



# MOSAICS

OXFORD | OX3

## FACTSHEET



*Computer generated image of The Elsworth is indicative only*

### LIFE AT ROWCROFT PARK

The Elsworths are a stunning collection of just eight, meticulously designed 4 bedroom houses. Situated at the heart of Rowcroft Park, these homes are 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 Elsworths 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, 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 and the second 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.

DEVELOPER:



LOCATION:

Oxford OX3 9FU

LOCAL AUTHORITY:

Oxford City Council

TENURE (HOUSES):

Freehold

ARCHITECT:

Alison Brooks  
Pollard Thomas Edwards

WARRANTY:

NHBC 10 year warranty

ANTICIPATED COMPLETION:

Winter 2021



# PROPERTY INFORMATION

## PRIVATE MIX:

The Elsworths	
4 bedroom house with study	8
Total	8

## ESTIMATED ANNUAL CHARGES\* FROM:

Property Type	Estate Charge (pa)	Service Charge (pa)
4 bedroom house with study	£329.88	£283.95

To help maintain the community facilities and beautiful landscaped areas throughout the development, all homes are subject to an estate charge. All homes will be subject to a service charge for the maintenance of the shared areas within. All houses are freehold within Mosaics.

## MANAGING AGENT:

### First Port

The service charge covers the cost of maintenance, external repairs, cleaning and landscaping of communal areas, communal water and electricity, lighting, reserve fund and professional fees.

## CAR PARKING:

Garage and driveway is included with every plot.

# TAX INFORMATION

## COUNCIL TAX FOR OXFORD:

Band	2020-2021 Charge
G	£3433.70

## STAMP DUTY LAND TAX SURCHARGE:

An incremental SDLT applies to all properties, with higher rates for purchases of additional residential properties, such as second homes and buy to let properties. Non-residents will be subject to an additional 2% SDLT as of 1st July 2021.



4.6 MILES TO OXFORD  
TRAIN STATION



45 MINUTES DRIVE TO  
LONDON HEATHROW



CYCLE ROUTES TO  
THE CITY CENTRE

\*Costs are based on an average estimated charge across all similar homes. Speak to a sales consultant for charges on specific homes.

# EDUCATION INFORMATION

Primary Schools (distance by road)	Secondary Schools (distance by road)	Universities (distance by road)
Barton Park Primary School 0.4 miles	Cherwell School 2.5 miles	University of Oxford 3.6 miles
Bayards Hill Primary School* 1.4 miles	Cheney School 3.0 miles	Oxford Brookes University 2.4 miles
New Marston Primary School* 1.5 miles	Wheatley Park School 4.2 miles	
St Joseph's (Roman Catholic) Primary School 1.6 miles	Independent Schools (distance by road)	
St Andrew's (Church of England) Primary School 1.8 miles	Rye St Antony School (Roman Catholic) (for girls 3-18, boys 3-8) 1.9 miles	
St Michael's (Church of England) Primary School 1.9 miles	Headington School (for girls aged 3-18) 2.2 miles	
St Nicholas' Primary School* 1.9 miles	Magdalen College School (for boys aged 7-18) 2.8 miles	
Sandhills Community Primary School 2.0 miles	Dragon School (Co-Ed, Pre-Prep 4-7, Prep 8-13) 3.4 miles	
Windmill Primary School 2.1 miles		
Wood Farm Primary School 2.4 miles		

\*Also Nursey School

<b>Nearest gym</b> Gladiator Fitness UK 0.8 miles	<b>Nearest hospital</b> John Radcliffe Hospital 2 miles	<b>Nearest doctors</b> Bury Knowle Health Centre 1.7 miles
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BARTON PARK PRIMARY SCHOOL  
0.4 MILES BY ROAD



OXFORD UNIVERSITY CAMPUS  
3.6 MILES BY ROAD

# ON YOUR DOORSTEP

## PARKS

- Bury Knowle Park, Headington
- Cutteslowe & Sunnymead Park, Elsfeld Way, Oxford
- Shotover Country Park, Old Road Headington
- South Park, Headington Road, Oxford
- Headington Hill Park, Headington

## CAFES

- Jacobs & Field, Old High Street, Headington
- Starbucks, Headington
- La Croissanterie Cafe, Old High Steer Headington
- Cafe Bonjour, London Road, Headington

## RESTAURANTS

- Jacobs Brasserie, Osler Road, Headington
- Bar Meze, London Road, Headington
- The White Hart Pub, Old Headington
- The Black Boy, Old Headington
- The Victoria Arms, Mill Lane Old Marston

## GALLERIES & MUSEUMS

- The Glass Tank Gallery, Oxford Brooks University, Headington
- Museum of Oxford, St Aldates, Oxford
- Ashmolean Museum of Art & Archaeology, Beaumont Steet, Oxford
- Oxford University Museum of Natural History, Parks Road, Oxford
- Pitts River Museum, South Parks Road, Oxford

## GYMS

- Oxford Brooks University, Cheney Lane, Headington
- Gladiator Fitness UK, Marsh Lane, Marston, Oxford
- OXRAD Sports & Leisure Centre, Marston Ferry Road, Oxford
- David Lloyd, Oxford Business Park North, Garsington Road, Cowley, Oxford, OX4 2JY
- PURE Gym, Littlegate House, St Ebb's Street, Oxford OX1 1PT
- Nuffield Health. Woodstock Road, Oxford
- YogaVenue, Avenue Lane, off Cowley Road, Oxford

## FAMILY ATTRACTIONS

- Oxford Ice Rink, Oxpens Road, Oxford
- Partyman World of Play, Grenoble Road, Ozone Leisure Park, Oxford
- The Story Museum, Pembroke Street, Oxford
- Oxford Castle Unlocked, New Road, Oxford
- Pitt Rivers Museum, South Parks Road, Oxford
- Hinksey Park and Outdoor pool, Abingdon Road, Oxford



### EACH HOME INCLUDES SOLAR PANELS

Generating clean energy, along with natural ventilation and light, airy internal environments.



### OVERLOOKING LINEAR PARK

Each detached villa offers residents tranquillity; an escape from the buzz of the city.

# OXFORD FACTS

- Oxfordshire economy is one of the strongest in the UK; recognised for its world-class science and information assets.
- 434,800 talented pool of workers and a total output of £21.9 billion.
- Oxford maintains an unemployment rate of less than 1%, with a large majority of the working-age residents economically active.
- One of the most attractive locations for both domestic and international investment.
- A huge success driver for the region that has created 1,300 new jobs via foreign direct investment in 2019.
- The redevelopment of Westgate Oxford to Bicester Village triggered by an increase in the region's retail strength.
- Around 66% of this investment was completely new which had a significant impact on the economy and job creation across the county.
- A student population of 23,975 with a huge graduate pool for employers to choose from.
- Oxford's educational facilities employ a large majority of the total workforce.
- Over the last 5 years, the number of active businesses in Oxfordshire has increased by 10.13%.
- Aiming to build 100,000 new homes by 2031, the Government has pledged to support Oxfordshire plans while providing £215 million for transport infrastructure projects.



THE CITY RANKS 3<sup>RD</sup> IN THE COUNTRY  
FOR RISING PROPERTY PRICES  
peaking at 55% when compared with a decade ago



UNIVERSITY OF OXFORD IS THE TOP  
UNIVERSITY IN THE WORLD

# TRAVEL

## LOCAL BUS SERVICE

**U1** bus runs between Wheatley in the east and Harcourt Hill in the west via Headington and the City Centre. City X13 - Barton Park, Oxford, Abingdon.

### City 8/9: Oxford Bus Company

<https://city.oxfordbus.co.uk/timetables-fares/city8-city9>

Serving Barton (city 8), Risinghurst (city 9), Headington and Oxford City Centre.

### Park & Ride

Thornhill Park & Ride, to Oxford.

**Bus Station** in Oxford City, Gloucester Green via Headington Thornhill Park & Ride to London and Heathrow, Gatwick and Luton Airport.

**Rail Stations** in the centre of Oxford, plus Oxford Parkway, Kidlington.

Trains from Oxford Central go into London Paddington, Birmingham.

Trains from Oxford Parkway, Kidlington, go into Bicester Village and London Marylebone.



ONE HOUR TRAIN JOURNEY  
TO CENTRAL LONDON



REGULAR LOCAL BUS SERVICE  
TO OXFORD CITY CENTRE

## PAYMENT TERMS:

A non-refundable booking deposit of the local currency equivalent of up to £10,000 for houses is payable upon exchange of contracts.

The balance of 90% of the purchase price will be payable upon legal completion.

## COMPLETION DATES:

Plot specific from Winter 2021.

## DOCUMENTS REQUIRED FOR EXCHANGE OF CONTRACTS:

Original current passport or original identity card.

Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address - these items to be less than three months old.

In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account.

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

## RECOMMENDED SOLICITOR DETAILS:

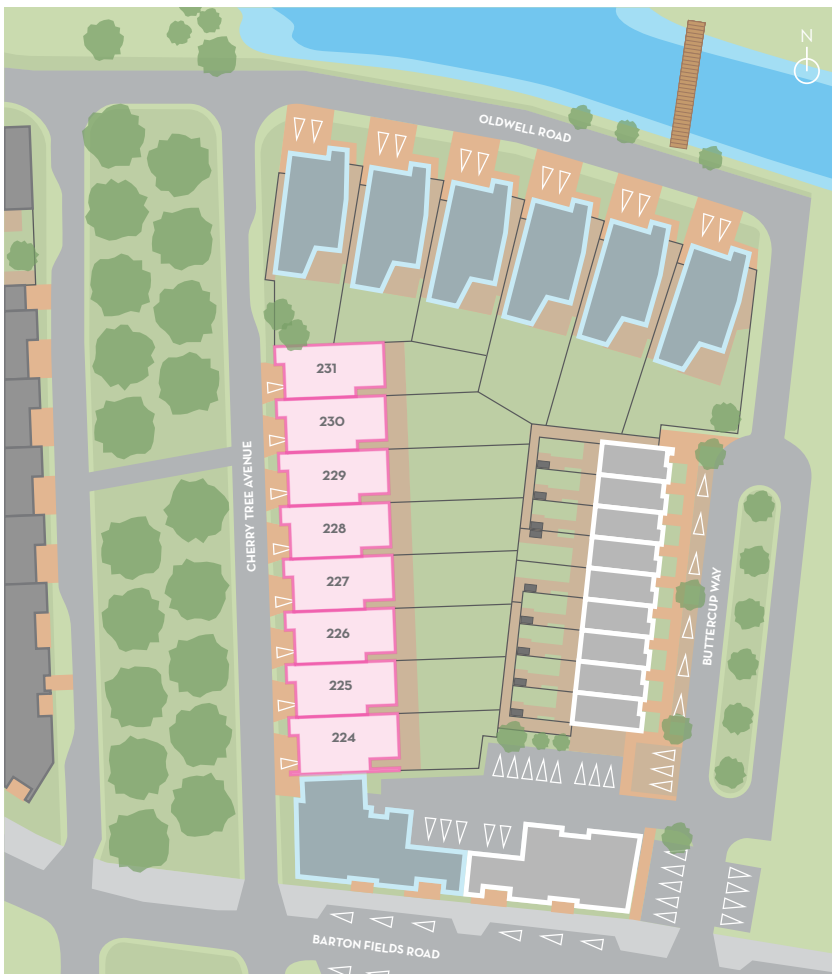
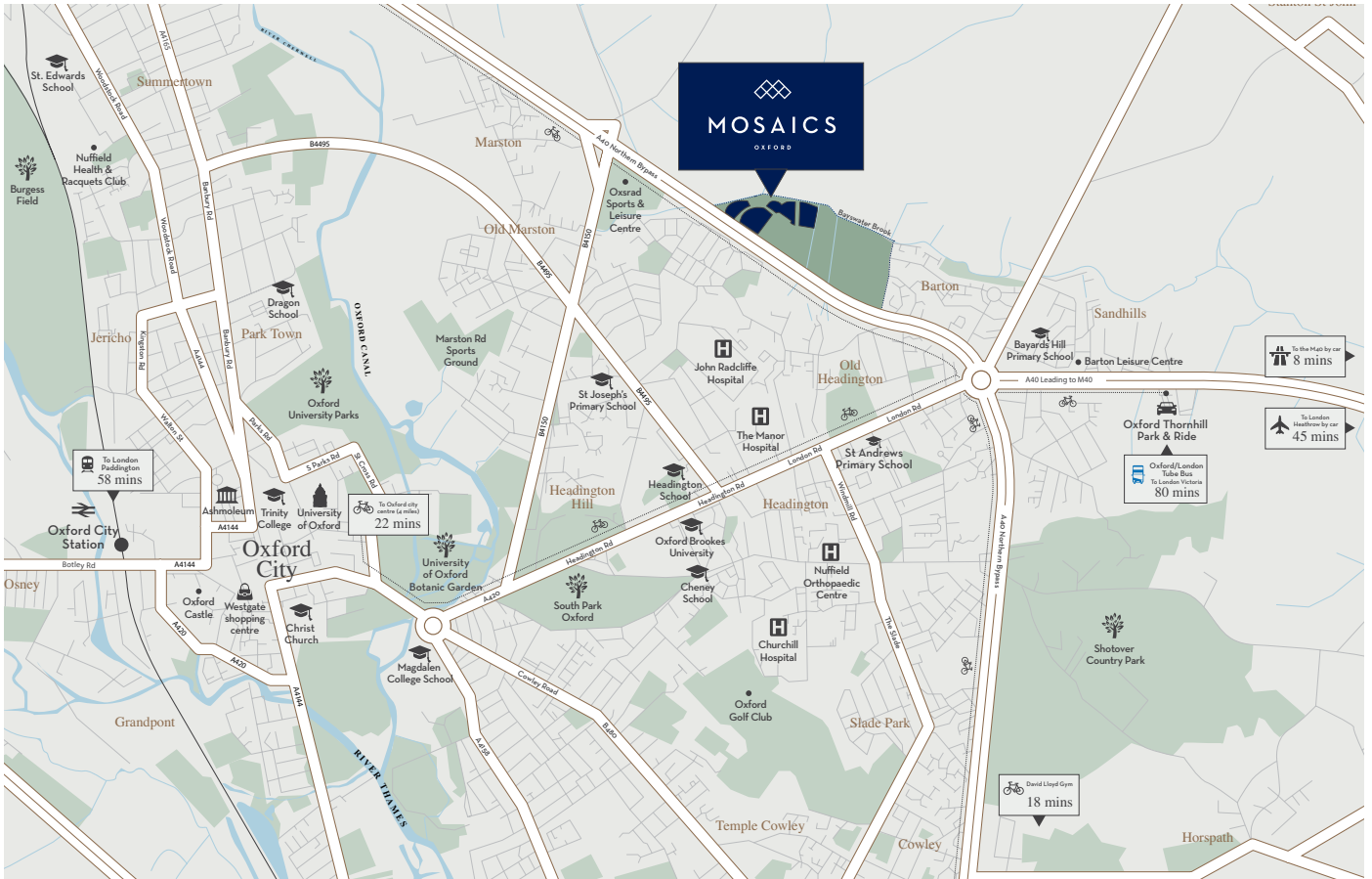
### Riseam Sharples Solicitors

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DX 140580 Covent Garden 4

[www.riseamsharples.com](http://www.riseamsharples.com)



## ROWCRAFT PARK SITE PLAN

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

**Mosaics Sales & Marketing Suite,**  
Northern Bypass Rd, Oxford OX3 9FU

The information and imagery contained in this leaflet is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of going to print. Sources: TfL, Google Maps, National Rail, Crossrail and Eurostar. Travel times are approximate. Some travel times calculated using multiple transport operators and are correct at time of going to press.