373
WOODSTOCK ROAD

Raleigh House



RALEIGH HOUSE is a stylish, contemporary interpretation of the 'North Oxford villa', and offers all the space and features you've been looking for – both inside and out.

We have brought this classic design right up to date, equipped with everything you expect – a beautifully designed and fitted kitchen, luxurious wet rooms and plenty of space for entertaining.

This substantial six bedroom detached property sits on a generous plot with a south-west facing, fully landscaped rear garden. Many aspects of the house can be equipped to your specification, to make sure it feels like home from the moment you move in.

Welcome to your Sweetcroft Home.

373
WOODSTOCK ROAD

Florence House



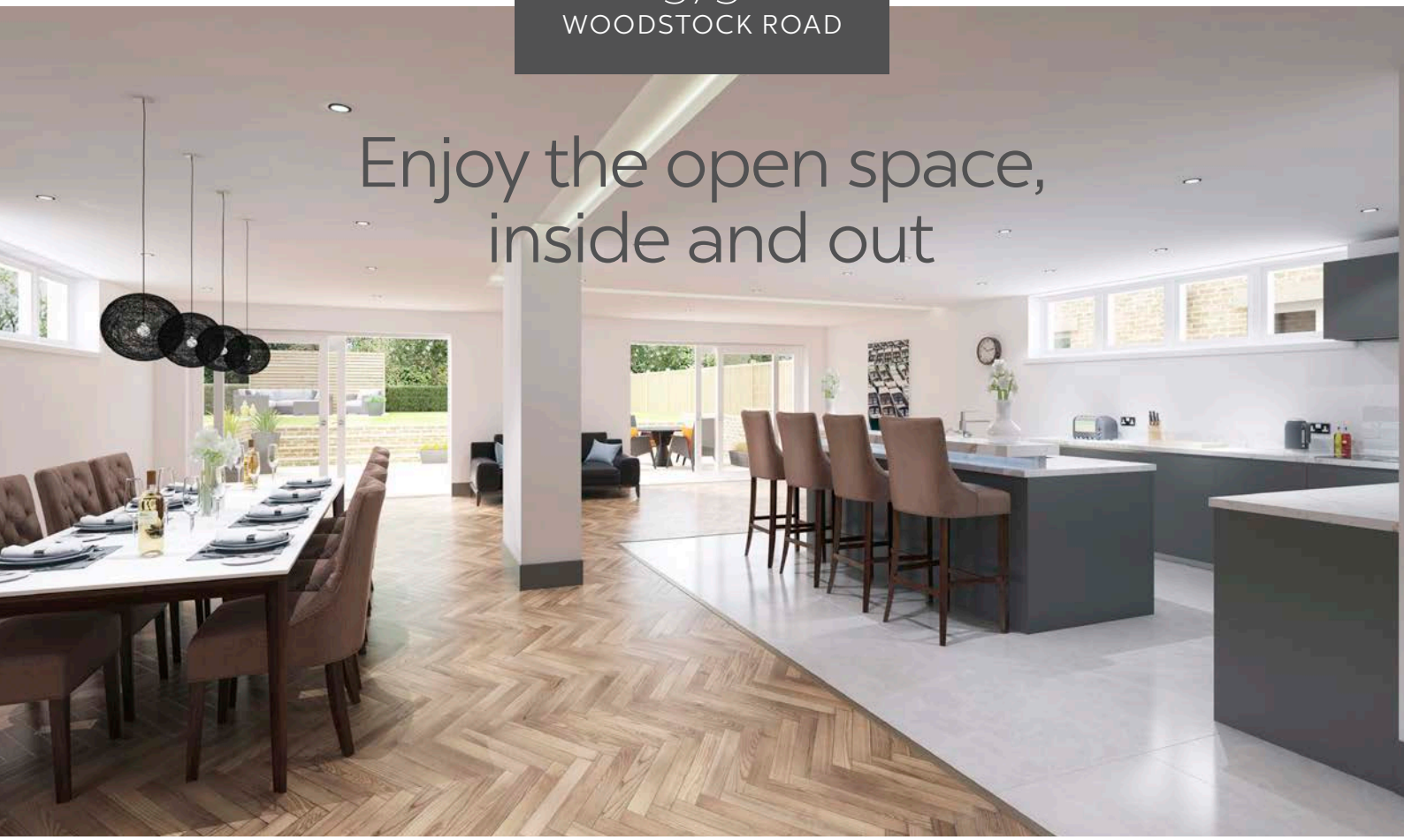
FLORENCE HOUSE is a stylish, contemporary interpretation of the 'North Oxford villa', and offers all the space and features you've been looking for – both inside and out.

We have brought this classic design right up to date, equipped with everything you expect – a beautifully designed and fitted kitchen, luxurious wet rooms and plenty of space for entertaining.

This substantial six bedroom detached property sits on a generous plot with a south-west facing, fully landscaped rear garden. Many aspects of the house can be equipped to your specification, to make sure it feels like home from the moment you move in.

Welcome to your Sweetcroft Home.

Enjoy the open space, inside and out



ABOVE: Computer generated image of Raleigh House's airy family space.

BELOW: Oak and glass staircase at Bibury House, Cumnor Hill.

AT SWEETCROFT we create stunning homes which are just as good to live in as they are to look at: environmentally considerate, beautifully crafted and perfect for all the needs of a modern family.

We provide a light and spacious blank canvas onto which you can paint the varied colours of your lifestyle: family space which opens onto the patio and landscaped garden; a cosy drawing room with a woodburner to take the edge off autumn afternoons walking on Port Meadow; the luxury of a gym room and home cinema, and stylish bathrooms and ensuites which have a real wow factor, featuring full height glass shower panels and top quality tiling, fittings and vanity units.

We use the best local craftspeople and materials to turn our concept into the home that's perfect for you, equipped with everything you need and would expect, and with a peerless quality of finish. With features such as bespoke lighting design and Cat 6 wiring throughout, our homes really stand above the crowd. We install highly efficient heating systems and insulation to ensure a low carbon footprint and to keep future running costs down.



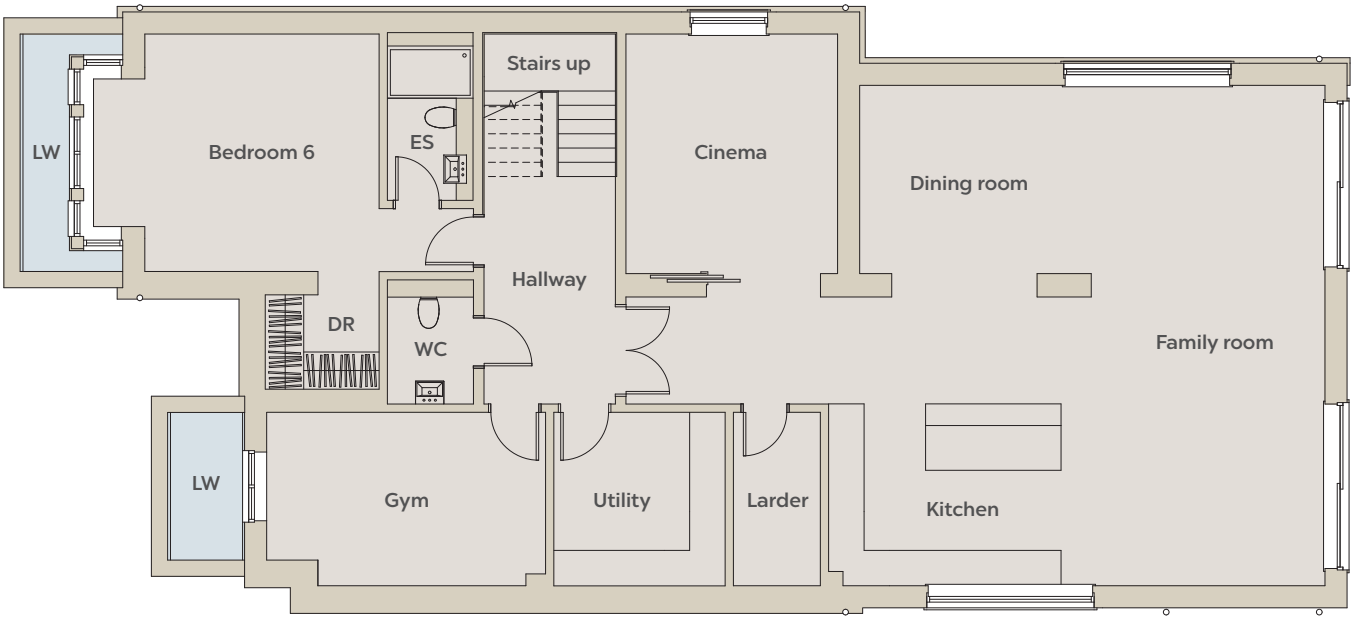
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373
WOODSTOCK ROAD

Raleigh House

Lower ground floor layout



DR Dressing area
ES Ensuite shower
LW Light well
WC Toilet

Gross internal area
(lower ground floor)
183 sq m/1970 sq ft

Gross internal area
(whole house)
432 sq m/4655 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Kitchen	8160 x 5115 mm	30.47 sq m	29' 9" x 16' 9"	327.97 sq ft
Family room	8945 x 4435 mm	36.03 sq m	29' 4" x 14' 7"	387.82 sq ft
Dining room	3940 x 3350 mm	14.30 sq m	13' 0" x 11' 0"	153.92 sq ft
Cinema	4250 x 3760 mm	15.58 sq m	13' 11" x 12' 4"	167.70 sq ft
Gym	4940 x 3090 mm	14.39 sq m	16' 2" x 10' 2"	154.89 sq ft
Utility	3090 x 3050 mm	7.49 sq m	10' 2" x 10' 0"	80.62 sq ft
Larder	3090 x 1570 mm	5.07 sq m	10' 2" x 5' 2"	54.57 sq ft
Bedroom 6*	4155 x 4215 mm	18.93 sq m	13' 7" x 13' 10"	203.76 sq ft
Ensuite	3015 x 1555 mm	4.05 sq m	9' 11" x 5' 1"	43.59 sq ft
WC	1960 x 1555 mm	3.25 sq m	6' 5" x 5' 1"	34.98 sq ft
Hallway & stairs	6190 x 2350 mm	14.92 sq m	20' 4" x 7' 8"	160.59 sq ft

All sizes are approximate and are maximum dimensions. * Including dressing area.

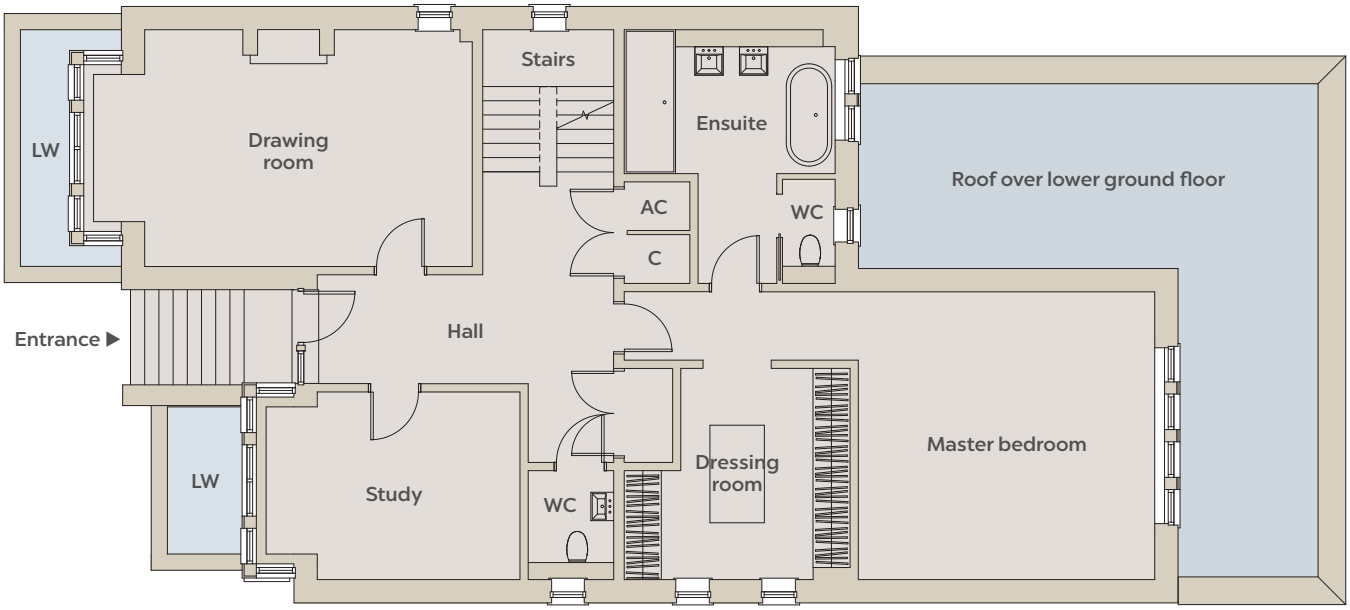
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WOODSTOCK ROAD

Raleigh House

Ground floor layout



AC Airing cupboard
C Cupboard
LW Light well
WC Toilet

Gross internal area (ground floor)
134 sq m/1445 sq ft

Gross internal area (whole house)
432 sq m/4655 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Drawing room	6710 x 4215 mm	23.76 sq m	22' 0" x 13' 10"	255.75 sq ft
Study	4515 x 3350 mm	11.76 sq m	14' 10" x 11' 0"	126.58 sq ft
Hall & stairs	7660 x 4505 mm	21.98 sq m	25' 2" x 14' 9"	236.59 sq ft
WC	1965 x 1550 mm	2.81 sq m	6' 5" x 5' 1"	30.24 sq ft
Master suite				
Bedroom	11,060 x 5715 mm	31.36 sq m	36' 3" x 18' 9"	337.55 sq ft
Dressing room	4020 x 3765 mm	12.99 sq m	13' 2" x 12' 4"	139.82 sq ft
Ensuite*	4510 x 3760 mm	11.99 sq m	14' 9" x 12' 4"	129.05 sq ft

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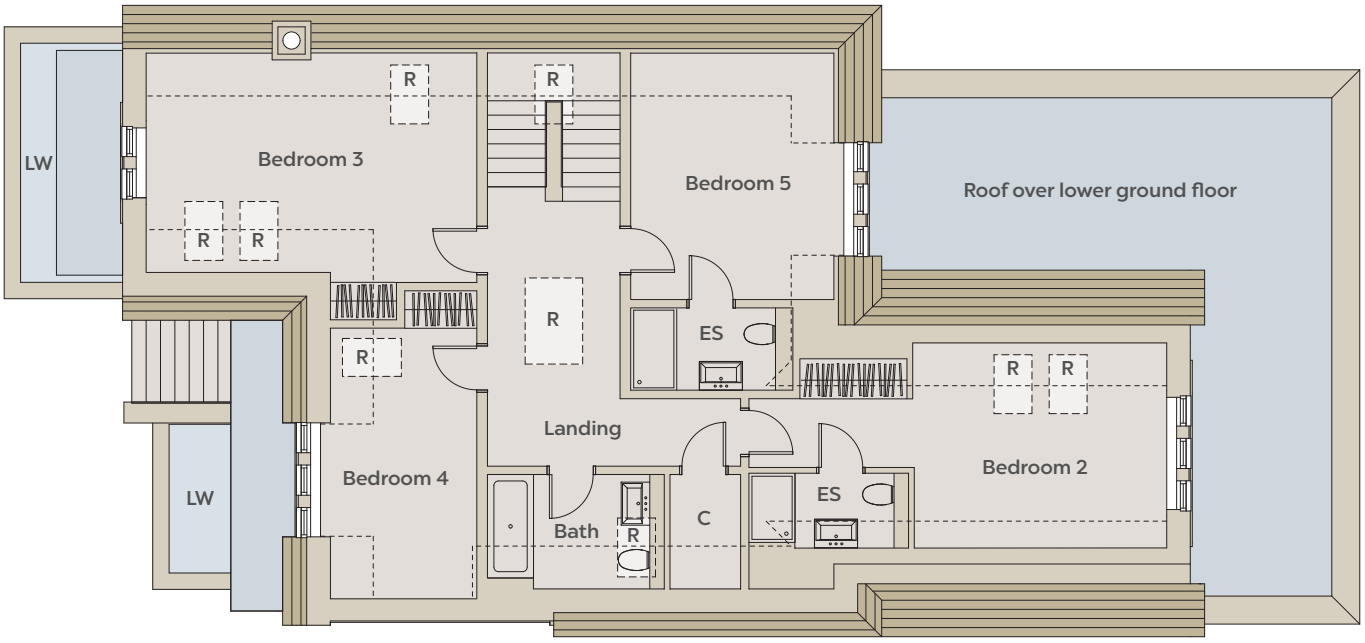
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All sizes are approximate and are maximum dimensions. * Including separate WC.

373
WOODSTOCK ROAD

Raleigh House

First floor layout



C Cupboard
ES Ensuite
LW Light well
R Rooflight

Gross internal area (first floor)
115 sq m/1240 sq ft

Gross internal area (whole house)
432 sq m/4655 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Bedroom 2	7325 x 3600 mm	20.43 sq m	24' 0" x 11' 10"	219.90 sq ft
Ensuite	2800 x 1300 mm	3.53 sq m	9' 2" x 4' 3"	37.99 sq ft
Bedroom 3	5805 x 4215 mm	24.61 sq m	19' 5" x 13' 10"	264.89 sq ft
Bedroom 4	4760 x 2770 mm	13.63 sq m	15' 7" x 9' 1"	146.71 sq ft
Bedroom 5	4510 x 3760 mm	16.51 sq m	14' 9" x 12' 4"	177.71 sq ft
Ensuite	2850 x 1400 mm	4.04 sq m	9' 4" x 4' 8"	43.48 sq ft
Bathroom	3100 x 2000 mm	6.30 sq m	10' 2" x 6' 7"	67.81 sq ft
Landing & stairs	7415 x 4455 mm	19.43 sq m	24' 4" x 14' 7"	209.14 sq ft

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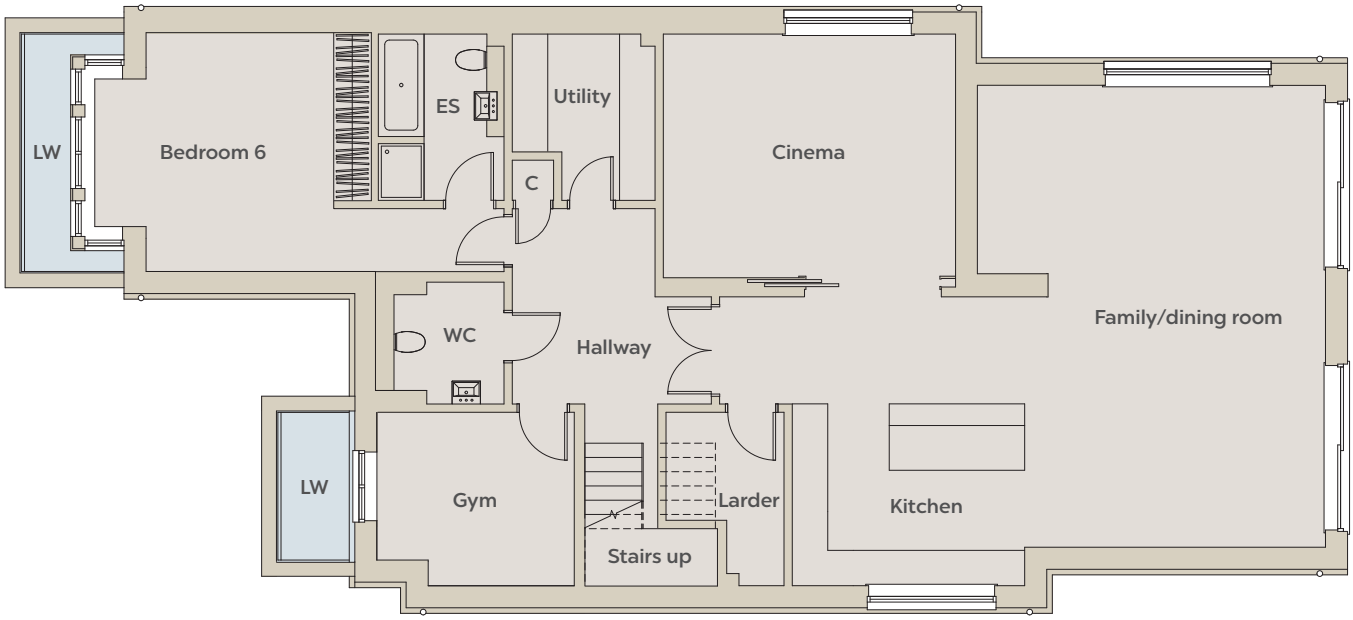
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All sizes are approximate and are maximum dimensions.

373
WOODSTOCK ROAD

Florence House

Lower ground floor layout



C Cupboard
ES Ensuite
LW Light well
WC Toilet

Gross internal area
(lower ground floor)
170 sq m/1830 sq ft

Gross internal area
(whole house)
397 sq m/4270 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Kitchen	5760 x 5150 mm	25.17 sq m	18' 11" x 16' 11"	270.92 sq ft
Family/dining room	8150 x 6150 mm	45.34 sq m	26' 9" x 20' 2"	488.03 sq ft
Cinema	5150 x 4450 mm	21.79 sq m	16' 11" x 14' 7"	234.54 sq ft
Gym	3510 x 3090 mm	10.24 sq m	11' 6" x 10' 2"	110.22 sq ft
Utility	2965 x 2250 mm	7.23 sq m	9' 9" x 7' 4"	77.82 sq ft
Larder	3090 x 2115 mm	4.74 sq m	10' 2" x 6' 11"	51.02 sq ft
Bedroom 6	6300 x 4215 mm	21.18 sq m	20' 8" x 13' 10"	227.97 sq ft
Ensuite	2965 x 2250 mm	6.24 sq m	9' 9" x 7' 4"	67.16 sq ft
WC	2250 x 2180 mm	3.41 sq m	7' 4" x 7' 2"	36.70 sq ft
Hallway & stairs	6600 x 2500 mm	11.23 sq m	21' 8" x 8' 4"	120.87 sq ft

All sizes are approximate and are maximum dimensions.

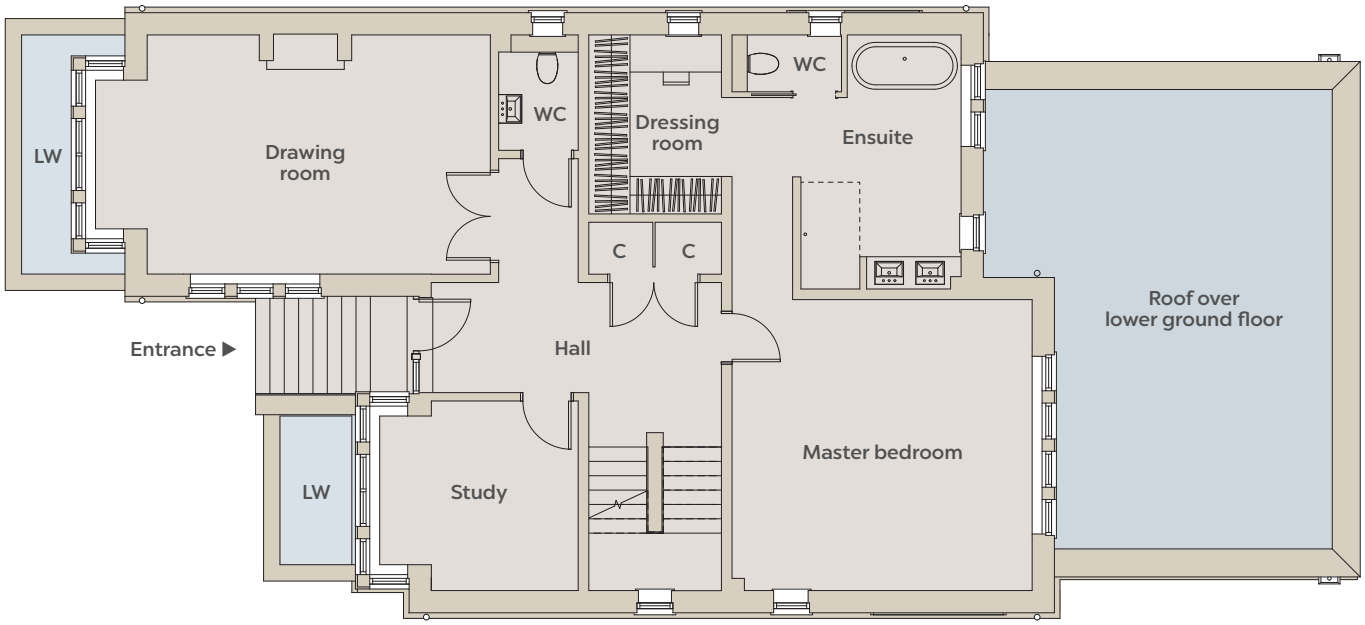
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373
WOODSTOCK ROAD

Florence House

Ground floor layout



C Cupboard
LW Light well
WC Toilet

Gross internal area (ground floor)
121 sq m/1300 sq ft

Gross internal area (whole house)
397 sq m/4270 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Drawing room	6925 x 4215 mm	27.02 sq m	22' 9" x 13' 10"	290.84 sq ft
Study	3505 x 3305 mm	10.76 sq m	11' 6" x 10' 11"	115.81 sq ft
Master suite				
Bedroom	5275 x 5115 mm	26.41 sq m	17' 4" x 16' 9"	284.27 sq ft
Dressing room	3100 x 2300 mm	7.40 sq m	14' 8" x 11' 9"	79.65 sq ft
Ensuite*	4470 x 4000 mm	15.31 sq m	14' 8" x 9' 4"	164.79 sq ft
Hall & stairs	5400 x 5100 mm	20.59 sq m	17' 8" x 16' 9"	221.62 sq ft
WC	2055 x 1430 mm	2.71 sq m	6' 9" x 4' 8"	29.17 sq ft

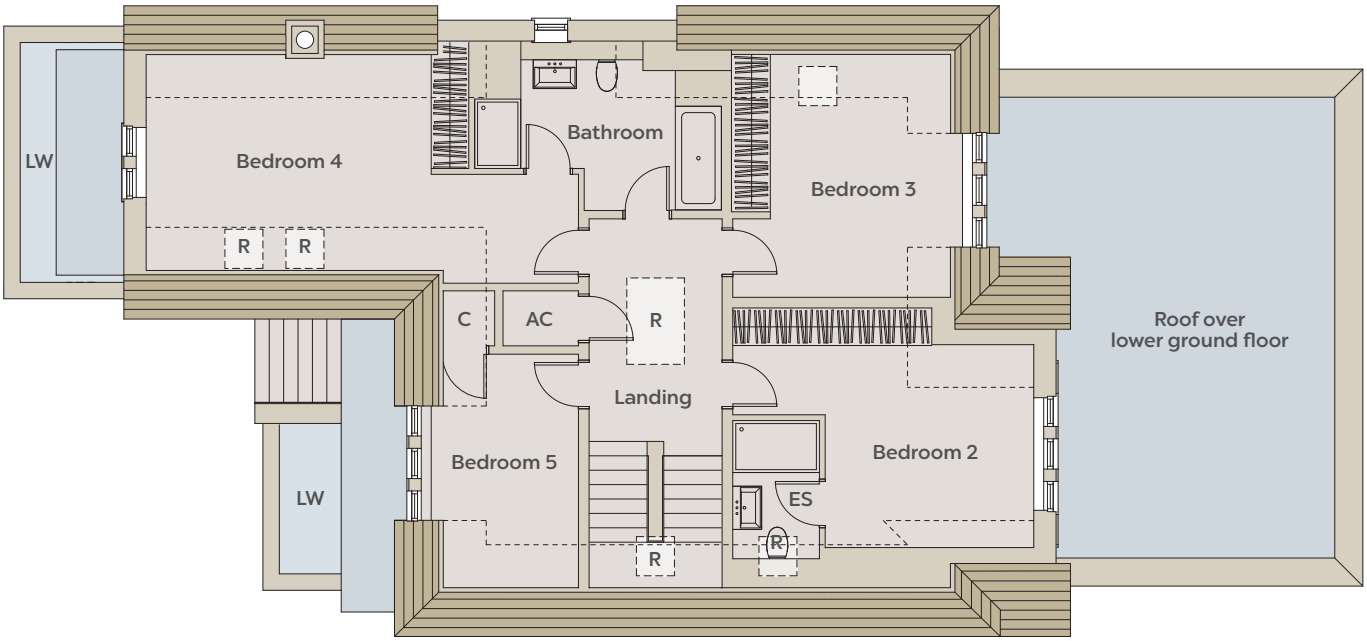
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All sizes are approximate and are maximum dimensions. * Including separate WC.

Florence House

First floor layout



AC Airing cupboard
C Cupboard
ES Ensuite
LW Light well
R Rooflight

Gross internal area
(lower ground floor)
106 sq m/1140 sq ft

Gross internal area
(whole house)
397 sq m/4270 sq ft

Room sizes	Metric		Imperial	
	Dimensions	*Area*	*Dimensions*	*Area*
Bedroom 2	5275 x 3505 mm	17.96 sq m	17' 4" x 11' 6"	193.31 sq ft
Ensuite	2600 x 1525 mm	3.96 sq m	8' 6" x 5' 0"	42.62 sq ft
Bedroom 3	4470 x 4035 mm	17.39 sq m	14' 8" x 13' 3"	187.18 sq ft
Bedroom 4	7445 x 4215 mm	26.61 sq m	24' 6" x 13' 10"	286.42 sq ft
Bedroom 5	4310 x 2605 mm	10.89 sq m	14' 2" x 8' 6"	117.21 sq ft
Bathroom	4320 x 2900 mm	10.45 sq m	14' 2" x 9' 6"	112.48 sq ft
Landing & stairs	6660 x 2355 mm	15.24 sq m	21' 10" x 7' 9"	164.04 sq ft

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Site Layout



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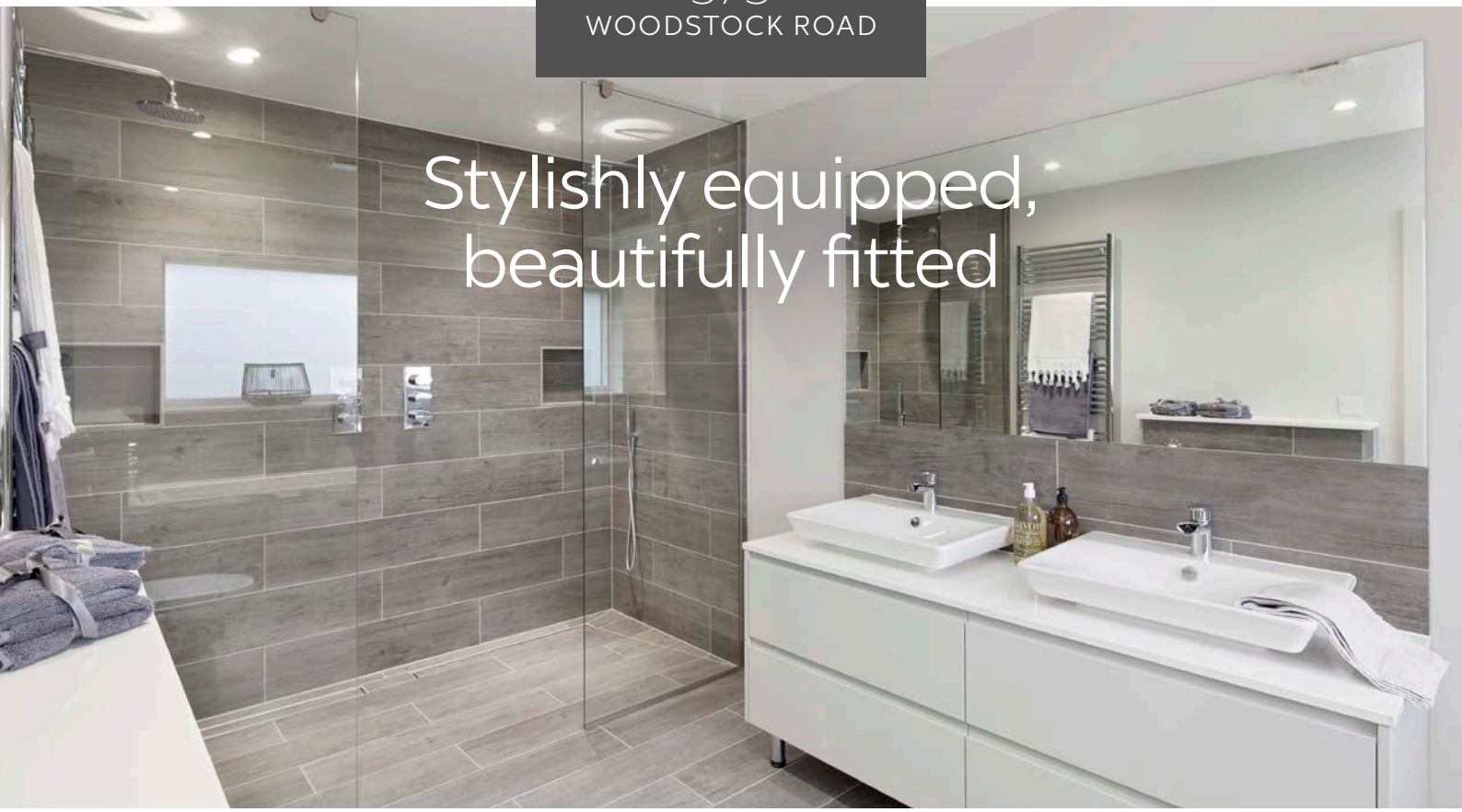
WE TAKE GREAT CARE in choosing the locations of our houses to give the best balance between a desirable location and factors such as exclusivity and accessibility, and the houses at 373 Woodstock Road are no exception.

- Excellent location which takes advantage of the new rail station at Oxford Parkway and frequent bus services into Oxford city centre.
- Close to Oxfordshire's lovely countryside and the ancient open space of Port Meadow.
- South west facing gardens and patio – just right for catching the evening sun.
- Makes the most of the site by allowing the addition of the lower ground floor level.
- Generous parking area for several cars.

RALEIGH HOUSE and **FLORENCE HOUSE** take their names from two of Oxford's parks. The layout of the city is such that green spaces, parks and water are never far away; the college quads, meadows and fellows' gardens which are dotted throughout the city centre are beautiful, historic places hidden away from the bustle of the street.

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Stylishly equipped, beautifully fitted

ABOVE: Our luxurious bathrooms, wet rooms and ensuites have a contemporary wow factor

KITCHEN & UTILITY ROOM

High-spec contemporary kitchen • *Silestone* worktops and splashbacks • Ceramic flooring by *Minoli* • Built in *Miele* appliances, including two single ovens, extractor hood, induction hob, combination microwave, integrated dishwasher, full-height fridge, full-height freezer, coffee machine, full height wine captain • *Insinkerator* waste disposal, *Insinkerator* instant hot water and filtered cold water • Utility room cabinets as kitchen, with laminate worktops • Services for washing machine and separate dryer

BATHROOMS AND ENSUITES

White sanitaryware by *Vitra* with high quality chrome fittings • Mains pressure wet room showers with full-height glass panels • Heated chrome ladder towel rails Wall-mounted mirrors • Wall and floor tiling by *Minoli*

INTERIOR FINISHES

Shaker internal doors with satin chrome furniture • Contemporary oak staircase Built-in wardrobes in all bedrooms • Deep skirting throughout • Ceramic tiling by *Minoli* on ground floor and in all bathrooms and en-suites • Wool carpets on remaining floors • Open slatted shelving in linen cupboard • Shelving in larder

HEATING AND ELECTRICAL

Mains gas central heating • Underfloor heating on all floors • Lighting system designed by *Richard Voller* with LED down-lighters throughout • Cat 6 wiring TV and satellite points in living room, kitchen/family room and bedrooms • Satellite installation • *For full AV specification and options, please see separate page*

EXTERIOR FINISHES

Factory finished Danish external doors and windows • External lights • Landscaped gardens • Patio areas to rear, with remainder of rear garden turfed • Parking at front of property • External tap

PEACE OF MIND

NACOSS approved alarm system • Hardwired smoke alarms with battery backup 10-year LABC warranty

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A future-ready home – configured just for you



ABOVE: The iPort media controller

BELOW: Discreet multi-room audio and TV system installed at a recent Sweetcroft property in North Oxford

AS WELL AS being environmentally considerate, our homes offer future-proof cabling as standard and a range of audio visual options to suit you. Please feel free to discuss the options with us.

CONNECTED HOME – *Included*

Your home is pre-wired for multi-room TV and audio in all major rooms, as well as essentials such as fast, reliable data points, all using the built in 'future-ready' cabling.

• Future-ready Cat 6 cabling • *Freeview* TV aerial • Ready for multi-room TV, *Sky* and audio

HOME NETWORKS – *Included*

Pre-installed wifi throughout your home gives seamless coverage with fast, reliable wireless internet. Professionally installed data network and cabled data points for fixed devices such as TVs or home office equipment.

• Professionally installed wifi/data network • Fast, reliable *BT* or *Sky* telephone & internet

MULTI-ROOM AUDIO – *Optional*

A range of options is available for a professionally installed multi-room audio system. Radio and music throughout the property, including the garden.

• Pre-wired for all main rooms & garden • Radio, *Spotify*, *iTunes* and more • Independent music & volume controls in each room • Quality in-ceiling speakers, with upgrades available

TV INSTALLATION – *Optional*

A professional installation service for any new or existing TV using the points provided in all living areas and bedrooms. All services commissioned with the TV and data services.

• No visible wires • One simple remote control • Connected for *Freeview* or *Sky* • Streaming services including *Netflix*

HOME CINEMA – *Optional*

A bespoke home cinema based on a large-screen TV, projector or both, with high quality multi-channel surround sound. A range of options is available, along with a professional, bespoke design service.

• Pre-wired for home cinema • Simple controls • Hidden equipment



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Feel at home in the world city of Oxford

ABOVE: Oxford's distinctive Radcliffe Camera

UNIQUE AND INTERNATIONALLY RENOWNED, alive with culture and heritage, academic life and cutting edge industries, Oxford's name is recognised the world over. Its two Universities and many research centres and science parks help make the Thames Valley one of the country's most forward-looking areas for innovation and research.

All the traditional images of Oxford actually exist: processions through the streets of academics in bright red gowns, lazy afternoons spent punting on the Cherwell, magnificent architecture and serene college quads.

But Oxford and Oxfordshire are also at the forefront of technological innovation. Major employers and research organisations come to the county because of its proximity to London and the high quality of the workforce.

The University dominates the city centre and there are often major concerts and exhibitions at its many venues. Oxford's rich museum culture includes the Ashmolean, the oldest University museum in the world, and the Pitt Rivers Museum, one man's collection of oddities from all over the world. The Weston Library, which opened in 2015 and is part of the Bodleian, is a major new study and exhibition space in the city's heart. The University is made up of around 40 Colleges, many of which allow Oxford residents free access, enabling them to explore these hidden places at leisure.

Oxford's shopping experience will receive a boost in 2017 with the redevelopment of the Westgate shopping centre, to include a John Lewis, premium shops and eating places and a cinema.

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"That sweet City with her dreaming spires..."

MATTHEW ARNOLD, 1865

Oxford at dusk



Encaenia procession



The "Bridge of Sighs"



Cherwell Boathouse



Summertown



Oxford Canal

Perfectly located to balance work and family

Major Cultural Locations
- Ashmolean Museum 1
- Bodleian Library 2
- Botanical Gardens 3
- Natural History Museum 4
- Radcliffe Camera 5
- Sheldonian Theatre 6

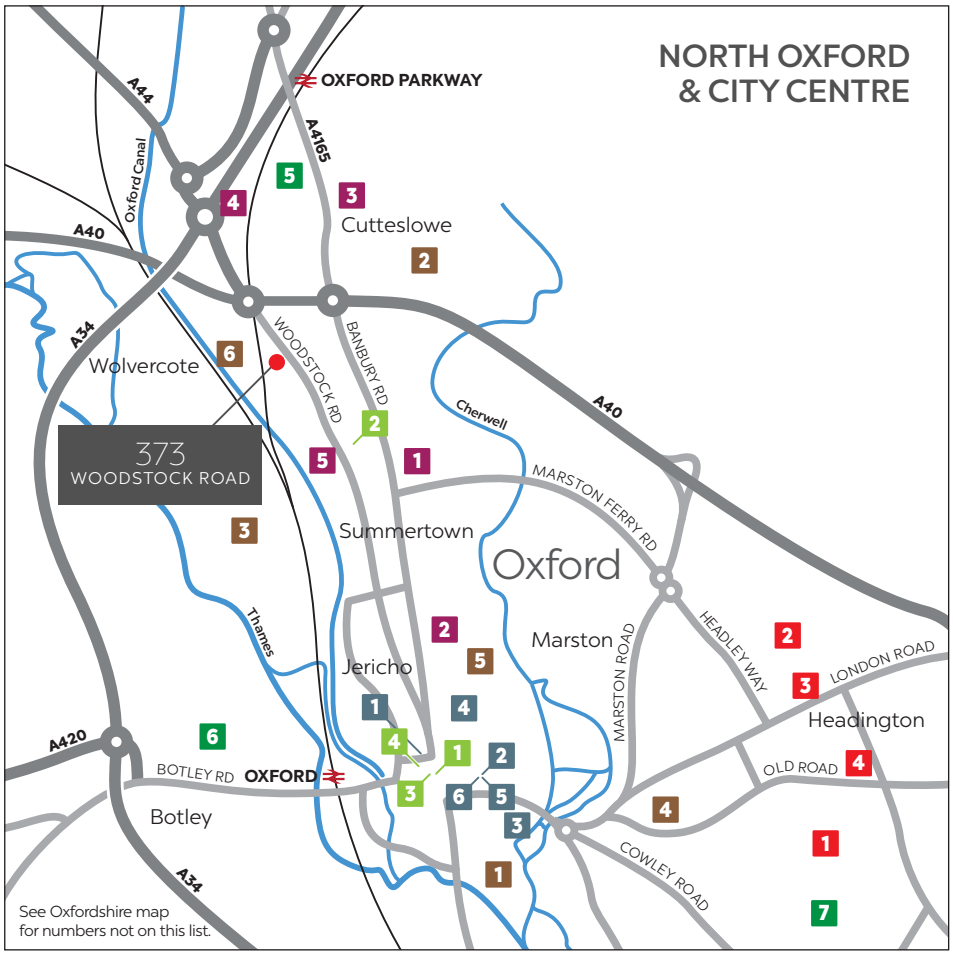
Theatre & The Arts
- New Theatre 1
- North Wall Arts Centre 2
- Old Fire Station Arts Centre 3
- Oxford Playhouse 4

Hospitals
- Churchill 1
- John Radcliffe 2
- The Manor (Private) 3
- Nuffield Orthopaedic Centre 4

Parks & Gardens
- Christ Church Meadow 1
- Cutteslowe Park 2
- Port Meadow 3
- South Park 4
- University Parks 5
- Wolvercote Green 6

Golf Courses
- North Oxford 5
- Oxford Golf Centre (driving) 6
- The Oxford 7

Fitness
- Ferry Leisure Centre 1
- Norham Gardens Lawn Tennis Club 2
- North Oxford Lawn Tennis Club 3
- Spirit Health Club 4
- Virgin Active 5



373 WOODSTOCK ROAD is perfectly located to explore all that Oxford has to offer. Summertown and North Oxford have a wide range of shops, from an M&S Simply Food to artisan bakeries and some of Oxford's finest restaurants. Farmers' Markets in Summertown and Wolvercote are weekly events.

Then there are those unexpected treasures waiting to be discovered: side streets oozing with character, evening punting trips on the backwaters of the Cherwell, the canalside cycle route into town and the ancient expanse of Port Meadow – great for letting the dogs go and getting away from the city for a few minutes.

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Imposing architecture and honey-coloured stone


Blenheim Palace and The Grand Bridge


Cotswold landscape


Colourful characters at Henley Regatta


The Thames at Whitchurch


Uffington White Horse


Le Manoir aux Quat'Saisons

The county of England's greatest river

Independent Schooling

- Abingdon School 1
- Abingdon Preparatory School 2
- Chandlings 3
- European School, Culham 7
- Radley College 12

Selected Major Employers

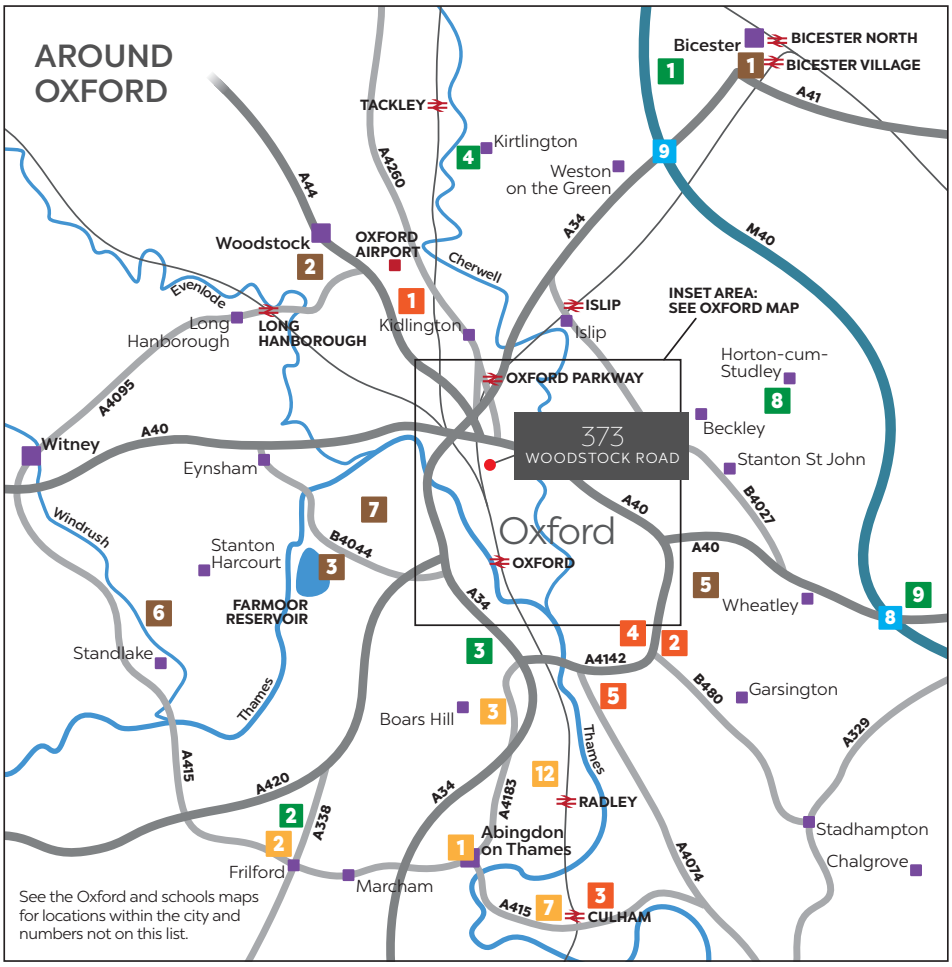
- Begbroke Science Park 1
- BMW Mini 2
- Culham JET Project 3
- Oxford Business Park 4
- Oxford Science Park 5

Places of interest

- Bicester Outlet Village 1
- Blenheim Palace 2
- Farmoor Reservoir (sailing) 3
- Shotover Country Park 5
- Standlake Water Park (watersports) 6
- Wytham Woods 7

Golf Courses

- Bicester 1
- Frilford Heath 2
- Hinksey Heights 3
- Kirtlington 4
- The Oxfordshire 8
- Waterstock 9



THE BUSTLE OF OXFORD gives way to tranquil Oxfordshire in a few minutes as you drive or cycle out of town. The Cotswolds and The Chilterns are both within half an hour's drive, each dotted with quintessentially English villages with quaint pubs and churches. The Thames Path follows the river from its source near Lechlade to where the river leaves the county on the fringes of Reading.

Blenheim Palace, among the finest in the world, is just 6 miles from 373 Woodstock Road. It has hosted the CLA Game Fair on several occasions and now puts on major open air concerts in its spectacular courtyard and many other events through the year.

Oxfordshire is noted for its many fine hotels and restaurants, amongst which are the Feathers at Woodstock, the Hotel du Vin, Henley on Thames and the world-famous Manoir aux Quat'Saisons at Great Milton.

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Oxford is better connected than ever

OXFORD IS AN INCREASINGLY well-connected city, and with the recent opening of Oxford Parkway station – less than 2 miles away – London Marylebone is now under an hour away, making much more sense of the commute. The M25 is just 38 miles away, and Central London itself is just under 60 miles from North Oxford.

Oxford's science parks, at Begbroke and Heyford Hill, are 3 and 8 miles away respectively, and proximity to the A34 makes the drive to Milton Park and the Harwell campus very straightforward.

Road and rail links to all parts of the country are easily accessible from 373 Woodstock Road. Oxford Airport is just a 10-minute drive.

Destination	By Rail	
Marylebone	56 min	from Oxford Parkway
Paddington	58 min	from Oxford
Birmingham NS	65 min	from Oxford
Reading	25 min	from Oxford
Milton Keynes	80 min	from Oxford
High Wycombe	35 min	from Oxford Parkway
Southampton	85 min	from Oxford
Bristol TM	90 min	from Oxford
Bicester Village	8 min	from Oxford Parkway

Destination	By Road
Oxford city centre	2.5 miles
Central London	60 miles
Bicester Village	10 miles
Milton Keynes	40 miles
Birmingham	77 miles
Abingdon	12 miles
Heathrow Airport	45 miles
Gatwick Airport	82 miles
Oxford Airport	5 miles

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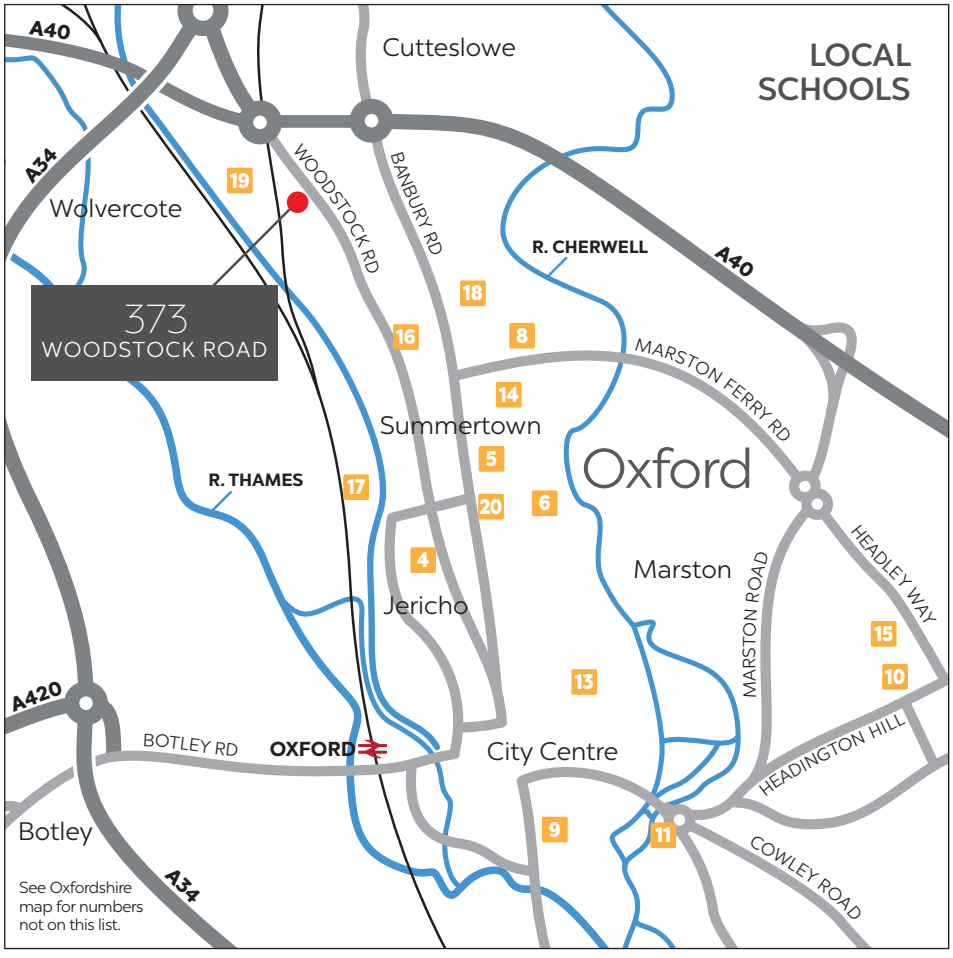
A centre of academic excellence

Schooling

- D'Overbroeck's 4
- D'Overbroeck's (6th Form) 5
- Dragon School 6
- Cherwell School 8
- Christ Church Cathedral School 9
- Headington Girls' School 10
- Magdalen College School 11
- New College School 13
- Oxford Girls' School 14
- Rye St Antony School 15
- St Edward's School 16
- St Philip & St James (Primary) 17
- Summer Fields School 18
- Wolvercote Primary School 19
- Wychwood School 20

OXFORD IS BLESSED with a large number of good quality schools, in both state and independent sectors. In addition, many of these are located in North Oxford or the city centre.

373 Woodstock Road is in the catchment area for Wolvercote Primary School (which OFSTED rated as 'Good') and The Cherwell School (OFSTED 'Outstanding').



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Church Farmhouse, West Hanney


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East House, Sutton Courtenay

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ABOVE: East House, Sutton Courtenay

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