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## PERFECTLY POSITIONED WITHIN EASY REACH OF THE OXFORDSHIRE COUNTRYSIDE AND OXFORD CITY CENTRE

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The Steeples is an exceptional new collection of three and four bedroom contemporary homes, nestled in an idyllic location in sought-after Oxford.

Bordered by glorious countryside, your new home is within easy reach of the city's world-class culture and history, benefitting from many nearby dining, shopping and leisure attractions, as well as excellent travel connections to London and beyond.

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WELCOME TO THE STEEPLES.  
THE PERFECT PLACE TO CALL HOME.

BE A PART

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Imagine living in a new residential neighbourhood that evokes a true sense of community. One that sits perfectly with existing homes and amenities. A new neighbourhood that enhances and revitalises the character and spirit of the area.

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OF AN EXCITING

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Living at The Steeples is about making the most of every day. It's about finding the perfect balance between work and play, between community and independence, between the exciting buzz of the city and the simple pleasures of the countryside.

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NEW COMMUNITY





# OXFORD

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The City of Dreaming Spires is the perfect setting for a superb quality of life. Choosing a home at The Steeples enables you to revel in Oxford's rich past, vibrant present and exciting future.

# A WORLD CLASS

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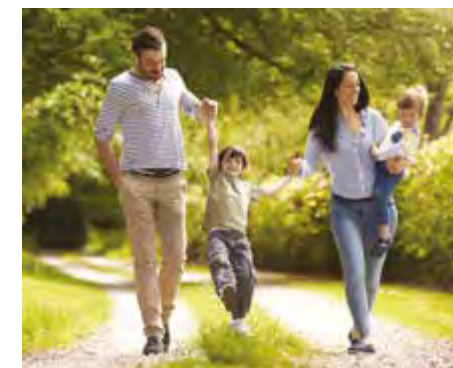
Oxford's historic landmarks are visible at every turn, from the Ashmolean Museum to the Radcliffe Camera, offering a truly atmospheric backdrop to your daily life.

# DESTINATION

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## HISTORY AND HERITAGE

The winding streets of Oxford are visited by many tourists every year, there to marvel at its aesthetic beauty and fascinating attractions, such as the Bridge of Sighs, the Botanic Garden, the 18<sup>th</sup> century Covered Market and The Divinity School. All of this history and heritage is yours to enjoy.



# A CITY OF STEEPLES

From your base at The Steeples, all of Oxford's attractions are within easy reach. Plus, with the recent additions of the Westgate shopping centre and Oxford Parkway train station, these amenities will only continue to grow as time goes by.

Whether you're in the mood for a day of retail therapy, a meal out with the family or a drink with friends, everything you could ask for is on your doorstep.

## EDUCATION

- 1 Barton Park Primary School
- 2 St Joseph's Catholic Primary School
- 3 Cheney School
- 4 The Dragon School
- 5 Headington Girls School
- 6 St Edwards School
- 7 Oxford University
- 8 Oxford Brookes University

## SHOPPING

- 14 Westgate
- 15 Covered Market
- 16 Gloucester Green
- 17 Oxford High Street
- 18 Little Clarendon Street

## GREEN SPACES

- 26 Christ Church Meadow
- 27 Oxford Botanic Garden
- 28 Oxford University Parks
- 29 South Park
- 30 Port Meadow

## ENTERTAINMENT

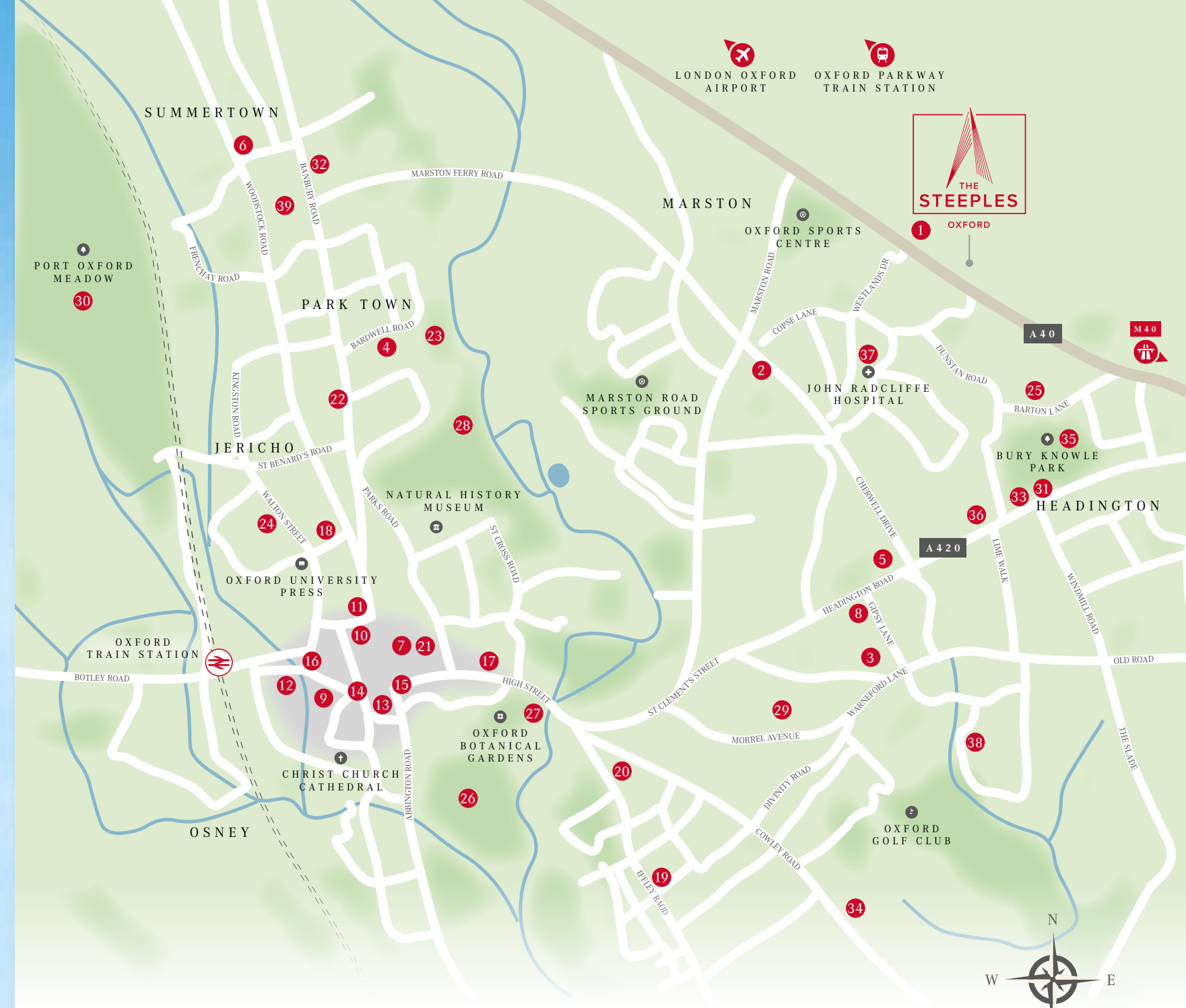
- 9 Curzon Cinema
- 10 Oxford Playhouse
- 11 Ashmolean Museum
- 12 Oxford Castle Quarter
- 13 Modern Art Oxford

## CUISINE

- 19 Oli's Thai
- 20 Arbequina
- 21 Turl Street Kitchen
- 22 Gee's
- 23 Cherwell Boathouse
- 24 Brasserie Blanc
- 25 The White Hart in Headington

## EVERYDAY

- 31 Waitrose
- 32 M&S Food Hall
- 33 Starbucks
- 34 David Lloyd Gym
- 35 Bury Knowle Health Centre
- 36 Manor Hospital
- 37 John Radcliffe Hospital
- 38 Churchill Hospital
- 39 Dentist



# OXFORD

## WELL CONNECTED

					
OXFORD PARKWAY	M40	A34	OXFORD AIRPORT	OXFORD STATION	M4
10 MINS	15 MINS	15 MINS	18 MINS	20 MINS	37 MINS

Map not to scale. Travel times are approximate, names and locations stated accurate as of October 2019.





# OXFORD



There's a story to tell around every corner in Oxford. Visit the 17th century Eagle and Child pub, frequented by The Inklings, a famous literary group including renowned authors such as C.S. Lewis and J.R.R. Tolkien, amongst others.

# LIVING

On a summer's day, take a punt along the River Isis and view the countryside that inspired Alice's Adventures in Wonderland. Or take a tour of some of the Oxford locations used in the Harry Potter films and the television shows Inspector Morse and Lewis.





## OUTSTANDING

The home of the world's oldest university, Oxford offers the high standards of education you would expect. As a result, you can be assured that your child will receive a fantastic start in life at The Steeples.

## EDUCATION

The renowned University of Oxford with its many historic colleges is right on the doorstep too, boasting unrivalled heritage and a world class reputation for teaching, research and learning. Another of the UK's leading universities, Oxford Brookes, is known for its

commitment to innovation. Its broad mix of theoretical and practical learning opportunities coupled with its links to local, national and international business and industry makes it an attractive option for students near and far.

## NOT JUST A GREAT PLACE TO LEARN...

Families will be ideally placed at The Steeples thanks to the array of well-regarded schools nearby.

A new primary school is now open on the development where The Steeples sits. Considered a 'once-in-a-generation' new Oxford school, Barton Park Primary School provides a convenient option for primary pupils, with nursery and reception intake as well.

Just a 5-minute drive from home is St Joseph's Primary School which prides itself on its themselves on its warm and caring environment, often echoed by visitors, staff, governors and parents alike, and has recently been awarded a 'Good' rating by Ofsted. Also, just a 5-minute drive away, New Marston Primary School is part of the River Learning Trust, which provides additional support to the school and its daily running. Just down the road, St Nicholas

Primary School is another 'Good' Ofsted rated option for those in the primary age range, which focuses on providing a balanced environment for all its students.

Secondary students are welcome at Wheatley Park School just an 8-minute drive away, providing an environment for students that nurtures independence, responsibility and the use of technology.

Whilst just a 11-minute drive away and rated 'Good' by Ofsted, the Cheney School offers education to secondary and sixth form pupils, and lives by its 'calm and positive ethos throughout the school'.

Those seeking independent education could consider Rye St. Antony Catholic School which was recently awarded an 'Excellent' rating by the Independent Schools Inspectorate. A boarding and day school for girls aged 3-18 and

boys aged 3-11, with Headington School available for girls 3-18 also. The Dragon School is an option as well, offering two separate sites: Dragon Prep for ages 8-13 on 13 Bardwell Road and Dragon Pre-Prep for ages 4-7 located off the Woodstock Road in Summertown. And just down the road from Dragon Pre-Prep is St Edward's School, a boarding and day school for ages 13-18.



## BUT A GREAT PLACE TO TEACH

Oxford's wide array of schools, colleges and universities not only presents opportunities for students, but teachers as well, from the newly qualified to the well experienced, across a range of fields and ages.

It's also an ideal place for those looking to enter the field of teaching. Oxford Brookes University offers a number of courses across primary, secondary and early years teaching,

either campus-based or within a school.

Qualified teachers who want to further their career can enrol in the University of Oxford's MSc in Learning and Teaching course. It's designed for teachers who are interested in developing their methods of research, with a focus on collaboration with their current workplace.



#### ASHMOLEAN MUSEUM

The University of Oxford's museum of art and archaeology, founded in 1683.



#### OXFORD CASTLE

Explore 1,000 years of history at this fascinating 11th century motte-and-bailey castle.

## CULTURE

Whatever your interests or your age, you will never be short of things to see and do in Oxford, thanks to the city's wealth of cultural attractions and its calendar of events throughout the year.

## CAPITAL



#### OXFORD PLAYHOUSE

Produces and presents a wide range of live performances, from music to drama, poetry and dance.



#### MODERN ART OXFORD

One of the UK's most exciting and influential organisations dedicated to contemporary visual arts.





## SUPERB

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Whether you're a devotee of high-street stores or prefer searching out one-off items in boutiques, Oxford has something for you. At Westgate, you'll find John Lewis, Oliver Bonas, Calvin Klein and Zara, while the Covered Market is a cornucopia of independent outlets, including local butchers, bakers, tailors and more.

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## SHOPPING

### SHOPPING HOTSPOTS

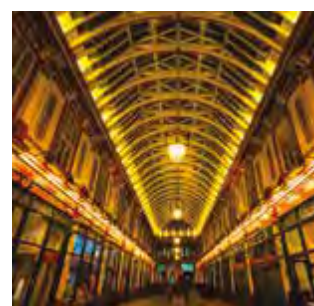
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WESTGATE  
OXFORD



GLOUCESTER  
GREEN MARKET



COVERED  
MARKET

Oxford is home to a number of markets, like the open-air stalls at Gloucester Green on Wednesdays, Thursdays and Saturdays. Here, you can browse wares ranging from antiques and crafts to food and drink.

### SHOP 'TIL YOU DROP

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Half an hour's drive from The Steeples is Bicester Village, which offers more than 160 outlet stores like Radley, Armani, Stella McCartney and Hunter. Homeware shops include Le Creuset and Cath Kidston.

# WINE

# &

# DINE

From a light bite to a formal meal for a special occasion, Oxford's dining scene will certainly not disappoint. Indulge yourself with dishes from around the world at both high street restaurants and family-run establishments.



## DINING HIGHLIGHTS



GEE'S

A uniquely rustic, Mediterranean dining experience set in an iconic Grade II listed Victorian Glasshouse.



OLI'S THAI

According to The Guardian, you should "get down here, even if you have to crawl over broken glass".



THE WHITE HART  
IN HEADINGTON

Open since the 16<sup>th</sup> century, the White Hart serves traditional pub food with award-winning real ales.



BRASSERIE BLANC

An authentic, traditional French restaurant that offers breakfast, dinner and everything in between.

# WELL

The Steeples enjoys a superb location when it comes to commuting and travel. The development is just off the A40, taking you to the M40 in around 15 minutes. Meanwhile, the M4 can be reached in just over half an hour via the A34.

# CONNECTED

Travel to London Paddington from Oxford Railway Station (56 minutes) or London Marylebone from Oxford Parkway Train Station (56 minutes). Other destinations include Birmingham (1 hour), Reading (25 minutes) and Bristol (1 hour 30 minutes).

Whether you're travelling abroad for business or pleasure, Heathrow Airport is around 50 minutes away from The Steeples, while Luton Airport is also easily accessible, taking approximately 1 hour 10 minutes by car.

## BY RAIL



## BY ROAD



Travel times have been taken from Google Maps and Trainline.com and are indicative only.



### UNIVERSITY PARKS

A riverside oasis where you can watch a range of sporting activities including cricket and lacrosse.



## SPACE

Linear Park is great area to get outside with 10 acres and biodiversity features. On the edge of the countryside, Linear Park will connect the community through public footpaths that extend out to the north with the ultimate goal of having 2 or 3 walking and cycling loops which will spur off into the countryside for extended exercise.

## TO

There are plenty of opportunities to enjoy time in the fresh air in and around Oxford. Port Meadow is perfect for a leisurely jog, or the kids can let off steam at the South Oxfordshire Adventure Playground.

## GROW

Another popular outdoor spot is Oxford University Parks, with its rolling lawns and tree-lined walks by the river in the heart of the city.



### SOUTH PARK

Appreciate beautiful views across the city whilst enjoying one of the park's many events and festivals.



### Linear PARK

Linear Park is a great area to get outside with 10 acres and biodiversity features. On the edge of the countryside, Linear park will connect the community through public footpaths that extend out to the north with the ultimate goal to have 2 and 3 walking loops which will then spur off into the countryside for extended walks. Routes are cycle and walking friendly.



### The New PRIMARY SCHOOL

A new primary school is now open on the development. The new primary School will provide a convenient option for primary pupils, with nursery and reception intake as well.



### Green OUTDOOR AREAS

The Steeples has a huge amount of outdoor space suitable for dog walkers, exercise or just a stroll with the family. Make the most of the spacious outdoor green areas with walking and cycle routes through and around.



### The SPORTS PITCHES

If you enjoy sport, this development boasts a football pitch and tennis court opening various opportunities to get involved in local team sports and clubs for all.



### The ALLOTMENTS

The Allotments are a long established site that has been at the heart of families in the local area for generations.



The Steeples By Redrow Homes is a range of New 3-4 Bedroom Homes offering the very best of both worlds bordered by stunning Oxfordshire countryside yet with the culture, colleges and community of the city within easy reach.

Summertown high street



### Bus stop ROUTE

There are many bus stops connecting to the city of Oxford and beyond.



### The Local SHOPS

If you enjoy a fresh morning coffee after a dog walk, the development is intending to have a cafe and convenience shop stocking a range of household essentials.

To Oxford

To London

# Everything you need IN ONE PLACE



# FIRSTPORT AT THE STEEPLES

On behalf of the FirstPort team, we are delighted to be appointed by Redrow to manage The Steeples.



## ABOUT US

We look after 290,000 homes across the country and are responsible for the communal areas that you share with your neighbours. Our job is to make sure your community's home environment feels safe, clean and comfortable. Our 40 years' experience of **property management** means you never have to worry about finding the right supplier, or deciding how to split the bill with your neighbours. If you need anything, or something goes wrong, we're your first port of call.



We have been involved with the development since 2017 and it has been an absolute privilege to look after the new homes and welcome new residents to the community. FirstPort is here to enhance your community and help make The Steeples the place you love to live.

On behalf of all the FirstPort team I'd like to extend a very warm welcome to you. We hope you enjoy your new home and life in The Steeples

**Steve Loakes**  
Regional Manager for Barton Park - FirstPort

If you'd like to find out more about FirstPort or have any questions, please visit [firstport.co.uk](http://firstport.co.uk). Our Help section has lots of useful information about who we are and what we do to take care of our customers' communities.

## OUR ROLE AT THE STEEPLES

At The Steeples we are responsible for managing the external areas you share with **your neighbours**. We will take responsibility for these spaces in phases, as they are completed by Redrow.

## HOW WE CARE FOR YOUR HOME AND COMMUNITY

Our Four Pillars of property management are **FirstPort's approach** to making sure we do a great job looking after the homes and communities in our care.

## 01 STRONG HEALTH & SAFETY

The health and safety of our customers is our **number one priority**. We are proud to be the first property management business in the UK to receive a five-star rating from the **British Safety Council**. We've now achieved this for five consecutive years, as well as the prestigious Sword of Honour, recognising us in 2019 as one of only eighty-four companies globally who has reached the pinnacle of health, safety and environmental management.

## 02 HIGH SITE STANDARDS

As an accredited member of the **Association of Residential Managing Agents (ARMA)**, we expect high levels of professionalism from our employees and contractors at all times. We make sure that your development is maintained to the **highest standards** so you can sit back and enjoy your home and community.

## 03 GREAT CUSTOMER COMMUNICATIONS

We aim to communicate with you in a **friendly, open and honest** way. We want our customers to feel we are easy to do business with and experience **great customer service**. We're proud to have received over **2,000 positive reviews** on Trustpilot in 2020, recognising our employee's outstanding customer service.

## 04 HEALTHY ESTATE FINANCES

We take looking after our customers' money very seriously. We always operate to the **highest levels of regulation** and integrity. We always consult on major expenditure. We always consult on major expenditure and your service charges are kept safe in a dedicated bank account **just for your community**.



## CONSIDERED

All our homes have been expertly designed with modern living in mind. Open plan kitchen and living areas are the perfect place spend time together together as a family and for entertaining guests.

## SPACIOUS

If you need somewhere quiet to focus for studying and additional bedrooms provide you the space to transition from working in the office to working from home.

## LIVING

The luxurious bedroom suites and cosy snugs are the ideal place to relax and unwind after a long day.



Computer generated image of The Steeples homes 54 & 55 from the Linear Park, indicative only.

## HONOURS REACH

The second phase at The Steeples offers 48 contemporary three and four bedroom homes situated alongside 10 acres of open green space dotted throughout the development including the impressive Linear park. The Steeples enjoys a number of landscaped areas and open green spaces.



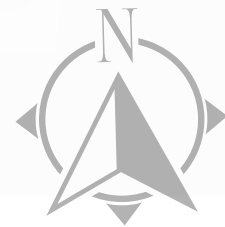
This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our site Sales Consultant.



# THE HOLYWELL

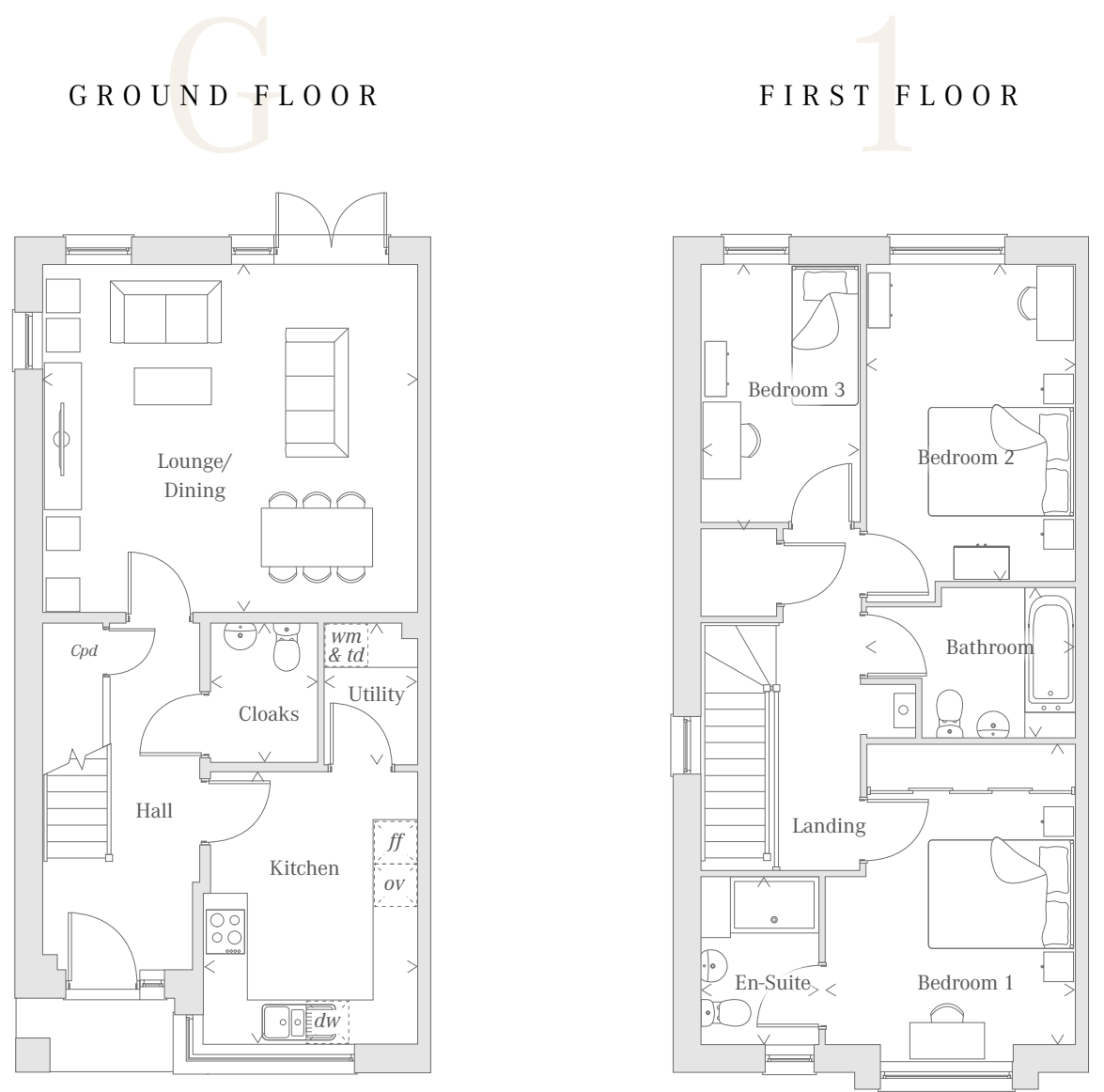
HOMES 152-159 & 179-182

3 Bedroom home | 1,154 sq ft



## HONOURS REACH

- ◆ **THE HOLYWELL**  
*Three bedroom home*  
 Homes 152-159, 167-170 & 179-182
- ◆ **THE SHELTONIAN III**  
*Four bedroom home*  
 Home 151
- ◆ **THE CLOISTERS**  
*Three bedroom home*  
 Homes 135-140
- ◆ **THE BODLEIAN I**  
*Four bedroom home*  
 Homes 176
- ◆ **THE CHERWELL**  
*Three bedroom home*  
 Homes 126 & 127
- ◆ **THE BODLEIAN II**  
*Four bedroom home*  
 Homes 130, 131, 134, 150 & 190
- ◆ **THE MAGDALEN**  
*Three bedroom home*  
 Homes 128, 129, 147, 148 & 149
- ◆ **THE ASHMOLEAN**  
*Four bedroom home*  
 Homes 144-146, 165, 166, & 171-175
- ◆ **THE SHELTONIAN II**  
*Four bedroom home*  
 Homes 132 & 133
- ◆ **Housing Association**



GROUND FLOOR

Lounge/ Dining	16'8" x 15'6"	5.07 x 4.73 m
Kitchen	12'2" x 9'7"	3.70 x 2.92 m
Cloaks	6'0" x 4'9"	1.83 x 1.45 m
Utility	6'4" x 4'1"	1.92 x 1.26 m

FIRST FLOOR

Bedroom 1	15'9" x 9'4"	4.80 x 2.85 m
En-suite	6'11" x 4'11"	2.12 x 1.49 m
Bedroom 2	13'3" x 9'3"	4.04 x 2.82 m
Bedroom 3	11'9" x 7'0"	3.59 x 2.14 m
Bathroom	7'0" x 6'11"	2.14 x 2.10 m

### KEY

- Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV TV Point | *W* Wardrobe | HWC Hot water cylinder | *Cpd* Cupboard

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Customers should note this illustration is an example of The Holywell house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.

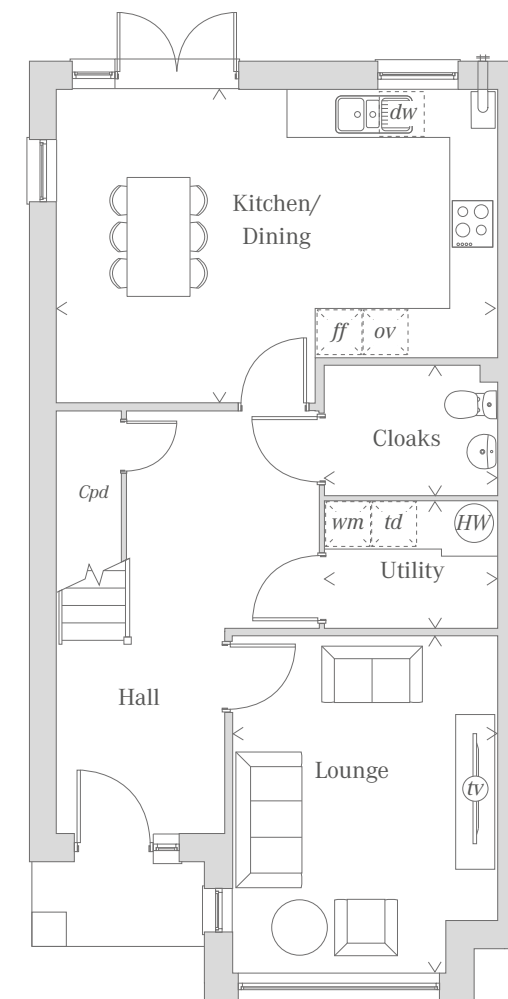
# THE CLOISTERS

HOMES 135, 136, 137, 138, 139 & 140

3 Bedroom home | 1,328 sq ft



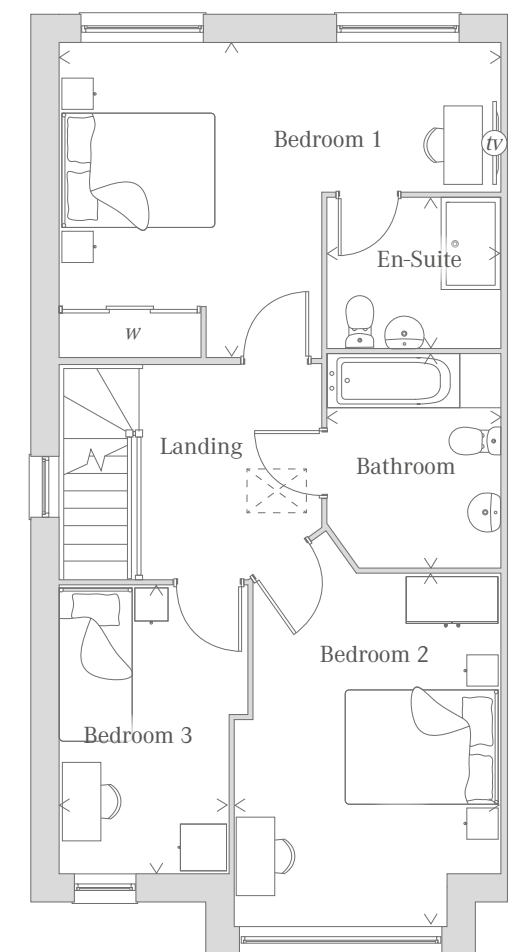
## GROUND FLOOR



### GROUND FLOOR

Lounge	14'3" x 11'1"	4.34 x 3.39 m
Kitchen/ Dining	18'6" x 13'3"	5.63 x 4.03 m
Cloaks	7'1" x 5'5"	2.17 x 1.66 m
Utility	7'1" x 5'3"	2.17 x 1.60 m

## FIRST FLOOR



### FIRST FLOOR

Bedroom 1	18'6" x 13'3"	5.63 x 4.04 m
En-suite	7'2" x 4'11"	2.19 x 1.50 m
Bedroom 2	12'8" x 11'1"	3.85 x 3.37 m
Bedroom 3	12'1" x 7'10"	3.69 x 2.39 m
Bathroom	9'7" x 7'2"	2.93 x 2.19 m

### KEY

Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV Point | *W* Wardrobe | Hot water cylinder | *Cpd* Cupboard

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# THE CHERWELL

HOMES 126 & 127

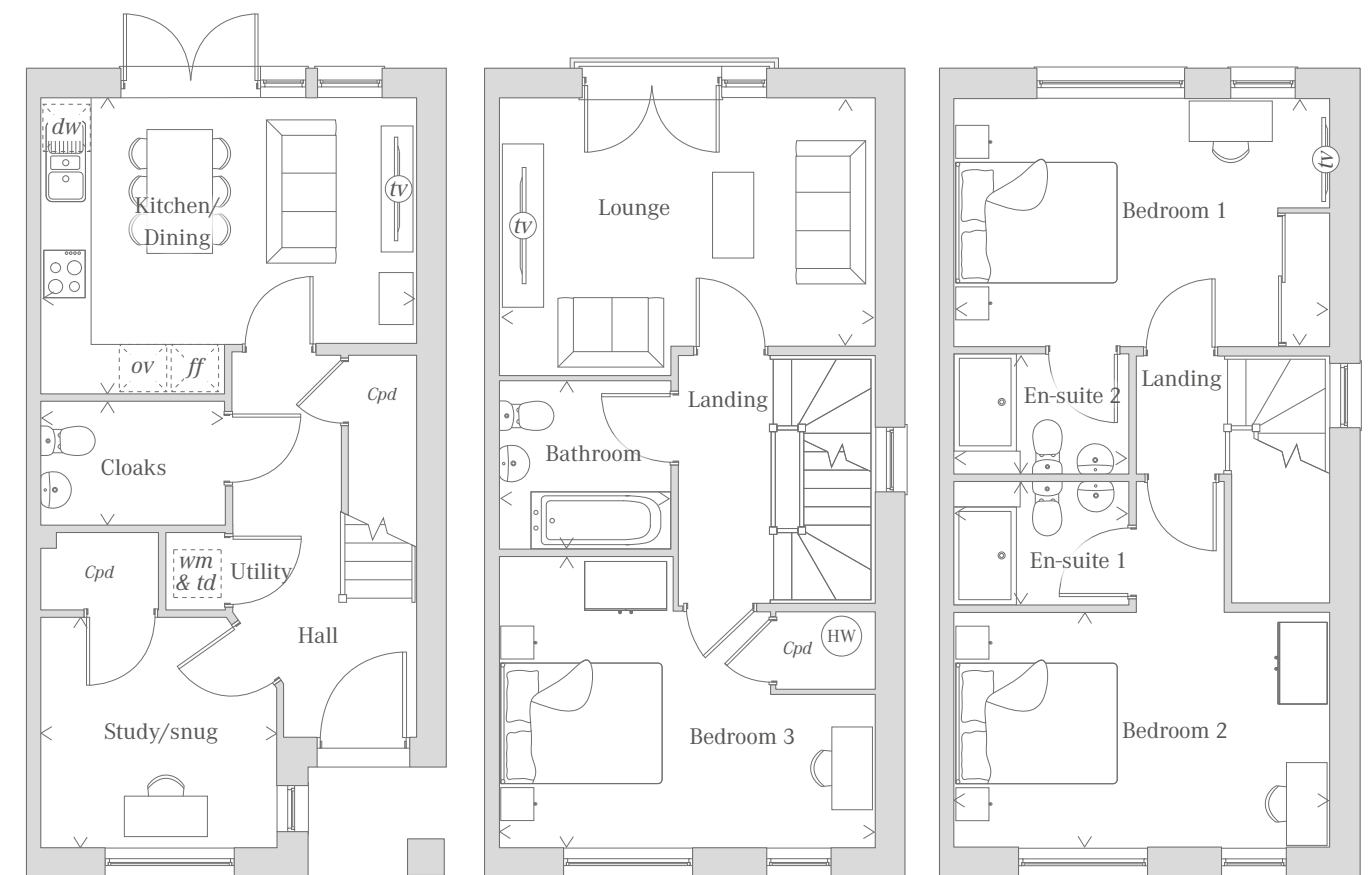
3 Bedroom home | 1,345 sq ft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Kitchen/ Dining	15'0" x 9'10"	4.56 x 3.00 m
Study	14'6" x 9'6"	4.43 x 2.89 m
Cloaks	6'8" x 4'10"	2.03 x 1.48 m

FIRST FLOOR

Lounge	15'0" x 9'11"	4.56 x 3.01 m
Bedroom 3	15'0" x 9'5"	4.56 x 2.86 m
Bathroom	6'11" x 6'10"	2.10 x 2.08 m

SECOND FLOOR

Bedroom 1	15'0" x 9'5"	4.56 x 2.86 m
En-suite 1	6'11" x 4'11"	2.12 x 1.49 m
Bedroom 2	15'0" x 9'9"	4.56 x 2.98 m
En-suite 2	6'11" x 4'11"	2.12 x 1.49 m

## KEY

Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV Point | *W* Wardrobe | Hot water cylinder | *Cpd* Cupboard

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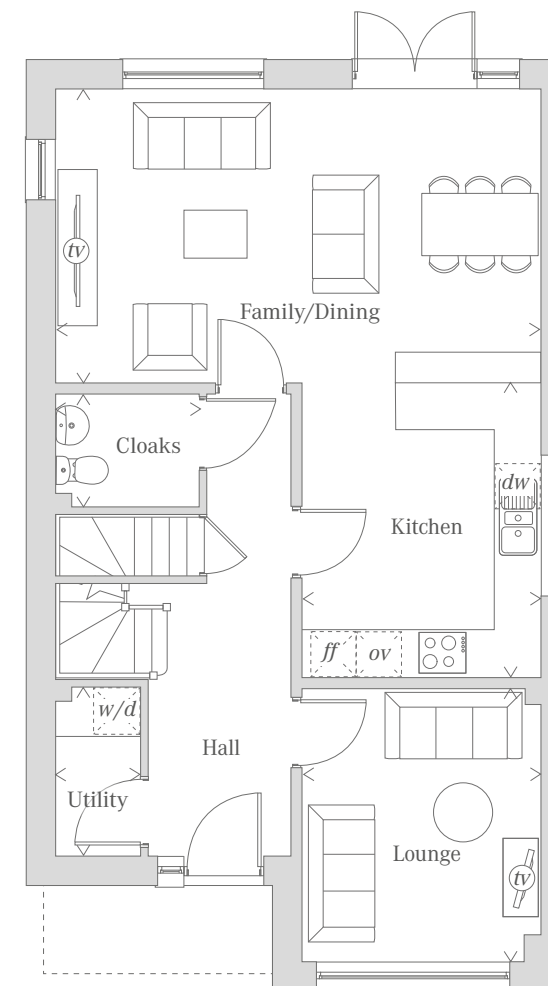
# THE MAGDALEN

HOMES 128, 129, 147, 148 & 149

3 Bedroom home | 1,419 sq ft



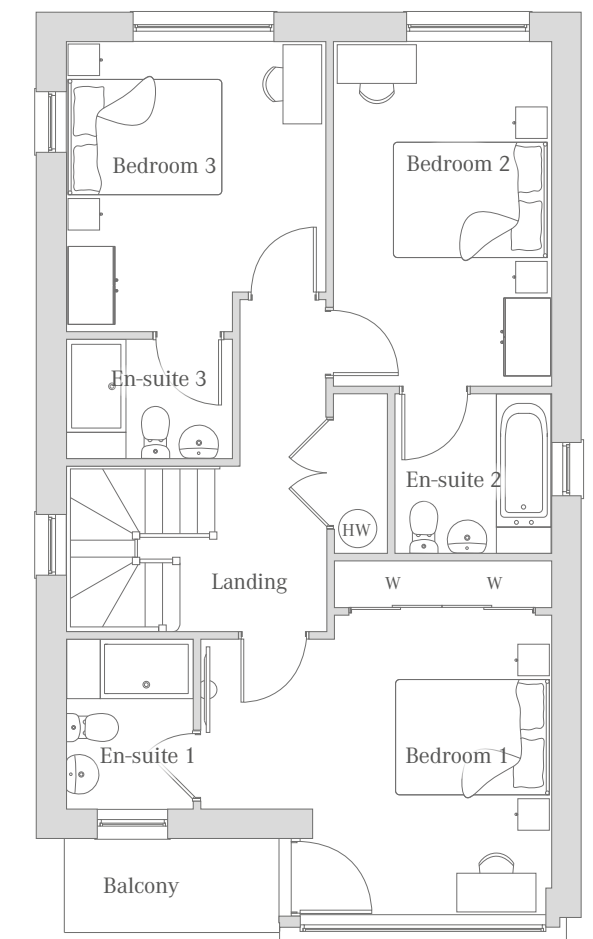
## GROUND FLOOR



### GROUND FLOOR

Lounge	11'5" x 10'1"	3.49 x 3.07 m
Kitchen	12'4" x 10'1"	3.75 x 3.07 m
Family/Dining	20'4" x 12'5"	6.21 x 3.78 m
Cloaks	6'1" x 4'8"	1.85 x 1.43 m
Utility	7'1" x 3'7"	2.16 x 1.09 m

## FIRST FLOOR



### FIRST FLOOR

Bedroom 1	14'9" x 13'0"	4.49 x 3.97 m
En-suite 1	7'1" x 7'0"	2.16 x 2.13 m
Bedroom 2	16'1" x 9'1"	4.90 x 2.76 m
En-suite 2	6'10" x 5'0"	2.09 x 1.52 m
Bedroom 3	12'2" x 10'10"	3.70 x 3.31 m
En-suite 3	7'0" x 4'11"	2.13 x 1.49 m

### KEY

Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV Point | *W* Wardrobe | Hot water cylinder

Customers should note this illustration is an example of The Magdalen house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.

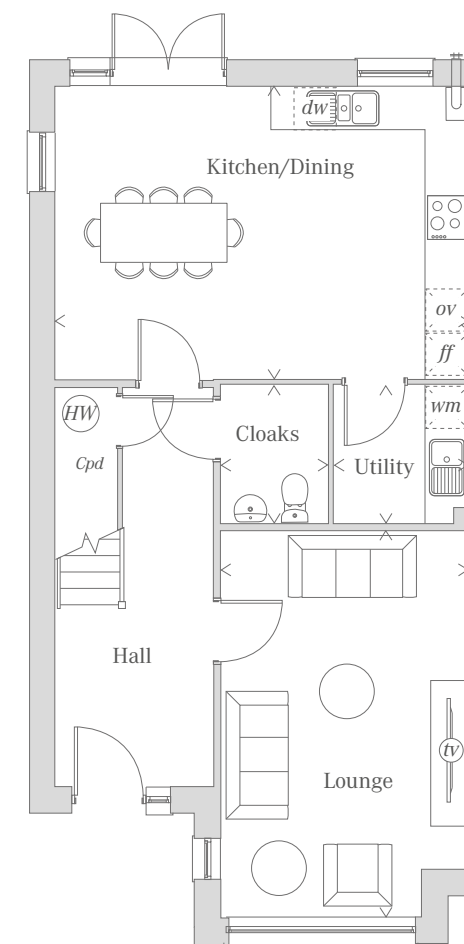
# THE SHELDONIAN II

HOMES 132 & 133

4 Bedroom home | 1,329 sq ft



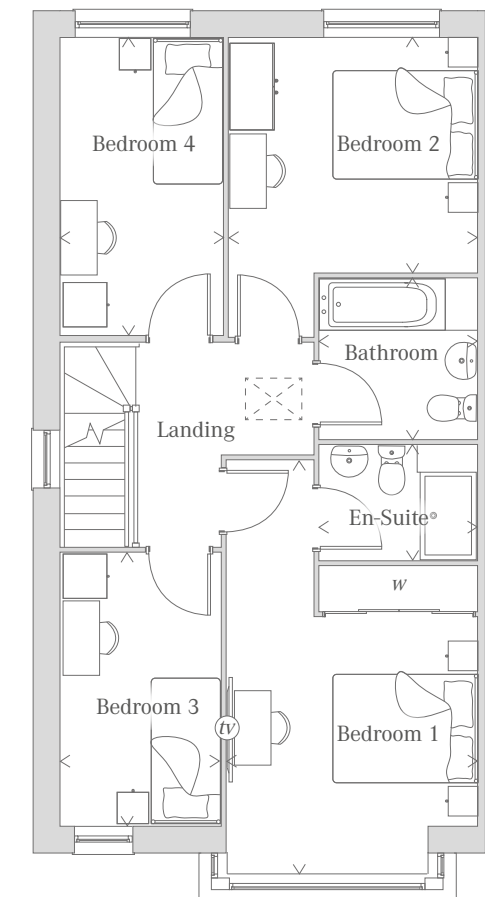
## GROUND FLOOR



### GROUND FLOOR

Lounge	17'3" x 11'1"	5.25 x 3.39 m
Kitchen	18'6" x 13'1"	5.63 x 4.00 m
Cloaks	6'2" x 4'9"	1.87 x 1.44 m
Utility	6'1" x 6'0"	1.86 x 1.84 m

## FIRST FLOOR



### FIRST FLOOR

Bedroom 1	11'6" x 11'1"	3.50 x 3.37 m
En-suite	6'11" x 5'3"	2.12 x 1.59 m
Bedroom 2	13'4" x 10'10"	4.06 x 3.31 m
Bedroom 3	13'3" x 7'2"	4.03 x 2.18 m
Bedroom 4	12'1" x 7'1"	3.68 x 2.15 m
Bathroom	7'1" x 6'11"	2.15 x 2.12 m

## KEY

Hob | Oven | Fridge/freezer | Space and plumbing for Dishwasher | Space and plumbing for Washing machine  
 TV Point | Wardrobe | Hot water cylinder | Cupboard

Customers should note this illustration is an example of The Sheldonian II house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.

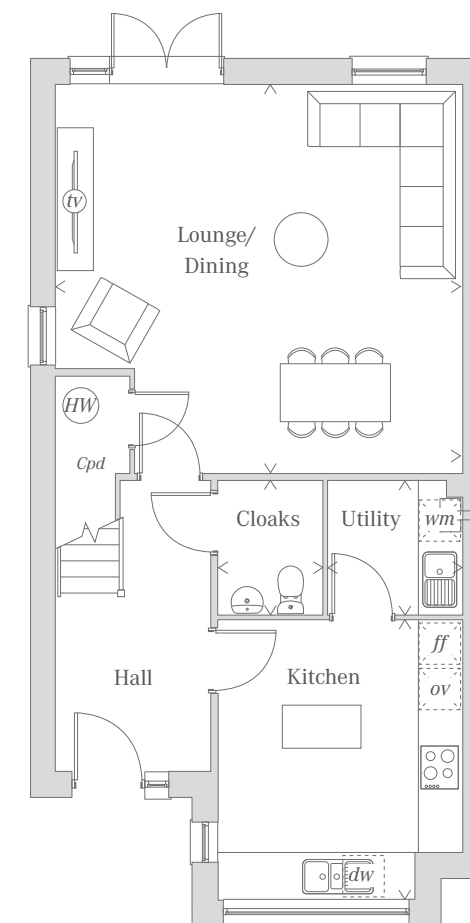
# THE SHELDONIAN III

HOME 151

4 Bedroom home | 1,329 sq ft



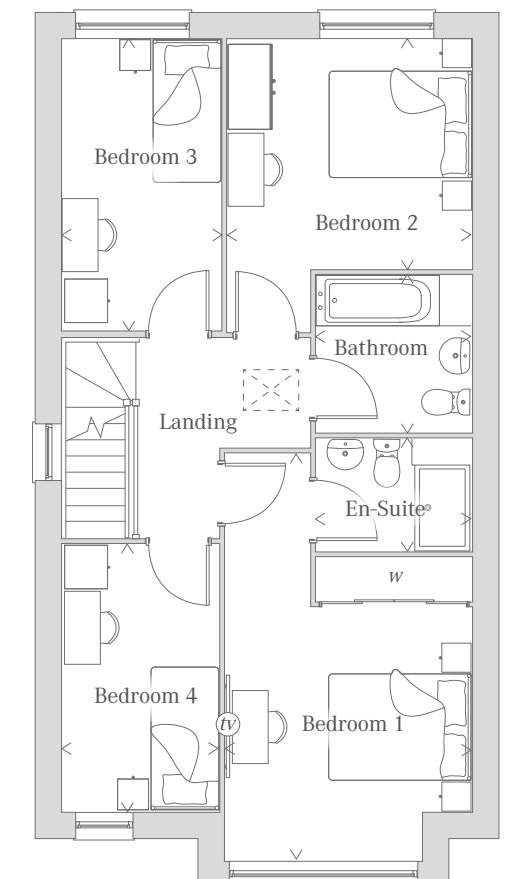
## GROUND FLOOR



### GROUND FLOOR

Lounge/ Dining	18'6" x 17'10"	5.65 x 5.43 m
Kitchen	11'2" x 10'7"	3.41 x 3.22 m
Cloaks	6'0" x 4'9"	1.83 x 1.44 m
Utility	6'1" x 6'0"	1.85 x 1.83 m

## FIRST FLOOR



### FIRST FLOOR

Bedroom 1	11'6" x 11'1"	3.50 x 3.38 m
En-suite	6'11" x 5'3"	2.11 x 1.59 m
Bedroom 2	10'11" x 10'6"	3.33 x 3.19 m
Bedroom 3	13'3" x 7'2"	4.03 x 2.18 m
Bedroom 4	12'1" x 7'1"	3.68 x 2.15 m
Bathroom	7'1" x 7'0"	2.15 x 2.13 m

## KEY

Hob | Oven | Fridge/freezer | Space and plumbing for Dishwasher | Space and plumbing for Washing machine  
 TV Point | Wardrobe | Hot water cylinder | Cupboard

Customers should note this illustration is an example of The Sheldonian III house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.

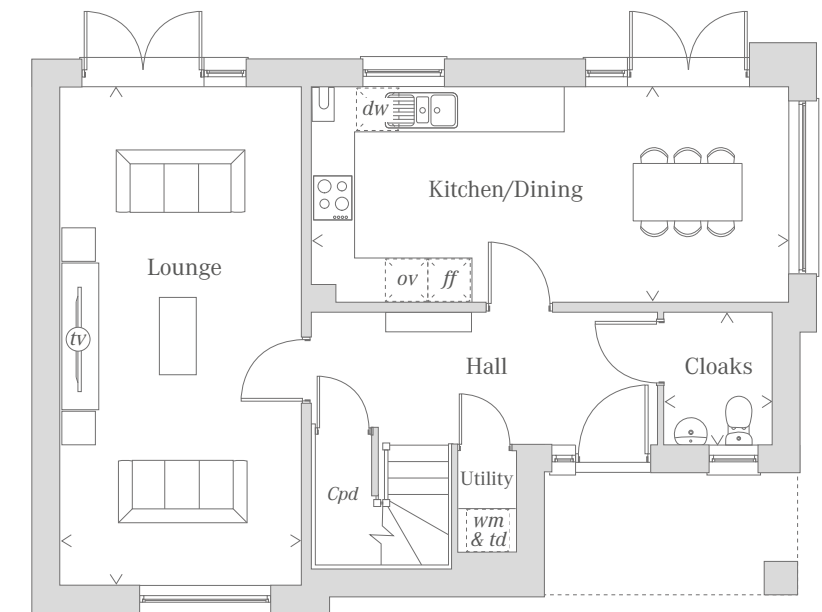
# THE BODLEIAN I

HOME 176

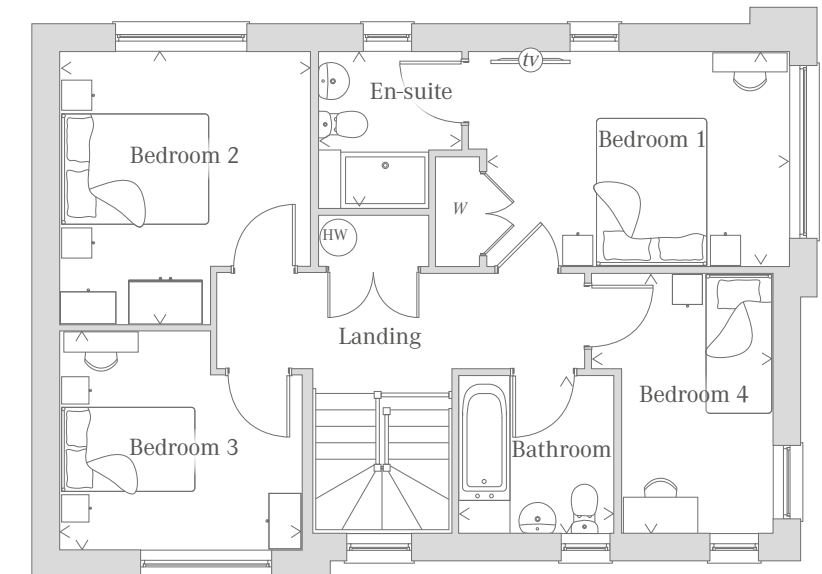
4 Bedroom home | 1,352 sq ft



## GROUND FLOOR



## FIRST FLOOR



### GROUND FLOOR

Lounge	22'3" x 10'10"	6.77 x 3.30 m
Kitchen/ Dining	21'4" x 9'7"	6.50 x 2.93 m
Cloaks	5'11" x 4'9"	1.80 x 1.46 m

### FIRST FLOOR

Bedroom 1	14'3" x 9'7"	4.35 x 2.91 m
En-suite	7'0" x 6'4"	2.13 x 1.93 m
Bedroom 2	12'2" x 11'1"	3.70 x 3.39 m
Bedroom 3	10'9" x 9'9"	3.27 x 2.96 m
Bathroom	7'0" x 6'10"	2.13 x 2.09 m
Bedroom 4	11'7" x 8'0"	3.53 x 2.45 m

### KEY

Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV Point | *W* Wardrobe | Hot water cylinder | *Cpd* Cupboard

Customers should note this illustration is an example of The Bodleian I house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.

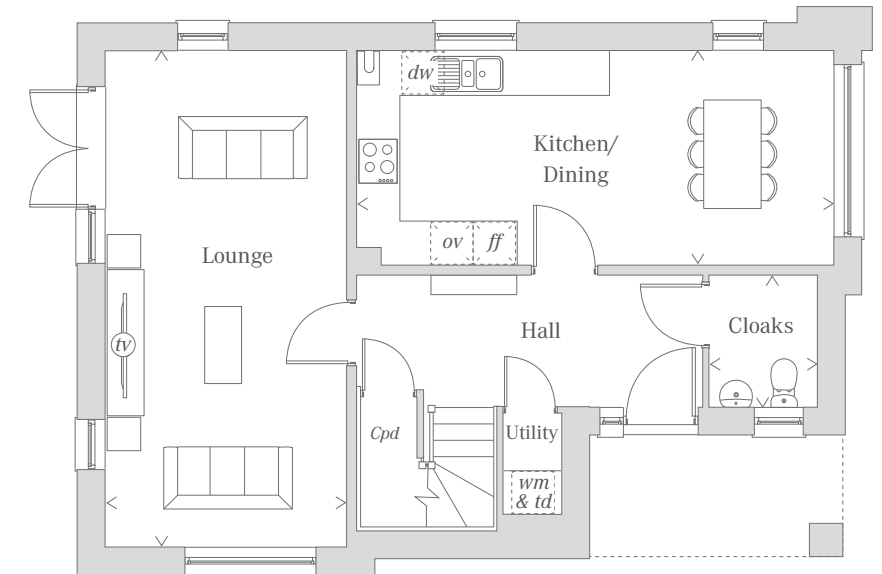
# THE BODLEIAN II

HOMES 130, 131, 134, 150 & 190

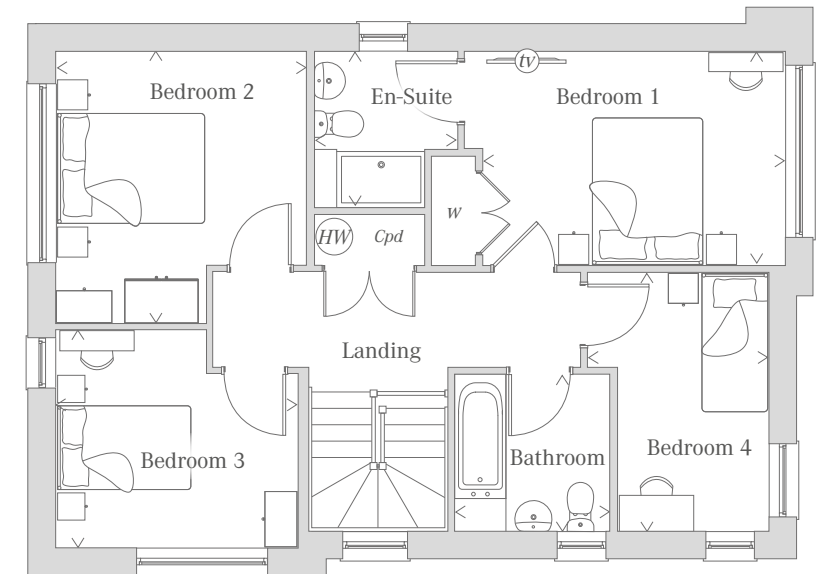
4 Bedroom home | 1,352 sq ft



## GROUND FLOOR



## FIRST FLOOR



### GROUND FLOOR

Lounge	22'3" x 10'10"	6.77 x 3.30 m
Kitchen/ Dining	21'4" x 9'7"	6.50 x 2.93 m
Cloaks	5'11" x 4'9"	1.80 x 1.46 m

### FIRST FLOOR

Bedroom 1	14'3" x 9'7"	4.35 x 2.91 m
En-suite	7'1" x 6'4"	2.15 x 1.93 m
Bedroom 2	12'2" x 11'1"	3.70 x 3.39 m
Bedroom 3	10'9" x 9'9"	3.31 x 3.02 m
Bathroom	7'1" x 6'9"	2.16 x 2.11 m
Bedroom 4	11'7" x 8'0"	3.53 x 2.45 m

### KEY

Hob | *ov* Oven | *ff* Fridge/freezer | *dw* Space and plumbing for Dishwasher | *wm* Space and plumbing for Washing machine  
*td* Space for Tumble dryer | TV Point | *W* Wardrobe | Hot water cylinder | *Cpd* Cupboard

Customers should note this illustration is an example of The Bodelean II house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.



# THE ASHMOLEAN

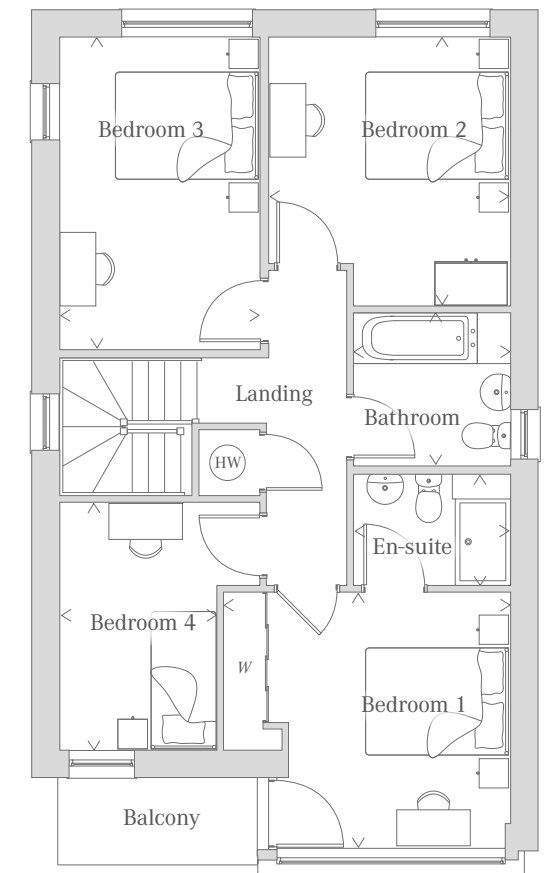
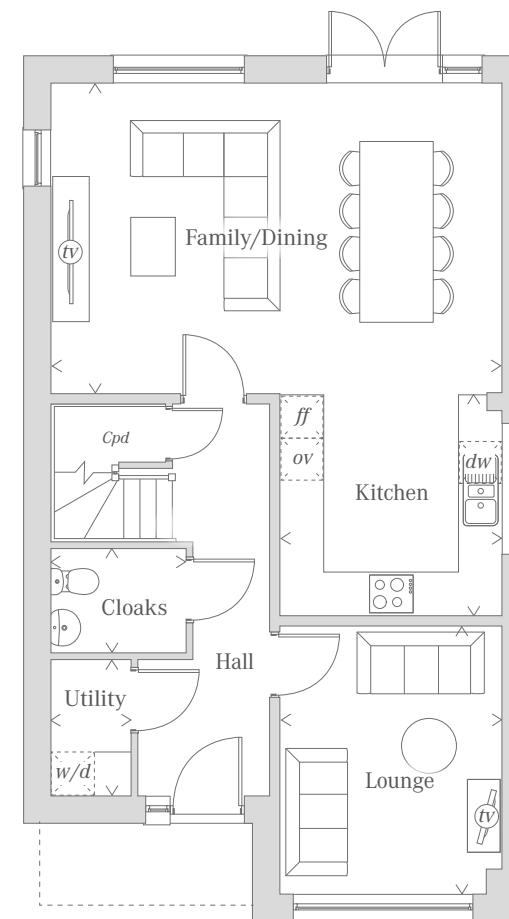
HOMES 144, 145, 146, 165, 166, 171, 172, 173, 174, 175

4 Bedroom home | 1,418 sq ft



## GROUND FLOOR

## FIRST FLOOR



### GROUND FLOOR

Lounge	12'2" x 10'1"	3.70 x 3.07 m
Kitchen	10'1" x 10'0"	3.07 x 3.05 m
Family/Dining	20'4" x 14'1"	6.21 x 4.28 m
Cloaks	6'1" x 4'8"	1.85 x 1.42 m
Utility	6'2" x 3'7"	1.87 x 1.09 m

### FIRST FLOOR

Bedroom 1	13'0" x 11'7"	3.95 x 3.53 m
En-suite	7'1" x 4'11"	2.15 x 1.51 m
Bedroom 2	12'1" x 10'11"	3.69 x 3.32 m
Bedroom 3	14'0" x 9'0"	4.27 x 2.75 m
Bedroom 4	11'2" x 9'0"	3.40 x 2.75 m
Bathroom	7'1" x 6'10"	2.15 x 2.09 m

### KEY

Hob | Oven | Fridge/freezer | Space and plumbing for Dishwasher | Space and plumbing for Washer/Dryer  
 TV Point | Wardrobe | Hot water cylinder | Cupboard

Customers should note this illustration is an example of The Ashmolean house type. All maximum dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. < Denotes where dimensions are taken from. Floorplan scale may vary across house types.



## BEAUTIFULLY

Step inside a home at The Steeples and you will experience a sense of light and space, with wonderfully high ceilings and windows that allow an abundance of light to flood in.

## CRAFTED

Every aspect of the interiors at The Steeples has been carefully considered to bring the convenience of modern living and creating homes of quality, craftsmanship and substance.

## INTERIORS

# IT'S ALL IN THE DETAIL

Each home at The Steeples will feature stylish and well planned interiors with beautifully designed high quality kitchens and bathrooms. A comprehensive range of optional choices allows for personalisation and adds those final finishing touches.



## KITCHEN

- Individually designed layout
- Laminate worktop with matching upstand
- AEG Integrated appliances including
  - 4 burner gas hob
  - Double oven
  - Zanussi integrated fridge freezer
- Electrolux cooker hood
- 1.5 bowl inset stainless steel sink and chrome tap
- Underside cabinet downlights
- Removable units for plumbing for integrated dishwasher
- Soft close to doors and drawers
- Recessed LED downlights to kitchen area

## CLOAKROOM

- Sottini Arc with mirror over
- Splashback tiling as per drawing
- Sottini Arc floor standing WC
- Recessed LED downlights

## UTILITY CUPBOARD

*(to the Clarendon I and II and the Bodleian)*

- Space and plumbing for stacked washing machine and tumble dryer
- Space and plumbing for freestanding washing machine and tumble dryer *(to the Clarendon I and II only)*
- Pendant light

## UTILITY ROOM

*(to the Holywell, the Magdalen, the Sheldonian, the Ashmolean and the Blenheim only)*

- Space and plumbing provided for freestanding washing machine and tumble dryer
- Laminate worktop and matching upstand
- Single inset stainless steel sink and chrome tap *(to the Sheldonian only)*
- Recessed LED downlights



## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

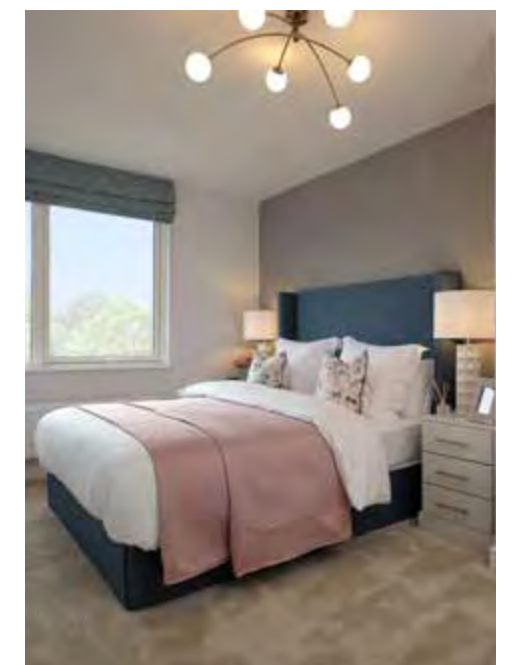
- Television point to bedroom one
- Media (TV and data) point to living space and lounge
- Telephone point to hallway bedroom one, living space or lounge *(to the Bodleian only)*
- Pendant lighting to feature in living space, dining area, hallway and bedrooms

## HEATING

- Gas fired central heating hot water system

## INTERIOR FINISHES

- White internal doors and with chrome door furniture
- Fitted wardrobe to bedroom one
- Double feature glazed door to lounge *(to the Blenheim only)*





#### FAMILY BATHROOM

- Sottini Arc basin with modern single lever basin mixer tap with mirror over where applicable
- Sottini Arc floor standing WC
- Tempo bath with filler and fitted with screen Aqualisa wall mounted shower set and riser rail
- Half height ceramic wall tiling to selected areas
- Recessed LED downlights and shaver socket



#### EN-SUITE ONE

- Sottini Arc basin with modern single lever basin mixer tap with mirror over
- Sottini Arc floor standing WC
- Aqualisa Raindance shower and hand-held
- Walk-in shower with low profile shower tray and shower screen
- Full-height tiling within shower enclosure
- Half-height ceramic wall tiling
- Recessed downlights and shaver socket

#### EN-SUITE TWO SHOWER ROOM

*(En-suite two bathroom to the Magdalen only)*

- Sottini Arc basin with modern single lever basin mixer tap with mirror over
- Sottini Arc floor standing WC
- Aqualisa Raindance shower and hand-held
- Low profile shower tray and full height tiling within shower enclosure
- Recessed downlights and shaver socket
- Tempo bath with filler and fitted with screen Aqualisa wall mounted shower set and riser rail *(to the Magdalen only)*

#### EN-SUITE THREE SHOWER ROOM

- Sottini Arc basin with modern single lever basin mixer tap with mirror over
- Sottini Arc floor standing WC
- Aqualisa Shower
- Low profile shower tray and full height tiling within shower enclosure
- Recessed downlights and shaver socket



#### EXTERNAL FEATURES

- Low-level bin and cycle combination store within the rear private garden
- Landscaped front garden
- Turf and tap to rear garden
- Patio area to rear
- Lantern to front entrance wiring to the rear
- Wiring for external car charging point
- Photovoltaic solar panels to roof (specific plots only)

#### SECURITY & PEACE OF MIND

- Mains supply smoke detectors and heat detectors with battery back up
- Front door detail and doorbell
- 10 year NHBC warranty issued on build completion
- 2 Year Redrow Customer Service Warranty

# AWARD WINNING

WE CALL IT AWARD-WINNING.  
YOU CAN CALL IT HOME.

We pride ourselves on making every home we build as loved as possible. So we're delighted and proud to have been awarded a coveted five star rating for customer satisfaction in the Home Builders Federation's prestigious 2021 survey.



ANOTHER AWARD FOR  
THE MANTLEPIECE.

We're really proud of our five star customer satisfaction rating, but we've also picked up a range of other prestigious awards too. We were named Housebuilder of the Year 2018 at the Building Awards as well as Housebuilder of the Year at the 2018 WhatHouse? Awards, picking up Gold for Best Large Housebuilder 2018 too.

A CULTURE  
OF QUALITY.

We're committed to quality in everything we do and that includes who we employ. Since 2016, Redrow have won 77 Pride in the Job awards. The highest honour a Site Manager can achieve, the NHBC Pride in the Job award recognises those who achieve the highest standards in home building. Redrow's reputation for quality is recognised industry wide.



# SUSTAINABILITY

Redrow is committed to creating a better way to live. Three principles guide us in this approach, namely Building Responsibly, Thriving Communities and Valuing People, and these are aligned with the United Nation's Sustainable Development Goals.

As a result, we strive to create safe and considerate working environments, while we work hard to produce places to live which contribute to the well-being of residents. What's more, we invest in our staff, and endeavour to encourage the next generation of housebuilders.



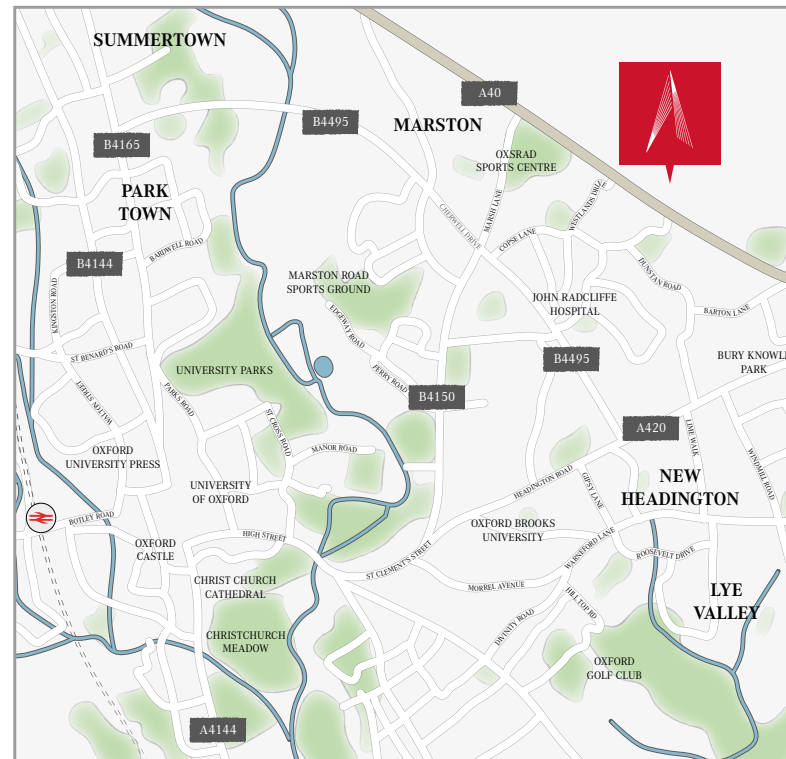
Sales Centre and show homes open daily 10am-5:30pm with late night appointments available

Call **01865 565849** or Visit [redrow.co.uk/thesteeples](http://redrow.co.uk/thesteeples)

ADDRESS: STEVENSON CRESCENT, HEADINGTON, OXFORD OX3 9GR



WIDER AREA



LOCAL AREA



REDROW THAMES VALLEY  
01865 200414

Registered Office: Redrow Homes Thames Valley, Midland House,  
West Way, Oxford, Oxfordshire OX2 0PH



It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Redrow developments. Other photographs are of the local area or indicative lifestyle images.

