

# THE GABLES

6 CUMNOR HILL, OXFORD

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1 & 2 bedroom luxury apartments

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KEBLE  
HOMES

# A sleek and luxuriously designed development of nine, one and two bedroom apartments. Perfectly located less than 2 miles to Oxford City Centre.

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The bustling area of Botley has an extensive range of convenient local amenities whilst also offering exceptional connections to the city and beyond.

## The development

A total of 9 one and two bedroom apartments, all of the two bedroom apartments feature doors opening onto either a private terrace or balcony. Kitchens feature Zanussi integrated appliances including; oven, fridge-freezer, dishwasher and washer/dryer. The contemporary bathrooms and ensembles have stylish Duravit sanitaryware and Hansgrohe fittings. Each apartment has an allocated parking space, and there is covered cycle storage.

## The local area

The Gables is situated at the foot of Cumnor Hill, one of the best addresses in west Oxford; the area is very close to both the city centre and open countryside. It is within striking distance of the A34 for the M4 and M40 motorways and the A420 for Swindon. Both of Oxford's railway stations are also within easy reach with regular connections to London Paddington or London Marylebone. Near-by West Way shopping centre is being redeveloped to improve local amenities and infrastructure [www.westway-place.com](http://www.westway-place.com). The Westgate shopping centre is now open

offering an array of boutique shops and restaurants as well as a cinema and gym. To the west, the village of Cumnor has a village store, a butchers, and two pubs.

*Typical interior*



# Specification

All our properties give a feeling of style and luxury from the moment you cross the threshold.

## Kitchen & Utility

- High quality, fully fitted kitchens.
- Zanussi Appliances: Single oven, ceramic hob, fridge/ freezer, integrated dishwasher and integrated washer dryers.

## Bathrooms, Ensuites & Cloakrooms

- Duravit sanitaryware
- Hansgrohe fittings
- Heated towel rails
- Wall and floor tiling

## Heating, Electrical & Lighting

- Video Intercom Entrance
- Gas central heating
- LED downlighters to main rooms and pendant lights to remaining rooms
- TV & satellite points in main rooms
- Cabling for superfast broadband and satellite Installation

## Communals & External Landscaping

- High thermal performance windows & sliding patio doors
- Natural sandstone patio

## Peace of Mind

- 10 year Premier Guarantee structural Warranty

## Decoration & Finish

- Painted, solid shaker doors with satin, nickel and polished chrome ironmongery
- Dulux paint finish throughout
- Wood flooring to all living areas
- Carpeting in bedrooms is available at an additional charge.

## Parking

All apartments benefit from a single allocated space.

## Leasehold

125 years

## Service Charge

Anticipated to be approximately £800.00 per annum

## Ground Rent

£395.00 per annum

## Reservations

We accept reservations from purchasers who are willing and able to exchange

contracts within 28 days from receipt of papers from our solicitors. At the time of reservation a £2,000 deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial deposit).

## The Developer

Keble Homes have been creating beautiful new homes throughout Oxfordshire for over 10 years and pride themselves on the quality of design and level of thought put into every home they build.

They are privately owned, founded with a vision to build high quality properties, with each one of their developments being the end result of a long process of acquisition, planning, carefully considered design, and experienced construction. Regardless of whether they are building homes for first time buyers or high end luxury homes, they understand that buying a new house is one of the biggest decisions people can make. Their philosophy is to offer buyers complete peace of mind when they choose to purchase from them and aim to make the whole experience as simple and stress-free as possible. This includes offering buyers a 10-year guarantee on the build quality.

## Ground Floor



## GROUND FLOOR

Flat 1		
Kitchen / Diner/ Living room	6.35 m x 3.68 m	20'10" X 12'1"
Bedroom 1	4.47 m x 3.78 m	14'8" X 12'5"
Bedroom 2	4.62 m x 2.46 m	15'2" X 8'1"
Approximate gross internal area	66.1 Sq m / 711 sq ft	
Flat 2		
Kitchen / Diner/ Living room	7.01 m x 6.43 m	23'0" X 21'1"
Bedroom 1	4.67 m x 4.06 m	15'4" X 13'4"
Bedroom 2	4.65 m x 3.76 m	15'3" X 12'4"
Approximate gross internal area	92.3 Sq m / 993 sq ft	
Flat 3		
Kitchen/ Diner/ Living room	6.60 m x 5.54 m	21'8" X 18'2"
Bedroom 1	5.84 m x 4.65 m	19'2" X 15'3"
Bedroom 2	4.19 m x 3.07 m	13'9" X 10'1"
Approximate gross internal area	71.7 sq m / 772 sq ft	

## First Floor



## FIRST FLOOR

Flat 4		
Kitchen / Diner/ Living room	6.50 m x 3.76 m	21'4" X 12'4"
Bedroom 1	3.78 m x 3.78 m	12'5" X 12'5"
Bedroom 2	4.72 m x 3.20 m	15'6" X 10'6"
Approximate gross internal area	68.1 Sq m / 733 sq ft	
Flat 5		
Kitchen / Diner/ Living room	7.09 m x 5.23 m	23'3" X 17'2"
Bedroom 1	4.75 m x 3.81 m	15'7" X 12'6"
Bedroom 2	4.75 m x 3.40 m	15'7" X 11'2"
Approximate gross internal area	87 Sq m / 936 sq ft	
Flat 6		
Kitchen/ Diner/ Living room	6.65 m x 5.54 m	21'10" X 18'2"
Bedroom 1	6.76 m x 2.67 m	22'2" X 8'9"
Bedroom 2	3.56 m x 3.12 m	11'8" X 10'3"
Approximate gross internal area	77.6 sq m / 835 sq ft	

## Second Floor

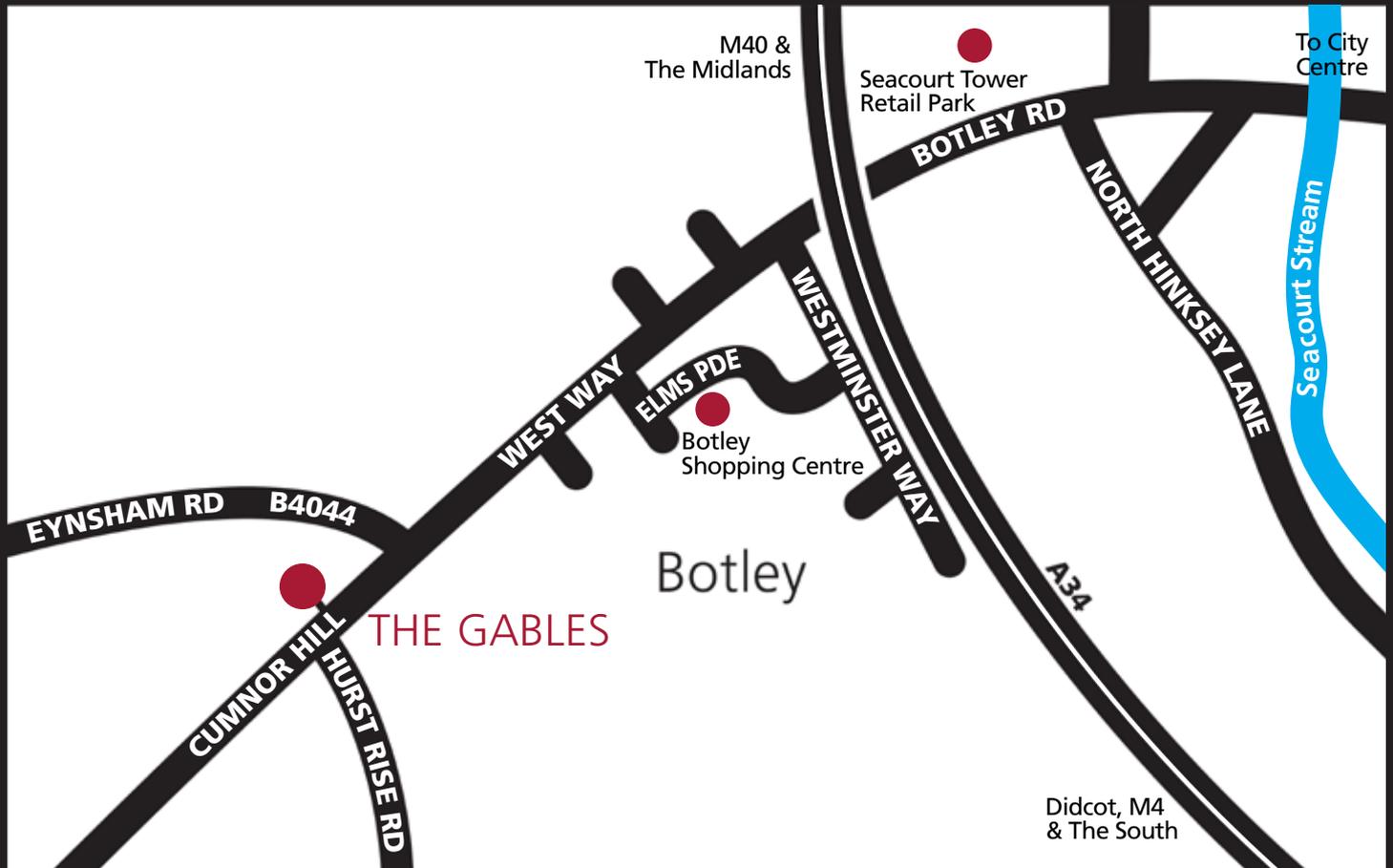


## SECOND FLOOR

Flat 7		
Kitchen / Diner/ Living room	4.95 m x 4.39 m	16'3" X 14'5"
Bedroom 1	3.76 m x 2.57 m	12'4" X 8'5"
Bedroom 2	3.38 m x 3.25 m	11'1" X 10'8"
Approximate gross internal area	54.5 Sq m / 587 sq ft	
Flat 8		
Kitchen / Diner/ Living room	7.32 m x 3.94 m	24'0" X 12'11"
Bedroom 1	4.57 m x 3.25 m	15'0" X 10'8"
Bedroom 2	3.40 m x 3.02 m	11'2" X 9'11"
Approximate gross internal area	51.3 Sq m / 552 sq ft	
Flat 9		
Kitchen/ Diner/ Living room	7.72 m x 5.28 m	25'4" X 17'4"
Bedroom	3.99 m x 3.25 m	13'1" X 10'8"
Approximate gross internal area	48.0 sq m / 517 sq ft	

# How to find The Gables

6 CUMNOR HILL, OXFORD OX2 9HA



For further details, please contact our selling agents



01865 269010

summertown\_RDS@savills.com  
savills.com

256 Banbury Road, Summertown, Oxford, OX2 7DE



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