



MEADOW COURT

— EAST CHALLOW —

meadowcourt-eastchallow.com



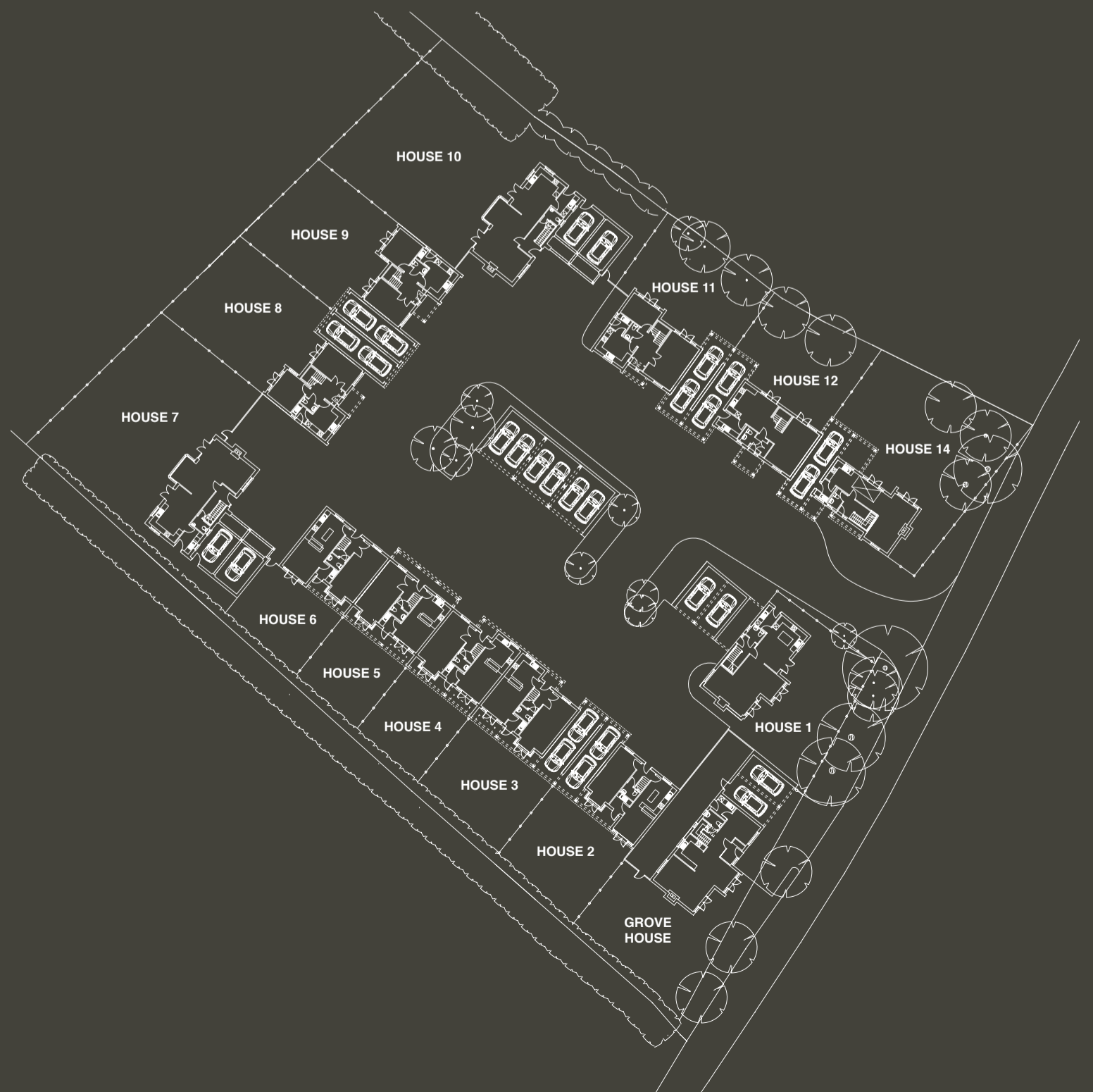
neptunegroup.com



Welcome to Meadow Court

Meadow Court is an exclusive development of 14 luxury private homes set in the heart of the beautiful Oxfordshire countryside. Within easy walking distance of the delightful village of East Challow, this collection of properties offers homebuyers the opportunity to enjoy the peace and tranquillity of modern village life, with a local network of footpaths on your doorstep and the picturesque market town of Wantage only one mile away.

Each of the 14 bespoke house types, has been designed to sit sympathetically with their rural surroundings, while offering purchasers a wide range of thoughtful features to meet the demands of modern living. High specification finishes throughout and a meticulous attention to detail make Meadow Court an exceptional place to live in every way.



Grove House

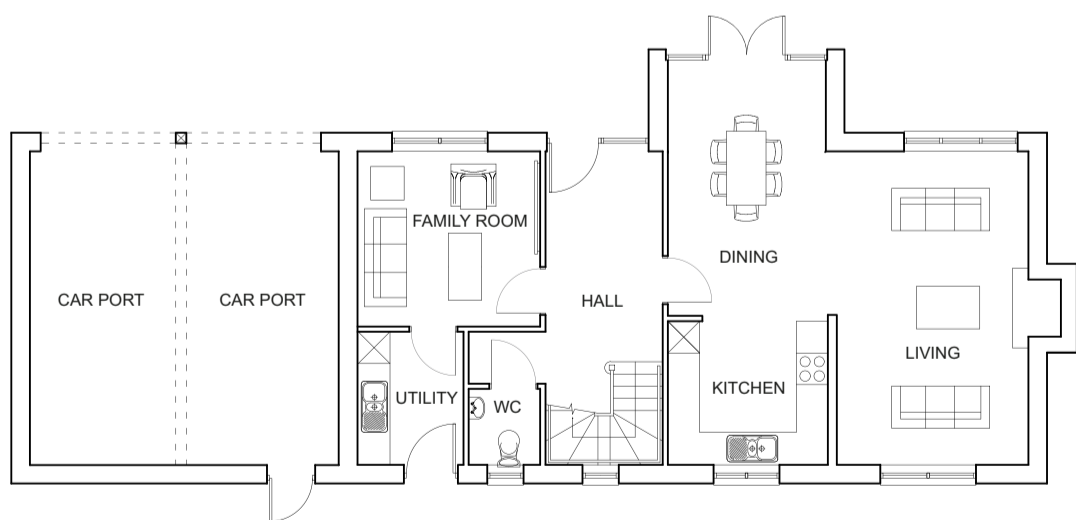
1725 sq ft / 160 sq m

- Detached family home • Attractive individual design
- Double glazed windows & doors
- Double carport



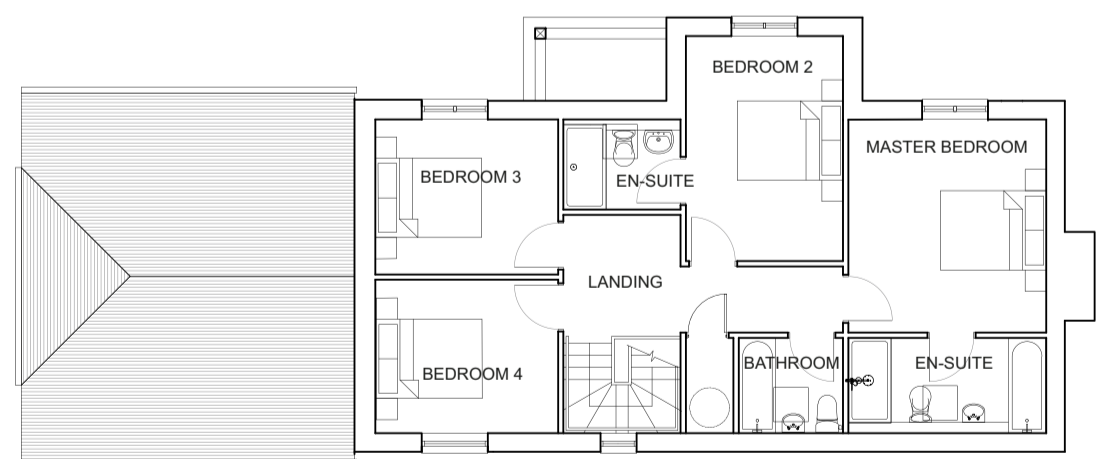
Grove House

1725 sq ft / 160 sq m



GROUND FLOOR

Room	m
Living	5.9 x 3.6
Dining	2.9 x 4.8
Kitchen	3.0 x 2.8
Family Room	3.5 x 3.3
Utility	2.0 x 2.5
WC	1.4 x 1.4



FIRST FLOOR

Room	m
Master Bedroom	3.7 x 4.0
Master Ensuite	3.7 x 1.8
Bedroom 2	3.0 x 4.3
Bedroom 2 Ensuite	2.2 x 1.7
Bedroom 3	3.5 x 2.9
Bedroom 4	3.5 x 2.9
Bathroom	2.2 x 1.8

House 1

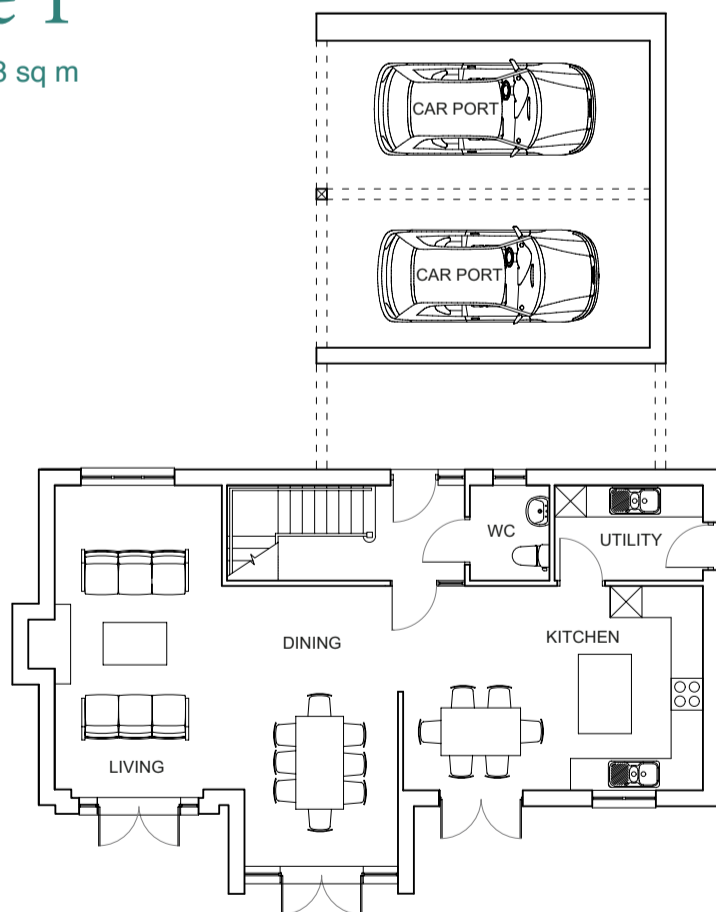
1920 sq ft / 178 sq m

- Detached family home
- Attractive individual design
- Double glazed windows & doors



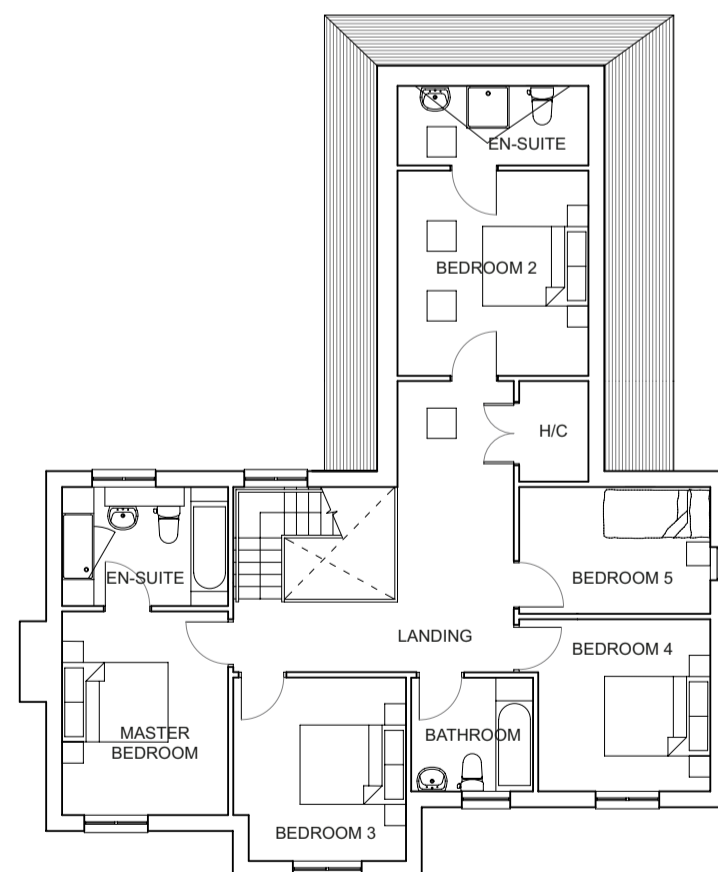
House 1

1920 sq ft / 178 sq m



GROUND FLOOR

Room	m
Living	5.7 x 3.2
Dining	5.3 x 2.9
Kitchen	5.7 x 3.8
Utility	2.8 x 1.8
WC	1.5 x 1.8



FIRST FLOOR

Room	m
Master Bedroom	3.1 x 3.9
Master Ensuite	3.1 x 2.3
Bedroom 2	3.6 x 3.9
Bedroom Ensuite	1.5 x 3.6
Bedroom 3	3.3 x 3.5
Bedroom 4	3.3 x 3.3
Bedroom 5	3.6 x 2.4
Bath	2.3 x 2.1

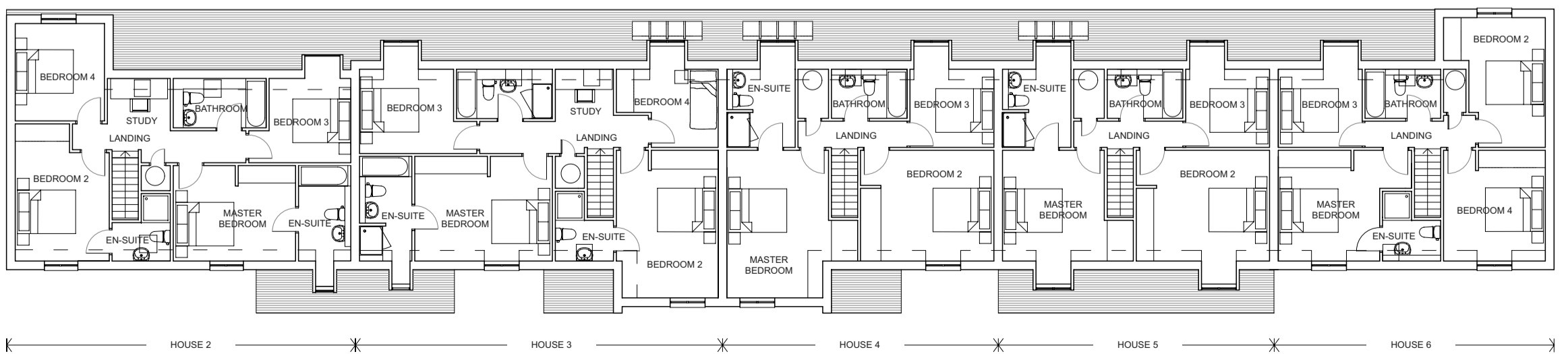
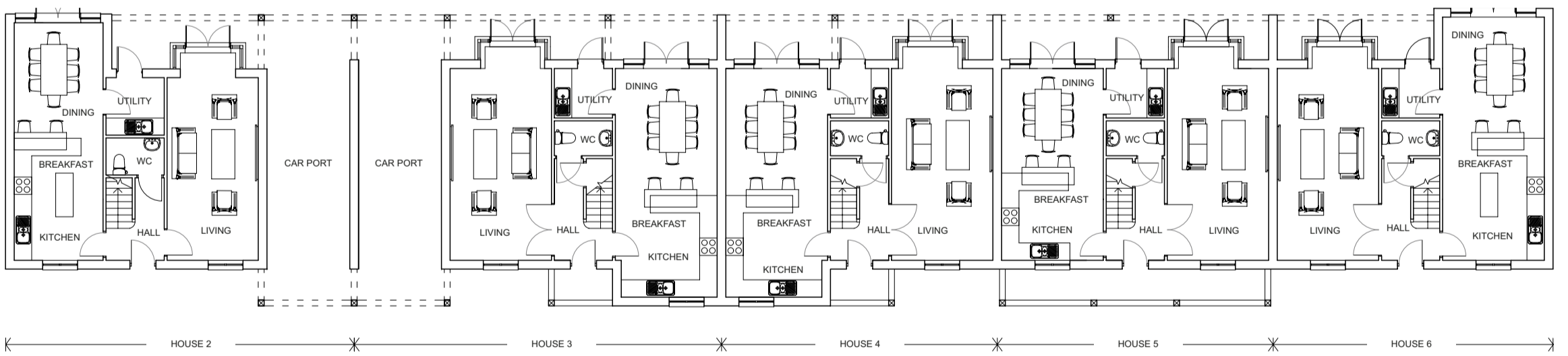
Plans are not to scale and dimensions are approximate

House 2 1500 sq ft / 140 sq m
House 5 1362 sq ft / 126 sq m

House 3 1660 sq ft / 154 sq m
House 6 1463 sq ft / 136 sq m

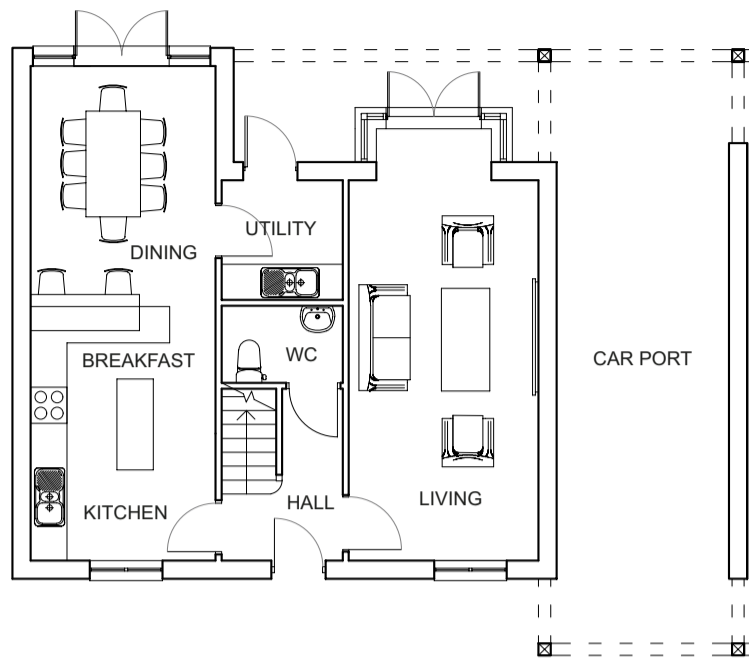
House 4 1431 sq ft / 133 sq m

• Small courtyard • Private development • Tandem carport • Excellent specification • 10 year global home warranty



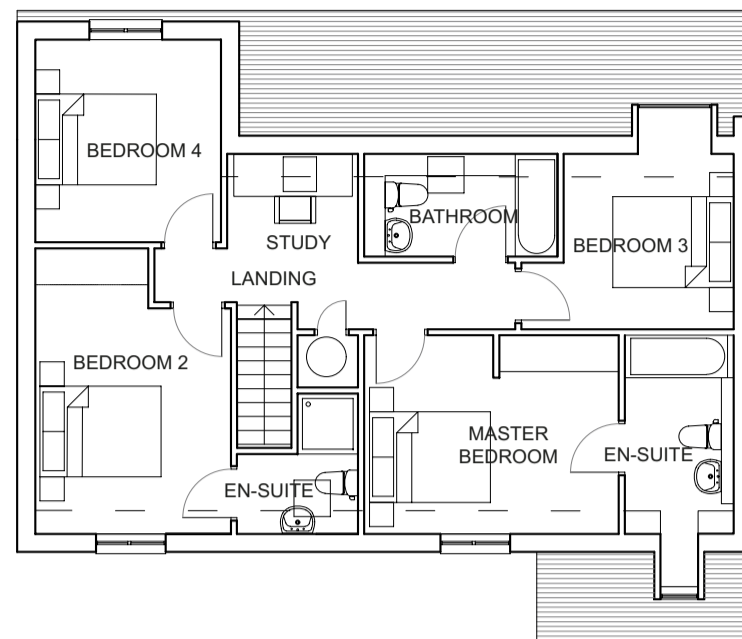
House 2

1500 sq ft / 140 sq m



GROUND FLOOR

Room	m
Living	3.1 x 6.3
Kitchen/Dining	3.0 x 8.2
Utility	2.0 x 2.0
WC	2.0 x 1.3



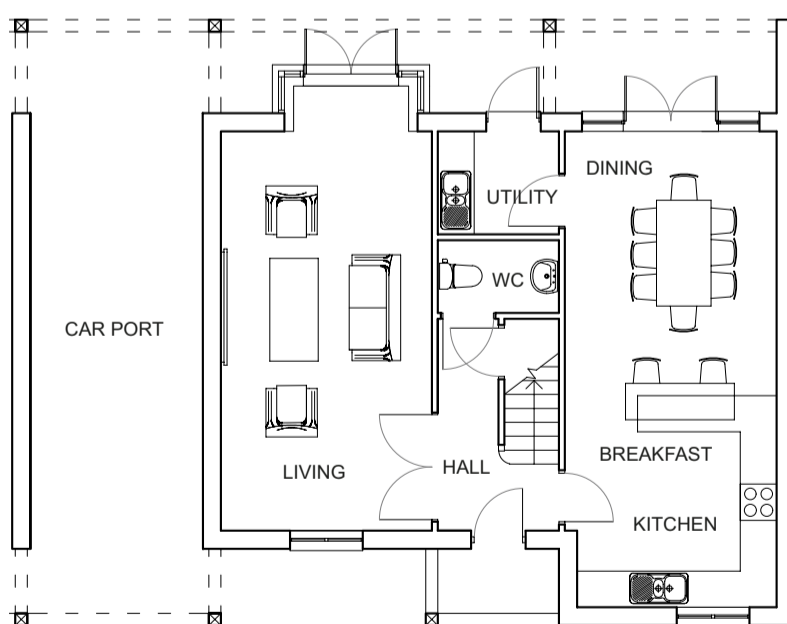
FIRST FLOOR

Room	m
Master Bedroom	4.2 x 3.3
Master Ensuite	1.8 x 3.3
Bedroom 2	3.2 x 4.8
Bedroom 2 Ensuite	2.0 x 2.3
Bedroom 3	2.8 x 2.9
Bedroom 4	3.0 x 3.4
Bathroom	3.2 x 1.7

Plans are not to scale and dimensions are approximate

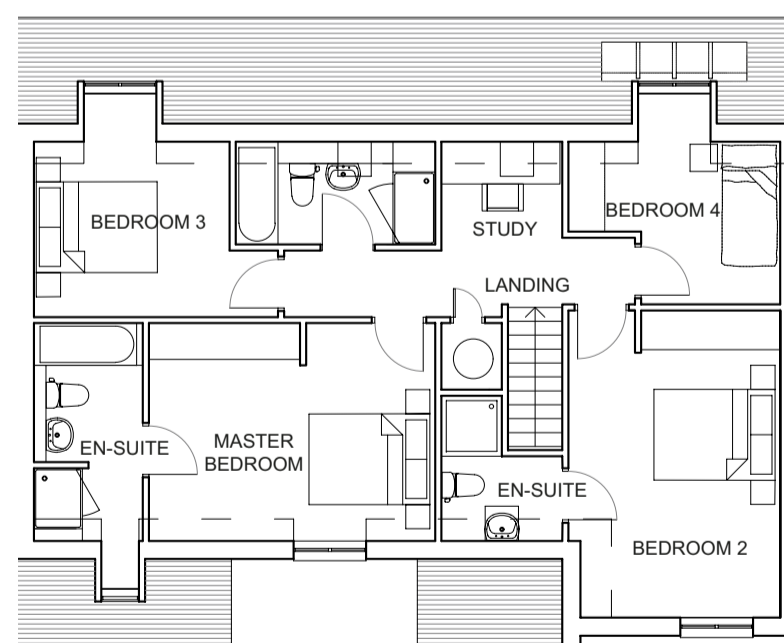
House 3

1660 sq ft / 154 sq m



GROUND FLOOR

Room	m
Living	3.5 x 6.6
Kitchen/Dining	3.5 x 7.9
Utility	2.0 x 1.7
WC	2.0 x 1.2



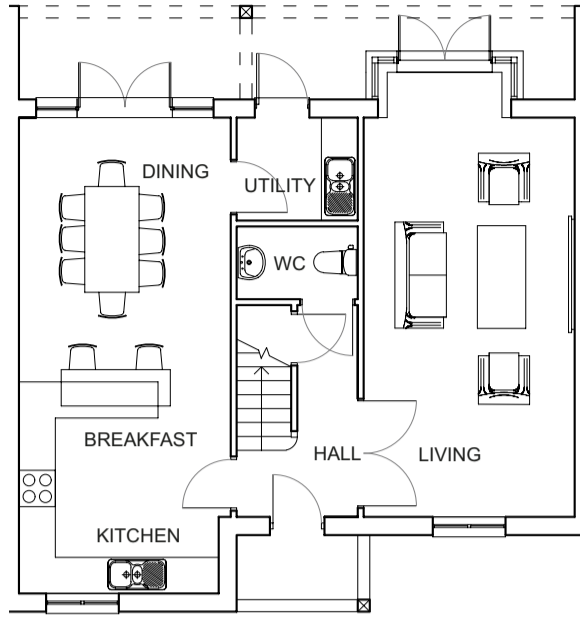
FIRST FLOOR

Room	m
Master Bedroom	4.7 x 3.6
Master Ensuite	3.6 x 1.8
Bedroom 2	3.3 x 5.0
Bedroom 2 Ensuite	2.0 x 2.4
Bedroom 3	3.2 x 2.9
Bedroom 4	3.5 x 2.7
Study	2.0 x 1.7
Bathroom	3.3 x 1.7

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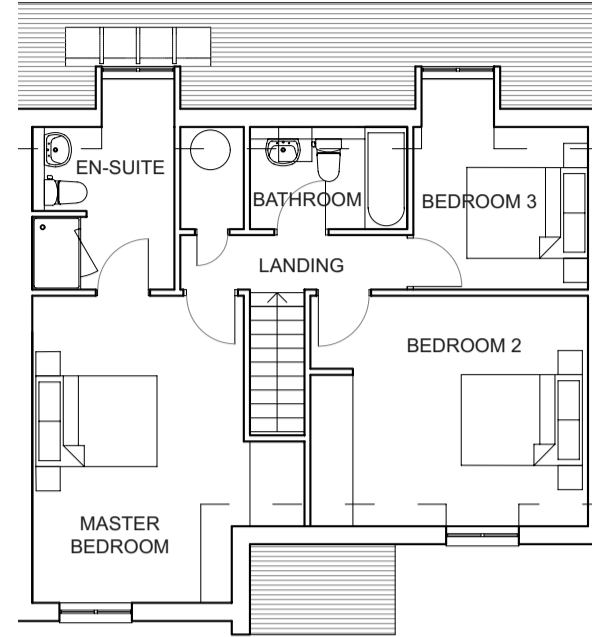
House 4

1431 sq ft / 133 sq m



GROUND FLOOR

Room	m
Living	6.6 x 3.5
Kitchen/Dining	3.5 x 7.9
Utility	2.0 x 1.2
WC	2.0 x 1.2



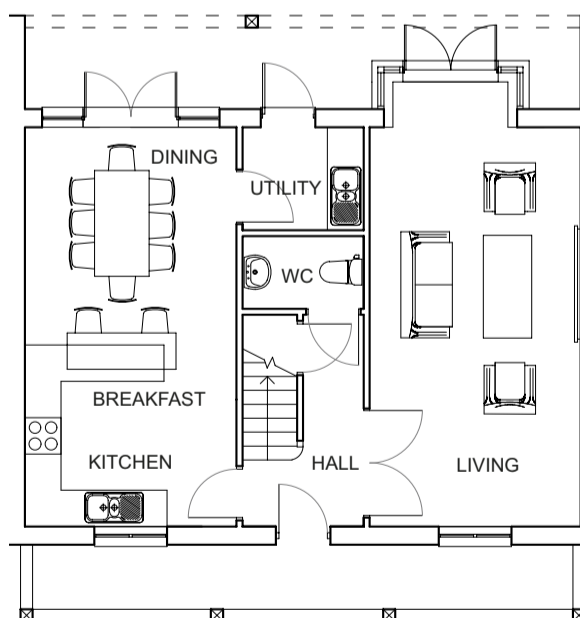
FIRST FLOOR

Room	m
Master Bedroom	3.3 x 5.0
Master Ensuite	2.4 x 2.7
Bedroom 2	4.6 x 3.8
Bedroom 3	2.9 x 2.7
Bathroom	2.6 x 1.7

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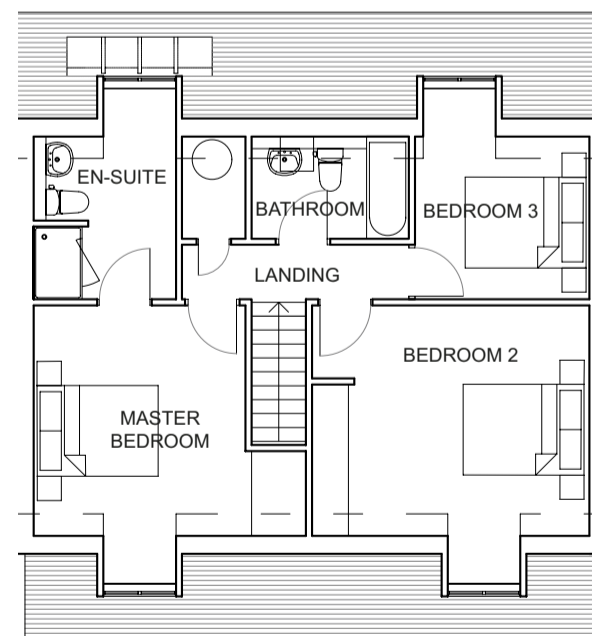
House 5

1362 sq ft / 126 sq m



GROUND FLOOR

Room	m
Living	3.5 x 6.6
Kitchen/Dining	3.5 x 6.6
Utility	2.0 x 1.7
WC	2.0 x 1.2



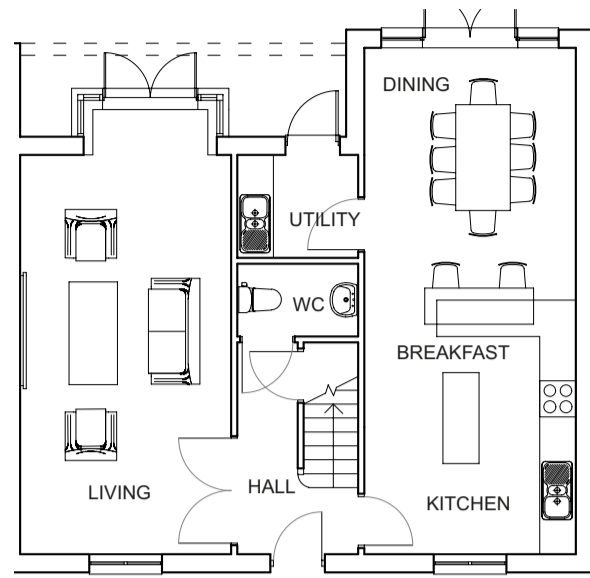
FIRST FLOOR

Room	m
Master Bedroom	4.5 x 3.8
Master Ensuite	2.4 x 2.7
Bedroom 2	4.6 x 3.8
Bedroom 3	2.9 x 2.7
Bathroom	2.6 x 1.7

Plans are not to scale and dimensions are approximate

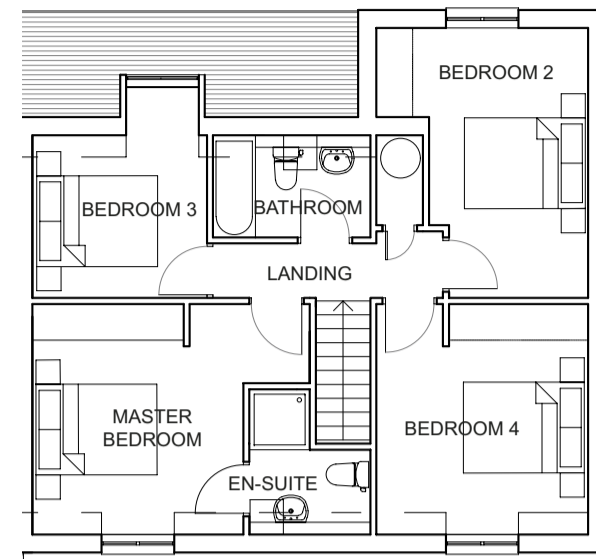
House 6

1463 sq ft / 136 sq m



GROUND FLOOR

Room	m
Living	3.5 x 6.6
Kitchen/Dining	4.4 x 8.4
Utility	2.0 x 1.7
WC	2.0 x 1.2



FIRST FLOOR

Room	m
Master Bedroom	3.5 x 3.8
Master Ensuite	2.0 x 2.4
Bedroom 2	3.5 x 4.5
Bedroom 3	2.9 x 2.7
Bedroom 4	3.5 x 3.8
Bathroom	2.6 x 1.7

Plans are not to scale and dimensions are approximate



House 7

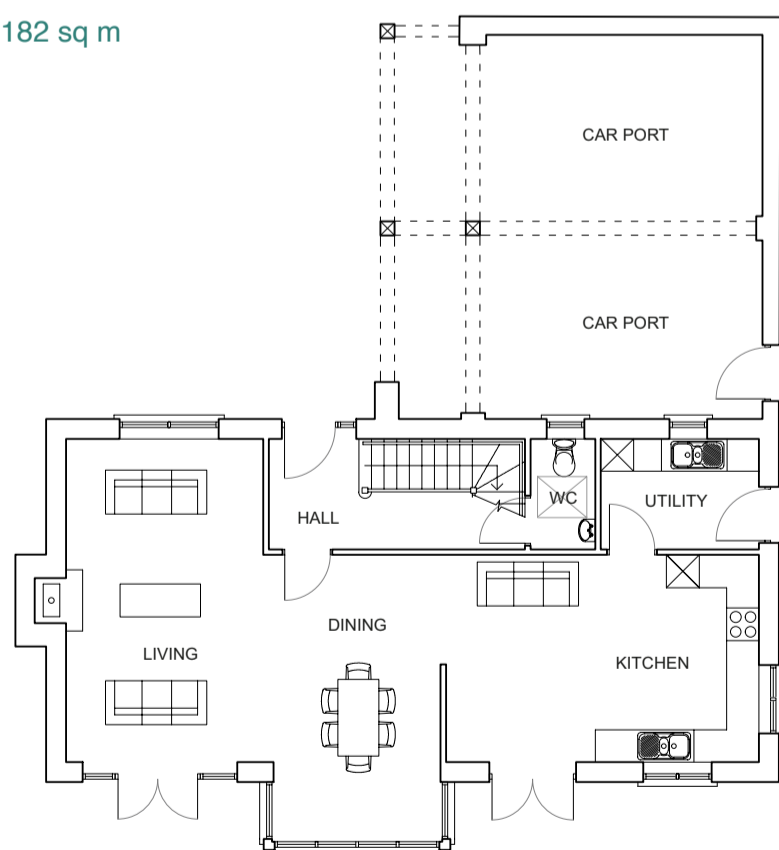
1956 sq ft / 182 sq m

- Detached family home
- Attractive individual design
- Corner plot gardens • Double carport



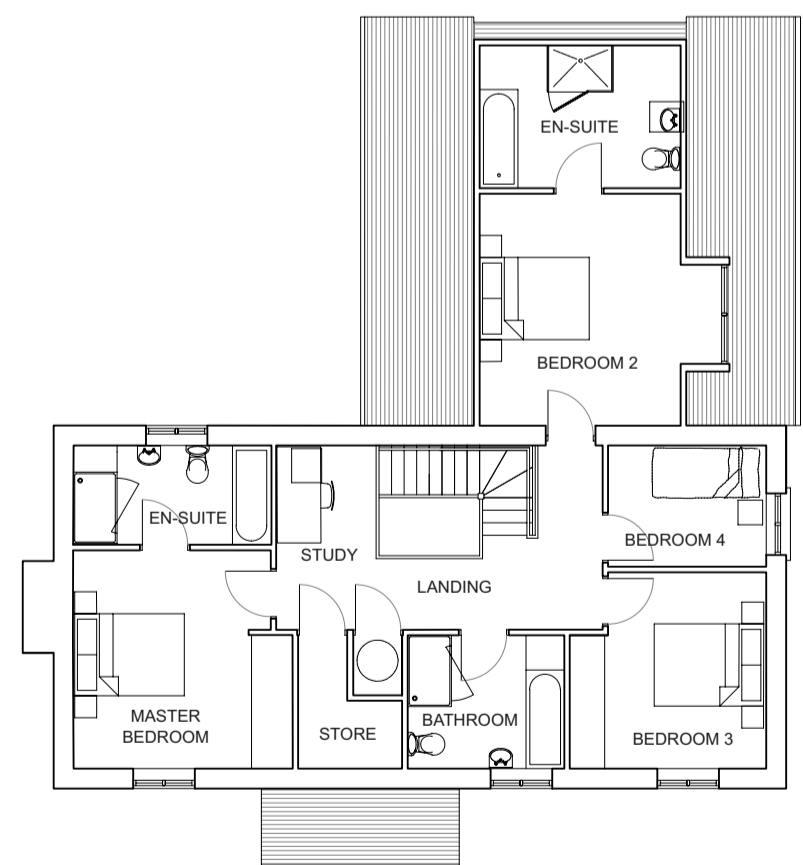
House 7

1956 sq ft / 182 sq m



GROUND FLOOR

Room	m
Living	3.6 x 5.9
Kitchen	5.7 x 3.8
Dining	3.1 x 5.2
Utility	2.9 x 2.0
WC	1.2 x 2.0



FIRST FLOOR

Room	m
Master Bedroom	4.0 x 4.0
Master Ensuite	3.6 x 1.8
Bedroom 2	3.7 x 4.2
Bedroom 2 Ensuite	3.7 x 2.6
Bedroom 3	3.6 x 3.6
Bedroom 4	2.9 x 2.2
Study	1.8 x 2.2
Bathroom	2.9 x 2.4

Plans are not to scale and dimensions are approximate

House 8

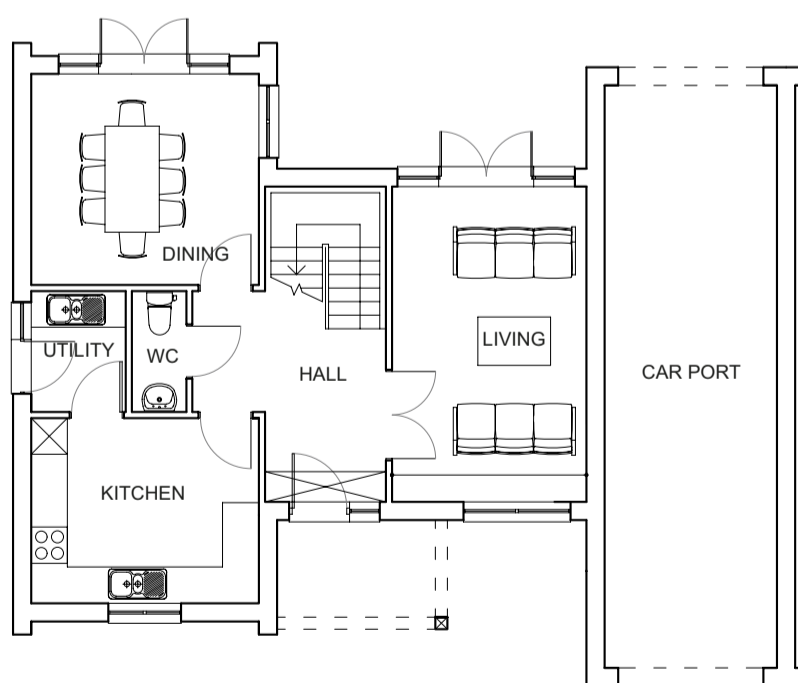
1500 sq ft / 141 sq m

- Large semi-detached family home • Four bedrooms
- Study space on landing • Two en-suite bathrooms
- Tandem carport



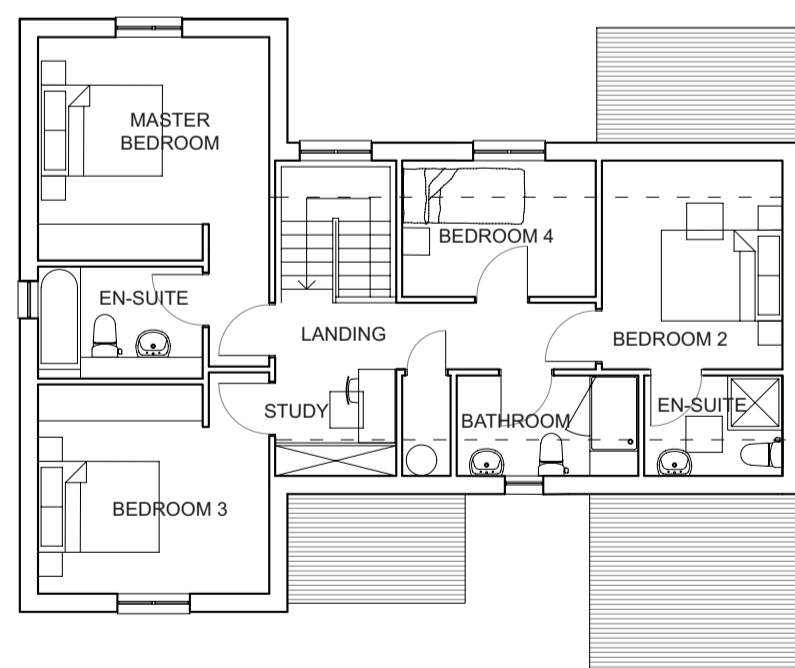
House 8

1500 sq ft / 141 sq m



GROUND FLOOR

Room	m
Living	3.2 x 5.2
Kitchen	3.8 x 3.0
Dining	3.8 x 3.5
Utility	1.6 x 2.0
WC	0.9 x 2.0



FIRST FLOOR

Room	m
Master Bedroom	3.8 x 3.7
Master Ensuite	1.7 x 1.9
Bedroom 2	3.0 x 3.5
Bedroom 2 Ensuite	2.3 x 1.7
Bedroom 3	3.7 x 3.5
Bedroom 4	3.2 x 2.3
Bathroom	3.0 x 1.7
Study	2.0 x 1.7

Plans are not to scale and dimensions are approximate

House 9

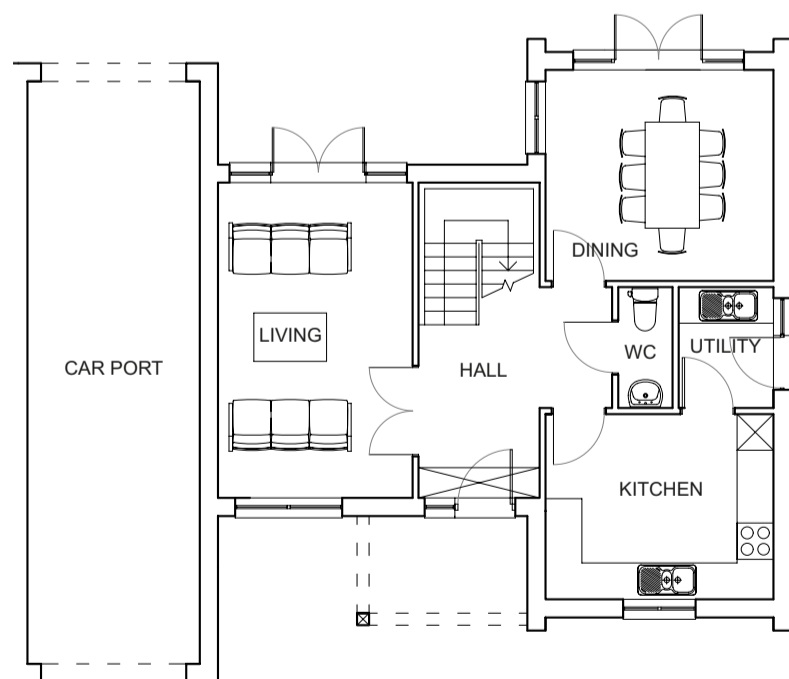
1500 sq ft / 141 sq m

- Large semi-detached family home • Four bedrooms
- Study space on landing • Two en-suite bathrooms
- Tandem carport



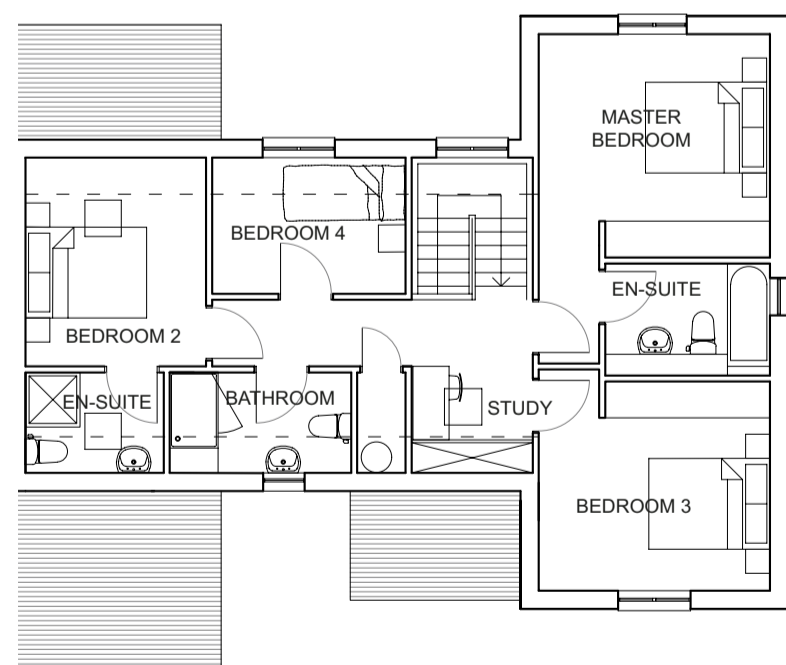
House 9

1500 sq ft / 141 sq m



GROUND FLOOR

Room	m
Living	3.2 x 5.2
Kitchen	3.8 x 3.1
Dining	3.8 x 3.5
Utility	1.6 x 2.0
WC	0.9 x 2.0



FIRST FLOOR

Room	m
Master Bedroom	3.8 x 3.7
Master Ensuite	2.7 x 1.9
Bedroom 2	3.0 x 3.5
Bedroom 2 Ensuite	2.3 x 1.7
Bedroom 3	3.8 x 3.7
Bedroom 4	3.2 x 2.3
Bathroom	3.0 x 1.7
Study	2.0 x 1.7

House 10

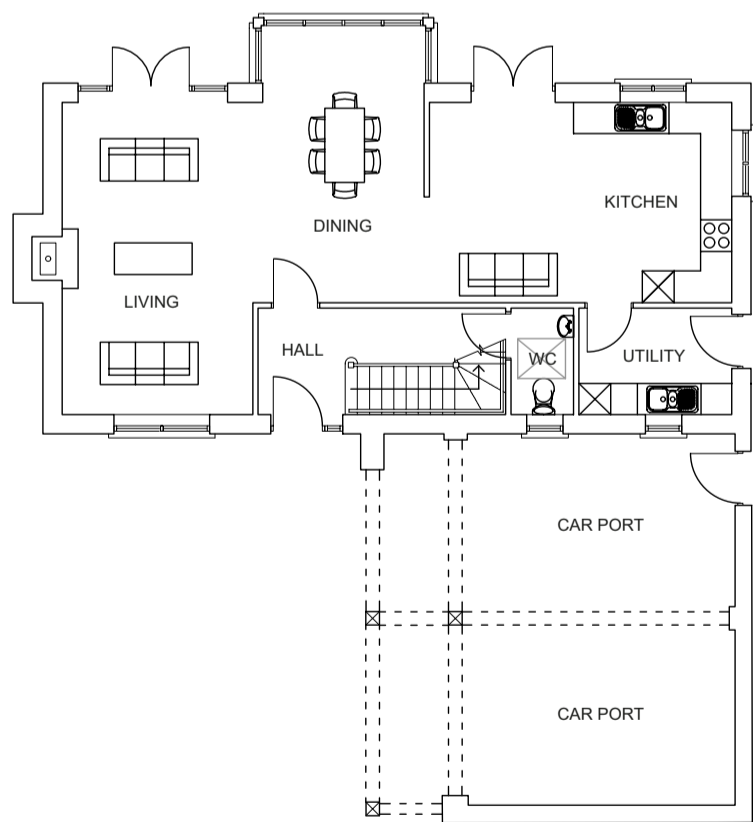
1956 sq ft / 182 sq m

- Detached family home
- Attractive individual design
- Corner plot gardens • Double carport



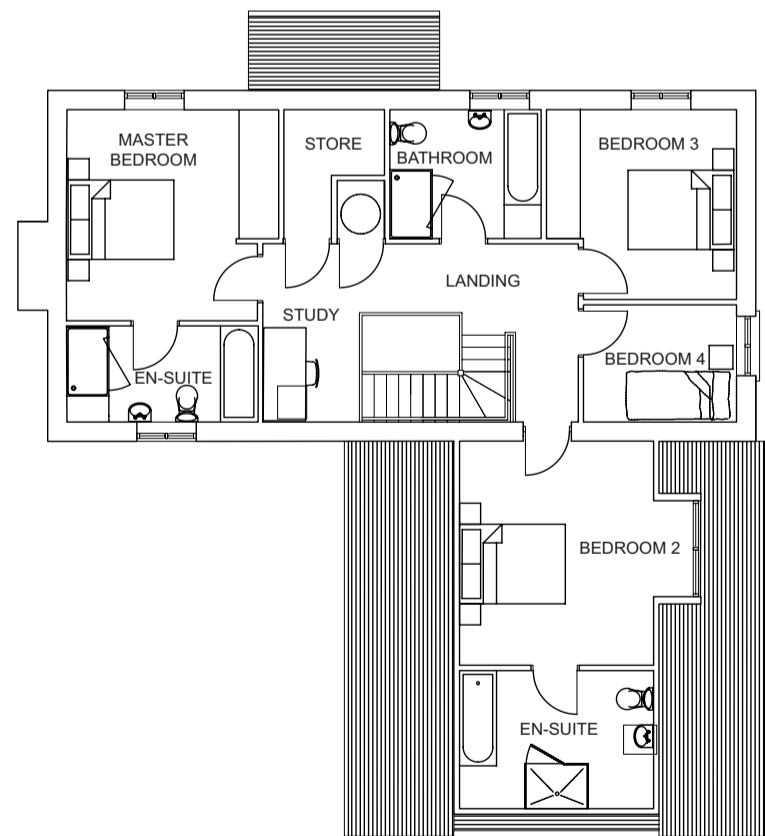
House 10

1956 sq ft / 182 sq m



GROUND FLOOR

Room	m
Living	3.6 x 5.9
Kitchen	5.7 x 3.8
Dining	3.1 x 5.2
Utility	2.9 x 2.0
WC	1.2 x 2.0



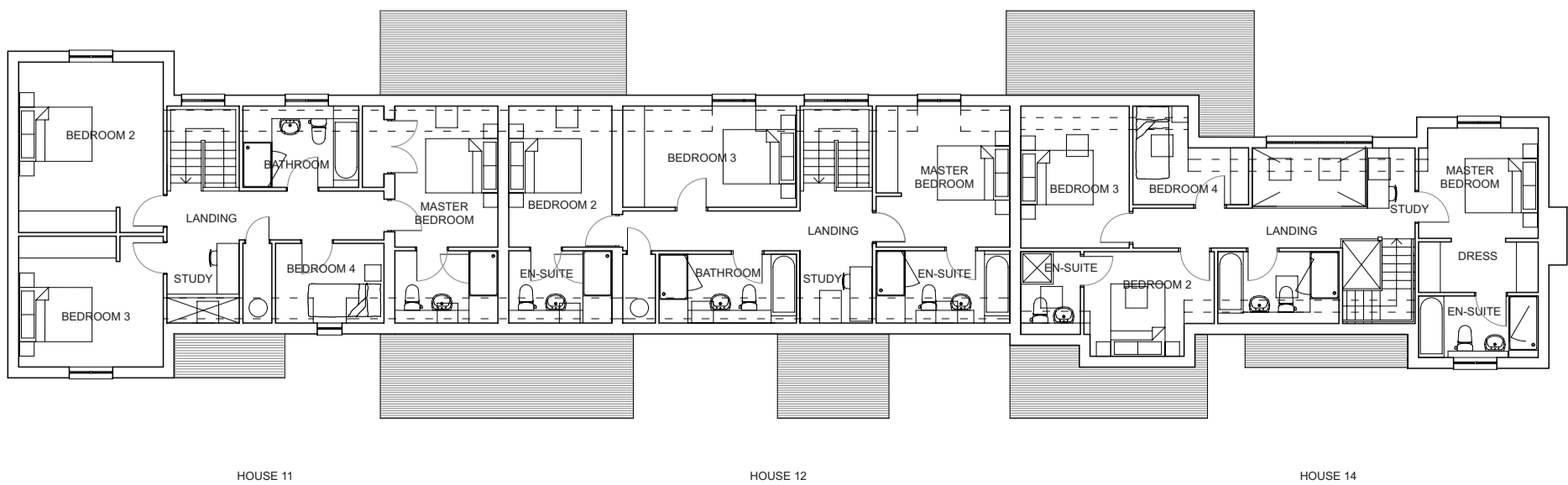
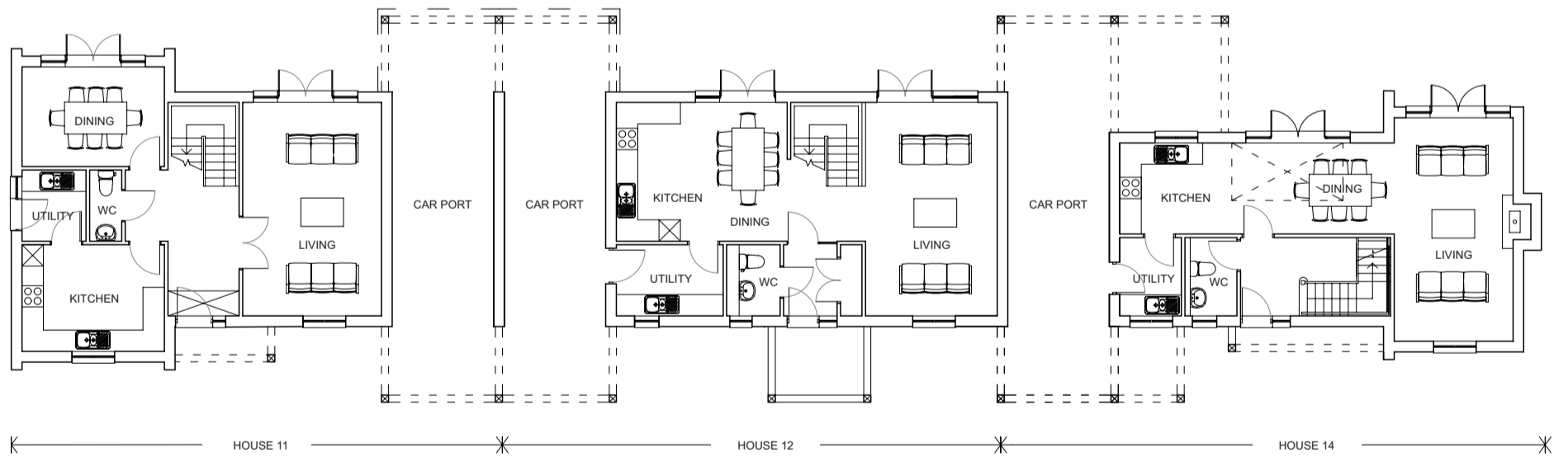
FIRST FLOOR

Room	m
Master Bedroom	4.0 x 4.0
Master Ensuite	3.6 x 1.8
Bedroom 2	3.7 x 4.2
Bedroom 2 Ensuite	3.7 x 2.6
Bedroom 3	3.6 x 3.6
Bedroom 4	2.9 x 2.2
Bathroom	2.9 x 2.4
Study	1.8 x 2.2

Plans are not to scale and dimensions are approximate

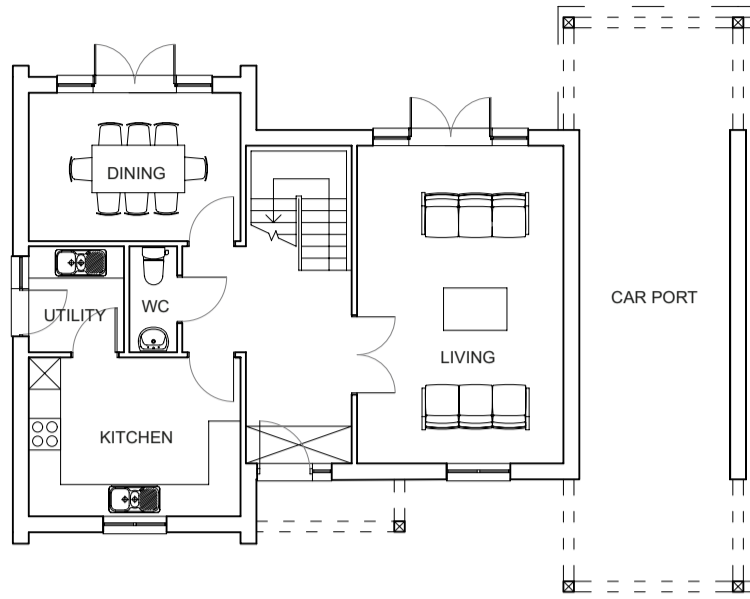
House 11 1699 sq ft / 158 sq m House 12 1585 sq ft / 149 sq m House 14 1500 sq ft / 141 sq m

• Attractive design • Four bedrooms • Study space on landing • Tandem carport



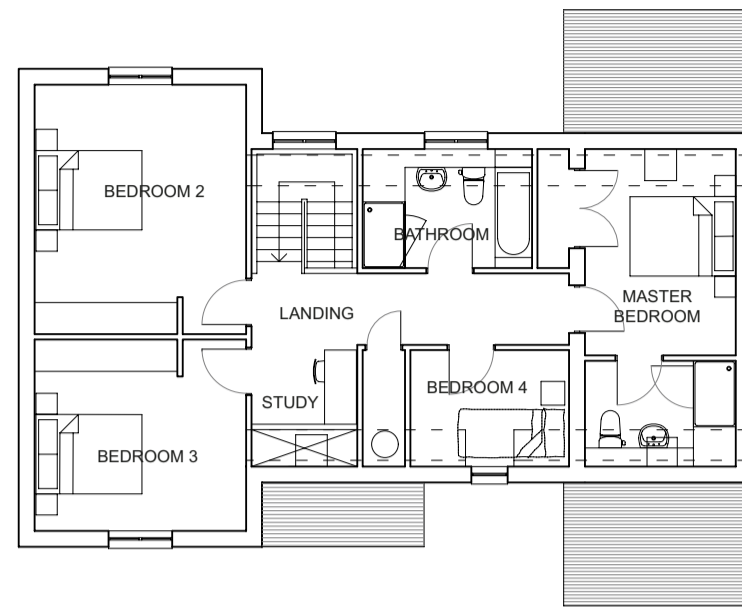
House 11

1699 sq ft / 158 sq m



GROUND FLOOR

Room	m
Living	3.9 x 6.0
Kitchen	4.0 x 3.0
Dining	4.0 x 2.8
Utility	1.8 x 2.0
WC	0.9 x 2.0



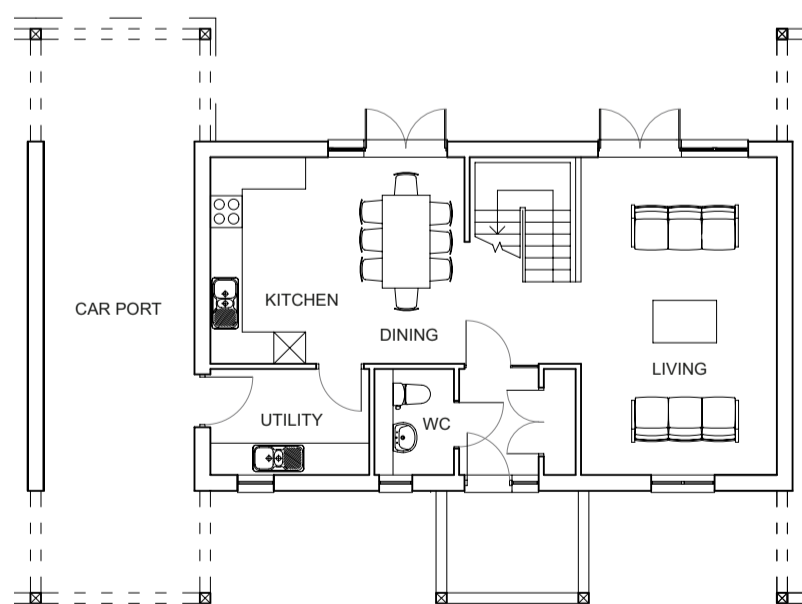
FIRST FLOOR

Room	m
Master Bedroom	2.9 x 3.9
Master Ensuite	2.9 x 2.0
Bedroom 2	4.0 x 4.7
Bedroom 3	4.0 x 3.6
Bedroom 4	3.0 x 2.2
Bathroom	3.2 x 2.7
Study	2.0 x 2.2

Plans are not to scale and dimensions are approximate

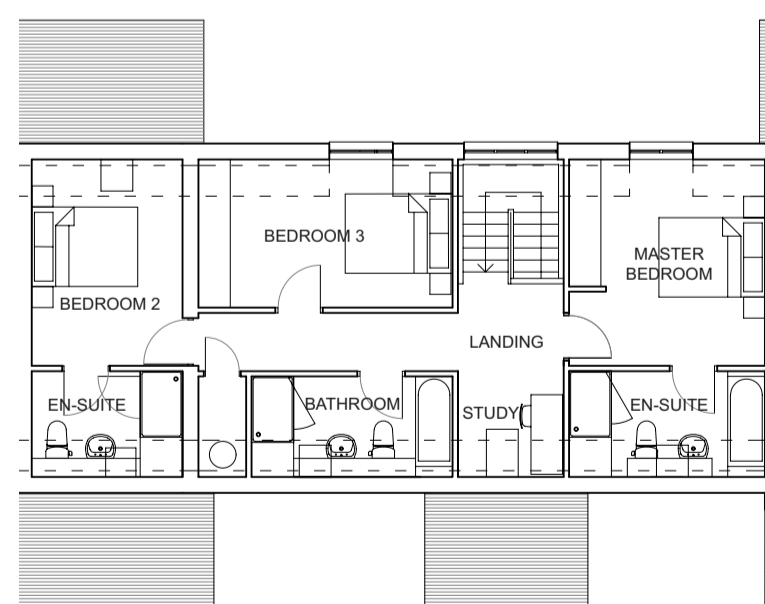
House 12

1585 sq ft / 149 sq m



GROUND FLOOR

Room	m
Living	3.7 x 6.0
Kitchen/Dining	4.8 x 3.9
Utility	3.0 x 2.0
WC	1.5 x 2.0



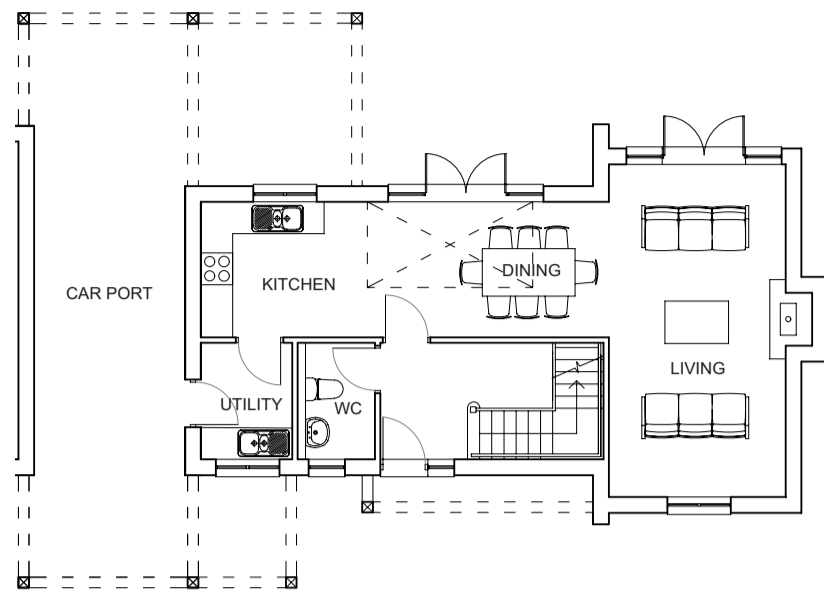
FIRST FLOOR

Room	m
Master Bedroom	3.7 x 3.9
Master Ensuite	3.7 x 2.0
Bedroom 2	2.9 x 3.9
Bedroom 2 Ensuite	2.9 x 2.0
Bedroom 3	4.8 x 2.8
Bathroom	3.8 x 1.9
Study	2.0 x 2.0

Plans are not to scale and dimensions are approximate

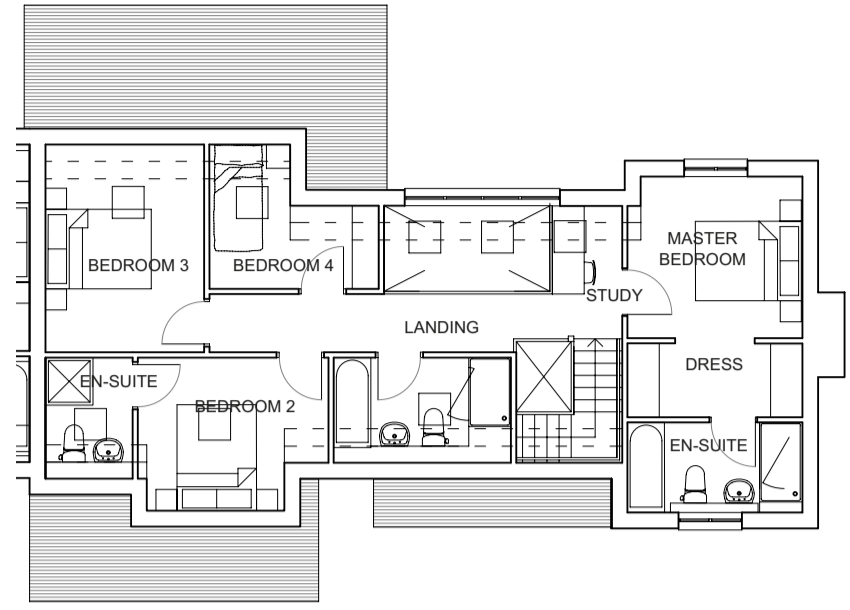
House 14

1500 sq ft / 141 sq m



GROUND FLOOR

Room	m
Living	3.3 x 6.3
Kitchen/Dining	7.7 x 2.6
Utility	1.7 x 2.2
WC	1.5 x 2.2



FIRST FLOOR

Room	m
Master Bedroom	3.3 x 3.1
Dressing Room	3.3 x 1.4
Master Ensuite	3.3 x 1.7
Bedroom 2	3.6 x 2.9
Bedroom 2 Ensuite	1.6 x 2.3
Bedroom 3	3.0 x 3.9
Bedroom 4	1.5 x 2.7
Bathroom	3.4 x 2.0
Study	1.3 x 1.6

Plans are not to scale and dimensions are approximate

Specifications

High Quality Fixtures and Fittings

- Double glazed pvc windows with multi point locks
- White panel internal doors
- Composite external entrance doors
- Satin chrome door furniture
- Decorative moulded skirting boards and architraves
- White painted smooth finished ceilings throughout
- Internal walls & woodwork painted white

Heating, Security and Electrics

- Gas fired central heating, providing instant hot water
- Underfloor heating throughout ground floor with radiators on first floor
- Fireplaces enabled with gas in Grove House, House 1, 7, 10 and 14.
- Mains operated smoke detectors
- Wiring for zoned security alarm system
- Light to under stairs cupboard (where applicable)
- TV points to kitchen and all bedrooms
- Media point to living room and bedrooms consisting of TV point, 2 satellite points and BT point
- BT points to under stairs cupboard, bedrooms (where applicable)
- Light and power to loft (where applicable)

Kitchen and Utility

- High quality designer kitchen units with soft close to doors and drawers
- Handled premium German furniture
- Recessed LED spotlights to wall units
- 20mm Caesarstone worktops, with 100mm upstands and matching splash-back behind hob
- Undermount sink, and chrome mixer tap by Blanco
- Appliances by Zanussi to include single oven, microwave, induction hob, canopy hood, integrated dishwasher and integrated fridge-freezer
- Utility room furniture to match kitchen, with 40mm square edged laminate worktops, inset sink & single lever mixer tap
- Plumbing for washing machine and tumble drier in the utility
- Stainless steel switches and sockets (kitchen only)
- Choice of ceramic floor tiling

Bathroom, En-Suite and Cloakroom

- Contemporary styled sanitary ware
- Thermostatic mixer valve to shower cubicle and showers over bath
- Shower screens
- Recessed white downlights
- Choice of half height wall tiling to family bathroom, to master en-suite and second en-suite
- Full height tiling to shower cubicle and three sides of bath
- Splashback to ground floor cloakroom wash basin
- Choice of ceramic floor tiles
- Heated towel rail

Externals

- Access road hard surfaced
- Shared access drive and parking spaces to be asphalt
- Private footpaths and patios will be paved
- Front gardens seeded in grass and landscaped to approved design
- Rear gardens cleared, graded to natural contours and seeded in grass
- Rear garden boundaries to be close board panel fencing and post-rail in accordance with a comprehensive landscape scheme
- Light fitting to all external doors
- Light and power to carports (where applicable)
- Water tap to rear of property

Green Credentials

- **Mechanical Ventilation with Heat Recovery system (MVHR) which extracts air from contamination areas (kitchen/bathroom etc.) and supplies fresh air to living areas, reducing draughts within the home.**
- **Rainwater Harvesting system using technology that collects and stores rainwater to be used for garden watering/sprinklers and vehicle washing.**

Structural Warranty Guarantee

Each property will be sold with the benefit of the 10 year Global Warm Homes (GWH) structural warranty. A comprehensive GWH handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

Neptune Group

Established in 2001, Neptune Group is one of the UK's leading development companies.

The group has successfully delivered a wide range of imaginative and innovative projects across the UK. These have included the large strategic developments of Neptune Wharf, Lock Keepers and Ealing Road in London. In Northern Ireland, Neptune has recently delivered a number of high-quality housing developments, including Belvoir Park in South Belfast & Ollar Valley in Ballyclare.



Chatham Place, London



Nicholas House, London



Lock Keepers, Gillender Street, London



Ollar Valley, Ballyclare





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