The Heath

FRILFORD • OXFORDSHIRE

SWEETCROFT

OXFORD

Clockwise from right: The riverside at Abingdon on Thames; award-winning Bothy Vineyard is only a mile from The Heath and is the oldest vineyard in Oxfordshire; the world famous city of Oxford is just 20 minutes' drive from The Heath; beautiful White Horse Hill near Uffington lends its name to the area.









FRILFORD HEATH lies between the River Thames and the River Ock, at the eastern end of the Vale of White Horse. This mainly agricultural area is criss-crossed by the streams and brooks feeding the Ock, which joins the Thames at Abingdon.

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

Frilford Heath Golf Club is a Championship Course covering five hundred acres of beautiful heathland, and hosts significant events such as qualifying rounds for the British Open.

THE HEATH is a significant new development of just five substantial, five and six bedroom homes which sit in a prominent location adjacent to the Golf Club entrance.

These beautiful homes are designed to be different: with well-proportioned entertaining and family spaces and extensive gardens, they provide all the space and facilities you need, with top quality appliances and features throughout.

Come and experience the Sweetcroft difference.



THE HEATH

FRILFORD HEATH · OXFORDSHIRE

FIVE HUNDRED ACRES of undulating Oxfordshire heathland, covered with pine woods and heather, three Championship courses of over 6000 yards each and one of England's Top 100 courses: Frilford Heath golf club is truly a golf lover's paradise.

THE HEATH sits directly adjacent to the course entrance in a prominent position on land formerly owned by the club. The location is very convenient for many of the high quality public schools in the Oxford and Abingdon area, including Chandlings, Abingdon School, Radley College, Cokethorpe School and The Dragon School. Nearby stations include Didcot Parkway, Oxford Parkway and Oxford Station, which serve London, Birmingham and Bristol direct. The A34 is 3 miles away and links to the M4 and M40.



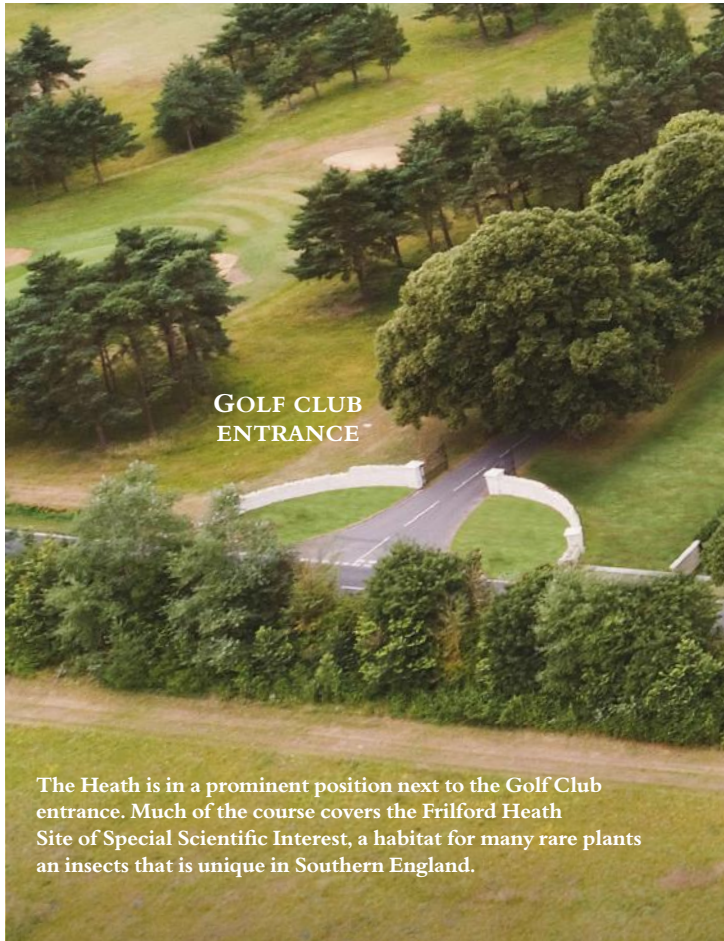
The Red Course



The welcoming Clubhouse has a first class restaurant and bars



Frilford Heath's beautiful landscaping extends to 500 acres



The Heath is in a prominent position next to the Golf Club entrance. Much of the course covers the Frilford Heath Site of Special Scientific Interest, a habitat for many rare plants an insects that is unique in Southern England.



Early morning sunshine on the Red Course

Gross Internal Floor Areas

	GROUND FLOOR	FIRST FLOOR	GARAGE	TOTAL
Moor Park	236.64 sq m	236.64 sq m	55.44 sq m	**528.72 sq m**
	2547 sq ft	2547 sq ft	597 sq ft	**5691 sq ft**
Sandy Lodge	209.32 sq m	185.55 sq m	55.44 sq m	**450.31 sq m**
	2253 sq ft	1997 sq ft	597 sq ft	**4847 sq ft**
Tadmarton	209.80 sq m	185.55 sq m	55.44 sq m	**451.46 sq m**
	2258 sq ft	1997 sq ft	597 sq ft	**4859 sq ft**
Ferndown	209.32 sq m	185.55 sq m	55.44 sq m	**450.31 sq m**
	2253 sq ft	1997 sq ft	597 sq ft	**4847 sq ft**
Bearwood	240.8 sq m	240.8 sq m	55.44 sq m	**537.04 sq m**
	2592 sq ft	2592 sq ft	597 sq ft	**5781 sq ft**

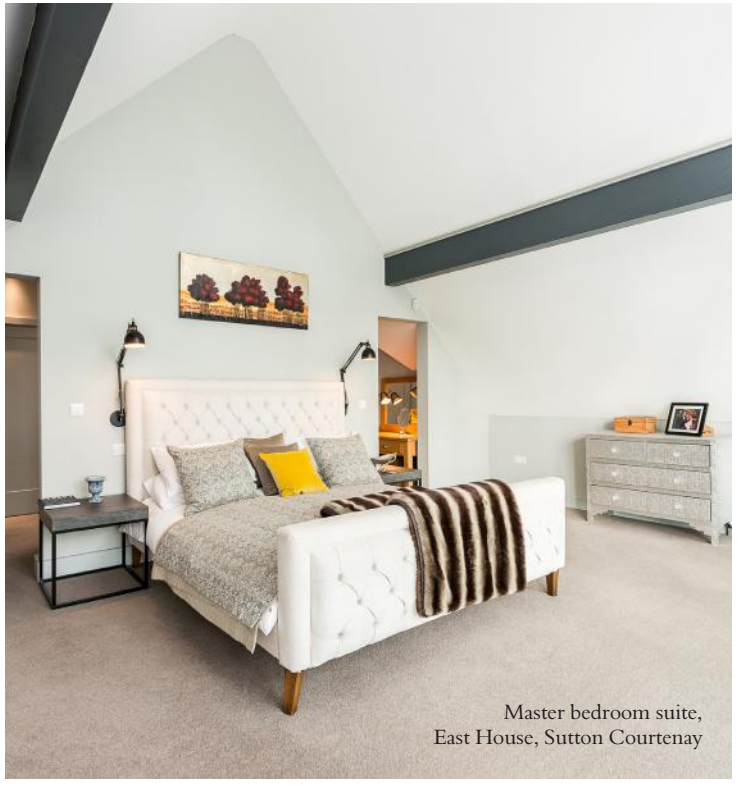
All areas are approximate.



Computer generated photomontage

UNDERSTATED ELEGANCE and beautiful spaces, indoors and outdoors – these are what lift a Sweetcroft Home above the norm.

We understand what our purchasers are looking for in a house and aim to exceed those wishes on every level, creating desirable homes that excite and inspire from the moment you cross the threshold. Spectacular bathrooms, sleek kitchens and a lovely environment make our homes as good to live in as they are to look at.

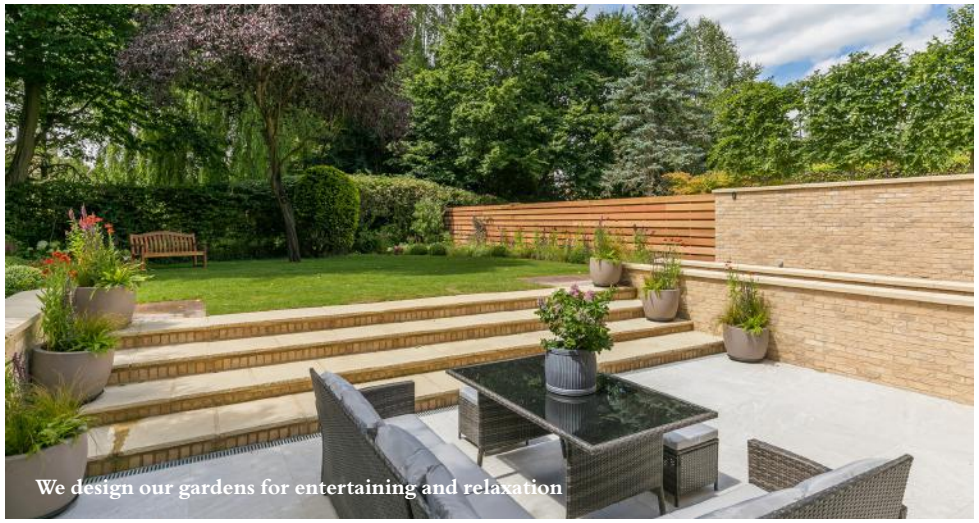


Master bedroom suite,
East House, Sutton Courtenay





Spectacular family space at Raleigh House, North Oxford



We design our gardens for entertaining and relaxation

Fantastic spaces for each aspect of life: we put as much care into designing the bedrooms and garden as we do into the main family spaces.



Our cosy drawing rooms feature a wood burner



Computer generated image





Moor Park

THE HEATH · FRILFORD

An imposing, six-bedroom neo-Georgian house in mellow buff brick

Spacious, west-facing family space and dining room both open onto the garden

Well equipped kitchen–breakfast room with high-quality integrated appliances

Master suite includes dressing room with extensive fitted wardrobes

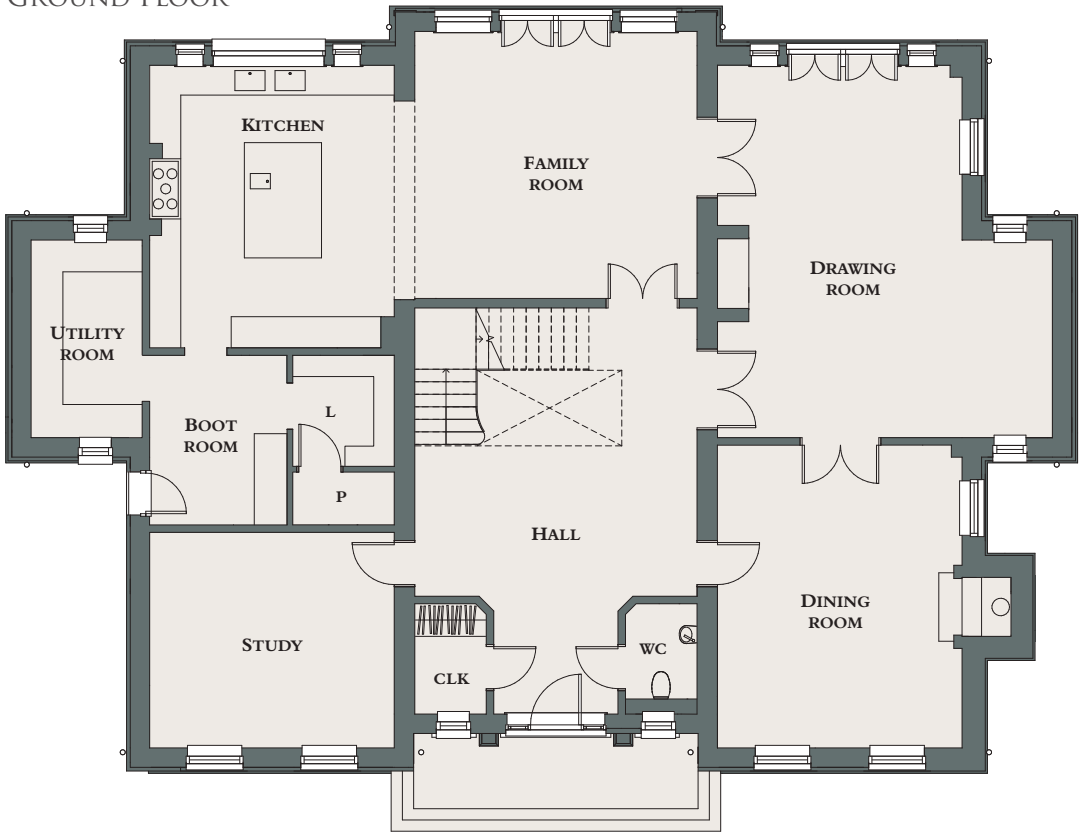
Five further bedrooms, with three ensuites, and family bathroom

Moor Park – ground floor

Drawing room	7430 x 6820 mm	24’ 6” x 19’11
Kitchen	5635 x 5020 mm	18’ 8” x 16’ 2”
Family room	5630 x 5325 mm	19’ 10” x 17’ 8”
Dining room	6040 x 5020 mm	19’ 11” x 16’ 2”
Study	5020 x 4300 mm	16’ 2” x 14’ 3”
Hall	5750 x 5630 mm	19’ 10” x 19’ 0”
Utility room	3940 x 2210 mm	7’ 6” x 6’ 9”
Boot room	3380 x 2790 mm	7’ 6” x 9’ 2”

CLK Cloakroom
L Larder
P Plant room
WC Toilet

Ground Floor





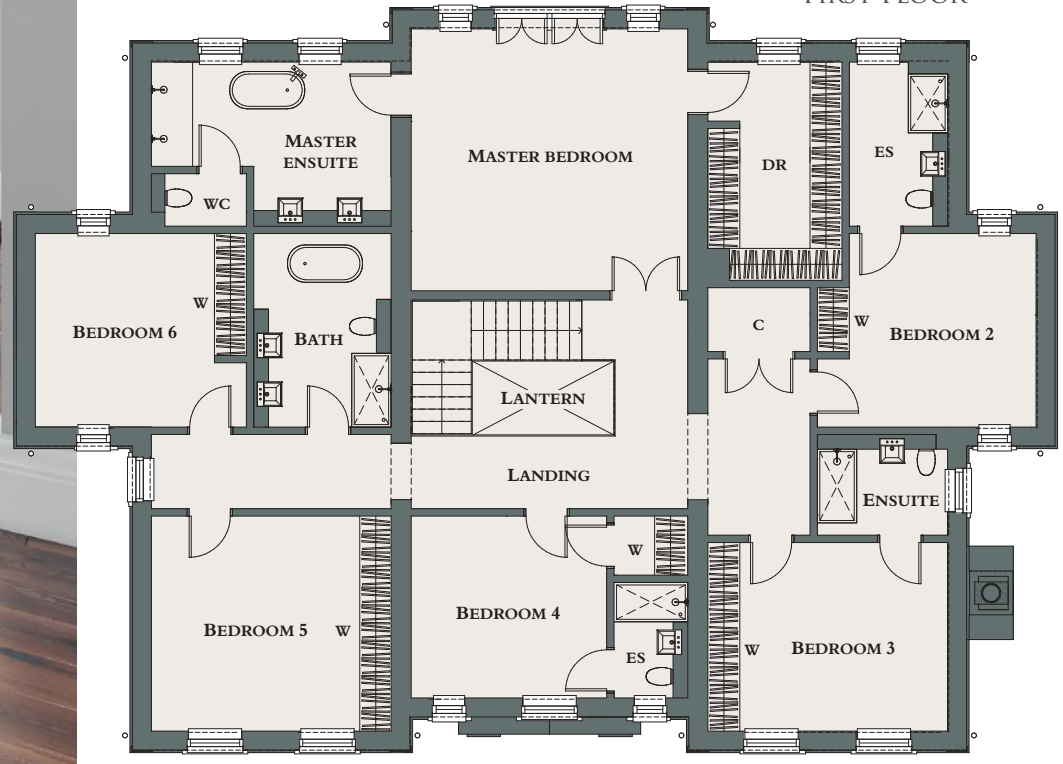


Moor Park – first floor

Master bedroom	5630 x 5320 mm	18’ 7” x 17’ 7”
Master ensuite	5020 x 3340 mm	16’ 2” x 11’ 1”
Master dressing	4440 x 2870 mm	14’ 9” x 9’ 1”
Bedroom 2	4450 x 3940 mm	14’ 9” x 11’ 1”
Bedroom 2 ensuite	3340 x 2000 mm	11’ 1” x 6’ 10”
Bedroom 3	5020 x 2835 mm	16’ 2” x 12’ 10”
Bedroom 4	3980 x 3700 mm	13’ 3” x 12’ 4”
Bedroom 5	5020 x 4375 mm	16’ 2” x 14’ 6”
Bedroom 6	4295 x 3940 mm	14’ 3” x 11’ 1”
Bathroom	3940 x 2940 mm	11’ 1” x 9’ 4”

C Cupboard
DR Master dressing room
ES Ensuite
W Wardrobe
WC Toilet

First Floor



All measurements are maximum dimensions.



Computer generated image





Sandy Lodge

THE HEATH · FRILFORD

A substantial five-bedroom house in warm red brick

Dining room and family room open onto the garden through bi-fold doors

Generous farmhouse-style kitchen with a large range of integrated appliances

Master bedroom ensuite features double, wet room-style shower

Four further bedrooms with fitted wardrobes, including two ensuites



GROUND FLOOR

SANDY LODGE – GROUND FLOOR

Drawing room	7105 x 4615 mm	23’ 6” x 15’ 4”
Kitchen	6360 x 4615 mm	21’ 0” x 15’ 4”
Family room	5880 x 4990 mm	18’ 6” x 16’ 6”
Dining room	6360 x 4615 mm	21’ 0” x 15’ 4”
Study	4615 x 3205 mm	15’ 4” x 10’ 8”
Hall	5880 x 5255 mm	18’ 6” x 17’ 5”
Utility/Boot room	3750 x 3085 mm	13’ 1” x 7’ 5”
Larder	1950 x 1380 mm	7’ 1” x 6’ 7”

CLK Cloakroom
L Larder
P Plant room
WC Toilet

All measurements are maximum dimensions.

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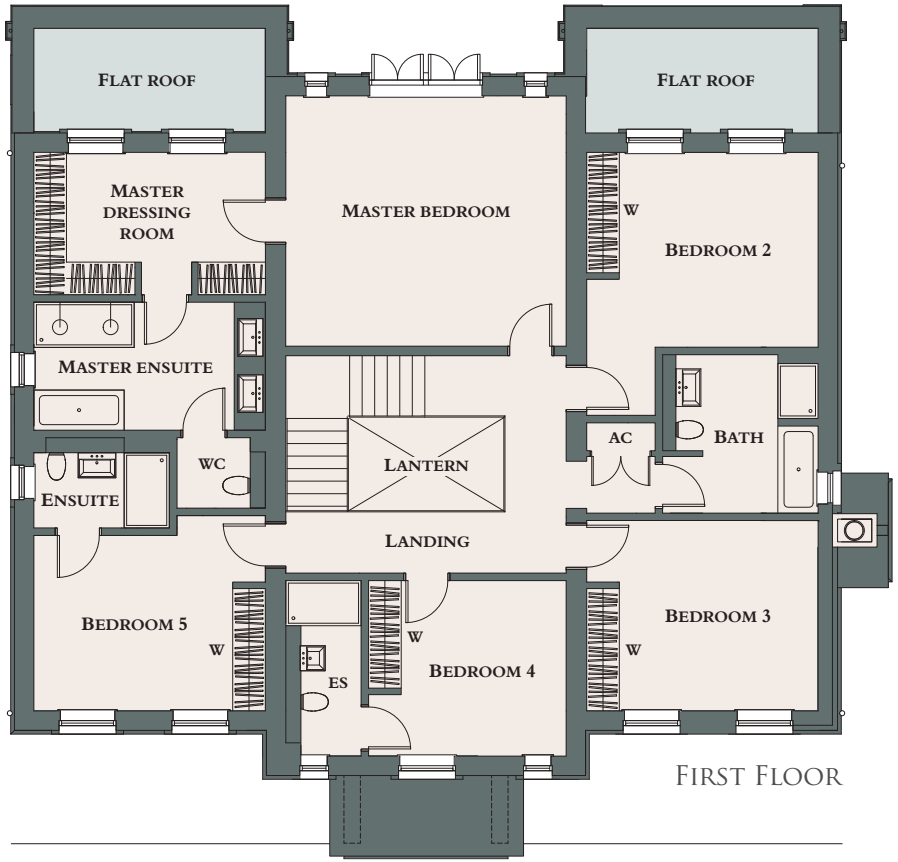




SANDY LODGE – FIRST FLOOR

Master bedroom	5880 x 4995 mm	18’ 6” x 16’ 6”
Master ensuite	4615 x 4105 mm	15’ 4” x 13’ 7”
Master dressing	4615 x 2840 mm	15’ 4” x 9’ 6”
Bedroom 2	5245 x 4615 mm	17’ 4” x 15’ 4”
Bedroom 3	4615 x 3800 mm	15’ 4” x 12’ 7”
Bedroom 4	4085 x 3500 mm	13’ 1” x 12’ 0”
Bedroom 5	4615 x 3895 mm	15’ 4” x 10’ 10”
Bathroom	3160 x 3100 mm	10’ 6” x 10’ 4”

AC Airing cupboard
ES Ensuite
W Wardrobe
WC Toilet



FIRST FLOOR



Tadmarton

THE HEATH · FRILFORD

- Impressive mellow buff brick property with five spacious bedrooms
- Plentiful living space, including comfortable drawing room and generous family room
- Stylish kitchen–breakfast room with high-quality integrated appliances
- Master bedroom suite includes large, fitted dressing room
- Four further bedrooms with fitted wardrobes, including two ensuites





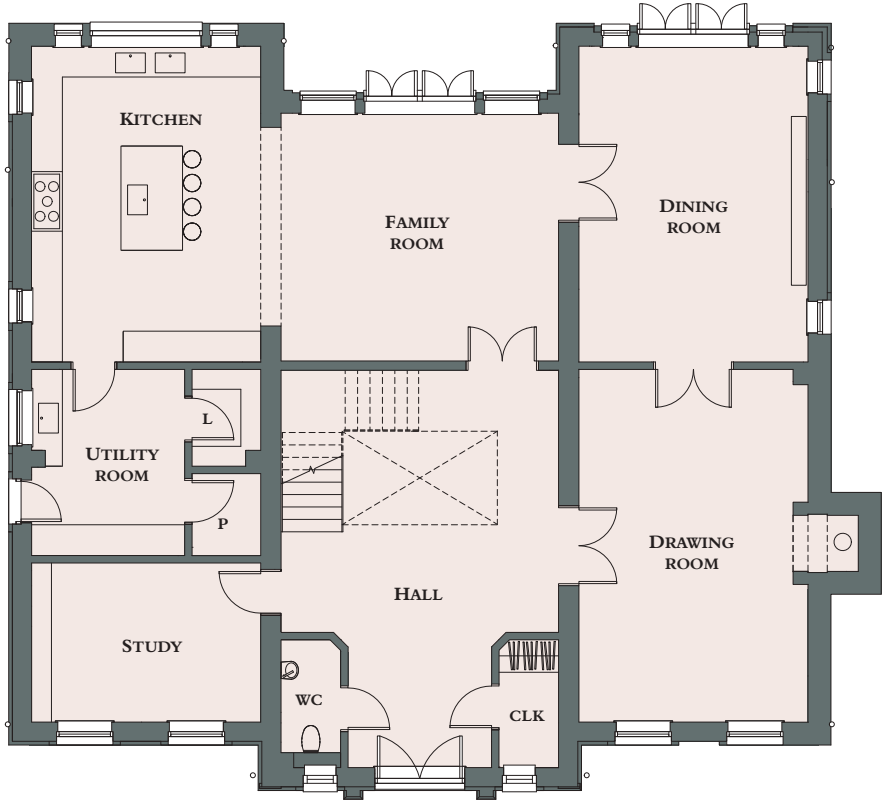
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Tadmarton – ground floor

Drawing room	7105 x 4615 mm	23’ 6” x 15’ 4”
Kitchen	6335 x 4615 mm	21’ 0” x 15’ 4”
Family room	5880 x 5045 mm	18’ 6” x 16’ 8”
Dining room	6335 x 4615 mm	21’ 0” x 15’ 4”
Study	4615 x 3205 mm	15’ 4” x 10’ 8”
Hall	5880 x 5275 mm	19’ 4” x 17’ 5”
Utility room	3750 x 3085 mm	12’ 6” x 10’ 3”
Larder	1940 x 1380 mm	6’ 6” x 4’ 7”

CLK Cloakroom
L Larder
P Plant room
WC Toilet

Ground Floor





The stunning master ensuite at one of our recent properties in North Oxford is typical of the design and quality of all our bathrooms.

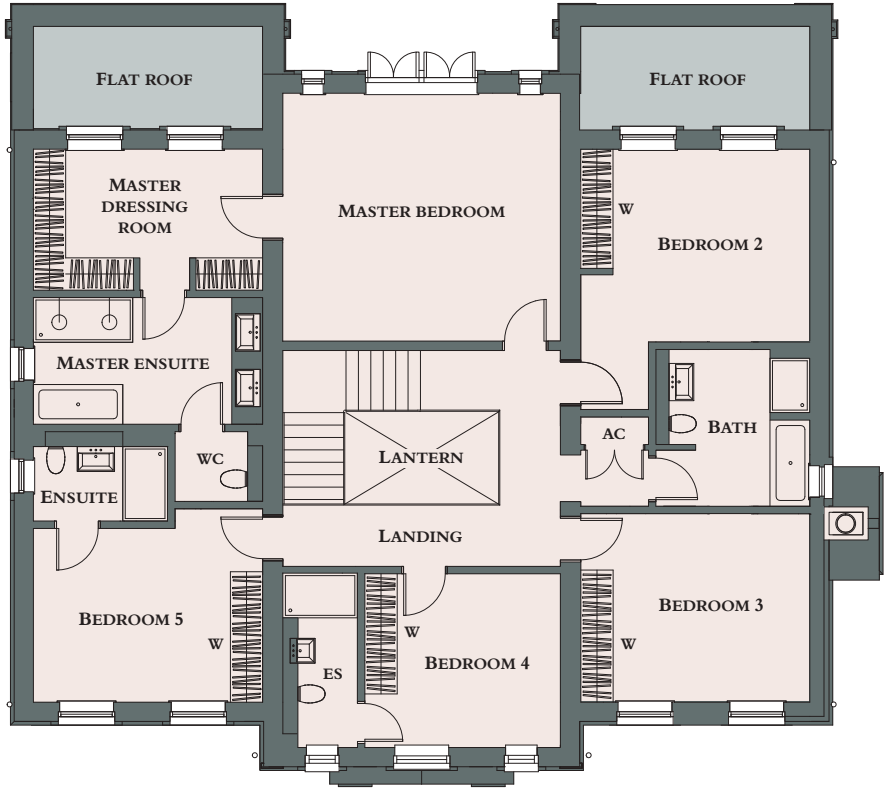


Tadmarton – first floor

Master bedroom	5880 x 5045 mm	18’ 6” x 16’ 5”
Master ensuite	4615 x 4105 mm	15’ 3” x 13’ 7”
Master dressing	4615 x 2865 mm	15’ 3” x 9’ 6”
Bedroom 2	5205 x 4615 mm	13’ 9” x 15’ 3”
Bedroom 3	4615 x 3895 mm	15’ 3” x 12’ 11”
Bedroom 4	4085 x 3500 mm	14’ 4” x 11’ 8”
Bedroom 5	4615 x 3895 mm	15’ 3” x 12’ 11”
Bathroom	3100 x 2910 mm	10’ 4” x 9’ 7”

AC Airing cupboard
ES Ensuite
W Wardrobe
WC Toilet

First Floor



All measurements are maximum dimensions.



Computer generated image





Ferndown

THE HEATH · FRILFORD

Substantial five-bedroom house in warm red brick

Family room and dining room open onto the garden

Farmhouse-style kitchen with high-quality integrated appliances

Master bedroom suite includes dressing room with large fitted wardrobes

Four further bedrooms with fitted wardrobes, including two ensuites

Ferndown – ground floor

Drawing room	7105 x 4615 mm	23’ 6” x 15’ 4”
Kitchen	6360 x 4615 mm	21’ 0” x 15’ 4”
Family room	5880 x 4970 mm	18’ 6” x 16’ 8”
Dining room	6360 x 4615 mm	21’ 0” x 15’ 4”
Study	4615 x 3205 mm	15’ 4” x 10’ 8”
Hall	5880 x 5280 mm	19’ 4” x 17’ 5”
Utility room	3750 x 3085 mm	12’ 6” x 10’ 3”
Larder	1950 x 1380 mm	6’ 6” x 4’ 7”

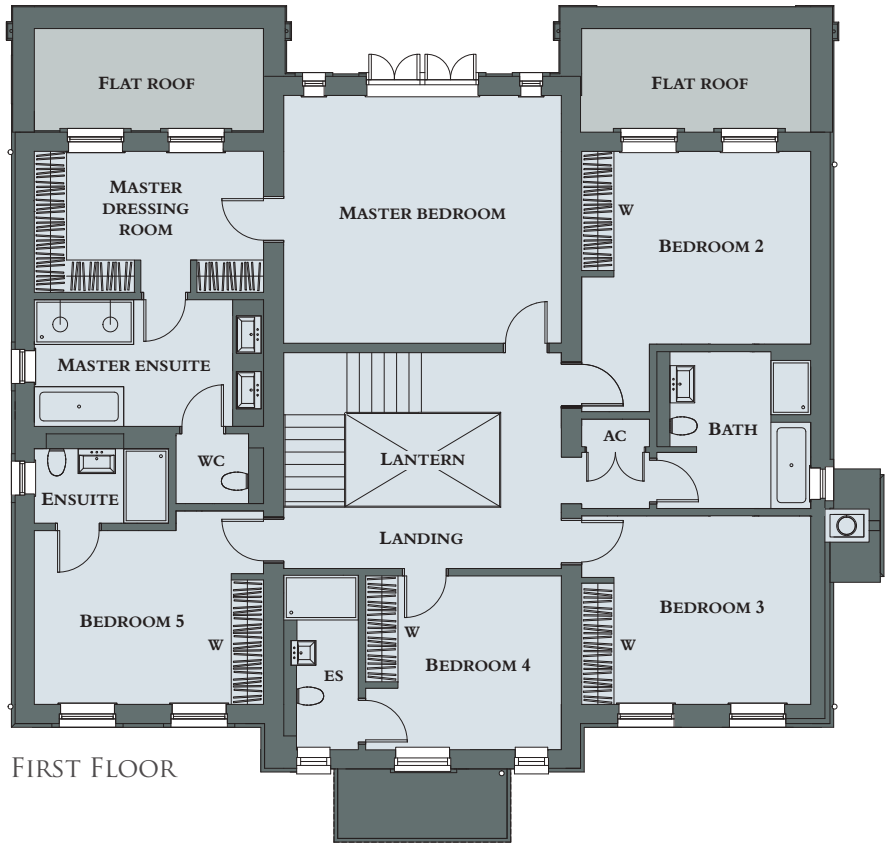
CLK Cloakroom
L Larder
P Plant room
WC Toilet

Ground Floor









First Floor

Ferndown – first floor

Master bedroom	5880 x 4970 mm	18’ 6” x 16’ 5”
Master ensuite	4615 x 4105 mm	15’ 3” x 13’ 7”
Master dressing	4615 x 2840 mm	15’ 3” x 9’ 6”
Bedroom 2	5245 x 4615 mm	13’ 9” x 15’ 3”
Bedroom 3	4615 x 3800 mm	15’ 3” x 12’ 11”
Bedroom 4	4085 x 3500 mm	14’ 4” x 11’ 8”
Bedroom 5	4615 x 3895 mm	15’ 3” x 12’ 11”
Bathroom	3160 x 3160 mm	10’ 4” x 9’ 7”

AC Airing cupboard
ES Ensuite
W Wardrobe
WC Toilet

All measurements are maximum dimensions.



Bearwood

THE HEATH · FRILFORD

Substantial six-bedroom property in characterful buff brick

Beautiful, interconnecting living spaces which flow from one to the next

Traditional, shaker-style kitchen with high-quality integrated appliances

Master bedroom with stunning ensuite and large dressing room

Five further bedrooms, including three ensuites, and family bathroom



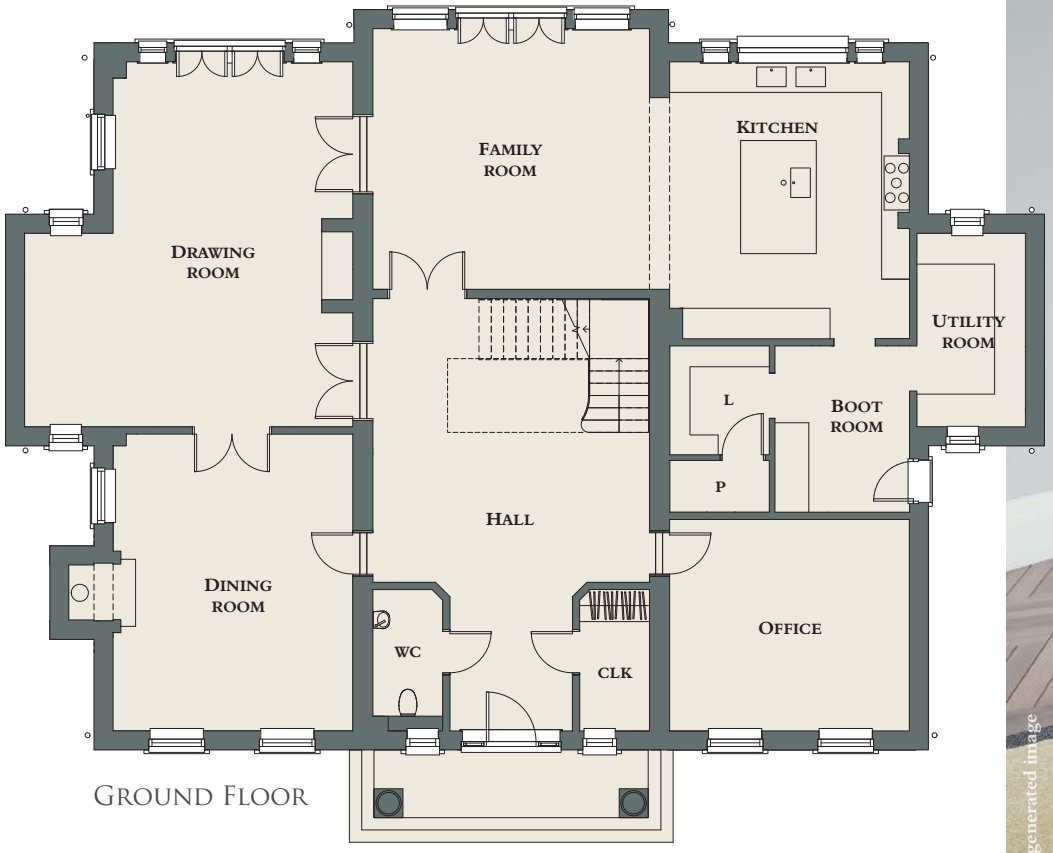


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Bearwood – ground floor

Drawing room	7430 x 6520 mm	24’ 6” x 22’1”
Kitchen	5630 x 5020 mm	18’ 7” x 16’ 2”
Family room	5630 x 5305 mm	19’ 10” x 17’ 8”
Dining room	6040 x 5020 mm	19’ 11” x 16’ 2”
Study	5020 x 4300 mm	16’ 2” x 14’ 3”
Hall	5770 x 5645 mm	19’ 1” x 18’ 7”
Utility room	3940 x 2215 mm	11’ 3” x 6’ 9”
Boot Room	3380 x 2740 mm	11’ 3” x 9’ 2”

CLK Cloakroom
L Larder
P Plant room
WC Toilet



Ground Floor

All measurements are maximum dimensions.



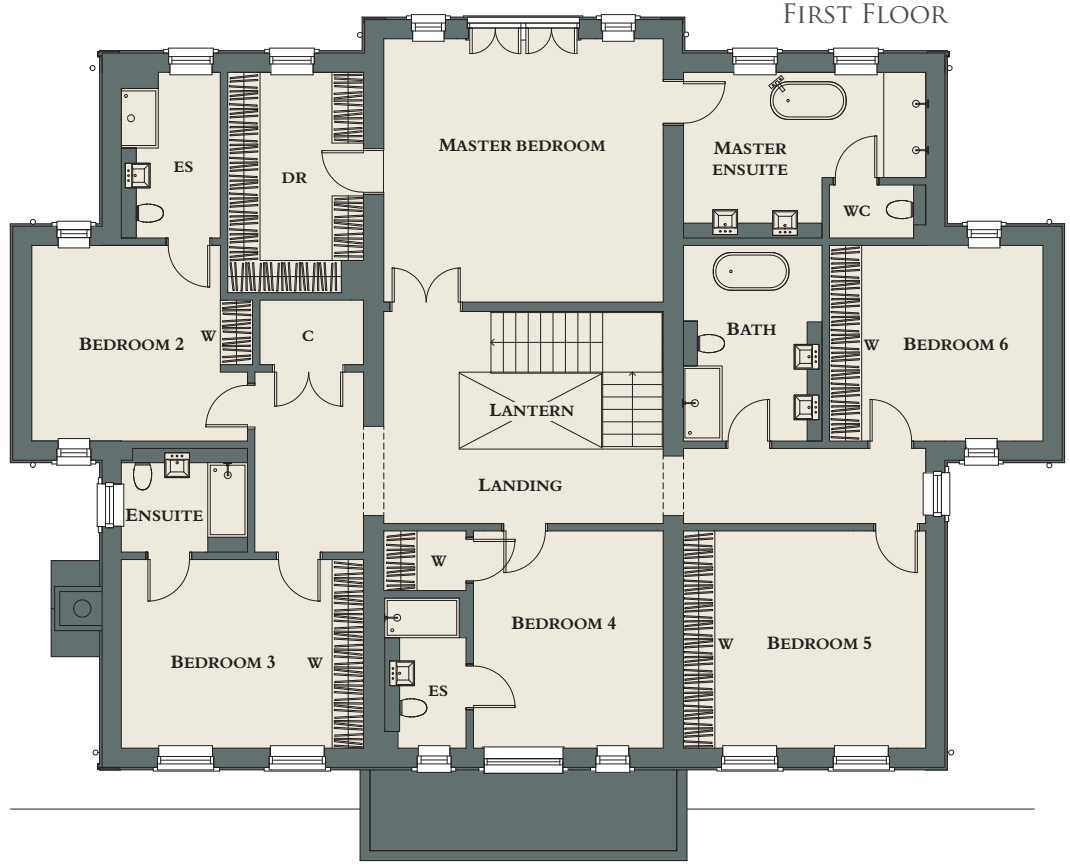


BEARWOOD – FIRST FLOOR

Master bedroom	5630 x 5305 mm	18’ 7” x 17’ 5”
Master ensuite	5020 x 3340 mm	16’ 2” x 11’ 1”
Master dressing	4440 x 2880 mm	14’ 9” x 9’ 1”
Bedroom 2	4340 x 3940 mm	14’ 7” x 13’ 1”
Bedroom 2 ensuite	3340 x 1995 mm	11’ 1” x 9’ 1”
Bedroom 3	5020 x 3800 mm	16’ 2” x 12’ 7”
Bedroom 4	4375 x 3820 mm	13’ 3” x 12’ 8”
Bedroom 5	5020 x 4375 mm	16’ 2” x 14’ 6”
Bedroom 6	4300 x 3940 mm	14’ 3” x 13’ 1”
Bathroom	3940 x 2935 mm	13’ 1” x 9’ 4”

C Cupboard
DR Master dressing room
ES Ensuite
W Wardrobe
WC Toilet

First Floor



Specifications

KITCHEN & UTILITY ROOM

Choice of high-specification traditional or contemporary kitchen • *Silestone* worktops and splashbacks • Ceramic flooring by *Minoli* • Built-in *Miele* appliances, including two single ovens, extractor hood, choice of gas or 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

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

BATHROOMS & 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*

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

HEATING & ELECTRICAL

Energy efficient air source central heating • Under-floor heating to the ground floor • Low temperature radiators to the first floor • Lighting system designed by *Richard Völler* with LED down-lighters throughout Cat 6 wiring • Satellite installation with points in living room, kitchen, family room and bedrooms

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 ensuites • Wool carpets elsewhere • Open slatted shelving in linen cupboard • Shelving in larder

EXTERIOR FINISHES

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

PEACE OF MIND

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

Audio Visual Options

OUR HOMES HAVE future-proof cabling as standard and a range of audio visual options to suit you. Please feel free to discuss options with us.

CONNECTED HOME – *Included*

Your home is pre-wired for multi-room TV and audio in all main 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 gives seamless, fast, reliable wireless internet. Professionally installed data network and cabled data points for fixed devices such as TVs or home office.

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 house and garden.

Pre-wired for all main rooms and garden • Radio, Spotify, iTunes and more • Independent music and 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 TV and data services.

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

HOME CINEMA – *Optional*

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

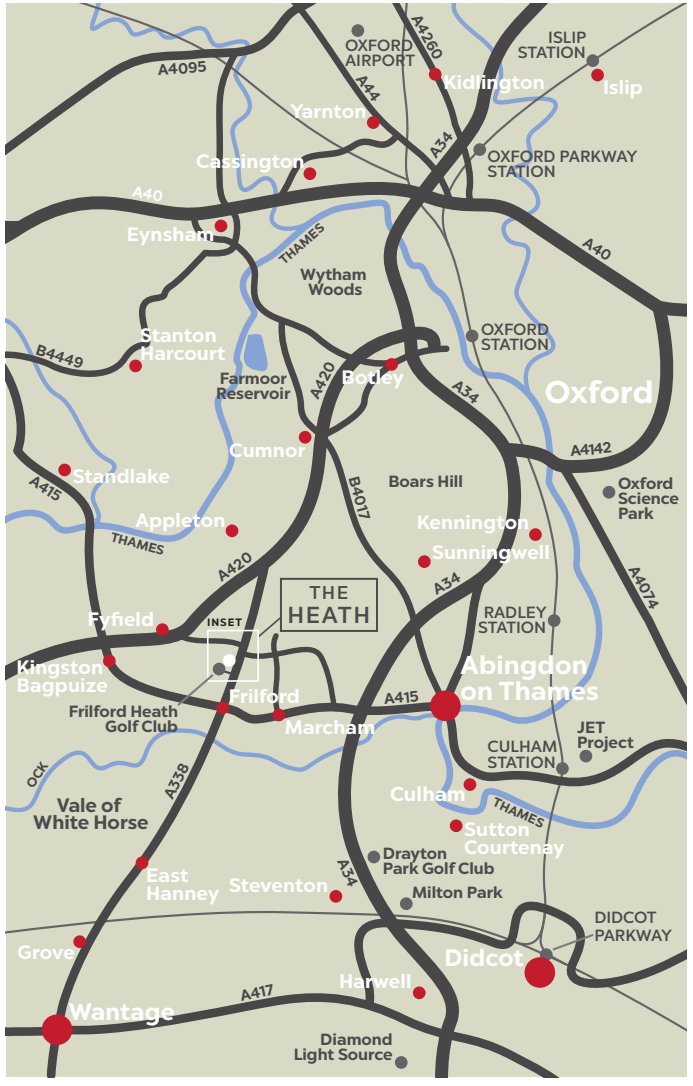


The beautiful family space at Raleigh House, North Oxford, perfectly demonstrates the simplicity and elegance of our homes.

THE GARDENS

Sarah Naybour is an award-winning garden designer whose aim is to create very personal outdoor space. Her attention to detail at every stage of the design process has won her awards at the Chelsea Flower Show and from the Society of Garden Designers.

Viewings and Enquiries



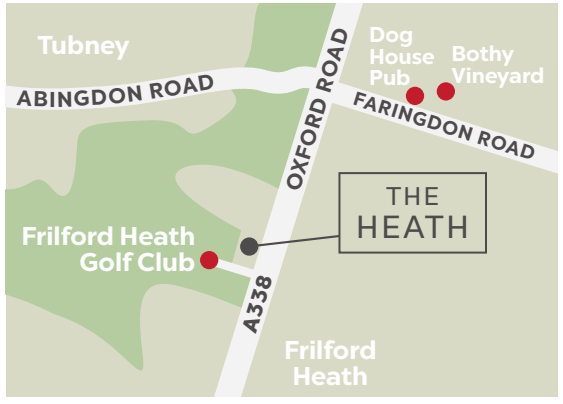
Please contact our Selling Agents with any enquiries and to arrange a viewing at The Heath.

savills

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THOMAS MERRIFIELD
LAND · NEW HOMES

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The Heath

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Abingdon on Thames, Oxfordshire OX13 5NW

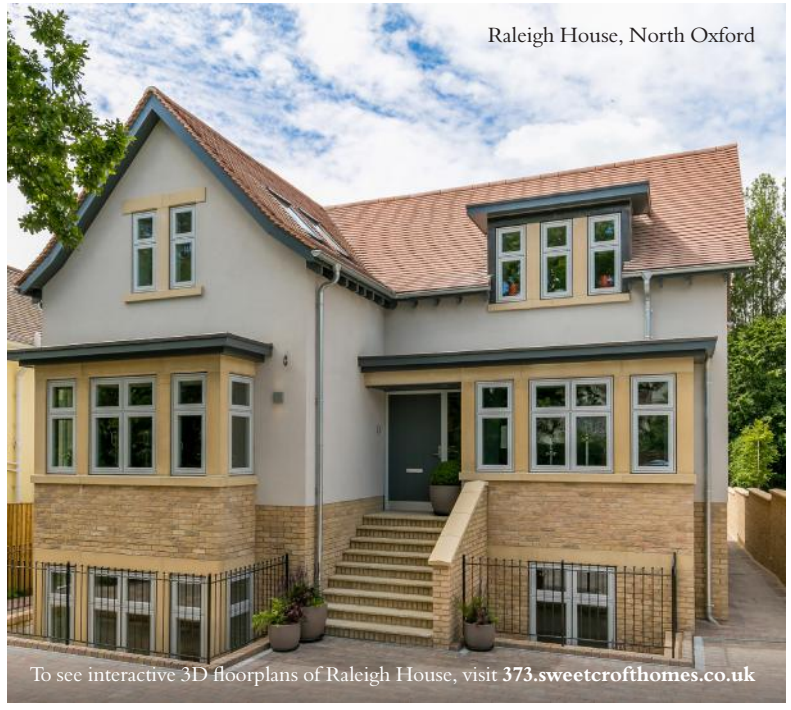
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The Sweetcroft Difference

SWEETCROFT HOMES is a local, family-run company which has been creating beautiful homes in and around Oxford for over 40 years, consistently building a reputation for stylish design and excellent craftsmanship. Over the years, we have developed a distinctive style, working closely with our Architects to build homes which are imposing and graceful, yet understated.

We take seriously our responsibility to build for the future, and acknowledge the imperative to make our homes as environmentally considerate as we can. We build efficiency in from the start, aiming to exceed current regulations for insulation and heat generation, employing contemporary techniques such air source heat pump systems, and highly insulating each property.

Please take a look at our websites for further information: **theheath.sweetcrofthomes.co.uk** and **sweetcrofthomes.co.uk**



Raleigh House, North Oxford

To see interactive 3D floorplans of Raleigh House, visit **373.sweetcrofthomes.co.uk**



Purchasing Your New Home

Depending on the stage of construction, we offer flexible ways to buy your new home, which can mean significant savings if you are able to buy off plan.

We also offer the opportunity to add your own touches and finishes, to ensure your new home matches your lifestyle. A number of options are available on all plots and variations to the already high level of specification can easily be agreed.

Membership of the golf club is available for interested buyers.

Please discuss any of the above options with our Selling Agents.



Garford House, West Hanney



East House, Sutton Courtenay



Raleigh House,
North Oxford



Church Farmhouse,
West Hanney



Hernes Crescent, North Oxford

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