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# HALLIDAY LANE

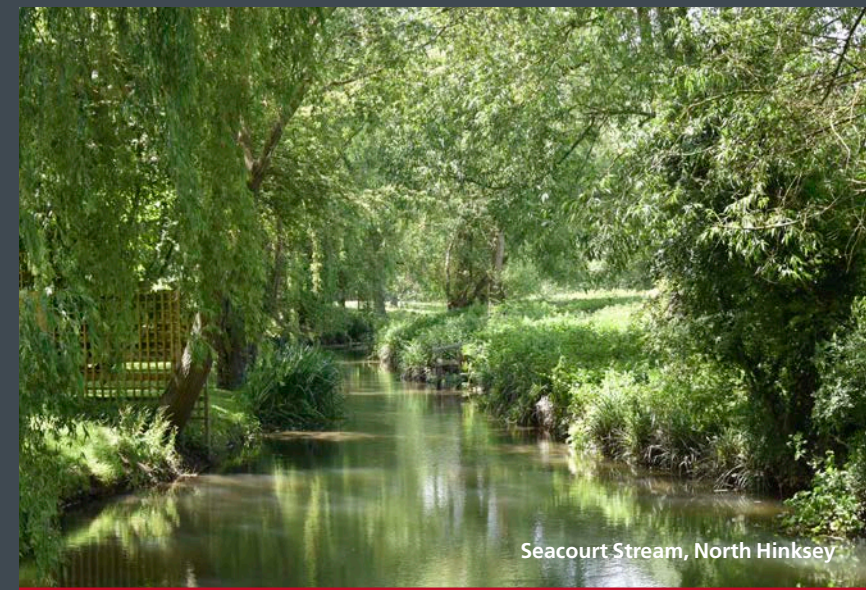
**NORTH HINKSEY, OXFORD**



Oxford skyline from South Park



Westgate Shopping Centre, Oxford



Seacourt Stream, North Hinksey



# A stylish new development within the Oxford ring road

**Halliday Lane** is a new development of five brand new detached houses and five contemporary apartments, just off North Hinksey Lane, Oxford.

## The development

This newly-constructed development just off North Hinksey Lane is a stylish addition to this desirable area. Its five detached houses and five apartments are set in good size gardens with plenty of space for parking; four of the five houses have a private garage or space in a timber-framed open garage.

Kitchens are by *MacKintosh* (houses) or *Nicholls* (apartments) and feature a full package of integrated *Bosch* appliances. The contemporary bathrooms and ensembles have stylish *Laufen* (houses) or *Vitra* (apartments) and *Hansgrohe* fittings. The apartments have a video entry system for added peace of mind, and all the properties are backed by a ten-year *Premier* structural warranty.

## The environment

We recognise the importance of maintaining a balance with the environment in which we build, and as such we place a strong emphasis on providing places for insects and animals to thrive.

At Halliday Lane, we have installed bat boxes, hedgehog houses and nests for swallows, as well as making provision for bees and insects.

We have established a rain garden to absorb water run-off, planted with moisture-loving varieties of plants and flowers.

The provision of wiring for electric car chargers is a feature which looks to the future and underlines our commitment to the wider environment.

## The local area

The development lies in the former grounds of the grade II listed Old Manor House, a 16th century farmhouse of some importance and home of the Halliday family since the 1930s. Miss Patricia Halliday ran a highly popular riding school from the grounds for close to seventy years and Halliday Lane is named in her memory.

Halliday Lane is close to the city centre and to Botley shopping centre, which is being redeveloped to provide a greater range of facilities.

Buses run along Botley Road direct to Oxford station, from where connections to Paddington take just under one hour and to Bristol around 90 minutes. Oxford Parkway station is just over 5 miles away via the ring road, also serving Marylebone in under an hour. Milton Park and several of Oxfordshire's science parks are easy to get to from Halliday Lane.

The development falls into the catchment of North Hinksey C of E primary school and Matthew Arnold secondary school, both well regarded locally. Oxford is renowned for its independent schools, of which there are many in the city centre and North Oxford.

A short walk away in North Hinksey village is The Fishes, a characterful gastropub which serves food all day and has a tipi in its garden!

The extensive water meadows just across Seacourt Stream are great for dog walking and a lovely back way into Oxford or a pleasant commute to the station.

## LOCAL CONNECTIONS

Botley shopping centre	10 min	0.5 mile	ON FOOT
City centre and station	15 min	1.5 miles	BY BUS
London Paddington	57 minutes		BY TRAIN
Bristol Temple Meads	98 minutes		BY TRAIN
Oxford Parkway station	14 minutes	5 miles	BY CAR
London Marylebone	56 minutes		BY TRAIN
Begbroke Science Park	15 minutes	6 miles	BY CAR
Harwell Innovation Campus	24 minutes	16 miles	BY CAR
Milton Park	20 minutes	12 miles	BY CAR

# Halliday Lane – Site Layout



## DEVELOPMENT ADDRESS

**1 – 10 Halliday Lane,**  
North Hinksey lane,  
Oxford  
**OX2 0FG**

**TO NORTH  
HINKSEY LANE**





The well-proportioned living room of 1 Halliday Lane.





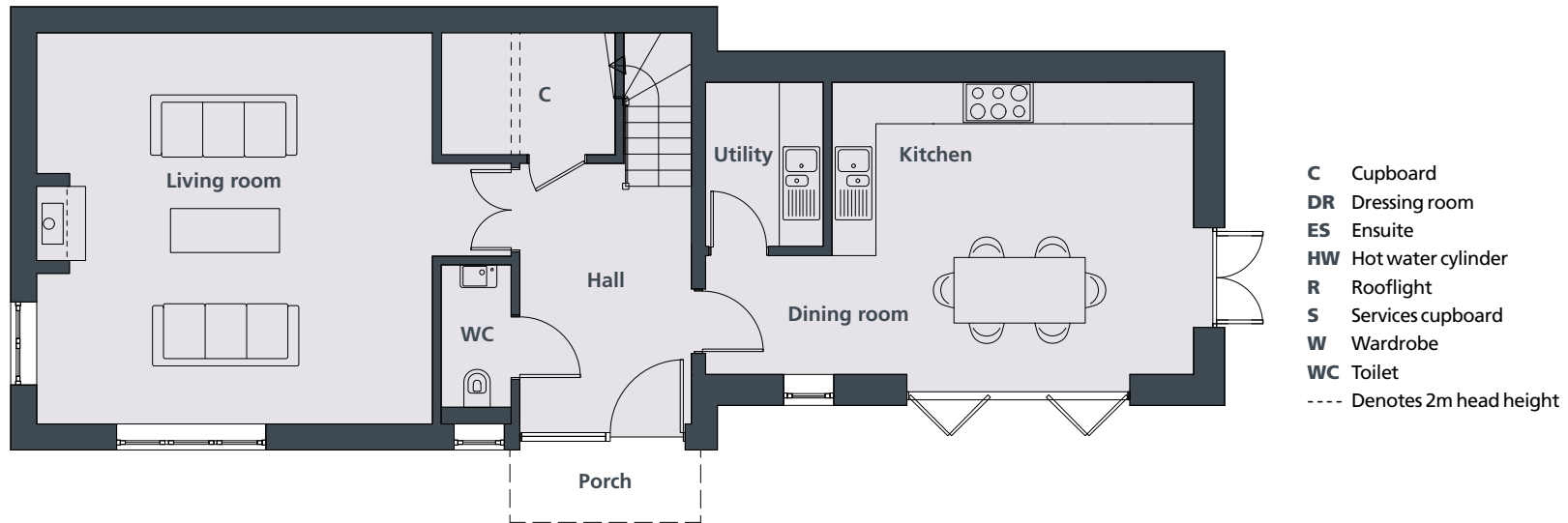
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1 Halliday Lane, North Hinksey **THREE-BEDROOM DETACHED HOUSE**

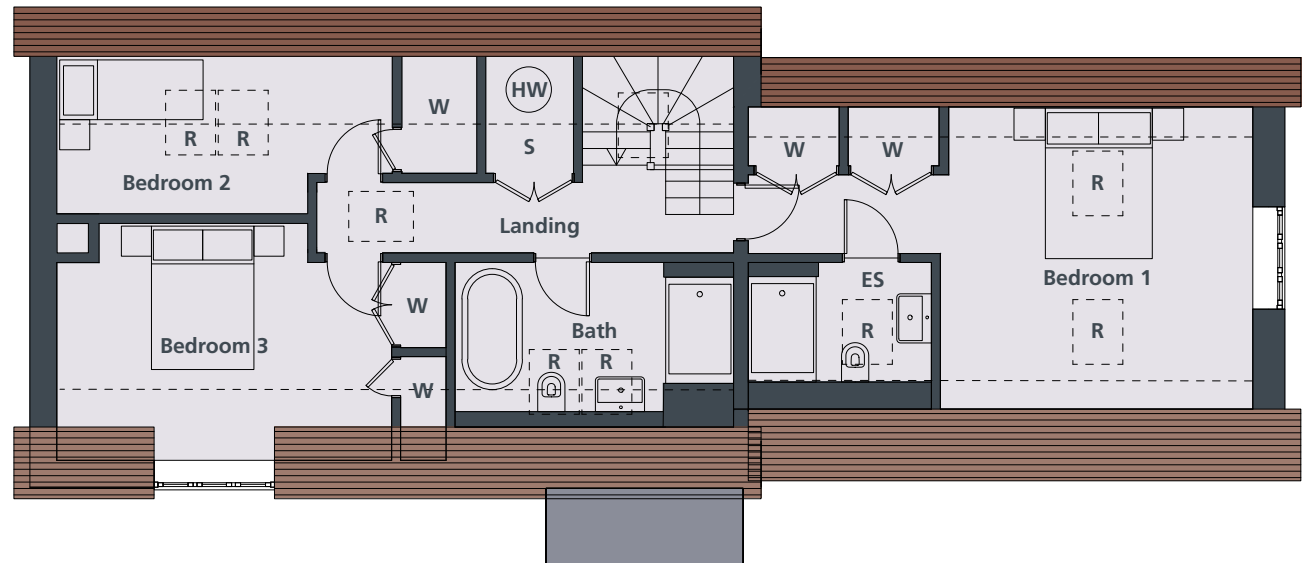




## GROUND FLOOR



## FIRST FLOOR



INTERIOR DIMENSIONS	Kitchen/ Dining room	4900 x 4000 mm	16' 0" x 13' 1"
	Living room	5400 x 5300 mm	17' 7" x 17' 3"
	Utility room	2200 x 1600 mm	7' 2" x 5' 2"
	Bedroom 1	4000 x 4000 mm	13' 1" x 13' 1"
	Bedroom 2	4400 x 2600 mm	14' 4" x 8' 5"
	Bedroom 3	4400 x 2100 mm	14' 4" x 6' 8"
	Gross internal area	143 sq m	1539 sq ft

All dimensions are taken from inside faces of walls at the widest point.



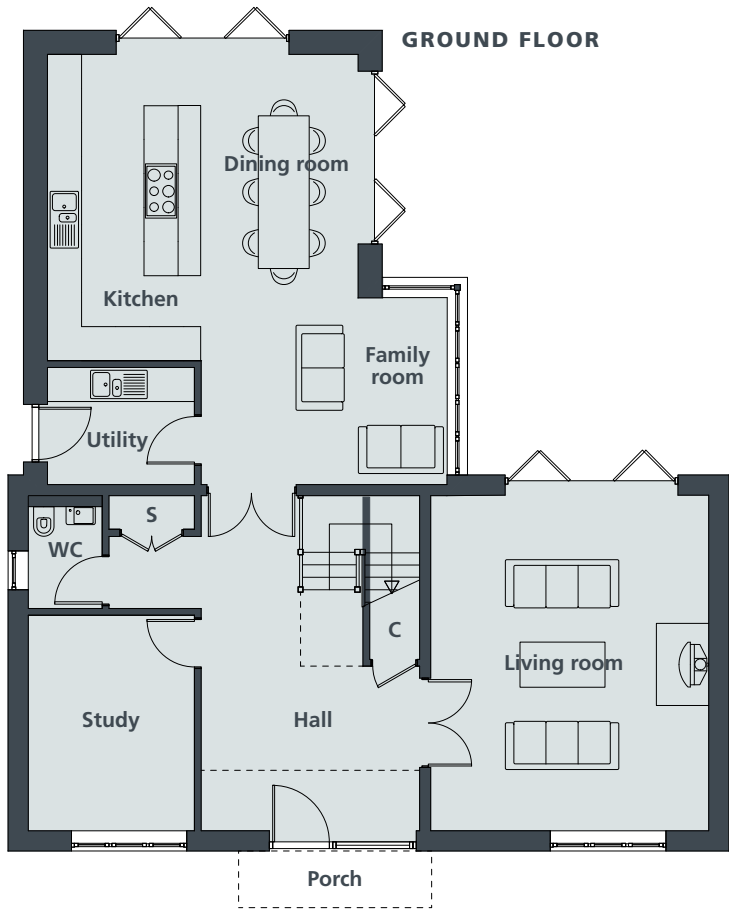
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2 & 3 Halliday Lane, North Hinksey

FOUR-BEDROOM & FIVE-BEDROOM DETACHED HOUSES

**Lucy** Developments





INTERIOR DIMENSIONS	Kitchen/Dining/ Family room	7500 x 7000 mm	24' 6" x 22' 9"
	Living room	5900 x 4900 mm	19' 3" x 13' 1"
	Utility room	2500 x 2000 mm	8' 2" x 6' 5"
	Study	3800 x 2900 mm	12' 4" x 9' 5"
	Bedroom 1	4300 x 3500 mm	14' 1" x 11' 4"
	Bedroom 2	3500 x 3400 mm	11' 4" x 11' 1"
	Bedroom 3	3400 x 2800 mm	11' 1" x 9' 1"
	Bedroom 4	2800 x 2300 mm	9' 1" x 7' 5"
Gross internal area	222 sq m	2390 sq ft	

All dimensions are taken from inside faces of walls at the widest point.

- C** Cupboard
- DR** Dressing room
- ES** Ensuite
- HW** Hot water cylinder
- R** Rooflight
- S** Services cupboard
- W** Wardrobe
- WC** Toilet
- Denotes 2m head height



- C** Cupboard
- DR** Dressing room
- ES** Ensuite
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**FIRST FLOOR**



INTERIOR DIMENSIONS	Kitchen/Dining/Family room	7500 x 7000 mm	24' 6" x 22' 9"
	Living room	5900 x 4900 mm	19' 3" x 13' 1"
	Utility room	2500 x 2000 mm	8' 2" x 6' 5"
	Study	2900 x 2700 mm	9' 5" x 8' 8"
	Bedroom 1	4300 x 3500 mm	14' 1" x 11' 4"
	Bedroom 2	3500 x 3400 mm	11' 4" x 11' 1"
	Bedroom 3	3800 x 3400 mm	12' 4" x 11' 1"
	Bedroom 4	2800 x 2500 mm	9' 1" x 8' 2"
	Bedroom 5	4700 x 3500 mm	15' 4" x 11' 4"
	Gross internal area	243 sq m	2616 sq ft

All dimensions are taken from inside faces of walls at the widest point.



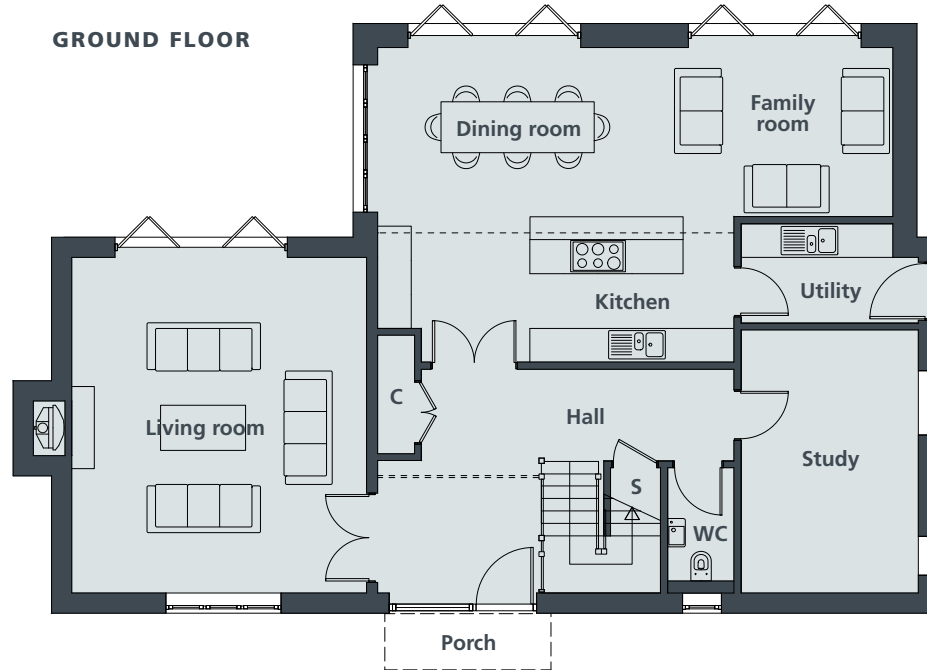


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4 Halliday Lane, North Hinksey **FOUR-BEDROOM DETACHED HOUSE**

**Lucy** Developments

**GROUND FLOOR**

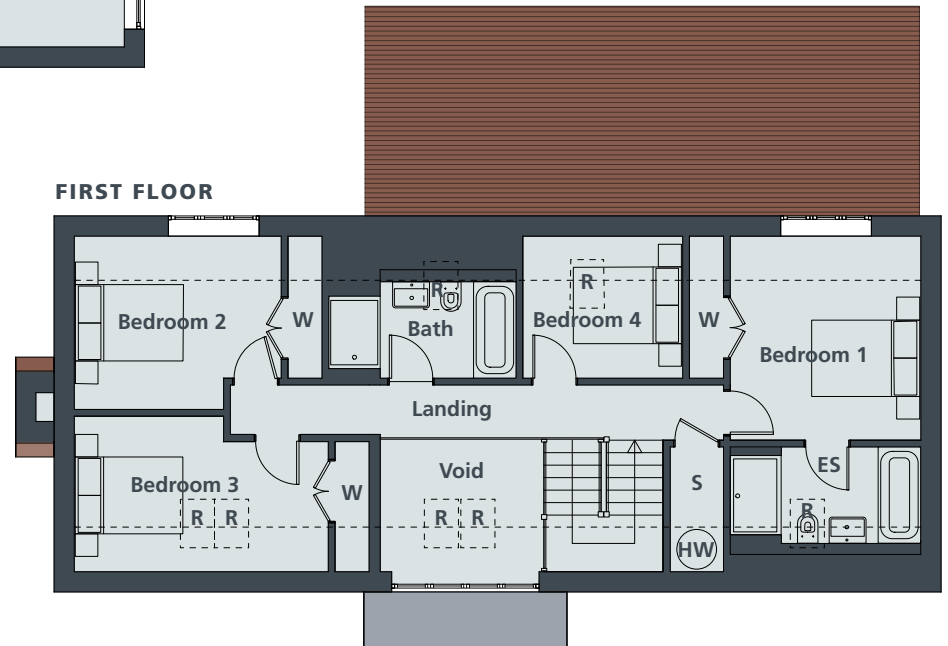


- C** Cupboard
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- HW** Hot water cylinder
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- S** Services cupboard
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- WC** Toilet
- Denotes 2m head height

INTERIOR DIMENSIONS	Kitchen/Dining/Family room	9000 x 5500 mm	29' 5" x 18' 0"
	Living room	5900 x 5200 mm	19' 3" x 17' 0"
	Utility room	3100 x 1700 mm	10' 1" x 5' 5"
	Study	4600 x 3100 mm	15' 0" x 10' 1"
	Bedroom 1	3500 x 3300 mm	11' 4" x 10' 8"
	Bedroom 2	4400 x 2700 mm	14' 4" x 8' 8"
	Bedroom 3	3600 x 3000 mm	11' 8" x 9' 8"
	Bedroom 4	2800 x 2500 mm	9' 1" x 8' 2"
	<b>Gross internal area</b>	<b>203 sq m</b>	<b>2185 sq ft</b>

All dimensions are taken from inside faces of walls at the widest point.

**FIRST FLOOR**



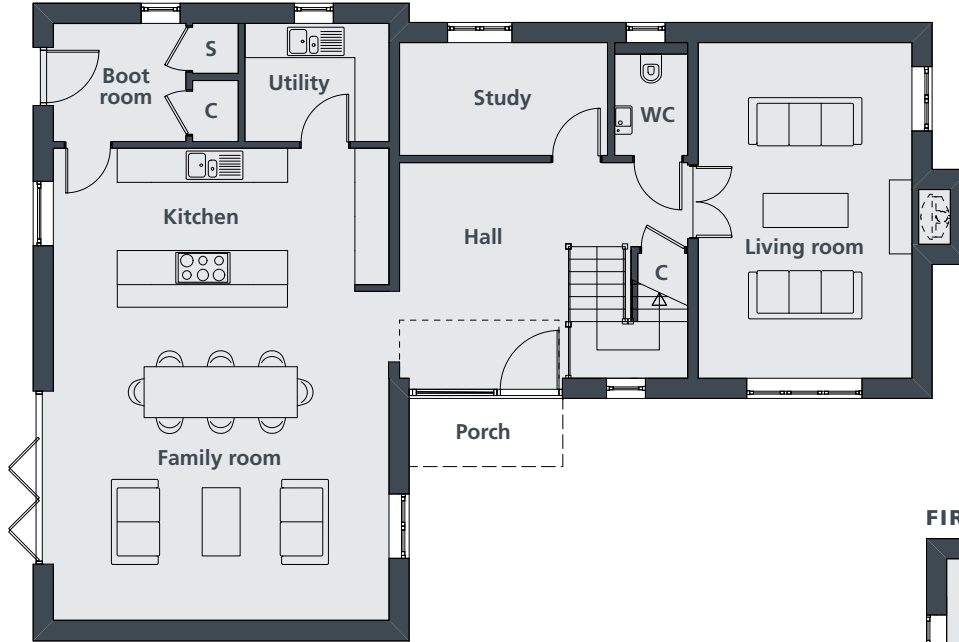




5 Halliday Lane, North Hinksey **FOUR-BEDROOM DETACHED HOUSE**

**Lucy** Developments

**GROUND FLOOR**



- C** Cupboard
- DR** Dressing room
- ES** Ensuite
- HW** Hot water cylinder
- R** Rooflight
- S** Services cupboard
- W** Wardrobe
- WC** Toilet
- Denotes 2m head height

<b>INTERIOR DIMENSIONS</b>	Kitchen/Family room	8300 x 5900 mm	27' 2" x 19' 3"
	Living room	5900 x 3700 mm	19' 3" x 12' 1"
	Study	3600 x 2000 mm	11' 8" x 6' 5"
	Utility room	2500 x 2000 mm	8' 2" x 6' 5"
	Boot room	2300 x 2000 mm	7' 5" x 6' 5"
	Bedroom 1	5900 x 3700 mm	19' 3" x 12' 1"
	Bedroom 2	4100 x 3700 mm	13' 4" x 12' 1"
	Bedroom 3	5900 x 3700 mm	19' 3" x 12' 1"
	Bedroom 4	4100 x 2400 mm	13' 4" x 7' 8"
	<b>Gross internal area</b>	<b>197 sq m</b>	<b>2121 sq ft</b>

All dimensions are taken from inside faces of walls at the widest point.

**FIRST FLOOR**





# Specifications – The Houses

Beautiful, high specification family homes, built to last a lifetime

## Kitchens and Utility rooms

- *MacKintosh* kitchen furniture, handleless, modern or shaker doors in natural tones with oak interiors.
- 20mm quartz work surfaces and upstands and splashbacks to hobs.
- Fully integrated *Bosch* appliance package. *Rangemaster* cooker (house 4 only)
- Wine cooler, pull out corner units, recycling units.
- *Blanco* undermounted sink and *Blanco* tap with pullout.

## Bathrooms and Ensuites

- *Laufen* sanitaryware and *Hansgrohe* brassware.
- Wall-hung vanity drawer units in main bathrooms.
- Wood plank or natural stone effect ceramic tiles.
- Large, walk-in shower enclosures.
- Electric chrome towel warmers.

## Mechanical and Electrical

- *Mitsubishi 'Eco Dan'* air source heat pump system or similar.
- Wet underfloor heating system to ground floors, with local zone control.
- Traditional steel panel radiators to first floors, with thermostatic control.
- Unvented hot water cylinder.
- BT & TV points in reception rooms, kitchen and bedrooms.
- Mains-linked smoke and heat detection.
- Low energy, dimmable LED downlights in kitchens and bathrooms.
- 5 amp lighting circuits in living spaces (for standard lamps and table lamps).
- Polished stainless steel switch plates in kitchens.
- Intruder alarms.

## Internal Fixtures and Fittings

- Contemporary carpeted timber stair, square white painted timber balustrading and solid, white oak newel posts, caps and handrails.

- Vertical plank oak finished doors with contemporary, high quality chrome lever furniture.
- Built in wardrobes with high level shelf, chrome hanging rail and carpeted floor. Hinged or sliding doors depending on location.
- Contemporary woodburning stove in living room.

## Flooring

- 'White oak' engineered floor board in living rooms and study.
- Wood plank or natural stone effect ceramic tiles in bathrooms and ensuites.
- Large format porcelain tiles in hall, reception rooms, kitchen, utility room, boot room and WC.
- Carpets in all bedrooms, staircase and landings. 40oz, 80/20% British made wool twist, in natural tones.

## External Finishes

- High quality Danish, factory finished, double glazed timber doors, windows and bi-fold patio doors, with frames in off white and trickle ventilators where required. Integral locking mechanisms and satin stainless steel ironmongery.
- Lead covered dormers and porches.
- Weathered red clay roof tiles.
- Natural sandstone patios.
- External power point and tap.
- External lighting to entrance porches and patios.

## Parking Areas

- Traditionally designed, timber clad car parking structure with feather-edged boarding and clay tiled roof for plots 1, 2 & 5.
- Exterior lighting.
- Power points suitable for future electric vehicle charging points, for connection by owners.

## Warranty

10-year *Premier* guarantee.

Pictures show interiors of 1 Halliday Lane

**premier**  
guarantee



Specifications may be subject to minor amendment during the project.





6–10 Halliday Lane, North Hinksey

FIVE TWO-BEDROOM APARTMENTS





**GROUND FLOOR**

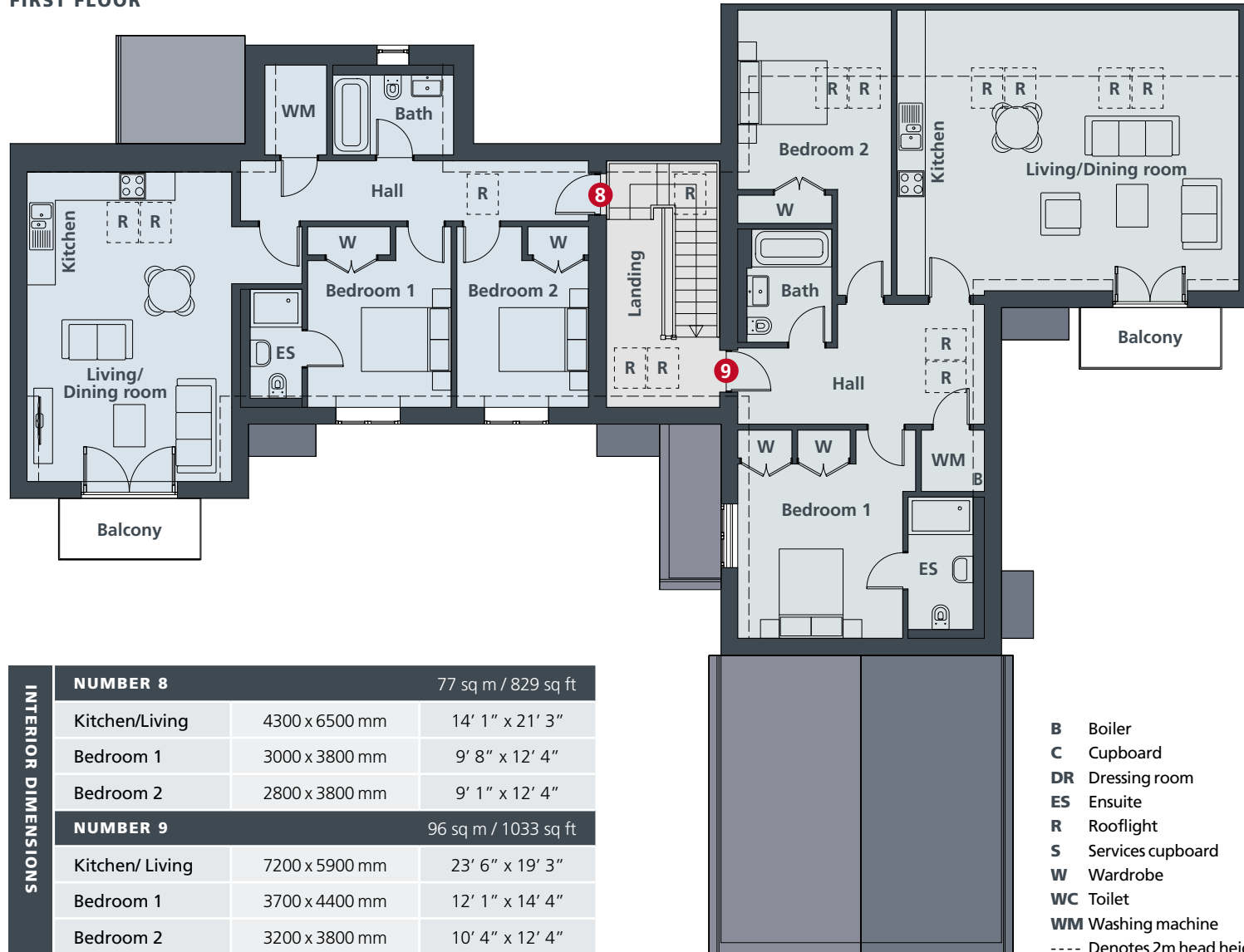


- B** Boiler
- C** Cupboard
- DR** Dressing room
- ES** Ensuite
- R** Rooflight
- W** Wardrobe
- WC** Toilet
- WM** Washing machine
- Denotes 2m head height

INTERIOR DIMENSIONS	<b>NUMBER 6</b>		83 sq m / 893 sq ft
	Kitchen/Dining	4500 x 4200 mm	14' 7" x 13' 7"
	Living room	3800 x 5200 mm	12' 4" x 17' 0"
	Bedroom 1	4300 x 3100 mm	14' 1" x 10' 1"
	Bedroom 2	4300 x 3200 mm	14' 1" x 10' 4"
	<b>NUMBER 7</b>		71 sq m / 764 sq ft
	Kitchen/ Living	5100 x 5700 mm	16' 7" x 18' 7"
	Bedroom 1	3100 x 2800 mm	10' 1" x 9' 1"
	Bedroom 2	3000 x 3000 mm	9' 8" x 9' 8"
	<b>NUMBER 10</b>		72 sq m / 775 sq ft
Kitchen	3000 x 2500 mm	9' 8" x 8' 2"	
Living room	4600 x 4100 mm	15' 0" x 13' 4"	
Bedroom 1	3500 x 3100 mm	11' 4" x 10' 1"	
Bedroom 2	3500 x 2800 mm	11' 4" x 9' 1"	

All dimensions are taken from inside faces of walls at the widest point.

**FIRST FLOOR**



INTERIOR DIMENSIONS	NUMBER 8		77 sq m / 829 sq ft
	Kitchen/Living	4300 x 6500 mm	14' 1" x 21' 3"
	Bedroom 1	3000 x 3800 mm	9' 8" x 12' 4"
	Bedroom 2	2800 x 3800 mm	9' 1" x 12' 4"
	NUMBER 9		96 sq m / 1033 sq ft
	Kitchen/ Living	7200 x 5900 mm	23' 6" x 19' 3"
Bedroom 1	3700 x 4400 mm	12' 1" x 14' 4"	
Bedroom 2	3200 x 3800 mm	10' 4" x 12' 4"	

All dimensions are taken from inside faces of walls at the widest point.

- B** Boiler
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- WM** Washing machine
- Denotes 2m head height



# Specifications – The Apartments

High specification, with high quality fixtures, appliances and decoration throughout

## Kitchen

- *New York* high gloss handleless kitchen furniture, in Cashmere.
- 20mm white quartz work surfaces and upstands and glass splashback to hobs.
- Fully integrated *Bosch* appliance package.
- High specification designer sink and tap.

## Bathrooms and Ensuites

- *Vitra* sanitaryware and *Hansgrohe* brassware.
- Contemporary WCs with concealed cistern and soft close seat and cover.
- Wall-hung vanity basin units.
- Large, high quality glass shower enclosures.
- Bath-mounted thermostatic bath/shower mixers with slide kit.
- Heated chrome towel rails
- *Karndean* vinyl plank flooring.

## Mechanical and Electrical

- Gas-fired central heating in each flat, with high efficiency, A-rated combi boiler.



- Traditional steel panel radiators to all living rooms, kitchen, bedrooms and hallway.
- Mains-linked smoke and heat detection.
- Low energy LED downlights throughout.
- Polished stainless steel switch plates in kitchens.
- Audio-visual door entry control in upper flats.
- Electric vehicle charging points, wired back to each flat, for future charging point installation and connection by owner/occupier.

## Internal Fixtures and Fittings

- Contemporary moulded interior doors, with modern chrome lever furniture.
- Built in wardrobes with high level shelf, chrome hanging rail and carpeted floor. Hinged or sliding doors depending on location.

## Flooring

- 'White oak' engineered flooring in living rooms and kitchen/dining areas.
- Carpets in all bedrooms and hallways. 40oz, 80/20% British made wool twist.



- Coir or hippo mat at entrance door.
- Hotel grade carpet with aluminium stair nosings in communal areas.

## External Finishes

- Danish, factory finished aluminium/timber composite glazing and patio/balcony doors, with frames in Umbra Grey.
- Lead-covered dormers and porches.
- Glass and steel balconies with stainless steel handrails and timber decks.
- Natural slate roof covering.
- Textured paving on patios and paths; block pavements in car parking areas.
- Feather-edged treated timber boarding to ground floor projection.
- Timber bike and bin stores with high quality flat roof.
- External power point on balconies and patios and tap on patios.
- External lighting to entrance porches and patios.

## Warranty

10-year *Premier* guarantee.

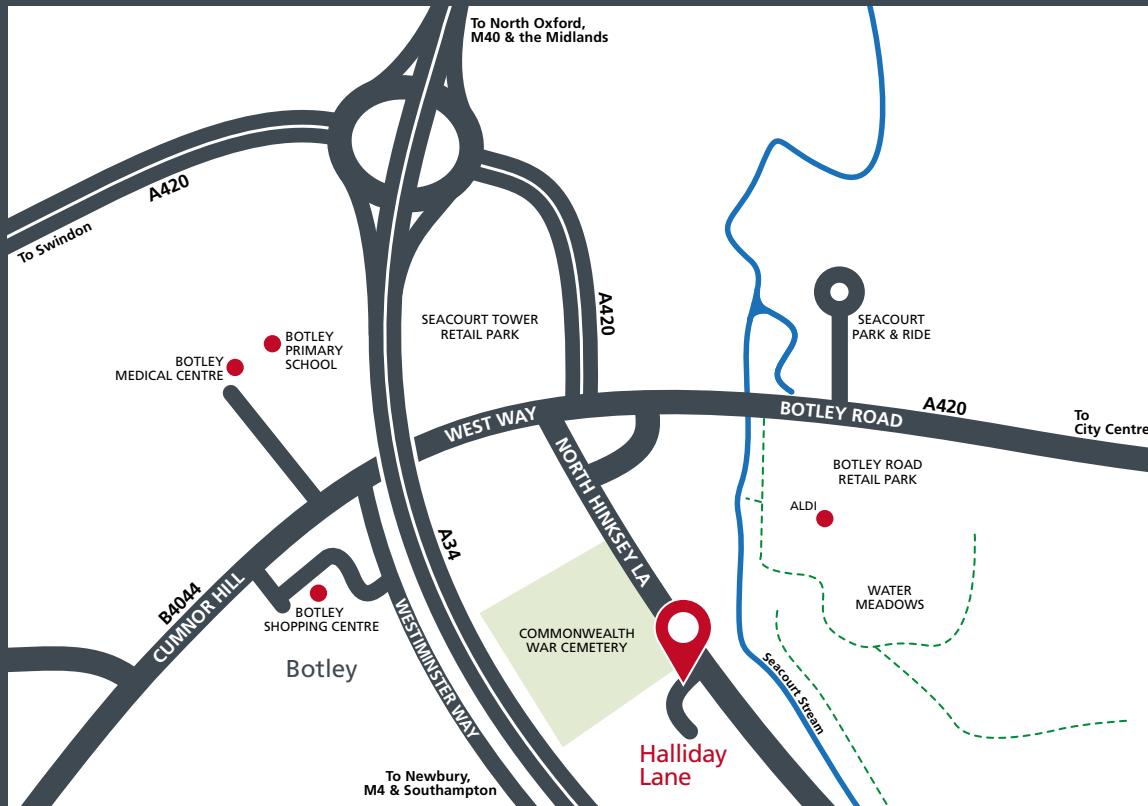
**premier**  
guarantee

Pictures show the apartments at Halliday Lane



Specifications may be subject to minor amendment during the project.

## How to find Halliday Lane OXFORD OX2 0FG



For more information,  
please contact our selling agents



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[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

Holyfield House,  
1 Walton Well Road,  
Oxford OX2 6ED

## The Developer

Lucy Developments is a privately owned property development company which specialises in building top quality homes in Oxfordshire. We are part of Lucy Group Ltd, Oxford's largest private landlord and a manufacturing company, in business for over 200 years.

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