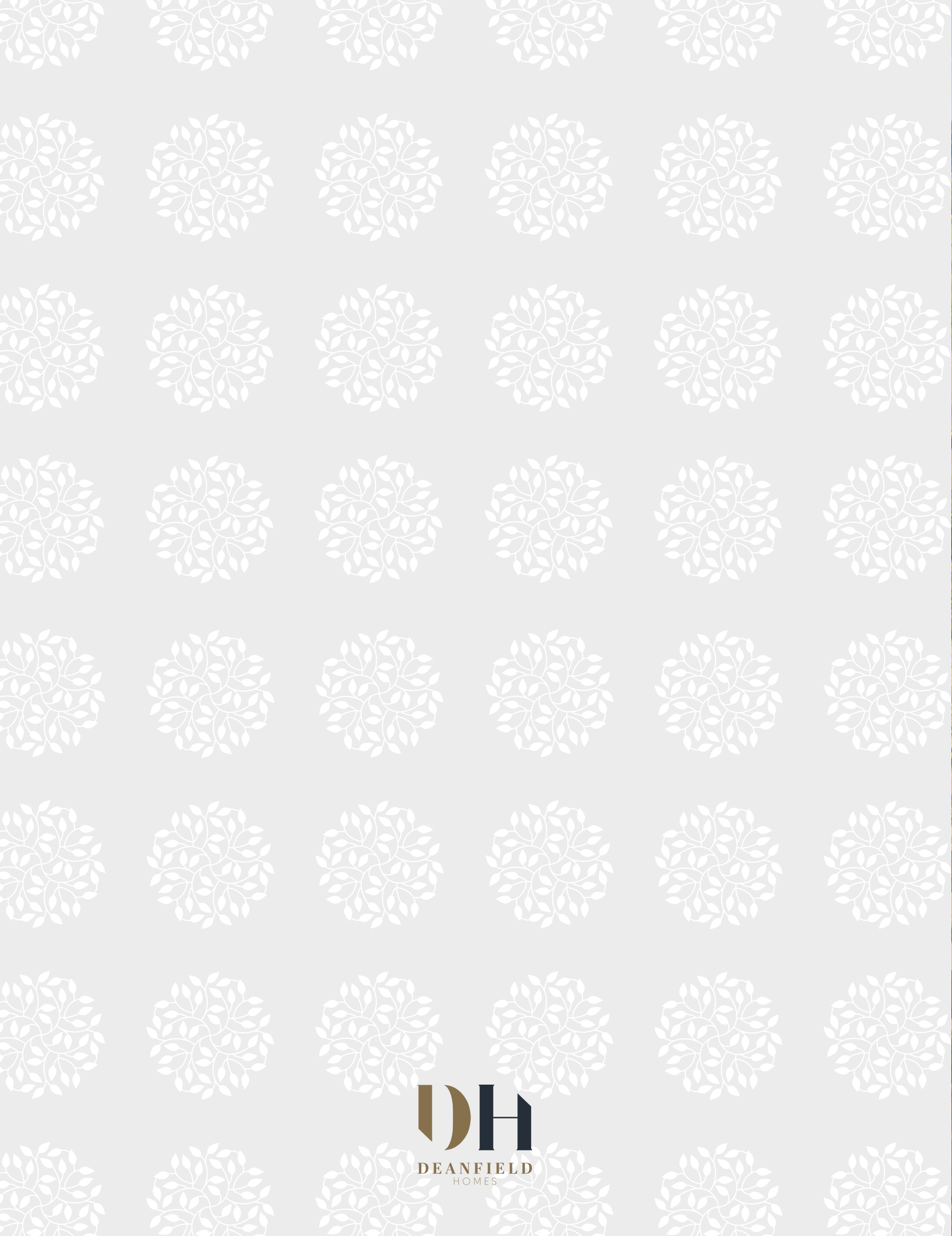




DEANFIELDS

— STANTON HARCOURT —



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A connected community.

Welcome to Deanfields, a new collection of 40 family homes coming to the historic village of Stanton Harcourt in West Oxfordshire.

Built by award-winning developer Deanfield Homes, Deanfields will comprise 3, 4 and 5 bedroom homes in a private and picturesque setting, within this highly sought-after location.



Welcome Home

STANTON HARCOURT, OXFORDSHIRE

Surrounded by fine woodland, Stanton Harcourt is an ancient parish, receiving its name from the prehistoric stone circle known as the Devil's Quoits, located to the South of Deanfields. A thriving village community in the heart of Oxfordshire awaits you at this brand new development.

With a local school, pub, shop and plenty of open space, you'll immediately feel at home within this development of 40 family homes. Attention to detail, and a true passion for the homes they build, means you'll notice the difference in a Deanfield home immediately.

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Stanton Harcourt



Whilst Stanton Harcourt remains a rural and exclusive community to this day, the ancient parish is not without an extensive history.

The village receives its name from the prehistoric stone circle, and scheduled monument known as the Devil's Quoits (pictured above), to the southwest of the village.

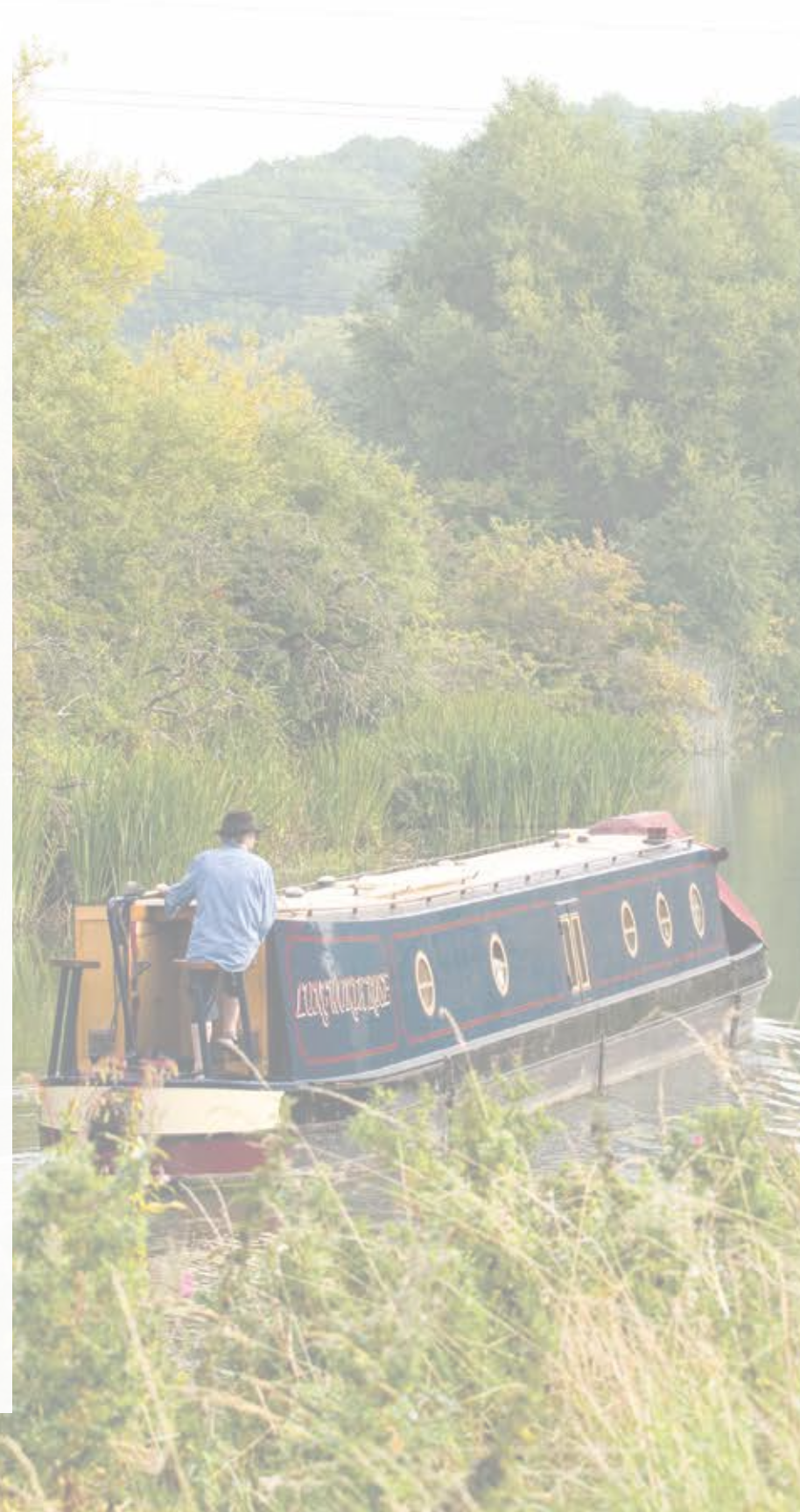
Its Grade I listed Pope's Tower dates back to the 15th Century, and acquired its name after the poet Alexander Pope stayed in 1717.

Later, in the Second World War, Stanton Harcourt played host to an RAF airfield, notable for being a transit point for Winston Churchill.

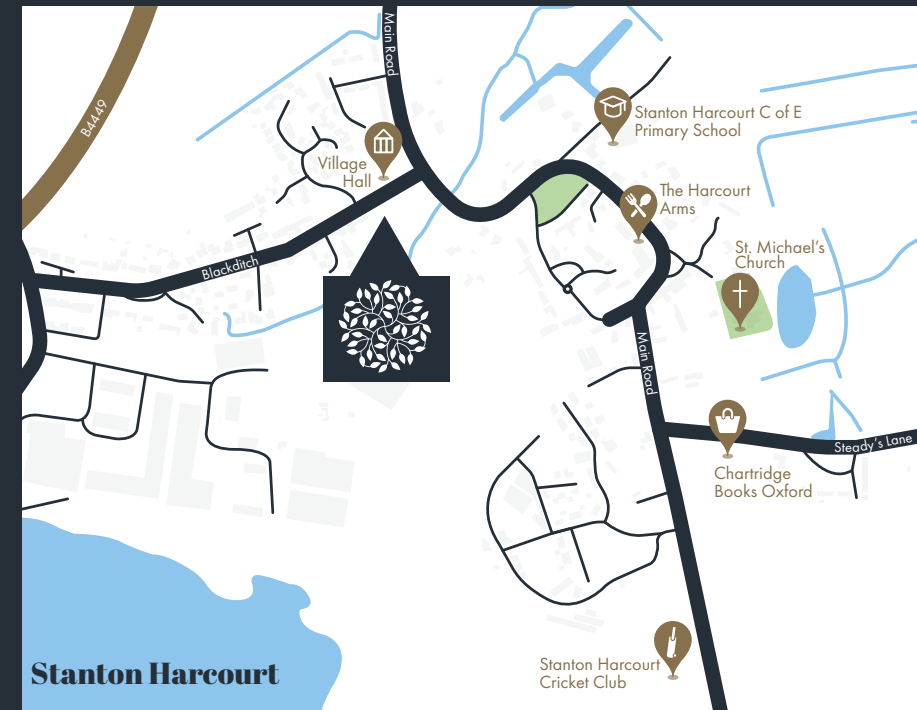
A rural, but modern lifestyle is provided by Stanton Harcourt, with village amenities on your doorstep, and access to the A40, A420 and A34 not far away.

Serving the village community is a 17th-century pub, The Harcourt Arms, alongside the village hall, primary school and village shop.

Slightly further afield, the market town of Witney lies 6 miles away, and the renowned city of Oxford just under 10 miles, with its wide offering of high-street shopping, boutique restaurants and world-leading education and culture.



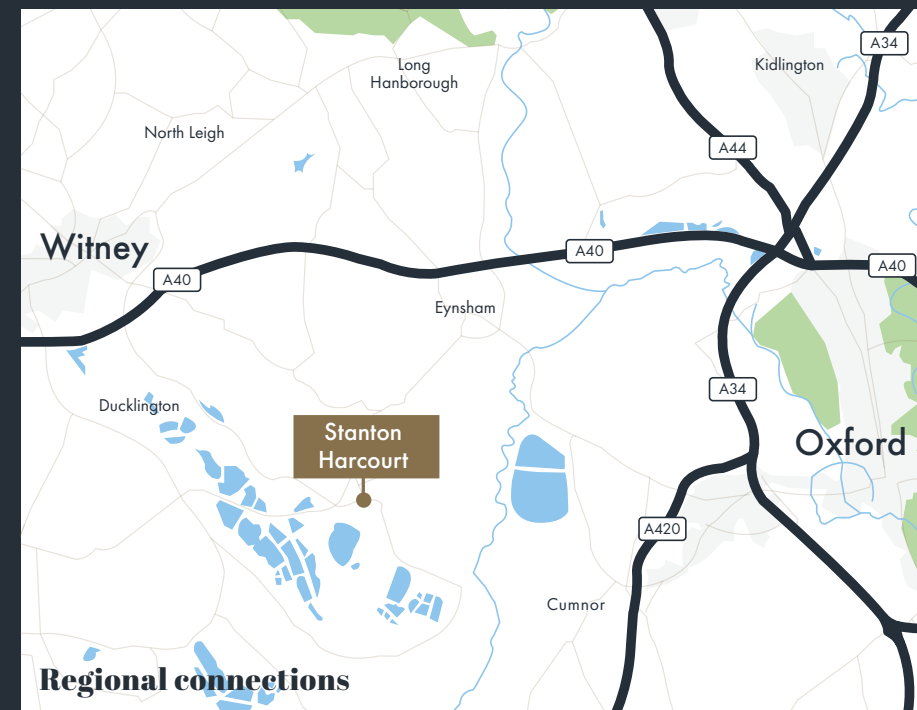
A connected community



Farmoor Reservoir



Stanton Harcourt



Witney Town Centre (6 miles)



The dreaming spires of Oxford (9.5 miles)



Westgate Shopping, Oxford

Stanton Harcourt offers the idyllic balance of modern day amenities and connectivity amongst an historic and picturesque setting. You'll want for nothing in this sought-after Oxfordshire location.

Deanfields Development Plan



House Type	Beds	Plot No.
Bampton	3	3, 21, 23, 25, 37, 40
Claydon	4	4, 22, 24
Dunsmore	4	2, 27, 31, 35,
Elstow	4	29, 30, 32, 34, 36, 38, 39
Gosford	5	1, 26, 28, 33

Plots 5 - 20 are shared ownership and affordable rent.



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Bampton

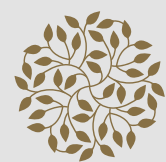
Plots 3, 21, 23, 25, 37, 40

GROUND FLOOR DIMENSIONS

Kitchen / Dining Room	3.14m x 5.13m	10'4" x 16'10"
Living Room	3.53m x 5.42m	11'7" x 17'9"
Study	2.75m x 2.26m	9'0" x 7'5"
Garage	3.23m x 6.20m	10'7" x 20'4"

FIRST FLOOR DIMENSIONS

Bedroom 1	3.20m x 3.57m	10'6" x 11'8"
Bedroom 2	3.59m x 2.50m	11'9" x 8'3"
Bedroom 3	3.59m x 2.82m	11'9" x 9'3"



DEANFIELDS

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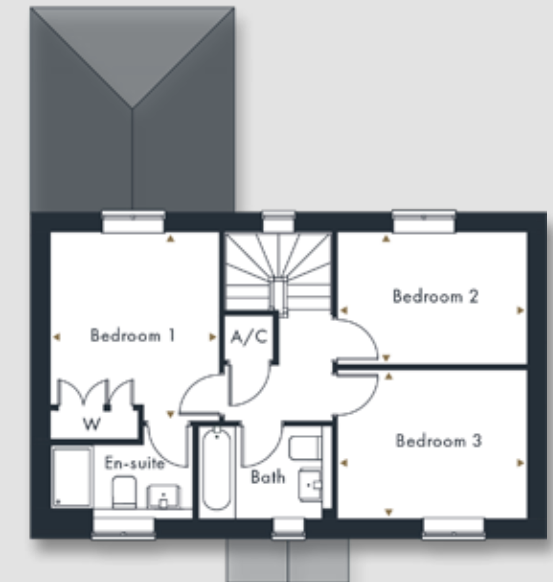
St: Storage

A/C: Airing Cupboard

W: Wardrobe

Clk: Cloakroom

NOTE: Plots 3, 21, 23 & 37 as drawn, Plots 25, 40 are handed. No external door to Plot 23 or Plot 40 utility. Plots 23 & 37 have render finish. Plots 3, 25 & 40 are Bekstone and Plot 21 is Cotswold Natural Limestone. Dotted thin line denotes reduced head height or structure above.



First Floor



Ground Floor





Claydon

Plots 4, 22, 24

GROUND FLOOR DIMENSIONS

Kitchen / Dining Room	6.12m x 4.58m	20'1" x 15'0"
Living Room	3.24m x 5.43m	10'7" x 17'10"
Garage	3.08m x 6.14m	10'1" x 20'2"

FIRST FLOOR DIMENSIONS

Bedroom 1	3.28m x 4.23m	10'9" x 13'11"
Bedroom 2	3.13m x 3.16m	10'3" x 10'5"
Bedroom 3	2.97m x 3.16m	9'9" x 10'4"
Bedroom 4	3.02m x 2.63m	9'11" x 8'8"



DEANFIELDS

— STANTON HARCOURT —

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KEY:

St: Storage

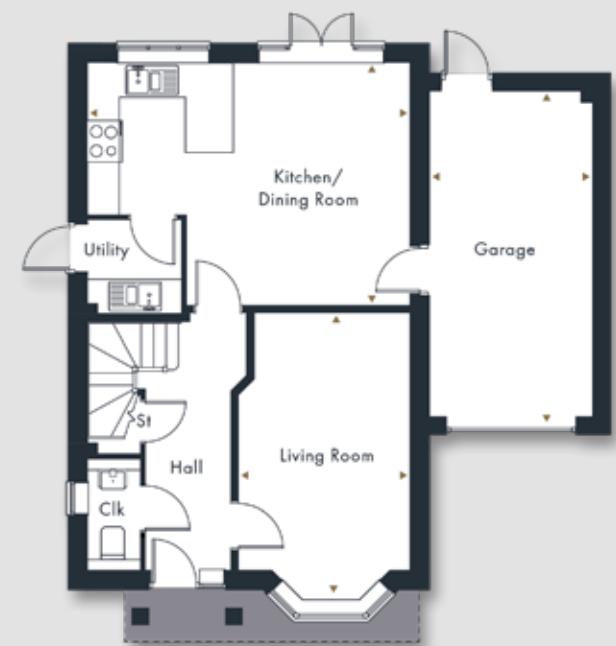
A/C: Airing Cupboard

W: Wardrobe

Clk: Cloakroom



First Floor



Ground Floor

NOTE: Plots 4 & 22 as drawn. Plot 24 is handed. Plots 4, 22 & 24 have a Bekstone finish. Dotted thin line denotes reduced head height or structure above. Solid thin line denotes extent of full height ceiling.



DEANFIELDS

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Dunsmore

Plots 2, 27, 31, 35

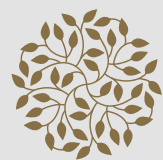
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GROUND FLOOR DIMENSIONS

Kitchen / Family / Dining Room	8.45m x 3.70m	27'9" x 12' 2"
Living Room	3.51m x 5.30m	11'6" x 17'5"
Study	2.64m x 2.18m	8'8" x 7'2"

FIRST FLOOR DIMENSIONS

Bedroom 1	3.47m x 4.61m	11'4" x 15'2"
Bedroom 2	4.18m x 3.48m	13'8" x 11'5"
Bedroom 3	4.15m x 3.44m	13'8" x 11'3"
Bedroom 4	4.20m x 2.59m	13'9" x 8'6"

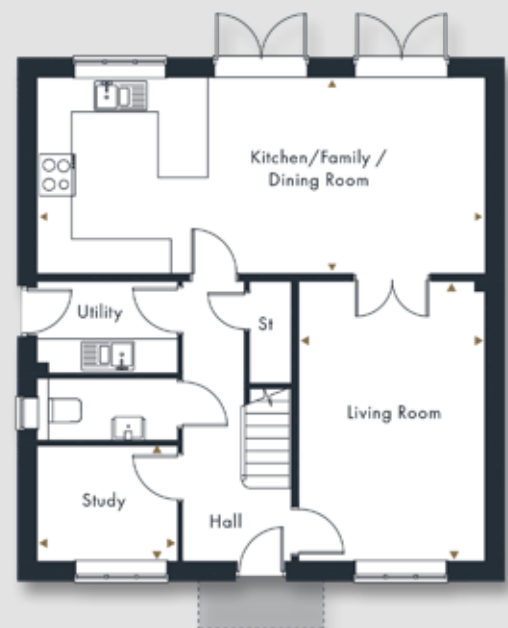


DEANFIELDS

— STANTON HARCOURT —



First Floor



Ground Floor



KEY:

St: Storage

A/C: Airing Cupboard

W: Wardrobe

Clk: Cloakroom

GARAGE DIMENSIONS

Garage	3.23m x 6.20m	10'7" x 20'4"
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NOTE: Plots 2 & 27 as drawn. Plots 31 & 35 are handed. En-suite window to Plot 35 to be obscured. Plots 2 & 31 are Render finish and Plots 27 & 35 are Bekstone. Dotted thin line denotes reduced head height or structure above. Solid thin line denotes extent of full height ceiling.



Elstow

Plots 29, 30, 32, 34, 36, 38, 39

GROUND & FIRST FLOOR DIMENSIONS

Kitchen / Breakfast / Family Room	7.05m x 4.85m	23'2" x 15'11"
Living Room	5.49m x 4.85m	18'0" x 15'11"
TV / Dining Room (Plots 29, 30, 34, 39)	4.43m x 3.68m	14'6" x 12'1"
TV / Dining Room (Plots 32, 36, 38)	3.85m x 3.68m	12'8" x 12'1"
Study	3.14m x 1.99m	10'4" x 6'6"
Bedroom 1	3.71m x 4.15m	12'2" x 13'7"
Bedroom 2	3.49m x 3.44m	11'5" x 11'4"
Bedroom 3	3.88m x 3.15m	12'9" x 10'4"
Bedroom 4	3.12m x 3.45m	10'3" x 11'4"



DEANFIELDS

— STANTON HARCOURT —

This is a computer generated image.

KEY:

St: Storage

A/C: Airing Cupboard

W: Wardrobe

Clk: Cloakroom

F: Fireplace

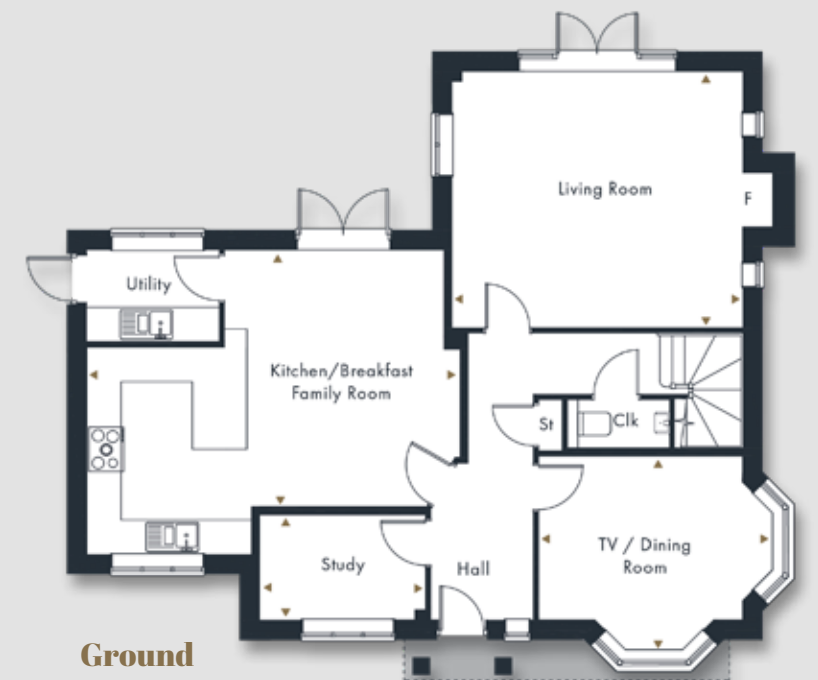
GARAGE DIMENSIONS

Garage	6.52m x 6.18m	21'4" x 20'3"
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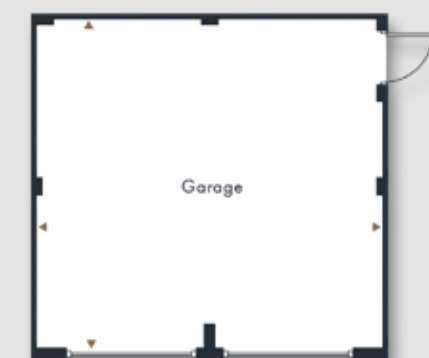
NOTE: Plot 29 as drawn. Plots 30, 32, 34, 36, 38 & 39 are handed. Double garage to Plot 29. Single garage to Plots 30, 32, 34, 36, 38 & 39. Plots 32, 36 & 38 have only one bay window in the TV/Dining Room to the front of the property. Plots 29, 30, 32, 34, 36 & 38 have a Bekstone finish and Plot 39 is Cotswold Natural Limestone. Dotted thin line denotes reduced head height or structure above.



First Floor



Ground Floor



DH
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HOMES



Gosford

Plots 1, 26, 28, 33

GROUND & FIRST FLOOR DIMENSIONS

Kitchen / Breakfast / Family Room	7.05m x 4.85m	23'2" x 15'11"
Living Room	5.49m x 4.85m	18'0" x 15'11"
TV / Dining Room	4.43m x 3.68m	14'6" x 12'1"
Study	3.14m x 1.99m	10'4" x 6'6"
Bedroom 1	3.71m x 4.15m	12'2" x 13'7"
Bedroom 2	3.49m x 3.44m	11'5" x 11'4"
Bedroom 3	2.86m x 5.75m	9'5" x 18'10"
Bedroom 4	3.88m x 3.15m	12'9" x 10'4"
Bedroom 5	3.12m x 2.34m	10'3" x 7'8"



DEANFIELDS

— STANTON HARCOURT —

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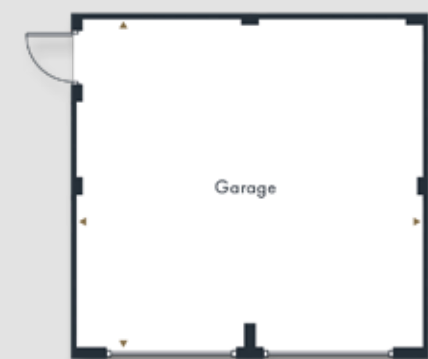
KEY:

St: Storage
A/C: Airing Cupboard
W: Wardrobe
Clk: Cloakroom
F: Fireplace

GARAGE DIMENSIONS

Garage	6.54m x 6.20m	21'5" x 20'4"
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NOTE: Plots 1 & 26 as drawn. Plots 28 & 33 are handed. Double garage to Plots 1, 26 & 33. Plot 28 double garage is handed. Plots 28 & 33 have a Bekstone finish and Plots 1 & 26 are Cotswold Natural Limestone. Dotted thin line denotes reduced head height or structure above. Solid thin line denotes extent of full height ceiling.



DH
DEANFIELD
HOMES

Specification



Kitchen

- Professionally designed kitchen fully equipped with a range of contemporary shaker-style wall and floor cabinets. (Choice of door colour, work-surface and handles available depending on build stage.)
- Composite work-surface, upstand and splashback in all Dunsmore, Elstow and Gosford housetypes. Laminate work-surface and upstand with a stainless-steel splashback above hob in Bampton and Claydon housetypes.
- Built-in Bosch 1 ½ oven, microwave, five ring induction hob and extractor to all Dunsmore, Elstow and Gosford housetypes.
- Built-in Bosch 1 ½ oven, four ring induction hob and extractor to all Bampton and Claydon housetypes.
- Built-in fridge/freezer to all homes.
- Integrated dishwasher to all homes.
- Undermounted 1 ½ bowl stainless-steel sink with drainer grooves and chrome mixer tap with swivel spout to Dunsmore, Elstow and Gosford housetypes.
- 1 ½ bowl stainless-steel sink with single drainer and chrome mixer tap with swivel spout to Bampton and Claydon housetypes.
- Porcelain tiling to floor on all Dunsmore, Elstow and Gosford house-types and Amtico flooring to Bampton and Claydon housetypes.

Utility Room

- Contemporary shaker-style floor cabinets to match the kitchen with laminate work-surfaces.
- Bampton and Claydon house types have space for one appliance, Dunsmore, Elstow and Gosford house types have space for two appliances. (See Sales Advisor for details).
- Stainless-steel sink with single drainer and chrome mixer tap with swivel spout.
- Porcelain tiling to floor to all Dunsmore, Elstow and Gosford housetypes and Amtico flooring to all Bampton and Claydon housetypes.



Bathroom, En-suites and Cloakroom

- Contemporary white Laufen bathroom suites with chrome Hansgrohe brassware.
- Chrome Hansgrohe thermostatic shower over the bath to the family bathroom and in the shower cubicle of en-suites.
- Vanity unit to family bathroom and bedroom 1 en-suite.
- Heated chrome towel rail in family bathroom and en-suites.
- Wall mirror to family bathroom, en-suite 1 and cloakroom.
- Shaver socket to family bathroom and en-suites.
- Amtico flooring to family bathroom and all en-suites. Porcelain floor tiles to the cloakroom in Dunsmore, Elstow and Gosford housetypes, Amtico to cloakroom in Bampton and Claydon housetypes.
- Ceramic wall tiling to family bathroom, en-suites and cloakroom.

Electrical & Multimedia

- Brushed chrome sockets fitted in the kitchen above work-surfaces.
- Downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms.
- USB socket to kitchen, study* and bedroom 1.
- TV/FM/DAB sockets to kitchen, living room, TV/dining room*, study* and bedroom 1 and 2.
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, TV/dining room*, study* and bedroom 1.
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment.
- Telephone socket to the kitchen, plus central master at the hub location.
- Ultra-fast fibre broadband available



Heating & Internal Finishes

- Gas heating.
- Underfloor heating to ground floor, radiators to first floor.
- Carpets fitted throughout
- Built-in wardrobes to bedroom 1 and 2 of all homes* (*Bedroom 1 only in Bampton housetype, please see floor plans for details and choice of colours available depending on build stage.)
- Painted walls throughout.
- Painted woodwork.
- Oak veneer internal doors.
- Fireplace suitable for a log burning stove in the Elstow and Gosford house types.
- Light and double socket to loft area.

Energy Efficiency

- Energy efficient and thermostatically controlled gas heating and A-rated boiler.
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss.
- Dual flush mechanism to toilets to reduce water use.
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in summer.
- Low energy lighting to all homes. †
- 7kw Electric vehicle charging point fitted to each home.

Security

- Outside lights to front, rear and side doors*
- Dusk to dawn sensor light outside front door.
- Multi-point locking system to all external doors.



External features

- Outside water tap.
- Outside electrical point to rear patio.
- Landscaped front garden and turf to the rear garden.
- Power point fitted for optional electric garage door opener.
- Electrical socket in garage.

Customer Service

A dedicated Customer Service team will provide you with peace of mind for the initial two years after you move in, following which you will benefit from the remainder of your 10-year NHBC Warranty. As an A1 NHBC registered housebuilder, the high quality of service we provide to our customers is at the very heart of our business and we aim to provide a 5-star service to all our customers, every step of the way.

Please Note:

- † Proportions may vary, please refer to Sales Advisor for more information.
- Images are from a previous Deanfield Homes development and are for indicative purposes only.

* Where applicable

With you every step of the way

Before you exchange on contracts

Approximately two weeks prior to exchange of contracts, as part of the sales process, you will be invited to attend an Information Meeting onsite to enable the sales and construction team to fully explain the benefits of the development and your chosen home.

This will also be your opportunity to ask any questions you may have prior to committing to your purchase.

Before completion

After exchange of contracts, and approximately one week prior to your completion date, we will arrange for the sales and construction team to undertake a demonstration of your completed home.

At the demonstration you will be taken through details of how to look after your new home, including how to maintain the heating and electrical equipment.

After completion

As will be explained during the reservation process, your new home benefits from a 10-year NHBC warranty and following exchange of contracts you will be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.

At Deanfield Homes we will do all we can to make buying your new home as simple as possible because we want you to be delighted with your new home and the standard of service you receive from our entire team.

Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest (maximum) points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Please confirm the most up-to-date details with our sales advisor on reservation.



Deanfield Homes



Creating aspirational homes in exceptional locations.

Deanfield Homes are committed to creating new homes in environments that have a real sense of place. It is important to us that our homes integrate well into established communities and that they are sympathetic to their environment and local architectural styles.

In 2021 Deanfield Homes won a Highly Commended award in the Evening Standard New Homes Awards – one of only three national developments officially acknowledged in the Best Small Development category.

With high quality workmanship and specification, every Deanfield home is built with passion, the result being a home that anyone would be proud to call their own.

Visit us online:
deanfieldhomes.co.uk



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