

# The Oxford

## 3 bedroom home

The Oxford is a traditional looking home designed for contemporary living. The open plan kitchen and dining area has French doors that open out onto the garden, creating a light, airy living space inside, and easy outdoor dining in the warmer months. There's also a generous lounge, cloakroom and useful storage area.

Upstairs feels just as light and bright. The spacious principal bedroom has its own en-suite and built-in wardrobe, while two more bedrooms share a modern family bathroom.

You could even turn one of them into the perfect, peaceful home office.



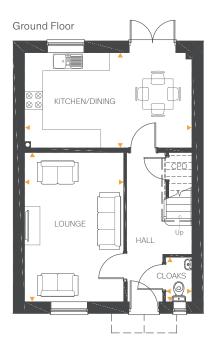
### **Features**

- Open plan kitchen & dining area with French doors to garden
- Inviting lounge
- Downstairs cloakroom
- Principal bedroom with built-in wardrobe & en-suite
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden

#### **Room Dimensions**

#### **Ground Floor**

| Lounge                | 16'2" × 10'8"               | 4.93m x 3.27m                  |
|-----------------------|-----------------------------|--------------------------------|
| Kitchen/Dining        | 18'1" × 10'4"               | 5.53m x 3.15m                  |
| Cloakroom             | 4'9" x 2'10"                | 1.47m x 0.87m                  |
| First Floor           |                             |                                |
| Bedroom 1<br>En-suite | 12'9" x 9'4"<br>9'6" x 3'3" | 3.89m x 2.87m<br>2.92m x 1.00m |
| Bedroom 2             | 10'4" × 9'10"               | 3.15m x 3.02m                  |
| Bedroom 3             | 8'6" x 8'4"                 | 2.60m x 2.56m                  |
| Bathroom              | 7'10" x 6'2"                | 2.41m x 1.90m                  |



First Floor

