

Gelders Crescent

JACK STRAW'S LANE
OXFORD OX3 0DL

A COLLECTION OF EIGHT BEAUTIFULLY CONSTRUCTED
THREE AND FOUR BEDROOM FAMILY HOMES



WELCOME TO

Gelders Crescent

This exceptional development of brand new three and four bedroom family houses sits in a secluded, private location set back from Jack Straw's Lane, Headington, one of Oxford's most sought-after locations. The properties are beautifully appointed and generously proportioned and combine traditional design with contemporary interiors. Developers Cantay Estates Ltd anticipate completion during summer 2024.


5
6
7
8

A WORLD-RENOWNED CITY

Beautiful Oxford on Your Doorstep

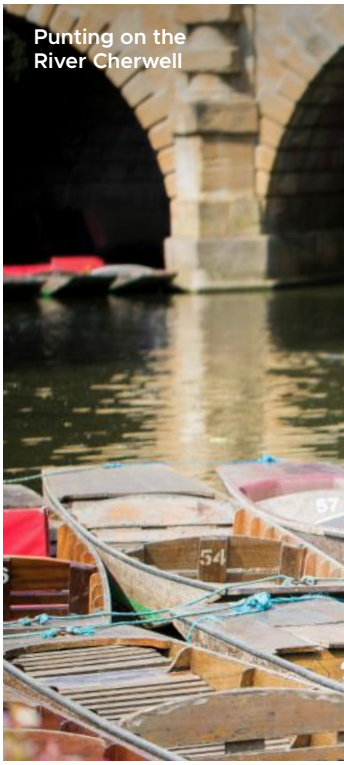
Oxford is renowned for its charm, heritage and prestigious reputation as a global hub of learning. In addition to its two esteemed universities, the region boasts numerous technology campuses and major employers such as BMW Mini, making Oxfordshire an excellent place to live and work.

The city centre is constantly bustling with students, visitors and locals. Its many museums, concert venues and theatres are vibrant and offer a variety of family-friendly events. Westgate Oxford is a fantastic shopping destination featuring premium brands, a John Lewis store and varied dining and entertainment options.

Oxford's strategic location ensures excellent travel connections by train and road to London, Bristol, the Midlands and south coast.



The world-famous Radcliffe Camera



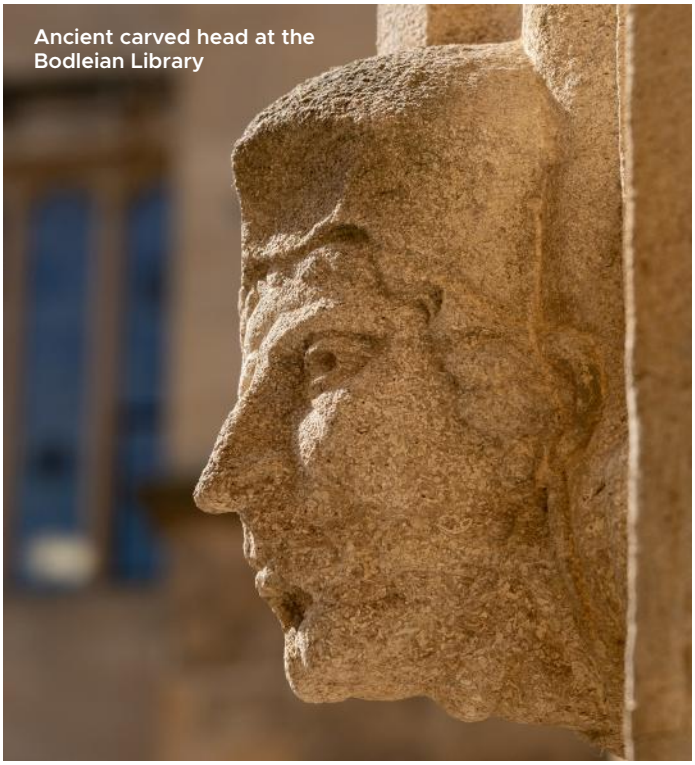
Punting on the River Cherwell



Oxford's historic Botanic Garden







Ancient carved head at the Bodleian Library



Headington's most unusual landmark



Nearby Summertown offers a range of places to eat



Brookes University is a major local employer



The John Radcliffe is a short walk from Gelders Crescent





A DESIRABLE ADDRESS

Perfect for Work, Study and Leisure

Jack Straw's Lane is situated in one of Oxford's most sought-after locations, close to Headington, Summertown and the city centre. Headington is notable for its hospitals, Oxford Brookes University and some of the city's top independent girls' schools.

Both Headington and Summertown offer a wide range of amenities, including unique independent shops, cafés and delicatessens, as well as a Waitrose and an M&S Food. In Summertown, the North Wall arts centre hosts a diverse programme of events suitable for all ages. Nearby parks include South Park, which offers stunning views of the city skyline and the University Parks, situated along the River Cherwell and home to University cricket matches.

Gelders Crescent benefits from its proximity to the city centre, Oxford Brookes University, John Radcliffe Hospital, Churchill Hospital, Nuffield Orthopaedic Centre, numerous major employers and national transport links, making it an ideal location for work, study and leisure.



Headington has a good range of amenities


CS Lewis nature reserve in spring

THREE BEDROOMS, TWO ENSUITES

Numbers 1, 2, 7 & 8

Open-plan kitchen/dining room with French doors

Generous living room • Three double bedrooms

Two ensuite showers and family bathroom

Air source heat pump • EV charging point

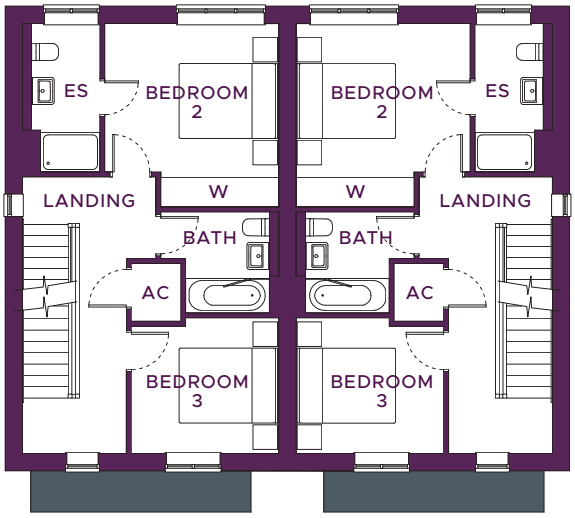


Computer generated image Measurements are approximate and are maximum dimensions Floor layouts of numbers 1 & 7 and 2 & 8 are identical



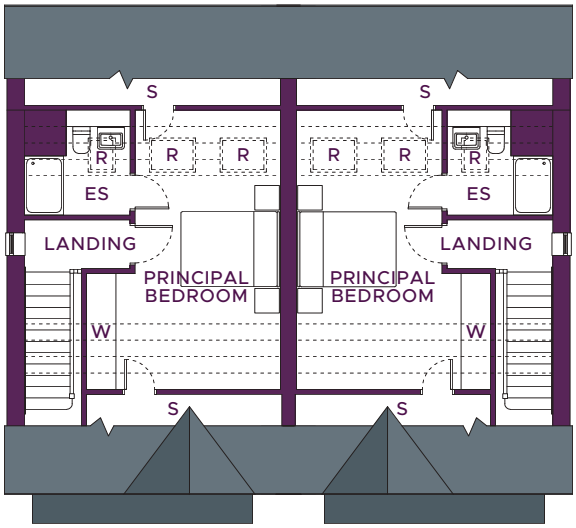
GROUND FLOOR

LIVING ROOM	4865 x 3140 mm	16’ 0” x 10’ 4”
KITCHEN/ DINING ROOM	5255 x 4525 mm	17’ 3” x 14’ 10”
CLOAKROOM	1940 x 900 mm	6’ 4” x 2’ 11”



FIRST FLOOR

BEDROOM 2	3765 x 3575 mm	12’ 4” x 11’ 9”
ENSUITE	3055 x 1610 mm	10’ 0” x 5’ 3”
BEDROOM 3	3035 x 2870 mm	9’ 11” x 9’ 5”
BATHROOM	2435 x 2080 mm	8’ 0” x 6’ 10”



SECOND FLOOR

PRINCIPAL BEDROOM	5705 x 4050 mm	18’ 9” x 13’ 3”
ENSUITE	2190 x 2160 mm	7’ 2” x 7’ 1”

AC Airing cupboard **C** Cupboard **ES** Ensuite **R** Rooflight **S** Storage **W** Wardrobe **WC** Cloakroom

FOUR BEDROOMS, TWO ENSUITES

Numbers 3, 4, 5 & 6

Open-plan kitchen/dining room • French doors • Utility room

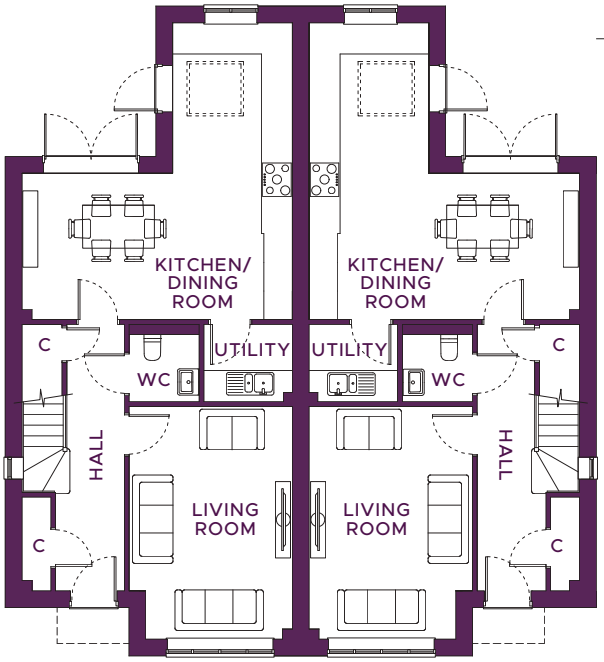
Generous living room • Four double bedrooms

Two ensuite shower rooms and family bathroom

Air source heat pump • EV charging point

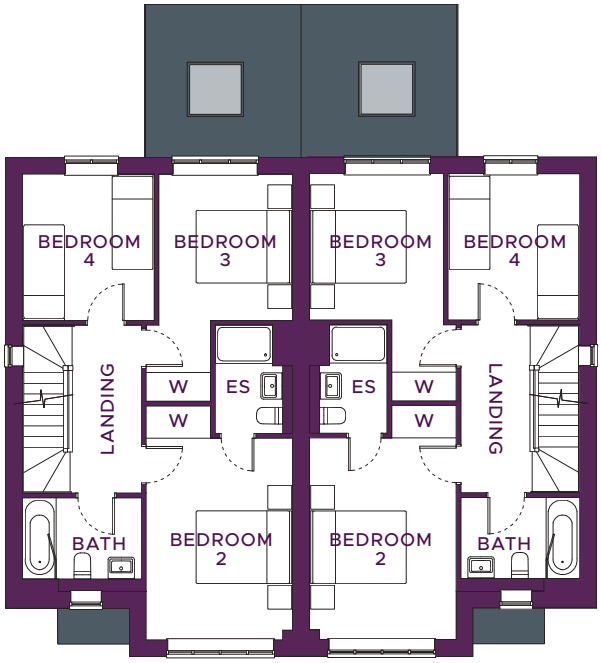


Computer generated image Measurements are approximate and are maximum dimensions Floor layouts of numbers 3 & 5 and 4 & 6 are identical



GROUND FLOOR

LIVING ROOM	4910 x 3460 mm	16’ 1” x 11’ 4”
KITCHEN/ DINING ROOM	6250 x 5705 mm	20’ 6” x 18’ 9”
UTILITY ROOM	1890 x 1650 mm	6’ 2” x 5’ 5”
CLOAKROOM	1650 x 1500 mm	5’ 5” x 4’ 11”



FIRST FLOOR

BEDROOM 2	4910 x 3110 mm	16’ 1” x 10’ 2”
ENSUITE	2300 x 1660 mm	7’ 7” x 5’ 5”
BEDROOM 3	4790 x 3110 mm	15’ 9” x 10’ 2”
BEDROOM 4	3100 x 2770 mm	10’ 2” x 9’ 1”
BATHROOM	2525 x 2000 mm	8’ 3” x 6’ 7”



SECOND FLOOR

PRINCIPAL BEDROOM	5175 x 4590 mm	17’ 0” x 15’ 1”
ENSUITE	3015 x 1955 mm	9’ 11” x 6’ 5”

C Cupboard ES Ensuite L Landing R Rooflight S Storage W Wardrobe WC Cloakroom



Illustration shows kitchen/dining room of numbers 4 & 5. Numbers 3 & 6 are identical but a mirror image. Computer generated image for illustration only.



Beautifully styled for family life

A principal bedroom that's principally for you



ENSUITE SHOWER ROOM

Illustration shows principal bedroom of numbers 4 & 5.
Numbers 3 & 6 are identical but a mirror image.
Computer generated image for illustration only.

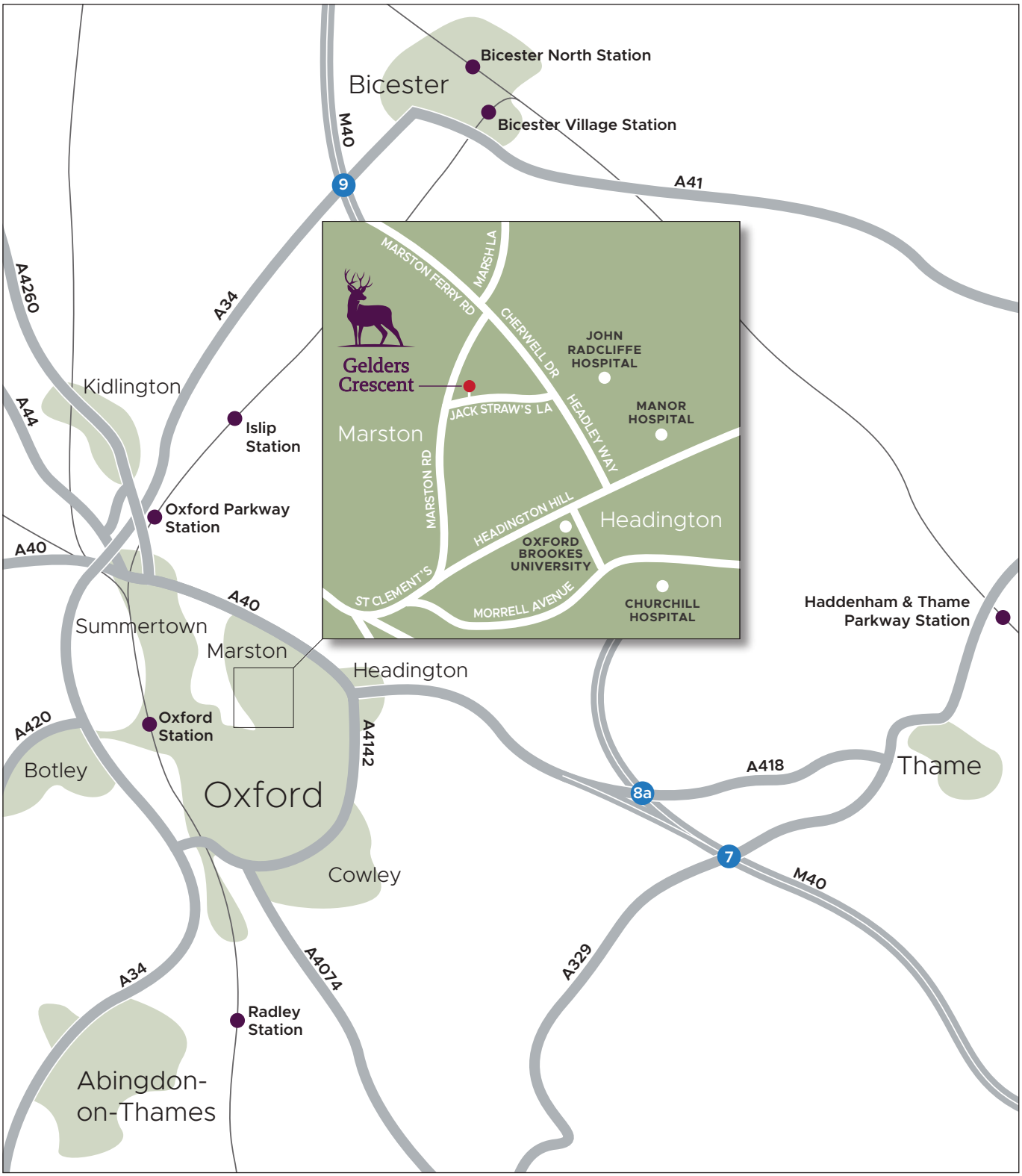

TWIN VELUX WINDOWS
WITH INTEGRAL BLINDS
PLENTY OF
STORAGE IN
THE EAVES
LARGE FITTED
WARDROBE

FINDING GELDERS CRESCENT

A Great Location



5–7 Jack Straw's Lane, Headington,
Oxford **OX3 0DL**



EXCEPTIONAL QUALITY

Specifications

Highly sustainable and energy efficient dwellings

Air source heat pump heating and hot water system

High quality Symphony kitchen with integrated appliances

Electric vehicle charging point • CAT 6 cabling

Sustainability

Low carbon targets achieved in accordance with Oxford City Council carbon reduction objectives

Biodiversity net gain (BNG) objectives met and incorporated within the development

Buildings constructed fully in accordance with the most recent Building Regulation requirements, establishing high levels of in-build sustainability and energy efficiency

Kitchen & Utility Room*

Symphony kitchen from the Inline Form range in Matt Smooth Pebble finish with aluminium trim

White quartz worktop

Stainless steel undermounted sink and tap

Bosch electric oven, induction hob, combi microwave and cooker hood

Integrated dishwasher and frost-free fridge–freezer

Plumbing for stacked washing machine and tumble dryer

Bathroom, Ensuite & Cloakroom

Ladder-style chrome towel rails

Tiling to wall and floor

Large mirrors throughout

Heating

Daikin Altherma air source heat pump

Underfloor heating to ground floor

Stelrad compact style radiators to upper floors

Zoned, combined programmer and Heatmiser NeoStat smart thermostats

Doors & Windows

Timber front door with brushed steel ironmongery

Oak internal doors throughout

PVC-u sliding sash double glazed windows

PVC-u French door and rear door*

Electrically-operated Velux window with blind to kitchen*

Manually-operated Velux windows with blinds to principal bedroom

* 4 bedroom houses only

Interior Finishes & Electrical

Simplay loose lay flooring throughout ground floor

LED downlights in kitchen/dining room, bathroom, ensuites and hall with dimmer controls in hall and kitchen/dining room

Pendant lighting in living room and bedrooms

CAT6 cabling and data points throughout

Fibre broadband connection capability

Exterior Electrical

Automatic chrome PIR lighting to front and side; lighting to rear

Bollard path lighting at front

Twin power socket at side and rear

Single parking bay with EV charger

Landscaping

Patio and turf to rear garden; planting and turf to front garden

Closeboard fencing and side access gate

Exterior tap at rear

Future-proofing

Foundations installed to allow for 3m rear extension

Provision of power for outbuilding

Provision for intruder alarm

Warranty

Q Assure 10-year policy

THE Q POLICY

DESIGN: PROPERTYCOMMUNICATION.CO.UK

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OXFORD OX3 0DL

scottfraser

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CANTAY ESTATES LTD

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. Cantay Estates 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: p4, 4–5 t: Adobe Stock; bc: Shutterstock; p6 bl: Oxford Brookes University; all others: Anderson Property Communication. Mapping contains OS data; Crown copyright [and database right] (2024)