THE GOWANS

CUMNOR HILL, OXFORD

DWYER
HOMES

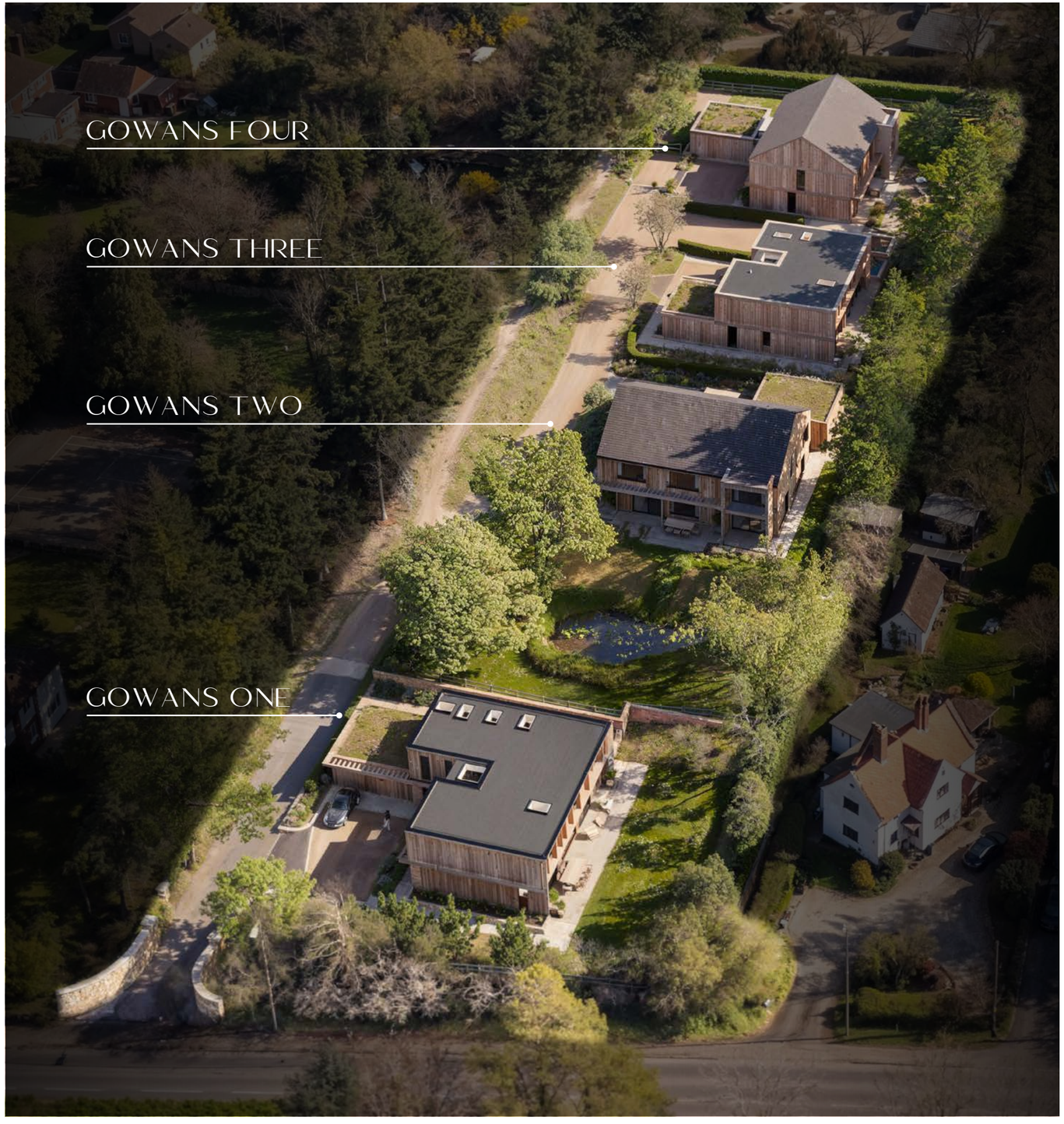
DWYER
HOMES

57

THE GOWANS

CUMNOR HILL, OXFORD

WELCOME HOME



A REFINED BLEND OF CONTEMPORARY ARCHITECTURE AND MATURE RURAL SETTING, IN AN EXCLUSIVE WEST OXFORD LOCATION.

Situated on the highly sought after Cumnor Hill, this stunning new flagship development of four substantial homes offers contemporary and refined living in an unrivalled leafy suburb.

Set just two miles west of the historic centre of Oxford and only a 50 min train ride from central London, each property boasts over 3,000 square feet of beautifully considered living space, nestled in a tranquil, natural landscape.

Occupying a generous site of over half a hectare, the homes are positioned along a private driveway that gently follows the rise of the land. The carefully composed grounds are shaped by existing mature trees, such as weeping beech, Bulgarian oak, tulip tree and lined by Douglas firs giving a sense of permanence from arrival.

The architecture, created with award winning architects Palmer + Partners, is quietly contemporary and finely composed.

Soft buff brickwork, natural vertical timber cladding and slimline aluminium framed glazing sit within established trees and hedging.

The style is distinctly modern yet rooted in its setting, bringing a refined take on rural contemporary architecture, where material warmth, strong lines and generous glazing work harmoniously together.

Drawing on their modern form and fabric-first design, these homes comfortably exceed today's energy-efficiency standards.

Wildflower roofs soften the upper edges, deepening the connection between the homes and the land.

The Gowans create a calm sequence of spaces, where each house enjoys generous gardens, green views and a strong sense of privacy.

CUMNOR HILL, A PRESTIGIOUS OXFORD RESIDENTIAL ADDRESS

Occupying a privileged position on the city's western edge, it is characterised by tree-lined roads, substantial detached homes and an abundance of mature greenery that create an exceptional sense of privacy.



Residents enjoy a distinctly rural atmosphere, with far-reaching views and immediate access to nature on their doorstep, while Oxford's educational, cultural and commercial heart remains just minutes away.

Oxford is synonymous with educational excellence, and Cumnor Hill is exceptionally well placed for access to leading independent schools, including The Dragon School, St Edward's School, Oxford High School and Abingdon School, making it a long-standing choice for families. This academic heritage is anchored by the world-renowned University of Oxford and reinforced by Oxford's wider strength in research, innovation and global enterprise.

Life on Cumnor Hill is complemented by an outstanding choice of nearby dining and lifestyle destinations. In Cumnor village, The Bear and Ragged Staff offers a refined pub experience, while The Perch in Oxford provides the city's most idyllic riverside settings.

Jericho remains a very distinctive Oxford neighbourhood, known for its independent cafés, restaurants and cultural character, with favourites such as Gee's adding to its appeal.

IMAGES FROM LEFT

Hinksey Hill, Broad Street, Christ Church, The Divinity School, The Bear and Ragged Staff, Ship Street, Queen's Lane



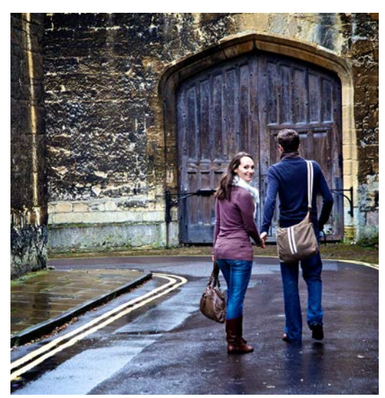




FEW LOCATIONS OFFER SUCH UNPARALLELED ACCESS TO OXFORD'S CULTURAL HEART AND THE TIMELESS APPEAL OF THE SURROUNDING ENGLISH COUNTRYSIDE















LOCATIONS ON MAP

1. *Wytham Woods*
2. *Hinksey Nature Reserve*
3. *Boars Hill*
4. *Oxford Golf Club*
5. *Nuffield Health*
6. *Port Meadow*

CUMNOR HILL BENEFITS FROM EXCELLENT ACCESS TO MAJOR UK CITIES. WITH OXFORD PROVIDING DIRECT RAIL SERVICES TO LONDON

Beyond the city, the landscape opens onto attractive countryside. Hinksey Heights Nature Reserve, Boars Hill and Wytham Woods give access to extensive walking and cycling routes, with open space and woodland close at hand.

Further afield, Estelle Manor and Soho Farmhouse provide exclusive countryside retreats focused on wellness and leisure, while Le Manoir aux Quat'Saisons stands amongst the UK's most celebrated gastronomic experiences.

Bicester Village, a world-class luxury shopping destination and Frilford Heath Golf Club, Oxfordshire's most established championship golf course, further enhance the area's appeal.

The Cotswolds lie within easy reach, offering access to the idyllic villages of Burford, Bibury and Bourton-on-the-Water, and its wider landscape of villages, countryside pubs and established hospitality destinations.

Direct access to A34 (North to M40 and South to Winchester, Portsmouth, M4 & M3) or the A420 to Swindon, Bristol and England's South West.

IMAGES FROM LEFT

Charlbury, Harcourt Hill, Frilford Golf Club, Bicester Village, The Perch





OUR APPROACH BRINGS TOGETHER VOLUME, LIGHT AND FUNCTION. WITH CONSIDERED TEXTURAL DETAILS ADDING ELEGANCE AND PURPOSE.







Step inside and you will be transported by the atmosphere the homes carry. Inspired by Japandi style and developed in collaboration with Last Interior Design - recently featured in Enki magazine, The Gowans bring together the traditional warmth and comfort of Scandinavian design with the minimalism and practicality of Japanese living.

Each property has been designed as a carefully considered space and from the moment the front door opens, the home unfolds around you. The mezzanine lifts the hallway, filling the entrance with light and a generous sense of volume.

At the same time, the gaze is drawn through the home and out of the oak-framed picture windows to the gardens, gently blurring the line between inside and out.

Raised ceiling heights throughout the ground floor creates an immediate sense of space, light and calm. The generous open-plan layout is enhanced by full-height windows and large sliding doors opening onto planted terraces and the garden beyond, drawing the outside in and allowing light to move freely through the rooms.





A QUIET BALANCE OF STRUCTURE AND WARMTH. TRUE TO THE JAPANDI SPIRIT AT THE HEART OF THE HOME.

Oak engineered flooring runs uninterrupted across the principal ground floor, its warm tones and natural texture creating a seamless continuity.

SOFT NEUTRAL WALLS, NATURAL-TONED CARPETS AND GENEROUS STORAGE CREATE CALM, CONSIDERED SPACES, WITH SECLUDED VIEWS DRAWING THE LANDSCAPE GENTLY IN.

Each window is finished with a slim oak frame, treating the landscape as part of the interior.

A soft, warm neutral palette of nature-inspired hues completes the interiors, where precise architectural lines, flush skirtings, slimline architraves and crisp door linings, are gently softened by timber touches and bespoke joinery.

In the kitchen, the social heart of the home, textured feature walls contrast beautifully with smooth oak joinery, bringing warmth and depth to the space.

Generous built-in storage keep the rooms clutter-free, with everyday essentials discreetly tucked away. The practical spaces are considered with equal care, with generous pantry and utility rooms that also double as prep kitchens, connecting the integral garage.

Away from the main social spaces, separate snugs, studies and living rooms offer quieter places to retreat and unwind.

From the hallway, an oak staircase rises in soft, sculptural curves, its pale timber handrail flowing against slim dark metal spindles. Underfoot, deep, soft carpet runs throughout the first floor, hushing every step and signalling the shift from open social spaces to the quieter rhythms above.

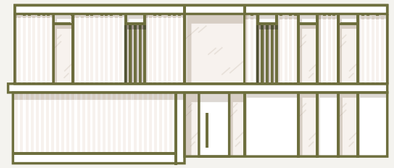
Upstairs, principal suites have been arranged as private retreats, with spaces for dressing areas, en-suites and views across the gardens. Generously proportioned bedrooms, fully fitted bathrooms and additional laundry spaces have been considered with the same attention to flow, comfort and day-to-day ease.

GOWANS ONE

Front Elevation - Computer Generated Image

GOWANS ONE

Five bedrooms
Two en-suites, One family bathroom
Private study
Large boot room



Front Elevation

Gowans One is the largest home of its type in the collection, set apart from the others and sunken into the landscape among mature trees. With south-facing gardens and established planting, it feels naturally enclosed and private. The internal layout is particularly effortless and fluid, allowing each room to take its own view onto the garden, the trees and the changing light.

- A generous kitchen and dining space extending more than 30 feet in length, opening directly onto a sandstone patio that runs the full width of the home
- Bespoke oak joinery to the kitchen, paired with quartz worktops, a generous central island and a textured feature wall set in considered contrast to the smooth cabinetry
- A separate snug and a dedicated study, offering quieter places to retreat or work from home in privacy, away from the main social spaces
- A substantial boot room and utility space with a dedicated drying room, with thoughtful kitchen touches including a second dishwasher, InSinkErator and integrated waste bins

GROUND FLOOR

Family Room	4.88m x 4.70m	16’0” x 15’5”
Kitchen/Dining	4.88m x 9.20m	16’0” x 30’2”
Snug	4.30m x 3.82m	14’1” x 12’6”
Study	4.00m x 2.71m	13’1” x 8’11”
Boot Room/Utility	5.55m x 3.25m	18’3” x 10’8”
Total Ground Floor Area (Including Garage)	**223 sq. m.**	**2,400 sq. ft.**

GROUND FLOOR



Total Internal Area (incl. garage): 3,853 sq. ft. | 358 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS ONE

Five bedrooms
Two en-suites, One family bathroom
Private study
Large boot room



Rear Elevation

- Three carefully detailed bathrooms across the home – two baths and three walk-in showers – all finished with wall-hung vanities, basins, wall-mounted satin chrome taps and integrated storage
- Ample built-in storage throughout the home, keeping everyday essentials discreetly out of sight
- Underfloor heating to every bathroom as standard, alongside heated towel rails and large-format porcelain tiles, designed for the daily rituals of life and comfort

FIRST FLOOR

Principal Suite	8.84m x 4.20m	29’0” × 13’9”
Bedroom 2	4.40m x 3.40m	14’5” x 11’2”
Bedroom 3	4.00m x 3.30m	13’1” x 10’10”
Bedroom 4	4.28m x 3.82m	14’0” x 12’6”
Bedroom 5	4.60m x 3.82m	15’1” x 12’6”
Bath	4.40m x 2.36m	14’5” x 7’9”
Total First Floor Area	**135 sq. m.**	**1,453 sq. ft.**

FIRST FLOOR



Total Internal Area (incl. garage): 3,853 sq. ft. | 358 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS ONE

Rear Elevation - Computer Generated Image

GOWANS TWO

Front Elevation - Computer Generated Image

GOWANS TWO

Five bedrooms
Three en-suites, One family bathroom
Wellness room
Upstairs laundry room



Front Elevation

Gowans Two is the landmark home in the collection, prominently positioned, standing as the largest house and set within the most substantial grounds. Mature trees and a private pond at the edge of the garden provide distinctive natural features. Inside, the layout is generous, featuring a dedicated wellness room, a large secondary kitchen, and fluid living spaces oriented to take in the surrounding green views.

- A beautifully proportioned kitchen and dining space running the full width of the home, opening directly onto a sandstone patio and out to the pond and trees beyond
- A dedicated wellness room / gym with garden outlook, designed as a quiet, restorative space set aside from the main living areas
- A large second prep kitchen, discreetly set behind the main space, with additional storage, worktop and appliance capacity to keep the primary kitchen clear and sociable
- A separate snug and a study, offering quieter places to retreat, read or work from home in privacy, away from the main social spaces

GROUND FLOOR

Family Room	5.31m x 3.84m	17'5" x 12'7"
Kitchen/Dining	4.54m x 9.14m	14'11" x 30'0"
Snug	5.21m x 5.33m	17'1" x 17'6"
Study	3.41m x 4.07m	11'2" x 13'4"
Boot Room/Utility	4.48m x 2.25m	14'8" x 7'5"
Total Ground Floor Area (Including Garage)	**249 sq. m.**	**2,680 sq. ft.**

GROUND FLOOR

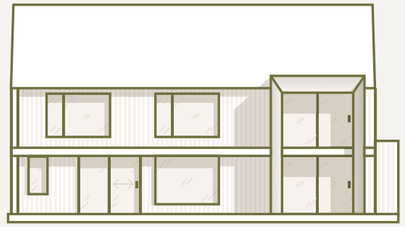


Total Internal Area (incl. garage): 4,219 sq. ft. | 392 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS TWO

Five bedrooms
Three en-suites, One family bathroom
Wellness room
Upstairs laundry room



Rear Elevation

- Five generously proportioned bedrooms including a principal suite with long views over the trees and pond, an en-suite bathroom and generous fitted wardrobes and dressing space
- Three carefully detailed bathrooms, with a balance of baths and walk-in showers, all finished with wall-hung vanities, wall-mounted satin chrome taps and integrated storage
- Individually controlled underfloor heating to every bathroom as standard, alongside heated towel rails and large-format porcelain tiles, chosen for comfort and warmth
- Ample built-in storage throughout the home, keeping everyday essentials discreetly out of sight and preserving the calm, uncluttered feel of each room

FIRST FLOOR

Principal Suite	7.28m x 6.20m	23'10" x 20'4"
Bedroom 2	3.20m x 3.96m	10'6" x 13'0"
Bedroom 3	3.46m x 4.16m	11'4" x 13'8"
Bedroom 4	3.46m x 4.87m	11'4" x 16'0"
Bedroom 5	3.36m x 4.13m	11'0" x 13'7"
Bath	3.24m x 2.72m	10'8" x 8'11"
Total First Floor Area	**143 sq. m.**	**1,539 sq. ft.**

FIRST FLOOR



Total Internal Area (incl. garage): 4,219 sq. ft. | 392 sq. m.

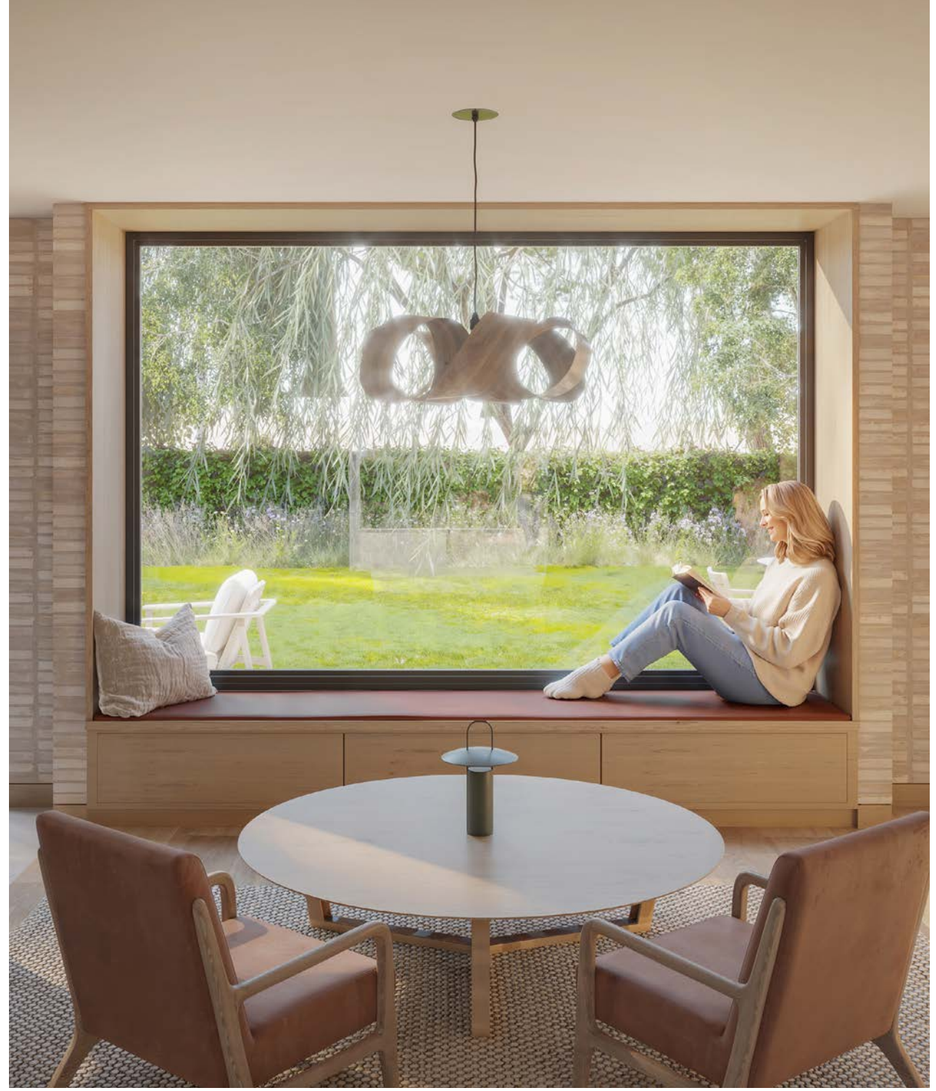
Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS TWO

Rear Elevation - Computer Generated Image

INSPIRED BY JAPANDI PRINCIPLES, IT COMBINES CLEAN LINES, MINIMALIST DETAILING AND CALM NATURAL FINISHES.





DESIGNED TO SUPPORT THE RHYTHM OF EVERYDAY LIFE, WITH SPACES THAT FEEL INTUITIVE, PRACTICAL AND EASY TO LIVE IN.





THE LAYOUT HAS BEEN CAREFULLY PLANNED FOR RELAXED FAMILY LIVING AND ENTERTAINING. WITH CONNECTED, PRACTICAL SPACES THAT ARE EASY TO MOVE THROUGH.



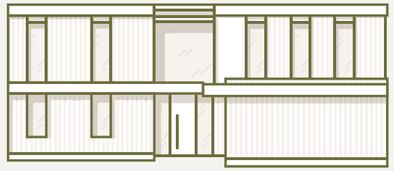
All the images are computer generated

GOWANS THREE

Front Elevation - Computer Generated Image

GOWANS THREE

Four bedrooms
Two en-suites, One family bathroom
Private study
Large upstairs laundry room



Front Elevation

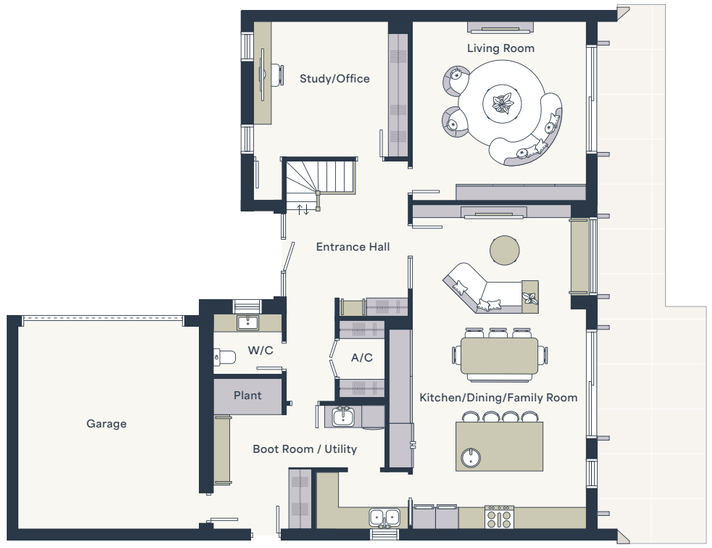
Gowans Three is the only four-bedroom home in the collection, set against a tree-lined backdrop. By dedicating the footprint to fewer rooms, the internal layout feels exceptionally open and roomy, anchored by a remarkably generous kitchen and fluid living spaces. Upstairs, the principal suite is arranged across the east wing creating a private space to retreat, quietly set apart from the rest of the floor.

- A beautifully proportioned kitchen and dining space that anchors the home, offering ample room for cooking, dining, and gathering, with direct views and access to the outdoors
- A separate snug and a dedicated study, offering quieter places to retreat or work from home in privacy, away from the main social spaces
- A substantial boot room and utility space, with integrated storage, practical surfaces and space for drying

GROUND FLOOR

Kitchen/Dining/Family Room	5.48m x 8.97m	18’0” x 29’5”
Living Room	5.07m x 5.02m	16’8” x 16’6”
Study	4.43m x 3.82m	14’6” x 12’6”
Boot Room/Utility	2.73m x 4.24m	8’11” x 13’11”
Total Ground Floor Area (Including Garage)	**190 sq. m.**	**2,045 sq. ft.**

GROUND FLOOR

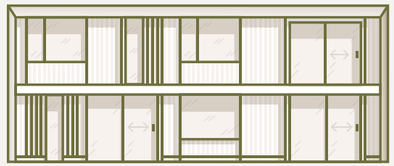


Total Internal Area (incl. garage): 3,390 sq. ft. | 315 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS THREE

Four bedrooms
Two en-suites, One family bathroom
Private study
Large upstairs laundry room



Rear Elevation

- A principal suite positioned for total privacy, arranged like a self-contained apartment away from the rest of the first floor, complete with a large bedroom, a dedicated walk-in wardrobe, and an en-suite bathroom
- Three further exceptionally spacious bedrooms, each designed with generous proportions so that every room feels expansive and uncompromised
- Designed around everyday comfort, each bathroom combines wall-hung vanities, walk-in showers or bath and concealed storage with underfloor heating, heated towel rails and large-format porcelain tiles
- A dedicated first-floor laundry room thoughtfully positioned near the bedrooms, keeping the practicalities of washing and sorting out of the main social spaces downstairs

FIRST FLOOR

Principal Suite	9.30m x 3.82m	30'6" x 12'6"
Bedroom 2	4.63m x 4.66m	15'2" x 15'3"
Bedroom 3	3.77m x 4.30m	12'4'' x 14'1''
Bedroom 4	3.70m x 3.86m	12'2'' x 12'8''
Bath	4.3m x 2.44m	14'1" x 8'0"
Total First Floor Area	**125 sq. m.**	**1,345 sq. ft.**

FIRST FLOOR



Total Internal Area (incl. garage): 3,390 sq. ft. | 315 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS THREE

Rear Elevation - Computer Generated Image

GOWANS FOUR



Front Elevation - Computer Generated Image

GOWANS FOUR

Five bedrooms
Three en-suites, One family bathroom
Wellness room
Large second kitchen / pantry



Front Elevation

Gowans Four occupies the most secluded setting in the collection, positioned furthest from the road and defined by an impressive approach and exceptional frontage. The expansive ground floor is uncompromising in its design, anchored by fluid living spaces, a generously sized pantry, and a dedicated wellness room. Upstairs, the proportions are equally striking, culminating in a principal suite with an elevated ceiling designed to frame far-reaching views of Wytham Woods and the wider Oxfordshire landscape.

- A minimalist Japandi approach to the main kitchen, dialled down to the essential – bespoke oak joinery paired with quartz worktops, a central island, integrated appliances and softly textured finishes
- A separate snug and dedicated study provide quieter spaces to relax or work privately, away from the main living areas
- A generous boot room / utility, discreetly set behind the main space with additional storage and appliance capacity, keeping the primary kitchen clear, calm, and sociable
- A dedicated wellness room and gym, designed as a quiet, restorative space, set apart from the main social areas

GROUND FLOOR

Family Room	5.22m x 4.68m	17'2" x 15'4"
Kitchen/Dining	4.60m x 7.97m	15'1" x 26'2"
Snug	4.58m x 4.68m	15'0" x 15'4"
Study	2.50m x 3.79m	8'2" x 12'5"
Utility	4.60m x 2.26m	15'1" x 7'5"
Total Ground Floor Area (Including Garage)	**231 sq. m.**	**2,486 sq. ft.**

GROUND FLOOR



Total Internal Area (incl. garage): 3,971 sq. ft. | 369 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS FOUR

Five bedrooms
Three en-suites, One family bathroom
Wellness room
Large second kitchen / pantry



Rear Elevation

- Five generously proportioned bedrooms arranged to maximise light and space, featuring full-height windows that frame uninterrupted views across the garden and surrounding landscape
- A remarkable principal suite offering a private retreat, distinguished by an elevated ceiling, a large Juliet balcony, a dressing area, and an en-suite bathroom
- Carefully detailed bathrooms feature wall-hung vanities, walk-in showers, integrated storage, satin chrome taps, underfloor heating, heated towel rails and large-format porcelain tiles

FIRST FLOOR

Principal Suite	7.18m x 5.50m	23’7” x 18’1”
Bedroom 2	4.40m x 3.80m	14’5” x 12’6”
Bedroom 3	3.82m x 3.86m	12’6” x 12’8”
Bedroom 4	3.34m x 4.55m	10’11” x 14’11”
Bedroom 5	3.33m x 4.07m	10’11” x 13’4”
Bath	2.94m x 2.63m	9’8” x 8’8”
Total First Floor Area	**138 sq. m.**	**1,485 sq. ft.**

FIRST FLOOR



Total Internal Area (incl. garage): 3,971 sq. ft. | 369 sq. m.

Floor plans are for illustrative purposes only and are not to scale. Room measurements are taken at the widest point and may vary during construction. Fixtures, fittings, furniture and finishes shown are indicative and may not be included in the standard specification.

GOWANS FOUR

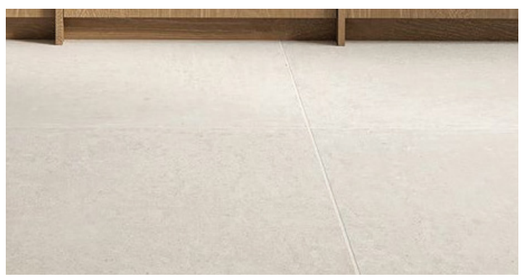
Rear Elevation - Computer Generated Image

SPECIFICATIONS

FROM MATERIALS TO FINISHES, EVERY SPECIFICATION HAS BEEN CHOSEN WITH QUALITY, FUNCTION AND LONGEVITY IN MIND.







KITCHENS

- Custom made bespoke Japandi inspired kitchen joinery
- Light oak slab front cabinets coupled with matt sprayed, nature inspired hues, to tall runs of breakfast pantry, fridge & freezer and display cabinet
- Open display cabinets lined with timber internals and shelves, complemented by drawers at the lower base. Frame and drawers to be in matt spray finish to match joinery on the same run
- 20mm quartz worktops with worktops to extend to splash backs

KITCHEN APPLIANCES

- A rated appliances (where possible)
- Oven
- Microwave oven
- Warming drawer
- 80cm induction hob
- Canopy extractor vent
- Tall integrated fridge
- Tall integrated freezer
- Integrated bins
- Integrated dishwasher
- Quooker tap fusion square + cube
- Veg-prep/hydration station sink

Appliances by Smeg with options to upgrade within Smeg's own ranges or Miele. Other brands possible upon request

FLOORING

- Large format Minoli porcelain floor tiles to the kitchens, boot rooms/ utilities, pantries and WCs
- Large format Minoli porcelain tiling to all bathrooms and cloakrooms
- Fitted carpets to bedrooms, dressing rooms, landings and snug rooms
- Engineered oak flooring to entrance halls, living rooms and studies

BATHROOMS

- Mirrors above sinks in all bathrooms, fitted with demister pads
- Individually controlled comfort electric underfloor heating
- Programmable electric open ladder stainless steel towel radiators providing localised heating on demand
- Walk in wet-room showers, with Raindance shower sets and level in-line slim shower waste
- High quality ruched brassware taps by Crosswater
- Contemporary white Villeroy & Boch sanitary-ware
- LED night-lights on PIR switches
- LED soft lighting accents to niches and vanity units
- Porcelain or natural tiled floors and part-tiled walls

PANTRIES & UTILITIES

- Professionally designed custom made units and matt spray painted slab front cabinets
- 20mm quartz worktops with upstands
- Integrated 2nd dishwasher
- 2nd set of integrated bins
- Large format double bowl under-mount sinks, chrome tap and InSinkErator
- Dedicated spaces for washing machines and tumble dryers on ground and first floors

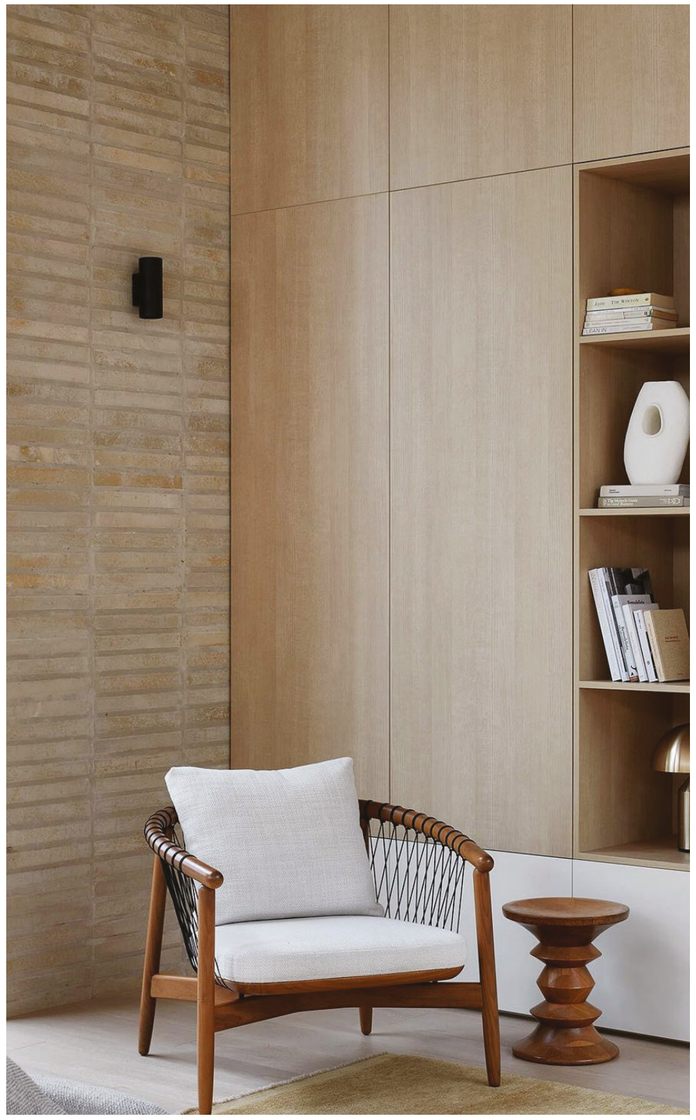
INTERIOR FINISHES

- Soft warm neutral walls throughout
- Textured brick clad feature walls
- Timber joinery reveals to windows - creating oak framed views
- Picture window seats creating considered spaces to relax
- Smooth prime/select grade oak for internal doors & slim architrave
- Flush straight edge skirting boards 100mm with shadow gap, match to wall colour
- Modern crafted timber staircases with oak risers & treads with square edge over hang, smooth oval timber handrails paired with slender metal balusters
- Storage & bench joinery to hallways
- Walk-in wardrobes to all principal bedrooms

All images are computer-generated and are intended for illustrative purposes only. Finishes, materials, layouts and specifications may vary from those shown. Please refer to the sales team for the confirmed specification of each property.

SPECIFICATIONS

WHEN CHOSEN WITH INTENTION, THESE FEATURES WILL ENHANCE THE DESIGN AESTHETIC







RENEWABLES

- Air source heat pump
- Underfloor heating to ground floors
- Plumbed in water softeners for use across the whole house
- Solar PV panels
- 9kW Battery storage
- 1x EV car charger
- Low energy use appliances & electrical fittings
- Mechanical ventilation with heat recovery (MVHR) + comfort cooling - supplementing the heating of the properties whilst also providing health benefits of continuous fresh air and the addition of cooling the properties in the summer months

GARAGES

- Stylish split entrance wood clad Insulated garage doors to blend with the properties architectural features
- Direct access to garages from the properties
- Automated vehicle access garage door
- Automated guide light on PIR
- Dedicated cycle and bin storage within all garages
- External taps to front and rear of properties

LANDSCAPING

- Quality large format natural sanstone patios and paths
- Permeable gravel driveway surfaces to promote natural drainage, framed by natural cobble setts
- Considered soft landscaping
- Green roofs to garages
- Enhanced pond with flowering aquatic planting (to Gowans Two only)
- Considered external lighting to limit light pollution and support local ecology
- Hard structures such as fencing to be open to enhance the natural setting of the site and allow the free movement of small wildlife
- Bat-boxes and wildlife habitats installed across the development
- Principle trees of real value to the site, have been retained and incorporated into the fabric of the development, enhancing the feel of a mature and natural setting
- Considered planting of new trees, hedging and low-level planting to frame the properties, bolster ecology and enhance the living experience of the properties

ELECTRICAL & DATA

- Ultra-fast full fibre broadband connectivity (subject to availability) to each property - www.openreach.com
- Wi-Fi mesh system with complimentary free wi-fi to the property for the first two months of occupation (subject to Ts&Cs and certain upload/download capacities)
- CAT 6 wiring for Broadband/Starlink to ensure superfast connectivity throughout
- Control 4 house control & intercom
- Chime video doorbell
- Hard wired fire and smoke alarms with battery backup
- Wired for TV, satellite and Sky Q points to sitting rooms, kitchens, snugs and bedrooms
- Hard wired security alarm systems as standard
- Hard wired for CCTV to external locations around the property - to complement the security system as a customer extra
- In-ceiling Sonos audio speaker system to kitchens
- EV charging points

WARRANTIES

- Each property is covered by a 10-year structural warranty, issued by an independent provider approved by the Council of Mortgage Lenders. Final provider details will be confirmed

All images are computer-generated and are intended for illustrative purposes only. Finishes, materials, layouts and specifications may vary from those shown. Please refer to the sales team for the confirmed specification of each property.

ECO EFFICIENCY SUPPORTING COMFORT, PERFORMANCE AND EVERYDAY LIVING

Designed with passive principles in mind, the homes are built using Structural Insulated Panels (SIPs), a fabric-first approach that delivers superior thermal performance and significantly reduces CO_2 emissions. The SIPs construction creates a building envelope that holds warmth, stays cool and works quietly with the climate rather than against it.

At the heart of the home, a 5 kW/h solar array sits alongside 9kW/h batteries, which helps power an air source heat pump supported by a Mechanical Ventilation Heat Recovery (MVHR) system, that provides a continuous supply of fresh, filtered air – providing warmth in the cooler months and comfort cooling through summer. Smart home controls quietly monitor energy use and optimise conditioning to align with everyday comfort.

Triple glazed windows run throughout, with underfloor heating to the ground floor, a 9kW battery storage system and an EV charging point all included as standard. The result is not simply a list of technical features, but a home designed to feel warmer, quieter and more efficient to live in.

Connectivity and control have been planned from the outset. CAT 6 wiring, a Control4 home control and intercom system, security alarm and external CCTV wiring come as standard, giving the home a future-ready foundation that supports the demands of modern living.



MAKE IT YOUR OWN. OPTIONAL EXTRAS ALLOW YOU TO TAILOR THE HOME TO YOUR NEEDS

At Dwyer Homes we understand a home should feel deeply personal. If you choose to reserve early, there is scope for further personalisation and enhancement.

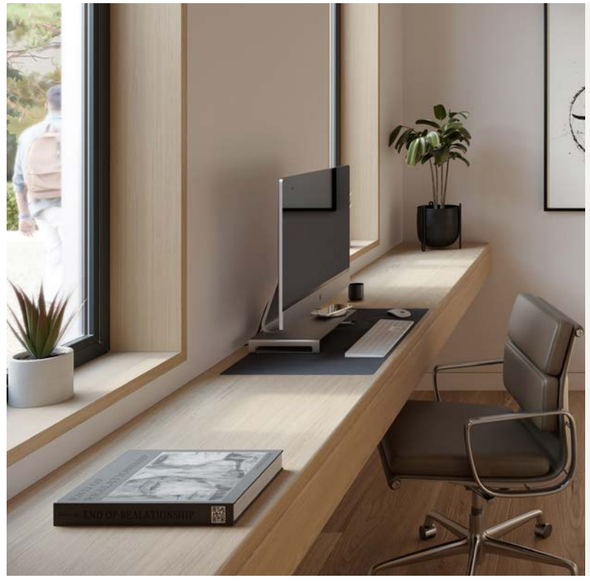
Personalisation is offered in three ways: Interior designer support, landscaping and a menu of optional upgrades.

Interiors have been shaped from the outset in collaboration with Last Interior Design, and you can work directly with the studio to explore tailored options beyond the standard specification.

Gardens draw on the established natural landscape, and our trusted landscaping partners can support you to develop a more bespoke scheme, from overall layout to planting and lighting.

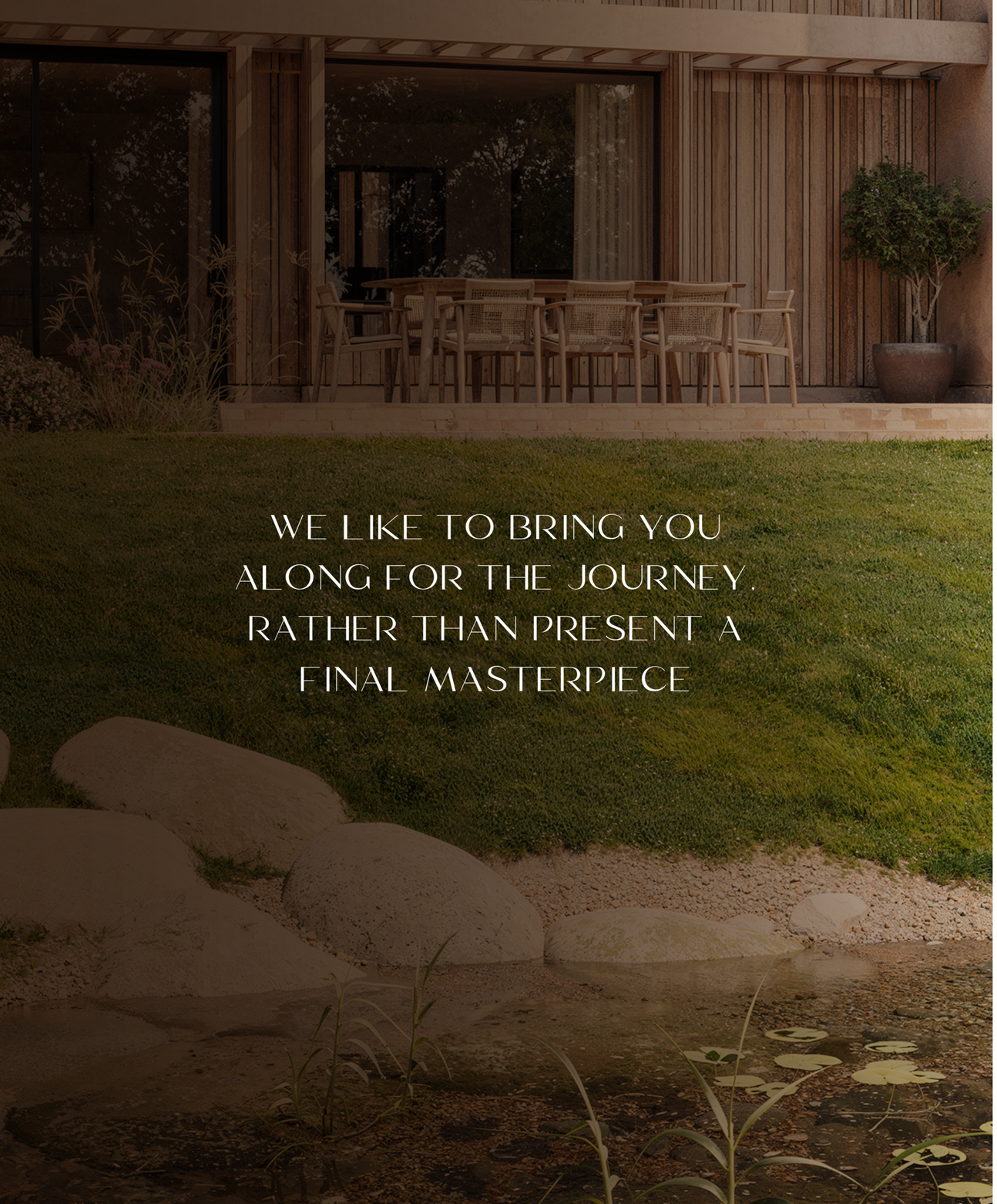
OPTIONAL UPGRADES*

- Furniture, fixtures, fittings and equipment (FF&E)
- Additional built-in cabinetry to selected rooms such as family rooms and studies (not included as standard)
- CCTV for perimeter protection and smart motion detection
- Lutron intelligent lighting and smart home controls
- Lutron automated blinds/curtains
- Cinema and surround-sound systems for snug rooms
- Sonos audio system and ceiling speakers in additional rooms
- Undermount wine coolers
- Bespoke joinery, including specialist climate-controlled wine store (Gowans Two)
- Automated security gates
- Artico two-person lifts, with locations and services already considered to make future installation straightforward



WE INVITE YOU TO GET IN TOUCH EARLY SO WE CAN UNDERSTAND YOUR ASPIRATIONS AND GUIDE YOU THROUGH THE OFF-PLAN JOURNEY.

**Non-exhaustive list and subject to additional charges, where build stage allows*



DWYER
HOMES

ABOUT THE DEVELOPER

Dwyer Homes was founded on the belief that a new home should feel considered in every aspect. In its design, its construction and the experience of living in it.

We believe quality is established long before finishes are selected. It lies in proportion, structural flow, and the way a space supports daily life.

Thoughtful architectural design, superior quality of building materials, and a refined, elegant finish are all signatures of a Dwyer Homes property.

With more than 25 years' of experience in the high-value residential market, our work has ranged from bespoke renovation projects across the southeast and London to purpose-built homes in Oxfordshire and the Cotswolds.

Matthew O'Keeffe

We are a privately owned, Oxfordshire-based property developer, focused on delivering small collections of homes with architectural integrity and an enduring sense of comfort and ease from day one.





Breckon & Breckon
est 1947

Get in touch:

All viewings are strictly by appointment through the sole selling agents, Breckon & Breckon.

Twining House
294 Banbury Road
Oxford OX2 7ED

t: 01865 765555
e: bespoke@breckon.co.uk

Find out more:
breckon.co.uk/the-gowans

Please Note: These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. Some descriptions are inevitably subjective and information is given in good faith, but it should not be relied upon as statements or representations of fact. All measurements must be treated as approximate. The developer reserves the right to alter and amend the information given in this brochure if necessary. Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander round the site unaccompanied. All property images are computer generated impressions and subject to change. Map not to scale. CGIs were produced by Wizard Visuals. This brochure and all video content for The Gowans was proudly produced by Breckon & Breckon Creative.

DWYER
HOMES



DWYER

HOMES