



# HIGHCROFT

WALLINGFORD, OXFORDSHIRE



## THE WISTERIA

*4 bedroom detached house*

**St Edward**  
Designed for life



# THE WISTERIA

4 bedroom detached house

Total Area – 146.6 sq m / 1,590 sq ft

PLOTS 53, 54, 55\*, 57\*, 72, 73\*, 76, 109, 110\*, 111, 112\*, 113, 118

\*PLOTS ARE HANDED

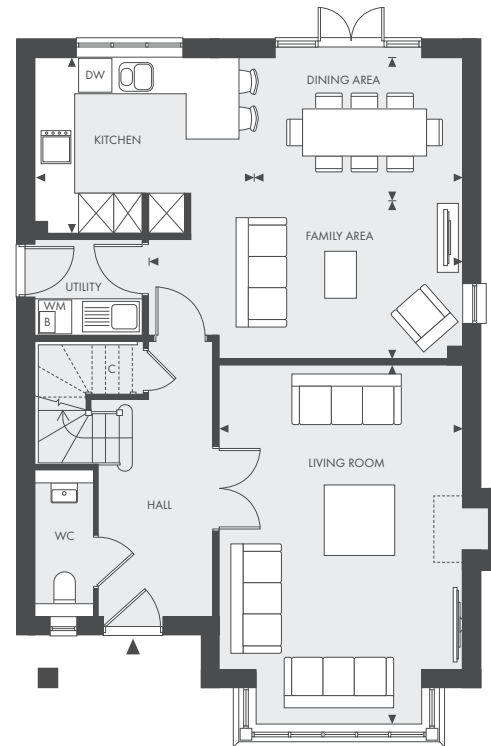
## Site plan



Site plan not to scale

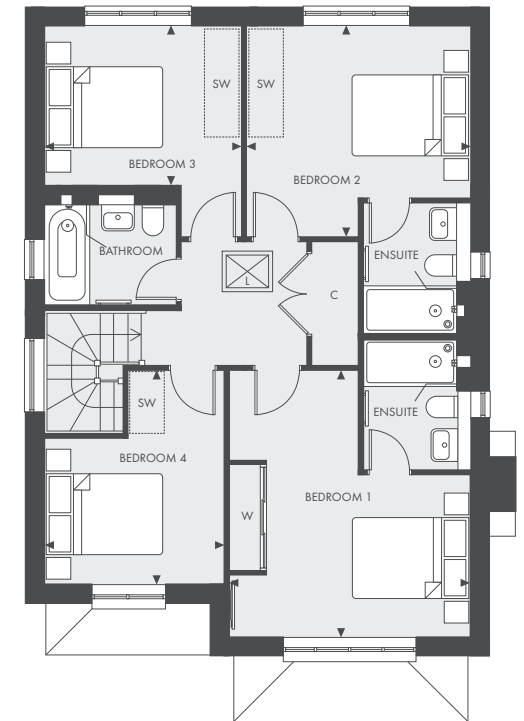
## KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- WM Washing Machine
- SW Space for Wardrobe
- DW Dishwasher
- B Boiler



## Ground Floor

Kitchen	3.54m x 2.95m	11' 7" x 9' 8"
Dining Area	3.67m x 2.41m	12' 1" x 7' 11"
Family Area	5.29m x 2.66m	17' 5" x 8' 9"
Living Room	6.05m x 4.09m	19' 10" x 13' 5"



## First Floor

Bedroom 1	4.51m x 4.08m	14' 10" x 13' 5"
Bedroom 2	3.56m x 3.78m	11' 8" x 12' 5"
Bedroom 3	3.33m x 2.70m	10' 11" x 8' 10"
Bedroom 4	3.61m x 3.02m	11' 10" x 9' 11"







# SPECIFICATION

## ✂ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and Silestone worktop finish
- Bosch integrated double oven
- Bosch ceramic hob
- Extractor fan
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine to utility with adjacent space and power supply for a tumble dryer
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

## ✂ Quality bathrooms

- Contemporary styled bathrooms
- 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
- Walk-in shower with overhead rain shower to ensuite bedroom 1
- WC with dual-flush plate, concealed cistern and soft-close seat
- Heated towel rail to all bathrooms
- 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 to all reception rooms
- LED downlights to kitchen, all bathrooms and cloakroom

## ✂ Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living room, family area and bedroom 1
- Telephone points to living room, family area and bedroom 1
- USB charging points provided to kitchen, living room 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 Korlock flooring to hall, kitchen, dining area, family area and utility
- Fitted carpets to living room, stairs, landing and all bedrooms

## ✂ External

- Private driveway with garage or parking
- Landscaped front garden and turf to rear garden
- External power point
- External tap and water butt provided
- Pre-wiring for car charging points
- Sheds to properties without garages

## ✂ Security & peace of mind

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



Photography represents the Briar Showhome and is indicative only.

T. 01491 817 987

E. [highcroftsales@stedward.co.uk](mailto:highcroftsales@stedward.co.uk)

W. [highcrafft-wallinaford.co.uk](http://highcrafft-wallinaford.co.uk)



Highcrafft Sales and Marketing Suite,  
Calvin Thomas Way, Wallingford OX10 0SL

Floorplans shown for Highcrafft 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 plans in other inserts. To discuss the location of the boiler please speak to your Customer Relations Manager. Highcrafft 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 Highcrafft are indicative only. Issue Date: June 2021.

**St Edward**  
Designed for life

A joint venture company owned by

