



**Martin Grant Homes**



# AT HOME *with nature*

*Priors Lea is a charming collection of 2, 3 and 4 bedroom homes in its own private enclave, surrounded by glorious countryside.*

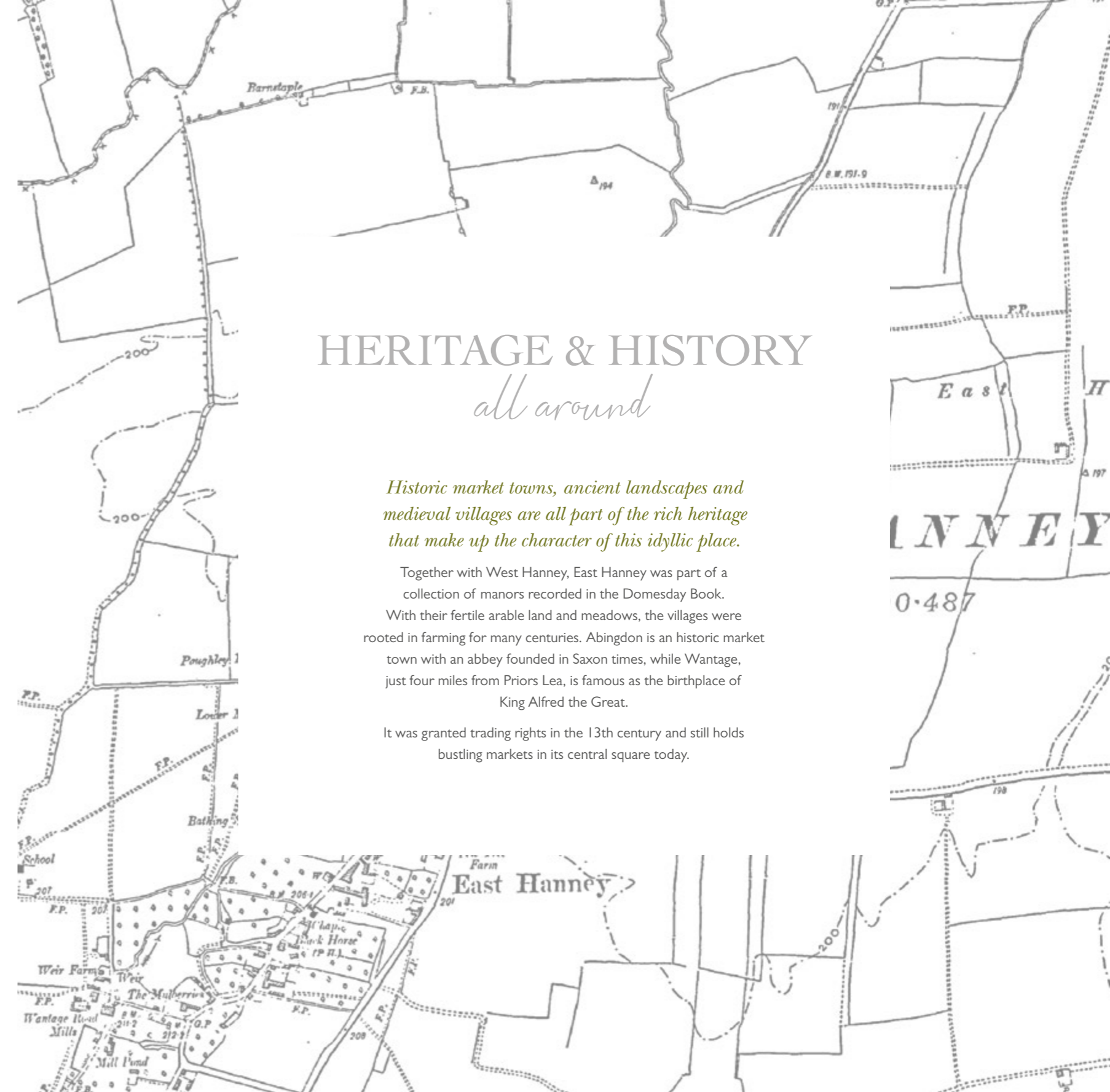
It offers the very best of modern country living: exquisitely designed homes with all of today's comforts and conveniences within a thriving village community. There are good road and rail connections to surrounding towns and cities and their amenities, also providing easy access to this beautiful part of the country with so much to explore and enjoy. It's the perfect setting for family life, combining rural charm with an easy commute to work.







Abingdon



## HERITAGE & HISTORY *all around*

*Historic market towns, ancient landscapes and medieval villages are all part of the rich heritage that make up the character of this idyllic place.*

Together with West Hanney, East Hanney was part of a collection of manors recorded in the Domesday Book. With their fertile arable land and meadows, the villages were rooted in farming for many centuries. Abingdon is an historic market town with an abbey founded in Saxon times, while Wantage, just four miles from Priors Lea, is famous as the birthplace of King Alfred the Great.

It was granted trading rights in the 13th century and still holds bustling markets in its central square today.





# RELAX & UNWIND *in stunning surrounds*

*Surrounded by open countryside and close to rolling hills and downs, Priors Lea enjoys a stunning setting that is just waiting to be explored.*

- 1. Abingdon
- 2. East Hanney
- 3. Oxford
- 4. West Hanney
- 5. Abingdon
- 6. Oxford
- 7. East Hanney







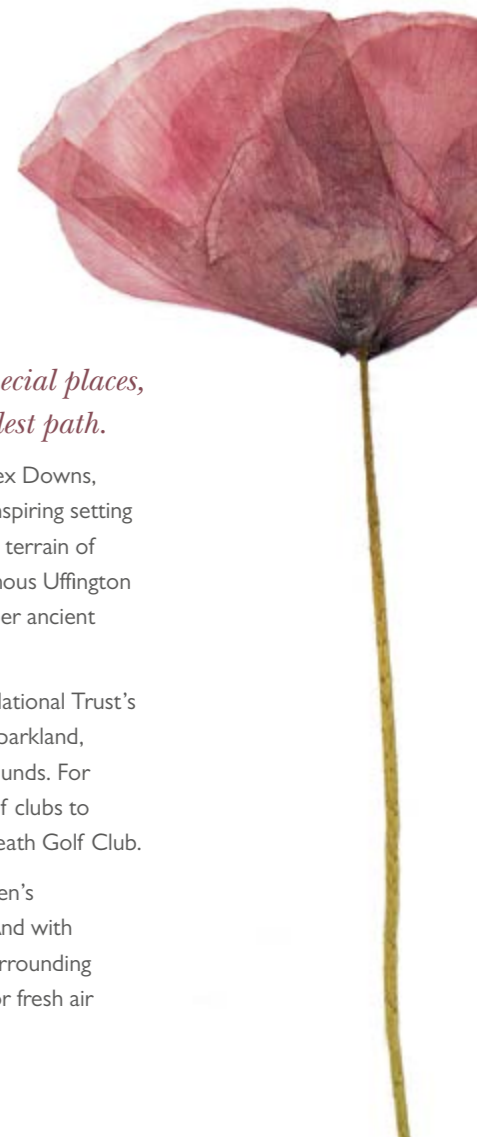
## BEAUTIFUL COUNTRYSIDE *as far as the eye can see*

*East Hanney is close to some really special places, such as The Ridgeway, England's oldest path.*

Running through the Chilterns and North Wessex Downs, an Area of Outstanding Natural Beauty, it's an inspiring setting for walking, cycling or horse riding, with a varied terrain of woodland, valleys and wonderful views. The famous Uffington White Horse, to the west of the village, is another ancient landscape waiting to be discovered.

For more cultivated scenery, take a trip to the National Trust's Basildon Park with its stunning gardens and vast parkland, or Buscot Park, set in enchanting landscaped grounds. For leisure and sports enthusiasts, there are plenty of clubs to choose from, including the renowned Frilford Heath Golf Club.

East Hanney itself has a large playing field, children's playground, football pitches and tennis courts. And with miles of paths and tracks running through the surrounding countryside, there are plenty of opportunities for fresh air and activity right on your doorstep.







## THE PICK OF *places to shop and dine*

*Savour the village lifestyle with all the attractions of larger towns just a short distance away.*

East Hanney is a quintessential village, with its own community shop for everyday essentials and local produce. For a more comprehensive shopping choice, Wantage and Abingdon have supermarkets, high street fashion brands, independent stores and boutiques. Oxford is the ideal destination for a full day of retail therapy, with the stylish Westgate Shopping Centre, department stores (including John Lewis), antique stalls and the historic covered market to explore.

Dine out on traditional Italian cuisine close to home at La Fontana, or enjoy a drink at The Black Horse pub, both in East Hanney. Wantage and Abingdon cater for all tastes, from international flavours and friendly cafés to classic pub food and smart restaurants. For something really special, head into Oxford where fine dining establishments and gastro pubs sit alongside inventive cuisine and all-day brasseries. The surrounding countryside is also peppered with pubs and inns serving superb food.



*The Black Horse, East Hanney*







Abingdon



Wantage



Oxford

## MARKET TOWNS *and dreaming spires*

*Beyond the village of East Hanney, there are many vibrant towns and cities to explore.*

Historic market town Wantage is the closest to Priors Lea. Its central square still holds a twice weekly market, while the surrounding streets are full of period charm. Independents sit alongside popular high street brands, cafés, cosy pubs and a choice of supermarkets including Waitrose.

With its riverside setting, Abingdon is another delightful place to visit, with ancient streets, beautiful parks and lively annual festivities and traditions. These include the Abingdon Music Festival, Head of the River Race, Freewheeling Cycling Festival and Dragon Boats Day. The town markets are still a central part of life here, with a busy programme including Farmers' markets, craft fairs and special events.

Follow the Thames a little further north and you reach Oxford, world-famous for its university. As well as the breathtaking architecture and rich cultural experiences afforded by the colleges, Oxford is also home to excellent shopping, dining, theatres and a whole host of ways to spend your free time.





# EDUCATIONAL *opportunities for all ages*

*With a range of good schools nearby, Priors Lea  
is perfectly placed for families.*

For younger children, St James C of E Primary School is just over a mile away, and has been rated 'Good' by Ofsted. King Alfred's Academy is a popular local secondary school, with Didcot Girls' School, Larkmead School and the new Aureus School offering choices for older pupils.

The independent sector is well represented in this area too. Buses run from the village green to St Helen and St Katharine School for girls, and Abingdon Preparatory and Senior School for boys. There is also the mixed Our Lady's Abingdon, while Radley College offers a boarding experience for boys.

Didcot Sixth Form College and Abingdon and Witney College provide opportunities for students over 16, while the original university city of Oxford is still one of the world's best.





# A WELL-CONNECTED *country lifestyle*

*Despite its rural feel, Priors Lea is in a conveniently well-connected location.*

Larger towns such as Abingdon and Didcot are just a short drive away, while Oxford can be reached in under half an hour. For travelling further afield, Junction 13 of the M4 is just over 20 minutes away, straight down the A34, taking you out to the west or connecting you to the M25.

For commuters, Didcot Parkway station is a 15-minute drive away with fast trains to major work destinations such as Oxford, Reading, Swindon and, of course, London. Those working along the M4 corridor technology hub will also enjoy a straightforward journey to the office.



### *By rail*

from Didcot Parkway station

OXFORD  
11 mins

READING  
13 mins

SWINDON  
16 mins

LONDON PADDINGTON  
43 mins

BATH  
47 mins

BRISTOL TEMPLE MEADS  
1 hr 1 min



### *By car*

from Priors Lea

WANTAGE  
9 mins (4.1 miles)

ABINGDON  
14 mins (6.7 miles)

DIDCOT  
15 mins (7.1 miles)

OXFORD  
24 mins (12.6 miles)

CIRENCESTER  
48 mins (34.2 miles)

HEATHROW AIRPORT  
1 hr 5 mins (58 miles)

[Train journey times from National Rail Enquiries. Journey times from Google Maps]







## A WELL-APPOINTED *specification*

### *Interiors and general features*

- NHBC 10 Year Warranty
- Oak finish internal doors
- Polished/brushed chrome door furniture
- Built-in wardrobe, with mirrored sliding doors to master bedroom
- Internal walls decorated Almond White throughout
- Smooth ceilings painted white throughout
- Softwood staircase painted Satin White with oak handrails and newel caps
- Joinery painted Satin White throughout
- Karndean flooring or carpeting to all floors

### *Kitchens*

- Contemporary fitted kitchen
- Laminate worktops with up-stands for 2 and 3 bedroom homes
- Composite stone worktops with up-stands for 4 bedroom homes
- Stainless steel 1 ½ bowl inset sink for 2 and 3 bedroom homes
- Stainless steel 1 ½ bowl under worktop sink for 4 bedroom homes
- Mixer tap in chrome finish
- Stainless steel built under single electric oven for 2 and 3 bedroom homes
- Stainless steel 'eye-level' integrated double electric oven for 4 bedroom homes
- 4 burner stainless steel gas hob for 2 and 3 bedroom homes
- 5 burner stainless steel gas hob for 4 bedroom homes

- Extractor integrated within a wall unit over the gas hob
- Glass splashback between hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Under wall unit LED lighting
- Chrome low energy recessed downlights
- Silent system drawers and doors
- Polished chrome finish power sockets above worktops

### *Bathrooms and en-suites*

- Contemporary white sanitaryware
- Half height ceramic tiling to selected walls
- Full height tiling to shower cubicles and around baths with shower fitting
- Over bath shower where there is no separate shower enclosure
- Polished chrome fittings
- Chrome low energy recessed downlights
- Heated chrome ladder towel rail

### *Media*

- TV point provided to living room, family room, kitchen/dining and bedrooms
- Selected power sockets with USB ports to kitchen/dining areas and bedrooms
- Wiring for SKY to living room only (cable for dish in loft)
- Telephone point in living room and master bedroom

### *Heating, security and safety features*

- Vaillant condensing boiler
- Wall mounted compact radiators throughout
- Mains operated smoke detectors
- Carbon monoxide detectors
- White PVCu windows

### *Exterior features and lighting*

- Landscaped front garden to approved scheme
- Rear garden turfed
- Rear garden patio area
- Outside tap to rear
- Exterior wall lights to front and rear
- Light and power to garage (where applicable)
- Timber shed/cycle store to plots without garage





# OUR BLUEPRINT

*for a greener future*

## *Our Homes*

As responsible developers, our objective is to create environmentally sensitive and sustainable developments. As a result, we follow sound best practice principles throughout the planning, design and build stages of our developments. We are committed to designing homes in association with planners and industry bodies that are energy efficient. That means incorporating environmental performance standards into the houses we build. It also means assessing the energy efficiency of the materials we use to reduce consumption of fossil fuels and carbon dioxide emissions. Finally, it means considering things like recycling, the use of water efficient appliances, water conservation, preservation of ecology and general health and well-being when designing our developments.

## *Our Sites*

We ensure our developments recognise and fit with the natural environment and their surrounding landscape setting. We strive to protect, preserve and enhance the natural site features and we work closely with the Environment Agency, Natural England and local wildlife groups to manage and maintain any protected flora and fauna. We always endeavour to enhance the local landscape and habitats to encourage and increase biodiversity.

## *Construction*

During our construction process we seek to protect the environment in which we work and are committed to reducing waste. A proportion of our developments are on formerly used or brownfield sites, making a more efficient use of land.

# DELIVERING

*extraordinary homes*

*Founded in 1978, Martin Grant Homes has earned a reputation for building superb quality homes and apartments in desirable locations for over 40 years. As a privately owned family company, we've continued to grow and we are now recognised as a major regional house builder.*

Our homes are known for their elegance and lasting quality and for enhancing their existing surroundings. They are sympathetic to the local architecture, regional characteristics and the surrounding countryside.

Each home is meticulously planned and professionally built to the highest standards, maximising space and light. Designed specifically to suit the way we live today, our homes incorporate a wealth of modern conveniences in a range of sizes to appeal to everyone from first time buyers to established families.



*Maple Fields, Alton*

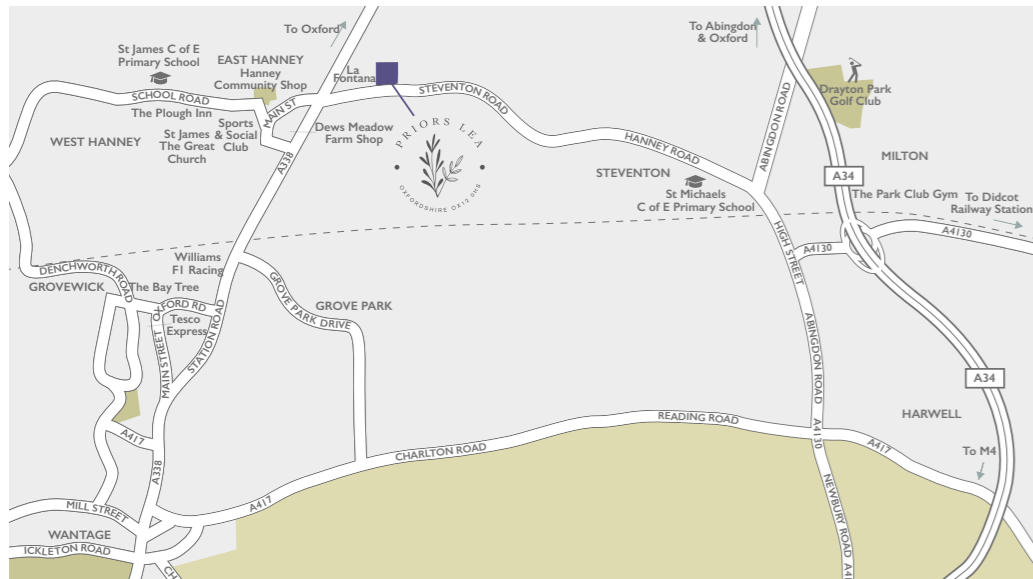
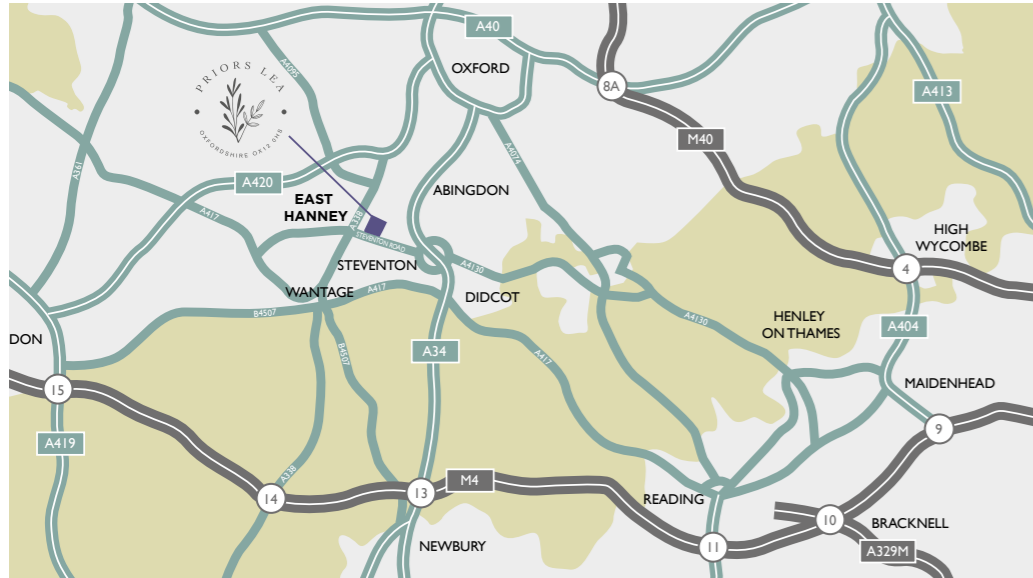


*Summerswood, Ifield*



*Buckton Fields, Northampton*





*From M4*

Turn off the M4 at J13 and take the A34 northbound. Take the A4130 exit towards Steventon/Drayton/Milton/Didcot. At the roundabout, take the first exit onto the A4130. Turn right onto High Street/ B4017. Turn left onto Hanney Road. Continue onto Steventon Road. The entrance to Priors Lea is on the right.

*From Oxford*

Turn onto Thames Street/A420. Continue on the A420 out of the city, then take the A338 at the roundabout (first exit). Continue on the A338 to East Hanney, then turn left onto Steventon Road. The entrance to Priors Lea is on the left.

*From Wantage*

Head southeast on Market Place towards A417. Continue onto Wallingford Street/A417. At the roundabout, take the first exit onto Seesen Way/A338. At the next roundabout, take the second exit onto Grove Street/A338. Continue on the A338 to East Hanney. Turn right onto Steventon Road. The entrance to Priors Lea is on the left.

*Priors Lea  
Steventon Road  
East Hanney  
Oxfordshire  
OX12 0HS*

[www.priorslea.com](http://www.priorslea.com)



The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the homes will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc., may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Martin Grant Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate Health & Safety attire which will be provided. Children under the age of 12 years will not be permitted on site. External materials are subject to Local Authority approval. Historical map – Copyright: The Francis Frith Collection.

2, 3 & 4 bedroom homes in a private, rural setting



[www.priorslea.com](http://www.priorslea.com)



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