



DEANFIELD
GLADE



— HOOK NORTON —



*Find your home in the glorious
Oxfordshire Cotswolds. Find
your home at Deanfield Glade.*



DEANFIELD
GLADE

— HOOK NORTON —

Enjoy the Cotswold lifestyle

Welcome to Deanfield Glade, in the popular north Oxfordshire village of Hook Norton. This traditional collection of 2, 3 & 4-bedroom homes sits at the gateway to the Cotswolds – a cherished National Landscape characterised by rolling hills, thatched cottages and honey-toned ironstone.

Deanfield Glade reflects Hook Norton's most loved characteristics, with the use of ironstone and brick elevations to create gentle, attractive street scenes. Inside, each home is comfortably specified, with fully integrated kitchens, Roca bathroom suites and energy efficient fittings, including an air source heat pump and EV charging point to every property. Residents will find connections to the natural environment through landscaped open spaces and a children's play area.

Computer Generated Image of Deanfield Glade. For indicative purposes only.

DH
DEANFIELD
HOMES



Where community comes first

Fiercely independent, Hook Norton is proud of its distinct, self-sufficient identity – a place where people and business enjoy semi-rural success. As well as essential facilities, including a village hall, sports and social club, pubs, a primary school, a village shop and Post Office, there are other innovative highlights.

The Hooky Hub is just one – a low-carbon, co-working space that's invaluable for home and hybrid workers. The Hook Norton Brewery is another, with its refreshing take on an age-old industry. Visit the Malthouse Kitchen for lunch, book one of the meeting rooms for a corporate event or take the official brewery tour.

Community spirit in Hook Norton is kept high by events such as Music at the Crossroads, the annual summer street party and the Hook Norton Fine Ales Festival. The village is also home to a variety of associations and clubs, including tennis, cricket, football and amateur dramatics.

Picturesque living



Hook Norton bursts with 17th and 18th century character so perfect it enjoys Conservation Area status. The village's historic roots are reflected in the pleasing architecture, with chocolate box thatched cottages, the Gothic-inspired Victorian brewery and mellow ironstone houses making up some of the village's 65 listed buildings.

Historic trails, including Butter Hill and Cradle Lands, meander through the bucolic landscape, offering enchanting ways to explore the area. Take a walk out to one of two local viaducts, admire the ancient Rollright Stones and spot native wildlife in Hook Norton Cutting Nature Reserve.

Educating locally



Image courtesy of Hook Norton C of E Primary School

Hook Norton Church of England Primary School is rated ‘Good’ by Ofsted, with the inspector noting happy, confident pupils. Alternatively, families can consider Sibford Gower Endowed Primary School and Great Rollright Church of England Primary School – both also rated as

‘Good’. Chipping Norton School is the closest secondary option, followed by The Warriner School on the edge of Banbury. Sibford School and Bloxham School offer independent education close by.

Keeping exclusive company

Hook Norton enjoys illustrious neighbours, giving residents of Deanfield Glade access to some amazing opportunities. Just five miles from the village is Chipping Norton – an area of the Cotswolds renowned for its antiques shops, theatre and regular farmers’ market.

Visitors can also take an early morning dip at Chipping Norton Lido, watch a film at the boutique Living Room cinema, enchant the entire family at Fairytale Farm or people watch at one of the town’s cosy cafés, as you never know who may pop in for a flat white.

Many of Chipping Norton’s high-calibre residents make the short journey to Soho Farmhouse for its extensive members’-only facilities. These include

a wellness centre, five eateries, tennis and padel courts and 180 artworks on permanent display.

Travel 20 minutes in the opposite direction and you’ll find yourself at Daylesford Organic – a stunning farm, farm shop and lifestyle store, benefitting from a variety of dining experiences, a bar with terrace, a cookery school and the Bamford wellness spa.

Atmospheric Banbury is 10 miles from Hook Norton. Spend time exploring the medieval lanes in the Old Town, find the ‘fine lady’ statue at Banbury Cross and explore Tooley’s Boatyard on the Oxford Canal. Banbury is also home to the closest mainline train station to Deanfield Glade.

Start making travel plans

Hook Norton’s highlights are all within walking distance of Deanfield Glade but travel further afield is easy. The development is set midway between the A44 and the M40, with Oxford, Stratford-upon-Avon and Cheltenham all an hour or less by road.



Travel times are based on minimum journey times available.
Sources: Trainline.com and Google maps. Oct 2025.
Distances from Deanfield Glade.



On foot

Hook Norton C of E Primary School	0.5 miles
Village Store & Post Office	0.6 miles
The Sun Inn	0.6 miles
Hooky Hub	0.7 miles
Hook Norton GP Surgery	0.8 miles
Hook Norton Brewery	1.0 mile



By road

The Gate Hangs High Pub	1.3 miles
Sibford School	3 miles
Bloxham School	5.2 miles
Chipping Norton	5.6 miles
Soho Farmhouse	7.0 miles
Banbury train station	8.7 miles
M40 Junction 11	9.8 miles
Bicester Village	20 miles
Birmingham Airport	45 miles



By rail (from Banbury)

Bicester North	13 minutes
Oxford	19 minutes
Leamington Spa	20 minutes
High Wycombe	37 minutes
Birmingham Moor Street	52 minutes
Stratford-upon-Avon	62 minutes
London Marylebone	63 minutes



Deanfield Glade
Larch Place
Hook Norton
Banbury
OX15 5NA



Deanfield Glade, Development Plan



Our Homes

The Ardington – Plot 27
2-bedroom semi-detached home

The Belmont & The Belmont II
– Plots 4, 8, 9, 30, 31, 35 & 36
3-bedroom semi-detached home

The Cassington – Plot 6
3-bedroom detached home

The Caversham – Plots 28 & 29
3-bedroom semi-detached and detached home

The Charlbury – Plot 7
3-bedroom detached home

The Daylesford – Plot 3
4-bedroom semi-detached home

The Danesfield – Plots 10, 11 & 37
4-bedroom detached home

The Ellingham – Plot 1
4-bedroom detached home

The Elwood – Plots 33, 39, 40 & 41
4-bedroom detached home

The Fairford – Plot 2
4-bedroom detached home

The Farleigh – Plots 5, 32, 34, 38 & 42
4-bedroom detached home



FUTURE DEVELOPMENT

Plots 19, 20, 25 and 26 – Shared Ownership
Plots 12-18 and 21-24 – Affordable Rent.

Computer Generated Image of Deanfield Glade, levels, landscaping and play area are indicative and may vary. Please consult sales advisor for details of the scheme and plans detailing paths, patios, gates and parking allocation and for details of materials and boundary treatments.



DEANFIELD GLADE



Computer-generated image of plots 5 to 2 (left to right) Deanfield Glade. CGI is indicative only. Actual details may vary.

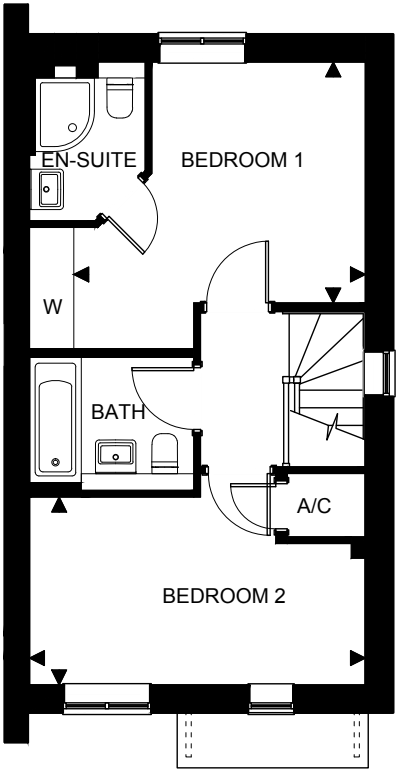
The Ardington

2-bedroom semi-detached home
Plot 27



Computer generated image of plot 27, The Ardington. CGI is indicative only, actual details may vary. Please note that, due to a design change, the GRP chimney on Plot 28 will now be omitted.

First Floor



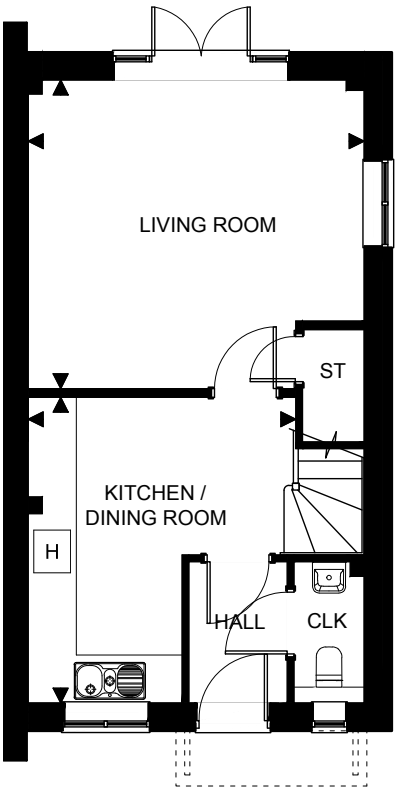
First Floor

Bedroom 1	3.95m x 3.26m	12'11" x 10'8"
Bedroom 2	4.55m x 2.54m	14'11" x 8'4"

Ground Floor

Kitchen / Dining Room	4.15m x 3.67m	13'7" x 12'0"
Living Room	4.55m x 4.20m	14'11" x 13'9"

Ground Floor



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above.
Plot 27 has two allocated parking bays.

The Belmont & The Belmont II

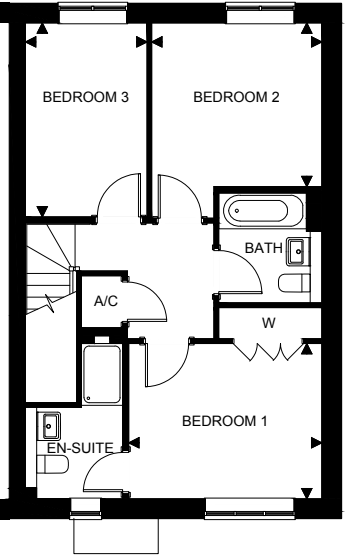
3-bedroom semi-detached home
Plots 4, 8, 30, & 35 (9, 31 & 36 handed)



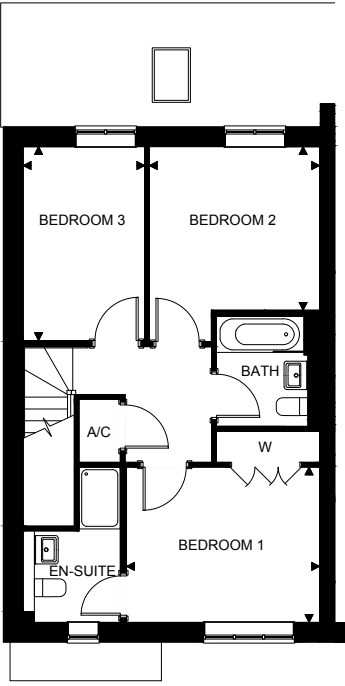
Computer generated image of plot 30 & 31, The Belmont. CGI is indicative only, actual details may vary.

The Belmont
Plots 8, 30 & 35 as shown
Plots 9, 31 & 36 handed

First Floor



The Belmont II
Plot 4 as shown

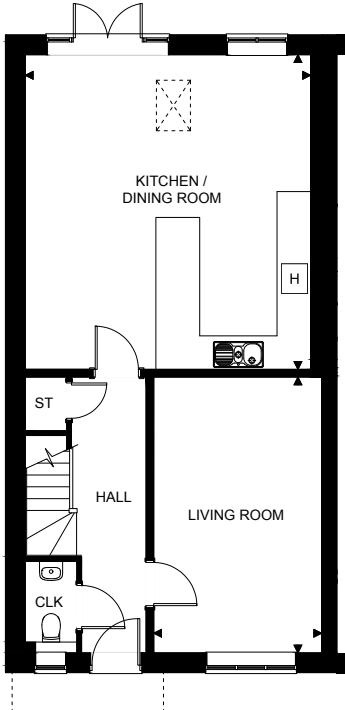
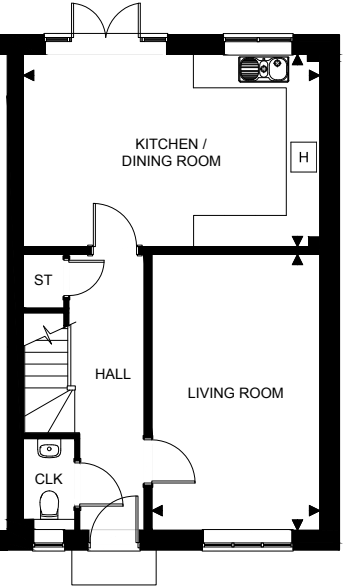


First Floor		
Bedroom 1	3.74m x 3.01m	12'3" x 9'10"
Bedroom 2	3.29m x 3.17m	10'9" x 10'4"
Bedroom 3	3.76m x 2.35m	12'4" x 7'8"

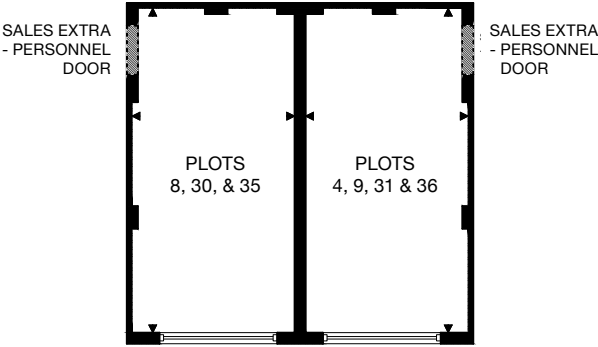
Ground Floor		
Kitchen / Dining Room (plot 4 only)	5.53m x 6.10m	18'1" x 20'0"
Kitchen / Dining Room	5.74m x 3.73m	18'9" x 12'2"
Living Room	5.35m x 3.25m	17'6" x 10'7"

Single Garage		
	6.31m x 3.16m	20'8" x 10'4"

Ground Floor



Garage



Key

ST

A/C

W

Storage

Airing Cupboard

Wardrobe

CLK

H

Cloakroom

Hob

Roof Light

Note: Plots 8 & 9 and 35 & 36 are a brick finish. Plots 8, 9 & 31 have single detached garages. Plots 4, 30, 35 & 36 are single twin garages. Dotted line denotes reduced head height or structure above. Garage plan is indicative not shown in actual location/orientation, please ask sales advisor for details.

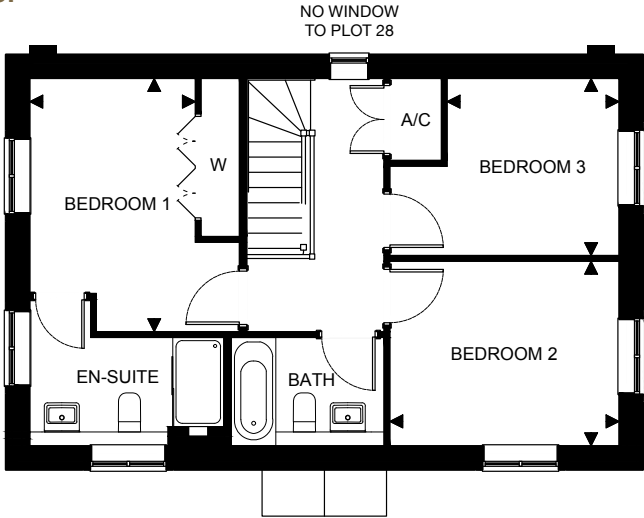
The Caversham

3-bedroom semi-detached and detached home
Plots (28 handed) and 29



Computer generated image of Plot 29, The Caversham. CGI is indicative only, actual details may vary. Please note that, due to a design change, the GRP chimney on Plot 28 will now be omitted.

First Floor



First Floor

Bedroom 1	3.97m x 2.59m	13'0" x 8'5"
Bedroom 2	3.59m x 2.89m	11'9" x 9'5"
Bedroom 3	2.77m x 2.69m	9'1" x 8'9"

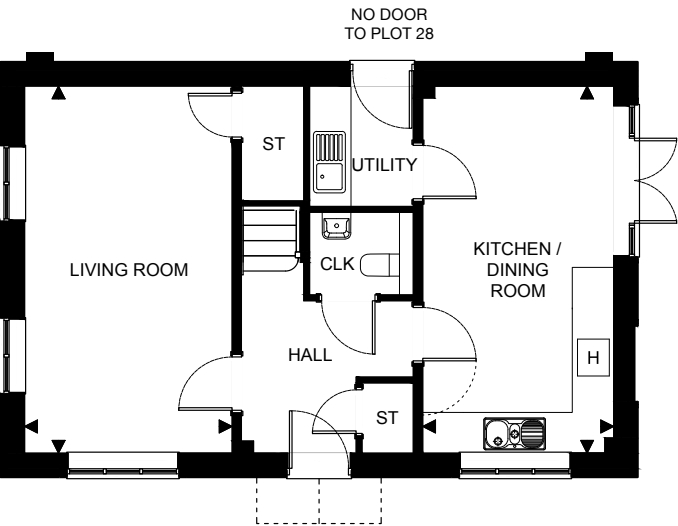
Ground Floor

Kitchen / Dining Room	5.52m x 2.99m	18'1" x 9'9"
Living Room	5.76m x 3.25m	18'10" x 10'7"

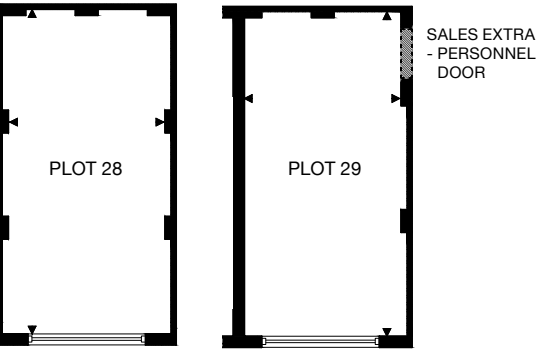
Single Garage

Plot 28	6.31m x 3.27m	20'8" x 10'8"
Plot 29	6.31m x 3.16m	20'8" x 10'4"

Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Note: Plot 28 is a semi-detached home. Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

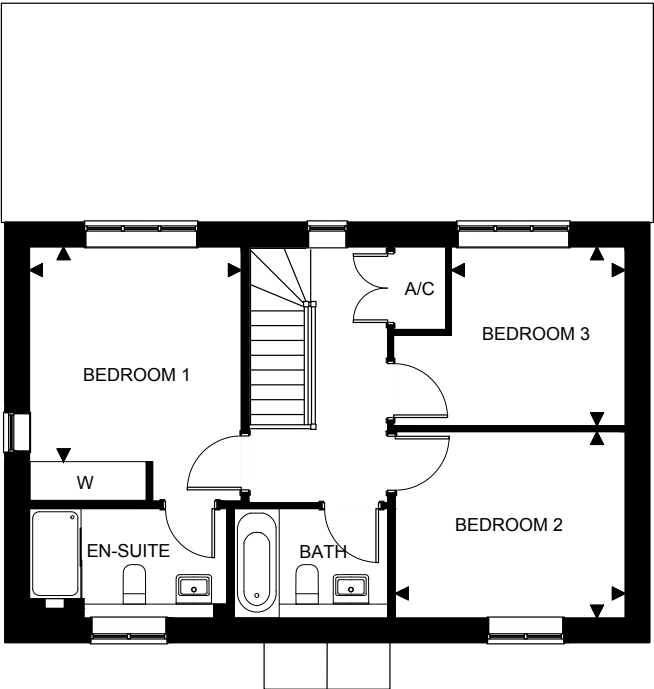
The Cassington

3-bedroom detached home
Plot 6



Computer generated image of Plot 6, The Cassington. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	3.94m x 3.29m	12'11" x 10'9"
Bedroom 2	3.57m x 2.89m	11'8" x 9'5"
Bedroom 3	2.77m x 2.69m	9'1" x 8'9"

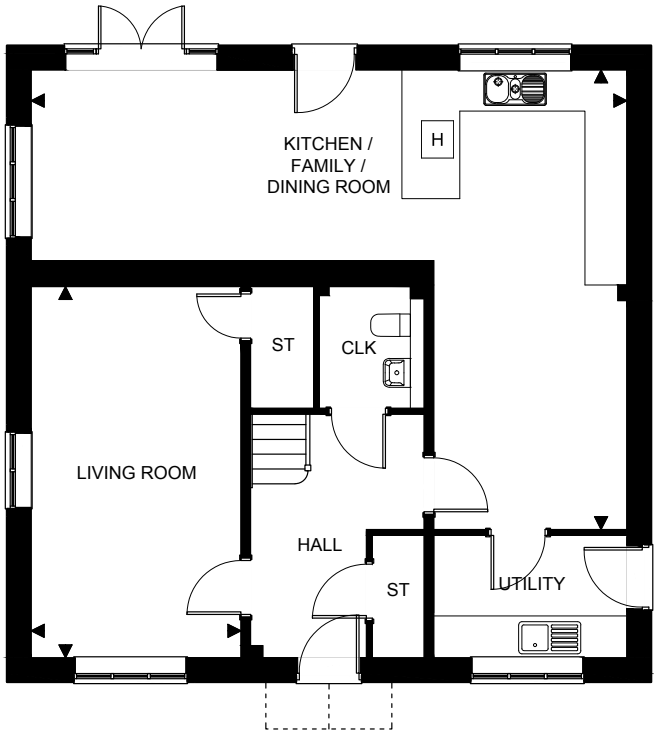
Ground Floor

Kitchen / Family / Dining Room	9.25m x 7.14m	30'4" x 23'5"
Living Room	5.76m x 3.25m	18'10" x 10'7"

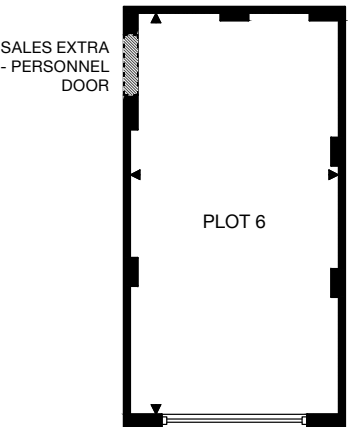
Single Garage

6.31m x 3.27m	20'8" x 10'8"
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Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

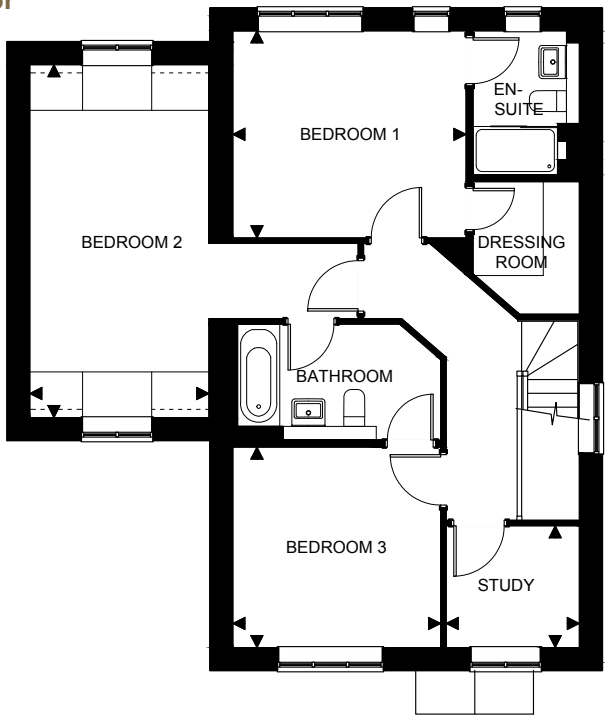
The Charlbury

3-bedroom detached home
Plot 7



Computer generated image of Plot 7, The Charlbury. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	3.87m x 3.43m	12'8" x 11'3"
Bedroom 2	5.86m x 2.97m	19'2" x 9'8"
Bedroom 3	3.45m x 3.33m	11'3" x 10'11"
Study	2.21m x 2.02m	7'3" x 6'7"

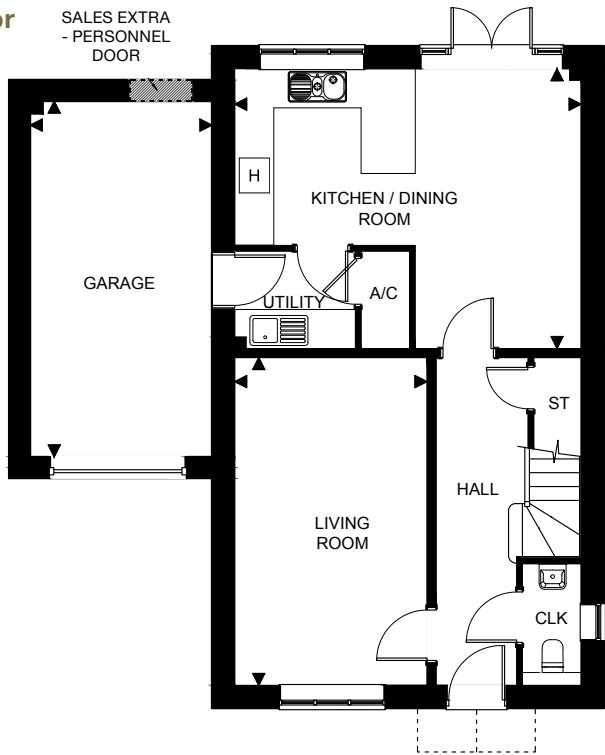
Ground Floor

Kitchen / Dining Room	5.76m x 4.65m	18'10" x 15'3"
Living Room	5.45m x 3.19m	17'10" x 10'5"

Single Garage

5.91m x 3.02m	19'4" x 9'10"
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Ground Floor



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above.
Solid thin line denotes full height ceiling.

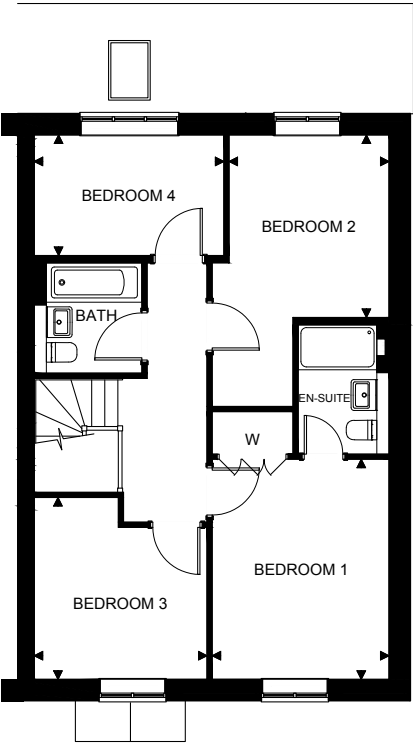
The Daylesford

4-bedroom semi-detached home
Plot 3



Computer generated image of Plots 3 & 4, The Daylesford and The Belmont II. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	3.91m x 3.14m	12'9" x 10'3"
Bedroom 2	3.24m x 2.84m	10'7" x 9'3"
Bedroom 3	3.23m x 3.07m	10'7" x 10'0"
Bedroom 4	3.37m x 2.14m	11'0" x 7'0"

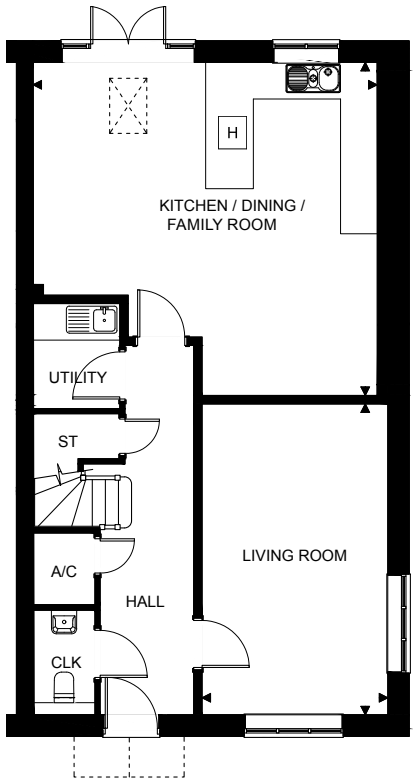
Ground Floor

Kitchen / Dining / Family Room	6.12m x 5.92m	20'0" x 19'5"
Living Room	5.53m x 3.30m	18'1" x 10'9"

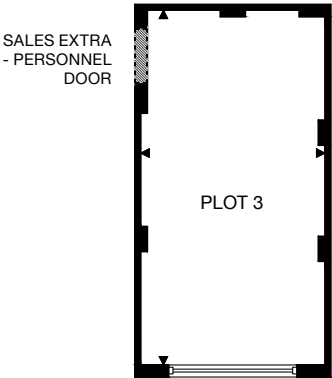
Single Garage

6.31m x 3.27m	20'8" x 10'8"
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Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		Roof Light

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

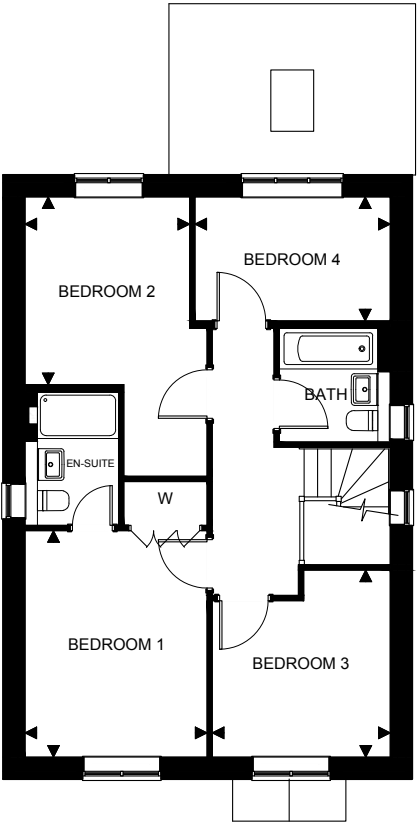
The Danesfield

4-bedroom detached home
Plots 10 (11 & 37 handed)



Computer generated image of Plot 10, The Danesfield. CGI is indicative only, actual details may vary.

First Floor

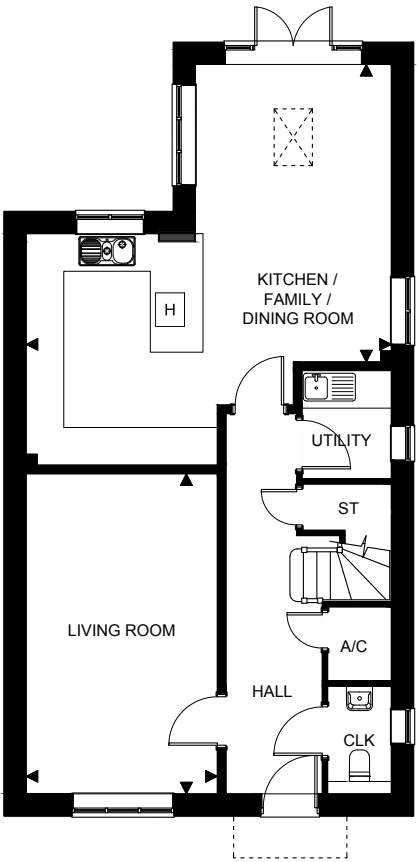


First Floor		
Bedroom 1	3.91m x 3.14m	12'9" x 10'3"
Bedroom 2	3.24m x 2.84m	10'7" x 9'3"
Bedroom 3	3.23m x 3.07m	10'7" x 10'0"
Bedroom 4	3.37m x 2.14m	11'0" x 7'0"

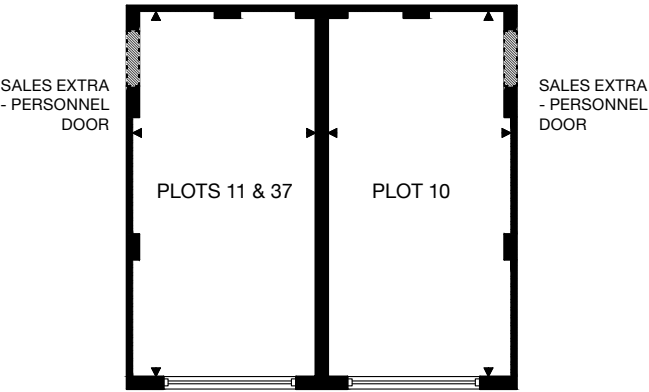
Ground Floor		
Kitchen/Family/Dining Room	6.31m x 5.14m	20'8" x 16'10"
Living Room	5.53m x 3.30m	18'1" x 10'9"

Single Garage		
	6.31m x 3.16m	20'8" x 10'4"

Ground Floor



Garage



Key	ST	Storage	CLK	Cloakroom
	A/C	Airing Cupboard	H	Hob
	W	Wardrobe		Roof Light

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

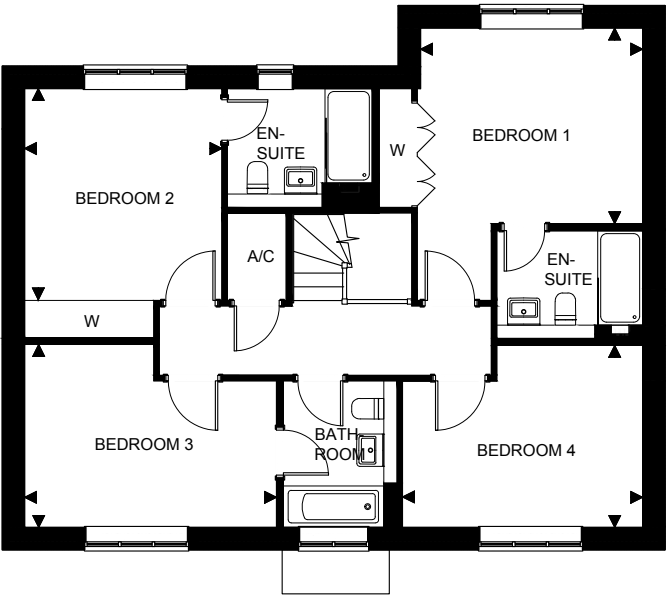
The Ellingham

4-bedroom detached home
Plot 1



Computer generated image of Plot 1, The Ellingham. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	3.76m x 3.31m	12'4" x 10'10"
Bedroom 2	3.58m x 3.34m	11'8" x 10'11"
Bedroom 3	4.26m x 3.09m	13'11" x 10'1"
Bedroom 4	4.06m x 3.08m	13'3" x 10'1"

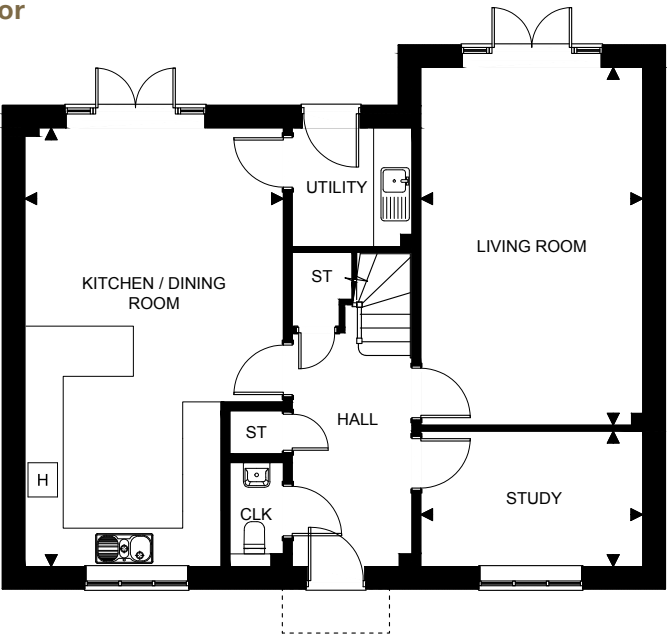
Ground Floor

Kitchen / Dining Room	7.43m x 4.40m	24'4" x 14'5"
Living Room	6.06m x 3.76m	19'10" x 12'4"
Study	3.76m x 2.29m	12'4" x 7'6"

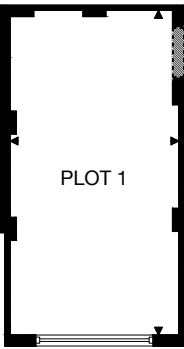
Single Garage

6.31m x 3.27m	20'8" x 10'8"
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Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Dotted line denotes reduced head height or structure above. Garage not shown in actual location/orientation, please ask sales advisor for details.

The Elwood

4-bedroom detached home
Plots 33, 39 & 40 (41 handed)



Computer generated image of Plot 39, The Elwood. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	4.07m x 3.72m	13'4" x 12'2"
Bedroom 2	4.15m x 3.50m	13'7" x 11'5"
Bedroom 3	4.94m x 3.56m	16'2" x 11'8"
Bedroom 4	3.27m x 2.99m	10'8" x 9'9"

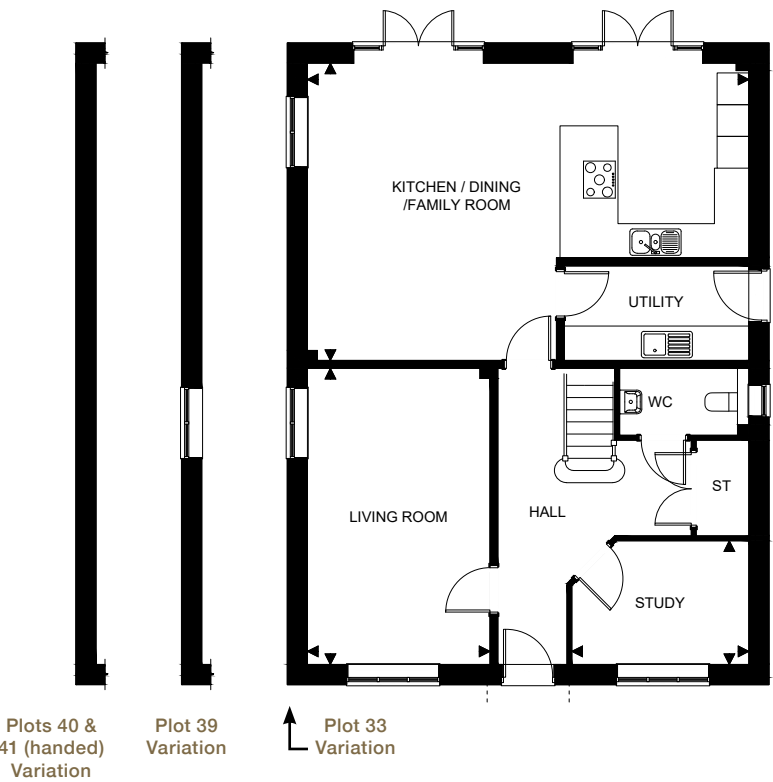
Ground Floor

Kitchen / Dining / Family Room	8.34m x 5.62m	27'4" x 18'5"
Living Room	5.60m x 3.45m	18'4" x 11'3"
Study	3.34m x 2.33m	10'11" x 7'7"

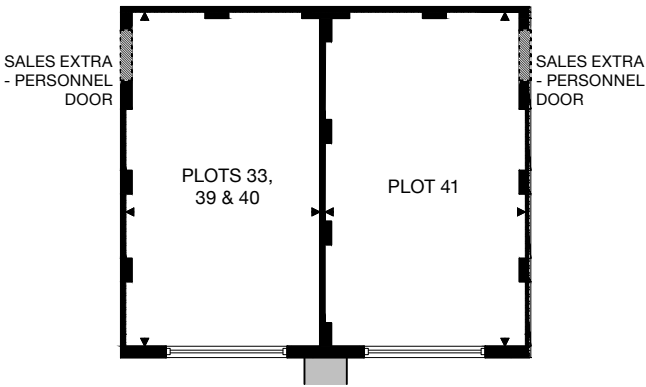
Single Garage

Plot 33	6.31m x 3.16m	20'8" x 10'4"
Plot 40	6.31m x 3.27m	20'8" x 10'8"
Plot 39	6.31m x 3.66m	20'8" x 12'0"
Plot 41	6.31m x 3.78m	20'8" x 12'4"

Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		

Note: Plots 40 & 41 are finished in ironstone.
Dotted line denotes reduced head height or structure above. Plot 40 has a single detached garage. Plots 33, 39 & 40 are single twin garages. Garage plan is indicative not shown in actual location/orientation, please ask sales advisor for details.

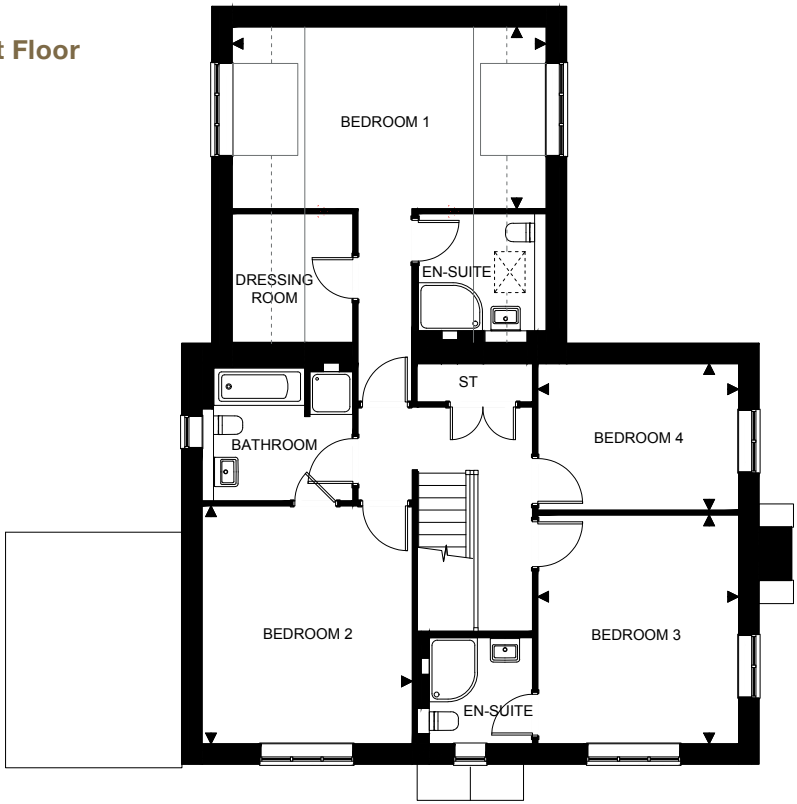
The Fairford

4-bedroom detached home
Plot 2



Computer generated image of plot 2 The Fairford. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	5.87m x 3.40m	19'3" x 11'1"
Bedroom 2	4.45m x 3.93m	14'7" x 12'10"
Bedroom 3	4.27m x 3.75m	14'0" x 12'3"
Bedroom 4	3.75m x 2.73m	12'3" x 8'11"

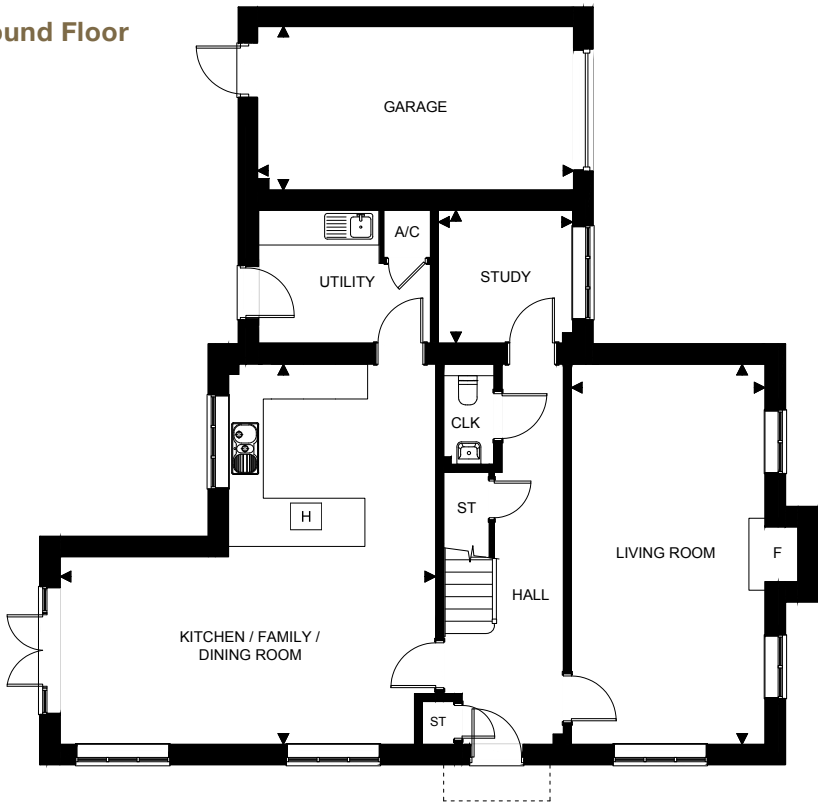
Ground Floor

Kitchen / Family / Dining Room	7.11m x 7.02m	23'3" x 23'0"
Living Room	7.11m x 3.62m	23'3" x 11'10"
Study	2.50m x 2.48m	8'2" x 8'1"

Single Integral Garage

5.92m x 3.07m	19'5" x 10'0"
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Ground Floor



Key

ST	Storage	F	Fireplace
A/C	Airing Cupboard	CLK	Cloakroom
W	Wardrobe	H	Hob
			Roof Light

Dotted line denotes reduced head height or structure above.
Solid thin line denotes full height ceiling.

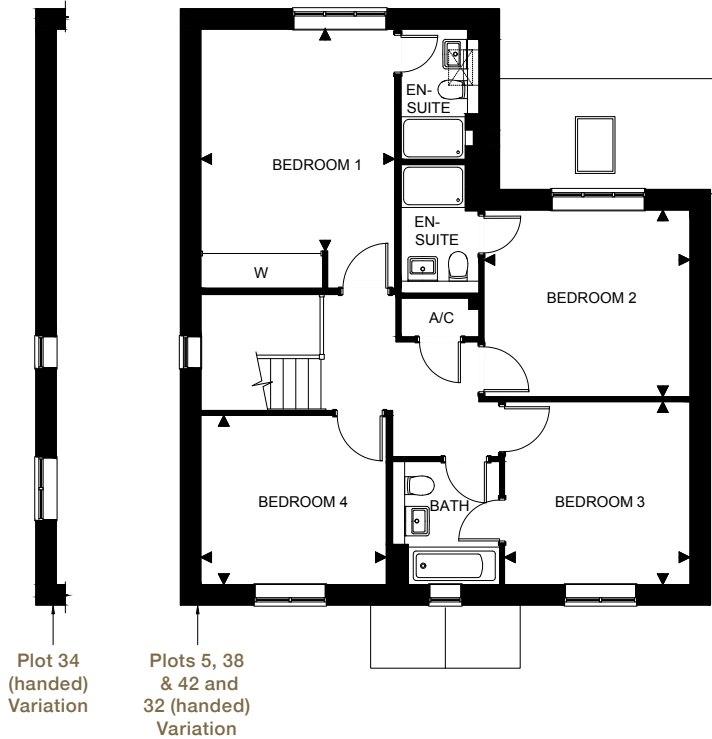
The Farleigh

4-bedroom detached home
Plots 5, 38 & 42 (32 & 34 handed)



Computer generated image of Plot 38, The Farleigh. CGI is indicative only, actual details may vary.

First Floor



First Floor

Bedroom 1	4.14m x 3.61m	13'6" x 11'10"
Bedroom 2	3.84m x 3.48m	12'7" x 11'5"
Bedroom 3	3.46m x 3.41m	11'4" x 11'2"
Bedroom 4	3.46m x 3.15m	11'4" x 10'4"

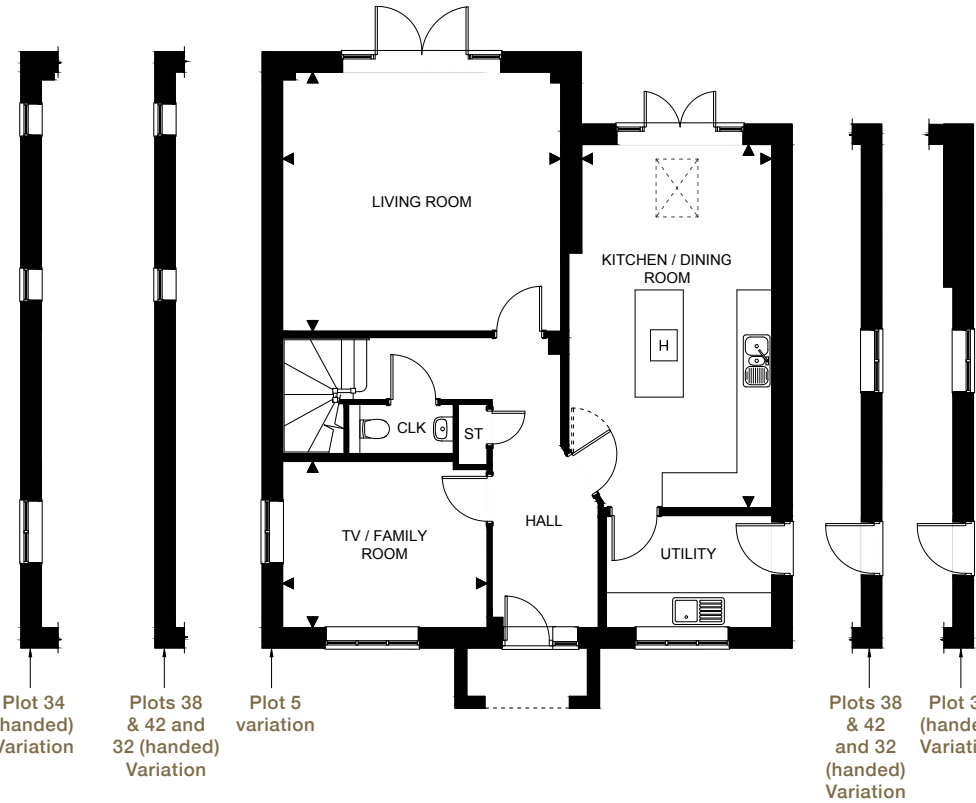
Ground Floor

Kitchen / Dining Room	6.77m x 3.54m	22'2" x 11'7"
Kitchen / Dining Room (plot 34 only)	6.77m x 3.37m	22'2" x 11'0"
Living Room	5.19m x 4.83m	17'0" x 15'10"
TV / Family Room	3.81m x 3.09m	12'6" x 10'1"

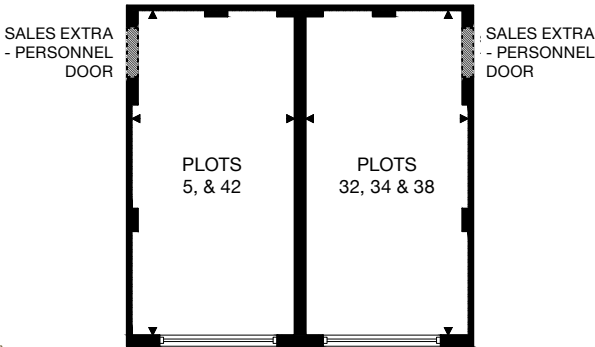
Garages

Plots 5, 32, 34	6.31m x 3.16m	20'8" x 10'4"
Plot 38	6.31m x 3.78m	20'8" x 12'4"
Plot 42	6.31m x 3.66m	20'8" x 12'0"

Ground Floor



Garage



Key

ST	Storage	CLK	Cloakroom
A/C	Airing Cupboard	H	Hob
W	Wardrobe		Roof Light

Dotted line denotes reduced head height or structure above. Garage plan is indicative not shown in actual location/orientation, please ask sales advisor for details.



DEANFIELD
GLADE



Computer generated image of plots 11 to 7 (left to right) Deanfield Glade. CGI is indicative only. Actual details may vary.



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.

Sustainability and Energy Efficiency

- Low carbon heating through air source heat pump
- High performance double-glazed PVCu windows giving an excellent level of thermal insulation and reduced heat loss
- 150mm wall cavities and superior levels of insulation within roof spaces to limit heat loss in the winter and reduce heat gain in summer
- Water saving appliances and sanitaryware
- Low energy lighting to all homes
- 7kW Electric vehicle charging point fitted to each home

Construction

- Main structure is of traditional masonry construction
- NHBC 10 year warranty



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.)
- Composite/stone work-surface, upstand and splashback
- 1 ½ bowl undermounted stainless-steel sink with grooved drainer and stainless steel mixer tap with swivel spout
- Built-in Bosch single oven to 2 & 3 bedroom homes, with induction hob and extractor
- Two built-in Bosch single ovens to 4-bedroom homes, with induction hob and extractor
- Integrated fridge/freezer to 2 & 3 bedroom homes
- Integrated tall fridge and tall freezer to 4-bedroom homes
- Integrated dishwasher to all homes
- Integrated washer/dryer to properties without separate utility room
- Amtico-style flooring

Utility Room*

- Contemporary shaker-style floor cabinets to match the kitchen, with laminate work-surfaces
- Space for two appliances (see Sales Advisor for details)
- Stainless-steel sink with drainer and chrome mixer tap with swivel spout
- Amtico-style flooring

Family Bathroom, En-suite(s) and Cloakroom

- Contemporary white Roca bathroom suites with Vado chrome brassware
- Vado thermostatic shower over the bath to the family bathroom and in shower cubicle to en-suites
- Vanity unit below basin to family bathroom
- Wall mirror above basin to family bathroom and en-suite 1
- Heated chrome towel rail to family bathroom and ensuite
- Amtico-style flooring to the cloakroom, family bathroom and en-suites



Electrical & Multimedia

- Stainless steel sockets fitted in the kitchen above work-surfaces
- USB-C socket to kitchen, study* and bedroom 1
- TV/FM/DAB sockets to living room, kitchen, family/dining room, study* and bedroom 1
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in understairs cupboard
- 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
- Provision for full fibre broadband
- 7kW electric vehicle charging point

Heating, Lighting & Internal Finishes

- Air source heat pump, providing sustainable heating
- Underfloor heating to ground floor, radiators to first floor.
- Downlights to kitchen, utility, family bathroom and en-suites with pendant lighting to all remaining rooms
- Hammonds built-in wardrobes to bedroom 1 (see floor plans for details and choice of colour available depending on build stage)
- Painted cottage style internal doors
- Painted walls and woodwork throughout
- Light and double socket to loft area
- Fitted carpets to hall, stairs, landing, all bedrooms, study and living room. Amtico-style flooring elsewhere

External features and Security

- Landscaped and turfed front garden and turf to the rear
- Outside water tap
- Power point fitted for optional electric garage door opener
- Outside light with PIR motion sensor to front door*
- Multi-point locking system to all external doors

* Where applicable



Customer Testimonials

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



“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.”

Jenny & Alfie
Deanfield Park, Ickford



“The houses are built in the local stone, sympathetic to the rest of the village, which is perfect. Some new builds I’ve been in, you can hear people walking and talking upstairs, but you can’t hear here, they’re really solid. I would totally recommend it.”

Jo-Anna
Deanfield Heights, Sibford Ferris



“I’m so impressed with the fixtures and fittings and everything is really good quality. I’ve heard such nightmares about other people moving into new builds so I was a bit cautious, but I’m thrilled with everything.”

Jude
Deanfield Rise, Binfield

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 into 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 team takes 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 enterprises to recycle waste wood from our sites.

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



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This brochure is printed on recycled paper using carbon neutral printing

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.

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