



AQUINNA HOMES
aspire...

OXBARTON GROVE

62 - 67 OXBARTON | STOKE GIFFORD | BS34 8RP

SIX EXCEPTIONAL DETACHED HOMES IN THE HEART OF STOKE GIFFORD VILLAGE
TRADITIONALLY CRAFTED • BEAUTIFULLY SPECIFIED • PERFECTLY POSITIONED

WWW.AQUINNAHOMES.COM



SUBURBAN TRANQUILLITY, CITY CONVENIENCE

Stoke Gifford Village offers the perfect balance between peaceful residential living and everyday convenience.

Tree-lined streets, established neighbourhoods and nearby green spaces create a relaxed environment, while excellent local amenities support modern lifestyles. Independent cafés, local shops and community facilities are all close at hand, alongside respected schools and leisure facilities.

For commuters, Bristol Parkway Station provides fast direct services to Bristol, Cardiff and London Paddington, while the nearby M4, M5 and A4174 ensure easy travel across the region.

Life at Oxbarton Grove places everything within easy reach - whether it's a weekday commute, weekend countryside walk or evening dining with friends.

<p>SCHOOLS</p> <ul style="list-style-type: none"> Abbeywood Community School Coniston Primary School Begwood Primary Academy The Avenue Infant School Bristol Free School St Mary Redcliffe and Temple School Bristol Cathedral Choir School Bradley Stoke Community School Cotham School University of the West of England Bristol 	<p>PUBS AND RESTAURANTS</p> <ul style="list-style-type: none"> The Beaufort Arms The Fox Den Baileys Court Inn The Bowl Inn PepeNero Pizza The Gifford Beefeater The White Horse Pasture Harvester Snuff Mill Bristol Barranco Lounge 	<p>SPORTS AND RECREATION</p> <ul style="list-style-type: none"> Little Stoke Park Bradley Stoke Active Lifestyle Centre Nuffield Health Bristol North Meade Park Mike Gallivan Memorial Fields Royal Park & Forty Acres The Mile Straight Sports & Social Club The Bristol Golf Club Three Brooks Nature Reserve Bristol Zoo Project 	<p>SHOPPING</p> <ul style="list-style-type: none"> Abbey Wood Shopping Park Willow Brook Centre Waitrose Filton Retail Park Sainsbury's The Mall at Cribbs Causeway Asda Filton Superstore Boots Holland & Barratt Lidl
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BRISTOL CITY CENTRE – 6.1 MILES	FILTON – 2.3 MILES	BRADLEY STOKE – 2.1 MILES	CRIBBS CAUSEWAY – 3.5 MILES
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Disclaimer: Distance and time figures taken from the trainline.com and Google Maps

AQUINNA HOMES IS PROUD TO PRESENT 'OXBARTON GROVE' – A DISTINCTIVE COLLECTION OF HOMES IN STOKE GIFFORD

Oxbarton Grove is a private collection of beautifully designed 3 and 4 bedroom detached homes set within one of North Bristol's most desirable and well-connected residential locations.

Blending traditional architecture with contemporary interiors, each home has been carefully planned to offer generous living spaces, refined detailing and exceptional everyday comfort. At the heart of the development, a mature walnut tree anchors a landscaped communal green, creating a distinctive sense of arrival and community.

CONNECTED, CONVENIENT AND FULL OF LIFE



Stoke Gifford Village offers the perfect balance of accessibility, green space, and community living.

Just an 18-minute walk from Oxbarton Grove, Bristol Parkway Station connects directly to London Paddington in as little as 75 minutes, with regular services to Cardiff, Birmingham, and beyond. For drivers, the M4, M5, and A4174 ring road are close by, putting Bristol, the South West, and South Wales within easy reach. Bristol Airport is only 35 minutes away, ideal for both business trips and spontaneous weekends away.

Day to day, residents enjoy a wide choice of local shops, cafés, and services, supported by frequent bus routes and nearby Abbey Wood Retail Park. Families are well catered for with several respected schools close at hand.

The area is also rich in natural escapes. Stoke Park Estate, with its historic landscapes and sweeping views, lies just to the south. Little Stoke Park provides sports pitches and play areas, while Three Brooks Nature Reserve offers tranquil walks through woodland, wetlands, and meadows - perfect for dog walks, morning runs, or quiet reflection.

Perfectly positioned for both regional travel and national connections, Oxbarton Grove offers exceptional accessibility without compromising on lifestyle.

BRISTOL AIRPORT – 14 MILES BY CAR

BRISTOL PARKWAY TO CARDIFF BY TRAIN – 31 MINS

TO LONDON PADDINGTON BY TRAIN – 75 MINS

Disclaimer: Distance and time figures taken from the trainline.com and Google Maps





Cabot Tower, Brandon Hill Park, Bristol



Clifton Suspension Bridge, Bristol



Bristol Cathedral and Library



Victoria Rooms, Bristol University



Clifton Suspension Bridge at night, Bristol

ROOTED IN HISTORY

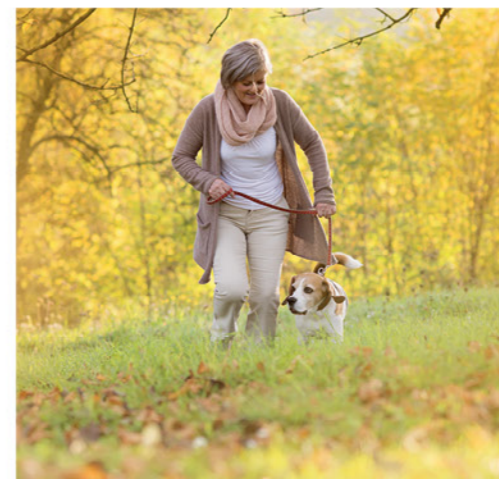
Once a rural hamlet, Stoke Gifford has evolved into one of Bristol's most sought-after residential areas while retaining its village character and identity.

Historic landmarks, mature landscapes and strong community connections sit alongside major employment hubs including Airbus, Rolls-Royce and the University of the West of England. Continued investment across North Bristol - including the landmark Brabazon regeneration - further enhances the area's long-term appeal.

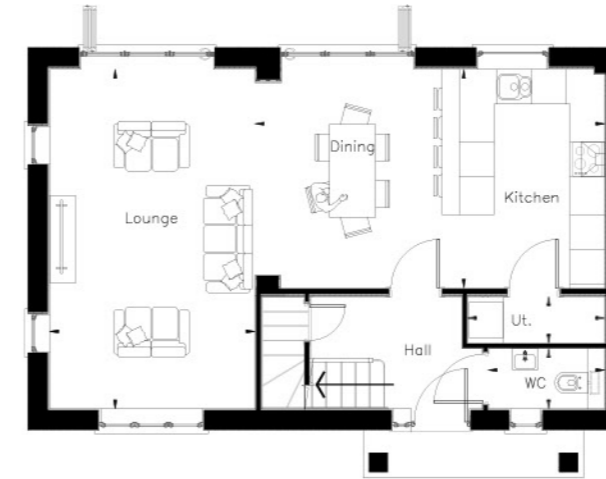
Oxbarton Grove reflects this balance perfectly: a carefully designed modern development that respects its surroundings while delivering the comfort, efficiency and style expected of contemporary homes.



BUILT FOR THE FUTURE



PLOT 1 - ROOM LAYOUTS



Ground Floor Plan

	m	ft
Lounge	3.54 x 5.85	11'7" x 19'2"
Kitchen/Diner	6.03 x 3.77	19'9" x 12'4"
Utility	2.37 x 0.80	7'9" x 2'8"
WC	2.01 x 1.03	6'7" x 3'5"
Gross Internal Floor Area	56.87 sq m	612 sq ft



First Floor Plan

	m	ft
Bedroom 1	3.54 x 3.52	11'7" x 11'7"
Bedroom 1 Dressing Room	1.68 x 2.23	5'6" x 7'4"
Bedroom 1 Ensuite	1.51 x 2.23	4'11" x 7'4"
Bedroom 2	3.84 x 3.52	12'7" x 11'7"
Bedroom 3	3.90 x 2.23	12'10" x 7'4"
Bathroom	2.16 x 2.23	7'1" x 7'4"
Gross Internal Floor Area	56.87 sq m	612 sq ft

Total Gross Internal Floor Area 113.74 sq m 1224 sq ft



PLOTS 2, 3, 4 & 6

PLOTS 2, 3, 4 & 6 - ROOM LAYOUTS



PLOT 6 ONLY

Ground Floor Plan

	m	ft
Kitchen/Diner	9.35 x 3.27	30'8" x 10'9"
Lounge	3.75 x 5.18	12'4" x 17'0"
Study	3.16 x 3.01	10'4" x 9'10"
Utility	1.64 x 1.79	5'4" x 5'11"
WC	1.43 x 1.79	4'8" x 5'11"
Gross Internal Floor Area	76.27 sq m	821 sq ft



PLOT 6 ONLY

First Floor Plan

	m	ft
Bedroom 1	3.79 x 3.09	12'5" x 10'1"
Bedroom 1 Dressing Room	2.22 x 2.27	7'4" x 7'5"
Bedroom 1 Ensuite	1.48 x 2.27	4'10" x 7'5"
Bedroom 2	3.19 x 3.80	10'5" x 12'5"
Bedroom 3	3.17 x 3.78	10'5" x 12'5"
Bedroom 4	3.81 x 3.03	12'6" x 9'11"
Bathroom	2.15 x 1.98	7'1" x 6'6"
Gross Internal Floor Area	76.27 sq m	821 sq ft

Total Gross Internal Floor Area 152.54 sq m 1642 sq ft



PLOT 5 - ROOM LAYOUTS



Ground Floor Plan

	m	ft
Kitchen/Diner	10.55 x 3.46	34'7" x 11'4"
Lounge	5.13 x 3.92	16'10" x 12'10"
Study	2.72 x 2.63	8'11" x 8'8"
Utility	1.84 x 2.43	6'1" x 8'0"
WC	1.79 x 1.38	5'11" x 4'7"
Gross Internal Floor Area	82.22 sq m	885 sq ft



First Floor Plan

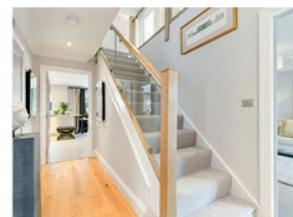
	m	ft
Bedroom 1	2.79 x 3.98	9'2" x 13'0"
Bedroom 1 Dressing Room	2.23 x 2.16	7'4" x 7'1"
Bedroom 1 Ensuite	2.23 x 1.72	7'4" x 5'8"
Bedroom 2	5.00 x 2.53	16'5" x 8'4"
Bedroom 3	3.83 x 2.98	12'7" x 9'9"
Bedroom 4	3.35 x 3.57	11'0" x 11'8"
Bathroom	1.97 x 3.57	6'6" x 11'8"
Gross Internal Floor Area	81.23 sq m	874 sq ft

Total Gross Internal Floor Area 163.45 sq m 1759 sq ft

THE FINER DETAILS – OXBARTON GROVE

Each house has been carefully designed to incorporate a stunning blend of classic and modern elegance combining traditional features and contemporary fittings.

GENERAL



Traditionally built brick and block house.

Underfloor heating to ground floor and radiators to upper floors via high efficiency Air Source Heat Pump. The mains pressure hot and cold-water system eliminates the need for storage tanks in the roof space and pumps for showers.

Built-in wardrobes as indicated on floor plans.

Target Energy Performance Certificate (EPC) rating: B

Energy efficient down-lighters to all rooms.

Dimmer switches to lounge & principal bedroom.

Contemporary glass balustrade and oak handrail to staircase.

Secure multi-point locking front door.

Porcelanosa ceramic flooring to kitchen, utility and cloakroom.

Engineered wood plank flooring to entrance hall, study and family room (family room Plots 2-6 only).

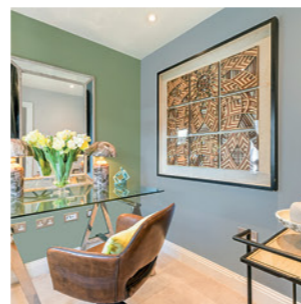
Contemporary architraves and skirtings.

Brushed chrome effect socket & light switches.

USB enabled sockets to living room, lounge, kitchen and bedrooms.

Energy efficient PV panels.

UPVC double-glazed windows.



BESPOKE DESIGNER KITCHENS



Bespoke range of fully fitted Omega kitchen cabinets to include pelmet lighting.

Co-ordinated 20mm thick Silestone quartz work surfaces and splash-backs to kitchen.

Under slung stainless-steel sink with fluted drainer in Silestone work surface.

Four zone induction hob & extractor hood by Siemens.

Single Multifunction A rated electric oven.

Microwave by Siemens.

Wiring and plumbing for waste disposal unit (for fitting by customer).

Mixer tap with three water functions, including steaming hot water up to 98°C.

Integrated fridge/freezer by Siemens.

Free-standing Siemens washer and dryer.

Integrated dishwasher by Siemens.

SECURITY & HOME ENTERTAINMENT

Pre-wiring for the fitting of an alarm by the purchaser.

Multi-point locking to external Doors and windows.

High level TV Point with Sky Q wiring to living room and principal bedroom.

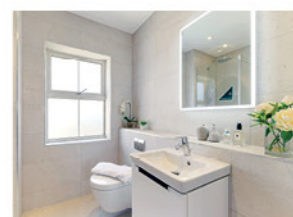
Security lighting to front and rear.

High level TV point to kitchen/family rooms and all bedrooms.

Hard-wired CAT 6 connectivity to ethernet socket in living, dining, and family rooms, and all bedrooms to enable VOIP, faster data transfer to Smart TV, Sky Box, PC etc. (Smart TV, Sky Box, PC, VOIP phone, switch and router not included).

Full Fibre-to-the-Premises (FTTP) connectivity for ultrafast broadband speeds.

LUXURY BATHROOMS & EN-SUITES



Contemporary style white bathroom suite by Villeroy and Boch.

Fully tiled walls bathrooms/en-suites & half height wall tiles to WC by Porcelanosa.

Chrome Hansgrohe mixer tap.

Co-ordinated Porcelanosa ceramic floor.

Villeroy & Boch vanity units under basins (En-suite & bathroom).

Electric underfloor heating to principal en-suite.

Wall mounted WCs with concealed cistern.

Heated, dual fuel ladder style chrome towel rail.

LED illuminated mirrors (incorporating shaver points and de-misting pads) to bathroom and en-suites.

Fully fitted shower enclosure with glass shower screen and Hansgrohe thermostatic shower valve with handset to en-suites.

Bath with Hansgrohe thermostatic shower and screen to bathroom.

EXTERNAL SPACE

Access to private garden via bi-folding doors.

External tap to rear.

External power socket to rear.

External wall lights to rear.

Turfed rear garden.

Kota Brown sandstone paving paths and patios.

Garages to plots 2-6.

Two parking spaces assigned to plot 1.

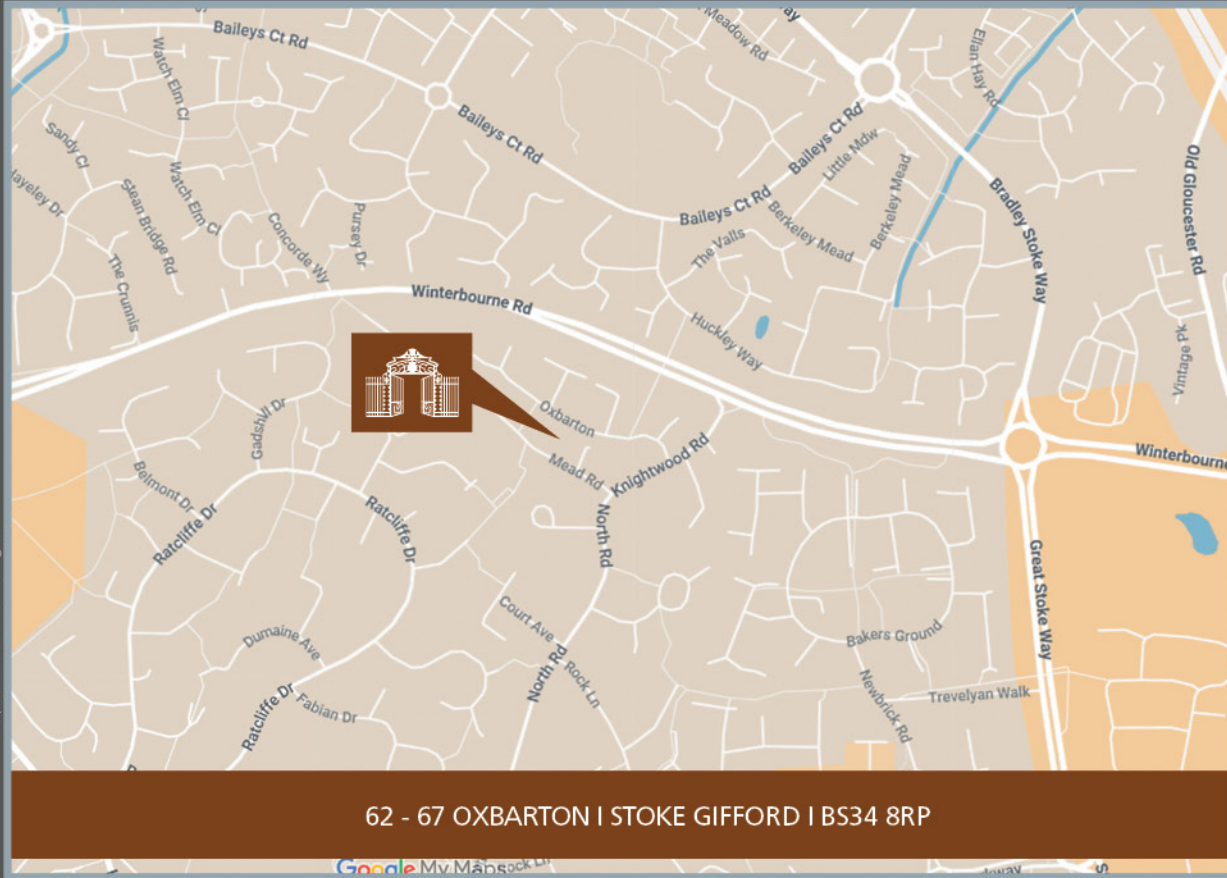
7.3 KW Electric Vehicle Charging for all plots.

premier guarantee

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

PREMIER Guarantee
10-year Premier Guarantee Warranty.
We operate under the Consumer Code for Home Builders.





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Aquinna Homes plc is an experienced and well funded homebuilder founded in 2004. We are committed to creating high quality aspirational homes in the very best locations throughout London and the South-East. Our portfolio includes luxurious city apartments, delightful village mews, signature buildings inspired by renowned architects and substantial family homes. You are in safe hands with our experienced team of professionals who take pride in creating beautiful homes of outstanding quality, each with the Aquinna hallmark of attention to detail.

Aquinna Homes plc, Award Winning Developers

SELLING AGENTS



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