



AQUINNA HOMES

THE BOATYARD

WOODSTOCK ROAD | YARNTON | OXFORDSHIRE | OX5 1PH

AN EXCLUSIVE DEVELOPMENT OF JUST EIGHT LUXURY CANAL-SIDE HOMES; FIVE 3 BEDROOM HOMES WITH CANAL FRONTAGES,
AND THREE EXECUTIVE 4 BEDROOM HOMES, TUCKED AWAY IN RURAL NORTH OXFORD, YET MINUTES FROM SUMMERTOWN

WWW.AQUINNAHOMES.COM

AQUINNA'S LATEST JEWEL

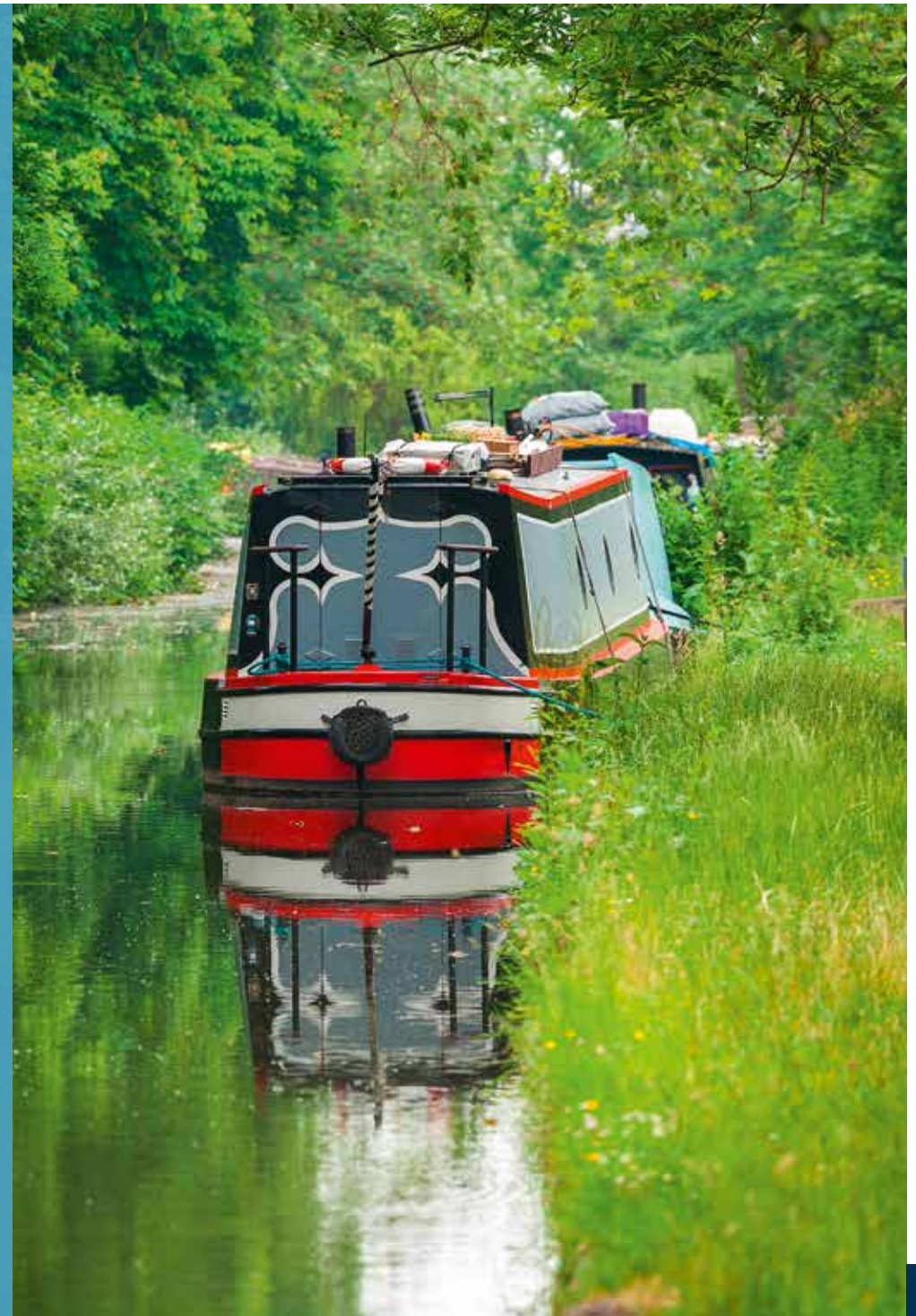
Eight exquisite executive homes set in a rural canal side idyll of North Oxford, far from the madding crowd yet close enough to appreciate the vibrant communities of Summertown, Woodstock, Oxford and a stone's throw (under an hour) from London's West End.

CULTURE, COLLEGES & EASY COMMUTING

The contemporary open plan living rooms provide huge potential for entertainment and family FUN with a fully opening glazed façade on most. They are approached by private road. Each house has its own garaging, gardens and lovely views of open countryside and some with canal vistas, all approached via a private road.

Each home is individually designed with a mix of brick, stone and timber bringing the vernacular architecture to life.

aspire...

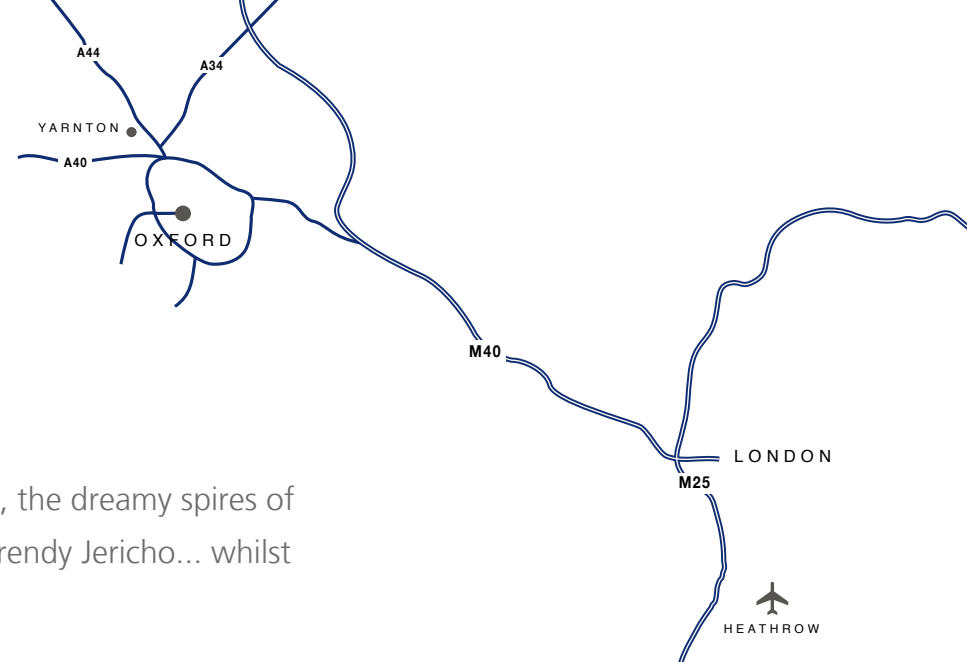


OXFORD... BY WATER...

BY LAND... BY AIR...

Yarnton, Summertown, Oxford & Woodstock, Blenheim Palace...

All the trendy places... chic venues... a stone's throw away from the educational elite, the dreamy spires of historic Oxford schools and colleges and places of learning, cultural cafés abound in trendy Jericho... whilst luxuriating in a lavish lifestyle... cosy country cottages... messing around in boats.



RETAIL THERAPY & CULTURE

Bicester Village

Luxury retail outlet

Yarnton

Garden Centre & Antique Centre, The Turnpike & Red Lion pubs, Budgens & two petrol stations, a Post Office & farm shop, pharmacy & hairdressers

Oxford

Playhouse and Summertown Boutiques, wine bars, amenities

Woodstock

Museum, galleries, antiques, tea-rooms & boutiques

RESTAURANTS

Soho Farmhouse

Daylesford Organic & Farmhouse

Le Manoir

Raymond Blanc's Brasserie Blanc

Branca

Loch Fyne

The Oxford Wine Café

The Trout at Wolvercote

The Old Parsonage

Gee's

Portobello

The Nut Tree at Murcott (Michelin Star)

Woodstock – The Feathers,

The Bear, White Heart

SCHOOLS

The Dragon

Oxford High

Headington Girls

St Edwards

Summerfields

Magdalen

Chandlings

William Fletcher Primary

Malborough Secondary Woodstock

RECREATIONAL

Cotswold Wildlife Park

Blenheim Palace & Estate 2000 acres

The Oxford Canal Network

The Cotswolds

Rousham House – designed by William Kent

Oxford Ice Rink

North Oxford Golf Club

Kirtlington Golf Club

North Oxford Tennis Club

Virgin Active Leisure in Summertown



58 MINUTES TO LONDON DEPARTING EVERY 30 MINUTES FROM OXFORD PARKWAY

OXFORD AIRPORT / 3 MILES / 5 MINS BY CAR

OXFORD PARKWAY STATION / 4 MINS BY CAR



THE DREAMING SPIRES OF OXFORD

Oxford University: 38 colleges over 22,000 students; 28 Nobel Laureates; 27 Prime Ministers; Rhodes Scholarship.

Allumni: Stephen Hawking, Hugh Grant, Bill Clinton, David Cameron, Theresa May, Oscar Wilde, JRR Tolkien, Aung San Suu Kyi, Emma Watson.

BLenheim PALACE / 6 MINS BY CAR / 4 MILES



HEATHROW / 49 MINS BY CAR / 49 MILES



OXFORD / 9 MINS



BLenheim PALACE

Blenheim Palace is a UNESCO World Heritage Site set in over 2,000 acres of landscape designed by Capability Brown and is home to the twelfth Duke and Duchess of Marlborough.

S BY CAR / 21 MINS BICYCLE

BICESTER VILLAGE / 12 MINS BY CAR

NEC BIRMINGHAM / 58 MINS BY CAR

*Times and distances from Google



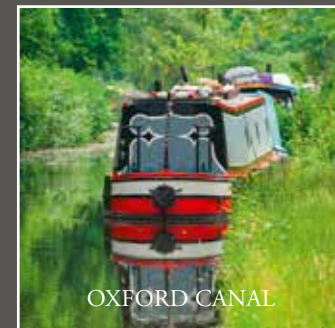
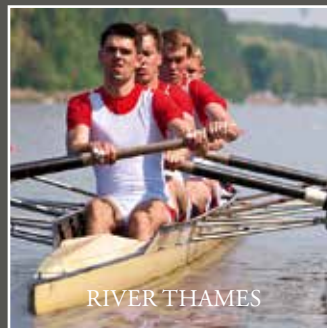
Aerial view of The Boatyard



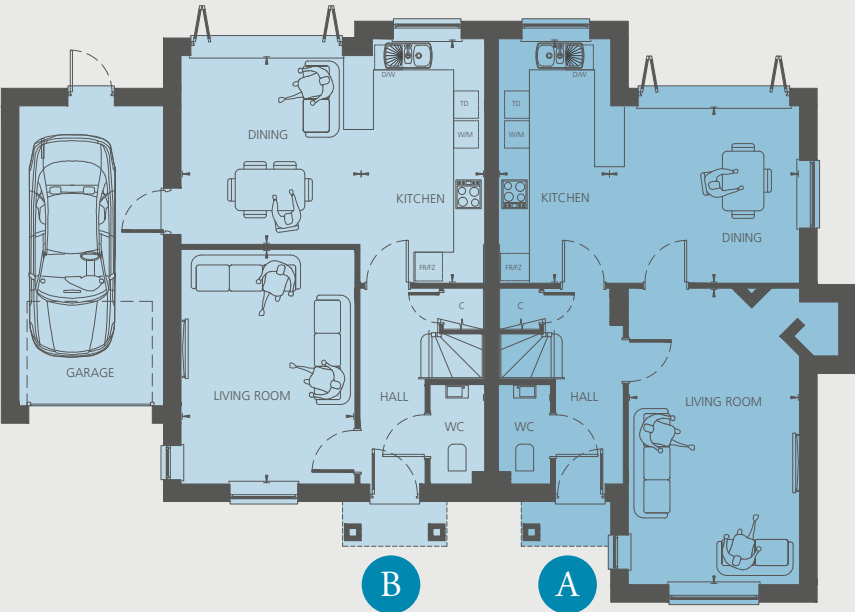
*"There is nothing
– absolutely nothing
– half so much worth doing
as simply messing about in boats"*

KENNETH GRAHAME

The Wind in the Willows



PLOTS A & B CHERWELL & CHADLINGTON



GROUND

Plot B

	m	ft
Living	4.67 x 3.45	15'4 x 11'4
Kitchen	4.87 x 2.46	16'0 x 8'1
Dining Area	3.75 x 3.60	12'4 x 11'10

Plot A

	m	ft
Living	5.92 x 3.40	19'5 x 11'2
Kitchen	4.87 x 2.21	16'0 x 7'3
Dining Area	3.80 x 3.52	12'6 x 11'7



FIRST

Plot B

	m	ft
Bedroom 1	4.40 x 3.70	14'5 x 12'2
Bedroom 2	3.16 x 2.41	10'4 x 7'11
Bedroom 3	3.04 x 2.21	12'0 x 7'3

Plot A

	m	ft
Bedroom 1	5.46 x 3.65	17'11 x 12'0
Bedroom 2	4.03 x 3.65	13'3 x 12'0
Bedroom 3	3.07 x 2.96	10'1 x 9'8

Gross internal floor areas: **A** 109.5 sq. m / 1,179 sq. ft **B** 110.5 sq. m / 1,191 sq. ft

Floor plans are for illustration purposes only and may be subject to change. Furnishings not included.

Dotted line denotes extent
of full height ceiling



These two 3 bedroom semi-detached houses each have their own private drive, a garage (Plot B) or carport (Plot A), front and rear gardens, backing onto the Oxford Canal. The open plan kitchen/dining rooms are complemented by the separate living room. The Master has its own en-suite bathroom. There is a separate cloakroom.

PLOTS C, D & E BARTON, BARDWELL & BAMFORD

GROUND

Plot C

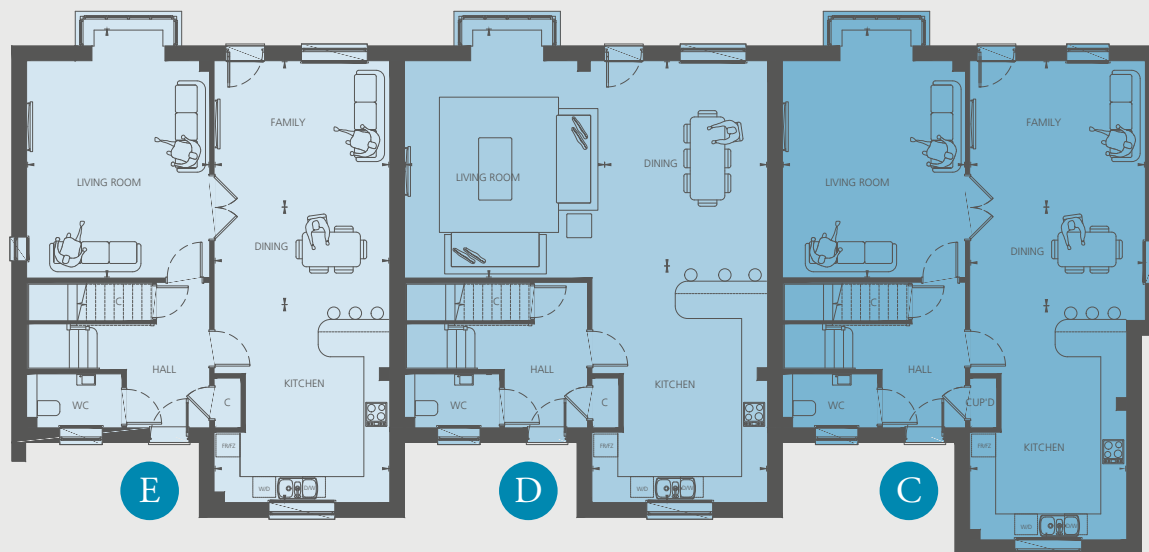
	m	ft
Living	5.98 x 4.37	19'7 x 14'4
Kitchen	5.62 x 3.73	18'5 x 12'3
Dining	4.18 x 2.38	13'9 x 7'10
Family	4.18 x 3.50	13'9 x 11'6

Plot D

	m	ft
Living	5.98 x 4.80	19'7 x 15'9
Kitchen	5.68 x 4.18	18'8 x 13'9
Dining	4.92 x 3.90	16'2 x 12'10

Plot E

	m	ft
Living	5.98 x 4.37	19'7 x 14'4
Kitchen	4.75 x 4.18	15'7 x 13'9
Dining	4.18 x 2.35	13'9 x 7'9
Family	4.18 x 3.50	13'9 x 11'6



FIRST

Plot C

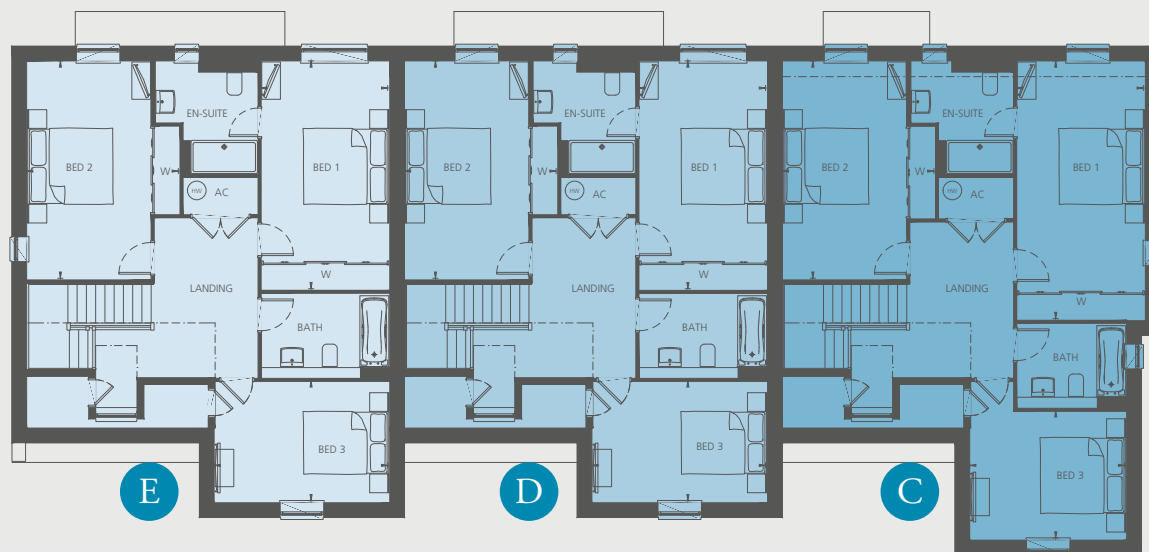
	m	ft
Bedroom 1	6.21 x 3.06	20'4 x 10'0
Bedroom 2	5.24 x 3.66	17'2 x 12'0
Bedroom 3	3.73 x 3.07	12'3 x 10'1

Plot D

	m	ft
Bedroom 1	5.49 x 3.06	18'0 x 10'0
Bedroom 2	5.24 x 3.66	17'2 x 12'0
Bedroom 3	4.18 x 2.89	13'9 x 9'6

Plot E

	m	ft
Bedroom 1	5.49 x 3.06	18'0 x 10'0
Bedroom 2	5.24 x 3.66	17'2 x 12'0
Bedroom 3	4.18 x 2.89	13'9 x 9'6



Gross internal floor areas: **C** 167.3 sq. m / 1,801 sq. ft **D** 164.5 sq. m / 1,770 sq. ft **E** 164.5 sq. m / 1,770 sq. ft

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These three, 3 bedroomed brick and stone terraced houses, each have their own carport and front and rear gardens with a canal frontage. The open plan kitchen/dining rooms are complemented by a separate living room. There is a downstairs cloakroom. The master bedroom has its own en-suite.

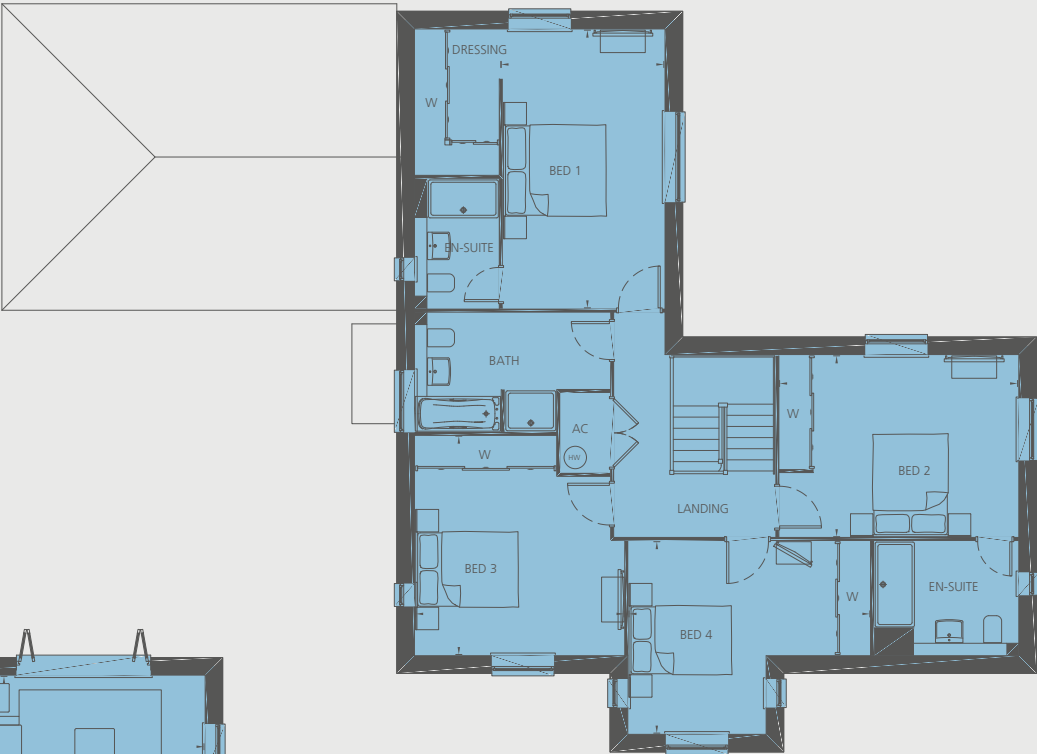
PLOT F

NORTON



GROUND

	m	ft
Living	4.72 x 5.98	19'8 x 15'6
Kitchen	4.97 x 4.56	16'4 x 15'0
Dining	4.18 x 3.41	13'9 x 11'2
Breakfast	4.97 x 3.61	16'4 x 11'10
Utility	2.65 x 2.13	8'9 x 7'0
Boot Room	2.65 x 1.95	8'9 x 6'5



FIRST

	m	ft
Bedroom 1	5.56 x 3.26	18'3 x 10'8
Bedroom 2	4.77 x 3.62	15'8 x 11'11
Bedroom 3	4.38 x 4.17	14'4 x 13'8
Bedroom 4	4.83 x 3.84	15'10 x 12'7

Gross internal floor area: 223.9 sq. m / 2,410 sq. ft

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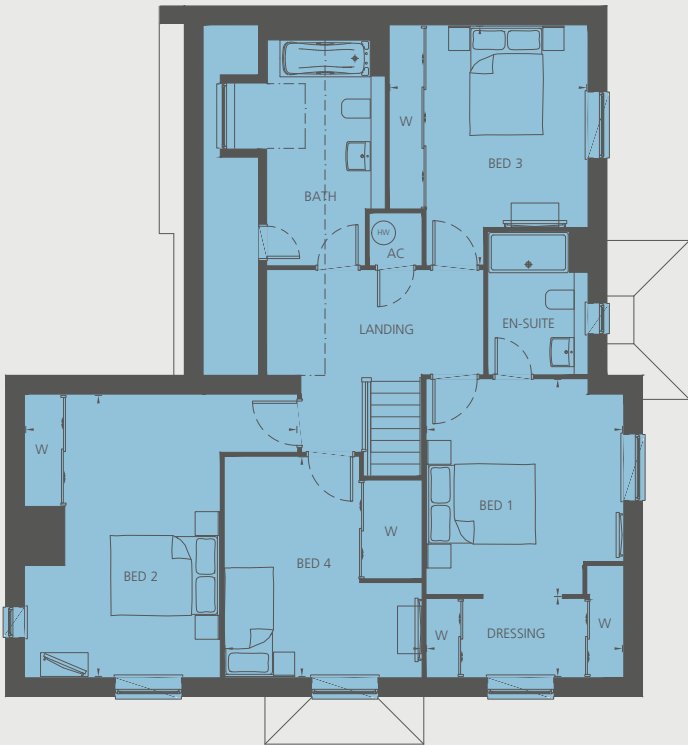
This 4 bedroomed stone, brick and shiplap, detached house has an overhanging porch with its own attached double carport and courtyard parking and a large garden. The large open plan kitchen / breakfast room benefits from its own boot room, utility room and cloakroom, with a separate dining room and a further large living room, ideal for families. Two of the bedrooms have en-suite bathrooms.

PLOT G ASTON



GROUND

	m	ft
Living	5.31 x 4.53	17'5 x 14'10
Kitchen	5.02 x 4.36	16'6 x 14'4
Dining	5.81 x 2.41	19'1 x 7'11
Family	5.51 x 3.65	18'1 x 12'0
Utility	2.77 x 2.05	9'1 x 6'9



FIRST

	m	ft
Bedroom 1	4.10 x 3.70	13'5 x 12'2
Dressing	3.70 x 1.51	12'2 x 4'11
Bedroom 2	5.31 x 5.12	17'5 x 16'10
Bedroom 3	4.51 x 3.72	14'10 x 12'2
Bedroom 4	4.15 x 3.71	13'11 x 9'4

Gross internal floor area: 210.9 sq. m / 2,270 sq. ft

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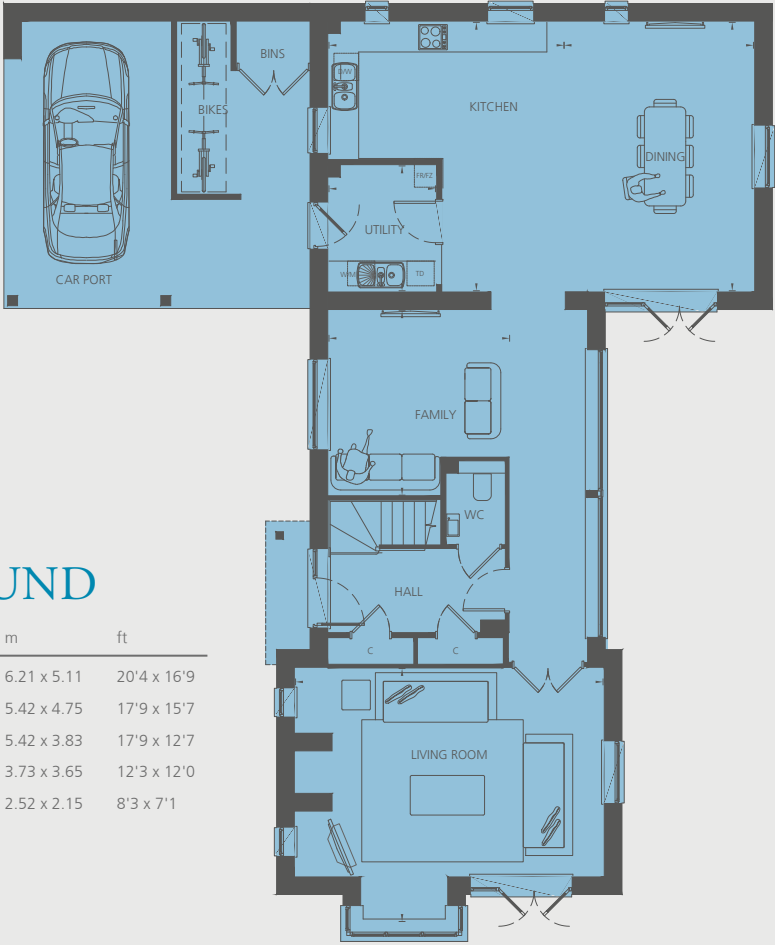
Dotted line denotes extent
of full height ceiling



This 4 bedrooomed stone and brick detached house benefits from open plan kitchen/dining/family room, complemented with a separate living room and a lovely fireplace. It also has a separate utility room and downstairs cloakroom. The Master bedroom has its own dressing room and en-suite bathroom. It has its own private courtyard parking, double garage and front and rear gardens.

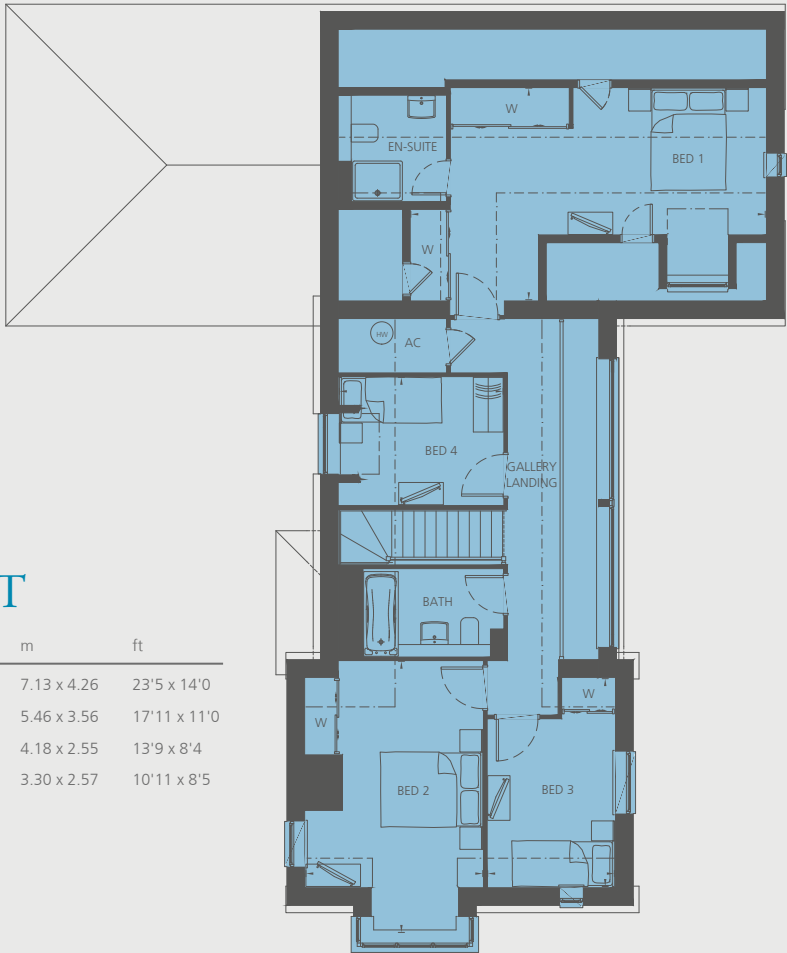
PLOT H

WYCHWOOD



GROUND

	m	ft
Living	6.21 x 5.11	20'4 x 16'9
Kitchen	5.42 x 4.75	17'9 x 15'7
Dining	5.42 x 3.83	17'9 x 12'7
Family	3.73 x 3.65	12'3 x 12'0
Utility	2.52 x 2.15	8'3 x 7'1



FIRST

	m	ft
Bedroom 1	7.13 x 4.26	23'5 x 14'0
Bedroom 2	5.46 x 3.56	17'11 x 11'0
Bedroom 3	4.18 x 2.55	13'9 x 8'4
Bedroom 4	3.30 x 2.57	10'11 x 8'5

Gross internal floor area: 204.8 sq. m / 2,205 sq. ft

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Dotted line denotes extent of full height ceiling



This detached stone built, 4 bedroom executive home, has its own private drive, covered carport and large garden. It has an open plan kitchen/dining room and separate living room with a fireplace. A fully glazed wall, two storeys high, compliments the family room and galleried hallway/landing. It also has its own cloakroom and utility room. The Master bedroom has its own dressing room and en-suite.

DETAILED DESIGN SPECIFICATION

GENERAL



Gas-fired underfloor heating to ground floor

Secondary heat source log burners to plots A, G & H

Built-in wardrobes to all Bedrooms for plots F & G. Built-in wardrobes to Bedrooms 1, 2 & 3 in plot H. Built-in wardrobes to Bedrooms 1 and 2 for plots A, B, C, D & E

Energy efficient downlighters to all rooms

Brushed stainless steel effect sockets and light switches

Porcelanosa flooring tiles to ground floor (excluding Living rooms)

Bi-fold rear patio doors to plots A, B & F

Oak Staircase with contemporary oak balustrade, handrails and newels

Engineered timber oak finished front and rear door

Engineered wooden floor to ground floor living room

Contemporary architrave and skirting

Engineered wooden casement windows, finished in Farrow & Ball Satin Slipper

SECURITY & HOME ENTERTAINMENT

Wiring for burglar alarm

BT points to Living, and Master Bedroom

High level TV points and Sky+ wiring to Living Room and Master Bedroom

TV wiring to all other Bedrooms

Hard-wired CAT 6 connectivity to ethernet socket in Living, Family, Dining/Breakfast Rooms and all Bedrooms to enable faster data transfer to Smart TV, Sky Box, PC, etc. (Smart TV, Sky Box, PC and router not included)



BESPOKE DESIGNER KITCHENS



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

Handleless high gloss and contrasting matt wood units to semi-detached and terraced houses. Painted in-frame units to detached houses

Co-ordinated Cimstone work surfaces and splash-backs

Under slung stainless steel sink with fluted drainer in Cimstone work surface

Siemens four zone induction hob to 3 bed properties. Five zone Siemens induction hob to all other properties.

Telescopic hood extractor by Siemens to plots A-E & H. Down-draft extractor by Siemens to plots F & G

Electric double oven and separate microwave by Siemens

Steaming hot water tap

Insinkerator food waste disposal unit

Integrated washer dryer, to properties without a separate utility

Integrated full height fridge, freezer to F, G & H. Fridge/freezer split 70/30 to plots A-E. Dishwasher by Siemens

EXTERNAL SPACE

Access into garden via glazed doors at rear

External tap

External power socket to rear

External Lighting to property entrances & patio areas

Garages come pre-wired with

a fused spur for future installation of electrically operated door openers.

Lighting and power to garages and plots F & H carports

Lighting to plots A, C, D and E Carports



LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch

Bath with Hansgrohe thermostatic shower and screen (Bathrooms)

Wall mounted Villeroy and Boch WC with concealed cistern

Heated ladder style chrome towel rails

Fully tiled walls to Bathrooms/ En-suites and WC (half height) by Porcelanosa with integrated mirrors to suit

Chrome Hansgrohe mixer tap

Co-ordinated Porcelanosa floor tiles

Villeroy & Boch vanity units under basins

Fully fitted shower enclosure with chrome shower door (En-suite)

Hansgrohe thermostatic shower valve with handset and showerpipe (Master En-suite)

Electric underfloor heating to Master En-Suite

NHBC

10 year NHBC Buildmark Warranty







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.

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