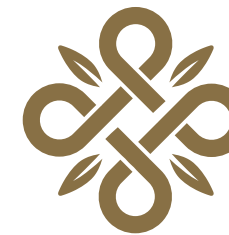




DEANFIELD
PLACE

-CHOLSEY-



DEANFIELD PLACE

Introducing Deanfield Place, our latest collection of desirable homes offering traditional local architecture combined with stunning contemporary interiors. Each 2, 3 and 4-bedroom home boasts a high quality specification, thoughtful layout and excellent living spaces.

The development is set in an enviable position in Cholsey - one of South Oxfordshire's most attractive villages, with the Chiltern Hills Area of Outstanding Natural Beauty to the east and North Wessex Downs to the west. Cholsey is the perfect location to enjoy nearby riverside walks or from which to explore the gently rolling South Oxfordshire countryside.

Cottages, brick and flint houses, and white picket fences are interspersed with all of life's daily essentials, including a mainline train station. Named one of the UK's top places to live*, South Oxfordshire's warm welcome awaits.

Discover Deanfield Place

A collection of two, three and four-bedroom family homes set in the charming Oxfordshire village of Cholsey.

Computer generated image of street scene P10-14.

Within walking distance

Cholsey residents enjoy a sense of local self sufficiency, with a mini-market, Post Office, pharmacy, an Indian restaurant and an all-important country pub at their disposal. These facilities are complemented by Cholsey Pavilion community hub, a pre-school, two primary schools and two churches.

A beautiful backdrop

A meander around Cholsey is nothing short of charming. Start at The Forty – the village's central green and home to many ancient horse chestnut trees - before heading to St Mary's Church - the burial spot of former Cholsey resident, Dame Agatha Christie. Historic houses to admire along the way include Winterbrook House – the Queen Anne style former home of the famous crime writer - and the Grade II listed Great Hall on Fair Mile. Seen in the distance is Cholsey Viaduct - a local landmark built by Isambard Kingdom Brunel.



Join the club

The village is also vibrant and welcoming, with a community association that's responsible for annual events including a Guy Fawkes evening, Christmas carols and santa visits, May Day celebrations, winter welly walks and quiz nights. Local clubs and societies are profuse – with over 35 associations waiting to be joined – and residents able to participate in everything from badminton and Brownies to toddler groups and gardening.

Explore a little further

Step just outside Cholsey to discover Didcot and the market town of Wallingford. Both offer a wider range of facilities and stores, including gyms, swimming pools, a theatre, farmers' markets and a Waitrose. One of the best ways to explore the local area is by boat and there are hire opportunities along the River Thames in nearby Benson. Travel a little further and you'll reach Reading and Oxford – two centres of tourist, heritage and retail excellence situated less than 17 miles from Deanfield Place.



Choose Cholsey

Choose Cholsey for a change of scenery and a change in lifestyle. This South Oxfordshire village is surrounded by open countryside and wooded hills that are close enough to readily explore, while the Chiltern Hills AONB and the North Wessex Downs provide local bookends of bucolic charm.

As a Cholsey resident, you're never far from the River Thames and one of the most relaxing leisure activities is to walk the Thames Path from the village to Dorchester-upon-Thames. As well as passing through the historic market town of Wallingford and Shillingford village, the walk takes in meadows, locks, weirs and bridges, ensuring there is always something to see. You may even hear the rhythmic chug and spot the vapor trail from a vintage steam train on the Cholsey & Wallingford Heritage Railway.

The Thames Path also gives free access to Cholsey Marsh – a 19-hectare nature reserve managed by The Wildlife Trusts – where plants, insects and birds can be seen in their natural habitat. Watch kingfishers hunt, catch the rare sight of a Loddon lily, and admire corn buntings and meadow pipits as they come home to roost. Cholsey Marsh is open all year round, presenting the perfect place for the entire family to enjoy big skies and experience nature up close.

Cholsey enjoys immensely attractive neighbouring villages that extend the countryside community. Aston Tirrold, Aston Upthorpe, Moulsoford, North Stoke and South Moreton can all be explored without straying too far from home.



Keeping Cholsey Connected

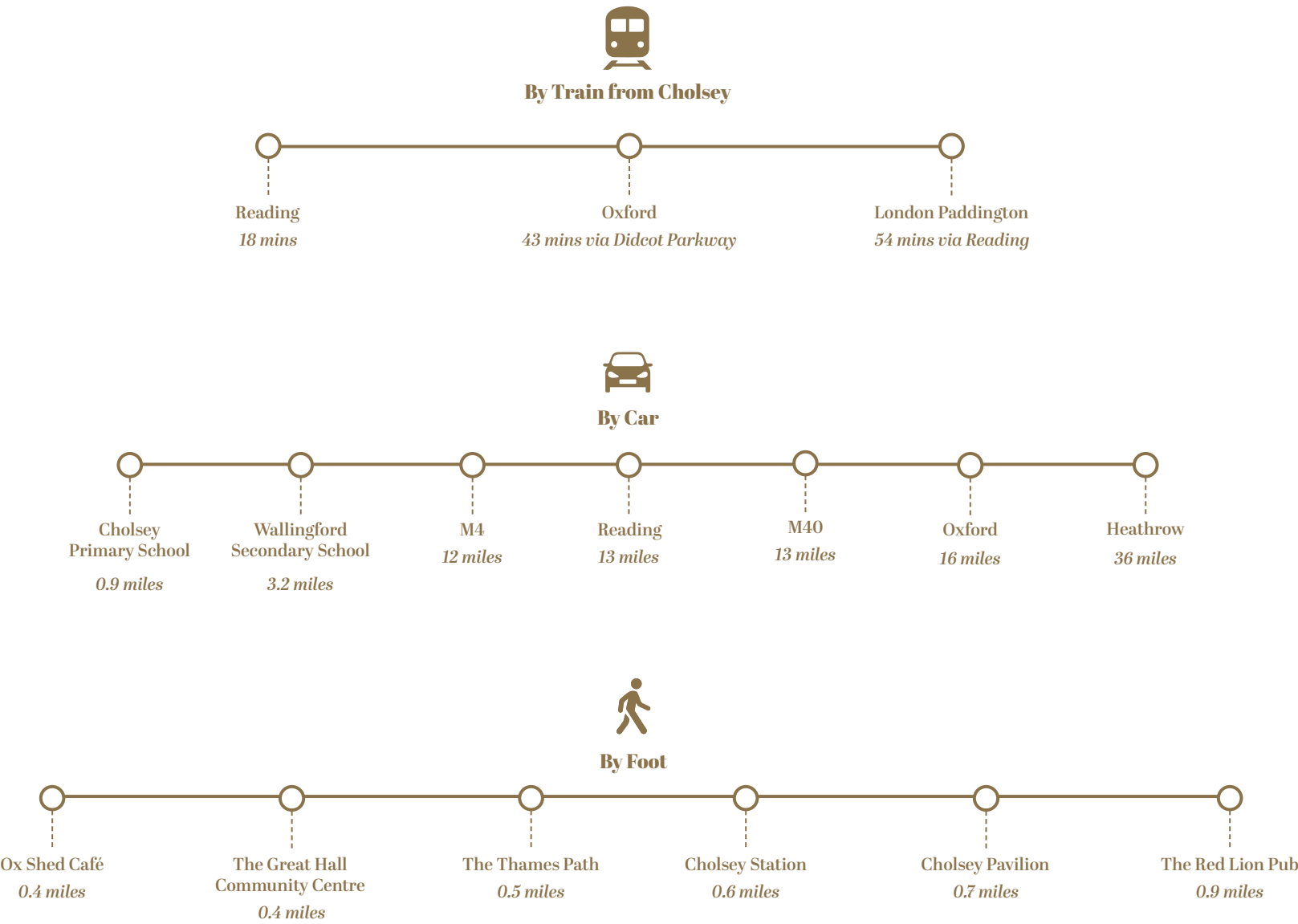
While residents feel content with their countryside setting, travel outside of Cholsey – for work or pleasure – is made easy thanks to a mainline station residing at the heart of the village. Services are regular and reliable, with the high-speed rail line via Reading delivering a Cholsey to London Paddington service in less than an hour. Train services also stop at Oxford and Maidenhead, among other destinations.

Travel by road is equally as straightforward, with Cholsey lying 8 miles from the A34, 12 miles from the M4 (Junction 13) and 13 miles from the M40 (Junction 6).

For those who want to reset after the rush of the daily commute, a different – altogether more sophisticated – style of travel awaits. The Cholsey & Wallingford Heritage Railway run special services devoted to the timeless age of steam trains, including a dining carriage for special occasions.



Transport connections





*Plots 1 & 2 are shared ownership and Plots 3-6 are affordable rented.
Computer generated image. Landscaping is indicative.

Development Plan

Deanfield Place enjoys a quiet location just off Papist Way, with access to the homes granted by a private, landscaped drive. Homes 15 and 16 have direct access from Reading Road. This collection of new homes have been attractively laid out to form the foundations of a friendly, new community. Each residence benefits from off road parking for two cars and a private rear garden.

Key

2 Bedroom Homes

The Ardington Homes 7 & 8

3 Bedroom Homes

The Kelmscott Home 9

The Kinnersley Homes 10 - 14

4 Bedroom Homes

The Ludlow Homes 15 & 16

*Plots 1 & 2 are shared ownership
and Plots 3-6 are affordable rented.



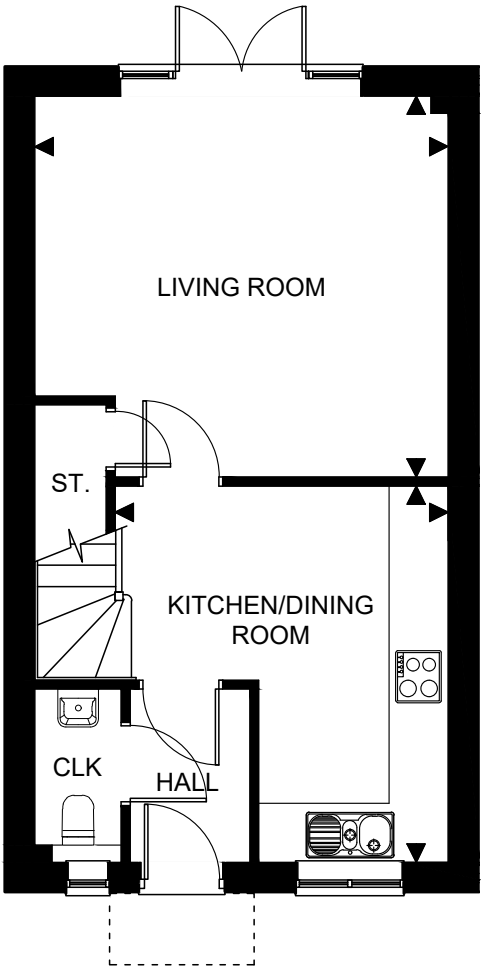
Computer generated image of the Deanfield Place development plan

The Ardington

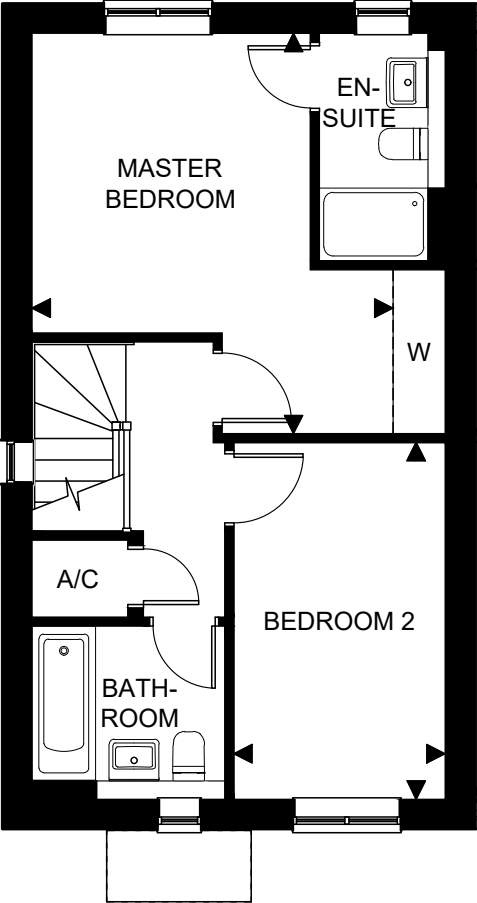
2 bedroom home
Plots 7 & 8



Computer generated image of The Ardington



Plot 7 floor plan as shown. Plot 8 floor plan is handed.



Key

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

Ground Floor

Kitchen/Dining Room	4.15m x 3.67m	13'7" x 12'0"
Living Room	4.55m x 4.20m	14'11" x 13'9"

First Floor

Master Bedroom	4.41m x 3.98m	14'5" x 13'0"
Bedroom 2	3.93m x 2.33m	12'10" x 7'7"

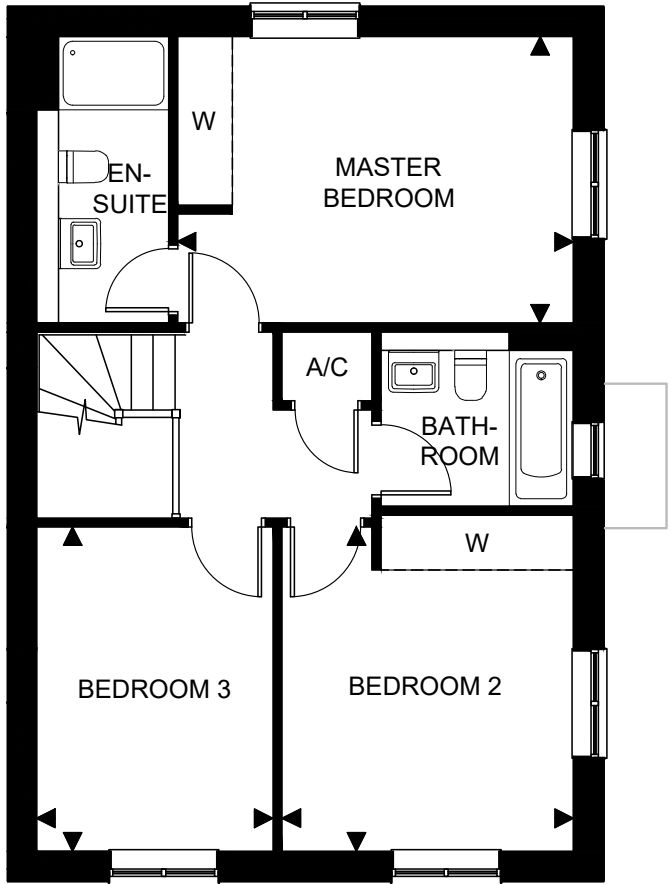
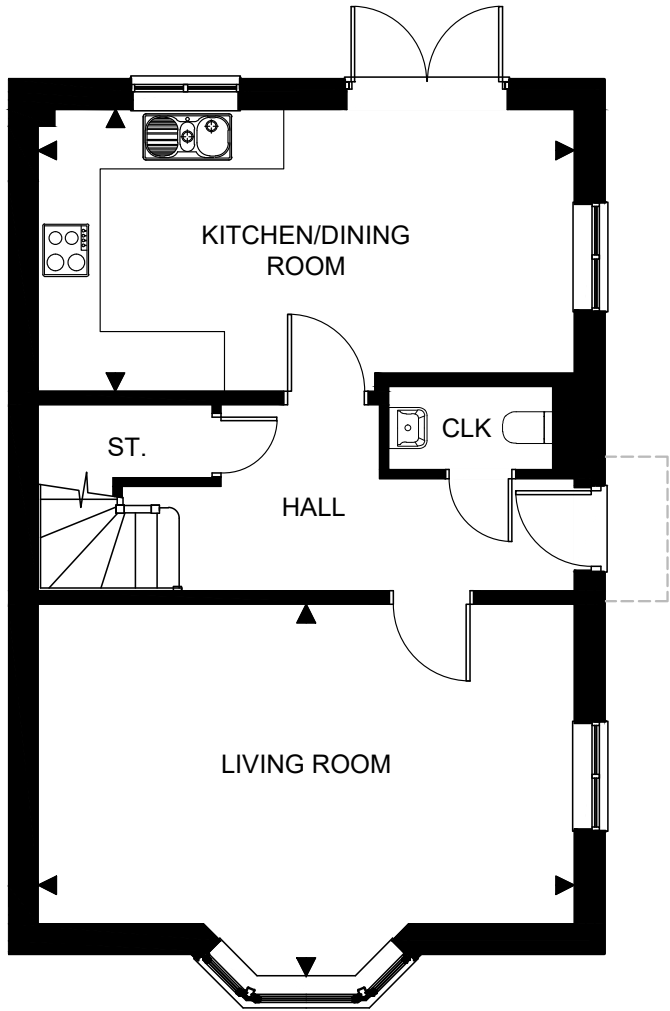
Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown 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.

The Kelmscott

3 bedroom home
Plot 9



Computer generated image of The Kelmscott



Key

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

Ground Floor

Kitchen/Dining Room	5.86m x 3.07m	19'2" x 10'0"
Living Room	5.86m x 4.06m	19'2" x 13'3"

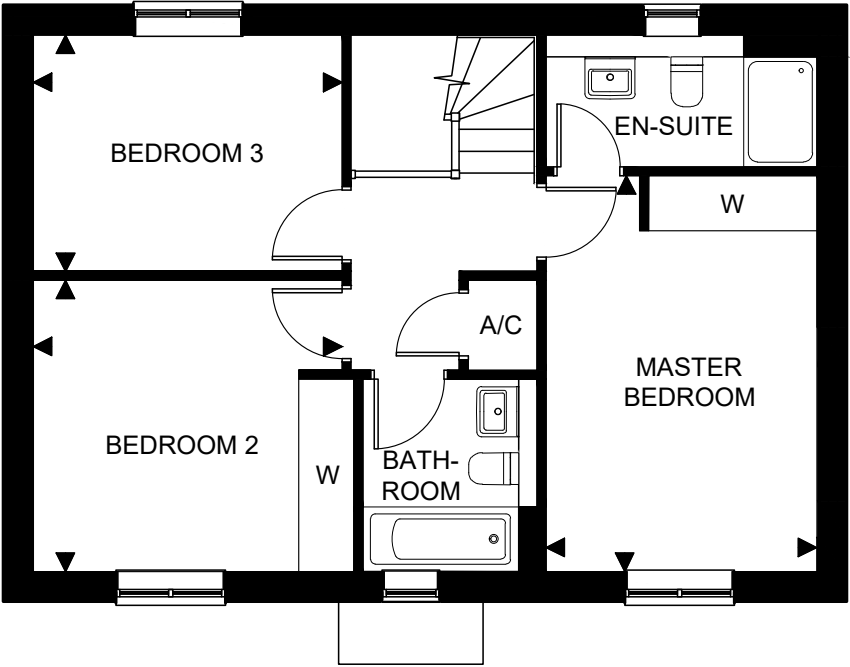
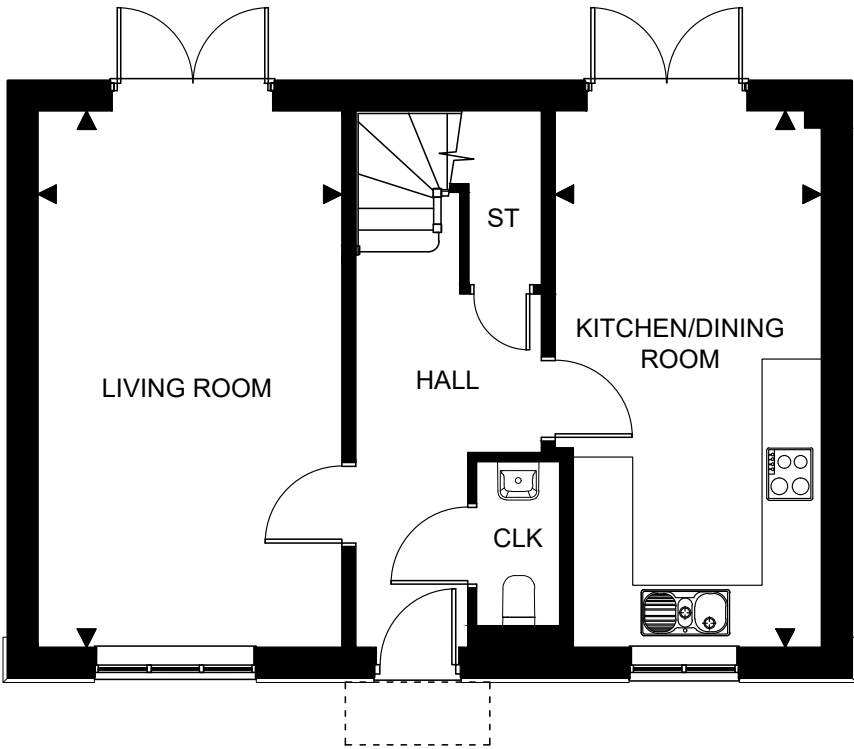
First Floor

Master Bedroom	4.32m x 3.12m	14'2" x 10'2"
Bedroom 2	3.54m x 3.18m	11'7" x 10'5"
Bedroom 3	3.54m x 2.58m	11'7" x 8'5"

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.

The Kinnersley

3 bedroom home
Plots 10 - 14



Plots 10 - 14 floor plan as shown. Plots 10, 12 and 14 have two gables to front elevation, Plots 11 & 13 do not have any gables.

Key

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

Ground Floor

Kitchen/Dining Room	5.86m x 2.90m	19'2" x 9'6"
Living Room	5.86m x 3.32m	19'2" x 10'10"

First Floor

Master Bedroom	4.32m x 2.95m	14'2" x 9'8"
Bedroom 2	3.37m x 3.18m	11'0" x 10'5"
Bedroom 3	3.37m x 2.58m	11'0" x 8'5"

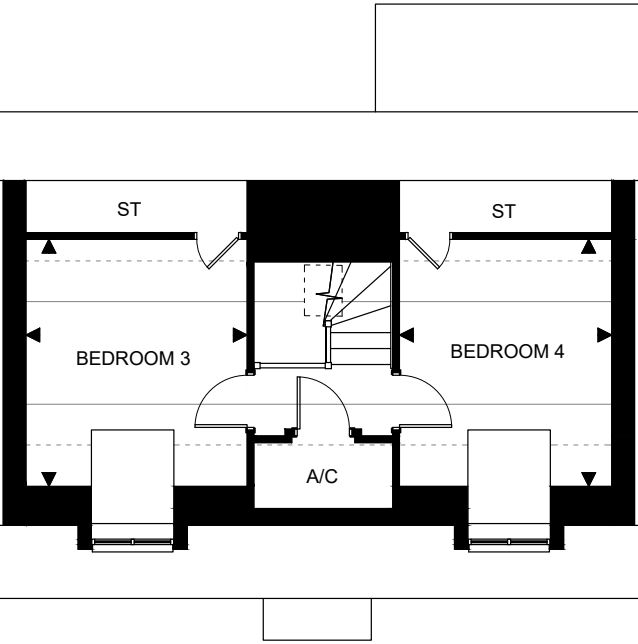
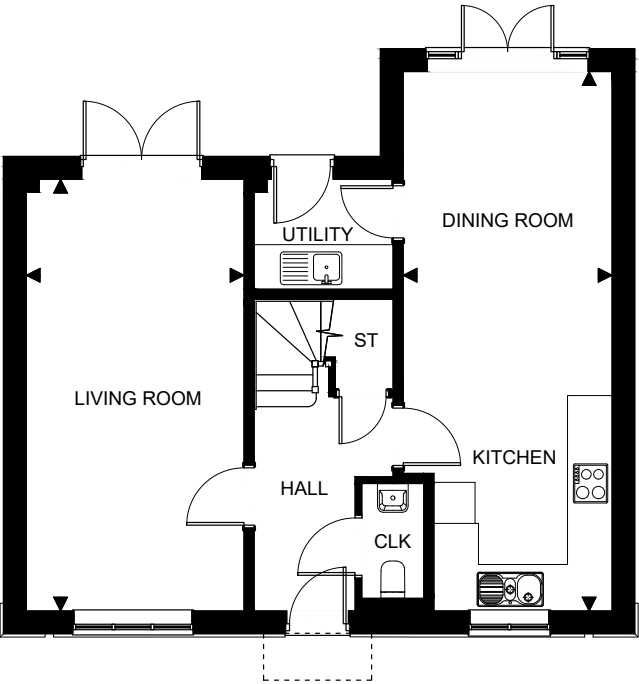
Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown 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.

The Ludlow

4 bedroom home
Plots 15 & 16



Computer generated image of The Ludlow



Key

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

Ground Floor

Kitchen/Dining Room	7.88m x 3.05m	25'10" x 10'0"
Living Room	6.31m x 3.18m	20'8" x 10'5"

First Floor

Master Bedroom	6.31m x 3.10m	20'8" x 10'2"
Bedroom 2	4.55m x 3.23m	14'11" x 10'7"

Second Floor

Bedroom 3	3.61m x 3.67m	11'10" x 10'7"
Bedroom 4	3.61m x 4.20m	11'10" x 10'2"

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.

Specification Details

KITCHEN

- Professionally designed kitchen equipped with a range of contemporary shaker-style wall and floor cabinets.
- A high-quality laminate work surface and upstand with a stainless-steel splashback above hob in The Ardington, Kelmscott and Kinnersley house types. Composite work surface, upstand and splashback in The Ludlow house type.
- A built-in Bosch single oven with gas hob and extractor to the Ardington and Kinnersley house types. A built-in Bosch double oven with gas hob and extractor to the Kelmscott house type and two built-in Bosch single ovens with gas hob and extractor to the Ludlow house type. (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 Ardington, Kelmscott and Kinnersley house types.
- Franke 1½ bowl stainless-steel sink with single drainer and chrome mixer tap with swivel spout.
- Porcelain tiling to floor.

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, bathroom and en-suites with pendant lighting to remaining rooms.
- Dimmer switch to living room and master bedroom.
- USB socket to kitchen and all bedrooms.
- TV/FM/DAB sockets to kitchen, living room and all bedrooms.
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection in living room and master bedroom.
- 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 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.
- Light and double socket to loft area.

EXTERNAL FEATURES

- Outside water tap.
- Outside electrical point to rear patio.
- Landscaped front garden.

ENERGY EFFICIENCY

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler.
- 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+ 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†
- Electric vehicle charging point fitted to each home.

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.

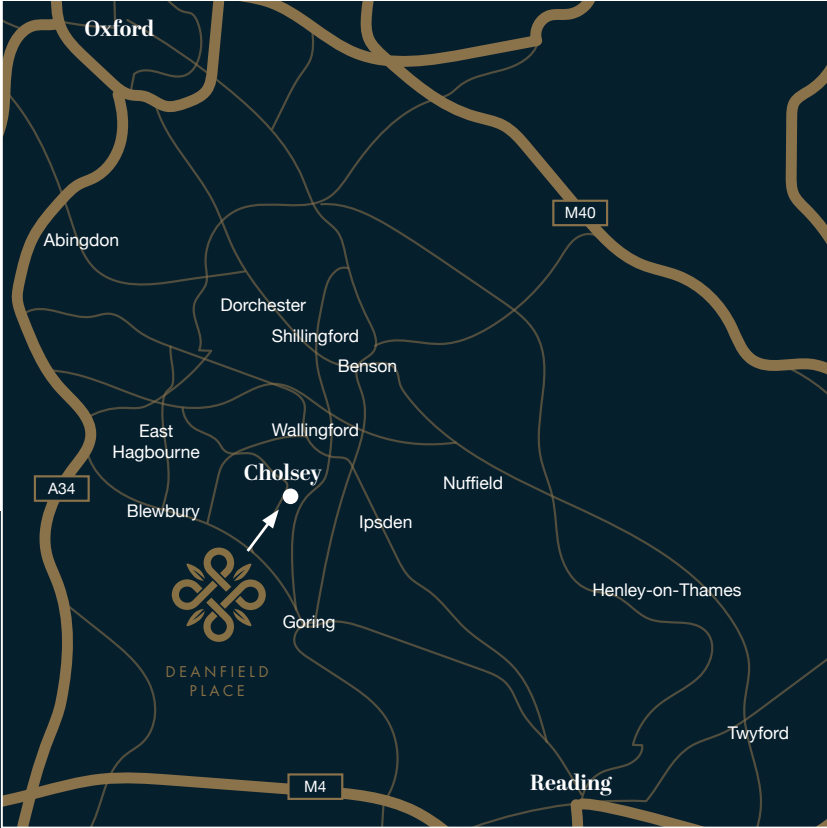
After completion

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

Papist Way, Cholsey, Oxfordshire OX10 9QL



North Stoke
The Springs Golf Club
North Stoke Village Hall
Church of St. Mary the Virgin



Deanfield Homes Limited

8 Packhorse Road, Gerrards Cross
Buckinghamshire SL9 7QE

T: 01494 578911

W: deanfieldhomes.co.uk