

CAVENDISH PLACE

• OXFORD •



THE RECTORY DIFFERENCE

AT RECTORY, WE ARE PASSIONATE ABOUT CREATING NEW HOMES WITH CHARACTER THAT ARE CAREFULLY DESIGNED AROUND THE NEEDS OF OUR CUSTOMERS. OUR DEVELOPMENTS ARE PURPOSEFULLY BUILT TO BLEND IN WITH THEIR UNIQUE SURROUNDINGS WHILST BALANCING PRACTICALITY AND TIMELESS DESIGN.

With over 25 years of experience in identifying and selecting prime locations, designing, and delivering premium developments, Rectory is committed to the highest standards of design, construction, specification, and customer service.

The foundation of the Rectory brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention-to-detail throughout each development. As a privately owned and managed niche developer, Rectory excels at creating stunning developments in highly desirable locations, with beautiful properties that are full of character that our customers are proud to call home.

From our headquarters in Haddenham, Buckinghamshire, Rectory first made its mark on the discerning market in The Home Counties 25 years ago, and we have upheld our track record proudly ever since. We are committed to investing in our people, continually improving our standards, and delivering the highest quality homes, whilst creating new communities which respect their surroundings and leave a legacy of lasting quality.

We are proud of our reputation for providing high standards of living, and a specification truly unrivalled by most of our competitors.

Rectory has built an industry-leading reputation on superior quality and design. Our high level of service is maintained from the build process, with an exceptional technical and build team, to the sales process, with dedicated sales and aftercare teams.

We also recognise the benefits of integrating our new homes with existing towns and villages by supporting local facilities through sponsorship and support of community projects, arts and leisure organisations in addition to the contributions made through our planning obligations.



CAVENDISH PLACE, OXFORD

CITY AND COUNTRYSIDE

Situated on the edge of Oxford Golf Club adjacent to Warneford Meadows, and under 2 miles from Oxford City Centre, Cavendish Place offers a rural escape in the midst of city life.

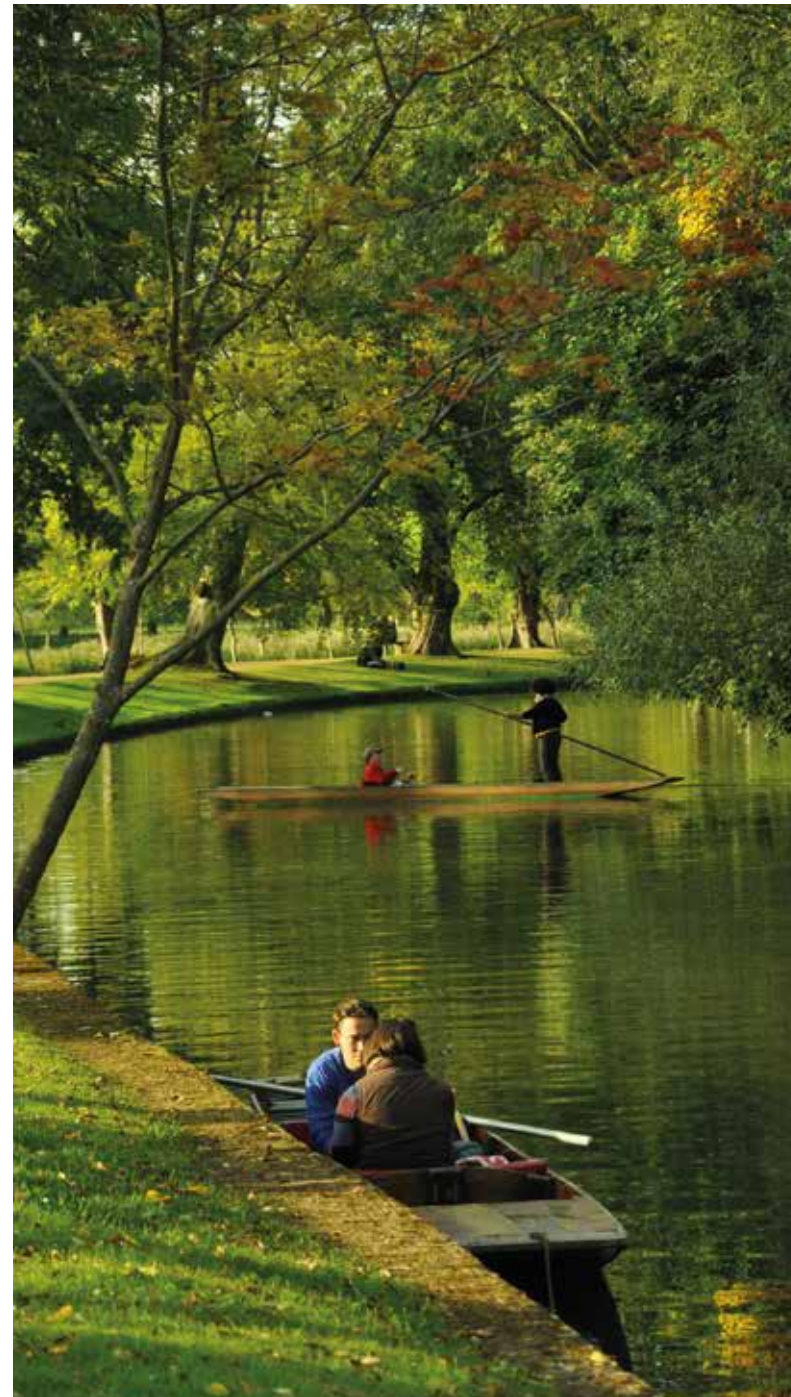
Fill your spare time with the many cultural delights on your doorstep. Oxford is home to world-class museums including the Ashmolean Museum, Pitt Rivers and the Bodleian Libraries. It is also home to some wonderful architecture with the world famous Oxford University buildings creating a beautiful back drop for city walks. While you are there enjoy punting and boat trips on the River Thames.

Oxford also offers an eclectic mix of shops and restaurants. Discover independent shops in the 18th century Covered Market as well as the Westgate shopping centre which includes John Lewis. Oxford and the surrounding local area also has a superb range of restaurants, cafés and bars, including some delightful country pubs and bistros.

Situated in a globally renowned university city, Oxford offers the very best in education from nurseries and schools to further learning. On the opposite side of Warneford Meadow lies the prestigious hospital The Churchill.

If you like to play a round or two of golf, one of the oldest golf clubs in Britain is on your doorstep; Oxford Golf Club. Discover many fitness clubs within a mile of the development and a David Lloyd Health Club with a state of the art gym, swimming pool with spa facilities, exercise classes and indoor tennis courts, just 2.2 miles away in nearby Cowley.

Distances are approximate and are taken from googlemaps.co.uk



CHARMING AND CONNECTED

OXFORD GOLF CLUB

As one of the oldest golf clubs in England they respect and value their tradition whilst working to meet the needs of the 21st century as a progressive golf club. Whether you're a member, visitor or conference/event attendee you will have the very best guest experience possible, alongside glorious golf at the stunningly unique urban setting.

OXFORD CASTLE

With over 1,000 years of history, you are sure to be impressed by this breath-taking landmark, climb the tower and enjoy 360° views of Oxford in all its glory. A perfect day out for the whole family.

OXFORD NEW THEATRE

Hosting a plethora of musicals, ballet, opera, music and comedy shows and events centrally located, you can enjoy a wonderful performance and dine in one of the many restaurants and cafés on offer nearby.

THE RANDOLPH HOTEL

Located in Oxford's city centre, the Randolph Hotel is a landmark building with elegance and charm. Dine in the Acanthus Restaurant where delicious meals are prepared by acclaimed chefs, or sip champagne and gin in their stylish Cartoon Bar. You can also enjoy afternoon tea or unwind in their relaxing spa.



QUALITY AND PEACE OF MIND

OFFERING A NEW STANDARD IN LUXURY LIVING, EACH HOME AT CAVENDISH PLACE IS FINISHED TO A HIGH SPECIFICATION AS STANDARD.

Cavendish Place is an exclusive development of just three stunning townhouses, adjacent to Warneford Meadow. Each one is designed with care, ensuring your new home is of the best quality, using locally sourced materials where possible.

With a modern and high specification interior, your new home is sure to impress yet feel warm, welcoming and timeless.

At Rectory Homes, we know that the exterior of your home is important, and this has been taken into careful consideration when designing our homes at Cavendish Place. Every aspect is carefully designed to the finest quality. Combining spacious living space with natural light and an airy feel, your guests will instantly feel welcome.

The specification includes contemporary kitchen cabinets with Silestone worktops and luxurious bathroom suites. En-suites and fitted wardrobes are also a standard feature within the master bedroom.

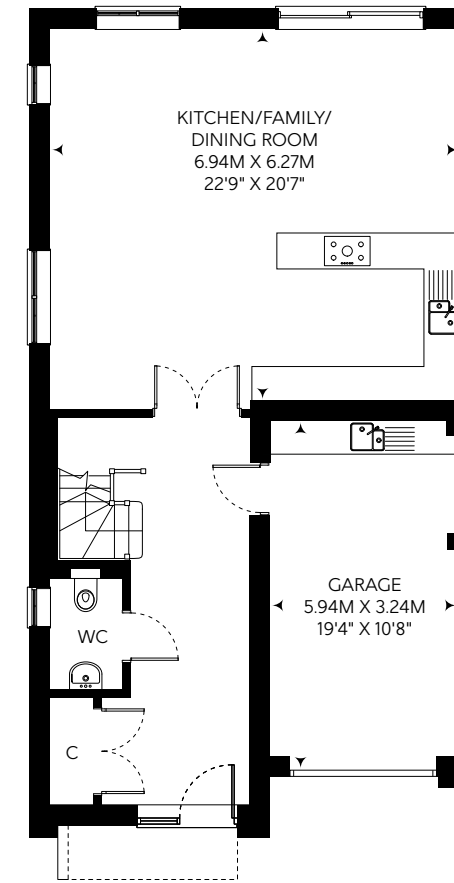


4 BEDROOM HOMES

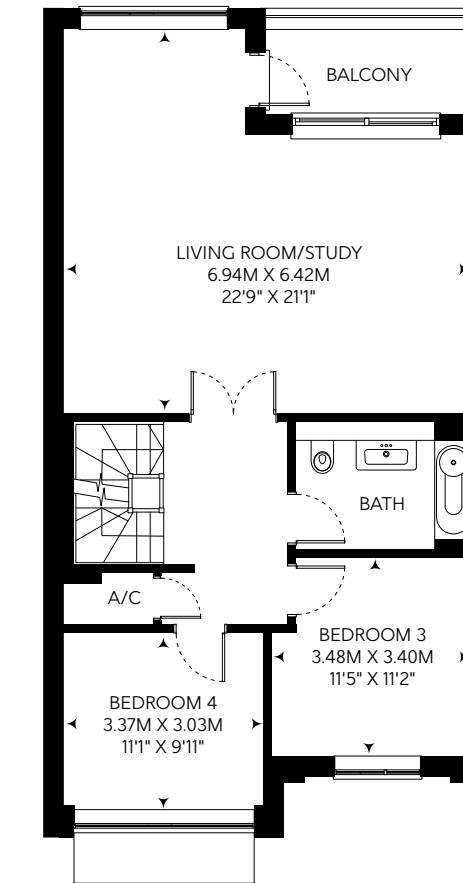


PLOT 1

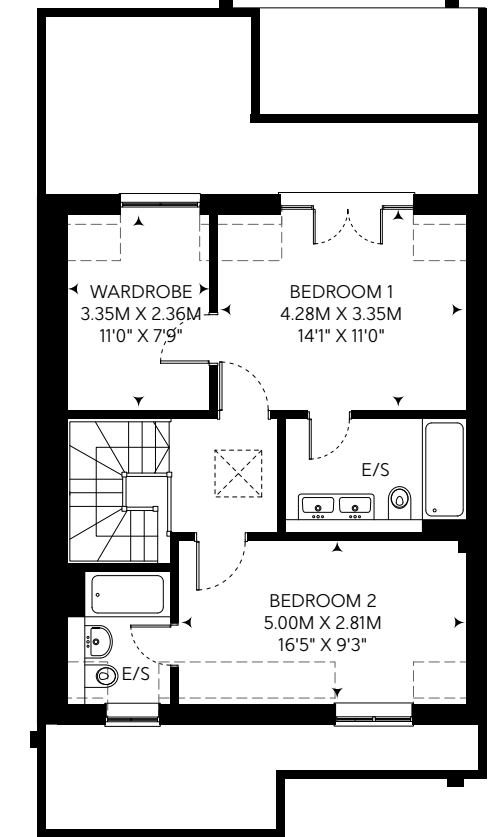
APPROX 2,396 SQ FT



GROUND FLOOR



FIRST FLOOR



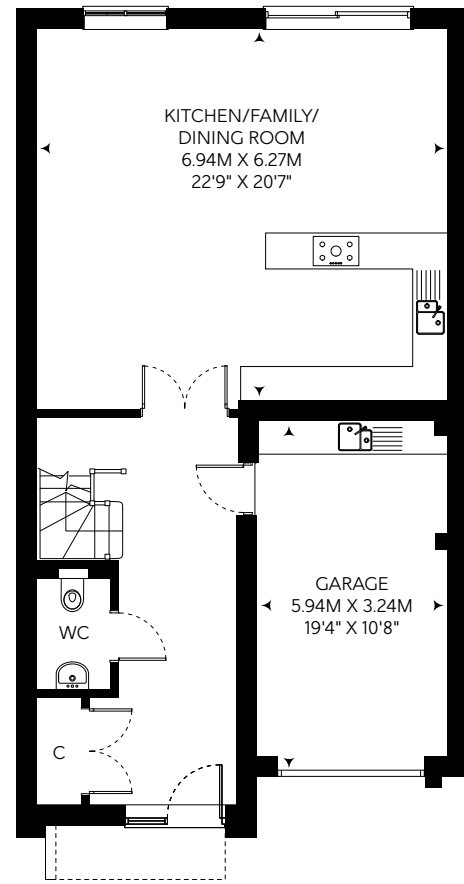
SECOND FLOOR

A/C - Airing Cupboard | C - Cupboard | E/S - En Suite | WC - Cloakroom

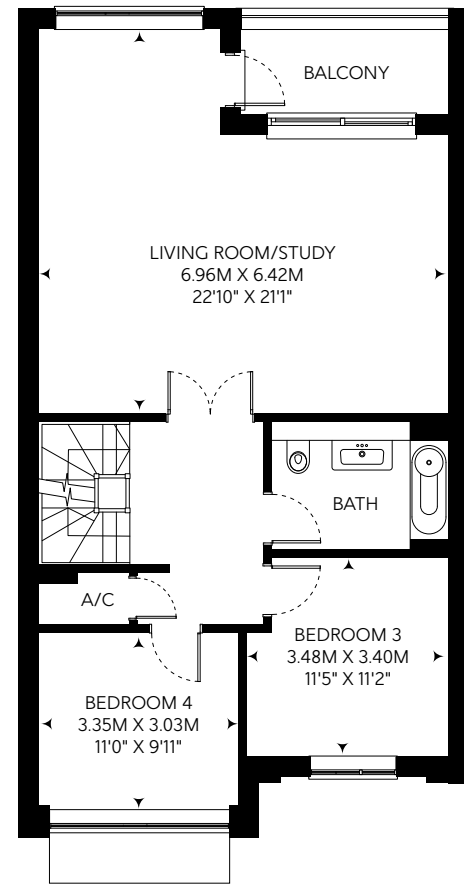
All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract.

PLOT 2

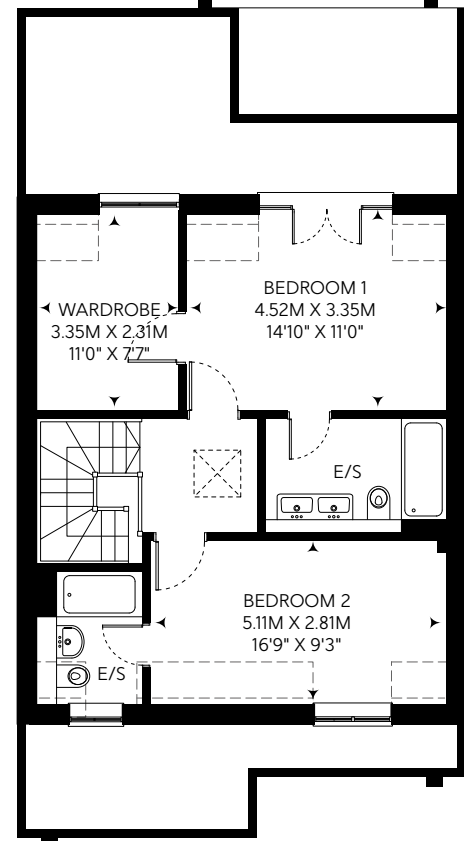
APPROX 2,409 SQ FT



GROUND FLOOR



FIRST FLOOR



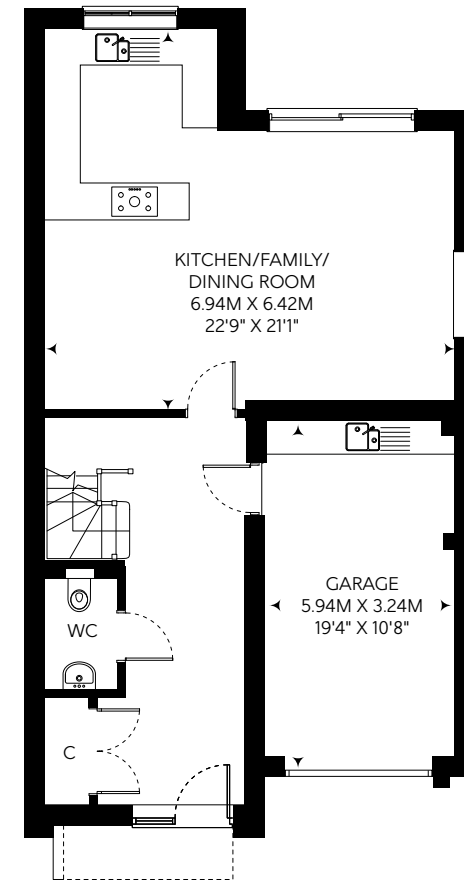
SECOND FLOOR

A/C - Airing Cupboard | C - Cupboard | E/S - En Suite | WC - Cloakroom

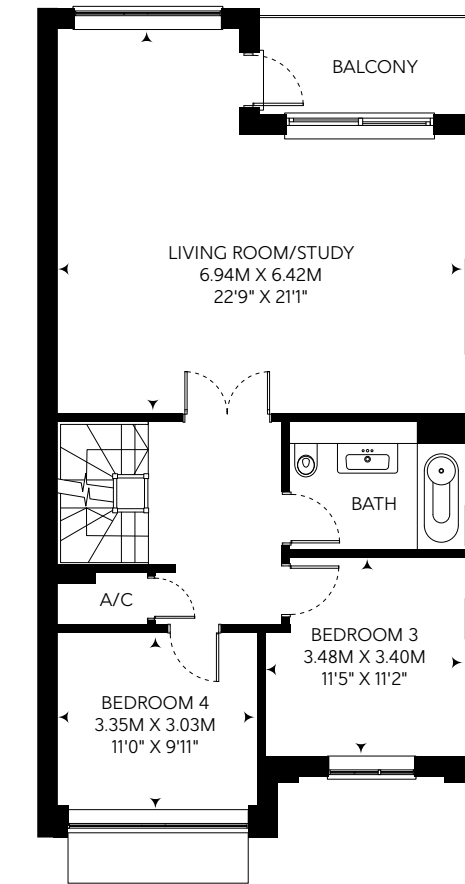
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PLOT 3

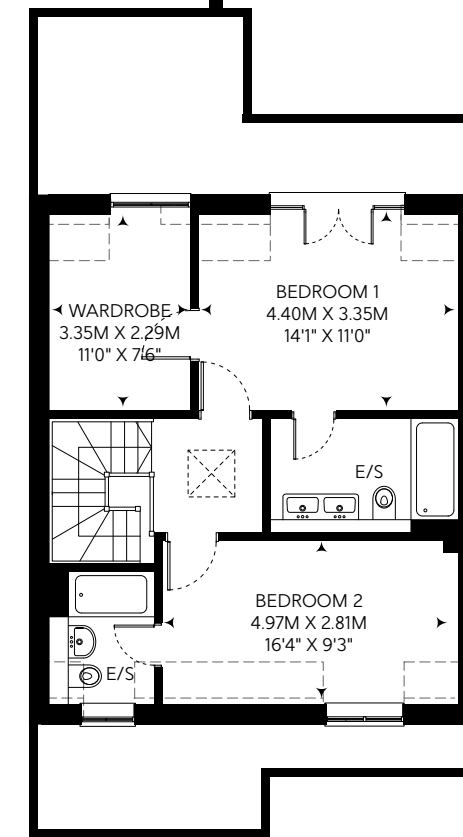
APPROX 2,322 SQ FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

A/C - Airing Cupboard | C - Cupboard | E/S - En Suite | WC - Cloakroom

All room dimensions are given in metres and are between finished plastered faces. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 1,500mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations and parking details. This brochure does not form part of any contract.

SUPERB SPECIFICATION

KITCHEN

Our design team have made every effort to ensure your new kitchen is of exceptional quality, selecting contemporary kitchen cabinets, complete with Silestone worktops and splashbacks.

All our homes include the following highly efficient appliances as standard:

- 2 Single ovens
- 5 Ring induction hob
- Contemporary downdraft cooker hood
- Integrated dishwasher
- Integrated microwave
- Integrated split fridge/freezer (plot 3) or integrated tall fridge and tall freezer (plots 1 & 2)
- Instant hot water tap
- Undercounter wine fridge
- Integrated recycling and non recycling bins

UTILITY

- These are designed to complement the kitchen and include laminate worktops, sink with drainer and a tiled splashback. Space and plumbing for washing machine and tumble dryer
- Integrated split fridge/freezer (plot 3 only)

BATHROOM AND EN-SUITE

- Elegant white Duravit sanitaryware throughout with contemporary chrome Hansgrohe taps
- All floors and selected wall areas are finished with Minoli porcelain or ceramic tiles
- Bespoke guest WC featuring surface mounted bowl on marble shelf and marble feature panels
- Master en-suite and family bathroom feature vanity units
- Chrome ladder style heated towel rails to all bathrooms and en-suites
- Shaver points to all bathrooms and en-suites
- Ceiling mounted extractor fans

HEATING AND ELECTRICAL

- Recessed down-lighters are fitted as standard in the kitchen, bathrooms, en-suites and cloakrooms
- Ample sockets are provided to meet every day needs and multi-function TV points feature in the living room, family room, study and master bedroom
- Electric garage doors
- Garages are provided with lighting and power socket
- Underfloor heating throughout
- Ultra flat stainless steel light switches throughout
- MVHR (Mechanical Ventilation with Heat Recovery) throughout

FINISHING TOUCHES

- Superior smooth skimmed plaster finish to all walls and ceilings finished in a matt emulsion with satin finish to woodwork and clear varnish to the oak stair handrails
- Solid core internal doors are hand painted with contemporary chrome handles
- Master bedrooms feature a bespoke dressing room
- Underfloor heating throughout
- Car charger supply point to garage to allow for future install of suitable charger
- Entrance door monitoring system covering all 3 floors

SAFE AND SECURE

- External doors and windows are fitted with multi point locking systems
- External lighting is provided to front, rear and side doors, the front door benefiting from a dusk to dawn sensor
- All homes benefit from the 10 year Premier Guarantee new homes structural warranty cover





THE FINER DETAILS

PREMIER GUARANTEE

In addition to our quality inspection regime, all our homes are independently inspected by Premier Guarantee to ensure all technical and industry quality standards are met. On completion, a 10 year warranty will be issued.

RESERVATION

Rectory accepts reservations from purchasers who are procedable and able to exchange contracts within 28 days from receipt of papers from our solicitors. At the time of reservation a deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial reservation deposit). If the property is complete then a fixed completion date will be agreed, if the property is under construction a season for the anticipated completion will be given.

AFTER SALES CARE

Rectory does its utmost to ensure your new home is constructed to the highest possible standard. It is extensively inspected throughout the construction phase by both the construction and customer services team in order to ensure a high-quality finish. Prior to legal completion a home demonstration is arranged for our customer service team to introduce you to your new home and to advise you of our after sales services. Our customer services team are on hand to help and to deal with any teething problems you may have after

you have moved in. There is an initial 2 year defects warranty covered by Rectory, this covers years 0-2. Years 3-10 are covered by Premier's structural warranty.

KEEP UP TO DATE

For the latest news on our developments, find us at www.rectory.co.uk or on Facebook, Twitter and Instagram.



Rectory Homes Ltd, Rectory House, Thame Road, Haddenham, Buckinghamshire HP17 8DA Tel: 01844 295100 Email: sales@rectory.co.uk. The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction processes it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. This brochure does not form part of any contract and is for information purposes only.

Design and print We Are Fred www.wearefred.co.uk July 2021.



Photographs of previous Rectory developments

PERFECTLY PLACED

CAVENDISH PLACE | Hill Top Road, Oxford, Oxfordshire OX4 1PH



LEISURE

- Oxford Golf Club 0.1 miles
- Curzon Cinema 2.2 miles
- Oxford Castle 3.7 miles
- Oxford New Theatre 3.8 miles
- Blenheim Palace 10 miles



EDUCATION

- Cheney School 0.4 miles
- Oxford International College 0.7 miles
- Rye St Antony School 0.7 miles
- East Oxford Primary School 0.8 miles
- Headington School 0.8 miles



HEALTH

- East Oxford Health Centre 0.6 miles
- East Oxford Dental Clinic 0.6 miles
- Churchill Hospital 0.7 miles
- Cowley Road Medical Practice 0.8 miles
- John Radcliffe Hospital 1.7 miles



SHOPPING

- Tesco Metro 0.9 miles
- Waitrose & Partners 1.5 miles
- Sainsburys Local 2.0 miles
- Covered Market 2.6 miles
- Westgate Shopping Centre 3.0 miles



TRANSPORT

- A40 3.4 miles
- Oxford Train Station 3.7 miles
- A34 3.8 miles
- Bicester 14.8 miles

Distances are approximate, taken from Google maps.



01844 295100 | rectory.co.uk

Rectory House, Thame Rd, Haddenham, Aylesbury HP17 8DA