

**CHAWLEY
› COURT ›**

**NINE LUXURY
1 & 2 BEDROOM APARTMENTS
ON CUMNOR HILL**

Contemporary style in a great location

Cumnor Hill is one of the best addresses in West Oxford – near the station but very close to beautiful countryside and the pretty villages of Cumnor and Appleton. The views from the top floor apartments at Chawley Court are outstanding.

The apartments feature split levels, raised ceilings and generously sized balconies or terraces. They are spacious and equipped with high quality appliances, contemporary bathrooms and ensembles; the large windows and balcony doors are designed to let natural light flood in.



The Radcliffe Camera is at Oxford's historic centre

As Chawley Court is right on the edge of town, country pubs and riverside walks by the Thames are very close. Cumnor village has a couple of good eating pubs and some local shops, while Botley's shopping centre is due for redevelopment soon; Oxford Station and the City Centre are a direct bus ride from outside the development.

The perfect fusion of urban style and country life.

DEVELOPERS FINDING THE PERFECT FUSION

In four years **Shape** have built up a portfolio with an estimated £135m GDV, including 36 beautiful apartments near Sandbanks, Dorset, three multi-million pound townhouses in Marylebone and, most recently, a site near The Shard, in Southwark for 95 apartments.

Our team is small but experienced; our directors are well-versed in high end residential development and each is personally involved, right down to the details. We carefully select our architects and interior designers, and are backed by the expertise of a group of trusted investors.

We don't build one-size-fits-all 'boxes', but thrive on finding exciting settings for striking, individual homes. We start with a blank canvas and refine the design until it suits both the setting and the future residents.

The perfect fusion of location, specification and purchaser.

INVESTING IN THE FUTURE OF PROPERTY

Founded and funded by property and technology entrepreneur Steve Boulton-Brooks, **Boulton LDN** is able to move quickly, meaning our developments are built on sound foundations. Our strong performance and development expertise in the commercial sector has enabled us to acquire £150m of consented residential sites – over 170 apartments and houses.

Our broad knowledge means we select choice locations in London and south east and develop to meet the needs and desires of locals and buyers.

Our success is founded on strong partnerships – for example with Shape. We are not just financial investors; we also invest time and energy in making sure the design and architecture are right for the scheme and the area.

The view of Chawley Valley from the second floor apartments, over gently rolling countryside towards Wytham Woods.



CHAWLEY COURT

INTERIOR DIMENSIONS

APARTMENT 1			APARTMENT 4			APARTMENT 7		
Living/Kitchen	6.71 x 4.39m	22' 0" x 14' 5"	Living/Kitchen	5.98 x 4.95m	19' 7" x 16' 3"	Living/Kitchen	7.78 x 4.94m	25' 6" x 16' 2"
Bedroom	3.96 x 3.48m	13' 0" x 11' 5"	Bedroom 1	3.94 x 3.90m	12' 11" x 12' 10"	Bedroom 1	3.95 x 3.74m	13' 0" x 12' 3"
APARTMENT 2			APARTMENT 5			APARTMENT 8		
Living/Kitchen	5.20 x 5.52m	17' 1" x 18' 1"	Living/Kitchen	8.48 x 4.20m	27' 10" x 19' 10"	Living/Kitchen	6.50 x 4.42m	21' 4" x 14' 6"
Bedroom 1	4.21 x 2.93m	13' 10" x 9' 7"	Bedroom	3.87 x 3.64m	12' 8" x 11' 11"	Dining room	2.60 x 3.23m	8' 7" x 10' 7"
Bedroom 2	2.60 x 3.91m	8' 6" x 12' 10"	APARTMENT 6			Bedroom 1	3.14 x 4.49m	10' 4" x 14' 9"
APARTMENT 3			Living/Kitchen	6.99 x 4.02m	22' 11" x 13' 2"	Bedroom 2	3.58 x 3.74m	11' 9" x 12' 3"
Living/Kitchen	6.99 x 4.02m	22' 11" x 13' 2"	Bedroom	3.79 x 3.24m	12' 5" x 10' 8"	APARTMENT 9		
Bedroom	3.79 x 3.24m	12' 5" x 10' 8"	Living/Kitchen			5.18 x 4.92m	17' 0" x 16' 2"	
			Bedroom			3.05 x 3.77m	10' 0" x 12' 4"	

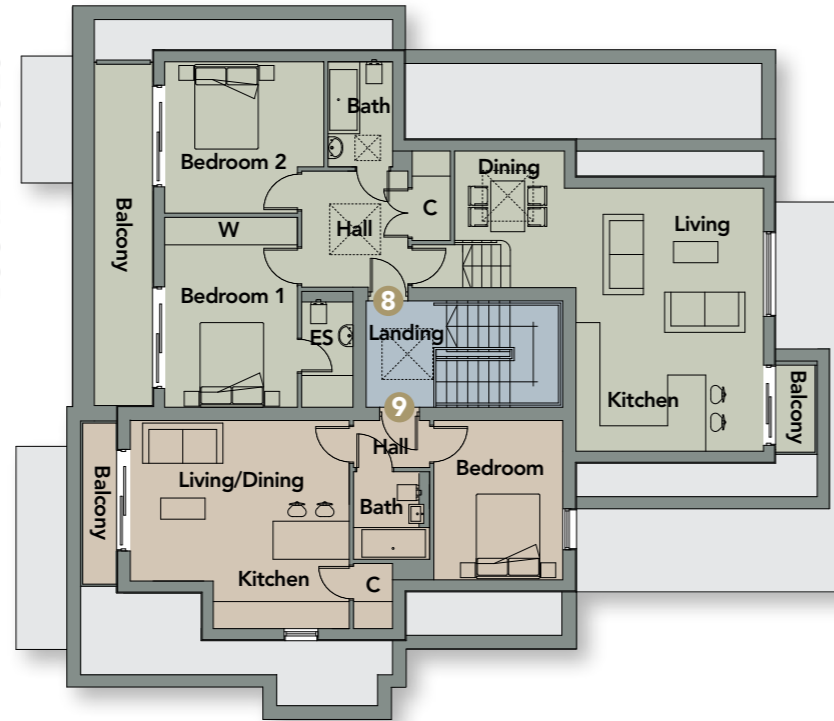
All measurements are maximum dimensions



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

KITCHEN

- Bespoke, highly specified kitchens with solid work surfaces
- Most apartments designed with an island unit/breakfast bar
- Undermounted stainless steel sink
- Fully integrated stainless steel oven and ceramic hob (AEG or similar)
- Fully integrated fridge/freezer and dishwasher

BATHROOMS & ENSUITES

- Contemporary white sanitaryware by Villeroy and Boch, including basin, concealed cistern wall hung WC and bath/shower tray
- Large format porcelain tiling to walls and floor
- Clear glass shower enclosure and or bath screen
- Chrome heated towel rails

FLOOR FINISHES

- Kahrs oak engineered wood flooring in hallways, kitchen and living areas
- Large format porcelain tiling in bathrooms and en-suite shower rooms
- Quality carpets in bedrooms

FIXTURES & FITTINGS

- Recessed LED down lights throughout
- Sky+*/HD TV point to all living areas and bedrooms
- Fitted sliding wardrobes to master bedrooms

HEATING & HOT WATER

- Heating and hot water provided by A-rated gas combination boilers
- Underfloor heating throughout with individual room controls

FINISHES

- Smooth matt emulsion finish to all walls & ceilings
- Smooth painted internal doors in eggshell
- Contemporary door handles

SECURITY & COMMON AREAS

- One-bedroom apartments have a single allocated parking space; two-bedroom apartments have two spaces
- Access controlled via security fob system or similar
- Video entry phone system linked to each apartment
- Carpeted communal entrance lobby and stairs
- Communal lighting with movement and daylight sensors
- Secure bicycle storage

EXTERNAL

- All apartments have access to a private balcony or terrace
- Landscaped communal garden for use by residents

WARRANTY

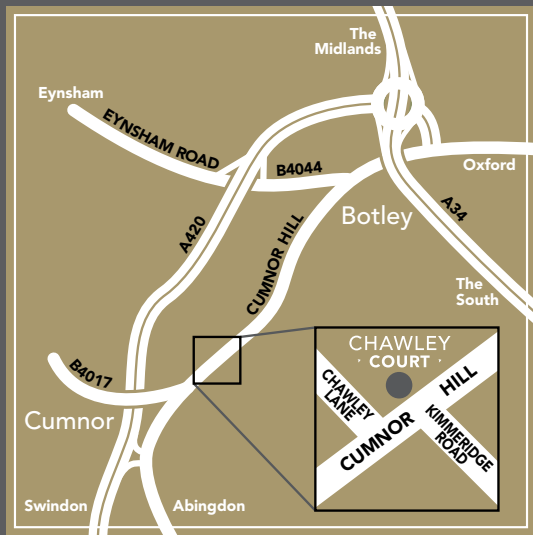
- 10 Year warranty provided by Premier Guarantee



* Requires subscription



COMPUTER GENERATED IMAGE



HOW TO FIND CHAWLEY COURT OX2 9PH

ALL ENQUIRIES

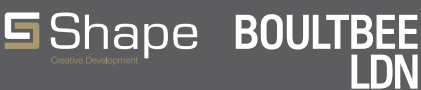


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ANOTHER DEVELOPMENT BY



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