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# SAXON FIELDS

MARCHAM, OXFORDSHIRE



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FIVE NEW DETACHED FOUR BEDROOM HOUSES  
IN THE POPULAR VILLAGE OF MARCHAM.





## A POPULAR VILLAGE

Surrounded by countryside, Marcham is a popular rural village about 2 miles west of Abingdon, Oxfordshire.

Predominantly residential, village amenities include a Post Office and village store, the popular Crown pub, a 13th century church and a brand new, state of the art sports facility adjacent to Saxon Fields.

An ideal location for families, the village benefits from a childcare nursery and a primary school, both of which are within easy walking distance of Saxon Fields.

The village is also home to Denham College, The National Federation of Women's Institutes residential adult education college.

## GETTING AROUND

Nearby Abingdon-On-Thames, itself just 6 miles from Oxford, is a thriving historic town with much to offer, including a wide range of bars, restaurants shops and leisure facilities for all ages.

Employment opportunities are also plentiful and varied, with a number of notable world-leading scientific organisations based in the area.

Transport links are excellent, with the A34 just a few minutes away, providing easy access to both the M4, M40 and Oxford - just 9 miles by car.

Travelling by train is also easy, with Oxford or Didcot stations providing direct links to London Paddington or Marylebone.

## MARCHAM AERIAL VIEW



THE POSTCODE FOR SATNAV IS: OX13 6PY



## A UNIQUE DEVELOPMENT

Accessed via a quiet residential cul-de-sac in the centre of Marcham, Saxon Fields is a secluded development of just five well-appointed family homes.

Enjoying private driveway parking, integrated garages and generous gardens, all five properties are constructed from traditional brick with anthracite windows and low maintenance composite cladding for that stylish, contemporary touch.

Designed to offer comfortable, spacious family accommodation, each house enjoys a large open-plan kitchen/dining area and family room, study, large hallway, living room with feature bay window\*, utility and downstairs wc.

First floor accommodation comprises master bedroom with dressing room and en-suite, bedroom 2 with en-suite, two further bedrooms and family bathroom.



## SITE PLAN

Located in the centre of Marcham, Saxon Fields enjoys a prime position overlooking the village's sports fields and brand new village hall & community centre.





## PLOTS 1 - 4

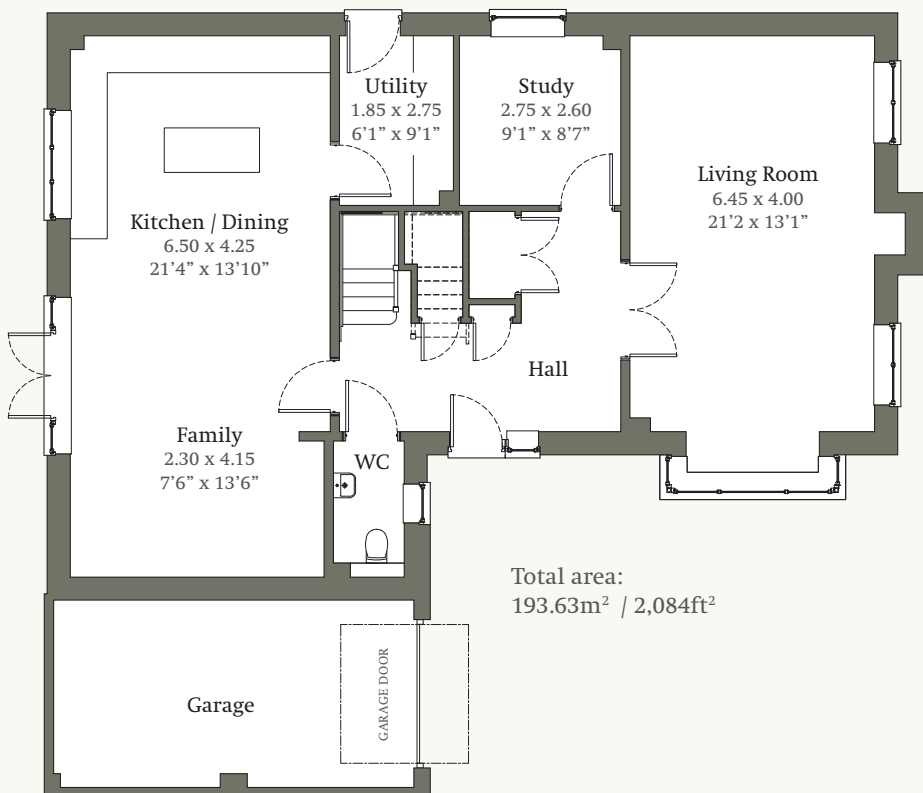


## PLOT 5

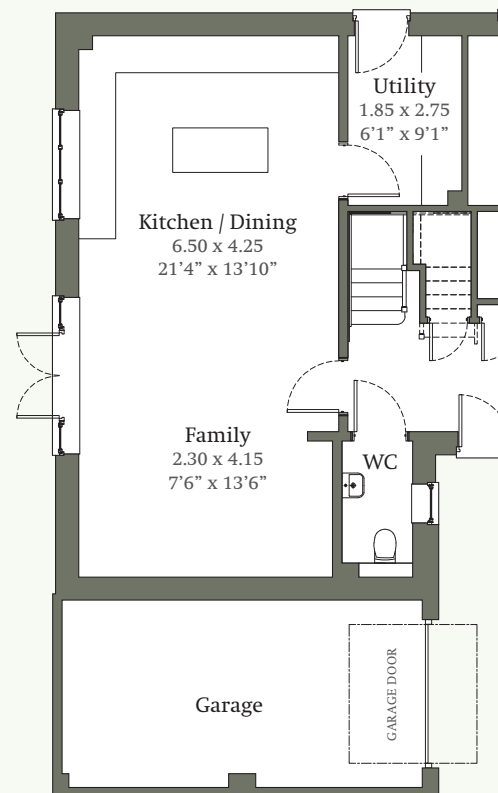


Computer generated images are indicative and for illustration purposes only.

### GROUND FLOOR PLOTS 1-4



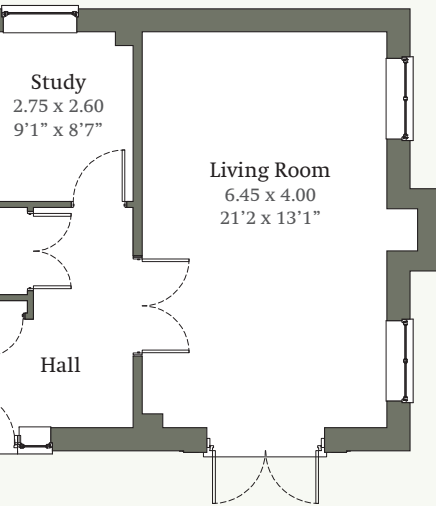
### GROUND FLOOR PLOT 5





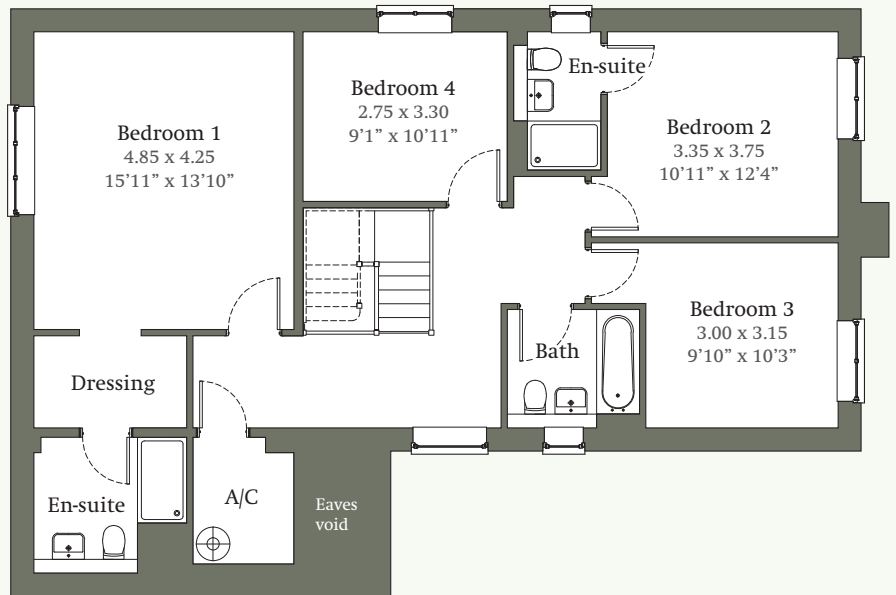
Photographs taken at previous Thomas Homes development.

### FIRST FLOOR PLOTS 1-5



Total area:  
192.63m<sup>2</sup> / 2,072ft<sup>2</sup>

\* Alternative ground floor layout for plot five features French doors in place of bay window.



Floorplans and dimensions are taken from architectural drawings and are subject to minor variations. They are provided for guidance only and not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are not to scale. Total areas are provided as gross internal areas. Layouts are indicative only and are subject to change. For latest details, please ask your Sales Advisor.



## SPECIFICATION

### Kitchen

- Maplehurst units in Granite
- Soft close doors and drawers with chrome handles
- Acrylic composite worktops in Mirostone Artic with matching upstand
- Natural Oak Wood worktops to island
- Stainless steel 1<sup>3</sup>/<sub>4</sub> bowl with drainer
- Blanco Regent single lever tap
- BOSCH induction hob
- BOSCH multi-function integrated double oven
- Glass splashback in Mint
- BOSCH integrated hood
- Hoover integrated fridge/freezer
- Hoover integrated dishwasher
- LED lights to underside of cupboards

### Doors & windows

- Double glazed uPVC windows in Anthracite
- Solid timber composite front door

### Utility

- Maplehurst units in Granite
- Soft close doors and drawers with chrome handles
- Bushboard work tops in Pure White Surf
- Stainless steel single bowl with drainer
- Blanco Crest tap

### Flooring

- Camaro - Smoke Brushed Elm to kitchen/family, utility, hall, WC, bathroom & en-suite
- Carpet - Durham Twist Elements Supreme in DOVE to living room, study, stairs and bedrooms

### Finishes

- Crown matt emulsion to walls & ceilings
- Woodwork Dulux Diamond Satin White

### Bathroom / En-suite

- Wall hung WC soft close
- Wall hung basin
- Porcelain enamelled steel bath
- Dual fuel chrome towel rail
- Porcelonosa tiles
- LED downlighters
- Mirror to wall behind WC & basin
- Shaver socket
- Thermostatic Shower (en-suites)

### Heating & hot water

- Gas fired dual zone central heating

### Electical

- BT fibre to the property
- TV point to the living room, kitchen/ dining, study and all bedrooms
- BT point to kitchen/dining, living room, study, bedroom 1 and bedroom 2
- USB sockets to kitchen, study, bedroom 1 and bedroom 2

Viewing strictly by appointment



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