

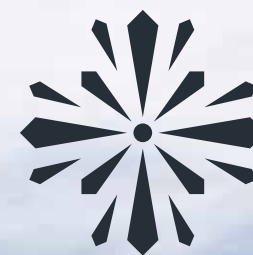


DEANFIELD  
HEIGHTS



- SIBFORD FERRIS -





## DEANFIELD HEIGHTS

-SIBFORD FERRIS-



Computer generated image – levels and landscaping are indicative only and may vary.

## An exceptional collection of luxury new homes.

Deanfield Heights is a stunning collection of highly efficient new luxury homes nestled in the picturesque village of Sibford Ferris. This exclusive development, designed by award-winning architects Ben Pentreath, offers the perfect blend of modern living and timeless architecture, providing an idyllic lifestyle in one of Oxfordshire's most sought-after locations.





# STEP INTO STUNNING SIBFORD FERRIS

**Deanfield Heights  
offers a tranquil  
village lifestyle in  
a charming rural  
setting.**

Sibford Ferris is steeped in history, populated by beautiful stone cottages, a thriving community, and scenic walking trails that offer breath-taking views of the surrounding landscape.

Living in Deanfield Heights means immersing yourself in the tranquillity of rural life, while still being within easy reach of essential amenities and larger towns. The local community is renowned for its warm and welcoming spirit, making it a perfect place to call home.





DEANFIELD  
HEIGHTS

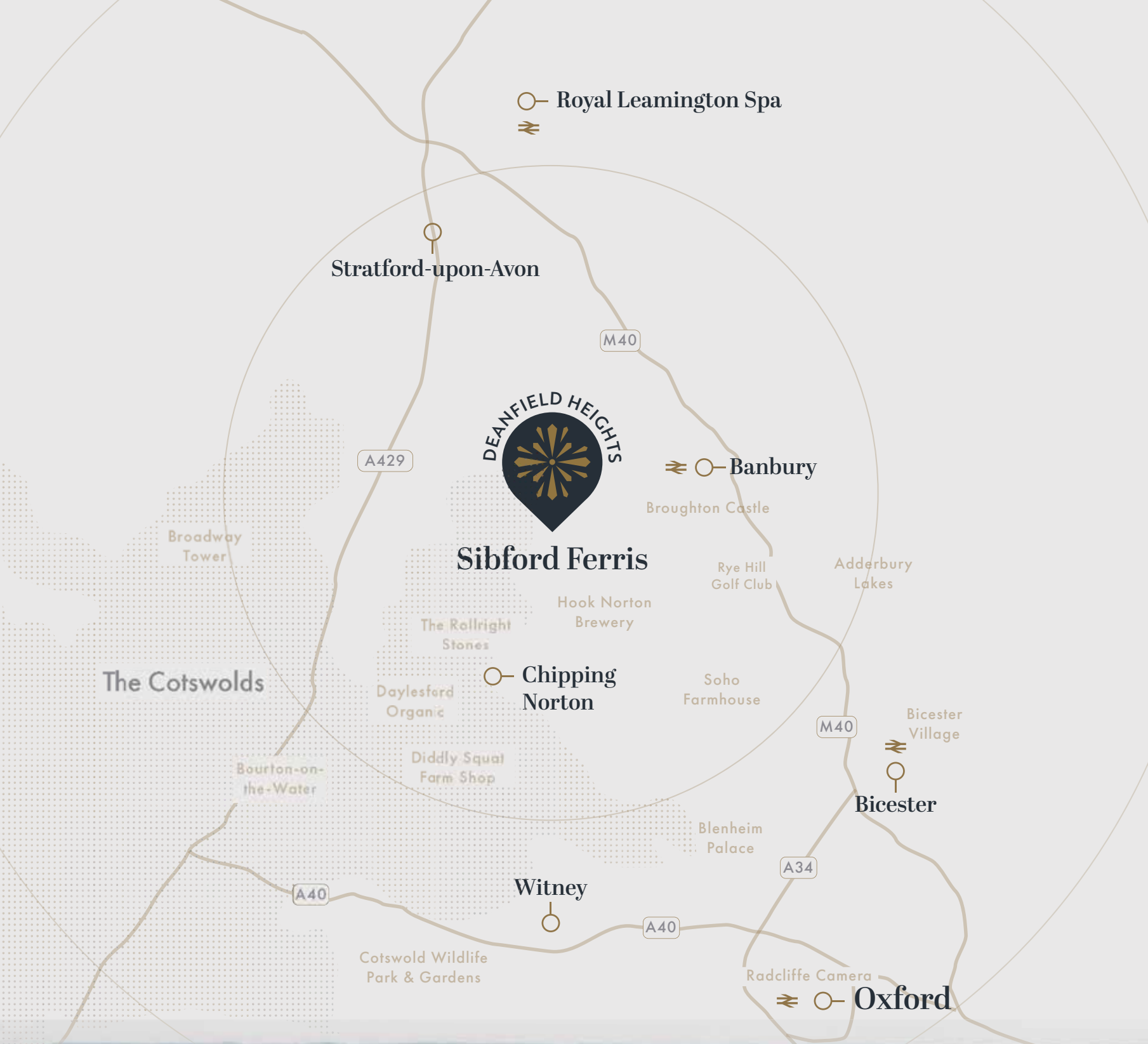
-SIBFORD FERRIS-

# Welcome Home

Situated on the west side of Sibford Ferris, Deanfield Heights provides expansive views of the undulating Oxfordshire countryside with the Cotswolds, an Area of Outstanding Natural Beauty, just a stone's throw away. This exquisite collection of family homes offers endless countryside walks, family friendly activities and an impressive choice of schools within a 5 mile radius making Deanfield Heights the perfect place to call home.







## A Connected Community



### Travel by Car

- Banbury 7.6 miles
- Chipping Norton 7.9 miles
- Stratford-upon-Avon 20 miles
- Bicester 21.8 miles
- Witney 21.8 miles
- Oxford 27.5 miles

Disclaimer: Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps, Jan 2024.

### Travel from Banbury

- Bicester 12 mins
- Royal Leamington Spa 16 mins
- Oxford 18 mins
- London Marylebone 1 hr 5 mins







DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

# Development Plan

House Type	Beds	Plot No.
The Ascott	2 Bed	10, 11
The Charlbury	3 Bed	12
The Enstone	4 Bed	13, 14, 20, 21, 23, 24
The Eynsham	4 Bed	22
The Harris	4 Bed	15, 17, 19
The Heythrop	5 Bed	16, 18, 25

Plots 1 - 9 are Shared Ownership and Affordable Rent. Computer generated image of Deanfield Heights – levels and landscaping are indicative and may vary. Please consult sales advisor for details of the scheme and plans detailing actual paths, patios, gates and parking allocation and for details of boundary treatments.



# Aerial Development Plan



DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-







DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

**The Ascott**

2 BEDROOM  
TERRACED HOME

PLOTS 10 & 11

**The Charlbury**

3 BEDROOM END  
OF TERRACE

PLOT 12



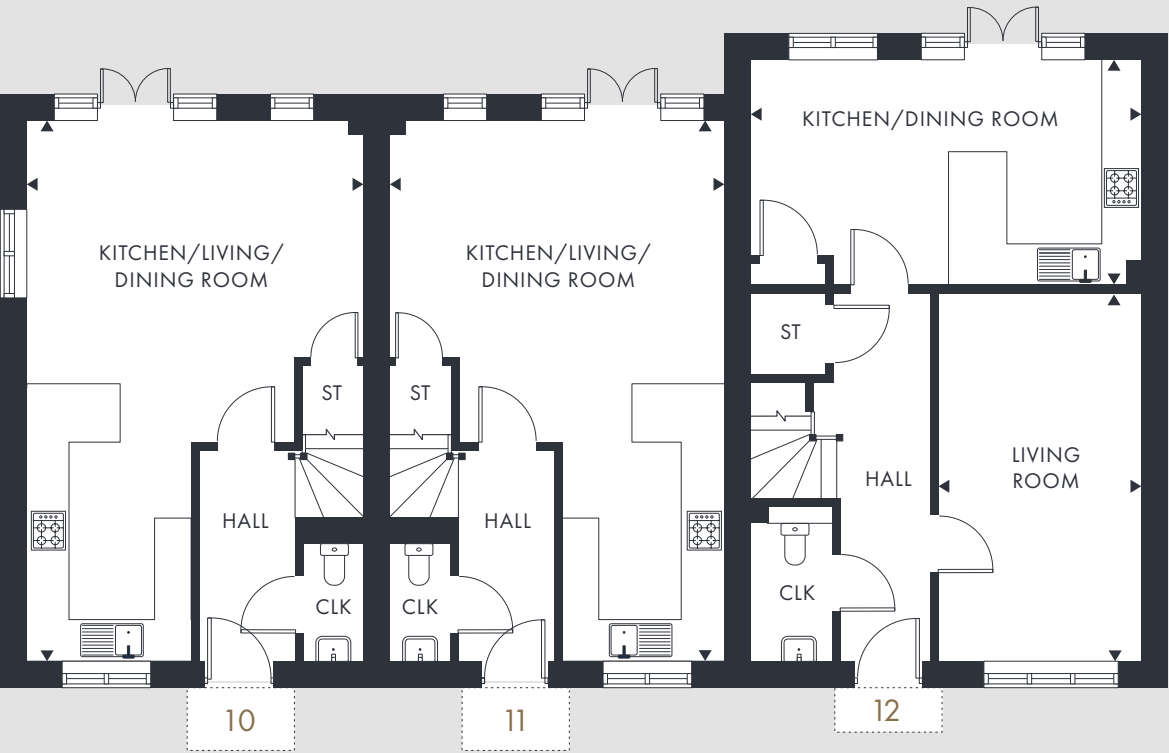
Computer generated image of The Ascott & The Charlbury –  
levels and landscaping are indicative and may vary.



# The Ascott & The Charlbury

2 BEDROOM TERRACED HOME  
PLOTS 10 & 11

3 BEDROOM END OF TERRACE  
PLOT 12



GROUND FLOOR - THE ASCOTT

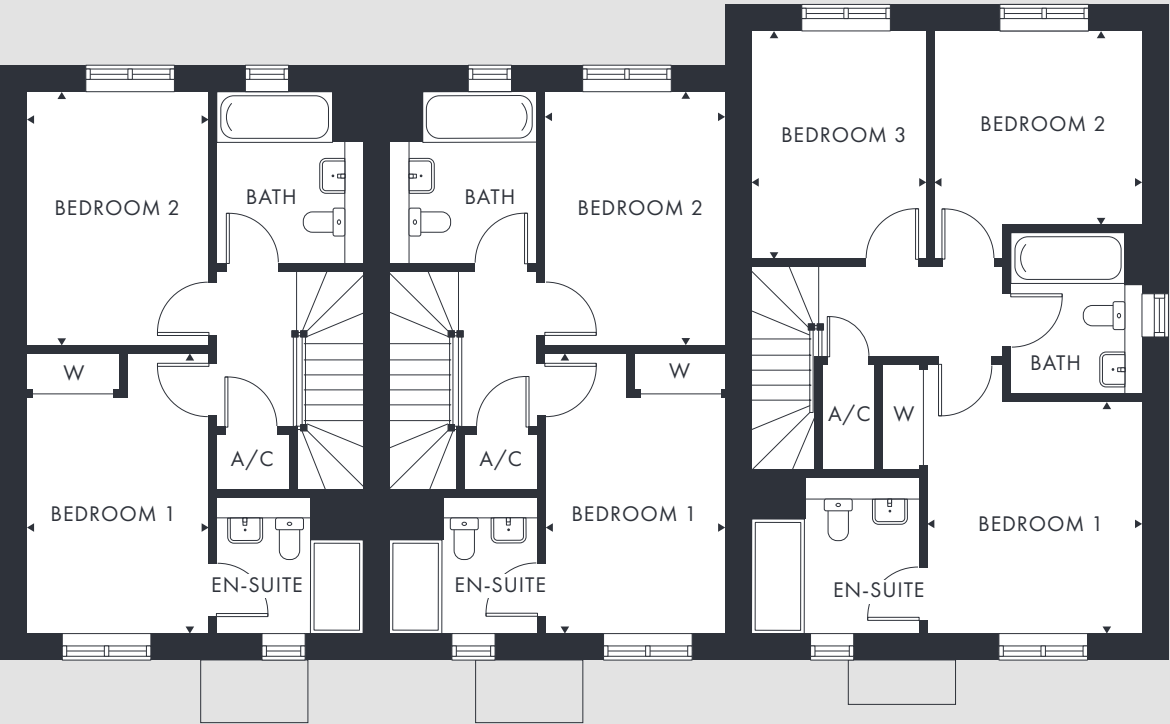
Kitchen/Living/Dining Room	8.02m x 5.00m	26'4" x 16'5"
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GROUND FLOOR - THE CHARLBURY

Kitchen/Dining Room	3.33m x 5.78m	10'11" x 19'0"
Living Room	5.43m x 3.02m	17'10" x 9'11"

*"The Ascott offers plentiful living space across two intuitively designed levels. The spacious, open-plan kitchen, living and dining room is the centre piece of this home, spanning the majority of the ground floor. Upstairs offers two double bedrooms and two bathrooms for convenient, effortless living."*

*"The Charlbury: The inviting entrance hallway leads you into a bright and welcoming kitchen/dining room and also to the separate living room at the front of this home. On the first floor you'll find three double bedrooms and two bathrooms, catering perfectly to family living."*



FIRST FLOOR - THE ASCOTT

Bedroom 1	4.14m x 2.70m	13'7" x 8'10"
Bedroom 2	3.76m x 2.70m	12'4" x 8'10"

FIRST FLOOR - THE CHARLBURY

Bedroom 1	3.43m x 3.18m	11'3" x 10'5"
Bedroom 2	2.87m x 3.08m	9'5" x 10'1"
Bedroom 3	3.37m x 2.59m	11'1" x 8'6"

KEY

- A/C: Airing Cupboard
- W: Wardrobe
- ST: Storage
- CLK: Cloakroom

Note: Plots 10, 11 & 12 have a single carport. Plots 10 & 11 have one additional parking space, plot 12 has two additional parking spaces. Dotted lines denote reduced head height or structure above.





DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

**The Enstone**

4 BEDROOM  
SEMI DETACHED AND  
DETACHED HOME

PLOTS  
13, 14, 20, 21, 23 & 24

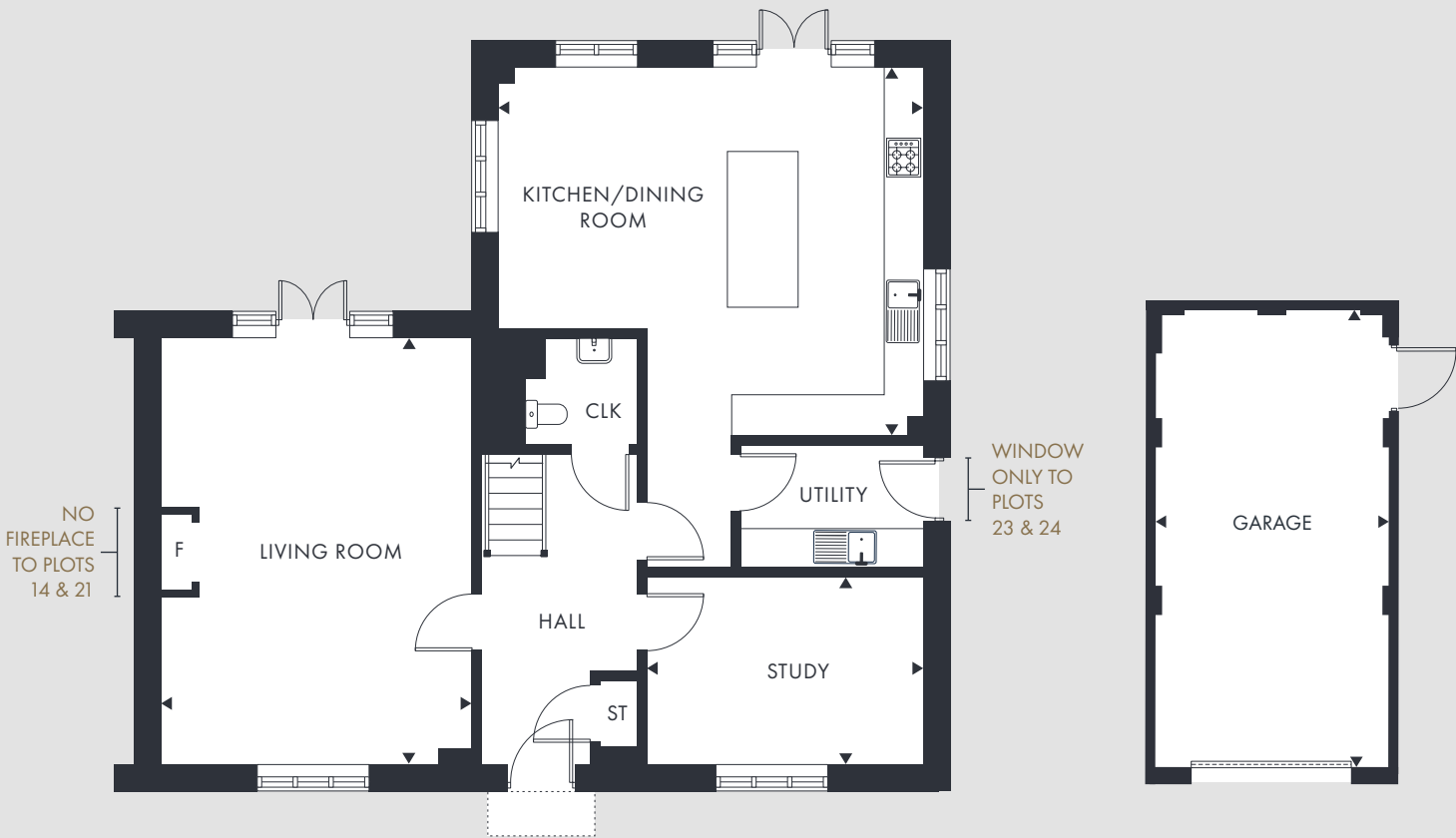


Computer generated image of The Enstone Plot 23.  
Levels and landscaping are indicative and may vary.  
Note: Plots 13 & 14 and 20 & 21 are semi-detached.



# The Enstone

4 BEDROOM SEMI DETACHED AND DETACHED HOME  
PLOTS 13, 14, 20, 21, 23 & 24



GROUND FLOOR - THE ENSTONE

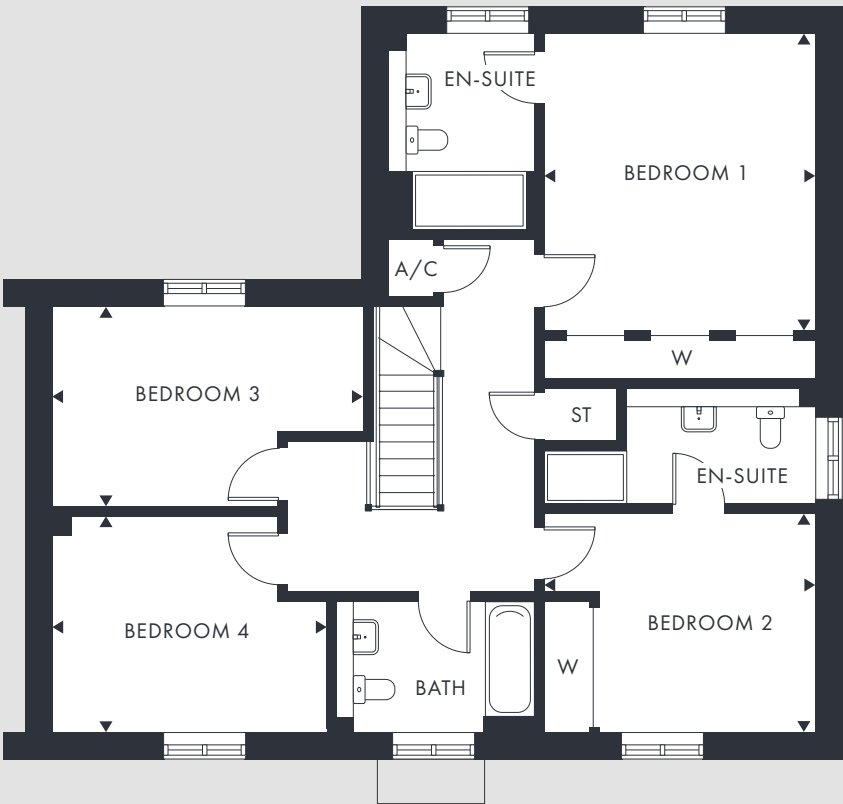
Kitchen/Dining Room	5.47m x 6.33m	17'11" x 20'9"
Living Room	6.33m x 4.60m	20'9" x 15'1"
Study	2.81m x 4.11m	9'3" x 13'6"

GARAGES

Plot 13	4.59m x 5.56m	15'1" x 18'3"
Plots 14, 20 & 21	3.37m x 7.01m	11'6" x 22'12"
Plots 23 & 24	3.68m x 6.58m	12'1" x 21'7"

*"The Enstone is a striking double-fronted home of ironstone or traditional red brickwork. Inside you'll find a generously proportioned kitchen/dining room with feature island and integrated appliances.*

*A separate living room and a study completes the ground floor accommodation. The first floor comprises four double bedrooms and three bathrooms. This home comes with the added convenience of a single garage and parking."*



FIRST FLOOR - THE ENSTONE

Bedroom 1	4.42m x 4.03m	14'6" x 13'3"
Bedroom 2	3.26m x 4.03m	10'8" x 13'3"
Bedroom 3	2.98m x 4.63m	9'9" x 15'2"
Bedroom 4	3.24m x 4.08m	10'8" x 13'5"

Note: Plots 13, 20, 23 & 24 as shown, plots 14 & 21 handed. Plots 13-14 & 20-21 are semi-detached homes, plots 23 & 24 are detached. Plots 13 & 14 have brick exterior. Garage position/orientation and position of personnel door will vary, please ask sales advisor for details. Plot 13 has single garage attached to neighbouring carport. Plot 14, 20 & 21 have single detached garage. Plots 23 & 24 have single twin garage. Dotted lines denote reduced head height or structure above.

- KEY**  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**ST:** Storage  
**CLK:** Cloakroom  
**F:** Fireplace





DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

**The Eynsham**

4 BEDROOM  
DETACHED HOME

PLOT 22

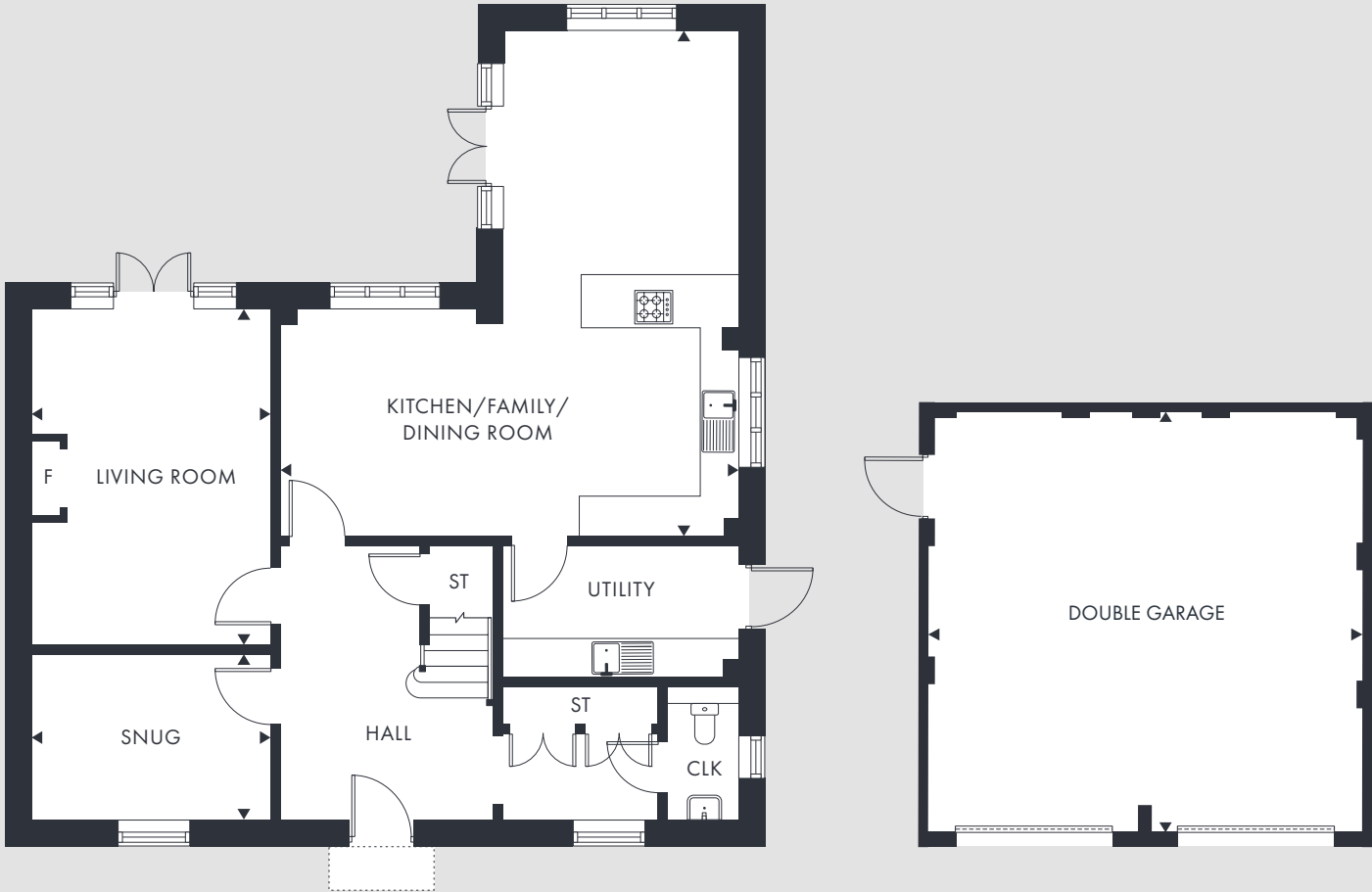


Computer generated image of The Eynsham – Plot 22.  
Levels and landscaping are indicative and may vary.



# The Eynsham

4 BEDROOM DETACHED HOME  
PLOT 22



GROUND FLOOR - THE EYNSHAM

Kitchen/Family/Dining Room	7.64m x 6.93m	25'1" x 22'9"
Living Room	5.10m x 3.63m	16'9" x 11'11"
Snug	2.53m x 3.63m	8'4" x 11'11"
Double Garage	6.58m x 6.58m	21'7" x 21'7"

*"The Eynsham is an impressive home with an open-plan, L-shaped kitchen, dining and family room, separate utility, snug and living room, ensuring plenty of flexible living accommodation to cater to everyone's needs."*

*Upstairs offers four double bedrooms, three bathrooms and a private study. Outside you will find a detached double garage and parking."*



FIRST FLOOR - THE EYNSHAM

Bedroom 1	3.55m x 3.23m	11'8" x 10'6"
Bedroom 2	3.17m x 3.58m	10'5" x 11'9"
Bedroom 3	2.91m x 3.59m	9'7" x 11'9"
Bedroom 4	3.27m x 3.52m	10'9" x 11'7"
Study	1.98m x 3.37m	6'6" x 11'1"

Note: Garage not shown in actual location/orientation, please ask sales advisor for details.  
Dotted lines denote reduced head height or structure above.

- KEY**  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**ST:** Storage  
**CLK:** Cloakroom  
**F:** Fireplace





DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

**The Harris**

4 BEDROOM  
DETACHED HOME

PLOT 15

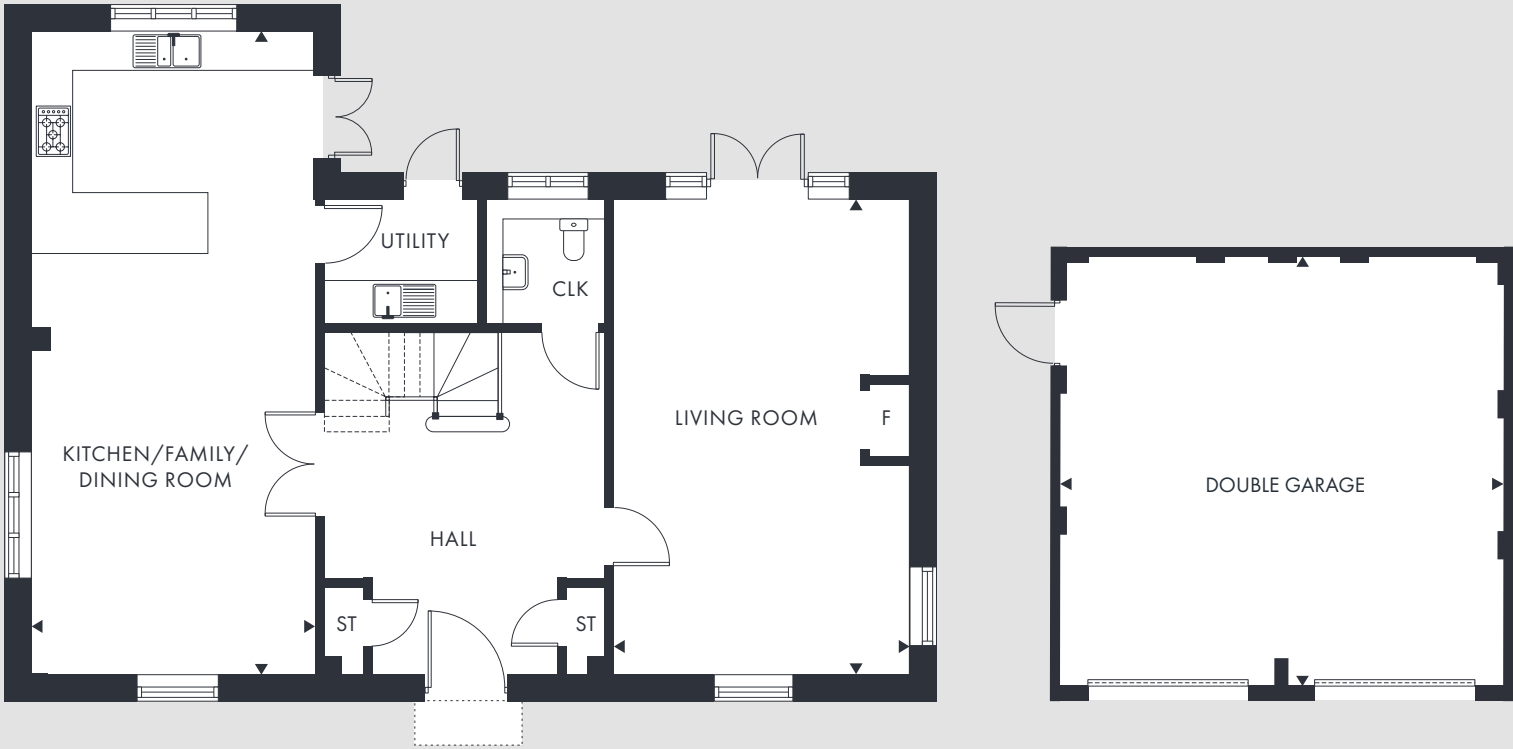


Computer generated image of The Harris – Plot 15.  
Levels and landscaping are indicative and may vary.



# The Harris

4 BEDROOM DETACHED HOME  
PLOT 15

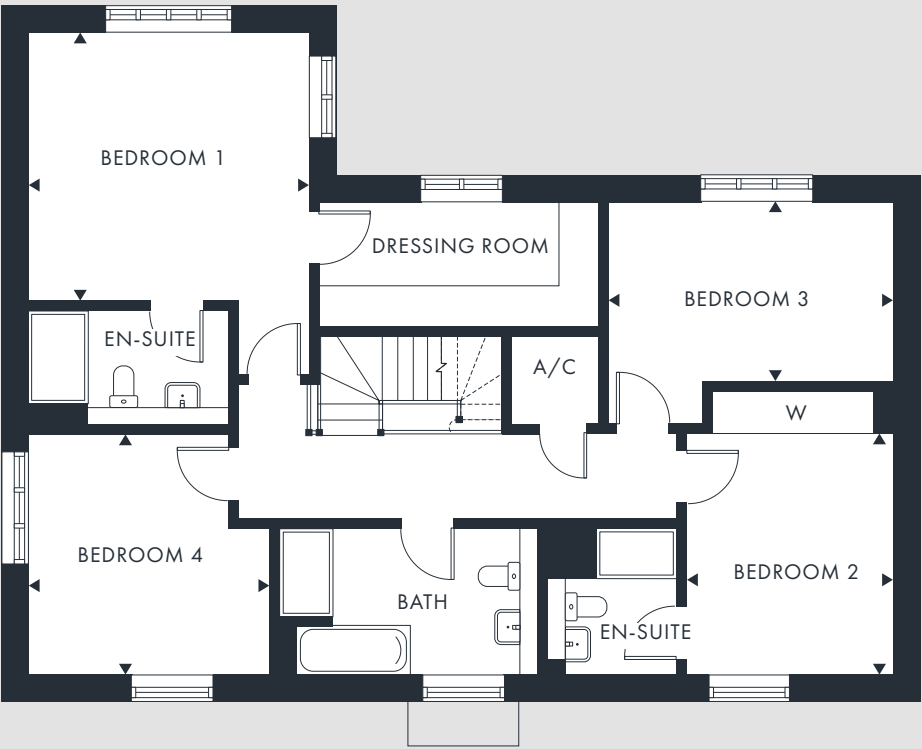


GROUND FLOOR - THE HARRIS

Kitchen/Family/Dining Room	9.51m x 4.18m	31'2" x 13'9"
Living Room	7.01m x 4.21m	23'0" x 13'10"
Double Garage	6.58m x 6.58m	21'7" x 21'7"

*"The Harris is a remarkable Regency-style home. A bright, spacious hallway leads you to the open-plan kitchen, family and dining area, and also to the double aspect living room with feature fireplace. The first floor comprises of a luxurious principal suite with dressing room and en-suite,*

*three additional double bedrooms and two further bathrooms. Plot 15 also benefits from a detached double garage and parking, while plots 17 & 19 boast additional accommodation above the garage, perfect for a games room, home office or gym."*



FIRST FLOOR - THE HARRIS

Bedroom 1	3.97m x 4.18m	13'0" x 13'9"
Bedroom 2	4.22m x 3.09m	13'10" x 10'1"
Bedroom 3	2.67m x 4.24m	8'9" x 13'11"
Bedroom 4	3.58m x 3.59m	11'9" x 11'9"

Note: Garage not shown in actual location/orientation, please ask sales advisor for details.  
Dotted lines denote reduced head height or structure above.

KEY

- A/C: Airing Cupboard
- W: Wardrobe
- ST: Storage
- CLK: Cloakroom
- F: Fireplace





Computer generated image of The Harris – Plot 19.  
Levels and landscaping are indicative and may vary.



DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

### **The Harris**

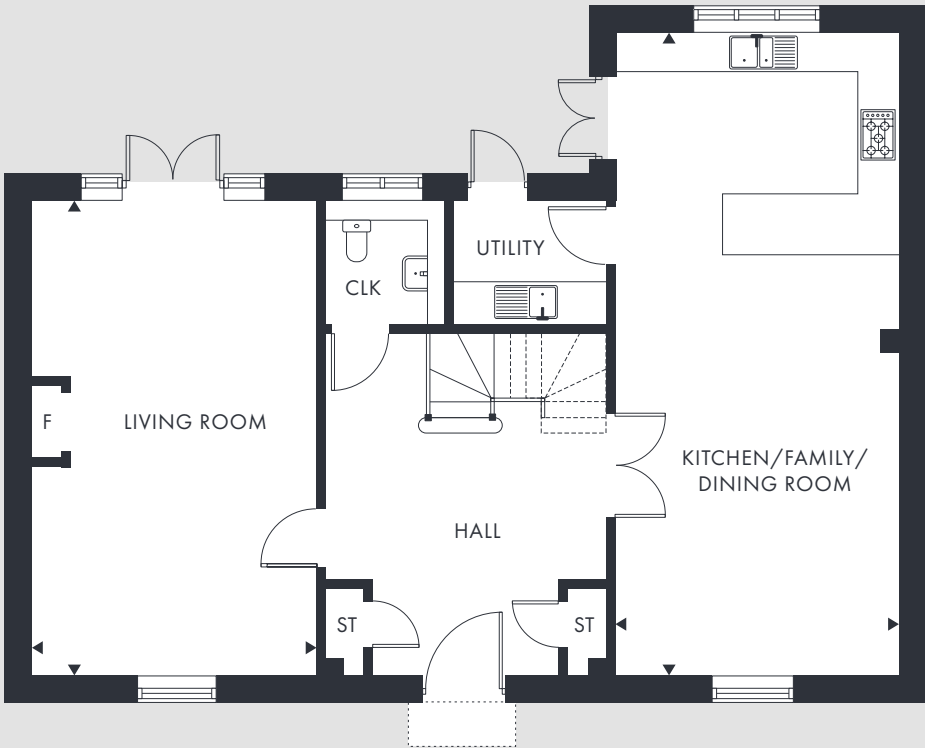
4 BEDROOM  
DETACHED HOME

PLOTS 17 & 19



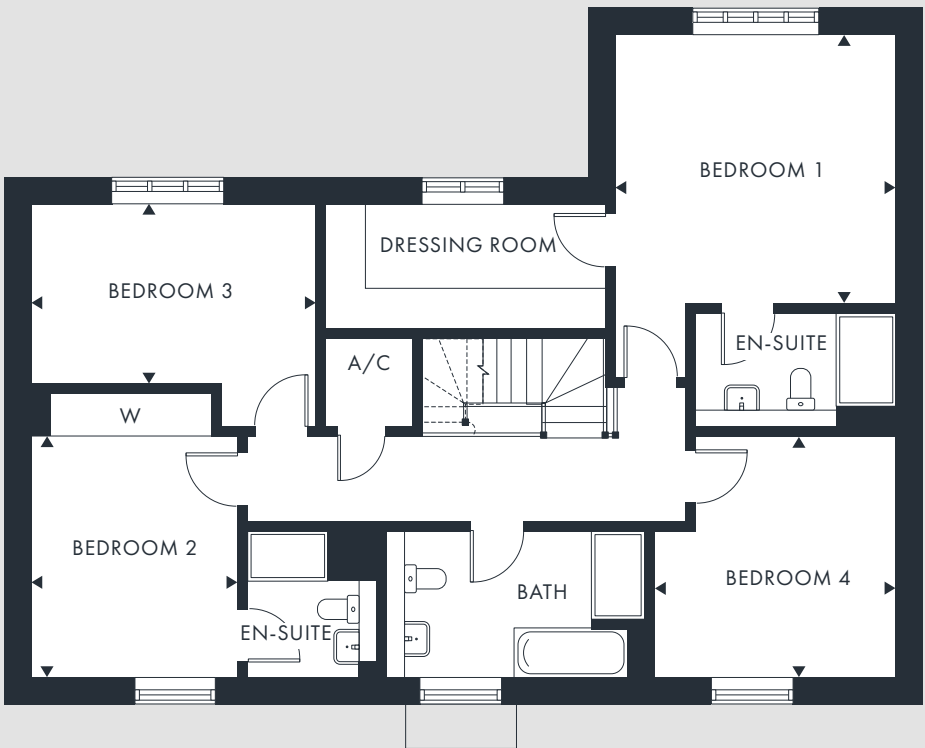
# The Harris

4 BEDROOM DETACHED HOME  
PLOTS 17 & 19



GROUND FLOOR - THE HARRIS

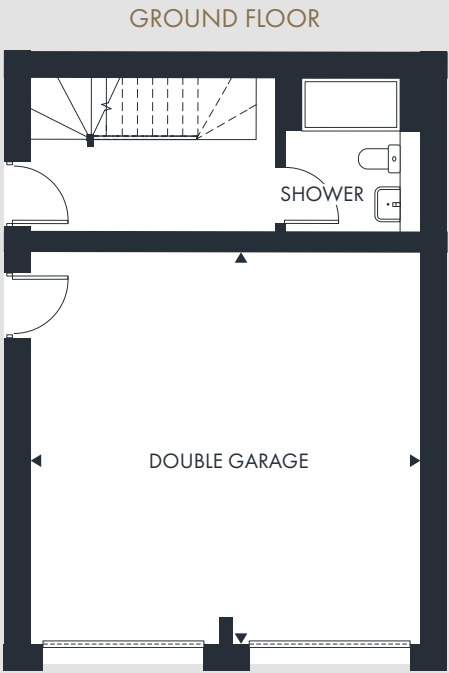
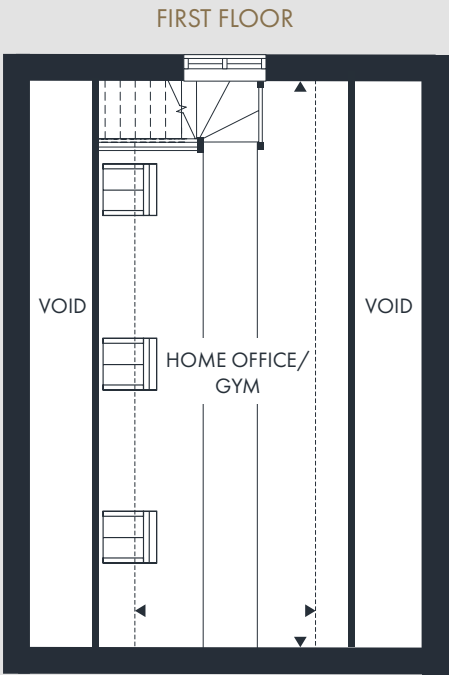
Kitchen/Family/Dining Room	9.51m x 4.18m	31'2" x 13'9"
Living Room	7.01m x 4.21m	23'0" x 13'10"
Double Garage	5.99m x 5.99m	19'8" x 19'8"



FIRST FLOOR - THE HARRIS

Bedroom 1	3.97m x 4.18m	13'0" x 13'9"
Bedroom 2	4.22m x 3.09m	13'10" x 10'1"
Bedroom 3	2.67m x 4.24m	8'9" x 13'11"
Bedroom 4	3.58m x 3.59m	11'9" x 11'9"
Home Office/Gym	2.84m x 8.64m	9'4" x 28'4"

Note: Garage of plot 17 as shown, plot 19 handed. Garage not shown in actual location/orientation, please ask sales advisor for details. Dotted lines denote reduced head height or structure above and approx. position of 1500mm height to home office/gym. Thin solid line denotes extent of full height ceiling. Weight allowance for private use gym equipment only.



- KEY**
- A/C: Airing Cupboard
  - W: Wardrobe
  - ST: Storage
  - CLK: Cloakroom
  - F: Fireplace





DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-



DH  
DEANFIELD  
HOMES

Computer generated image of Plots 15, 14 & 13 –  
levels and landscaping are indicative and may vary.





Computer generated image of The Heythrop – Plot 18.  
Levels and landscaping are indicative and may vary.



DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

**The Heythrop**

5 BEDROOM  
DETACHED HOME

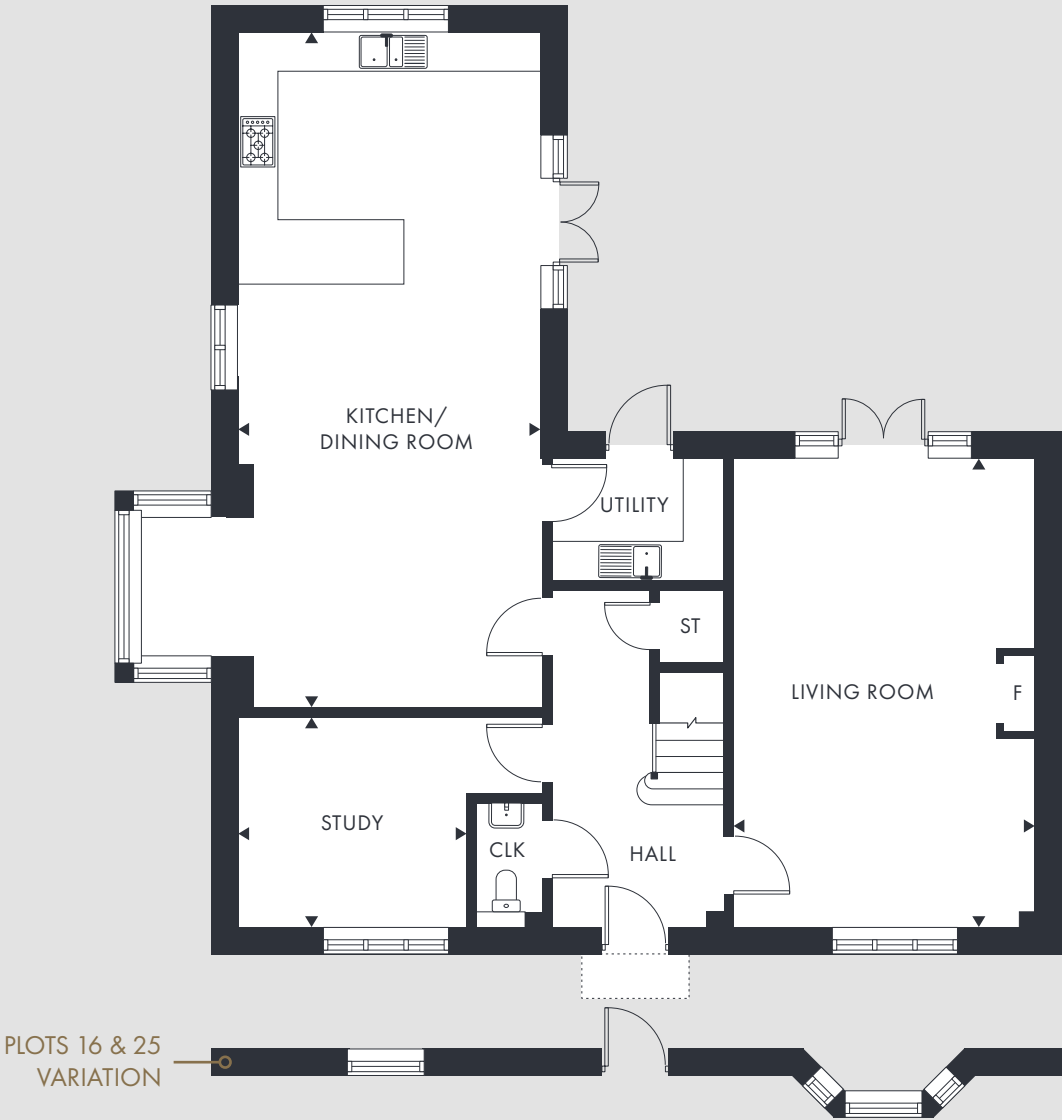
PLOTS 16, 18 & 25





# The Heythrop

5 BEDROOM DETACHED HOME  
PLOTS 16, 18 & 25



GROUND FLOOR - THE HEYTHROP

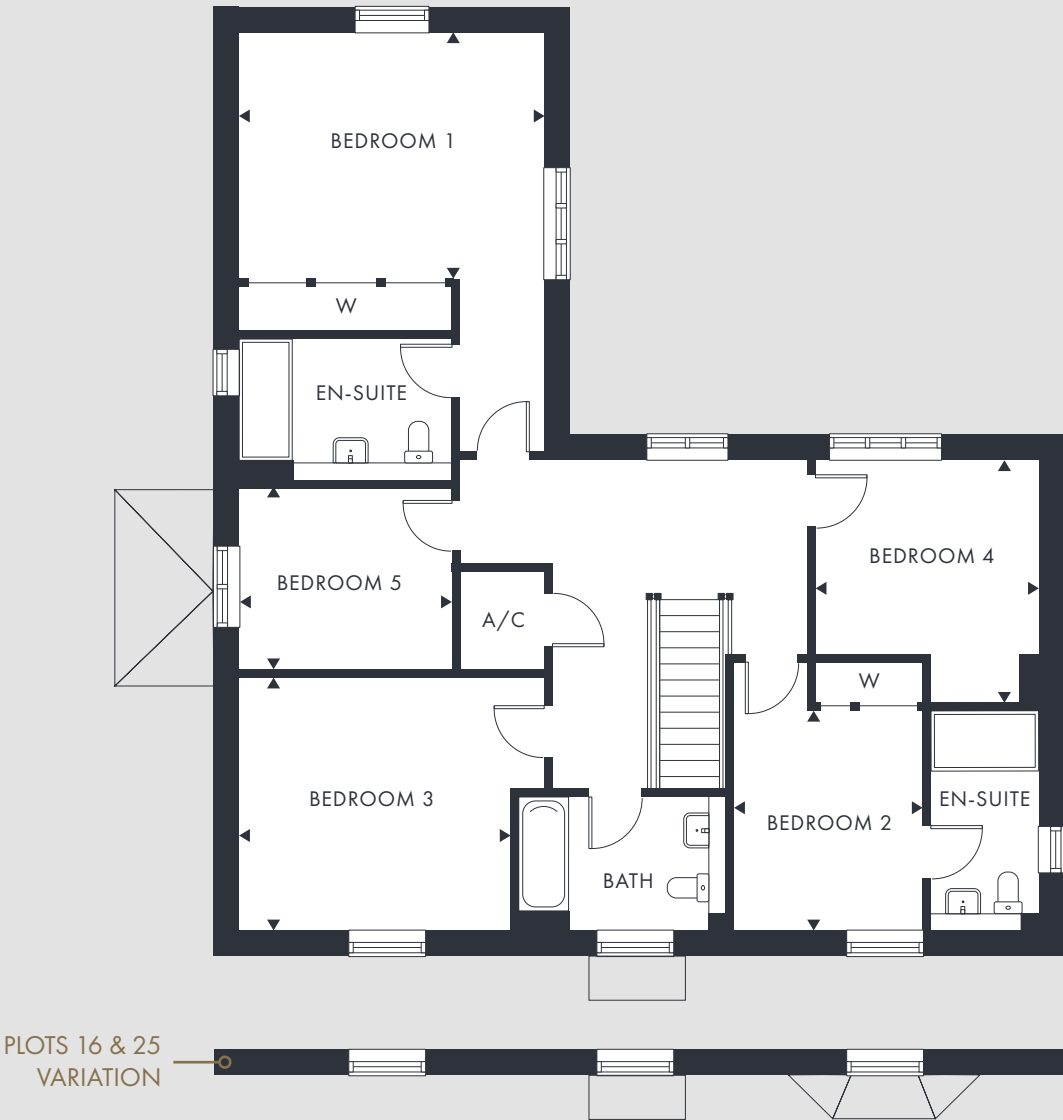
Kitchen/Dining Room	9.99m x 4.51m	32'9" x 14'10"
Living Room	6.94m x 4.47m	22'9" x 14'8"
Study	3.12m x 3.42m	10'3" x 11'2"

- KEY**  
**A/C:** Airing Cupboard  
**W:** Wardrobe  
**ST:** Storage  
**CLK:** Cloakroom  
**F:** Fireplace

Note: Plot 18 as shown, plot 16 & 25 handed. Dotted lines denote reduced head height or structure above.

*"The Heythrop is the largest home at Deanfield Heights. This opulent detached property is flooded with light from the bay window in the open-plan kitchen/dining room and is brimming with character features such as the fireplace in the living room. Featuring five bedrooms, three bathrooms, and*

*a wrap-around landing area from the central staircase, this home offers inviting spaces for all the family. A double-storey garage provides parking for two cars, whilst the additional first-floor space would serve as an ideal office, hobby area, gym or games room."*



FIRST FLOOR - THE HEYTHROP

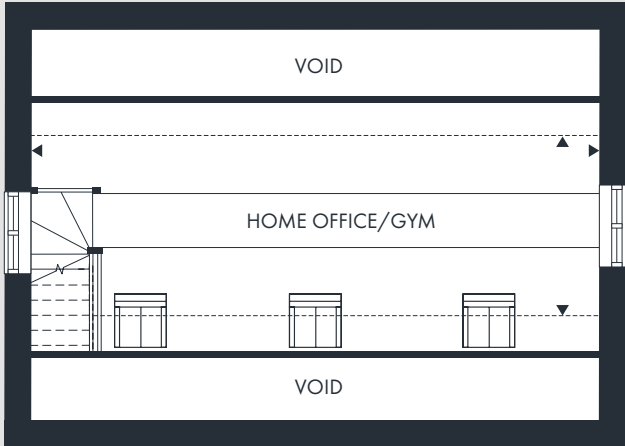
Bedroom 1	3.64m x 4.51m	11'11" x 14'10"
Bedroom 2	3.25m x 2.80m	13'0" x 9'2"
Bedroom 3	3.74m x 4.01m	12'3" x 13'2"
Bedroom 4	3.58m x 3.30m	11'8" x 10'10"
Bedroom 5	2.66m x 3.15m	8'9" x 10'4"



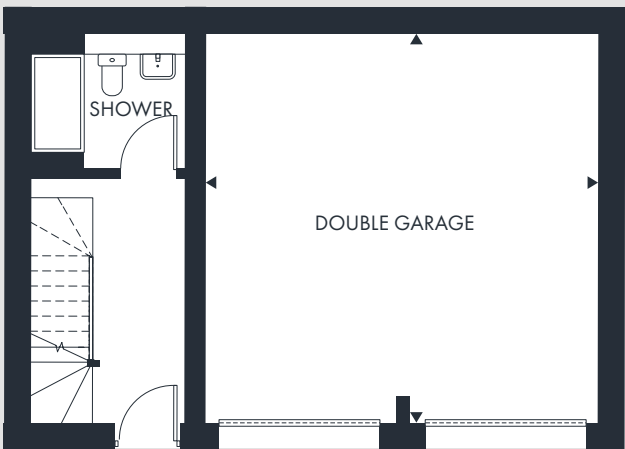
# The Heythrop

GARAGE AND ADDITIONAL ACCOMMODATION

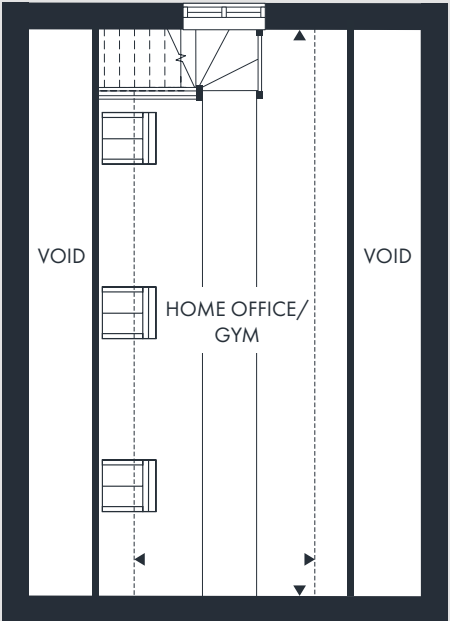
PLOT 16 FIRST FLOOR



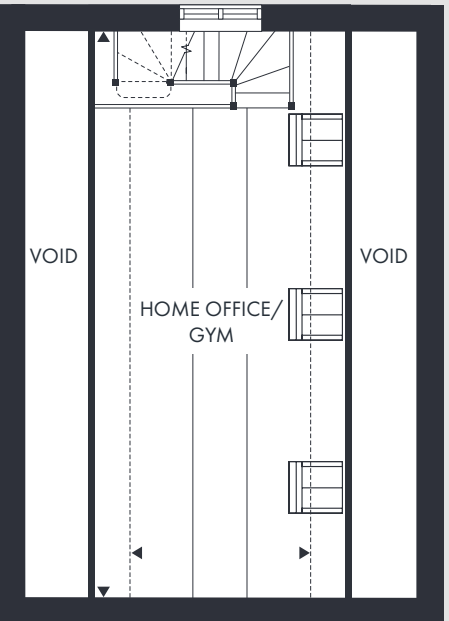
PLOT 16 GROUND FLOOR



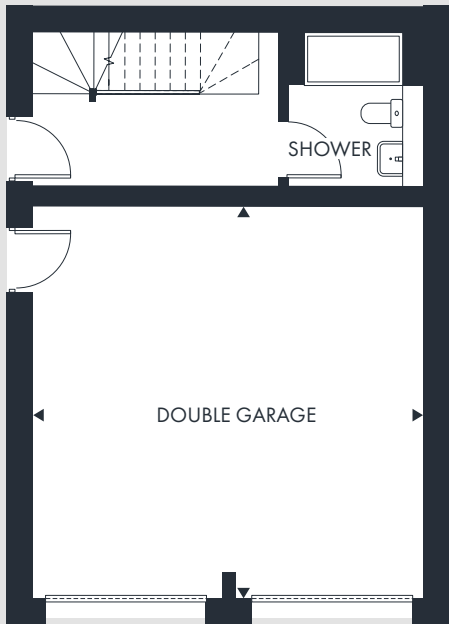
PLOT 18 FIRST FLOOR



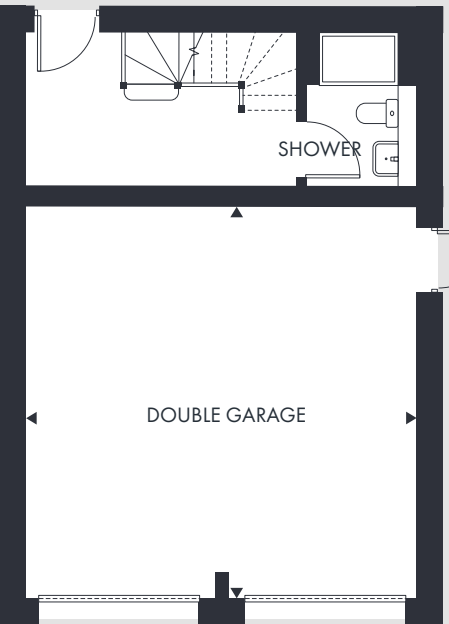
PLOT 25 FIRST FLOOR



PLOT 18 GROUND FLOOR



PLOT 25 GROUND FLOOR



PLOTS 16, 18 & 25  
GARAGE GROUND FLOOR

Double Garage	5.99m x 5.99m	19'8" x 19'8"
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PLOTS 16, 18 & 25  
GARAGE FIRST FLOOR

Home Office/Gym	2.74m x 8.74m	8'11" x 28'8"
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Note: Garage not shown in actual location, please ask sales advisor for details. Dotted lines denote reduced head height or structure above and approx. position of 1500mm height to home office/gym. Thin solid line denotes extent of full height ceiling. Weight allowance for private use gym equipment only.





DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-





It’s all in the detail

Every Deanfield home is finished with fixtures, fittings and appliances designed for modern living and maximising light and space throughout. Our focus on sustainability is demonstrated through provision of low carbon heating via air source heat pumps, thermally-efficient glazing, superior levels of insulation and water-saving appliances, all contributing to the cost-efficiency of our homes.

The Ascott & Charlbury The Enstone & Enysham The Harris & Heythrop			Kitchen
*	*	*	Professionally designed kitchen fully equipped with a range of contemporary shaker-style wall and floor cabinets (Choice of door colour, work-surface and handles available depending on build stage.)
*			Laminate work-surface and upstand, with stainless-steel splashback
	*	*	Composite work-surface, upstand and splashback
*			1 ½ bowl inset stainless-steel sink with integrated drainer and stainless-steel mixer tap with swivel spout
	*		1 ½ bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout
		*	Double-bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout. Space and power for future fitting of instant boiling water tap (Note, plot 25 has 1 ½ bowl sink only)
*			Built-in Bosch double oven, four ring induction hob and extractor
	*		Two built-in Bosch single ovens, five zone induction hob and extractor. (Note, plot 22 has four ring induction hob with integrated extractor)
		*	Two built-in Bosch single ovens, five zone induction hob and extractor
*	*		Integrated dishwasher and fridge/freezer
		*	Integrated Bosch dishwasher, tall fridge and under counter freezer to the Harris, tall fridge and tall freezer to the Heythrop, and under counter wine fridge
*			Integrated washer/dryer
*			Amtico flooring
	*	*	Porcelain floor tiling
			Utility Room
	*		Contemporary shaker-style floor cabinets to match the kitchen, with laminate work-surfaces
		*	Contemporary shaker-style floor cabinets to match the kitchen, with composite work-surfaces
	*		Single bowl inset stainless-steel sink with integrated drainer and stainless-steel mixer tap with swivel spout
		*	Single bowl undermounted stainless-steel sink with grooved drainer and stainless-steel mixer tap with swivel spout
	*	*	Space for two appliances (see Sales Advisor for details)
	*	*	Porcelain floor tiling



NB: Previous Deanfield Homes Show Home

The Ascott & Charlbury The Enstone & Enysham The Harris & Heythrop			Bathroom, En-suites and Cloakroom
*			Contemporary white Roca bathroom suite with chrome Vado brassware
	*	*	Contemporary white Laufen bathroom suite with chrome Hansgrohe brassware
*	*		Vanity unit below basin in family bathroom and en-suite 1 * and mirror in cloakroom, family bathroom and en-suite 1 *
		*	Vanity unit below basin and mirror above in cloakroom, family bathroom and en-suite 1
*	*	*	Heated towel rail in family bathroom and en-suites
		*	Under-tile warming to family bathroom and en-suite 1
*	*	*	Shaver socket to family bathroom and en-suites
*	*		Amtico flooring to the family bathroom and en-suites
		*	Porcelain floor tiling to the cloakroom, family bathroom and en-suites

\* Where applicable





NB: Previous Deanfield Homes Show Home



NB: Previous Deanfield Homes Show Home

The Ascott & Charlbury The Enstone & Enysham The Harris & Heythrop			Heating, Lighting & Internal Finishes
✱	✱	✱	Air source heat pump
✱	✱	✱	Underfloor heating to ground floor, radiators to first floor
✱	✱	✱	Recessed downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms
✱			Hammonds built-in wardrobes to bedroom 1 (please see floor plans for details and choice of colour available depending on build stage.)*
	✱	✱	Hammonds built-in wardrobes to bedrooms 1 and 2 (please see floor plans for details and choice of colour available depending on build stage.)
✱	✱		Painted walls and woodwork throughout, and cottage style internal doors
		✱	Painted walls and woodwork throughout, and two-panel internal doors
✱	✱	✱	Light and double socket to loft area
	✱		Fireplace suitable for a log burning stove, excluding plots 14 and 21
		✱	Fireplace suitable for a log burning stove, with a limestone mantelpiece and a black granite hearth
✱	✱	✱	Fitted carpets throughout
			Security
✱	✱	✱	Outside lights to front, rear and side doors*, with dusk to dawn sensor to front door and motion sensor to side door
✱	✱	✱	Multi-point locking system to all external doors

The Ascott & Charlbury The Enstone & Enysham The Harris & Heythrop			Electrical & Multimedia
✱	✱	✱	Stainless-steel sockets and switches above kitchen work-surfaces
		✱	Matt-bronze switches to ground floor rooms and first floor landing
✱	✱	✱	USB charging socket to kitchen, study* and bedroom 1 bedside sockets
✱	✱	✱	TV/FM/DAB sockets to kitchen, living room, TV/dining room*, study* and bedroom 1 and 2
✱	✱	✱	Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, TV/dining room*, study* and bedroom 1. Full fibre broadband available
✱	✱	✱	Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment
✱	✱	✱	Central master phone/fibre socket to the hall cupboard, and additional data points to all media plates
			External Features
✱	✱	✱	Landscaped and turfed front garden and turf to the rear
✱	✱	✱	Outside water tap with water butt to all homes
✱	✱	✱	Outside electrical point to rear patio
	✱	✱	Electrical socket in garage
			Garage Annexe *
		✱	Amtico flooring to ground floor lobby and shower room, carpet to stairs and first floor
		✱	Shower room fitted with white Laufen suite and Hansgrohe brassware
		✱	Wall-mounted electric heaters

\* Where applicable



# Customer Testimonials

Read what some of our recent purchasers love about their new Deanfield home.



**NICOLA, ROBERT & SPANIEL MABEL**  
Deanfield Green, East Hagbourne

"We fell in love with the Caversham at Deanfield Green, a three-bedroom detached property which occupied a prime position on the edge of the development and had a lovely walled garden. There's plenty of living space, including a generous second bedroom for our son Ben, and a third bedroom which I've turned into a hobby room where I can indulge my passion for sewing."



**FLICK,**  
Deanfield Park, Ickford

"It's all the little fine touches and details that make it 'not like a development', it's a village. In the kitchen, the floor is dark wood Amtico, which is really beautiful and super practical with the dog, but then that colour is repeated inside the kitchen cupboards, so every time I open the cupboards it makes me smile because it's a tiny detail that makes something feel high end and considered, an intelligent build. Deanfield have considered every single aspect, from location down to the minutest detail and I think that's what sets them apart"



**JENNY & ALFIE,**  
Deanfield Park, Ickford

"We found Deanfield didn't just include the bare minimum, but instead put considerable thought into creating a desirable specification for its buyers.

This was a really important factor that attracted us to purchasing our first home."

## With you every step of the way

### OUR CUSTOMER CHARTER

At Deanfield Homes we will do all we can to make buying your new home a simple, straightforward and enjoyable process. We are a Registered Developer of the New Homes Quality Board, committed to building to the very highest standards to deliver homes people love to live in. We adhere to the New Homes Quality Code, which follows ten guiding principles, ensuring that we act with transparency and fairness, with the interests of our customers at the fore. We want you to be delighted with your new home and the level of service you receive from our entire team.

### BE CONFIDENT IN YOUR CHOICE

With Deanfield Homes you can be confident in your decision to purchase a brand new home. At each step of the purchasing process you will be kept fully informed and given the opportunity to ask questions.

### RESERVING YOUR NEW HOME

Once you have found the right home for you, you will enter a reservation agreement which details the reservation fee and an agreed date by which exchange of contracts must take place. We know circumstances change and you can reserve your new home with the reassurance of a 14-day cooling off period, within which you may cancel the agreement and receive a full refund of the reservation fee.

### BEFORE YOU EXCHANGE CONTRACTS

Prior to exchange of contracts, you will be invited to an Information Giving Meeting to enable the sales and construction teams to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.



### BEFORE COMPLETION

After exchange of contracts and approximately two weeks prior to your completion date, you will be invited to visit and view your home in its virtually complete condition, or to appoint a qualified inspector to undertake the visit on your behalf, at your cost, if you prefer.

Prior to completion, a home demonstration will also be undertaken, where details of how to look after your new home, including how to maintain the heating and electrical equipment, will be explained.

### AFTER COMPLETION

Our dedicated Customer Service team are on hand to provide you with peace of mind for two years after you move in.

Your new home benefits from a 10-year NHBC warranty which is valid from completion. You will also be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.



Registered developer







## About Deanfield Homes

We are an award winning, independent housebuilder, specialising in small to medium sized residential developments in exceptional locations across Oxfordshire, Buckinghamshire, Berkshire and Hertfordshire.

The Deanfield Homes team take inspiration from the architectural style and character of the locations in which we build, and we pride ourselves on delivering the highest standards of design, craftsmanship and service to our customers, establishing new communities which blend seamlessly with the local area.

At Deanfield Homes, sustainability is high on our agenda. We are a member of the Future Homes Hub, a cross-industry body focused on the delivery of a sector-wide approach to addressing climate change.

The fabric of our properties are already designed to outperform current building regulations. We now include air source heat pumps and EV charging points as standard, design homes to be 'zero carbon ready' and partner with social enterprise RAW to recycle waste material from our sites.

We look forward to welcoming you to Deanfield Heights and assisting you with your search for a new home.



This brochure is designed to provide an overview of the development and does not form a contract. Computer generated images and landscaping are indicative and actual details may vary. Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual and are within a tolerance of +/- 5%. Dotted lines denote reduced head height or structure above. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. The specification detailed can be subject to change at any time, without prior notice. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Wardrobes in some properties may vary. Please confirm the most up-to-date details with our sales advisor on reservation.

V4 (SEPT 24)



DEANFIELD  
HEIGHTS

-SIBFORD FERRIS-

### Deanfield Heights

Stour View  
Sibford Ferris  
Banbury  
OX15 5QW

### Watch the film:

[breckon.co.uk/deanfieldheights](https://breckon.co.uk/deanfieldheights)

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