



# SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 17: THE CHESTERTON





## THE CHESTERTON

*Bedrooms: 4 | Plot: 17 | Garage: Single*

*Internal Living Area: 178m<sup>2</sup> | 1,915sq.ft<sup>2</sup> Garage Area: 17m<sup>2</sup> | 183sq.ft<sup>2</sup> Total Area: 195m<sup>2</sup> | 2,098sq.ft<sup>2</sup>*

The traditional styling of The Chesterton is perfectly in harmony with the rural charm of Weston-on-the Green. From the solid timbers of the portico to the quality of the finish on the windows and doors, this home is designed to stay looking beautiful and to grow with your family: the attic has been designed for easy conversion.

The spacious ground floor provides a separate sitting room and family room – which is also ideal as a home office. The kitchen/diner is designed with entertaining and family life in mind, with bifold doors opening onto your enclosed rear garden. You can also enter the garden from the sitting room, making summertime a joy: just open the doors and enjoy the easy flow between indoors and outdoors.





Front elevation of Plot 17

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Rear elevation of Plot 17



GROUND FLOOR		
Sitting Room	3.95m x 6.40m	12'12" x 20'12"
Kitchen / Dining	4.55m x 6.20m*	14'11" x 20'4"
Utility	1.83m x 2.05m	6'0" x 6'9"
WC	1.25m x 1.45m	4'1" x 4'9"
Home Office / Family Room	2.65m x 4.20m	8'8" x 13'9"
Garage	2.88m x 5.89m	9'5" x 19'4"

FIRST FLOOR		
Master Bedroom	4.55m x 3.95m*	14'11" x 12'12"
En-Suite	2.39m x 2.15m	7'10" x 7'1"
Bedroom 2	2.93m* x 2.79m*	9'7" x 9'2"
En-Suite	2.33m x 1.52m	7'8" x 4'12"
Bedroom 3	2.69m x 3.25m*	8'10" x 10'8"
Bedroom 4	3.99m x 2.79m*	13'1" x 9'2"
Bathroom	2.69m x 2.10m*	8'10" x 6'11"

Internal floorplans may be subject to alteration. \*Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.  
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



## YOUR STANDARD SPECIFICATION

### KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap.
- Fully integrated appliances including Fridge/ Freezer, Oven, 5 burner Gas hob, Microwave, Dishwasher and Cooker hood.

### BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
- Vanity unit with sink and waterfall mixer tap. Waterfall taps to fitted baths.
- Family Bathrooms feature a free-standing bath and separate shower. Chrome wall-mounted towel rail

### INTERNAL FINISHES

- Full panelled internal doors. Handmade oak staircase
- Fitted wardrobes to Master Bedroom & bedroom 2
- Tiled flooring to Hallway Kitchen, Diner, Utility and W/C. Half-height tiling to walls in Bathroom and En-suite.
- Fitted carpets to all bedrooms and first/second floor landings
- Attic trusses in to allow for future loft conversions, subject to necessary planning permission

### ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings. Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with thermostat
- Fibre Optic Broadband to each Plot

### EXTERNAL FINISHES

- Natural stone finished properties.
- Double glazed windows with spray finish. Feature handmade oak porch
- Clay roof tiles
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing. Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

### SECURITY

- Protek 10 year new home warranty
- Fused spur for wireless alarm (alarm not fitted). Motion sensitive (PIR with override) lighting to front, rear and side of property.
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:

\*\*\* The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only







The Master Bedroom



Family Bathroom



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*The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.*

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