



BLUE CEDAR
HOMES

SOUTHMOOR GARDENS,
KINGSTON BAGPUIZE WITH SOUTHMOOR

Idyllic
Oxfordshire.

Later life*in*style.

WELCOME

Southmoor Gardens.

*Ten beautifully thought-out homes for the over 60's, in one inspiring location.
Explore Southmoor Gardens and live **later life**instyle.*



With quality, practicality and style built-in, Southmoor Gardens captures everything that makes a Blue Cedar Homes development so special.

Arranged around a sociable central courtyard and lovingly tended garden, these ten luxury freehold homes, exclusively for those aged 60 and over, have been thoughtfully designed inside and out. We have crafted every property to complement the natural splendour of the surrounding Oxfordshire countryside – from the roof tiles to the front door. While inside,

the generously sized, beautifully finished rooms can be easily adapted to change with your needs. The perfect home for today and tomorrow.

Situated in the picturesque village of Kingston Bagpuize with Southmoor, you will find the best of town and country on your doorstep. Unwind in the Vale of the White Horse's green fields; or immerse yourself in the historic culture of Oxford, a city that needs no introduction. However you enjoy spending your time, you will never tire of returning to your forever home.

Life at Southmoor Gardens is all about making the most of every day. It is why we employ an Estate Manager to look after the general wellbeing and security of the development. You can embrace everything your home and its location has to offer without having to worry about the garden or the exterior of your property.

Ready for new experiences, new friendships and newfound freedoms? Live the life you want at Southmoor Gardens.



Every property at Southmoor Gardens has been designed to help you live in style. Discover how practicality and luxury combine for a life without compromise.

Delight in the details.

Southmoor Gardens provides stylish homes that reflect the way you want to live. From beautifully fitted shaker style kitchens with Quartz worktops, to energy efficient boilers and underfloor heating – every detail has been carefully considered to ensure your home is wonderfully finished and works like a dream.

The design goes much deeper than just luxury fixtures and fittings. As you enjoy life at Southmoor Gardens, your changing needs will be catered for. A flexible ground floor layout that can easily be adapted to add a bedroom and en-suite bathroom, will ensure you have a home for life.

This attention to detail continues outside. Roadways and pathways are surfaced with attractive Tegula paving, while the stunning gardens have been designed by a specialist landscape architect which feature a summerhouse for all to enjoy.

SPECIFICATIONS

Kitchens

- Engineered oak flooring with underfloor heating
- Smooth shaker style kitchens with soft closing drawers and doors
- Engineered Quartz worktops and upstands *
- Neff glass and stainless steel appliances including a “slide and hide” single oven, ceramic hob and microwave oven
- Neff glass and steel canopy extractor hood
- Integrated fridge freezer and dishwasher
- Washer/dryer
- Blanco undermount stainless steel sink with brushed steel monobloc mixer tap with lever handles
- Energy efficient LED recessed downlighters

Bathrooms

- Porcelanosa floor and wall tiling * with brushed steel trim
- Underfloor heating

- Duravit wall hung WC with softclose seat and concealed Grohe cistern

- Duravit vanity unit with wash hand basin (ME by Starck) and Vado taps

- Tissino Lorenzo bath

- Concealed Vado thermostatic shower valve with Hansgrone Raindance select slide riser

- Low level designer shower tray and Merlyn glass screen

- Dual fuel chrome towel rail with timer

- Fitted mirror

- Energy efficient LED recessed downlighters

Electrical Systems

- Digital terrestrial/satellite wiring to TV points in living room and bedrooms for the convenient installation of a satellite system

- Telephone outlet sockets in entrance hall, living/dining room and master bedroom (line to be ordered by the homeowner)

- Low energy light fittings throughout

- Ample power sockets throughout

- USB sockets fitted in master bedroom and kitchen
- Pre-wired for the installation of a stairlift
- Multi-grid appliance switch in kitchen

Heating, Insulation and Energy Efficiency

- Double glazed uPVC windows throughout
- High levels of insulation to walls and ceiling
- Velux windows (some electrically operated with rain sensor)
- 'A' rated gas fired condensing boiler serving underfloor heating throughout the ground floor and radiators at first floor
- Contemporary styled radiators with thermostatic radiator valves



Finishing Touches

- Fully fitted wool carpet * to living room and bedrooms with high-quality underlay
- 14mm engineered oak flooring to entrance hall and kitchen
- Vicaima fine oak timber veneered internal doors with stainless steel door furniture and hinges
- Fitted wardrobes to master bedroom
- Remote controlled electric garage door

Security and Peace of Mind

- Alarm system
- Mains operated smoke and carbon monoxide alarms
- External lights to front and rear
- Solid timber front door with multi-point locking system



* Choices available subject to stage of construction.

This specification is provided for guidance only and is subject to change.

Stannary Gardens show home

DISCOVER MORE

*With the wonderful Oxfordshire countryside just outside your door,
you are free to explore the scenery or just take it all in.*

A world of discovery.

Situated in the Vale of the White Horse, Southmoor Gardens is a gateway to the beautiful Oxfordshire countryside. With a host of activities within easy reach – nature reserves, golf courses, river cruises – you can be as busy or as relaxed as you like.

At Southmoor Gardens life outside is not just limited to the great outdoors. Conveniently close to the A34, and within easy reach of the M4, a world of history, impressive palaces, idyllic towns and historic cities are on your doorstep. So a shopping trip or sightseeing tour to places like Oxford, Abingdon, Witney or Wantage takes no time at all. And should you want to venture further afield,

there is a mainline station at Oxford and Didcot Parkway – both accessible in around half an hour by car.

There are practical benefits to choosing Southmoor Gardens too. You will find all the essential amenities you need nearby such as doctors surgeries, dental practices, hairdressers and supermarkets. Everything to make life run as smoothly as possible.

However you choose to spend your time, whatever life you choose to live, Southmoor Gardens gives you the freedom to enjoy every day.





THINGS TO DO



History.

A world of culture on your doorstep, including Blenheim Palace, Christ Church Cathedral and Oxford Museum.



Travel.

Close to the M4 and A34, getting around by car could not be easier. You will also find regular bus services running to both Oxford and Swindon.



Eating Out.

Culinary delights await at a range of independent markets, pubs and restaurants.



Country Walks.

From beautiful nature reserves to stunning waterway walks.



Outdoor Activities.

With a cricket, tennis, bowls and golf club on your doorstep, there is plenty to keep you active.



River Cruises.

Enjoy a leisurely trip along the Thames visiting Abingdon, Oxford and Wallingford.



Theatre and Cinema.

Enjoy an evening of culture at New Theatre Oxford or catch the latest film release at Oxford's Curzon.



Shopping.

From quirky boutiques to big high-street names, historic Oxford makes an excellent shopping destination.

[DISCOVER MORE](#)



THE SITE

*Ten homes gathered around a landscaped garden.
The perfect space to make new friends and entertain old ones.*

A true community.

Southmoor Gardens is located just off Faringdon Road, within Kingston Bagpuize with Southmoor village. An attractive tree-lined driveway leads to a secluded development that values privacy, tranquillity and community. Each of the ten detached freehold properties has its own garage and private garden. A superb setting for enjoying the finer things in life.

EXTERIOR FEATURES

- Attractive tree-lined driveway
- Soft landscaping designed by a specialist architect
- Private rear gardens and patio areas for each property
- Surrounded by mature trees
- Courtyard garden with seating and a summerhouse
- Internal roadways and pathways surfaced in featured paving

The development layout, house layouts and CGI's are for guidance purposes only and are not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction.



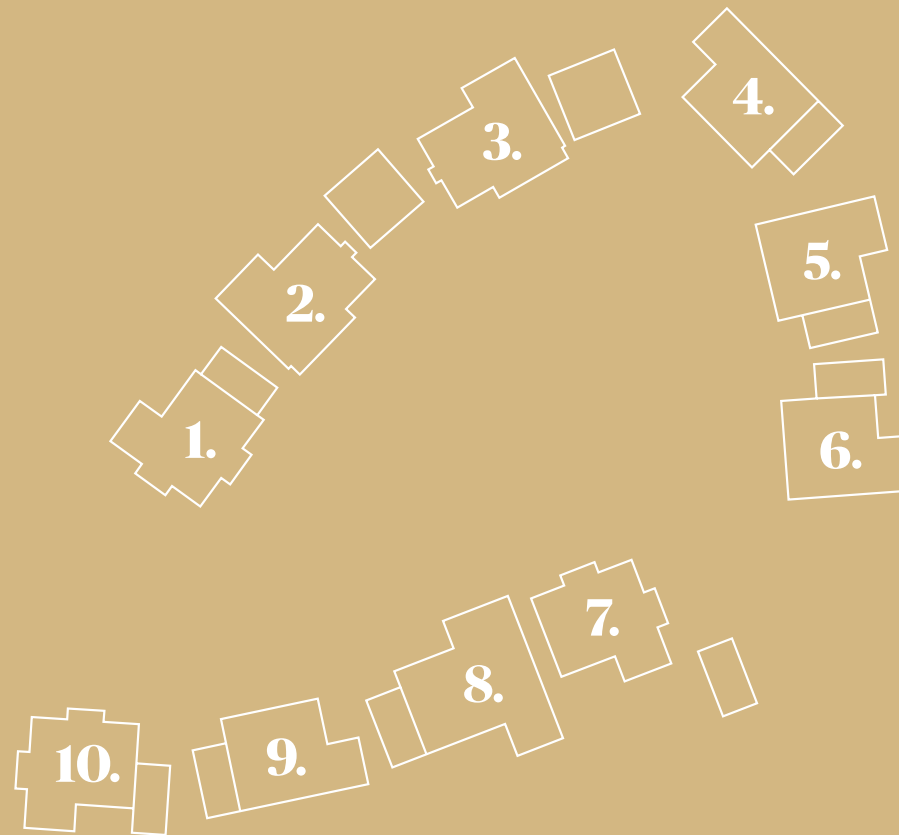
SITE PLOTS

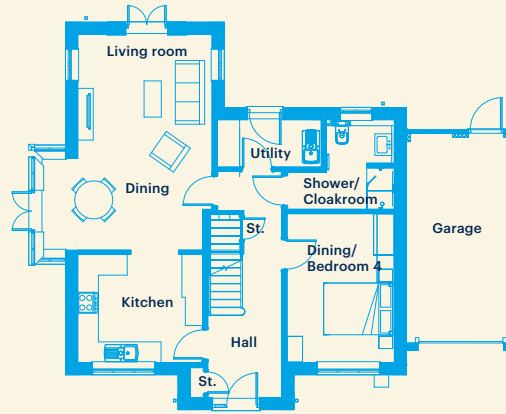
Our homes.

Ten luxury freehold homes, each with their own individual charm and character – which one will you choose?

A REMINDER OF THE KEY FEATURES

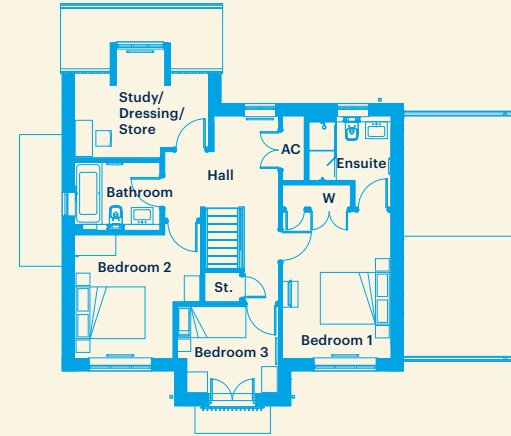
- No two houses are the same
- Individual exterior finishes
- All plots include a garage and ample parking
- Two plots feature double garages
- Gardens designed by landscape architect
- Estate Manager for all on-site garden maintenance
- Picturesque woodland setting
- Gated and secure
- Each house is freehold





Ground Floor

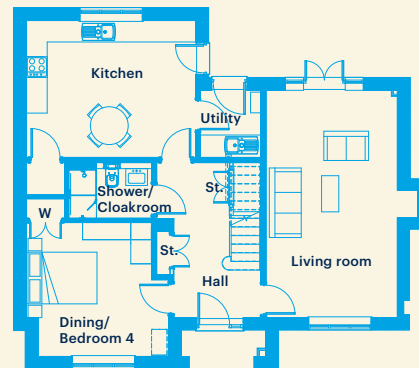
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 3.6	12'9" x 11'10"
Dining	4.9 x 2.7	16'1" x 8'9"
Kitchen	3.6 x 3.1	11'11" x 10'3"
Dining/Bedroom 4	3.1 x 4.3	10'3" x 14'2"



First Floor

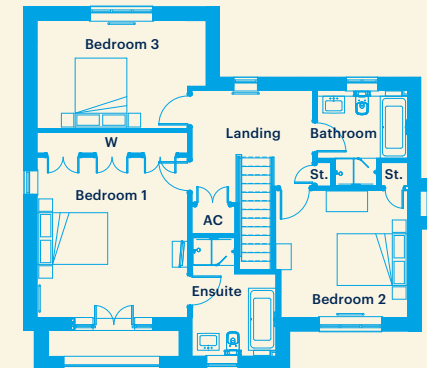
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'4" x 14'0"
Bedroom 2	3.7 x 3.6	12'0" x 11'10"
Bedroom 3	2.9 x 2.5	9'8" x 8'4"
Study/Dressing/Store	3.9 x 2.1	12'9" x 6'9"

Plot 1.



Ground Floor

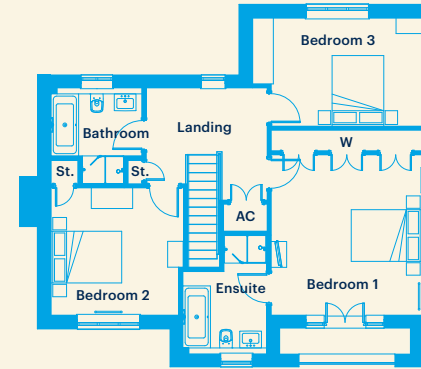
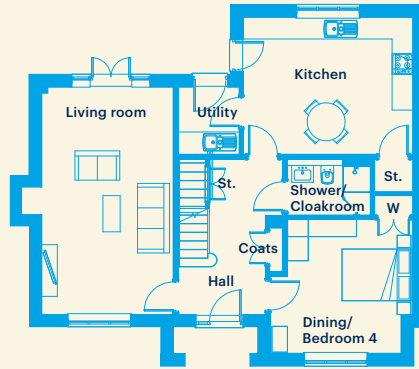
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.8 x 6.6	12'6" x 21'8"
Kitchen	4.9 x 4.0	16'1" x 13'0"
Dining/Bedroom 4	4.1 x 3.9	13'6" x 12'9"



First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	4.4 x 4.7	14'4" x 15'3"
Bedroom 2	3.8 x 3.7	12'7" x 12'2"
Bedroom 3	4.9 x 3.1	16'1" x 10'4"

Plot 2.



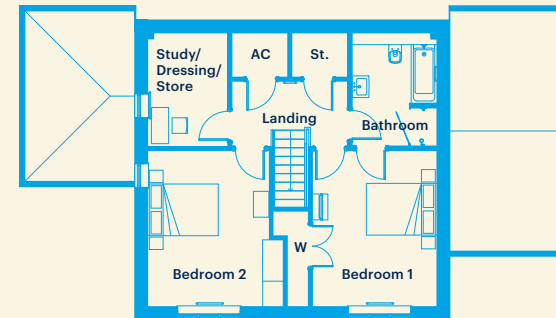
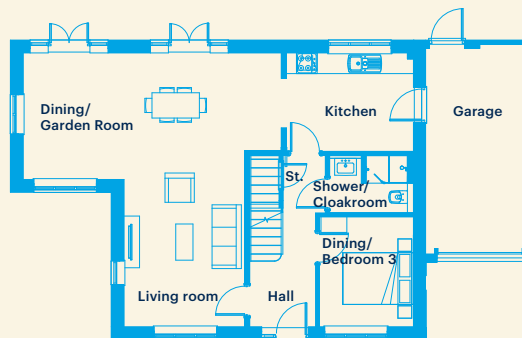
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.8 x 6.6	12'6" x 21'8"
Kitchen	4.9 x 4.0	16'1" x 13'0"
Dining/Bedroom 4	4.1 x 3.9	13'6" x 12'9"

First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	4.4 x 4.7	14'4" x 15'3"
Bedroom 2	3.8 x 3.7	12'7" x 12'2"
Bedroom 3	4.9 x 3.1	16'1" x 10'4"

Plot 3.



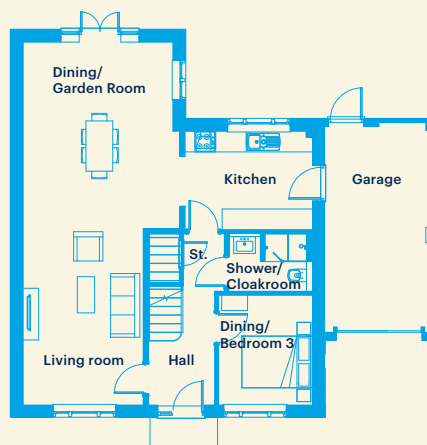
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.5 x 4.3	11'6" x 14'0"
Dining/Garden Room	6.4 x 3.7	21'1" x 12'1"
Kitchen	3.7 x 2.9	12'1" x 9'4"
Dining/Bedroom 3	2.7 x 3.2	8'11" x 10'6"

First Floor

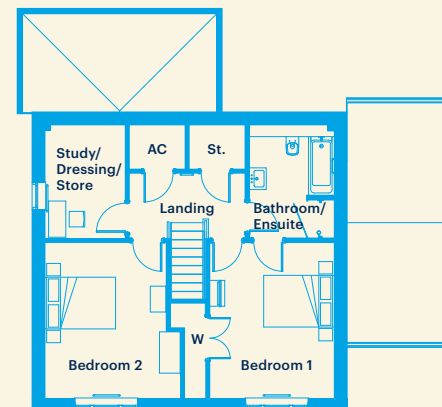
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.6 x 4.5	11'10" x 14'11"
Bedroom 2	3.9 x 4.5	12'11" x 14'11"
Study/Dressing/Store	2.3 x 3.0	7'8" x 9'8"

Plot 4.



Ground Floor

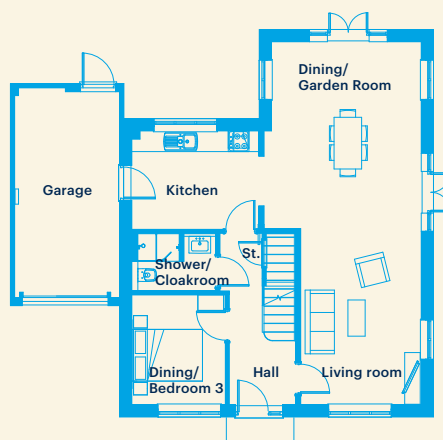
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.5 x 5.1	11'5" x 16'9"
Dining/Garden Room	4.3 x 5.4	14'3" x 17'9"
Kitchen	3.7 x 2.9	12'1" x 9'4"
Dining/Bedroom 3	2.7 x 3.2	8'11" x 10'6"



First Floor

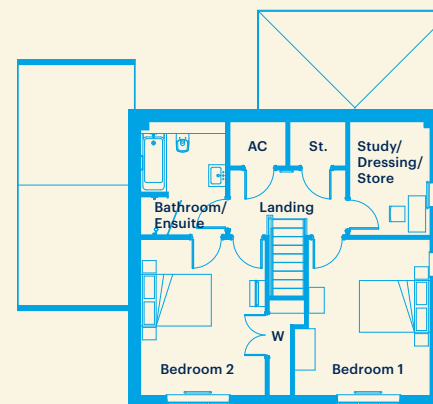
Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.6 x 4.5	11'10" x 14'11"
Bedroom 2	3.9 x 4.5	12'11" x 14'11"
Study/Dressing/Store	2.3 x 3.0	7'8" x 9'8"

Plot 5.



Ground Floor

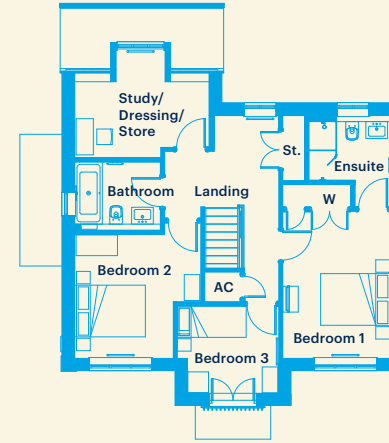
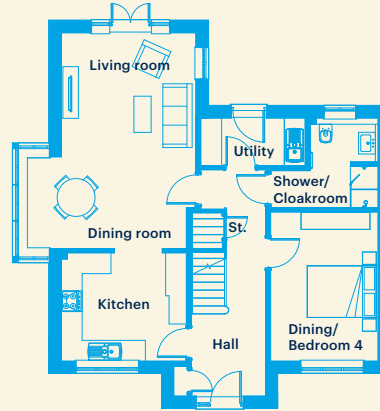
Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.5 x 5.1	11'6" x 16'9"
Dining/Garden Room	4.3 x 5.4	14'3" x 17'9"
Kitchen	3.7 x 2.9	12'1" x 9'4"
Dining/Bedroom 3	2.7 x 3.2	8'11" x 10'6"



First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.6 x 4.5	11'10" x 14'11"
Bedroom 2	3.9 x 4.5	12'11" x 14'11"
Study/Dressing/Store	2.3 x 3.0	7'8" x 9'8"

Plot 6.



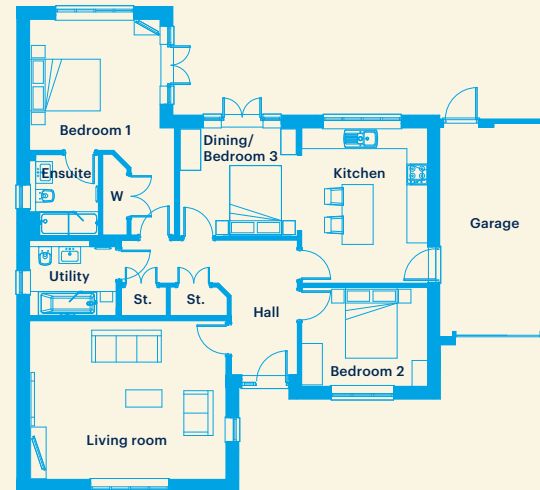
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 3.6	12'9" x 11'10"
Dining	4.9 x 2.7	16'1" x 8'9"
Kitchen	3.6 x 3.1	11'11" x 10'3"
Dining/Bedroom 4	3.1 x 4.3	10'3" x 14'2"

First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'4" x 14'0"
Bedroom 2	3.7 x 3.6	12'0" x 11'10"
Bedroom 3	2.9 x 2.5	9'8" x 8'9"
Study/Dressing/Store	3.9 x 2.1	12'9" x 6'9"

Plot 7.

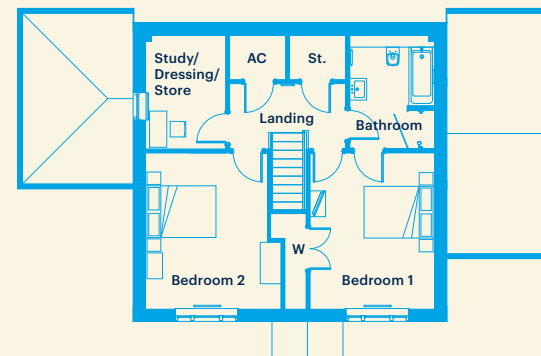
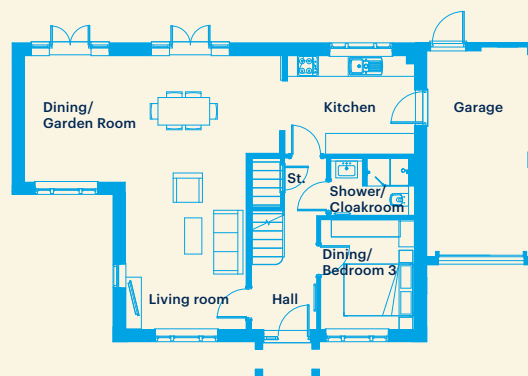


Ground Floor (Bungalow)

Room	Metric (metres)	Imperial (feet/inches)
Living Room	5.7 x 4.6	18'8" x 15'1"
Kitchen	3.7 x 4.5	12'0" x 14'9"
Dining/Bedroom 3	3.4 x 3.1	11'2" x 10'4"

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.8 x 3.8	12'5" x 12'6"
Bedroom 2	3.7 x 2.9	12'0" x 9'5"

Plot 8.



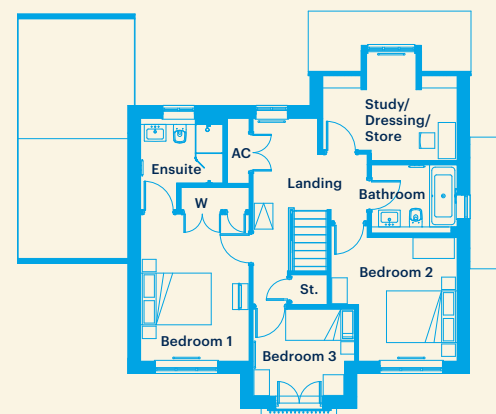
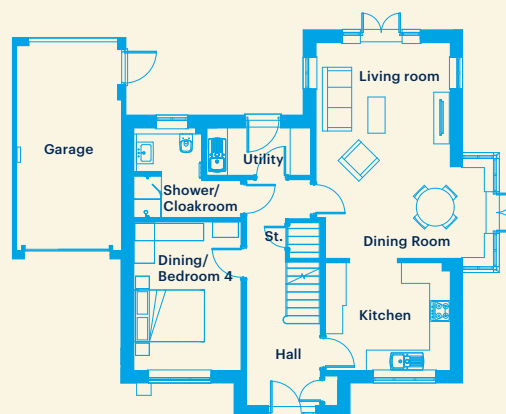
Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.5 x 4.3	11'6" x 14'0"
Dining/Garden Room	6.4 x 3.7	21'1" x 12'1"
Kitchen	3.7 x 2.9	12'1" x 9'4"
Dining/Bedroom 3	2.7 x 3.2	8'11" x 10'6"

First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.6 x 4.5	11'10" x 14'11"
Bedroom 2	3.9 x 4.5	12'11" x 14'11"
Study/Dressing/Store	2.3 x 3.0	7'8" x 9'8"

Plot 9.



Ground Floor

Room	Metric (metres)	Imperial (feet/inches)
Living Room	3.9 x 3.6	12'9" x 11'10"
Dining	4.9 x 2.7	16'1" x 8'9"
Kitchen	3.6 x 3.1	11'11" x 10'3"
Dining/Bedroom 4	3.1 x 4.3	10'3" x 14'2"

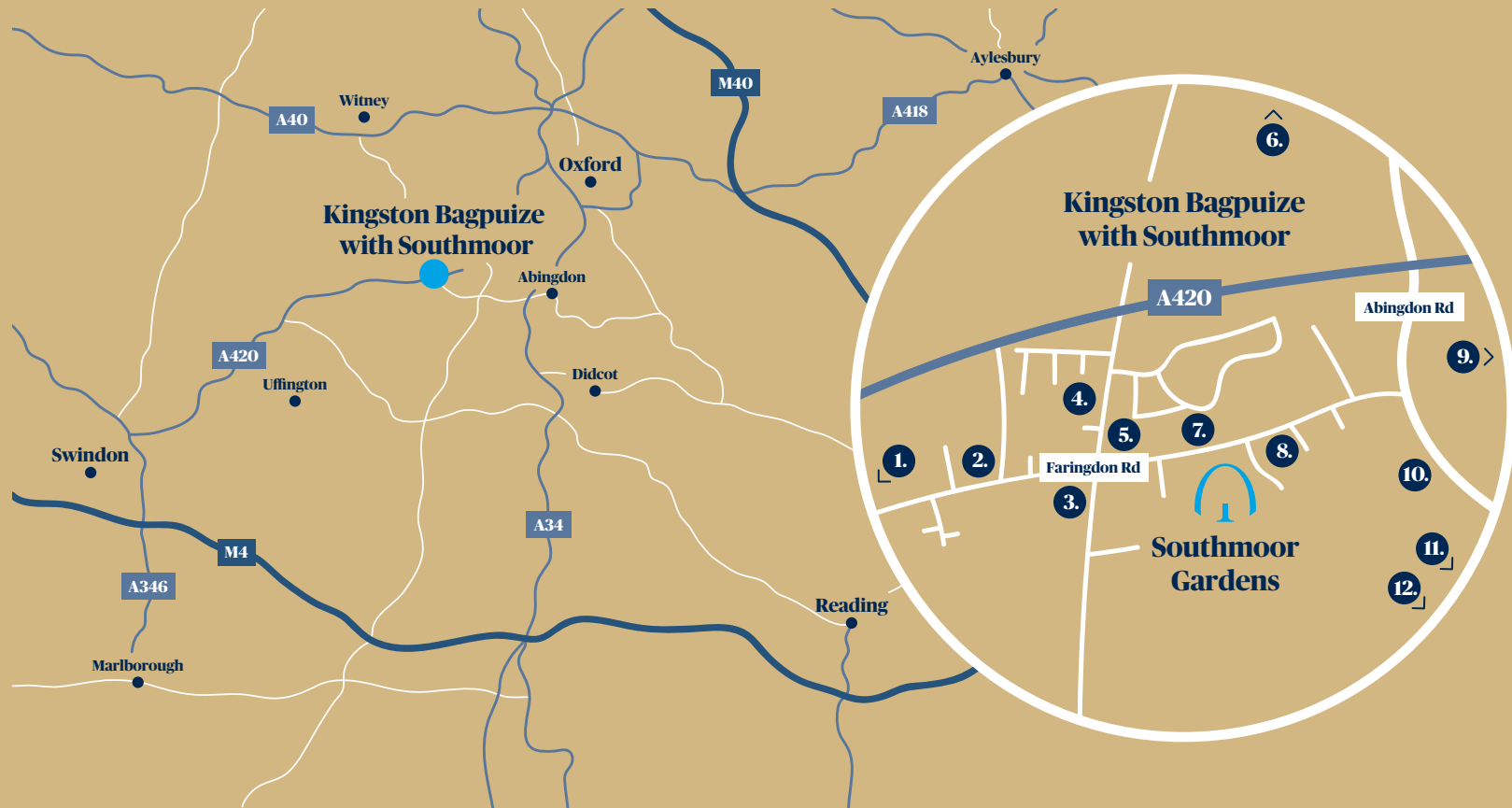
First Floor

Room	Metric (metres)	Imperial (feet/inches)
Bedroom 1	3.1 x 4.3	10'4" x 14'9"
Bedroom 2	3.7 x 3.6	12'0" x 11'10"
Bedroom 3	2.9 x 2.5	9'8" x 8'4"
Study/Dressing/Store	3.9 x 2.1	12'9" x 6'9"

Plot 10.

LOCATION

Discover Southmoor Gardens.





**1. White Horse Hill,
Uffington**



2. Wagon & Horses



3. One Stop Shop



4. Village Hall



5. Garage



6. Thames Towpath



7. Hairdressers



8. Post Office



**9. Frilford Heath
Golf Club**



**10. St. John the
Baptist Church**



**11. Millets Farm
Centre**



**12. Millets Falconry
Centre**

Southmoor Gardens is easy to reach. It is located close to the A34 and within easy reach of the M4. It is just 10 miles from Oxford and 12 miles from Didcot. Both of which have mainline stations.

Kingston Bagpuize with Southmoor itself is serviced by seven local bus services. It is just 25 minutes by bus from Oxford and 59 minutes from Swindon.

Pay us a visit and discover how we are living **later life***in*style.

Call

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Visit

www.bluecedarhomes.co.uk

Designed by www.mrbandfriends.co.uk

Southmoor Gardens.

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