



Winters Rise

West Hanney



Winters Rise is a small and exclusive development offering just 10 beautiful new two, three and four bedroom homes for private sale. Situated off School Road in the sought after village of West Hanney in Oxfordshire, these exceptional homes enjoy fantastic rural views.



EXCEPTIONAL LOCATION WITH STUNNING VIEWS ACROSS OPEN COUNTRYSIDE

Welcome to West Hanney



The delightful villages of East and West Hanney, known locally as 'The Hanneys', are situated along the old Roman road between Oxford and Wantage, centrally located within the Vale of the White Horse. Named after the mysterious Uffington White Horse thought to date back to the bronze-age, the stunning patchwork landscape of the vale is a designated area of outstanding natural beauty.

Photographs taken in and around the local area

An idyllic place to live, West Hanney is the smaller of the two Hanneys. Separated only by one field, The Hanneys boast an impressive village hall, a community-run shop, a family-run farm shop, a primary school and pre-school and a Royal British Legion club. There are two churches, St James the Great and the Chapel, and this small but thriving community is also home to many clubs, groups and organised activities, including the popular Hanney tennis club and courts.

The best of both worlds

Living at Winters Rise offers the best of both worlds. This rural retreat is well served for restaurants and pubs, with the Hanney Spice Indian restaurant just around the corner and the Plough Inn community pub also only a short walk away. The Black Horse pub and Fontana Italian restaurant are also both within walking distance in nearby East Hanney. Less than 4 miles away, the market town of Wantage offers Waitrose and Sainsbury's supermarkets. Here you will also find a good choice of traditional independent shops along with many of the high street chains. There are plenty of cafes, pubs and restaurants in this bustling town, along with a street market every Wednesday and Saturday.



Further afield

The Hanneys enjoy easy road access to the larger towns of Abingdon on Thames (6 miles) and Didcot (7 miles), for a wide array of shopping and leisure activities. The city of Oxford, a centre for culture and home to one of the world's leading universities, is just 14 miles from the development, via the A420.



Photographs taken in and around the local area
*Approximate drive time taken from google maps, May 2022.

Perfect for families

The area is ideal for family living, with a good selection of primary and secondary schools to choose from. The Ofsted 'Good' rated St James CE Primary School, part of the Vale Academy Trust, is just a two minute walk away, making it a perfect choice for those with young families. King Alfred's Academy in Wantage provides secondary education, with an Ofsted 'good' rated sixth form, whilst the renowned Abingdon School, Oxfordshire's leading independent day and boarding school for boys, is also around 16 minutes' drive time*.

The great outdoors

With the beautiful scenery of the Vale of the White Horse right on the doorstep, there are acres of stunning countryside close by. Here you will find delightful walkways and cycle tracks interspersed with picturesque villages and characterful country pubs to discover and enjoy. The Millenium Woodland in West Hanney provides a peaceful oasis, whilst Letcombe Brook, a gentle chalk stream running through East Hanney is home to kingfishers, swans and cygnets. The Chiltern Hills, North Wessex Downs and beautiful Cotswolds are all within easy reach, with



the river Thames and its tributaries meandering through the surrounding countryside providing a haven for wildlife.

Commuting to the capital - and beyond

West Hanney is well placed for commuting. Didcot Parkway train station, just eight miles away provides a direct link to London, with a fast and frequent service into Paddington station in as little as 39 minutes. By car, the A34 provides easy access to Oxford and the M40 to the north and Newbury and the M4 to the south. For travelling further afield, Heathrow airport is a little over an hour's drive away.



Train journey times are approximate, taken from trainline.com

Development Plan

Sympathetically designed to blend seamlessly with the existing architecture in this delightful village, this development offers a range of different house styles creating attractive street scenes. Each of the homes has allocated parking spaces, with some properties also including car ports.

- The Beaufort** 2 bedroom semi-detached *plots 7 & 8*
- The Clarina** 3 bedroom semi-detached *plot 1*
- The Derry** 3 bedroom semi-detached *plots 13 & 14*
- The Farran** 3 bedroom detached *plot 15*
- The Emly** 3 bedroom detached *plot 9*
- The Littleton** 4 bedroom detached *plot 10*
- The Johnstown** 4 bedroom detached *plot 12*
- The Lordship** 4 bedroom detached *plot 11*
- Affordable housing** *plots 2 - 6*

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.



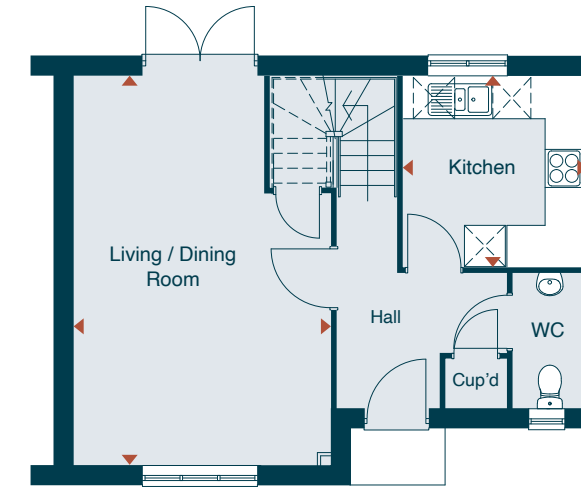


The Beaufort

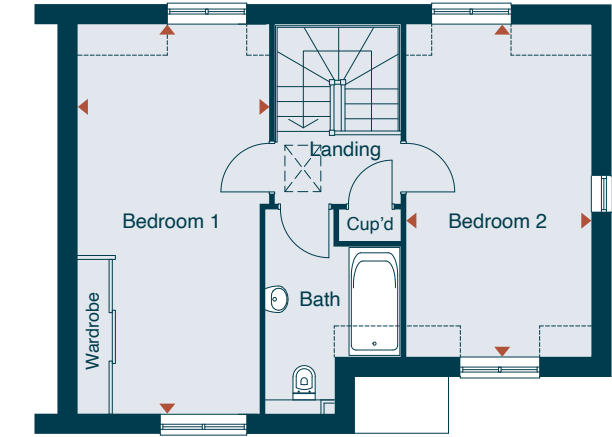


Plots 7 & 8

An impressive 2 bedroom semi-detached home with two allocated parking spaces.



	Metric	Imperial
Living / Dining Room	3995 x 6090	13'1" x 20'0"
Kitchen	2888 x 2987	9'6" x 9'10"
WC		



	Metric	Imperial
Bedroom 1	2993 max inc robe x 6090	9'10" max inc robe x 17'0"
Bedroom 2	2888 x 5190	9'6" x 17'0"
Bathroom		

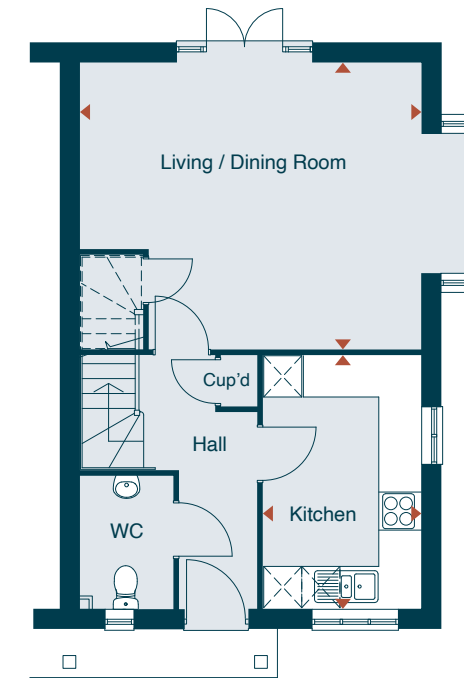
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The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.

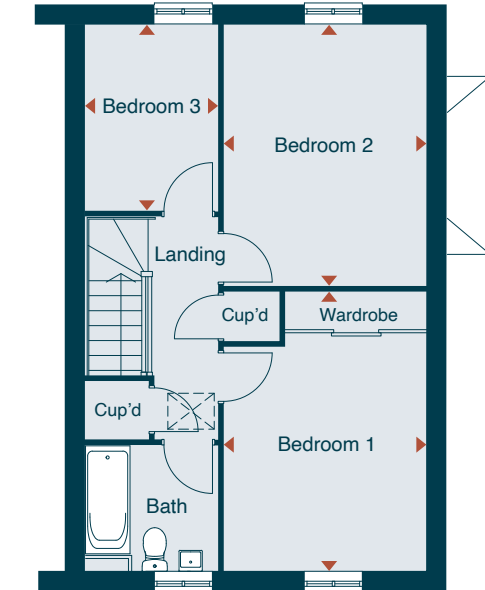


Plot 1

A delightful 3 bedroom semi-detached home with allocated parking for two vehicles.



	Metric	Imperial
Living / Dining Room	5345 excl bay x 4497	17'6" excl bay x 14'9"
Kitchen	3976 x 2472	13'0" x 8'1"
WC		



	Metric	Imperial
Bedroom 1	3192 x 4363 max inc robe	10'6" x 14'4" max inc robe
Bedroom 2	3192 x 4109	10'6" x 13'6"
Bedroom 3	2060 x 2920	6'9" x 9'7"
Bathroom		

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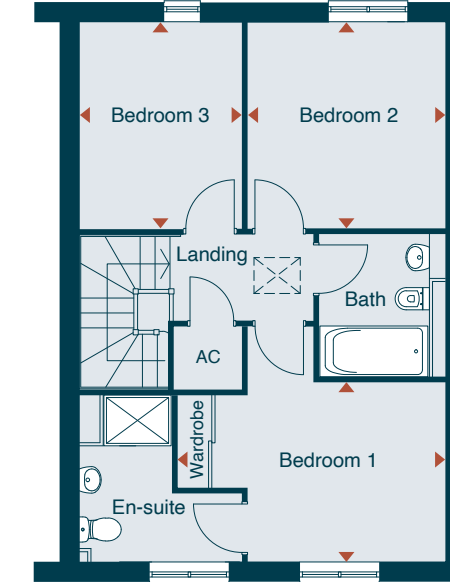


Plots 13 & 14

An attractive 3 bedroom semi-detached home with garage and driveway parking.



	Metric	Imperial
Living / Dining Room	5739 x 4136	18'10" x 13'7"
Kitchen	2673 x 4224	8'9" x 13'10"
Utility	1710 x 1394	5'7" x 4'7"
WC		



	Metric	Imperial
Bedroom 1	4186 max inc robe x 2786 min	13'9" max inc robe x 9'6" min
Ensuite		
Bedroom 2	3086 x 3226	10'2" x 10'7"
Bedroom 3	2560 x 3226	8'5" x 10'7"
Bathroom		

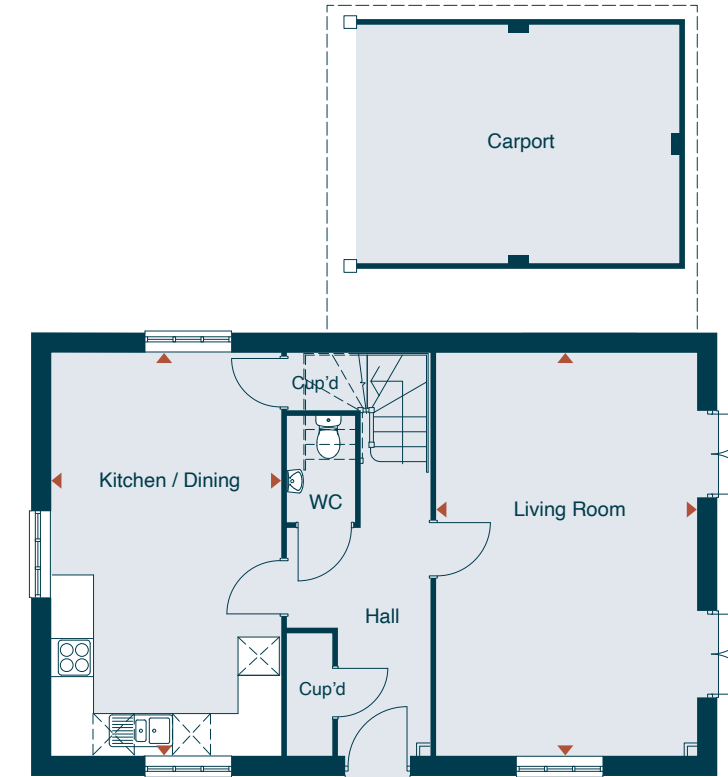
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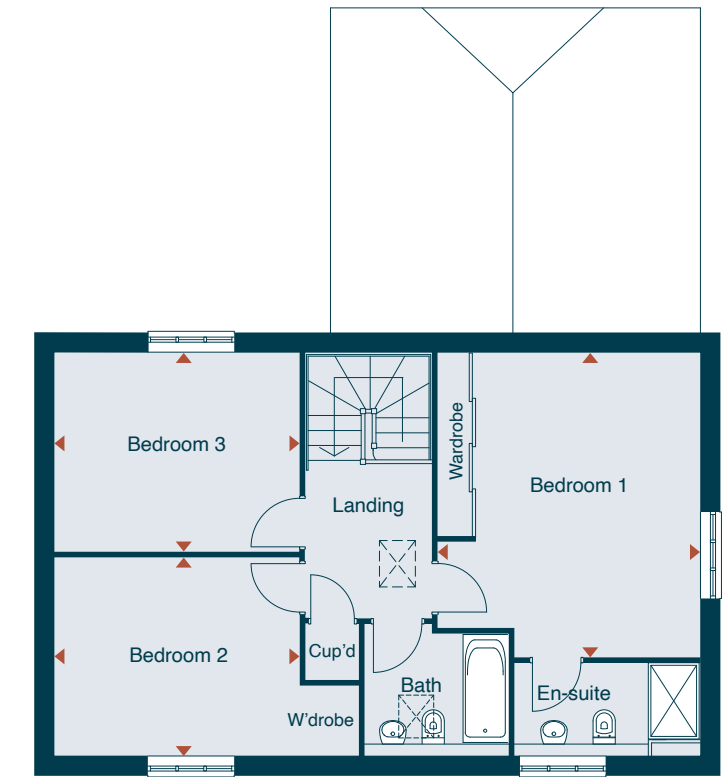


Plot 15

A stylish 3 bedroom detached home with carport to the rear.



	Metric	Imperial
Living	4065 x 6315	13'4" x 20'9"
Kitchen / Dining	3545 x 6315	11'8" x 20'9"
WC		



	Metric	Imperial
Bedroom 1	4100 max inc robe x 4762 max	13'5" max inc robe x 15'7" max
Ensuite		
Bedroom 2	3852 min x 3111	12'8" min x 10'2"
Bedroom 3	3852 min x 3111	12'8" min x 10'2"
Bathroom		

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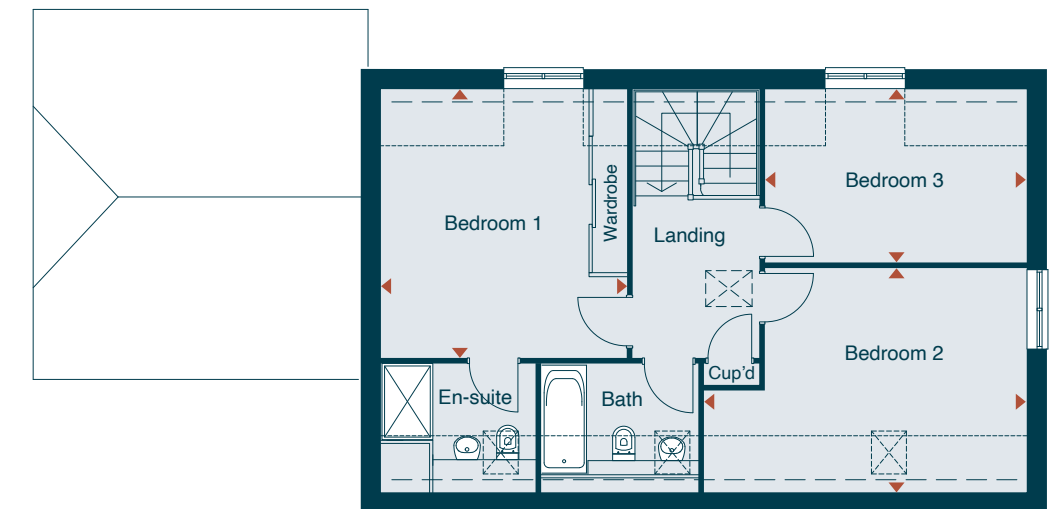
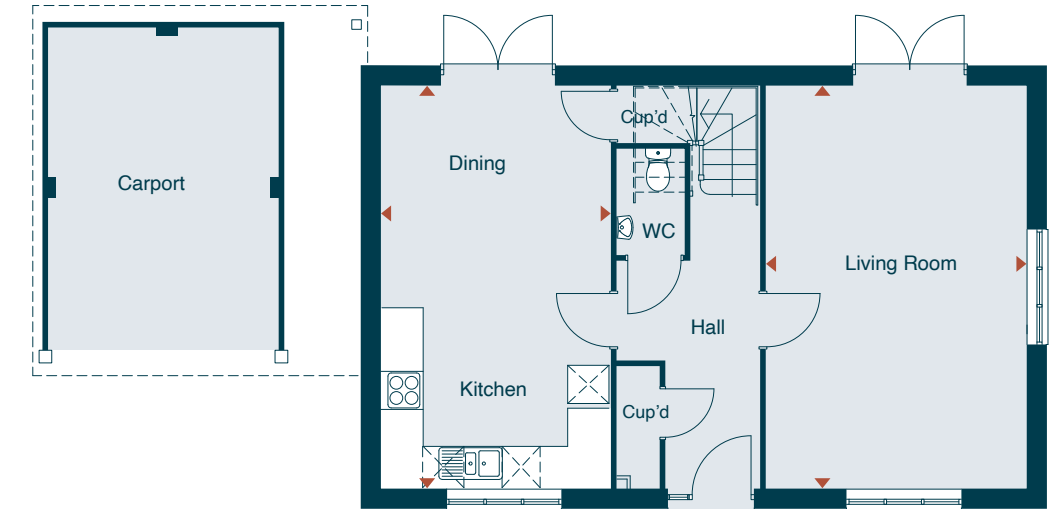
Plot 9

A stunning 3 bedroom detached home with attached carport and driveway parking.

	Metric	Imperial
Living	4065 x 6313	13'4" x 20'8"
Kitchen / Dining	3575 x 6313	11'9" x 20'8"
WC		

	Metric	Imperial
Bedroom 1	3840 inc robe x 4212*	12'7" inc robe x 13'10"
Ensuite		
Bedroom 2	5075 max x 3512	16'8" max x 11'6"
Bedroom 3	4112 x 2710	13'6" x 8'11"
Bathroom		

* Restricted headroom



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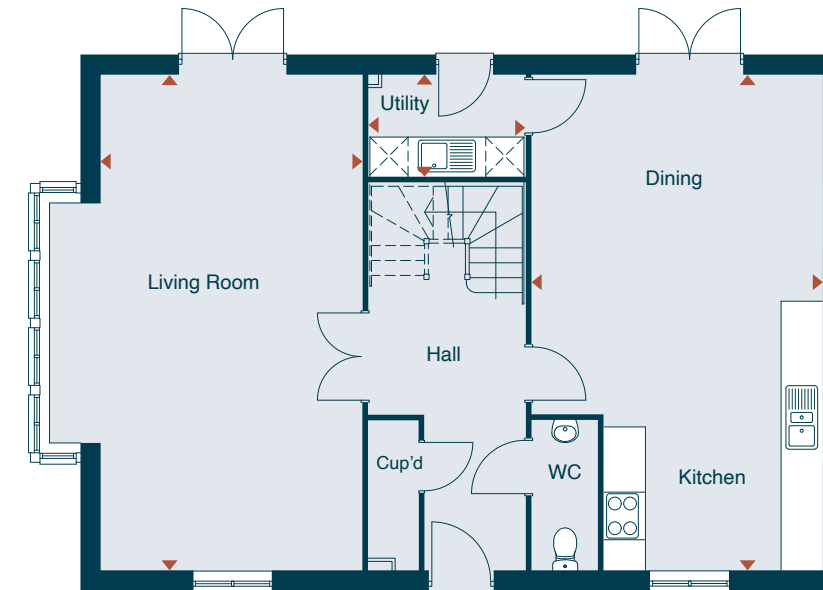


The Littleton

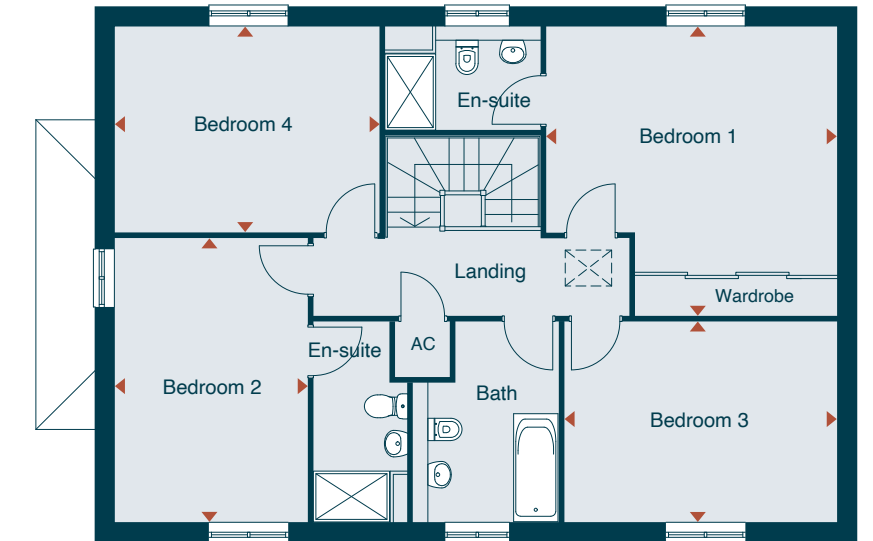


Plot 10

A detached 4 bedroom family home with a separate garage and driveway parking.



	Metric	Imperial
Living	4100 x 7778	13'5" x 25'6"
Kitchen / Dining	4549 x 7778	14'11" x 25'6"
Utility	2424 x 1563	7'11" x 5'1"
WC		



	Metric	Imperial
Bedroom 1	4596 max x 4536 max inc robe	15'1" max x 14'11" max inc robe
Ensuite		
Bedroom 2	3020 x 4462	9'11" x 14'8"
Ensuite		
Bedroom 3	4309 x 3149	14'2" x 10'4"
Bedroom 4	4135 x 3222	13'7" x 10'7"
Bathroom		

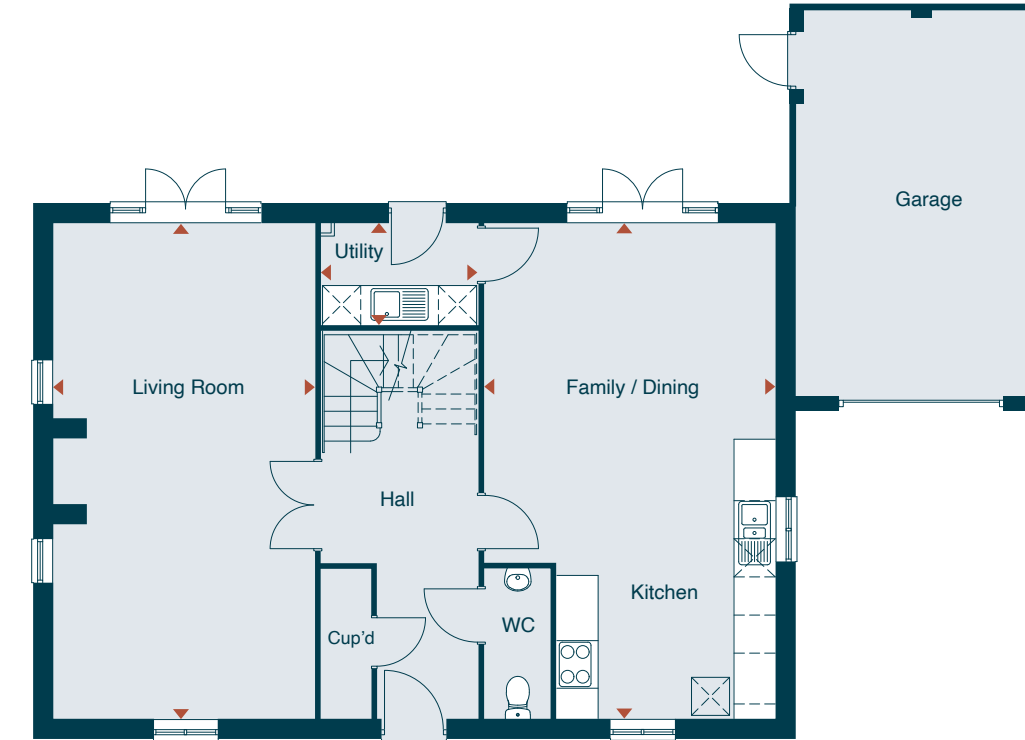
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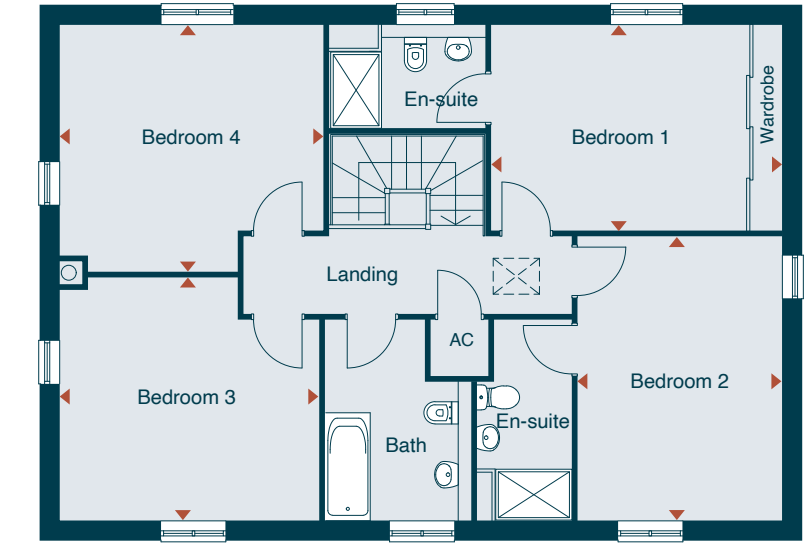


Plot 12

An impressive 4 bedroom detached family home with adjoining garage.



	Metric	Imperial
Living	4100 x 7778	13'5" x 25'6"
Kitchen / Family / Dining	4549 max x 7778	14'11" x 25'6"
Utility	2424 x 1563	7'11" x 5'1"
WC		



	Metric	Imperial
Bedroom 1	4596 max inc robe x 3223	15'1" max inc robe x 10'7"
Ensuite		
Bedroom 2	3236 x 4462	10'7" x 14'8"
Ensuite		
Bedroom 3	4056 max x 3806 max	13'4" max x 12'6" max
Bedroom 4	4135 max x 3880 max	13'7" max x 12'9" max
Bathroom		

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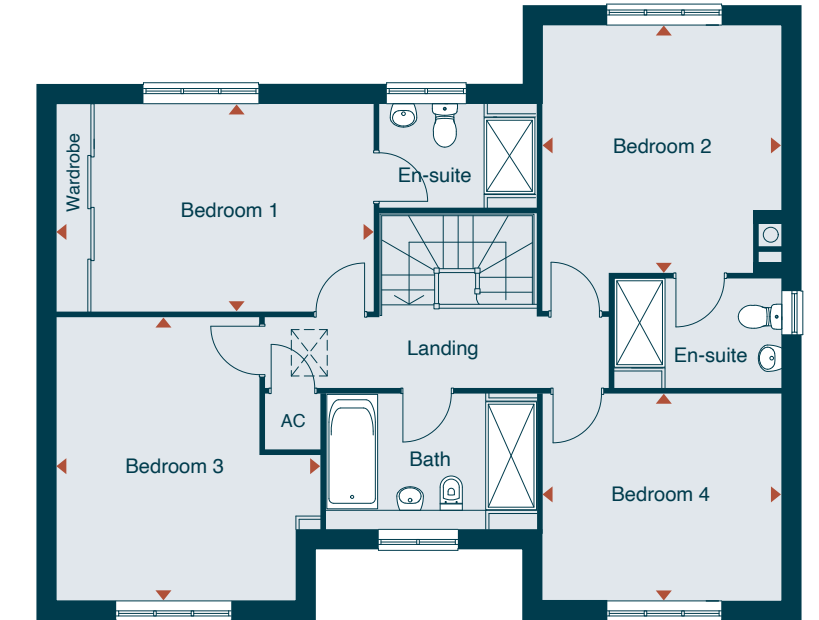
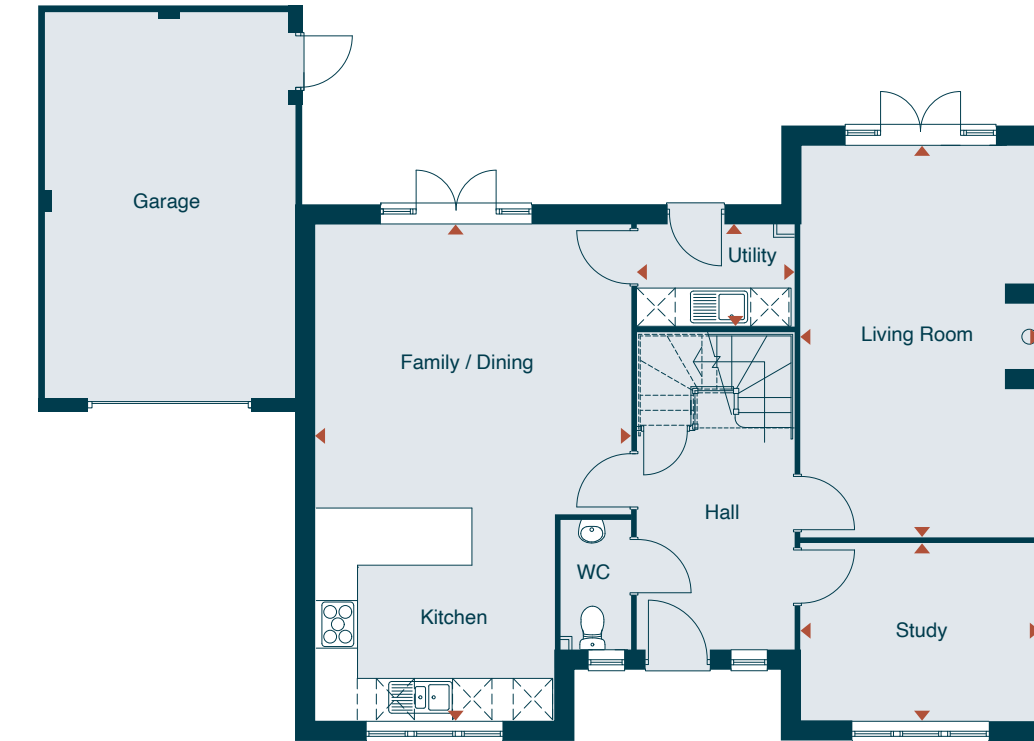


The Lordship



Plot 11

A beautiful 4 bedroom detached home with garage, boasting generous family accommodation.



	Metric	Imperial
Living	3728 x 6115	12'3" x 20'1"
Kitchen / Family / Dining	4926 max x 7750 max	16'2" x 25'5"
Study	3728 x 2750	12'3" x 9'0"
Utility	2424 x 1563	7'11" x 5'1"
WC		

	Metric	Imperial
Bedroom 1	4973 inc robe x 3246	16'4" inc robe x 10'8"
Ensuite		
Bedroom 2	3738 x 3874	12'3" x 12'9"
Ensuite		
Bedroom 3	4135 max x 4438	13'7" max x 14'7"
Bedroom 4	3738 x 3223	12'3" x 10'7"
Bathroom		

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The Specification

Kitchen

Your new kitchen has been designed with you in mind. A kitchen should be the heart of the home, whether you cook or entertain in the space, this is the feeling you will get at Winters Rise. With a range of features from Symphony kitchens to integrated AEG* double ovens, each kitchen has been designed to give you that premium feel you have been longing for.

Bedroom

Retreat to your bedroom where you will find peace of mind as you escape the troubles of everyday life. With each step you make the attention to detail means you will have the best of everything, turning your bedroom into the ultimate paradise.

Bathroom

Each beautifully fitted bathroom and en-suite has been finished for your indulgence. From white sanitaryware to wall and floor tiles, there is an array of style just waiting for you to relax and unwind.

Choices

With our options and choices, you can tailor your home to suit your style and taste. Depending on the build stage, there are a range of internal options to choose from.

Heating and Installation

It's important that your home is warm and comfortable. Each property has central heating with radiators and thermostatic valves throughout, making those evenings in that extra bit cosy.

External Details

Each home at Winters Rise has been carefully crafted with the local area in mind, ensuring that the external appearance of each property is entirely in-keeping and complimentary with its setting.

Customer Experience

We place the customer at the forefront in everything we do. That's why at Lagan Homes we strive to ensure that every stage of the buying process is as seamless as the last. Your new home will be finished to Lagan's exemplary standard, making buying your new home a pleasure.



Kitchen

- Choice of fitted kitchen and laminate worktop, standard range with uplift options to 2 and 3 bedroom semi-detached homes
- Choice of fitted kitchen and Quartz worktop in kitchen, standard range worktop with uplift options to 4 bedroom homes
- 4 burner gas hob to 2 and 3 bedroom homes
- 5 burner gas hob to 4 bedroom homes
- Integrated AEG double oven in tall housing
- Glass splash back to hob where design permits
- Space for freestanding fridge and freezer (to Clarina, Beaufort, Emly and Derry housetypes)
- Integrated fridge freezer to Littleton, Johnstown, Lordship and Farran (note plot 11 the Lordship fridge and freezer are undercounter appliances)
- Extractor fan to hob for all homes
- Fitted kitchen base unit - potential location for future dishwasher to 2 and 3 bedroom homes
- Integrated dishwasher to 4 bedroom homes
- Space for washing machine in kitchen to 2 and 3 bedroom homes (except the Derry, space for washing machine in utility room)
- Inset stainless steel one and half bowl sink with mixer tap in kitchen to 2 and 3 bedroom homes
- Under counter stainless steel one and half bowl sink with mixer tap in kitchen to 4 bedroom homes

Note: Appliances manufacturer to be advised at time of reservation, subject to supply chain availability

Utility (where applicable)

- Choice of fitted base unit and laminate worktop
- Inset stainless steel single bowl sink with mixer tap (note: no sink to the Derry utility)
- Space for washing machine

Bathroom, En-suite and Cloakroom

- Ideal Standard contemporary Concept Air sanitaryware with chrome fittings
- Bedroom 1 en-suite - shower enclosure with rain shower and riser rail shower

- En-suite 2 (4 bedroom homes only) - shower enclosure with shower, riser rail only
- Main bathroom - bath with hand held hair wash shower head attachment only to Emly, Derry, Farran and all 4 bedroom homes
- Main bathroom with exposed shower station over bath and glass shower screen and fully tiled walls to showering area to Clarina and Beaufort housetypes
- Shaver point to main bathroom
- Shaver point to bedroom 1 en-suite (where applicable)
- Ceramic wall tiling - half height to some walls with sanitary furniture in bathroom/en-suite (where applicable) and full height to walls of en-suite shower enclosure (where applicable)
- Cloakroom - ceramic wall tiling splashback to basin

Electrical Lighting and Heating

- Gas fired central heating, with combination boiler to 2 and 3 bedroom homes, boiler and cylinder to 4 bedroom homes
- Dual zone heating to all homes
- Fireplace with flue for log burning appliance (not supplied) 150mm flue to Lordship and Johnstown housetypes
- LED recessed downlights in kitchen, bathroom and en-suite where applicable - pendant/batten lights with energy efficient bulbs to remaining rooms
- White electrical fittings, switches and sockets, USB socket to kitchen and bedroom 1
- Main entrance outside light with PIR sensor and mains wired doorbell
- Wiring only for any other external lighting locations, as shown on drawings (please ask your sales advisor for details)

Media and Communications

- Media plate to living room
- TV aerial point to living room and bedroom 1
- Telephone point to the ground floor hallway of each home
- Fibre network provision to the development
- Wired for broadband, purchaser to arrange connection with preferred service provider

Safety and Security

- Mains wired smoke detectors (or carbon monoxide where required) with battery back up
- Double glazing window locks to ground floor excluding escape windows (upper floor)
- Multi-point locking system to main doors

Finishes

- White UPVC windows with double glazing
- White UPVC French doors to patio area
- Either composite or UPVC main entrance front door with letter plate, door viewer and chain, colour outside as material schedule, white inside
- Plastered ceilings finished in matt white, plastered wall finished in matt subtle soft white or pale cashew coloured emulsion (colour dependant on availability)
- MDF architraves and skirtings finished in white
- Internal doors finished in white with chrome ironmongery
- Wardrobe to bedroom 1

Environmental Details

Some properties may have bird or bat boxes built in or fixed to the house

External Details

- Landscaped front gardens
- Topsoil only to rear garden, suitable for general landscaping purposes. Purchaser contractor to prepare for any turfing (please refer to external landscape designs)
- Riven paving slabs to main entrance door, side paths and patio areas (plot specific locations)
- Tegula paviours to car driveways/parking areas (please refer to external materials for plot specific locations)
- Outside tap
- Infrastructure for electrical vehicle charging point provided (purchaser to install with preferred manufacturer)

*Choices are dependent on stage of construction, please ask the sales advisor for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. Interior photographs taken from previous Lagan Homes developments.



Why choose Lagan Homes

Lagan Homes is a family company with over 30 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.



Privately family-owned housebuilder



Experienced team



Eco-friendly design and construction methods



6000+ homes built since 1983



11 live sites

Environmental

Our new homes are built with the latest energy efficient technology and environmental considerations.

Safety and Security

Double glazing, window locks*, multi-point locking system to main doors, smoke/heat/carbon monoxide detector to current electrical requirements, to provide peace of mind. (*window locks to ground floor).

New Home Warranty

All homes at Winters Rise come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

Two Year Warranty

Every new Lagan Home comes with a two year customer care warranty subject to NHBC guidelines.

Your New Home

Home owners have the satisfaction of knowing that Winters Rise represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

Optional Extras

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we also offer a range of optional extras to enhance your new home.

Tailor your home to your own unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping



Please ask the sales advisor for full details and pricing.



Optional extras are subject to build stage and availability. Photographs show typical Lagan Homes show homes.



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