

# Specification

## KITCHEN

- Gloss finish handleless kitchen units with soft close to doors and drawers
- Induction hob
- Integrated double oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Ceiling hood over hob
- Stainless steel under mounted sink with contemporary mixer tap
- Integrated pull out bin with recycling facility
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## UTILITY ROOM

- Units and worktops to complement kitchen
- Stainless steel under mounted sink with mixer tap
- Integrated washing machine
- Freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

## MASTER EN-SUITE

- Bath and separate shower enclosure
- His and hers wash basins
- Low profile shower tray with glass shower screen
- Dark wood effect feature mirror cabinet with LED lighting and matching bath panel and vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

## SHOWER ROOM & SECONDARY EN-SUITE

- Low profile shower tray with glass shower screen
- Dark wood effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

## DECORATIVE FINISHES

- White painted timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary brushed stainless steel ironmongery
- Built in sliding wardrobe with LED lighting to master bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen/dining room and utility room
- Carpet to living room, study, stairs, landings and bedrooms
- Large format tiles to shower room and en-suites

## DOORS & WINDOWS

- Front door with multi-point locking system
- High efficiency double glazed aluminium/timber composite windows with matching patio doors
- Roof lights where shown on plan
- Electrically controlled up and over garage door

## HEATING & WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to shower room and en-suites
- Gas fired boiler
- Hot water storage tank

## ELECTRICAL

- Downlights to kitchen, shower room, en-suites, WC and utility room
- Pendant fittings entrance hall, living room, study and all bedrooms
- LED feature lighting to wall units in kitchen
- Brushed stainless steel electrical switches and sockets throughout, some sockets with integrated USB port
- Shaver sockets to shower room and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Turf to rear garden
- Paved patios
- Decking to terrace
- External tap and power socket
- PV Panels

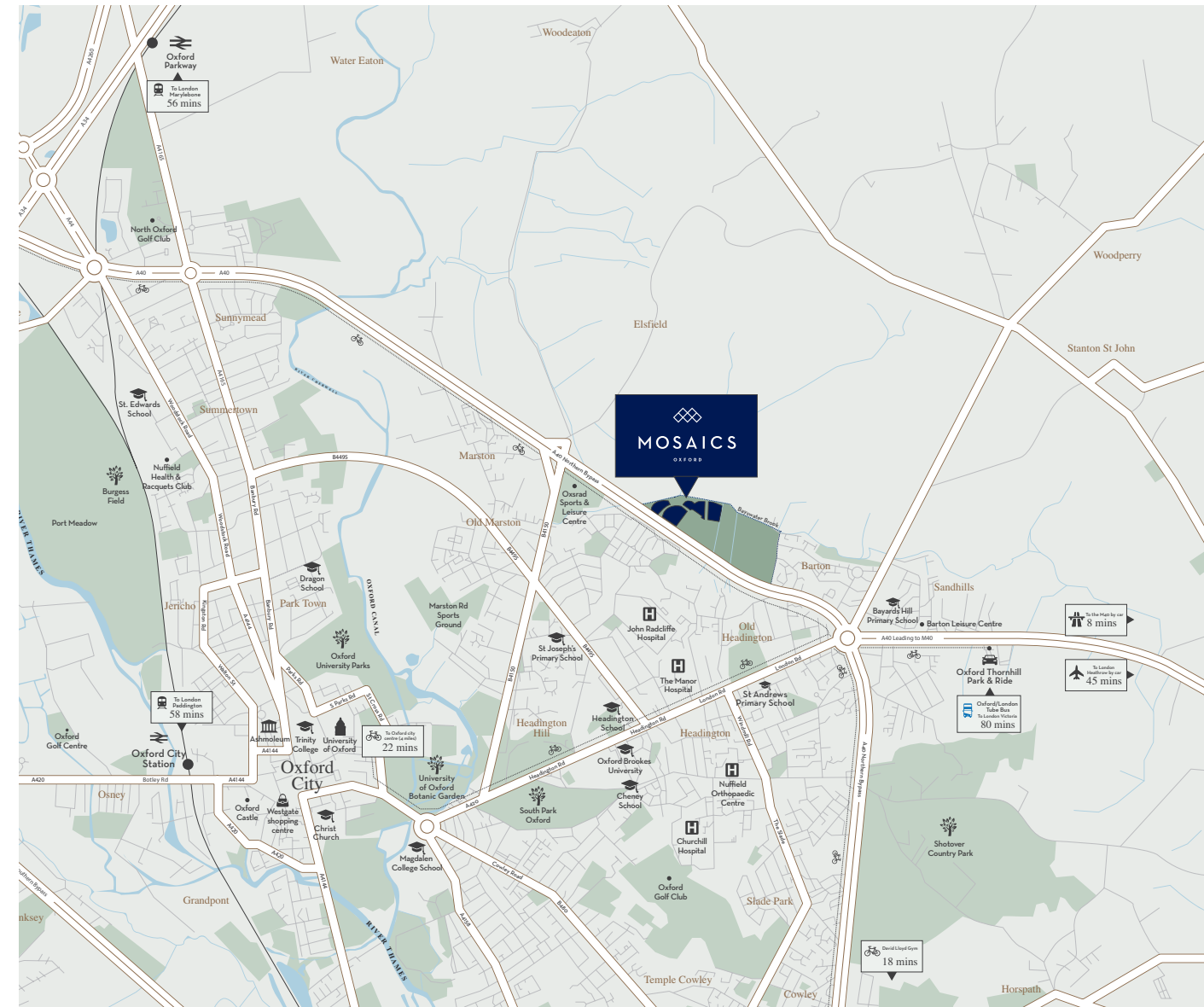
## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete ground floors; timber upper floors
- Exterior treatments are buff facing bricks with some aluminium cladding (with masonry substrate)
- Slate effect roof tiles
- Aluminium rain-water goods to principal elevations

## WARRANTY

- 10 year NHBC warranty

# Find us



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**5 Star Housebuilder**

Over 90% of our customers would recommend us to a friend

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Design & production. wearehost.co.uk

# MOSAICS

OXFORD OX3



Computer generated image of The Elsworth is indicative only

# THE ELSWORTH

PLOTS 224 - 231

Part of Rowcroft Park, The Elsworth is a collection of eight 4-bedroom homes



## Life at Rowcroft Park

Rowcroft Park plays host to a range of beautifully designed, 5 bedroom waterfront villas and distinctively modern 4 bedroom terraces overlooking the picturesque Greenway.

A natural barrier between Bayswater Park and Rowcroft Park, The Greenway with its wild planting and native trees, constitutes a natural continuation of the Bayswater Brook into the residential area.



Computer generated image of Rowcroft Park is indicative only



Computer generated image of The Greenway is indicative only

Facilities shared between the homes at Mosaics such as any non-adopted private roads and landscaping, swales and attenuation ponds plus any treatment plants, will all be looked after and maintained by a management company.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

# The Elsworth – Versatile modern family living

The Elsworth homes are a stunning collection of just eight, meticulously designed 4 bedroom houses. Situated at the heart of Rowcroft Park, these homes are in the final phase to be launched at the award-winning Mosaics.

The perfect family home, with every room carefully considered to maximise space, light and comfort. The Elsworth homes benefit from an open plan kitchen/diner/family area leading directly onto a generously sized garden, perfect for summer alfresco dining. While on the first floor, the separate living room leads onto an additional terrace, ideal for your morning coffee or evening entertaining.

The houses have been designed with families in mind with a separate utility room and study, along with en-suites to both the master bedroom and the second bedroom. Storage comes in abundance in these homes, with built-in wardrobes to the master bedroom, while additional storage cupboards and a garage allow for growing families.

From the oversized windows with views over the picturesque Greenway to the high quality specification throughout, the Elsworth houses offer a luxurious setting to call home.

Located in one of the NHS-recognised Top Ten Healthy New Towns, with nature walks and cycle paths right on your doorstep, Mosaics is less than 4 miles from Oxford City centre, offering you the perfect balance between rural peace and city living.

## ROWCRAFT PARK SITE PLAN

- ELSWORTH
- PREVIOUS PROPERTIES BY HILL
- HOMES AVAILABLE FROM OXFORD CITY COUNCIL



### PLOTS 224-231 4 BEDROOM HOUSE

#### GROUND FLOOR

Kitchen / Dining Room  
7.70m x 5.77m      25'3" x 18'11"

Utility  
3.49m x 1.95m      11'5" x 6'4"

#### FIRST FLOOR

Living Room  
4.97m x 4.25m      16'3" x 13'11"

Bedroom 3  
3.68m x 3.54m      12'0" x 11'7"

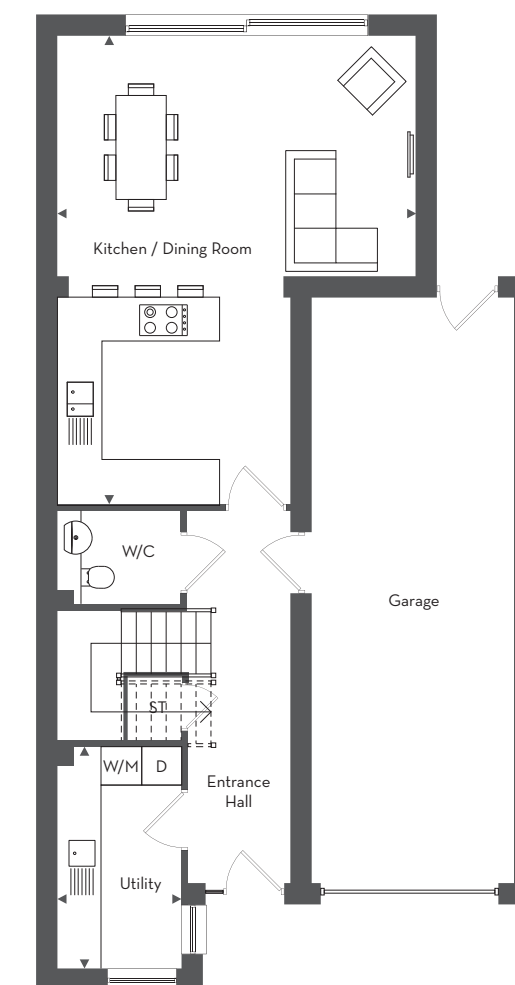
Bedroom 4  
3.60m x 3.54m      11'9" x 11'7"

Study  
4.97m x 3.05m      16'3" x 10'0"

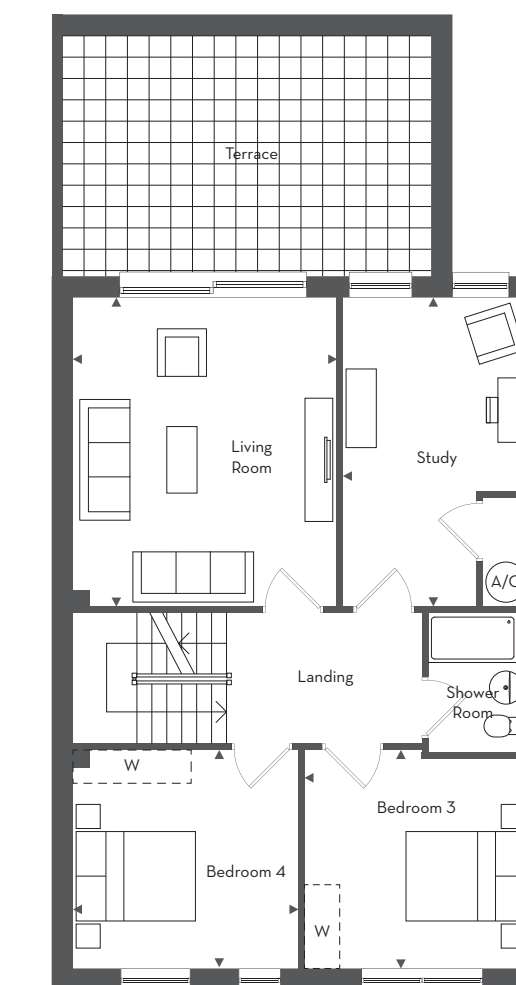
#### SECOND FLOOR

Master Bedroom  
5.28m x 4.45m      17'3" x 14'7"

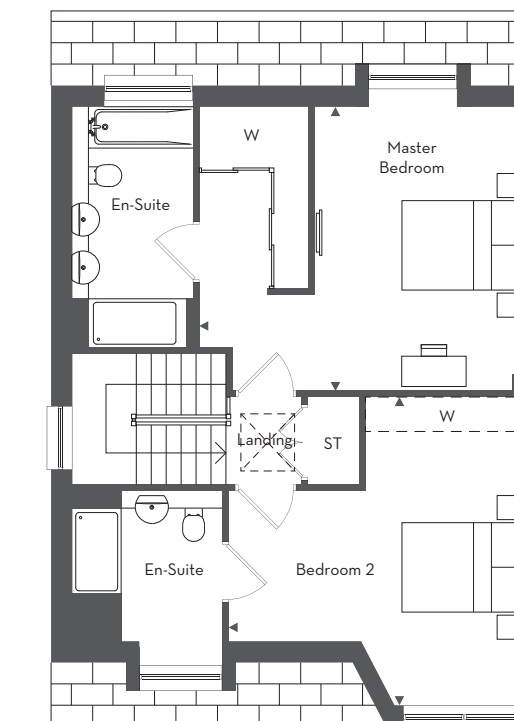
Bedroom 2  
5.20m x 4.87m      17'0" x 15'11"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- D - Dryer
- W/M - Washing Machine
- ST - Storage
- Roof Light
- A/C - Airing Cupboard
- W - Wardrobe
- Suggested Wardrobe Placement

Floor layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and may vary within a tolerance of +/- 50mm and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.