

MOSAICS

OXFORD

SYDLING PARK





SYDLING PARK





*Welcome to Oxford's
newest neighbourhood*

—
Modern city living on the edge of the countryside.
Welcome to the very best of both worlds.



A stylish mix



Computer Generated Image, aerial view of Mosaics

Four distinct and characterful areas, punctuated by welcoming green spaces and picturesque wooden walkways, come together to create Mosaics.

SYDLING PARK

Rising above the Crescent and framing the sweeping Linear Park are the East and West Lantern Apartment blocks.

GLADSTONE PARK

Flanked by urban apartment blocks, the courtyard houses and crescent terrace of Gladstone Park showcase the very best of modern residential design.

BAYSWATER PARK

Home to five-bedroom villas, an attractive terrace and a selection of annexe buildings, Bayswater Park is home to intimate streetscapes and secluded spots.

ROWCROFT PARK

Rowcroft Park plays host to both beautiful waterfront villas and distinctive modern terraces to provide potential residents with a range of housing options.

LINEAR PARK

At the Linear Park edge, pedestrian walkways, cycle paths and play area combine to provide a quiet place to enjoy the charms of the local scenery.

GLADSTONE GARDENS

Drawing upon inspiration from nearby quarries and countryside, Gladstone Gardens is a beautifully landscaped social space at the heart of Gladstone Park.

BAYSWATER BROOK

Framing the northern edge of Mosaics, the calm waters of Bayswater Brook have been preserved as the development's link to the surrounding countryside.

THE GREENWAY

A natural barrier between Bayswater Park from Rowcroft Park, The Greenway is a leafy lane which provides Mosaics' residents with a picturesque communal green space.



Sydling Park

Curving gently along the sweep of Mosaics' western edge is Sydling Park, a collection of houses and apartments nestled amongst trees and green spaces.

The urban blocks of Attwood, Collingwood and Elsfield Houses feature a selection of modern apartments within their eye-catching angular design and frame the six three storey town houses of the Bayswood Crescent.

The external styling of Sydling Park brings to mind Oxford's architectural elegance, making use of the same materials as many of the city's landmark buildings.

- ELSFIELD HOUSE**
Rising above the Crescent and framing the sweeping Linear Park Elsfield House is home to 14 two bedroom apartments.
- ATTWOOD HOUSE**
Featuring seven apartments over four floors, Attwood House has been designed as a statement building, a gateway to Mosaics.
- COLLINGWOOD HOUSE**
The urban block features twelve modern apartments split over two and three floors.
- THE BAYSWOOD CRESCENT**
Six three-storey 3 bedroom town houses, with views over the Bayswater Brook.
- Apartments available from Oxford City Council.



*The Apartment
Collection*





Elsfield House

One of Mosaics' marker buildings, Elsfield House stands up due to the contrasting silver-blue reflective brick finish and the play of window patterning with deep reveals and inset balconies.

Elsfield House hosts 14 two bedroom apartments, many with glorious views over the Linear Park and Bayswater Brook. Arranged over four floors, each one of these homes combine kitchen, dining and living space that extends into wrap-around balconies and benefit from floor to ceiling windows, maximising their privileged dual aspect.

A lift serves each of the four floors and every apartment has an allocated parking space and access to communal cycle storage.



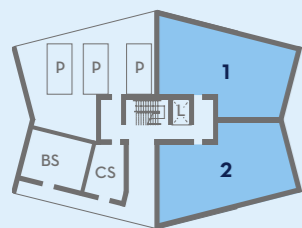
PLOTS 1, 3, 7 & 11
2 BEDROOM APARTMENT

Kitchen/Dining Room	4.60m x 1.95m	15'1" x 6'4"
Living Room	4.45m x 3.45m	14'6" x 11'3"
Bedroom 1	3.50m x 3.35m	11'5" x 10'9"
Bedroom 2	3.25m x 4.30m	10'6" x 14'1"

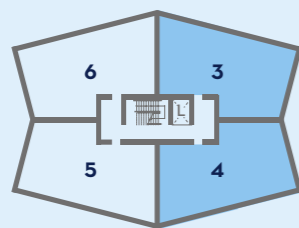


PLOTS 2, 4, 8 & 12
2 BEDROOM APARTMENT

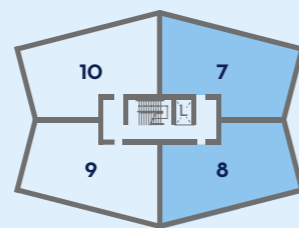
Kitchen/Dining Room	4.60m x 1.95m	15'1" x 6'4"
Living Room	4.45m x 3.45m	14'6" x 11'3"
Bedroom 1	3.50m x 3.35m	11'5" x 10'9"
Bedroom 2	3.25m x 4.30m	10'6" x 14'1"



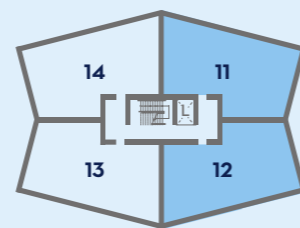
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 150mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layouts are indicative only, please ask one of our sales executives for further information.

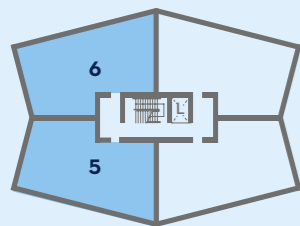
PLOTS 5, 9 & 13
2 BEDROOM APARTMENT

Kitchen/Dining Room	4.60m x 1.95m	15'1" x 6'4"
Living Room	4.45m x 3.45m	14'6" x 11'3"
Bedroom 1	3.50m x 3.35m	11'5" x 10'9"
Bedroom 2	3.25m x 4.30m	10'6" x 14'1"

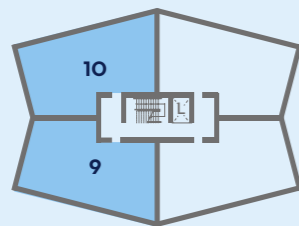


PLOTS 6, 10 & 14
2 BEDROOM APARTMENT

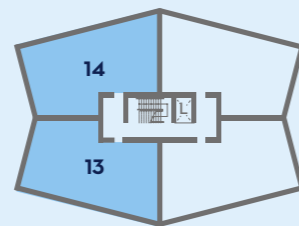
Kitchen/Dining Room	4.60m x 1.95m	15'1" x 6'4"
Living Room	4.45m x 3.45m	14'6" x 11'3"
Bedroom 1	3.50m x 3.35m	11'5" x 10'9"
Bedroom 2	3.25m x 4.30m	10'6" x 14'1"



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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Attwood House

With characterful architecture that features striking angled designs and protected by a landscape buffer, Attwood House creates a stunning frontage that welcomes you to Mosaics.

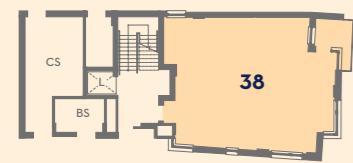
Protected by a landscape buffer and with carefully designed interiors, the seven apartments in Attwood House take advantage of the block's southerly orientation, enjoying dual aspect views and open plan living, dining and kitchen areas.

Means of transport have been generously catered for, with one allocated parking space for each apartment and cycle storage facility for the block, encouraging its residents to make the most of the near-by cycle paths that take you into the city centre or allow you to enjoy the surrounding countryside.



PLOT 38
2 BEDROOM APARTMENT

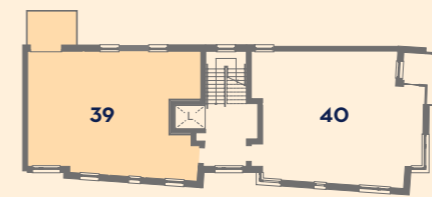
Kitchen/Dining/Living Room	5.30m x 6.00m	17'4" x 19'7"
Bedroom 1	5.65m x 3.35m	18'5" x 11'0"
Bedroom 2	3.55m x 3.35m	11'6" x 11'0"



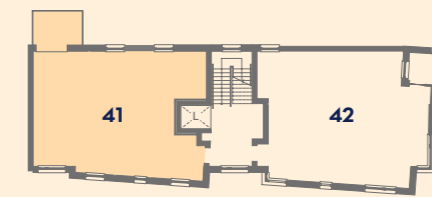
GROUND FLOOR

PLOTS 39, 41 & 43
2 BEDROOM APARTMENT

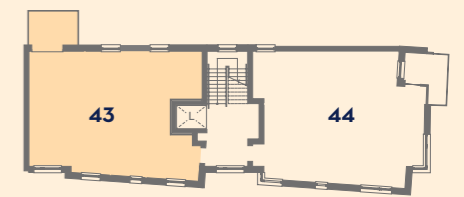
Kitchen/Dining Room	5.20m x 3.35m	17'1" x 11'0"
Living Room	4.55m x 3.55m	14'9" x 11'6"
Bedroom 1	4.45m x 3.00m	14'6" x 9'8"
Bedroom 2	4.45m x 2.75m	14'6" x 9'0"



FIRST FLOOR



SECOND FLOOR



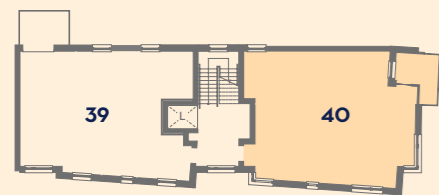
THIRD FLOOR

► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

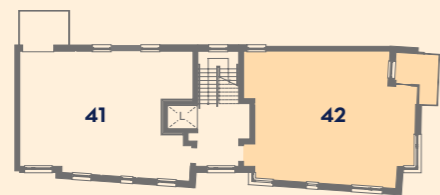
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PLOTS 40, 42 & 44
2 BEDROOM APARTMENT

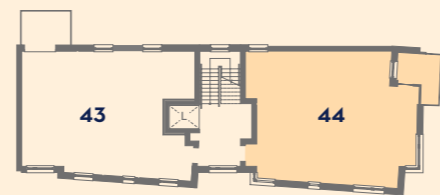
Kitchen/Dining/Living Room	5.95m x 5.20m	19'5" x 17'1"
Bedroom 1	5.60m x 3.35m	18'4" x 11'0"
Bedroom 2	3.55m x 3.35m	11'6" x 11'0"



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

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Collingwood House

The angled façades of Collingwood House have been designed with feature floor to ceiling windows, many boasting views over Bayswater Brook.

The external styling of the block brings to mind Oxford's architectural style, making use of the same materials as many of the city's landmark buildings. The 12 one and two bedroom apartments have spacious, airy interiors, with open plan kitchen, dining and living areas, as well as boutique bathrooms and en-suites.

With one allocated parking space for each apartment and cycle storage provision, these homes have been catered with means of transport to the city and beyond.



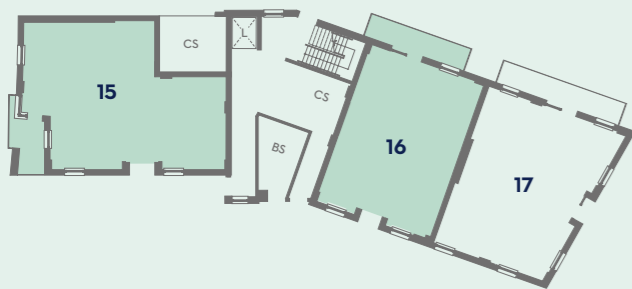
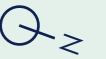
**PLOT 15
2 BEDROOM APARTMENT**

Kitchen/Dining/Living Room	5.60m x 5.30m	18'4" x 17'4"
Bedroom 1	4.35m x 4.10m	14'3" x 13'4"
Bedroom 2	4.70m x 3.40m	15'4" x 11'2"



**PLOT 16
2 BEDROOM APARTMENT**

Kitchen/Dining/Living Room	6.85m x 3.70m	22'5" x 12'1"
Bedroom 1	3.55m x 3.00m	11'6" x 9'8"
Bedroom 2	4.20m x 2.80m	13'8" x 9'2"



GROUND FLOOR

► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

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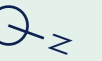
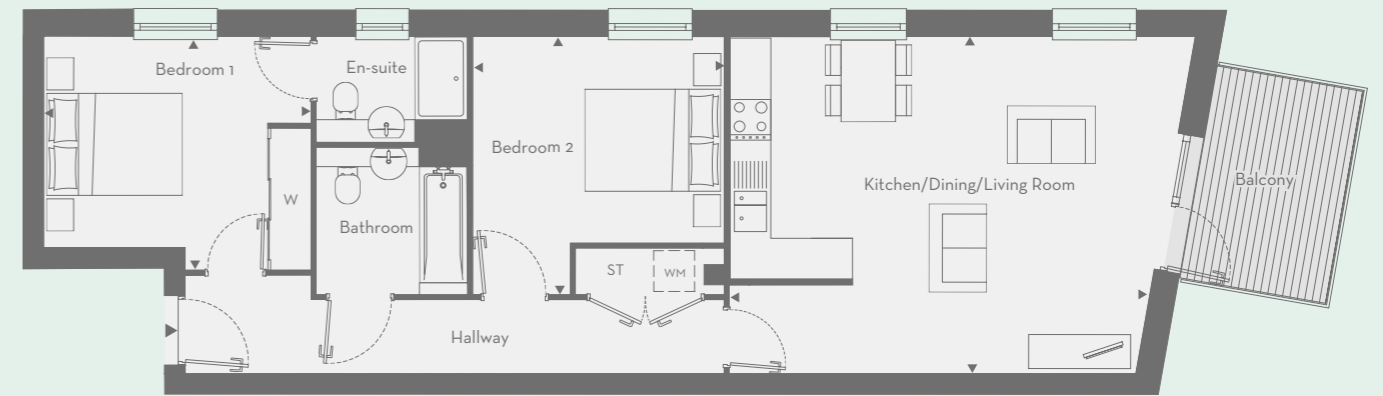
PLOT 17
2 BEDROOM APARTMENT

Kitchen/Dining/Living Room	8.15m x 3.55m	26'7" x 11'6"
Bedroom 1	4.00m x 3.90m	13'1" x 12'8"
Bedroom 2	3.95m x 3.65m	13'0" x 12'0"

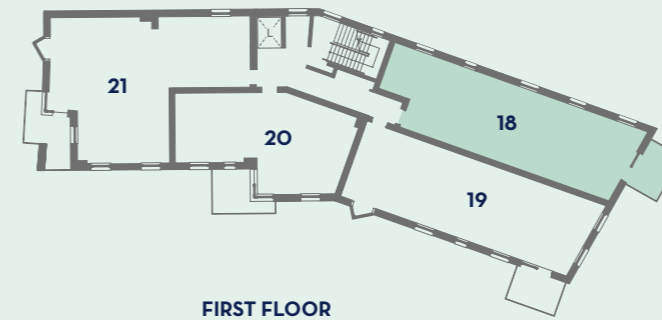


PLOTS 18 & 22
2 BEDROOM APARTMENT

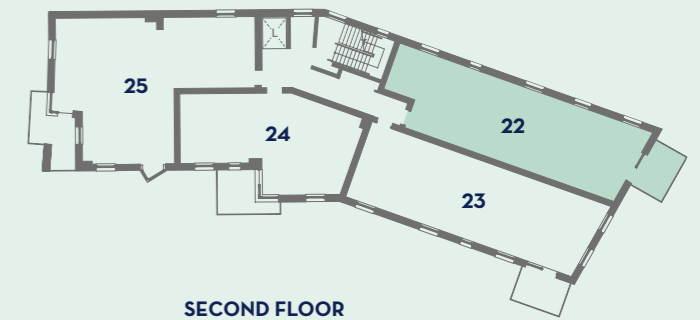
Kitchen/Dining/Living Room	6.10m x 4.90m	20'0" x 16'1"
Bedroom 1	3.85m x 3.35m	12'6" x 11'0"
Bedroom 2	3.75m x 3.65m	12'3" x 12'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

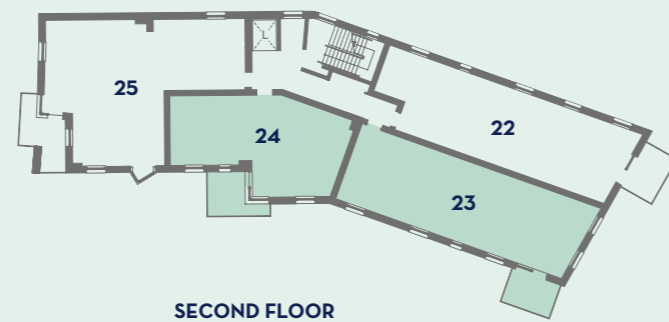
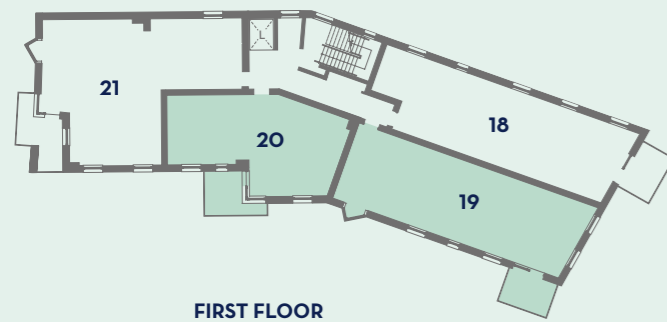
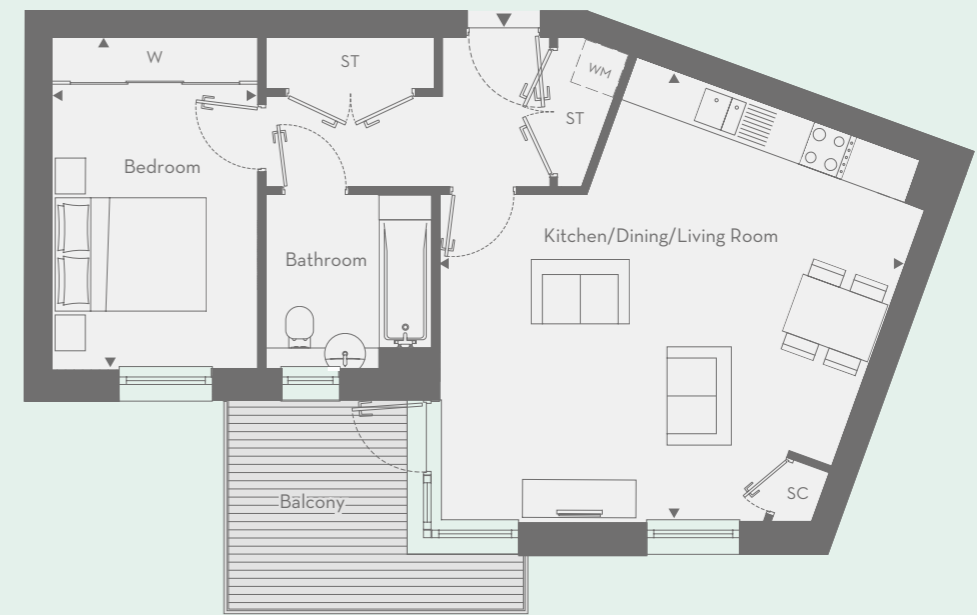
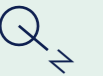
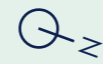
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PLOTS 19 & 23
2 BEDROOM APARTMENT

Kitchen/Dining/Living Room	6.25m x 4.95m	20'5" x 16'2"
Bedroom 1	3.80m x 3.35m	12'5" x 11'0"
Bedroom 2	3.65m x 3.55m	12'0" x 11'6"

PLOTS 20 & 24
1 BEDROOM APARTMENT

Kitchen/Dining/Living Room	6.10m x 5.90m	20'0" x 19'4"
Bedroom	4.35m x 2.70m	14'3" x 8'9"



► Measuring points ST - Storage SC - Service Cupboard W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store

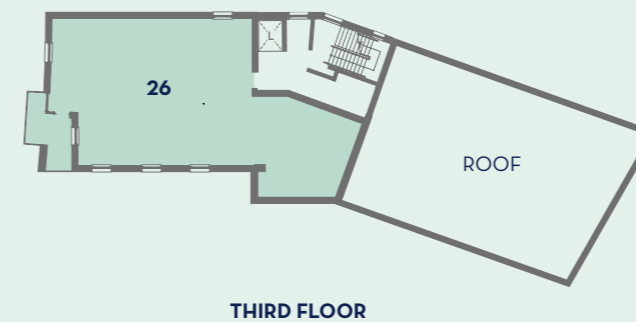
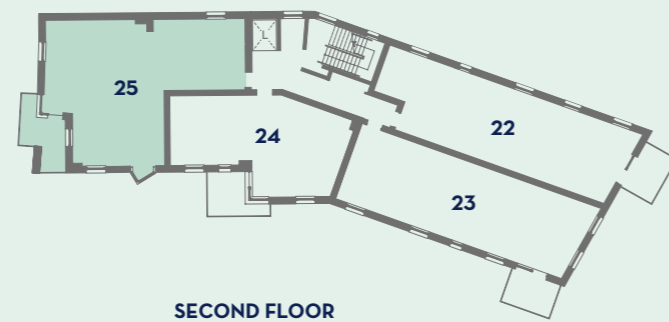
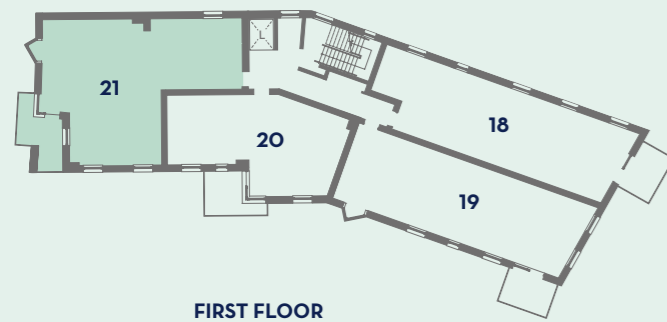
PLOTS 21 & 25
2 BEDROOM APARTMENT

Kitchen	3.30m x 2.70m	10'8" x 8'9"
Dining/Living Room	5.85m x 4.05m	19'2" x 13'3"
Bedroom 1	4.45m x 2.95m	14'6" x 9'7"
Bedroom 2	4.15m x 2.95m	13'6" x 9'7"



PLOT 26
2 BEDROOM APARTMENT

Kitchen	3.50m x 3.25m	11'4" x 10'6"
Dining/Living Room	7.20m x 4.40m	23'6" x 14'4"
Bedroom 1	5.20m x 3.70m	17'1" x 12'1"
Bedroom 2	4.90m x 3.15m	16'1" x 10'3"



► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store



Specification

KITCHEN

Contemporary and stylish modern kitchens featuring high gloss doors plus Silestone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch 600mm wide four zone ceramic hob
- Bosch integrated single oven
- Bosch integrated microwave
- Integrated cooker hood or island hood where applicable
- Glass panel splashback behind hob where applicable
- Zanussi integrated fridge-freezer
- Zanussi integrated dishwasher
- Zanussi washer-dryer (integrated in kitchen or freestanding in hallway storage cupboard)
- Stainless steel Blanco under-mounted 1-bowl sink
- Contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen design and layout may vary; please speak to our Sales Executives for further information



MASTER EN-SUITE

The elegant and stunning master en-suite, with sanitary ware by Ideal Standard and complementing taps and showers by Hansgrohe, plus bespoke feature mirror and vanity top, add a hotel style touch to the master en-suite to create a stylish private space.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror with matching vanity top and LED lighting
- Large format wall and floor tiles
- Heated chrome towel rail

FAMILY BATHROOM

Contemporary Ideal Standard sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. The addition of timber effect vanity tops adds a touch of elegance to the rooms.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Shower over bath with glass screen
- Timber effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rails





DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white to create a calm and tranquil environment.

- White painted internal doors with contemporary satin stainless steel ironmongery
- Built-in wardrobe with mirrored sliding doors to Bedroom 1
- Square cut skirting and architrave
- Walls painted in matt white emulsion
- Smooth ceilings in matt white emulsion
- Woodwork finishes in satin white

FLOOR FINISHES

- Amtico Spacia flooring to kitchen, living/dining room, hallway and storage cupboards
- Carpet to all bedrooms
- Large format floor and wall tiles to en-suites and bathrooms

DOORS & WINDOWS

- Painted solid front door with multi-point locking system
- Double glazed composite aluminium windows

HEATING & WATER

- Individual boilers to all apartments
- Underfloor heating throughout to all apartments
- Heated chrome towel rail to bathroom and en-suite

ELECTRICAL

- Downlights to kitchen, bathroom, en-suites and WC
- Low energy pendant fittings in selected locations to kitchen, dining room and living room, plus to entrance hall and all bedrooms
- LED lights to wall units in kitchen
- White electrical switches and sockets throughout
- TV point to kitchen, living room and all bedrooms
- BT telephone point to living room, kitchen, bedrooms 1 and 2
- Pre-wired for customer's own Sky Q connection
- External lighting to balcony/terrace (where applicable)
- Hard-wired smoke and heat detectors
- Sprinklers to all apartments
- Spur for customer's own installation of security alarm panel to entrance hall
- Video entry system to every apartment, linked to main entrance door

EXTERNAL FINISHES

- Paved patios and terraces
- Timber decking to balconies (where applicable)



COMMUNAL AREAS

- Cycle and bin stores provided
- Communal audio/visual entry system with fob access
- Lift access to all floors
- Allocated parking
- Letterboxes provided for all apartments within communal entrance lobby

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

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 which will be wholly owned by and within the control of the purchasers of Mosaics once all homes have been sold and conveyed.

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 House Collection *The Bayswood Crescent*

Located next to Linear Park with views towards Bayswater Brook are six three-storey town houses, shielded by the neighbouring buildings to create a tranquil haven for families.

Buff brick exteriors accentuated by metal work create a timeless aesthetic which still manages to be unmistakably Oxford in nature.

By situating the main living areas on the middle floor, instead of the ground floor, these houses allow residents to enjoy beautiful views of the surrounding Oxfordshire countryside.



**PLOTS 52 & 56
3 BEDROOM HOUSE**

Kitchen	3.40m x 3.00m	11'2" x 9'8"
Dining Room	3.40m x 3.20m	11'2" x 10'5"
Living Room	5.40m x 3.10m	17'7" x 10'2"
Bedroom 1	5.35m x 3.10m	17'5" x 10'2"
Bedroom 2	4.35m x 2.70m	14'3" x 8'9"
Bedroom 3	2.75m x 2.70m	9'0" x 8'9"



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**PLOTS 53, 54, 55 & 57
3 BEDROOM HOUSE**

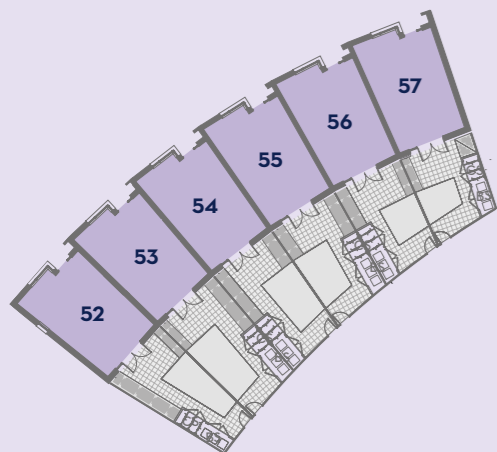
Kitchen	3.40m x 3.00m	11'2" x 9'8"
Dining Room	3.40m x 3.20m	11'2" x 10'5"
Living Room	5.40m x 3.10m	17'7" x 10'2"
Bedroom 1	5.35m x 3.10m	17'5" x 10'2"
Bedroom 2	4.35m x 2.70m	14'3" x 8'9"
Bedroom 3	2.75m x 2.70m	9'0" x 8'9"



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



► Measuring points ST - Storage W - Wardrobe W/M - Washing Machine L - lift BS - Bin Store CS - Cycle Store



Specification

KITCHEN

Contemporary and stylish modern kitchens featuring high gloss doors plus Silestone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch 800mm wide four zone ceramic hob
- Bosch integrated single oven
- Bosch integrated microwave
- Integrated cooker hood or island hood where applicable
- Glass panel splashback behind hob where applicable
- Zanussi integrated fridge-freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer-dryer (fitted in utility where applicable)
- Stainless steel Blanco under-mounted 1-bowl sink
- Contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

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- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror with matching vanity top and LED lighting
- Large format wall and floor tiles
- Heated chrome towel rail

FAMILY BATHROOM

Contemporary Ideal Standard sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. The addition of timber effect vanity tops adds a touch of elegance to the rooms.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Shower over bath with glass screen
- Timber effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rails





DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for stairs, doors, architraves and skirting, keeping everything white to create a calm and tranquil environment.

- White painted timber staircase with carpeted treads
- White painted internal doors with contemporary satin stainless steel ironmongery
- Built-in wardrobe with mirrored sliding doors to Bedroom 1
- Square cut skirting and architrave
- Walls painted in matt white emulsion
- Smooth ceilings in matt white emulsion
- Woodwork finishes in satin white

FLOOR FINISHES

- Amtico Spacia to the ground floor
- Carpet to all bedrooms, stairs and landing
- Large format floor and wall tiles to en-suites and bathrooms

DOORS & WINDOWS

- Steel front door with multi-point locking system
- High efficiency double glazed timber/aluminium composite windows and patio doors
- Roof lights where shown on floor plans

HEATING & WATER

- Underfloor heating to the ground floor and white radiators to the first and second floor
- Heated chrome towel rail to bathroom and en-suite
- Gas fired combination boiler

ELECTRICAL

- Downlights to kitchen, bathroom, en-suites and WC
- Low energy pendant fittings in selected locations to kitchen/breakfast/family room, dining room and living room, plus to entrance hall, landings and all bedrooms
- LED lights to wall units in kitchen
- White electrical switches and sockets throughout
- TV point to kitchen/breakfast/family room, living room and all bedrooms
- BT telephone point to living room, kitchen, bedrooms 1 and 2
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property plus balcony/terrace (where applicable)
- Light and power to car port (where applicable)
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel to entrance hall

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios and terraces
- Timber fencing or brick wall divisional boundaries
- External tap



CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground with timber to first floors and second floor
- Exterior treatments are a mono pitch roof with a waterproof membrane and multi-toned buff brick

WARRANTY

- 10 year NHBC warranty
- 2 year Hill customer services.

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 which will be wholly owned by and within the control of the purchasers of Mosaics once all homes have been sold and conveyed.

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.





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