultrafast fibre broadband to the house
- Upgrades available at additional cost:
 - Electric underfloor heating in upper floor bathroom and ensuites
 - Installation of sound system and ceiling speakers
 - Video doorbell
 - External wifi

BATHROOM, ENSUITES AND CLOAKROOM

- Classic white Duravit or Roca sanitaryware with Hansgrohe brassware and fixtures
- Low level shower trays with glazed shower panels
- Contemporary ladder towel rail in shower room(s) and bathroom
- Vanity unit under washbasin(s)
- Ceramic wall & floor tiling by Minoli/Porcelanosa, from selected range***
- Half-tiled walls and tiled floor in cloakroom***

HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor
- Air Source Heat Pump
- Top-up immersion heater
- Heating can be sub-controlled via phone App

The Ridings Phase 2 - Specification continued

INTERNAL FINISHES

- Floor tiling by Minoli or Porcelanosa in hallway, kitchen, cloakroom and utility room
- Contemporary oak doors with brushed steel ironmongery
- Oak staircase with glass panels
- Walls painted in white; architrave and skirting in satin white; ceiling in white matt

SECURITY

- Wireless or hardwired intruder alarm with PIR room sensors***

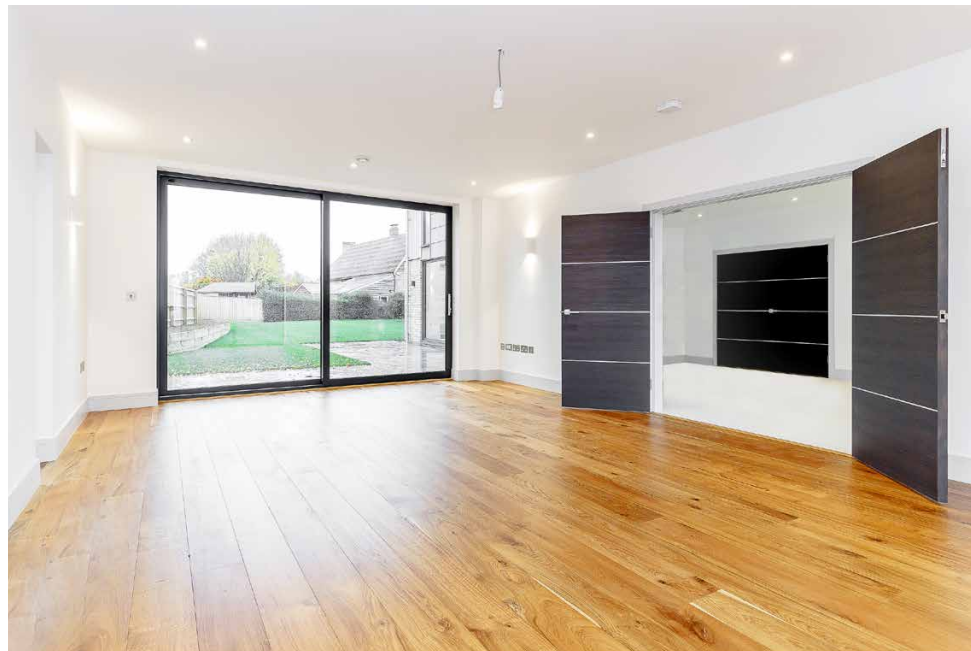
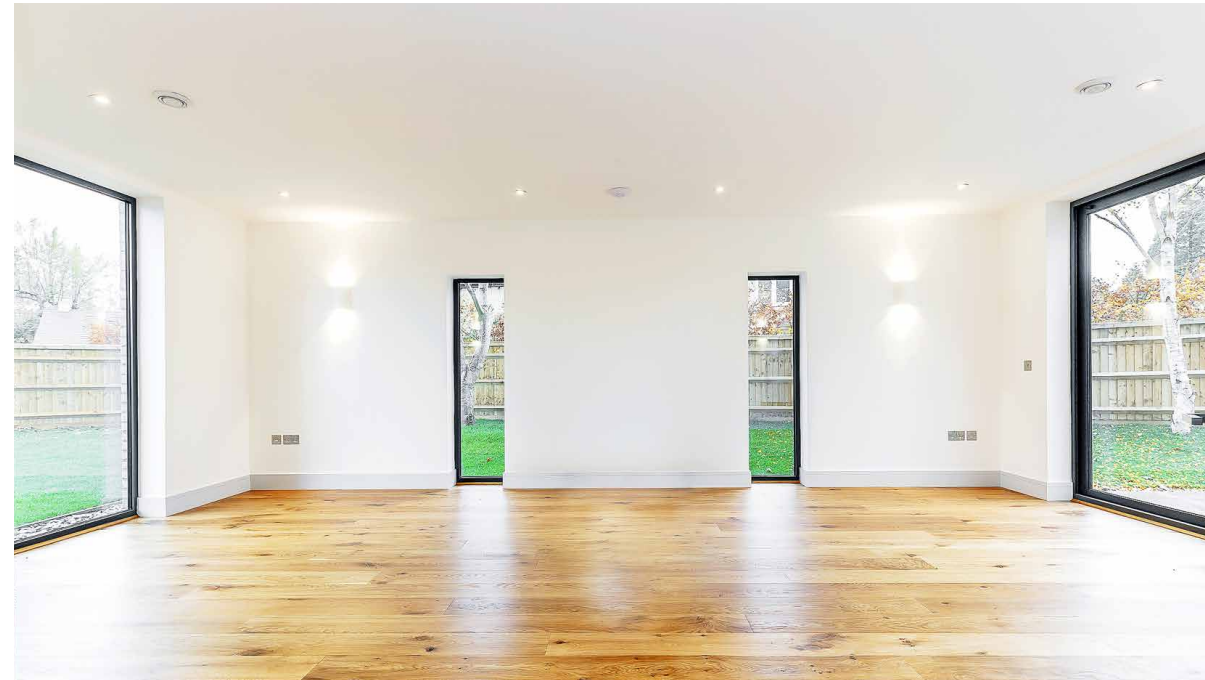
WARRANTY

- Build-Zone ten year warranty
- Appliance warranty direct with manufacturer

EXTERNAL FINISHES

- A-rated double glazed UPVC flush windows in grey
- Contemporary front door with black or grey ironmongery
- Sliding doors to garden
- Turfed front garden with planting
- Turfed rear garden
- Exterior tap and double electrical socket
- Patio areas and paths paved
- Aerial wired into roof space
- Garages have one or two doors, power and lighting***
- Security sensor lighting to front and rear of property
- 1.8m closeboard fencing to side boundaries between individual plots
- Post & rail or hedging or 1.8m closeboard fence to rear boundaries (may vary by plot)
- 1.8m closeboard gate to side access (may vary by plot)

***optional upgrades available.
John David Homes reserve the right to amend specifications if required.



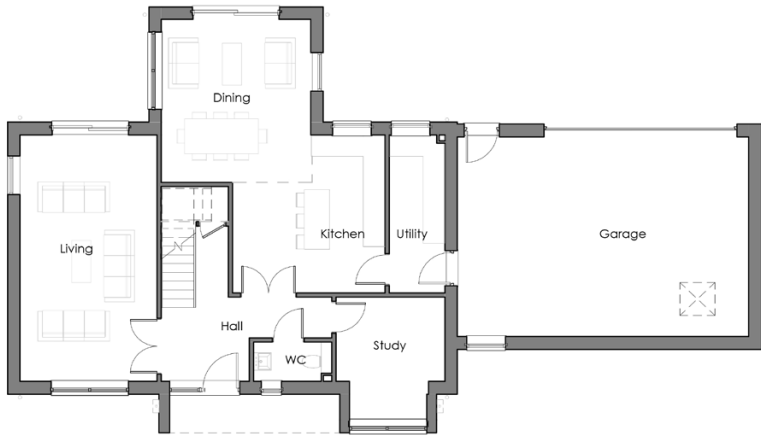
Plot 1 – Kempton House



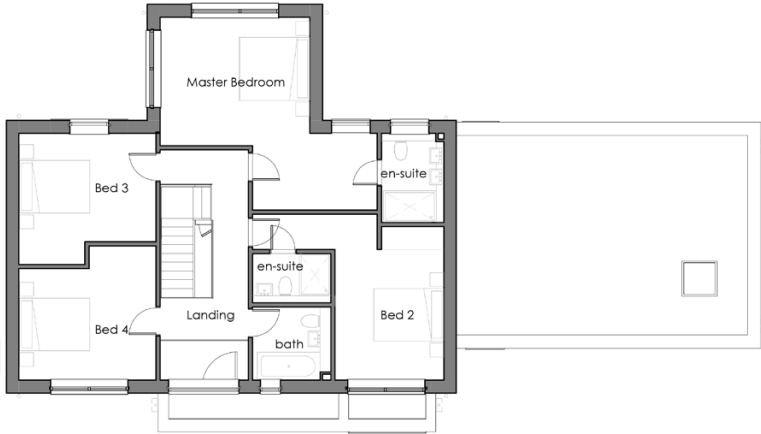
Kempton House combines space, contemporary architectural styling, cutting edge technology and a high specification interior. This is a four-bedroom, three-bathroom statement home with double height entrance hall, gracious entertaining areas, also benefitting from a double garage and additional parking.

| GROUND FLOOR | | |
|-----------------|---------------|-----------------|
| Kitchen | 4.52m x 4.35m | 14'10" x 14'3" |
| Dining Area | 4.65m x 4.26m | 15'3" x 13'12" |
| Living Room | 7.03m x 3.91m | 23'1" x 12'10" |
| Garage | 5.69m x 8.31m | 18'8" x 27'3" |
| FIRST FLOOR | | |
| Master Bedroom | 3.65m x 4.26m | 11'12" x 13'12" |
| Dressing Area | 2.18m x 3.55m | 7'2" x 11'8" |
| Bedroom 2 | 4.37m x 3.10m | 14'4" x 10'2" |
| Bedroom 3 | 3.91m x 3.08m | 12'10" x 10'1" |
| Bedroom 4 | 3.17m x 3.91m | 10'5" x 12'10" |
| Bedroom 5/Study | 3.48m x 3.10m | 11'5" x 10'2" |

Ground floor



First floor



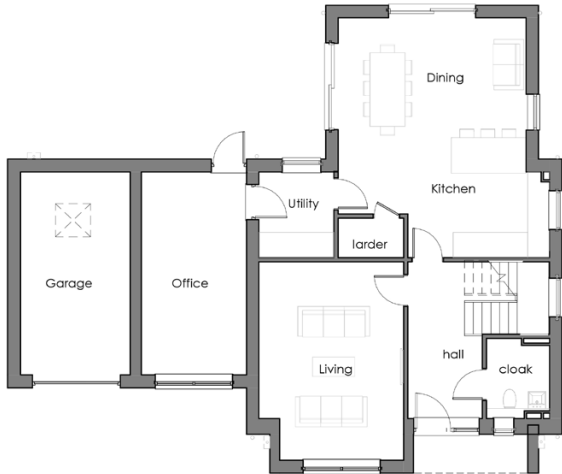
Plot 2 – Ludlow House



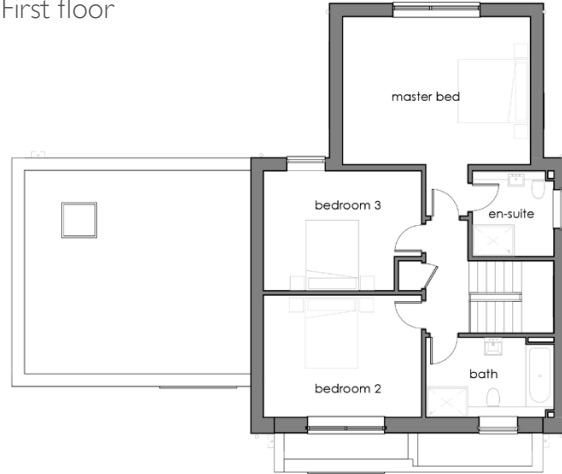
Ludlow House is a luxurious and contemporary three-bedroom home, brimming with light. From full height glass windows through to premium European porcelain tiling and a Häcker kitchen, this is a high specification home of excellent construction quality, set on a generous plot with garage and carport/ office.

| GROUND FLOOR | | |
|----------------------|---------------|----------------|
| Kitchen/ Dining Room | 6.84m x 5.36m | 22'5" x 17'7" |
| Living Room | 5.65m x 4.13m | 18'6" x 13'7" |
| Carport/ Office | 5.78m x 2.99m | 18'12" x 9'10" |
| Garage | 5.78m x 3.14m | 18'12" x 10'4" |
| FIRST FLOOR | | |
| Master Bedroom | 4.23m x 5.36m | 13'11" x 17'7" |
| Bedroom 2 | 3.49m x 4.52m | 11'5" x 14'10" |
| Bedroom 3 | 3.42m x 4.52m | 1'3" x 14'10" |

Ground floor



First floor



Plot 3 – Hexham House



Hexham House is a three-bedroom, two-bathroom home with contemporary architectural features and a high specification interior. The layout flows beautifully, entering through a covered porch into a spacious entrance hall with feature staircase to the upper floor. Detached garage and additional parking.

| GROUND FLOOR | | |
|----------------------|---------------|----------------|
| Kitchen/ Dining Room | 6.84m x 5.36m | 22'5" x 17'7" |
| Living Room | 5.65m x 4.13m | 18'6" x 13'7" |
| Garage | 6.64m x 3.13m | 21'7" x 10'26" |
| FIRST FLOOR | | |
| Master Bedroom | 4.23m x 5.36m | 13'11" x 17'7" |
| Bedroom 2 | 3.49m x 4.52m | 11'5" x 14'10" |
| Bedroom 3 | 3.42m x 4.52m | 11'3" x 14'10" |



Plot 4 – Cartmel House



Cartmel House is a truly magnificent five-bedroom, three-bathroom contemporary home, comprising over 3,000 square feet of living and entertaining space. From the double-height entrance hall through to an open plan kitchen/dining room, the attention to detail throughout is evident. Double garage and additional parking.

| GROUND FLOOR | | |
|--------------------------------|----------------|-----------------|
| Kitchen/ Dining Room | 5.30m x 10.44m | 17'7" x 34'3" |
| Living Room | 5.42m x 6.22m | 17'9" x 20'5" |
| Study | 5.48m x 3.76m | 17'12" x 12'4" |
| Garage | 6.64m x 6.23m | 21'7" x 20'4" |
| FIRST FLOOR | | |
| Master Bedroom + Dressing Room | 5.30m x 4.43m | 17'5" x 14'6" |
| Bedroom 2 | 3.79m x 3.94m | 12'5" x 12'11" |
| Bedroom 3 | 5.16m x 3.64m | 16'11" x 11'11" |
| Bedroom 4 | 4.09m x 2.96m | 13'5" x 9'9" |
| Bedroom 5 | 5.08m x 3.26m | 16'8" x 10'8" |



Plot 5 – Sandown House



Sandown House is set on a corner plot with open fields to the East and woodland to the South. Of superb quality and design, this is a four-bedroom, three-bathroom home, benefitting from separate work from home space and generous open plan kitchen/dining family room. Double garage and additional parking.

| GROUND FLOOR | | |
|--------------------------------|---------------|----------------|
| Kitchen/ Dining Room | 6.35m x 6.72m | 20'10" x 22'1" |
| Living Room | 3.93m x 7.03m | 12'11" x 23'1" |
| Study | 2.4m x 3.54m | 7'10" x 11'7" |
| Garage | 5.48m x 3.76m | 17'12" x 12'4" |
| FIRST FLOOR | | |
| Master Bedroom + Dressing Room | 3.73m x 5.75m | 12'3" x 18'10" |
| Bedroom 2 | 3.09m x 4.85m | 10'2" x 15'11" |
| Bedroom 3 | 3.93m x 3.18m | 12'11" x 10'5" |
| Bedroom 4 | 3.93m x 3.08m | 12'11" x 10'1" |

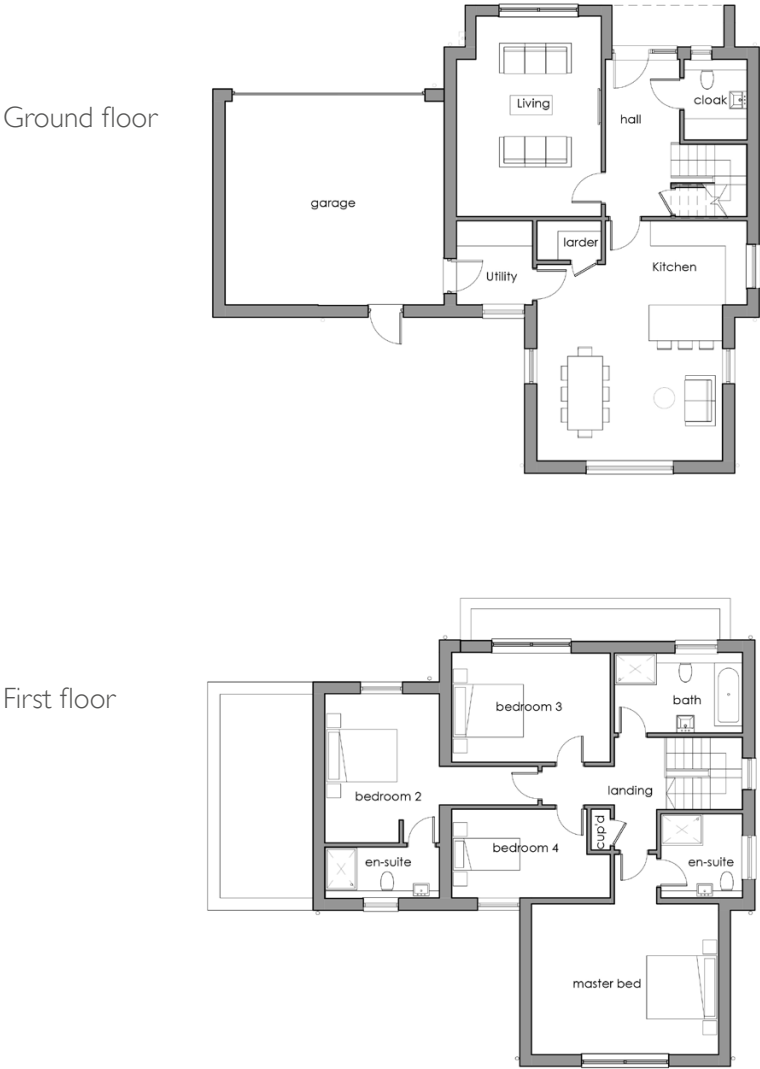


Plot 6 – Epsom House



Epsom House is a four-bedroom, two-bathroom home with generous south facing garden and wonderful open plan kitchen/dining room fully fitted with Neff appliances. High specification Häcker cabinetry with composite worksurface, useful larder and separate utility room. Double garage and additional parking.

| GROUND FLOOR | | |
|----------------------|---------------|----------------|
| Kitchen/ Dining Room | 5.36m x 6.82m | 17'7" x 22'5" |
| Living Room | 4.13m x 5.65m | 13'7" x 18'6" |
| Garage | 6.25m x 5.78m | 20'6" x 18'11" |
| FIRST FLOOR | | |
| Master Bedroom | 5.36m x 4.21m | 17'7" x 13'10" |
| Bedroom 2 | 4.52m x 3.15m | 14'10" x 10'4" |
| Bedroom 3 | 4.52m x 2.66m | 14'10" x 8'9" |
| Bedroom 4 | 3.27m x 4.26m | 10'9" x 13'12" |





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