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The
Pitchings
Steventon
—

Phase 3 of an exclusive collection of 2, 3, 4 and 5 bedroom homes
in a sought-after village location





The very best of both worlds

Following the success of the previous two phases at The Pitchings, the latest collection of 2, 3, 4 and 5 bedroom homes is a welcome addition to this fine new development. Ideally located in the attractive Oxfordshire village of Steventon, here you'll benefit from a semi-rural lifestyle, yet be conveniently placed for Didcot and Abingdon, local employment areas such as Milton Park, or for commuting into London or Reading.

Steventon offers a fine range of amenities, with popular pubs, restaurants and shops. The village is home to cricket and football clubs and the village hall provides first class facilities for many community activities. There is pre-school provision and a primary school within minutes of The Pitchings, while there are good state and private schools within the local area.



Abingdon on Thames.



Oxford.



Everything you need within easy reach

Living here, you'll also be close to beautiful countryside, dotted with delightful villages and country pubs. There are wonderful walks including the Ridgeway National Trail, the Vale of White Horse or the downs at Lambourn. Local rural attractions include the Millennium Wood at Hagbourne Triangle, Wittenham Nature Reserve and several golf courses. Add to this the close proximity of

the ancient university city of Oxford, just 10 miles away, with its dreaming spires, culture in abundance and all the facilities you'd expect and more, and you begin to see why living at The Pitchings makes such perfect sense.

- 1.3 MILES TO A34
- 4 MILES TO DIDCOT TRAIN STATION
- 45 MINUTES BY TRAIN TO LONDON PADDINGTON
- 13 MILES TO M4 (JUNCTION13)
- 16 MILES TO M40 (JUNCTION 8A)
- 42 MILES TO LONDON HEATHROW AIRPORT



1 PARISH CHURCH OF ST MICHAEL & ALL ANGELS

2 NATIONAL TRUST - PRIORY COTTAGES

3 THE NORTH STAR INN

4 ST MICHAEL'S C of E PRIMARY SCHOOL

5 ALLOTMENTS

6 VILLAGE GREEN

7 VILLAGE HALL

8 PLAYING FIELD

9 THE OLD FARMHOUSE BAKERY

10 STEVENTON SPORTS & SOCIAL CLUB

11 THE FOX INN

12 MILTON PARK

For all sales enquiries please call
01235 313095
lindenhomes.co.uk

The Pitchings

Steventon

Development layout Phase 3



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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 Executive for specific details.


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	The Drayton	The Wootton	The Cumnor	The Ashbury	The Wittenham	The Harwell	The Blenheim
Kitchens & utility							
Fully fitted kitchen with laminate worktops and upstand	•	•	•	•	•	•	•
Inset 1½ bowl stainless steel sink with chrome mixer tap	•	•	•	•	•	•	•
Stainless steel gas hob & stainless steel splashback	•	•	•	•			
Stainless steel 6 burner gas hob & stainless steel splashback					•	•	•
Single stainless steel oven	•						
Double undercounter stainless steel oven		•	•	•			
2 single stainless steel ovens (side by side)					•	•	•
Integrated fridge freezer			•	•	•	•	•
Integrated dishwasher					•	•	•
Stainless steel chimney style extractor hood	•	•	•	•	•	•	•
Ceramic floor tiling to kitchen areas only	•	•	•	•	•	•	•
Bathrooms, cloakrooms & en-suites							
Ideal Standard white sanitaryware with contemporary chrome fittings	•	•	•	•	•	•	•
Splashback tiling to basin in cloakroom	•	•	•	•	•	•	•
Half height tiling to walls where sanitaryware is fitted, full height tiling to shower areas	•	•	•	•	•	•	•
Radiator to bathroom and en-suite	•						
White heated towel rail to bathroom and en-suite		•	•				
Chrome heated towel rail to bathroom and en-suite				•	•	•	•
Electrical & lighting							
TV point to living room and bedroom 1	•						
TV point to living room, bedroom 1 and family area (where applicable)		•	•	•	•	•	•
Telephone point to living room and bedroom 1	•	•	•	•	•	•	•
3 track chrome spotlights to kitchen, chrome rimmed enclosed fitting to bathroom and en-suite with pendant fittings to all other rooms	•						
White downlights to kitchen, bathroom and en-suite with pendant fittings to all other rooms		•	•	•	•	•	•
Shaver socket to bathroom and en-suite	•	•	•	•	•	•	•
Mains powered smoke alarm in hall and mains powered carbon monoxide detector in close proximity to boiler	•	•	•	•	•	•	•
Low energy external light to front door in stainless steel finish	•	•	•	•	•	•	•
Power and lighting to garage within curtilage of plot		•	•	•	•	•	•
Internal finishes							
Cottage style white doors with chrome door furniture	•	•	•	•	•	•	•
White emulsion walls and smooth white ceilings	•	•	•	•	•	•	•
Brilliant white gloss woodwork and white painted timber staircase	•	•	•	•	•	•	•
Heating							
Gas fired boiler feeding compact radiators with thermostatic valves	•	•	•	•	•	•	•
General							
uPVC Double glazed windows and French doors with multipoint locking system	•	•	•	•	•	•	•
GRP external doors with multipoint locking system and door bell with chrome bell push	•	•	•	•	•	•	•
Marshalls grey paved patios (refer to layout)	•	•	•	•	•	•	•
External water tap		•	•	•	•	•	•
Peace of mind							
Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.							

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The Drayton
2 bedroom home



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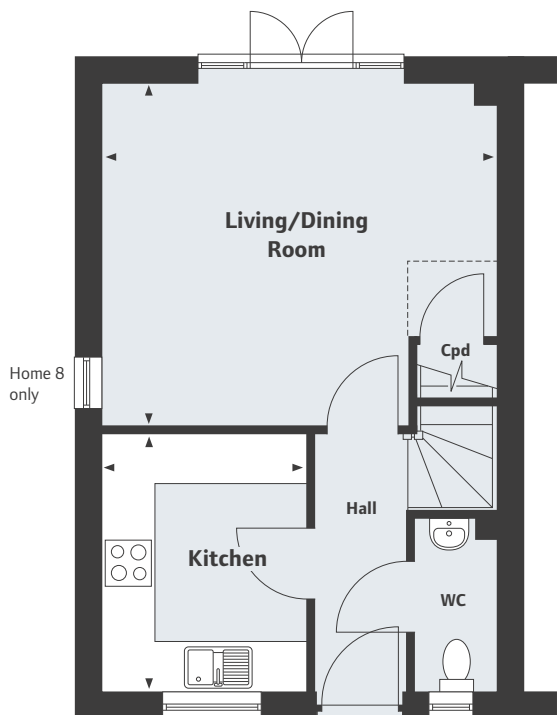
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The Drayton
2 bedroom home



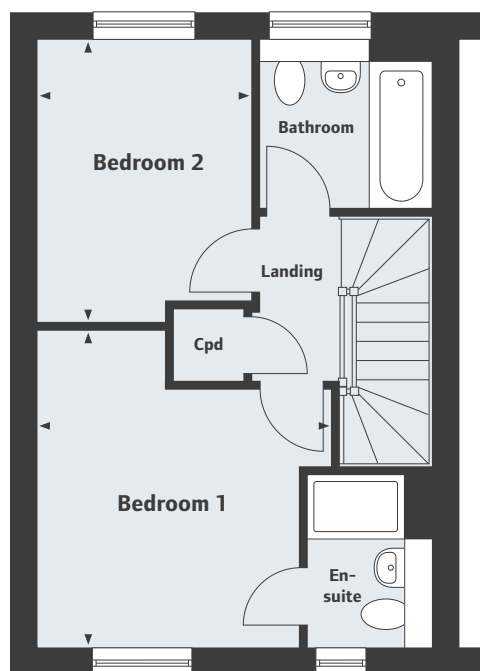
Ground Floor

Living/Dining Room

4.65 x 4.05m 15'3" x 13'3"

Kitchen

3.06 x 2.41m 10'0" x 7'11"



First Floor

Bedroom 1

3.76 x 3.54m 12'3" x 11'7"

Bedroom 2

3.36 x 2.56m 11'0" x 8'4"

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The Cumnor
3 bedroom home



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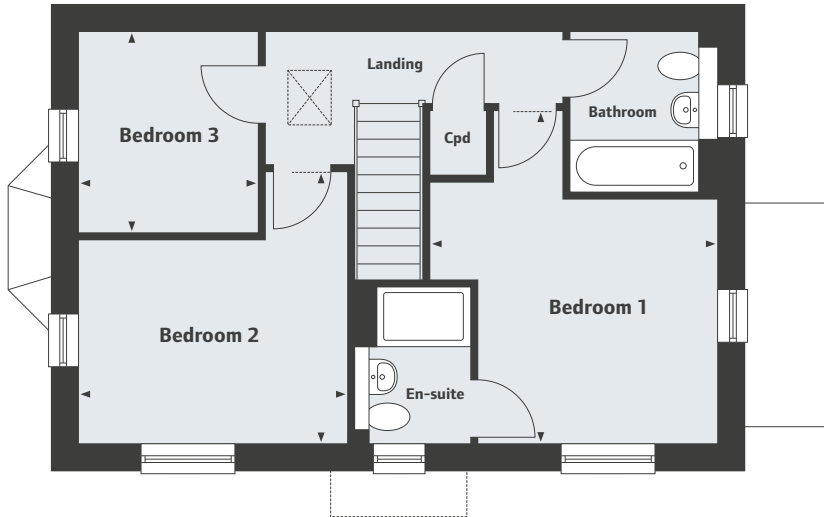
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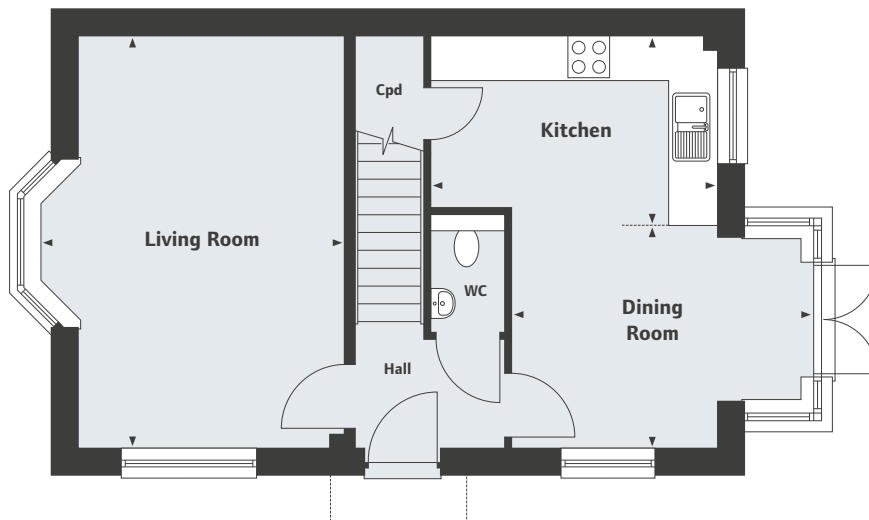
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The Cumnor 3 bedroom home



First Floor

Bedroom 1	4.40 x 3.80m	14'5" x 12'6"
Bedroom 2	3.59 x 3.56m	11'10" x 11'8"
Bedroom 3	2.66 x 2.38m	8'9" x 7'10"



Ground Floor

Living Room	5.45 x 4.01m	17'11" x 13'2"
Dining Room	4.05 x 2.94m	13'4" x 9'8"
Kitchen	3.80 x 2.51m	12'6" x 8'3"

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The Wootton
3 bedroom home



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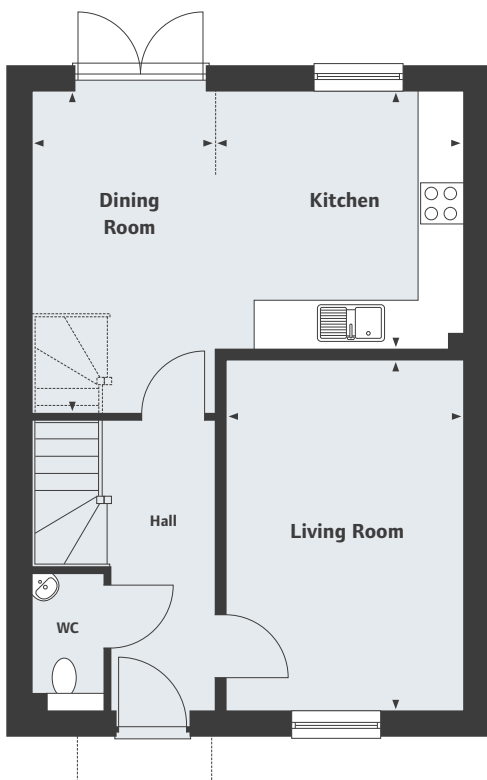
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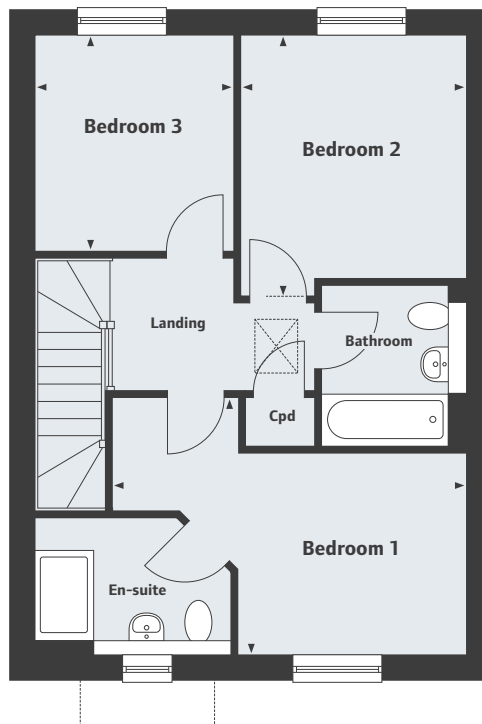
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The Wootton 3 bedroom home



Ground Floor

Living Room	4.70 x 3.17m	15'5" x 10'5"
Dining Room	4.31 x 2.44m	14'2" x 8'0"
Kitchen	3.44 x 3.32m	11'4" x 10'11"



First Floor

Bedroom 1	4.72 x 3.49m	15'6" x 11'6"
Bedroom 2	3.47 x 3.00m	11'5" x 9'10"
Bedroom 3	2.87 x 2.67m	9'5" x 8'9"

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The Ashbury
4 bedroom home



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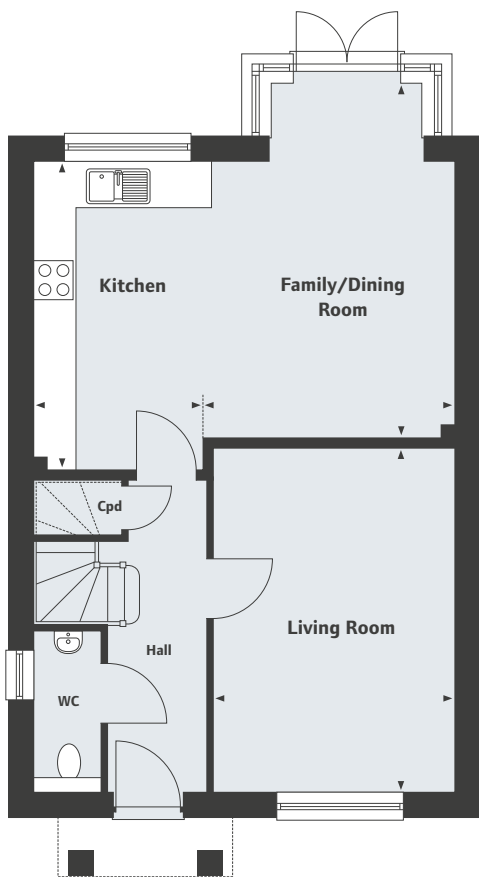

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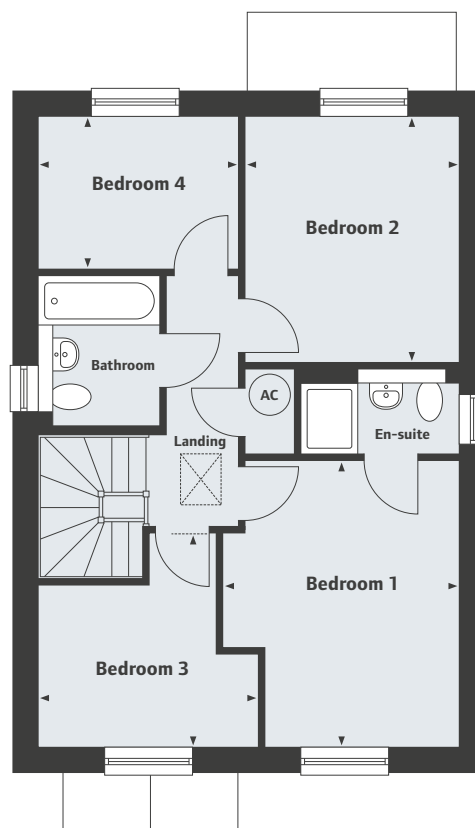
The Ashbury

4 bedroom home



Ground Floor

Living Room	15'11" x 11'2"
4.85 x 3.40m	
Family/Dining Room	16'6" x 11'8"
5.01 x 3.55m	
Kitchen	14'3" x 7'10"
4.35 x 2.39m	



First Floor

Bedroom 1	13'3" x 11'0"
4.03 x 3.35m	
Bedroom 2	11'5" x 9'11"
3.47 x 3.03m	
Bedroom 3	10'2" x 9'10"
3.10 x 3.00m	
Bedroom 4	9'3" x 7'1"
2.82 x 2.15m	

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The Wittenham
4 bedroom home



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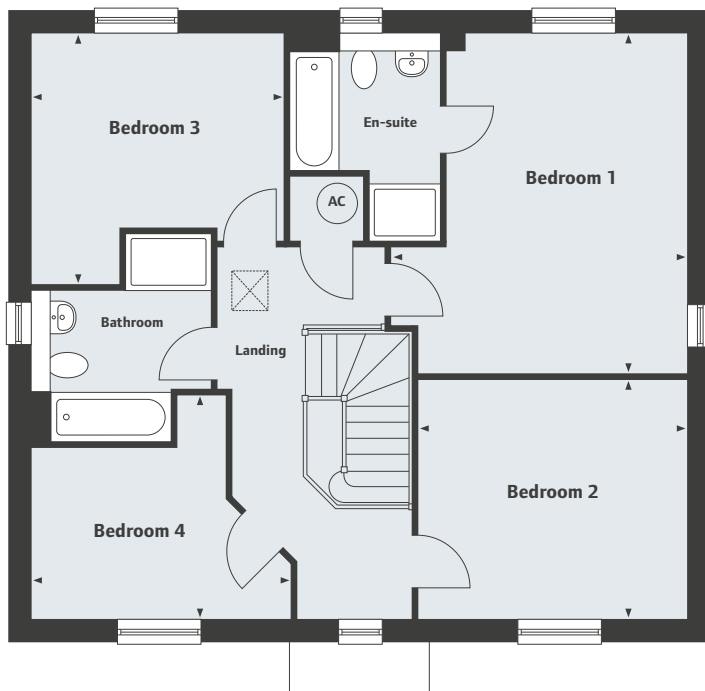
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The Wittenham
4 bedroom home



First Floor

Bedroom 1	4.84 x 4.22m	15'10" x 13'10"
Bedroom 2	3.84 x 3.37m	12'7" x 11'10"
Bedroom 3	3.58 x 3.55m	11'8" x 11'7"
Bedroom 4	3.67 x 3.15m	12'0" x 10'4"



Ground Floor

Living Room	5.05 x 3.79m	16'6" x 12'5"
Dining Room	3.28 x 3.13m	10'9" x 10'3"
Kitchen	3.48 x 3.00m	11'4" x 9'10"
Family/Breakfast Area	4.18 x 3.06m	13'6" x 10'0"
Study	3.13 x 2.89m	10'3" x 9'5"

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The Blenheim
5 bedroom home



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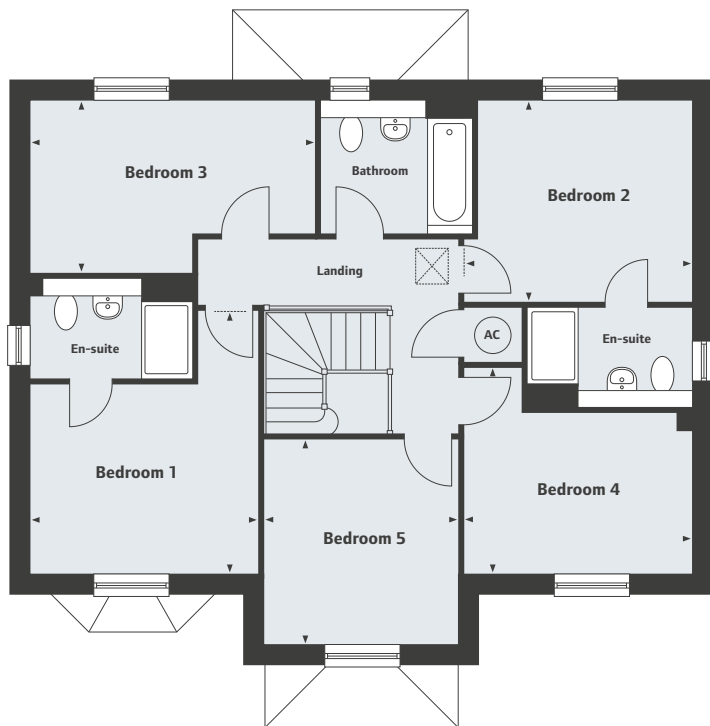
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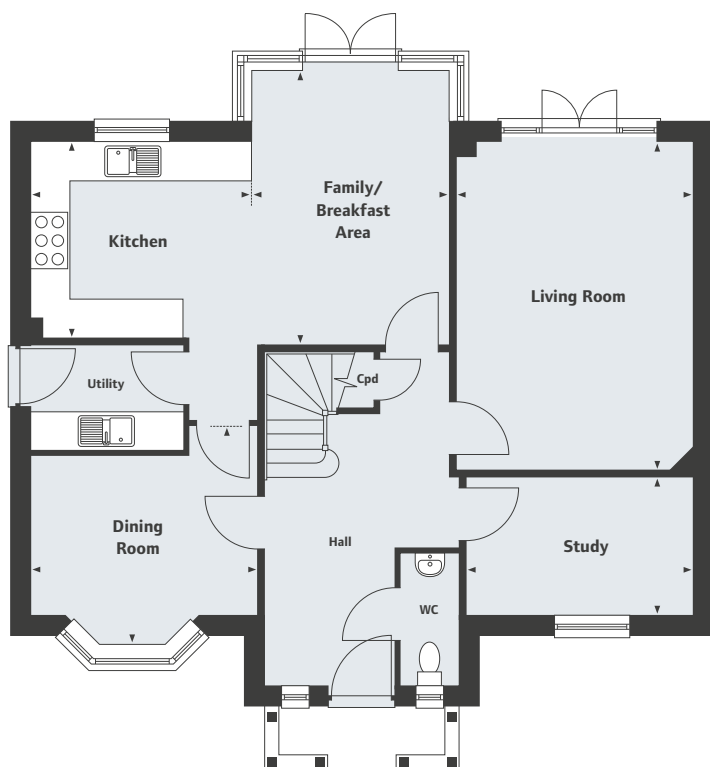
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The Blenheim 5 bedroom home



First Floor

Bedroom 1	4.17 x 3.61m	13'8" x 11'10"
Bedroom 2	3.65 x 3.16m	11'11" x 10'4"
Bedroom 3	4.50 x 2.71m	14'9" x 8'10"
Bedroom 4	3.61 x 3.25m	11'10" x 10'7"
Bedroom 5	3.21 x 3.05m	10'6" x 10'0"



Ground Floor

Living Room	5.16 x 3.73m	16'11" x 12'2"
Dining Room	3.56 x 3.45m	11'8" x 11'4"
Kitchen	3.49 x 3.09m	11'5" x 10'1"
Family/Breakfast Area	4.30 x 3.10m	14'1" x 10'2"
Study	3.56 x 2.12m	11'8" x 6'11"

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The Harwell
5 bedroom home



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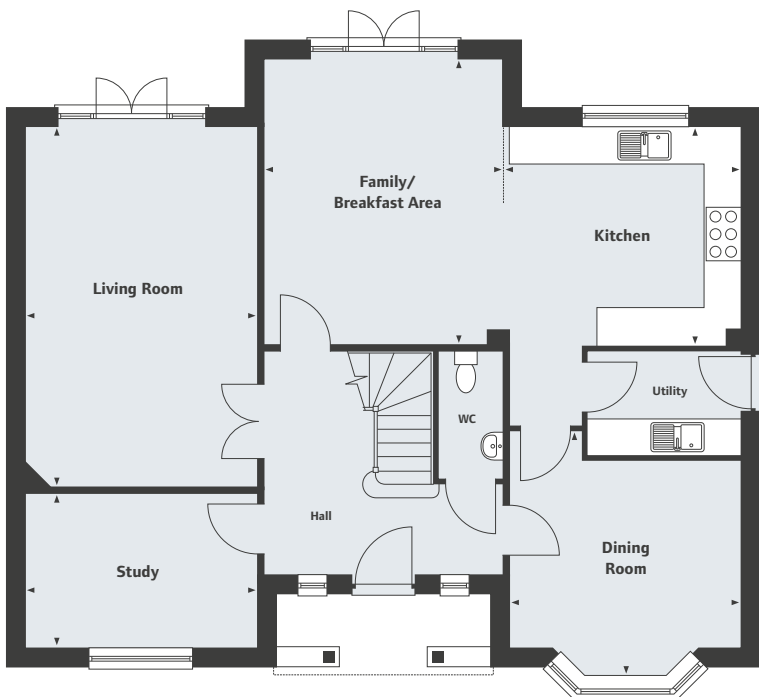
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The Harwell 5 bedroom home



First Floor

Bedroom 1	3.85 x 3.66m	12'7" x 12'0"
Bedroom 2	3.97 x 3.20m	13'0" x 10'5"
Bedroom 3	3.83 x 3.27m	12'7" x 10'8"
Bedroom 4	3.89 x 3.68m	12'9" x 12'1"
Bedroom 5	3.83 x 2.99m	12'7" x 9'9"



Ground Floor

Living Room	5.97 x 3.83m	19'7" x 12'7"
Dining Room	4.11 x 3.84m	13'6" x 12'7"
Kitchen	3.97 x 3.60m	13'0" x 11'9"
Family/Breakfast Area	4.73 x 3.98m	15'6" x 13'1"
Study	3.83 x 2.55m	12'7" x 8'4"

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