

The
Lynch

EAST HENDRED,
OXFORDSHIRE

An aerial photograph of a rolling green landscape. The foreground is a large, vibrant green field with a fence line and several utility poles. In the middle ground, there are more green fields and a line of trees with some autumn-colored foliage. The background shows rolling hills under a clear blue sky. A large, white, serif letter 'L' is overlaid on the right side of the image, serving as a design element for the text.

The Lynch

UNDEFINABLE LUXURY,
BREATHTAKING VIEWS

EAST HENDRED, OXFORDSHIRE

THE LYNCH - EAST HENDRED
(BELOW) AERIAL VIEW



The Lynch

UNDEFINABLE LUXURY,
BREATHTAKING VIEWS

A collection of four individual homes complementing their surroundings built with only the best materials.

The Lynch is located on the very Eastern edge of the Downland village of East Hendred, one of South Oxfordshire's most sought-after villages.

A picturesque setting with a wealth of charm and character, the Manor House and a number of the quaint farmers' cottages are thought to date back to the mid-15th century.





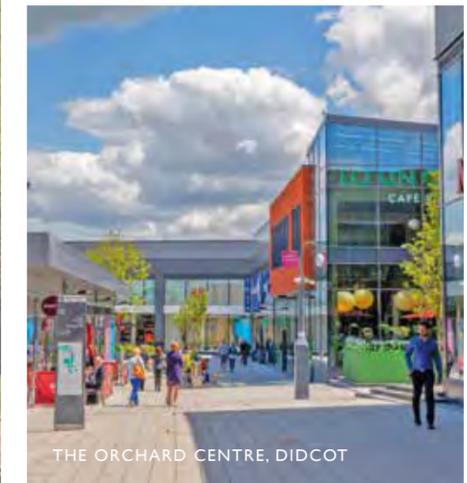
East Hendred

East Hendred is situated in the heart of South Oxfordshire with enviable links to the vibrant market town of Wantage (4 miles) providing comprehensive amenities which include shops, banks, leisure and recreational facilities, alongside hosting weekly and speciality markets. ➡➡



ABINGDON-ON-THAMES

THE LYNCH - EAST HENDRED
AND SURROUNDING LOCATIONS



THE ORCHARD CENTRE, DIDCOT



EAST HENDRED



OXFORD CITY

Semi-rural living with excellent local connections.

The village boasts an array of amenities including two primary schools (rated Outstanding by OFSTED), a pre-school nursery, three public houses, two churches and a village shop.

For independent schooling, nearby Abingdon is well placed with The Manor Prep and Chandlings for juniors and Abingdon School and

St Helen & St Katherine care for senior boys and girls respectively.

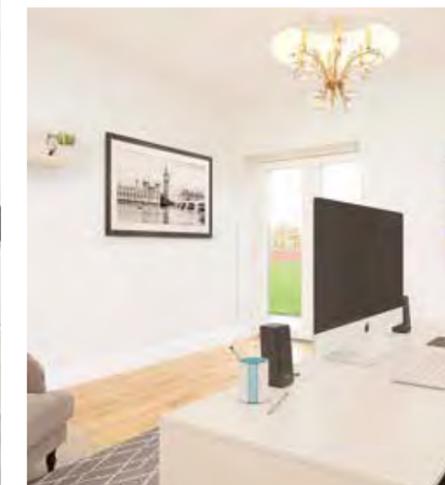
Didcot has significantly changed recently, now home to the The Orchard Centre, housing M&S food, Waterstones, Cineworld cinema and the Cornerstone arts centre. Central London can be reached from Didcot Parkway in under 50 minutes.





Complete satisfaction is our aim. From the moment you cross the threshold of your new home, we want it to feel like just that - a place where you will feel at home right from the start.

Internally staged images (Kersey House) →

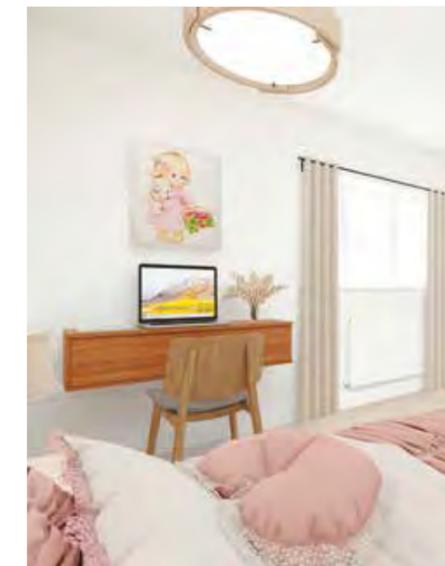


All our homes are thoughtfully designed, built with care and beautifully finished whilst ensuring both future sustainability and the important details that improve everyday life are present.

Buying a new home can be very stressful, which is why we work with our trusted local agents to guide you through the process; we provide a comprehensive handover pack prior to moving in and will

walk you through the property to make sure you are comfortable with everything. We continue to look after you once you have settled in, and our Customer Care service will ensure your peace of mind.

Each of our homes comes with a 10-year NHBC New Homes Warranty and we subscribe to the Consumer Code for Homebuilders. For more information, please visit www.consumercode.co.uk



Computer generated image



The Dyers

Glazed floor-to-ceiling windows bring a wealth of natural light.

With a generous corner plot, grand hallway and five plentiful bedrooms this house has been designed for its surroundings. ➡➡➡

GROUND FLOOR



FIRST FLOOR



INTERNAL DIMENSIONS

TOTAL INTERNAL AREA 340 SQ. M / 3,659 SQ. FT.

Living	4.34m x 5.23m	14'3" x 17'2"	Bedroom Two Ensuite	2.46m x 2.43m	8'1" x 8'
Family Room/Kitchen	9.93m x 7.26m	32'7" x 23'10"	Bedroom Three	3.91m x 3.25m	12'10" x 10'8"
Study	2.43m x 5.18m	8' x 17'	Bedroom Three Ensuite	2.13m x 2.87m	7' x 9'5"
Utility	3.63m x 2.51m	11'11" x 8'3"	Bedroom Four	4.49m x 2.61m	14'9" x 8'7"
Master Bed	5.66m x 6.24m	18'7" x 20'6"	Bedroom Five	4.06m x 2.81m	13'4" x 9'3"
Master Ensuite	2.43m x 2.38m	8' x 7'10"	Bathroom	2.10m x 3.78m	6'11" x 12'5"
Bedroom Two	6.55m x 4.54m	21'6" x 14'11"	Garage	5.94m x 5.99m	19'6" x 19'8"



Computer generated image



The Spinners

Take advantage of the stunning open views from the master bedroom.

An abundance of light and vaulted ceilings are just some of the defining features of this beautiful five bedroom home. →→→



INTERNAL DIMENSIONS			TOTAL INTERNAL AREA 340 SQ. M / 3,659 SQ. FT.		
Living	6.29m x 6.70m	20'8" x 22'	Bedroom Two	5.51m x 4.90m	18'1" x 16'1"
Family Room/Kitchen	11.07m x 6.70m	36'4" x 22'	Bedroom Two Ensuite	2.64m x 2.51m	8'8" x 8'3"
Utility	3.14m x 3.37m	10'4" x 11'1"	Bedroom Three	4.57m x 3.37m	15' x 11'1"
Bathroom	3.53m x 2.26m	11'7" x 7'5"	Bedroom Three Ensuite	4.14m x 2.05m	13'7" x 6'9"
Master Bed	7.13m x 6.09m	23'5" x 20'	Bedroom Four	3.81m x 3.04m	12'6" x 10'
Master Ensuite	2.20m x 2.15m	7'3" x 7'1"	Bedroom Five	3.78m x 3.04m	12'5" x 10'
			Garage	5.94m x 5.99m	19'6" x 19'8"



Internally staged image (Kersey House) →→→

Computer generated image



INTERNAL DIMENSIONS			TOTAL INTERNAL AREA 347 SQ. M / 3,736 SQ. FT		
Living	7.84m x 4.80m	25' 9" x 15' 9"	Bedroom Two	4.03m x 2.92m	13'3" x 9'7"
Family Room/Kitchen	11.15m x 5.76m	36' 7" x 18' 11"	Bedroom Two Ensuite	1.47m x 1.90m	4'10" x 6'3"
Study	3.68m x 3.65m	12' 1" x 12'	Bedroom Three	4.52m x 4.54m	14'10" x 14'11"
Utility	3.73m x 2.10m	12' 3" x 6' 11"	Bedroom Three Ensuite	1.77m x 1.93m	5'10" x 6'4"
Home Office	5.89m x 5.56m	19' 4" x 18' 3"	Bedroom Four	4.82m x 3.47m	15'10" x 11'5"
Master Bed	7.54m x 4.08m	24' 9" x 13' 5"	Bedroom Five	4.47m x 3.70m	14'8" x 12'2"
Master Dressing	2.54m x 3.96m	8' 4" x 13'	Bathroom	3.63m x 3.04m	11'11" x 10'
Master Ensuite	3.32m x 3.65m	10'11" x 12'	Garage	6.01m x 5.99m	19' 9" x 19'8"

Kersey House

A handsome and timeless stone-built house over three floors.

The breathtaking kitchen/family room with a central island will be the hub of this fabulous five bedroom home. →→

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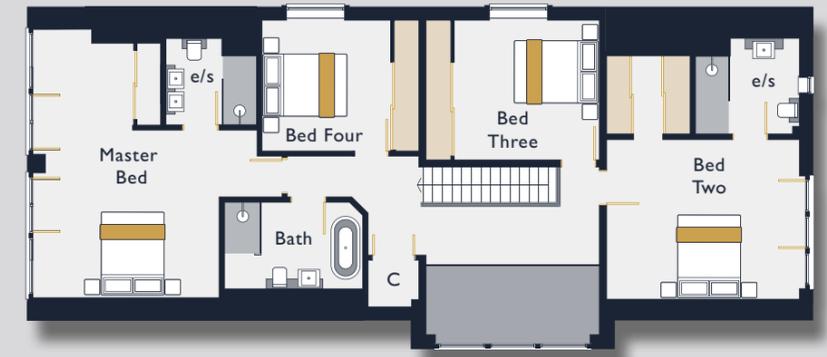


Weavers Cottage

A home like no other with traditional charm and character.

A superbly appointed four bedroom home created by Master Thatchers with a large home office over the garage. →→→

FIRST FLOOR



GROUND FLOOR

INTERNAL DIMENSIONS			TOTAL INTERNAL AREA 301 SQ. M / 3,239 SQ. FT		
Living	4815 x 4425mm	14'3" x 17'2"	Bedroom Two	5040 x 4130mm	16' 6" x 13' 6"
Family Room/Kitchen	9840 x 7550mm	32' 3" x 24' 9"	Bedroom Two Ensuite	2740 x 2655mm	9' 0" x 8' 8"
Study	4815 x 3025mm	15' 9" x 9' 11"	Bedroom Three	5450 x 3705mm	17' 10" x 12' 4"
Utility	4540 x 2225mm	14' 11" x 7' 3"	Bedroom Four	4100 x 3465mm	13' 5" x 11' 4"
Master Bed	7110 x 6390mm	23' 3" x 20' 11"	Bathroom	3635 x 2315mm	11' 11" x 7' 7"
Master Ensuite	2400 x 2315mm	7' 10" x 7' 7"	Home Office	5950 x 4745mm	19' 6" x 15' 7"
			Garage	5950 x 5950mm	19' 6" x 19' 6"

About the Developer



HVAR Developments is part of the well-respected, family-run Cranbourne Group, responsible for many new homes projects in and around the Vale of White Horse over the past 20 years.

Developments range from large one-off detached homes to the prestigious Old Gaol complex in Abingdon-on-Thames.

"We have established our reputation on the traditional values of reliability, quality and service, building stylish, substantial homes which are designed to blend perfectly with the landscape in which they are built."

The Lynch Specification →→→

INTERNAL FEATURES & DECORATION

- Walls and ceilings painted in Dove White emulsion, with woodwork in satinwood.
- Floor tiling throughout ground floor, except drawing room and study, which have Kahrs Oak Rustic flooring.
- Carpet throughout first and second floors.
- Luxury vinyl plank flooring in home office (Weavers Cottage). Oak staircase with glass balustrading.
- Wardrobes with sliding mirror doors in bedrooms, where shown on plans. Large mirrors to all dressing areas.



KITCHENS:

- High quality, contemporary gloss finish kitchens.
- Neff (or equivalent) appliances, integrated where possible, including: induction hob, island extractor hood, double electric oven, combi microwave, fridge-freezer, dishwasher, wine cooler, boiling water/ filter tap.
- Stone kitchen worktops with upstands from specific range. Reginox undermounted 1.5 bowl sink with Astoria chrome tap.
- Postformed worktops in utility room. Inset sink with chrome lever tap.
- Accessories to include magic corners, cutlery trays and pan racks. Pop-up sockets to island worktops where appropriate.



EXTERNAL

- Marshalls Tegula block paving on private drives. Indian sandstone slabs on paths and patios.
- Gardens turfed throughout, with planting as landscaping plans.
- Boundary treatments to include, as appropriate:
- 1.8m closeboard fencing as required to suit contours and approved landscaping scheme; 1.5m post and rail fencing; 1.5m metal estate fencing.
- Resin bonded gravel with granite setts edging on shared access road and parking bays.



HEATING

- Mitsubishi air source heat pump supplying Megaflo hot water system.
- Traditional terracotta chimney pot with flaunching (Kersey House).
- Underfloor heating on ground floor; radiators on first and second floors.
- Ladder type radiators in the majority of bathrooms, ensuites and WCs.
- Airflow Quietair ventilation in utility room, cloakrooms, bathrooms and ensuites.
- Mechanical heat recovery system in The Dyers, The Spinners and Weavers Cottage.



ELECTRICAL FITTINGS

- Chrome fittings throughout.
- White downlighters.
- Low voltage lighting circuits in sitting room, family room and principal bedrooms.
- Terrestrial TV outlets, with provision for SKY+ in kitchen, family room, drawing room and main bedrooms.
- BT points in hall, study, family room and main bedrooms. Mains-powered smoke/heat/carbon monoxide detectors with battery backup.



BATHROOMS & ENSUITES

- Sanitaryware from the Roca Gap range with wall-hung WCs.
- Bristan Prism taps and Artisan thermostatic showers.
- Roca vanity units in all bathrooms and ensuites. Large mirrors in all bathrooms.
- Floor tiling and full height wall tiling by Minoli in all bathrooms and ensuites. Wet rooms as indicated on plans.
- Half height wall tiling by Minoli to ground floor cloakrooms.



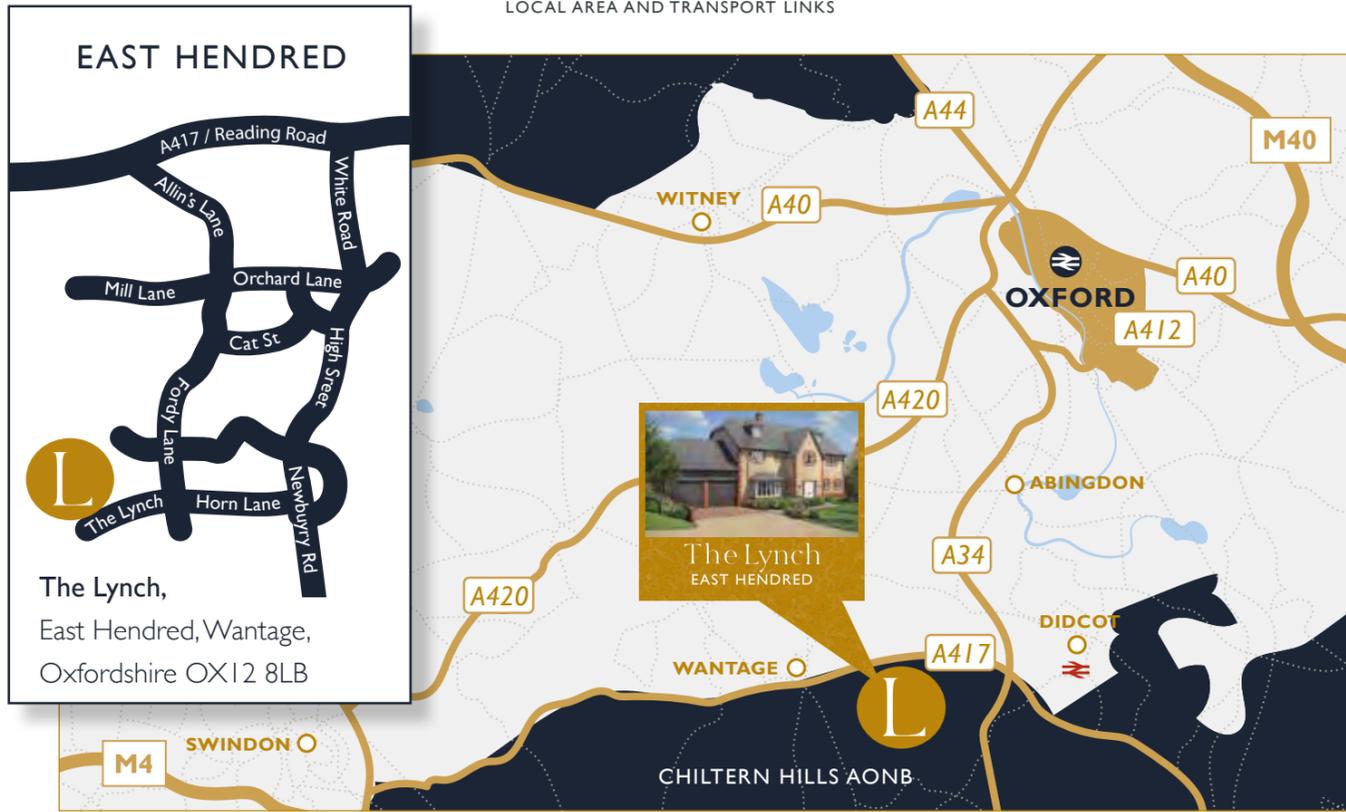
DOORS & WINDOWS

- Velfac aluminium entrance doors, windows and bi-fold patio doors.
- Croft Oak internal doors with polished chrome ironmongery.
- Electrically-operated timber up-and-over garage doors by Woodrite.

PEACE OF MIND

- Full alarm system.
- Sprinkler system, including booster tank. 10-year NHBC New Homes Warranty.

THE LYNCH - EAST HENDRED
LOCAL AREA AND TRANSPORT LINKS



Rail Stations by Car	
Didcot Parkway	5.8 miles
Appleford on Thames	7.3 miles
Radley	11.3 miles
Oxford	15.8 miles

Locations By Train	
Oxford	13 mins
Reading	15 mins
London (Paddington)	44 mins

Locations by Car		
Abingdon-on-Thames	20 mins	8.4 miles
Wantage	11 mins	4.9 miles
Didcot	15 mins	5.9 miles
Oxford	27 mins	14.3 miles

Viewings by appointment only. Please call the joint sales agents.

Carter Jonas

Carter Jonas
Oxford Branch

Mayfield House
256 Banbury Road
Oxford, OX2 7DE

t: 01865 566547
e: oxford@carterjonas.co.uk

Breckon & Breckon

Breckon & Breckon
Abingdon Sales

3 High Street
Abingdon-on-Thames
OX14 5BB

t: 01235 550550
e: abingdon@breckon.co.uk

Watch the film:
breckon.co.uk/thelynch

IMPORTANT NOTE: HVAR Developments reserve the right to change any of the specification on a like for like basis. Whilst every care has been taken in the creation of this brochure, specifications may change. Please contact Breckon & Breckon for the most up to date plans. The developer reserves the right to replace items with alternatives of similar quality if necessary. Some pictures are staged and are for guidance only. Similar finishes and fittings are used at The Lynch but exact matches are not guaranteed. All variations to specification and plans to be agreed in writing and fully paid for when instruction is issued. All measurements have been taken from architectural drawings and are therefore provided as a guide only. During the construction process, alterations are sometimes made which could result in a significant difference to layout and dimensions. If you require accurate measurements, please contact the selling agent. NB: All choices are dependant on stage of build at point of reservation.

This brochure along with all video content for THE LYNCH were proudly produced by Breckon & Breckon Creative Department on behalf of HVAR Developments.

Breckon & Breckon

