



CREST
NICHOLSON

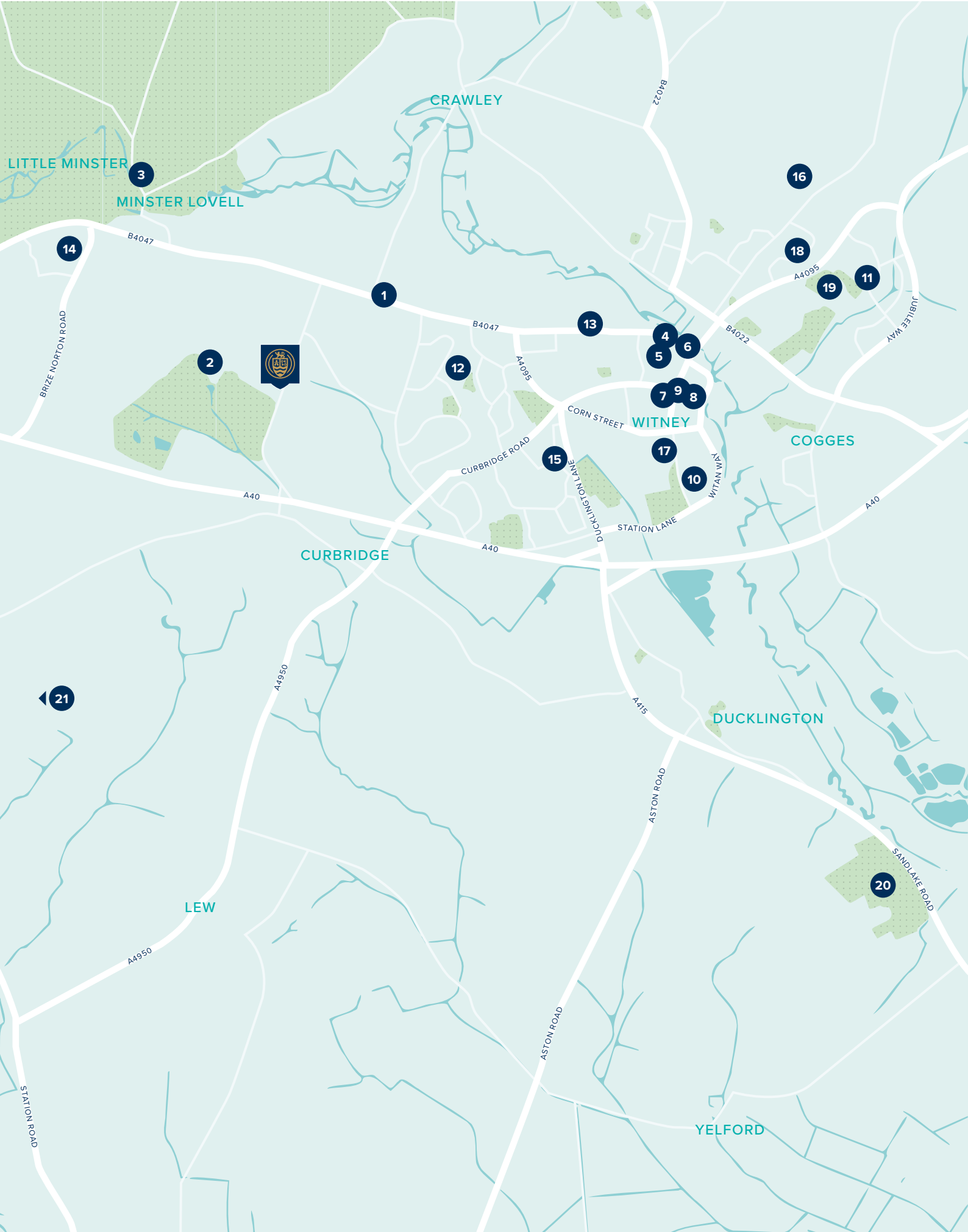
COLWELL GREEN

DOWNS ROAD • WITNEY • OXFORDSHIRE

Situated on the edge of the Cotswolds, Colwell Green features a stylish collection of 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO WITNEY

Set in an attractive, bustling market town, while also positioned just minutes’ walk from the stunning rolling countryside of the Cotswolds, Colwell Green has it all.

On your doorstep

Colwell Green offers easy access to a great selection of local amenities. From high street retailers to unique boutiques; from great leisure activities to the great outdoors – it’s all within easy reach. There’s a music festival, a weekly market and an excellent array of pubs and restaurants.

- 1 West Witney Sports Ground
- 2 Witney Lakes Resort & Golf Club
- 3 Cotswolds ANOB
- 4 Cineworld
- 5 Marks & Spencer
- 6 Witney museum
- 7 Bakers Butchers
- 8 Waitrose
- 9 The Woolgate Centre
- 10 Sainsbury’s
- 11 The Beauty Forum

Education

Oxfordshire is the place to be for a great education. A variety of nursery, primary and secondary schools within easy reach of Colwell Green. Most local schools are rated ‘Good’ or ‘Outstanding’ by Ofsted, and this comprehensive choice extends across both state and private sectors.


- 12 West Witney Primary School
- 13 Tower Hill Community Primary School
- 14 St Kenelm’s C of E (VC) School (primary)
- 15 Queen Emma’s Primary School
- 16 The King’s School (primary, independent)
- 17 The Henry Box School (secondary)
- 18 Wood Green School (secondary)
- 19 Springfield School (secondary)
- 20 Cokethorpe School (secondary, independent)
- 21 Carterton Community College

Travel

Colwell Green is just a short drive from the A40 and A34, and junction 10 of the M40 is easily accessible. The two nearby rail stations, Hanborough and Charlbury both offer regular services to towns and villages within the local area, and to London and the West Country. Oxford is just a 38 minute drive or 10 minutes by train from Hanborough station.

 Cotswolds ANOB – 23 minutes

 Witney town centre – 12 minutes

 Hanborough station – 14 minutes
Charlbury station - 19 minutes
Oxford International Airport - 22 minutes
Burford - 10 minutes
Oxford - 38 minutes

 Oxford - 10 minutes
Birmingham New Street - 90 minutes
London Paddington - 63 minutes





COLWELL GREEN

Downs Road, Witney,
Oxfordshire, OX29 0SY

For all enquiries please call

01993 683 854

crestnicholson.com/colwellgreen

A NEW DESTINATION IN WITNEY

Witney has every attribute of a historic English town: a distinctive heritage, a beautiful river Windrush and diverse shops and eateries. And is just minutes from the Cotswolds Area of Outstanding Natural Beauty.

Witney's importance as a town dates back to its links to the wool trade in the Middle Ages, and that heritage is still alive today. The Eighteenth Century Blanket Hall on the High Street recently re-opened its doors, continuing its tradition of selling woollen garments - in addition to providing a great café and cultural experience. The centuries old market is another tradition that still continues to this day.

The Cotswolds is well known for its extensive selection of country pubs and restaurants, and Witney is no exception.

A variety of restaurants are available throughout the town, serving cuisines ranging from traditional British Sunday lunches, to Indian, Mexican and American.

It's the small independent boutiques that give Witney its unique character, but you'll also find most of the big-name brands in the two shopping centres, Marriotts Walk and The Woolgate. And for a premium retail and lifestyle destination, Oxford has much to offer, including the Westgate shopping centre with its many global brands, restaurants, cinema and rooftop bar.

You will invariably be drawn into the stunning Oxfordshire countryside, which is characterised by its honey-coloured sandstone villages and rolling hills. There are a host of attractions to discover: soak up the history at Blenheim Palace, take the family for a day out at Cotswolds Wildlife Park, kayak at Hardwick Parks or get back to nature with a walk through Wychwood National Nature Reserve.

Colwell Green offers the perfect balance.





CREST
NICHOLSON

COLWELL GREEN

DEVELOPMENT PLAN

A collection of contemporary new homes. Situated in a desirable market town.

2, 3, 4 & 5 BEDROOM HOMES







THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME

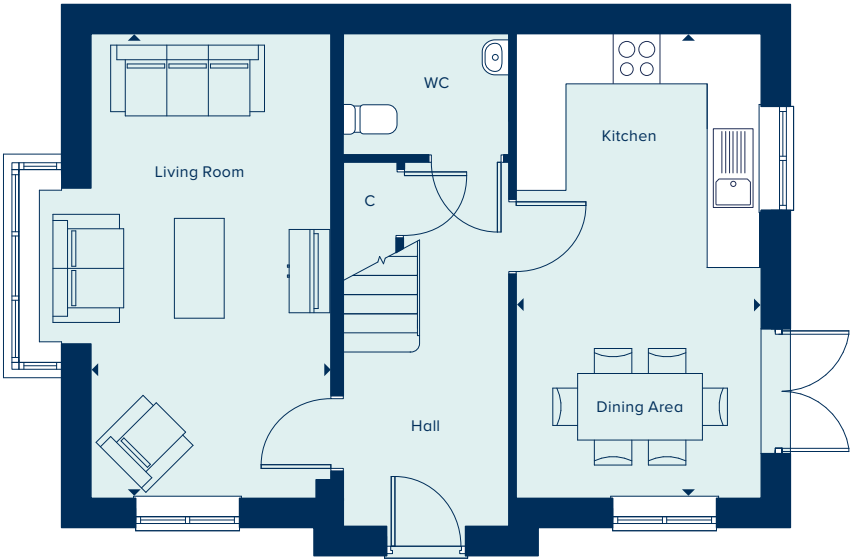


THE CHESHAM

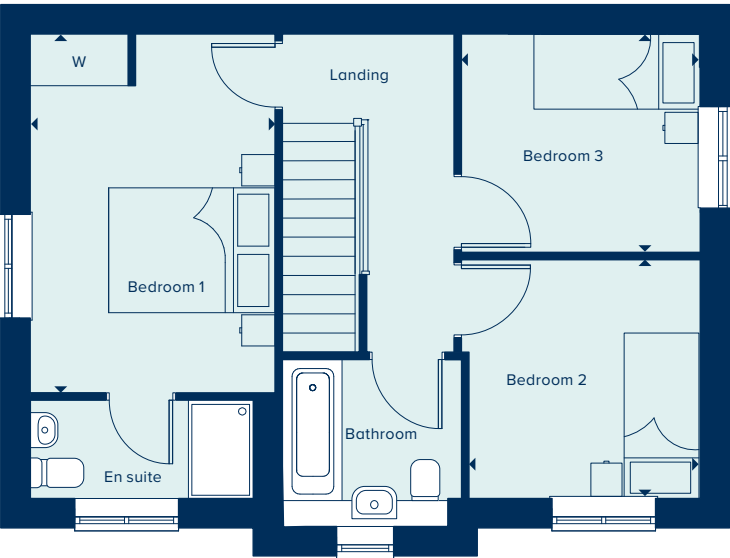
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.94m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.78m x 2.87m	9'1" x 9'5"	
BEDROOM 3		
2.88m x 2.62m	9'5" x 8'7"	



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

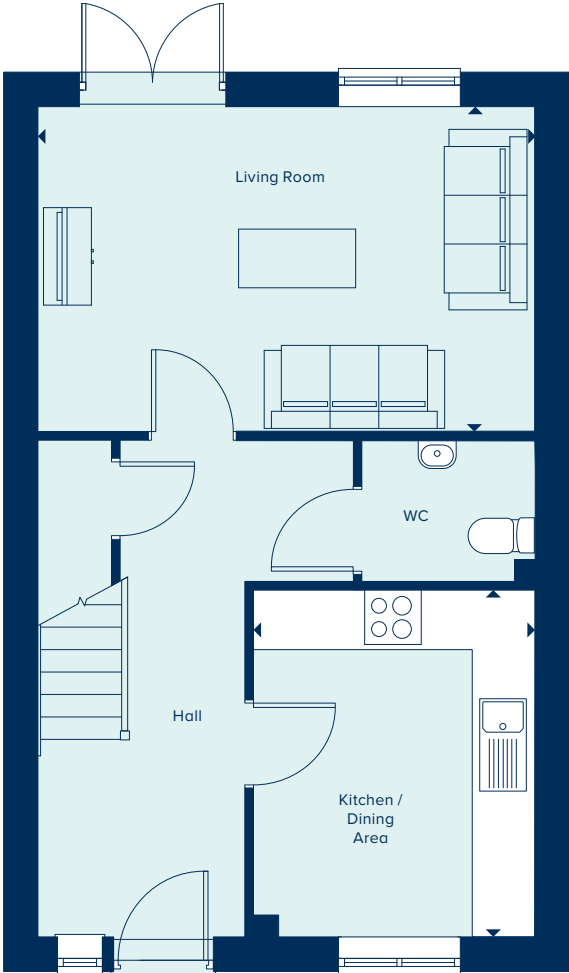
3 BEDROOM HOME



THE EVESHAM

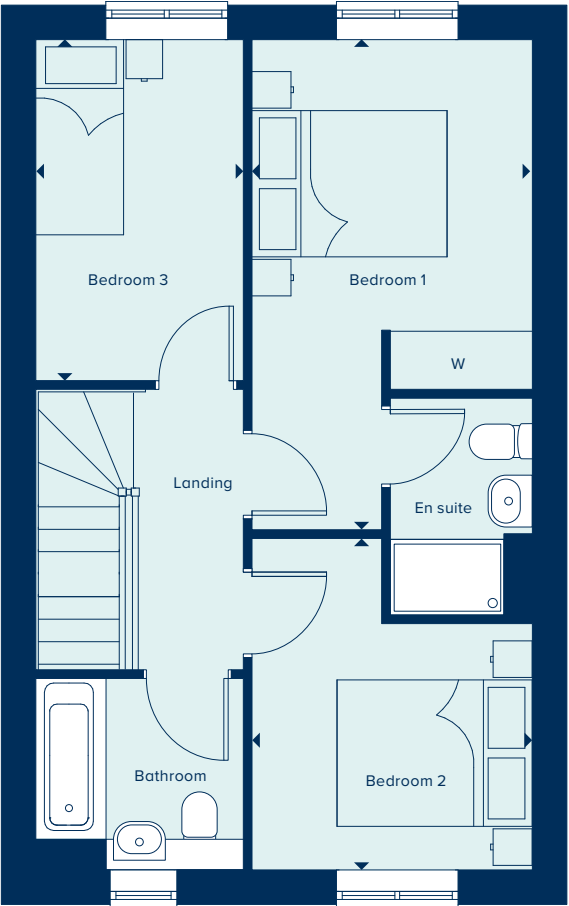
3 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING AREA		
3.55m x 2.89m	11'8" x 9'6"	
LIVING ROOM		
5.09m x 3.33m	16'8" x 10'11"	



FIRST FLOOR

BEDROOM 1		
5.02m x 2.85m	16'6" x 9'4"	
BEDROOM 2		
3.39m x 2.85m	11'1" x 9'4"	
BEDROOM 3		
3.52m x 2.14m	11'6" x 7'0"	

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE HUNTINGDON

This thoughtfully-designed, three-bedroom home is ideal for entertaining with an openplan kitchen/dining room and separate living room plus ample storage space in the hallway cupboard. Upstairs, all of the bedrooms are doubles and the main bedroom includes a modern en suite.

3 BEDROOM HOME



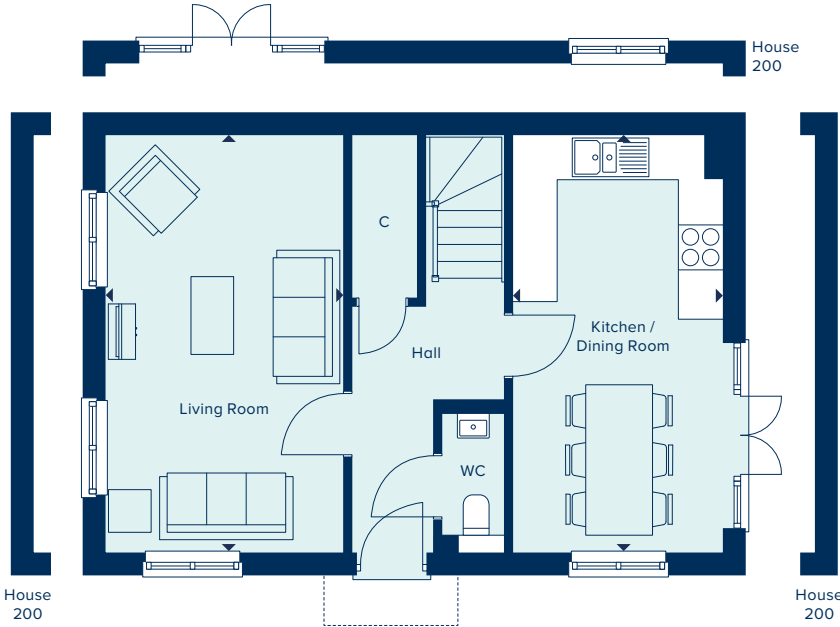
THE HUNTINGDON

3 Bedroom Home

crestnicholson.com

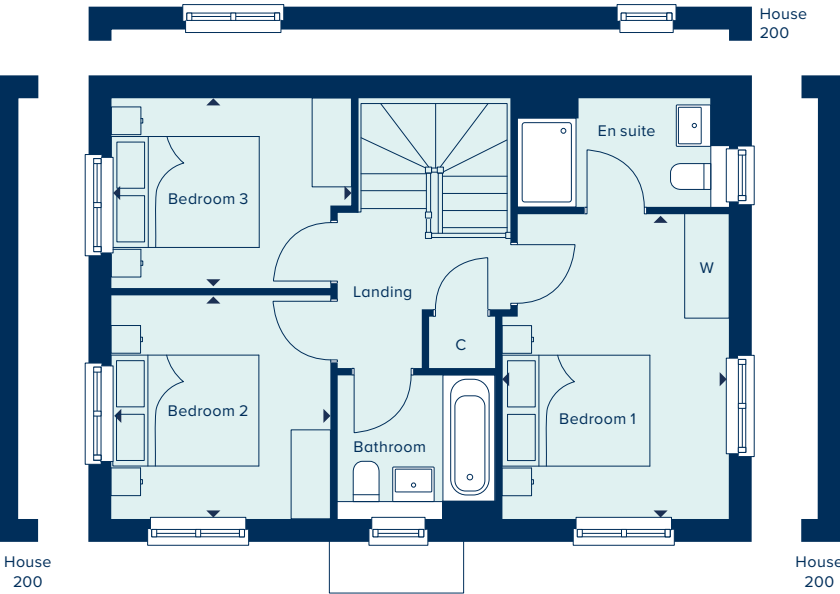
GROUND FLOOR

KITCHEN / DINING ROOM	
5.63m x 2.84m	18'6" x 9'4"
LIVING ROOM	
5.63m x 3.23m	18'6" x 10'7"



FIRST FLOOR

BEDROOM 1	
4.10m x 3.06m	13'5" x 10'0"
BEDROOM 2	
3.01m x 2.95m	9'10" x 9'8"
BEDROOM 3	
3.23m x 2.51m	10'7" x 8'3"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1010766/April 2023.





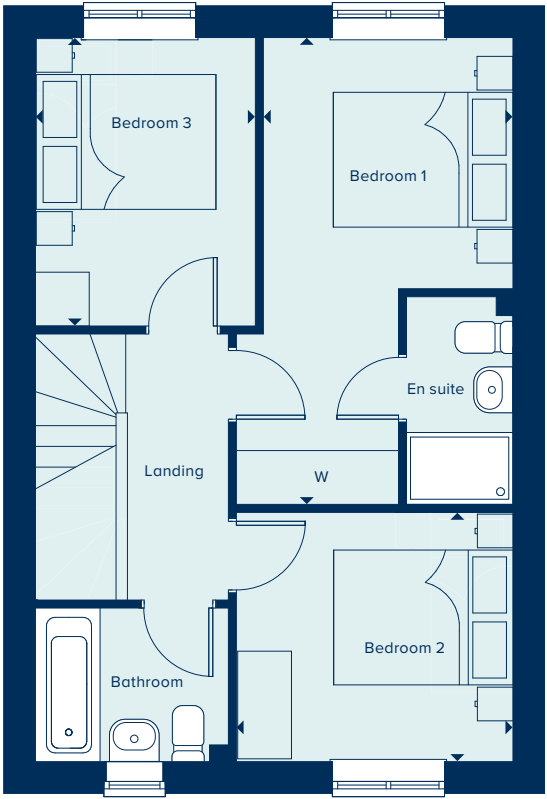
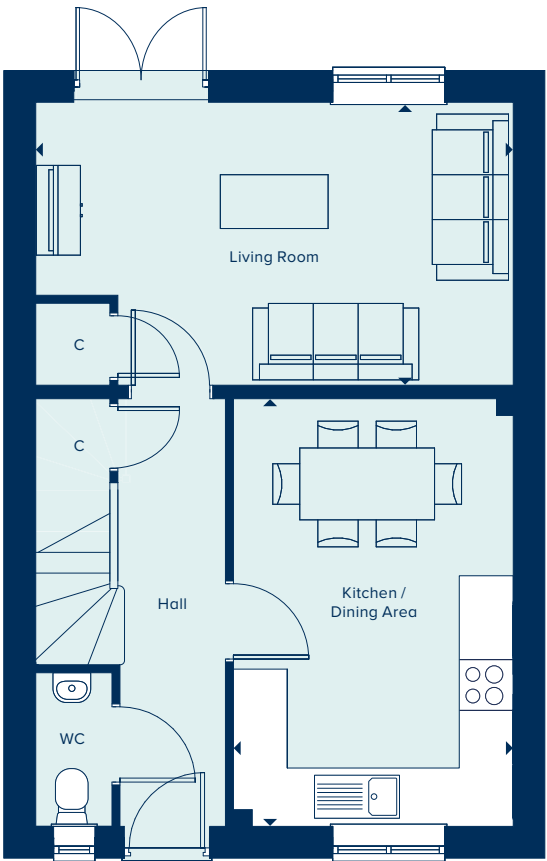
THE REDGRAVE
3 Bedroom Home

crestnicholson.com

THE REDGRAVE

The Redgrave is a thoughtfully designed two-storey, three-bedroom home which features a spacious kitchen-dining area in addition to a living room, ample built-in storage and both an en suite and family bathroom. Carefully selected products and materials throughout give this home a distinct mark of quality.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"

FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





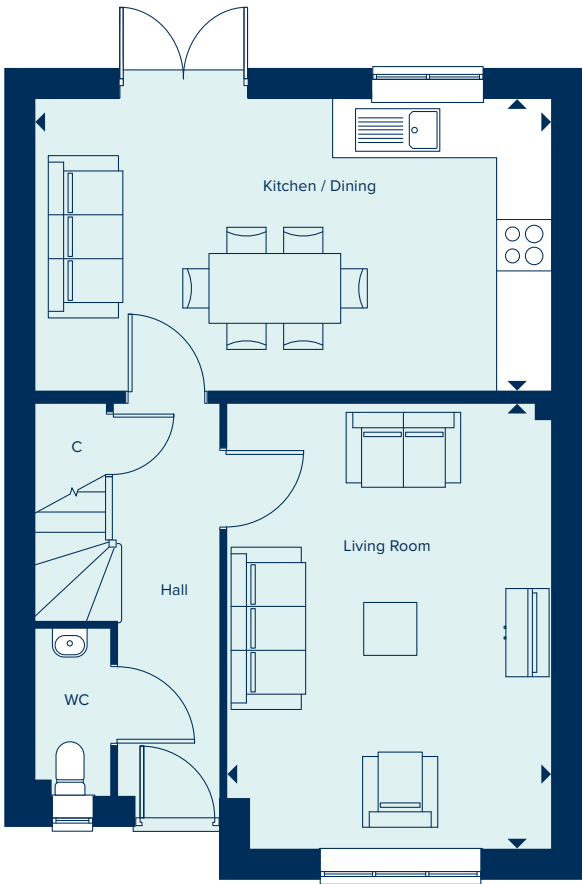
THE SEATON
3 Bedroom Home

crestnicholson.com

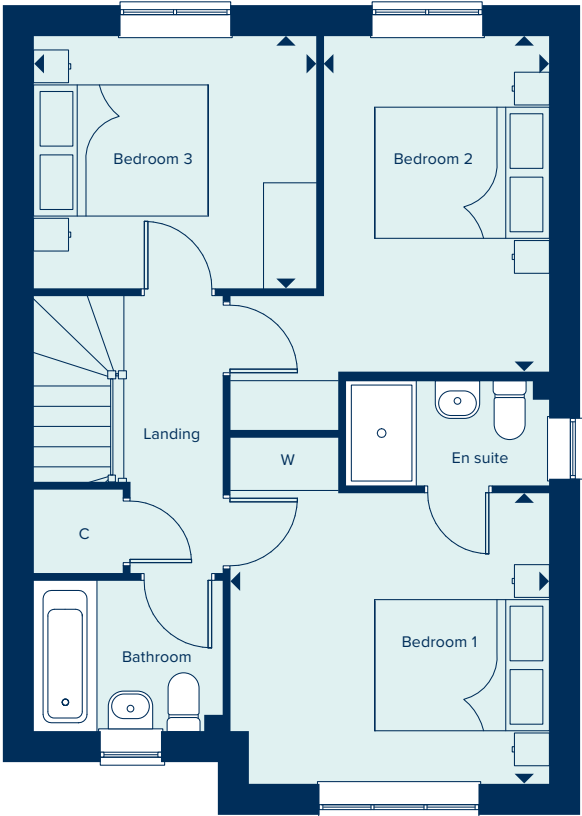
THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently views and natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR		
KITCHEN / DINING		
5.86m x 3.31m	19'3" x 10'10"	
LIVING ROOM		
5.05m x 3.67m	16'7" x 12'1"	



FIRST FLOOR		
BEDROOM 1		
3.62m x 3.30m	11'11" x 10'10"	
BEDROOM 2		
2.56m x 3.81m	8'5" x 12'6"	
BEDROOM 3		
3.21m x 2.87m	10'6" x 9'5"	

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





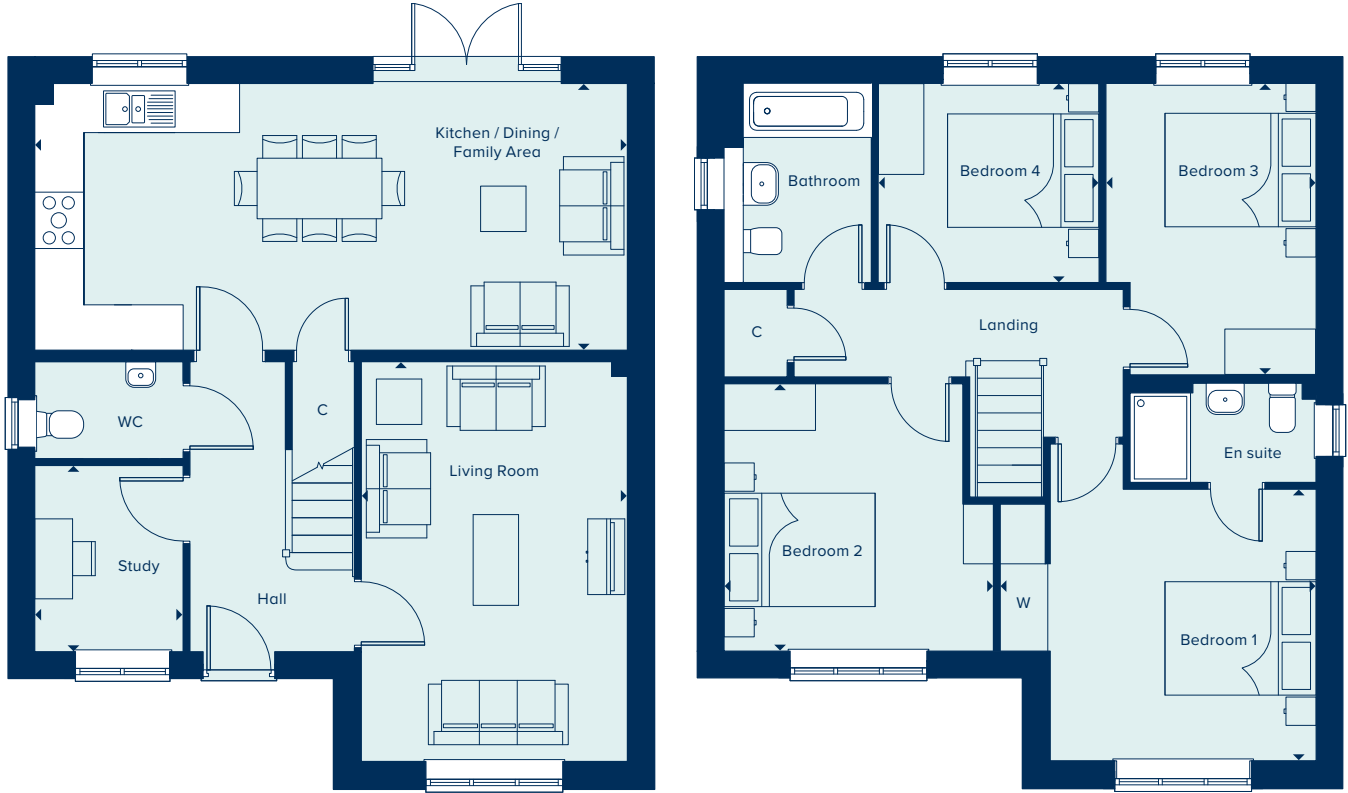
THE DARTFORD
4 Bedroom Home

crestnicholson.com

THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'8" x 11'9"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'7" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'7"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU10354/January 2023.





THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden. The ground floor study with its bay window benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

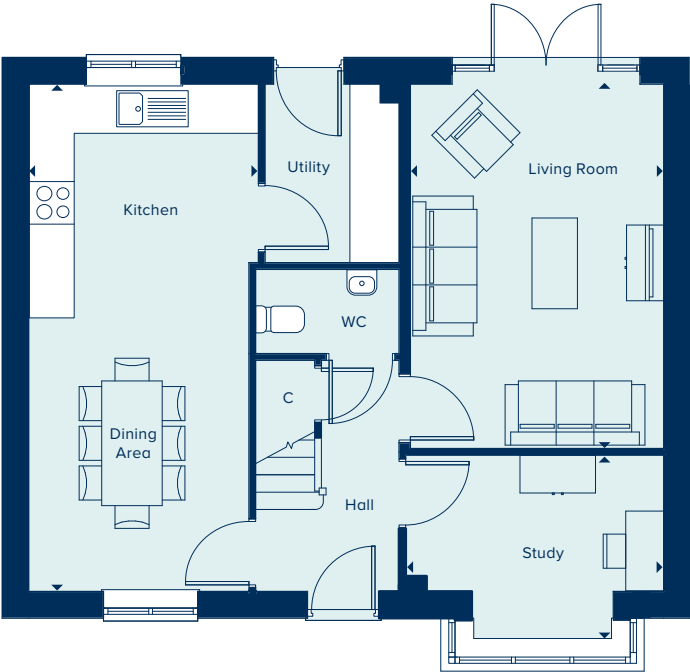
4 BEDROOM HOME



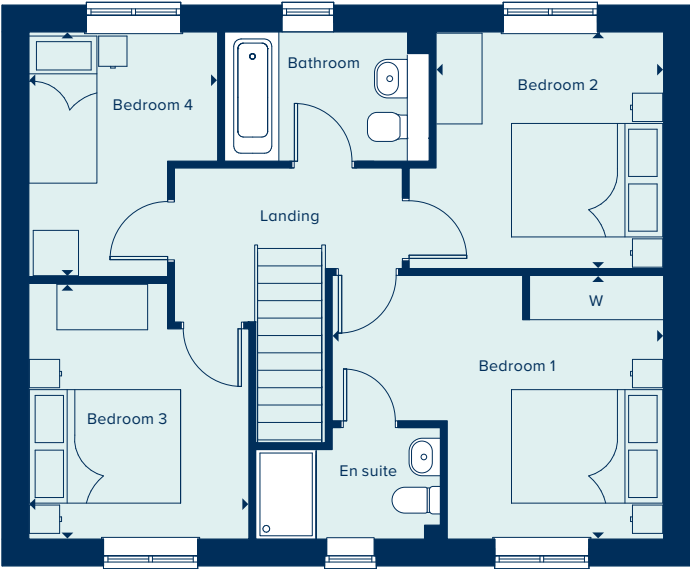
THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
6.70m x 3.03m	21'11" x 9'11"	
LIVING ROOM		
4.81m x 3.35m	15'9" x 11'0"	
STUDY		
3.41m x 2.47m	11'2" x 8'1"	



FIRST FLOOR		
BEDROOM 1		
4.35m x 3.48m	14'3" x 11'5"	
BEDROOM 2		
3.13m x 3.01m	10'3" x 9'10"	
BEDROOM 3		
3.38m x 2.91m	11'1" x 9'6"	
BEDROOM 4		
3.23m x 2.49m	10'7" x 8'2"	



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

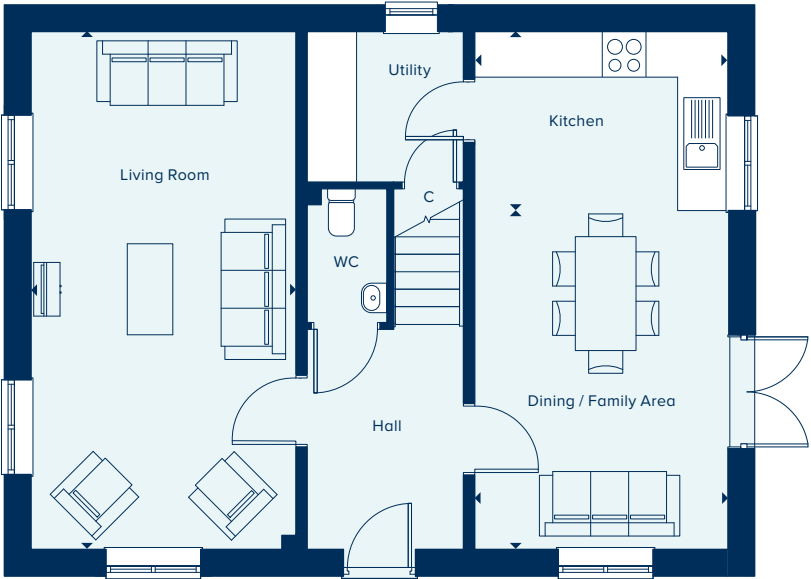
4 BEDROOM HOME



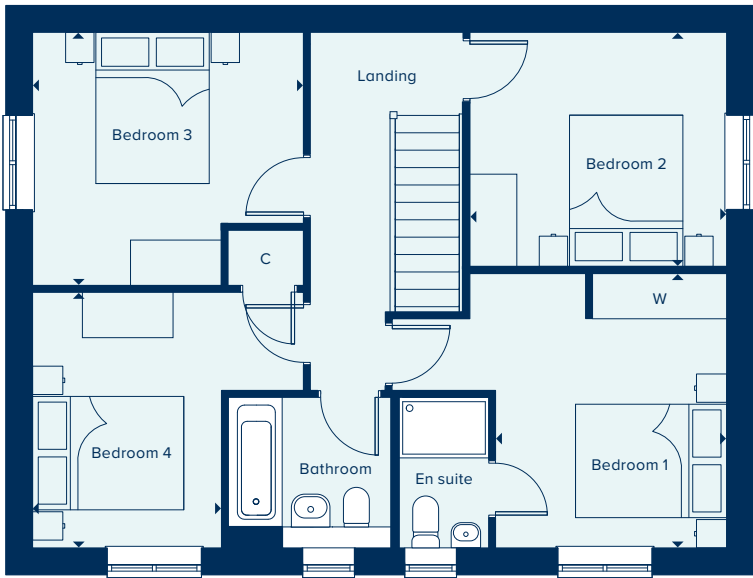
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
DINING / FAMILY AREA		
4.46m x 3.33m	14'7" x 10'11"	
KITCHEN		
3.33m x 2.35m	10'11" x 7'9"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.05m	11'11" x 10'0"	
BEDROOM 2		
3.39m x 3.09m	11'2" x 10'2"	
BEDROOM 3		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

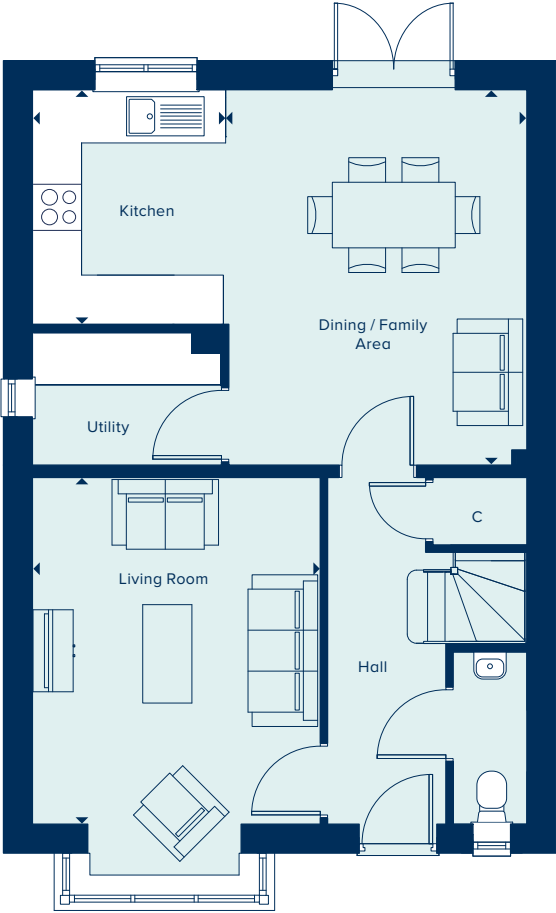
4 BEDROOM HOME



THE ROMSEY

4 Bedroom Home

crestnicholson.com



GROUND FLOOR

DINING / FAMILY AREA

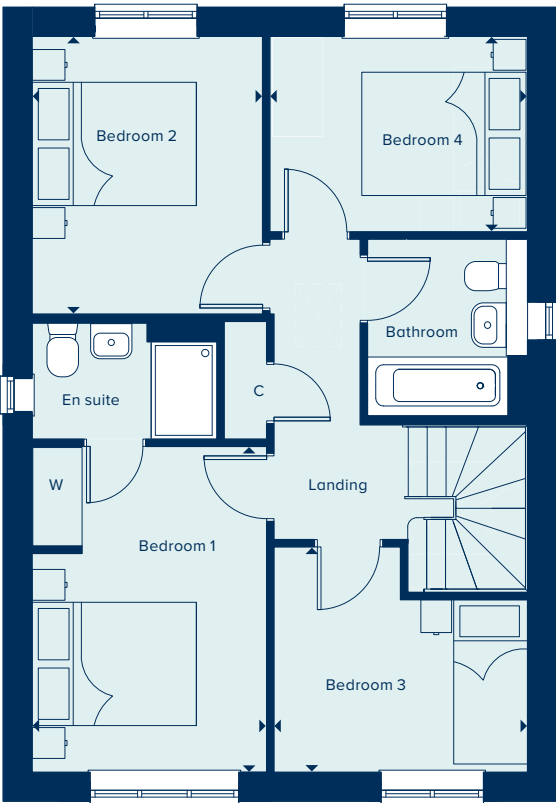
4.58m x 3.00m 15'0" x 9'10"

KITCHEN

3.04m x 2.69m 9'11" x 8'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.90m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.04m x 2.74m 9'11" x 9'0"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE ROMSEY (2)

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

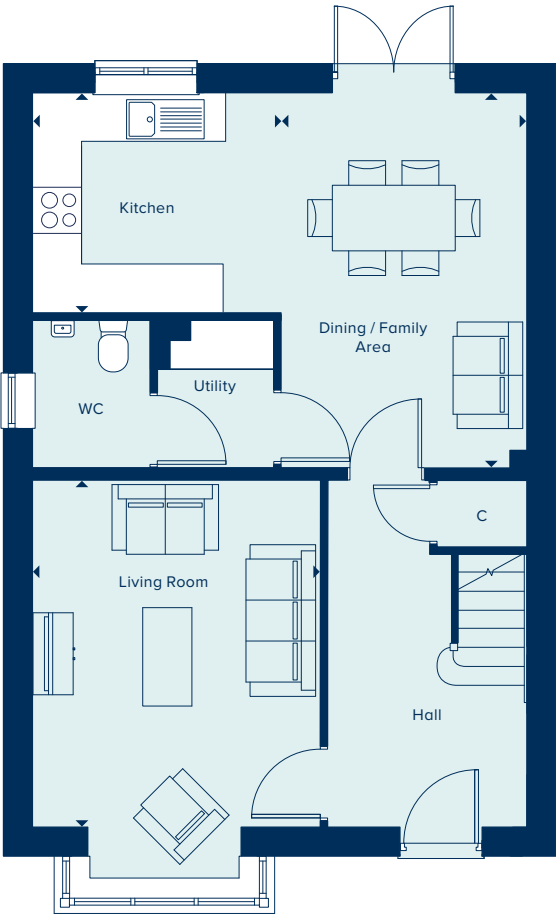
4 BEDROOM HOME



THE ROMSEY (2)

4 Bedroom Home

crestnicholson.com



GROUND FLOOR

DINING / FAMILY AREA

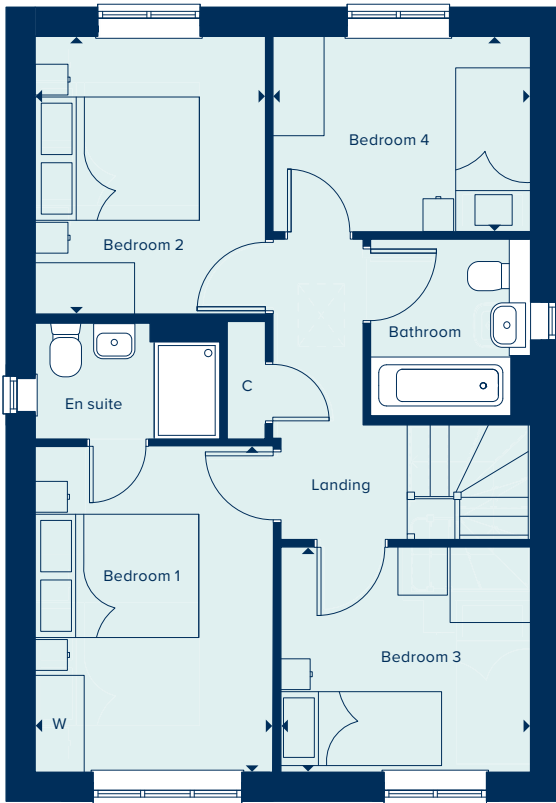
4.58m x 2.96m 15'0" x 9'10"

KITCHEN

3.03m x 2.69m 9'11" x 8'10"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.05m x 2.74m 10'0" x 9'0"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'9"

C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





THE BUCKINGHAM

The Buckingham is a spacious five-bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the first floor also benefits from a separate living room, dining room and utility room. Upstairs, the main bedroom suite enjoys an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME

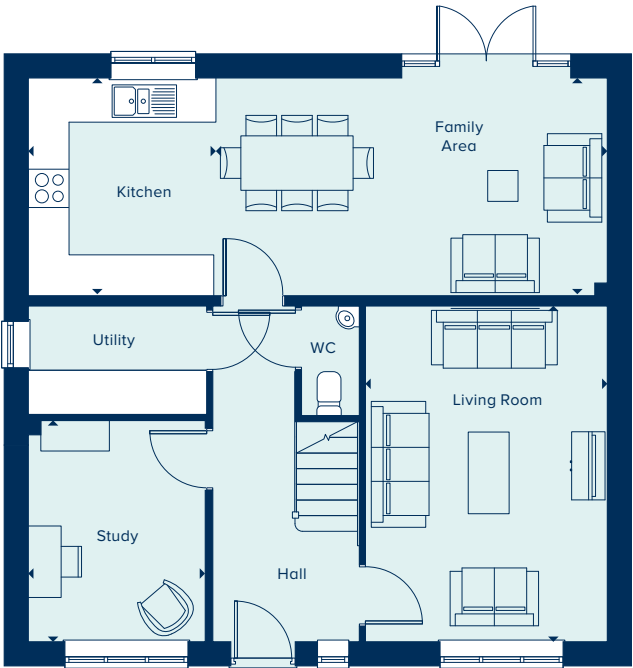


THE BUCKINGHAM
5 Bedroom Home

crestnicholson.com

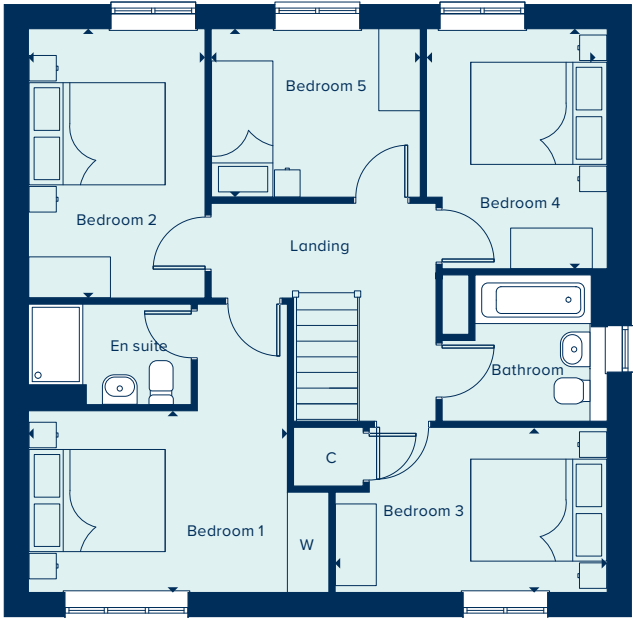
GROUND FLOOR

FAMILY AREA	
5.75m x 3.20m	18'10" x 10'6"
KITCHEN	
3.20m x 2.76m	10'6" x 9'0"
LIVING ROOM	
4.94m x 3.56m	16'2" x 11'8"
STUDY	
3.25m x 2.60m	10'8" x 8'6"



FIRST FLOOR

BEDROOM 1	
3.78m x 2.67m	12'5" x 8'9"
BEDROOM 2	
3.95m x 2.59m	13'0" x 8'6"
BEDROOM 3	
4.00m x 2.43m	13'1" x 7'11"
BEDROOM 4	
3.53m x 2.67m	11'7" x 8'8"
BEDROOM 5	
3.07m x 2.48m	10'1" x 8'1"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9104/January 2023.





SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.





COLWELL GREEN

Downs Road, Witney,
Oxfordshire, OX29 0SY

For all enquiries please call

01993 648 003

crestnicholson.com/colwellgreen



House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. STU9104/January 2023.

