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cal HOMES
DEVELOPMENT
www.calhomes.co.uk/webbcourt

Webb Court
10 The Causeway, Bicester OX26 6AW



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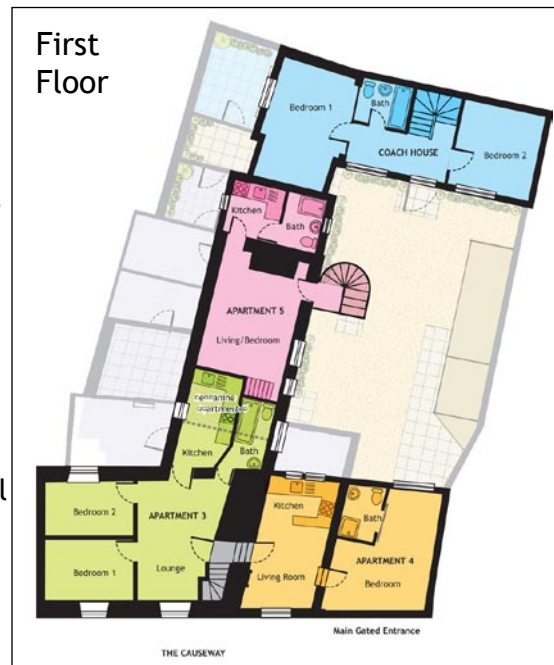
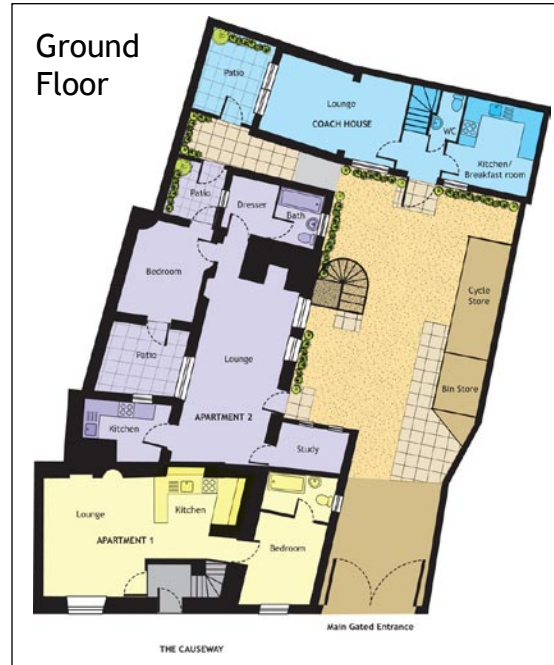
Location

Bicester, situated in the North East of the county, has a traceable history of over a thousand years and was recorded in the Domesday Book. It is a thriving market town and now home to the world renowned Bicester Village – the factory designer outlet shopping village.

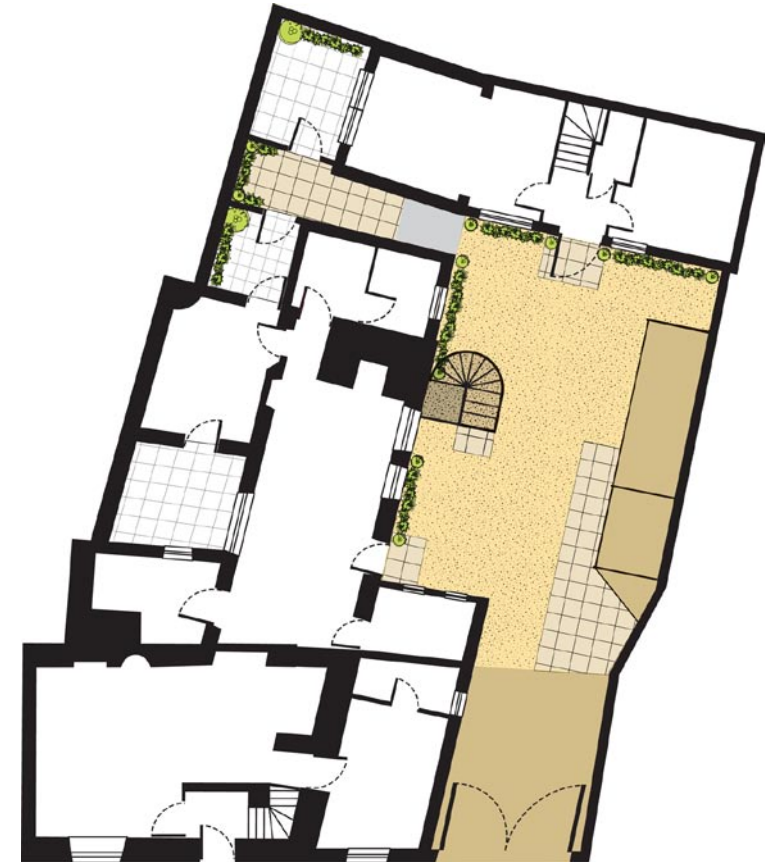
Nestled in the Oxfordshire countryside with close road links to Junctions 9 and 10 of the M40, making both London and Birmingham very accessible, while the city of Oxford, with its stunning architecture, lays approximately 17 miles to the South. Bicester boasts two train stations, the North station Chiltern Line which services London Marylebone and Birmingham Snowhill, while the South station has a direct line into Oxford. This bustling market town provides everyday shopping needs alongside cafes, restaurants, nightclubs and leisure facilities. Work is due to be started on a multi-million pound town centre redevelopment scheme to include a bowling and cinema complex.

Development description

Webb Court, formerly part of the listed stone buildings owned by the nearby Catholic Church, is an attractive development of just five luxury apartments and a Coach House with their own communal courtyard and within walking distance of all main town centre facilities. Approached via large gates to The Causeway the properties have been tastefully renovated and rebuilt to incorporate 3 one bed apartments, 1 two bed apartment and a two bedroom, two storey Coach House in keeping with the conservation area. All original features have been restored wherever possible, giving the properties an 'olde worlde' charm with all the benefits of modern day living. Please note an arrangement for parking has been made with the nearby Catholic Church.



Webb Court



THE CAUSEWAY

Town Centre ►

- APARTMENT 1
- APARTMENT 2
- APARTMENT 3

- APARTMENT 4
- APARTMENT 5
- COACH HOUSE

Not to scale and is for information purposes only.

Specifications

Sympathetic conversion of a listed property incorporating modern building techniques to meet the latest strict standards for sound reduction between walls and floors.

Gated access to The Causeway.

Attractive paved and gravel courtyard.

Covered storage for residents bicycles.

Refuse bin storage area.

Reserved parking in nearby private car park available on an annual rented basis.

Maintenance charge and sinking fund of £600 p.a.

Ground rent £100 p.a. for each Apartment.

Courtyard



Apartment 2

Living room 7.12m (23'4") x 3.3m (10'9")

Bedroom 3.6m (11'9") x 2.7m (8'10")

Bathroom/Dressing room 3.84m (12'7") x 2.3m (7'6")

Study 2.9m (9'6") x 1.7m (5'7")

Kitchen 3.4m (11'1") x 2.4m (7'10") max 1.5m (4'11") min

Kitchen

Ceramic tiles to floor. Window to private courtyard. Integrated oven and washer dryer. Plumbing for dishwasher. Howdens fully fitted kitchen.

Living room

Large feature fireplace. Original cast iron bread oven door. Quality fitted carpets with hardwood flooring dining area.

Study

Bedroom
Quality fitted carpets. Half glazed stable door with access to inner paved courtyard and another to rear paved area providing gated access to Webb Court.

Bathroom

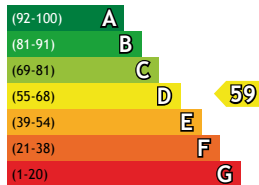
Bath with bath shower mixer and bath shower screen. Attractive vanity unit. Ceramic tiles to floor.

Not to scale and is for information purposes only.

APARTMENT 2

Energy Efficiency Rating

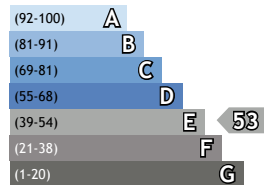
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Environmental Impact (CO2) Rating

Very environmentally friendly - lower CO2 emissions

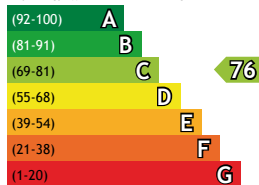


Not environmentally friendly - higher CO2 emissions

APARTMENT 5

Energy Efficiency Rating

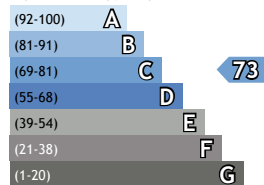
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Environmental Impact (CO2) Rating

Very environmentally friendly - lower CO2 emissions

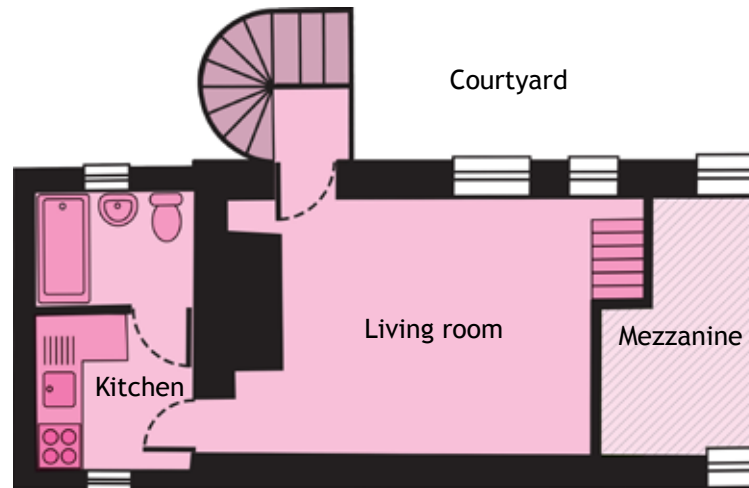


Not environmentally friendly - higher CO2 emissions

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Courtyard



Not to scale and is for information purposes only.

Apartment 5

Living room 4.87m (15'11") x 3.56m (11'8")

Kitchen 2.3m (7'6") x 2.0m (6'6 1/2")

Bathroom 2.3m (7'6") x 1.72m (5'6")

Mezzanine Area 2.4m (7'10") x 1.8m (5'10")

Kitchen

Laminate flooring. Integrated oven, fridge and washer dryer. Howdens fully fitted kitchen.

Living room

Quality carpets laid over dense sound deadening underlay. Period feature fireplace. Vaulted ceiling feature and skylights (also over mezzanine area).

Bathroom

Laminate flooring. Bath with bath shower mixer and bath shower screen. Attractive vanity unit.

Access via stair ladder to mezzanine work/store area.

Accessed via attractive steel semi-spiral stairway from main courtyard.

The developers

CAL HOMES

CAL Homes Limited was formed in 1986.

CAL Homes was instrumental in creating a long term first-time buyer homes development program in association with First Step Homes (a subsidiary of Retirement Care) as developers, and Woodward Builders Limited (David Woodward), to develop over 500 homes throughout the country including sites in Henley-in-Arden, Bristol and Fowey.

CAL Homes subsequently carried out a number of independent developments including Riverside, a housing development at Newbridge-on-Wye, Powys, and currently, a luxury home project in Dolgellau, Snowdonia, both project managed by David Woodward.

CAL Homes also completed a number of housing developments for the Bromford Corinthia Housing Association including Merriman's Hill, Worcester and a scheme in Cropredy, Oxfordshire. These were both built by Wensley Builders and Brian Wensley (New Leys) is currently project managing the Webb Court Development on behalf of CAL Homes which is being constructed by a team who have specialised in period restoration in Oxfordshire over the last 20 years.

Disclaimer:

These particulars are intended as a preliminary guide to prospective purchasers and should not be relied upon. Details of materials and design treatments may vary. The room sizes given are approximate overall finished room sizes and subject to normal building tolerances. When described as "max" this dimension is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form part or constitute a part of any contract, and are given without any responsibility on behalf of the developer.



Directions

- Leave the M40 at Junction 9 signposted Bicester
- At the end of the dual carriageway go straight across the next two roundabouts and a further mini roundabout
- After 800 yards turn right just before a pelican crossing into The Causeway, the road narrows and becomes a one way street
- Webb Court development lays on your left hand side, just beyond the Catholic Church
- Parking can be found at the end of the street in the pay and display car park in the Market Square.