



BRIDGEFORD
HOMES

CANADA HEIGHTS

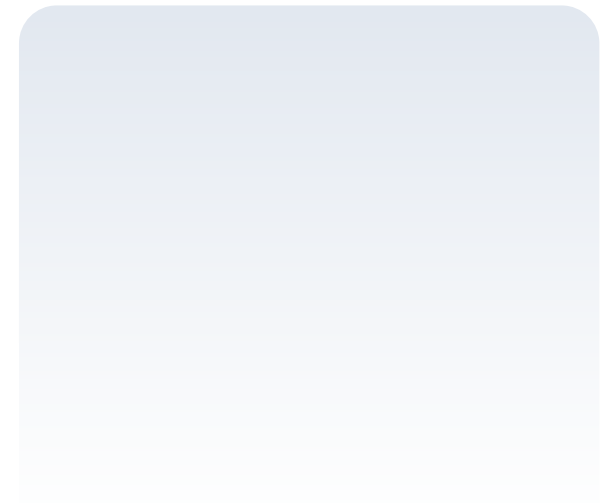
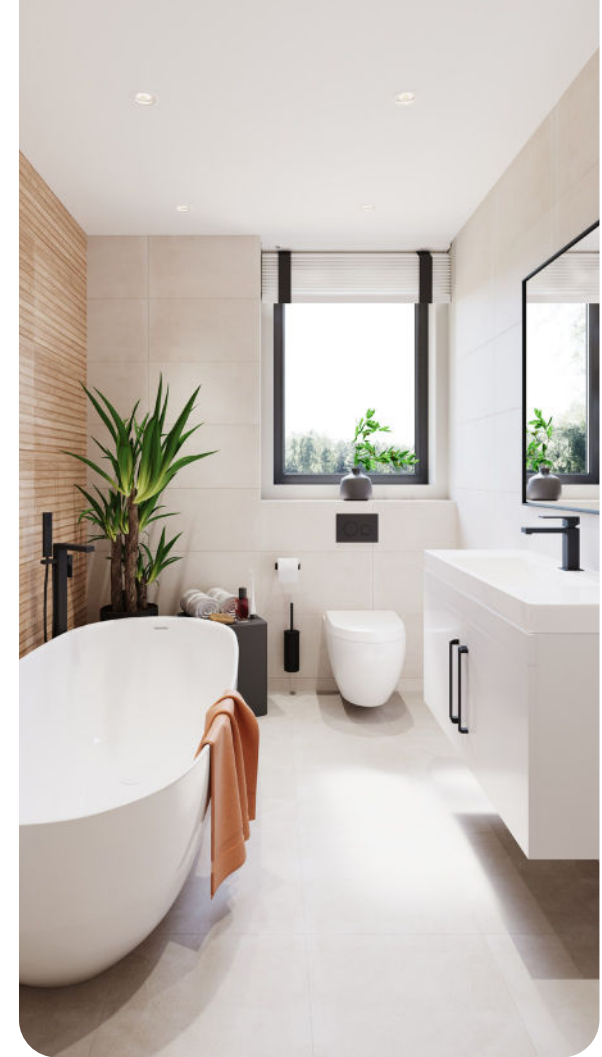
A high-spec collection of 2-4 bed, contemporary homes

WELCOME TO CANADA HEIGHTS

Canada Heights is an exclusive new development of 14 architect-designed contemporary homes located in the heart of Faringdon, Oxfordshire.

Set within its own quiet cul-de-sac on the edge of the town's Conservation Area, Canada Heights is ideally situated, being within only a short walk of the historic Faringdon Market Place and to public footpaths across nearby fields -so that's coffee out with friends followed by a dog walk!

The development gives a range of living options, from stylish 2 bedroom homes to 4 bedroom townhouses, all offering a refreshing approach to modern living, energy efficiency and high-end finishes blending with the embracing community of an historic market town.



BRIDGEFORD HOMES

Bridgeford Homes was established in January 2022 by Jon Slattery & Graham Mundy, in collaboration with Kelly-Ann Pendle. A talented and tight-knit team which prides itself on attention to detail throughout the design, construction and after sales service.

Born from a desire to build high quality, welcoming family homes with high end specifications, Bridgeford Homes brings together a wealth of knowledge and experience from its founders.

Bridgeford Homes properties combine traditional building skills and craftsmanship with modern technology to provide sustainable efficient and modern living.

Canada Heights follows on from Bridgeford Homes successful inaugural development in Watchfield, Oxfordshire.



FARINGDON, OXFORDSHIRE

Faringdon is located almost equidistant between Swindon and Oxford and lies within the Vale of the White Horse region.

The town has a thriving community and amenities such as the leisure centre, library, many independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and Aldi supermarkets, in addition to the existing Tesco store.

Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service to Swindon and Oxford.

ADDRESS

Canada Lane, Faringdon, SN7 8AR

Wantage Centre **10 miles**

Swindon Railway Station **12.6 miles**

Cirencester Centre **18 miles**

Oxford Railway Station **21.4 miles**



THE VALE OF THE WHITE HORSE

Named after the ancient chalk carving on White Horse Hill above nearby Uffington village, the Vale region stretches from the Lambourn Downs to the south, the Thames to the north and across to the western edge of Oxford city.

Along the way it embraces a wide and varied countryside with period market towns and picturesque villages appealing to those who love the English countryside at its best.

For those who enjoy being outdoors, close by are two national walking trails, the Ridgeway and the Thames Path, numerous National Trust properties including Buscott Park and Ashdown House, the home of William Morris at Kelmscott Manor, sailing and boating at Bowmoor Lake, the Thames and Farmor Reservoir and numerous riding stables and livery yards.

Fine dining is close at hand at the recently fully refurbished Old Crown in the Market Place and at the Sudbury House Hotel along London Street. In addition, there are numerous charming village pubs and restaurants nearby, while Oxford, just 20 miles away, boasts its famous colleges, theatres, and an array of culinary and retail options.



The Ridgeway



Faringdon



Oxford

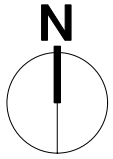


The River Thames at Buscott



Ashdown House, Ashbury

SITE PLAN



CANADA LANE

LECHLADE ROAD

Aspen Court

Pound Orchard





PLOT 1

A two-bed semi-detached house

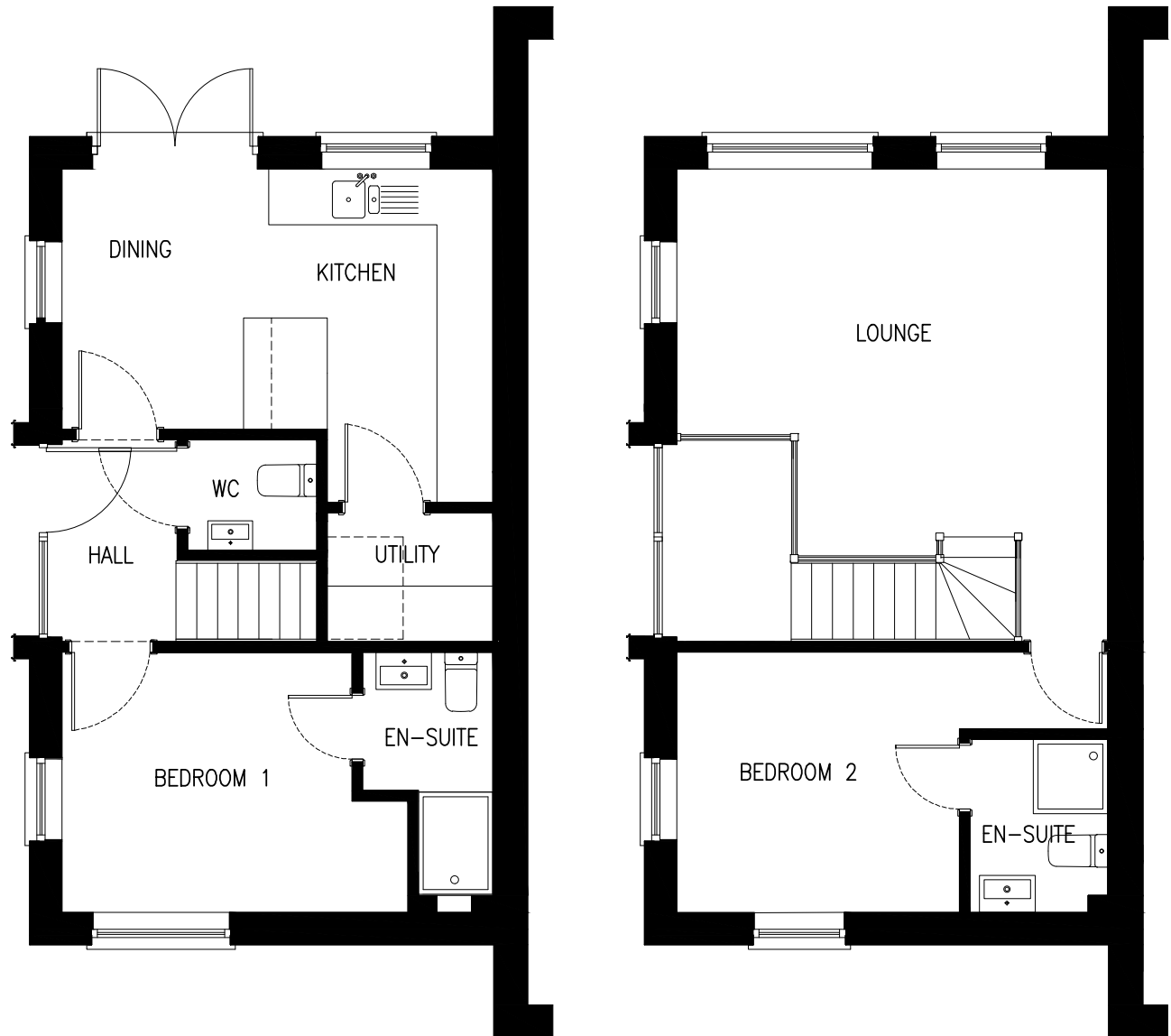
GROUND FLOOR

Kitchen Dining	3.58M (MAX)	4.64M (MAX)
Utility	1.38M	1.78M
WC	1.19M	1.38M
Hall	1.24M	2.17M
Bedroom 1	2.80M	3.12M
Bedroom 1 En-suite	1.39M	2.61M (MAX)

FIRST FLOOR

Lounge	4.64M	4.16M (MAX)
Bedroom 2	2.80M	3.04M
Bedroom 2 En-suite	1.48M	1.86M

TOTAL FLOOR AREA: 74.4 M² (800.8 SQ FT)



PLOT 2

A three-bed semi-detached house

GROUND FLOOR

Kitchen Dining	4.65M	5.08M
Utility	1.20M	1.85M
WC	0.90M	2.05M
Hall	2.21M (MAX)	5.60M
Bedroom 1	2.75M	2.93M
Bedroom 1 En-suite	1.43M	2.56M

FIRST FLOOR

Lounge	3.53M	3.84M
Bedroom 2	2.77M	3.32M
Bedroom 3	2.77M	3.32M
Hall	1.07M	3.67M
Bathroom	1.99M (MAX)	4.24M (MAX)

TOTAL FLOOR AREA: 105.8 M² (1138.8 SQ FT)

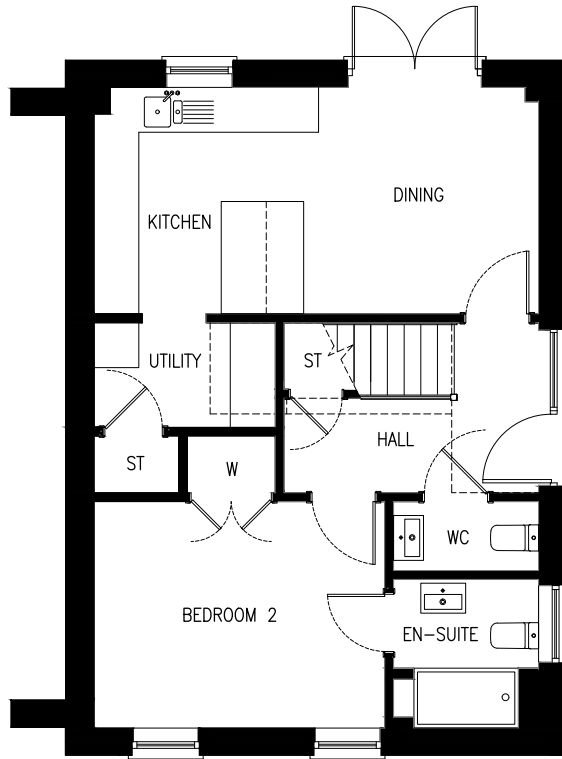




PLOT 3

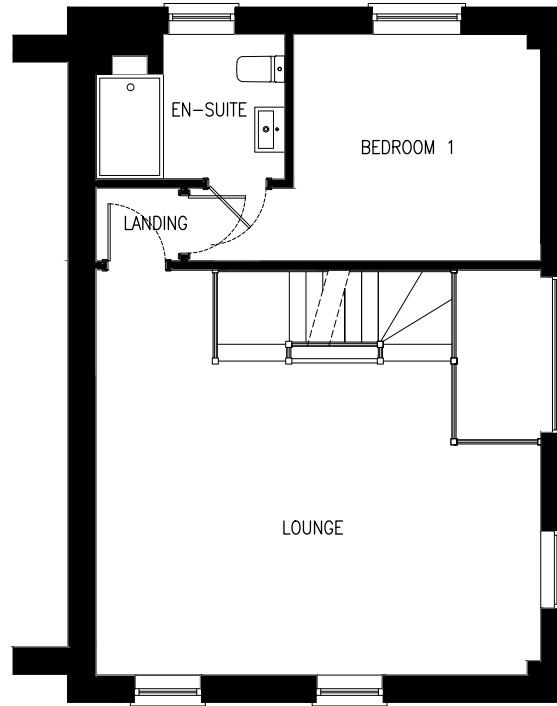
A four-bed end terrace house

TOTAL FLOOR AREA: 146.1 M² (1572.9 SQ FT)



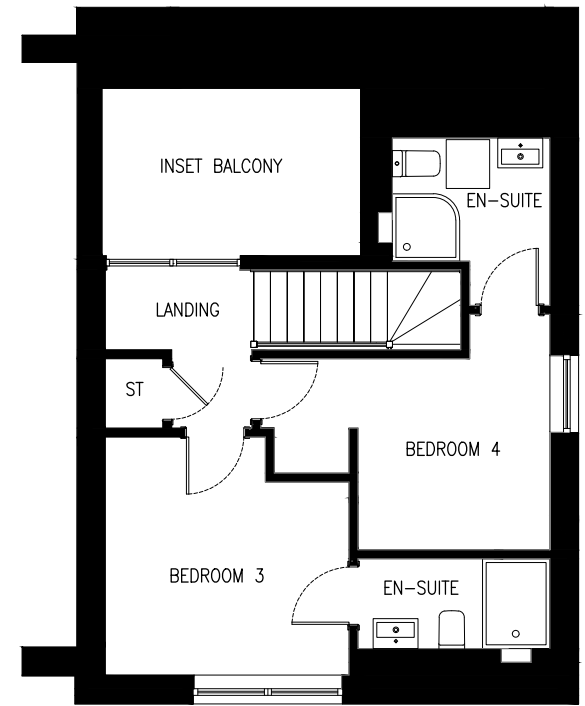
GROUND FLOOR

Kitchen Dining	3.02M	5.93M
Utility	1.39M	2.42M
WC	0.91M	1.93M
Hall	2.27M (MAX)	3.40M
Bedroom 2	3.02M	3.88M
Bedroom 2 En-suite	1.93M	1.98M



FIRST FLOOR

Lounge	4.16M	5.93M (MAX)
Bedroom 1	3.02M	4.70M (MAX)
Bedroom 1 En-suite	1.93M	2.51M
Landing	1.11M	0.97M



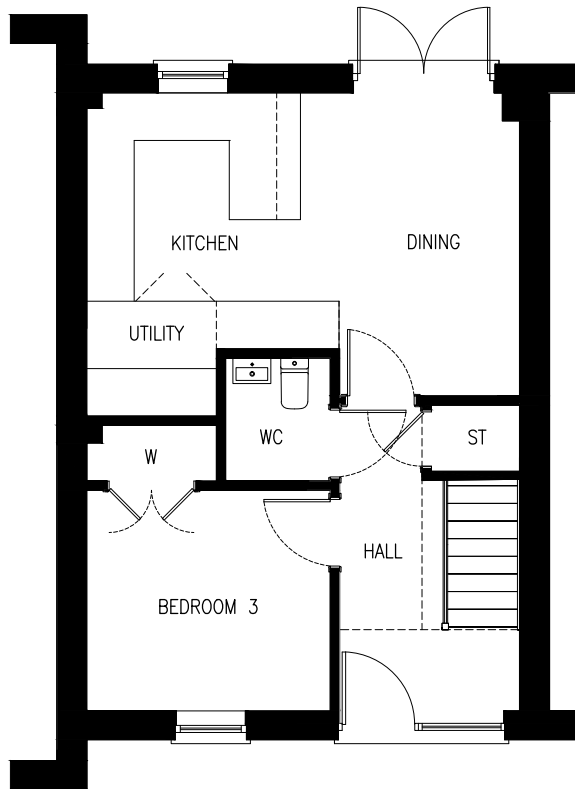
SECOND FLOOR

Landing	1.98M	2.11M
Balcony	2.23M	3.45M
Bedroom 3	3.17M (MAX)	3.25M
Bedroom 3 En-suite	1.2M	2.56M
Bedroom 4	2.55M	3.68M (MAX)
Bedroom 4 En-suite	2.10M	2.23M (MAX)

PLOTS 4, 5, & 6

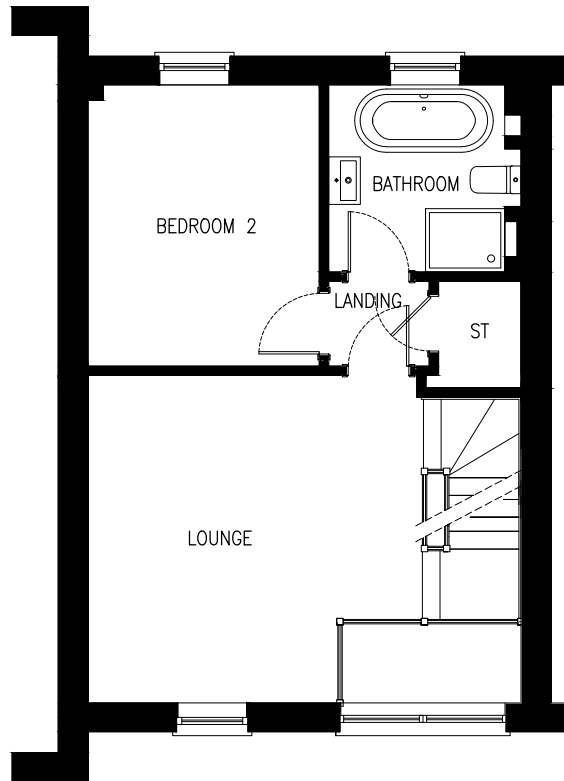
Three-bed mid-terrace houses

TOTAL FLOOR AREA: 124.5 M² (1340 SQ FT)



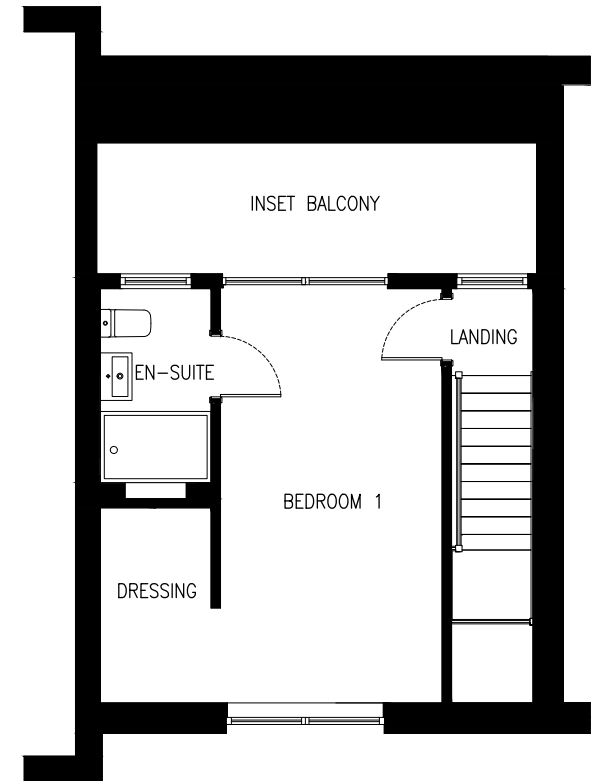
GROUND FLOOR

Kitchen Dining Utility	4.0M (MAX)	5.46M
WC	1.31M	1.55M
Hall	2.27M (MAX)	3.86M
Bedroom 3	2.78M	3.07M



FIRST FLOOR

Lounge	4.13M	4.22M (MAX)
Bedroom 2	2.91M	3.55M
Bathroom	2.36M	2.42M
Landing	1.07M	1.27M



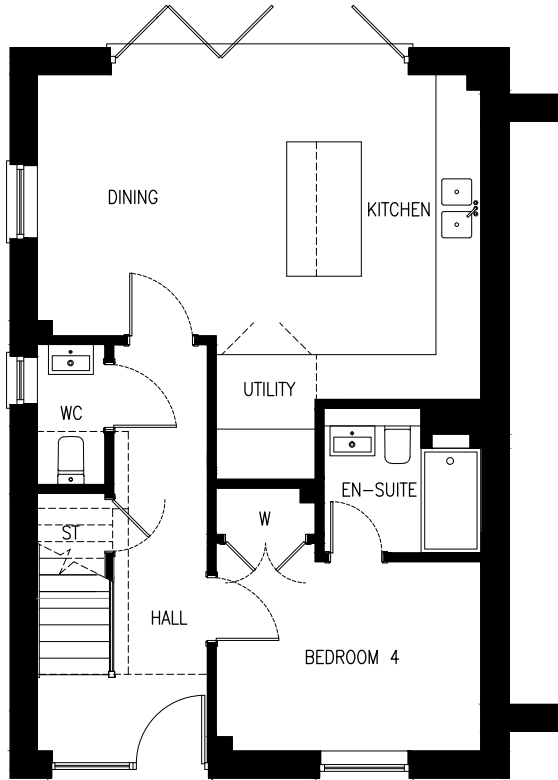
SECOND FLOOR

Landing	1.03M	1.05M
Balcony	1.65M	5.55M
Bedroom 1	2.79M	5.23M
Bedroom 1 En-suite	1.4M	2.45M
Bedroom 1 Dressing	1.4M	2.46M

PLOT 7

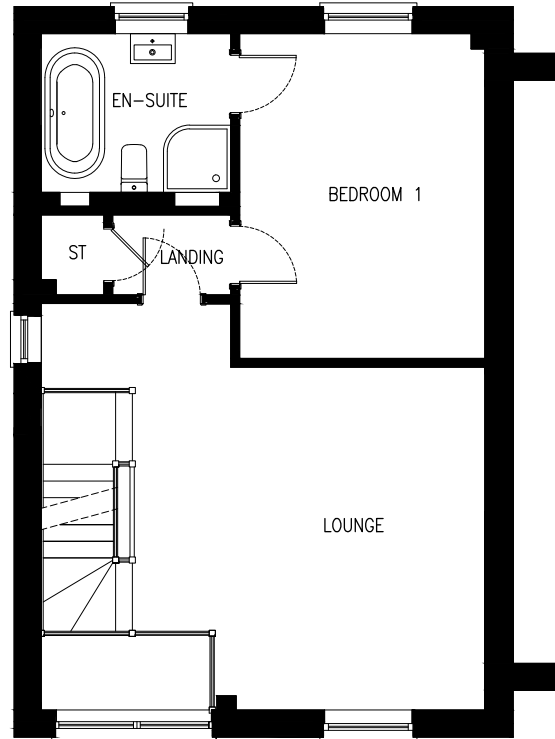
A four-bed end terrace house

TOTAL FLOOR AREA: 154.98 M² (1668.20 SQ FT)



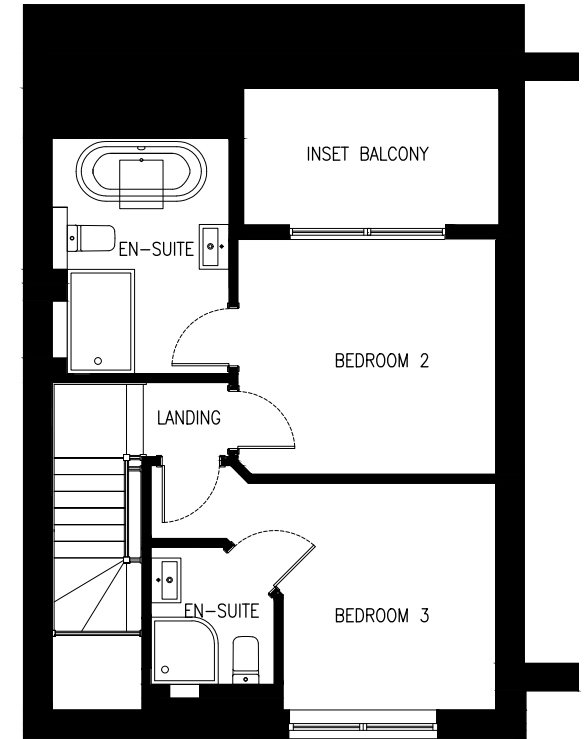
GROUND FLOOR

Kitchen Dining Utility	5.41M (MAX)	5.93M (MAX)
WC	0.90M	1.87M
Hall	2.27M (MAX)	5.44M
Bedroom 4	2.78M (MAX)	3.54M
Bedroom 4 En-suite	1.93M (MAX)	2.09M



FIRST FLOOR

Lounge	4.58M	4.69M
Bedroom 1	3.28M	3.55M
Bedroom 1 En-suite	2.12M	2.53M
Landing	1.07M	1.58M



SECOND FLOOR

Landing	0.99M	1.1M
Bedroom 2	3.14M	3.45M
Balcony	1.83M	3.41M
Bedroom 2 En-suite	2.36M	3.15M
Bedroom 3	3.03M	4.61M (MAX)
Bedroom 3 En-suite	1.65M	1.83M



PLOTS 8 & 12

Three-bed end terrace houses

GROUND FLOOR

Kitchen Dining	4.65M	5.08M
Utility	1.20M	1.85M
WC	0.90M	2.05M
Hall	2.21M (MAX)	5.60M
Bedroom 1	2.75M	2.93M
Bedroom 1 En-suite	1.43M	2.56M

FIRST FLOOR

Lounge	3.53M	3.84M
Bedroom 2	2.77M	3.32M
Bedroom 3	2.77M	3.32M
Hall	1.07M	3.67M
Bathroom	1.99M (MAX)	4.24M (MAX)

TOTAL FLOOR AREA: 105.8 M² (1138.8 SQ FT)



PLOTS 9 & 13

Three-bed mid-terrace houses

GROUND FLOOR

Kitchen Dining	4.65M	5.08M
Utility	1.20M	1.85M
WC	0.90M	2.05M
Hall	2.21M (MAX)	5.60M
Bedroom 2	2.75M	2.93M
Bedroom 2 En-suite	1.43M	2.56M

FIRST FLOOR

Lounge	3.53M	3.84M
Bedroom 1	3.01M (MAX)	4.52M (MAX)
Bedroom 1 En-suite	1.45M (MAX)	3.17M (MAX)
Bedroom 3	1.93M	3.34M
Hall	1.16M	2.56M
Bathroom	1.73M	2.1M

TOTAL FLOOR AREA: 105.8 M² (1138.8 SQ FT)



PLOTS 10 & 14

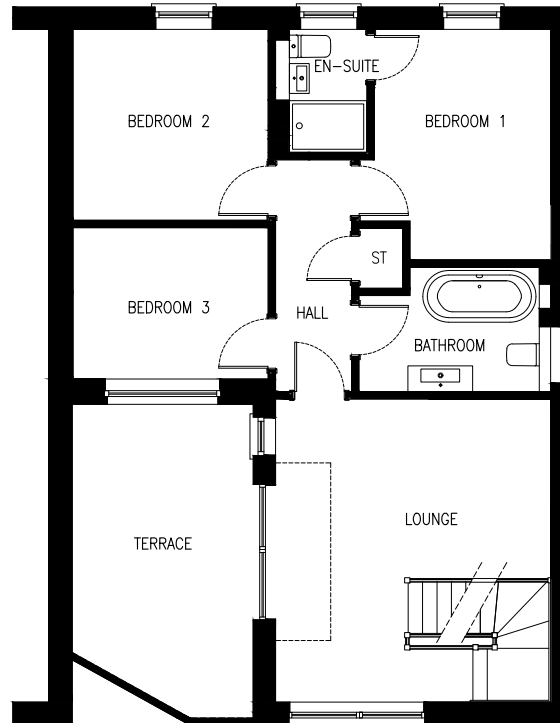
Four-bed end terrace houses

TOTAL FLOOR AREA: 135.41 M² (1457.5 SQ FT)



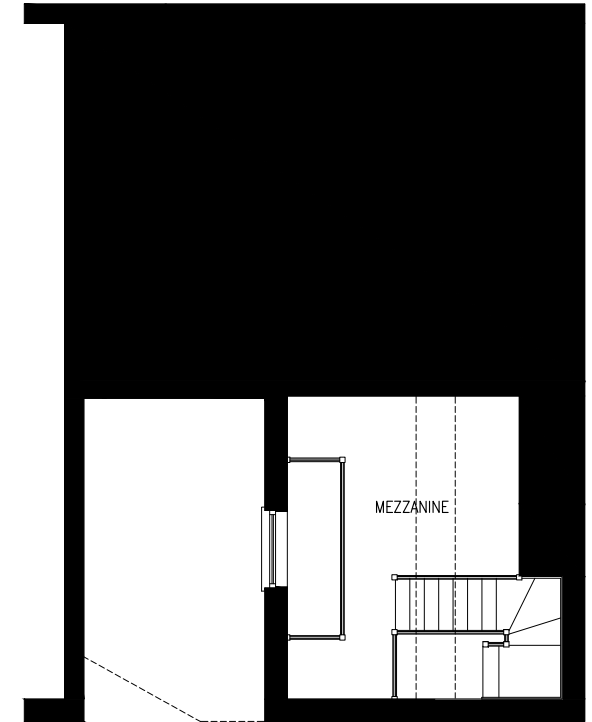
GROUND FLOOR

Kitchen Dining Family	4.08M	7.38M
Utility	1.20M	2.13M
Bedroom 4	2.67M	2.99M
Bedroom 4 En-suite	1.4M	2.67M
Hall	2.94M (MAX)	4.68M (MAX)
Carport	2.8M	4.95M



FIRST FLOOR

Lounge	4.25M (MAX)	4.68M (MAX)
Hall	1.17M	3.58M
Bedroom 1	2.72M	3.56M (MAX)
Bedroom 1 En-suite	1.41M	1.90M
Bedroom 2	2.95M	3.01M
Bedroom 3	2.34M	2.95M
Bathroom	1.92M	2.96M



MEZZANINE LEVEL 3.55M (MAX) 4.68M (MAX)

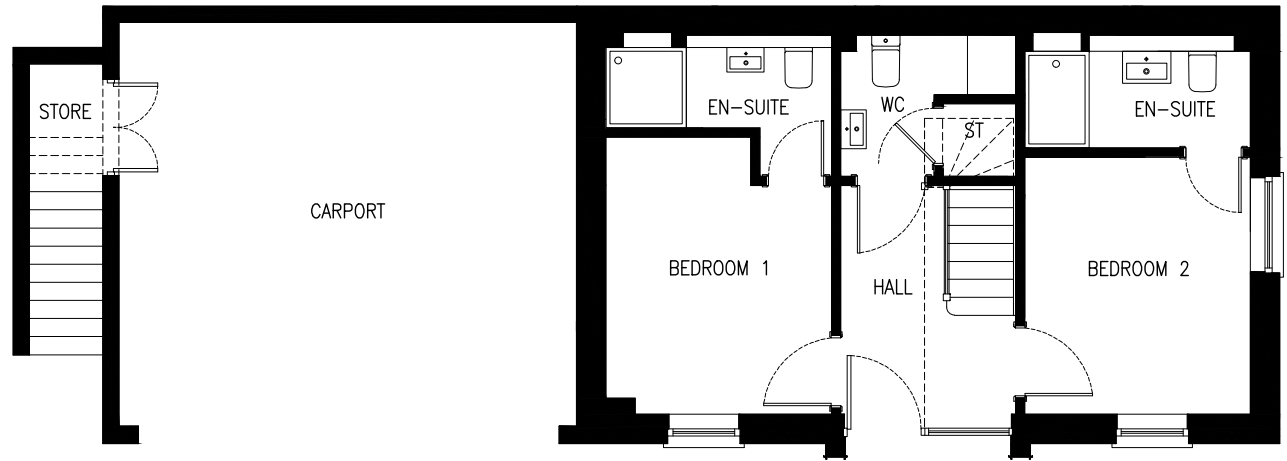


PLOT 11

A two-bed detached house

GROUND FLOOR

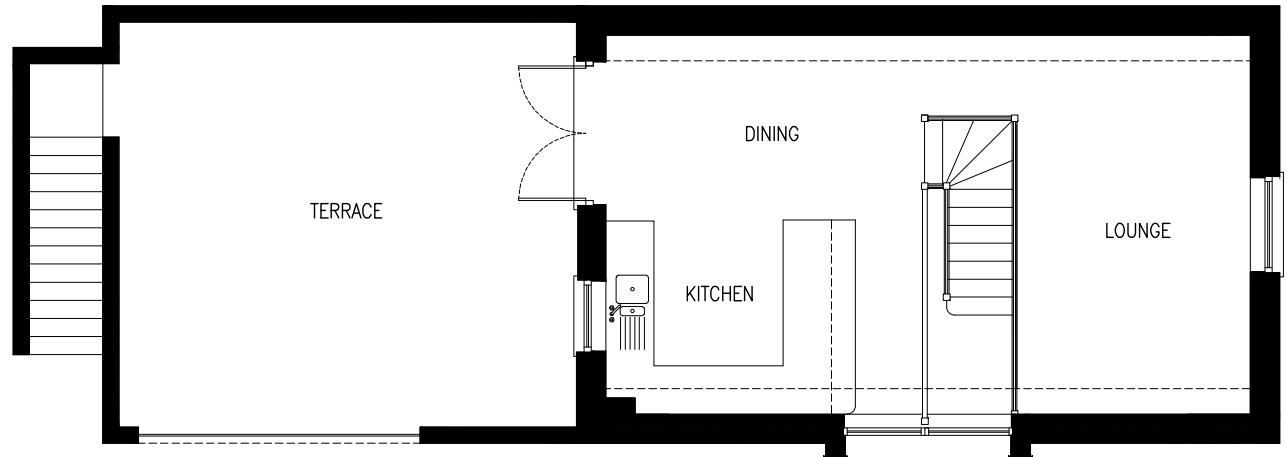
Hall	2.17M (MAX)	2.84M (MAX)
WC	1.75M (MAX)	2.17M (MAX)
Bedroom 1	2.80M	3.44M (MAX)
Bedroom 1 En-suite	1.75M (MAX)	2.80M (MAX)
Bedroom 2	2.80M	3.19M
Bedroom 2 En-suite	1.4M	2.8M
Carport	5M	5.68M



FIRST FLOOR

Lounge	2.90M	4.70M
Kitchen Dining	3.93M	4.70M
Terrace	5.03M	5.68M

TOTAL FLOOR AREA: 75.92 M² (817.2 SQ FT)



SPECIFICATIONS

BATHROOMS

Bathrooms supplied by BASCS Ltd

BASCS Ltd is an award winning, local independent Bathroom specialist with over 30 years of experience. Working with the best UK manufacturers to supply quality products to key local prestigious projects.

Bathrooms feature. . .

- Designer contemporary matt black fittings.
- Spacious showers with recessed sleek fittings, providing both generous overhead shower and handset outlets.
- Free standing luxury baths in key feature suites with floor mounted bath fillers.
- Modern minimalist shower glass, creating space and light.
- Large under basin storage in all rooms.
- Modern rimless WC's with quick release seats make for sharp lines and easy cleaning whilst providing environmentally friendly low water consumption.
- Fully tiled from floor to ceiling with Porcelanosa tiles.





KITCHENS

Kitchens supplied by Wilson Fink

Wilson Fink are specialists in the design, supply, and installation of high-end quality kitchens.

- Outstanding German Kitchens with statement design and excellent build quality.
- Soft close Doors and Drawers throughout.
- Extra wide pan drawers and tall storage for ease of use and practicality.
- Integrated appliances including Built in eye level oven with matching Integrated Microwave, Induction hob, Built in Dishwasher and Stylish Ceiling mount hood or Canopy hood where possible.
- Quartz sinks and Mixer Taps throughout.
- Quartz worktops with undermount sinks for a sleek, stylish and easy to clean environment.

GENERAL SPEC

- Karndean flooring to Kitchen/Family/Utility/Hallways.
- Oak hand rails and caps to staircases.
- Oak internal doors.
- Heating & cooling throughout via wall mounted fan coil units controlled by digital thermostats and supplied by an air source heat pump.
- TV points to all lounge areas and bedrooms.
- Black sockets and switches throughout.
- Pre-wired for smart video doorbells.
- Double glazed UPVC Windows, triple glazing to bedrooms. Black external and white internal finish. Bifolding doors to select designs.
- Outside tap and power sockets to every plot.
- Electric Vehicle charging provided to every plot.
- Modern External finishes including Catnic standing seam metal roofing.
- Turf to all rear gardens.



SELLING AGENT:

richard james

Gemini House

Hargreaves Road, Swindon, SN25 5AZ

01793 688705

newhomes@richardjames.uk

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.





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