





# On the fringes of historic Oxford

Leafy Cumnor Hill lies between the city and the beautiful, rolling Oxfordshire countryside

Having developed a number of successful schemes on Cumnor Hill and the North Hinksey area over the last few years we know that location and access are key criteria for homeowners in Oxford. **Pine Rise** is just off Dean Court Road, and has excellent access to the city and the surrounding transport links.

**Pine Rise** has the unusual advantage of being nestled amongst established pine trees, which gives it a secluded and semi-rural feel. The surrounding pines amongst which the site sits made the name **Pine Rise** the obvious choice for this new development.

Perched above the city, and also close to Oxfordshire's rolling countryside and the beautiful Cotswolds, Cumnor Hill is widely regarded as one of the most sought-after areas in Oxford.

## SHOPPING DESTINATIONS

**West Way Shopping** 1 mile

**Westgate Oxford** 2.5 miles

**Bicester Village** 13 miles

**The Centre MK** 40 miles

**Cheltenham** 40 miles

## LEISURE & CULTURE

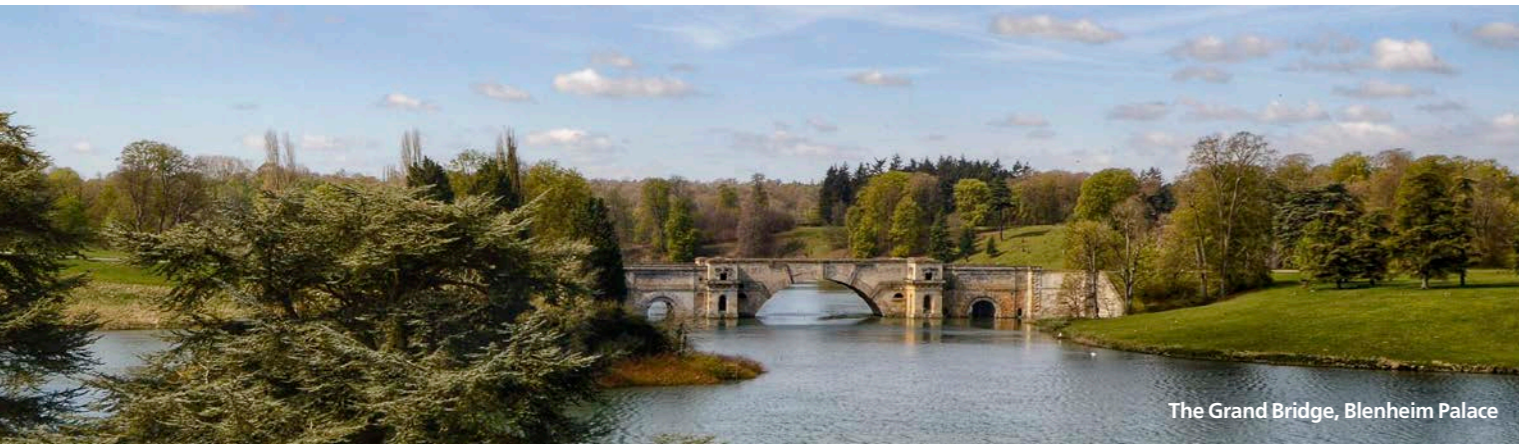
**Farmoor Reservoir** 3.5 miles

**New Theatre Oxford** 2.5 miles

**Ashmolean Museum** 2.5 miles

**Frilford Heath Golf Club** 6 miles

**Blenheim Palace** 9 miles



The Grand Bridge, Blenheim Palace



Oxfordshire's quiet roads are great for cycling



Oxford Botanic Garden

Within nine miles of **Pine Rise** is majestic Blenheim Palace, a World Heritage site and host to many cultural events all round the year. Watersports are a feature of this area, from boating on the remote and peaceful Thames to a wide range of activities on the lakes at Stanton Harcourt and sailing at Farmoor Reservoir – a few minutes' drive away.

Oxford is, of course, alive with cultural gems and the heritage of hundreds of years: museums including the Ashmolean and the Pitt Rivers compete for attention with the recently opened Westgate Shopping Centre.

Oxford's Rail links provide easy access to Marylebone and London Paddington, and to Birmingham. There are also regular coaches direct to central London and nearby motorway links enable travel to all parts of the South and the Midlands.



Sailing at Farmoor Reservoir

## HEALTH & EDUCATION

**Matthew Arnold School** 0.5 mile

**Botley Primary School** 1 mile

**Botley Medical Centre** 1 mile

**John Radcliffe Hospital** 6 miles

**Brookes University** 8 miles

## DISTANCES BY CAR

**Oxford Station** 2 miles

**Oxford Parkway Station** 6 miles

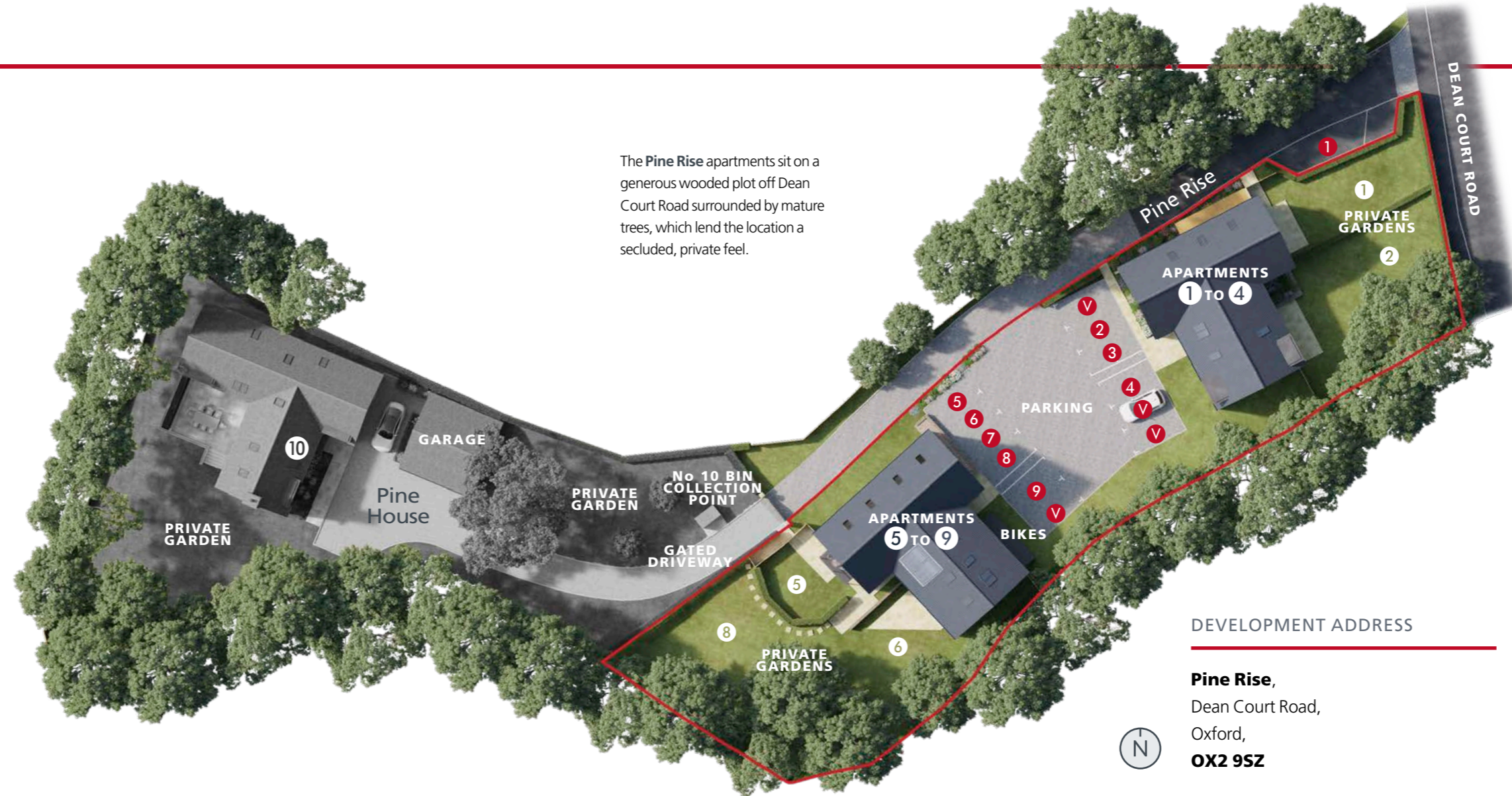
**M40 Junction 9** 10.5 miles

**Heathrow Airport** 50 miles

**Birmingham Airport** 65 miles



# Tucked in amongst the pine trees





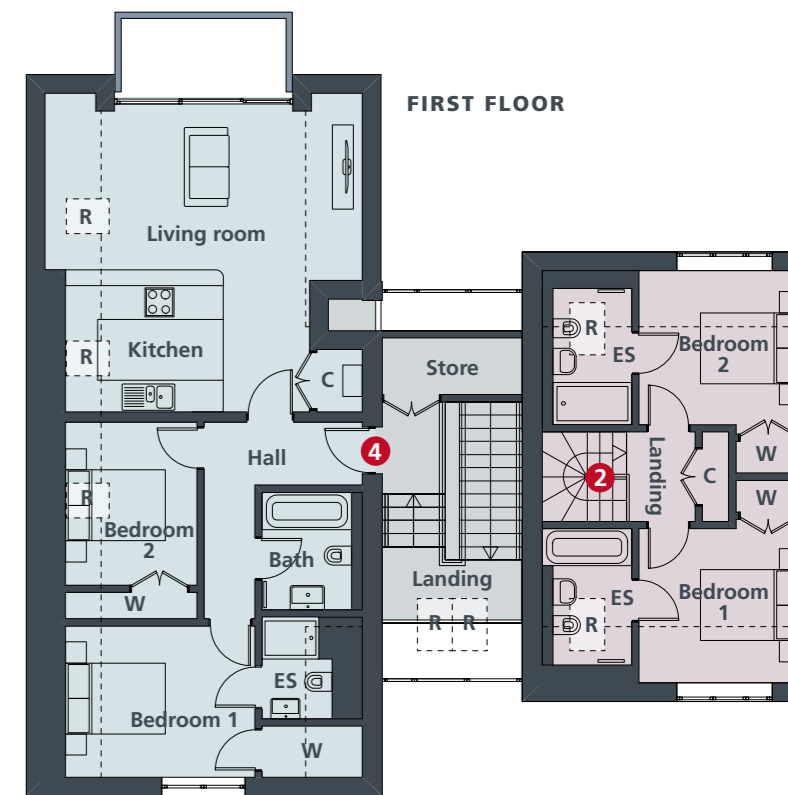


- B** Boiler
- C** Cupboard
- ES** Ensuite
- H** Hot water cylinder
- R** Rooflight
- S** Services cupboard
- W** Wardrobe
- WC** Cloakroom
- Denotes 1.5 m head height



ROOM SIZES	Apartment 1	74 sq m	797 sq ft
Kitchen	2600 x 2500 mm	8' 6" x 8' 2"	
Living room	6000 x 3200 mm	19' 8" x 10' 6"	
Bedroom 1	4000 x 2900 mm	13' 1" x 9' 6"	
Bedroom 2	4000 x 3000 mm	13' 1" x 9' 10"	
<b>Apartment 2</b>	<b>74 sq m</b>	<b>797 sq ft</b>	
Kitchen	4000 x 2700 mm	13' 1" x 8' 10"	
Living room	4900 x 3900 mm	16' 1" x 12' 9"	
Bedroom 1	3000 x 3000 mm	9' 10" x 9' 10"	
Bedroom 2	3000 x 3000 mm	9' 10" x 9' 10"	

ROOM SIZES	Apartment 3	74 sq m	797 sq ft
Kitchen	2600 x 2300 mm	8' 6" x 7' 6"	
Living room	6000 x 3200 mm	19' 8" x 10' 6"	
Bedroom 1	4000 x 2900 mm	13' 1" x 9' 6"	
Bedroom 2	4000 x 3000 mm	13' 1" x 9' 10"	
<b>Apartment 4</b>	<b>64 sq m</b>	<b>689 sq ft</b>	
Kitchen	4600 x 2700 mm	15' 1" x 8' 10"	
Living room	6000 x 3000 mm	19' 8" x 9' 10"	
Bedroom 1	3600 x 2900 mm	11' 10" x 9' 6"	
Bedroom 2	2500 x 3100 mm	8' 2" x 10' 2"	



Computer generated image. All dimensions are taken from inside faces of walls at the widest point and are approximate.





**GROUND FLOOR**

ROOM SIZES	Apartment 5		Apartment 6	
	74 sq m	797 sq ft	38 sq m	409 sq ft
Kitchen	2600 x 2500 mm	8' 6" x 8' 2"	4000 x 2000 mm	13' 1" x 6' 7"
Living room	6000 x 3200 mm	19' 8" x 10' 6"	4000 x 2900 mm	13' 1" x 9' 6"
Bedroom 1	4000 x 2900 mm	13' 1" x 9' 6"	3500 x 2700 mm	11' 6" x 8' 10"
Bedroom 2	4000 x 3000 mm	13' 1" x 9' 10"		



**FIRST FLOOR**

ROOM SIZES	Apartment 7		Apartment 8	
	74 sq m	797 sq ft	55 sq m	592 sq ft
Kitchen	2600 x 2300 mm	8' 6" x 7' 7"	2900 x 2400 mm	9' 6" x 7' 10"
Living room	6000 x 3200 mm	19' 10" x 10' 6"	4900 x 3100 mm	16' 1" x 10' 2"
Bedroom 1	4000 x 2900 mm	13' 1" x 9' 6"	3900 x 3000 mm	12' 9" x 9' 10"
Bedroom 2	4000 x 3000 mm	13' 1" x 9' 10"		
Dining room			2900 x 2100 mm	9' 6" x 6' 11"



**SECOND FLOOR**

ROOM SIZES	Apartment 9	
	64 sq m	689 sq ft
Kitchen	4600 x 2700 mm	15' 1" x 8' 10"
Living room	6000 x 3000 mm	19' 8" x 9' 11"
Bedroom 1	3600 x 2900 mm	11' 10" x 9' 6"
Bedroom 2	2500 x 3100 mm	8' 2" x 10' 2"

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# Specifications

## High quality fixtures, appliances and decoration throughout

### Kitchen

- High gloss handleless kitchen furniture, in grey.
- 30mm white quartz work surfaces and upstands and glass splashback to hobs.
- Fully integrated *Bosch* appliance package.
- High specification designer sink and tap.

### Bathrooms and Ensuites

- *Vitra* sanitaryware and *Grohe* brassware.
- Contemporary WCs with concealed cistern and soft close seat and cover.
- Wall-hung vanity basin units.
- Large, high quality glass shower enclosures.

- Bath-mounted thermostatic bath/shower mixers with slide kit.
- Heated chrome towel rails
- *Kamdean* vinyl plank flooring.

### Mechanical and Electrical

- Gas-fired central heating in each apartment, with high efficiency, A-rated combi boiler.
- Traditional steel panel radiators to all living rooms, kitchen, bedrooms and hallway.
- Mains-linked smoke and heat detection.
- Low energy LED downlights throughout.
- Stainless steel switch plates in kitchens.

Computer generated image



Computer-generated view of the living room of apartment 7



A master bedroom at Applegarth Court, Witney

- Audio-visual door entry control in all apartments.
- Electric vehicle charging points, wired back to each apartment, for future charging point installation and connection by owner/occupier.

### Internal Fixtures and Fittings

- Contemporary moulded interior doors, with modern chrome lever furniture.
- Built in wardrobes with high level shelf, chrome hanging rail and carpeted floor. Hinged or sliding doors depending on location.

### Flooring

- Light oak effect, high quality interlocking luxury vinyl flooring in living rooms and kitchen/dining areas.
- Carpets in all bedrooms and hallways. 40oz, 80/20% British made wool twist.
- Hippo matting to communal areas only.
- Hotel grade carpet with aluminium stair nosings in communal areas.

### External Finishes

- Aluminium double glazing and patio/balcony doors, with frames in Umbra Grey.

- Lead-covered dormers and porches.
- Glass and steel balconies with stainless steel handrails and composite decks.
- Indian sandstone paving on patios and paths; block pavings in car parking areas.
- Timber bike and bin stores with high quality flat roof.
- External lighting to entrance porches and patios.

### Warranty

10-year *Premier* guarantee.



# Buying a Lucy Home

### The Lucy Way

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 ten working days once your home is complete.

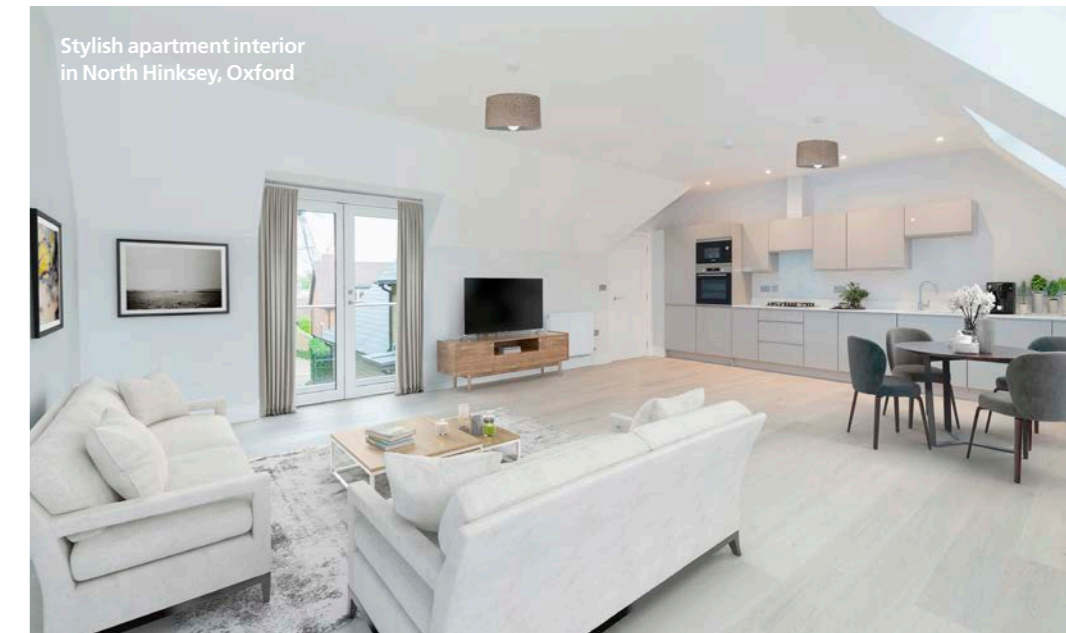
### Peace of mind

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.

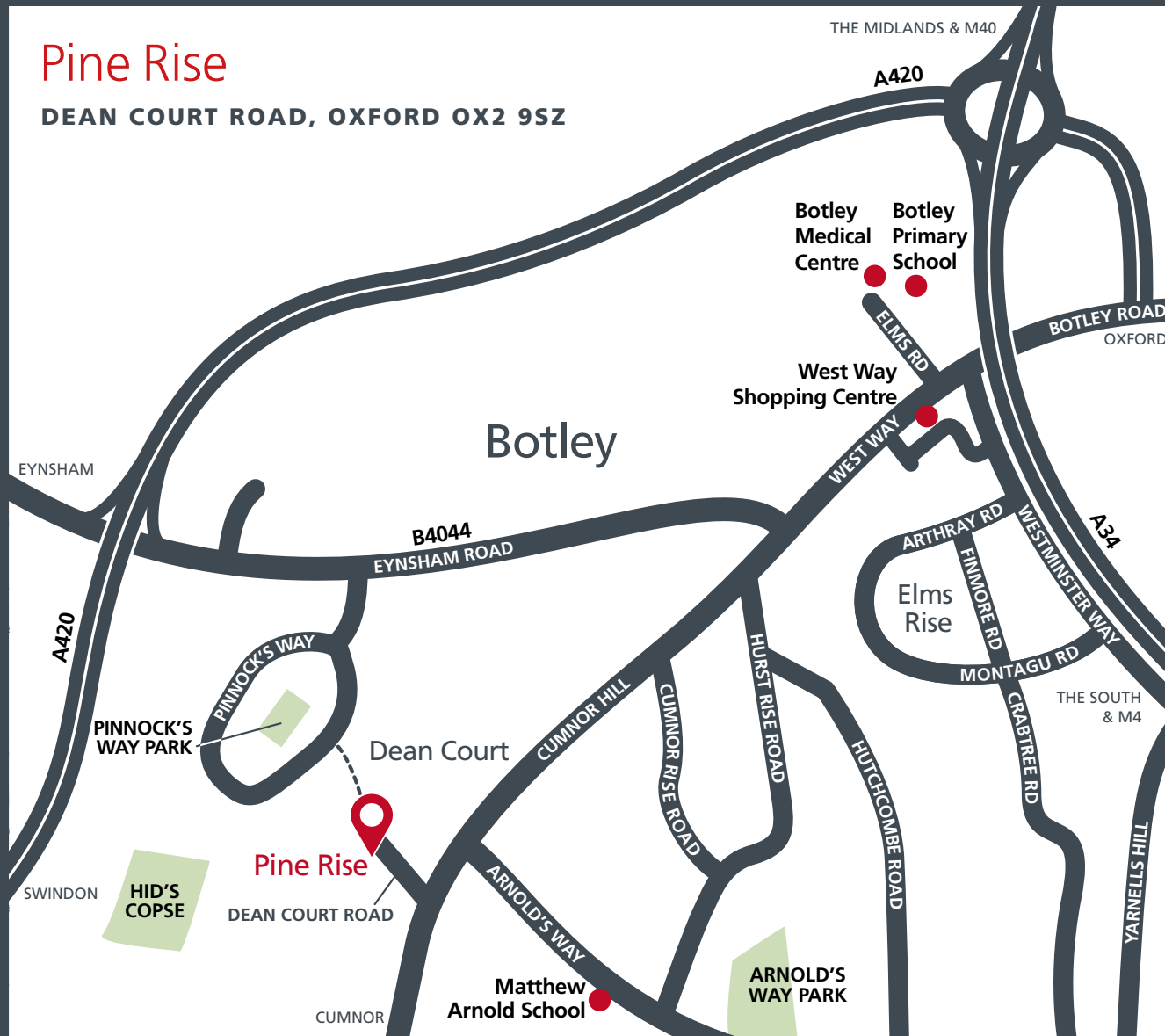
After you've settled in, we have a dedicated customer services team to help you with any queries.



Stylish apartment interior in North Hinksey, Oxford

# Pine Rise

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For more information,  
please contact our selling agents



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