


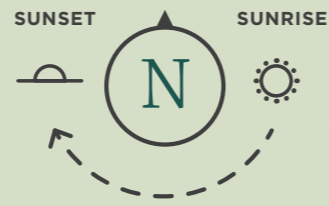
2 & 3 BEDROOM HOUSES



the
Aviary
OXFORD

 Peabody

Development Overview



KEY

2 BEDROOM HOUSES

- **Bilberry**
Plots 5–8, 30–33, 59–62 & 67–70
- **Harebell**
Plots 34–37
- **Valerian**
Plots 45–48

- **Orchid**
Plots 9–15, 25–29 & 38–42
- **Snowdrop**
Plots 1–4, 18–24, 51–58, 83 & 84
- **Goldcrest**
Plots 79–82

3 BEDROOM HOUSES

- **Radcliffe**
Plots 16, 17, 43, 44, 49 & 50
- **Gadwall**
Plots 63, 64 & 71–74
- **Buckthorn**
Plots 65, 66 & 75–78



P = Parking
BS = Bin Store
PS = Pump Station

Not to scale. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





Bilberry

2 BEDROOM HOUSE

PLOTS 5, 6, 7, 8*, 30, 31, 32, 33, 59**, 60, 61, 62, 67, 68, 69 & 70



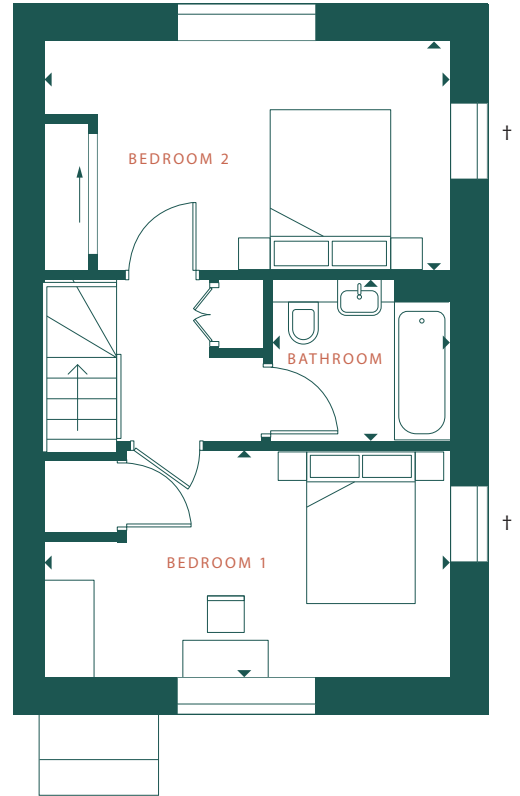
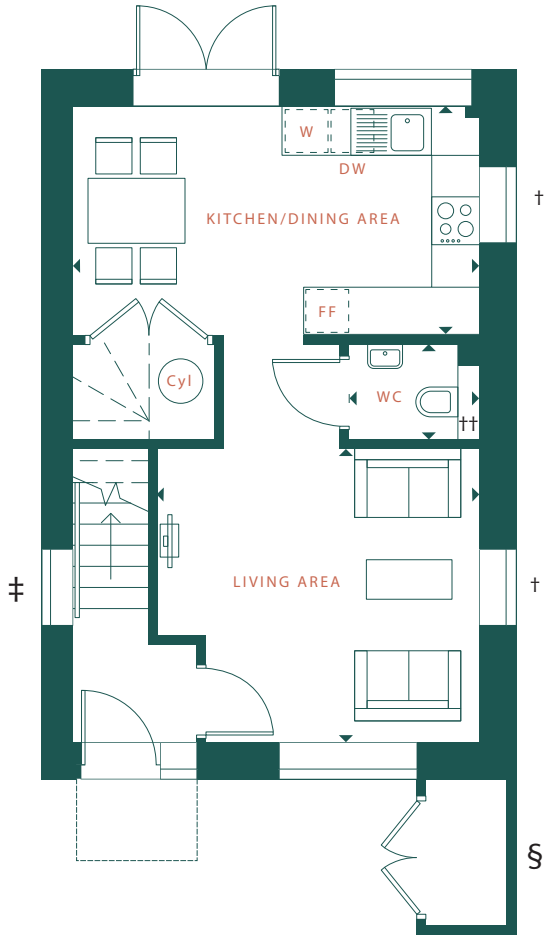
Computer generated image is indicative only.

Knight Road,
Blackbird Leys, OX4 6DQ



2 BEDROOM HOUSE

PLOTS 5, 6, 7, 8*, 30, 31, 32, 33, 59**, 60, 61, 62, 67, 68, 69 & 70



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR

LIVING ROOM	
3.99m/3.47m × 3.64m	11'4"/13'1" × 11'11"
KITCHEN/DINING AREA	
5.02m × 2.82m	16'5" × 9'3"
WC	
1.60m × 1.17m	5'3" × 3'10"

FIRST FLOOR

BEDROOM 1	
5.02m × 2.81m	16'5" × 9'2"
BEDROOM 2	
5.02m × 2.82m	16'5" × 9'3"
BATHROOM	
2.23m × 2.00m	7'4" × 6'7"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

- *Plot is mirrored.
- **Kitchen layout varies.
- †Window to plots 33 & 59 only.
- ‡Window to plot 8 only.
- §Bin Store to plots 05–08 & 30–33.

Where plot variations have been identified please speak to a Sales Executive for more details.



Harebell

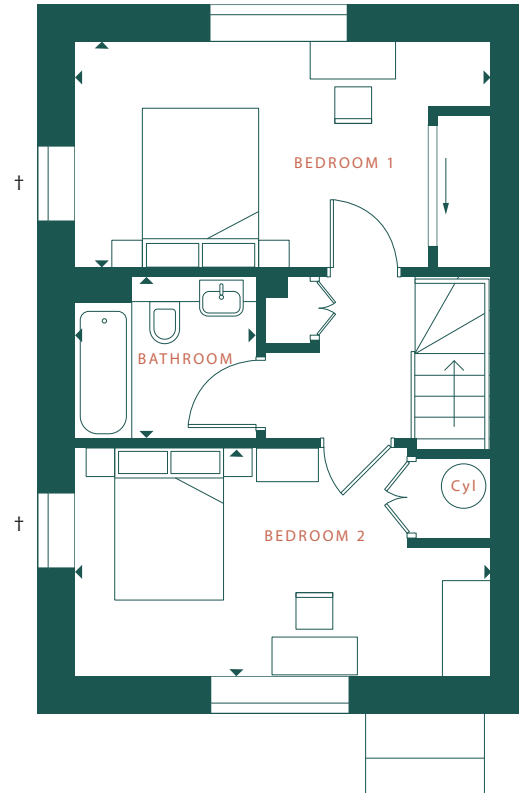
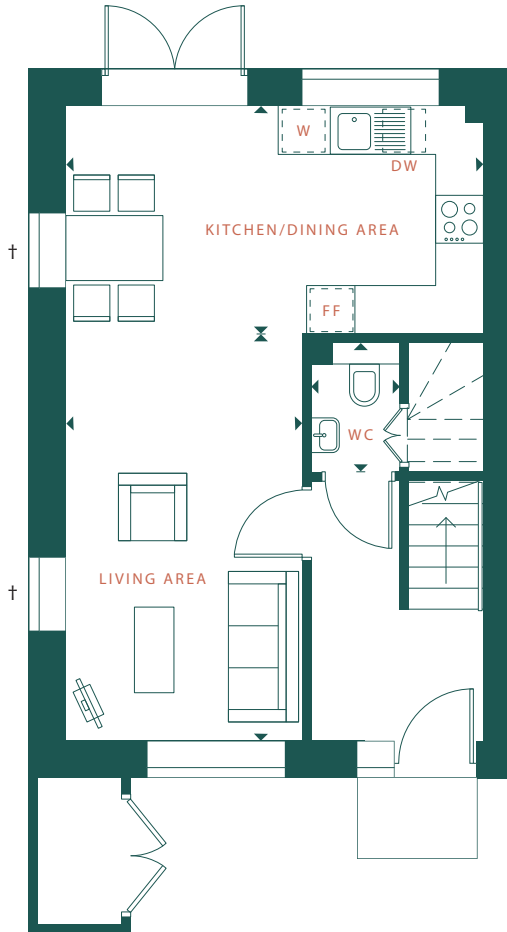
2 BEDROOM HOUSE

PLOTS 34, 35, 36* & 37



2 BEDROOM HOUSE

PLOTS 34, 35, 36* & 37



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR

LIVING AREA		
5.02m × 2.90m	16'5" × 9'6"	
KITCHEN/DINING AREA		
5.13m × 2.81m	16'9" × 9'2"	
WC		
1.60m × 1.10m	5'3" × 3'7"	

FIRST FLOOR

BEDROOM 1		
5.13m × 2.82m	16'9" × 9'3"	
BEDROOM 2		
5.13m × 2.82m	16'9" × 9'2"	
BATHROOM		
2.23m × 2.00m	7'4" × 6'7"	

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Plot is mirrored.
†Window to plot 34 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Valerian

2 BEDROOM HOUSE

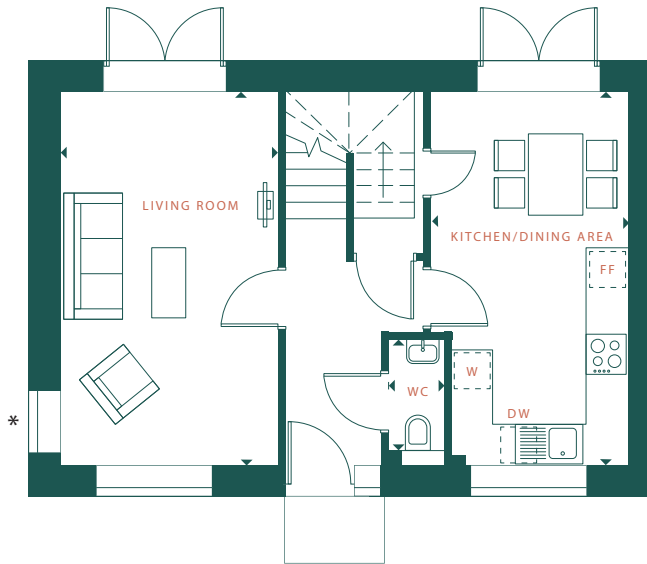
PLOTS 45, 46, 47 & 48



Knight Road,
Blackbird Leys, OX4 6DQ

2 BEDROOM HOUSE

PLOTS 45, 46, 47 & 48



GROSS INTERNAL AREA – 92.02 M² / 990 FT²

GROUND FLOOR

LIVING ROOM	
5.48m × 2.91m	18'0" × 10'7"
KITCHEN/DINING AREA	
5.48m × 2.91m	18'0" × 9'7"
WC	
1.60m × 1.17m	5'3" × 3'10"

FIRST FLOOR

BEDROOM 1	
5.48m × 3.21m	17'11" × 10'6"
BEDROOM 2	
5.48m × 3.04m	17'11" × 9'11"
BATHROOM	
2.78m × 2.50m	9'1" × 8'2"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Window to plots 46 & 48 only.
 †Window to plots 45 & 47 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Orchid

2 BEDROOM HOUSE

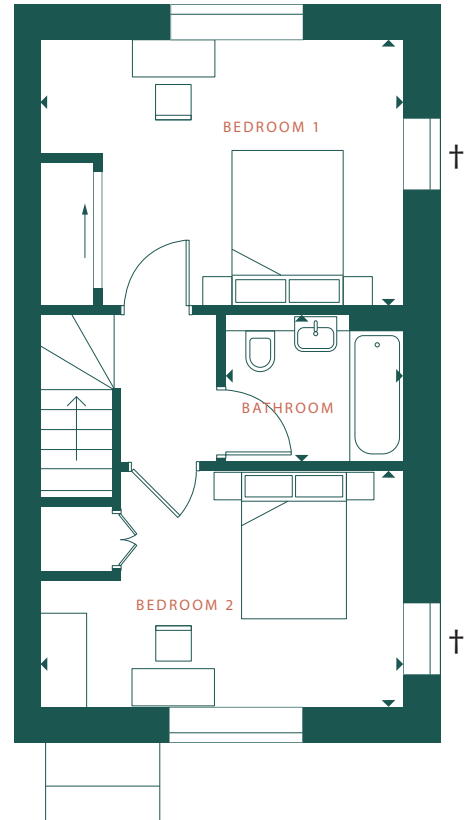
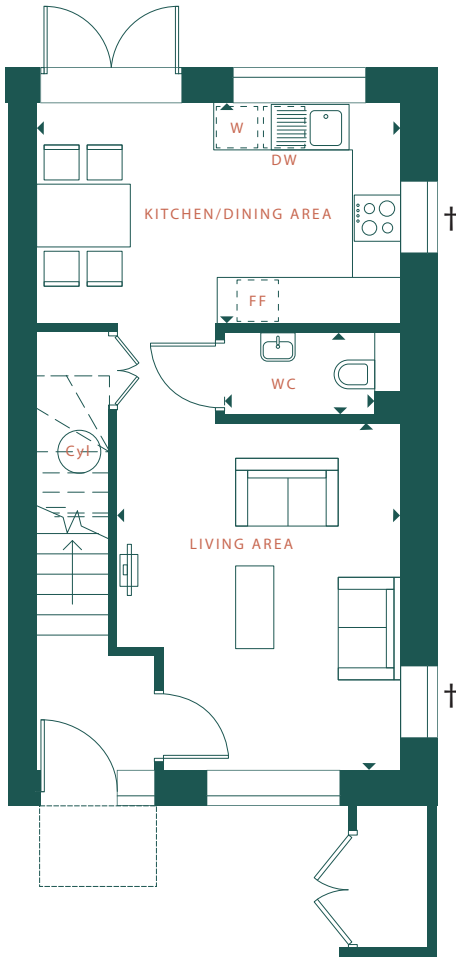
PLOTS 9* & 10



Computer generated image is indicative only.

2 BEDROOM HOUSE

PLOTS 9* & 10



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING AREA		
4.46m × 3.67m		14'7" × 12'0"
KITCHEN/DINING AREA		
5.69m × 2.83m		18'8" × 9'3"
WC		
2.25m × 1.05m		7'5" × 3'5"

FIRST FLOOR

BEDROOM 1		
4.69m × 3.41m		15'4" × 11'2"
BEDROOM 2		
4.69m × 3.00m		15'4" × 9'10"
BATHROOM		
2.28m × 1.90m		7'6" × 6'3"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

†Window to plot 9 only.
*Kitchen layout varies.

Where plot variations have been identified please speak to a Sales Executive for more details.



Orchid

2 BEDROOM HOUSE

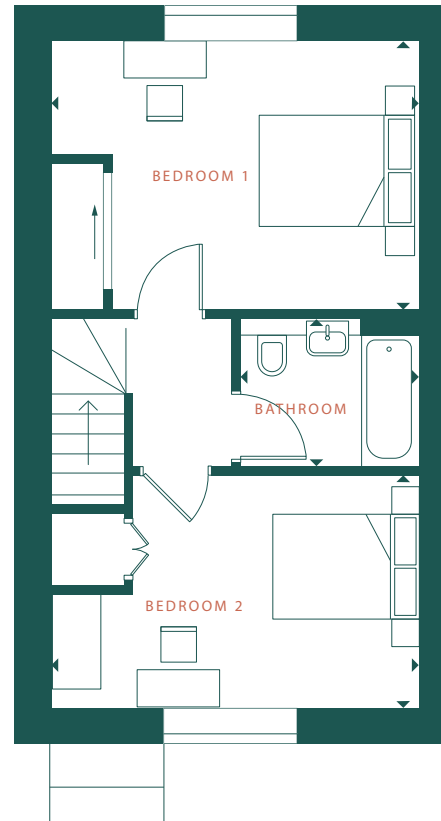
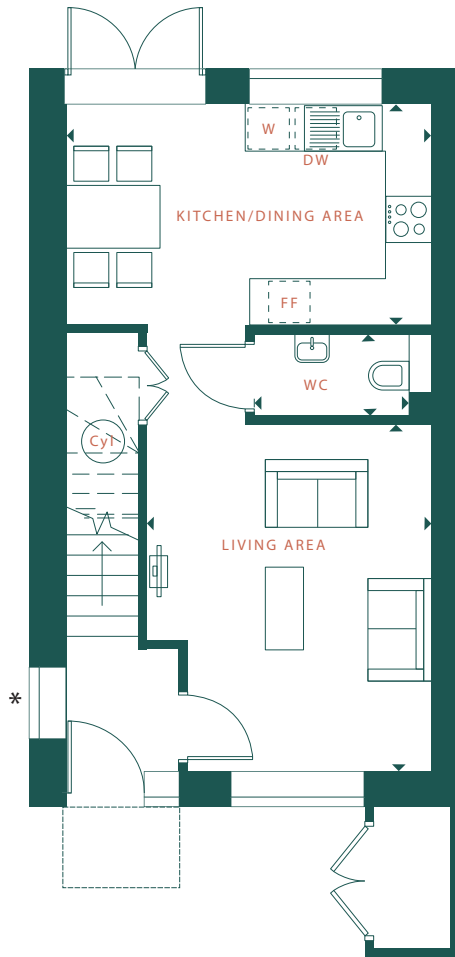
PLOTS 11, 12, 13, 14 & 15



Computer generated image is indicative only.

2 BEDROOM HOUSE

PLOTS 11, 12, 13, 14 & 15



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING AREA		
4.46m × 3.67m	14'7" × 12'0"	
KITCHEN/DINING AREA		
5.69m × 2.83m	18'8" × 9'3"	
WC		
2.25m × 1.05m	7'5" × 3'5"	

FIRST FLOOR

BEDROOM 1		
4.69m × 3.41m	15'4" × 11'2"	
BEDROOM 2		
4.69m × 3.00m	15'4" × 9'10"	
BATHROOM		
2.28m × 1.90m	7'6" × 6'3"	

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Window to plot 11 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Orchid

2 BEDROOM HOUSE

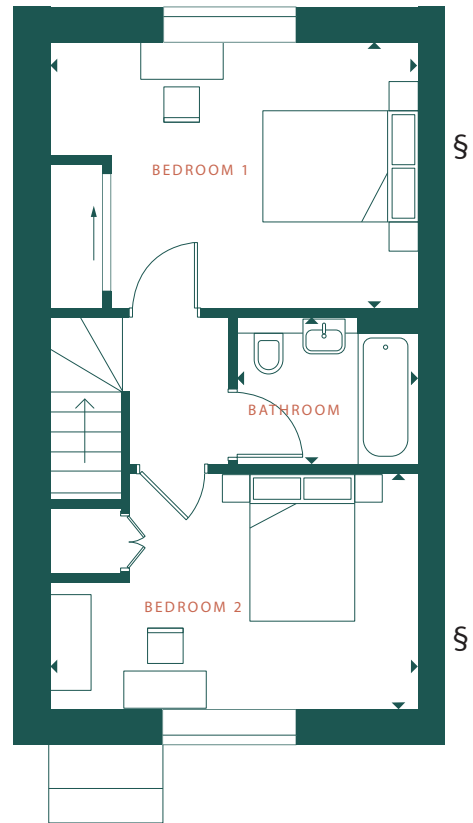
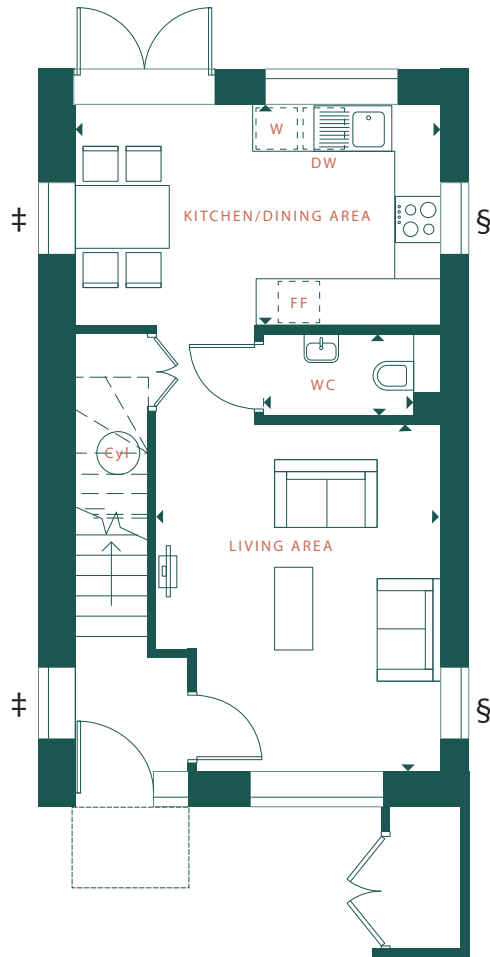
PLOTS 25, 26, 27, 28, 29, 38*, 39, 40, 41 & 42



Computer generated image is indicative only.

2 BEDROOM HOUSE

PLOTS 25, 26, 27, 28, 29, 38*, 39, 40, 41 & 42



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING AREA		
4.46m × 3.67m		14'7" × 12'0"
KITCHEN/DINING AREA		
5.69m × 2.83m		18'8" × 9'3"
WC		
2.25m × 1.05m		7'5" × 3'5"

FIRST FLOOR

BEDROOM 1		
4.69m × 3.41m		15'4" × 11'2"
BEDROOM 2		
4.69m × 3.00m		15'4" × 9'10"
BATHROOM		
2.28m × 1.90m		7'6" × 6'3"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Kitchen layout varies.
 ‡Window here on plot 25 only.
 §Window here on plot 38 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Snowdrop

2 BEDROOM HOUSE

PLOTS 1, 2, 3, 4, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53*,
54*, 55, 56, 57, 58, 83* & 84*

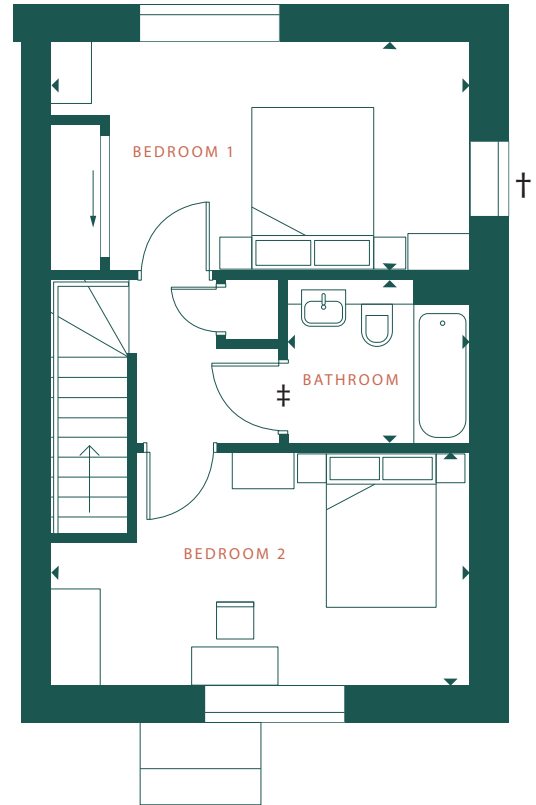
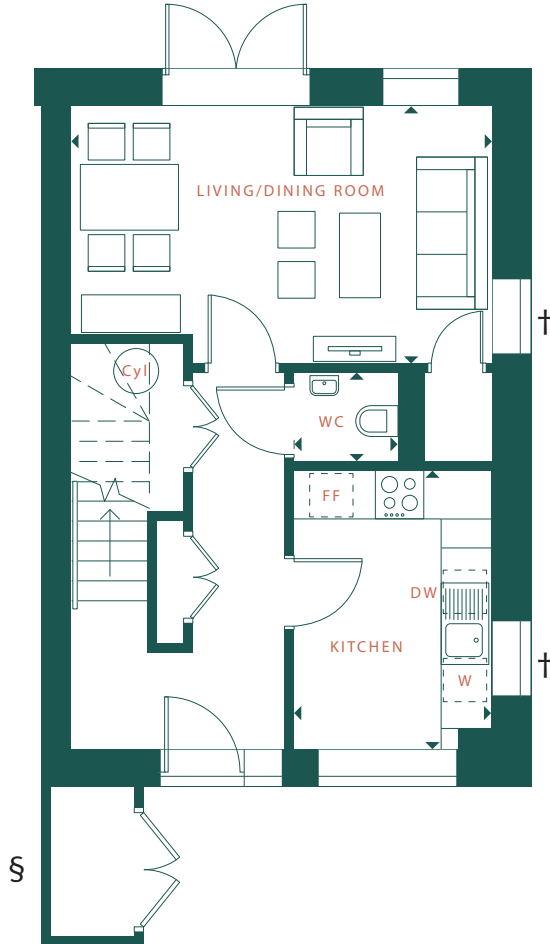


Computer generated image is indicative only.

2 BEDROOM HOUSE



PLOTS 1, 2, 3, 4, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53*,
54*, 55, 56, 57, 58, 83* & 84*



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR FIRST FLOOR

LIVING/DINING ROOM
5.14m x 3.14m 16'10" x 9'2"

KITCHEN
3.44m x 2.46m 11'3" x 8'0"

WC
1.50m x 1.05m 4'11" x 3'5"

BEDROOM 1
5.10m x 2.79m 16'8" x 9'1"

BEDROOM 2
5.10m x 2.84m 16'8" x 9'3"

BATHROOM
2.25m x 2.00m 7'5" x 6'7"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

PLOT VARIATIONS

- *Plot is mirrored.
- †Window to plots 1, 24, 51 & 84 only.
- ‡Door opens inwards on plots 53 & 54.
- §Bin store to plots 1–4 and 55–58 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Goldcrest

2 BEDROOM HOUSE

PLOTS 79, 80, 81 & 82



Computer generated image is indicative only.

Knight Road,
Blackbird Leys, OX4 6DQ

2 BEDROOM HOUSE

PLOTS 79, 80, 81 & 82



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING ROOM	
3.75m × 3.65m	12'3" × 11'11"
KITCHEN/DINING AREA	
4.68m × 2.89m	15'4" × 9'5"
WC	
2.17m × 1.05m	7'1" × 3'5"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher

FIRST FLOOR

BEDROOM 1	
4.68m × 3.28m	15'4" × 10'9"
BEDROOM 2	
4.68m × 3.13m	15'4" × 10'3"
BATHROOM	
2.28m × 1.90m	7'6" × 6'3"



Where plot variations have been identified please speak to a Sales Executive for more details.

Radcliffe

3 BEDROOM HOUSE

PLOTS 16, 17, 43*, 44*, 49 & 50*



3 BEDROOM HOUSE

PLOTS 16, 17, 43*, 44*, 49 & 50*



GROSS INTERNAL AREA – 123.2 M² / 1,326 FT²

GROUND FLOOR

KITCHEN/DINING AREA	5.32m × 2.94m	17'5" × 9'7"
LIVING AREA	5.12m × 3.21m	16'9" × 10'9"
WC	1.80m × 1.49m	5'11" × 4'11"

FIRST FLOOR

BEDROOM 1	5.32m × 3.33m	17'5" × 10'11"
BEDROOM 2	2.62m × 4.64m	8'7" × 15'2"
BATHROOM	2.98m × 2.60m	9'9" × 8'6"

SECOND FLOOR

BEDROOM 3	4.29m × 4.00m	14'0" × 13'1"
EN SUITE	2.93m × 1.52m	9'7" × 5'0"

FF – Fridge Freezer W - Washing Machine DW – Dishwasher
 - - - Restricted headroom

PLOT VARIATIONS

*Plot is mirrored.
 †Window to plots 17, 44, 49 & 50 only.
 ‡Side dormers to plots 17, 44, 49 & 50 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Gadwall

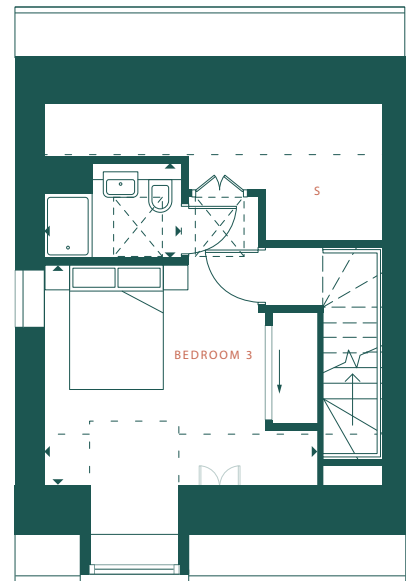
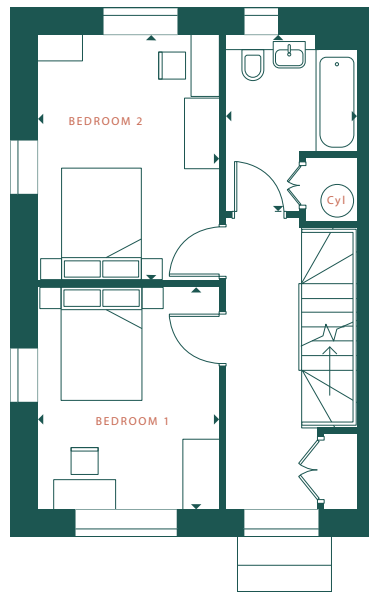
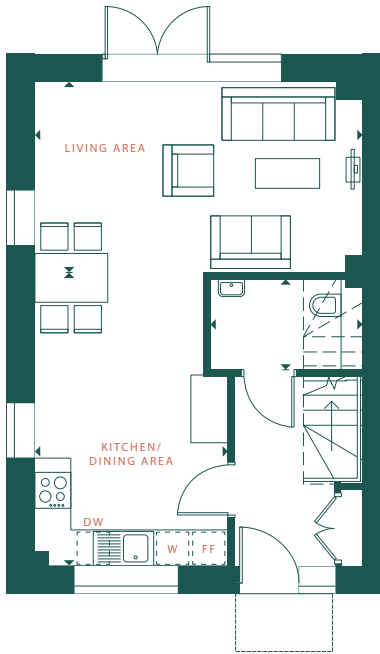
3 BEDROOM HOUSE

PLOTS 63*, 72 & 73*



3 BEDROOM HOUSE

PLOTS 63*, 72 & 73*



GROSS INTERNAL AREA – 115.51 M² / 1,239 FT²

GROUND FLOOR

LIVING AREA	5.38m × 3.13m	17'7" × 10'3"
KITCHEN/DINING AREA	4.80m × 3.23m	15'0" × 10'7"
WC	2.49m × 1.50m	8'2" × 4'11"

FIRST FLOOR

BEDROOM 1	3.72m × 3.07m	12'2" × 10'0"
BEDROOM 2	4.12m × 3.07m	13'6" × 10'0"
BATHROOM	2.96m × 2.20m	9'9" × 7'3"

SECOND FLOOR

BEDROOM 3	4.58m × 4.35m	15'0" × 14'3"
EN SUITE	2.14m × 1.52m	7'0" × 5'0"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher
 ☒ – Rooflight - - - Restricted headroom S – Storage

PLOT VARIATIONS

*Plot is mirrored.
 †Window to plots 63, 72 & 73 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Gadwall

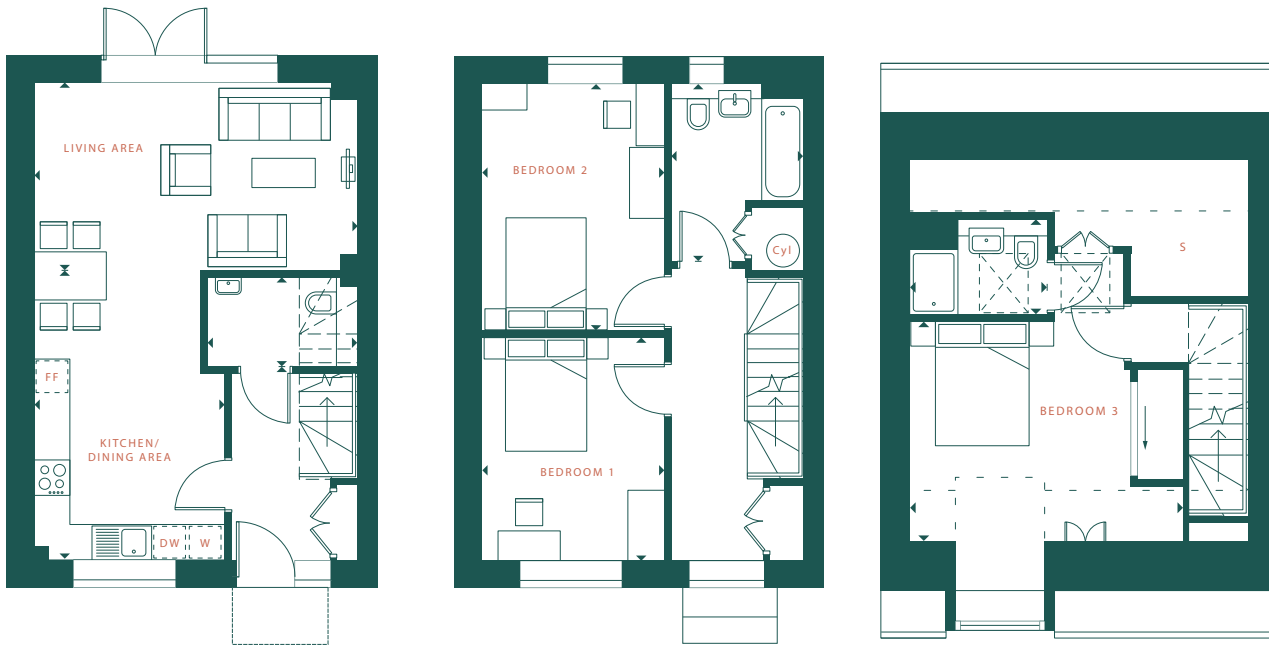
3 BEDROOM HOUSE

PLOTS 64*, 71 & 74*



3 BEDROOM HOUSE

PLOTS 64*, 71 & 74*



GROSS INTERNAL AREA – 115.51 M² / 1,239 FT²

GROUND FLOOR

LIVING AREA		
5.38m × 3.13m	17'7" × 10'3"	
KITCHEN/DINING AREA		
4.80m × 3.23m	15'0" × 10'7"	
WC		
2.49m × 1.50m	8'2" × 4'11"	

FIRST FLOOR

BEDROOM 1		
3.72m × 3.07m	12'2" × 10'0"	
BEDROOM 2		
4.12m × 3.07m	13'6" × 10'0"	
BATHROOM		
2.96m × 2.20m	9'9" × 7'3"	

SECOND FLOOR

BEDROOM 3		
4.58m × 4.35m	15'0" × 14'3"	
EN SUITE		
2.14m × 1.52m	7'0" × 5'0"	

FF – Fridge Freezer W - Washing Machine DW – Dishwasher
 ☒ – Rooflight - - - Restricted headroom S – Storage

PLOT VARIATIONS

*Plot is mirrored.
 †Window to plots 63,72 & 73 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



Buckthorn

3 BEDROOM HOUSE

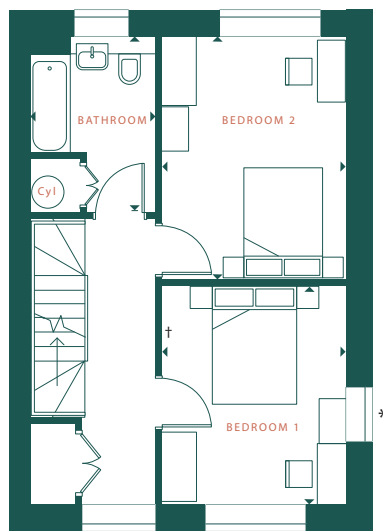
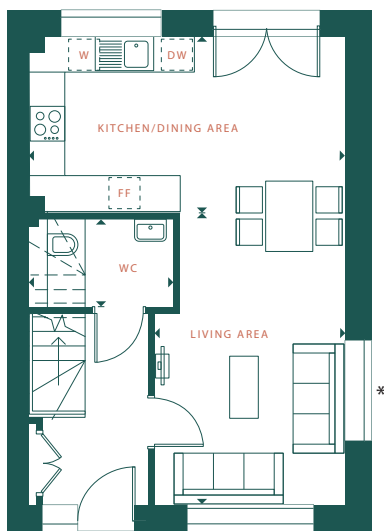
PLOTS 65, 66, 75, 76, 77 & 78



Computer generated image is indicative only.

3 BEDROOM HOUSE

PLOTS 65, 66, 75, 76, 77 & 78



GROSS INTERNAL AREA – 116.69 M² / 1,256 FT²

GROUND FLOOR

LIVING AREA		
4.95m × 3.70m	16'2" × 12'1"	
KITCHEN/DINING AREA		
5.38m × 3.00m	15'8" × 10'7"	
WC		
2.47m × 1.50m	8'1" × 4'11"	

FIRST FLOOR

BEDROOM 1		
3.73m × 3.13m	12'2" × 10'3"	
BEDROOM 2		
4.13m × 3.13m	13'6" × 10'3"	
BATHROOM		
3.00m × 2.14m	9'10" × 7'0"	

SECOND FLOOR

BEDROOM 3		
4.59m × 4.35m	15'0" × 14'3"	
EN SUITE		
2.19m × 1.52m	7'2" × 5'0"	

FF – Fridge Freezer W - Washing Machine DW – Dishwasher
 ☒ – Rooflight --- Restricted headroom S – Storage

PLOT VARIATIONS

*Window to plots 75 & 77 only.

†Direction of opening door to bedroom one varies on plots 65 and 66.

Where plot variations have been identified please speak to a Sales Executive for more details.





Knight Road,
Blackbird Leys, OX4 6DQ

01865 521 306
peabodynewhomes.co.uk

