

A faint, light blue crest is centered in the background. It features a shield with a lion passant guardant, topped with a crown and a crest of a hand holding a sword. The shield is surrounded by decorative scrollwork.

Whitwick House Field View

THE HARCOURT ESTATE
OXFORD





One of our recent projects - The Fold, Appleton

THE KILKENNY & GOMM DIFFERENCE

Light, spacious, stylish and dramatic

WE CONSTRUCT individual homes of very high quality for discerning buyers, with care at the heart of the process – those who appreciate the difference made by great design, beautiful materials and excellence in construction.

Whitwick House and Field View are two brand new, individually designed five-bedroom properties in a very special location on the Harcourt Estate, overlooking the “Dreaming Spires” of Oxford’s world-famous skyline.

These two new build homes take inspiration from the Arts & Crafts movement in their stylish design, keeping in mind the principles of William Morris, that everything in a house should be either beautiful or useful.

Securing your new home early can also provide attractive financial savings. Please discuss with our Sales Team for further information.

MEET YOUR DEVELOPER

Excellence is our core value

SINCE 2004, Kilkenny & Gomm have been constructing some of the finest new build homes in Oxfordshire. We are a small team, but see this as our great strength: the continuity of process from planning through to selection of interior fittings is all handled in house.

Our carpentry division produces all our joinery, including kitchen units and features, staircases, cabinetry, bookcases and media walls.

Our focus is on excellence from commencement to completion; Director Greg Kilkenny is personally involved in every stage, working closely with trusted partners and suppliers throughout, from architects to estate agents.

He works closely with his site- and office-based teams and oversees every detail that goes into a new Kilkenny & Gomm home so that quality is maintained at every stage of construction.





Bespoke, engineered oak units with hardwood doors

Drop ceiling over breakfast bar with feature lighting

Bespoke larder unit

Glass or stone splashbacks

Quooker boiling water tap

Integrated Siemens appliances

Bespoke joinery, including window seats

Quartz worktops and island side panels

Field View kitchen-breakfast room



Feature chandelier
over staircase

Crittall-style internal
feature doors

Amtico oak herringbone
pattern flooring

Bespoke staircase with oak
detailing, and wall panelling

Computer generated image

Whitwick House entrance hall

AN EXCLUSIVE LOCATION

Development layout

THE HARCOURT ESTATE has unique views over Oxford. Whitwick House and Field View sit in a prime position on the fringe of the estate, facing approximately south, with uninterrupted views over fields owned by Oxford Preservation Trust towards Chilswell Valley, Bagley Wood and Boars Hill. Each house sits within generous, landscaped gardens and we have taken care to preserve the surrounding mature trees and hedges, to maintain existing wildlife habitats and to give a sense of privacy and seclusion.



DEVELOPMENT
POSTCODE

OX2 9AX

PRESERVED FOR ALL TIME

The special place that is Harcourt Hill

THE VIEW from Harcourt Hill over the skyline of Oxford is without equal. Both JMW Turner and William Turner of Oxford painted the view of Oxford from North Hinksey from near here; the phrase “Dreaming Spires” itself was coined by the poet Matthew Arnold, inspired by views from hills nearby.

Oxford Preservation Trust, who curate land and historic buildings in and around the city, own the two fields right across the lane from Whitwick

House and Field View, with the intention of preserving them for the enjoyment of everyone for the future and to keep them from being developed, so this special view is always able to be enjoyed.

All around are other lovely places: Hinksey Heights nature reserve lies beyond the two Preservation Trust fields; Raleigh Park, formerly part of the Harcourt family estates, is in the other direction. Rolling countryside stretches out behind and over to Cumnor Hurst and beyond.



The view of Oxford from Hinksey Hill by William Turner of Oxford



*“And that sweet city
with her dreaming spires,
she needs not June for
beauty’s heightening.”*

MATTHEW ARNOLD

MAJESTIC SPIRES

The unique delights of Oxford

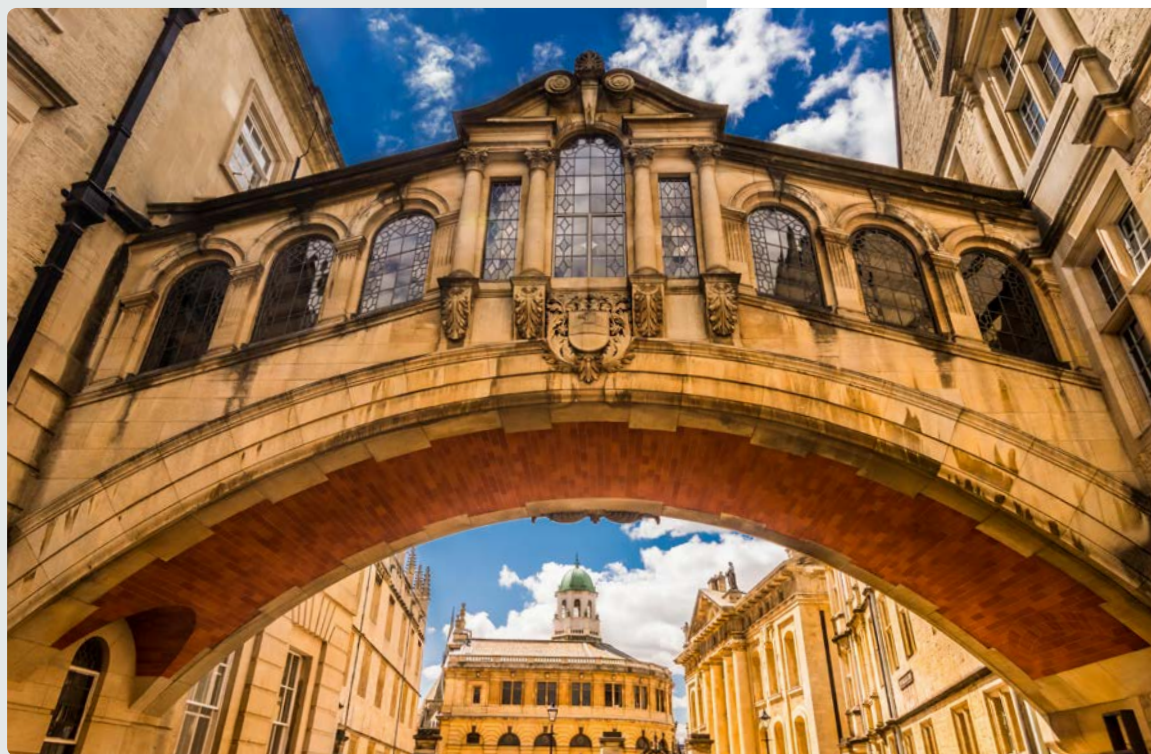
OXFORD truly is one of the world's great cities; sinuous streets and alleys weave through its heart, past the golden stone buildings which have produced and continue to produce some of the world's greatest scientists, authors and politicians.

The city is home to world class museums, galleries and concert halls, to centuries-old traditions which seem to carry on in spite of the modern world, and a history which is intertwined with Kings and Queens as well as hobbits and witches.

There are pubs where the creators of those mythical creatures, CS Lewis and JRR Tolkien, would sink a pint or two; which Presidents and Princes have frequented and where Civil War plots were hatched.

However, Oxford is also the place where cutting-edge industries and innovative startup companies emerge and become established. Research done here changes the world and improves the lives of everyone on the planet— what a place to live, to call home.





Iconic punts on the River Cherwell | Historic Radcliffe Square | Ancient carved head at the Bodleian Library | Spring colour at Magdalen College | The Bridge of Sighs, Hertford College

*“Oxford still remains the most
beautiful thing in England,
and nowhere else are life and
art so exquisitely blended,
so perfectly made one.”*

OSCAR WILDE





WHITWICK HOUSE

Arts & Crafts-inspired contemporary luxury

THE GRACEFUL ARCH of the entrance porch sets the tone for what is within Whitwick House. Elegant living spaces flow across the rear of the house, from the spacious kitchen-breakfast room, through the dining room with its doors onto the gardens, to the generous living room.

But Whitwick House has much more to offer: its dramatic entertaining room, cosy library/snug, well-proportioned home office and first floor

gym/play room allow space for the whole family's activities. Each of the five bedrooms is ensuite and two have the extra luxury of separate dressing areas with fully fitted wardrobes. Above the double garage, the fifth bedroom is part of a lovely, self-contained guest suite with its own study.

Large patio areas at the rear provide plenty of space to enjoy the extensive, landscape architect-designed gardens, which wrap around the house on all sides.

WHITWICK HOUSE

More than just a place to cook

THE KITCHEN is often seen as the heart of the home, so we take great care to design and build kitchens which are lovely places to spend time, and so much more than just somewhere to cook: a space to chat with family, to linger over a glass of wine at the island or to enjoy a midweek supper together. All our cabinets are bespoke, with window seats and joinery features hand built by our expert joiners to be a perfect fit for each property.

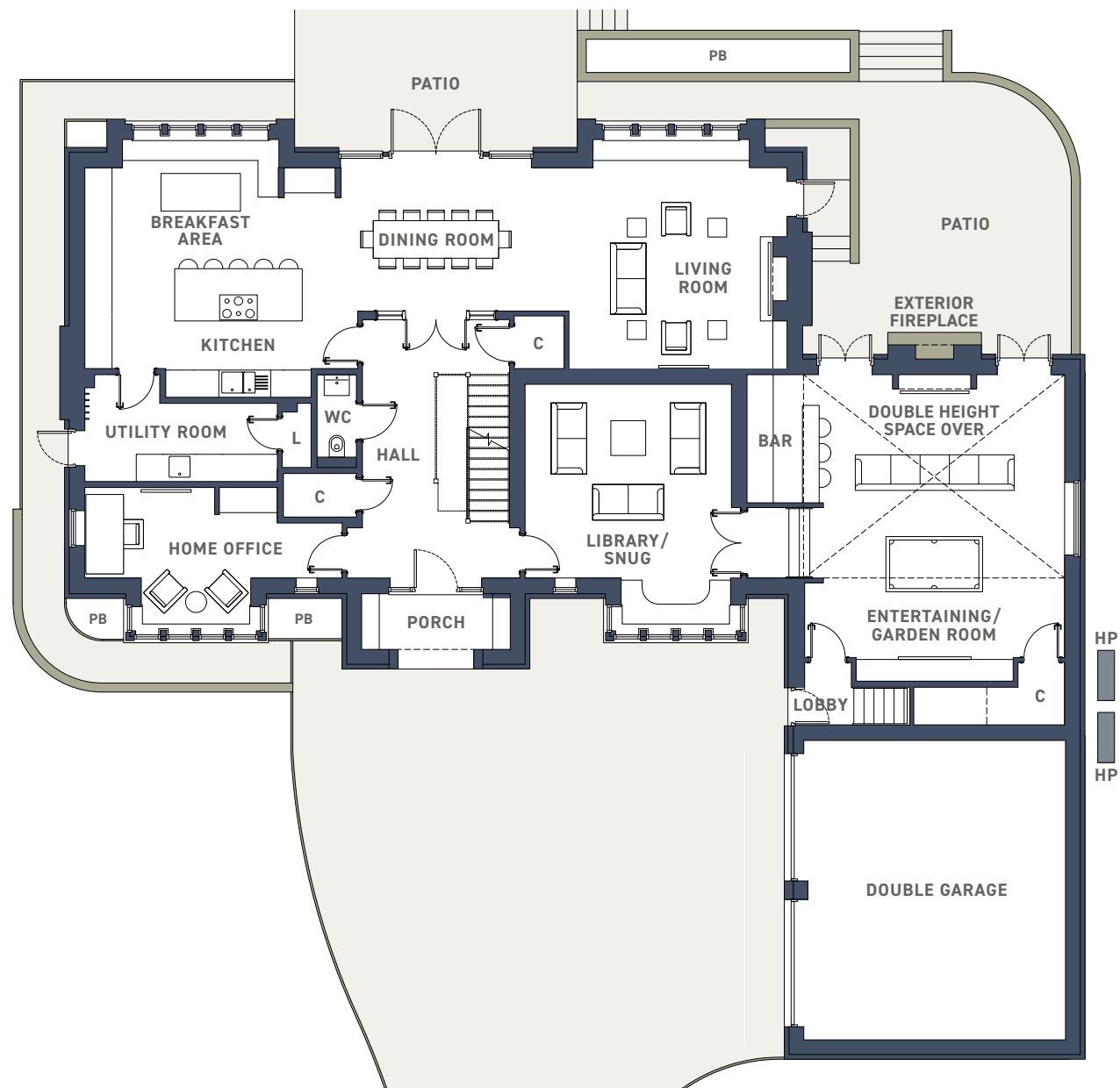


Image shows Whitwick House Measurements are approximate and are maximum dimensions

C Cupboard HP Air source heat pump L Larder PB Planting bed WC Cloakroom

Ground floor

Kitchen/ Breakfast room	6165 x 6525 mm	20' 3" x 21' 5"
Dining room	5050 x 3430 mm	16' 7" x 11' 3"
Living room	5480 x 5125 mm	18' 0" x 16' 10"
Entertaining/ Garden room	7595 x 7330 mm	24' 11" x 24' 1"
Library/Snug	5990 x 5390 mm	19' 8" x 17' 8"
Home office	6155 x 3065 mm	20' 2" x 10' 1"
Utility room	4605 x 2440 mm	15' 1" x 8' 0"
Hall	6180 x 4260 mm	20' 3" x 14' 0"
Double garage	7165 x 6400 mm	23' 6" x 21' 0"



WHITWICK HOUSE

The luxury of space

HOSTING FRIENDS and family will be a joy with the space and features that Whitwick House offers. Opening up the two sets of French doors, you can drift out onto the patio with drinks from the bar as soon as the evenings get lighter and with the benefit of the exterior fireplace, evenings outdoors can be enjoyed for longer.

The bespoke, double-height media wall and virtual fire give the entertaining room a dramatic focal point.



Image shows Whitwick House. Measurements are approximate and are maximum dimensions.

C Cupboard DR Dressing area ES Ensuite R Rooflight W Wardrobe (fitted in 3 out of 5 bedrooms)

First floor

Principal bedroom	6050 x 5335 mm	19' 10" x 17' 6"
Principal dressing room	3065 x 2705 mm	10' 1" x 8' 10"
Principal ensuite	3345 x 2950 mm	11' 0" x 9' 8"
Bedroom 2 and dressing room	6805 x 4105 mm	22' 4" x 13' 6"
Bedroom 2 ensuite	2975 x 1640 mm	9' 9" x 5' 5"
Bedroom 3	6240 x 5655 mm	20' 6" x 18' 7"
Bedroom 3 ensuite	2565 x 1640 mm	8' 5" x 5' 5"
Bedroom 4	6525 x 5475 mm	21' 5" x 18' 0"
Bedroom 4 ensuite	2150 x 1740 mm	7' 1" x 5' 8"
Bedroom 5	4700 x 4670 mm	15' 5" x 15' 4"
Bedroom 5 ensuite	2545 x 2435 mm	8' 4" x 8' 0"
Gym/Play room	4010 x 3515 mm	13' 2" x 11' 6"
Study	3930 x 2335 mm	12' 11" x 7' 8"



FIELD VIEW

Beautiful Arts & Crafts asymmetry

THE STONE MULLIONS, sweeping rooflines and herringbone brick detailing of Field View echo the style of the Arts & Crafts movement, but what lies behind the frontage is a stylish, contemporary property with beautiful living spaces – inside and out – and everything you could want in a family home.

The kitchen is equipped with Siemens appliances housed in bespoke units; the media wall and bar

in the entertaining room are built by our expert joiners, as are the fitted cabinets in the home office and library/snug. Each of the five bedrooms is ensuite and three of the five have fully fitted dressing rooms or fitted wardrobes.

Mature trees surround the gently sloping, landscape architect-designed gardens. On the southern aspect is a beautiful circular patio for enjoying the delightful surroundings.





Computer generated image

*“To us remains a
clean, sweet city lulled by
ancient streams, a place of
visions and of loosening chains,
a tower of dreams.”*

C S LEWIS

FIELD VIEW

Elegant spaces for living

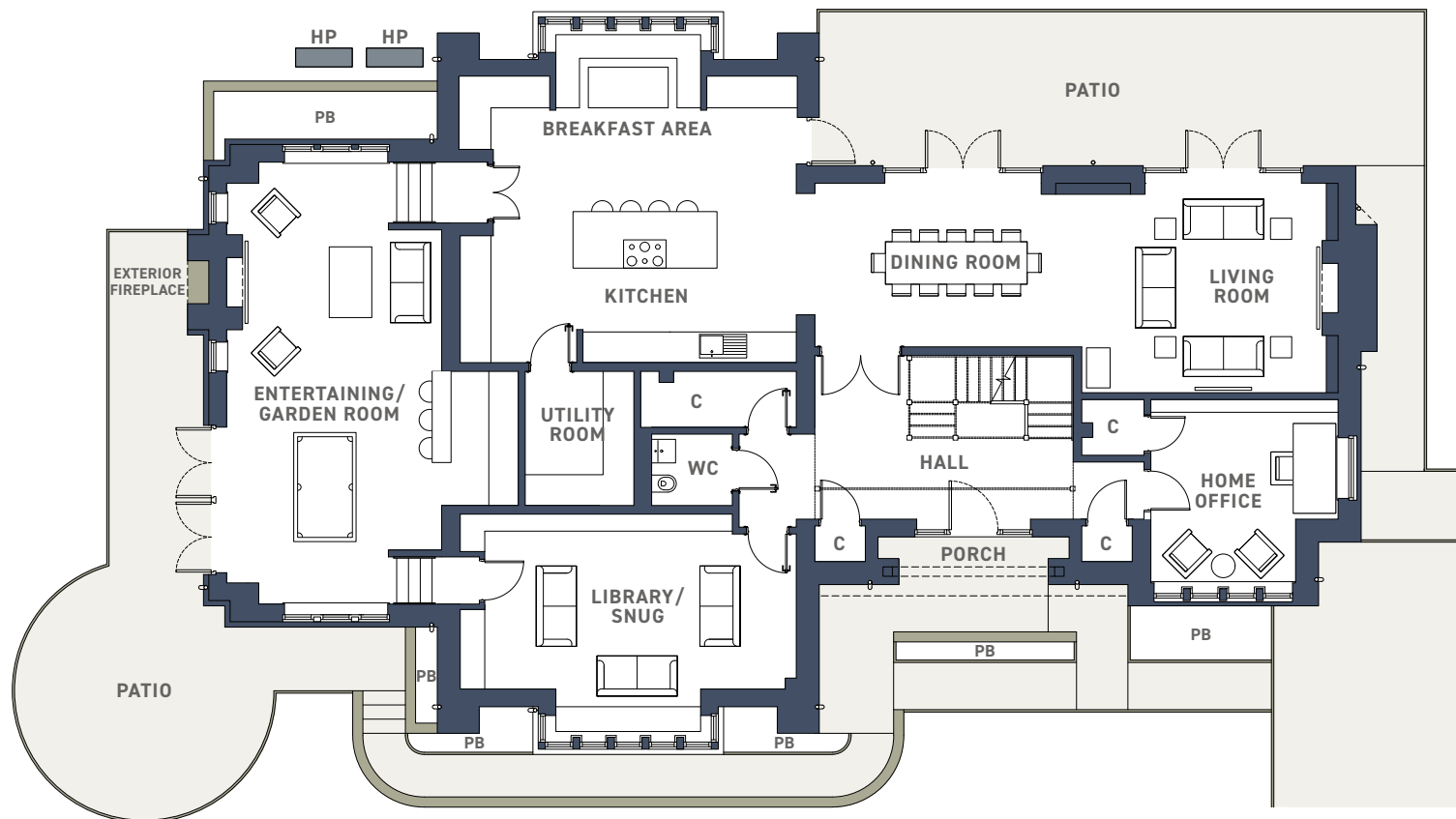
FLOWING THROUGH from one room to the next, flooded with natural light from floor-to-ceiling windows, the ground floor of Field View is designed to form an elegant whole, with views out over the gardens and double French patio doors to bring the outside in.

The home office and the library/snug are positioned away from the main living rooms in order to achieve a quieter atmosphere for work or reading.



Image shows Field View Measurements are approximate and are maximum dimensions

C Cupboard HP Air source heat pump PB Planting bed WC Cloakroom



First floor

Kitchen/Breakfast room	7115 x 6935 mm	23' 4" x 22' 9"
Dining room	6045 x 3465 mm	19' 10" x 11' 4"
Living room	5430 x 4435 mm	17' 10" x 14' 7"
Entertaining/Garden room	9365 x 5915 mm	30' 9" x 19' 5"

Library/Snug	7115 x 4590 mm	23' 4" x 15' 1"
Home office	3965 x 3850 mm	13' 0" x 12' 7"
Utility room	2840 x 2300 mm	9' 4" x 7' 7"
Hall	3965 x 3850 mm	13' 0" x 12' 7"

FIELD VIEW

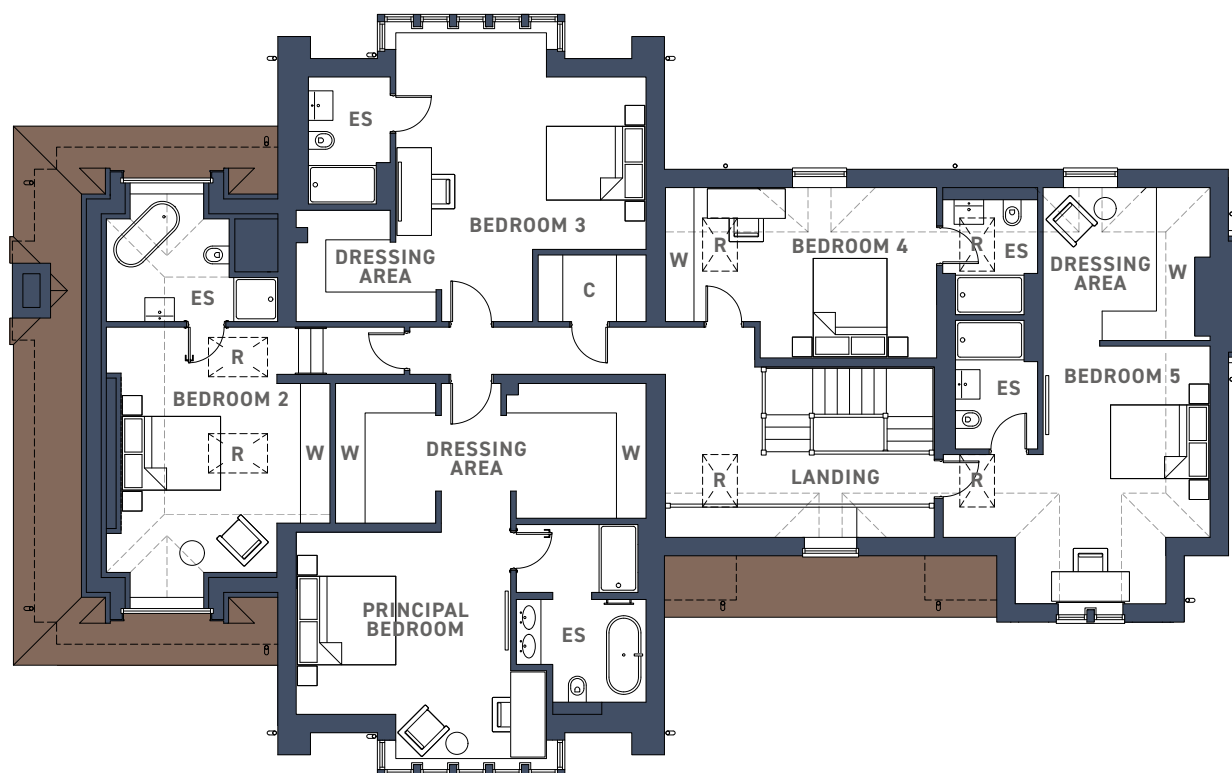
Bringing the indoors outside

TAKE ADVANTAGE of every moment of the long summer evenings at Field View with all that the living and entertaining spaces have to offer: two sets of double doors open up the large entertaining room onto the attractive circular patio area, really bringing the house and garden together. The luxury of an exterior fireplace gives a focus to the patio as evenings draw in, extending the outdoor season.



Image shows Field View Measurements are approximate and are maximum dimensions

C Cupboard ES Ensuite R Rooflight W Wardrobe (fitted in 3 out of 5 bedrooms)



First floor

Principal bedroom	5050 x 4590 mm	16' 7" x 15' 1"
Principal dressing room	6005 x 2840 mm	19' 8" x 9' 4"
Principal ensuite	3860 x 2640 mm	20' 8" x 8' 8"
Bedroom 2	5580 x 4530 mm	18' 4" x 14' 10"
Bedroom 2 ensuite	3150 x 2665 mm	10' 4" x 8' 9"
Bedroom 3 and dressing room	7100 x 5860 mm	23' 3" x 19' 3"

Bedroom 3 ensuite	2580 x 1950 mm	8' 5" x 6' 5"
Bedroom 4	5515 x 3440 mm	18' 1" x 11' 3"
Bedroom 4 ensuite	2325 x 1930 mm	7' 7" x 6' 4"
Bedroom 5	5430 x 5155 mm	17' 10" x 16' 11"
Bedroom 5 dressing room	3160 x 2830 mm	10' 4" x 9' 3"
Bedroom 5 ensuite	2600 x 1920 mm	8' 6" x 6' 4"

BEAUTIFULLY FINISHED

Specifications

TRADITIONAL METHODS AND MATERIALS are at the heart of each of our projects. We carefully select attractive brick and stone, which are set off against roof tiles and slates. Our specialist joiners produce the beautiful cabinetry, media walls, storage and detailing which are such a feature of our homes.

We also construct with an eye on our environmental impact: insulating beyond current standards, keeping running costs down using heat pump technology and using locally-sourced materials where possible.

That's what makes a Kilkenny & Gomm property such a joy to own and to call home.



KITCHENS

Bespoke units with hand-painted hardwood doors on engineered oak carcasses with quartz worktops and integrated appliances

A-rated, integrated Siemens appliances including: two single ovens, microwave, dishwasher, larder fridge, larder freezer, induction hob on island and ceiling extractor over island

Under-counter wine cooler | Integrated recycling bins

Quartz stone worktops and upstands, and side panels to island

Luxury pendant lighting over breakfast bar and dining area

Quooker boiling water tap to main sink

Bespoke joinery, including larder units in kitchen, built in breakfast bar and seating area in kitchen

Drop ceiling over 3m long island with LED feature lighting

Ceiling spotlights throughout; LED lighting under wall units

Glass or stone splashback around worktops

Hand-painted hardwood panelled timber doors

Utility room with fitted units, stainless steel sink and storage

BATHROOMS

Elegant, calming bathrooms and ensuites with contemporary sanitaryware by Roca and high quality fixtures

Roca sanitaryware with push-button flush

Crosswater taps and showers

Free-standing feature bath in principal ensuite

Merlin shower screens and cubicles

Roper Rhodes vanity unit, mirror cabinet and shelving in all ensuites and WC

Ceramic and porcelain wall and floor tiling

Full-height heated chrome towel rails in bathrooms and ensuites

BEDROOMS

Fitted wardrobes in selected dressing rooms and bedrooms

Carpet in all bedrooms | TV and data points in all bedrooms

Spotlights throughout principal bedroom suite

Pendant lighting in remaining bedrooms

FLOOR FINISHES

Amtico luxury vinyl tiling oak herringbone pattern flooring in selected ground floor rooms

Porcelain floor tiles in kitchen, dining room, living room, bathrooms and ensuites

High quality carpets on stairs, landings and in all bedrooms

DOORS & WINDOWS

Secure, high-efficiency double-glazed aluminium casement windows

Steel Crittal-style internal doors in selected rooms

Steel Crittal-style external patio doors with multi-point locking system

Engineered timber front entrance door set with multi-point locking system

Painted, solid core panelled internal fire doors with polished chrome ironmongery

Secure by design multi-point locking system to doors and windows

BESPOKE JOINERY

Staircases with differing timber and steel variations and bespoke individual features

Built-in window seating in kitchen with upholstered benches

Larder units in kitchen with breakfast, tea, and coffee stations

Fully integrated media wall in selected rooms, with cabinets, shelving and feature lighting

Cabinets and shelving on selected walls in library/snug

Recessed or drop ceiling features in kitchen, dining room and family living room with LED feature lighting

Fitted dressing rooms or wardrobes in three of the five bedrooms

Fully integrated, bespoke bar in entertaining room, with taps, fridge, feature lighting, shelving, cabinets and seating

Solid-core internal panelled doors throughout, with detailed skirting and architraves



HEATING & HOT WATER

Heating and hot water supplied by highly efficient air source heat pump

Electric stove in living room fireplace

Integrated electric feature virtual fires in media walls

Zonal underfloor heating in all ground floor rooms, controlled by individual electronic thermostats; underfloor heating in ensuites

Radiators in all first floor rooms, with thermostatically controlled valves

ELECTRICAL

Low energy LED downlights in all rooms on ground floor, landings and bathrooms

Feature chandelier in entrance hall

Feature pendant lights in kitchen over breakfast bar/island and dining area

Polished chrome switches throughout and sockets in kitchen

Sonos sound system with speakers in selected rooms

Cat 6 data cabling to all rooms, wired back to data cabinet

TV points in all rooms | BT point in hall

EV charging point in private parking area

External power points in front and back gardens

EXTERIOR & LANDSCAPING

Turfed gardens | Indian sandstone patios

Sonos sound system and external fireplace on patio areas

External taps and electrical sockets in front and back gardens

Cotswold stone driveway and parking areas

Extensive landscape architect-designed soft landscaping and planting in front and back gardens

Closeboard boundary fencing with capping

SECURITY

App-controlled CCTV system covering all external areas

Automated, remote control garage doors

Automated entrance gates with app-controlled entry and intercom



Zonal internal alarm with keyboard at front and back doors

Motion-sensitive external security lighting

SUSTAINABILITY & ENVIRONMENT

Our homes are designed and engineered with the future in mind and aim for low-carbon living

Insulation to high levels, exceeding current standards

Heat pumps are an efficient source of plentiful heat and hot water, using less fossil fuel and costing much less to run

Air leakage tests during the build ensure minimal heat loss to the environment

Gardens are planted to encourage pollinators and provide a haven for wildlife

WARRANTY

10-year ICW structural warranty

Local Building Control certification

Photographs show examples of recent Kilkenny & Gomm developments.

Kilkenny & Gomm Developments reserves the right to substitute items of equivalent quality if required by changes in circumstances.

There may be opportunities to choose certain finishes, depending on stage of construction. Please speak to our Sales Team.



CONSUMER
CODE FOR
HOME BUILDERS

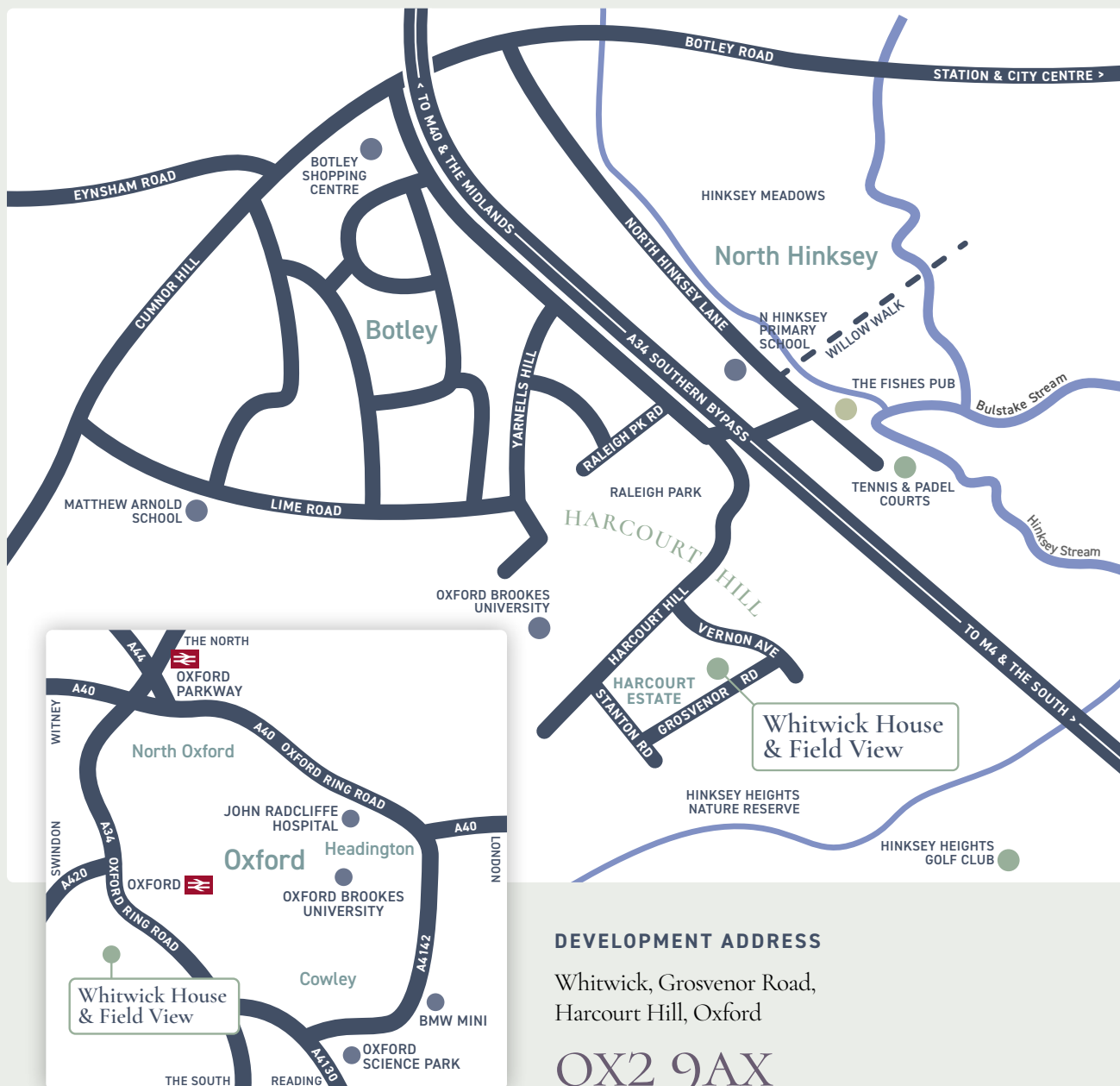
www.consumercode.co.uk

OVERLOOKING THE SPIRES

A lovely Oxford location

THE LOCATION of Whitwick and Field View is a rarity in Oxford: on a private estate where development is restricted and adjacent to beautiful countryside. But it is also excellent for local amenities and for travel further afield. There are plenty of local services within easy reach in Botley, and award-winning pub The Fishes just a short walk away in North Hinksey.

Oxford's two stations serve London, the Midlands, South and West with regular services; the A34 easily connects with the M40, M4 and the south coast.



DEVELOPMENT ADDRESS

Whitwick, Grosvenor Road,
Harcourt Hill, Oxford

OX2 9AX

Around Oxford



LOCAL AMENITIES & LEISURE

Raleigh Park.....	0.5 mi	Botley Dental Practice.....	1.5 mi
The Fishes pub.....	1 mi	West Way shopping centre.....	1.5 mi
Hinksey Heights golf club.....	1 mi	Tennis, padel & Oxford rugby club... ..	1.5 mi
Botley Medical Centre.....	1.5 mi	Botley Gym – The Project PT.....	1.5 mi



EDUCATION

Oxford Brookes, Harcourt Hill	0.5 mi	St Edward's School, Oxford.....	14 min
North Hinksey Primary School	1 mi	Chandlings School, Kennington	15 min
Matthew Arnold School.....	1 mi	Abingdon School	20 min



IN & AROUND OXFORD

City centre	3 mi	Begbroke Science Park	13 min
Oxford Parkway station	12 min	Oxford Science Park	15 min
Oxford station.....	25 min	Harwell Campus.....	25 min
BMW Mini	23 min	Blenheim Palace	16 min
John Radcliffe Hospital	27 min	Bicester Village	25 min



FURTHER AFIELD

Didcot Parkway.....	30 min	Birmingham International airport*..	60 min
Reading*.....	22 min	Heathrow airport.....	1 h 8 min
Paddington*.....	52 min	Reading town centre	50 min
Birmingham New Street*.....	1 h 7 min	Cheltenham town centre	1 h 13 min
Marylebone**.....	1 h 14 min	Central Milton Keynes	1 h 14 min

*From Oxford station **From Oxford Parkway station Times and distances taken from Google and National Rail

VISITING THE DEVELOPMENT

Further details

FOR MORE INFORMATION about Whitwick House or Field View, please contact Thomas Merrifield Land & New Homes in Oxford.

All viewings are subject to the stage of construction and conditions on site and must be arranged through Thomas Merrifield.

01865 515000

oxford@thomasmerrifield.co.uk | thomasmerrifield.co.uk
Holywell House, 1 Walton Well Road, Oxford OX2 6ED



Whitwick House Field View



A high quality development by
Kilkenny & Gomm Developments

kilkennygomm.com