

Whitehound

Market Town Living

a select gated development of cottages & apartments in Thame, Oxfordshire



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zest
developments

Whitehound



The name 'Whitehound' and the site on which it stands is steeped in Thame's rich and fascinating history. Formerly known as White Hound Close, the site was a popular recreation area for the town and one where the Queen's Men - a travelling Elizabethan troupe - would have played. In June 1587, one of the players, William Knell, was killed here in a duel and it is reputed that his place in the troupe was taken by a young William Shakespeare.

In more recent years, the land was home to a farmhouse and outbuildings, and in researching this complex history, our architect has lovingly and painstakingly designed seven homes which complement, reflect and enhance the natural character of their surroundings whilst delivering something entirely unique for such a rare and sought-after location - right on the edge of a conservation area and just 100 metres from the heart of town.

The front architecture has been designed to reflect the beautiful Thame street scene. The properties at the rear complement the barn style of neighbouring buildings with a unique, contemporary twist.

an *exceptional* place to live

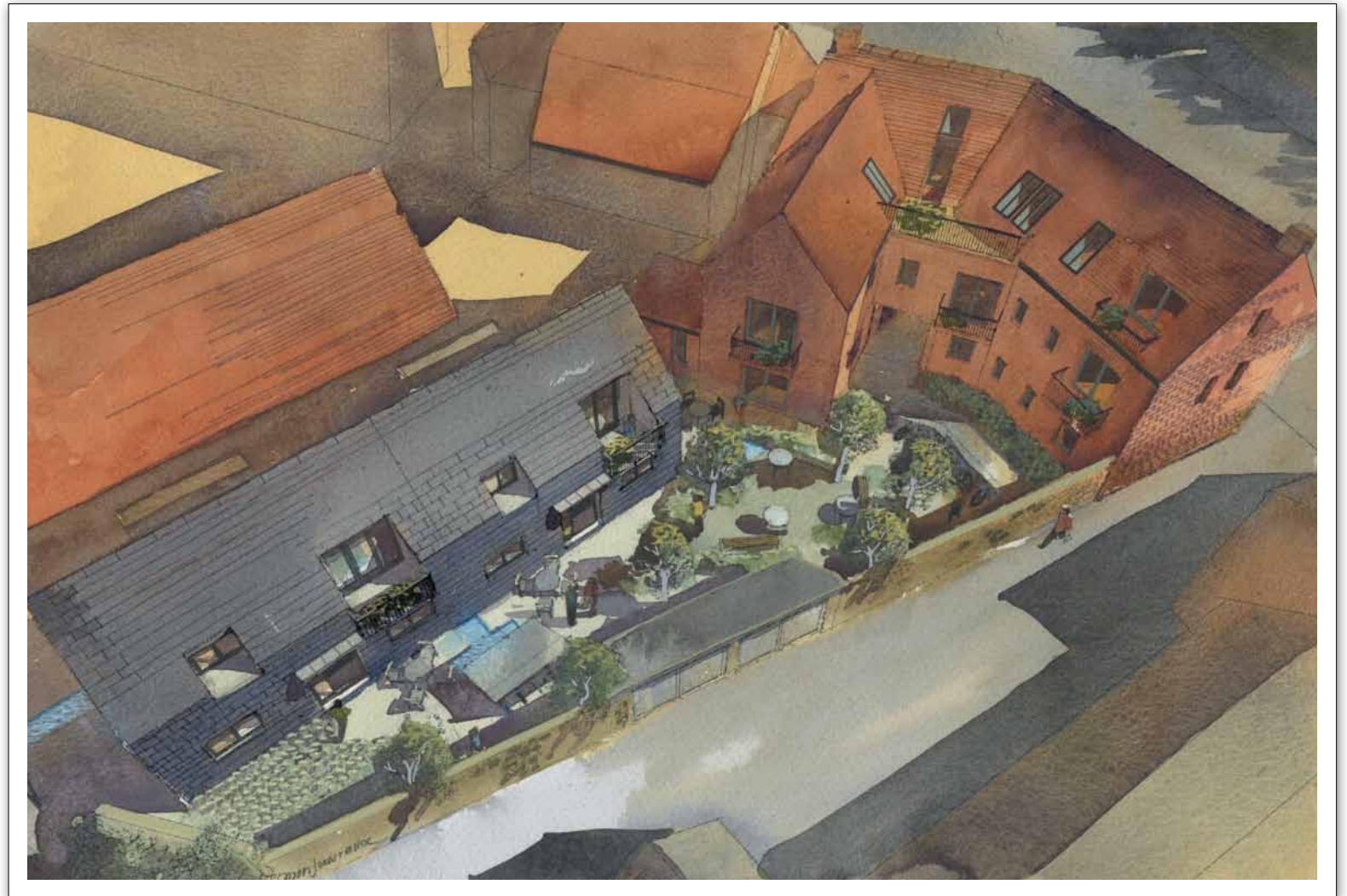
1587 - 2011

Comprising 2 split-level apartments, 2 further apartments, 1 penthouse and 2 contemporary cottages. Whitehound is the very essence of exclusivity.

Each luxurious, spacious property has been designed to provide a unique vista over the communal landscaped gardens and each home benefits from the very highest standards of internal and external detailing.

With such an illustrious history, Whitehound was destined to be an exceptional place to live and this exclusive development of just seven unique properties will take this historical site into an exciting new era.

Finally, after years of meticulous research, planning and preparation, the Zest team have delivered beautifully with their vision of an exclusive development of stylish, unique homes in a vibrant and connected town centre location.



Whitehound is so much more than a place to live. It's a lifestyle.

The perfect home

Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Considered to be a “living” market town, with a street market every Tuesday, a farmers’ market on the second Tuesday of each month, regular livestock markets and Saturday farmers’ markets taking place around the Town Hall every fifth Saturday, there are plenty of opportunities for shopping and dining in Thame, with over 600 free car parking spaces and an exceptional range of independent and individual shops to choose from.

When it comes to dining, the choice in Thame will please every palate. Food sourced from local farmers frequently appears on pub, tea room and restaurant menus, including The Thatch and the wonderful brasserie-style dining room at The Spread Eagle Hotel. Alternatively, you can choose from traditional English pubs serving real ale and pub lunches, Italian, Chinese and Indian restaurants and Olde English tea shops selling delicious cream teas.



perfectly located

For leisure pursuits, The Oxfordshire Golf Club has hosted a number of professional tournaments and some of the world's best golfers, whilst the Thame Leisure Centre is a popular destination, boasting a £4.5 million swimming pool. Meadow View Park is the home of Thame United Football Club and Thame Boys Youth and Girls teams. There is a thriving Rugby Club for Juniors and Adults at Chinnor Rugby Club, situated on the outskirts of the town. Thame also caters for more cultural tastes, with The Players Theatre being one of the most popular attractions in town.

Cuttle Brook Nature Reserve is a haven for wildlife and provides 27 acres for rambling, picnics and bird watching whilst walkers, cyclists, wheelchair users and horse riders can enjoy the Phoenix Trail – a popular five mile, traffic-free path from Thame to Princes Risborough, forming part of the expanding Sustrans cycle network.

Whatever your pleasure, Thame will inspire, surprise and delight at every turn.





Site Plan

- Plot 1 - 2 Storey Apartment
- Plot 2 - 2 Storey Apartment
- Plot 3 - Penthouse
- Plot 4 - 1st Floor Apartment

- Plot 5 - Ground Floor Apartment
- Plot 6 - 2 Storey Contemporary Cottage
- Plot 7 - 2 Storey Contemporary Cottage

Whitehound is a select gated development comprising 7 individual properties, with each property having its own private entrance at ground floor and unique vista over the communal landscaped gardens.

The secure lit landscaped grounds house the bins stores for the residents and covered cycle stores which are integrated into the landscaping scheme. The areas are enhanced environmentally by the provision of native species, plants, water features and bird and bat boxes.

Security to apartments is provided by decorative steel security gates at the entrance off Upper High Street with audio links to each of the apartments.

Resident parking permits are available subject to local authority issue.





A Management Company will be formed to look after the maintenance of the common areas and collect service charge and ground rent.

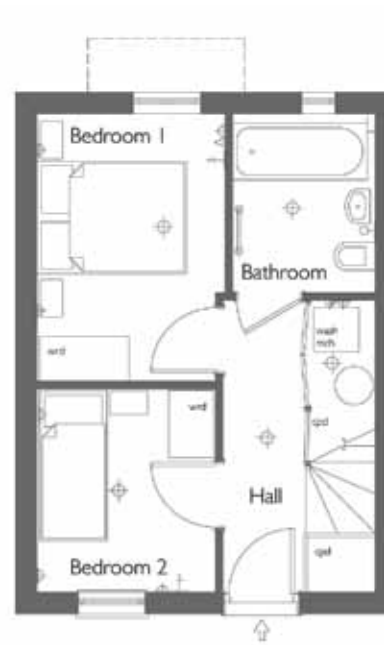




Plot 1 - 2 Storey Apartment

KEY

-  Double Power Socket
-  Power Socket Spur
-  Ceiling Light
-  Wall Light
-  Track Light
-  TV Aerial Socket
-  Telephone Point
-  Gas Supply for Fire
-  Television



Ground Floor

Bedroom 1
11'8 x 9'2
3.56 m x 2.79 m

Bedroom 2
8'10 x 7'9
2.69 m x 2.36 m

Bathroom
7'8 x 6'3
2.34 m x 1.90 m



First Floor






Living Room
14'9 x 12'0
4.49 m x 3.65 m

Kitchen / Dining Area
14'9 x 7'11
4.49 m x 2.41 m



Plot 2 - 2 Storey Apartment

KEY

-  Double Power Socket
-  Power Socket Spur
-  Ceiling Light
-  Wall Light
-  Track Light
-  TV Aerial Socket
-  Telephone Point
-  Gas Supply for Fire
-  Television

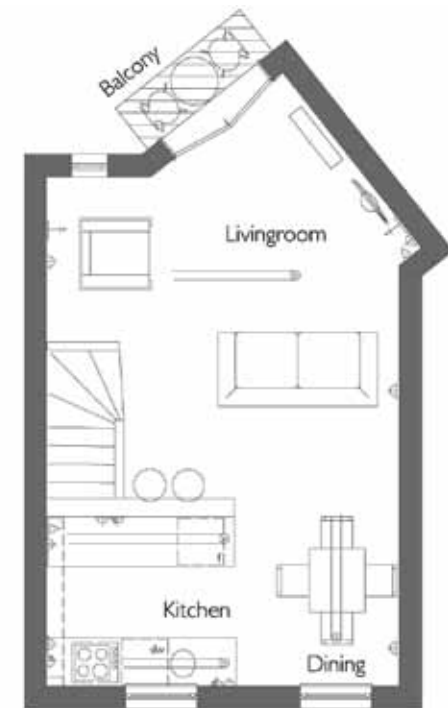


Ground Floor

Bedroom 1
12'11 x 8'11
3.93 m x 2.71 m

Bedroom 2
9'6 x 7'9
2.89 m x 2.36 m

Bathroom
9'9 x 6'5
2.97 m x 1.95 m



First Floor

Living Room
15'6 x 13'10
4.72 m x 4.21 m max

Kitchen / Dining Area
8'0 x 12'8
2.43 m x 3.75 m



Plot 3 - Penthouse

Living Room / Dining / Kitchen
 24'0 x 16'0 to 1.5 metres height*
 7.31 m x 4.87 m
 Plus 9'8 x 6'1 to 1.5 metres height*
 2.94 m x 1.85 m

Bedroom 1
 18'0 x 10'0 to 1.5 metres height*
 5.48 m x 3.04 m

En suite
 12'0 x 10'0 to 1.5 metres height*
 3.65 m x 3.04 m

Bedroom 2
 11'7 max x 9'6
 3.53 m max x 2.89 m

Bathroom
 10'6 x 7'3 max
 3.2 m x 2.21 m max

to 1.5 metres height*
 5.48 m x 3.04 m

En suite
 12'0 x 10'0 to 1.5 metres height*
 3.65 m x 3.04 m

Bedroom 2
 11'7 max x 9'6
 3.53 m max x 2.89 m

Bathroom
 10'6 x 7'3 max
 3.2 m x 2.21 m max

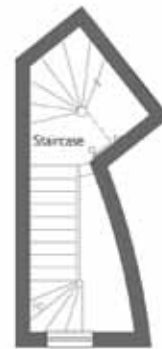
*measurements are to 1.5 m above floor as Penthouse is constructed with sloping ceilings

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Ground Floor



First Floor



Second Floor



Plot 4 - 1st Floor Apartment

Living Room
15'1 x 12'1
4.59 m x 3.68 m

Kitchen / Dining Room
9'9 x 8'9
2.97 m x 2.66 m
9'1 x 8'6
2.76 m x 2.59 m








Bedroom 1
16'2 max x 10'2
4.92 max x 3.09 m

Bedroom 2
14'4 x 9'9 max
4.36 m x 2.97 m max

Bathroom
7'8 x 6'0
2.33 m x 1.82 m max

Office
9'5 x 5'11
2.87 m x 1.80 m max

KEY

-  Double Power Socket
-  Power Socket Spur
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-  Television





Plot 5 - Ground Floor Apartment



Living Room / Dining
13'6 x 12'4
4.11 m x 3.75 m








Kitchen
9'9 x 8'6 max
2.97 m x 2.59 m max

Bedroom 1
10'10 x 13'9 max
3.302 m x 4.19 m max

Bedroom 2
14'8 x 11'6
4.47 m x 3.50 m

Bathroom
9'7 x 6'3
2.92 m x 1.90 m

KEY

-  Double Power Socket
-  Power Socket Spur
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-  Wall Light
-  Track Light
-  TV Aerial Socket
-  Telephone Point
-  Gas Supply for Fire
-  Television

Plots 1- 5 Specification

Apartments, 2 Storey Apartments & Penthouse



NEW HOME STRUCTURE is a brick cavity wall construction with high quality Flemish bond brickwork to street elevations with smooth skimmed finished blockwork internally with emulsion paint. These architecturally innovative designed homes exceed the latest construction standards and that of the NHBC to achieve their 10 year warranty. Material choice has been carefully considered to minimise on-going maintenance costs.

ROOF FINISH is handmade Keymer clay tile. Curved dormer roofs are finished with lead. Aluminium powder coated gutters.

EXTERNAL WINDOWS AND DOORS are timber. All external glass is doubled glazed "low e soft coat". Stainless steel security window and door furniture is fitted. Patio doors lead to Hammerite finish steel balustrade/balconies where shown on plans. 10 year parts and paint guarantee to windows and doors.

ROOFLIGHTS are hand assembled conservation style and are fitted with toughened outer and laminated inner glass with thermal lining to prevent condensation.

PARTY WALLS, FLOORS AND CEILINGS are concrete blockwork with a proprietary sound reduction system.

STAIRS AND BALUSTRADES are softwood painted.

FLOORING is from a selected range of carpets except flat 3 and 4 where there is an option to have wood flooring.

INTERNAL DOORS AND WOODWORK are solid oak veneered flush-faced doors with satin stainless steel furniture, softwood painted architraves and skirting.

KITCHEN AREAS will be custom designed from our selected range. Included in the kitchens will be contemporary worktops, sink with mixer taps, cooker, hob, extractor fan, integrated dishwasher, fridge & freezer from leading brand appliances. Subject to timing the homeowner will be able to influence the design of their kitchen.

UTILITY CUPBOARD will be provided housing optional washing machine and hot water tank. It also houses the TV amplifier and is the location for a wireless router and wireless burglar alarm.

BATHROOM AND SHOWER areas are designed and fitted with contemporary style white sanitary ware with polished chrome mixer taps & chrome towel radiator and mirror. This will be set in ceramic tiles with underfloor heating. Thermostatic controlled showers. Part ceramic tiling to walls. Shaver point and vanity unit to bathrooms.

CENTRAL HEATING is by way of a programmable gas fired boiler to an underfloor heating system throughout all rooms and corridors. Domestic hot water is provided by mains water pressure 'megaflo' system with a backup immersion heater. Room thermostats are installed to ensure a high degree of control. A location for an optional gas fire is included.

LIGHTING is provided by energy saving fittings in halls, living room, kitchens, bathrooms and toilets. Low energy external lighting is provided to the front doors and where appropriate balconies of each property.

ELECTRICAL POWER OUTLETS are provided comprehensively throughout all areas.

SMOKE AND HEAT DETECTORS are fitted in excess of local authority standard.

TV AND PHONE POINTS are provided to all rooms and are linked to be able to provide multiple viewing. An integrated reception system suitable for Sky+ HD and terrestrial digital TV and radio is provided for the benefit of all homeowners.

ENVIRONMENTAL FEATURES - low emission energy saving glazing, use of selected timbers from sustainable sources, dual flush w.c. systems, aerated taps, energy efficient A+ rated appliances and energy efficient light fittings. All properties benefit from communal solar photovoltaics to provides a credit to the overall service charge budget.



Plot 6 - 2 Storey Contemporary Cottage

Ground Floor

Master Bedroom excluding dressing area
10'8 x 10'2
3.25 m x 3.09 m

Bathroom
9'1 max x 5'10
2.99 m x 1.77 m max

Bedroom 2 excluding dressing area
10'8 x 9'8
3.25 m x 2.94 m
En Suite Shower Room
6'11 x 5'10 max
2.10 m x 1.77 m max

First Floor

Kitchen / Dining Room
14'2 max x 10'2
4.31 max x 3.09 m

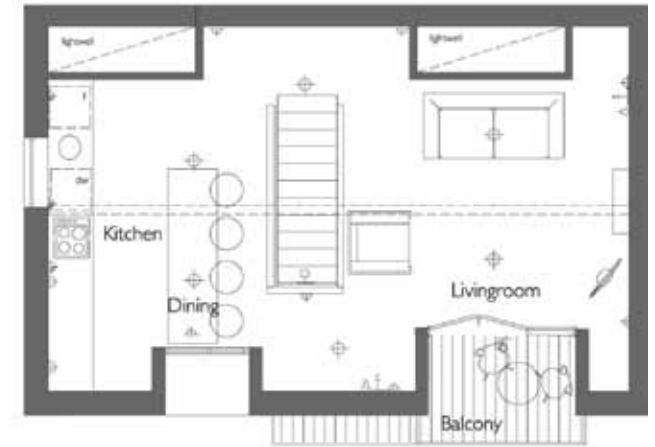
Living Room
14'2 max x 13'4
4.31 max x 4.06m

KEY

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Ground Floor



First Floor



Plot 7 - 2 Storey Contemporary Cottage

Ground Floor

Master Bedroom excluding dressing area
10'8 x 10'2
3.25 m x 3.09 m

Bedroom 2
10'8 x 9'8
3.25 m x 2.94 m
En Suite Shower Room
6'11 x 5'10 max
2.10 m x 1.77 m max

Bathroom
9'1 max x 5'10
2.99 m max x 1.77 m

First Floor

Kitchen / Dining room
14'2 max x 10'2
4.31 m max x 3.09 m

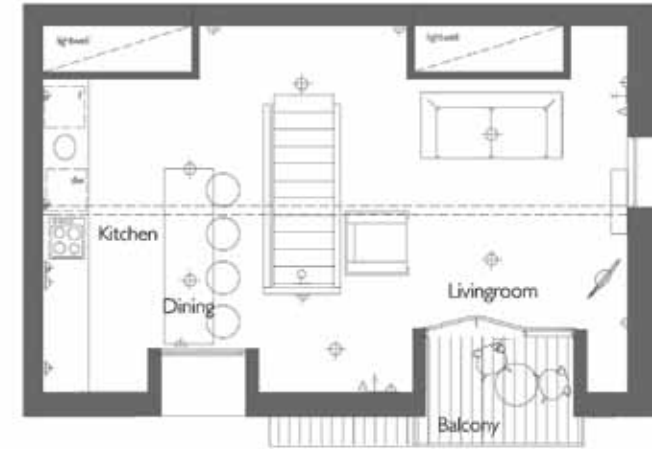
Living Room
14'2 max x 13'4
4.31 m max x 4.06 m

KEY

-  Double Power Socket
-  Power Socket Spur
-  Ceiling Light
-  Wall Light
-  Track Light
-  TV Aerial Socket
-  Telephone Point
-  Gas Supply for Fire
-  Television



Ground Floor



First Floor

Plot 6 & 7

2 Storey Contemporary Cottage Specification



NEW HOME STRUCTURE is a block cavity wall construction insulated externally and finished with fibre cement slates to the walls and roofs. These architecturally innovative designed homes exceed the latest construction standards and that of the NHBC to achieve their 10 year warranty. Material choice has been carefully considered to minimise on-going maintenance costs.

INTERNAL FINISH is blockwork with smooth skimmed plaster finish with emulsion paint. Aluminium powder coated concealed gutters.

EXTERNAL WINDOWS AND DOORS are internally timber with aluminium powder coated to the exterior. All external glass is doubled glazed "low e soft coat". Stainless steel security window and door furniture is fitted. Patio doors lead to Hammerite finish steel balustrade/balconies where shown on plans. 10 year parts and paint guarantee to windows and doors.

ROOFLIGHTS are fitted with toughened outer and laminated inner glass with thermal lining to prevent condensation and are electric opening with rain sensor closing. They provide light to the ground floor bathrooms and the upper floor by way of glass block openings in the light shafts.

PARTY WALLS AND FLOORS are concrete blockwork with a proprietary sound reduction system where required.

STAIRS AND BALUSTRADES are softwood painted strings with oak treads and risers. Oak hand rail.

FLOORING to living areas is finished in engineered oak. Tiles to entrance lobby and bathrooms.

INTERNAL DOORS AND WOODWORK are solid oak veneered flush-faced doors with satin stainless steel furniture, softwood painted architraves and skirting.

KITCHEN AREAS will be custom designed from our selected range. Included in the kitchens will be contemporary worktops, sink with mixer taps, cooker, hob, extractor fan, integrated dishwasher, fridge & freezer from leading brand appliances. Subject to timing the homeowner will be able to influence the design of their kitchen.

UTILITY CUPBOARD will be provided housing optional washing machine and hot water tank. It also houses the TV amplifier and is the location for a wireless router and wireless burglar alarm.

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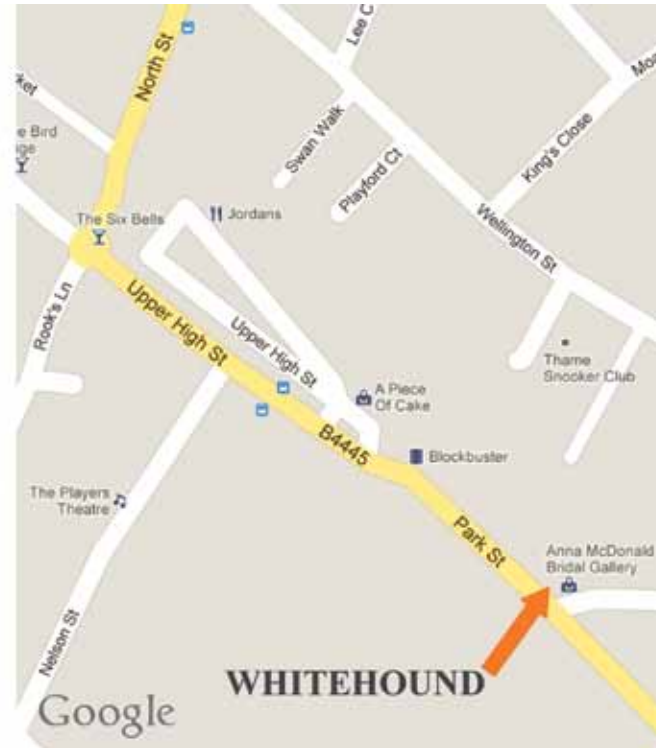
ENVIRONMENTAL FEATURES - low emission energy saving glazing, use of selected timbers from sustainable sources, dual flush w.c. systems, aerated taps, energy efficient A+ rated appliances and energy efficient light fittings. All properties benefit from communal solar photovoltaics to provide a credit to the overall service charge budget.

SITE PLAN INFORMATION: The images of Whitehound are computer generated. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specification at any time without notice. Landscaping on the site plan is indicative only. Please consult your Sales Advisor for details of the scheme. Whilst Zest Developments Limited and their Agents make every effort to accurately represent their intentions in this document, it should not be relied upon as a statement or representation of fact. All care must be taken by prospective homeowners when visiting Whitehound. Whilst Zest Developments Limited and their Agents make every effort to accurately represent their intentions in this document, it should not be relied upon as a statement or representation of fact. All care must be taken by prospective homeowners when visiting Whitehound.



Directions

How to find us at Whitehound



ROAD

See maps to the left. For travel from the North on the M40, please exit at Junction 7 and follow the signs to Thame town centre. The site Whitehound can be found at the top end on the left hand side of Upper High Street just beyond the Market Place. Postcode is OX9 3EX.

For those travelling from the South on the M40, please exit at Junction 6 and again follow the road signs to Thame. Whitehound can be found on the right hand side as you approach the town centre.

TRAIN

Haddenham and Thame Parkway is just over 3 miles away, accessible by bus, and also with parking, cycle storage and a taxi rank. It is located on the Chiltern Line, offering a regular train service to both London Marylebone and Birmingham. Both are reached by train in under an hour.

Sole selling agents:



01844 217722
www.timruss.co.uk

