



ELMSBROOK

N.W. BICESTER



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PHASE 2
FLOORPLANS



SITE PLAN – PHASE 2



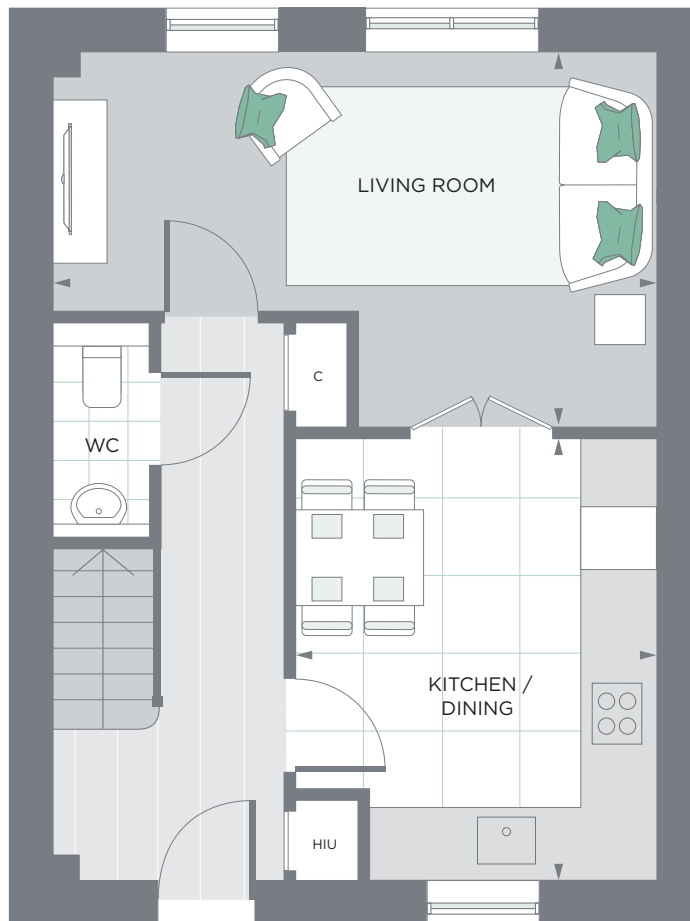
PLOTS 236, 237

2 BEDROOM – MID TERRACE

TOTAL AREA
80.60 SQ M / 868 SQ FT

GROUND FLOOR

LIVING ROOM	5.4 x 3.4 M / 17'7" x 11'1" FT
KITCHEN / DINING	3.3 x 4.0 M / 10'8" x 13'1" FT

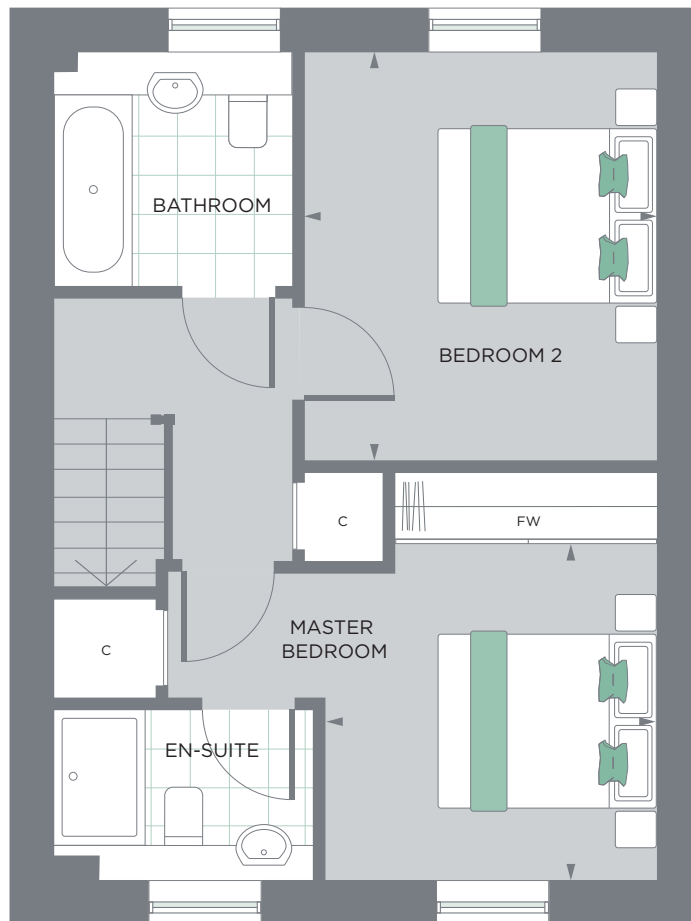


FIRST FLOOR

MASTER BEDROOM	2.9 x 3.0 M / 9'8" x 9'8" FT
BEDROOM 2	3.1 x 3.7 M / 10'2" x 12'1" FT



237 236



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

PLOTS 280°, 291°, 293

2 BEDROOM – END TERRACE OR SEMI DETACHED

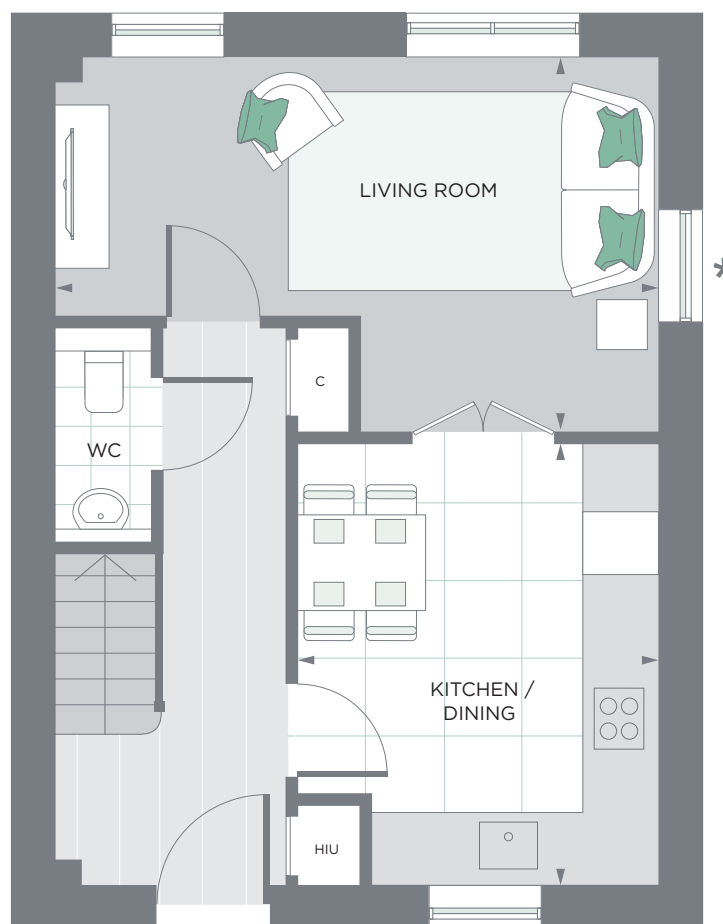
TOTAL AREA

81.20 SQ M / 874 SQ FT

GROUND FLOOR

LIVING ROOM 5.4 x 3.4 M / 17'7" x 11'2" FT

KITCHEN / DINING 3.2 x 4.0 M / 10'5" x 13'1" FT

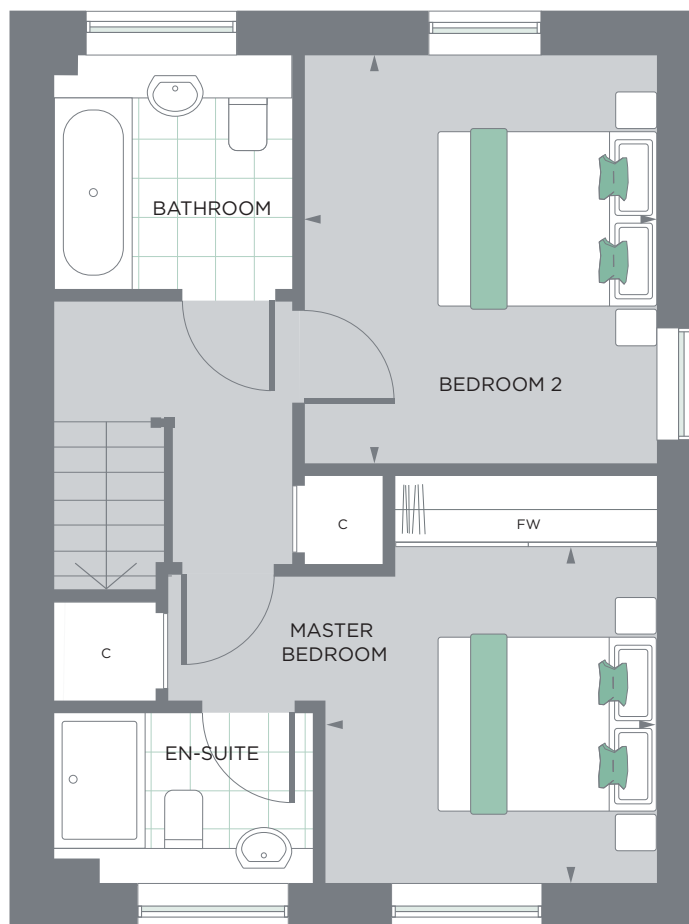


FIRST FLOOR

MASTER BEDROOM	3.0 x 3.0 M / 9'8" x 9'8" FT
BEDROOM 2	3.2 x 3.7 M / 10'5" x 12'1" FT



291 280 293



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plots 280 and 291 are handed layouts of Plot 293 shown above. Plot 291 has no window in location indicated by *. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

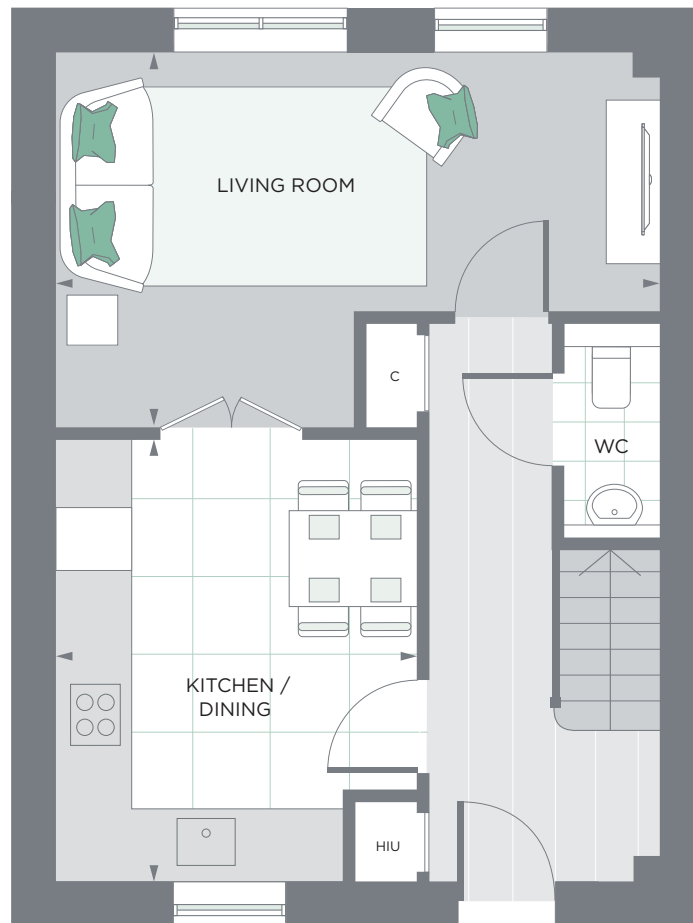
PLOTS 241, 245, 249, 253, 262, 274

2 BEDROOM – MID TERRACE

TOTAL AREA
81.20 SQ M / 874 SQ FT

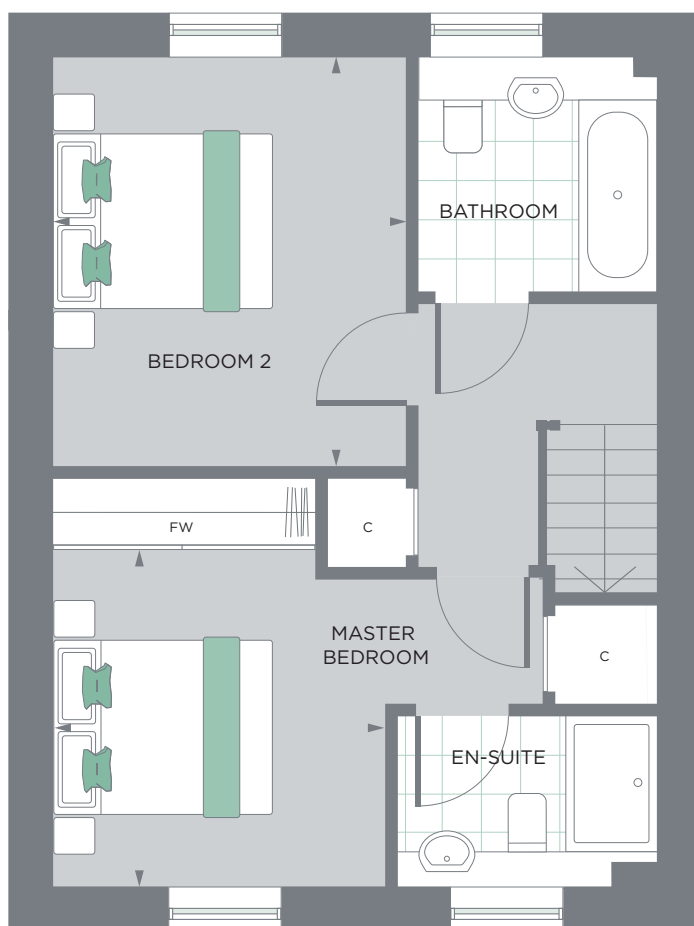
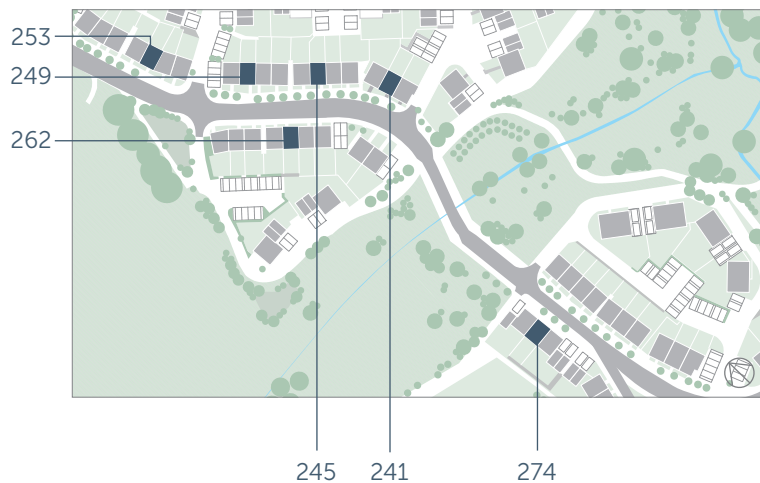
GROUND FLOOR

LIVING ROOM	5.4 x 3.4 M / 17'7" x 11'2" FT
KITCHEN / DINING	3.2 x 4.0 M / 10'5" x 13'1" FT



FIRST FLOOR

MASTER BEDROOM	3.0 x 3.0 M / 9'8" x 9'8" FT
BEDROOM 2	3.2 x 3.7 M / 10'5" x 12'1" FT



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

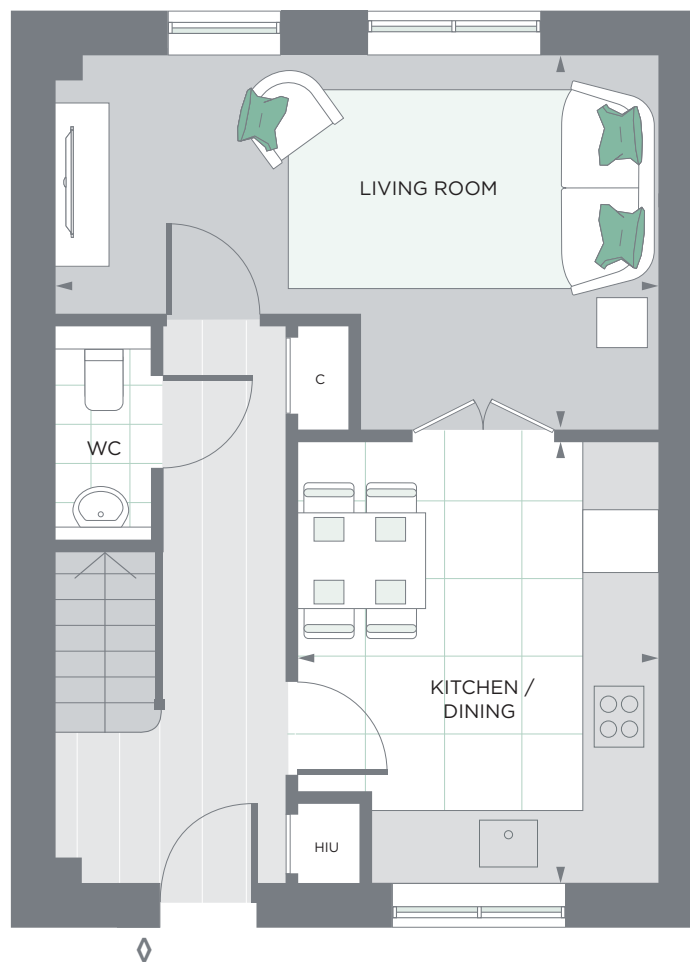
PLOTS 244, 248, 259, 263, 268, 285

2 BEDROOM – MID TERRACE

TOTAL AREA
81.20 SQ M / 874 SQ FT

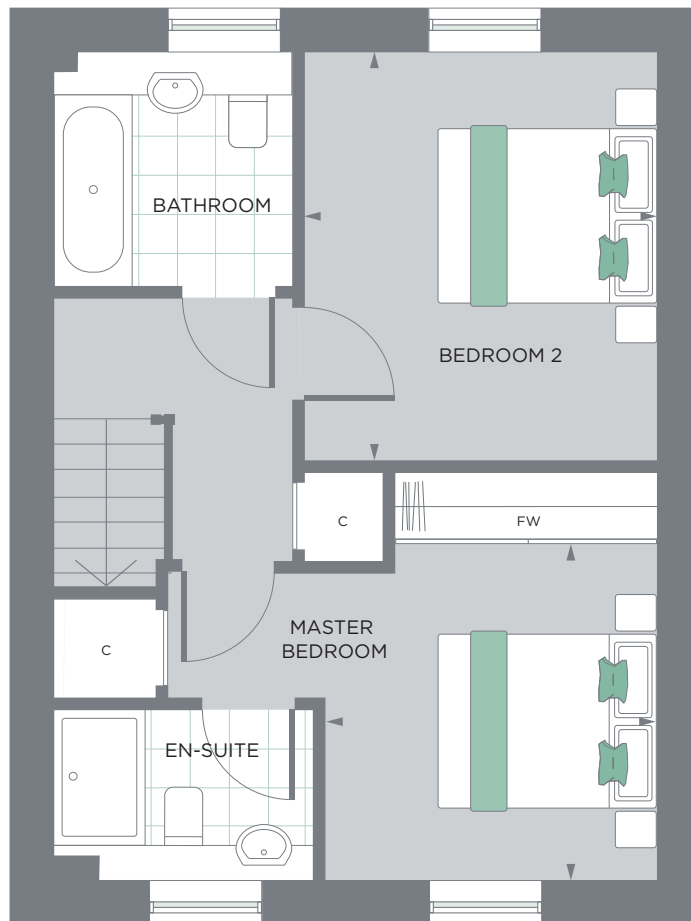
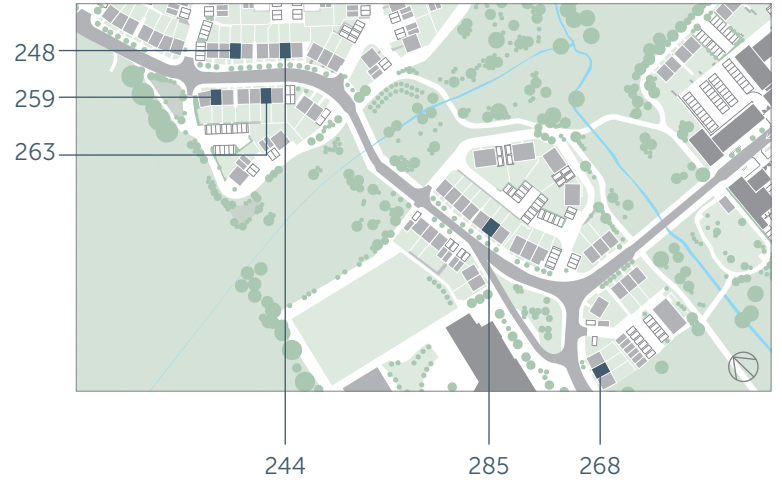
GROUND FLOOR

LIVING ROOM	5.4 x 3.4 M / 17'7" x 11'2" FT
KITCHEN / DINING	3.2 x 4.0 M / 10'5" x 13'1" FT



FIRST FLOOR

MASTER BEDROOM	3.0 x 3.0 M / 9'8" x 9'8" FT
BEDROOM 2	3.2 x 3.7 M / 10'5" x 12'1" FT



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Plot 259 has additional sidelight indicated by \diamond . Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

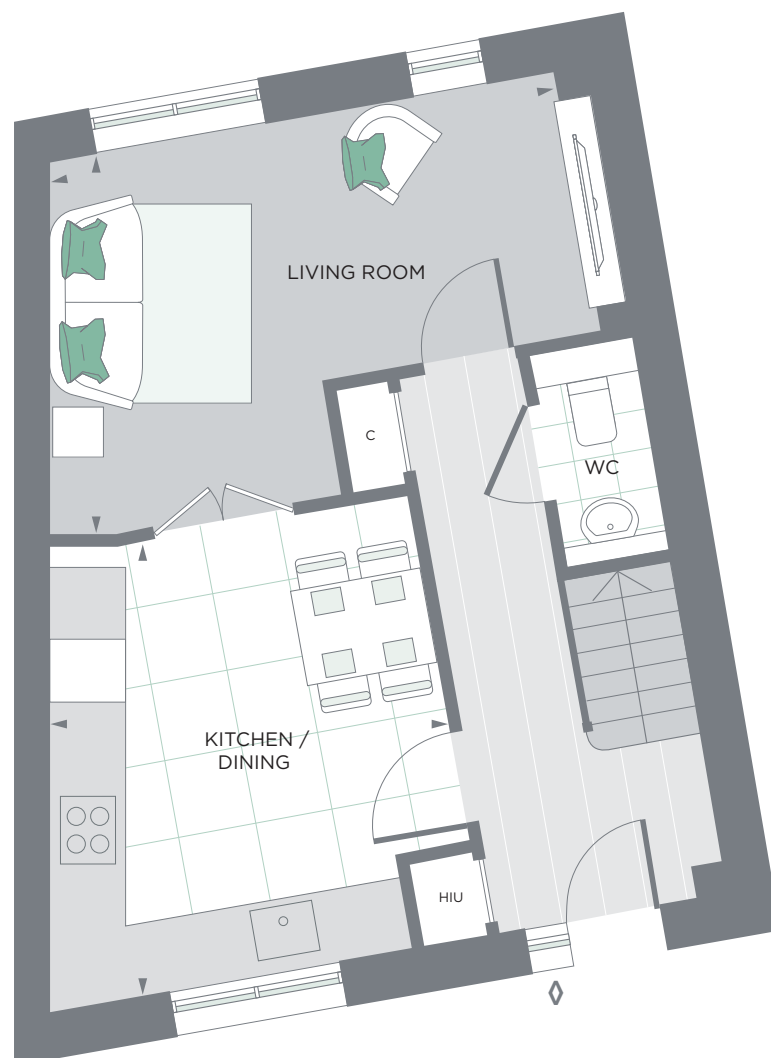
PLOTS 252, 256, 258

2 BEDROOM – MID OR END TERRACE

TOTAL AREA
83.00 SQ M / 986 SQ FT

GROUND FLOOR

LIVING ROOM	3.3 x 4.9 M / 10'8" x 16'4" FT
KITCHEN / DINING	3.6 x 4.0 M / 11'8" x 13'11" FT



FIRST FLOOR

MASTER BEDROOM	4.8 x 3.8 M / 15'7" x 12'5" FT
BEDROOM 2	2.7 x 4.5 M / 8'9" x 14'8" F



256 252 258



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Plot 252 has no sidelight indicated by \diamond . Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

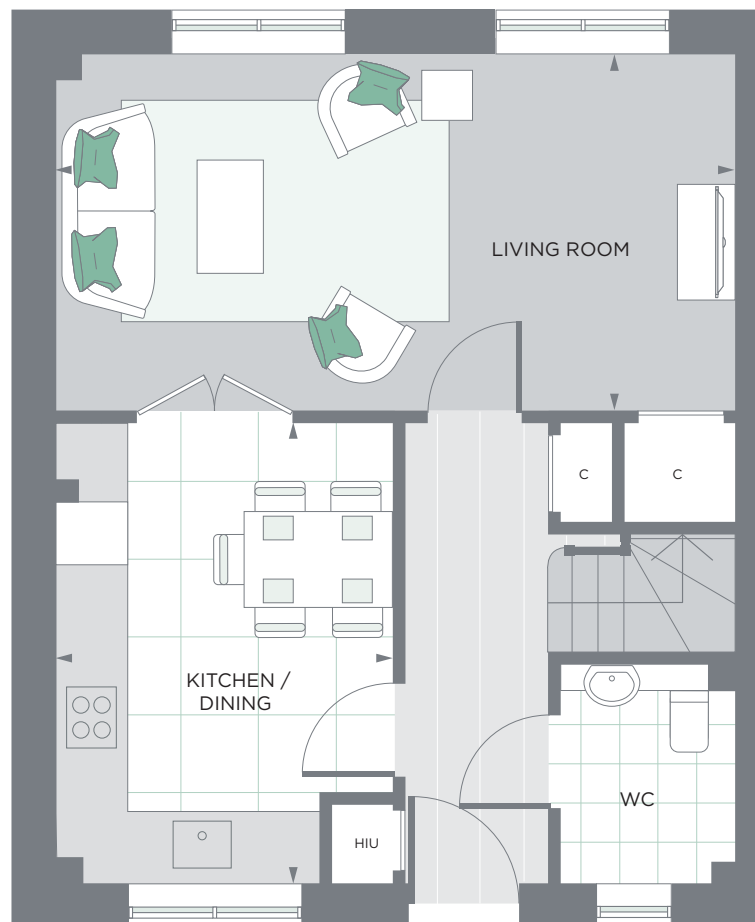
PLOTS 260, 261*, 264

3 BEDROOM – END TERRACE

TOTAL AREA
91.60 SQ M / 986 SQ FT

GROUND FLOOR

LIVING ROOM	6.1 x 3.2 M / 20' x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT

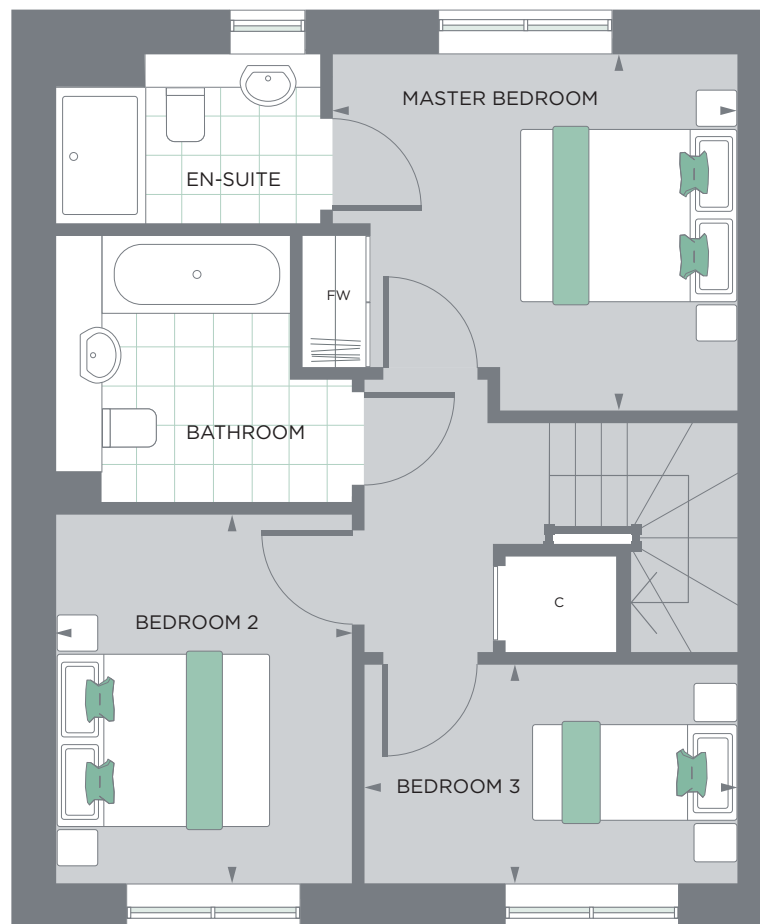


FIRST FLOOR

MASTER BEDROOM	3.6 x 3.2 M / 11'8" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



260 261 264



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plot 261 is a handed layout of Plots 260 and 264 shown above. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

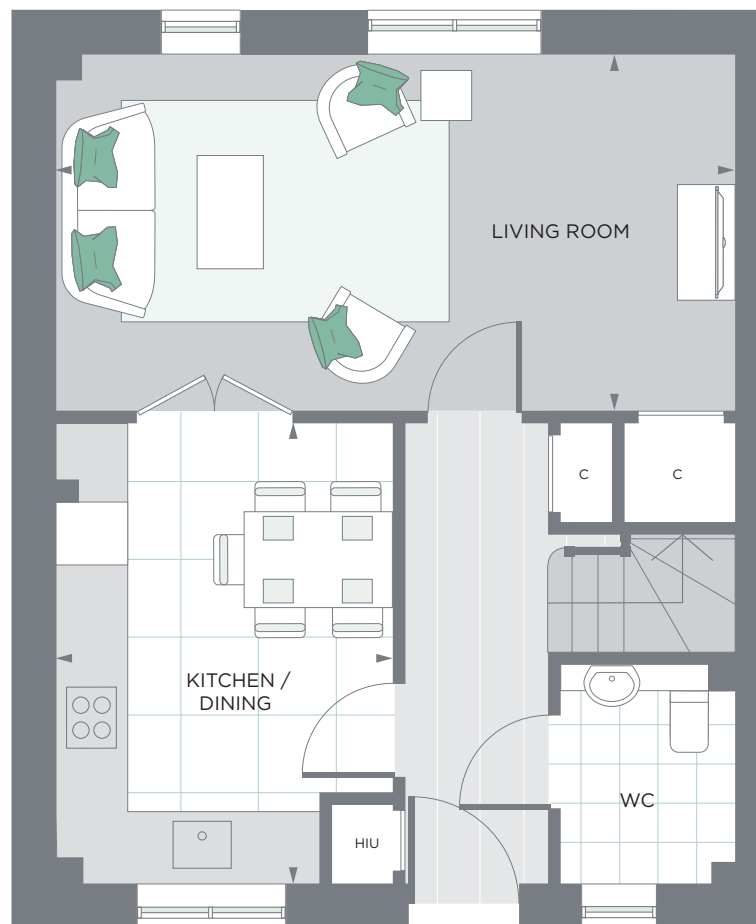
PLOTS 265, 266

3 BEDROOM – SEMI DETACHED

TOTAL AREA
91.70 SQ M / 987 SQ FT

GROUND FLOOR

LIVING ROOM	6.1 x 3.2 M / 20' x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT

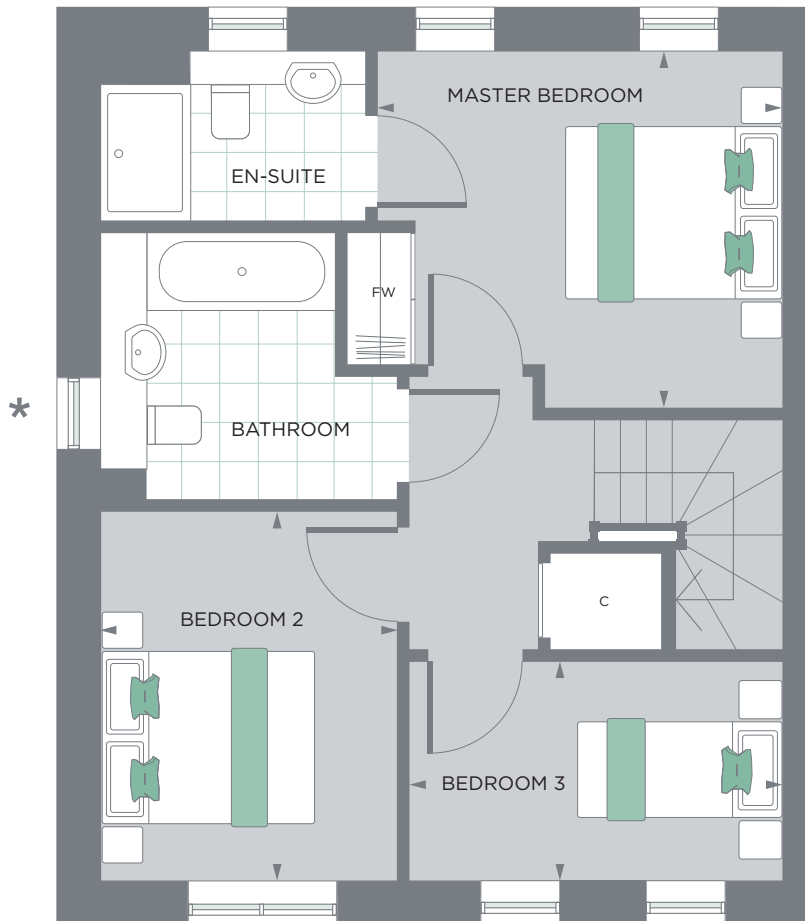


FIRST FLOOR

MASTER BEDROOM	3.6 x 3.2 M / 11'8" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



265 266



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Plot 265 has no side window indicated by *. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

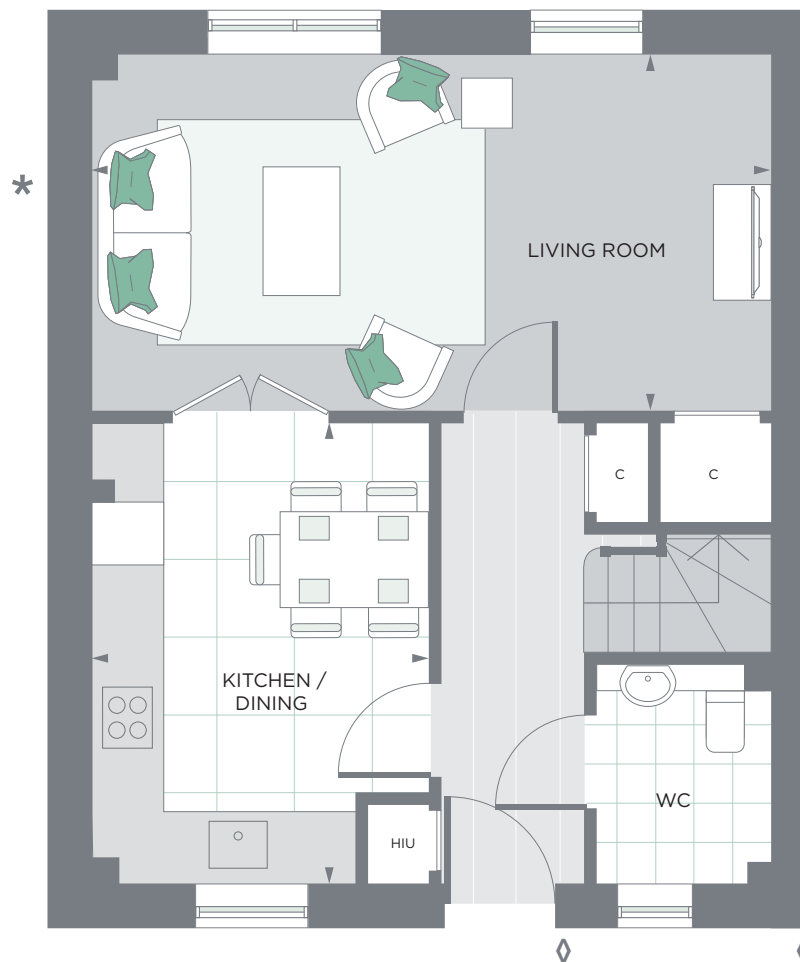
PLOTS 242, 243*, 246, 247*, 250, 251*, 254, 255*

3 BEDROOM – END TERRACE

TOTAL AREA
91.70 SQ M / 987 SQ FT

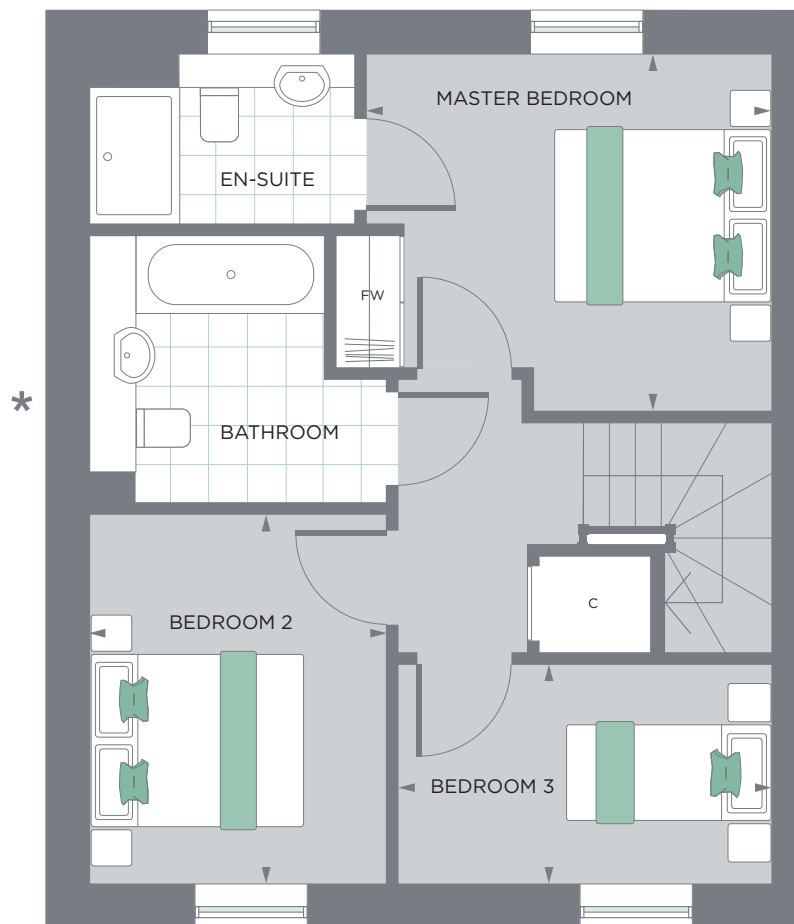
GROUND FLOOR

LIVING ROOM	6.1 x 3.2 M / 20' x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT



FIRST FLOOR

MASTER BEDROOM	3.6 x 3.2 M / 11'8" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plots 243, 247, 251, and 255 are handed layouts of Plots 242, 246, 250 and 254 shown above. Plot 242 has additional windows indicated by *. Plot 255 has additional sidelight and corner window indicated by ◊. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

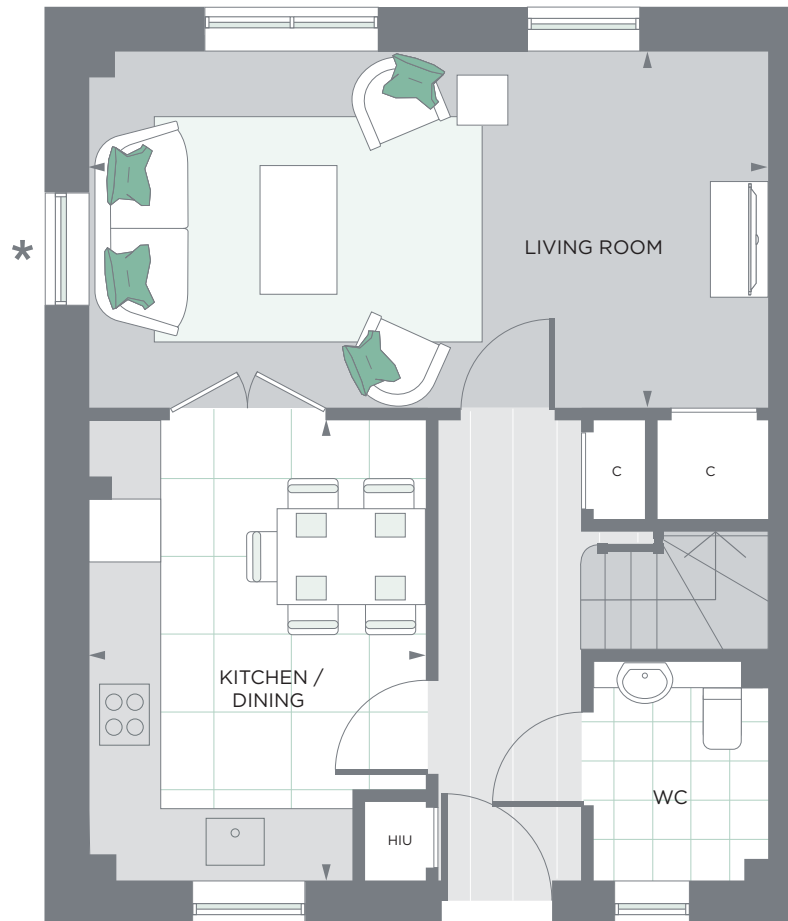
PLOTS 238, 278*, 279, 284*, 286, 287*

3 BEDROOM – MID OR END TERRACE

TOTAL AREA
91.70 SQ M / 987 SQ FT

GROUND FLOOR

LIVING ROOM	6.1 x 3.2 M / 20' x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT

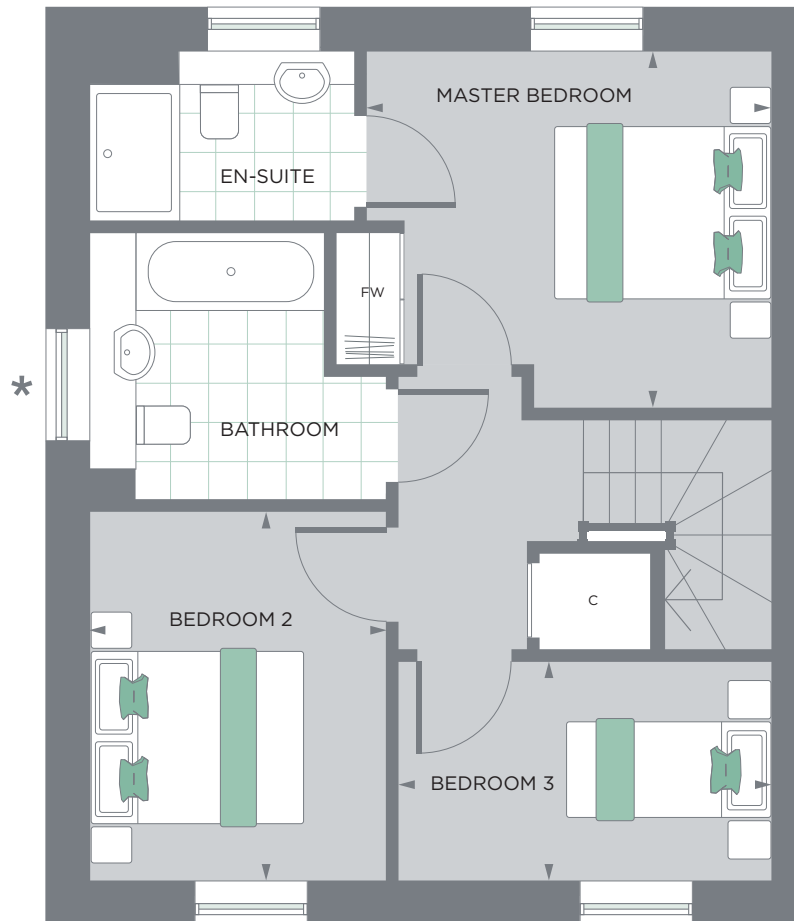


FIRST FLOOR

MASTER BEDROOM	3.6 x 3.2 M / 11'8" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



238 287 286 284 279 278



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plots 278, 284 and 287 are handed layouts of Plots 238, 279 and 286 shown above. Plots 279, 284, 286 and 287 have no window in location indicated by *. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

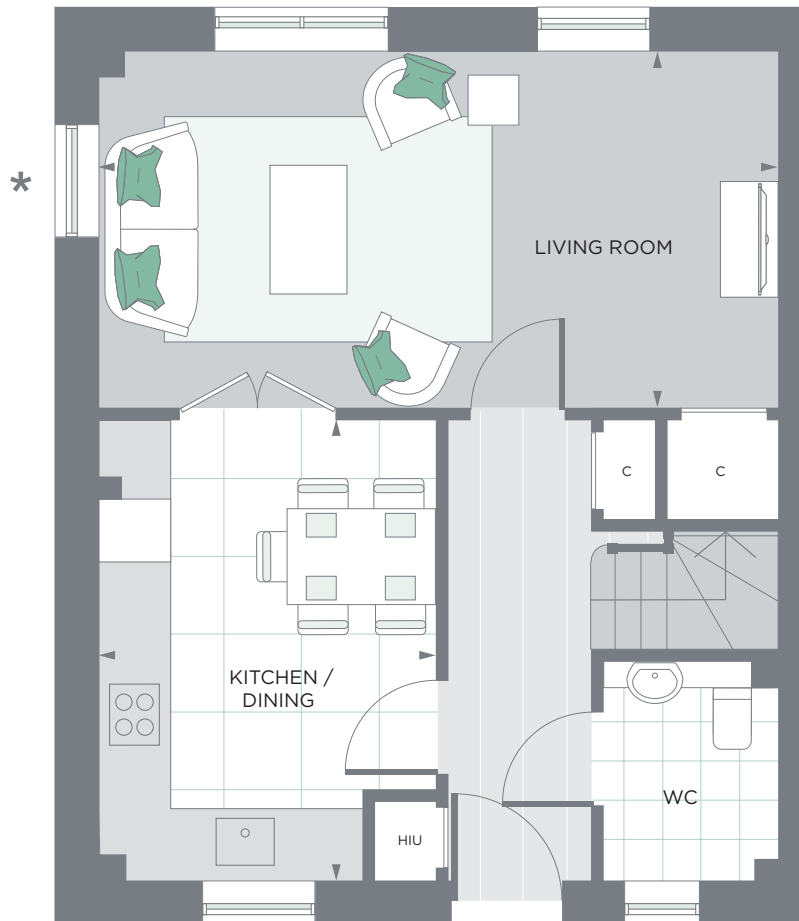
PLOTS 239, 267*, 275, 290*, 294*, 295

3 BEDROOM – MID OR END TERRACE

TOTAL AREA
91.70 SQ M / 987 SQ FT

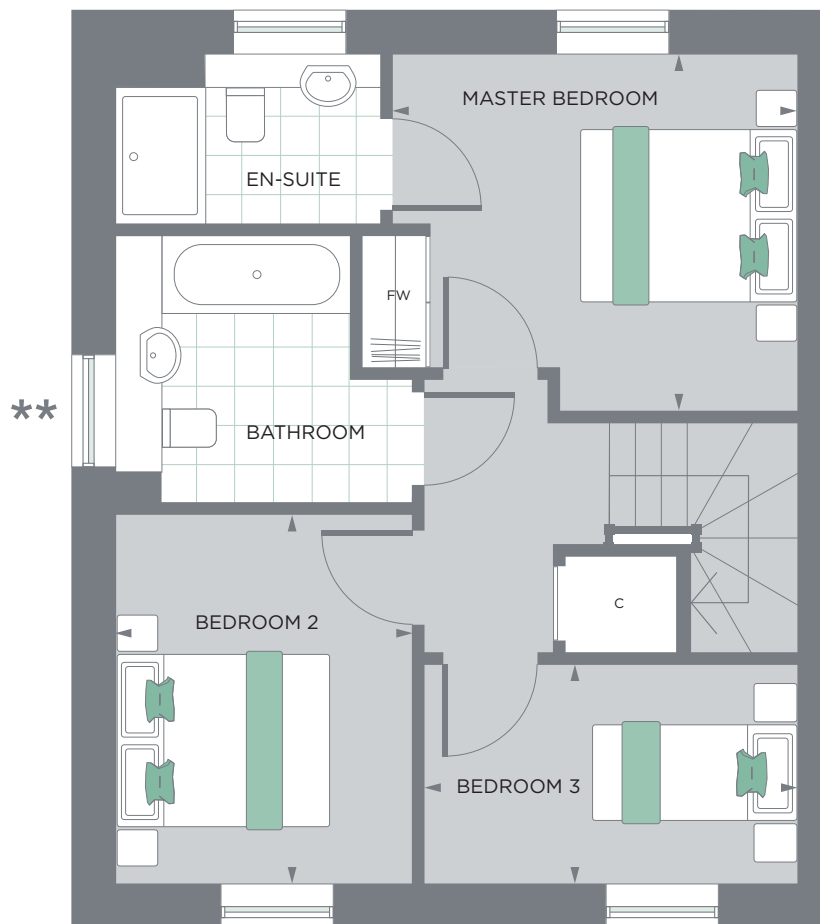
GROUND FLOOR

LIVING ROOM	6.1 x 3.2 M / 20' x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT



FIRST FLOOR

MASTER BEDROOM	3.6 x 3.2 M / 11'8" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plots 267, 290 and 294 are handed layouts of Plots 239, 275, and 295 shown above. Plot 295 has additional window indicated by *. Only plots 267, 275, 290 and 295 have additional window indicated by **. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

PLOTS 240, 273

3 BEDROOM – END TERRACE

TOTAL AREA
94.40 SQ M / 1017 SQ FT

GROUND FLOOR

LIVING ROOM	6.6 x 3.2 M / 21'7" x 10'5" FT
KITCHEN / DINING	3.1 x 4.2 M / 10'2" x 13'8" FT

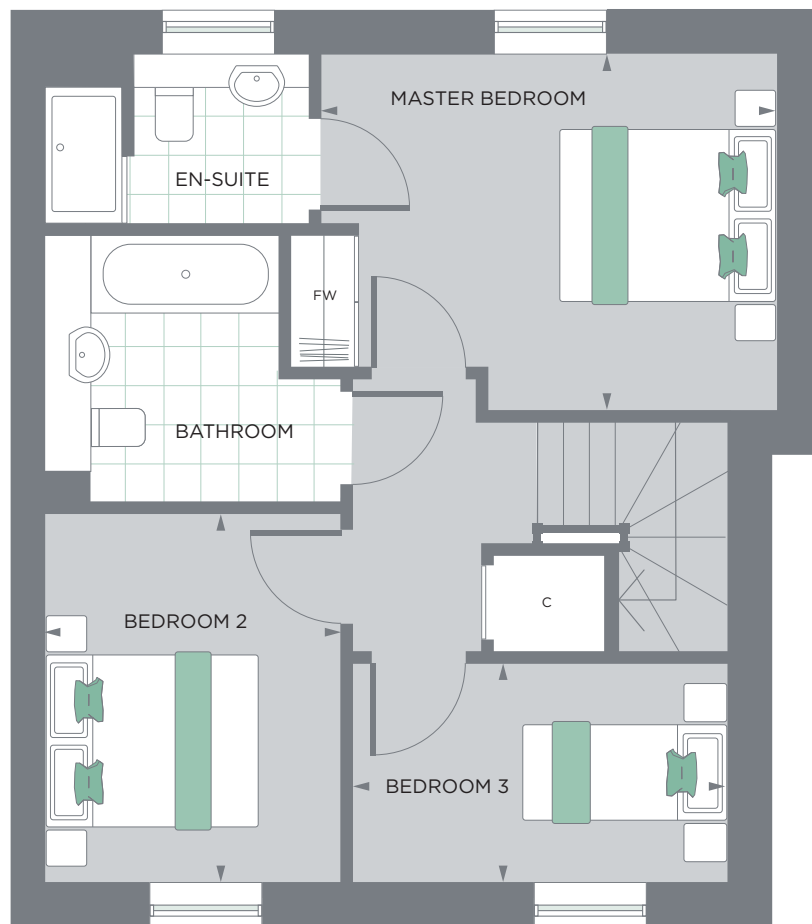


FIRST FLOOR

MASTER BEDROOM	4.1 x 3.2 M / 13'5" x 10'5" FT
BEDROOM 2	2.7 x 3.3 M / 8'9" x 10'8" FT
BEDROOM 3	3.3 x 2.0 M / 10'8" x 6'6" FT



240 273



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Plot 273 has no window in location indicated by *. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

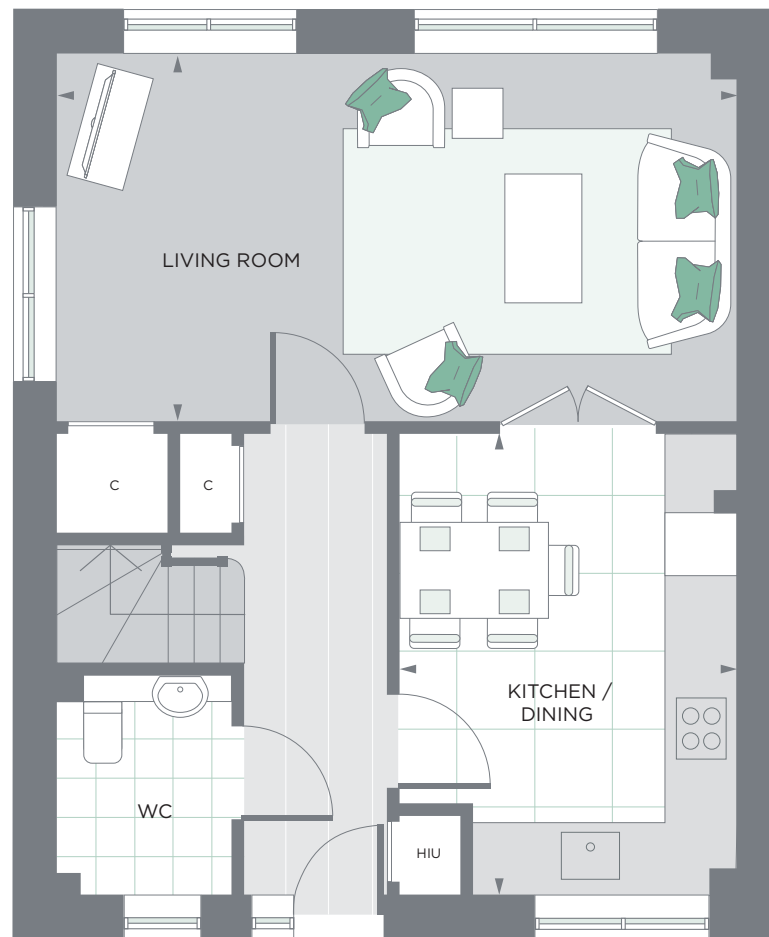
PLOT 257

3 BEDROOM – END TERRACE

TOTAL AREA
123.70 SQ M / 1332 SQ FT

GROUND FLOOR

LIVING ROOM	6.1 x 3.3 M / 20' x 10'10" FT
KITCHEN / DINING ROOM	3.1 x 4.2 M / 10'2" x 13'9" FT

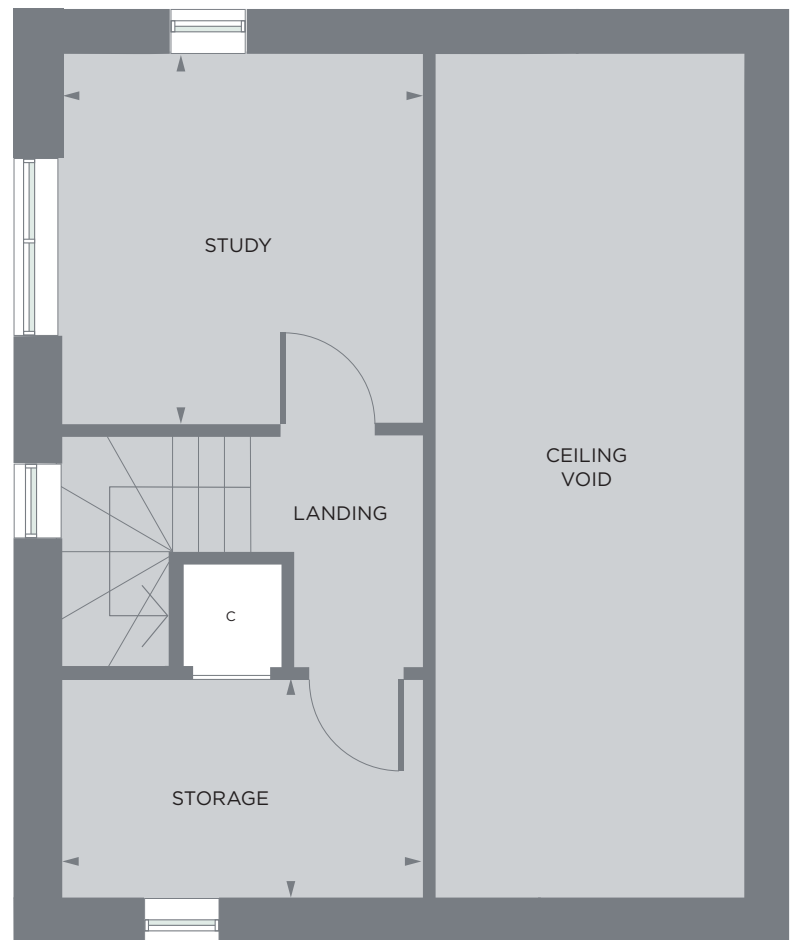
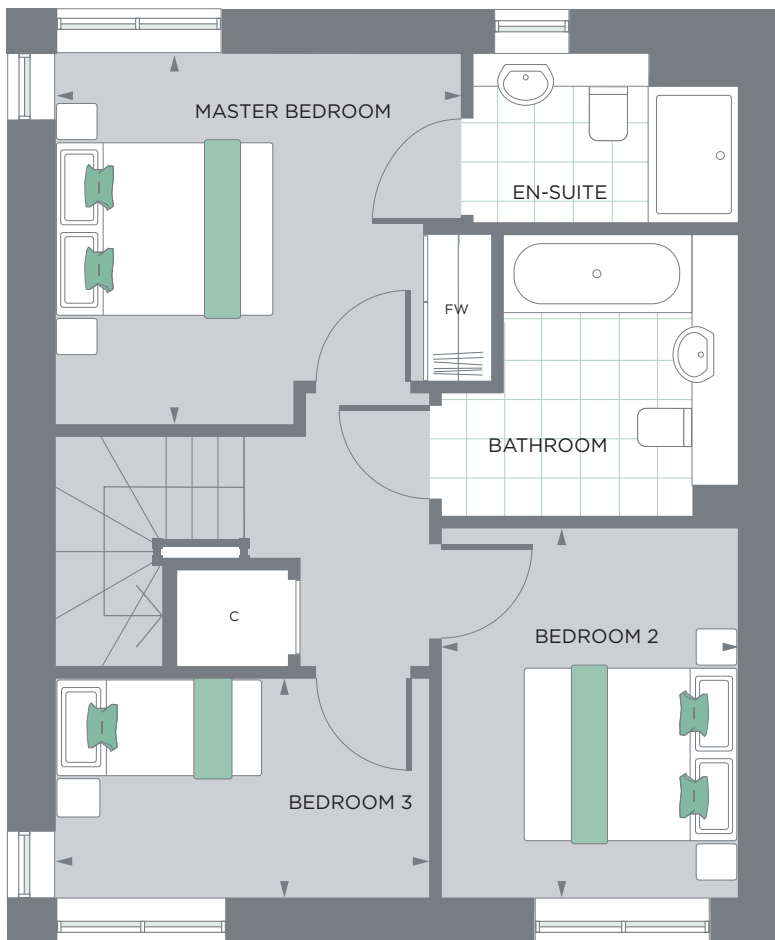


FIRST FLOOR

MASTER BEDROOM	3.6 x 3.3 M / 11'10" x 10'10" FT
BEDROOM 2	2.7 x 3.3 M / 8'10" x 10'10" FT
BEDROOM 3	3.3 x 2.0 M / 10'10" x 6'7" FT



257



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

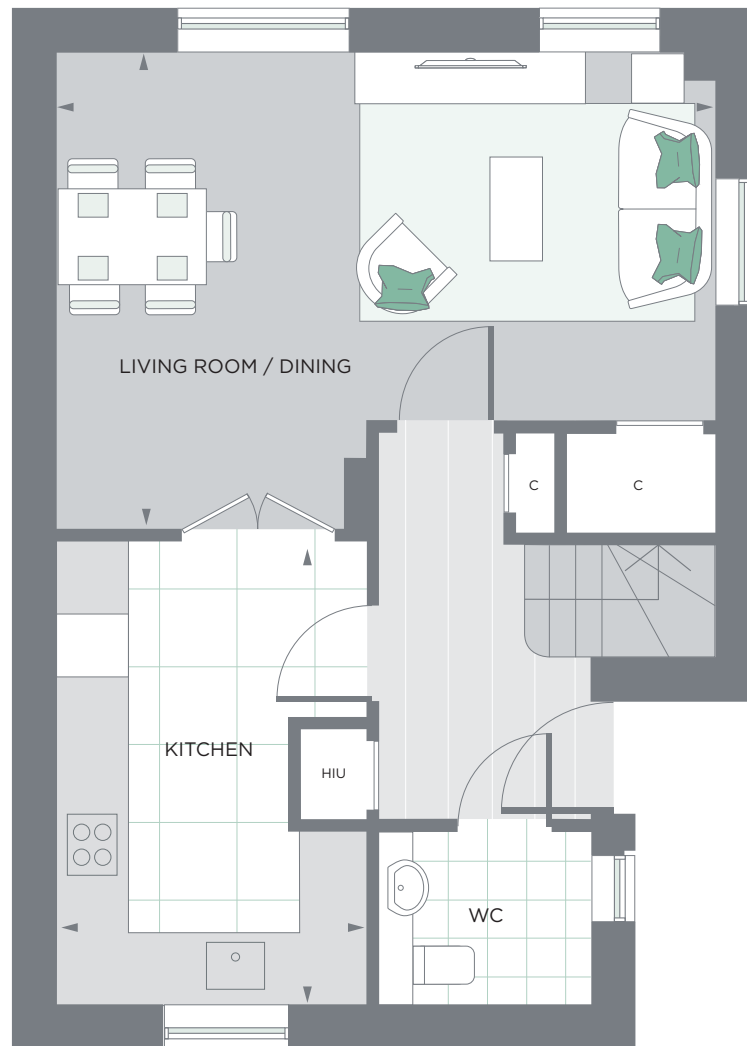
PLOT 281

3 BEDROOM – END TERRACE

TOTAL AREA
98.90 SQ M / 1065 SQ FT

GROUND FLOOR

LIVING ROOM / DINING	5.9 x 4.3 M / 19'4" x 14'1" FT
KITCHEN	2.8 x 4.2 M / 9'2" x 13'7" FT
WC	1.9 x 1.6 M / 6'2" x 5'3" FT

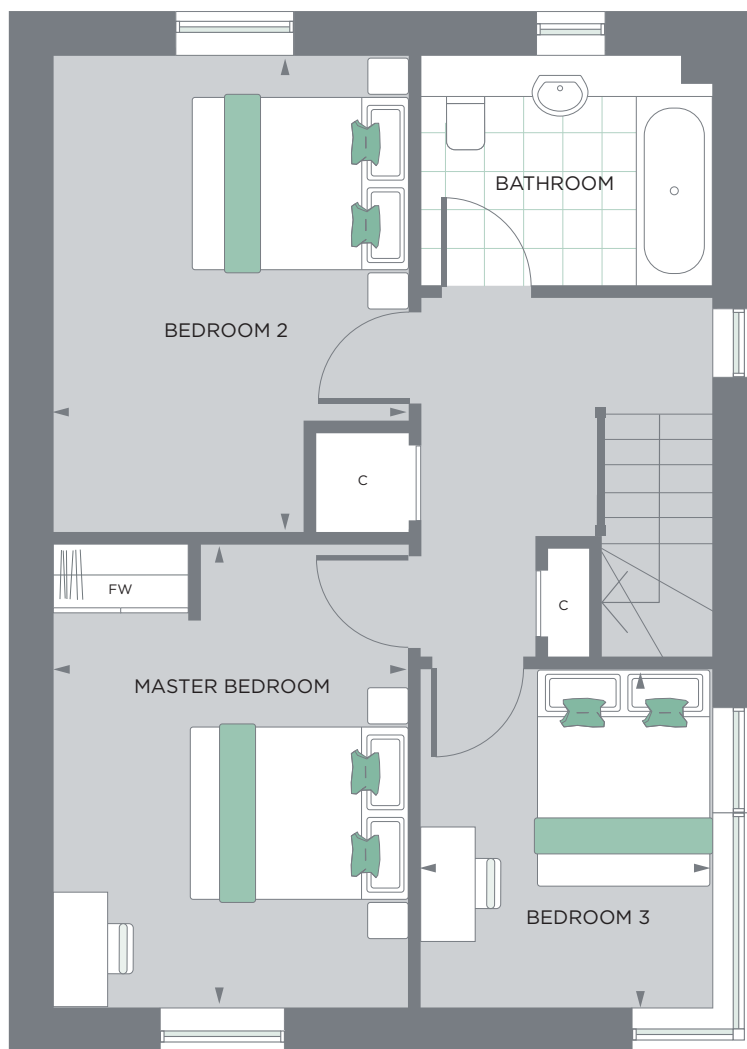


FIRST FLOOR

MASTER BEDROOM	3.2 x 4.2 M / 10'5" x 13'8" FT
BEDROOM 2	3.2 x 4.3 M / 10'5" x 14'1" FT
BEDROOM 3	2.6 x 3.0 M / 8'5" x 9'8" FT



281



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

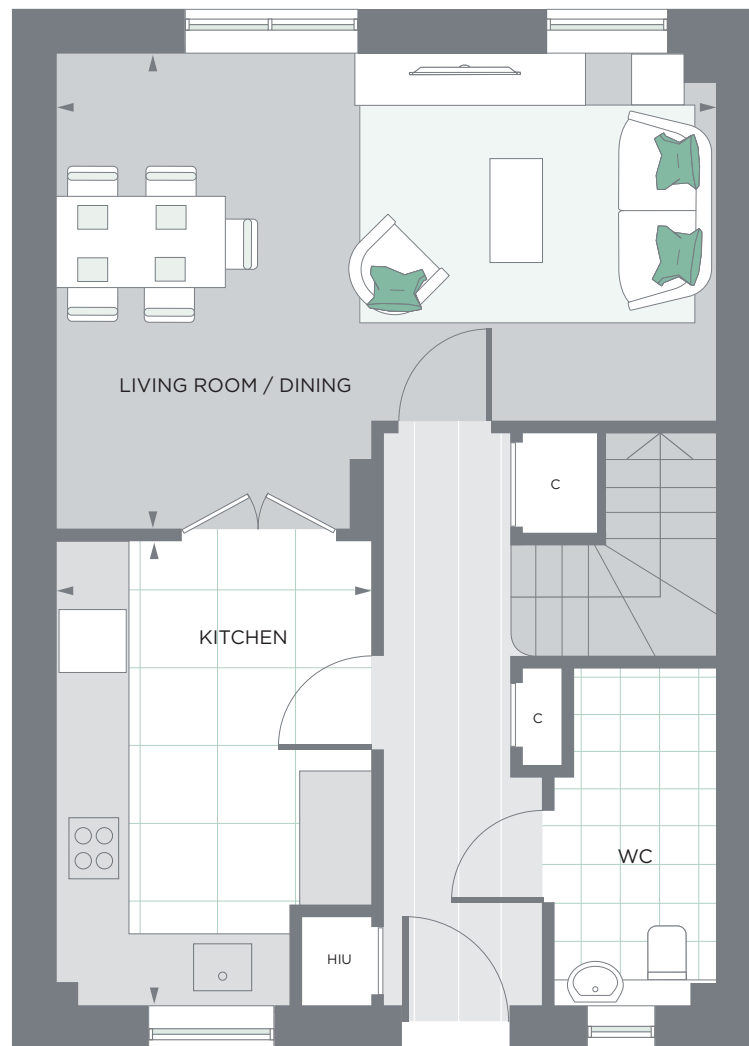
PLOTS 282, 283

3 BEDROOM – MID OR END TERRACE

TOTAL AREA
102.40 SQ M / 1102 SQ FT

GROUND FLOOR

LIVING ROOM / DINING	5.9 x 4.3 M / 19'4" x 14'1" FT
KITCHEN	2.9 x 4.2 M / 9'5" x 13'7" FT

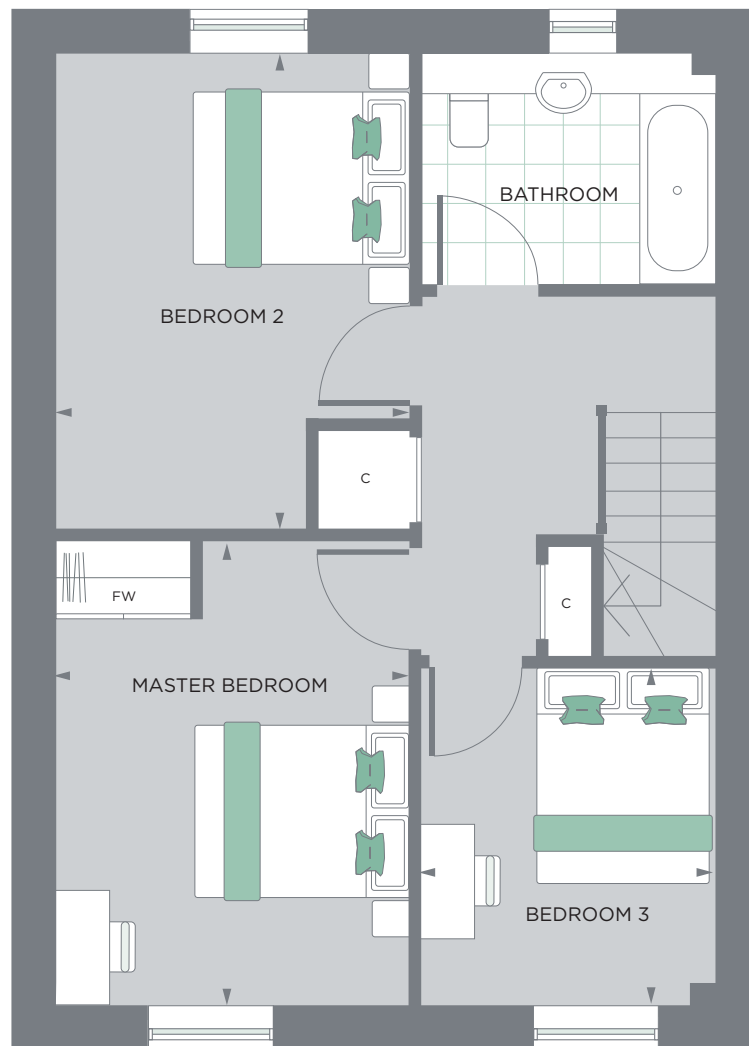


FIRST FLOOR

MASTER BEDROOM	3.2 x 4.2 M / 10'5" x 13'8" FT
BEDROOM 2	3.2 x 4.3 M / 10'5" x 14'1" FT
BEDROOM 3	2.6 x 3.0 M / 8'5" x 9'8" FT



283 282



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

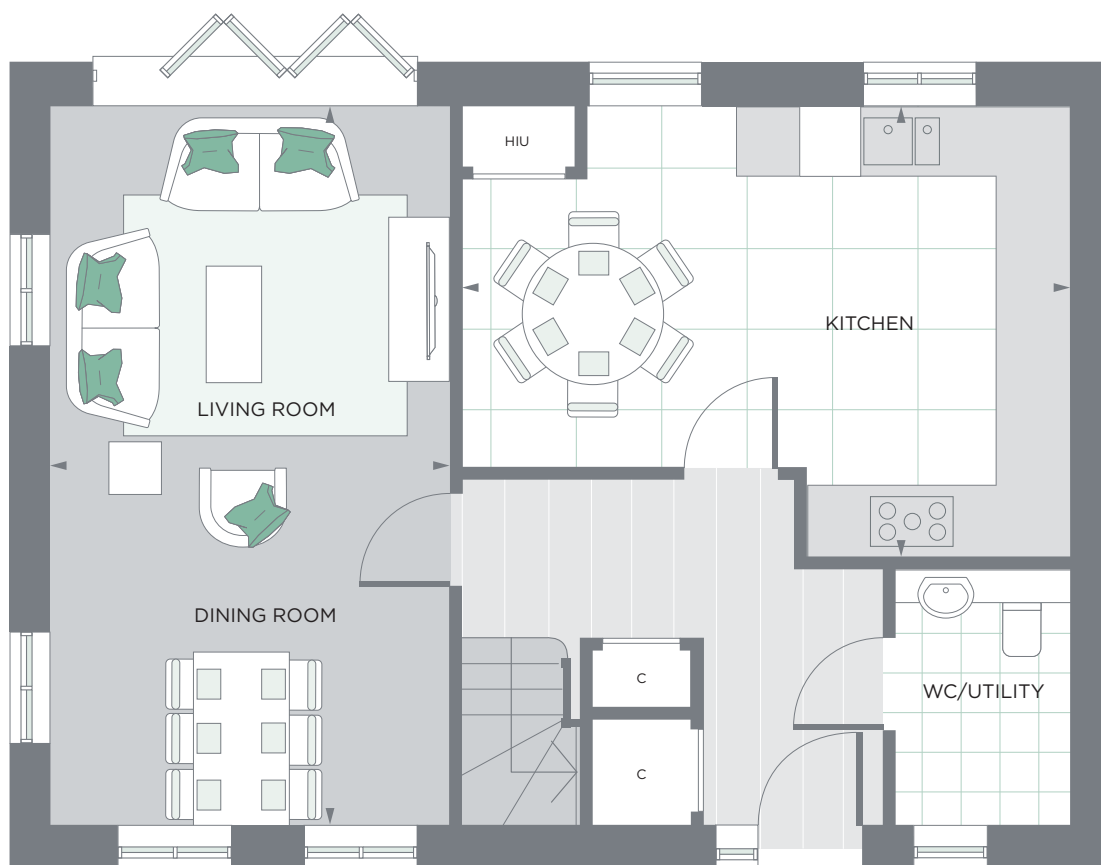
PLOT 300

4 BEDROOM – DETACHED

TOTAL AREA
119.40 SQ M / 1285 SQ FT

GROUND FLOOR

LIVING ROOM / DINING	3.6 x 6.5 M / 11'8" x 21'3" FT
KITCHEN	5.5 x 4.1 M / 18' x 13'5" FT

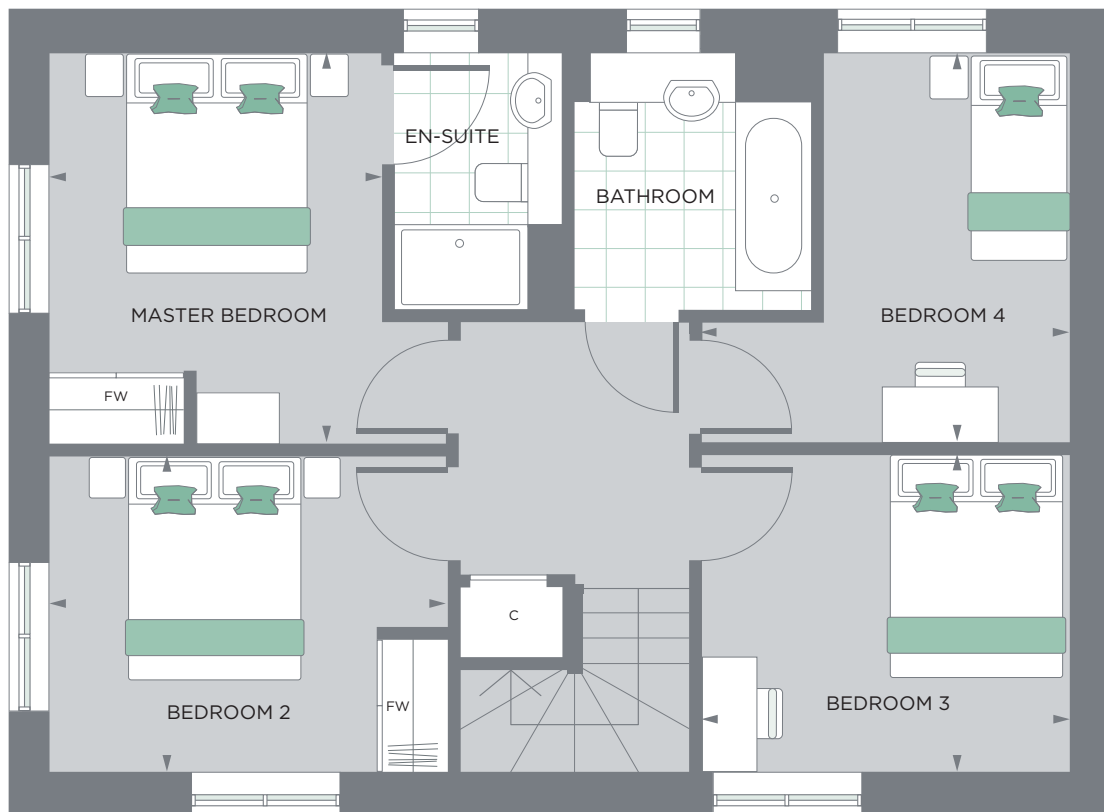


FIRST FLOOR

MASTER BEDROOM	3.0 x 3.5 M / 9'8" x 11'8" FT
BEDROOM 2	3.6 x 2.9 M / 11'8" x 9'5" FT
BEDROOM 3	3.3 x 2.9 M / 10'8" x 9'5" FT
BEDROOM 4	3.3 x 3.5 M / 10'8" x 11'8" FT



300



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

PLOTS 231, 232

5 BEDROOM – DETACHED

TOTAL AREA
186.70 SQ M / 2010 SQ FT

GROUND FLOOR

LIVING ROOM	3.4 x 4.6 M / 11'2" x 15'1" FT
KITCHEN / DINING ROOM	7.4 x 3.1 M / 24'3" x 10'2" FT
OFFICE	2.1 x 5.6 M / 6'10" x 18'4" FT
GARAGE	3.3 x 5.6 M / 10'10" x 18'4" FT
GARDEN ROOM	7.5 x 3.1 M / 24'7" x 10'2" FT



FIRST FLOOR

MASTER BEDROOM	4.6 x 3.2 M / 15'1" x 10'5" FT
DRESSING ROOM	2.0 x 1.3 M / 6'6" x 4'3" FT
BEDROOM 2	2.8 x 4.0 M / 9'2" x 13'1" FT
BEDROOM 3	2.8 x 4.5 M / 9'2" x 14'8" FT
BEDROOM 4	3.2 x 4.2 M / 10'6" x 13'9" FT
BEDROOM 5	2.3 x 2.5 M / 7'5" x 8'2" FT



231 232



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plot 231 is a handed layout of Plot 232 shown above. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

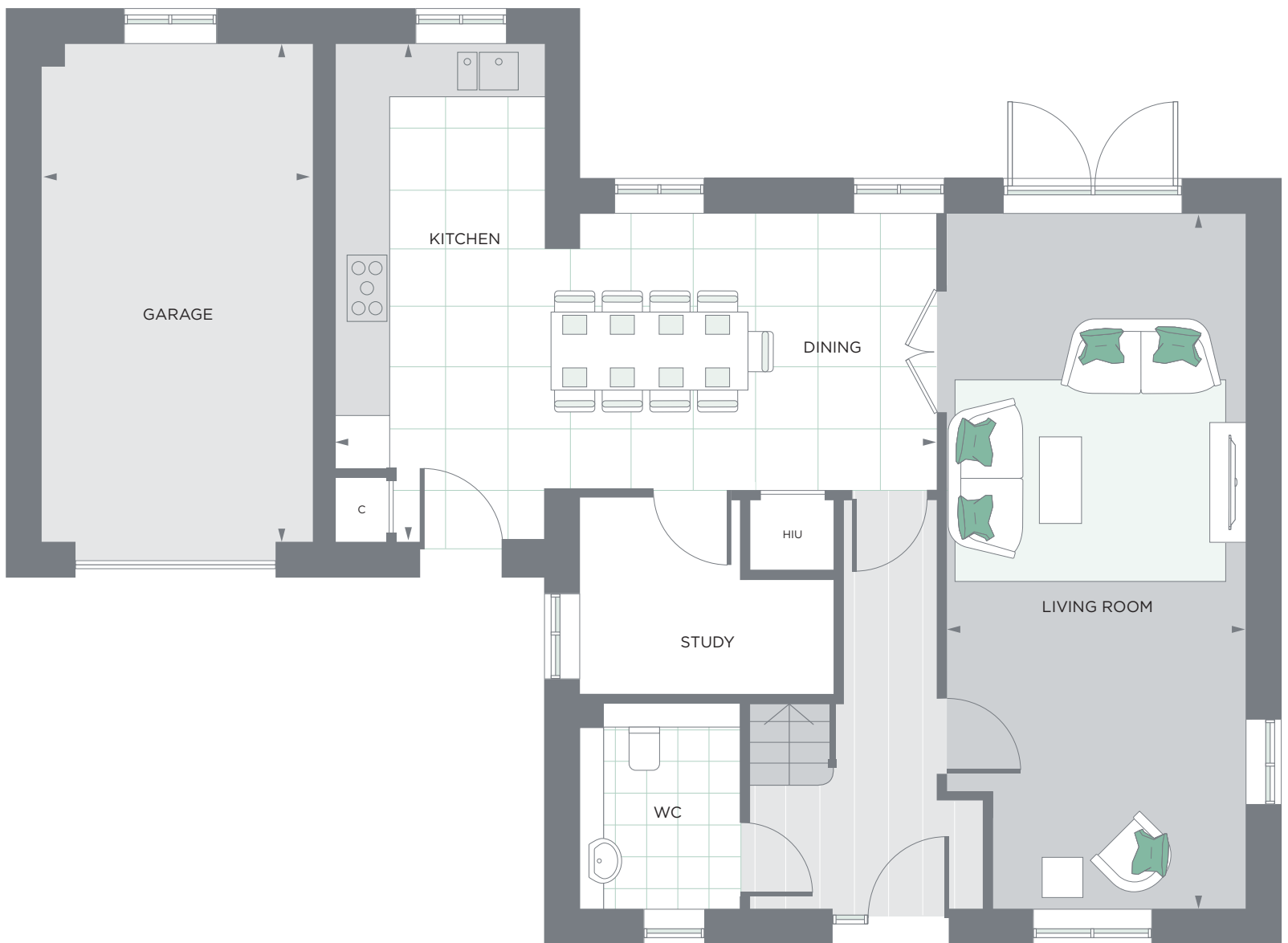
PLOTS 229, 230°, 233, 234°, 235°, 269, 270°, 271°, 272

5 BEDROOM

TOTAL AREA
163.50 SQ M / 1760 SQ FT

GROUND FLOOR

LIVING ROOM	3.4 x 7.8 M / 11'2" x 26'3" FT
KITCHEN / DINING ROOM	6.8 x 5.6 M / 22'4" x 18'5" FT
GARAGE	3.0 x 5.6 M / 9'10" x 18'5" FT



FIRST FLOOR

MASTER BEDROOM	4.6 x 3.2 M / 15'1" x 10'5" FT
DRESSING ROOM	2.0 x 1.3 M / 6'6" x 4'3" FT
BEDROOM 2	2.8 x 4.0 M / 9'2" x 13'1" FT
BEDROOM 3	2.8 x 4.5 M / 9'2" x 14'8" FT
BEDROOM 4	3.2 x 4.2 M / 10'6" x 13'9" FT
BEDROOM 5	2.3 x 2.5 M / 7'5" x 8'2" FT



229 230 270 269 233 271 272 234 235



HIU – Heat Interface Unit FW – Fitted Wardrobe C – Cupboard

• Plots 230, 234, 235, 270 and 271 are handed layouts of Plots 229, 233, 269 and 272 shown above. Floorplans are for approximate measurements only. Exact internal areas, layouts and sizes may vary. All measurements are within a reasonable tolerance in accordance with the sale contract.

Window sizes in some plots may vary.

SPECIFICATION

KITCHENS

- Stylish fitted kitchens with post-formed work surfaces and upstands (choice subject to stage of construction)
- Unistone/Silestone worktop to four and five bedroom homes
- Siemens integrated double oven to four and five bedroom homes
- Siemens integrated single oven to two and three bedroom homes
- Siemens induction touch control hob
- Stainless steel chimney hood and splashback
- Integrated fridge freezer, dishwasher and washing machine (N.B. washing machines in some 5b plots are located in utility cupboard)
- Franke stainless steel one and a half bowl sink complete with mixer tap
- Ceramic floor tiling by Minoli

BATHROOMS AND EN-SUITES

- Villeroy & Boch white sanitaryware with easy clean, wall-mounted WC's and semi-recessed wash hand basins
- Focus taps to wash hand basins
- Ecostat bath mixer in chrome with shower attachment
- Shower cubicles with sliding or pivot door and Ecostat Thermostatic shower
- Ceramic wall and floor tiling from Minoli, full height to wet areas and half height to walls with sanitaryware
- Shaver socket to main en-suite and bathroom
- Heated chrome towel rail to bathroom and en-suites

INTERNAL FINISHES AND ELECTRICS

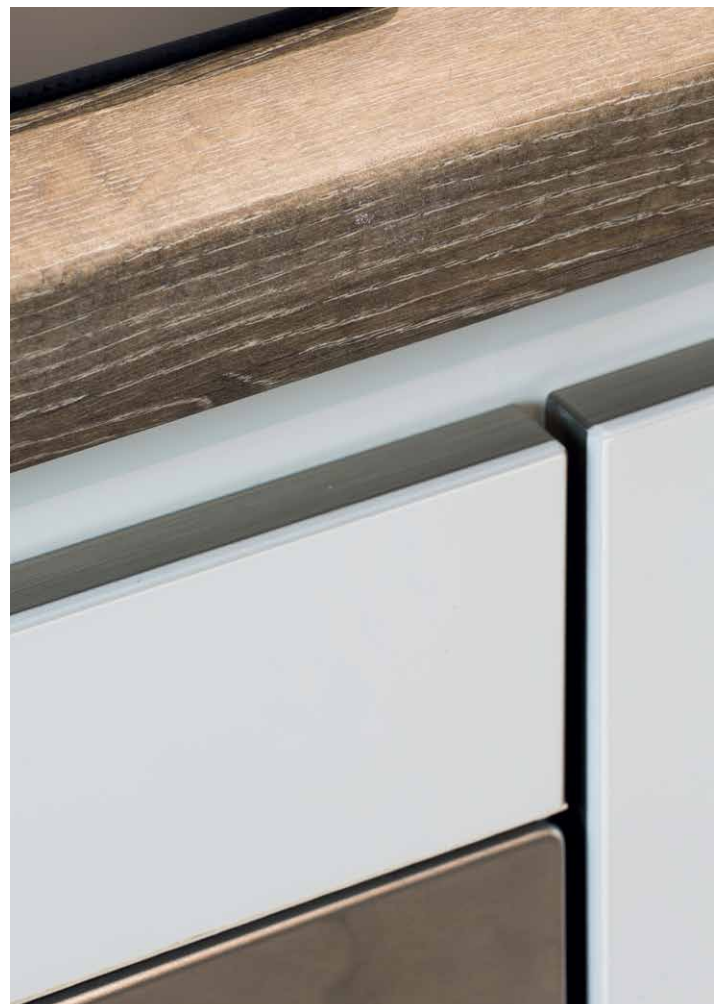
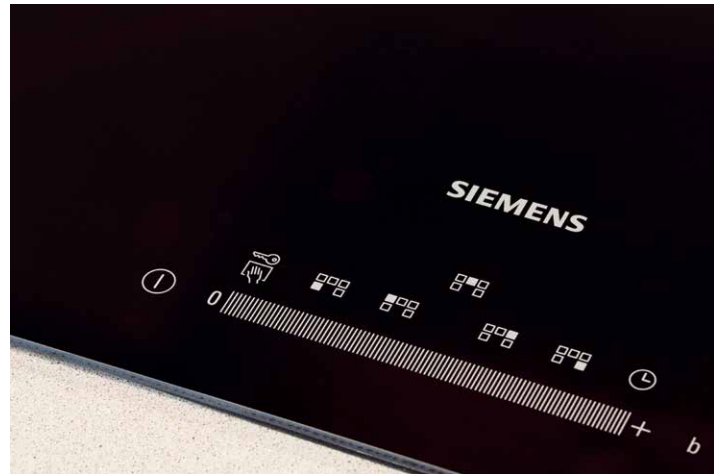
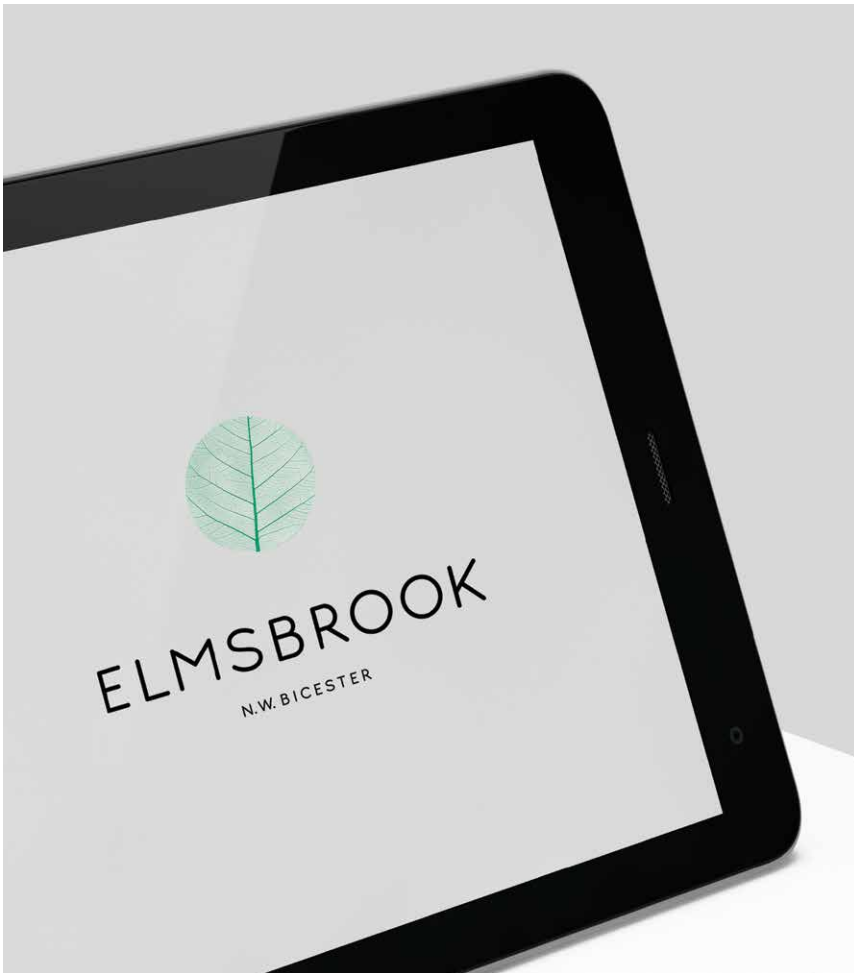
- Timber staircase with hardwood handrail
- Internal doors in solid white finish with chrome ironmongery
- Fitted wardrobes with sliding doors, internal hanging rail and shelf to bedroom 1 in all homes and to bedrooms 1 and 2 in four and five bedroom homes
- Contemporary skirtings and architraves
- TV/FM/Data master plate to living room, kitchen/dining area (four and five bedroom homes only) and all bedrooms
- Superfast broadband connection (subject to a supply contract)
- Switches and sockets to be white throughout, except kitchen, which will have satin chrome finish with white inserts
- Dual use plug socket with USB in selected areas
- Spur and telephone point for burglar alarm
- Shimmy system with charger

HEATING AND ENERGY EFFICIENCY

- District heating system
- Low energy pendant or downlights to all rooms
- Solar PV panels to all properties
- Water butts in gardens (may not feature in every property)

EXTERNAL FEATURES AND SECURITY

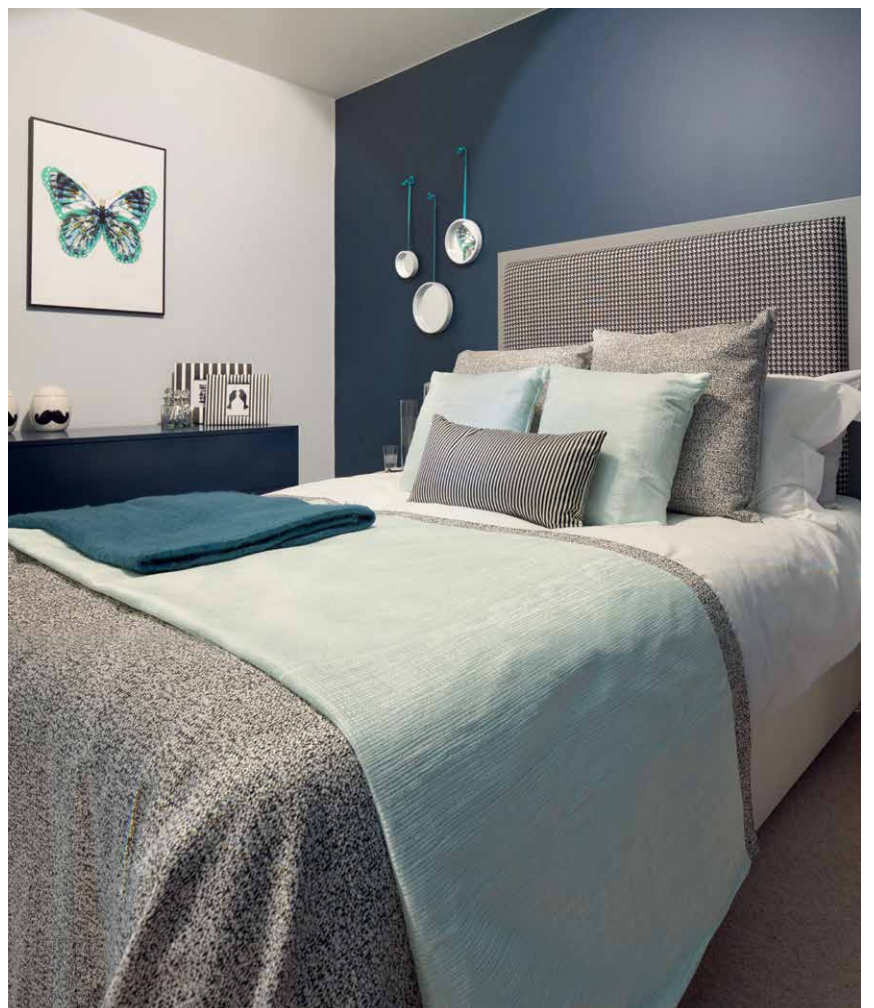
- Composite front doors with 5 point locking system
- Low energy downlight
- Triple glazed windows and bi-fold sliding doors or similar, to selected plots as shown on plan
- Turf to front and rear gardens dependent on plot
- Patio and shed with bicycle locking point



SPECIFICATION



Phase 1 photography, indicative only.



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