VANBRUGH MEADOWS

FAMILY SPACE IN A BEAUTIFUL PLACE

With Long Hanborough’s picture-postcard village setting surrounded by miles of rolling countryside, Vanbrugh Meadows is the idyllic family retreat you’ve always dreamed of. This select new CALA development of 32 luxury 4 and 5 bedroom detached family homes enjoys a host of local amenities and popular schools, close to the thriving towns of Witney and Oxford.

Generous in space, bathed in light and finished to a quality specification, our contemporary homes boast characterful exteriors that complement their leafy rural backdrop. Whether staying local in the village, popping into town or commuting down to London, Vanbrugh Meadows lets you fully embrace the good life.
LONG HANBOROUGH

VILLAGE LIFE WITH SOUGHT-AFTER STYLE

You’ll immediately fall in love with your new surroundings at Vanbrugh Meadows. Situated midway between Witney and Woodstock, this charming village community has a wonderful array of thatched, stone, slate and tile roofed cottages. Long Hanborough offers a wide range of local amenities, including a village store, Post Office, medical centre, dentist, church and two public houses. Community events, fundraisers and other get-togethers are also held throughout the year at The Pavilion village hall.

All of your favourite high street names and eateries can be found in nearby Witney, as well as at Westgate Shopping Centre, among the academic and architectural splendour of Oxford, which is some seven miles away.

For an awe-inspiring experience, Long Hanborough is only four miles from Blenheim Palace and Park in Woodstock, the majestic country residence of the Dukes of Marlborough and birthplace of Winston Churchill. Other beauty spots include Combe Mill and Eynsham Hall, the luxury country house hotel in North Leigh, Witney. While for the more active, you’re spoilt with choice, from Bartholomew Sports Centre and Richmond Witney Wellness Spa, to Kirtlington Golf Club and Witney Lakes.

Schooling in the area is equally well provided for. Hanborough Manor CofE Primary is within walking distance of Vanbrugh Meadows and feeds into nearby co-educational Bartholomew Secondary School, rated ‘outstanding’ by Ofsted. Along with the co-educational Combe CofE Primary, Wood Green Secondary and also the independent King’s School situated in Witney.
WELL CONNECTED IN EVERY WAY

Long Hanborough provides a natural haven for country loving commuters. Drivers can benefit from direct links to the A40, A44 and A34, as well as easy access to Junction 9 of the M40, situated approximately 12 miles from home. And whether it’s for business or pleasure, you can connect to destinations across the globe from London Heathrow Airport, around 52 miles away.

Finding that perfect work and home balance is easy at Vanbrugh Meadows, with both Hanborough and Combe train stations conveniently just over a mile away. You can catch a direct service from Hanborough to London Paddington, taking around an hour and seven minutes, or travel to Birmingham in as little as an hour-and-a-half. Oxford Parkway station in Kidlington also offers Park & Ride facilities, with a direct train to London Marylebone in around 55 minutes. While a half-hourly bus service can also take you into the centres of Witney, Woodstock and Burford.
AN IMPECCABLE PEDIGREE

It’s a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you’ll find just as much character and personality on the inside. Generous flowing spaces draw you in and the finish and specification contain many unexpected touches that will make your life that little bit easier.

Whether you’re bringing everyone together or simply prefer some peace and quiet, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.
THE BLENHEIM
4 BEDROOM DETACHED HOME
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**THE BLenheim**

**PLOTS 35 & 49 – AS SHOWN**

**PLOTS 20, 22 & 29 – HANDED**

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**GROUND FLOOR**

- **KITCHEN/BREAKFAST/FAMILY ROOM**
  - 5.70m x 3.75m
  - 18'8" x 12'3"

- **SITTING ROOM**
  - 7.25m x 3.61m
  - 23'9" x 11'10"

- **DINING ROOM**
  - 3.61m x 3.16m
  - 11'10" x 10'4"

- **STUDY**
  - 2.30m x 2.19m
  - 7'6" x 7'2"

- **MASTER BEDROOM**
  - 3.75m x 3.66m
  - 12'3" x 12'0"

- **BEDROOM 2**
  - 3.65m x 3.59m
  - 11'11" x 11'9"

- **BEDROOM 3**
  - 3.62m x 2.30m
  - 11'10" x 7'6"

- **BEDROOM 4**
  - 3.06m x 2.66m
  - 10'0" x 8'8"

**FIRST FLOOR**

- **MASTER BEDROOM**
  - 3.75m x 3.66m
  - 12'3" x 12'0"

- **BEDROOM 2**
  - 3.65m x 3.59m
  - 11'11" x 11'9"

- **BEDROOM 3**
  - 3.62m x 2.30m
  - 11'10" x 7'6"

- **BEDROOM 4**
  - 3.06m x 2.66m
  - 10'0" x 8'8"

- **STUDY**
  - 2.30m x 2.19m
  - 7'6" x 7'2"

- **EN SUITE**
  - **W**
  - **A/C**

- **BATHROOM**
  - **W**
  - **W A/C**

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Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.
KITCHEN/BREAKFAST ROOM
4.40m x 3.92m
14’5” x 12’10”

FAMILY ROOM
2.67m x 2.65m
8’9” x 8’8”

BEDROOM 3
3.31m x 3.23m
10’10” x 10’7”

BEDROOM 2
3.91m x 3.19m
12’9” x 10’5”

BEDROOM 4
3.18m x 2.44m
10’5” x 8’0”

MASTER BEDROOM
3.55m x 3.17m
11’7” x 10’4”

SITTING ROOM
5.34m x 3.17m
17’6” x 10’4”

UTILITY

WC

BATHROOM
EN SUITE
EN SUITE
DRESSING ROOM

HALL

ST

GARAGE
6.02m x 3.18m
19’9” x 10’5”

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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THE OATVALE
4 BEDROOM DETACHED HOME
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THE TAYMORE

5 BEDROOM DETACHED HOME
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THE TILHURST
5 BEDROOM DETACHED HOME
THE TILHURST
PLOTS 31, 42 & 47 – AS SHOWN
PLOTS 33, 43 & 50 – HANDED

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SITTING ROOM
5.45m x 4.34m
17'10" x 14'2"

KITCHEN/BREAKFAST ROOM
4.64m x 4.51m
15'2" x 14'9"

FAMILY ROOM
3.83m x 3.39m
12'6" x 11'1"

MASTER BEDROOM
4.95m x 3.99m
16'2" x 13'1"

BEDROOM 4
3.42m x 3.34m
11'2" x 10'11"

BEDROOM 5
2.98m x 2.67m
9'9" x 8'9"

BEDROOM 2
4.20m x 3.49m
13'9" x 11'5"

BEDROOM 3
4.49m x 3.42m
14'8" x 11'2"

DINING ROOM
5.43m x 4.22m
17'9" x 13'10"

STUDY
2.76m x 2.43m
9'0" x 7'11"

HALL

UTILITY

WC

EN SUITE

A/C

BATHROOM

EN SUITE BATHROOM

ST ST

GROUND FLOOR

FIRST FLOOR
VANBRUGH MEADOWS

LONG HANBOROUGH

SPECIFICATION
SPECIFICATION

**KITCHEN**
- Professionally designed kitchen with quality kitchen units
- Composite work surfaces to The Tilhurst & The Taymore
- Laminate work surfaces to The Osmore, The Oatvale, The Blenheim & The Natland
- 1½ bowl under-mounted stainless steel sink with single drainer and chrome mixer tap with swivel spout (The Tilhurst & The Taymore)
- 1½ bowl inset stainless steel sink with single drainer and chrome mixer tap with swivel spout (The Osmore, The Oatvale, The Blenheim & The Natland)
- Bosch built-in double oven
- Bosch 5 burner gas hob with extractor
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch built-in washer/dryer (if no utility room)

**UTILITY ROOM**
- Composite work surfaces (The Tilhurst & The Taymore)
- Laminate work surfaces (The Osmore, The Oatvale, The Blenheim & The Natland)
- Under-mounted stainless steel single bowl sink with drainer and chrome mixer tap with swivel spout (The Tilhurst & The Taymore)
- Inset stainless steel single bowl sink with drainer and chrome mixer tap with swivel spout (The Osmore, The Oatvale, The Blenheim & The Natland)
- Space for two appliances (except The Blenheim which has one space)

**FAMILY BATHROOM, EN SUITES, CLOAKROOM AND SHOWER ROOM**
- Roca sanitaryware
- Thermostatic showers
- Heated chrome towel rails to family bathroom and en suites
- Shaver socket to family bathroom and en suites

* Design is subject to change. Please refer to Sales Consultant for more information.
^ To selected plots only, please see floor plans for details.
HEATING, LIGHTING AND INTERNAL FINISHES

• Solid floors to ground floor for a warmer, quieter home
• Engineered timber floor joists to first and second floor
• Traditional gas radiator central heating
• Recessed downlights to hall, landing, kitchen/breakfast/family room, utility room, cloakroom, family bathroom, en suites and dressing room. Pendant light fittings to all other rooms (The Tilhurst, The Taymore and The Blenheim)
• Recessed downlights to kitchen/breakfast/family room, cloakroom (except The Natland which has triple bar light), family bathroom and en suites. Pendant light fittings to all other rooms (The Osmore, The Oatvale & The Natland)
• Triple bar light to utility room (The Osmore & The Natland)
• Amtico flooring to kitchen/breakfast/family room, utility room, family bathroom, en suites and cloakroom
• Built-in wardrobes (please see floor plans for details)
• Electric spur to lounge for electric fire or gas fire ignition and to garage for electric door opener

MEDIA AND COMMUNICATIONS

• TV/FM/DAB sockets to kitchen/breakfast/family room, sitting room, dining room, study and all bedrooms
• Sky Q and Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
• Telephone sockets to kitchen/breakfast room, sitting room and master bedroom
• Designated data distribution system consisting of CAT6 wiring allowing for a faster high definition connection

SECURITY

• Outside lights to front, rear and side doors
• Dusk-to-dawn sensor lights outside front door
• Recessed or wall-mounted downlights to porched area
• Multi-point locking system to front door
• Fused spur fitted for wireless alarm

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SPECIFICATION

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Energy monitor installed to help track usage, reducing bills and environmental impact
- Double glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A+ or B-rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes††
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Outside water tap
- Outside electrical point to rear patio
- Landscaped front garden

† Not all domestic appliances have an EU energy label. Please refer to Sales Consultant
†† Proportions may vary, please refer to Sales Consultant for further information
Photography from a previous CALA development
PERFECTLY LOCATED

Vanbrugh Meadows, Church Road, Long Hanborough, Oxon, OX29 8JF
WHAT’S NEAR

ON FOOT

- Convenience Store – 0.3 miles
- Hanborough Manor
- CofE Primary School – 0.4 miles
- George and Dragon Pub – 0.6 miles
- Hand and Shears Pub – 0.7 miles

BY CAR

- Combe CofE Primary School – 1.8 miles
- Bartholomew Sports Centre – 3.4 miles
- Blenheim Palace – 3.9 miles
- Bartholomew Secondary School – 3.9 miles
- Wood Green Co-ed Secondary School – 4.3 miles
- The King’s School Witney (Co-ed Independent) – 5.1 miles
- Waitrose, Witney – 5.3 miles
- Marks & Spencer, Witney – 5.4 miles
- Marriotts Walk Shopping Centre, Witney – 5.4 miles
- Richmond Witney Wellness Spa – 6.5 miles
- North Oxford Golf Club – 7.4 miles
- Witney Lakes – 7.6 miles
- Westgate Shopping Centre, Oxford – 10 miles
- M40 Junction 9 – 12 miles
- London Heathrow Airport – 51.8 miles

DISTANCE TO TRAIN STATIONS

- Hanborough Train Station – 1.1 miles
- Combe Train Station – 1.1 miles

BY RAIL

- Oxford – 9 minutes
- London Paddington – 1 hour 7 minutes
- Birmingham – 1 hour 30 minutes

BY BUS

- Regular daily runs – Witney, Woodstock and Burford
CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.