

## A GREENER SPECIFICATION

# CHURCH FARM

RADLEY • OXFORDSHIRE

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 work surface\*\*
- Silestone work surfaces
- Induction 5 zone hob
- Integrated single oven and combination microwave/oven
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Floor tiling to the kitchen/dining/family area and utility
- Space and plumbing for a washing machine in the utility
- Space and power for a condenser tumble drier in the utility

### Electric & Heating

- Recessed white-finish LED downlighters to kitchen/diners, bathrooms, en suites, hallway, landing, cloaks with sealed fittings above shower/bath
- White wall switches and sockets including USB ports to the kitchen and master bedroom\*\*\*
- TV points to the living room, kitchen, study and all bedrooms

- BT Points to living room and master bedroom
- Data points in the living room, kitchen, study and all bedrooms
- Sky point in the living room and master bedroom
- Independently zoned underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump

### Bathroom & En suite

- White sanitary ware with chrome fittings and heated chrome towel rail to bathroom and en suite^
- Minoli wall and floor tiles\*\*
- Full-height tiling to shower cubicle, half-height tiling to bath and behind other sanitary ware as well as tiled sills
- Tiled splashback in the cloakroom\*\*
- Thermostatic shower in shower cubicle in the en suite
- Hand-held shower in cradle in the main 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
- 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

\*\*\* other finishes available as purchaser optional extras

^ dependent on plot



CGI depicts plot 168, External appearance of other plots may vary

## THE SEAFORD 4 BEDROOM FAMILY HOME

A traditional double fronted house with modern features. Settle into life with a large living space, study, utility, and open plan kitchen/dining room.



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.**

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