



# WINDLASS COURT

## Custom Build Homes in Oxfordshire

Quality Craftsmanship | Designed to Passivhaus Principles | Low Energy

# LOW ENERGY SUSTAINABLE HOMES AT WINDLASS COURT

An exclusive collection of five detached 3-storey homes where thoughtful design meets genuine choice. Each home includes high specification Custom Build options and is built to Passivhaus design principles.

Windlass Court sits in the village of Grove, just north of Wantage in Oxfordshire, on the line of the former Wiltshire and Berkshire Canal. The village grew around this historic route, and traces of the canal still run through the parish alongside Letcombe Brook, one of Oxfordshire's rare chalk streams. Grove offers local shops, two primary schools, cafés and green spaces, while Wantage provides wider amenities only 1.5 miles away.

Passivhaus Design  
Future-Proof Living  
A Place to Put Down Roots



Everyday Living



Without The Rush





PLEASE NOTE: Images are for illustrative purposes only.

✓ Low carbon and energy-efficient

✓ Fixed price and build timeline

✓ Custom Build, not Self Build

✓ Hands-off, fully managed





## Designed by You, Built For Life

Each plot starts with a considered design framework, offering significant choice in typology, layout and finishes, supported by a build approach focused on performance and comfort.

The homes are for people who want a design-led, energy efficient home that they can configure and customise to suit their lifestyle, while avoiding the risks of traditional self build.



#### PLOT 1

Occupying a prominent corner position close to the entrance, Plot 1 benefits from a south-east facing frontage that welcomes morning light. This 134m<sup>2</sup> home provides up to four bedrooms arranged across three levels and benefits from excellent privacy with mature boundaries, creating a secluded garden environment with convenient access to the development entrance.

#### PLOT 2 & 3

Positioned centrally within the development, Plots 2 and 3 enjoy a south-west facing frontage and benefit from established mature boundaries to the north. These 134m<sup>2</sup> homes provide up to four bedrooms arranged across three levels and offer excellent natural light during afternoon hours, with the mature northern boundary creating a private and sheltered garden setting.

#### PLOT 4

The signature plot at Windlass Court, Plot 4 commands the most enviable position within the development. This substantial corner location offers up to 226m<sup>2</sup> of living space, providing up to five bedrooms arranged across three levels, with a rear garden featuring a south-east facing aspect overlooking the historic Wilts & Berks Canal, creating a unique setting with far-reaching rural views.

#### PLOT 5

A desirable corner plot close to the entrance, Plot 5 offers a north-east facing frontage with a south-west facing rear garden positioned to capture afternoon and evening sun. This 134m<sup>2</sup> corner home provides up to four bedrooms arranged across three levels and combines convenient accessibility with enhanced privacy, creating an ideal outdoor entertaining space.



Built to Passivhaus design principles your home offers warm, quiet and energy efficient living, minimising ongoing energy demand.



The Home You Imagine

# SHAPED BY YOU. CRAFTED BY

# FOURTH WRIGHT

DESIGN AND CONSTRUCTION LTD

## ABOUT YOUR BUILDER

Fourthwright Design & Construction is committed to high quality project delivery, with attention to detail at the core of its values. The team is dedicated to creating sustainable developments, delivering beautiful, environmentally responsible homes through high quality craftsmanship. By incorporating Passivhaus principles throughout the design process, the five homes at Windlass Court will provide long term energy efficiency and security for future occupants. For more information visit [fourthwright.com](http://fourthwright.com)



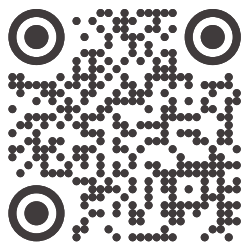
# Quiet. Warm. Yours.

Fourthwright adopts a fabric first design approach, informed by Passivhaus principles. Through highly insulated, airtight construction and controlled ventilation, the homes are designed to maintain stable indoor temperatures while reducing heat loss. Materials have been carefully selected to strike an appropriate balance between aesthetics and durability, reflecting Fourthwright's thoughtful approach to construction and creating homes that feel warm, quiet, and comfortable to live in.

*"Our aim is to deliver high quality homes through thoughtful, meticulous design that minimises energy consumption, creating healthy, comfortable living environments with low running costs and greater energy security from fluctuating energy prices."*

*Lee Wright,*

Founder, Director & Passive House Designer at Fourthwright Design & Construction



Scan to visit

[windlasscourt.co.uk](https://windlasscourt.co.uk)

for pricing, latest updates and plot reservations.



Homes are expected to use around one quarter of the energy for heating and hot water compared with an average new build.

*"These figures are indicative and not a guarantee."*

# CUSTOM BUILD HOMES IN OXFORDSHIRE.

Each home starts with a base design and specification, plus defined external finish options, with a range of internal layout choices and fit-out possibilities available during the sales and reservation process.

## Securing Your Plot



**1. REGISTER & FUNDING**  
Establish your interest and funding route.

Register for a viewing and consult a broker to confirm your best financial path.



**2. RESERVE YOUR PLOT**  
Select and secure your preferred plot.

Choose your specific location within the development and pay the reservation fee.



**3. LEGAL COMPLETION**  
Finalise the purchase of your plot.

Solicitors manage the legal exchange and completion to grant you ownership of the plot.

## Contact / next steps:

WEST The Property Consultancy is acting as the sales agent for this development and will be happy to respond to your enquiry.



## Ways to contact :

**Email:** [windlasscourt@west-tpc.co.uk](mailto:windlasscourt@west-tpc.co.uk)

**Phone:** 01865 510000

**Register your interest:**

[www.windlasscourt.co.uk](http://www.windlasscourt.co.uk)



## Customisation & Building



**4. CUSTOM DESIGN CHOICES**  
Customise your future home.

Select your internal configurations, external finishes and fit-out to determine your final build price.



**5. THE BUILD CONTRACT**  
Formalise the construction agreement.

Sign the official contract at the point of plot completion to begin your home's creation.



**6. CONSTRUCTION & HANDOVER**  
A seamless transition to move-in day.

Your home is built, commissioned and handed over – ready for you to enjoy from day one!

