

A GREENER SPECIFICATION

Each home at Church Farm has been thoughtfully created to stand the test of time whilst giving every owner the latest technology to maximise comfort.

Kitchen

- Fitted kitchen with choice of door and worksurface**
- Laminate worktops
- Induction 4 zone hob
- Single oven
- Wall mounted extractor hood
- Floor tiling to the kitchen/dining room
- Space and plumbing for a washing machine and dishwasher
- Option to upgrade worktop to Silestone and include further appliances**

Electric & Heating

- Recessed satin chrome LED downlighters in the kitchen and bathroom
- White wall switches and sockets
- TV, network and telephone points to kitchen/dining room, living room and all bedrooms
- Sky points in the living room and master bedroom

- USB charging points to kitchen and master bedroom
- Underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump

Bathroom

- White Geberit sanitary ware with chrome fittings and heated chrome towel rail to bathroom and en suite^
- Minoli wall and floor tiles**
- Full height tiling around bath and half height behind other sanitary ware
- Minoli splashback in the cloakroom**
- Thermostatic shower in the bathroom
- White shaver socket

External Features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- External power socket to rear
- Outside dusk to dawn sensor lighting to the front and rear or side^

- Garages with power and light^
- Wiring for single electric vehicle charging point^
- In roof solar PV panels

Energy Efficiency

- Energy efficient air source heat pump central heating
- Dual flush mechanism to W/C reducing water wastage
- Electricity smart meter, supplied by British Gas
- Low energy lighting fitted throughout

Security & Peace of Mind

- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture
- Fused spur for burglar alarm

Warranty

- Protected by a 10-year NHBC Buildmark Warranty

available as an upgrade subject to build stage

** choice available subject to build stage

^ dependent on plot

We like to think that you can recognise a Pye home from the moment we start building. You will see the consideration for the community we're joining, the care we put into the construction and the attention to detail in the finish of the homes.

We look forward to providing supportive guidance through your buying journey and we take pride in the after care.

Made for life.

Pye Homes, Church Farm, Beckett Drive,
off Church Road, Radley, OX14 3QF

Customer Host Team and all other enquiries
churchfarm@pyehomes.co.uk | 01235 639500

pyehomes.co.uk/churchfarm

PYE
homes
BLENHEIM


RADLEY

CHURCH FARM

RADLEY • OXFORDSHIRE



Plot 90

THE FRANCIS 2 BEDROOM HOME

A spacious open plan kitchen/dining room with separate living room and two generously sized double bedrooms define The Francis.



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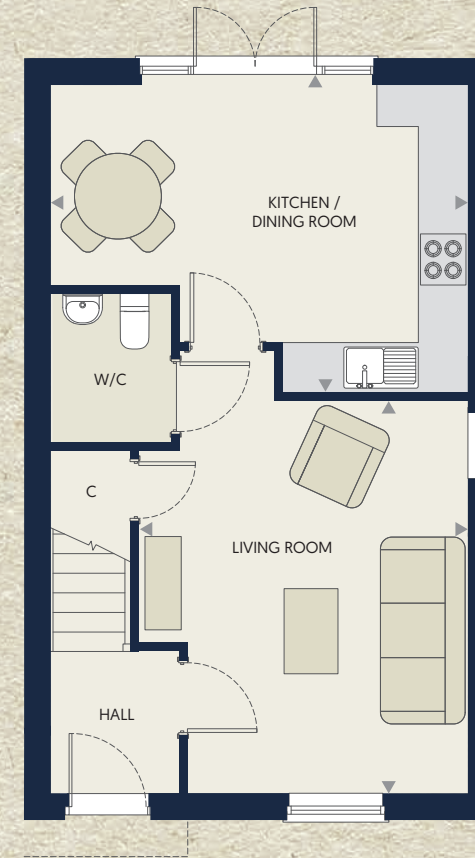
Sensitive landscaping

We've been careful with our landscaping, ensuring we plant native species of trees, shrubs and flowers to protect the delicate local ecosystem, improve biodiversity and create spaces that feel natural and in keeping with Church Farm's setting.

NOTES



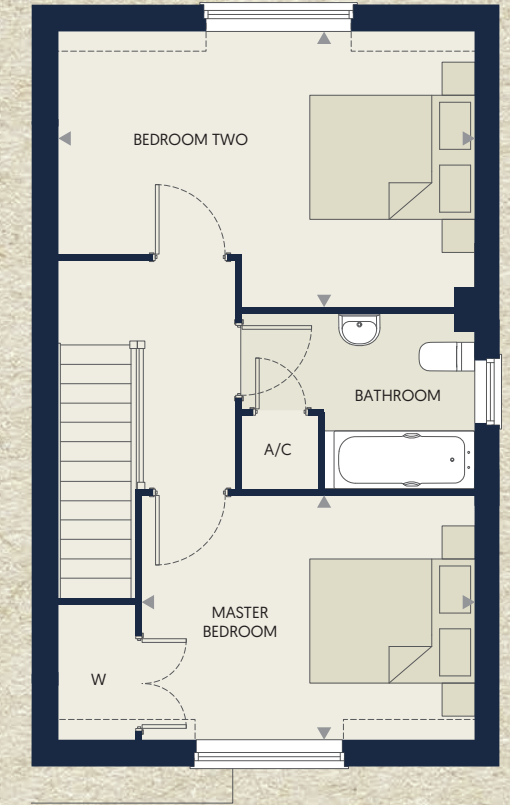
THE FRANCIS



Total floor area 85.5 sq m 920 sq ft

GROUND FLOOR

Living Room	4.70m x 3.93m	15'5" x 12'11"
Kitchen / Dining Room	4.98m x 3.67m	16'4" x 12'0"



FIRST FLOOR

Master Bedroom	3.98m x 2.91m	13'1" x 9'7"
Bedroom Two	4.98m x 3.30m	16'4" x 10'10"

C - Cupboard A/C - Airing Cupboard W - Wardrobe

Whilst the greatest care has been taken to share accurate information in these property particulars, they are for guidance only and we reserve the right to alter specification, layout, design, and materials without notice. The images, illustrations and layouts shown are indicative and should therefore not be taken as the final representation of the home(s) or used for purchasing furniture, carpet, or other furnishings. Detailed plans which show plot specifics are available upon request and should be checked prior to making any purchases.