

# QUARRY GATE

HEADINGTON · OXFORD



# Beautiful & historic Oxford

**OXFORD** is a beautiful, world-famous city with two Universities, excellent shopping, many fascinating museums and a long and illustrious heritage.

The Radcliffe Camera is part of the Bodleian Library and dates from the mid 18th century. Many of the University's colleges are open to Oxford residents free of charge and are

another world of history and tranquillity. A herd of cows grazes on Christ Church Meadow, and Magdalen College even has a deer park – both right in the city centre.

Many major tech and innovation employers are located within easy reach of the City and Headington, which is also home to the city's main hospitals.



Radcliffe Square and the Radcliffe Camera



Punting on the River Cherwell

# A lively local community

**HEADINGTON** is an attractive part of Oxford, located to the city's east. There are plenty of places to eat, a weekly farmers' market, several supermarkets – including a Waitrose – and a range of independent shops, with a fishmonger and ironmonger. Bury Knowle Park is just two minutes' walk from Quarry Gate. It has a public library, playground and sports facilities including crazy golf, tennis courts, and a new cafe.

Oxford's main hospitals – The John Radcliffe, Nuffield Orthopaedic and Churchill – are all located within a few minutes of Quarry Gate. Oxford has many independent schools, with those nearby including Headington Rye, Magdalen College school and New College school. Local primary and secondary schools are rated either good or excellent by Ofsted. Shotover country park lies on the edge of Headington, an ancient forest with lovely views, which is great for dog walking.



## NUMBERS 1 & 2

# Traditional design, contemporary styling

FROM initial concepts to final finishes, we are entirely focussed on excellence and rigorous quality control, constantly striving to construct the best homes we can for our buyers. Our approach to house building is led by design, with detailed thought and planning to ensure a truly harmonious result.

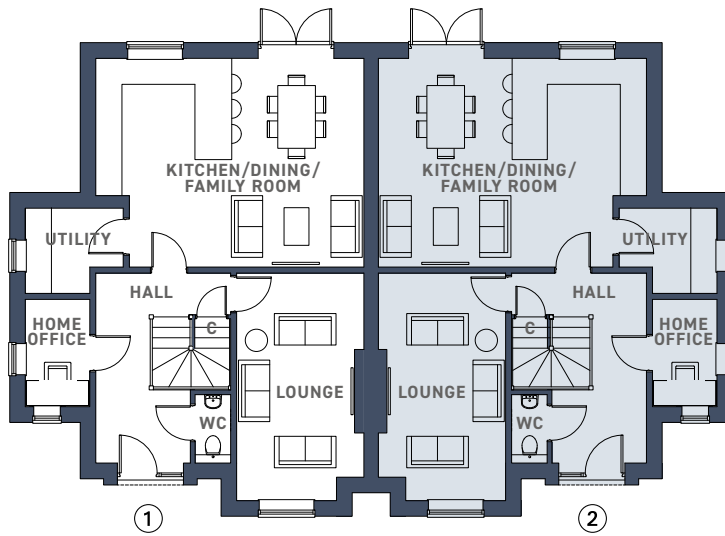
Numbers 1 & 2 Quarry Gate have been specifically designed to enhance and fit in with the immediate neighbourhood, using sympathetic design cues and contemporary details. Our commitment to the environment is demonstrated by the high levels of insulation we install, and our use of air source heat pumps and EV chargers.

The houses feature individually-designed kitchens with painted doors on durable carcasses. Living space is generous, with an open-plan kitchen/dining room and utility room, separate lounge and home office.



# Plans & Dimensions

## GROUND FLOOR



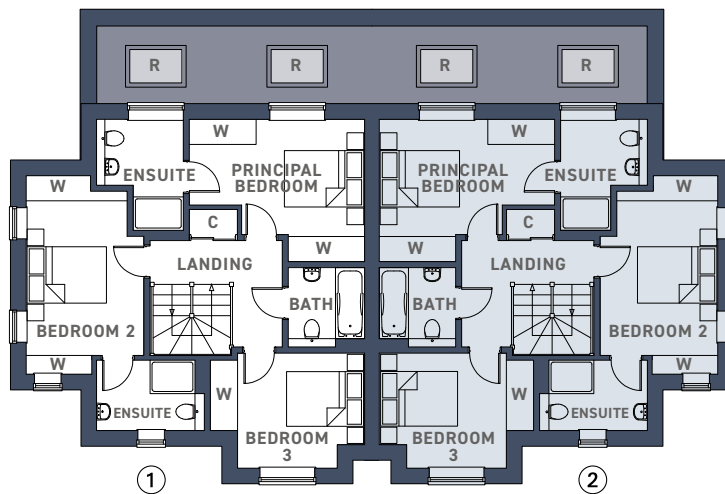
**Kitchen/Dining/Family Room**  
21' 0" x 16' 5" / 6390 x 4995mm

**Lounge**  
14' 11" x 10' 2" / 4560 x 3105mm

**Home Office**  
7' 11" x 6' 10" / 2410 x 2090mm

**Utility Room**  
7' 0" x 7' 3" / 2130 x 2205mm

## FIRST FLOOR



**Principal Bedroom**  
14' 1" x 11' 4" / 4295 x 3445mm

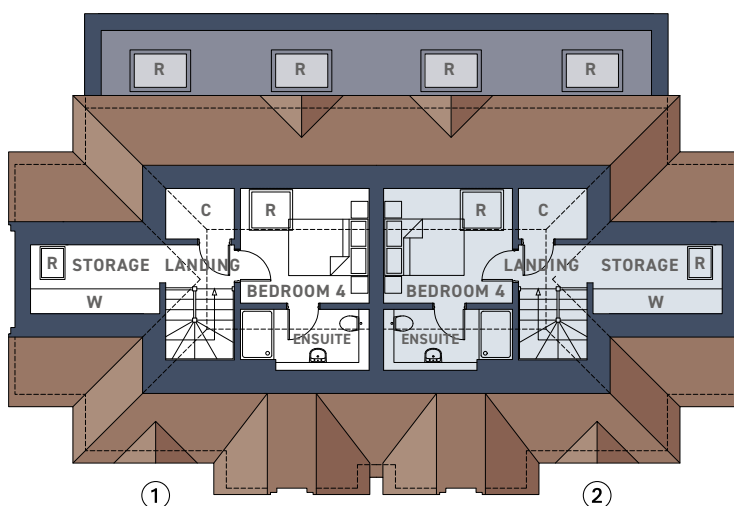
**Principal Ensuite**  
8' 9" x 6' 11" / 2670 x 2100mm

**Bedroom 2**  
15' 9" x 9' 8" / 4800 x 2960mm

**Bedroom 3**  
12' 3" x 9' 3" / 3745 x 2820mm

**Bathroom**  
6' 3" x 6' 5" / 1910 x 1955mm

## SECOND FLOOR



**Bedroom 4**  
10' 3" x 9' 2" / 3125 x 2795mm

**Bedroom 4 Ensuite**  
9' 2" x 5' 1" / 2795 x 1540mm

C Cupboard R Rooflight W Wardrobe  
Measurements are maximum dimensions

## NUMBER 3

# Excellence in every detail

**NUMBER 3** Quarry Gate is an attractive, well-proportioned detached house with open plan kitchen/dining room and utility, separate lounge, a home office and boot room. Three of the four bedrooms are ensuite.

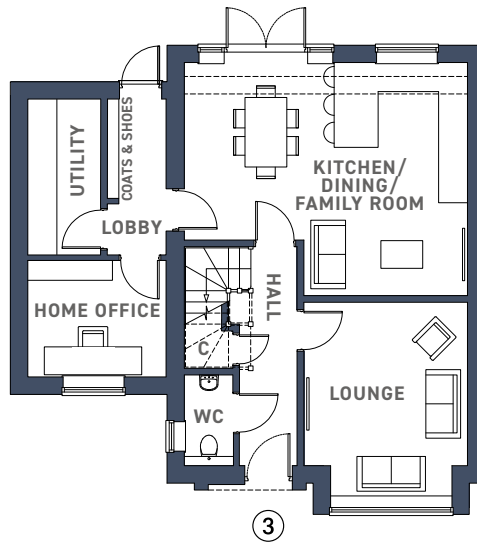
As a high quality housebuilder, our focus is always on quality, not quantity, and like all our properties, this house is traditionally constructed and beautifully finished, with excellence to the fore in every aspect of the build.

It is highly insulated and has an efficient air source heat pump to keep future running costs down and ensure a low environmental impact. We install EV chargers in all our new homes.



# Plans & Dimensions

## GROUND FLOOR



**Kitchen/Dining/Family Room**  
20' 2" x 16' 4" / 6145 x 4980mm

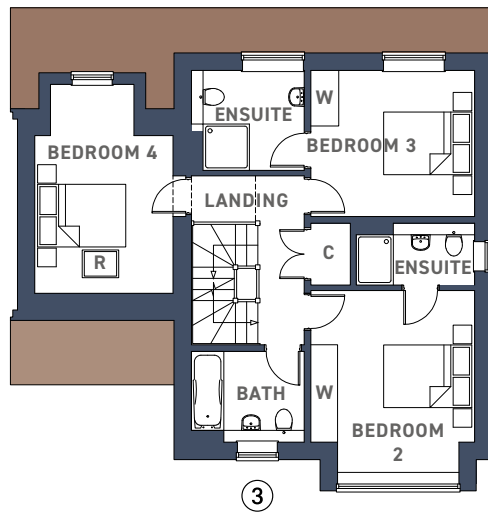
**Lounge**  
13' 11" x 11' 6" / 4240 x 3520mm

**Home Office**  
9' 11" x 8' 4" / 3025 x 2530mm

**Utility Room**  
11' 2" x 5' 3" / 3415 x 1615mm

**Lobby/Boot Room**  
11' 2" x 4' 4" / 3415 x 1320mm

## FIRST FLOOR



**Bedroom 2**  
10' 6" x 11' 7" / 3195 x 3525mm

**Bedroom 2 Ensuite**  
11' 7" x 4' 6" / 3525 x 1385mm

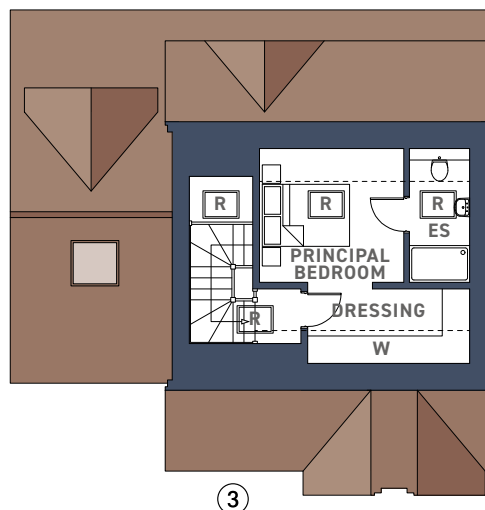
**Bedroom 3**  
11' 7" x 10' 6" / 3525 x 3195mm

**Bedroom 3 Ensuite**  
8' 4" x 6' 0" / 2535 x 2090mm

**Bedroom 4**  
0' 0" x 9' 11" / 0000 x 3025mm

**Bathroom**  
8' 4" x 6' 6" / 2535 x 1975mm

## SECOND FLOOR



**Principal Bedroom**  
11' 2" x 10' 2" / 3405 x 3100mm

**Principal Ensuite**  
10' 1" x 4' 5" / 3065 x 1345mm

**Principal Dressing area**  
11' 8" x 5' 10" / 3565 x 1770mm

**C** Cupboard **R** Rooflight **W** Wardrobe  
Measurements are maximum dimensions

## SPECIFICATIONS

# A unique and personal home

**DESIGN** is our passion, and we strive to make each new home as individual as possible. Right from the outset, we personally oversee every style choice so that our houses are designed as a coherent whole.

Our vision is seen across every room and in every choice. Depending on build stage, we offer buyers the chance to collaborate with us and have input into aspects which make a new home truly personal.



### HIGH-QUALITY CONSTRUCTION

*Traditionally built by experienced craftsmen*

- Traditionally constructed with block internal walls and brick external walls with cavity insulation
- Highly efficient insulation to all walls and roof areas
- Stone detailing and mullions to external windows and doors
- Concrete strip foundations and concrete beam & block ground floor with high levels of insulation
- Timber and metal eco-joists to first floor with chipboard tongue-and-groove flooring



### KITCHEN & UTILITY ROOM

*Painted shaker doors on oak carcasses with quartz worktops and integrated appliances*

- Neff single oven, 4-zone touch control induction hob, microwave and chimney extraction hood
- Fully integrated dishwasher, larder fridge and freezer
- CDA under-counter wine cooler
- Quartz stone worktops and upstands
- Integrated recycling bins
- Utility room with fitted units including stainless steel sink and storage
- Luxury pendant lighting over breakfast bar and dining area

### BATHROOM & ENSUITES

*Fitted out with stylish sanitaryware and vanity units*

- Roca sanitaryware with push button flush WCs
- Crosswater taps and showers
- Merlin shower screens and cubicles
- Vanity unit, mirror and shelving to selected bathrooms and ensuites
- Integrated bath and shower in family bathroom
- Ceramic and porcelain tiling
- Full-height chrome heated towel rails
- Spotlights to ceilings





# Specifications



## HEATING & ELECTRICAL

*Air source heat pump, underfloor heating and EV charger promise low future running costs*

- Heating produced by highly efficient air source heat pump
- Underfloor heating to all rooms on ground floor, controlled by individual electronic thermostats in each room
- Radiators in all rooms on upper floors
- LED downlights in kitchen, hallway, landing and bathrooms
- Pendant feature lights to kitchen over breakfast bar and dining area
- Polished chrome switches and sockets in kitchen; polished chrome switches in other areas
- Cat 6 data cabling to all rooms, wired back to data cabinet
- TV points in all rooms; BT point
- EV charging point in private parking areas
- External power points in front and back gardens

## INTERIOR FEATURES

*Beautifully fitted and finished*

- Fusion luxury vinyl tile flooring with oak herringbone pattern to ground floor
- Carpets to stairs, landing and all bedrooms
- Timber staircase with oak handrails and capping



## EXTERIOR FEATURES

*Traditional styling with contemporary details*

- Secure by Design windows and doors
- Engineered IG panel doors with multi-point locking system
- Turfed front and rear gardens with Indian sandstone patios and paving
- External taps and electrical sockets to front and back gardens
- Shed in back garden for cycle and garden storage
- Landscape Architect-designed soft landscaping and planting in front and back gardens
- Closeboard boundary fencing with capping
- Permeable block paving to private parking areas with parking for two cars

## PEACE OF MIND

*Security features and structural warranty*

- Ring doorbell
- Zonal internal alarm with keyboard at front and back doors
- External security lighting motion censored
- Multi-point locking system to doors and windows
- 10-year ICW structural warranty
- Local building control certified



# An ideal location



## ON FOOT or BY BIKE

|                         |         |
|-------------------------|---------|
| Waitrose                | 0.4 mi  |
| Bury Knowle park        | 0.25 mi |
| Hedena health centre    | 0.25 mi |
| St Andrew's primary     | 0.2 mi  |
| Windmill primary        | 0.25 mi |
| Barton leisure centre   | 1 mi    |
| Oxford Brookes          | 1 mi    |
| John Radcliffe hospital | 1 mi    |
| Churchill hospital      | 1 mi    |



## BY CAR

|                       |        |
|-----------------------|--------|
| Haddenham Parkway     | 22 min |
| Oxford Parkway        | 15 min |
| Harwell Campus        | 35 min |
| Oxford science park   | 20 min |
| Begbroke science park | 20 min |
| Bicester Village      | 30 min |
| Blenheim Palace       | 30 min |
| M40 J8                | 10 min |



## BY BUS & COACH

|                  |            |
|------------------|------------|
| City centre      | 20 min     |
| Oxford station   | 30 min     |
| Central London   | 1 h 40 min |
| Heathrow airport | 1 h 15 min |
| Gatwick airport  | 2 h 30 min |



## BY TRAIN

|                |            |
|----------------|------------|
| Didcot Parkway | 12 min     |
| Banbury        | 17 min     |
| Paddington     | 52 min     |
| Marylebone *   | 39 min     |
| High Wycombe * | 13 min     |
| Birmingham     | 1 h 12 min |
| Bristol TM     | 1 h 26 min |

Train times from Oxford except  
 \* Haddenham Parkway  
 All times and distances are approximate



# Viewing Quarry Gate

Viewings are strictly by arrangement, through Thomas Merrifield Land & New Homes in Oxford. Please contact us to make an appointment.

**THOMAS MERRIFIELD**  
 LAND · NEW HOMES

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**Kilkenny & Gomm**  
 DEVELOPMENTS

Quarry Gate is a high quality development by Kilkenny & Gomm Developments [kilkennygomm.com](http://kilkennygomm.com)

**QUARRY GATE**