

Cherwell Rise

OFF ROUSHAM ROAD | TACKLEY | OXFORDSHIRE

A prestigious development of three and four bedroom homes
on the edge of the Cherwell Valley.

BARWOOD
HOMES

BEAUTIFUL, MODERN HOMES



IN A TRADITIONAL COTSWOLD VILLAGE

In an elevated setting, in beautiful Tackley, is our latest collection of brand new 3 and 4 bedroom semi-detached and detached homes.

With a choice of ten different house-type designs, whether you are moving up or down the property ladder, you'll find the home for you at Cherwell Rise.

All homes feature a garage plus additional off-road parking and are planned around quiet cul-de-sacs with mature trees and beautiful green open space to the north of the development.



PICTURE PERFECT

THE BEST OF BOTH WORLDS AT CHERWELL RISE

Tackley is tucked away on the edge of the Cherwell Valley, part of the picturesque Oxfordshire Cotswolds. The River Cherwell, popular with canal boats and anglers, runs around the village on its way down to Oxford to meet the River Thames.

In the heart of the community lies the Village Hall and Shop, selling groceries, locally grown produce, fresh bread and everyday essentials. The Tackley Church of England Primary school caters for children aged from 5 to 11 years and is an easy 5 minute walk from home.

The village has its own mainline station with trains running from Banbury to Oxford and beyond. A new footpath will give access to the station in under 5 minutes. From there, you can be in the city centre of Oxford in 9 minutes, Bicester Village for designer shopping in 32 minutes or into London Paddington in 1 hour 17 minutes.

The stunning market town of Woodstock is approximately a 10 minute drive from Tackley, with a wide choice of restaurants, hotels, pubs and tearooms serving food from curry to fine Italian à la carte dining and traditional British fish and chips. Blenheim Palace, a UNESCO World Heritage Site, is just over 5 miles from home with a range of events throughout the year including concerts, vintage car rallies and art exhibitions.

For travelling further afield the M40 Junction 10 is a 10 mile drive or jet off from the privately owned London Oxford Airport, just 5 miles away.

Photography of the local area. Travel times and distances are approximate only.





ENRICHING EDUCATION

THE LOCAL PRIMARY SCHOOL IS JUST A 5 MINUTE WALK AWAY WITH A WIDER CHOICE OF SCHOOLS CLOSE BY.

PRIMARY SCHOOLS:

Tackley Church of England Primary School
42 St Johns Road, Tackley OX5 3AP
01869 331327

Kirtlington Church of England Primary School
Heyford Road, Kirtlington OX5 3HL
01869 350210

St Thomas More Catholic Primary School
Oxford Road, Kidlington OX5 1EA
01865 373674

West Kidlington Primary and Nursery School
Oxford Road, Kidlington OX5 1EA
01865 373369

Woodstock Church of England Primary School
Shipton Road, Woodstock OX20 1LL
01993 812209



SECONDARY SCHOOLS/COLLEGES:

The Marlborough Church of England School
Shipton Road, Woodstock OX20 1LP
01993 811431

The Cherwell School
Marston Ferry Road, Oxford OX2 7EE
01865 558719

UNIVERSITIES:

University of Oxford
University Offices, Wellington Square, Oxford OX1 2JD
01865 270000

Oxford Brookes University
Headington Campus, Headington Road, Oxford OX3 0BP
01865 741111

New College, Oxford
Holywell Street, Oxford OX1 3BN
01865 279555

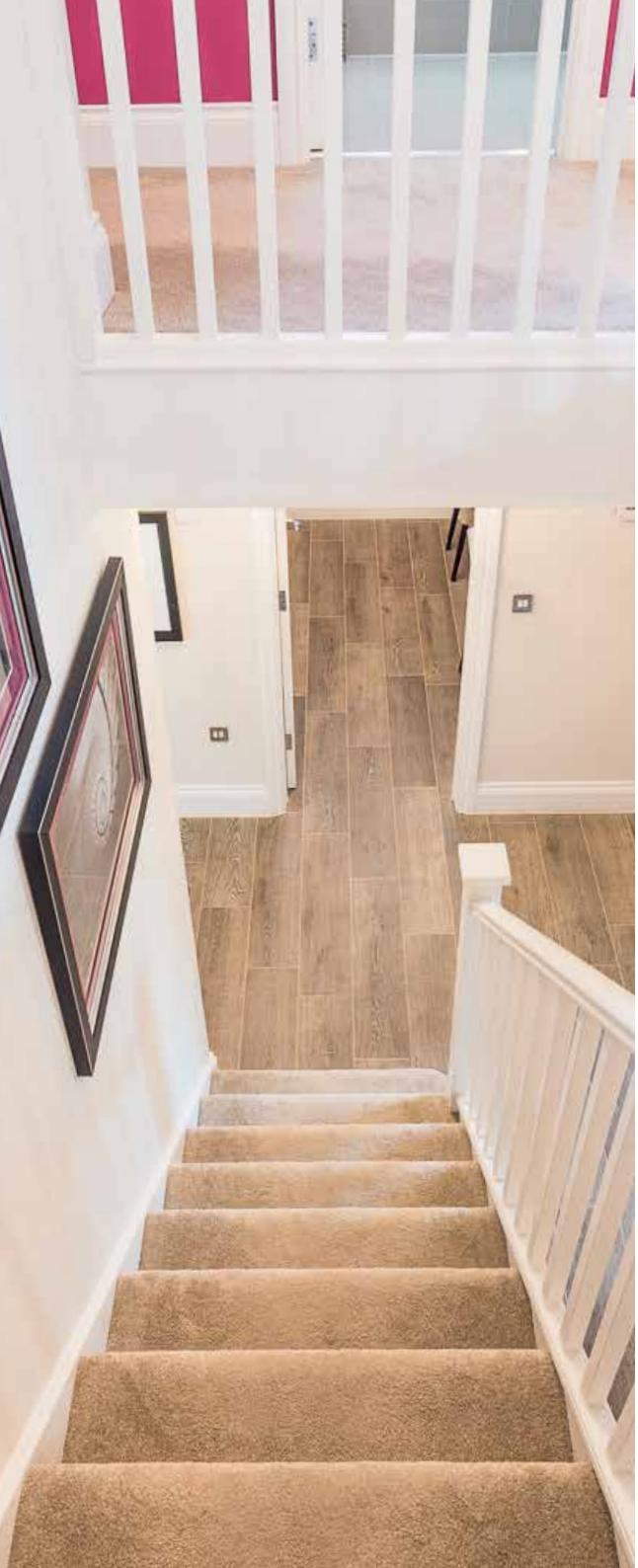
These schools and other educational establishments are intended to demonstrate the relationship to Cherwell Rise and do not represent a guarantee of eligibility or admission.

CONSIDERED EXTERIORS



EVERY HOME HAS BEEN SYMPATHETICALLY DESIGNED TO BLEND SEAMLESSLY WITH ITS EXISTING SURROUNDINGS.

Each new home is constructed of either stone or chalk render. The front doors and windows are uPVC construction which complements the high quality finish. All homes have allocated parking with a block paved finish to driveways, and benefit from a single or double garage. The gardens are landscaped at the front with turf to the rear.



ATTENTION TO DETAIL

EVERY NEW HOME IS FINISHED TO A SUPERIOR SPECIFICATION TO PROVIDE YOU WITH A PRACTICAL, STYLISH LAYOUT WITH FLEXIBLE LIVING IN MIND TO SUIT YOUR LIFESTYLE.



KITCHENS:

Your new home is fitted with an impressive array of high quality and integrated Siemens appliances:

- Single electric oven to 3 bedroom homes
- Double electric oven to 4 bedroom homes
- Black glass induction hob
- Stainless steel cooker hood
- Stainless steel splashback
- Fridge freezer

Laminate worktops and upstands are fitted to all kitchens with a stainless steel splashback and 1.5 bowl sink plus chrome monobloc mixer tap. Every purchaser is able to select the cupboard unit doors and the handles, subject to stage of build. Further personalisation is available from a wide selection of ceramic floor tiles to kitchens and utility rooms (subject to build stage).

BATHROOMS & EN SUITES:

Sanitaryware from the Laufen Pro S range which has an exemplary reputation for supreme quality is provided as standard to all bathrooms, en suites and cloakrooms.

Vado showers are complemented with chrome taps and chrome towel rails to create a modern look.

An enviable range of ceramic wall and floor tiling is available to wet rooms, please ask the Sales Advisor for full details.

SIEMENS LAUFEN

VADO



Photography of previous nearby developments.

ELECTRICAL & HEATING:

- Plans denoting the location of radiators, light switches and electrical sockets are available to view on request
- Low level pendant lights are fitted throughout, with the exception of the kitchen, bathrooms and en suites which are all fitted with LED downlighters
- TV points are fitted to the living room and the bedrooms
- Master BT points are fitted in the hallway
- Shaver socket fitted to bathrooms and en suites
- Smoke detectors and a burglar alarm are fitted
- An external light is fitted to the front elevation

INTERNAL JOINERY:

- Ogee profile skirting and architrave is fitted to all rooms
- Polished chrome Lever-on-Rose furniture, is fitted to all rooms

PAINTWORK AND FINISHES:

- Select your preferred wall colour from a choice of three colours from the Crown range of paints
- All ceilings are painted in Crown white
- Doors, skirting boards and architraves are all finished in satin white paint
- UPVC double glazed windows and French casement doors to rear
- Landscaped front garden and turf to rear garden

UPLIFTING EXTRAS

We have an extensive range of additional items and packages available should you wish to completely personalise your new home. These include:

KITCHEN:

- Upgraded or additional appliances
- Upgraded worktops
- Upgraded taps

BATHROOMS AND EN SUITES:

- Vanity units

WINDOWS:

- Window dressing packages

FLOOR FINISHES:

- Carpets (various ranges)
- Karndean flooring

ELECTRICAL:

- Additional sockets or switches
- Chrome sockets
- CAT5 cabling

EXTERNAL:

- Additional paving slabs
- Shed bases
- Garage floor painting



DEVELOPMENT LAYOUT

Key:

3 BEDROOM HOUSES:

- The Ragley
- The Ascot
- The Tatton +
- The Lyme

4 BEDROOM HOUSES:

- The Sutton +
- The Claydon
- The Loseley
- The Hatfield
- The Hatfield +
- The Kensington (Sold)

■ Affordable homes



PLOTS 2, 3, 13, 15, 20, 23 & 34: 3 BEDROOM HOME

THE RAGLEY

The Ragley is a well-planned, detached 3 bedroom home. The open-plan kitchen/dining room is ideal for entertaining with patio doors to the rear garden. The living room features a central fireplace and a second set of French doors. Upstairs are three double bedrooms with a family bathroom and en suite to the master bedroom.



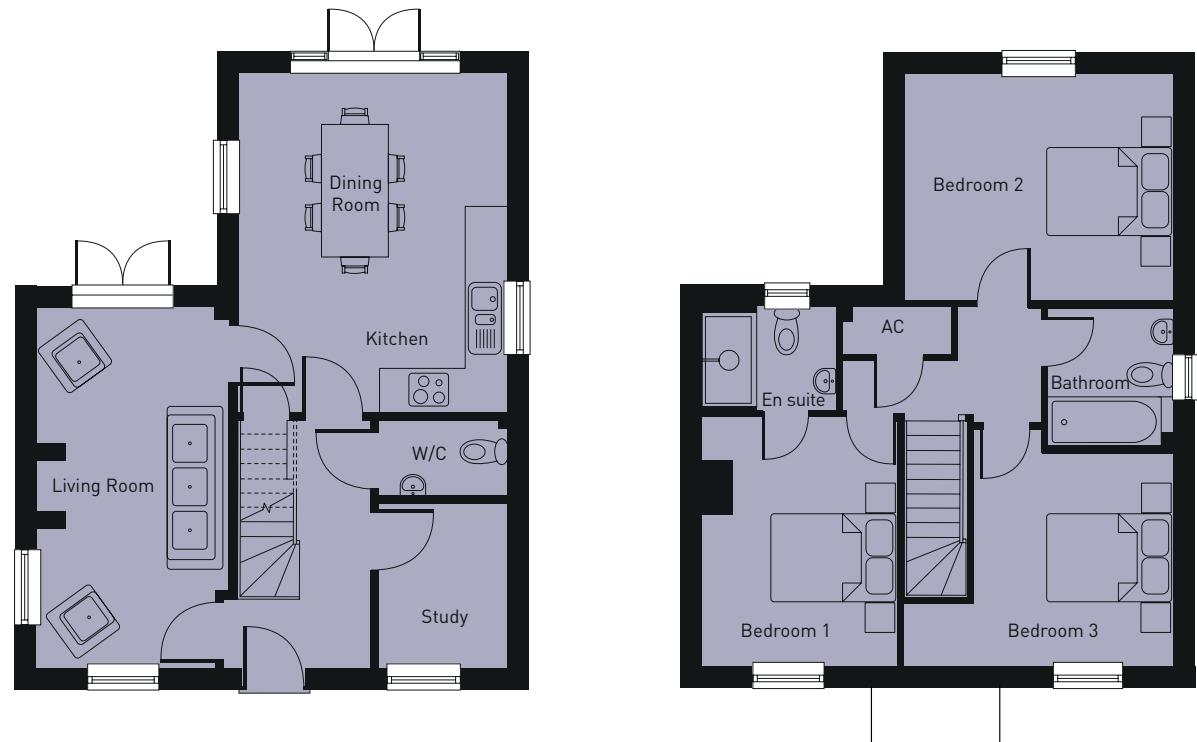
GROUND FLOOR

Kitchen	4.055m x 2.267m	13'4" x 7'5"
Dining Room	4.055m x 2.783m	13'4" x 9'2"
Living Room	5.405m x 2.883m	17'9" x 9'6"
Study	2.433m x 1.920m	8'0" x 6'4"

FIRST FLOOR

Bedroom 1	3.738m x 2.938m	12'3" x 9'8"
Bedroom 2	4.055m x 3.387m	13'4" x 11'1"
Bedroom 3	3.205m x 3.003m	10'6" x 9'10"

TOTAL INTERNAL SQ FT 1130



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOTS 11, 12, 27, 28, 35 & 36: 3 BEDROOM HOME

THE ASCOT

These semi-detached homes feature a large kitchen/dining room at the rear of the house with French doors leading out to the garden and through to the living room. Upstairs are three double bedrooms, an en suite and family bathroom.



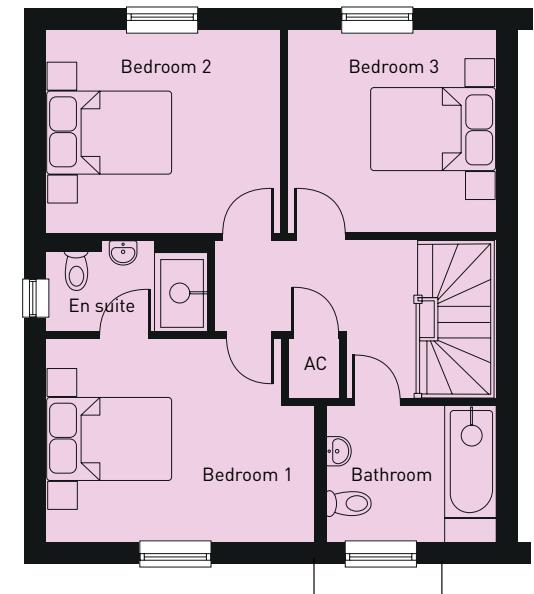
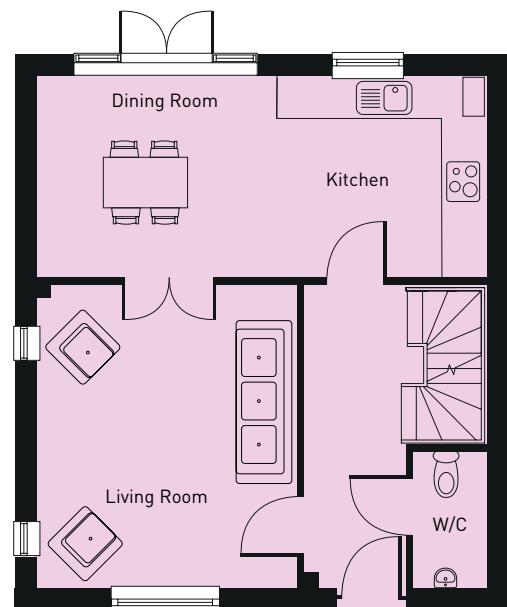
GROUND FLOOR

Kitchen	3.099m x 3.054m	10'2" x 10'0"
Dining Room	3.575m x 3.055m	11'9" x 10'0"
Living Room	4.501m x 3.928m	14'9" x 12'11"

FIRST FLOOR

Bedroom 1	3.986m x 3.037m	13'1" x 10'0"
Bedroom 2	3.485m x 3.048m	11'5" x 10'0"
Bedroom 3	3.103m x 3.048m	10'2" x 10'0"

TOTAL INTERNAL SQ FT 1102



Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOT 10: 3 BEDROOM HOME

THE TATTON +

This detached three bedroom home has a garage with off-road parking. The garden room extends off the living area and overlooks the rear garden with French doors. There is a utility room leading off the kitchen/dining room. On the first floor are three double bedrooms, a large en suite and a family bathroom.



GROUND FLOOR

Kitchen	3.487m x 3.445m	11'5" x 11'4"
Dining Room	3.445m x 2.368m	11'4" x 7'9"
Garden Room	3.825m x 3.155m	12'7" x 10'4"
Living Room	5.855m x 3.520m	19'3" x 11'7"

FIRST FLOOR

Bedroom 1	4.256m x 3.575m	14'0" x 11'9"
Bedroom 2	3.724m x 2.875m	12'3" x 9'5"
Bedroom 3	2.881m x 2.869m	9'5" x 9'5"

TOTAL INTERNAL SQ FT 1319



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOTS 14, 30, 31, 32 & 33: 3 BEDROOM HOME

THE LYME

This detached, double fronted three bedroom home has a garage with off-road parking. There is a useful utility room leading off the kitchen/dining area and a separate living room and study. On the first floor are three double bedrooms, an en suite shower room and a family bathroom.



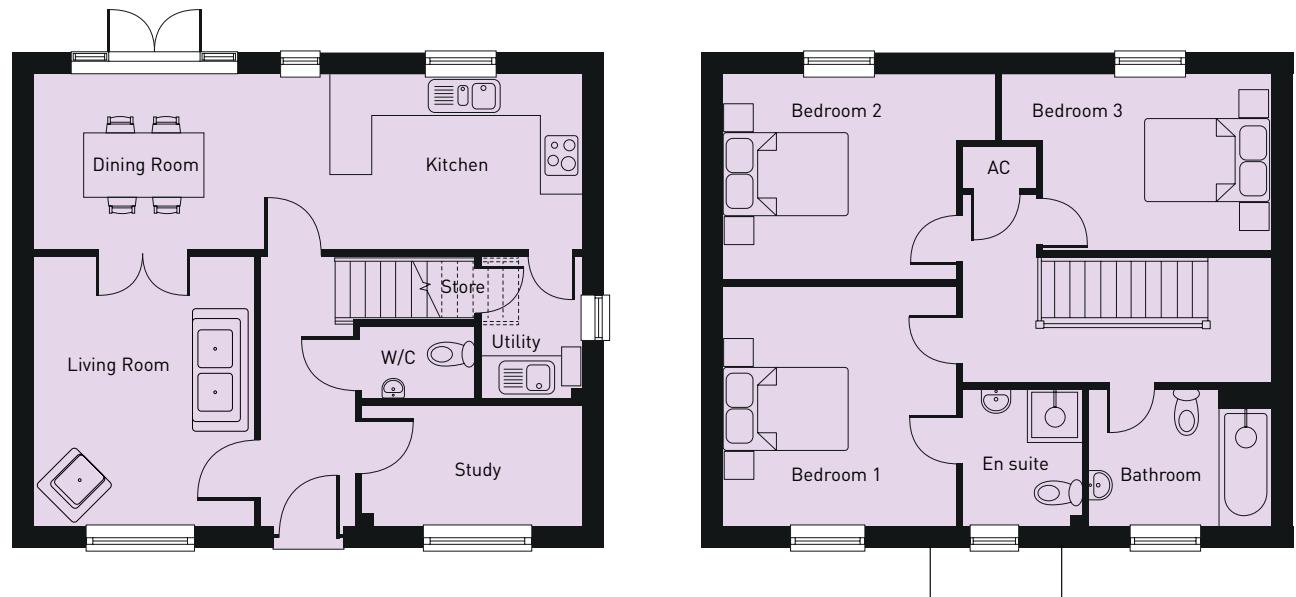
GROUND FLOOR

Kitchen	5.027m x 2.602m	16'6" x 8'6"
Dining Room	3.285m x 2.602m	10'9" x 8'6"
Living Room	3.998m x 3.264m	13'1" x 10'9"
Study	3.276m x 1.750m	10'9" x 5'9"

FIRST FLOOR

Bedroom 1	3.596m x 3.501m	11'10" x 11'6"
Bedroom 2	3.501m x 3.060m	11'6" x 10'0"
Bedroom 3	3.418m x 2.653m	11'3" x 8'8"

TOTAL INTERNAL SQ FT 1195



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOTS 24, 25 & 26: 4 BEDROOM HOME

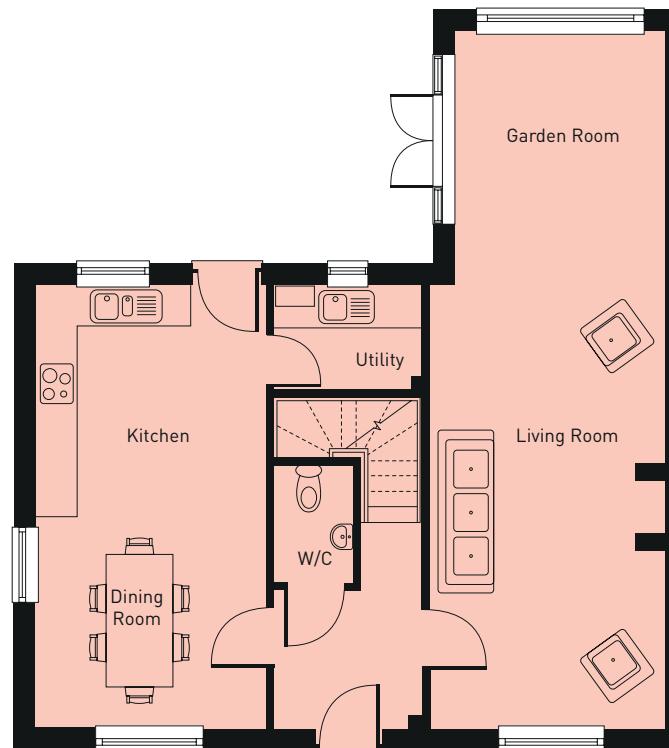
THE SUTTON +

A detached, double fronted, 4 double bedroom home. The living room features a central fireplace and leads to a garden room with patio doors to the rear garden. The kitchen has a utility room and an adjoining dining room. The master bedroom has an en suite with a large shower and the other three bedrooms share the family bathroom.



GROUND FLOOR

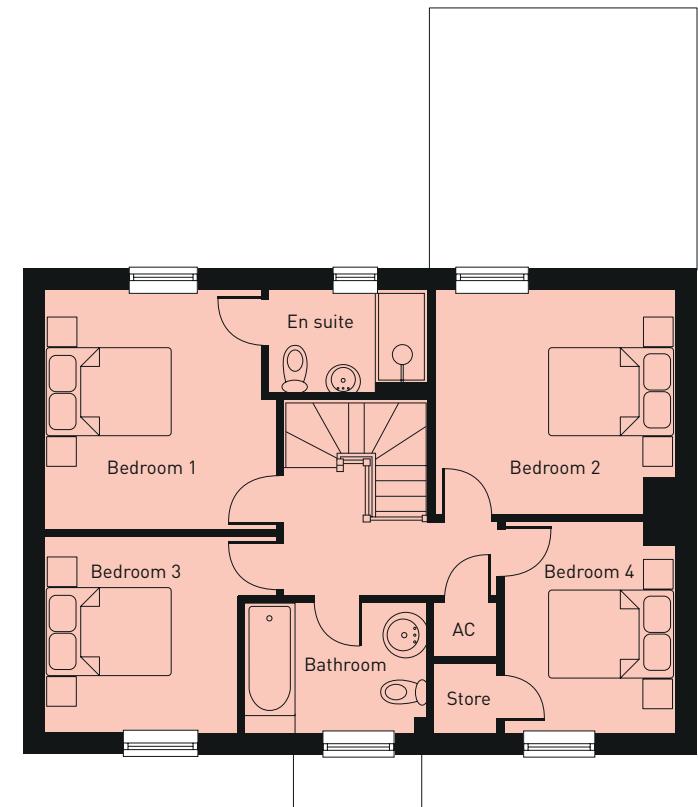
Kitchen	3.493m x 3.448m	11'6" x 11'4"
Dining Room	3.448m x 3.150m	11'4" x 10'4"
Living Room	6.643m x 3.523m	21'10" x 11'7"
Garden Room	3.825m x 3.155m	12'7" x 10'4"



FIRST FLOOR

Bedroom 1	3.599m x 3.498m	11'10" x 11'6"
Bedroom 2	3.433m x 3.383m	11'3" x 11'1"
Bedroom 3	2.961m x 2.913m	9'9" x 9'7"
Bedroom 4	3.160m x 2.538m	10'4" x 8'4"

TOTAL INTERNAL SQ FT 1352



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOTS 4, 5, 17, 18, 19 & 37: 4 BEDROOM HOME

THE CLAYDON

Featuring an incredibly spacious, open-plan living room, dining room and kitchen with doors opening onto the rear garden. There is also a separate study and utility room on the ground floor. Upstairs, there are four double bedrooms with an en suite and a family bathroom.



GROUND FLOOR

Kitchen	4.730m x 3.488m	15'6" x 11'5"
Dining Room	5.454m x 3.605m	17'11" x 11'10"
Living Room	4.676m x 3.605m	15'4" x 11'10"
Study	3.045m x 2.785m	10'0" x 9'2"

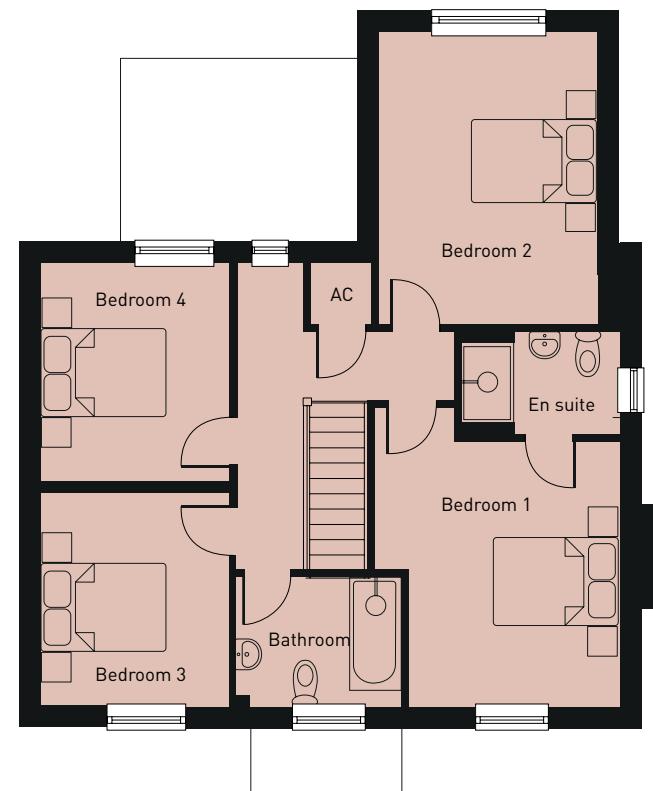
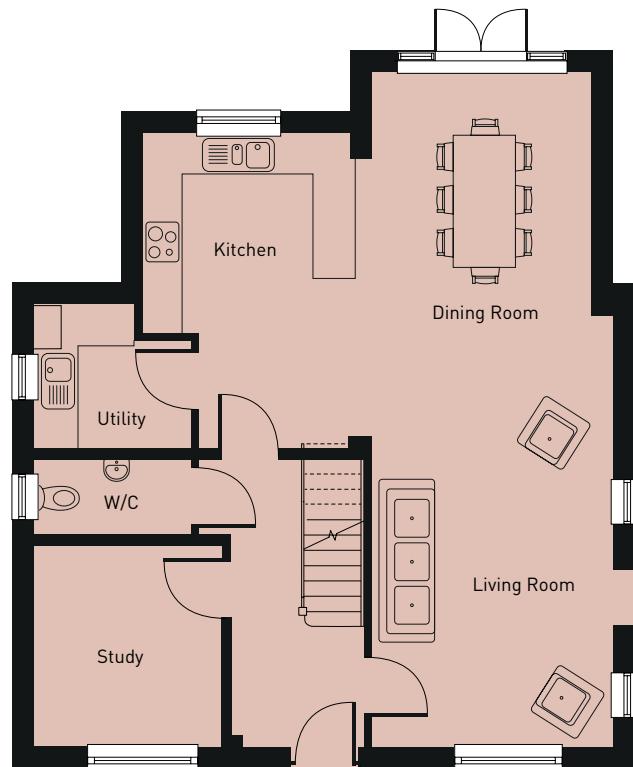
FIRST FLOOR

Bedroom 1	3.983m x 3.660m	13'1" x 12'0"
Bedroom 2	4.387m x 3.267m	14'5" x 10'9"
Bedroom 3	3.269m x 2.835m	10'9" x 9'4"
Bedroom 4	3.274m x 2.835m	10'9" x 9'4"

TOTAL INTERNAL SQ FT 1582

--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.



PLOTS 1, 6 & 29: 4 BEDROOM HOME

THE LOSELEY

A detached 4 double bedroom home with a garage and off-road parking. Perfect for family living with a large open plan dining/family room at the rear and doors leading to the back garden. There is also a utility room joining the kitchen and a separate living room with a fireplace and French doors.



GROUND FLOOR

Kitchen	4.610m x 3.396m	15'1" x 11'2"
Dining/Family	5.520m x 4.393m	18'1" x 14'5"
Living Room	6.643m x 3.305m	21'10" x 10'10"

FIRST FLOOR

Bedroom 1	4.505m x 3.607m	14'9" x 11'10"
Bedroom 2	3.355m x 3.326m	11'0" x 10'11"
Bedroom 3	3.355m x 3.212m	11'0" x 10'6"
Bedroom 4	3.534m x 3.232m	11'7" x 10'7"

TOTAL INTERNAL SQ FT 1691



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOTS 9 & 16: 4 BEDROOM HOME

THE HATFIELD

A detached 4 double bedroom home overlooking the green. The open-plan living and dining room features a central fireplace and patio doors to the rear garden. The kitchen leads off the dining room with a separate utility room. The master bedroom has an en suite shower room and the family bathroom serves the other three double bedrooms.



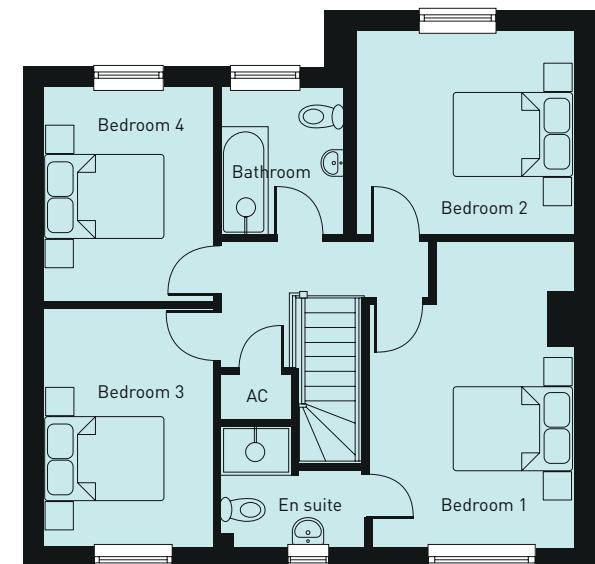
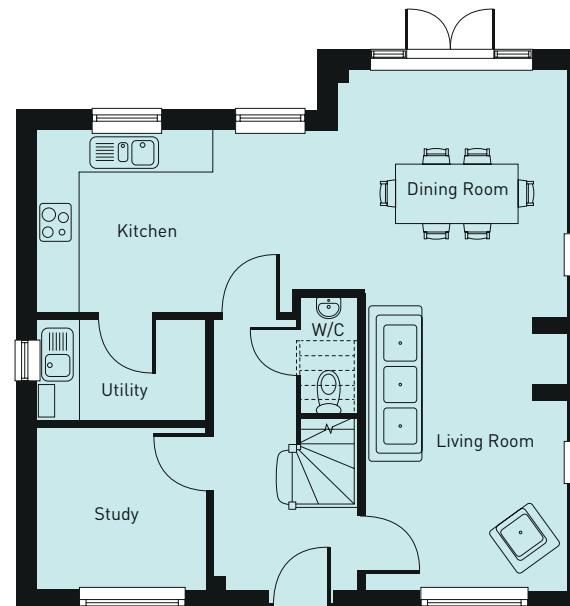
GROUND FLOOR

Kitchen	4.725m x 2.848m	15' 6" x 9' 4"
Dining Room	3.605m x 3.383m	11'10" x 11'1"
Living Room	4.723m x 3.155m	15'6" x 10'4"
Study	2.635m x 2.400m	8'8" x 7'10"

FIRST FLOOR

Bedroom 1	4.808m x 3.210m	15'9" x 10'6"
Bedroom 2	3.400m x 3.198m	11'2" x 10'6"
Bedroom 3	3.767m x 2.690m	12'4" x 8'10"
Bedroom 4	3.339m x 2.690m	10'11" x 8'10"

TOTAL INTERNAL SQ FT 1360



--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.

PLOT 8: 4 BEDROOM HOME

THE HATFIELD +

One of its kind, this detached four double bedroom home is set in a prime location overlooking the green open space. Offering the best in open-plan flexible living with an incredibly spacious garden room, dining room, living room and kitchen with French doors overlooking the garden.



GROUND FLOOR

Kitchen	4.725m x 2.848m	15'6" x 9'4"
Dining Room	3.605m x 3.383m	11'10" x 11'1"
Garden Room	3.825m x 3.155m	12'7" x 10'4"
Living Room	4.723m x 3.155m	15'6" x 10'4"
Study	2.635m x 2.400m	8'8" x 7'10"

FIRST FLOOR

Bedroom 1	4.808m x 3.210m	15'9" x 10'6"
Bedroom 2	3.400m x 3.198m	11'2" x 10'6"
Bedroom 3	3.767m x 2.690m	12'4" x 8'10"
Bedroom 4	3.339m x 2.690m	10'11" x 8'10"

TOTAL INTERNAL SQ FT 1490

--- Reduced Head Height

Computer generated image above and all information in this brochure is for general guidance only, please refer to the Sales Advisor for details about your specific plot.



A Barwood home is not just built for today, but designed as a permanent enhancement to the villages and towns they are situated in. This is achieved by our commitment to excellence in design, sensitive landscaping and addressing the needs of not only our customers, but their neighbours and also the wider community. Every detail and aspect of what we do has been carefully thought through to deliver the best design and quality on all our homes. Barwood's quality is evident not only in the finished product, but attributed to the skilled professionals involved in the overall process.

WARRANTY

Each Barwood home is provided with a 10 year NHBC warranty through our appointed insurance and warranty provider. In addition, Barwood Homes offers a two year builder warranty, managed through a dedicated in-house customer care team who are on hand to deal with enquiries quickly and effectively.



CREATING BRILLIANCE



BARWOOD HOMES AIM TO DELIVER UNIQUE HOUSES OF EXCEPTIONAL QUALITY THAT SETS US APART FROM THE REST. THE STYLE, MATERIAL CHOICES, FINISH AND DETAILS ARE EXEMPLARY.



FIND US

CHERWELL RISE

Off Rousham Road,
Tackley,
Oxfordshire
OX5 3AJ

Map not to scale.

Cherwell Rise

Off Rousham Road,
Tackley, Oxfordshire OX5 3AJ
Email: sales@barwoodhomes.co.uk

BARWOOD
HOMES