



# Hawkswood Bicester

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HOME BUILDERS

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# Hawkswood Bicester

A collection of 2, 3, 4 & 5 bedroom homes.

Hawkswood is the latest addition to the exciting new community of Kingsmere.

A mix of 2, 3, 4 & 5 bedroom homes, the properties echo the traditional feel of this new neighbourhood, while enjoying interiors that feature designer bathrooms and kitchens, state-of-the-art wiring for connectivity and, of course, the peace of mind that's synonymous with a Linden home.

Located on the southern outskirts of the Roman town of Bicester, Hawkswood is just across the road from the famous Bicester Village, the UK's largest and most prestigious outlet shopping centre.

## Hawkswood

Whitelands Way, Bicester, Oxfordshire OX26 1AR | 01869 722 416

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# Development layout



## 5 bedroom home

- The Lutyens
- The Ripley

## 4 bedroom home

- The Aslin
- The Laurel
- The Hazel Variant
- The Leverton
- The Kempthorne
- The Redwood
- The Larch

## 3 bedroom home

- The Chestnut
- The Turner
- The Holt
- The Wyatt
- The Sycamore

## 2 bedroom home

- The Ashbee
- The Harcourt

## \*Affordable homes

- 4 bedroom homes
- 3 bedroom homes
- 2 bedroom homes
- 1 bedroom homes

BC	Bin Collection Point	v	Visitor Parking Space
BS	Bin Store	▶	Garage Entrance
CS	Cycle store	▶	Drive Through/ Car Port Entrance
•	Bollards		

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



## The Aslin 4 bedroom home

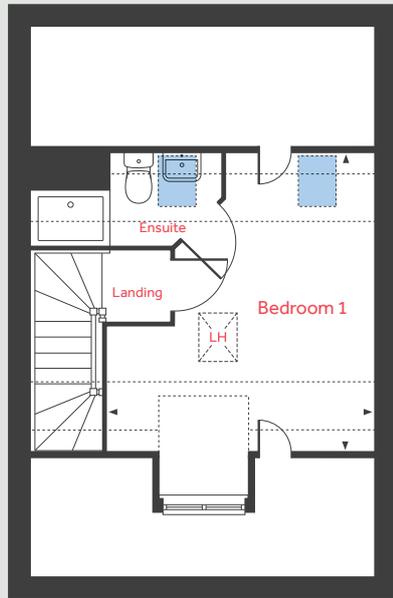
### Hawkswood

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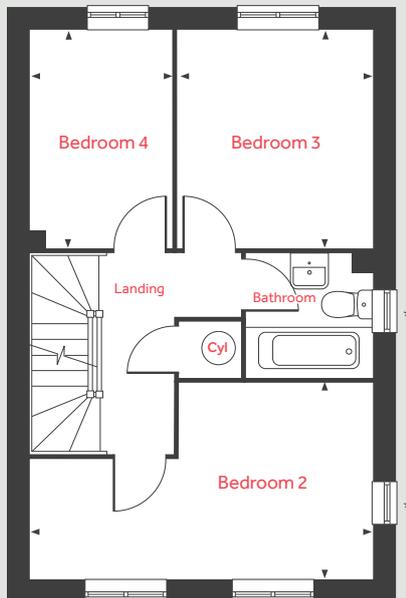
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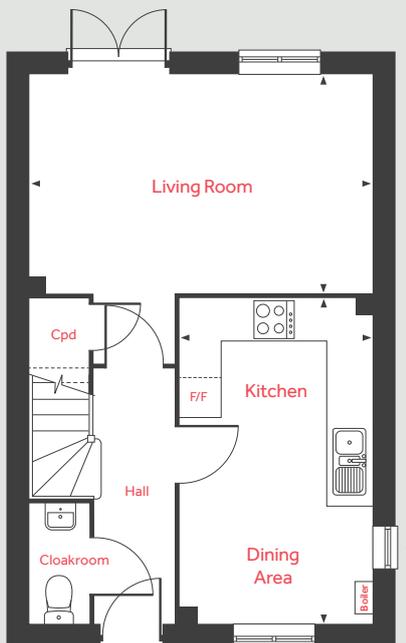
## Second Floor



## First Floor



## Ground Floor



# The Aslin

## 4 bedroom home

### Ground Floor

#### Living Room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

#### Bedroom 2

4.98m x 2.88m 16'4" x 9'5"

#### Bedroom 3

3.20m x 2.80m 10'6" x 9'2"

#### Bedroom 4

3.20m x 2.10m 10'6" x 6'10"

### Second Floor

#### Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	▒	Velux window
Cpd	Cupboard	- - -	Reduced ceiling height
F/F	Integrated fridge freezer		

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# The Kempthorne

4 bedroom home

## Hawkswood

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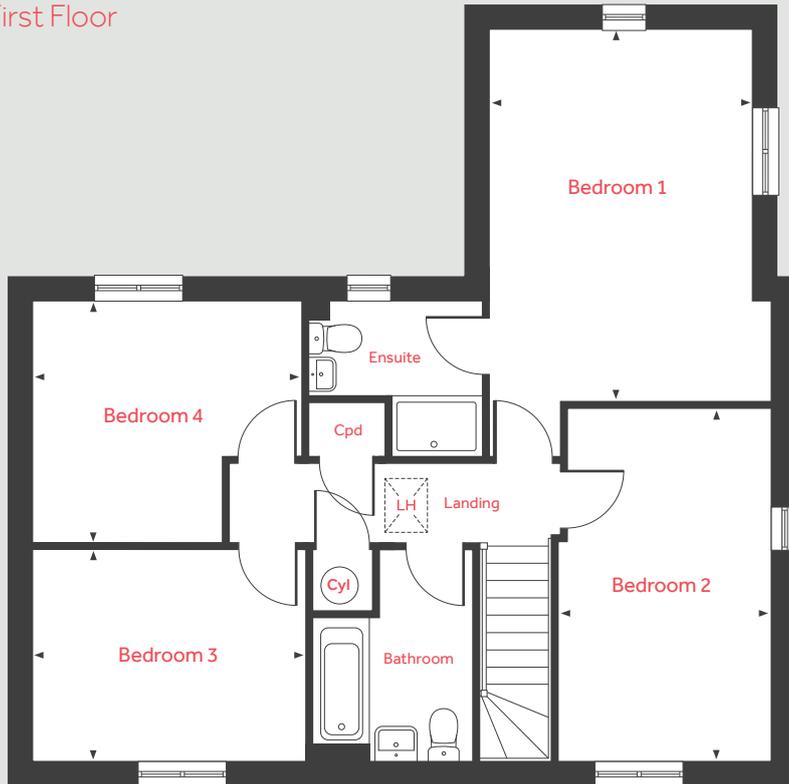
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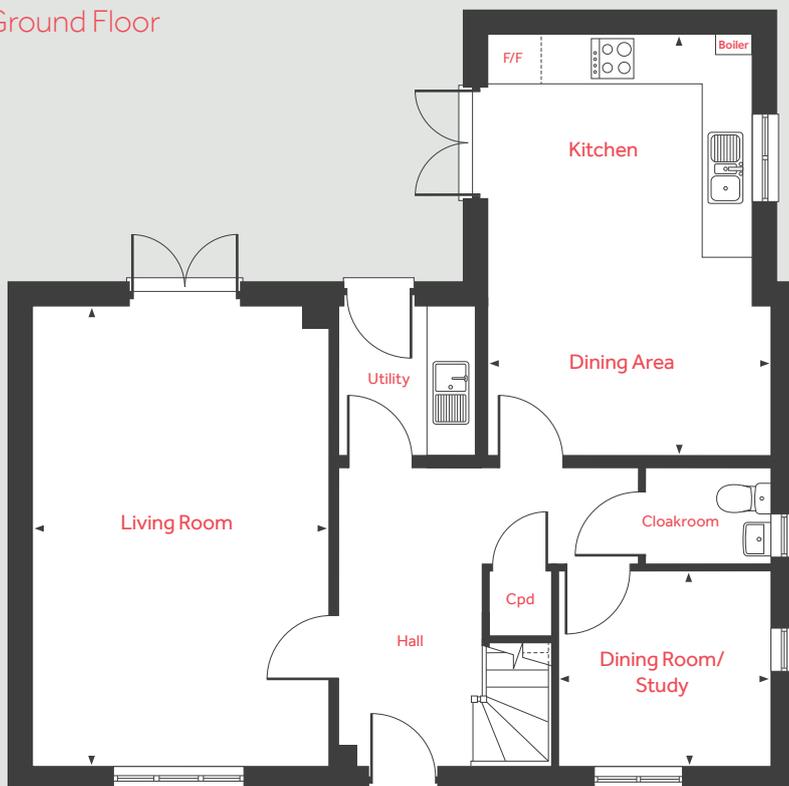
# The Kempthorne

4 bedroom home

First Floor



Ground Floor



## Ground Floor

### Living Room

6.04m x 3.85m 19'9" x 12'7"

### Kitchen/Dining Area

5.57m x 3.67m 18'3" x 12'0"

### Dining Room/Study

2.78m x 2.57m 9'1" x 8'5"

## First Floor

### Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

### Bedroom 2

4.69m x 2.78m 15'4" x 9'1"

### Bedroom 3

3.52m x 3.48m 11'6" x 11'5"

### Bedroom 4

3.50m x 2.48m 11'6" x 8'1"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Turner 3 bedroom home

### Hawkswood

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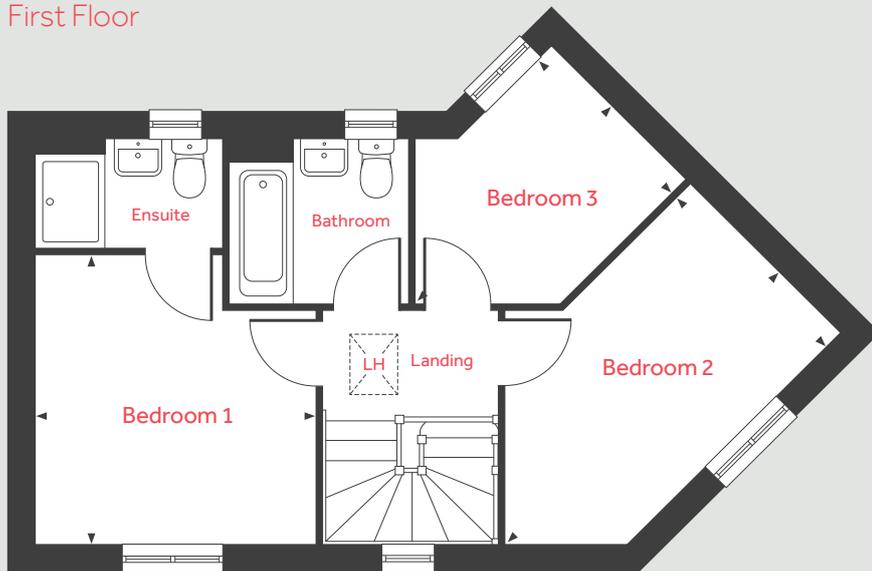
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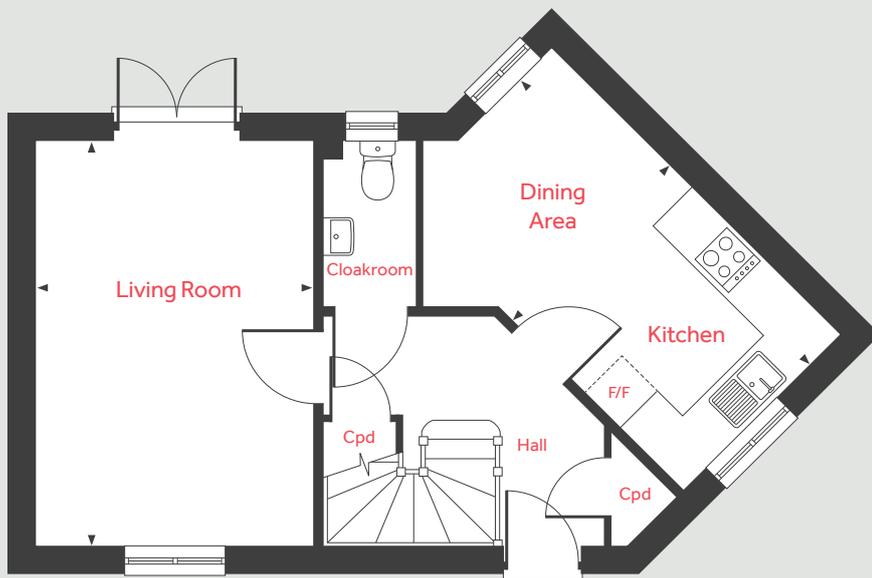
# The Turner

3 bedroom home

First Floor



Ground Floor



## Ground Floor

### Living Room

4.80m x 3.22m 15'9" x 10'7"

### Kitchen/Dining Area

4.80m x 2.54m 15'9" x 8'4"

## First Floor

### Bedroom 1

3.43m x 3.26m 11'3" x 10'8"

### Bedroom 2

4.51m x 2.48m 14'9" x 8'1"

### Bedroom 3

3.24m x 2.25m 10'7" x 7'4"

LH Loft hatch F/F Space for fridge freezer  
Cpd Cupboard ◀ ▶ Measuring points

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# The Harcourt

2 bedroom home

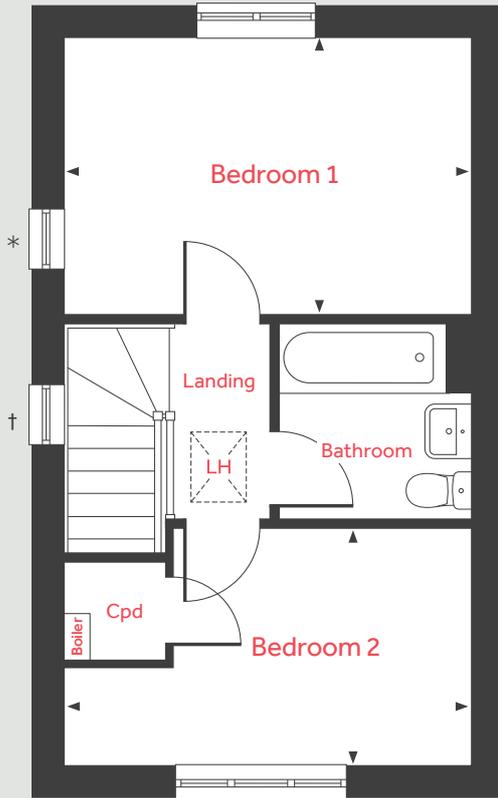
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First Floor



# The Harcourt

2 bedroom home

**Ground Floor**

Living Room  
4.08m x 2.75m      13'4" x 9'0"

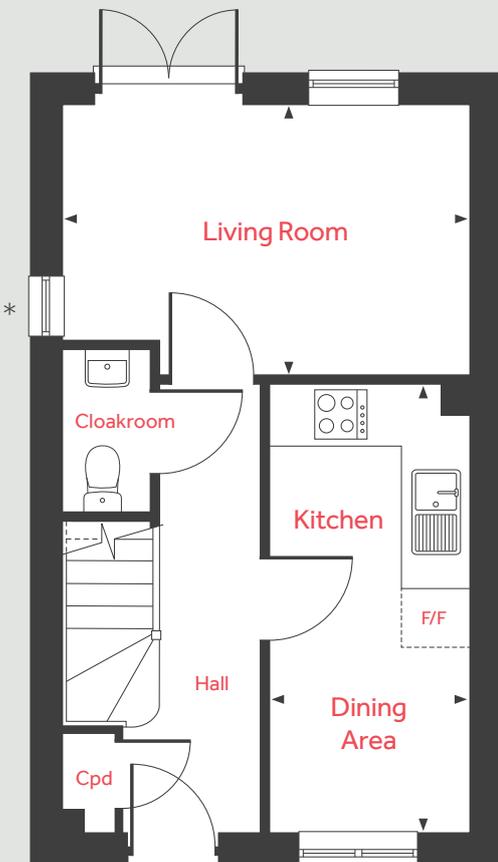
Kitchen/Dining Area  
4.56m x 2.00m      14'11" x 6'7"

**First Floor**

Bedroom 1  
4.08m x 2.84m      13'4" x 9'4"

Bedroom 2  
4.08m x 2.41m      13'4" x 7'11"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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\*Windows on plot 86. †Window N/A on plots 86, 87, 138 & 161.



## The Larch 4 bedroom home

### Hawkswood

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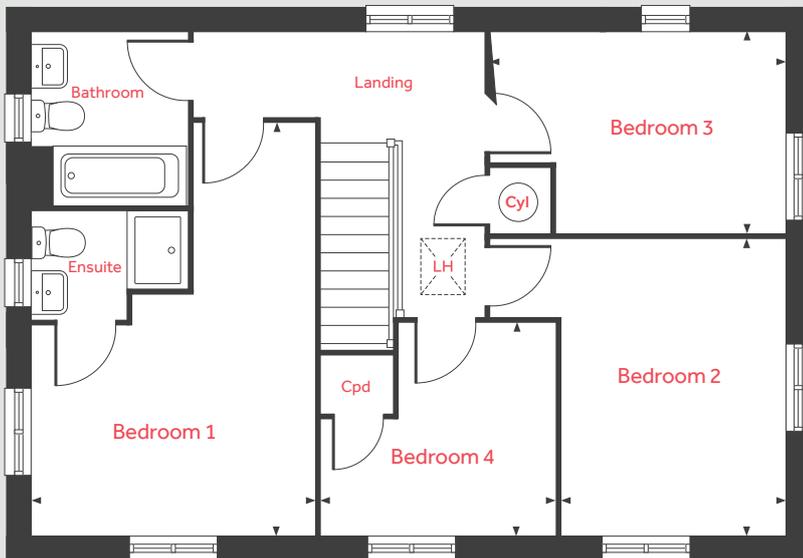
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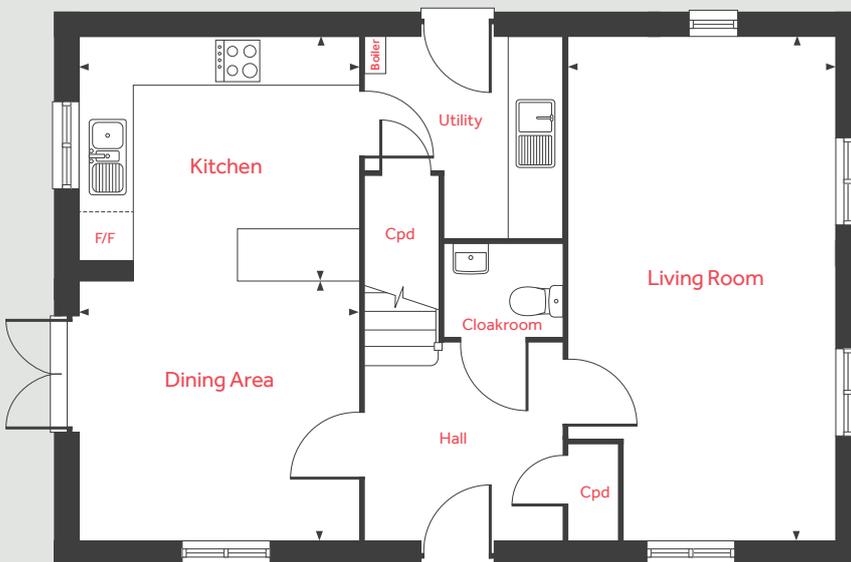
# The Larch

4 bedroom home

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

6.38m x 3.36m      20'11" x 11'0"

#### Kitchen

3.47m x 3.10m      11'5" x 10'2"

#### Dining Area

3.47m x 3.28m      11'5" x 10'9"

### First Floor

#### Bedroom 1

5.25m x 3.55m      17'3" x 11'8"

#### Bedroom 2

3.76m x 2.85m      12'4" x 9'4"

#### Bedroom 3

3.77m x 2.55m      12'5" x 8'4"

#### Bedroom 4

2.95m x 2.67m      9'8" x 8'9"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Laurel

4 bedroom home

## Hawkwood

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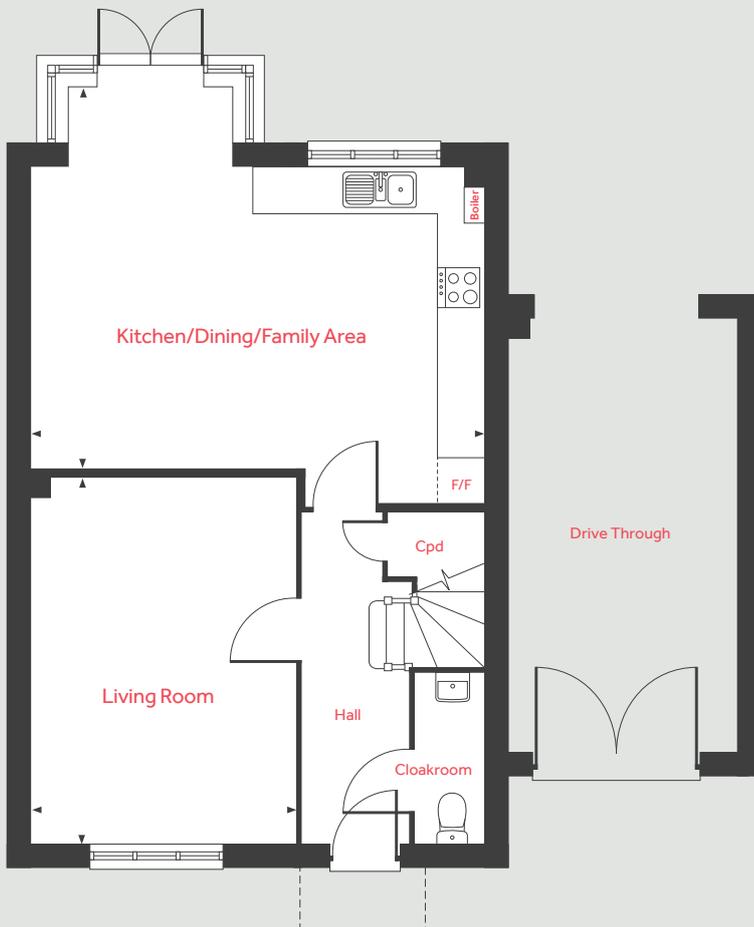
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## First Floor



## Ground Floor



# The Laurel

## 4 bedroom home

### Ground Floor

#### Living Room

4.85m x 3.45m      15'10" x 11'3"

#### Kitchen/Dining/Family Area

5.92m x 5.09m      19'5" x 16'8"

### First Floor

#### Bedroom 1

4.02m x 3.34m      13'2" x 10'11"

#### Bedroom 2

4.27m x 2.95m      14'0" x 9'8"

#### Bedroom 3

3.48m x 3.02m      11'5" x 9'11"

#### Bedroom 4

2.82m x 2.42m      9'3" x 7'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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## The Redwood 4 bedroom home

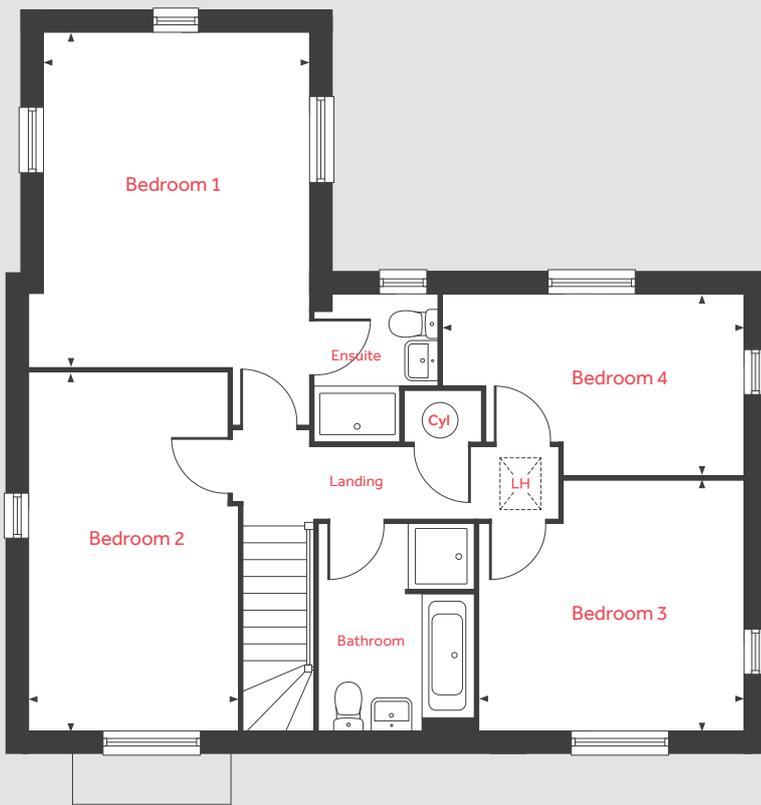
### Hawkwood

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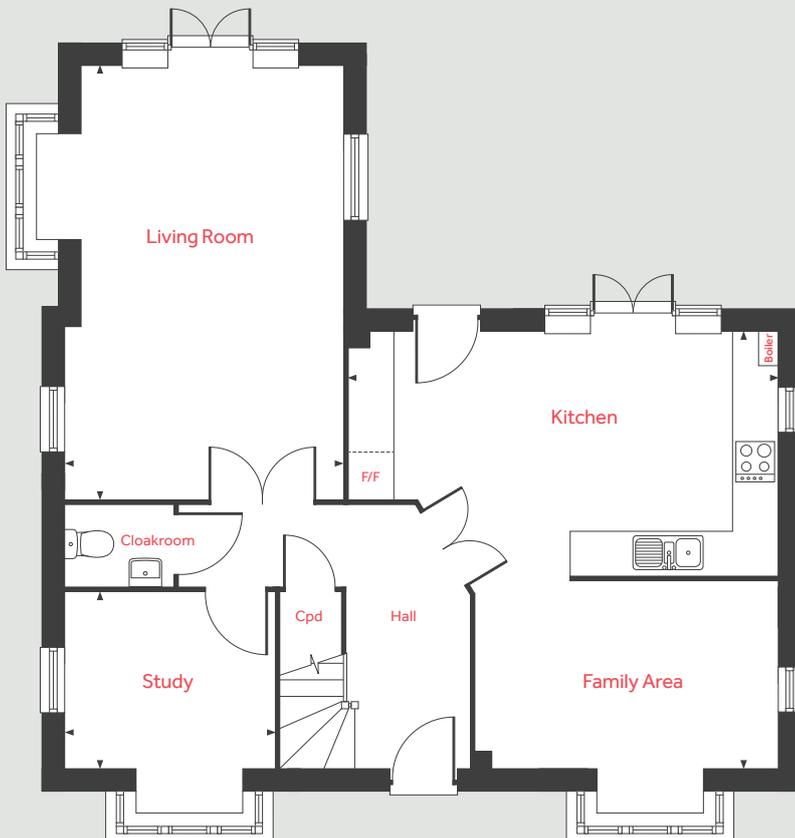
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## First Floor



## Ground Floor



# The Redwood

## 4 bedroom home

### Ground Floor

#### Living Room

5.86m x 3.79m 19'2" x 12'5"

#### Kitchen/Family Area

6.04m x 5.81m 19'9" x 19'0"

#### Study

2.86m x 2.45m 9'4" x 8'0"

### First Floor

#### Bedroom 1

4.60m x 3.79m 15'1" x 12'5"

#### Bedroom 2

4.96m x 2.83m 16'3" x 9'3"

#### Bedroom 3

3.58m x 3.48m 11'9" x 11'5"

#### Bedroom 4

4.09m x 2.48m 13'5" x 8'1"

LH	Loft hatch	F/F	Integrated fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Sycamore

3 bedroom home

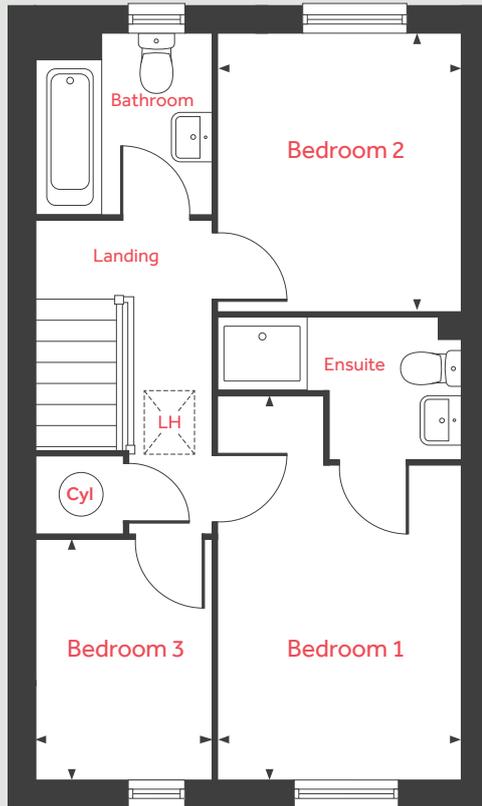
## Hawkswood

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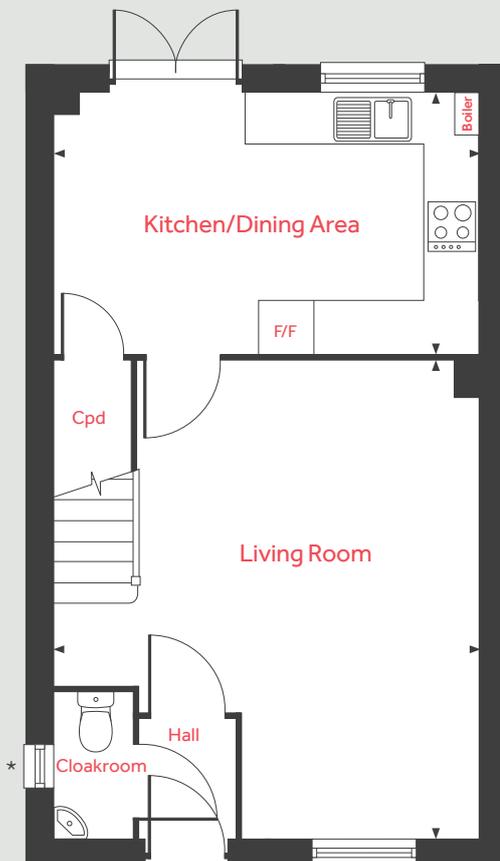
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## First Floor



## Ground Floor



# The Sycamore

## 3 bedroom home

### Ground Floor

#### Living Room

5.31m x 4.70m 17'4" x 15'5"

#### Kitchen/Dining Area

4.70m x 2.90m 15'5" x 9'6"

### First Floor

#### Bedroom 1

4.27m x 2.71m 14'3" x 8'9"

#### Bedroom 2

3.06m x 2.71m 10'0" x 8'9"

#### Bedroom 3

2.67m x 1.91m 8'7" x 6'3"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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# The Leverton 4 bedroom home

## Hawkswood

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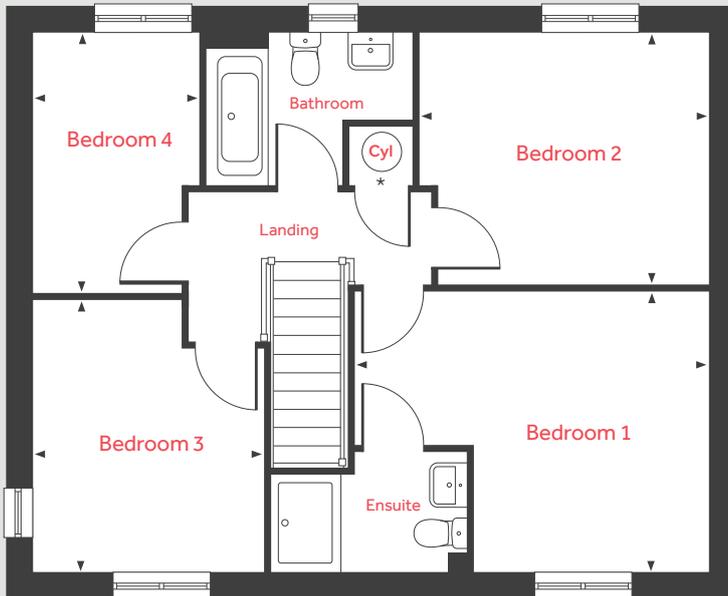
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# The Leverton

## 4 bedroom home

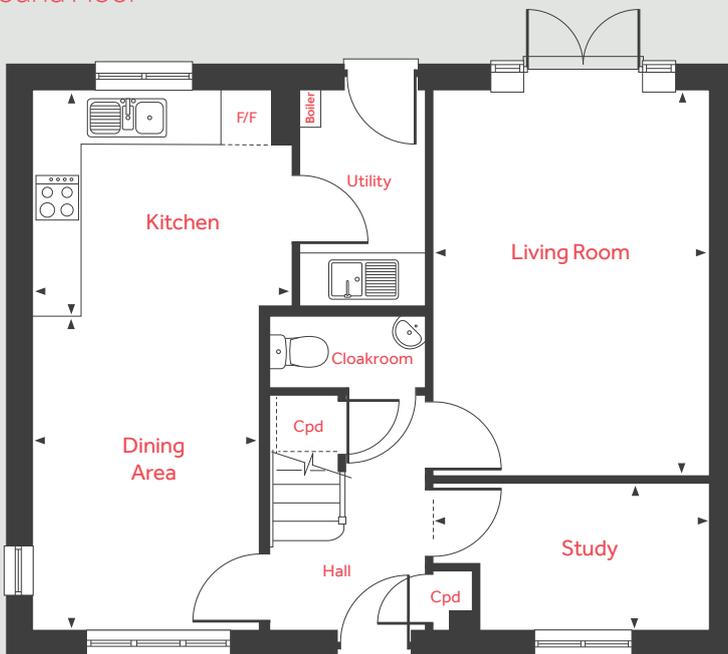
### First Floor



### Ground Floor

Living Room	4.81m x 3.39m	15'9" x 11'1"
Kitchen	3.24m x 2.80m	10'7" x 9'2"
Dining Area	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

### Ground Floor



### First Floor

Bedroom 1	4.40m x 3.49m	14'5" x 11'5"
Bedroom 2	3.59m x 3.15m	11'9" x 10'4"
Bedroom 3	3.38m x 2.88m	11'1" x 9'5"
Bedroom 4	3.26m x 2.08m	10'8" x 6'10"

Cyl	Hot water cylinder	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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# The Fletcher

5 bedroom home

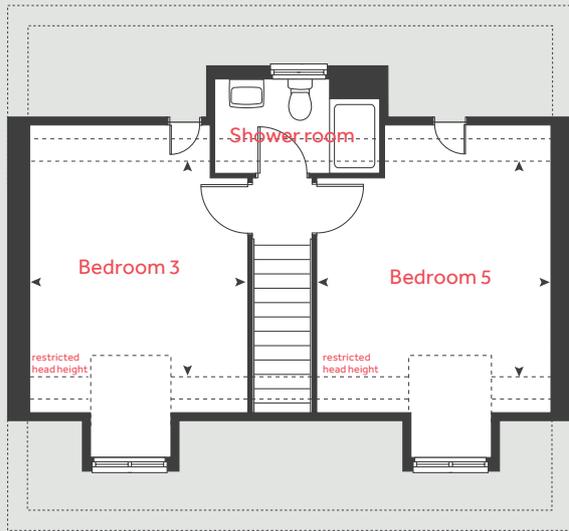
## Hawkswood

Pioneer Road, Bicester, Oxfordshire OX26 1BF | 01869 208206

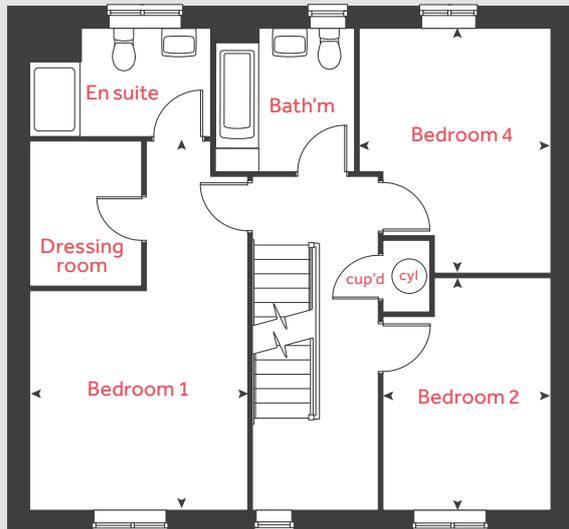
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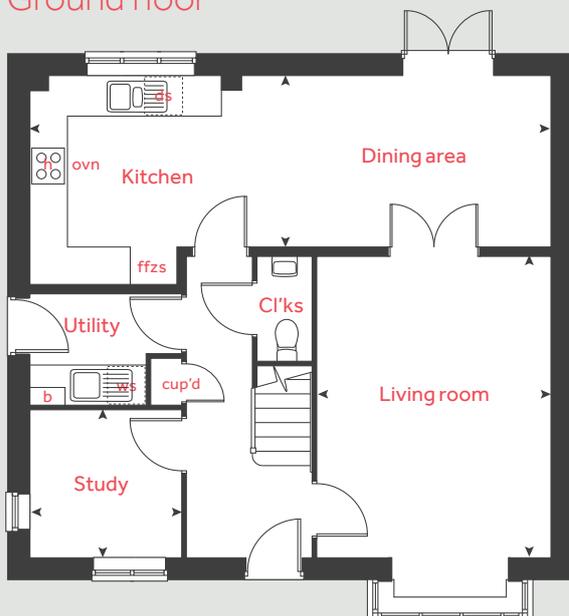
## Second floor



## First floor



## Ground floor



# The Fletcher

5 bedroom home

### Ground floor

Kitchen / dining area  
8.29m x 2.74m 27' 2" x 9' 0"

Living room  
4.83m x 3.72m 15' 10" x 12' 2"

Study  
2.41m x 2.37m 7' 11" x 7' 9"

### First floor

Bedroom 1  
5.91m x 3.46m 19' 4" x 11' 4"

Bedroom 4  
3.92m x 3.05m 12' 10" x 10' 0"

Bedroom 2  
3.72m x 2.67m 12' 2" x 8' 9"

### Second floor

Bedroom 5  
4.18m x 3.72m 13' 8" x 12' 2"

Bedroom 3  
4.18m x 3.46m 13' 8" x 11' 4"

h	hob	cyl	hot water cylinder
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	b	boiler
ws	washing machine space	< >	measuring points
ds	dishwasher space		

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# Specification

We give you so much more

## Hawkswood

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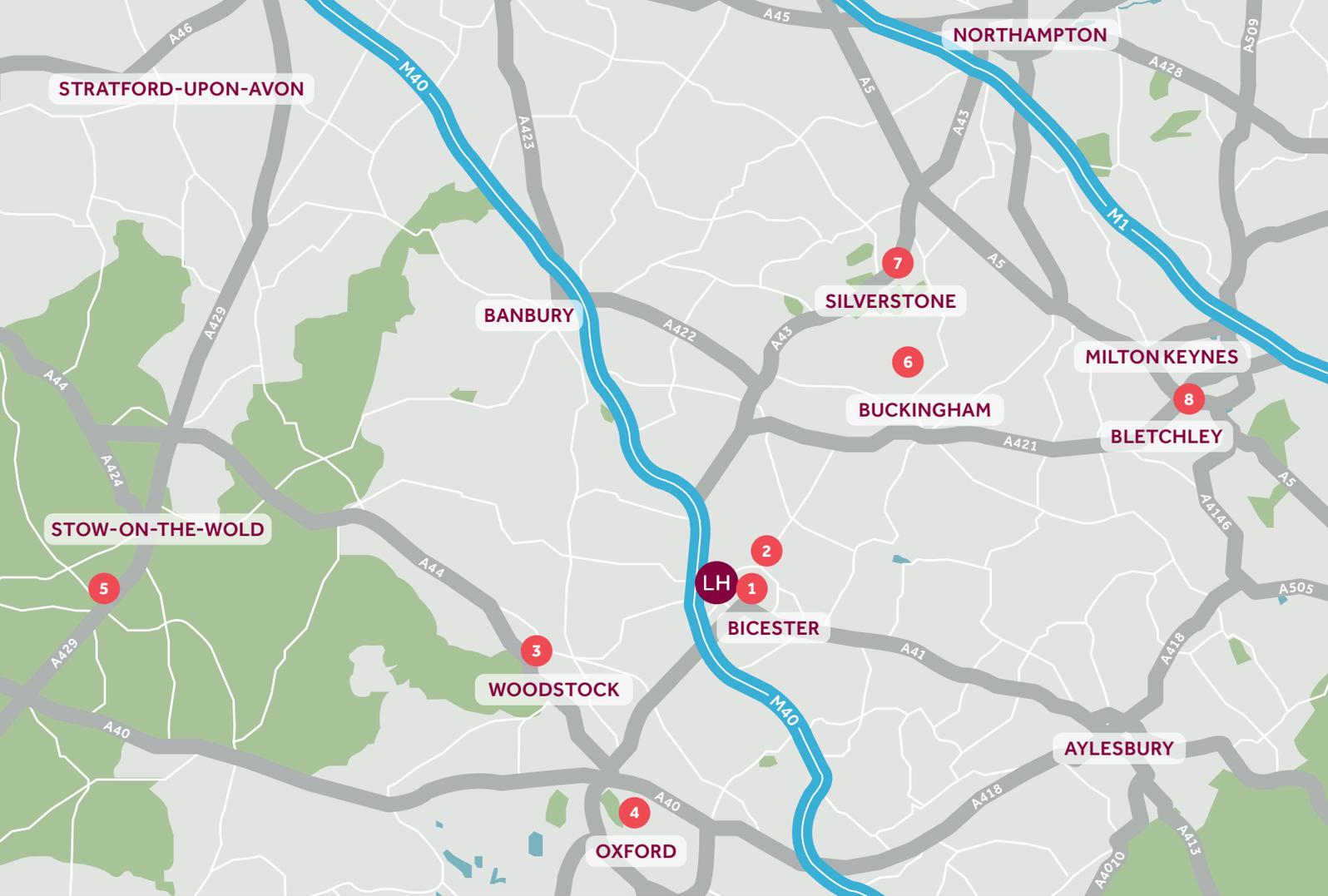
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# Specification

## We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
<b>Kitchens</b>				
Fully fitted kitchen with laminate worktops and upstand	■	■	■	■
Inset single bowl stainless steel sink with chrome mixer tap	■	■		
Inset 1½ bowl stainless steel sink with chrome mixer tap			■	■
Stainless steel 4 ring gas hob	■	■	■	■
Single undercounter stainless steel oven	■	■		
Double undercounter stainless steel oven			■	■
Stainless steel splash back	■	■	■	■
Integrated 70/30 fridge freezer (detached only)	■	■		
Integrated extractor hood (in 4 bedroom homes – terraced only)	■	■	■	
Stainless steel chimney style extractor hood			■	■
<b>Bathrooms, cloakrooms and ensuites</b>				
Ideal Standard white sanitaryware with contemporary chrome fittings	■	■	■	■
Splashback tiling to basin in cloakroom, bathroom and ensuites	■	■	■	■
Half height tiling to bath walls	■	■	■	■
Full height tiling to shower areas	■	■	■	■
<b>Electrical and lighting</b>				
TV point to living room, bedroom 1 and family area (where applicable)	■	■	■	■
Telephone point to living room	■	■		
Telephone point to living room and family room (where applicable)			■	■
Mains powered smoke alarm in hall	■	■	■	■
Mains powered carbon monoxide detector in close proximity to boiler	■	■	■	■
Low energy external light to front door	■	■	■	■
Power and lighting to garage within curtilage of plot	■	■	■	■
<b>Internal finishes</b>				
Ladder style white doors with chrome door furniture	■	■	■	■
White emulsion walls and smooth white ceilings	■	■	■	■
White Satinwood woodwork	■	■	■	■
White painted timber staircase	■	■	■	■
<b>Heating</b>				
Gas fired boiler feeding compact radiators with thermostatic valves	■	■	■	■
<b>General</b>				
uPVC double glazed windows with multipoint locking system	■	■	■	■
uPVC French doors with multipoint locking system	■	■	■	■
GRP external doors with multipoint locking system	■	■	■	■
Buff paved patios (refer to layout)	■	■	■	■
Doorbell with chrome bell push	■	■	■	■



## Around the local neighbourhood

- |          |  |          |                                 |
|----------|--|----------|---------------------------------|
| <b>1</b> | Bicester Village<br>OX26 6WD             | <b>5</b> | Bourton-on-the-Water<br>GL54    |
| <b>2</b> | Bicester North train station<br>OX26 4EQ | <b>6</b> | Stowe<br>MK18 5EQ               |
| <b>3</b> | Blenheim Palace<br>OX20 1PP              | <b>7</b> | Silverstone Circuit<br>NN12 8TN |
| <b>4</b> | Oxford<br>OX1                            | <b>8</b> | Bletchley Park<br>MK3 6EB       |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
VWM05/October 2020.

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