EARL'S GREEN

YARNTON • OXFORDSHIRE

SWEETCROFT HOMES

OXFORD







PERFECTLY PLACED BETWEEN CITY AND COUNTRY

MEANDERING RIVERS AND DREAMING SPIRES

YARNTON is bounded by water: the winding Evenlode to the west and the historic Oxford Canal to the east. To the south, the Thames is starting its transition from rural waterway to the stately river of Oxford, Windsor and London.

The village lies between North Oxford, Woodstock and Kidlington, with good access to all three and within easy reach of transport links, Oxford city centre and major employers including Begbroke Science Park, the Oxford Airport campus and Oxford Industrial Park. It has a small range of local shops, a Post Office and a village hall; there is also a thriving primary school.

World-famous Blenheim Palace is a few minutes' drive away in the charming town of Woodstock, with its interesting shops, restaurants and pubs. The 'dreaming spires' of Oxford offer excellent shopping, dining, leisure and cultural venues, with some of the best architecture and museums in the world.



Oxfordshire is a thriving area, economically and culturally – alive with heritage, academic life and cutting edge industries. The technological and industrial hubs at Begbroke Science Park, Harwell Campus and Milton Park, the Universities in Oxford and the many research and science centres around the county make this one of the UK's most forward-looking areas for innovation.

EARL'S GREEN is the perfect combination of an excellent location and the highest quality homes.

BLENHEIM PALACE WESTGATE OXFORD WOODSTOCK

OXFORD'S RADCLIFFE CAMERA

CONTEMPORARY LUXURY OVERLOOKING A NEW GREEN

AN EXCLUSIVE GROUP OF JUST TEN PROPERTIES AROUND AN OPEN GREEN SPACE

EARL'S GREEN is an exciting collection of superbly built new houses by Sweetcroft Homes with three, four or five bedrooms.

The development is designed to blend perfectly into Yarnton's village environment, built in a pleasant mix of traditional brick and clay tiles with contemporary weatherboarding. All the houses look out onto the large, open green area, studded with mature trees.

This collection of ten beautiful homes is designed to suit modern family life and provide the space you need to grow over the years, with well-proportioned entertaining and family spaces and good-sized gardens; they are equipped with high quality appliances and features throughout.

The houses are designed to be highly energy efficient: we aim to exceed current insulation and energy efficiency standards by up to 40%.

Each house benefits from super-fast fibre optic broadband to aid effective home working, and the larger properties have a separate home office – an essential now that more people are choosing to work from home.

We know how important it is to spill out into the garden when the days are warm. That's why we install either bifold doors or French doors in all our properties. All the showers are wet room-style, with large glass panels to add a touch of luxury to your morning shower.

Welcome to your new Sweetcroft Home – designed to be as beautiful to live in as it is to look at.

EARL'S GREEN STREET SCENE ›



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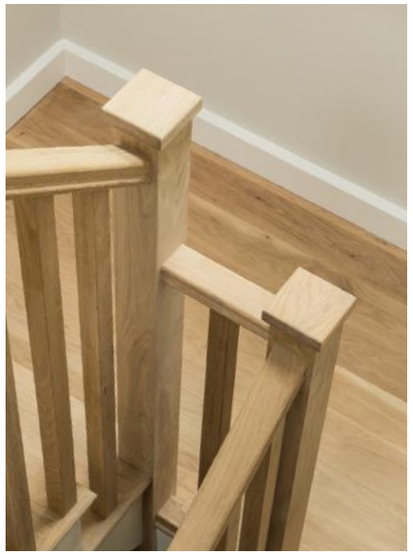
THE SWEETCROFT EXPERIENCE

COMMITTED TO EXCELLENCE IN EVERY DETAIL





FROM THE MOMENT you step over the threshold of a Sweetcroft Home, you will notice our high standards of workmanship and painstaking attention to detail.

Our reputation as developers of homes which exceed our buyers' expectations has been hard-won over many years and is one we seek to build upon with every new project. Our personal approach in guiding you during your purchase comes from our very close involvement in every aspect of the process, from working with our trusted Architects and specifying all the materials to the careful choice of windows and doors and the selection of fixtures and fittings which are just right.

We are very conscious of our responsibility to produce homes which are environmentally conscious. With this in mind, we engineer and insulate all our homes to exceed current standards by up to 40% and have been highly commended for our success.



Pictures show previous Sweetcroft Homes properties



Earl's Green
SITE LAYOUT

1	WELLINGTON HOUSE	5 bedrooms
2	ASQUITH HOUSE	4 bedrooms
3	DE VERE HOUSE	4 bedrooms
4	CASSINGTON HOUSE	4 bedrooms
5	SPENCER HOUSE	4 bedrooms
6	HARLEY HOUSE	4 bedrooms
7	GODSTOW COTTAGE	3 bedrooms
8	ALDERMAN COTTAGE	3 bedrooms
9	BEGBROKE COTTAGE	3 bedrooms
10	FLETCHER COTTAGE	3 bedrooms

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WELLINGTON HOUSE

A SUBSTANTIAL FIVE BEDROOM, DETACHED PROPERTY AT THE ENTRANCE TO EARL'S GREEN



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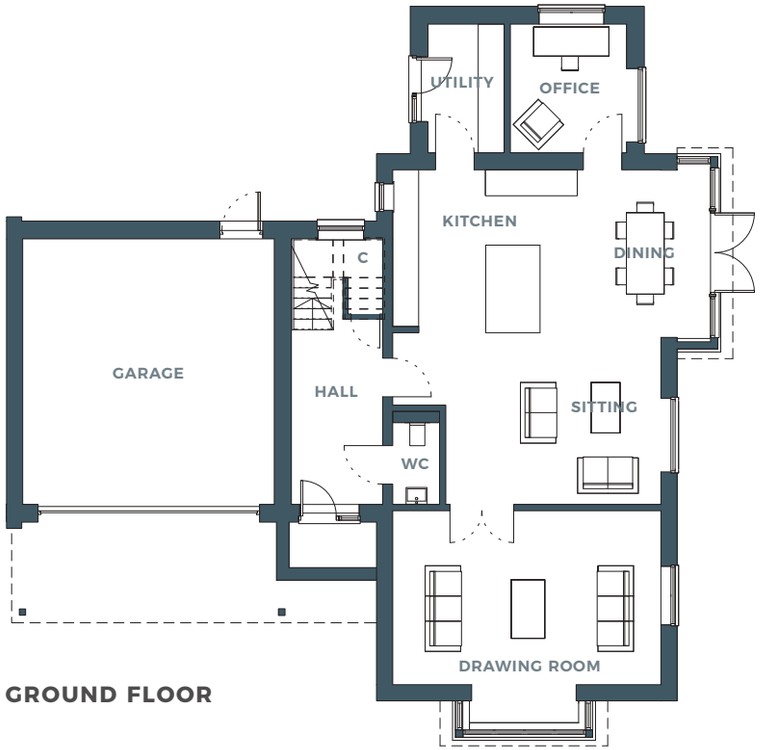
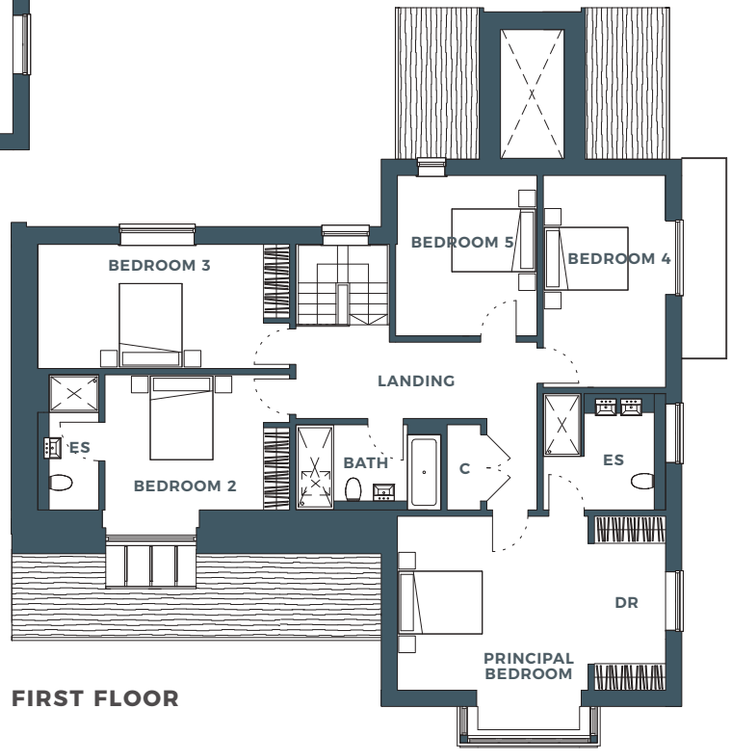


GROUND FLOOR



FIRST FLOOR

1 WELLINGTON HOUSE

GROUND FLOOR

Kitchen/Dining/ Sitting room	7800 x 7500	25' 7" x 24' 7"
Drawing room	6200 x 5000	20' 4" x 16' 5"
Office	3000 x 2700	9' 10" x 8' 10"
Utility room	3000 x 1700	9' 10" x 5' 7"

FIRST FLOOR

Principal bedroom	6300 x 5000	20' 8" x 16' 5"
Principal ensuite	2800 x 2800	9' 2" x 9' 2"
Bedroom 2	4300 x 3700	14' 1" x 12' 1"
Bed 2 ensuite	3200 x 1400	10' 6" x 4' 7"
Bedroom 3	5700 x 2800	18' 8" x 9' 2"
Bedroom 4	5000 x 3100	16' 5" x 10' 2"
Bedroom 5	3700 x 3300	12' 1" x 10' 10"

C Cupboard **DR** Dressing room **ES** Ensuite **WC** Cloakroom

Measurements are approximate and are maximum dimensions

ASQUITH HOUSE

FOUR BEDROOMS, SPACIOUS OPEN PLAN LIVING AREA AND A GENEROUS GARDEN



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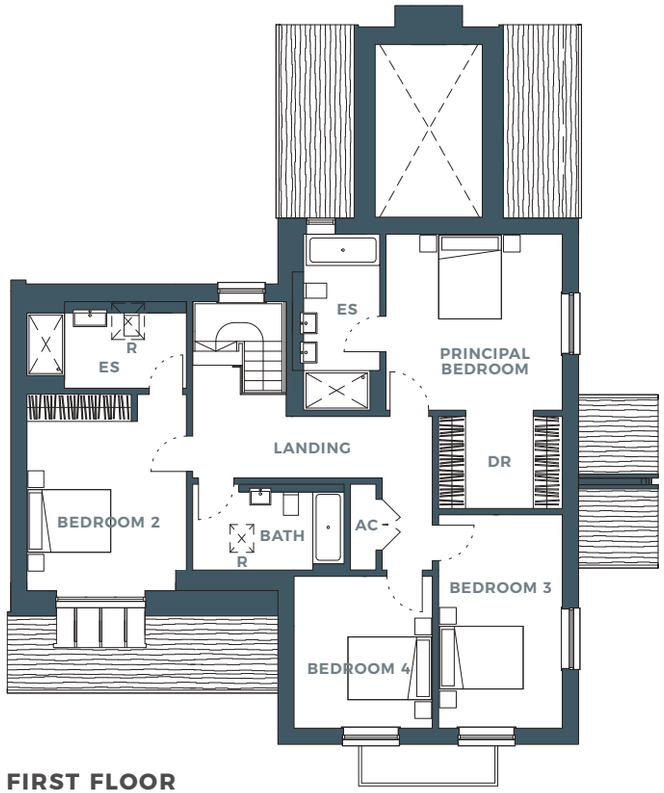
GROUND FLOOR



FIRST FLOOR

2 ASQUITH HOUSE

GROUND FLOOR

Kitchen/Sitting/ Dining room	7600 x 7300	24' 11" x 23' 11"
Drawing room	5500 x 4000	18' 0" x 13' 1"
Office	4700 x 4700	15' 5" x 15' 5"

FIRST FLOOR

Principal bedroom	6500 x 4000	21' 4" x 13' 1"
Principal ensuite	3300 x 2000	10' 10" x 6' 7"
Bedroom 2	4700 x 3600	15' 5" x 11' 10"
Bed 2 ensuite	3600 x 2000	11' 10" x 6' 7"
Bedroom 3	5000 x 2900	16' 5" x 9' 6"
Bedroom 4	3500 x 3200	11' 6" x 10' 6"

AC Airing cupboard **C** Cupboard **ES** Ensuite **DR** Dressing room **R** Rooflight **WC** Cloakroom

Measurements are approximate and are maximum dimensions

DE VERE HOUSE

AN ATTRACTIVE DETACHED HOUSE WITH FLEXIBLE LIVING AREA AND SEPARATE DRAWING ROOM



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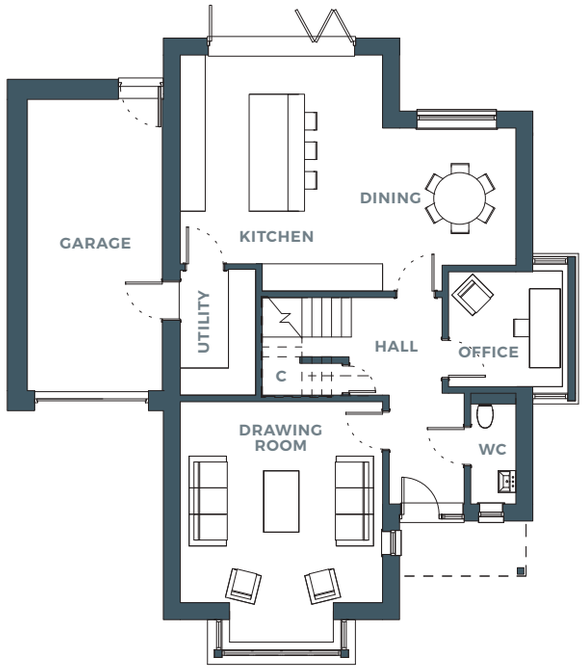
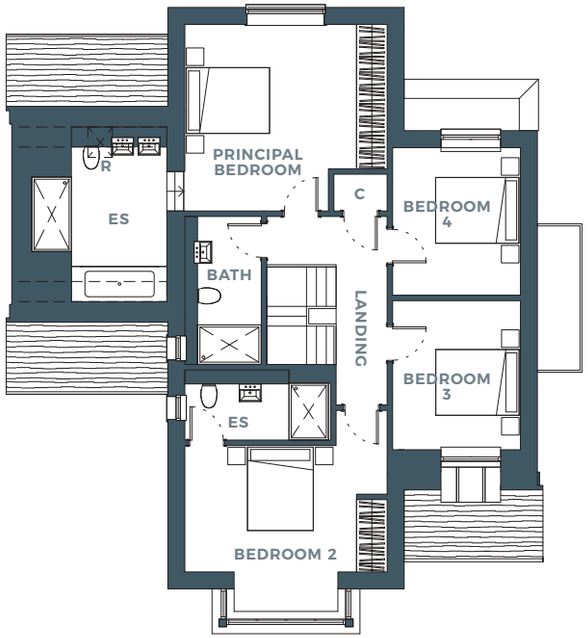


GROUND FLOOR



FIRST FLOOR

3 DE VERE HOUSE

GROUND FLOOR

Kitchen/ Dining room	7500 x 5400	33' 9" x 16' 5"
Office	2500 x 2500	8' 2" x 8' 2"
Drawing room	5400 x 4500	21' 8" x 12' 9"
Utility room	2800 x 1700	9' 2" x 5' 7"

FIRST FLOOR

Principal bedroom	4500 x 4200	14' 9" x 13' 9"
Principal ensuite	3900 x 3000	12' 9" x 9' 10"
Bedroom 2	4500 x 3600	14' 9" x 11' 10"
Bed 2 ensuite	3200 x 1500	10' 6" x 4' 11"
Bedroom 3	3600 x 2800	11' 10" x 9' 2"
Bedroom 4	3600 x 2800	11' 10" x 9' 2"
Bathroom	3300 x 1700	10' 10" x 5' 7"

AC Airing cupboard **C** Cupboard **ES** Ensuite **R** Rooflight **WC** Cloakroom - - - Denotes reduced ceiling height

Measurements are approximate and are maximum dimensions

CASSINGTON HOUSE

SPACIOUS LIVING AREA WITH BIFOLD GARDEN DOORS, SEPARATE DRAWING ROOM AND OFFICE



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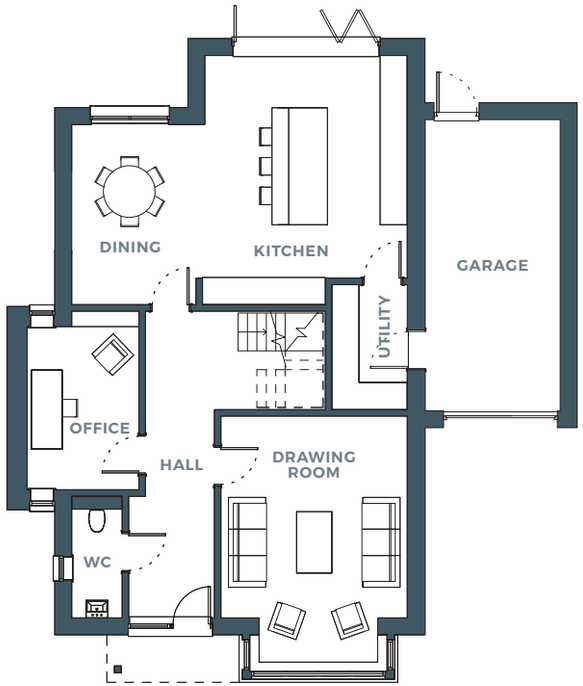
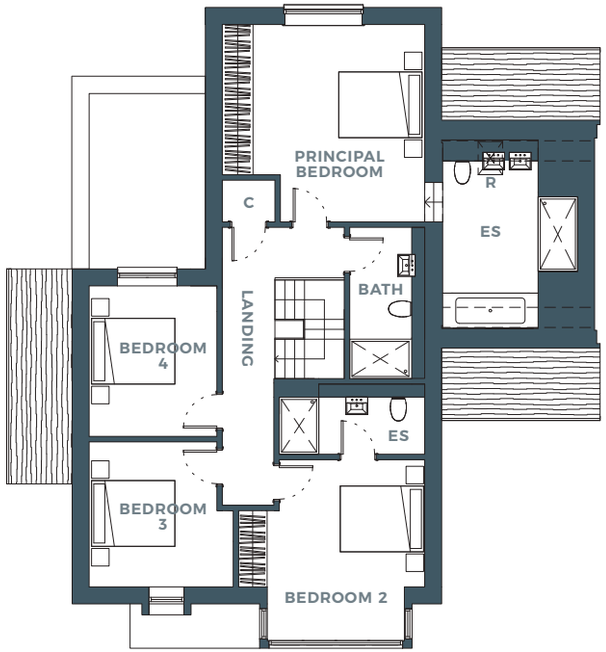


GROUND FLOOR



FIRST FLOOR

4 CASSINGTON HOUSE

GROUND FLOOR

Kitchen/ Dining room	7500 x 5500	24' 7" x 18' 0"
Drawing room	5500 x 4500	18' 0" x 14' 9"
Office	4100 x 2500	13' 5" x 8' 2"
Utility room	2700 x 1800	8' 10" x 5' 11"

FIRST FLOOR

Principal bedroom	4000 x 3900	13' 1" x 12' 9"
Principal ensuite	3300 x 1500	10' 10" x 4' 11"
Bedroom 2	4500 x 4400	14' 9" x 14' 5"
Bed 2 ensuite	3300 x 1500	10' 10" x 4' 11"
Bedroom 3	3500 x 3200	11' 6" x 10' 6"
Bedroom 4	3300 x 2800	10' 10" x 9' 2"
Bathroom	3500 x 1700	11' 6" x 5' 7"

AC Airing cupboard **C** Cupboard **ES** Ensuite **R** Rooflight **WC** Cloakroom - - - Denotes reduced ceiling height

Measurements are approximate and are maximum dimensions.

SPENCER HOUSE

OPEN PLAN LIVING WITH SEPARATE DRAWING ROOM AND HOME OFFICE



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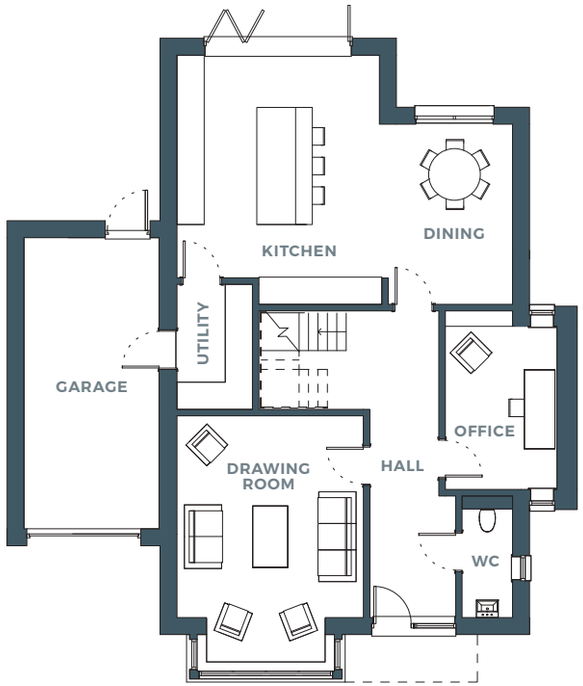

GROUND FLOOR



FIRST FLOOR

5 SPENCER HOUSE

GROUND FLOOR

Kitchen/ Dining room	7500 x 5500	24’ 7” x 18’ 0”
Drawing room	5400 x 4100	17’ 8” x 13’ 4”
Office	4000 x 2500	13’ 1” x 8’ 2”
Utility room	2800 x 1700	9’ 2” x 5’ 7”

FIRST FLOOR

Principal bedroom	7000 x 4500	22’ 11” x 14’ 9”
Principal ensuite	4200 x 3000	13’ 9” x 9’ 10”
Bedroom 2	3800 x 2900	12’ 6” x 9’ 6”
Bedroom 3	3400 x 3200	11’ 2” x 10’ 6”
Bedroom 4	3200 x 2500	10’ 6” x 8’ 2”

C Cupboard **ES** Ensuite **R** Rooflight **WC** Cloakroom

Measurements are approximate and are maximum dimensions

HARLEY HOUSE

A FOUR-BEDROOM PROPERTY WITH OPEN PLAN LIVING AREA



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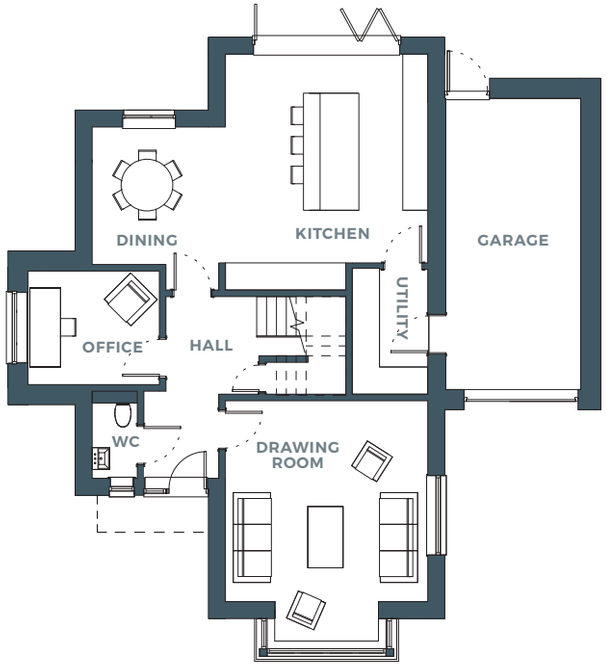
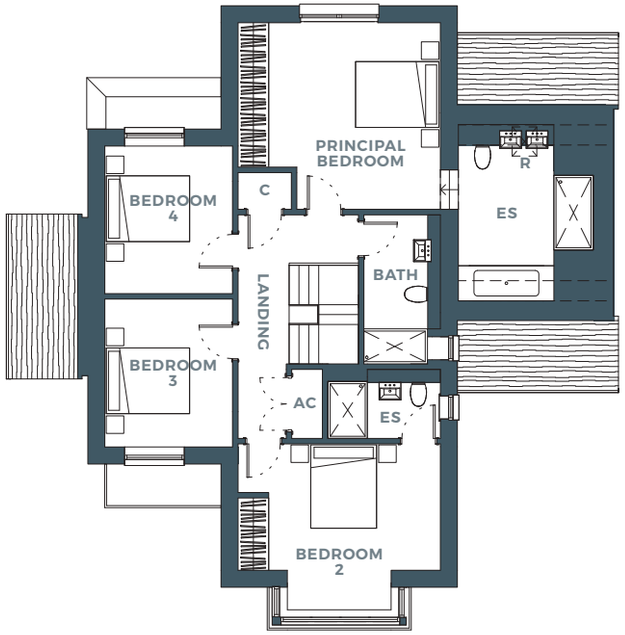


GROUND FLOOR



FIRST FLOOR

6 HARLEY HOUSE

GROUND FLOOR

Kitchen/ Dining room	7500 x 5400	24' 7" x 17' 8"
Drawing room	5500 x 4500	18' 0" x 14' 9"
Office	3000 x 2500	9' 10" x 8' 2"
Utility room	2800 x 1800	9' 2" x 5' 11"

FIRST FLOOR

Principal bedroom	4500 x 4200	14' 9" x 13' 9"
Principal ensuite	4000 x 3000	13' 1" x 9' 10"
Bedroom 2	4500 x 4000	14' 9" x 13' 1"
Bed 2 ensuite	2500 x 1200	8' 2" x 3' 11"
Bedroom 3	3200 x 2800	10' 6" x 9' 2"
Bedroom 4	3600 x 2800	11' 10" x 8' 2"
Bathroom	3400 x 1800	11' 2" x 5' 11"

AC Airing cupboard **C** Cupboard **ES** Ensuite **R** Rooflight **WC** Cloakroom

Measurements are approximate and are maximum dimensions

GODSTOW COTTAGE & ALDERMAN COTTAGE

A PAIR OF DETACHED THREE-BEDROOM PROPERTIES WITH ENSUITE PRINCIPAL BEDROOM



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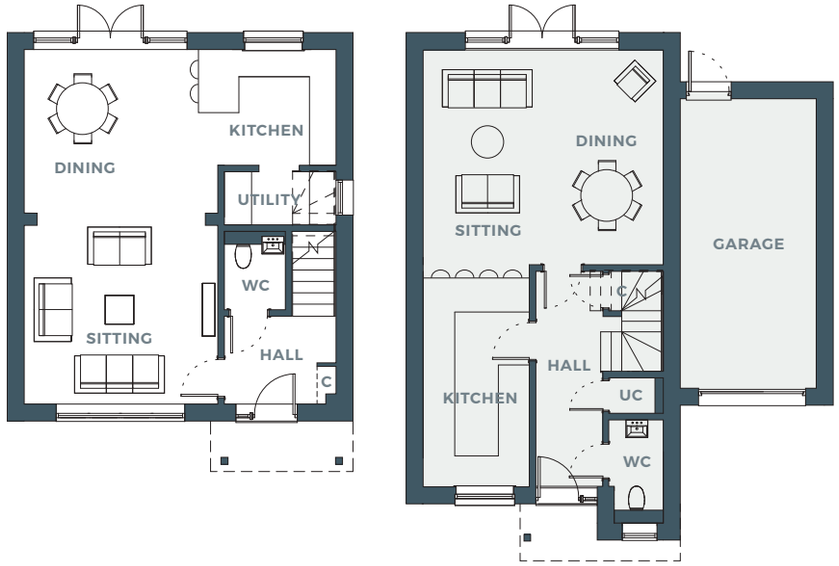
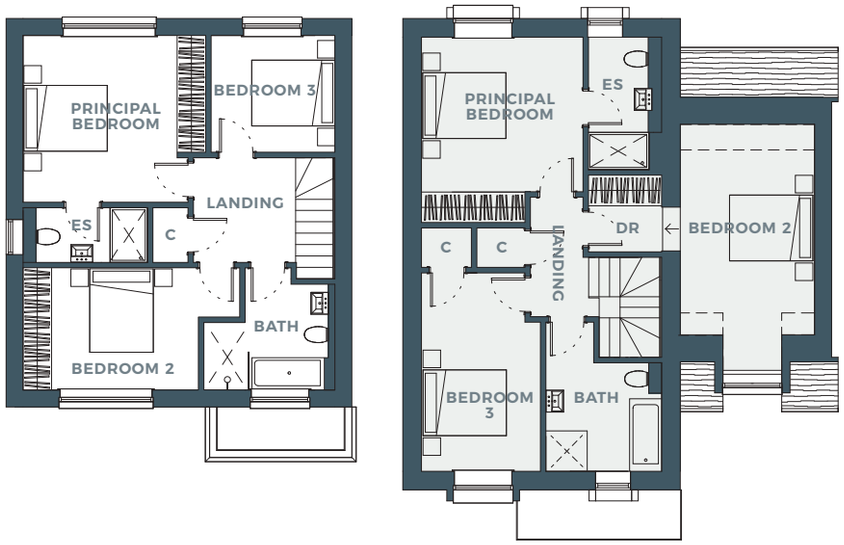


GROUND FLOOR



FIRST FLOOR

ALDERMAN COTTAGE 8

7 GODSTOW COTTAGE

C Cupboard DR Dressing area ES Ensuite UC Utility cupboard WC Cloakroom --- Denotes reduced ceiling height

7 GODSTOW COTTAGE

GROUND FLOOR

Dining/ Sitting room	5500 x 4900	18' 0" x 16' 1"
Kitchen	5100 x 2600	16' 8" x 8' 6"

FIRST FLOOR

Principal bedroom	4200 x 3700	13' 9" x 12' 2"
Principal ensuite	3100 x 1700	10' 2" x 5' 7"
Bedroom 2	6000 x 3100	19' 8" x 10' 2"
Bedroom 3	4600 x 3700	15' 1" x 12' 2"
Bathroom	2700 x 2500	8' 10" x 8' 2"

8 ALDERMAN COTTAGE

GROUND FLOOR

Kitchen/ Dining area	7100 x 3940	23' 3" x 12' 11"
Sitting area	4400 x 4160	14' 5" x 13' 8"
Utility room	2500 x 1400	8' 2" x 4' 7"

FIRST FLOOR

Principal bedroom	4100 x 3975	13' 5" x 13' 0"
Principal ensuite	2800 x 1400	9' 2" x 4' 7"
Bedroom 2	4900 x 2800	16' 1" x 9' 2"
Bedroom 3	2800 x 2700	9' 2" x 8' 10"
Bathroom	2700 x 2000	8' 10" x 6' 7"

Measurements are approximate and are maximum dimensions

BEGBROKE COTTAGE & FLETCHER COTTAGE

A PAIR OF LINK-DETACHED THREE-BEDROOM PROPERTIES WITH FLEXIBLE LIVING SPACES



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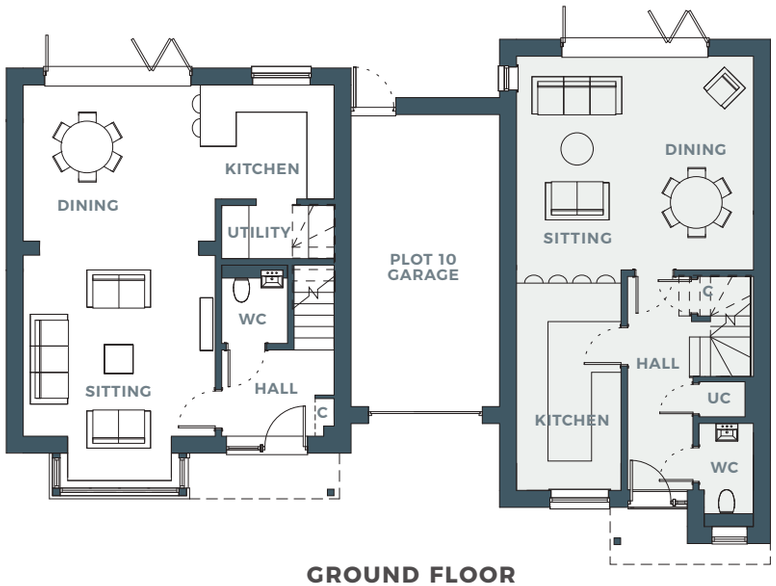
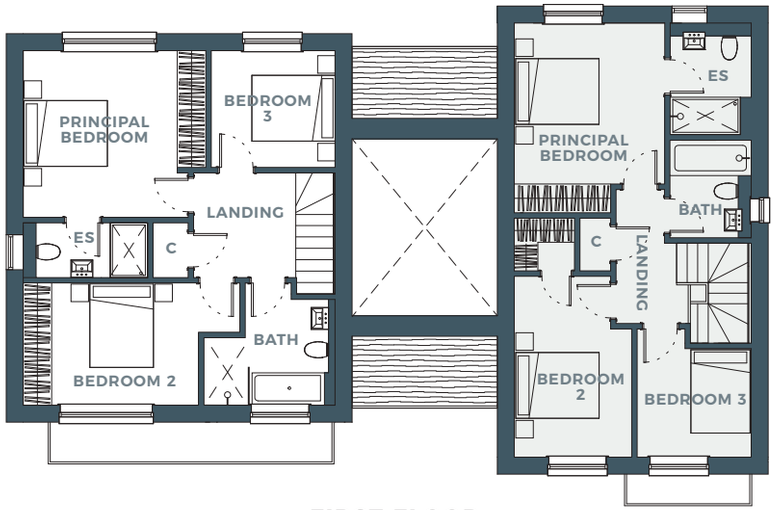


GROUND FLOOR



FIRST FLOOR

FLETCHER COTTAGE 10

9 BEGBROKE COTTAGE

9 BEGBROKE COTTAGE

GROUND FLOOR

Dining/ Sitting room	5500 x 4900	18' 0" x 16' 1"
Kitchen	5100 x 2600	16' 8" x 8' 6"

FIRST FLOOR

Principal bedroom	4400 x 3500	14' 5" x 11' 6"
Ensuite	2500 x 1700	8' 2" x 5' 7"
Bedroom 2	4000 x 2700	15' 1" x 8' 6"
Bedroom 3	2900 x 2500	9' 6" x 8' 2"
Bathroom	2300 x 1700	7' 6" x 5' 7"

10 FLETCHER COTTAGE

GROUND FLOOR

Kitchen/ Dining area	7100 x 3940	23' 3" x 12' 11"
Sitting area	4400 x 4160	14' 5" x 13' 8"
Utility room	2500 x 1400	8' 2" x 4' 7"

FIRST FLOOR

Principal bedroom	4100 x 3975	13' 5" x 13' 0"
Principal ensuite	2800 x 1400	9' 2" x 4' 7"
Bedroom 2	4900 x 2800	16' 1" x 9' 2"
Bedroom 3	2800 x 2700	9' 2" x 8' 10"
Bathroom	2700 x 2000	8' 10" x 6' 7"

C Cupboard **ES** Ensuite **UC** Utility cupboard **WC** Cloakroom

Measurements are approximate and are maximum dimensions

SPECIFICATIONS

BEAUTIFULLY FITTED OUT, WITH THE HIGHEST QUALITY CRAFTSMANSHIP AND ATTENTION TO DETAIL

KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz worktops

Oak butcher's block in utility room

Built-in Neff appliances including two "slide and hide" single ovens †, induction hob, microwave, warming drawer and ceiling extractor fan. Integrated dishwasher, fridge, and freezer *

Insinkerator waste disposal

Quooker boiling water tap **

BATHROOMS & ENSUITES

White sanitaryware by Vitra and Eastbrook with chrome brassware by Roper Rhodes and Bristan

Back-to-wall WCs with soft close seat and cover

Trayless mains pressure wetroom showers with cascade shower head and glass panels

Vanity unit to all principal ensuites

Underfloor heating, chrome ladder towel rails and wall mounted mirrors

Porcelain tiling by Minoli to floors and part-tiled walls

INTERIOR FINISHES

High specification Danish windows and external doors

Oak staircase with square balustrading and carpet to the treads

Wool carpets in lounge, study, bedrooms and on stairs

Porcelain tiling by Minoli to kitchen, family room, utility room and cloakroom

Period style internal doors with stainless steel furniture

Wardrobes and cupboards with shelves, hanging rails and motion sensitive lighting

Open slatted shelving in airing cupboards

Deep skirting and architraves to our own pattern throughout

EXTERIOR FINISHES

Turfed and landscaped gardens with large sandstone patios

External lighting, tap and power points

Single or double garage with insulated, automated door and storage above ††

ELECTRICAL & HEATING

Highly efficient underfloor gas central heating on ground floor and radiators on first floor, with large hot water storage facilities







Wood-burning by Firebelly stove with slate hearth in Asquith House

Carefully designed LED downlighting throughout

Pendant lights over kitchen island and dining table

Under-unit and under-worktop lighting in kitchen

Motion sensitive lights in ensuites and wardrobes

Shaver point in all ensuites and family bathroom

Full satellite installation with wiring for Sky Q

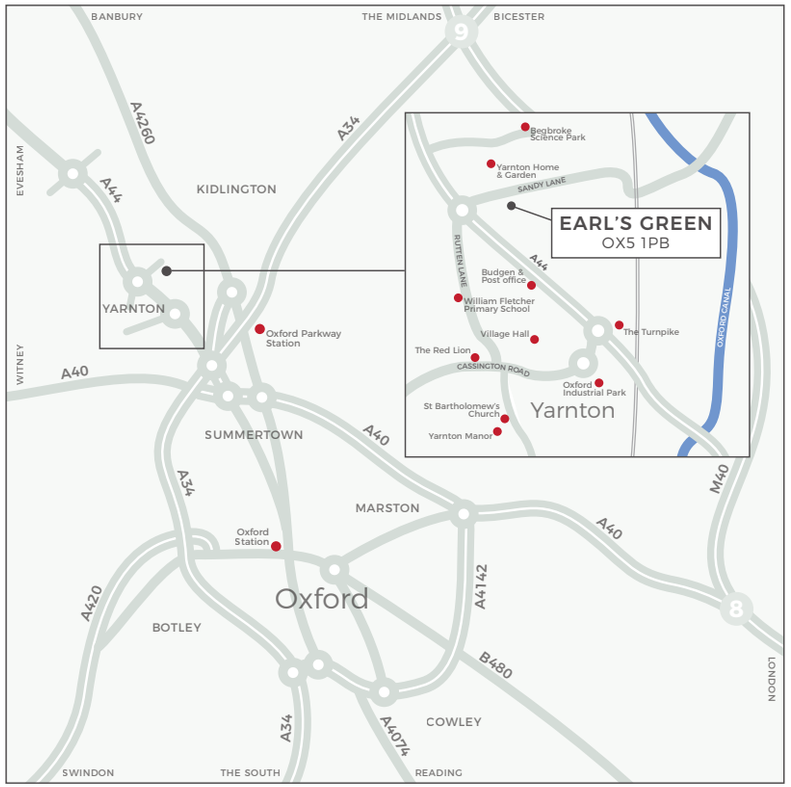
† one single oven in numbers 7–10. * combination fridge/freezer in numbers 7–10 . ** except numbers 7–10. †† except numbers 7 & 9. Pictures show previous Sweetcroft Homes properties



- TV and Sky points in drawing room, office, kitchen/family/dining room* and bedrooms
- Fibre optic connection direct to property ensuring secure, superfast connectivity
- Cat 6 flood wiring with data points in all habitable rooms and to all TV points
- PV panels to generate electricity, charge your car or feed back to the grid
- Wiring for future installation of car charging point
- Ring doorbell

PEACE OF MIND

- Wiring for alarm system
- Hardwired smoke alarms with battery backup
- Plumbing for water softener
- 10-year building warranty



DISTANCES BY CAR

OXFORD CITY CENTRE	16 minutes	6 miles
OXFORD PARKWAY STATION	6 minutes	3 miles
BEGBROKE SCIENCE PARK	3 minutes	1 mile
OXFORD SCIENCE PARK	16 minutes	10 miles
DIAMOND LIGHT, HARWELL	27 minutes	22 miles
MILTON PARK	21 minutes	17 miles
BICESTER VILLAGE	16 minutes	11 miles
BLENHEIM PALACE	6 minutes	3 miles
OXFORD AIRPORT	6 minutes	2.5 miles
HEATHROW AIRPORT	50 minutes	47 miles

Distances and times are approximate

EARL'S GREEN

FURTHER INFORMATION AND ENQUIRIES

EARL'S GREEN
SANDY LANE, YARNTON
OXFORD OX5 1PB

TO ARRANGE A SITE VISIT
OR WITH GENERAL ENQUIRIES,
PLEASE CONTACT

Carter Jonas

01865 511444
simon.mcconnell@carterjonas.co.uk
carterjonas.co.uk

SWEETCROFT HOMES
OXFORD

ESTATES

Please Note: These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective, and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. Computer generated images are indicative only and may not represent exactly the final appearance of the scheme. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied.

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