



AQUINNA HOMES

KIDLINGTON CANALSIDE

LANGFORD LANE | KIDLINGTON | OXFORDSHIRE | OX5 1HT

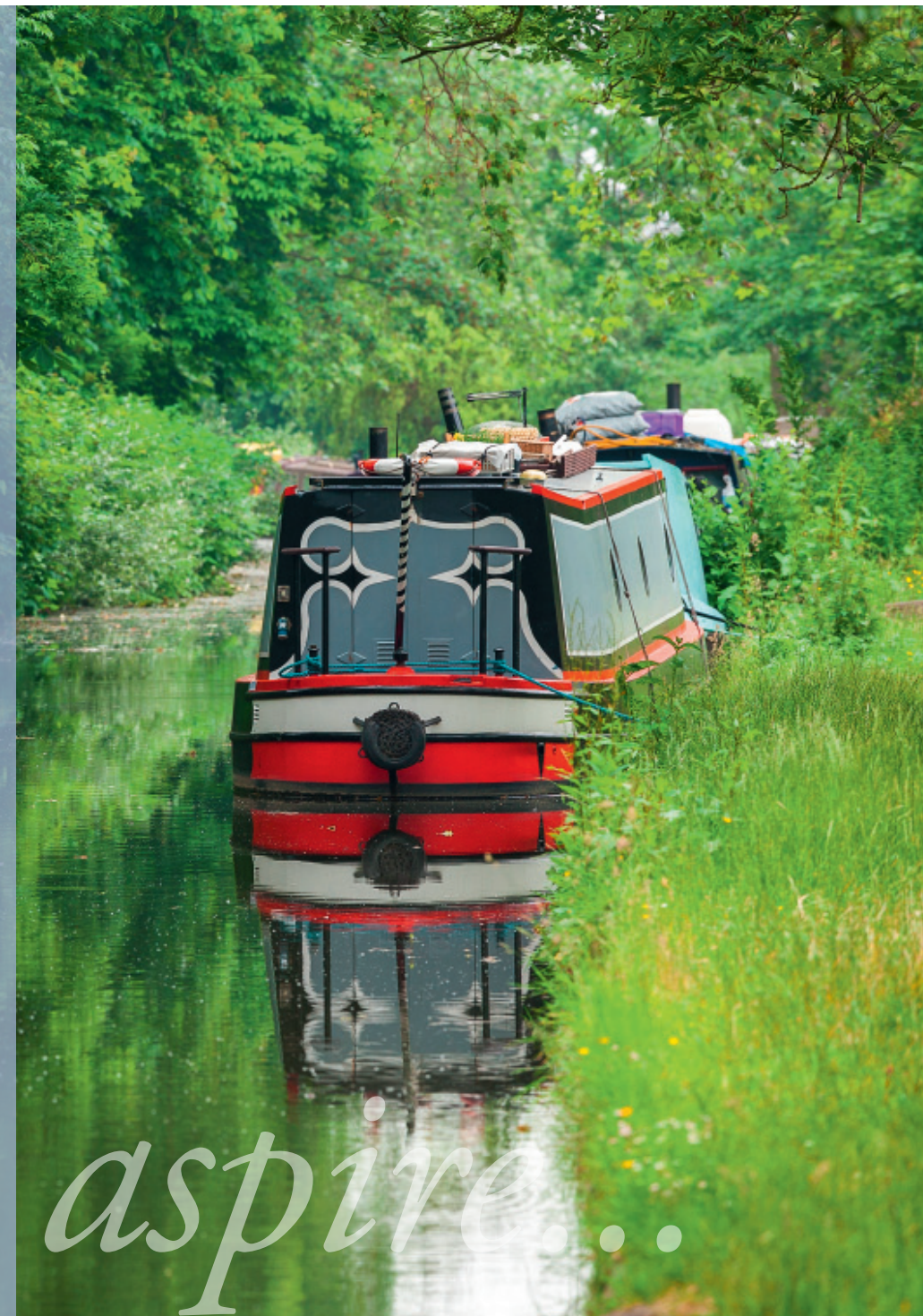
AN EXCLUSIVE DEVELOPMENT OF JUST 10 THREE AND FOUR BEDROOM, CHARMING CANAL-SIDE FAMILY HOMES, ALL FEATURING OPEN PLAN LIVING WITH SOUTH-FACING BI-FOLDING DOORS AND BALCONIES OVERLOOKING PRIVATE GARDENS, ADJACENT TO THE OXFORD CANAL.

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AN EXCLUSIVE DEVELOPMENT OF JUST 10 THREE AND FOUR BEDROOM, CHARMING CANALSIDE FAMILY HOMES, ALL FEATURING OPEN PLAN LIVING WITH SOUTH-FACING BI-FOLDING DOORS AND BALCONIES OVERLOOKING PRIVATE GARDENS, ADJACENT TO THE OXFORD CANAL. EACH HAVE THEIR OWN PRIVATE PARKING.

Aquinna's fundamental design philosophy is to capture and maximise the feeling of light, open and airy spaces to bring in the sunshine. Our beautiful homes are full of all the latest technological advances of a new build, located adjacent to beautiful open countryside. Kidlington is considered one of the largest villages in England, on the fringes of 'the dreaming spires of Oxford'.



KIDLINGTON CANALSIDE

With all the historic richness and cultural diversity of the top University city of Oxford, nearby Kidlington offers a plethora of experiences with Blenheim Palace, Woodstock and Summertown, chic cafés and bars, wonderful theatres and museums, and all the vibrance of a hugely popular community all on your doorstep. For those planning adventures further afield, the local Oxford Parkway train services offer London in under an hour - every 30 minutes, and the fast network of roads with easy access to the M40 and the London Oxford Airport nearby, all make it an exceptional place to live, and commute. On the fringes of 'the dreaming spires of Oxford!'



RETAIL THERAPY & CULTURE

Bicester Village Westgate

Oxford

The Oxford Playhouse
Unique cafes, boutiques
wine bars & amenities
Ashmolean
Museums, galleries
tea-rooms & antiques

Woodstock

RESTAURANTS

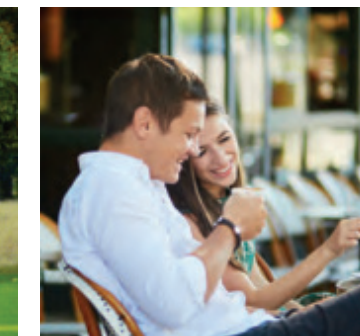
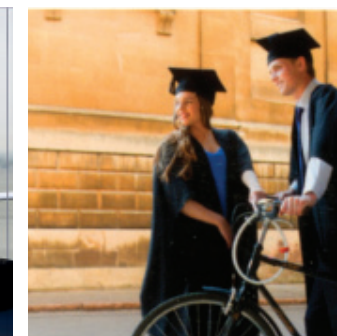
Soho Farmhouse
Daylesford Farmhouse
Le Manoir
Brasserie Blanc
Branca
Miller & Carter
The Oxford Wine Café
The Trout at Wolvercote
The Old Parsonage
Gee's
The Nut Tree at Murcott
Woodstock - Feathers
The Bear, White Hart
The Jolly Boatman

SCHOOLS

The Dragon
Oxford High
Headington Girls
St. Edwards
Summerfields
Magdalen College
Chandlings
Gosford Hill

RECREATIONAL

Cotswold Wildlife Park
Blenheim Palace & Estate
The Oxford Canal Network
The Cotswolds AONB
Rousham House
Thrupp Canal Cruising Club
Oxford Ice Rink
North Oxford Golf Club
Kirtlington Golf Club
North Oxford Tennis Club
Virgin Active Leisure
in Summertown



HEATHROW AIRPORT / 50 MILES BY ROAD

OXFORD PARKWAY STATION / 3.3 MILES / UNDER AN HOUR EVERY 30 MINUTES TO MARYLEBONE

Disclaimer: Distance and time figures taken from the trainline.com and google maps



Aerial View
South Easterly aspect, with bi-fold doors,
windows and balconies adjacent the Oxford Canal.

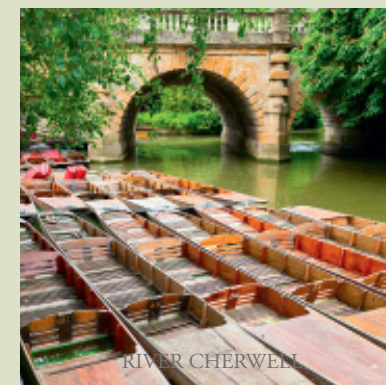


Aerial View
North Westerly aspect.

*“There is nothing
— absolutely nothing
— half so much worth doing
as simply messing about in boats”*

KENNETH GRAHAME

The Wind In The Willows



RIVER CHERWELL



RIVER THAMES

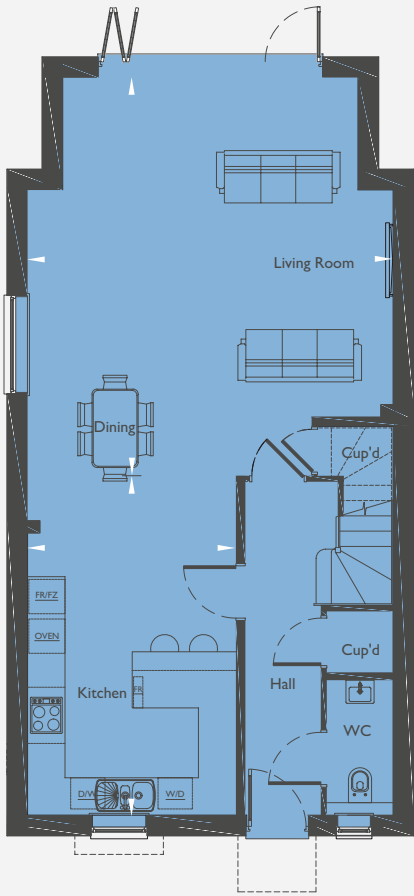


OXFORD CANAL



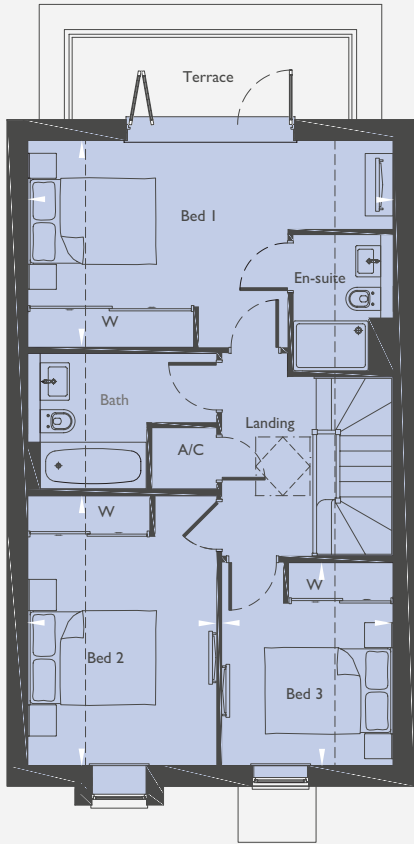
PLOTS 1 & 2
North West Elevation

Two storey 3 bedroom house
with off street parking



Ground Floor Plan

| | m | ft |
|---------------|-------------|-----------------|
| Kitchen | 5.44 x 3.34 | 17'10" x 10'11" |
| Living/Dining | 6.38 x 5.86 | 20'11" x 19'3" |



First Floor Plan

| | m | ft |
|-----------|-------------|----------------|
| Bedroom 1 | 5.86 x 3.32 | 19'3" x 10'11" |
| Bedroom 2 | 4.32 x 3.02 | 14'2" x 9'11" |
| Bedroom 3 | 3.25 x 2.74 | 10'8" x 9'0" |

— — — Dotted line denotes extent of full height ceiling

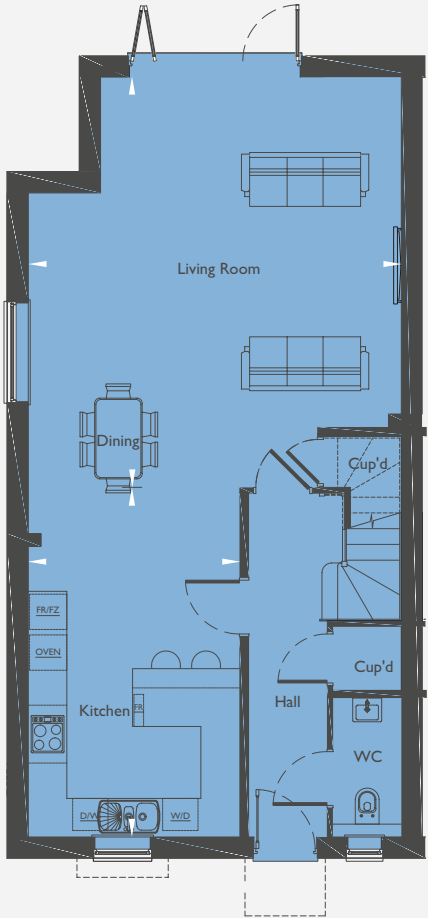
Floor plans are for illustration purposes only and may be subject to change.
Furnishings not included.
Note: Plot 1 is shown, Plot 2 is handed.





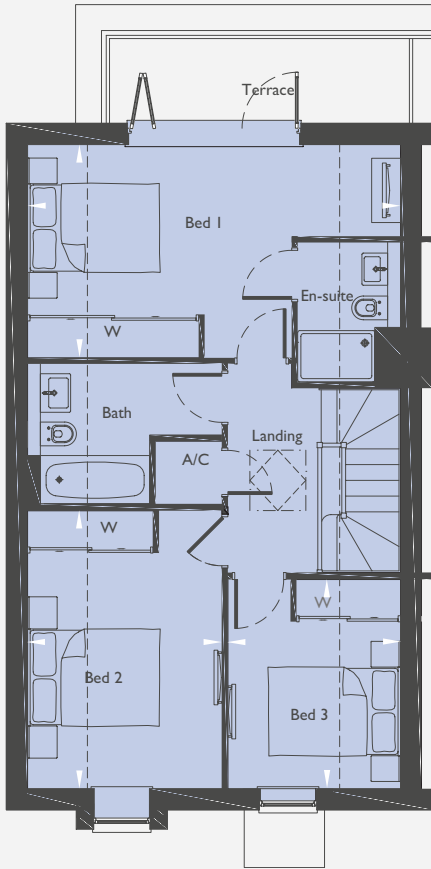
PLOTS 3 - 6
North West Elevation

Two storey 3 bedroom house
with off street parking



Ground Floor Plan

| | m | ft |
|---------------|-------------|----------------|
| Kitchen | 5.44 x 3.29 | 17'10" x 10'9" |
| Living/Dining | 6.38 x 5.81 | 20'11" x 19'1" |



First Floor Plan

| | m | ft |
|-----------|-------------|----------------|
| Bedroom 1 | 5.81 x 3.32 | 19'1" x 10'11" |
| Bedroom 2 | 4.32 x 3.02 | 14'2" x 9'11" |
| Bedroom 3 | 3.25 x 2.69 | 10'8" x 8'10" |

— — — Dotted line denotes extent of full height ceiling

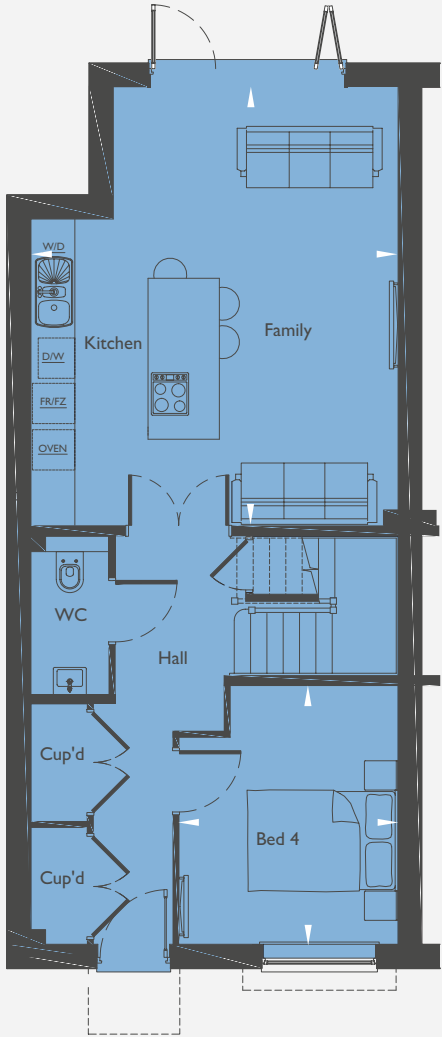
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Note: Plots 3 and 5 are shown, Plots 4 and 6 are handed.





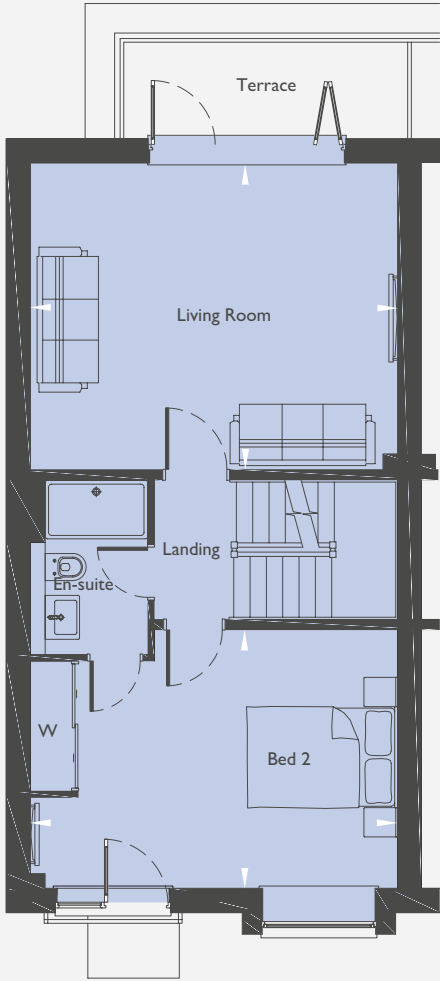
PLOTS 7 - 8 ROOM LAYOUTS

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Note: Plot 7 is shown, Plot 8 is handed.



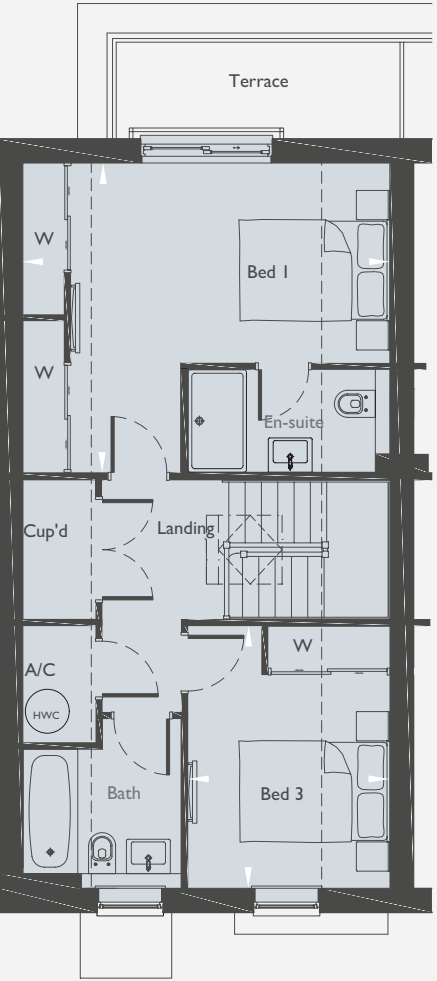
Ground Floor Plan

| | m | ft |
|----------------|-------------|---------------|
| Kitchen/Family | 5.99 x 5.02 | 19'8" x 16'5" |
| Bedroom 4 | 3.53 x 2.99 | 11'7" x 9'10" |



First Floor Plan

| | m | ft |
|-------------|-------------|---------------|
| Living Room | 5.01 x 4.19 | 16'5" x 13'9" |
| Bedroom 2 | 5.01 x 3.53 | 16'5" x 11'7" |



Second Floor Plan

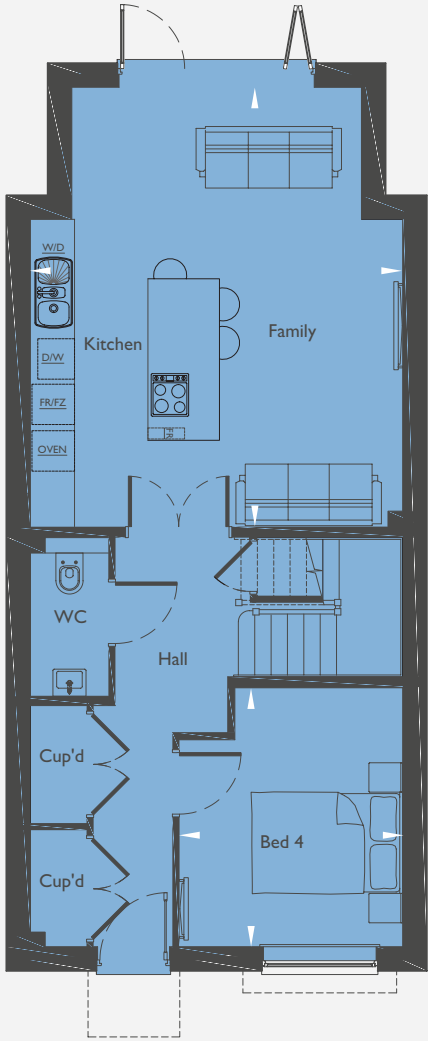
| | m | ft |
|-----------|-------------|----------------|
| Bedroom 1 | 5.02 x 4.23 | 16'5" x 13'10" |
| Bedroom 3 | 3.58 x 2.76 | 11'9" x 9'1" |

--- Dotted line denotes extent of full height ceiling



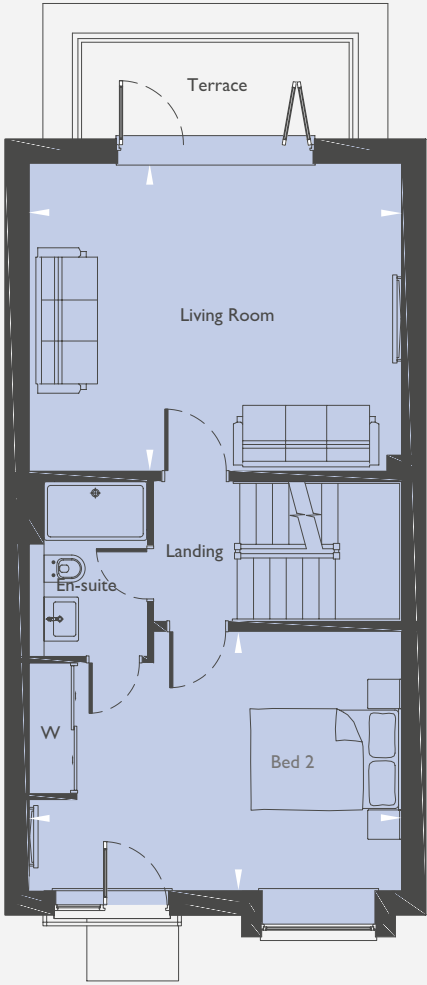
PLOTS 9 & 10 ROOM LAYOUTS

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Furnishings not included.
Note: Plot 9 is shown, Plot 10 is handed.



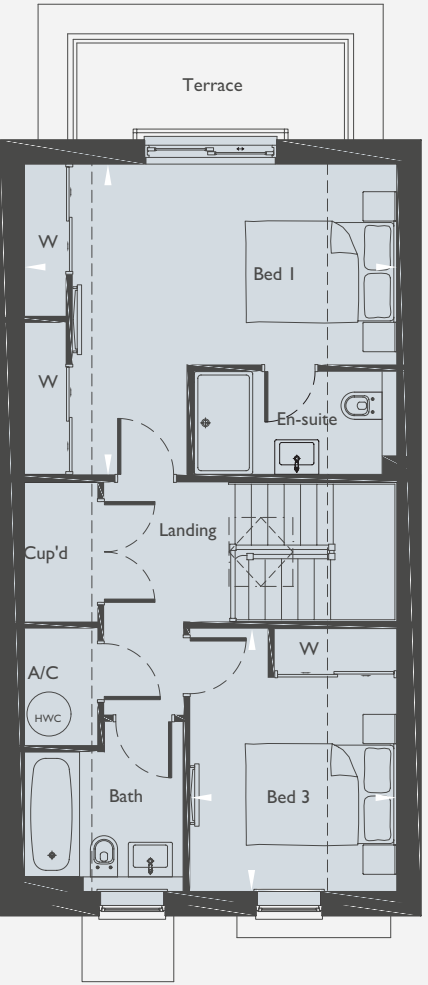
Ground Floor Plan

| | m | ft |
|----------------|-------------|---------------|
| Kitchen/Family | 5.99 x 5.07 | 19'8" x 16'8" |
| Bedroom 4 | 3.53 x 3.04 | 11'7" x 10'0" |



First Floor Plan

| | m | ft |
|-------------|-------------|---------------|
| Living Room | 5.07 x 4.19 | 16'8" x 13'9" |
| Bedroom 2 | 5.07 x 3.53 | 16'8" x 11'7" |



Second Floor Plan

| | m | ft |
|-----------|-------------|----------------|
| Bedroom 1 | 5.07 x 4.23 | 16'8" x 13'10" |
| Bedroom 3 | 3.58 x 2.81 | 11'9" x 9'3" |

— — — Dotted line denotes extent of full height ceiling

THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

GENERAL



Gas fired under-floor heating to ground floor and radiators to first and second floors via high efficiency condensing boiler.

Built-in wardrobes to bedrooms 1, 2 and 3.

Energy efficient down-lighters to all rooms.

Dimmer switches to lounge area and bedroom 1.

Brushed stainless steel effect sockets and switches.

USB enabled socket to living room, bedroom 1 and kitchen (*specific sockets only*).

Porcelanosa ceramic flooring to hall and cloakroom.

Bi-fold rear patio doors.

Staircase with contemporary glass balustrade and oak handrail.

GRP front door with multi-point locking.

Contemporary architraves and skirtings.

Grey aluminium double-glazed windows with multi-point locking.

Engineered Swiss Krono flooring to kitchens/dining/living (plots 1-6) and to kitchens/family (plots 7-10).



SECURITY AND HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

External lights to front and rear.

Multi-point locking to external doors.

BT points to living room, Study and Bedroom 1.

High level TV points and or (Sky Q) wiring to Living Room and Bedroom 1.

TV wiring to Living/Dining Room and all other bedrooms.

Multimedia output plate to living and bedroom 1.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining and all bedrooms to enable faster data transfer to Smart TV, Sky Box, PC etc. (*Smart TV, Sky Box, PC router and switch not included*).



KITCHEN/UTILITY



Bespoke range of fully fitted contemporary Rotpunkt kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Under slung stainless-steel sink with fluted drainer in silestone work surface.

Four zone induction hob & extractor hood by Siemens.

Single Multifunction electric oven & microwave by Siemens.

Integrated fridge/freezer by Siemens.

Integrated dishwasher by Siemens to all plots.

Insinkerator steaming hot water tap.

Wiring to allow future fitting of under-sink food waste disposal unit.

Integrated Siemens washer dryer to all plots.

Six bottle single column wine cooler.

LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy & Boch.

Bath with Hansgrohe thermostatic shower and screen (*Bathrooms*).

Wall mounted WC with concealed cistern.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor tiles.

Fully tiled walls to shower enclosures and half height tiling to other walls by Porcelanosa with integrated mirrors to suit.

Villeroy & Boch vanity units under basins (*en-suite, bathroom and WC*).

Fully fitted shower enclosure with chrome shower door and Hansgrohe thermostatic shower valve (*en-suite*).

Electric underfloor heating to bedroom 1 En-Suite.

LED illuminated mirror incorporating shaver point and de-misting pad to bedroom 1 En-Suites (*plots 7, 8, 9 & 10*).

EXTERNAL SPACE

Access into garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved Patio area to rear.

Enhanced Cycle and Bin Storage to each property.

Wiring for EVC Points (*charger not included*).



10 Year NHBC Buildmark Warranty.
We operate under the Consumer Code for Home Builders.



Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.



AQUINNA HOMES
aspire...

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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT



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Aquinna Homes

Best Residential Housebuilder 2020
South East England

winner 
BUILD 2020 Real Estate
& Property Awards

UNITED KINGDOM
PROPERTY AWARDS
WINNER 2020-2021 

Disclaimer: Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Spring 2021.