



HIGHCROFT

WALLINGFORD, OXFORDSHIRE



Computer generated image of The Daffodil, indicative only.

HERONSBROOK PLACE

THE DAFFODIL

4 bedroom detached house

St Edward
Designed for life

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4 bedroom detached house
Total Area: 182.7 sqm / 1,967 sqft

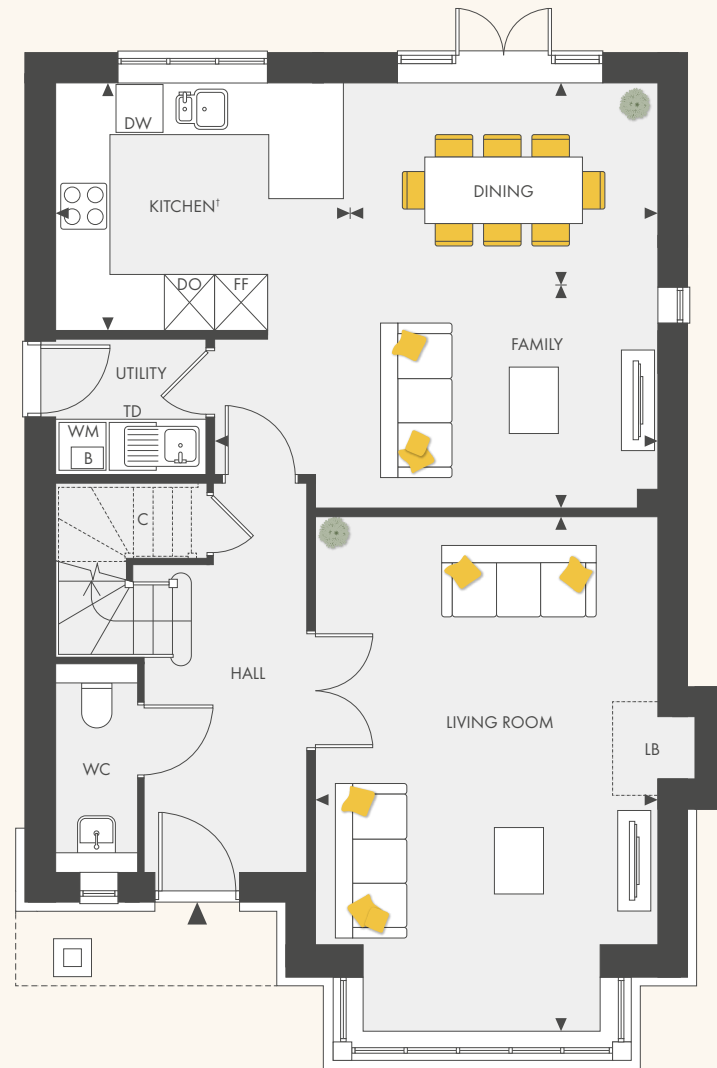
PLOTS 256*, 257, 264*, 265, 284,
287, 292, 321*

*PLOTS ARE HANDED

Site plan

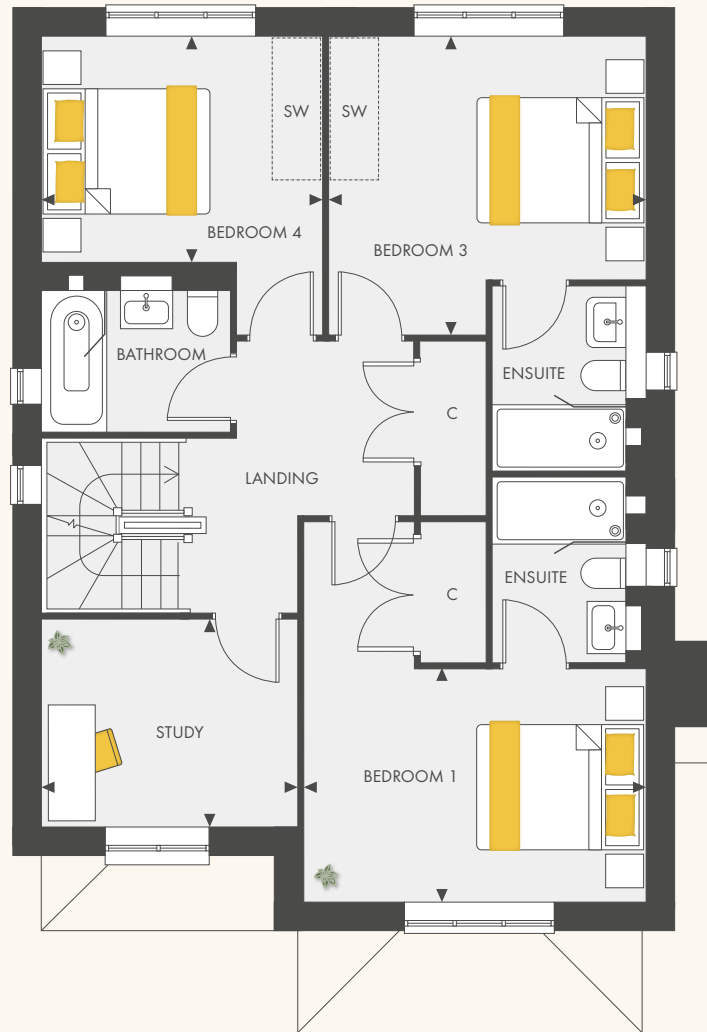


Site plan not to scale



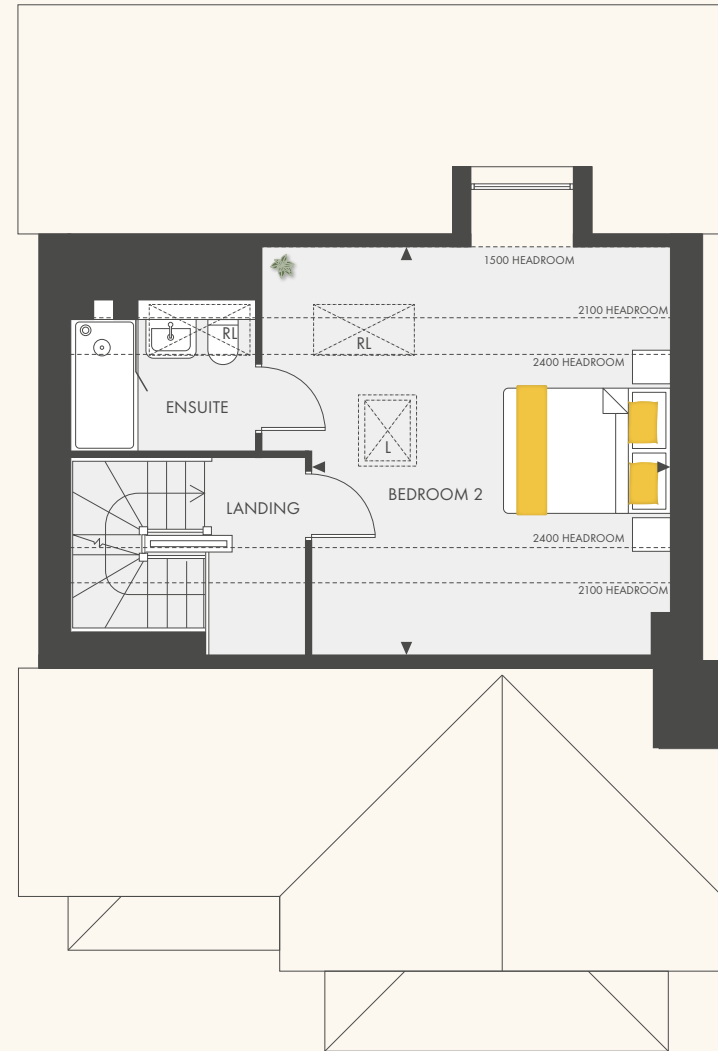
Ground Floor

Kitchen	3.54m x 2.95m	11' 7" x 9' 8"
Dining	3.67m x 2.41m	12' 1" x 7' 11"
Family	5.29m x 2.66m	17' 5" x 8' 9"
Living Room	4.09m x 6.13m	13' 5" x 20' 11"



First Floor

Bedroom 1	4.08m x 2.78m	13' 4" x 9' 1"
Bedroom 3	3.78m x 3.56m	12' 4" x 11' 8"
Bedroom 4	3.33m x 2.69m	10' 11" x 8' 10"
Study	3.06m x 2.47m	10' 0" x 8' 1"



Second Floor

Bedroom 2	4.33m x 4.92m	14' 2" x 16' 1"
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KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- RL Roof Light
- WM Washing Machine
- TD Tumble Dryer
- SW Space for Wardrobe
- DW Dishwasher
- FF Fridge/Freezer
- DO Double Oven
- B Boiler
- LB Log Burner

SPECIFICATION

✧ *Individually designed kitchens*

- Contemporary or traditional styled kitchen incorporating a choice of door and Silestone worktops with upstand
- Bosch integrated double oven
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine to utility
- Space for tumble dryer in utility
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

✧ *Quality bathrooms*

- Contemporary styled bathroom
- Washbasin with vanity unit to main bathroom and ensuite to bedroom 1
- Matching mirrored wall unit including shaver socket to main bathroom and ensuite to bedroom 1
- Bathroom with shower over bath and screen
- WC with dual-flush plate, concealed cistern and soft-close seat
- Heated towel rail to bathroom
- Ceramic wall tiles to selected areas
- Tiling to floors in bathroom, ensembles and cloakroom

✧ *Heating, electrical & lighting*

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Log burner fire with mantle (plot specific)
- Brushed chrome light switches throughout
- LED downlights to kitchen, family area, dining area (where applicable), all bathrooms and cloakroom

✧ *Home entertainment & communications*

- Wiring for Sky Q
- Digital TV aerial point in living room, dining area and bedroom 1
- Telephone points to living room, dining area and bedroom 1
- USB charging points provided to kitchen, living room, dining area and all bedrooms

✧ *Interior finishes*

- Painted internal doors with chrome finish door furniture
- Painted staircase with stained oak handrail
- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Karndean flooring provided throughout ground floor excluding WC
- Fitted carpets to stairs, landing and all bedrooms

✧ *External*

- External lights to front door and lights at rear
- Landscaped front garden and turf to rear gardens
- External power point
- External tap and water butt provided
- Pre-wiring for car charging points
- Shed to properties without a garage

✧ *Security & peace of mind*

- High security front entrance door with multi-point locking system
- Facility for future wireless alarm system
- Mains fed smoke detector with battery backup, fitted to hall and landing
- 10-Year building warranty provided by NHBC



Photography represents the Briar Showhome, indicative only.

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A joint venture company owned by



† Kitchen layout is indicative only and may vary. Floorplans shown for Highcroft are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as other plans. Highcroft is a marketing name and will not necessarily form part of the approved postal address. Site plan (including Marketing names) is indicative only and subject to change. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Computer generated images of Highcroft are indicative only. Issue Date: March 2023.