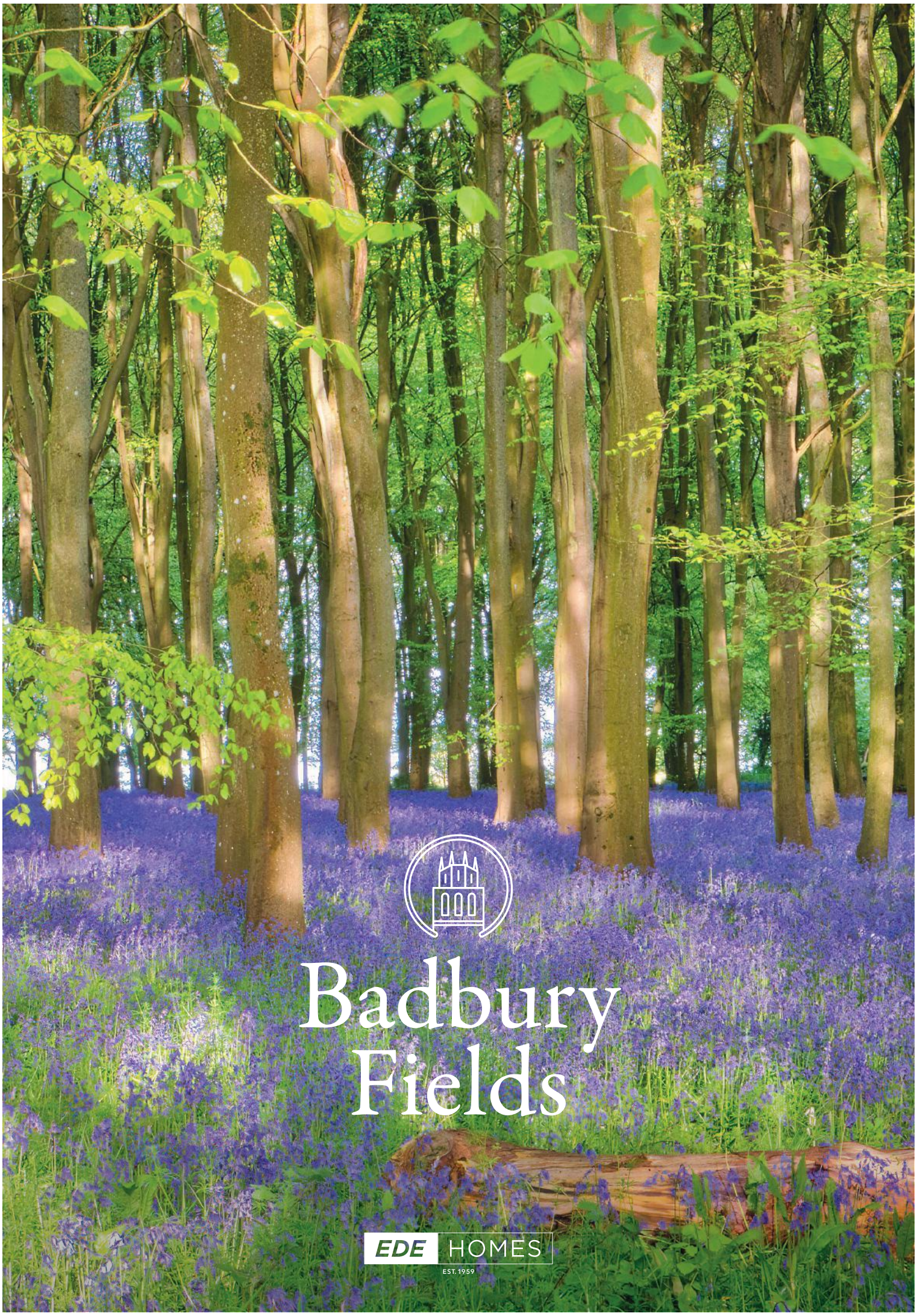

Badbury
Fields
EDE HOMES
EST. 1959



Badbury Fields

EDE HOMES
EST. 1959


meraki
[pure]
BODYWASH
CERTIFIED ORGANIC

Our experience gives you the best experience

EDE HOMES have over sixty years' experience in designing and developing beautiful homes across Oxfordshire. Some of the county's most presitigious residential and commercial developments are part of our portfolio.

And it's all been leading up to this moment – the moment you step over the threshold of your brand new home and know that this is the place.

Contemporary kitchens, elegant bathrooms, stylish finishes, top quality workmanship, all coming together to produce your perfect home.

Yes, this is the place.

The Ede Homes Difference

EDE HOMES is proud to be a family firm, and this underpins the values on which we base our whole business: we take great pride in the quality of our construction, our commitment to our buyers' satisfaction and the after-sales care we provide. We have invested many years in our business so you can enjoy your new home for many years to come.

Our sensitive developments reflect and take cues from their surroundings, whether urban or rural, and our use of appropriate materials – sourced locally wherever possible – enhances the overall appearance of the development.

Whatever the size of house, we pride ourselves on always maintaining the highest standards in planning, design, construction and finish, meaning you can be confident in the quality of your new home, whatever your budget.

And our commitment to the highest standards doesn't end when you move in: our friendly team will guide you through the handover process, running through everything you need to know about your new home.

We provide our own two-year warranty, during which we are personally on hand to address any issues which might occur, as well as an insurance-backed ten-year building warranty with an established provider such as NHBC.









Excellence as Standard





A forever home of the highest quality

OUTSTANDING QUALITY is at the heart of every home we build at Ede Homes. We believe that the design, construction and finishing of each of our properties should be of the same high standard across our whole range, from a two-bedroom apartment in town to a five-bedroom detached house in the country – and everything in between.

That's why, over the years, we have cultivated a team around us of dedicated, creative and reliable professionals who have the same mindset as we do – all striving to produce the best quality homes for our buyers.

The team creates our homes with maximum flexibility and enjoyment in mind: well-designed living spaces with garden access lets life flow effortlessly; a separate lounge means you can find a sanctuary after a long day; the small yet essential touches which make everyday life that bit better – an oak-detailed staircase, EV charging points and USB sockets to name a few.

Our high-quality kitchens are designed and produced in Germany by Nobilia and are stylish, contemporary and durable, to inspire your cooking and entertaining for years to come. We install a comprehensive range of top quality AEG appliances for reliability and long service.

Relax in a beautiful bathroom, fitted with high quality sanitaryware and brassware, stylish tiles by Minoli and extra touches of luxury such as low-level showers and rainfall shower heads.

Making your new home your own

THE EXCITEMENT of settling in to a new home goes hand in hand with the thrill of making your mark on a blank canvas, reflecting your family's character – what you love and what brings you joy.

Finding the right place for the little things that mean this is *your* new home, but also time to splash out on some things that make this your *new* home.

That's why, if you reserve early on in the build process, we can offer you the opportunity to choose some of the main features in your home from our range of options.

Choose your kitchen style, from our range of traditional and contemporary German-made Nobilia kitchens; select the tiling you prefer for your floors and bathrooms from our exclusive Minoli range; decide which carpets suit your taste from our range of beautiful colours. Just speak to our sales team to discover more.

We'd love to help you make your new home *your* new home.

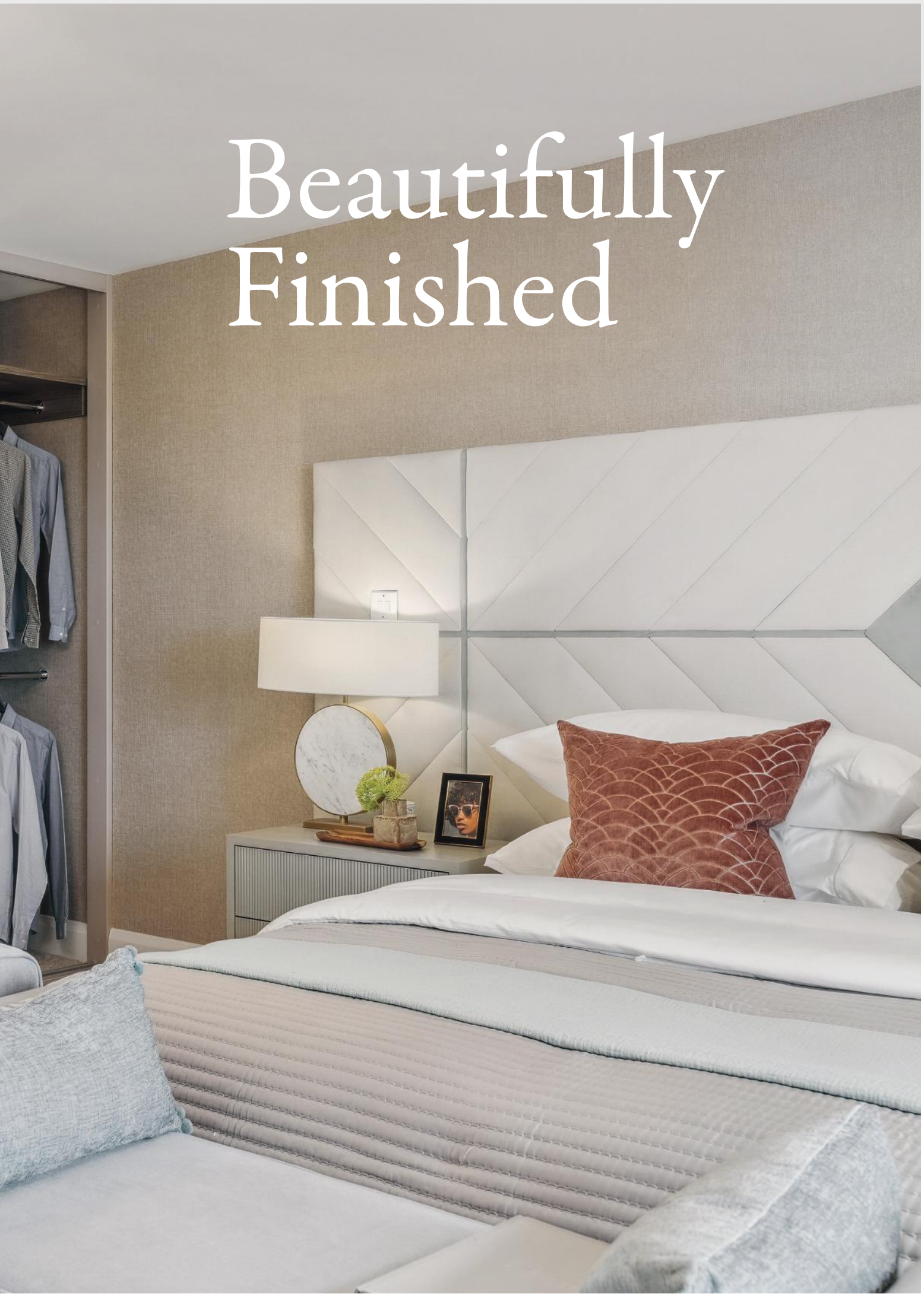

GREEN
soap
folk







Beautifully Finished





Specification



KITCHEN & UTILITY ROOM

- Fully fitted contemporary or traditional style kitchen by Nobilia with Silestone worktops (laminate in 3-bedroom properties), upstands and splashbacks, and under-unit lighting
- AEG integrated appliances including electric oven, induction hob, cooker hood, combi microwave, fridge/freezer, dishwasher and cooker hood (kitchen design and appliances may vary by property)
- Washing machine or space for washing machine and dryer in utility room
- Utility room cabinets to match kitchen, with laminate worktop and upstand

BATHROOM & ENSUITE

- Classic white sanitaryware with chrome taps and fixtures
- Low level shower trays with glazed shower panels, hair wash facility and rainfall shower head (where possible)
- Recess with lighting (where possible)
- Shaver point in bathroom and ensuite
- Chrome ladder towel rail
- Mirror in bathroom
- Ceramic wall and floor tiling by Minoli, from selected range
- Half-tiled walls in cloakroom

Ede Homes reserve the right to change the specification without notice and substitute items of equivalent or higher quality. Photographs show recent Ede Homes properties, which may be of a different specification to properties at Badbury Fields.



Specification
CONTINUED

INTERIOR

- Floor tiling in kitchen/dining room/family room, utility room, hallway and WC
- Cottage-style oak doors with brushed steel ironmongery
- Staircase with oak handrails, strings and newel posts with white painted softwood spindles
- Walls painted in white emulsion; architrave and skirting in white satin; ceiling in white matt
- Draks fitted wardrobes in principal bedroom*

HEATING

- Underfloor heating with room controls on ground floor
- Radiators on first floor, with electric underfloor heating in bathroom
- Dual flush toilets to reduce water usage
- Thermostatic valves to first floor radiators

ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchen, bathroom and ensuites
- Lumi-Plugin integrated downlight and smoke alarm in hall
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- USB sockets in kitchen and principal bedroom
- Main incoming BT in hallway
- Aerial wired into roof space
- Electric vehicle charging point

EXTERIOR

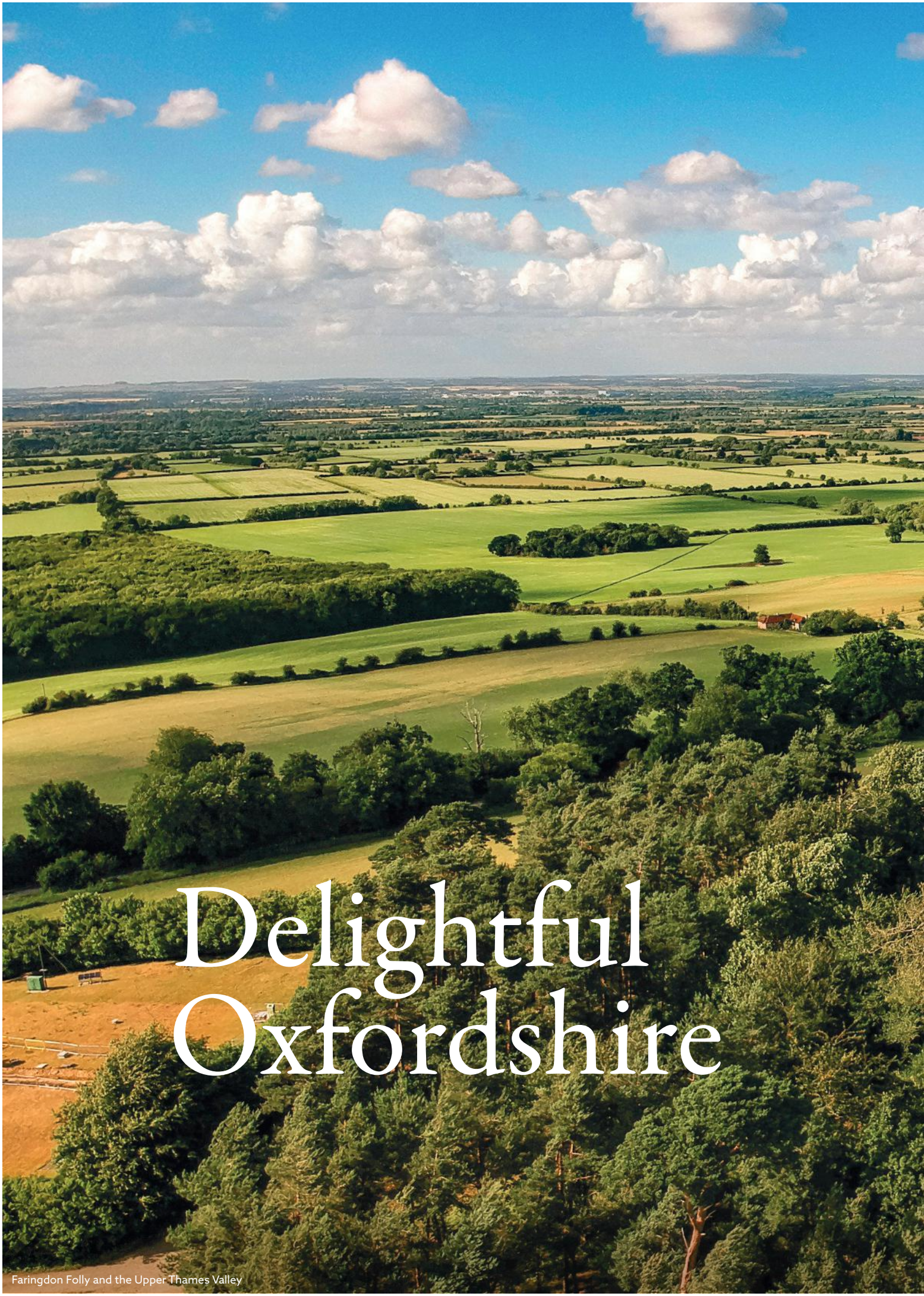
- UPVC front door in Anthracite grey with brushed chrome ironmongery
- Glazed back door
- Double glazed UPVC windows
- Turfed front garden with planting (subject to planning)
- Patio areas and paths paved in Indian Riven Sandstone
- External lighting to front and rear
- Exterior tap
- Two or more allocated parking spaces per property
- 1.8m closeboard gate to side access

PEACE OF MIND

- Front door with multi-point lock system
- Appliance warranty direct with manufacturer
- Two-year warranty direct with Ede Homes
- NHBC ten-year warranty

* 4-bedroom properties only.

Ede Homes reserve the right to change the specification without notice and substitute items of equivalent or higher quality. Photographs show recent Ede Homes properties, which may be of a different specification to properties at Badbury Fields.



Delightful Oxfordshire

Faringdon Folly and the Upper Thames Valley





Faringdon's historic Market Hall


Tadpole Bridge over the River Thames


The Tithe Barn at Great Coxwell dates from the 13th century


The spring carpet of bluebells at Badbury Hill



Harwell Campus is home to many world-class tech employers

Bluebells, a folly and a white horse

BADBURY HILL is reborn each spring in a blaze of purply blue as its carpet of bluebells re-emerges before the brilliant green beech canopy appears. Just on the fringes of Faringdon, it is a well-loved place to walk the dogs or drink in the glorious sunshine of a warm spring day.

Faringdon's characterful Market Square is filled with elegant, brightly painted buildings clustered around the ancient, Grade II* listed Market Hall.

The town's location and history are entwined together. Its position on the higher ground between the Vale of White Horse and the Upper Thames Valley with its river crossings has made it a place to fight over for centuries; Oliver Cromwell fortified Folly Hill and Henry VIII briefly owned Great Coxwell Tithe Barn. Faringdon Folly is perhaps the town's best-known landmark, and is Britain's last major folly, dating from the 1930s.

Older by far is the spectacular Bronze Age White Horse of Uffington, the oldest white horse carving in Britain, which is more than 3,000 years old.

For a small town, there are plenty of amenities, including a leisure centre, sports centre, medical centre and several supermarkets including a Waitrose. Thriving Faringdon Town FC runs several teams for adults, boys and girls in the local league.

County of landscapes, learning and innovation

OXFORDSHIRE may be famous for its ancient, world-renowned University, but there is much more to it than that.

Faringdon sits between the thriving market towns of Witney and Wantage, close to the North Wessex Downs, where the White Horse of Uffington and the ancient sites of the Ridgeway are waiting to be explored.

The rolling Cotswold Hills are to many people the quintessential English landscape, with their quiet lanes, welcoming pubs and villages of honey-coloured stone nestling in secluded valleys.

Located around the county are many technology and research campuses, home to innovation businesses of international importance.

Oxford's world-class museums are some of the best in the world, and most are free to visit. A walk around its narrow streets and Colleges is to step into another world, with surprises round every corner.

Look west towards Swindon for the nearest major centre for shopping, road and rail connections, and many major employers. The popular Steam museum is a window into Swindon's 19th-century heritage as a railway town.



Oxford's majestic Radcliffe Camera

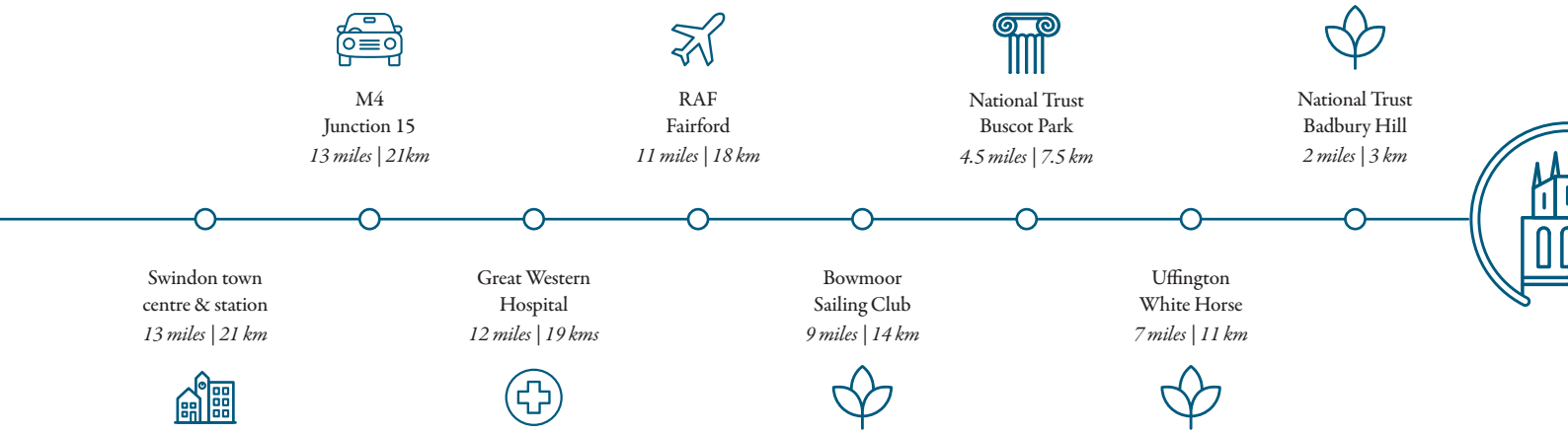
A fantastic place to put down roots

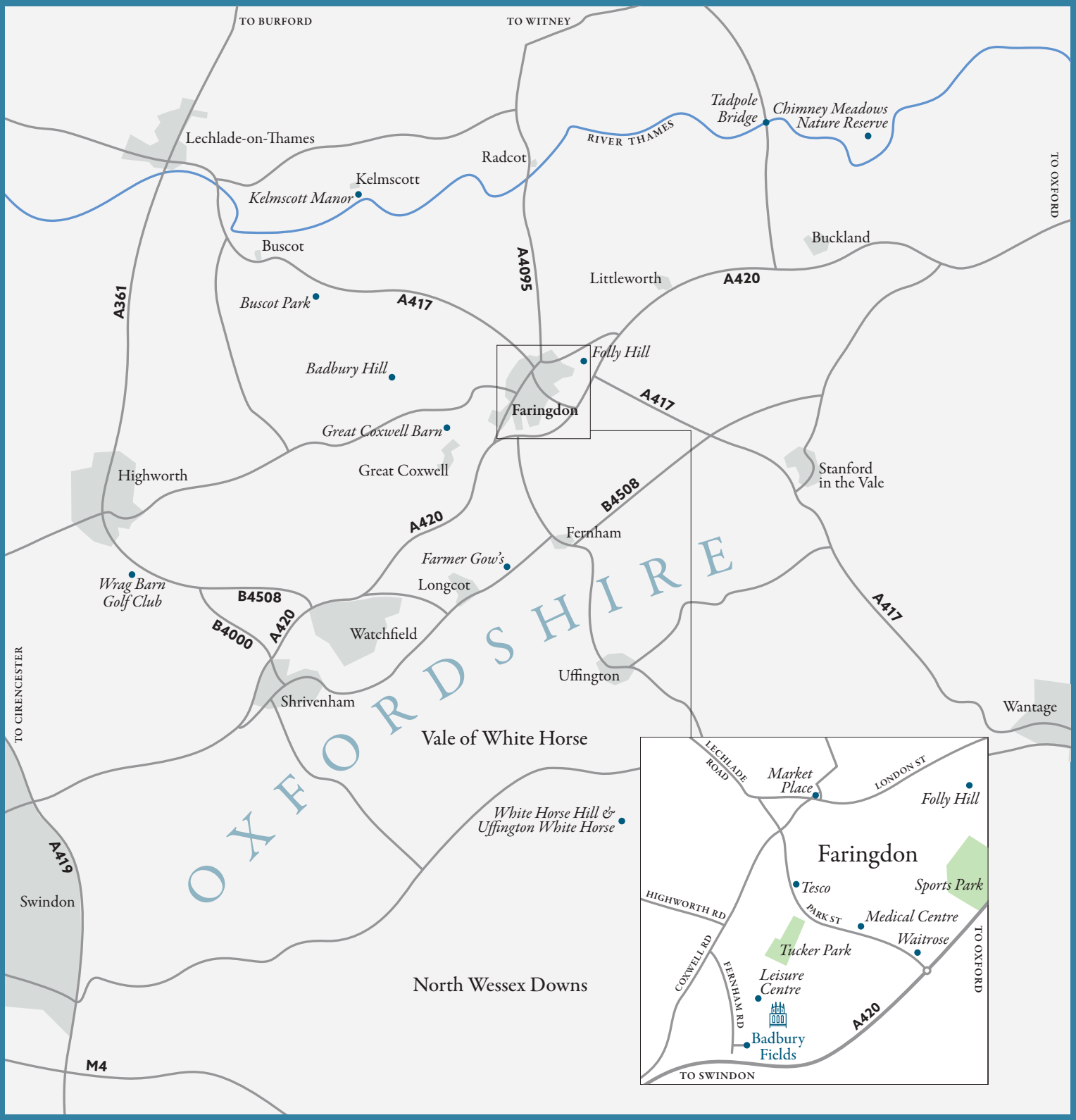
BADBURY FIELDS is perfectly located to take advantage of beautiful Oxfordshire while being close to major centres and near to transport links.

Swindon and Oxford are 13 and 19 miles away reespectively, and both have excellent train services to Bristol, London and the Midlands. The M4 is also within easy reach.

Faringdon Community College is the local secondary school and is rated Good by OFSTED. Folly View primary school – also rated Good – is Faringdon's main primary school, but there several in the surrounding villages.

There are regular bus services to Swindon and Oxford and weekday services to Witney and Wantage.





Approximate distances from Badbury Fields according to Google Maps. For dates of OFSTED reports, please refer to school websites.

Faringdon local amenities
1.25 miles | 2 km

White Horse medical centre
1.25 miles | 2 km

Faringdon Folly Hill
1.5 miles | 2.5 km

Oxford city centre & station
19 miles | 30 km

Faringdon leisure centre
0.25 miles | 0.5 km

Waitrose & Partners
1.5 miles | 2.5 km

Witney town centre
11 miles | 18 km

Didcot Parkway station
21 miles | 33 km





Property Layouts



Development Layout



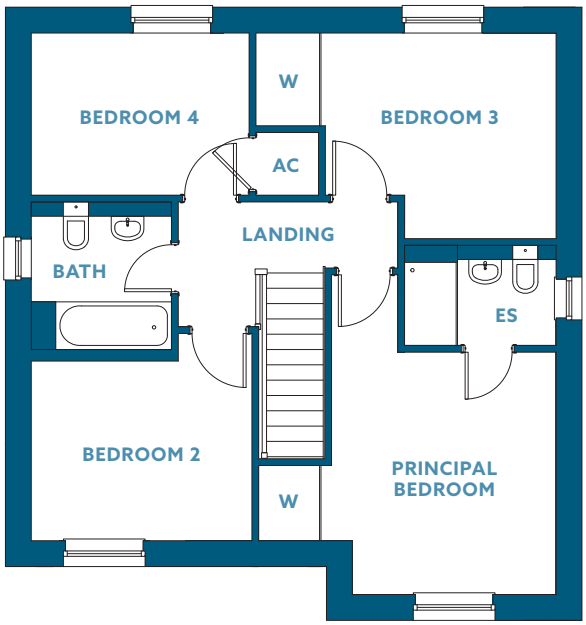
- **SNOWDROP HOUSE (1), TULIP HOUSE (2) & VIRGINIA HOUSE (5)** 2 bedrooms, 1 ensuite
- **PRIMROSE HOUSE (4)** 3 bedrooms, 1 ensuite
- **CORNFLOWER HOUSE (6)** 3 bedrooms, 1 ensuite
- **HYACINTH HOUSE (7) & BELLFLOWER HOUSE (8)** 4 bedrooms, 1 ensuite, study
- **BLUEBELL HOUSE (9)& BADBURY HOUSE (10)** 4 bedrooms, 1 ensuite, study
- ○ Allocated parking



Bluebell House & Badbury House

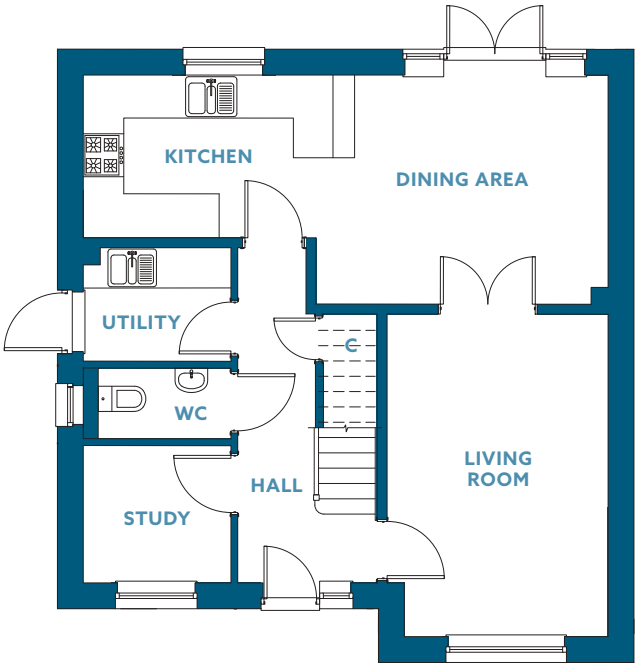
NUMBERS 9 & 10
FOUR BEDROOMS, ENSUITE,
SEPARATE LIVING ROOM, STUDY, UTILITY ROOM

AC Airing cupboard **C** Cupboard **ES** Ensuite **W** Wardrobe **WC** Cloakroom
Computer generated image for illustration only Image shows Number 9; The plan of Number 10 is a mirror image of Number 9
Measurements are approximate and are maximum dimensions



FIRST FLOOR

PRINCIPAL BEDROOM	4680 x 3280mm	15′ 4″ x 10′ 9″
ENSUITE	2210 x 1470mm	7′ 3″ x 4′ 10″
BEDROOM 2	3220 x 3025mm	10′ 7″ x 9′ 11″
BEDROOM 3	3180 x 2360mm	10′ 5″ x 7′ 9″
BEDROOM 4	3370 x 3000mm	11′ 1″ x 9′ 10″
BATHROOM	2170 x 2040mm	7′ 1″ x 6′ 8″



GROUND FLOOR

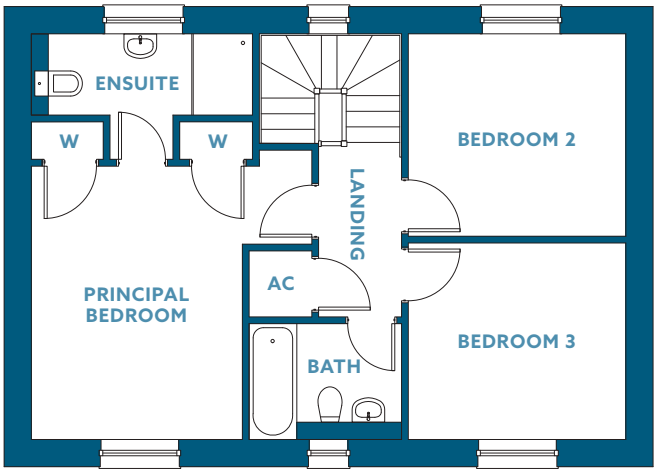
LIVING ROOM	4720 x 3225mm	15′ 6″ x 10′ 7″
KITCHEN/DINING ROOM	7675 x 3345mm	25′ 2″ x 11′ 0″
STUDY	2215 x 2060mm	7′ 3″ x 6′ 9″
UTILITY ROOM	2150 x 1655mm	7′ 1″ x 5′ 6″
CLOAKROOM	2150 x 1040mm	7′ 1″ x 3′ 5″



Hyacinth House & Bell Flower House

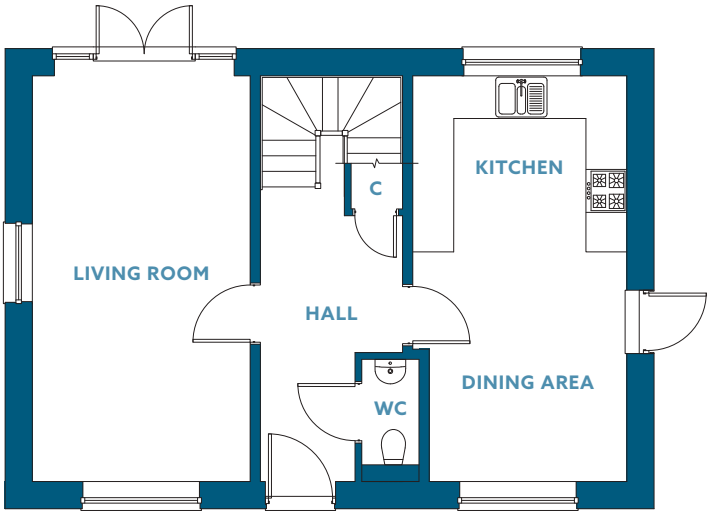
NUMBERS 7 & 8
THREE BEDROOMS, ENSUITE,
SEPARATE LIVING ROOM

AC Airing cupboard **C** Cupboard **W** Wardrobe **WC** Cloakroom
Computer generated image for illustration only Measurements are approximate and are maximum dimensions



FIRST FLOOR

PRINCIPAL BEDROOM	4015 x 3100mm	13′ 4″ x 10′ 4″
ENSUITE	3200 x 1195mm	10′ 8″ x 3′ 11″
BEDROOM 2	3195 x 2975mm	10′ 6″ x 9′ 9″
BEDROOM 3	3195 x 2885mm	10′ 6″ x 9′ 6″
BATHROOM	2240 x 1700mm	7′ 4″ x 5′ 7″



GROUND FLOOR

LIVING ROOM	5960 x 3140mm	19′ 7″ x 10′ 4″
KITCHEN/DINING ROOM	5960 x 3200mm	19′ 7″ x 10′ 6″
CLOAKROOM	1800 x 840mm	5′ 11″ x 2′ 9″

We are utterly delighted with the house, the quality of the finish and the professionalism of the Ede Homes team!

ELIZABETH & DAVID, ARDINGTON



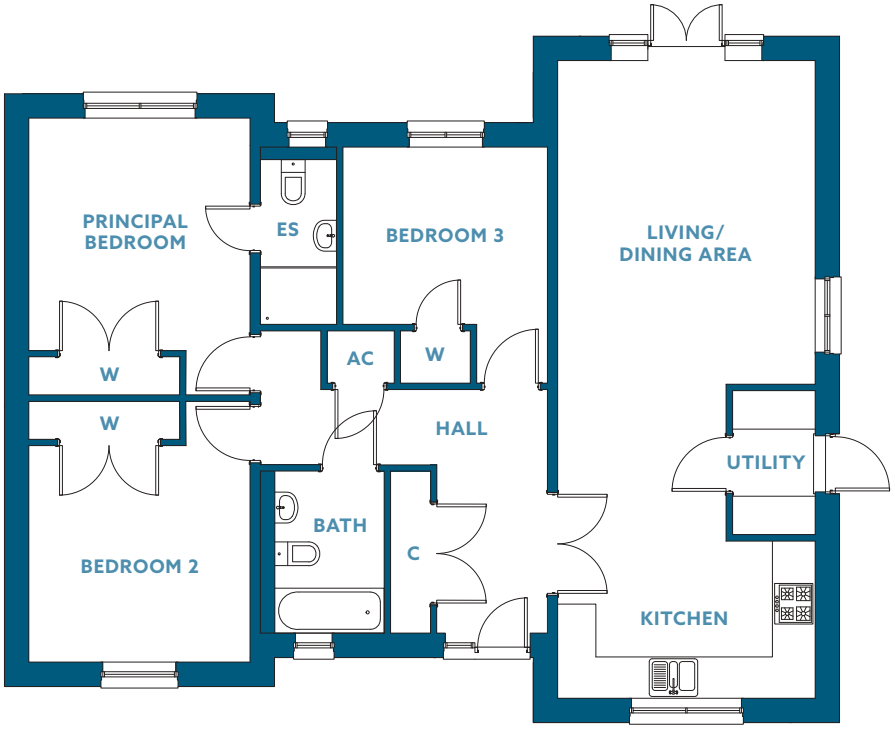




Primrose House

NUMBER 4
THREE BEDROOMS, ENSUITE,
OPEN PLAN FAMILY LIVING SPACE, UTILITY ROOM

AC Airing cupboard **C** Cupboard **ES** Ensuite **W** Wardrobe
Computer generated image for illustration only Measurements are approximate and are maximum dimensions



GROUND FLOOR

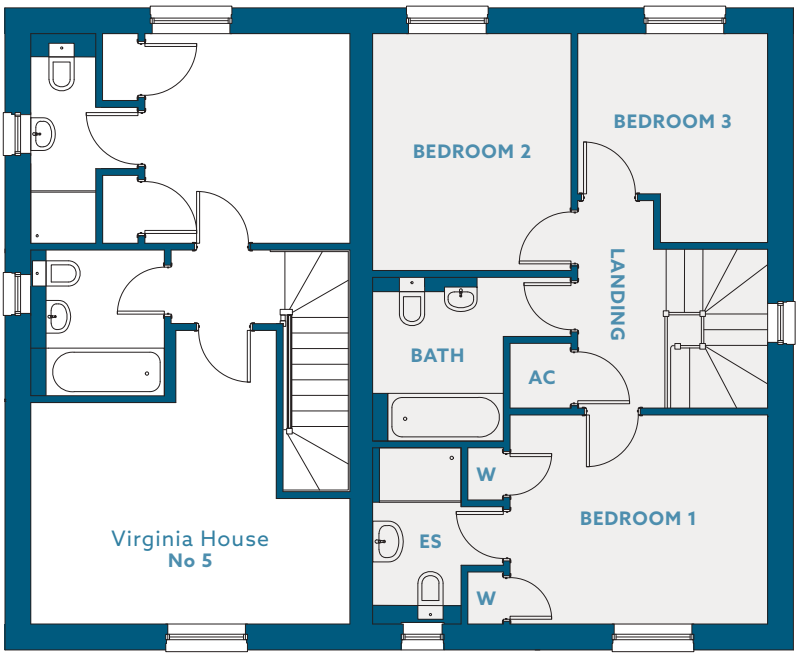
KITCHEN/LIVING/ DINING AREA	9880 x 4000mm	32′ 5″ x 13′ 1″
UTILITY ROOM	2240 x 1265mm	7′ 4″ x 4′ 2″
PRINCIPAL BEDROOM	4285 x 3420mm	14′ 1″ x 11′ 3″
ENSUITE	2735 x 1200mm	9′ 0″ x 3′ 11″
BEDROOM 2	4035 x 3420mm	13′ 3″ x 11′ 3″
BEDROOM 3	3650 x 3180mm	12′ 0″ x 10′ 5″
BATHROOM	2500 x 1940mm	8′ 2″ x 6′ 4″



Cornflower House

NUMBER 6
THREE BEDROOMS, ENSUITE,
GENEROUS LIVING SPACE WITH FRENCH DOORS

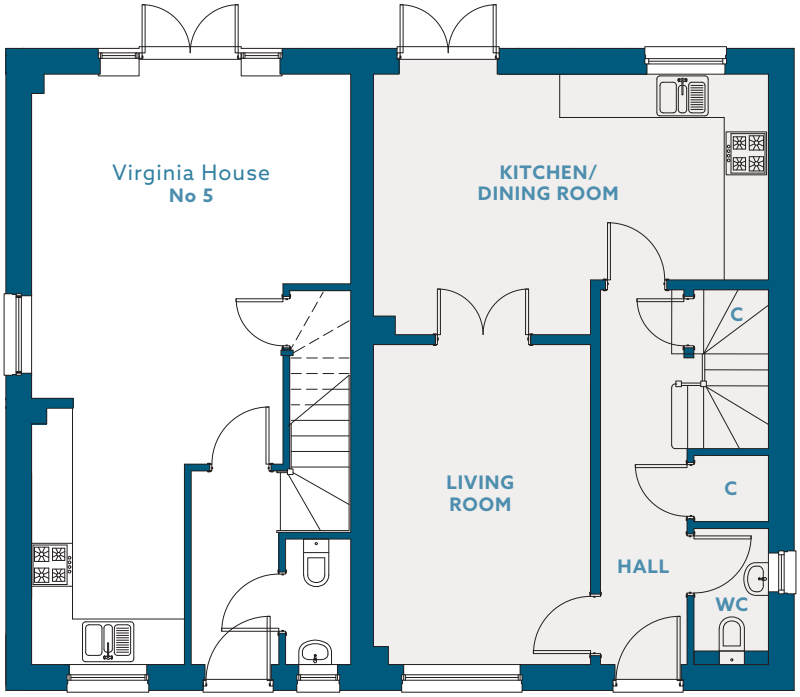
AC Airing cupboard **C** Cupboard **ES** Ensuite **W** Wardrobe **WC** Cloakroom
Computer generated image for illustration only Measurements are approximate and are maximum dimensions



FIRST FLOOR - CORNFLOWER HOUSE

BEDROOM 1	3765 x 3075mm	12′ 4″ x 10′ 1″
ENSUITE	2590 x 1300mm	8′ 6″ x 4′ 3″
BEDROOM 2	3480 x 2915mm	11′ 5″ x 9′ 7″
BEDROOM 3	3070 x 2770mm	10′ 1″ x 9′ 1″
BATHROOM	2405 x 1920mm	7′ 11″ x 6′ 4″

FOR DIMENSIONS FOR VIRGINIA HOUSE, PLEASE SEE NEXT PAGE



GROUND FLOOR - CORNFLOWER HOUSE

KITCHEN	5785 x 3810mm	19′ 0″ x 12′ 6″
LIVING/DINING AREA	4680 x 3190mm	15′ 4″ x 10′ 6″
CLOAKROOM	1980 x 1075mm	6′ 6″ x 3′ 6″

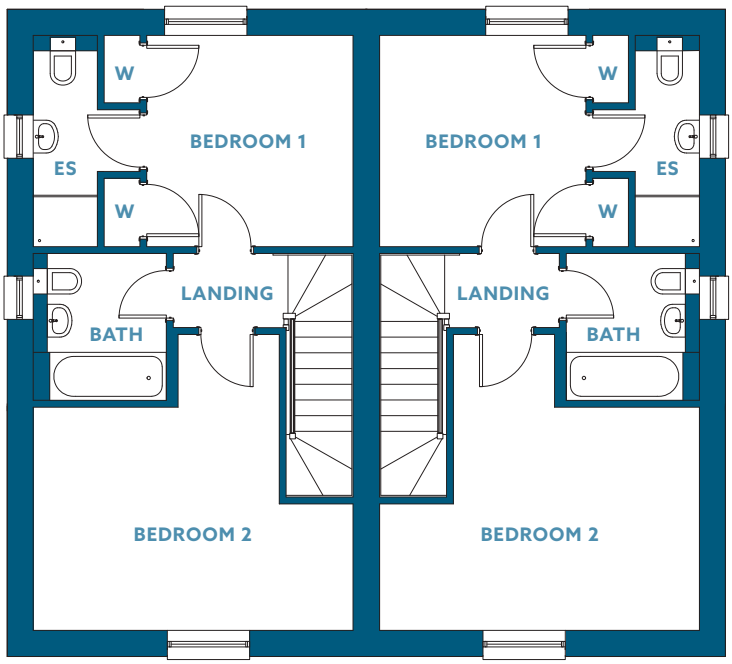
FOR DIMENSIONS FOR VIRGINIA HOUSE, PLEASE SEE NEXT PAGE



Snowdrop House, Tulip House & Virginia House

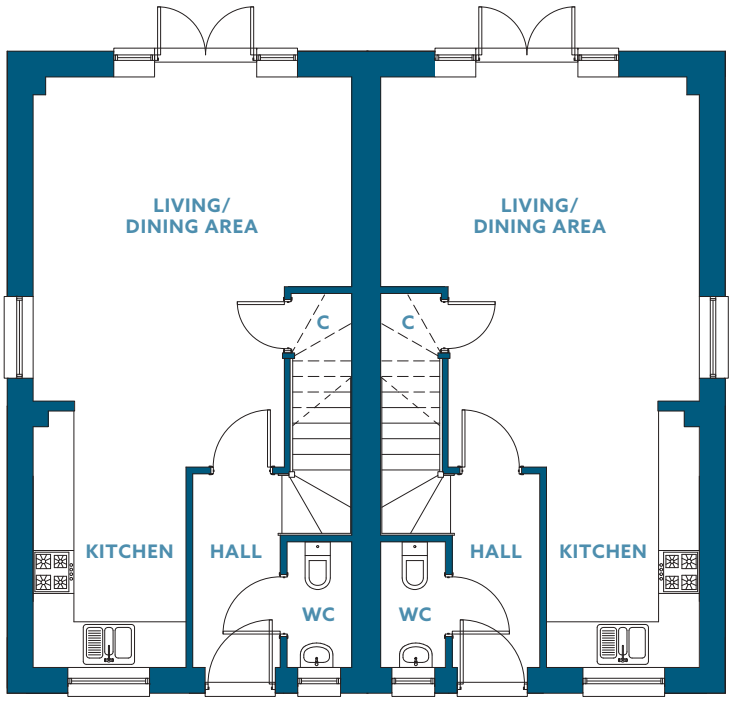
NUMBERS 1, 2 & 5
TWO BEDROOMS, ENSUITE,
OPEN PLAN LIVING SPACE WITH FRENCH DOORS

C Cupboard **ES** Ensuite **W** Wardrobe **WC** Cloakroom
Computer generated image for illustration only Measurements are approximate and are maximum dimensions



FIRST FLOOR

BEDROOM 1	3080 x 3010 mm	10′ 1″ x 9′ 11″
ENSUITE	3080 x 965 mm	10′ 1″ x 3′ 1″
BEDROOM 2	4660 x 4315 mm	15′ 3″ x 14′ 2″
BATHROOM	2145 x 1940 mm	7′ 0″ x 6′ 4″



GROUND FLOOR

KITCHEN	3765 x 2245 mm	12′ 4″ x 7′ 4″
LIVING/DINING AREA	4760 x 4685 mm	15′ 7″ x 15′ 4″
CLOAKROOM	1845 x 950 mm	6′ 1″ x 3′ 1″

DESIGN Anderson Property Communication • propertycommunication.co.uk • 07932 146507

Badbury Fields

FARINGDON • OXFORDSHIRE
SN7 7LR

savills

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please contact our Sales Agents

01865 269010

Email: oxfordnewhomes@savills.com

EDE HOMES
EST. 1959

UNIQUE HOMES, CONTEMPORARY STYLING

EDEHOMES.CO.UK

All measurements are approximate and have been taken from plans. Floor plans, site plans and maps are not to scale. CGI images are indicative and show possible mature landscaping. These details are intended to give a general indication of the proposed development and floor layouts. Because of the continued design process, specification may change during construction. Ede Homes Ltd reserves the right to alter the specification as necessary; please check with sales staff. Whilst these particulars are prepared with all due care and attention to detail for purchasers, the information contained herein is intended as a guide only and shall not form part of any contract or to be a representation inducing any such contract. These properties are offered subject to availability. We recommend that prospective purchasers make independent enquiries and seek specialist advice. **Picture credits** Cover & p22 bl: Janet Carmichael/Alamy; p20: Droneski Imaging/Shutterstock; p22: Anderson Property Communication; p25: Pawel Pajor/Shutterstock. Mapping contains OS data © Crown copyright [and database right] (2023)