

CALANTHE & VERGE HOUSE

CAT LANE | STADHAMPTON

TWO IMPECCABLE DESIGN-LED DETACHED HOMES





Combining pristine finishes with functional yet environmentally conscious design, every Barar Homes development is driven by an exceptional eye for detail.

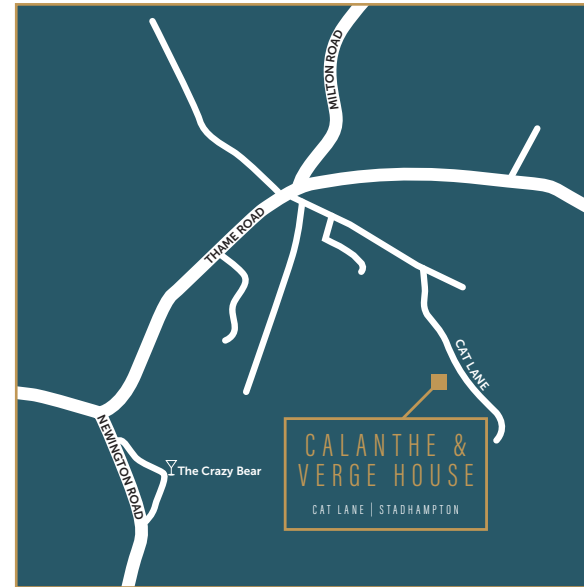
Being a relatively young company, we bring a fresh perspective to each project and have quickly forged a reputation for pushing the boundaries of innovation and sustainability. Thermal efficiency and smart technologies underpin each and every home we build at a time when it matters more than ever before. Calanthe and Verge House are no exceptions and offer luxury living in beautifully detailed spaces set within idyllic Stadhampton.

the development



A unique opportunity to purchase one of only two substantial new homes in this picturesque location just a few miles from Oxford and a short drive from the Cotswolds.

Each home is built to exacting standards, combining air source heat pumps and solar power with underfloor heating throughout, together with smart technologies which enable an advanced level of customisation. With an unrivalled specification, Calanthe and Verge House are truly one of a kind luxury homes.







local area

Located just off the stunning village green and close to the parish church, Calanthe and Verge House are within walking distance of Stadhampton's many amenities including a primary school and preschool, church, pub, petrol station and an M&S Simply Food, together with the renowned Crazy Bear hotel/restaurant and farm shop. Beyond Cat Lane lie open fields and countryside views.

Stadhampton is a thriving Oxfordshire village benefiting from easy access to the M40 which provides a fast route to London and the Midlands. It is situated 8 miles from Oxford and its extensive selection of shops, theatres, museums and many recreational facilities, and 9 miles from Thame, which has comprehensive shopping facilities including a Waitrose supermarket.

Oxford:

23 min (8 miles) via B480

Thame:

16 min (9 miles) via A329

Bicester Village:

28 min (19.7 miles) via M40

London:

1 hr 25 min (51 miles) via M40 & A40

Oxford University:

20 min (8.3 miles) via B480



1. Oxford Castle 2. The Crazy Bear Stadhampton 3. Ashmolean Museum of Art and Archaeology in Oxford 4. Oxford

Calanthe

PLOT 1 - 4 BEDROOM DETACHED
2814 sq ft



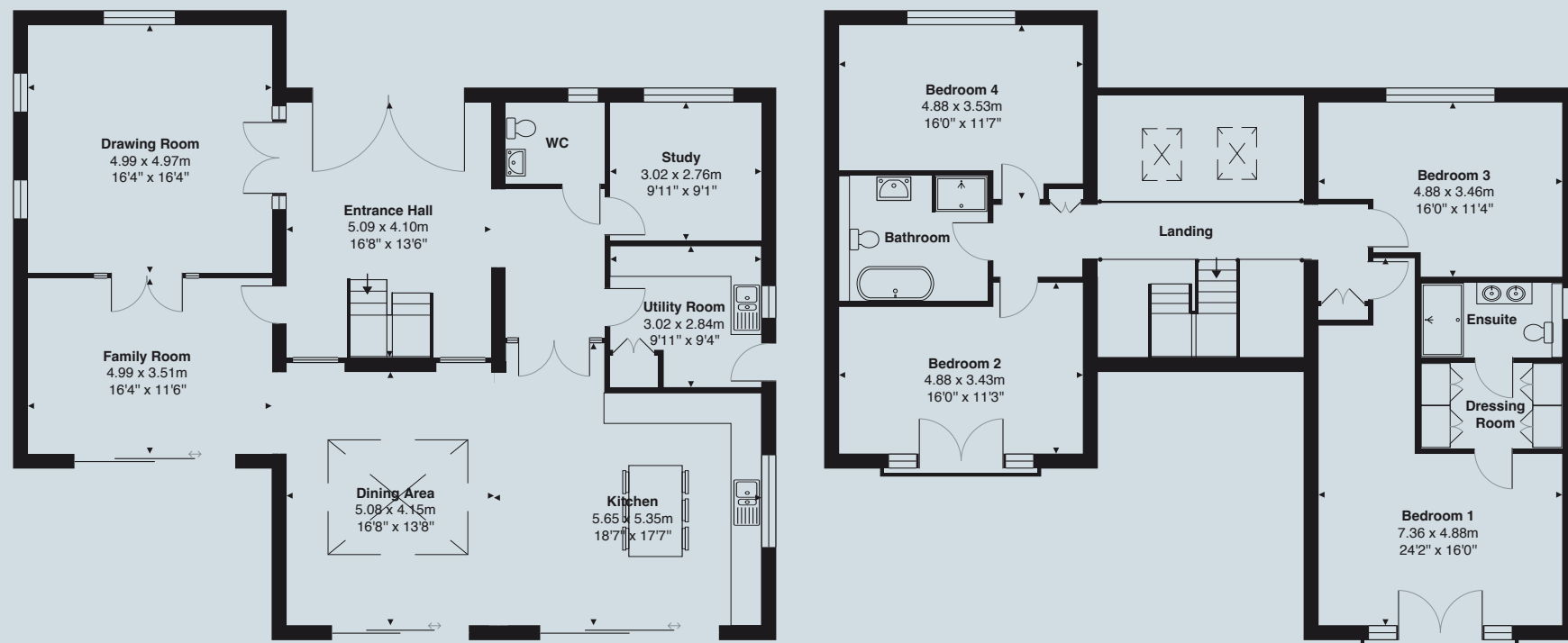
Double doors open to a grand entrance hall with striking staircase leading to the mezzanine galleried landing. The drawing room is accessed via a second set of double doors and the inner hallway leads to a stunning open plan kitchen/dining room which has open access to the family room. The garden can be accessed from both rear living spaces via Cortizo sliding doors. The guest WC is located at

the front of the property alongside the private study with a utility room positioned for ease of access to the side.

To the first floor there are 4 kingsize bedrooms with the master bedroom benefitting from a dressing room and luxurious ensuite, as well as a stunning fully glazed gable and Juliet Balcony.

3 further kingsize bedrooms are served by a beautifully appointed family bathroom with walk in shower, freestanding bath and electrically operated velux windows.

The garden is fully enclosed and laid to lawn with lush planting, providing access to the carport and parking to the front.



Verge House

PLOT 2 - 4 BEDROOM DETACHED
2494 sq ft



Double doors once again open to a striking entrance hall with galleried landing above drenched in natural light. Further double doors lead to a vast open plan kitchen/dining/family room with Cortizo sliding doors to the rear garden. An additional separate drawing room overlooking the back garden (with Cortizo sliding doors) is accessed via discreet pocket doors from the open plan living

area or directly from the main entrance hall. The private study and guest WC are located at the front of the property.

To the first floor there are 4 kingsize bedrooms with the master bedroom benefitting from a dressing room and luxurious ensuite with double vanity, freestanding bath and walk in shower. The master

also features a stunning Juliette balcony with views over the garden and countryside beyond. Bedroom 2 benefits from a spacious ensuite/dressing area, whilst bedrooms 3 and 4 share a family bathroom with walk in shower and freestanding bath.

The rear garden is fully enclosed and landscaped with access to the carport and front parking.



Specification

Kitchens

- Fully integrated Miele appliances (oven, microwave, warming drawer, counter flush induction hob, extractor and wine cooler. Smeg full height fridge, full height freezer and dishwasher).
- Utilities to include Bosch or similar washing machine and dryer.
- Quooker tap.
- Both kitchens to feature a main island with waterfall edge worktops.
- Luxury stone counters.
- Kitchens will include a pantry section with concealable pocket doors.
- High quality cabinetry with soft close mechanisms throughout.
- Under cabinet LED lighting.
- LED spotlights with feature pendants above the island.
- Tiled flooring.

Bathrooms

- Concealed plumbing throughout.
- Terrazzo wall and floor tiles.
- Lusso Stone Sanitaryware.
- Integrated niche shelves with built in lighting.
- Heated towel rail to compliment the underfloor heating.

Floor Covering

- Tiled flooring to the ground floor.
- Luxury carpet to the first floor and stairs, excluding bathrooms.
- Porcelain tiling to the bathroom and ensuites.

Decoration

- Neutral decor throughout using strictly low VOC paints.

Heating and Renewables

- The heating systems shall be powered by highly efficient Daikin air source heat pumps. They are a renewable form of energy which transfer heat from the outside air to water, which heats the rooms underfloor heating. The underfloor heating will be controlled via Tio smart thermostats that can be linked to an app on your smart phone.
- Each home shall also be equipped with 8 x solar pv panels capable of producing 2.92 KWp. Battery storage can be implemented by future residents. These will contribute up to 93% of electricity consumption.
- Each home will feature mechanical ventilation via Airflow's DV145 smart unit. The DV145 Adroit (Integral CO2 Sensor) provides whole house ventilation and is designed with a unique triple filter facility including a F7 pollen filter which provides additional protection against invisible, harmful particles and creates an ultra-

hygienic environment, particularly relevant for those suffering from asthma, hay fever or other respiratory conditions. It also features an internal carbon dioxide sensor as standard so the DV145 Adroit units have both relative humidity and carbon dioxide sensors for a demand-controlled ventilation reducing the energy consumption even more by boosting the unit only when necessary.

EV Charging Points

- All homes will come equipped with a Myenergi Zappi charger, capable of being powered exclusively by the solar PV with full smart capabilities.

Security and Audio

- The ground floor of each home will be equipped with ceiling mounted speakers throughout with Wi-Fi capability making them controllable from your smartphone.
- The homes will also benefit from 5 x external Hikvision CCTV cameras for peace of mind. These can also be connected to the Wi-Fi for remote viewing.

Garden Areas

- The garden areas will be fully landscaped and turfed with an array of wildflowers and shrubs together with new young trees.



Parking

- Each home has its own carport and parking area.

Building Warranty

- Each home will benefit from a 10 year Build-Zone structural warranty.

Lutron lighting

- Lutron intelligent lighting systems have been installed in both plots allowing you to set the scene for any occasion. Customise the lighting scene to suit your mood.
- Reduced energy consumption as all lighting is 100% dimmable.
- Remote access function allows for total control and enhanced home security.

Smart Access

- The entrance to each plot will feature a wall mounted iPad preloaded with an array of applications to control audio, heating, ventilation, lighting and security.

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For all enquires please contact sole selling agents:



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