Quarry Gate

HEADINGTON · OXFORD



Beautiful & historic Oxford

OXFORD is a beautiful, world-famous city with two Universities, excellent shopping, many fascinating museums and a long and illustrious heritage.

The Radcliffe Camera is part of the Bodleian Library and dates from the mid 18th century. Many of the University's colleges are open to Oxford residents free of charge and are another world of history and tranquillity. A herd of cows grazes on Christ Church Meadow, and Magdalen College even has a deer park – both right in the city centre.

Many major tech and innovation employers are located within easy reach of the City and Headington, which is also home to the city's main hospitals.



Radcliffe Square and the Radcliffe Camera





Punting on the River Cherwell

QUARRY GATE

A lively local community

HEADINGTON is an attractive part of Oxford, located to the city's east. There are plenty of places to eat, a weekly farmers' market, several supermarkets – including a Waitrose – and a range of independent shops, with a fishmonger and ironmonger.

Bury Knowle Park is just two minutes' walk from Quarry Gate. It has a public library, playground and sports facilities including crazy golf, tennis courts, and a new cafe.

Oxford's main hospitals – The John Radcliffe, Nuffield Orthopaedic and Churchill – are all located within a few minutes of Quarry Gate.

Oxford has many independent schools, with those nearby including Headington Rye, Magdalen College school and New College school. Local primary and secondary schools are rated either good or excellent by Ofsted.

Shotover country park lies on the edge of Headington, an ancient forest with lovely views, which is great for dog walking.



Headington's most unique landmark



Bury Knowle Park



Bury Knowle's tennis courts and cafe



QUARRY GATE

NUMBERS 1 & 2

Traditional design, contemporary styling

FROM initial concepts to final finishes, we are entirely focussed on excellence and rigorous quality control, constantly striving to construct the best homes we can for our buyers. Our approach to house building is led by design, with detailed thought and planning to ensure a truly harmonious result.

Numbers 1 & 2 Quarry Gate have been specifically designed to enhance and fit in with the immediate neighbourhood, using sympathetic design cues and contemporary details. Our commitment to the environment is demonstrated by the high levels of insulation we install, and our use of air source heat pumps and EV chargers.

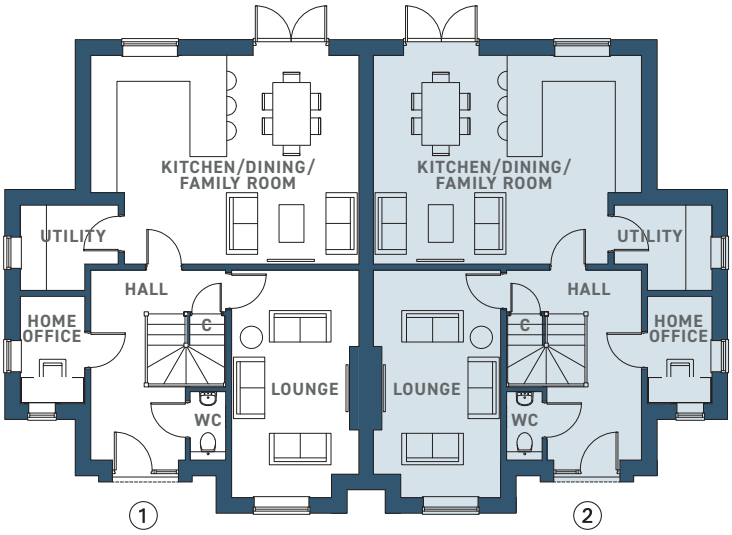
The houses feature individually-designed kitchens with painted doors on durable carcasses. Living space is generous, with an open-plan kitchen/dining room and utility room, separate lounge and home office.



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Plans & Dimensions

GROUND FLOOR



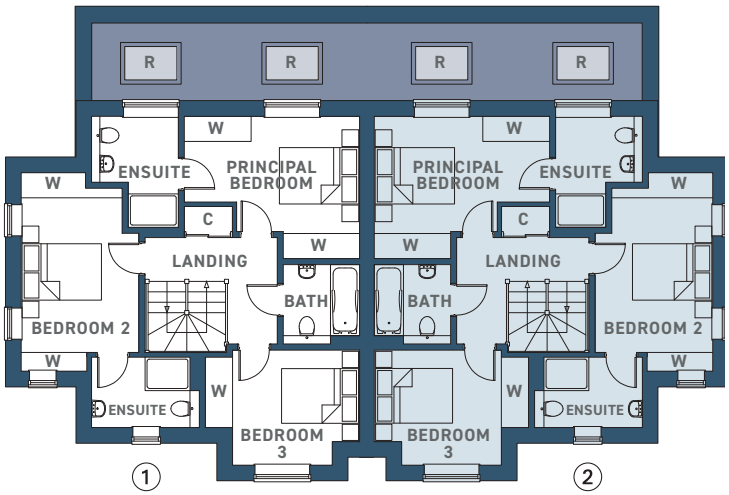
Kitchen/Dining/Family Room
21' 0" x 16' 5" / 6390 x 4995mm

Lounge
14' 11" x 10' 2" / 4560 x 3105mm

Home Office
7' 11" x 6' 10" / 2410 x 2090mm

Utility Room
7' 0" x 7' 3" / 2130 x 2205mm

FIRST FLOOR



Principal Bedroom
14' 1" x 11' 4" / 4295 x 3445mm

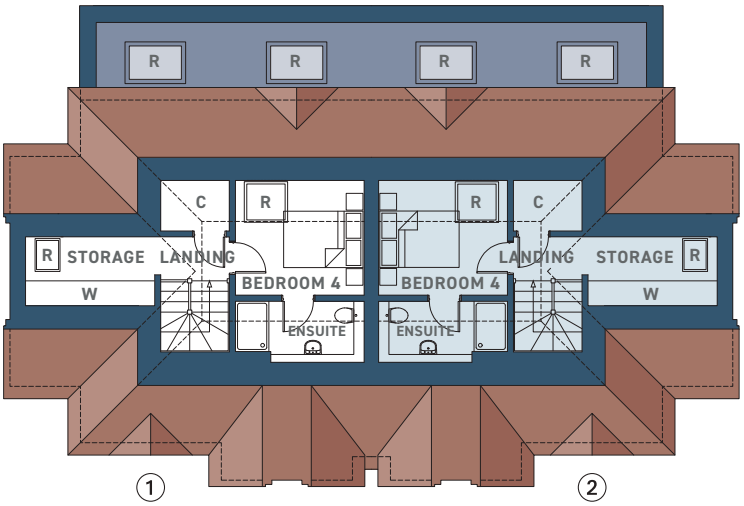
Principal Ensuite
8' 9" x 6' 11" / 2670 x 2100mm

Bedroom 2
15' 9" x 9' 8" / 4800 x 2960mm

Bedroom 3
12' 3" x 9' 3" / 3745 x 2820mm

Bathroom
6' 3" x 6' 5" / 1910 x 1955mm

SECOND FLOOR



Bedroom 4
10' 3" x 9' 2" / 3125 x 2795mm

Bedroom 4 Ensuite
9' 2" x 5' 1" / 2795 x 1540mm

C Cupboard **R** Rooflight **W** Wardrobe
Measurements are maximum dimensions

QUARRY GATE

NUMBER 3

Excellence in every detail

NUMBER 3 Quarry Gate is an attractive, well-proportioned detached house with open plan kitchen/dining room and utility, separate lounge, a home office and boot room. Three of the four bedrooms are ensuite.

As a high quality housebuilder, our focus is always on quality, not quantity, and like all our properties, this house is traditionally constructed and beautifully finished, with excellence to the fore in every aspect of the build.

It is highly insulated and has an efficient air source heat pump to keep future running costs down and ensure a low environmental impact. We install EV chargers in all our new homes.

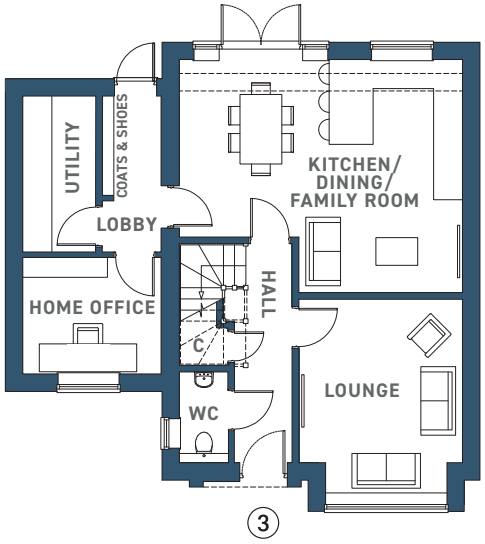


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NUMBER 3

Plans & Dimensions

GROUND FLOOR



Kitchen/Dining/Family Room
20' 2" x 16' 4" / 6145 x 4980mm

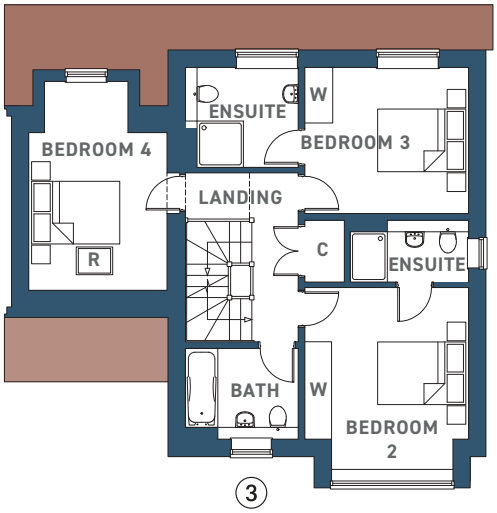
Lounge
13' 11" x 11' 6" / 4240 x 3520mm

Home Office
9' 11" x 8' 4" / 3025 x 2530mm

Utility Room
11' 2" x 5' 3" / 3415 x 1615mm

Lobby/Boot Room
11' 2" x 4' 4" / 3415 x 1320mm

FIRST FLOOR



Bedroom 2
10' 6" x 11' 7" / 3195 x 3525mm

Bedroom 2 Ensuite
11' 7" x 4' 6" / 3525 x 1385mm

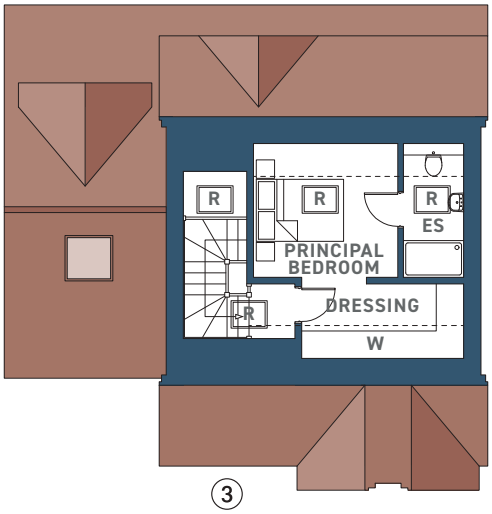
Bedroom 3
11' 7" x 10' 6" / 3525 x 3195mm

Bedroom 3 Ensuite
8' 4" x 6' 0" / 2535 x 2090mm

Bedroom 4
15' 11" x 9' 11" / 4865 x 3025mm

Bathroom
8' 4" x 6' 6" / 2535 x 1975mm

SECOND FLOOR



Principal Bedroom
11' 2" x 10' 2" / 3405 x 3100mm

Principal Ensuite
10' 1" x 4' 5" / 3065 x 1345mm

Principal Dressing area
11' 8" x 5' 10" / 3565 x 1770mm

Gross Internal Areas

Ground floor	815.9 sq ft	75.8 sq m
First floor	690.0 sq ft	64.1 sq m
Second floor	306.8 sq ft	28.5 sq m
Total	**1812.7 sq ft**	**168.4 sq m**

C Cupboard **R** Rooflight **W** Wardrobe Measurements are approximate and are maximum dimensions

QUARRY GATE

SPECIFICATIONS

A unique and personal home



DESIGN is our passion, and we strive to make each new home as individual as possible. Right from the outset, we personally oversee every style choice so that our houses are designed as a coherent whole.

Our vision is seen across every room and in every choice. Depending on build stage, we offer buyers the chance to collaborate with us and have input into aspects which make a new home truly personal.

HIGH-QUALITY CONSTRUCTION

Traditionally built by experienced craftsmen

- Traditionally constructed with block internal walls and brick external walls with cavity insulation
- Highly efficient insulation to all walls and roof areas
- Stone detailing and mullions to external windows and doors
- Concrete strip foundations and concrete beam & block ground floor with high levels of insulation
- Timber and metal eco-joists to first floor with chipboard tongue-and-groove flooring





KITCHEN & UTILITY ROOM

Painted shaker doors on oak carcasses with quartz worktops and integrated appliances

- Neff single oven, 4-zone touch control induction hob, microwave and chimney extraction hood
- Fully integrated dishwasher, larder fridge and freezer
- CDA under-counter wine cooler
- Quartz stone worktops and upstands
- Integrated recycling bins
- Utility room with fitted units including stainless steel sink and storage
- Luxury pendant lighting over breakfast bar and dining area

BATHROOM & ENSUITES

Fitted out with stylish sanitaryware and vanity units

- Roca sanitaryware with push button flush WCs
- Crosswater taps and showers
- Merlin shower screens and cubicles
- Vanity unit, mirror and shelving to selected bathrooms and ensuites
- Integrated bath and shower in family bathroom
- Ceramic and porcelain tiling
- Full-height chrome heated towel rails
- Spotlights to ceilings



Pictures show some of our previous developments. Kilkenny & Gomm Developments reserve the right to amend the specifications during the build process.

QUARRY GATE

Specifications



HEATING & ELECTRICAL

Air source heat pump, underfloor heating and EV charger promise low future running costs

- Heating produced by highly efficient air source heat pump
- Underfloor heating to all rooms on ground floor, controlled by individual electronic thermostats in each room
- Radiators in all rooms on upper floors
- LED downlights in kitchen, hallway, landing and bathrooms
- Pendant feature lights to kitchen over breakfast bar and dining area
- Polished chrome switches and sockets in kitchen; polished chrome switches in other areas
- Cat 6 data cabling to all rooms, wired back to data cabinet
- TV points in all rooms; BT point
- EV charging point in private parking areas
- External power points in front and back gardens

INTERIOR FEATURES

Beautifully fitted and finished

- Fusion luxury vinyl tile flooring with oak herringbone pattern to ground floor
- Carpets to stairs, landing and all bedrooms
- Timber staircase with oak handrails and capping





EXTERIOR FEATURES

Traditional styling with contemporary details

- Secure by Design windows and doors
- Engineered IG panel doors with multi-point locking system
- Turfed front and rear gardens with Indian sandstone patios and paving
- External taps and electrical sockets to front and back gardens
- Shed in back garden for cycle and garden storage
- Landscape Architect-designed soft landscaping and planting in front and back gardens
- Closeboard boundary fencing with capping
- Permeable block paving to private parking areas with parking for two cars

PEACE OF MIND

Security features and structural warranty

- Ring doorbell
- Zonal internal alarm with keyboard at front and back doors
- External security lighting motion censored
- Multi-point locking system to doors and windows
- 10-year ICW structural warranty
- Local building control certified



ICW International Construction Warranties

Pictures show some of our previous developments. Kilkenny & Gomm Developments reserve the right to amend the specifications during the build process.

QUARRY GATE

An ideal location

ON FOOT or BY BIKE

Waitrose	0.4 mi
Bury Knowle park	0.25 mi
Hedena health centre	0.25 mi
St Andrew's primary	0.2 mi
Windmill primary	0.25 mi
Barton leisure centre	1 mi
Oxford Brookes	1 mi
John Radcliffe hospital	1 mi
Churchill hospital	1 mi

BY CAR

Haddenham Parkway	22 min
Oxford Parkway	15 min
Harwell Campus	35 min
Oxford science park	20 min
Begbroke science park	20 min
Bicester Village	30 min
Blenheim Palace	30 min
M40 J8	10 min

BY BUS & COACH

City centre	20 min
Oxford station	30 min
Central London	1 h 40 min
Heathrow airport	1 h 15 min
Gatwick airport	2 h 30 min

BY TRAIN

Didcot Parkway	12 min
Banbury	17 min
Paddington	52 min
Marylebone *	39 min
High Wycombe *	13 min
Birmingham	1 h 12 min
Bristol TM	1 h 26 min

Train times from Oxford except
* Haddenham Parkway

All times and distances are approximate



Viewing Quarry Gate

Viewings are strictly by arrangement, through Thomas Merrifield Land & New Homes in Oxford. Please contact us to make an appointment.

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Kilkenny & Gomm DEVELOPMENTS

Quarry Gate is a high quality development by Kilkenny & Gomm Developments kilkennygomm.com

QUARRY GATE

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