



# HIGHCROFT

WALLINGFORD, OXFORDSHIRE



Computer generated image of The Peony, indicative only.

HERONSBROOK PLACE

## THE PEONY

*4 bedroom detached house*

**St Edward**  
Designed for life

HERONSBROOK PLACE

THE PEONY

4 bedroom detached houses  
Total Area: 174.4 sq m / 1,877 sq ft

PLOTS 262, 283\*

\*PLOTS ARE HANDED

Site plan

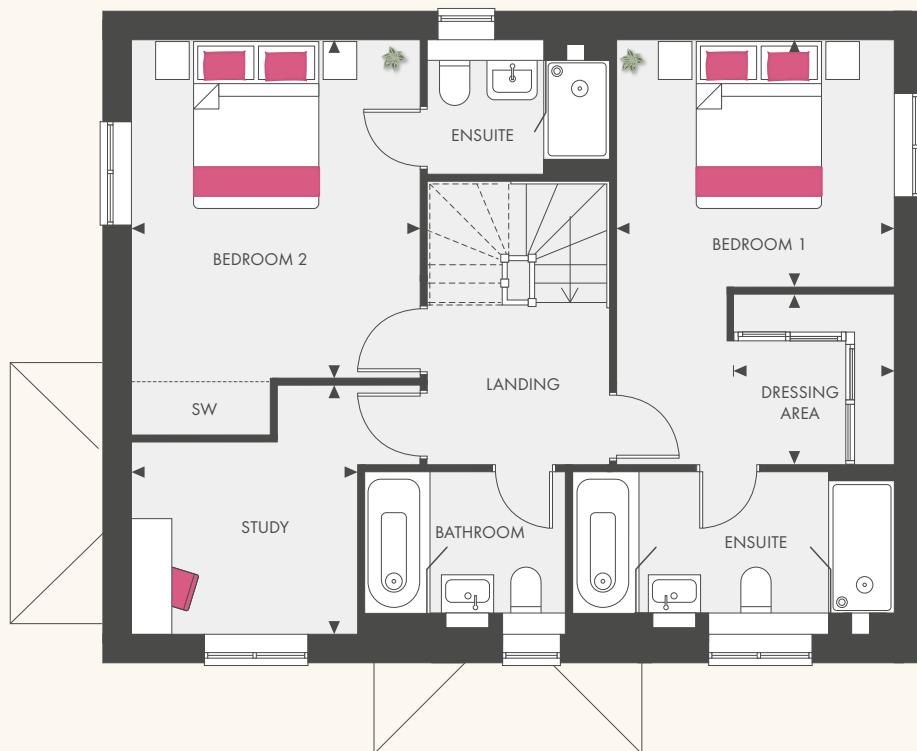


Site plan not to scale



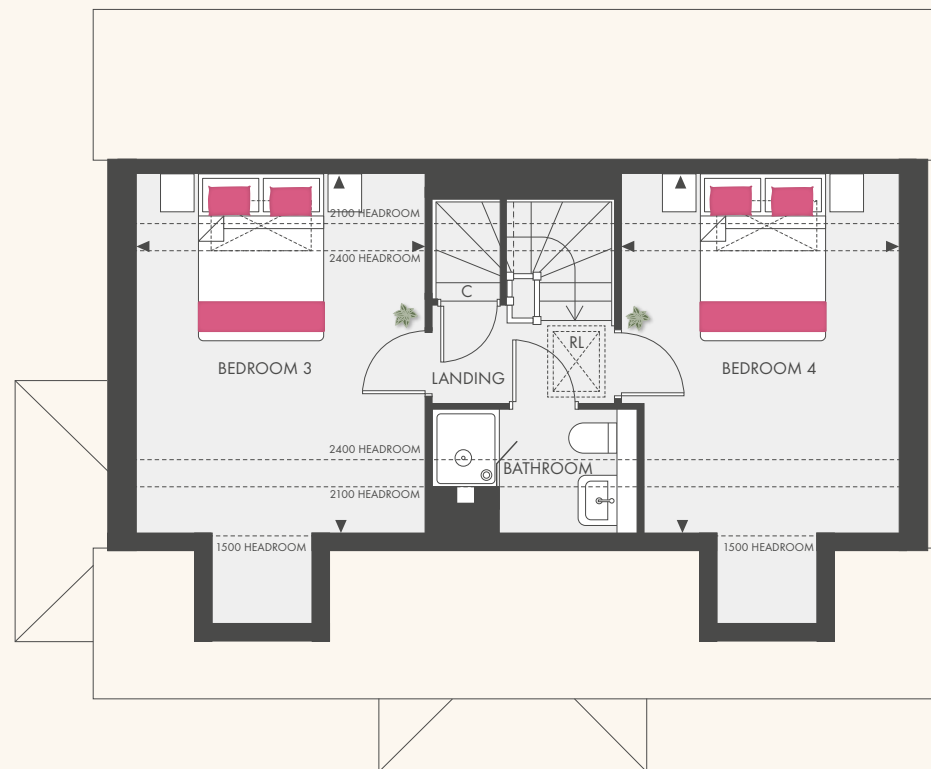
Ground Floor

Kitchen	3.26m x 3.95m	10' 8" x 13' 0"
Dining	3.03m x 3.16m	9' 11" x 10' 4"
Living Room	4.38m x 7.10m	14' 4" x 23' 4"
Utility	2.18m x 1.57m	7' 1" x 5' 2"



### First Floor

Bedroom 1	3.31m x 2.96m	10' 10" x 9' 9"
Bedroom 2	3.44m x 4.03m	11' 3" x 13' 2"
Study	2.71m x 2.97m	8' 10" x 9' 9"
Dressing area	2.00m x 2.50m	6' 6" x 8' 2"



### Second Floor

Bedroom 3	3.48m x 4.35m	11' 5" x 14' 3"
Bedroom 4	3.31m x 4.35m	10' 10" x 14' 4"

### KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- RL Roof Light
- WD Washer Dryer
- SW Space for Wardrobe
- DW Dishwasher
- FF Fridge/Freezer
- DO Double Oven
- B Boiler

# 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 washer dryer to 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
- 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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† 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.