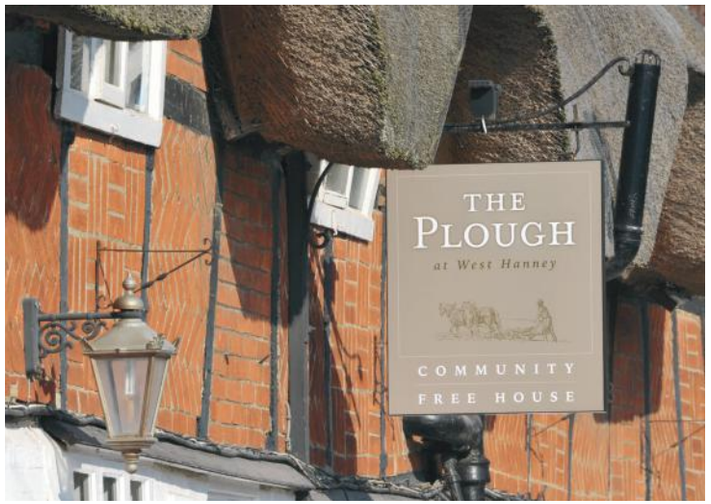
The Orchard

West Hanney • Oxfordshire

Sweetcroft

Oxford

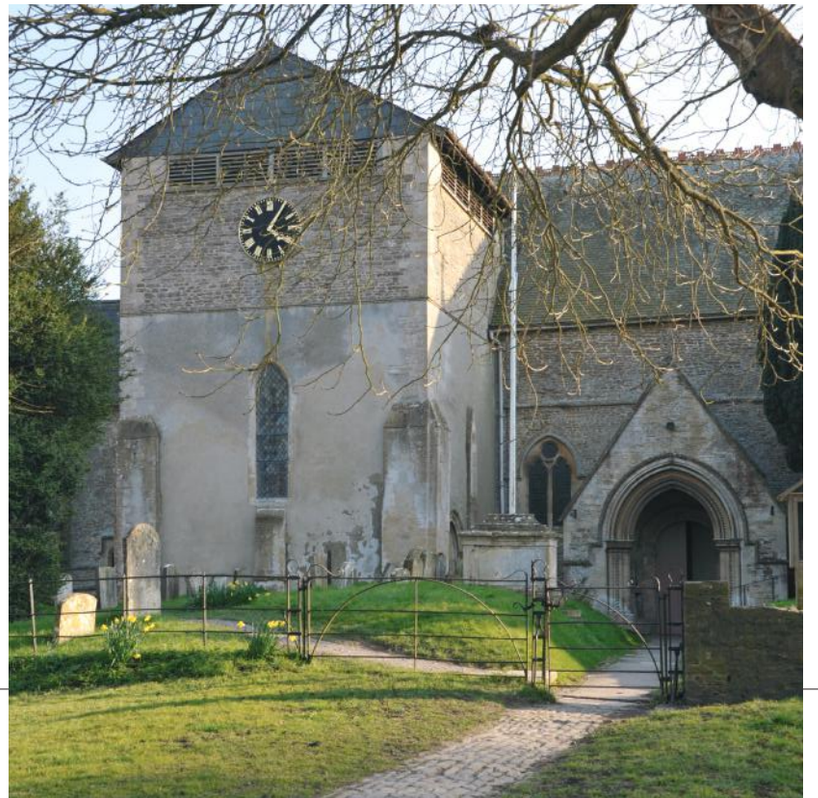
West Hanney is an ancient and picturesque village whose history goes back at least as far as Saxon times.













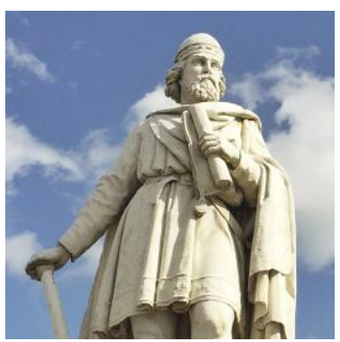
THE VALE OF WHITE HORSE is criss-crossed by the streams and brooks feeding the River Ock, which joins the Thames at Abingdon. The area is flat and well-wooded, in stark contrast to the chalky hills of the Berkshire Downs which form the Vale's southern flank.

The villages between Wantage and Abingdon are peaceful and characterful, set in a mainly agricultural landscape and steeped in rich history: Alfred the Great of Wessex was born in nearby Wantage in 849 AD. During the 19th century, the Wilts and Berks Canal was an important route across the Vale, carrying coal and building materials from Somerset to Wantage, Abingdon and Oxford.

THE ORCHARD is an exclusive, private development of eight beautifully-crafted, spacious, detached properties, right at the heart of this ancient and picturesque village. This characterful mix of traditional and barn-style properties sits just off the village green, only a few yards from the historic church of St James the Great.

These homes are designed to harmonise with their surroundings, taking their design inspiration from local styles, and using natural materials in their construction. Inside, however, contemporary luxury and environmental sustainability are the watchwords: heating is provided by highly efficient gas boilers, they are insulated to very high levels and are equipped with top quality appliances and features throughout.

Welcome to your Sweetcroft Home – we've been building just for you.



THE ORCHARD

WEST HANNEY • OXFORDSHIRE

Alfred the Great surveys Wantage Market Place

STUNNING BATHROOMS, oak staircases, underfloor heating, integrated *Neff* appliances and a wood-burning stove. These are just some of the features you can expect to find in a Sweetcroft Home.

But what's behind the scenes is also important: we work closely with our architects to ensure that everything we build meets our high standards. We insulate to a very high level to ensure year-round comfort. We install highly efficient gas central heating, which ensures low running costs.

We use traditional and contemporary styling cues in all our properties, designing with natural materials to produce homes which are stunning, exciting and beautifully constructed: as good to live in as they are to look at.

The light, airy interiors are brought into the garden with the use of large windows with both bi-fold and French doors – features which you will want to use as soon as the days are warm enough.

Our kitchens are designed and produced by *Oakwood*, and our contemporary bathrooms and ensuites are supplied by *Vitra* and *Roper Rhodes*. We fit more than the usual range of appliances in most of our houses: instant hot and filtered cold water systems, built-in coffee machine and combination microwave; in the bathrooms we use full-height glass shower panels and rainshower heads to add an extra touch of luxury.

Come and pay us a visit at The Orchard – we're sure you will be thrilled by what you find.



One of our recent properties in Sutton Courtenay, Oxfordshire

The Orchard layout

PLOT 1
Allington House

PLOT 2
Lambourne House

PLOT 3
Blenheim House

PLOT 4
Tydemans Barn

PLOT 5
Merton Barn

PLOT 6
Breedon House

PLOT 7
Ashmead House

PLOT 8
Millers Barn

The house names at The Orchard are all derived from English apple varieties.



Blenheim House

Imposing five-bedroom house in weatherboarding and natural stone

Plentiful living space, including triple aspect drawing room and generous family room

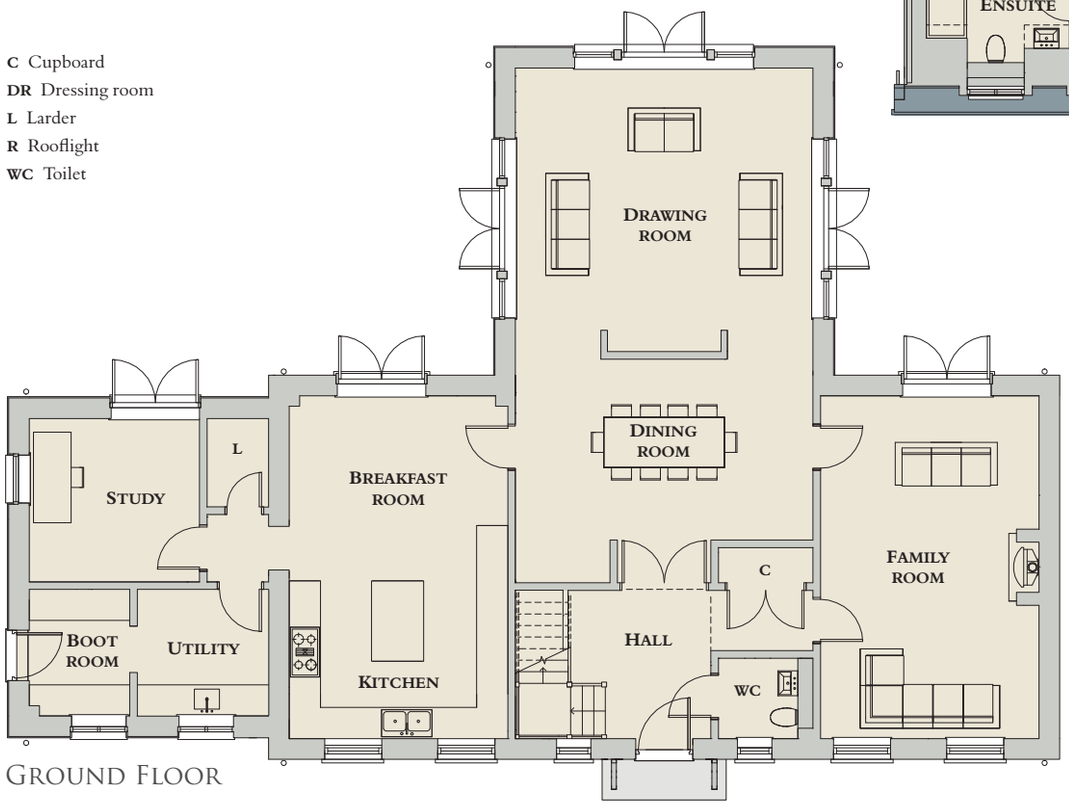
Contemporary kitchen–breakfast room with high-quality integrated appliances

Master bedroom suite includes dressing room with large fitted wardrobes

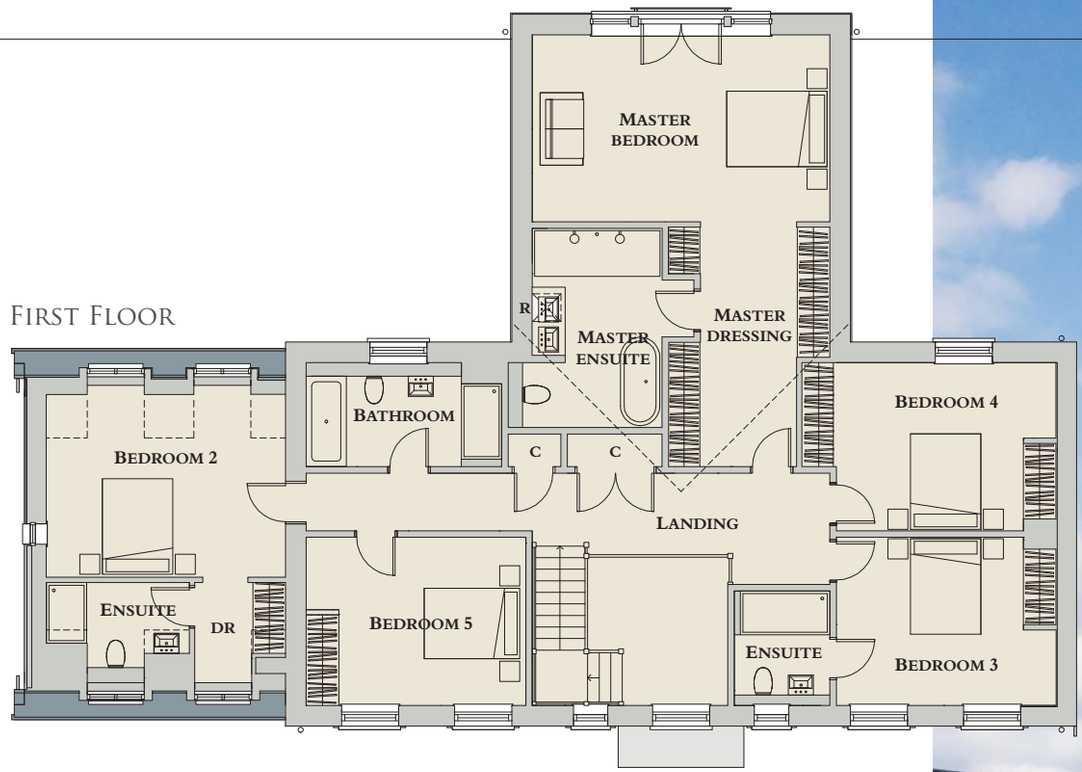
Four further bedrooms, including two ensuites, and family bathroom

Triple garage with generous storage space above

C Cupboard
DR Dressing room
L Larder
R Rooflight
WC Toilet



Ground Floor



First Floor

Interior Dimensions

Drawing room	5970 x 5695 mm	19’ 7” x 18’ 8”
Kitchen/Breakfast room	6870 x 4400 mm	22’ 6” x 14’ 5”
Family room	6870 x 4400 mm	22’ 6” x 14’ 5”
Dining room	5970 x 3650 mm	19’ 7” x 12’ 0”
Study	3440 x 3300 mm	11’ 3” x 10’ 10”
Hall	5970 x 3000 mm	19’ 7” x 9’ 11”
Utility room	2665 x 2570 mm	8’ 9” x 8’ 5”
Master bedroom	5970 x 3760 mm	19’ 7” x 12’ 4”
Master ensuite	3115 x 3950 mm	10’ 3” x 12’ 11”
Master dressing	3330 x 3235 mm	10’ 11” x 10’ 7”
Bedroom 2	4815 x 3860 mm	15’ 9” x 12’ 8”
Bedroom 3	4420 x 3400 mm	14’ 6” x 11’ 2”
Bedroom 4	4420 x 3400 mm	14’ 6” x 11’ 2”
Bedroom 5	4420 x 3400 mm	14’ 6” x 11’ 2”
Bathroom	3940 x 2120 mm	12’ 11” x 6’ 11”



All measurements are maximum dimensions.



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Ashmead House

Traditionally designed, natural stone five-bedroom house

All reception rooms have French doors, including three sets in the drawing room, opening the house up to the garden

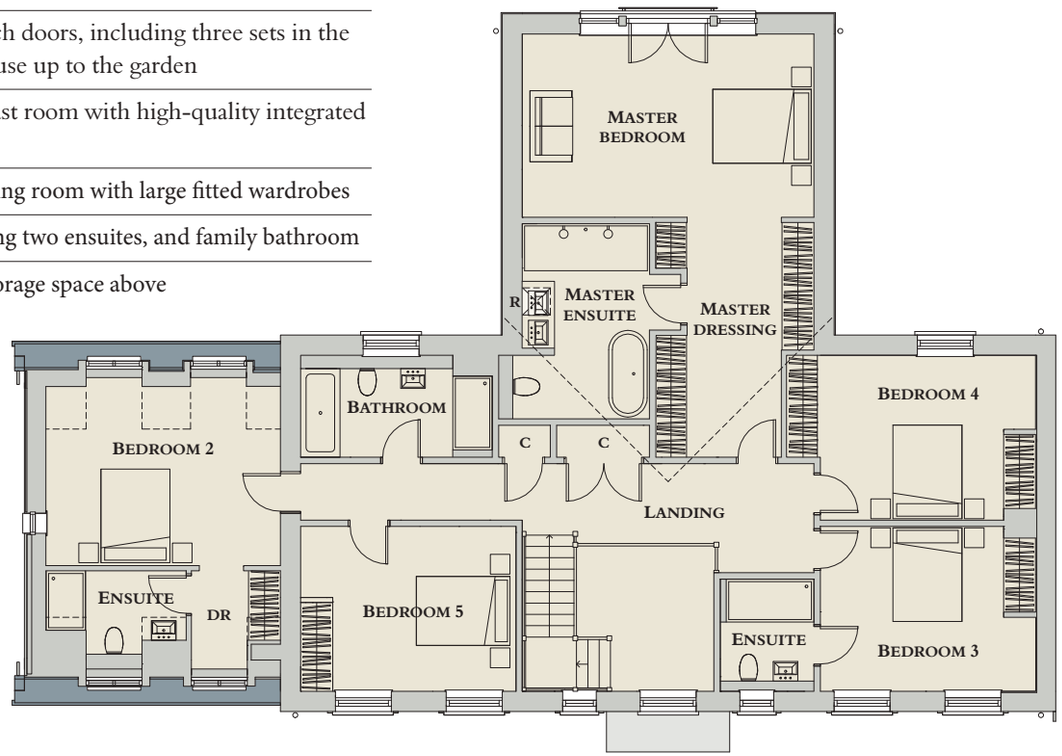
Contemporary kitchen–breakfast room with high-quality integrated appliances

Master bedroom suite has dressing room with large fitted wardrobes

Four further bedrooms, including two ensuites, and family bathroom

Double garage with generous storage space above

First Floor



C Cupboard
DR Dressing room
L Larder
R Rooflight
WC Toilet

Ground Floor





Our stunning bathrooms all have a wow factor.

Interior Dimensions

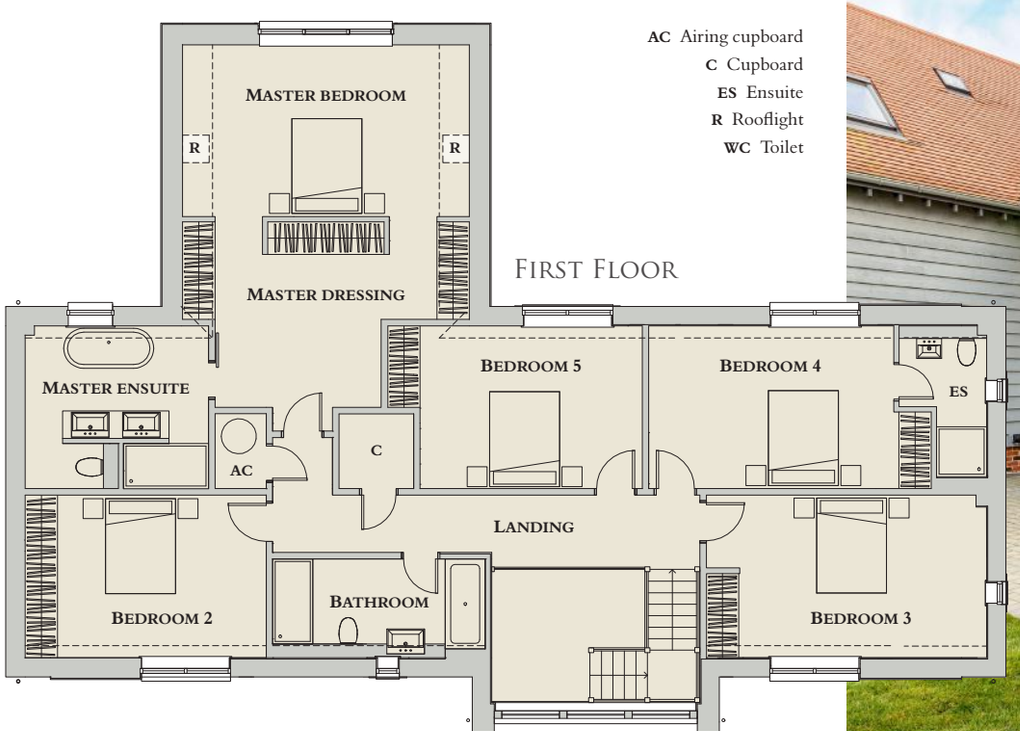
Drawing room	5970 x 5695 mm	19’ 7” x 18’ 8”
Kitchen/Breakfast room	6870 x 4400 mm	22’ 6” x 14’ 5”
Family room	6870 x 4400 mm	22’ 6” x 14’ 5”
Dining room	5970 x 3650 mm	19’ 7” x 12’ 0”
Study	3440 x 3300 mm	11’ 3” x 10’ 10”
Hall	2665 x 2570 mm	8’ 9” x 8’ 5”
Master bedroom	5970 x 3760 mm	19’ 7” x 12’ 4”
Master ensuite	3115 x 3950 mm	10’ 3” x 12’ 11”
Master dressing	3330 x 3235 mm	10’ 11” x 10’ 7”
Bedroom 2	4815 x 3860 mm	15’ 9” x 12’ 8”
Bedroom 3	4420 x 3400 mm	14’ 6” x 11’ 2”
Bedroom 4	4420 x 3400 mm	14’ 6” x 11’ 2”
Bedroom 5	4420 x 3400 mm	14’ 6” x 11’ 2”
Bathroom	3940 x 2120 mm	12’ 11” x 6’ 11”

Merton Barn

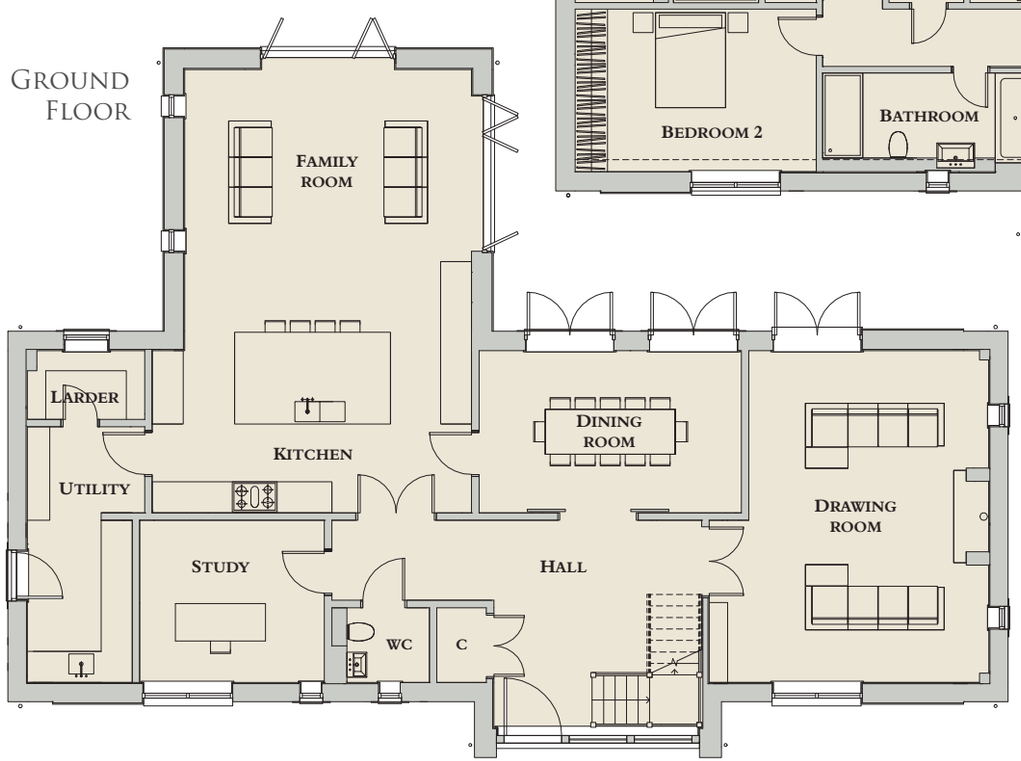
- Beautifully proportioned barn-style design
- Large drawing room with wood burning stove
- Stylish kitchen–family room includes a large island with breakfast bar
- Master bedroom suite, including large dressing room and ensuite bathroom
- Four further bedrooms, including one ensuite, and family bathroom
- Double garage with generous storage space above

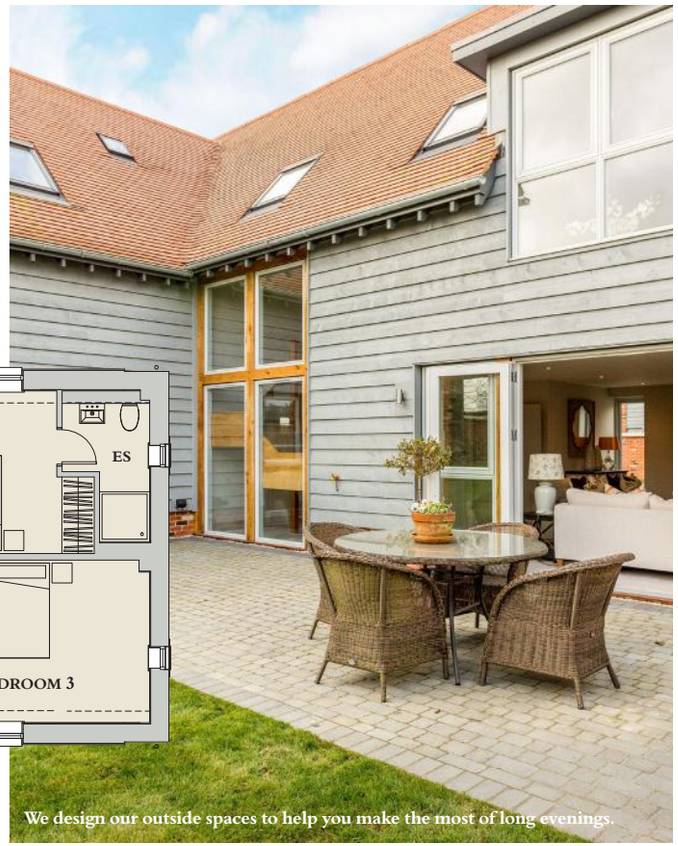
AC Airing cupboard
C Cupboard
ES Ensuite
R Rooflight
WC Toilet

First Floor



Ground Floor




We design our outside spaces to help you make the most of long evenings.

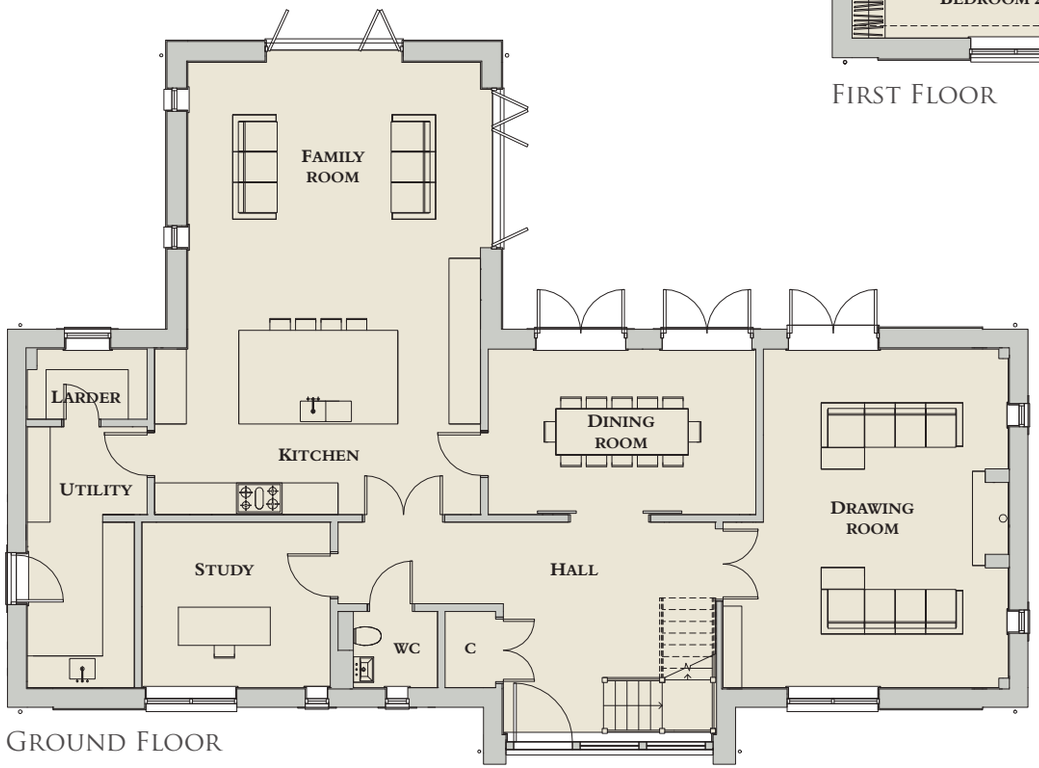
Interior Dimensions

Kitchen	6440 x 4615 mm	21’ 1” x 15’ 2”	**Master bedroom**	5790 x 3840 mm	19’ 0” x 12’ 7”
Family room	5790 x 4665 mm	19’ 0” x 15’ 4”	**Master ensuite**	3720 x 3310 mm	12’ 2” x 10’ 10”
Drawing room	6690 x 5645 mm	21’ 11” x 18’ 6”	**Master dressing**	5790 x 4230 mm	19’ 0” x 13’ 10”
Dining room	5250 x 3295 mm	17’ 3” x 10’ 10”	**Bedroom 2**	4875 x 3310 mm	16’ 0” x 10’ 10”
Study	3745 x 3295 mm	12’ 3” x 10’ 10”	**Bedroom 3**	3870 x 3310 mm	12’ 8” x 10’ 10”
Hall	7450 x 4195 mm	24’ 5” x 13’ 9”	**Bedroom 4**	4370 x 3310 mm	14’ 4” x 10’ 10”
Utility room	5165 x 2150 mm	16’ 11” x 7’ 1”	**Bedroom 5**	4470 x 3310 mm	14’ 8” x 10’ 10”
			Bathroom	2000 x 4250 mm	6’ 7” x 13’ 11”

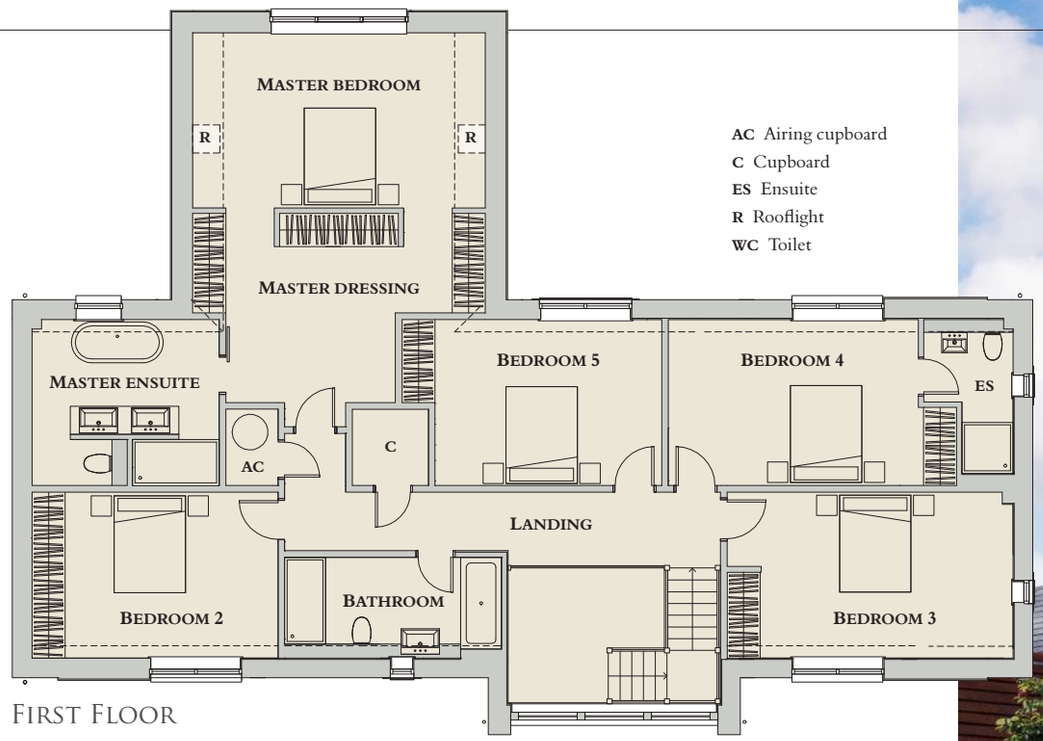
All measurements are maximum dimensions.

Breedon House

- Spectacular, full-height glazed entrance
- Generously-sized drawing room with wood burner
- Light, airy family space with doors opening out onto the garden
- Stylish, contemporary kitchen with high quality integrated appliances
- Master bedroom suite, including large dressing room and ensuite bathroom
- Four further bedrooms, including one ensuite, and family bathroom
- Double garage with generous storage space above



Ground Floor



First Floor

AC Airing cupboard
C Cupboard
ES Ensuite
R Rooflight
WC Toilet

Interior Dimensions

Drawing room	6690 x 5645 mm	21’ 11” x 18’ 6”
Kitchen/Family room	9280 x 6440 mm	30’ 5” x 21’ 1”
Dining room	5250 x 3295 mm	17’ 3” x 10’ 10”
Study	3745 x 3295 mm	12’ 3” x 10’ 10”
Hall	7450 x 4195 mm	24’ 5” x 13’ 9”
Utility room	5165 x 2150 mm	16’ 11” x 7’ 1”
Master bedroom	5790 x 3840 mm	19’ 0” x 12’ 7”
Master ensuite	3720 x 3310 mm	12’ 2” x 10’ 10”
Master dressing	5790 x 4230 mm	19’ 0” x 13’ 10”
Bedroom 2	4875 x 3310 mm	16’ 0” x 10’ 10”
Bedroom 3	3870 x 3310 mm	12’ 8” x 10’ 10”
Bedroom 4	4370 x 3310 mm	14’ 4” x 10’ 10”
Bedroom 5	4470 x 3310 mm	14’ 8” x 10’ 10”
Bathroom	2000 x 4250 mm	6’ 7” x 13’ 11”



All measurements are maximum dimensions.



Computer generated image



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Tydemans Barn

Lovely, light living space, with two sets of doors to the garden

Elegant, contemporary kitchen with a good range of integrated appliances

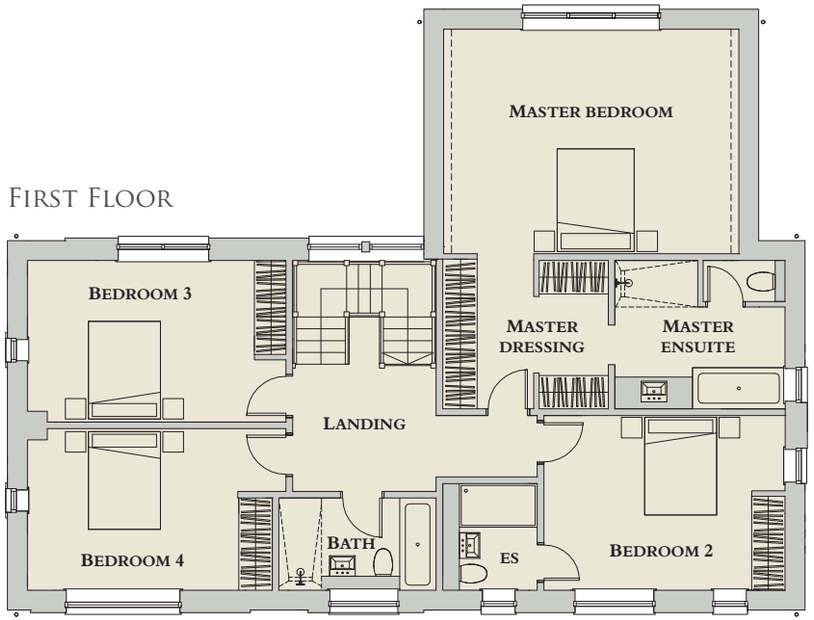
Large drawing room features a woodburner and opens onto the garden

Master bedroom suite and three further bedrooms, including one ensuite, and family bathroom

Double garage with generous storage space above

C Cupboard
ES Ensuite
WC Toilet

First Floor



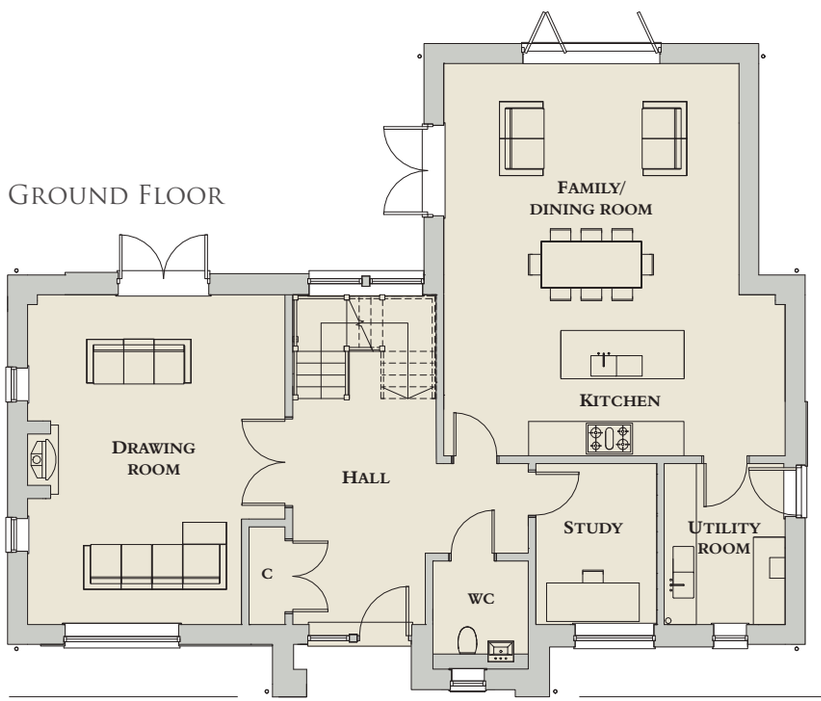
Interior Dimensions

Drawing room	6465 x 5070 mm	21’ 2” x 17’ 7”
Kitchen	6690 x 3100 mm	21’ 11” x 10’ 2”
Family/Dining room	4500 x 5790 mm	14’ 9” x 19’ 0”
Hall	6465 x 4490 mm	21’ 2” x 14’ 9”
Study	3180 x 2540 mm	10’ 5” x 8’ 4”
Utility room	3180 x 2400 mm	10’ 5” x 7’ 10”
Master bedroom	5790 x 4220 mm	19’ 0” x 13’ 10”
Master ensuite	3360 x 2940 mm	11’ 0” x 9’ 8”
Bedroom 2	4215 x 3450 mm	13’ 10” x 11’ 2”
Bedroom 3	3765 x 3180 mm	12’ 4” x 10’ 5”
Bedroom 4	3765 x 3195 mm	12’ 4” x 10’ 6”
Bathroom	2420 x 2125 mm	7’ 11” x 7’ 0”



Garford House, recently completed at Church Farm, West Hanney.

Ground Floor



Measurements are maximum dimensions.

Lambourne House

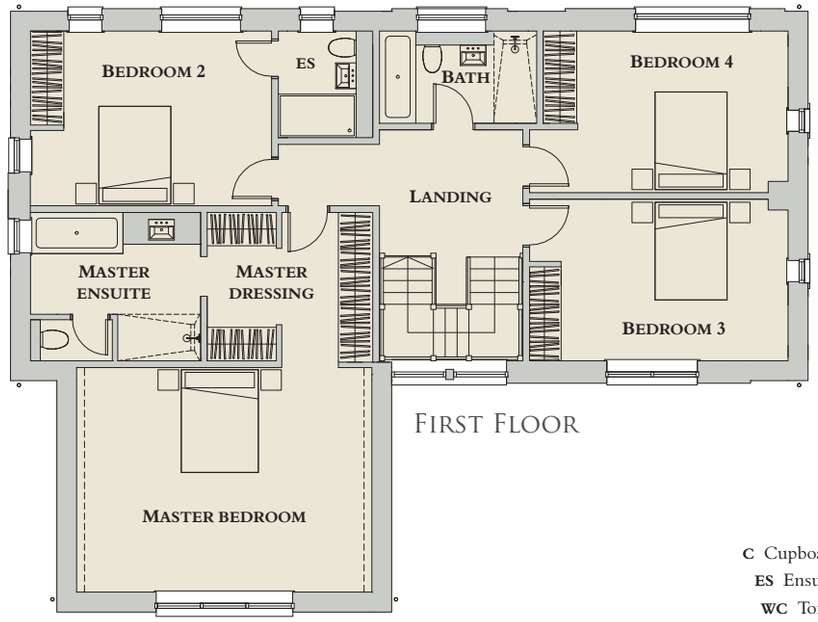
Contemporary barn-style house in stone and weatherboarding

Flexible family space with wonderful large windows, and doors opening onto the garden

Elegant, contemporary kitchen with high-quality integrated appliances

Master bedroom suite and three further bedrooms, including one ensuite, and family bathroom

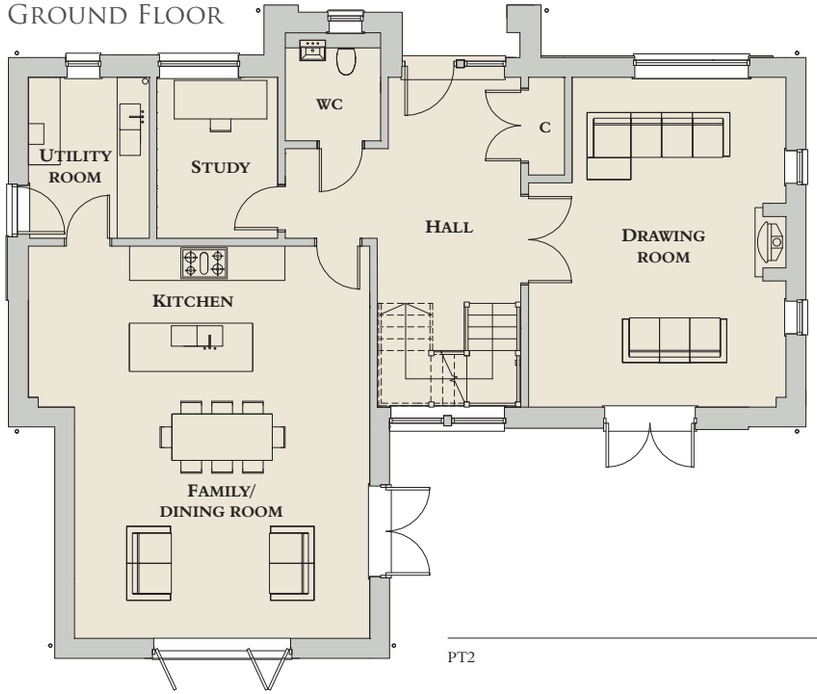
Double garage with generous storage space above



First Floor

C Cupboard
ES Ensuite
WC Toilet

Ground Floor



Interior Dimensions

Drawing room	6465 x 5070 mm	21’ 2” x 17’ 7”
Kitchen	6690 x 3100 mm	21’ 11” x 10’ 2”
Family/Dining room	4500 x 5790 mm	14’ 9” x 19’ 0”
Hall	6465 x 4490 mm	21’ 2” x 14’ 9”
Study	3180 x 2540 mm	10’ 5” x 8’ 4”
Utility room	3180 x 2400 mm	10’ 5” x 7’ 10”
Master bedroom	5790 x 4220 mm	19’ 0” x 13’ 10”
Master ensuite	3360 x 2940 mm	11’ 0” x 9’ 8”
Bedroom 2	4215 x 3450 mm	13’ 10” x 11’ 2”
Bedroom 3	3765 x 3180 mm	12’ 4” x 10’ 5”
Bedroom 4	3765 x 3195 mm	12’ 4” x 10’ 6”
Bathroom	2420 x 2125 mm	7’ 11” x 7’ 0”

Timber Barn, part of the neighbouring development at Church Farm, West Hanney.

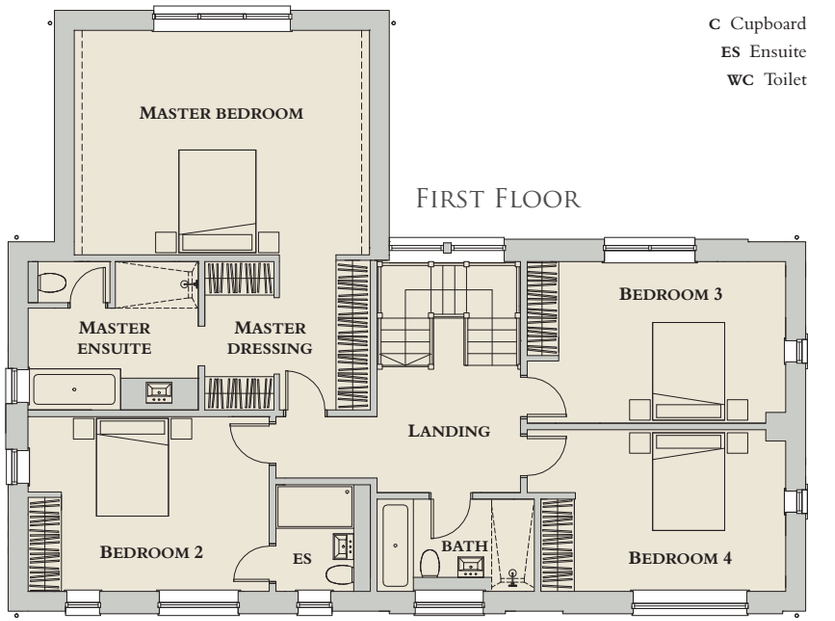




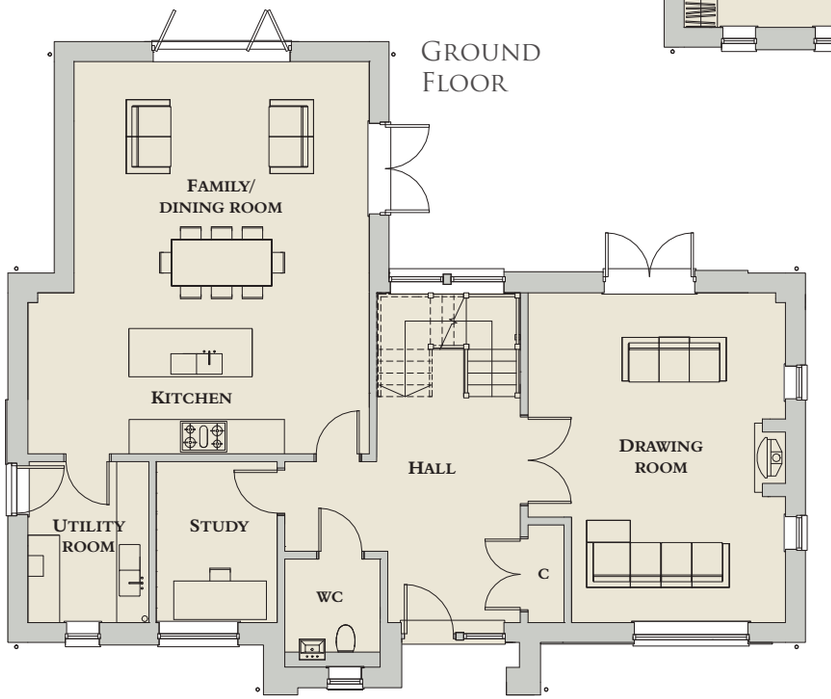
Allington House

- Contemporary, barn-style design
- Generously-sized drawing room with wood burner
- Drawing room and family room have large doors opening out onto the garden
- Stylish, contemporary kitchen with high quality integrated appliances
- Master bedroom suite and three further bedrooms, including one ensuite, and family bathroom
- Double garage with generous storage space above

C Cupboard
ES Ensuite
WC Toilet



First Floor



Ground Floor

Interior Dimensions

Drawing room	6465 x 5070 mm	21’ 2” x 17’ 7”
Kitchen	6690 x 3100 mm	21’ 11” x 10’ 2”
Family/Dining room	4500 x 5790 mm	14’ 9” x 19’ 0”
Hall	6465 x 4490 mm	21’ 2” x 14’ 9”
Study	3180 x 2540 mm	10’ 5” x 8’ 4”
Utility room	3180 x 2400 mm	10’ 5” x 7’ 10”
Master bedroom	5790 x 4220 mm	19’ 0” x 13’ 10”
Master ensuite	3360 x 2940 mm	11’ 0” x 9’ 8”
Bedroom 2	4215 x 3450 mm	13’ 10” x 11’ 2”
Bedroom 3	3765 x 3180 mm	12’ 4” x 10’ 5”
Bedroom 4	3765 x 3195 mm	12’ 4” x 10’ 6”
Bathroom	2420 x 2125 mm	7’ 11” x 7’ 0”

All measurements are maximum dimensions.

Millers Barn

Five bedroom house with spectacular, full-height glazed entrance screen

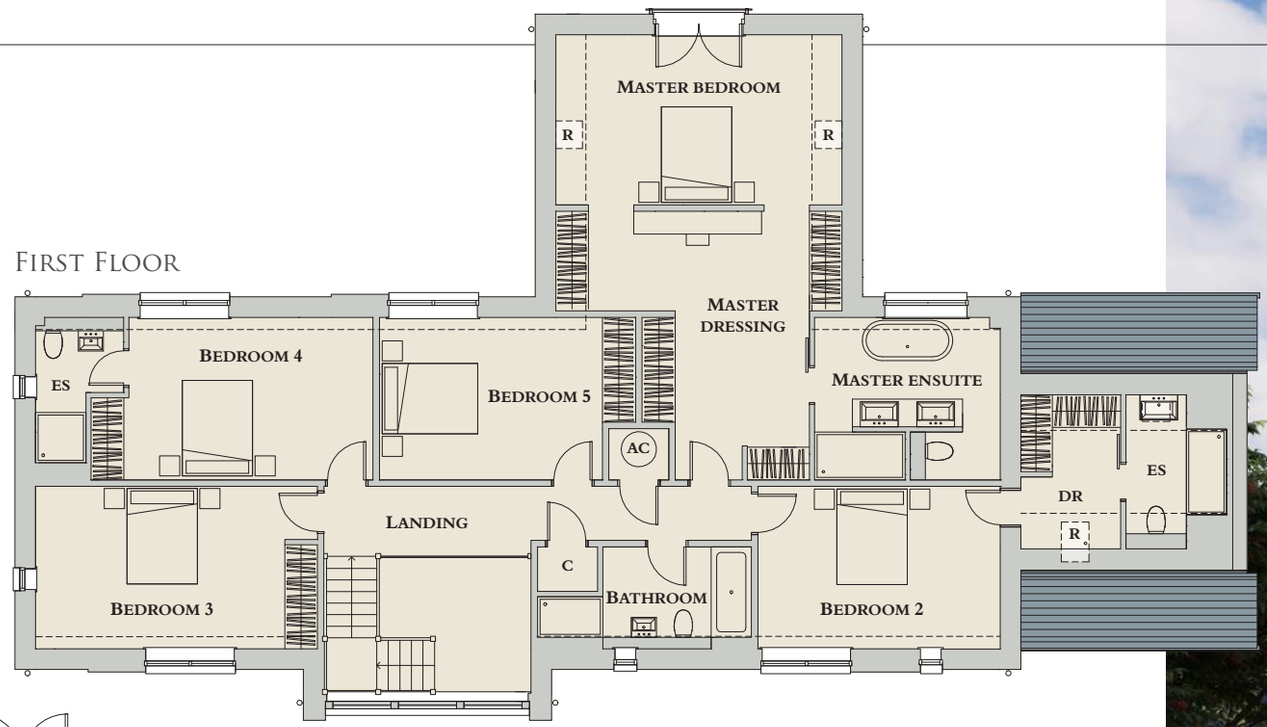
Large, airy family space, opening out onto the garden on three sides

Stylish, large contemporary kitchen with high quality integrated appliances and a large island

Master bedroom suite with generous dressing room, four further bedrooms, two of which are ensuite, and family bathroom

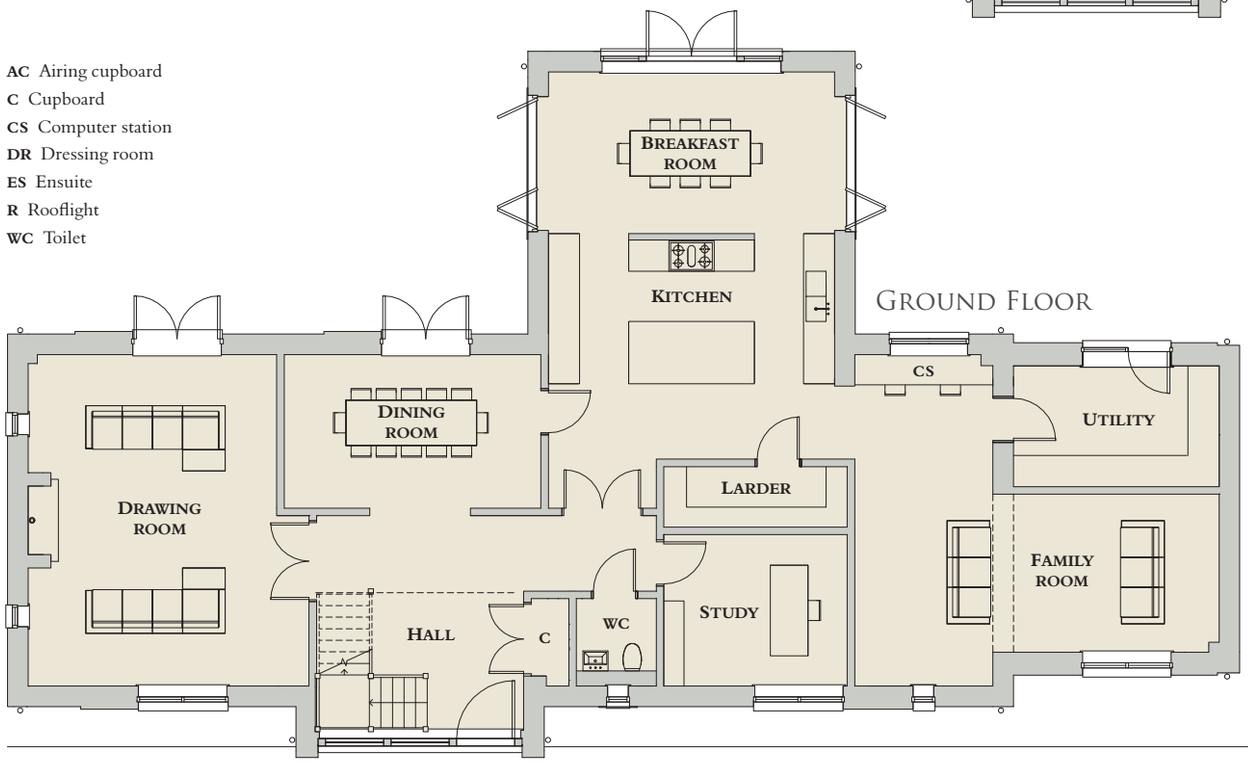
Triple garage with generous storage space above

First Floor



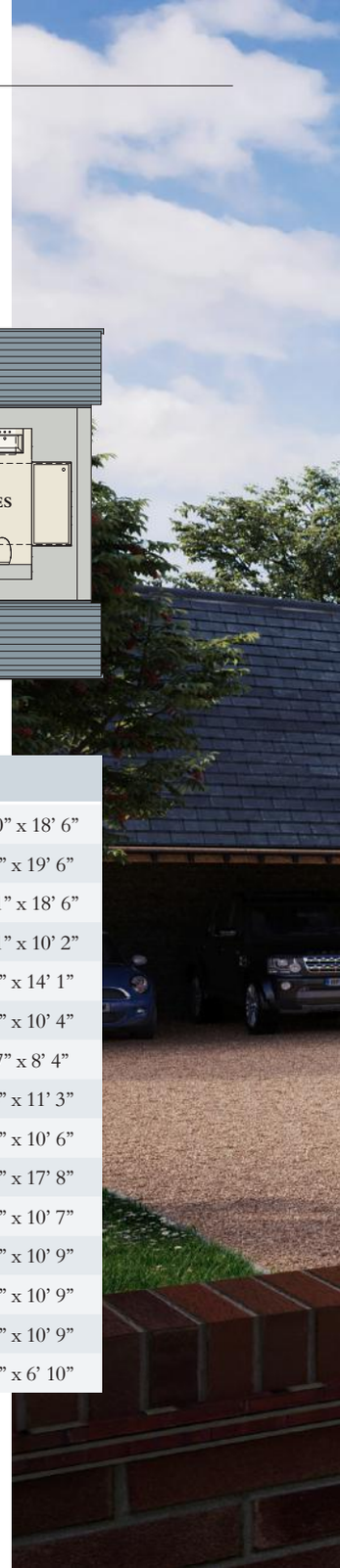
AC Airing cupboard
C Cupboard
CS Computer station
DR Dressing room
ES Ensuite
R Rooflight
WC Toilet

Ground Floor



Interior Dimensions

Drawing room	6645 x 5640 mm	21’ 10” x 18’ 6”
Kitchen/Breakfast room	7180 x 5945 mm	23’ 7” x 19’ 6”
Family room	7300 x 6645 mm	23’ 11” x 18’ 6”
Dining room	5160 x 3105 mm	16’ 11” x 10’ 2”
Hall	6815 x 4300 mm	22’ 4” x 14’ 1”
Study	3700 x 3060 mm	12’ 2” x 10’ 4”
Utility room	4140 x 2450 mm	13’ 7” x 8’ 4”
Master bedroom	5385 x 3425 mm	17’ 8” x 11’ 3”
Master ensuite	3735 x 3195 mm	12’ 3” x 10’ 6”
Master dressing	5385 x 5385 mm	17’ 8” x 17’ 8”
Bedroom 2	4875 x 3220 mm	16’ 0” x 10’ 7”
Bedroom 3	5600 x 3285 mm	18’ 4” x 10’ 9”
Bedroom 4	4975 x 3285 mm	16’ 4” x 10’ 9”
Bedroom 5	4450 x 3285 mm	14’ 7” x 10’ 9”
Bathroom	4310 x 2080 mm	14’ 2” x 6’ 10”



All measurements are maximum dimensions. PT8



Computer generated image

Specifications

Kitchen & Utility

A choice of modern or period style kitchen, with *Silestone* or oak worktops and ceramic or flagstone flooring.

Built in *Neff* appliances including two single ovens, combination oven/ microwave, dishwasher, induction hob, cooker hood, fridge, freezer, coffee machine, instant hot water tap, waste disposal and recycling bins.

All of the above can be varied to the purchaser's requirements, subject to stage of construction.

Bathrooms and Ensuites

White sanitaryware by *Vitra* with *Stream* chrome fittings by *Roper Rhodes* Vanity unit in master bedroom ensuite • Mains pressure showers with glass panels in all wet rooms • Underfloor heating, chrome heated ladder towel rails and wall-mounted mirrors in all bathrooms and ensuites • Ceramic tiling on all floors and some walls

All of the above can be varied to the purchaser's requirements, subject to stage of construction.

Interior finishes

Continental high quality factory finished windows • Timber staircase finished in oak with square balustrades • Period style internal doors with stainless steel furniture • Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting • Deep skirting and architraves to our own pattern throughout • Open slatted shelving in airing cupboards • Shelving in larder

Electrical and Heating

Highly efficient underfloor gas central heating on ground floors and radiators on first floors, with large hot water storage facilities • Fireplace with *Firebelly* wood-burning stove • LED lighting throughout • Cat 6 wiring • Full satellite installation • TV and satellite points in living room, kitchen/family room and bedrooms

External finishes

External lights • Turfed and landscaped gardens with patios • Double or triple garage with generous storage above • External tap

Peace of Mind

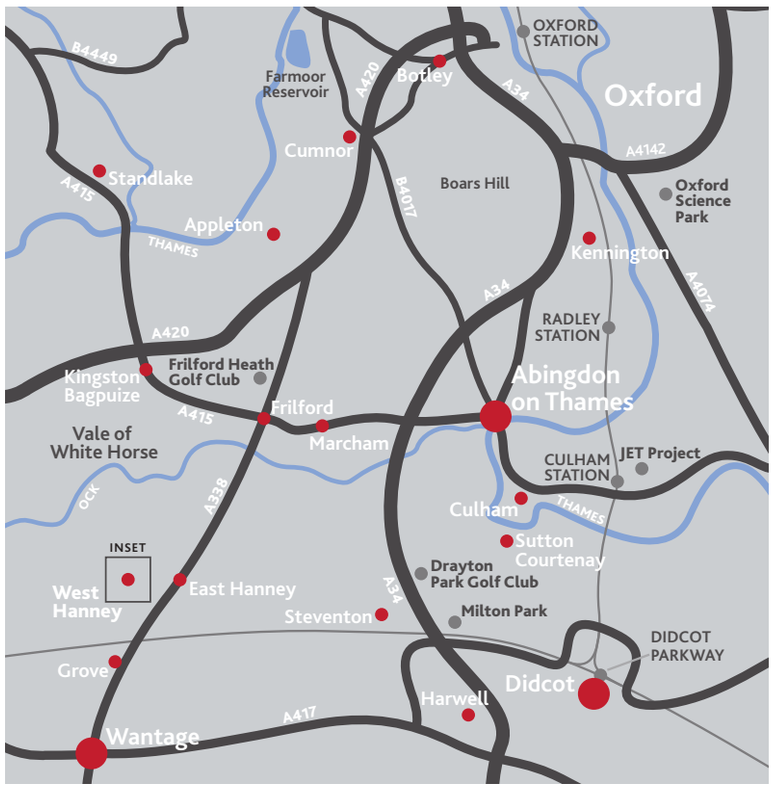
Wiring for alarm system • Hardwired smoke alarms with battery backup Plumbing for water softener • 10-year LABC warranty





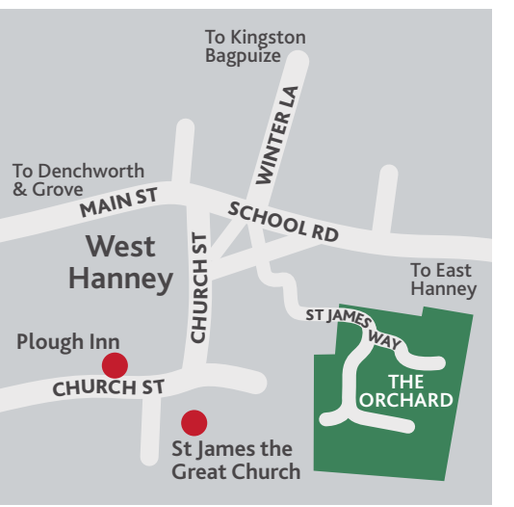
The kitchen and living room of Timber Barn, part of our recent development at Church Farm, West Hanney.

Viewings and Enquiries



The Orchard

St James Way, West Hanney,
Wantage, Oxfordshire OX12 0FN



Please contact the Selling Agents with any enquiries and to arrange a viewing at Church Farm.

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LAND • NEW HOMES

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SWEETCROFT

OXFORD