

# DEANFIELD GREEN



— EAST HAGBOURNE —

*Introducing Deanfield Green – an outstanding collection of two-, three-, four- and five-bedroom homes located in the historic Oxfordshire village of East Hagbourne.*





DEANFIELD GREEN

EAST HAGBOURNE

# A new place to call home

*Deanfield Green brings a friendly new community to this established countryside village.*

Choose from a wide selection of immaculate properties, designed with eco efficiency and a low maintenance lifestyle in mind. Gardens, garages, carports or allocated parking and electric vehicle charging points are as standard, together with pristine fitted kitchens and contemporary bathrooms. Residents will enjoy a stunning backdrop to everyday life, with traditional architecture, landscaped open spaces and play areas across the development. The village itself benefits from a primary school, a local shop and Post Office, a village hall, traditional pub, sports pavilion and a historic church.





Life in East Hagbourne is truly sustainable, thanks to a pre-school and Hagbourne Primary School (awarded ‘Good’ by Ofsted) within the parish, together with a community-run shop that brims with local produce and everyday essentials, while the Post Office counter provides banking facilities.

# Idyllic village living

Nestled alongside the Chiltern Hills Area of Outstanding Natural Beauty, with its Tudor buildings, thatched cottages and more than 40 listed buildings, East Hagbourne is the picturesque village you have been searching for. Its pretty centre is matched by an unspoilt landscape. Choose from several public footpaths and let the beautiful countryside unfold around you, walking across Hagbourne Moors or alongside Hacca’s Brook to Millennium Wood, Hagbourne Hill, Wittenham Clumps or Blewbury. Prefer two wheels? Take the National Cycle Network route 544, accessed directly from Deanfield Green, and explore further afield.

More than just a photogenic location, there’s ample opportunity to join the East Hagbourne community from day one. Make your new local the historic Fleur De Lys pub, with its mouth-watering menu. Hagbourne Village Hall and East Hagbourne Pavilion are two other local assets, with clubs and classes for all ages, while St Andrew’s Church is at the heart of the community.

The village offers the perfect location for commuters, with good rail links to Oxford and London Paddington from Didcot Parkway Station, directly accessible via the National Cycle Network. The nearby Harwell Science Campus is a world-leading facility for business and research, with over 200 organisations on site.



Local area photography



# Superbly connected

Surrounded by bustling towns, quaint villages, and the Chiltern Hills, East Hagbourne boasts an enviable Oxfordshire location. The nearby Didcot Parkway Station offers fast and frequent GWR services, while a selection of high street brands can be found in The Orchard Centre, Didcot. The popular market towns of Wallingford and Abingdon offer an array of independent shops, cafes and restaurants, while the dreaming spires of Oxford – together with the city’s extensive shopping facilities and cultural highlights – are less than 30 minutes by car.

**By train from Didcot Parkway**

Oxford


12 mins

Reading

12 mins

London Paddington

39 mins

**By Car**

Didcot Parkway Train Station

2.1 miles

A34


4.5 miles

M4 junction 13

14 miles

M40 junction 7

15 miles

**By Foot**

Hagbourne Village Hall

50 yards

Hagbourne C of E Primary School

110 yards

The Fleur De Lys Pub

0.1 miles

St Andrew’s Church

0.1 miles

East Hagbourne Shop & Post Office


0.4 miles

Millennium Wood

0.4 miles

Didcot Parkway Train Station

1.6 miles

**Education: primary**

Hagbourne C of E Primary School

110 yards

Didcot Primary Academy

2.7 miles

**Education: secondary & further education**

St Birinus School

1.6 miles

Didcot Girls School

1.9 miles

UTC Oxfordshire

2.6 miles

**Leisure**

National Cycle Network route 544

10 yards

East Hagbourne Pavilion & Recreation Ground

0.5 miles

Cineworld (Didcot)

1.9 miles

Cornerstone Arts Centre

2 miles

Hadden Hill Golf Club

2.2 miles

Wittenham Clumps

5.6 miles

**Shopping**

East Hagbourne Community Shop & Post Office

0.4 miles

The Orchard Centre (Didcot)

1.9 miles

Waitrose (Wallingford)

6.7 miles

Westgate Shopping Centre Oxford

15.5 miles



Local area photography

Travel times are based on minimum journey times available.  
Sources: Trainline.com and Google maps. Sept 2022.  
Distances from Deanfield Green.



# Deanfield Green Development Plan



## Our Homes

### 2 Bedroom Homes

**The Ashwick**  
Plots 2, 3, 4, 9, 10, 29, 30, 41, 42, 52, 53, 57, 58, 71 & 72

### 3 Bedroom Homes

**The Belmont**  
Plots 7, 50 & 51

**The Caversham**  
Plots 11, 18, 33 & 38

**The Chesterfield**  
Plots 5, 6, 8, 27, 28, 34, 69, 70 & 73

### 4 Bedroom Homes

**The Elwood**  
Plots 22, 23 & 35

**The Dalton**  
Plots 19, 21, 25, 37 & 74

### 5 Bedroom Homes

**The Gillingham**  
Plots 1, 20, 24, 26 & 36

Plots 12-17, 31, 32, 39, 40, 43-49, 54-56, 59-68 are shared ownership and affordable rent.



# Homes created with you in mind



Computer generated image



DEANFIELD GREEN

EAST HAGBOURNE



# The Ashwick

2 bedroom semi-detached and terraced home

Plots 2, 3, 4, 9, 10, 29, 30, 41, 42, 52, 53, 57, 58, 71 & 72



Computer generated image of The Ashwick

### Ground Floor

Kitchen/Living Room	7.06m x 4.42m	23' 2" x 14' 6"
---------------------	---------------	-----------------

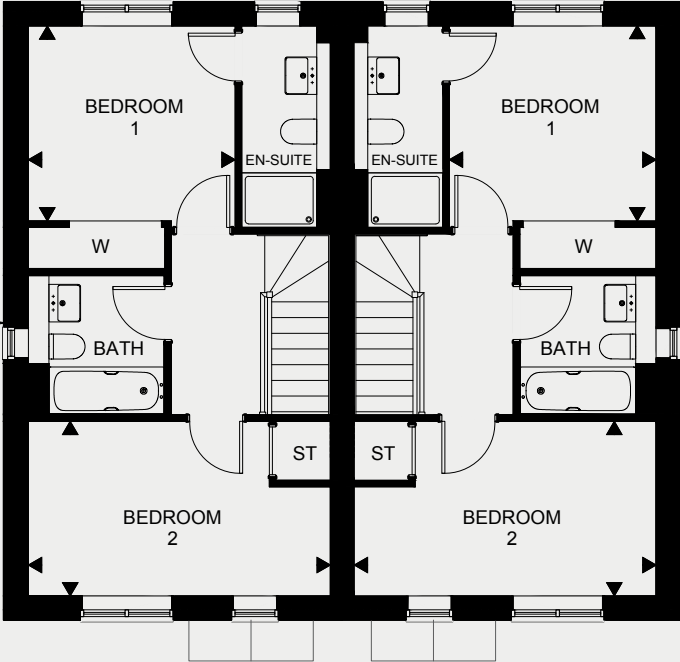
### First Floor

Bedroom 1	2.85m x 3.03m	9' 5" x 9' 11"
Bedroom 2	2.55m x 4.42m	8' 5" x 14' 6"

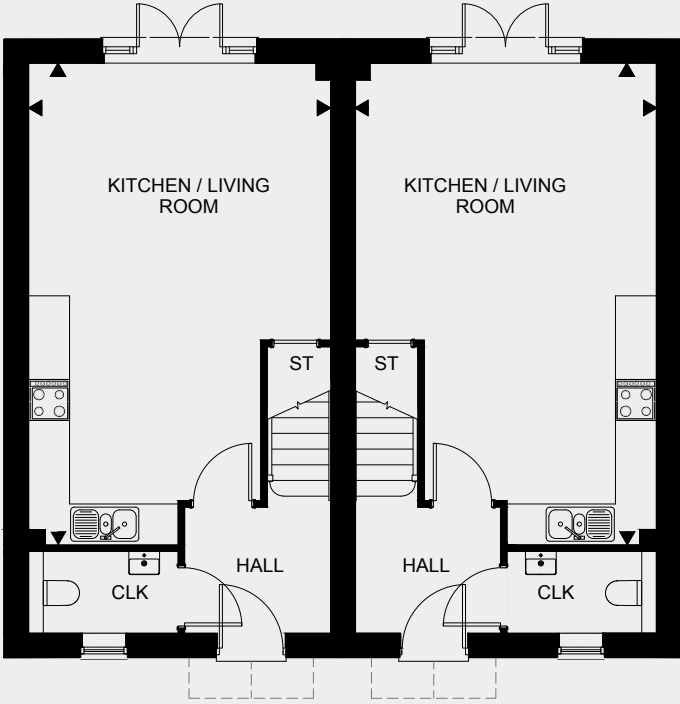
### Key

- ST Storage
- W Wardrobe
- CLK Cloakroom

First Floor



Ground Floor



Note: Plots 9 & 10 and 52 & 53 have a rendered finish. No bathroom window to plot 3. Two allocated parking spaces to each plot.



# The Belmont

3 bedroom detached and semi-detached home  
Plots 7, 50 & 51



Computer generated image of The Belmont

## Ground Floor

Living Room	5.34m x 3.25m	17' 7" x 10' 8"
Kitchen / Dining Room	3.73m x 5.77m	12' 3" x 18' 11"

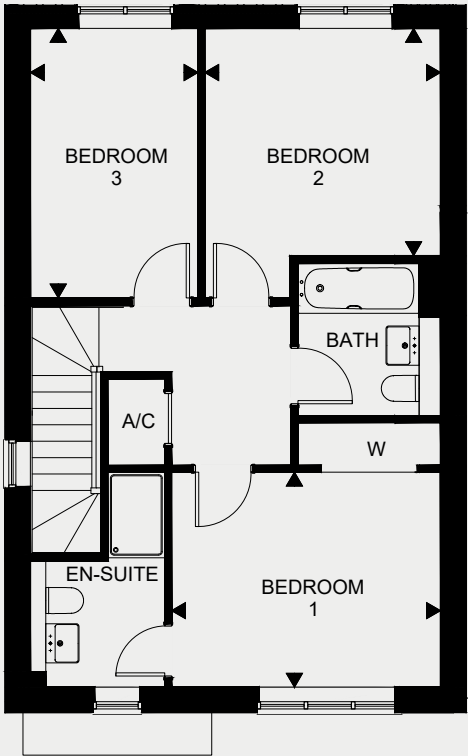
## First Floor

Bedroom 1	3.01m x 3.76m	9' 11" x 12' 4"
Bedroom 2	3.18m x 3.30m	10' 5" x 10' 10"
Bedroom 3	3.77m x 3.35m	12' 5" x 7' 8"

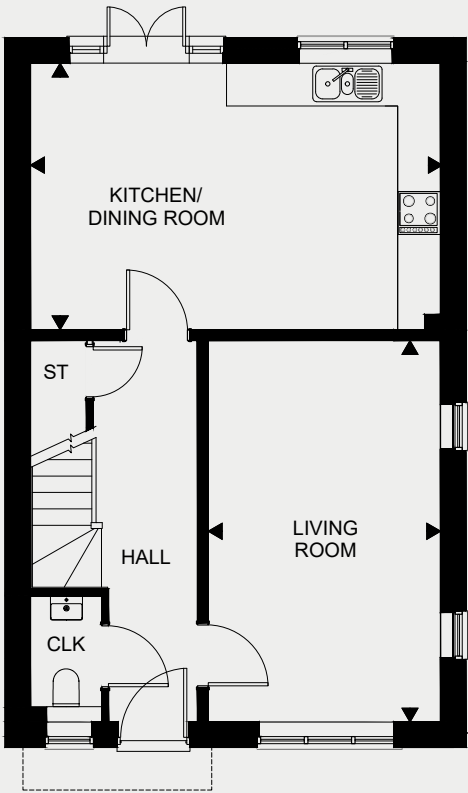
## Key

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

First Floor



Ground Floor



Note: Plots 7 & 51 as shown, plot 50 handed. Plots 50 & 51 are semi-detached and are finished in brick.  
Two allocated parking spaces to each plot.



# The Caversham

3 bedroom detached home  
Plots 11, 18, 33 & 38



Computer generated image of The Caversham

## Ground Floor

Living Room	5.76m x 3.82m	18' 11" x 12' 6"
Kitchen / Dining Room	5.76m x 3.00m	18' 11" x 9' 10"

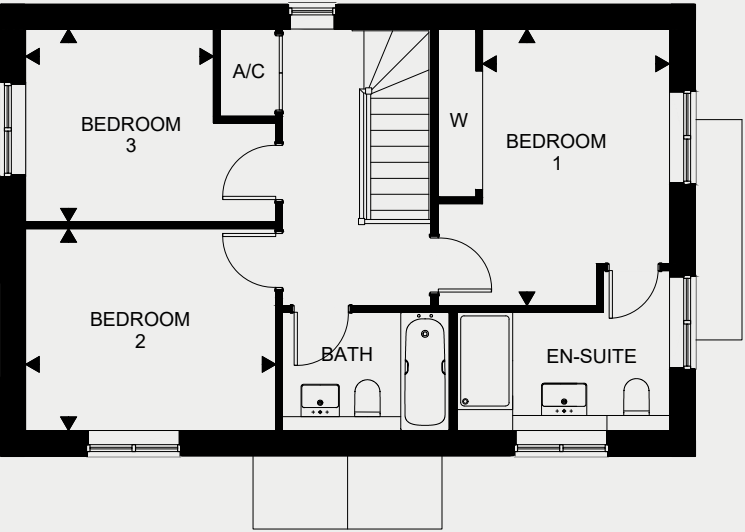
## First Floor

Bedroom 1	3.97m x 2.68m	13' 3" x 8' 8"
Bedroom 2	2.90m x 3.59m	9' 6" x 11' 10"
Bedroom 3	2.77m x 2.70m	9' 1" x 8' 10"

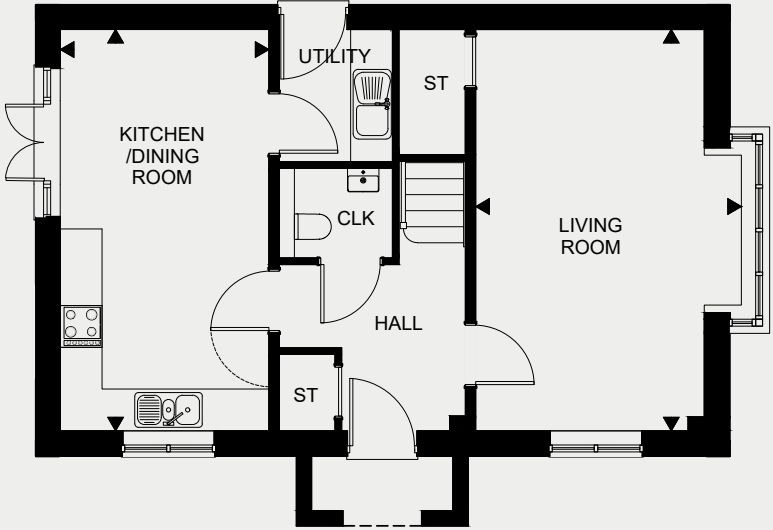
## Key

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

First Floor



Ground Floor



Note: Plots 11, 33 & 38 as shown, plot 18 handed.  
Two allocated parking spaces to each plot. Plot 33 has a car port.



# The Chesterfield

3 bedroom detached home  
Plots 5, 6, 8, 27, 28, 34, 69, 70 & 73



Computer generated image of The Chesterfield

### Ground Floor

Living Room	4.43m x 3.05m	14' 7" x 10' 0"
Kitchen / Dining / Family Room	8.80m x 4.50m	28' 11" x 14' 9"
Study	2.33m x 3.05m	7' 8" x 10' 0"
Single Garage	2.93m x 6.08m	9' 8" x 20' 0"

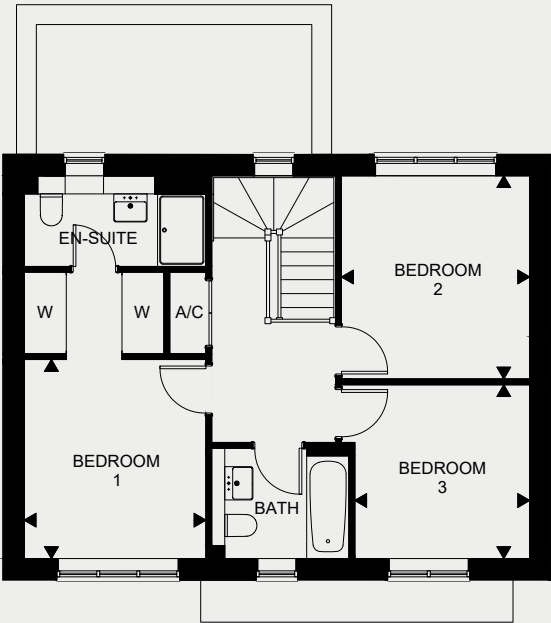
### First Floor

Bedroom 1	3.29m x 3.00m	10' 10" x 9' 10"
Bedroom 2	3.36m x 3.11m	11' 0" x 10' 2"
Bedroom 3	2.87m x 2.99m	9' 5" x 9' 10"

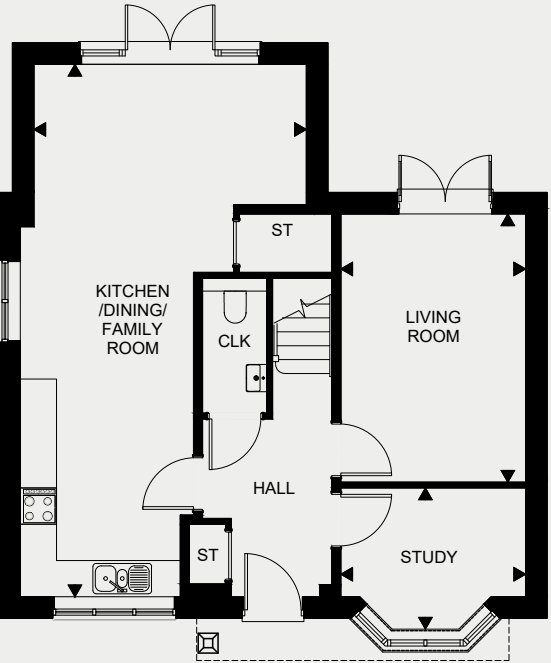
### Key

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

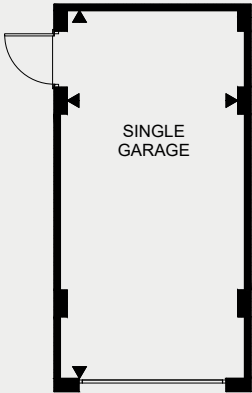
First Floor



Ground Floor



Garage



Note: Plots 8, 28,34 & 70 as shown, plots 5, 6, 27, 69 & 73 handed. Garages to plots 5, 6, 34, 35, 69, 70, 73 & 74 are attached to neighbouring garages



# The Elwood

4 bedroom detached home  
Plots 22, 23 & 35



Computer generated image of The Elwood

### Ground Floor

Kitchen / Dining / Family Room	5.62m x 8.35m	18' 5" x 27' 5"
Living Room	5.60m x 3.48m	18' 4" x 11' 5"
Study	2.34m x 3.35m	7' 8" x 11' 0"
Single Garage	2.93m x 6.08m	9' 8" x 20' 0"

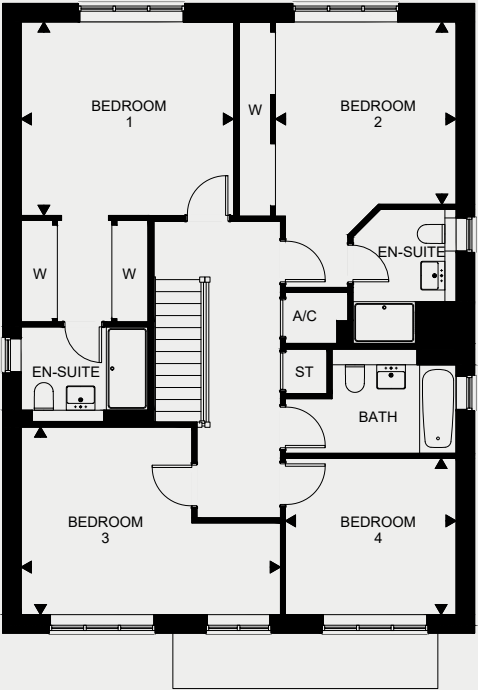
### First Floor

Bedroom 1	3.71m x 4.07m	12' 2" x 13' 4"
Bedroom 2	3.50m x 3.46m	11' 6" x 11' 4"
Bedroom 3	3.60m x 5.00m	11' 10" x 16' 4"
Bedroom 4	3.00m x 3.27m	9'10" x 10' 9"

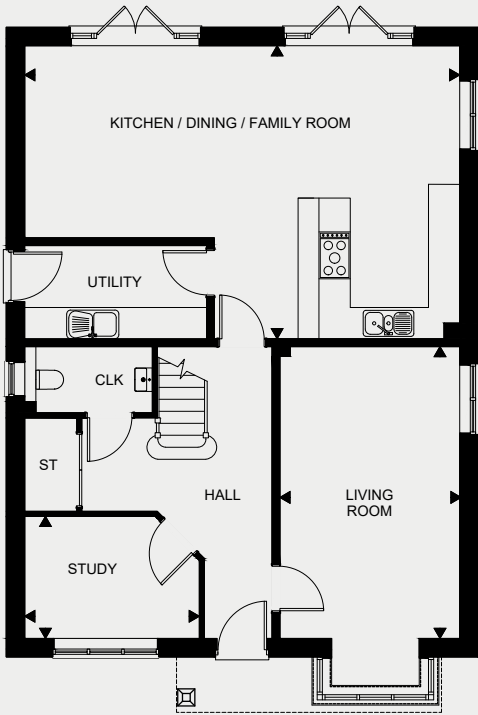
### Key

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

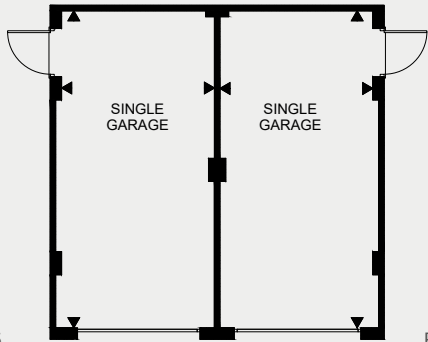
First Floor



Ground Floor



Garage



Plots 23 & 35

Plot 22

Note: Plots 22 & 23 as shown, plot 35 handed.



# The Dalton

4 bedroom detached home  
Plots 19, 21, 25, 37 & 74



Computer generated image of The Dalton

### Ground Floor

Kitchen / Breakfast / Family Room	4.84m x 10.20m	15' 11" x 33' 6"
Living Room	5.67m x 4.00m	18' 7" x 13' 1"
Study	2.50m x 3.80m	8' 2" x 12' 6"
Single Garage	2.82m x 6.08m	9' 3" x 20' 0"

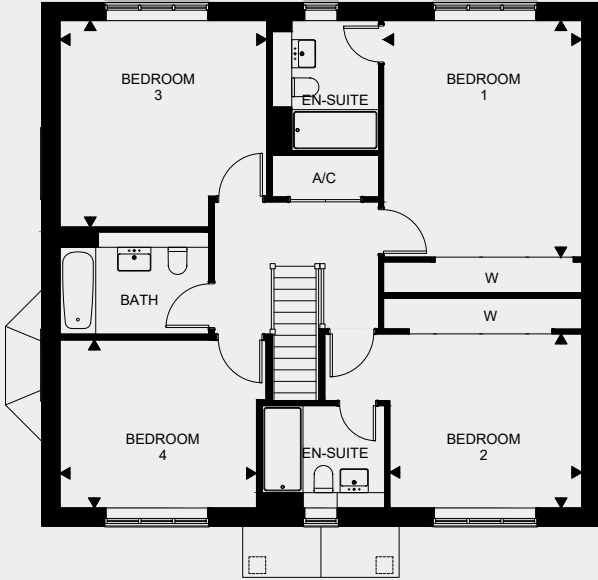
### First Floor

Bedroom 1	4.62m x 3.87m	15' 2" x 12' 9"
Bedroom 2	3.40m x 3.75m	11' 2" x 12' 4"
Bedroom 3	4.03m x 4.04m	13' 3" x 13' 3"
Bedroom 4	3.28m x 3.84m	10' 9" x 12' 7"

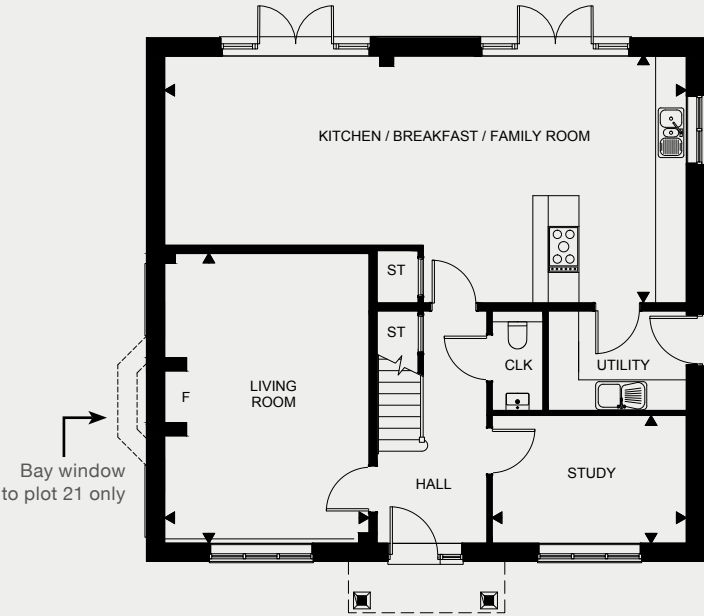
### Key

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

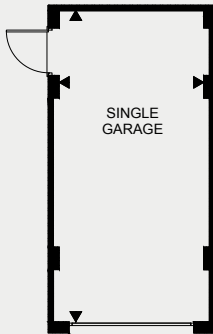
First Floor



Ground Floor



Garage



Note: Plots 21, 25, 37 & 74 as shown, plot 19 handed. Bay window to plot 21 only, no fireplace to this plot. Garages to plots 19 and 74 are attached to neighbouring garages.



# The Gillingham

5 bedroom detached home  
Plots 1, 20, 24, 26 & 36



Computer generated image of The Gillingham

## Ground Floor

Living Room	6.66m x 3.45m	21' 10" x 11' 4"
Kitchen / Breakfast Room	8.35m x 4.75m	27' 5" x 15' 7"
Dining / TV Room	3.48m x 4.75m	11' 5" x 15' 7"
Double Garage	5.86m x 6.14m	19' 3" x 20' 2"

## First Floor

Bedroom 1	3.29m x 4.30m	10' 10" x 14' 1"
Bedroom 2	3.00m x 4.81m	9' 10" x 15' 9"
Bedroom 3	3.82m x 3.54m	12' 6" x 11' 7"
Bedroom 4	3.35m x 3.54m	11' 0" x 11' 7"
Bedroom 5	2.37m x 2.99m	7' 9" x 9' 10"

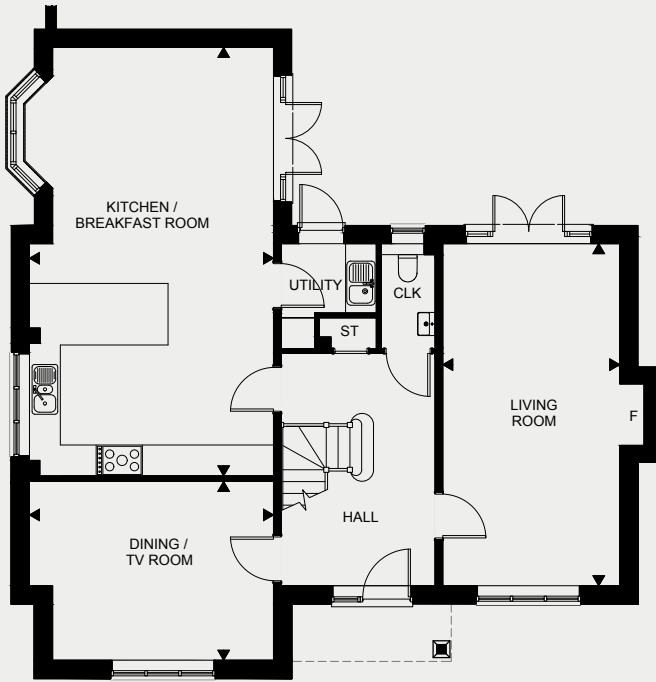
## Key

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

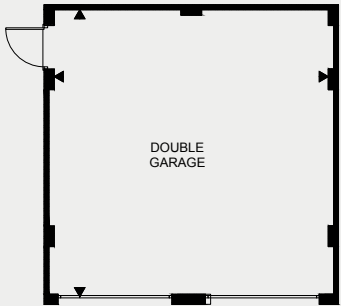
First Floor



Ground Floor



Garage





# It's all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through energy efficient boilers, water-saving appliances, double-glazing and quality insulation, all contributing to the cost-efficiency of our homes.

## Kitchen

- Professionally designed kitchen fully equipped with a range of contemporary shaker-style wall and floor cabinets. Excellent choice of finishes (subject to build stage).
- Silestone composite work-surface, upstand and splashback to the Dalton, Elwood and Gillingham. Laminate work-surface and upstand with a stainless-steel splashback to the Ashwick, Belmont, Caversham and Chesterfield.
- Built-in Bosch double oven, integrated combination microwave, five ring gas hob and extractor to the Dalton, Elwood and Gillingham.
- Built-in Bosch single oven, integrated microwave, four ring gas hob and extractor to the Ashwick, Belmont, Caversham and Chesterfield.
- Integrated fridge/freezer and dishwasher to all homes.
- Undermounted 1 ½ bowl stainless-steel sink with drainer grooves and chrome mixer tap with swivel spout, to Dalton, Elwood and Gillingham.
- 1 ½ bowl stainless-steel sink with single drainer and chrome mixer tap with swivel spout, to Ashwick, Belmont, Caversham and Chesterfield.
- Integrated washer/dryer to Ashwick, Belmont and Chesterfield house types.
- Porcelain floor tiling to the Dalton, Elwood and Gillingham and Amtico flooring to Ashwick, Belmont, Caversham and Chesterfield.

## Utility Room\*

- Contemporary shaker-style floor cabinets to match the kitchen, with laminate work-surfaces.
- Space for appliance(s) in the Caversham, Dalton, Elwood and Gillingham. (See Sales Advisor for details).
- Stainless-steel sink with single drainer and chrome mixer tap with swivel spout.
- Porcelain floor tiling to the Dalton, Elwood and Gillingham and Amtico flooring to Ashwick, Belmont, Caversham and Chesterfield.





<b>Bathroom, En-suites and Cloakroom</b>
Contemporary white Laufen bathroom suites with chrome Hansgrohe brassware.
Chrome Hansgrohe thermostatic shower over the bath to the family bathroom and in the shower cubicle of en-suites.
Vanity unit to family bathroom and en-suite 1.
Heated chrome towel rail in family bathroom and en-suites.
Wall mirror to family bathroom, en-suite 1 and cloakroom.
Chrome shaver socket to family bathroom and en-suites.
Ceramic wall tiling to family bathroom, en-suites and cloakroom.
Amtico flooring to family bathroom and en-suites and to the cloakroom in the Ashwick, Belmont, Caversham and Chesterfield. Porcelain floor tiles to the cloakroom in the Dalton, Elwood and Gillingham.
<b>Electrical &amp; Multimedia</b>
Stainless steel sockets fitted in the kitchen above work-surfaces.
USB socket to kitchen, study* and bedroom 1.
TV/FM/DAB sockets to kitchen, living room, TV/dining room*, study* and bedrooms 1 and 2.
Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, TV/dining room*, study* and bedroom 1.
Satellite/Freeview television distribution system to all rooms with a TV socket, following purchase and installation of suitable equipment.
Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates.
Full fibre broadband available.
<b>Heating, Lighting &amp; Internal Finishes</b>
Gas central heating.
Underfloor heating to ground floor, radiators to first floor.
Downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms.
Painted woodwork and walls throughout.
Painted cottage-style internal doors with matt bronze ironmongery.
Hammonds built-in wardrobes to Bedrooms 1 and 2 in the Dalton, Elwood and Gillingham; to bedroom 1 only in the Ashwick, Belmont, Caversham and Chesterfield (see floor plans for details; choice of colour subject to build stage.)
Fireplace suitable for a log burning stove, with black hearth and solid non-combustible beam in the Gillingham. Fireplace suitable for gas fire, with black hearth, to the Dalton, excluding plot 21.
Light and double socket to loft area.
<b>External features</b>
Landscaped and turfed front garden and topsoil to rear.
7kW Electric vehicle charging point fitted to each home.
Outside water tap.
Outside double electrical point to rear patio.
Power point fitted for optional electric garage door opener.
Double electrical socket in garage.
<b>Security</b>
Outside lights to front, rear and side doors*
Dusk to dawn sensor light outside front door.
Multi-point locking system to all external doors.



<b>Energy Efficiency</b>
Energy efficient and thermostatically controlled gas 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.
Dual flush mechanism to toilets to reduce water.
High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in summer.
Low energy lighting to all homes¹.
7kW Electric vehicle charging point fitted to each home.

\*Where applicable  
¹Proportions may vary, please refer to Sales Advisor for more information.



# With you every step of the way

## 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 our fully managed assisted sales service, which will reduce the stress of selling your current property.

## Before you exchange on contracts

Prior to exchange of contracts, as part of the sales process, you will be invited to attend an Information Meeting 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.



Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in and you have the benefit of a 10-year NHBC warranty from exchange of contracts.

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.

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.

Whilst the floor plans within this brochure 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. Please confirm the most up-to-date details with our sales advisor on reservation. Computer generated images and landscaping are indicative and may vary.

# About Deanfield Homes

*We are an independent housebuilder specialising in small to medium-sized residential developments in aspirational locations across Oxfordshire, Buckinghamshire, Berkshire and Hertfordshire.*



Photography of a previous Deanfield Homes development



The Deanfield team takes inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers.

We are committed to sustainable development, creating energy efficient homes, minimising our environmental impact and exploring opportunities for renewable energy solutions wherever possible. Every Deanfield home we create comes with an electric car charging point to help support the UK's transition to greener transport. We also work closely with RAW Workshop – a local company that recycles waste timber from construction projects to create new, sustainable items – boosting the circular economy and assisting social enterprise.

*“The home really suits a young family and the way we live. We liked the open-plan layout of the kitchen/dining/family room but also the additional space in the form of a TV/dining room, separate living room and a study.”*

Gavin & Kate Shephard  
Family purchasers at previous Deanfield Homes development

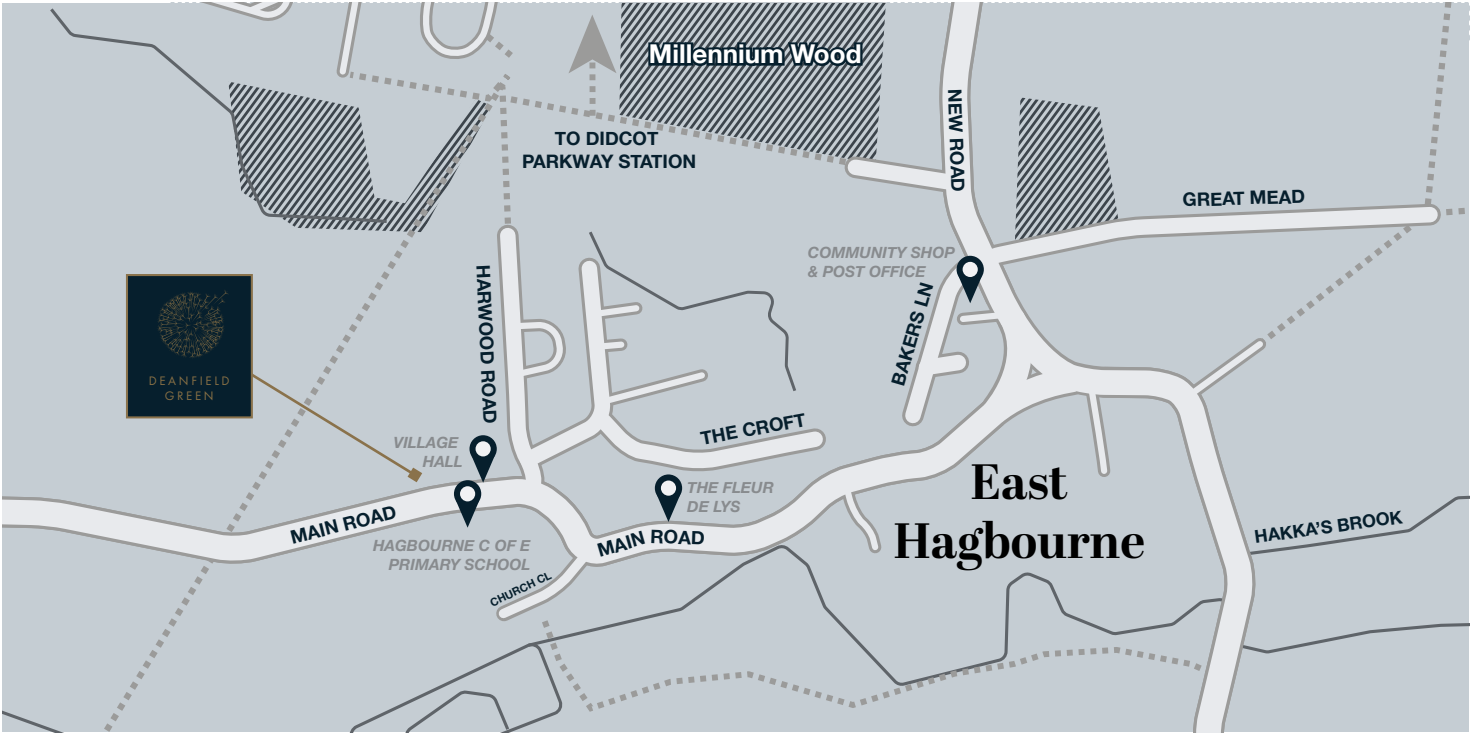
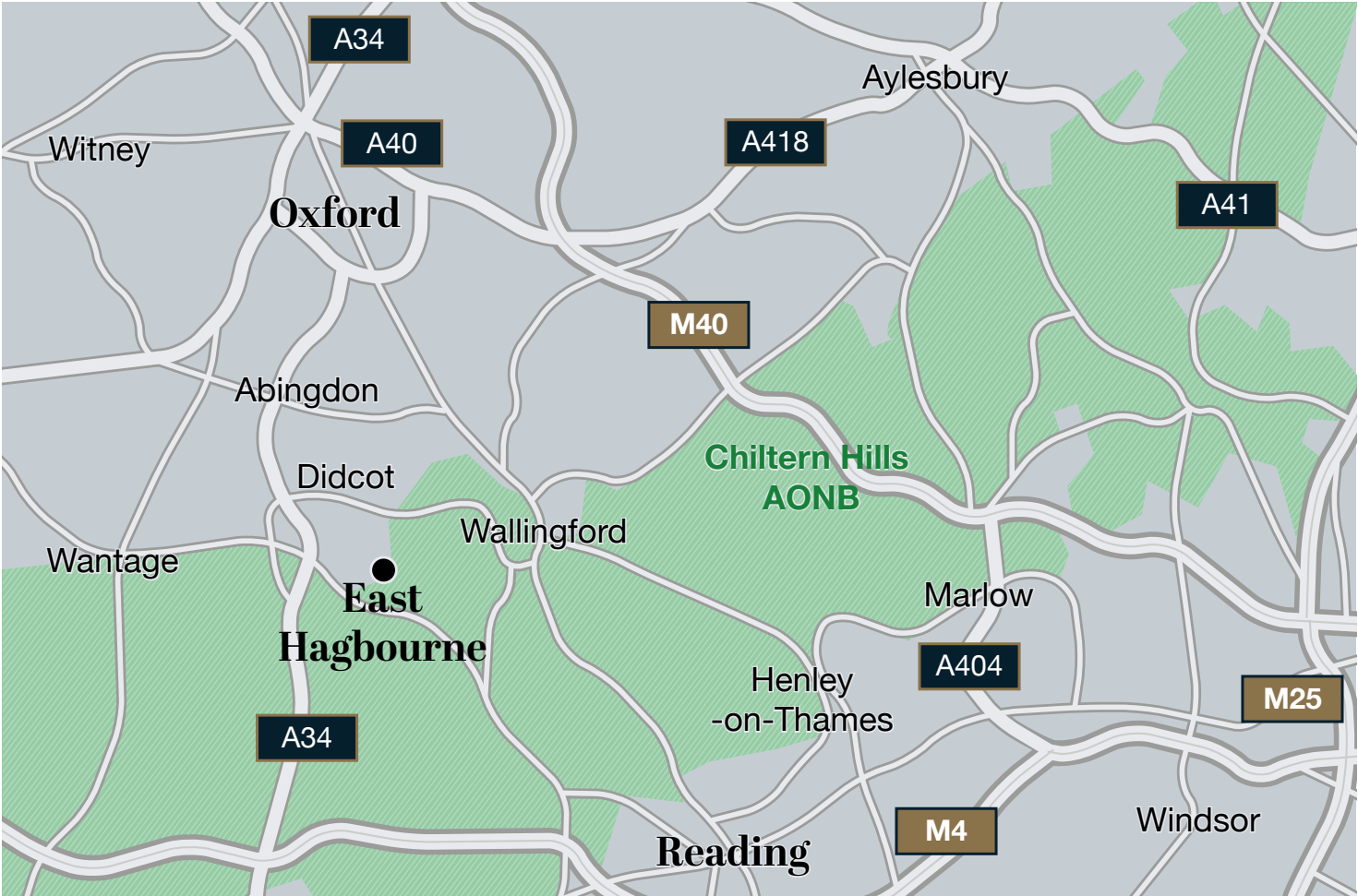
*“The whole house buying experience was really straight forward. The team at Deanfield Homes made the whole process seamless. They really pulled out all the stops to help coordinate both our sale and purchase to ensure everything went smoothly.”*

Purchaser and resident at previous Deanfield Homes development





# Where to find us



## Contact us

Deanfield Green,  
Main Road,  
East Hagbourne  
OX11 9LR

T: 01235 248204  
E: [easthagbourne.sales@deanfieldhomes.co.uk](mailto:easthagbourne.sales@deanfieldhomes.co.uk)

Deanfield Homes Limited  
Oakingham House,  
Frederick Place,  
High Wycombe,  
Bucks HP11 1JU

T: 01494 578911  
W: [deanfieldhomes.co.uk](http://deanfieldhomes.co.uk)





