Field View Lane

KIDLINGTON, OXFORDSHIRE
Oxford's historic city centre is just eight miles from Field View Lane.
Field View Lane is tucked away from the road, backing onto open fields, said to be where Oliver Cromwell’s troops camped after the Battle of Oxford during the English Civil War. The quiet waterways, graceful stately homes and gently rolling fields of the Cherwell valley define the area around Field View Lane. Yet these houses are just eight miles from central Oxford, allowing home and work to be worlds apart.

The charming town of Woodstock is just a short drive away and offers a good choice of restaurants and independent shops. It is also home to world-famous Blenheim Palace, great for cycling and long walks in the Palace grounds. Kidlington’s facilities cater for everyday needs, with a wide range of shops. There are primary schools in several nearby villages, with the Marlborough School in Woodstock the closest secondary school. The Oxford area has many highly-regarded independent schools.

Field View Lane is well-located for access to the road and rail network, with quick access to the M40. The quickest way into Oxford by train is from Tackley station, just a few minutes away, and Oxford Airport is within easy reach.
Keble Homes has been creating new homes in beautiful Oxfordshire for more than 10 years.

We pride ourselves on the level of thought and quality of design that go into every home we build. Each one of our developments is the result of a long process of acquisition, planning, carefully considered design and experienced construction, to create homes to suit your lifestyle.

Sustainability is hugely important to us. Working, where possible, with local suppliers to source high quality materials, our homes use a variety of modern, sustainable technologies, including air source heat pumps, which help to reduce your carbon footprint – and your long-term fuel consumption.

From concept to completion, we carefully manage every step of the process, because our philosophy is to offer complete peace of mind when you choose to purchase from us.

“The attention to detail of the design and the quality of the finish are excellent...”

Recent Keble Homes properties in West Oxfordshire and Oxford

A kitchen of similar specification to Field View Lane
Field View Lane
Site layout

- **The Rousham**
  Plots 1, 2, 6, 7, 8 and 10

- **The Blenheim**
  Plots 3, 4, 5 and 9

- **Visitor parking**

TO MAIN ROAD

Field View Lane

PLAY AREA

TURNING AREA
Warm brick and natural slate tiles give the four-bedroom Blenheim a traditional, welcoming feel. The kitchen/dining room opens out to the garden through bifold doors, and with a generous lounge and large study, space is plentiful and flexible. Upstairs, two of the four bedrooms have an ensuite shower, and there is also a family bathroom. The adjoining garage has direct garden access.

The Blenheim
FIELD VIEW LANE
Plots 3, 4, 5 and 9

Measurements are approximate and are maximum dimensions
The natural tones of the materials and its welcoming storm porch give The Rousham a timeless appeal. Each house has a generously-sized kitchen/living room with bifolding garden doors, which make the most of the outdoors when the weather is right. There are four double bedrooms, of which two have an ensuite shower. The roof space allows for the addition of further bedrooms in future.

Measurements are approximate and are maximum dimensions.

**FIELD VIEW LANE**
Plots 1, 2, 6, 7, 8 and 10

The roof space of The Rousham is constructed to allow for future expansion into the roof to create an additional room. (Shown at reduced scale.)

**GROUND FLOOR**
- Lounge: 5130 x 2800 (16' 10" x 9' 2")
- Kitchen/Dining room: 6325 x 3635 (20' 9" x 11' 11")
- Study: 2125 x 1895 (7' 0" x 6' 3")
- Utility: 3275 x 1750 (10' 9" x 5' 9")

**FLOOR AREAS**
- Ground floor: 62.1 sq m (668.43 sq ft)
- First floor: 80.6 sq m (867.57 sq ft)
- Garage: 18.8 sq m (202.36 sq ft)
- TOTAL: 161.5 sq m (1738.36 sq ft)

**FIRST FLOOR**
- Principal bedroom: 5880 x 3025 (19' 3" x 13' 11")
- Ensuite: 3075 x 1965 (10' 1" x 6' 5")
- Bedroom 2: 3950 x 2775 (13' 0" x 9' 1")
- Bedroom 3: 3715 x 3165 (12' 2" x 10' 5")
- Bedroom 4: 3715 x 3065 (12' 2" x 10' 1")
- Bathroom: 2245 x 1965 (7' 4" x 6' 5")

**LOFT SPACE**
- Bonus room: 8915 x 3015 (29' 3" x 9' 11")
- Bonus room area: 26.8 sq m (288.47 sq ft)
**KITCHEN & UTILITY**

High quality, fully fitted units with laminate or stone* work surfaces
Bosch oven and hob, integrated fridge/freezer and dishwasher. Washing machine and dryer are not included

**BATHROOMS, ENSUITES & CLOAKROOMS**

Utopia sanitaryware with Bristan brassware
Heated towel rails in bathrooms and ensuites
Wall and floor tiling
Fitted vanity units

**ELECTRICAL, HEATING & LIGHTING**

Air source heating with underfloor heating to ground floors and radiators to first floor
Hot water storage and immersion heater
LED downlighters to main rooms and pendant lights to remaining rooms
Cabling ready for superfast broadband and satellite installation
TV & satellite points in main rooms

**DECORATION & FINISH**

Tiled floor to kitchen/family room and utility
Wood floor in hallway and WC
Prepared for carpet on landings, stairs and bedrooms**
Painted internal doors
Stainless steel ironmongery
Walls painted in Dulux white emulsion throughout; woodwork in Dulux white gloss

**EXTERNAL FINISHES**

Natural sandstone patio
UPVC windows and doors
High thermal performance UPVC windows
External tap
Integral garage and additional parking space

**PEACE OF MIND**

Battery powered/mains powered smoke and heat alarms
Alarm system supplied by Executive Alarms
10-year Premier warranty

**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).

* Upgrade option
** Carpets available on request at additional cost
Cupboards reflect the provision of space only; no shelves are fitted. Sanitaryware positions are illustrative and may be subject to change. Wardrobes shown on floor plans are for illustration and location purposes only and may not be fitted in any of the locations shown. Please discuss with the Selling Agents.
How to find
Field View Lane

Field View Lane
Kidlington,
Oxfordshire OX5 3BA

Arranging a viewing

Help to Buy
is available on these homes. Please ask our sales team for further details.

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thomasmerrifield.co.uk
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1 Walton Well Road,
Oxford OX2 6ED

keblehomes.co.uk

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