





“Home is so much more than just the roof over your head. It’s not the backdrop to your life, it’s a fundamental part of it... Homes are the rocks on which families and communities are built.”

# DRIFTWAY

CHINNOR OXFORDSHIRE



PERFECTLY PLACED

# Set within a tapestry of open fields and lush pasture



**Surrounded by verdant Oxfordshire countryside,** at the foot of the Chiltern Hills, Driftway is a development of 78 superb new two, three, four and five bedroom family homes in the quiet village of Chinnor.

Nearby Chinnor Nature Reserve is a gateway to the breathtaking landscape of the Chilterns, where the rolling hills, unspoilt grasslands, glittering chalk streams and ancient beech woods have been sculpted over many years.



## ALL THE APPEAL OF VILLAGE LIFE

Straddling the Icknield Way,  
an ancient road that pre-dates  
Roman times, Chinnor is a flourishing  
village in the best tradition of English  
rural communities.



### A picturesque parish church...

a thriving village hall that is a hub for the whole community... a lovingly restored windmill... a working steam railway that attracts people from across the country... three friendly local pubs within walking distance of your home.

Along Chinnor's attractive highways, quaint cottages and varying architectural styles reveal the village's long and colourful history. Most of the shops and services are located in or around Church Road, where you'll find a traditional butcher, bakery, convenience store and post office, as well as a pharmacy, an optician and beauty salon. Elsewhere in the village there's a GP surgery, library, bookshop and café. There are also two popular Indian restaurants and takeaways to try. For those special occasions you can visit the renowned gastro-pub, The Sir Charles Napier, which is less than 3 miles away.

## SPOILT FOR CHOICE

With a choice of nursery schools within walking distance of Driftway, Chinnor also has two primary schools (both highly rated by Ofsted\*), and there are a number of highly regarded state schools for older children in nearby Thame and Watlington; the surrounding area offers an excellent selection of independent schools for all ages.



Chinnor's vibrant community offers plenty of activities to keep the entire family entertained, from Scouts and Guides to singing and country dancing, a wine circle and a WI. There's even an acclaimed silver band, and a much anticipated annual Beer Festival.

Alongside thriving rugby, cricket and football clubs, there are also facilities for tennis, taekwondo, badminton and bowls. Golfers will be spoilt for choice with courses, clubs and driving ranges galore. And of course, walking, cycling and horse riding are popular, with endless opportunities to explore the spectacular scenery of the Chilterns' Area of Outstanding Natural Beauty.

\*Latest reports state Mill Lane Community School, rated "Good" 2016 and St Andrew's Church of England Primary School, rated "Outstanding" 2013.



## A PRIME LOCATION

With both the gleaming spires of Oxford and the bright lights of London easily accessible, you are perfectly placed in Chinnor.



**Less than five miles away from Driftway**, Thame is awash with atmosphere and amenities, all set within the shadow of an ancient parish church and historic town hall. In addition to the colourful weekly markets, high street names and quality independent stores. Thame has plenty of cafés, teahouses and fashionable restaurants serving up a wide range of culinary delights. For the active types there is a popular leisure centre or if you fancy a little bit of culture there's a cinema, theatre and a museum along with a range of festival and events throughout the year, including the huge Oxfordshire County and Thame Show and an annual (rubber) duck race.

Slightly further afield, Oxford offers a host of extraordinary attractions, from college buildings, museums, theatres, art galleries, classical concerts to live bands and modern cinema. The city's rich cultural tradition is matched by its reputation as a major shopping hub, with a fabulous new shopping complex adding to the already established shopping facilities; Westgate Oxford not only brings a range of global brands, but also restaurants and cafés, a five-screen boutique cinema and rooftop dining.

For even more designer shopping, Bicester is less than 20 miles away, whilst two Michelin-star dining is available at Belmond Le Manoir aux Quat Saisons. Other must-see destinations include the magnificent Waddesdon Manor and majestic Blenheim Palace, both of which offer spectacular grounds and a calendar of events throughout the year.

With the M40 just a few minutes' away you can drive into Oxford within 40 minutes, High Wycombe within 25 minutes and central London in just over an hour. If you're jetting off to warmer climates Heathrow is only 32 miles away. There's also excellent local bus service links between High Wycombe and Princes Risborough. Commuting into London is straight forward as Princes Risborough station provides a direct service into London Marylebone in 38 minutes.



## HOME COMFORTS

# Driftways' homes offer a sophisticated aesthetic.

### KITCHEN

- Hacker German-manufactured contemporary fitted kitchens in a range of colours\*
- Laminate worktops and up-stands\*
- Under-cabinet LED lighting
- Stainless steel one and a half bowl sinks with chrome mixer tap
- Gas hob with stainless steel splashback (large five-burner hob to houses 46, 60, 62, 63 and 67)
- Stainless steel double oven to house 46
- Two stainless steel single ovens to houses 34, 35, 42-45, 60, 62, 63, 65, 66 and 67
- Stainless steel extractor hood
- Integrated fridge freezer and dishwasher
- Integrated washer dryer to homes without a utility room
- Soft close doors and drawers

### UTILITY ROOM

- Ample storage with base units and laminate worktops to match kitchen
- Spaces for washing machine and tumble drier; plumbing and wiring provided for both
- Stainless steel sink with chrome mixer tap

### BATHROOMS & EN-SUITES

- High quality white sanitary ware accessorised with stylish chrome mixer taps
- Modern WCs with concealed cisterns and chrome flush plate
- Vanity units below basins and shaver socket
- Showers with chrome/glass screens with square overhead shower and handset
- Showers are fitted over baths (where there is no separate shower within the bathroom) with chrome/glass screens
- A choice of European ceramic floor and wall tiles\*, full height around bath where shower over and shower enclosures and half height to all other walls where sanitaryware is fitted, all finished with chrome edge trim (cloakrooms feature splashback tiling to the basin)
- Heated chrome towel rails to bathrooms and en-suites

### INTERIOR DECOR

- Homes painted throughout in contemporary classic tones: ceilings are white, with walls in a neutral taupe, Crown Supermatt "Smoked Glass"
- Skirting boards, architraves and staircases are painted in a gloss white
- White painted panelled internal doors come with polished chrome ironmongery
- Fitted wardrobes with sliding glass doors are provided to the master bedroom and bedroom 2 in 4 and 5 bedroom homes

### HEATING & ELECTRICAL

- Gas fired central heating throughout with radiators and thermostatic controls
- Seven-day electronic programmer with wall-mounted thermostat to each zone
- LED downlights to kitchen, hall, bathroom and en-suite, with pendant lighting elsewhere
- Light switches and sockets in white (kitchen has a socket with USB port for easy charging)
- TV (with aerial) and provision for multi-room satellite TV in living room, kitchen/dining and all bedrooms
- BT master point
- Dual voltage shaver socket to bathroom and en-suite
- Mains powered smoke alarm for safety
- Carbon monoxide alarm
- Chrome door bell push and mains powered chime set
- Power and light provided within garages
- Electric car charging point provided to most homes

### EXTERNAL

- PVCu windows
- Front door, with door bell and porch lighting
- Lighting to front and rear in chrome, with external waterproof socket to rear patio area
- External tap
- Landscaping will be in accordance with plans approved by the local authority. Gardens are all fully laid to lawn at the rear





We have been building homes for over a quarter of a century.



At Nicholas King Homes we treat every client as an individual. Our support infrastructure provides you with peace of mind and lots of little extras as standard including a handyman for half a day to help your new house feel like home.

We'll put up curtain tracks, shelves and pictures and provide you with a lock box for spare keys. We'll also fit your TV aerial too. We provide a 24-hour helpline for any problem you might have.



FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.



People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.



FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,500 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live. Skilfully produced is the one thing we always live by.





# DRIFTWAY

## CHINNOR OXFORDSHIRE

An exclusive collection of 2, 3, 4 & 5 bedroom homes in the heart of the Oxfordshire countryside.







A JOINT DEVELOPMENT BY



**FABRICA**

by A2Dominion

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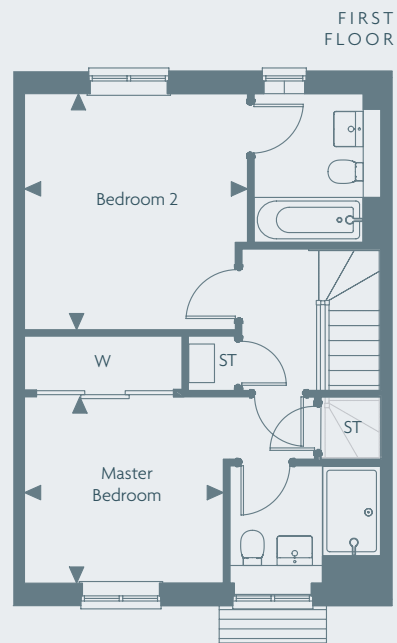
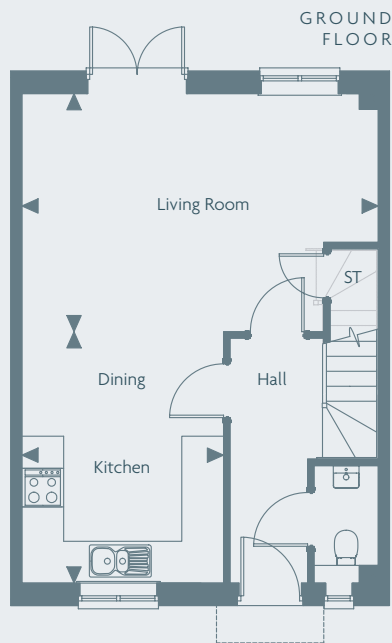


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## The Carlton

HOUSES AS:  
3, 5 & 10

MIRROR IMAGE HOUSES:  
4, 6, 11 & 12

### GROUND FLOOR

Kitchen/Dining	3909 x 3140mm	12' 9" x 10' 3"
Living Room	5545 x 3706mm	18' 1" x 12' 1"

### FIRST FLOOR

Master Bedroom	3097 x 2900mm	10' 1" x 9' 6"
Bedroom 2	3674 x 3472mm	12' 0" x 11' 4"

Single Garages included for houses 11 and 12.

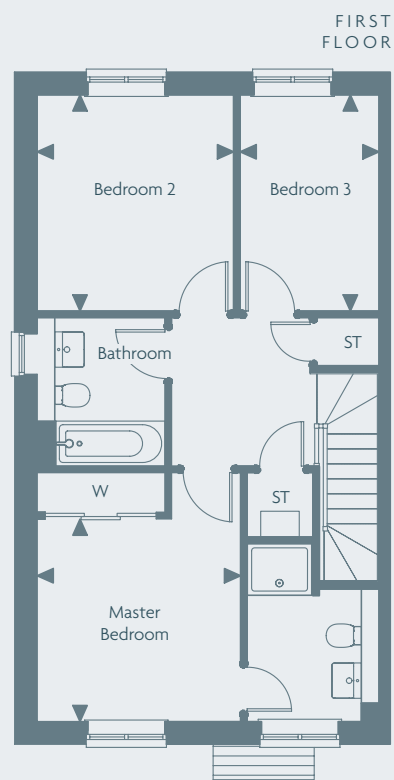
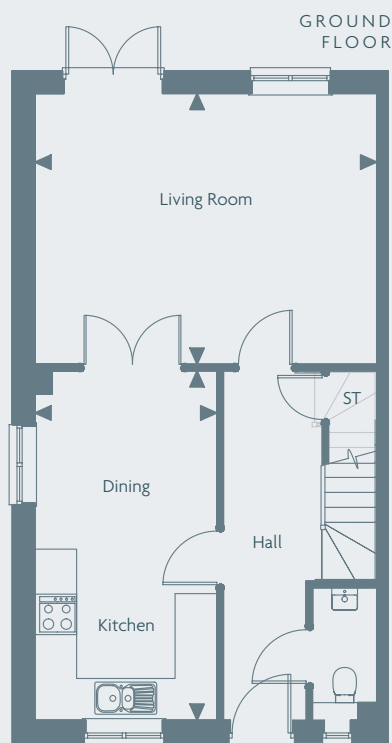
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## The Streatham

HOUSES AS:  
9, 13, 29, 31, 48, 50, 36, 38 & 69

MIRROR IMAGE HOUSES:  
30, 32, 49, 51, 37, 39 & 70

### GROUND FLOOR

Kitchen/Dining	5440 x 2834mm	17' 10" x 9' 2"
Living Room	5320 x 4217mm	17' 5" x 13' 10"

### FIRST FLOOR

Master Bedroom	3169 x 3132mm	10' 4" x 10' 3"
Bedroom 2	3367 x 3060mm	11' 0" x 10' 0"
Bedroom 3	3367 x 2164mm	11' 0" x 7' 1"

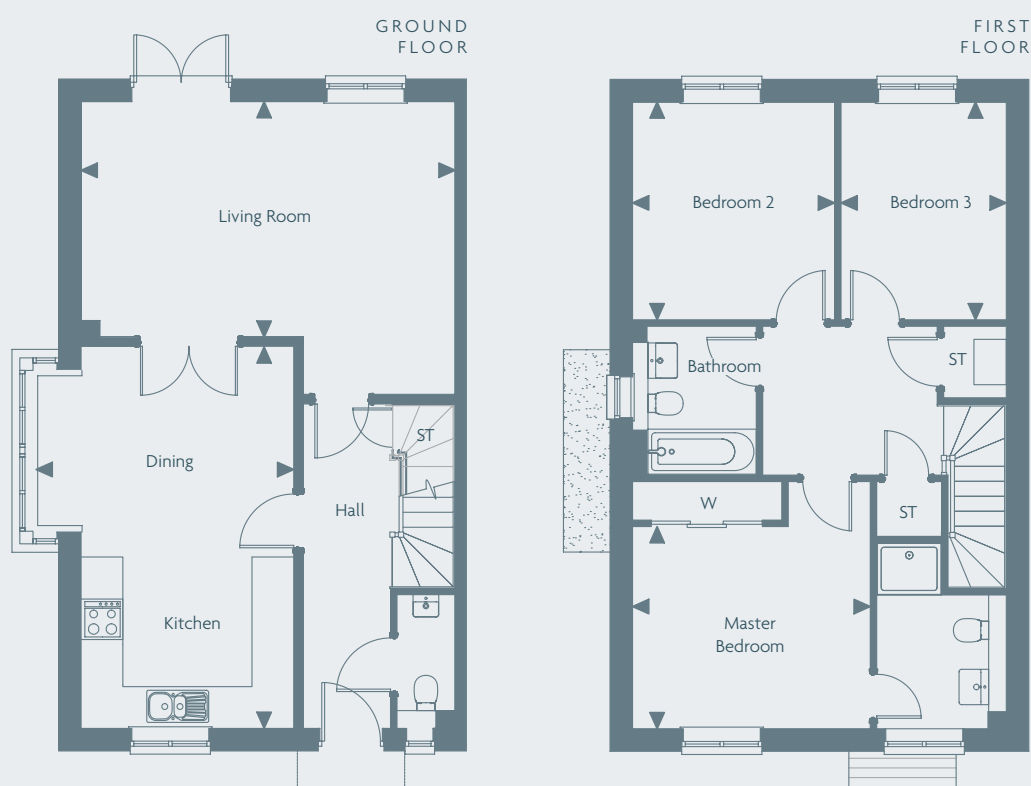
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## The Hanbury

HOUSES AS:  
28 & 53

MIRROR IMAGE HOUSES:  
52 & 73

### GROUND FLOOR

Kitchen/Dining	5945 x 3984mm	19' 6" x 13' 0"
Living Room	5815 x 3655mm	19' 0" x 11' 11"

### FIRST FLOOR

Master Bedroom	3700 x 3148mm	12' 1" x 10' 3"
Bedroom 2	3393 x 3145mm	11' 1" x 10' 3"
Bedroom 3	3393 x 2574mm	11' 1" x 8' 5"

DRIFTWAY

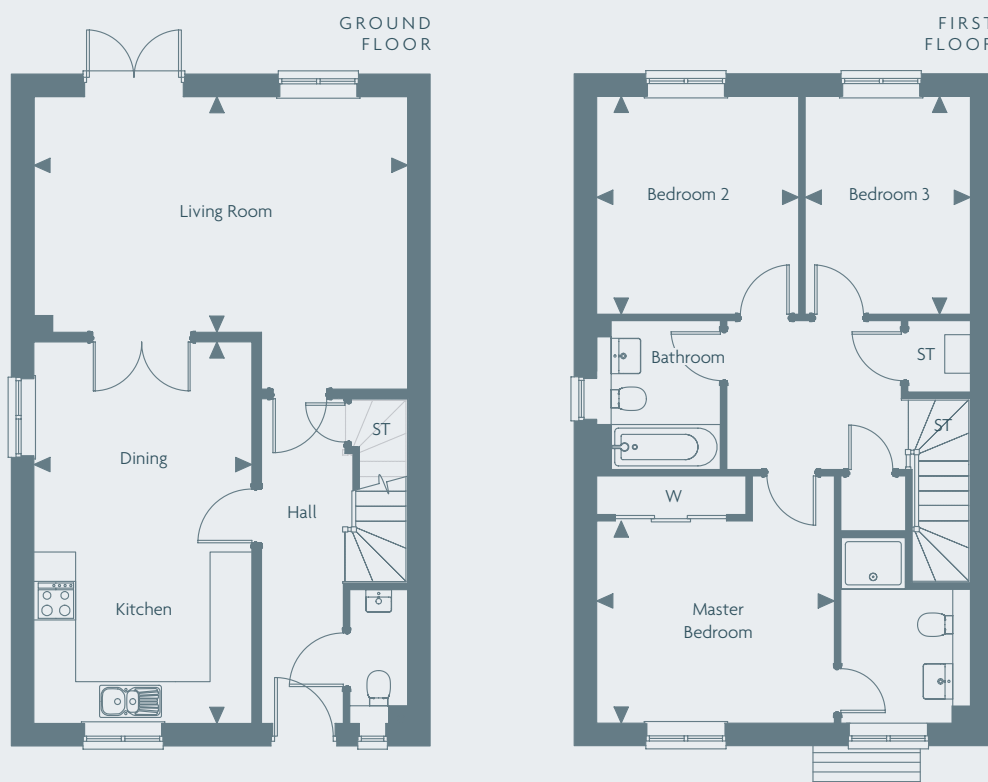
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## The Lichfield

HOUSES AS:  
8, 33, 47, 61 & 68

### GROUND FLOOR

Kitchen/Dining	5945 x 3404mm	19' 6" x 11' 2"
Living Room	5815 x 3655mm	19' 0" x 11' 11"

### FIRST FLOOR

Master Bedroom	3700 x 3148mm	12' 1" x 10' 3"
Bedroom 2	3393 x 3145mm	11' 1" x 10' 3"
Bedroom 3	3393 x 2574mm	11' 1" x 8' 5"

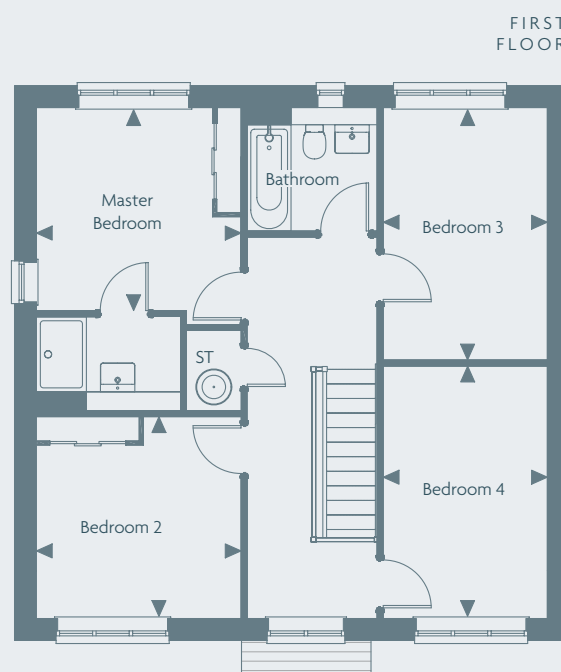
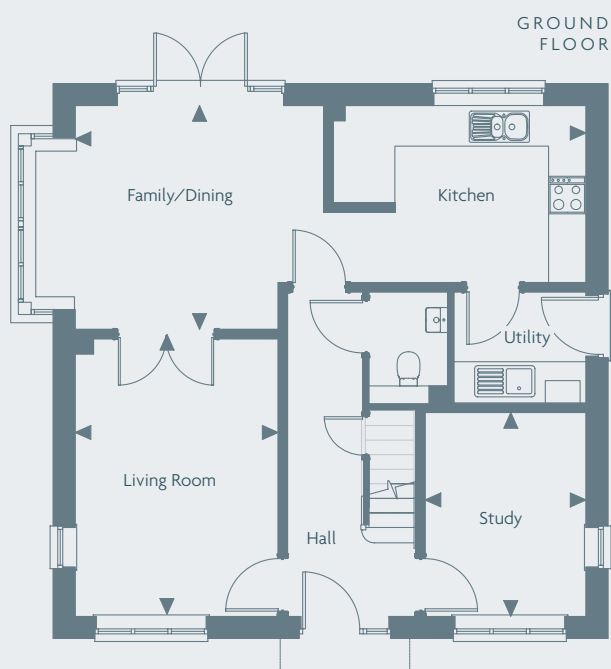
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## The Hampton

HOUSES AS:  
35<sup>†</sup>, 42<sup>†</sup>, 43 & 44

MIRROR IMAGE HOUSES:  
34, 45<sup>†</sup>, 64<sup>†</sup>, 65 & 66<sup>†</sup>

<sup>†</sup>No bay window  
NB. Floor plan shown as mirror image

### GROUND FLOOR

Kitchen/	8238 x 3583mm	27' 0" x 11' 9"
Family/Dining		
Living Room	4455 x 3250mm	14' 7" x 10' 8"
Study	3265 x 2577mm	10' 8" x 8' 5"

### FIRST FLOOR

Master Bedroom	3277 x 3251mm	10' 9" x 10' 8"
Bedroom 2	3277 x 3230mm	10' 9" x 10' 7"
Bedroom 3	4041 x 2629mm	13' 3" x 8' 7"
Bedroom 4	4041 x 2629mm	13' 3" x 8' 7"

DRIFTWAY

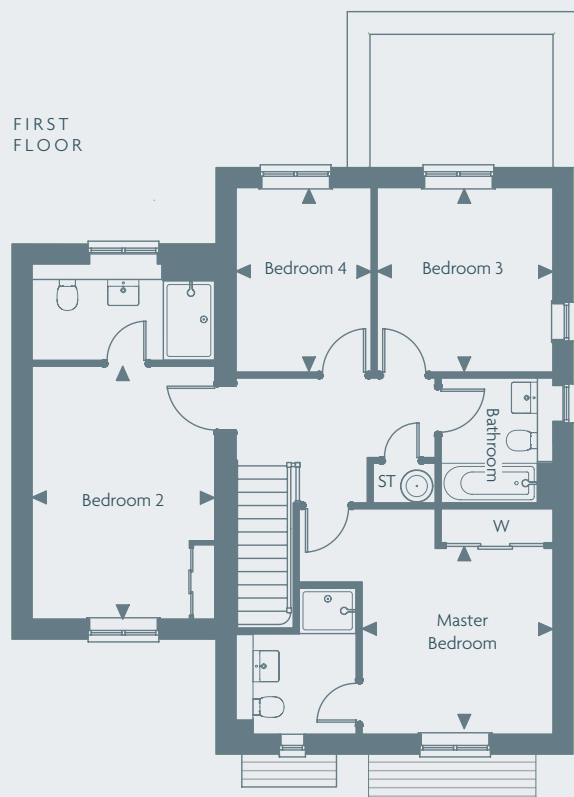
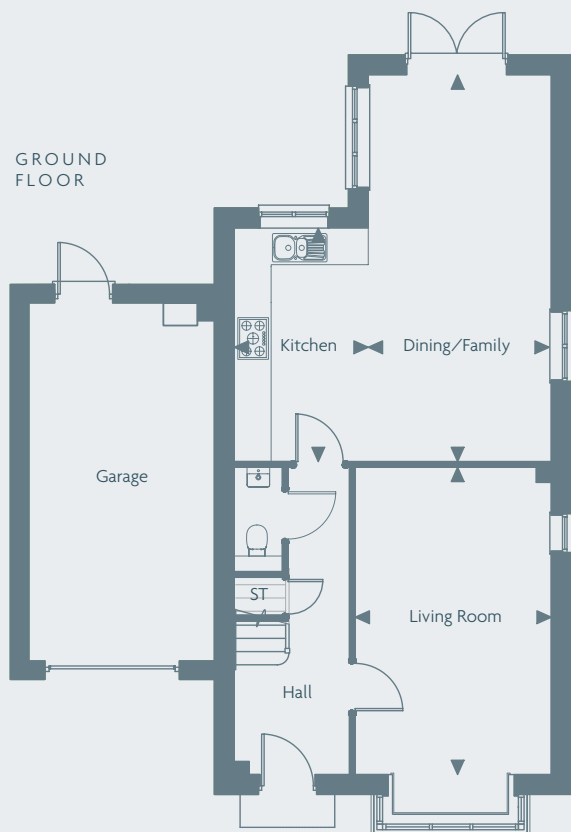
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## The Cumberland

HOUSES AS:  
60 & 62

### GROUND FLOOR

Kitchen	4122 x 2362mm	13' 6" x 7' 9"
Dining/Family	6824 x 3228mm	22' 4" x 10' 7"
Living Room	5420 x 3460mm	17' 9" x 11' 4"

### FIRST FLOOR

Master Bedroom	3370 x 3277mm	11' 0" x 10' 9"
Bedroom 2	4465 x 3223mm	14' 7" x 10' 6"
Bedroom 3	3259 x 3106mm	10' 8" x 10' 2"
Bedroom 4	3259 x 2388mm	10' 8" x 7' 10"

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## The Arundel

HOUSE AS: 63

MIRROR IMAGE HOUSE: 67

### GROUND FLOOR

Kitchen/Dining	5702 x 5090mm	18' 8" x 16' 8"
Living Room	5455 x 3563mm	17' 10" x 11' 8"
Study	3563 x 2402mm	11' 8" x 7' 10"

### FIRST FLOOR

Master Bedroom	7278 x 2964mm	23' 8" x 9' 8"
Bedroom 2	3842 x 3332mm	12' 7" x 10' 11"
Bedroom 3	4505 x 3340mm	14' 9" x 10' 11"
Bedroom 4	4608 x 2655mm	15' 1" x 8' 8"
Bedroom 5	2592 x 2526mm	8' 6" x 8' 3"

DRIFTWAY

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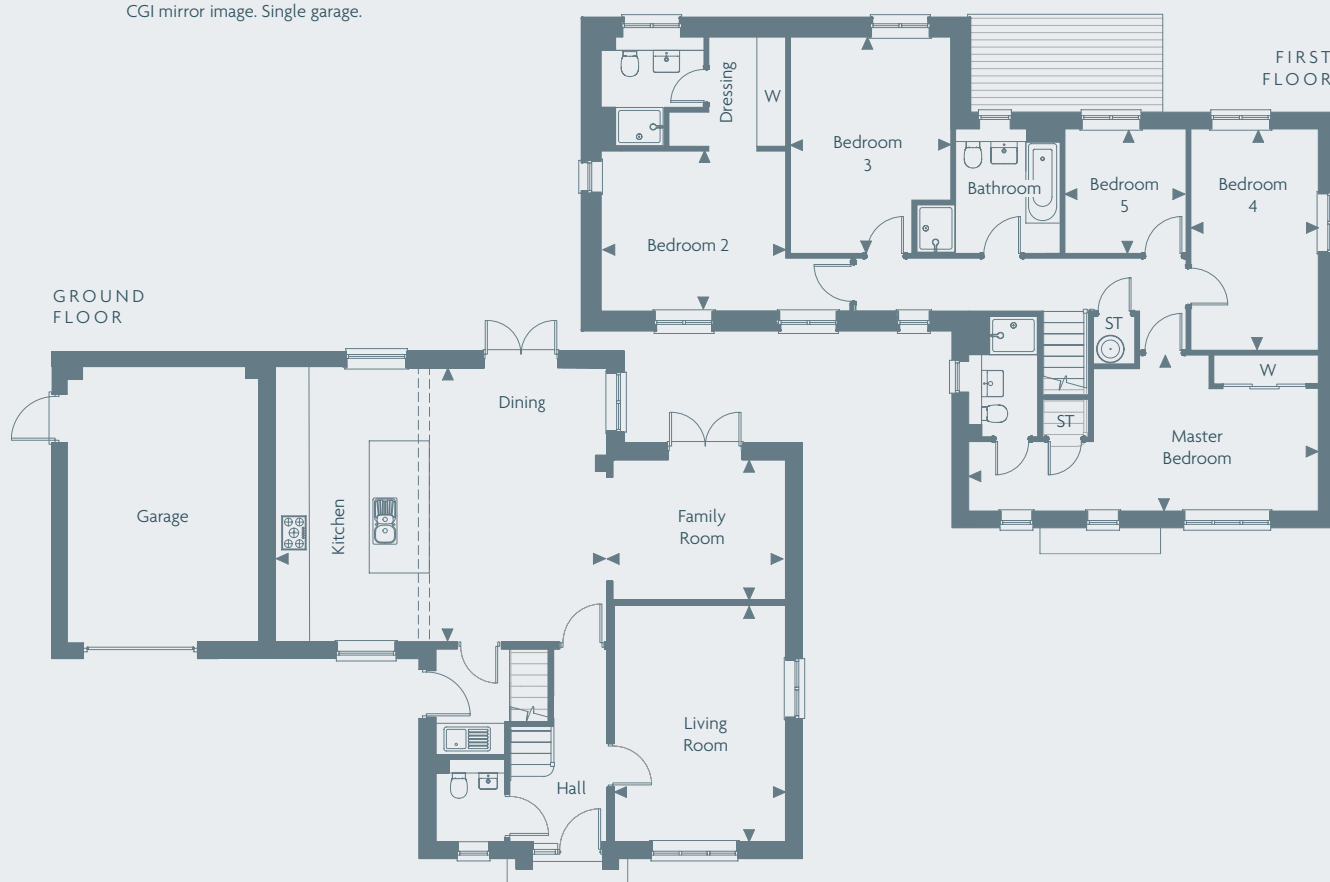
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CGI mirror image. Single garage.



## The Arundel 2

HOUSE: 46

### GROUND FLOOR

Kitchen/Dining	6915 x 5702mm	22' 8" x 18' 8"
Family Room	3712 x 2973mm	12' 2" x 9' 9"
Living Room	4892 x 3562mm	16' 0" x 11' 8"

### FIRST FLOOR

Master Bedroom	7278 x 2964mm	23' 10" x 9' 8"
Bedroom 2	3842 x 3332mm	12' 7" x 10' 11"
Bedroom 3	4505 x 3340mm	14' 9" x 10' 11"
Bedroom 4	4608 x 2655mm	15' 1" x 8' 8"
Bedroom 5	2592 x 2526mm	8' 6" x 8' 3"

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