



**Spring Close**  
West Hanney, Oxfordshire

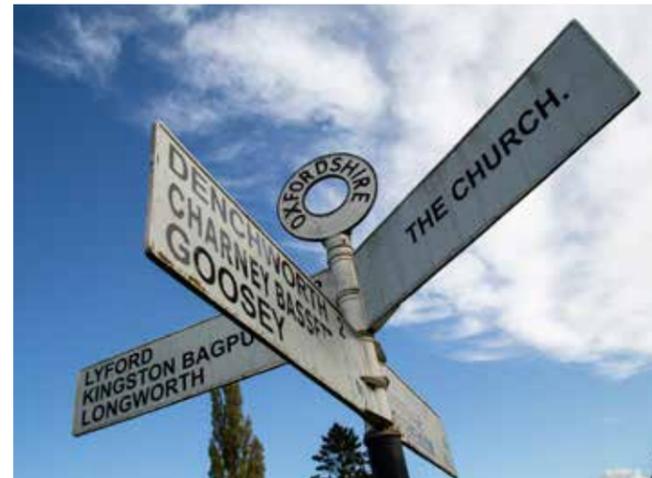
# Welcome to Spring Close

Spring Close is a small development located in the idyllic Oxfordshire village of West Hanney.

The development is conveniently set back from the residential Church Street in the beautiful semi-rural village which was built in pre-Norman times. The villages of East and West Hanney are often referred to as 'The Hanneys' and have an active community.

The local amenities include a Church, a primary school, a community run public house and a shop, numerous sports clubs and a variety of social events, so there are lots of opportunities to get involved in village life.

Surrounded by beautiful countryside with a picturesque brook running through the village, the area is rich with wildlife such as Mallards and Kingfishers. A lovely community woodland near to the development also enables you to spend time in nature.



# Award winning developers

Hills Homes has established a strong reputation for building high quality homes on carefully selected sites. From bespoke country homes on the edge of sought after villages to major urban developments, Hills brings individual quality to each of its developments, creating homes which sit comfortably in their environment.

This unique characteristic has earned a number of Hills Homes' developments recognition at both regional and national industry awards. Hills Homes believes that its greatest strength lies in its staff – a talented and tight-knit team which prides itself on close attention to detail throughout the design, construction and after sales service. This process sees the inclusion of traditional building skills and craftsmanship in harmony with modern technology.

Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – its customers.

Hills Homes, a local company, cares passionately about the locations it operates in, and benefits the communities in these areas through contributions paid under planning obligation agreements.

Support for wider community and environmental projects is provided through The Hills Group working in partnership with recognised charities. This support has seen millions of pounds provided to protect local wildlife habitats, create more community spaces and provide better access to outdoor areas for everyone to enjoy.



# Spring Close, West Hanney, Oxfordshire

West Hanney in the Vale of the White Horse district is a beautiful semi-rural village with an active community.

There are excellent transport links with the M4, M40 and A34 within easy reach. West Hanney is conveniently located just 4.5 miles from Wantage, 13 miles from Oxford and 22 miles from Newbury.

Multiple trains per hour from Didcot Parkway railway station to London Paddington, with journeys as short as 40 minutes, make the capital very accessible for work and leisure.

West Hanney is a desirable location to experience a rural lifestyle without being far away from bustling urban areas.

## Address

Spring Close, Church Street, West Hanney, Wantage, Oxfordshire OX12 0LN

## Within easy reach

Wantage **4.5 miles** Swindon **20 miles**  
Oxford **13 miles** Newbury **22 miles**



The historic market town of Wantage, which is only 4.5 miles from Spring Close, was the birthplace of King Alfred the Great in 849, who ruled during the Anglo-Saxon era. His statue stands proudly in the town centre amongst a selection of high-street chains and charming independent restaurants and cafés. The town has an interesting selection of shops and supermarkets (including Waitrose and Sainsbury's), pubs, leisure facilities and businesses.

Nearby, all ages can enjoy a trip to Millets Farm Centre, a visit to Didcot Railway Centre, or enjoy walks along The Ridgeway and the National Trust White Horse Hill at Uffington which provides views stretching to neighbouring counties.

Local attractions in Oxford feature the Westgate shopping centre, renowned museums, entertainment venues and world class colleges. Large parks and the riverside areas provide tranquil settings within a stone's throw of the city centre.

Newbury has an array of shops and restaurants, The Corn Exchange and The Watermill theatres, a cinema and a racecourse.

Whatever your lifestyle, being located at West Hanney has something to offer everyone and where better to enjoy it, than from a beautiful new home at Spring Close?



Wantage



National Trust White Horse Hill at Uffington



Oxford

# Site plan

Spring Close is a select development of seven new houses, a conversion and extension of an existing stone building, set to the rear and side of the original Dean's Farm house which is to be refurbished. Plot 1 and Plots 3 to 9 are of a classic contemporary style, having a combination of stone and weatherboard elevations with modern detailing. The interiors have been carefully thought out to provide a range of different layouts and sizes, providing a choice of both open plan and more traditional layouts.



The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.



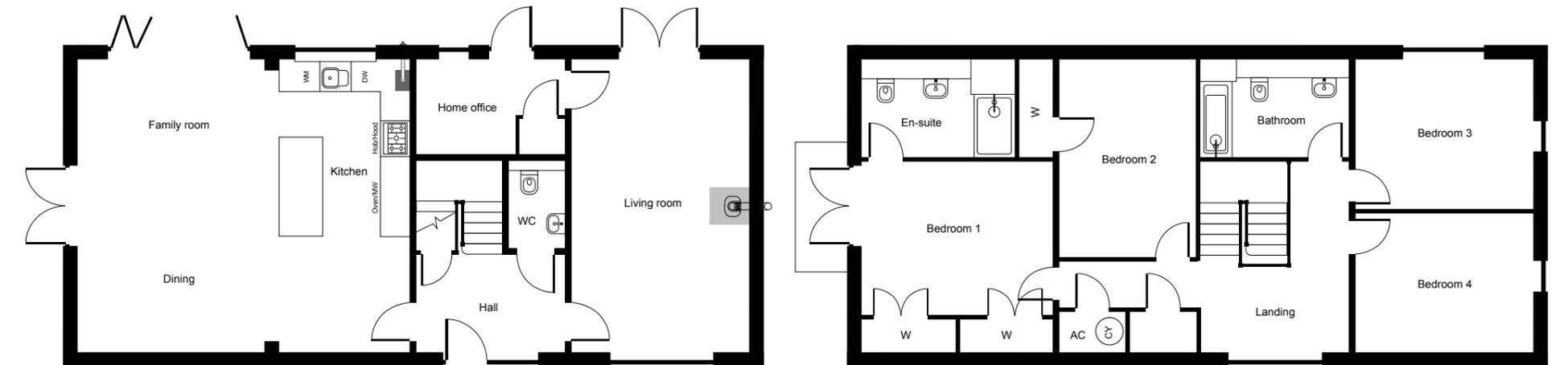


Computer Generated Image - Plot 3

## Plot 3

An end four bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Living	3.93m x 6.52m	12' 11" x 21' 4"
Home office	3.30m x 2.11m	10' 10" x 6' 11"
Hall	3.30m x 2.16m	10' 10" x 7' 1"
WC	1.95m x 1.24m	6' 5" x 4' 1"
Kitchen/Dining/Family	7.37m x 6.52m	24' 2" x 21' 4"
<b>Total floor area: 190.0m<sup>2</sup> (2045 sq ft)</b>		

First floor	Metric (metres)	Imperial
Bedroom 1	4.23m x 3.44m	13' 11" x 11' 3"
En-suite	2.38m x 1.96m	7' 10" x 6' 5"
Bedroom 2	4.20m x 3.04m	13' 9" x 10' 0"
Bedroom 3	3.15m x 3.93m	10' 4" x 12' 11"
Bedroom 4	2.92m x 3.93m	9' 7" x 12' 11"
Bathroom	3.30m x 1.98m	10' 10" x 6' 6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

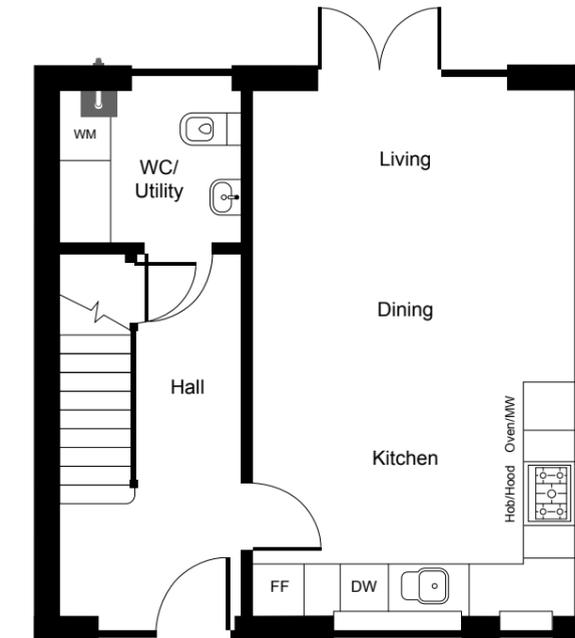


Computer Generated Image - Plot 4

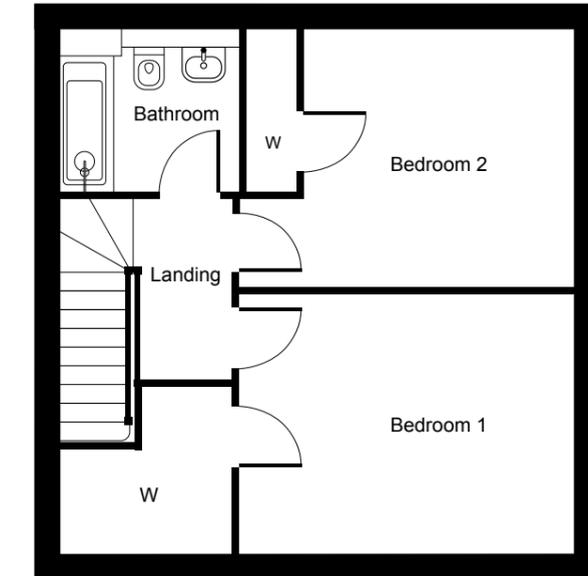
## Plot 4

A mid two bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Kitchen/Dining/Living	6.52m x 3.99m	21' 4" x 13' 1"
WC/Utility	2.22m x 1.87m	7' 3" x 6' 2"
Hall	4.49m x 2.22m	14' 9" x 7' 3"
<b>Total floor area: 81.5m<sup>2</sup> (877 sq ft)</b>		



First floor	Metric (metres)	Imperial
Bedroom 1	4.08m x 3.03m	13' 5" x 9' 11"
Bedroom 2	4.08m x 3.03m	13' 5" x 9' 11"
Bathroom	2.28m x 1.83m	7' 6" x 6' 0"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

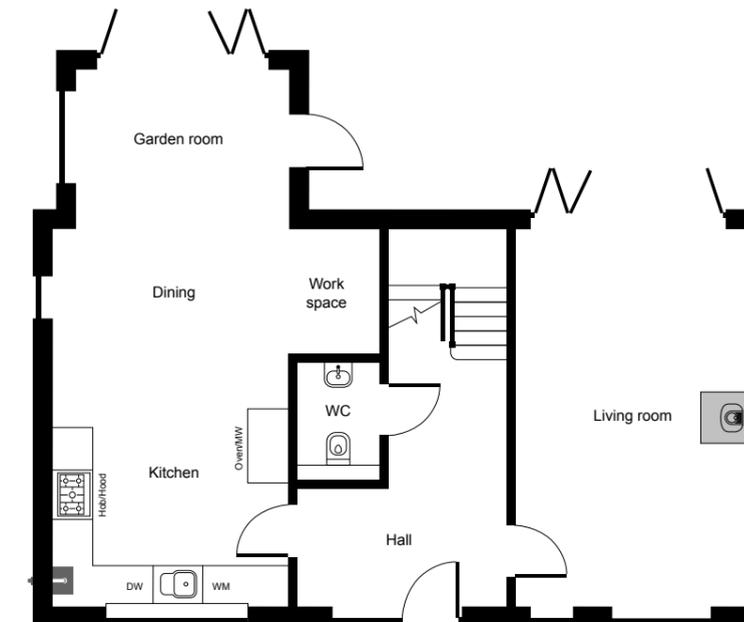


Computer Generated Image - Plot 5

## Plot 5

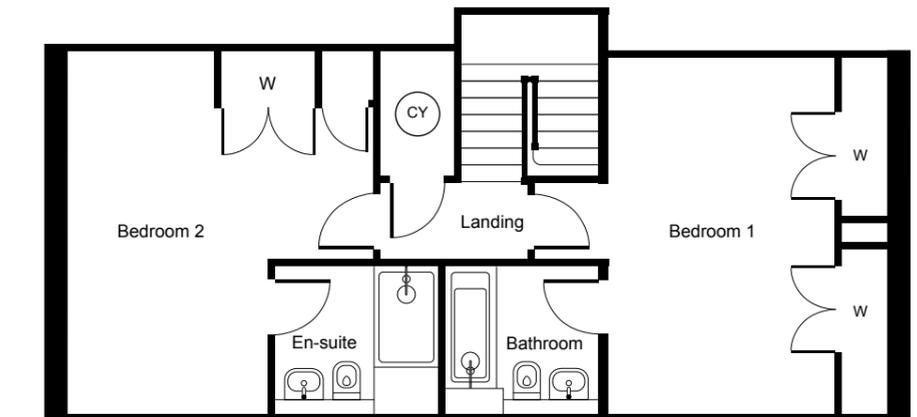
An end two bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Living room	6.12m x 3.84m	20' 1" x 12' 7"
Hall	4.01m x 3.39m	13' 2" x 11' 2"
WC	1.91m x 1.33m	6' 3" x 4' 4"
Kitchen/Dining/Garden room	8.71m x 5.27m	28' 7" x 17' 3"

**Total floor area: 136.4m<sup>2</sup> (1468 sq ft)**



First floor	Metric (metres)	Imperial
Bedroom 1	5.00m x 3.13m	16' 5" x 10' 3"
Bathroom	2.12m x 1.98m	7' 0" x 6' 6"
Bedroom 2	4.92m x 4.22m	16' 2" x 13' 10"
En-suite	2.25m x 1.98m	7' 5" x 6' 6"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

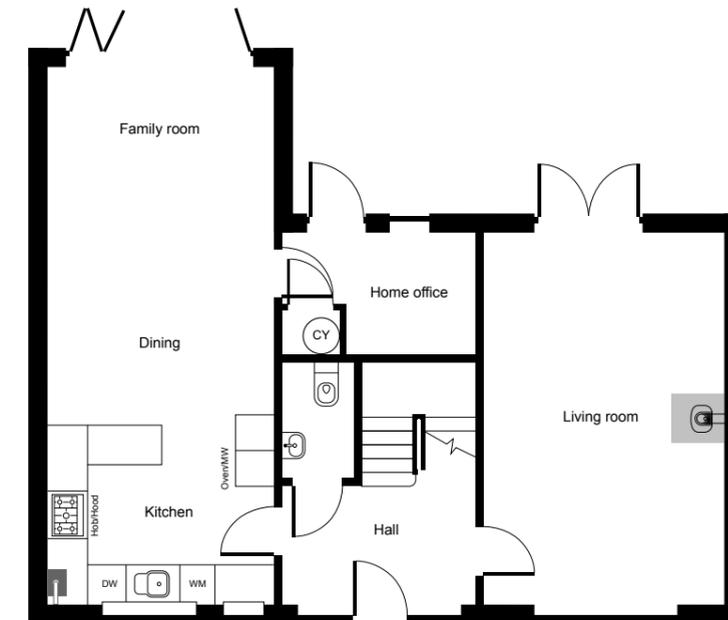


Computer Generated Image - Plot 6

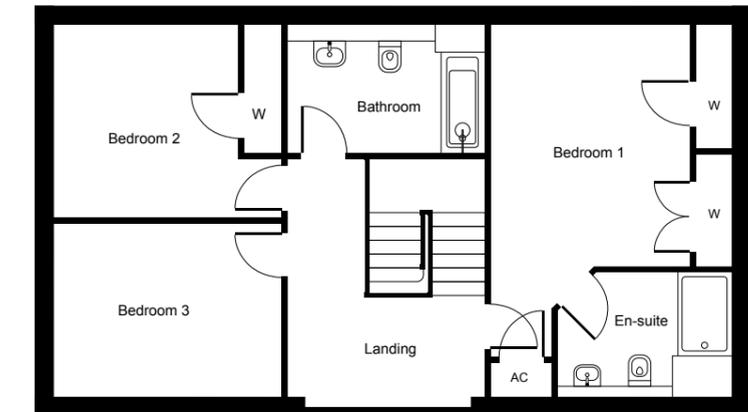
## Plot 6

An attached three bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Living room	6.27m x 4.03m	20' 7" x 13' 3"
Home office	3.27m x 2.04m	10' 9" x 6' 8"
Hall	3.27m x 1.98m	10' 9" x 6' 6"
WC	1.95m x 1.26m	6' 5" x 4' 2"
Kitchen/Dining/Family	9.08m x 3.76m	29' 9" x 12' 4"
<b>Total floor area: 150.3m<sup>2</sup> (1617 sq ft)</b>		



First floor	Metric (metres)	Imperial
Bedroom 1	5.37m x 3.33m	17' 7" x 10' 11"
En-suite	2.93m x 1.97m	9' 7" x 6' 6"
Bedroom 2	3.76m x 3.03m	12' 4" x 9' 11"
Bedroom 3	3.76m x 2.78m	12' 4" x 9' 2"
Bathroom	3.27m x 1.91m	10' 9" x 6' 3"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



Computer Generated Image - Plot 7

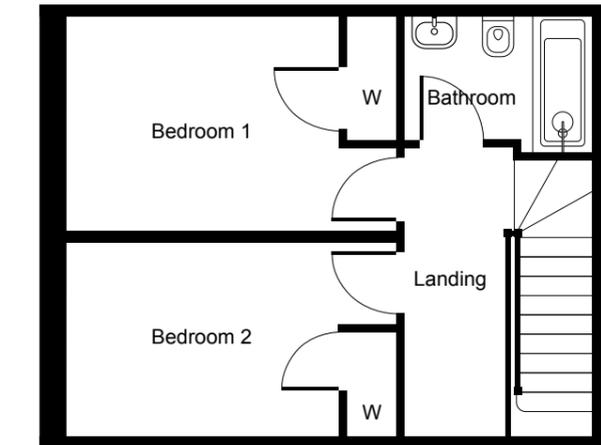
# Plot 7

An attached two bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Kitchen/Dining/Living	6.26m x 4.04m	20' 7" x 13' 3"
WC/Utility	2.10m x 1.65m	6' 11" x 5' 5"
Hall	4.47m x 2.10m	14' 8" x 6' 11"
<b>Total floor area: 66.0m<sup>2</sup> (710 sq ft)</b>		



First floor	Metric (metres)	Imperial
Bedroom 1	3.94m x 2.67m	12' 11" x 8' 9"
Bedroom 2	3.94m x 2.44m	12' 11" x 8' 0"
Bathroom	2.25m x 1.55m	7' 5" x 5' 1"

Note – All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

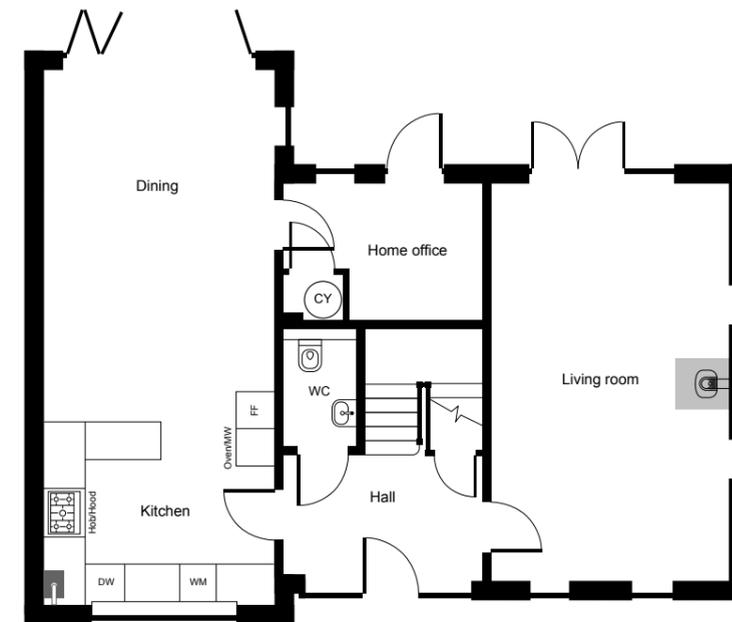


Computer Generated Image - Plot 8

## Plot 8

A semi-detached three bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Living room	6.56m x 3.93m	21' 6" x 12' 11"
Home office	3.27m x 2.23m	10' 9" x 7' 4"
Hall	3.27m x 2.08m	10' 9" x 6' 10"
WC	1.95m x 1.21m	6' 5" x 4' 0"
Kitchen/Dining/Family	8.86m x 3.76m	29' 1" x 12' 4"

**Total floor area: 157.1m<sup>2</sup> (1691 sq ft)**



First floor	Metric (metres)	Imperial
Bedroom 1	5.59m x 3.76m	18' 4" x 12' 4"
En-suite	2.64m x 1.76m	8' 8" x 5' 9"
Bedroom 2	3.98m x 3.01m	13' 1" x 9' 11"
Bedroom 3	3.76m x 3.00m	12' 4" x 9' 10"
Bathroom	2.83m x 2.40m	9' 3" x 7' 11"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

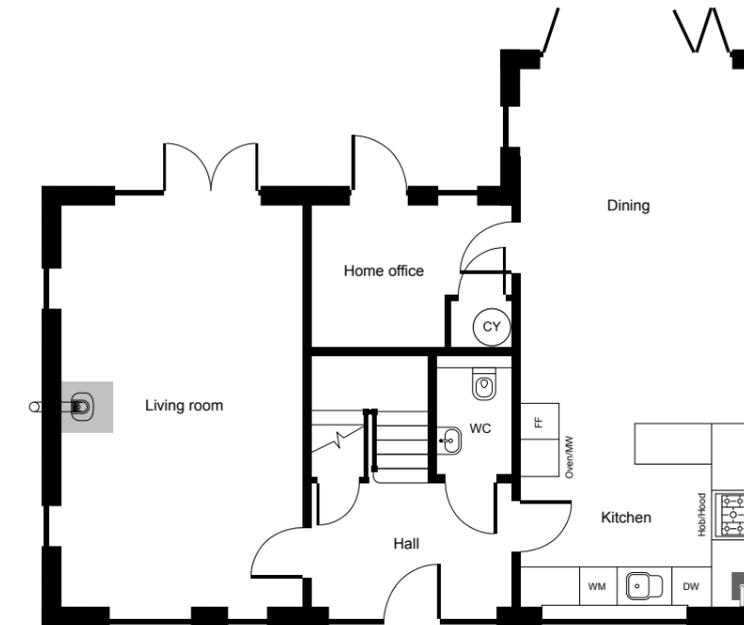


Computer Generated Image - Plot 9

## Plot 9

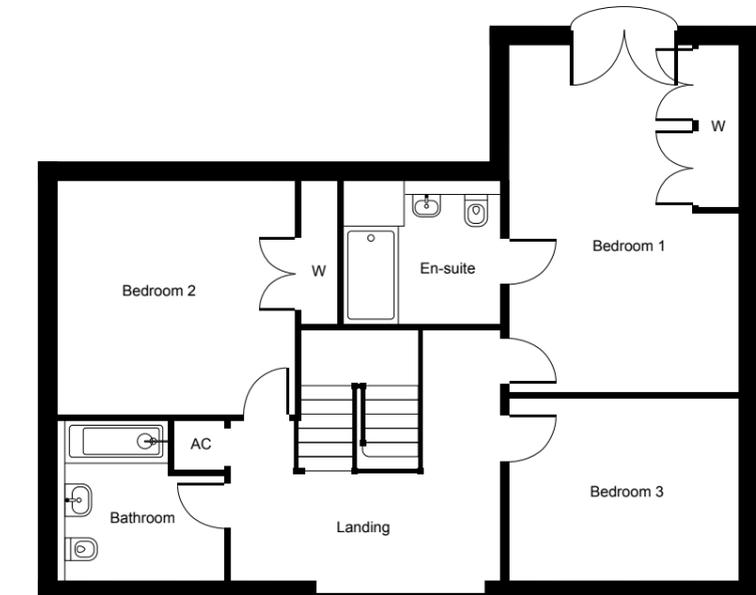
A semi-detached three bedroom house.

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



Ground floor	Metric (metres)	Imperial
Living room	6.56m x 3.93m	21' 6" x 12' 11"
Home office	3.27m x 2.29m	10' 9" x 7' 6"
Hall	3.27m x 2.03m	10' 9" x 6' 8"
WC	1.95m x 1.21m	6' 5" x 4' 0"
Kitchen/Dining/Family	8.86m x 3.76m	29' 1" x 12' 4"

**Total floor area: 162.4m<sup>2</sup> (1748 sq ft)**



First floor	Metric (metres)	Imperial
Bedroom 1	5.59m x 3.76m	18' 4" x 12' 4"
En-suite	2.57m x 2.16m	8' 5" x 7' 1"
Bedroom 2	3.98m x 3.66m	13' 1" x 12' 0"
Bedroom 3	3.76m x 2.83m	12' 4" x 9' 4"
Bathroom	2.83m x 2.45m	9' 3" x 8' 1"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

# Specifications

Each home has been thoughtfully designed and traditionally built with superior quality materials to Hills' exacting standards. Every room comes with a range of attractive features at no extra cost.

## Kitchen

- Stunning fully fitted kitchen units with soft close cupboards and drawers, plus your choice of doors\*
- Integrated appliances including a hob with separate oven, dishwasher and fridge freezer to maintain the sleek, clean finish
- Space, electricity and plumbing are provided for a washing machine and tumble dryer where possible
- Useful storage items include a carousel unit, pan drawer unit, cutlery drawer and eco bin where possible
- Sensor controlled over-worktop lighting and down lighting are provided as standard
- A stainless steel extractor hood, splash back, sink and drainer with mixer tap complete your attractive kitchen



## Bathrooms and en-suite(s)

- Contemporary, crisp white sanitary ware complemented with chrome fittings
- Bath to family bathrooms
- Shower to all en-suites (where provided)
- Choice of ceramic wall and floor tiles from our latest range\*
- Dual fuel heated towel rail and a shaver point are also provided

## Bedrooms

- Spaciously designed with built-in wardrobes (where indicated) which include a shelf and hanging rail

## Electrical

- Full fibre connectivity
- Telephone point located in the living room, master bedroom and home office (if applicable)
- TV point to living room, all bedrooms and home office (if applicable)
- Low energy lightbulbs throughout
- Extractor fans in all wet areas
- Mains operated smoke detectors on both floors
- Heat detector located in kitchen
- Down lighting in kitchen, bathroom and en-suites with pendant fittings provided in all other rooms
- Double socket and lighting batten provided inside loft and operated by a switch in the landing

See our videos and virtual 3D walkthroughs of similar houses at [hills-homes.co.uk](https://hills-homes.co.uk)



## Energy-saving heating

- High performance insulation
- Underfloor heating to all ground floors and radiators to the first floors
- Wood burners installed in plots 3, 5, 6, 8 and 9
- High efficiency condensing gas fired central and hot water heating system with mains pressure domestic hot water
- Individually controlled thermostatic radiators
- Digital heating programmer

## Internal finishes

- Sail white emulsion walls and smooth white matt painted ceilings
- Architraves and skirting boards all finished in white gloss
- Panel style internal doors with polished chrome lever handles



## External finishes

- Well-designed facades are complemented by energy efficient double glazed windows with security locks (except where required for fire safety)
- Attractive entrance door which includes a multi-point deadlocking system, security chain, letter plate and door number
- A bell and chime together with an external light fitting to the front and rear access
- Electric vehicle charging connectivity will be to the closest allocated parking space to each plot

## Landscaping

- Turf laid to front and rear gardens
- 1.8m high fencing to the rear boundary with a pedestrian gate
- Path and a smooth paved patio
- External tap to the rear of each property

Every Hills home benefits from a ten year guarantee under the LABC warranty and NHBC schemes.

\*Subject to build stage



# Recent developments

View our other  
developments here:  
[hills-homes.co.uk](http://hills-homes.co.uk)



## 📍 Southside Farm, Corston

A select development of just nine homes situated on the edge of the beautiful village of Corston, north Wiltshire.



## 📍 Whitelands, Tetbury

A delightful collection of two, three and four bedroom homes located near to the Cotswold town of Tetbury and Westonbirt Arboretum.



## 📍 The Paddocks, Blunsdon

Attractive two, three and four bedroom homes in five thoughtfully designed house styles perfect for first time buyers, couples and families.

Selling agent:



**Green & Co.**  
33 Market Place  
Wantage OX12 8AL  
Tel: 01235 763 562  
[greenand.co.uk](http://greenand.co.uk)



**Hills Homes**  
Wiltshire House  
County Park Business Centre  
Shrivenham Road  
Swindon SN1 2NR  
[hills-homes.co.uk](http://hills-homes.co.uk)

Features photography from Waddell Digital Ltd.

**Please note:** These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Spring Close is a marketing name and may not necessarily form any part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Photographs featured throughout the brochure are used to show the local area only and do not relate to the views from the properties of this development. Purchasers are advised to contact Green & Co to ascertain the availability of any particular property.