



AQUINNA HOMES

# KIDLINGTON CANALSIDE

LANGFORD LANE | KIDLINGTON | OXFORDSHIRE | OX5 1HT

AN EXCLUSIVE DEVELOPMENT OF JUST 10 THREE AND FOUR BEDROOM, CHARMING CANAL-SIDE FAMILY HOMES, ALL FEATURING OPEN PLAN LIVING WITH SOUTH-FACING BI-FOLDING DOORS AND BALCONIES OVERLOOKING PRIVATE GARDENS, ADJACENT TO THE OXFORD CANAL.

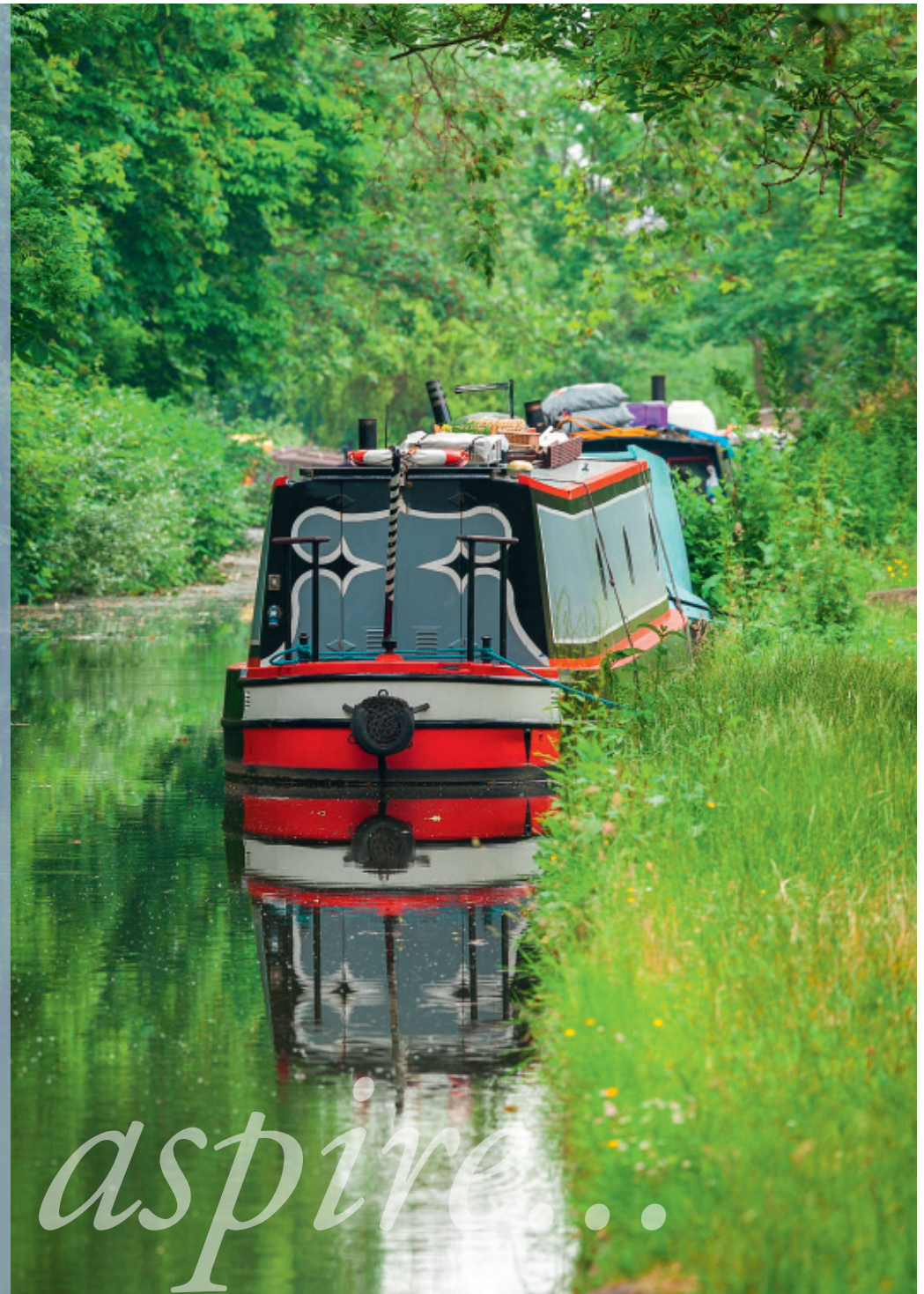
[WWW.AQUINNAHOMES.COM](http://WWW.AQUINNAHOMES.COM)



AN EXCLUSIVE DEVELOPMENT  
OF JUST 10 THREE AND FOUR  
BEDROOM, CHARMING CANALSIDE  
FAMILY HOMES, ALL FEATURING  
OPEN PLAN LIVING WITH SOUTH-  
FACING BI-FOLDING DOORS AND  
BALCONIES OVERLOOKING PRIVATE  
GARDENS, ADJACENT TO THE  
OXFORD CANAL. EACH HAVE THEIR  
OWN PRIVATE PARKING.

Aquinna's fundamental design philosophy  
is to capture and maximise the feeling of light,  
open and airy spaces to bring in the sunshine.  
Our beautiful homes are full of all the latest  
technological advances of a new build, located  
adjacent to beautiful open countryside. Kidlington  
is considered one of the largest villages in England,  
on the fringes of 'the dreaming spires of Oxford'.

*aspire...*





# KIDLINGTON CANALSIDE

With all the historic richness and cultural diversity of the top University city of Oxford, nearby Kidlington offers a plethora of experiences with Blenheim Palace, Woodstock and Summertown, chic cafés and bars, wonderful theatres and museums, and all the vibrance of a hugely popular community all on your doorstep. For those planning adventures further afield, the local Oxford Parkway train services offer London in under an hour - every 30 minutes, and the fast network of roads with easy access to the M40 and the London Oxford Airport nearby, all make it an exceptional place to live, and commute. On the fringes of 'the dreaming spires of Oxford!'



## RETAIL THERAPY & CULTURE

### Bicester Village

Westgate

### Woodstock

Museums, galleries  
tea-rooms & antiques

### Oxford

The Oxford Playhouse  
Unique cafes, boutiques  
wine bars & amenities  
Ashmolean

## RESTAURANTS

### Soho Farmhouse

Daylesford Farmhouse

Le Manoir

Brasserie Blanc

Branca

Miller & Carter

The Oxford Wine Café

### The Trout at Wolvercote

The Old Parsonage

Gee's

The Nut Tree at Murcott

Woodstock - Feathers

The Bear, White Hart

The Jolly Boatman

## SCHOOLS

The Dragon

Oxford High

Headington Girls

St. Edwards

Summerfields

Magdalen College

Chandlings

Gosford Hill

## RECREATIONAL

Cotswold Wildlife Park

Blenheim Palace & Estate

The Oxford Canal Network

The Cotswolds AONB

Rousham House

Thrupp Canal Cruising Club

Oxford Ice Rink

North Oxford Golf Club

Kirtlington Golf Club

North Oxford Tennis Club

Virgin Active Leisure  
in Summertown



HEATHROW AIRPORT / 50 MILES BY ROAD

OXFORD PARKWAY STATION / 3.3 MILES / UNDER AN HOUR EVERY 30 MINUTES TO MARYLEBONE

**Disclaimer:** Distance and time figures taken from the trainline.com and google maps





Aerial View  
South Easterly aspect, with bi-fold doors,  
windows and balconies adjacent the Oxford Canal.



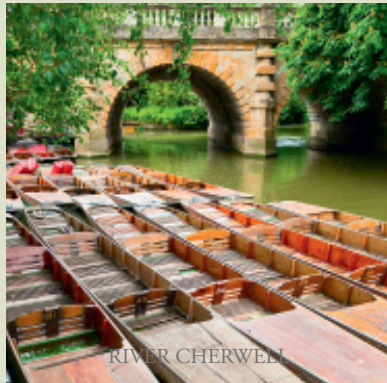
Aerial View  
North Westerly aspect.



*“There is nothing  
— absolutely nothing  
— half so much worth doing  
as simply messing about in boats”*

KENNETH GRAHAME

**The Wind In The Willows**



PLOTS 1 & 2  
North West Elevation

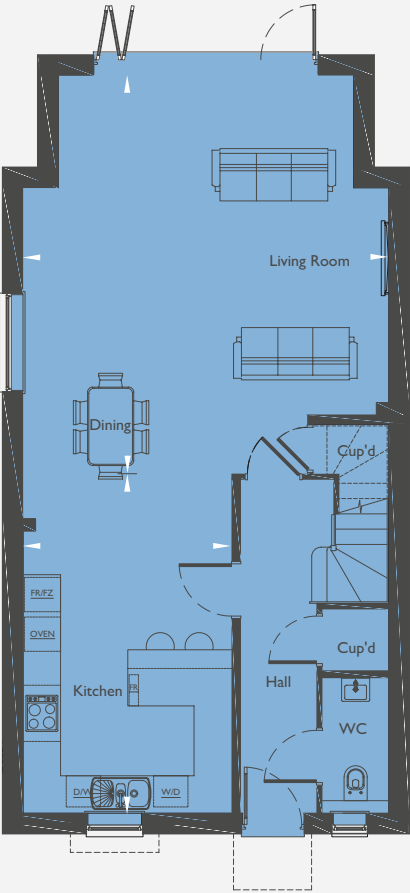
Two storey 3 bedroom house  
with off street parking





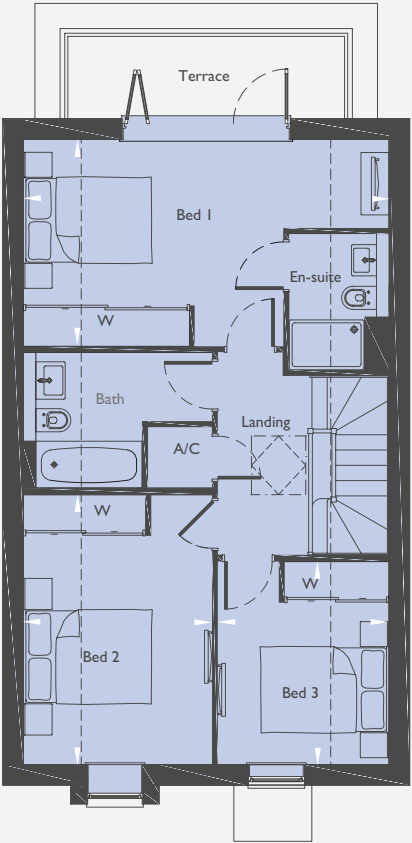
# PLOTS 1 & 2 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Note: Plot 1 is shown, Plot 2 is handed.



Ground Floor Plan

	m	ft
Kitchen	5.44 x 3.34	17'10" x 10'11"
Living/Dining	6.38 x 5.86	20'11" x 19'3"



First Floor Plan

	m	ft
Bedroom 1	5.86 x 3.32	19'3" x 10'11"
Bedroom 2	4.32 x 3.02	14'2" x 9'11"
Bedroom 3	3.25 x 2.74	10'8" x 9'0"

— — — Dotted line denotes extent of full height ceiling





PLOTS 3 - 6  
North West Elevation

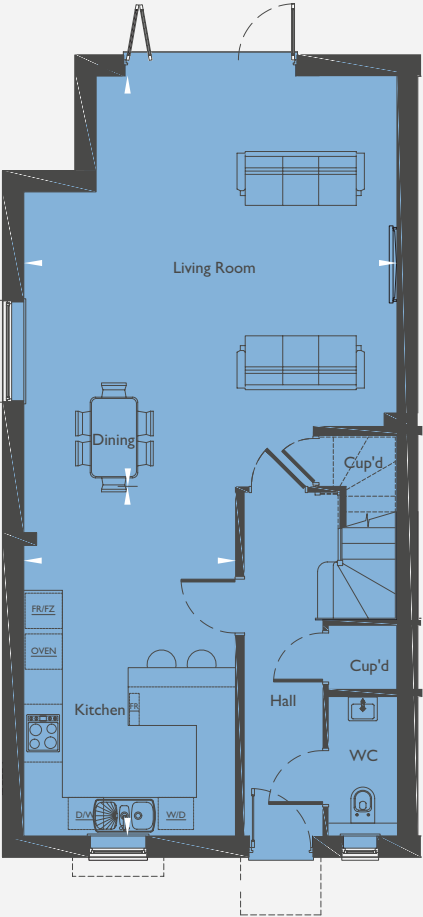
Two storey 3 bedroom house  
with off street parking





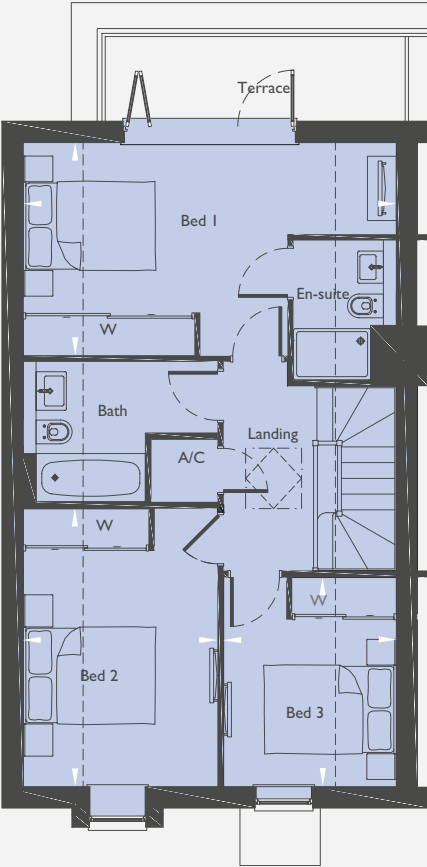
# PLOTS 3 - 6 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Note: Plots 3 and 5 are shown, Plots 4 and 6 are handed.



Ground Floor Plan

	m	ft
Kitchen	5.44 x 3.29	17'10" x 10'9"
Living/Dining	6.38 x 5.81	20'11" x 19'1"



First Floor Plan

	m	ft
Bedroom 1	5.81 x 3.32	19'1" x 10'11"
Bedroom 2	4.32 x 3.02	14'2" x 9'11"
Bedroom 3	3.25 x 2.69	10'8" x 8'10"

— — — Dotted line denotes extent of full height ceiling





PLOTS 7 - 8  
North West Elevation

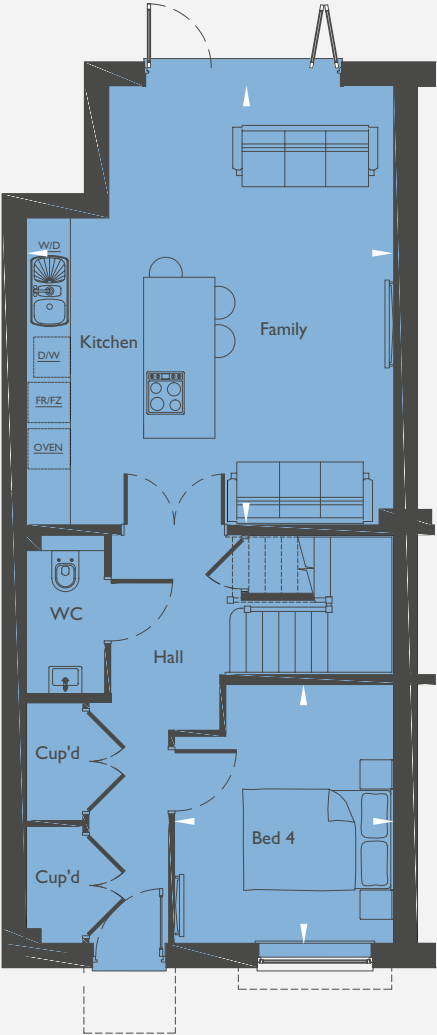
Three storey 4 bedroom house  
& off street parking





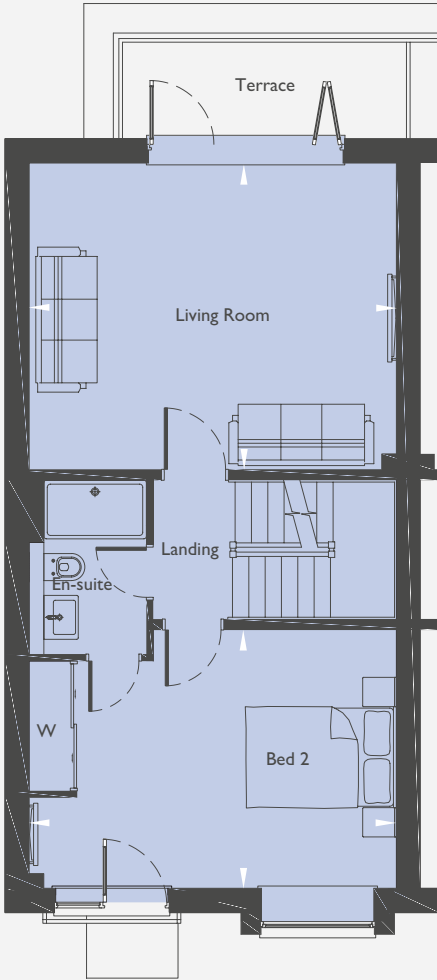
# PLOTS 7 - 8 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.  
Furnishings not included.  
Note: Plot 7 is shown, Plot 8 is handed.



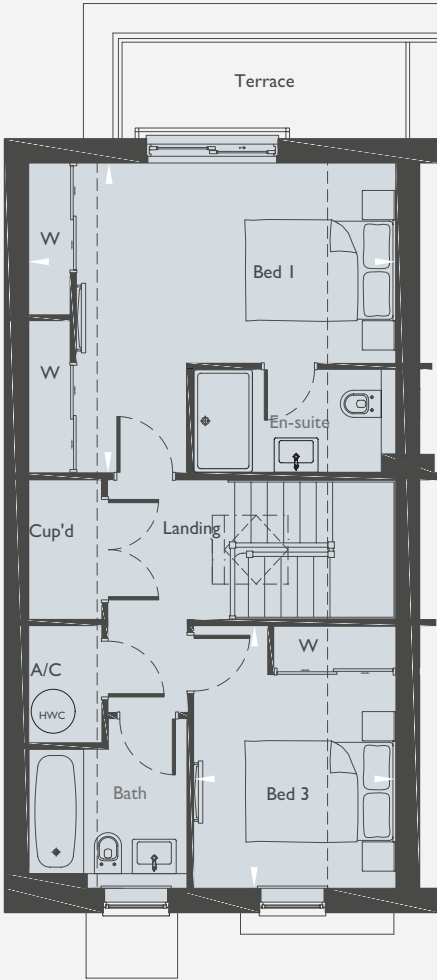
Ground Floor Plan

	m	ft
Kitchen/Family	5.99 x 5.02	19'8" x 16'5"
Bedroom 4	3.53 x 2.99	11'7" x 9'10"



First Floor Plan

	m	ft
Living Room	5.01 x 4.19	16'5" x 13'9"
Bedroom 2	5.01 x 3.53	16'5" x 11'7"



Second Floor Plan

	m	ft
Bedroom 1	5.02 x 4.23	16'5" x 13'10"
Bedroom 3	3.58 x 2.76	11'9" x 9'1"

— — — Dotted line denotes extent of full height ceiling



PLOTS 9 & 10  
North West Elevation

Three storey 4 bedroom house  
& off street parking



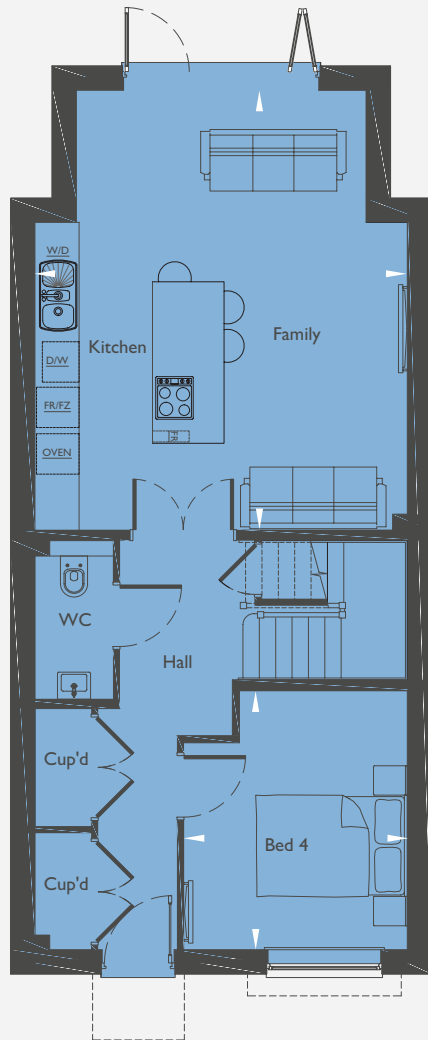


# PLOTS 9 & 10 ROOM LAYOUTS

Floor plans are for illustration purposes only and may be subject to change.

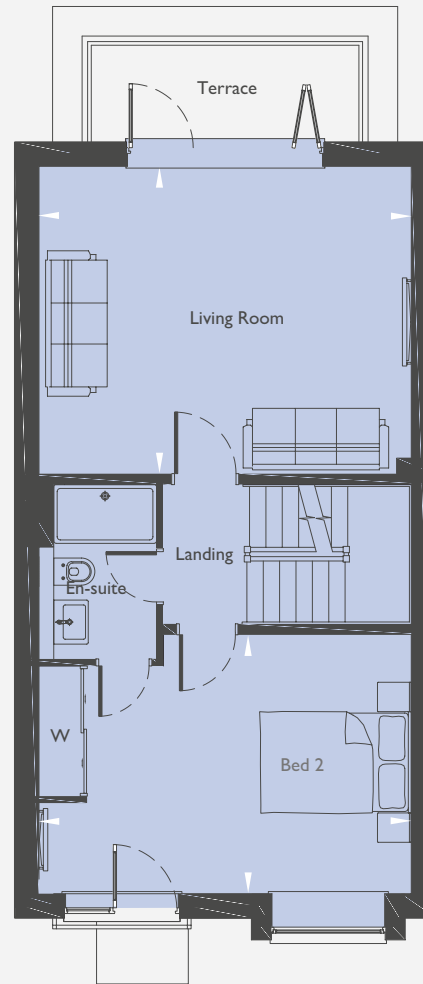
Furnishings not included.

Note: Plot 9 is shown, Plot 10 is handed.



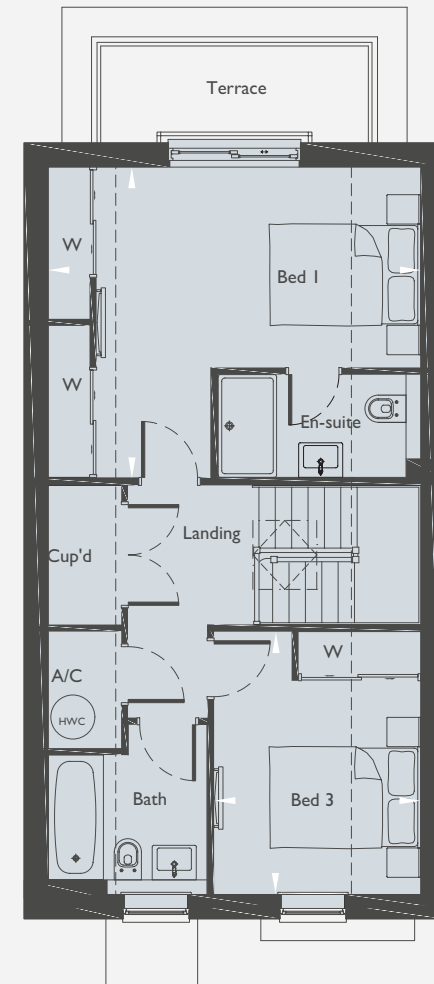
## Ground Floor Plan

	m	ft
Kitchen/Family	5.99 x 5.07	19'8" x 16'8"
Bedroom 4	3.53 x 3.04	11'7" x 10'0"



## First Floor Plan

	m	ft
Living Room	5.07 x 4.19	16'8" x 13'9"
Bedroom 2	5.07 x 3.53	16'8" x 11'7"



## Second Floor Plan

	m	ft
Bedroom 1	5.07 x 4.23	16'8" x 13'10"
Bedroom 3	3.58 x 2.81	11'9" x 9'3"

— — — Dotted line denotes extent of full height ceiling



# THE FINER DETAILS

Each house has been designed to delight the eye with a stunning blend of classic and modern elegance seamlessly merging traditional features and contemporary fittings.

## GENERAL



Gas fired under-floor heating to ground floor and radiators to first and second floors via high efficiency condensing boiler.

Built-in wardrobes to bedrooms 1,2 and 3.

Energy efficient down-lighters to all rooms.

Dimmer switches to lounge area and bedroom 1.

Brushed stainless steel effect sockets and switches.

USB enabled socket to living room, bedroom 1 and kitchen (*specific sockets only*).

Porcelanosa ceramic flooring to hall and cloakroom.

Bi-fold rear patio doors.

Staircase with contemporary glass balustrade and oak handrail.

GRP front door with multi-point locking.

Contemporary architraves and skirtings.

Grey aluminium double-glazed windows with multi-point locking.

Engineered Swiss Krono flooring to kitchens/dining/living (plots 1-6) and to kitchens/family (plots 7-10).



## KITCHEN/UTILITY



Bespoke range of fully fitted contemporary Rotpunkt kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Under slung stainless-steel sink with fluted drainer in silestone work surface.

Four zone induction hob & extractor hood by Siemens.

Single Multifunction electric oven & microwave by Siemens.

Integrated fridge/freezer by Siemens.

Integrated dishwasher by Siemens to all plots.

Insinkerator steaming hot water tap.

Wiring to allow future fitting of under-sink food waste disposal unit.

Integrated Siemens washer dryer to all plots.

Six bottle single column wine cooler.

## SECURITY AND HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

External lights to front and rear.

Multi-point locking to external doors.

BT points to living room, Study and Bedroom 1.

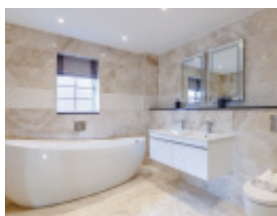
High level TV points and or (Sky Q) wiring to Living Room and Bedroom 1.

TV wiring to Living/Dining Room and all other bedrooms.

Multimedia output plate to living and bedroom 1.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining and all bedrooms to enable faster data transfer to Smart TV, Sky Box, PC etc. (*Smart TV, Sky Box, PC router and switch not included*).

## LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy & Boch.

Bath with Hansgrohe thermostatic shower and screen (*Bathrooms*).

Wall mounted WC with concealed cistern.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor tiles.

Fully tiled walls to shower enclosures and half height tiling to other walls by Porcelanosa with integrated mirrors to suit.

Villeroy & Boch vanity units under basins (*en-suite, bathroom and WC*).

Fully fitted shower enclosure with chrome shower door and Hansgrohe thermostatic shower valve (*en-suite*).

Electric underfloor heating to bedroom 1 En-Suite.

LED illuminated mirror incorporating shaver point and de-misting pad to bedroom 1 En-Suites (*plots 7, 8, 9 & 10*).

## EXTERNAL SPACE

Access into garden via bi-folding doors.

External tap to rear.

External power socket to rear.

Paved Patio area to rear.

Enhanced Cycle and Bin Storage to each property.

Wiring for EVC Points (*charger not included*).



10 Year NHBC Buildmark Warranty.

We operate under the Consumer Code for Home Builders.





Home interior images in this brochure are of previous developments by Aquinna Homes plc. Aquinna Homes reserves the right to change interior specification with a similar alternative.





LANGFORD LANE | KIDLINGTON | OXFORDSHIRE | OX5 1HT



AQUINNA HOMES

*aspire...*

01494 739 400

WWW.AQUINNAHOMES.COM

Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENT



01865 269010

Email: [oxfordnewhomes@savills.com](mailto:oxfordnewhomes@savills.com)

**Aquinna Homes**

**Best Residential Housebuilder 2020  
South East England**

**winner**  
**BUILD 2020 Real Estate  
& Property Awards**

**UNITED KINGDOM  
PROPERTY  
AWARDS  
WINNER 2020-2021**



**Disclaimer:** Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However it is necessary from time to time for us to make architectural changes, therefore prospective purchasers are advised to check the latest plans with our sales consultants. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. The postcode shown may not be consistent with the new postal address. Spring 2021.