



# ABBOTS COURT

CUMNOR HILL

OX2 9EY



Abbots Court, at the foot of Cumnor Hill is an exclusive development of eight apartments, nestled between the historic city of Oxford and the Cotswold countryside.





## CUMNOR HILL

Cumnor Hill is within walking distance of the new multi million pound West Way Square development, a sympathetic redevelopment that includes a central public plaza with restaurants, cafes and shops providing an attractive focal point for the local community. There is excellent access through to Oxford approximately 1.5miles away passing Waitrose and numerous other retail outlets. The City is a cultural centre with an array of museums, galleries, cinemas, theatres and entertainment venues as well as offering an extensive range of restaurants to suit most tastes. The world renowned University and its Colleges provide a wealth of history, as well as current interest and leisurely walks

through the gardens, meadows and deer parks.

In addition to enjoying all the benefits of City life, the charming village of Cumnor is just minutes away with a distinctly rural feel yet affording a general store, local butcher, two public houses and a highly regarded primary school.

For the more active there is Golf available from Frilford Heath Golf Club with it's Championship courses, sailing and other water sports at nearby Farmoor reservoir and horse riding across Boars Hill. Locally, Oxford Brookes Campus at Harcourt Hill has a gymnasium with swimming pool and sauna.

## CULTURE, DINING & SCHOOLING

### EATING OUT

Wider Oxfordshire provides a great choice of places to eat and drink, from Michelin star restaurants to cosy rural pubs, farmers' markets, and relaxed cafes. There's no need to travel far from home in order to experience some of the best this country has to offer. In fact, the highly rated pub, The Bear and Ragged Staff is in Cumnor Village itself. As well as the many social and cultural offerings of Cumnor Hill

### LOCAL SCHOOLS

and its nearby surroundings, there is also an excellent selection of highly rated independent and state schools to choose from, many with their own bus routes through Cumnor Hill. Some of the schools include North Hinskey C of E Primary School, Christ Church Cathedral School, the Dragon School, Magdalen College School, Oxford High School and St Edwards.

# DEVELOPMENT OVERVIEW

Abbots Court, Oxford OX2 9EY

Abbots Court is the latest development from Lucy Developments, comprising of eight luxury apartments, set in the highly sought after Cumnor Hill, just minutes from historic Oxford City Centre. Cumnor Hill is a wonderful area for those of all ages to live and enjoy, and the eight modern and luxurious apartments at Abbots Court fit the natural beauty and relaxed style of this area.

Each apartment features two double bedrooms with built in wardrobes, spacious open-plan kitchen/ dining/ living space, and utility cupboards (except apartment 8). Apartment 3 also benefits from a separate study.

There is a main bathroom and ensuite, with contemporary sanitaryware and the kitchens have an integrated appliance package, with modern furniture in soft neutral colours.

The ground floor apartments have patios and access to a private garden area, whilst apartments 5, 6 and 7 have private balconies. Each apartment comes with an allocated parking space, which has cabling for a future electric charging point. There is also bike storage for easy access to the city centre along one of the main cycle routes.



# GROUND FLOOR PLAN

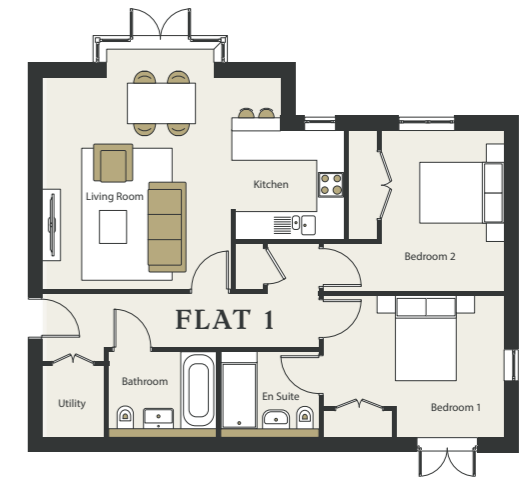


## APARTMENT 1

2 bedroom 2 bathroom with front garden  
Gross Internal Area: 842sqft / 78sqm

### APARTMENT 3

Bedroom 1	4026 x 3063mm	13'3" x 10'1"
Bedroom 2	4026 x 3373mm	13'3" x 11'5"
Living Room/Kitchen	6576 x 4686mm*	21'7" x 15'5"
Bathroom	2380 x 1900mm	7'10" x 6'3"

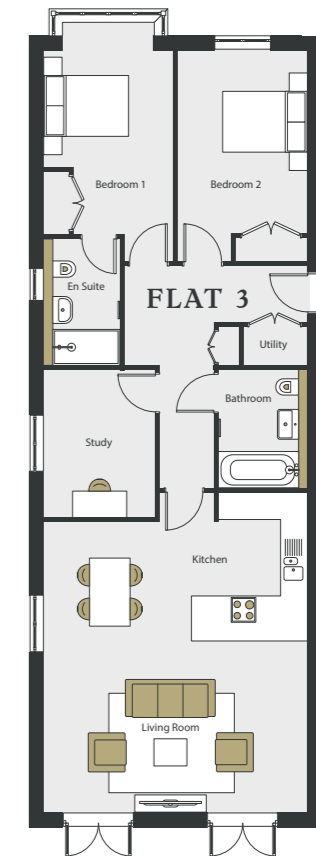


## APARTMENT 2

2 bedroom 2 bathroom with rear garden  
Gross Internal Area: 917sqft / 85sqm

### APARTMENT 2

Bedroom 1	4686 x 3138mm	15'4" x 10'4"
Bedroom 2	2764 x 5261mm	9'1" x 17'3"
Living Room/Kitchen	7069 x 5208mm*	23'2" x 17'1"
Bathroom	2380 x 1900mm	7'10" x 6'3"



## APARTMENT 3

2 bedroom 2 bathroom with front garden and study  
Gross Internal Area: 1057sqft / 98sqm

### APARTMENT 1

Bedroom 1	2888 x 4283mm*	9'6" x 14'1"
Bedroom 2	2718 x 4283mm	8'11" x 14'1"
Living Room/Kitchen	5725 x 6301mm	18'9" x 20'9"
Bathroom	2000 x 2600mm	6'8" x 8'6"
Study	2285 x 3250mm	7'6" x 10'8"

maximum dimensions

\* including bay window

# FIRST FLOOR PLAN



## APARTMENT 4

2 bedroom 2 bathroom  
Gross Internal Area: 842sqft / 78sqm

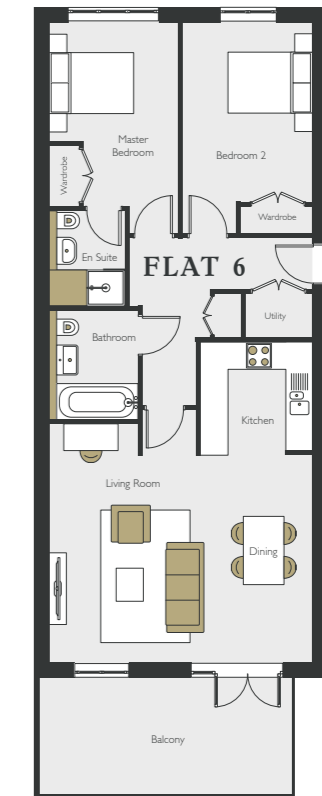
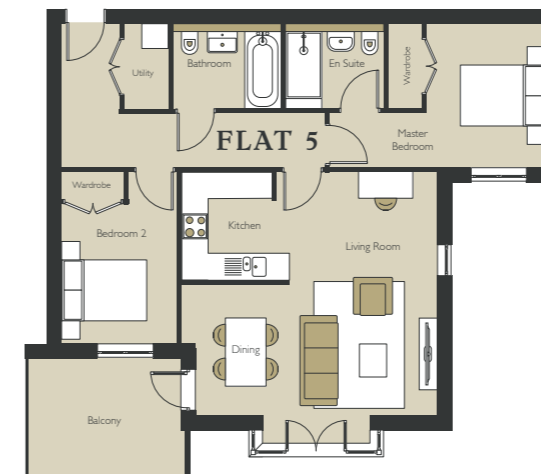
APARTMENT 6		
Bedroom 1	4026 x 3063mm	13'3" x 10'1"
Bedroom 2	2970 x 3473mm	9'9" x 11'5"
Living Room/Kitchen	6567 x 4686mm*	21'7" x 15'5"
Bathroom	2380 x 1900mm	7'10" x 6'3"



## APARTMENT 5

2 bedroom 2 bathroom with balcony  
Gross Internal Area: 834sqft / 77sqm

APARTMENT 5		
Bedroom 1	4686 x 3138mm	15'4" x 10'4"
Bedroom 2	2658 x 3748mm	8'9" x 12'4"
Living Room/Kitchen	5595 x 5208mm*	18'4" x 17'1"
Bathroom	2380 x 1900mm	7'10" x 6'3"



## APARTMENT 6

2 bedroom 2 bathroom with balcony  
Gross Internal Area: 883sqft / 82sqm

APARTMENT 4		
Bedroom 1	2888 x 4283mm	9'6" x 14'1"
Bedroom 2	2718 x 4283mm	8'11" x 14'1"
Living Room/Kitchen	5725 x 5143mm	18'9" x 16'10"
Bathroom	2000 x 2400mm	6'7" x 7'10"

maximum dimensions  
\* including bay window

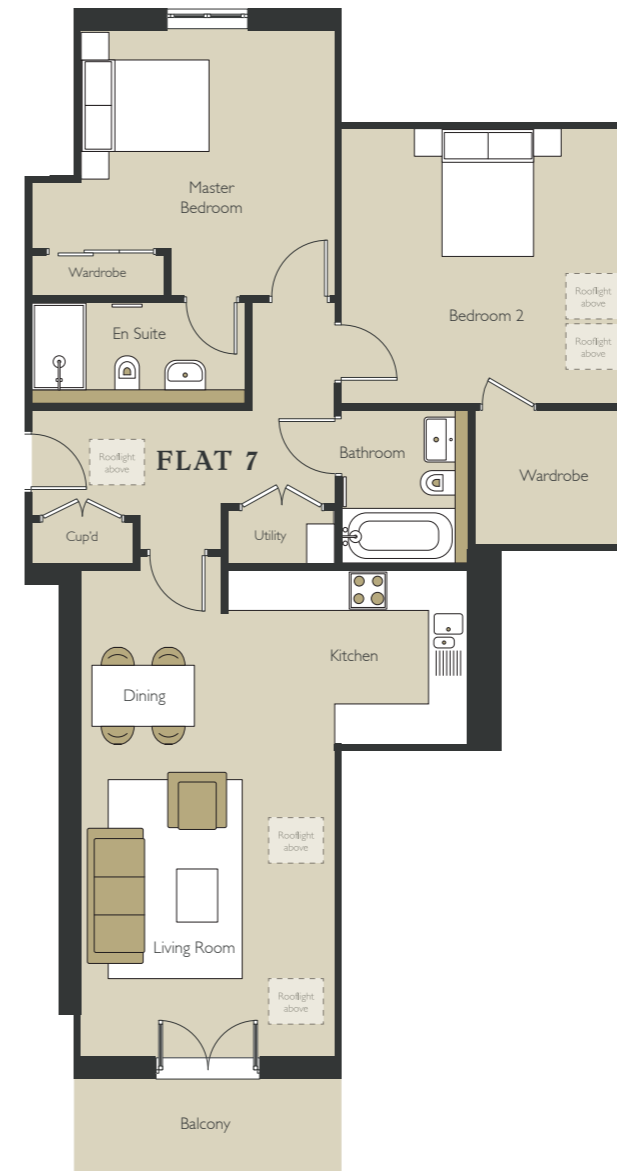
# SECOND FLOOR PLAN



# APARTMENT 7

2 bedroom 2 bathroom with balcony  
Gross Internal Area: 850sqft / 79sqm

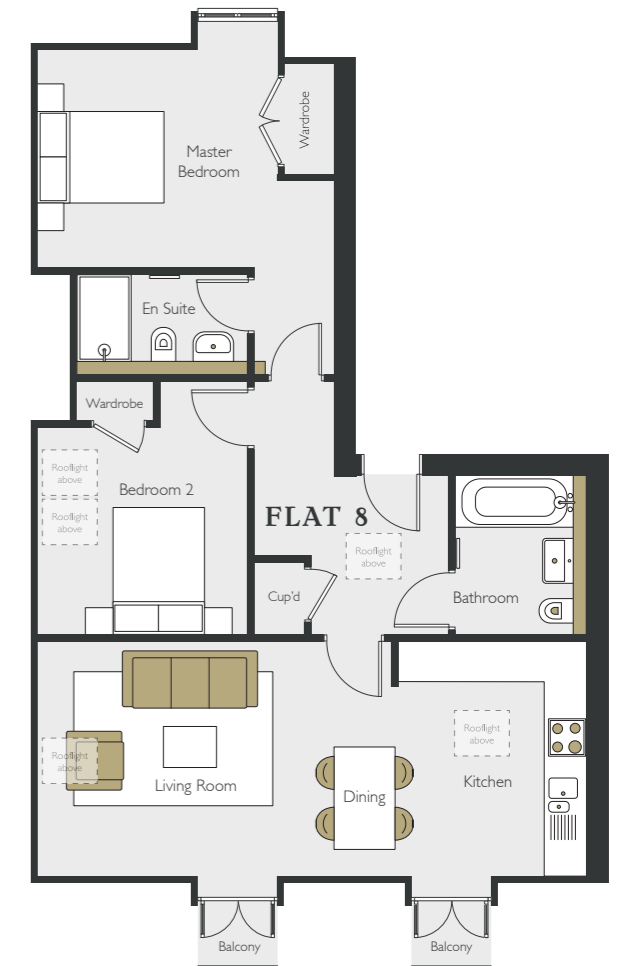
APARTMENT 7			
Bedroom 1	4487 x 5580mm	14'9" x 18'4"	
Bedroom 2	3670 x 3018mm	12'1" x 9'11"	
Living Room/Kitchen	5629 x 9688mm	18'6" x 31'9"	
Bathroom	1930 x 2300mm	6'4" x 7'6"	



# APARTMENT 8

2 bedroom 2 bathroom with 2 balconies  
Gross Internal Area: 737sqft / 68sqm

APARTMENT 8			
Bedroom 1	3707 x 5216mm*	12'2" x 17'1"	
Bedroom 2	2525 x 3780mm	8'3" x 12'5"	
Living Room/Kitchen	7500 x 3800mm*	24'7" x 12'6"	
Bathroom	2000 x 2397mm	6'7" x 7'10"	



maximum dimensions, minimum 1.5m head height  
\* including dormer window

# LUXURY INTERIORS & SPECIFICATIONS

## KITCHEN

- Contemporary kitchen furniture in soft neutral colours with light oak interiors
- 20mm thick quartz worksurfaces and upstands
- LED pelmet lighting
- Undermount stainless steel sink and chrome mono-bloc tap
- Fully integrated extract hood
- Fully integrated Bosch appliance package to include;
  - Full height fridge/freezer
  - Single oven
  - Dishwasher
  - Electric hob

## UTILITY HALL CUPBOARD (excl flat 8)

- Post formed laminate worksurface
- Plumbing and space for laundry appliance
- Storage and power socket

## BATHROOMS & ENSUITES

- Contemporary sanitary ware with Grohe or equivalent taps and valves
- Back to wall WCs with concealed dual flush cisterns
- Wall hung vanity basin units with drawer and cupboard storage below
- Low profile shower trays with high quality enclosures
- Chrome plated towel rails
- Charging/shaver point
- Natural stone effect porcelain wall tiling

## MECHANICAL & ELECTRICAL

- Worcester Bosch (or equivalent) high efficiency gas combination boiler
- Gas powered underfloor heating
- Steel panelled radiators with thermostatic control and digital programmer
- Low energy, LED downlighting and pendant lighting throughout

- BT, TV and data points to living room, study space and bedrooms
- Mains linked heat and smoke detection throughout
- USB charging socket to kitchen
- Audio visual communal door entry system

## INTERNAL FIXTURES & FITTINGS

- Contemporary painted panelled doors with high quality chrome finished door furniture
- Built in wardrobes with chrome hanging rail and carpeted floor

## FLOORING

- British made deep pile twist carpet to bedrooms in light neutral colour
- High quality timber effect vinyl plank flooring to entrance hall, utility cupboards, bathrooms, kitchens, living and study spaces

## EXTERNAL FINISHES

- UPVC double glazed windows and doors
- Traditional red multiblend brick elevations
- Plain tile roof coverings
- Glazed balcony balustrades and composite timber effect decking
- Permeable block paved driveway and parking
- External power points to patios and balconies
- External tap to garden flats
- External lighting to patios and balconies.
- Electric vehicle charging cabling to parking space for future EV charger connection
- Landscaped communal areas and turfed garden spaces with established shrub and tree planting

## WARRANTY

10 year Premier guarantee



*Lucy Developments reserve the right to change or amend the specification at any time during the build process*



# BUYING A LUCY HOME

At Lucy Developments we are proud of every home we build. We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

## RESERVATION

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £2500 is payable, which forms part of the purchase price. Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf.

If the property is complete, a fixed completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

## KEEPING YOU INFORMED

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

## PEACE OF MIND

All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by Premier Guarantee who provide the 10 year structural warranty for your home.

## MOVING IN AND SETTLING IN

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries.

## WARRANTY

10 year Premier guarantee



# LOCATION & CONNECTIONS

Connections are excellent with the A34 providing routes both north and south and the A420 heading west to Swindon. From Oxford there are direct routes by both bus and rail to London Victoria and Paddington respectively.



LONDON PADDINGTON  
52 minutes by train (from Oxford)



LONDON MARYLEBONE  
70 minutes by train (from Oxford)



OXFORD CITY CENTRE  
11 minutes by car



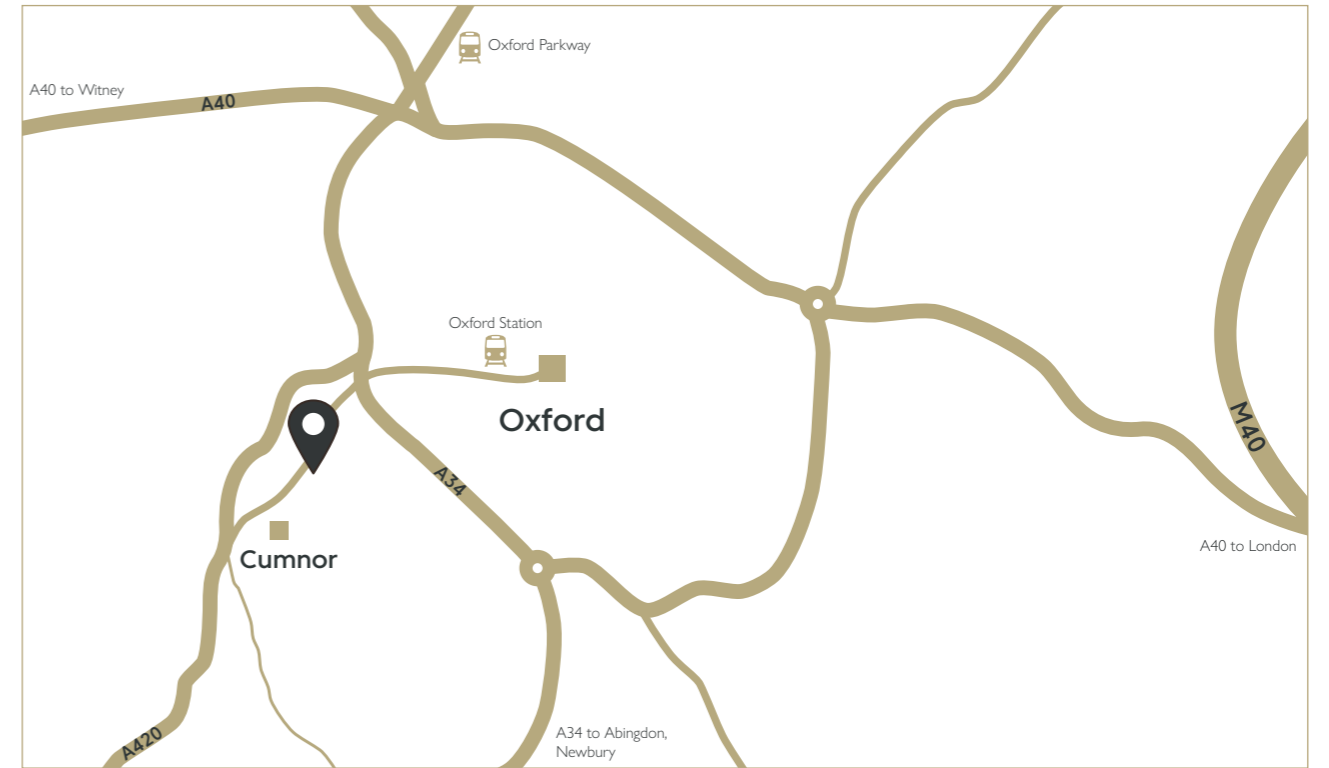
OXFORD STATION  
7 minutes by car



CENTRAL LONDON  
1 hour by car (via M40)



HEATHROW AIRPORT  
54 minutes by car





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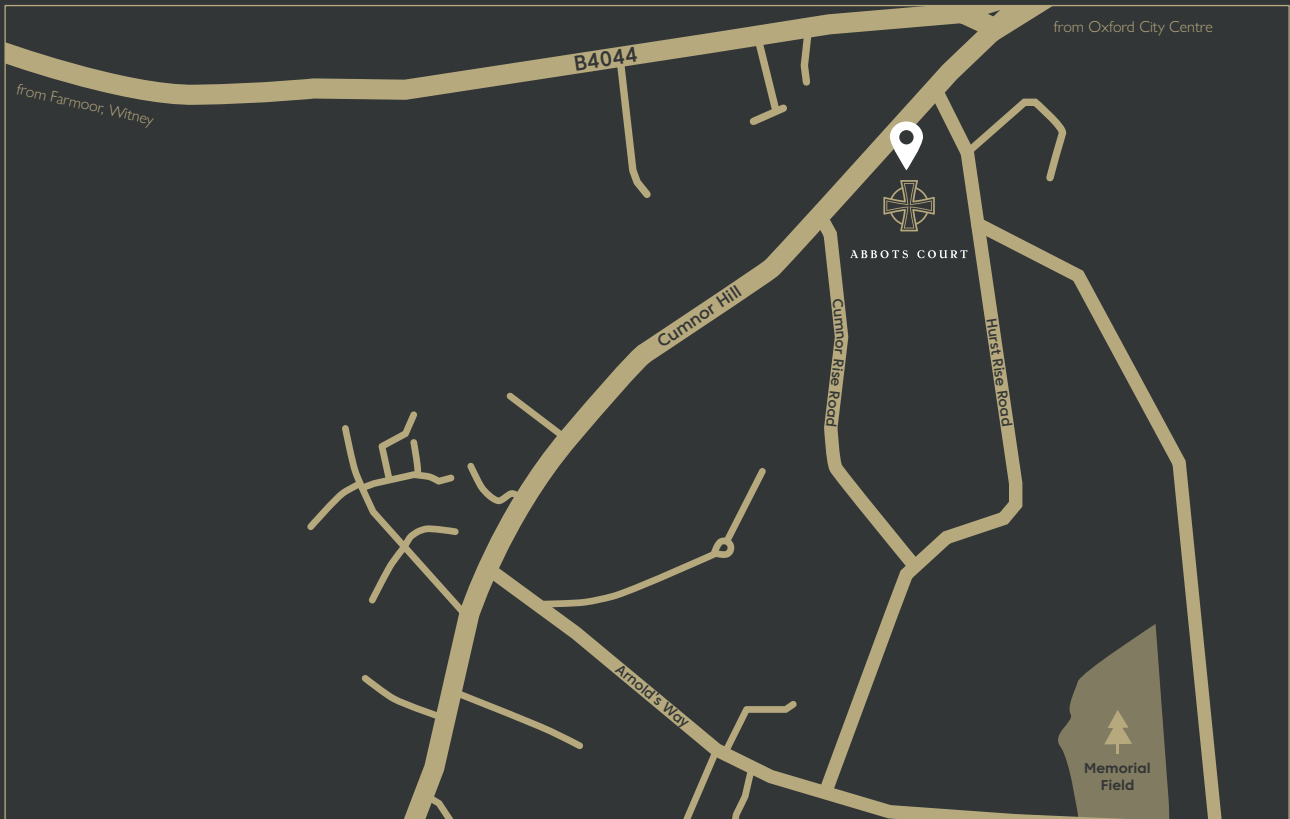
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