

PHASE 2

MARLBOROUGH PLACE

WOODSTOCK, OXFORDSHIRE



MARLBOROUGH PLACE

To the east of Woodstock you will find Marlborough Place, an exclusive development of 58 homes, built with modern day comfort and practicality in mind. There is a choice of three and four bedroom houses available, built with either stone or brick exteriors to exacting standards.

Each property has been thoughtfully designed to allow

you to move straight in and make it your own, with all homes offering flexible living spaces.

There are many local amenities within easy walking distance including a range of shops, pubs, restaurants and leisure facilities.

Nearby, you will find Oxford which offers an even greater choice of both useful and tempting attractions.

For those seeking education institutes there is both a primary and secondary school in Woodstock with further choice in the surrounding villages. And with plenty of clubs, sports activities and places to explore there are plenty of options to keep the whole family entertained.

There are excellent transport links to the town too with the

A34 just 5 miles to the east and the M40 just over 9 miles north. Woodstock also enjoys fantastic bus links to Oxford and benefits from 2 local train stations – one at nearby Long Hanborough (Oxford, London and Hereford) and one at Tackley (Birmingham, Oxford and London).

SITE PLAN

BEECHWOOD

3 bedroom semi-detached
Plots 12, 13, 14, 15, 16, 17, 19, 20, 29, 30.

GUILDFORD TERRACE

3 bedroom terrace
Plots 36, 37, 38, 55, 56, 57.

GUILDFORD

3 bedroom detached
Plots 18, 23, 28.

DASHWOOD

4 bedroom detached
Plots 39, 40, 41, 42, 43, 44, 46.

MILTON

4 bedroom detached
Plots 45, 47.

SOUTHMOOR

4 bedroom detached
Plot 58.





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Plots 12, 13, 14, 15, 16, 17, 19, 20, 29, 30

BEECHWOOD

An attractive three bedroom semi-detached property, the Beechwood comprises of entrance hall, cloakroom, open plan kitchen/dining room to front and living room across the full width of the back of the house. French doors open out onto the patio area and rear garden. Stairs from the hallway lead to first floor landing where there is a main bedroom with ensuite shower room, double and single bedroom, both with a built-in wardrobe, as well as a separate bathroom.

Plots 12, 14 and 29 have a lovely, feature stone wall down one side of the rear garden. Plots 12 and 13 have the same at the end of the garden.

Plot 12 has a garage to the side, near the end of the rear garden with an additional door to the garden. Plots 17, 19 and 20 have attached garages. Plots 13, 14, 15 and 16 also benefit from a single garage. Plots 29 and 30 have double car ports.

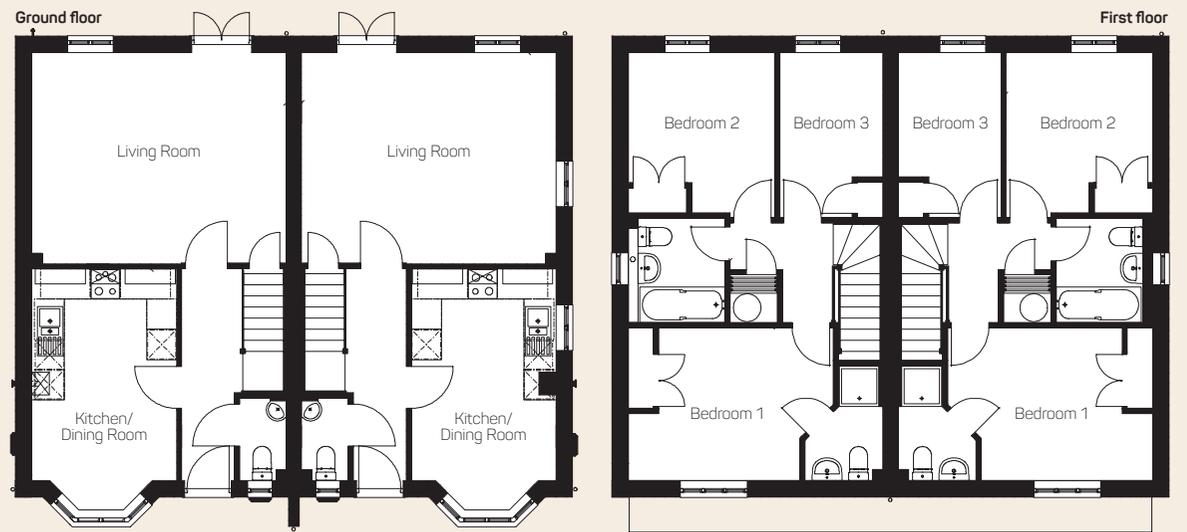
There is power and light to the garage of Plots 12, 15, 17, 19 and 20.



Plots 17 and 16 illustrated

DIMENSIONS

Kitchen / Dining Room	4.74m (max) x 2.85m
Living Room	5.05m x 4.15m
Bedroom 1	4.08m (max) x 3.01m (max)
Bedroom 2	3.16m x 2.91m
Bedroom 3	3.16m x 2.04m
Kitchen / Dining Room	15' 6" (max) x 9' 4"
Living Room	16' 6" x 13' 7"
Bedroom 1	13' 4" (max) x 9' 10" (max)
Bedroom 2	10' 4" x 9' 6"
Bedroom 3	10' 4" x 6' 8"



Plots 13, 15, 17, 20, 29

Plots 12, 14, 16, 19, 30

Plots 13, 15, 17, 20, 29

Plots 12, 14, 16, 19, 30

Plots: 18, 23, 28

GUILDFORD

The Guildford is a lovely double fronted 3 bedroom detached home. The living accommodation consists of entrance hall, cloakroom, and living room with dual aspect. The open plan kitchen/dining room has an adjacent utility room with a door leading to the garden. On the first floor you will find a master bedroom with ensuite shower room, a further double bedroom and a generous single bedroom, all with a built-in wardrobe. There is also a separate bathroom.

Both plots 18 and 23 have a lovely feature stone wall down one side of the rear garden. Plot 28 has the same to the end of the garden.

Plot 18 has a driveway leading to a single garage at the rear of the property. There is a side door leading to the garden.

Plot 23 has two allocated parking spaces. Plot 28 has a carport and three further allocated parking spaces.



Plot 18 illustrated

DIMENSIONS

Kitchen / Dining Room	5.35m x 3.19m
Living Room	5.35m x 3.43m
Bedroom 1	3.53m x 3.14m
Bedroom 2	3.01m x 2.59m
Bedroom 3	3.19m x 2.24m
Kitchen / Dining Room	17' 6" x 10' 5"
Living Room	17' 6" x 11' 2"
Bedroom 1	11' 6" x 10' 3"
Bedroom 2	9' 10" x 8' 5"
Bedroom 3	10' 5" x 7' 3"



Plots 18 and 23 are mirrored

Plots: 39, 40, 41, 42, 43, 44, 46

DASHWOOD

A well-proportioned 4 bedroom detached house with living accommodation comprising of entrance hall, cloakroom, and generous kitchen/breakfast room with adjacent dining or family area. The living room has French doors opening on to the patio area of the rear garden. There is also a study. The first floor offers a master bedroom with built-in wardrobes and an ensuite shower room. There are two further double bedrooms also with a built-in wardrobe, a generous size single bedroom and a separate bathroom.

Externally, there is a driveway leading to a double garage and pedestrian side access to rear garden.

DIMENSIONS

Kitchen	5.10m x 3.49m
Dining Room	3.58m x 3.00m
Living Room	5.97m x 3.71m (max)
Study	2.55m (max) x 2.47m (max)
Bedroom 1	4.90m (max) x 3.16m (max)
Bedroom 2	4.61m x 3.07m
Bedroom 3	3.90m x 3.04m
Bedroom 4	3.55m x 2.00m

Kitchen	16' 8" x 11' 5"
Dining Room	11' 8" x 9' 10"
Living Room	19' 7" x 12' 2" (max)
Study	8' 4" (max) x 8' 1" (max)
Bedroom 1	16' 0" (max) x 10' 4" (max)
Bedroom 2	15' 1" x 10' 0"
Bedroom 3	12' 9" x 9' 11"
Bedroom 4	11' 7" x 6' 6"

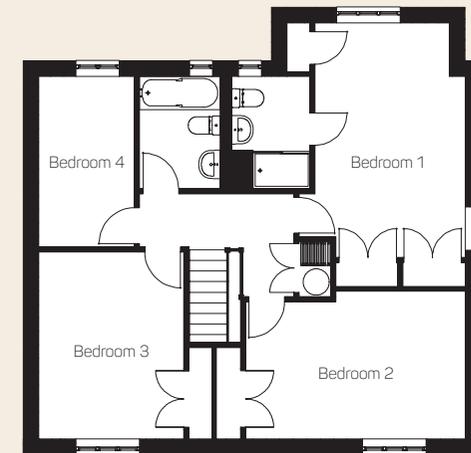


Plot 43 illustrated

Ground floor



First floor



Plot 42, 43, 44 as shown.
Plot 46 is mirrored.

Note: Plots 39, 40 and 41 have additional window to the side of the living room but no side window in Bedroom 1. There is also no Dorma in these plots.

Plots 40 and 41 are mirrored.

MILTON

The Milton is a popular 4 bedroom detached house offering well laid out accommodation with entrance hall, cloakroom, open plan kitchen/dining room, living room and a study on the ground floor. The first floor offers four excellent double bedrooms. Three with built-in wardrobes. Both the master bedroom and bedroom 2 benefit from an ensuite shower room. There is also a separate family bathroom.

Externally, the property is approached by a generous driveway leading to a double garage. There is side pedestrian access leading to rear garden.

DIMENSIONS

Kitchen / Dining Room	8.13m x 3.95m
Living Room	6.25m x 4.23m
Study	3.60m x 3.00m
Bedroom 1	4.66m x 3.36m
Bedroom 2	4.09m x 3.56m
Bedroom 3	4.19m x 4.10m
Bedroom 4	3.60m x 3.04m

Kitchen / Dining Room	26' 7" x 12' 11"
Living Room	20' 6" x 13' 10"
Study	11' 9" x 9' 10"
Bedroom 1	15' 3" x 11' 0"
Bedroom 2	13' 4" x 11' 8"
Bedroom 3	13' 8" x 13' 5"
Bedroom 4	11' 9" x 9' 11"



Plot 45 illustrated



Plots: 36, 37, 38, 55, 56, 57

GUILDFORD TERRACE

This is a great size three bedroom terraced property with living accommodation consisting of entrance hall, cloakroom, and living room with dual aspect windows. There is a spacious open plan kitchen/dining room with useful adjacent utility room. The first floor offers a master bedroom with ensuite shower room, a further double bedroom and a generous single bedroom, all with a built-in wardrobe. There is also a separate bathroom.

Plots 36, 38, 55 and 57 all have a lovely feature stone wall down one side of the rear garden. Plots 36, 38 and 55 also benefit from this wall continuing across the rear of the garden.

Plots 36, 37, 55, 56 and 57 have a single garage.

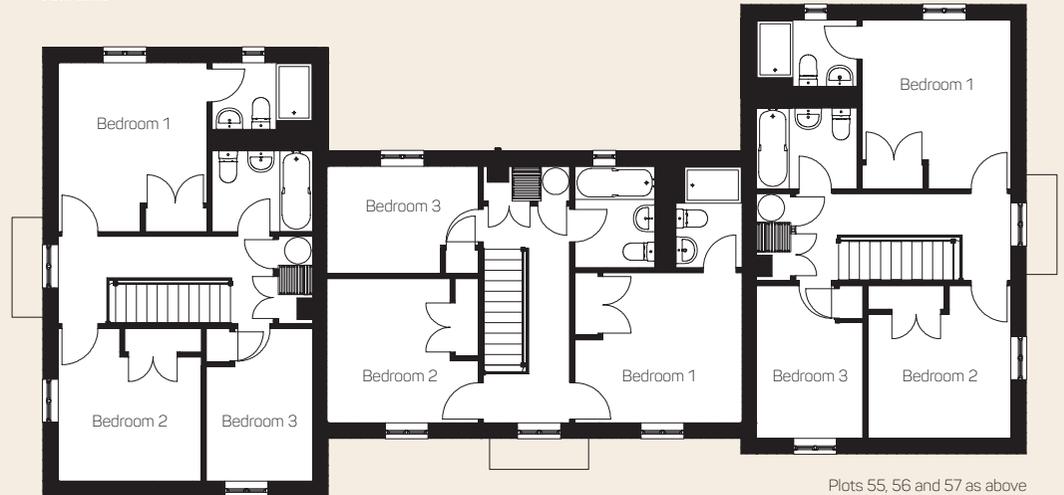
Plots 37 and 57 have power and light connected to the garage.

Plot 38 has two allocated parking spaces.

DIMENSIONS

Kitchen / Dining Room	5.35m x 3.19m
Living Room	5.35m x 3.43m
Bedroom 1	3.53m x 3.14m
Bedroom 2	3.01m x 2.59m
Bedroom 3	3.19m x 2.24m
Kitchen / Dining Room	17' 6" x 10' 5"
Living Room	17' 6" x 11' 2"
Bedroom 1	11' 6" x 10' 3"
Bedroom 2	9' 10" x 8' 5"
Bedroom 3	10' 5" x 7' 3"

First floor



Plots 55, 56 and 57 as above
Plots 36, 37 and 38 are mirrored

Ground floor



Plots 55, 56 and 57 as above
Plots 36, 37 and 38 are mirrored



Plots 38, 37 and 36 illustrated

SOUTHMOOR

A very popular 4 bedroom detached house, the Southmoor has a very a well-proportioned layout. The ground floor accommodation comprises of entrance hall, cloakroom, open plan kitchen/dining room, living room and study. The first floor offers four great size double bedrooms, three of which have a built-in wardrobe. The Master bedroom has a walk-in wardrobe and ensuite shower room. Bedroom 2 benefits from an ensuite shower room and there is also a separate family bathroom.

Externally, the property is approached by a driveway leading to a double integral garage. There is side pedestrian access leading to rear garden.

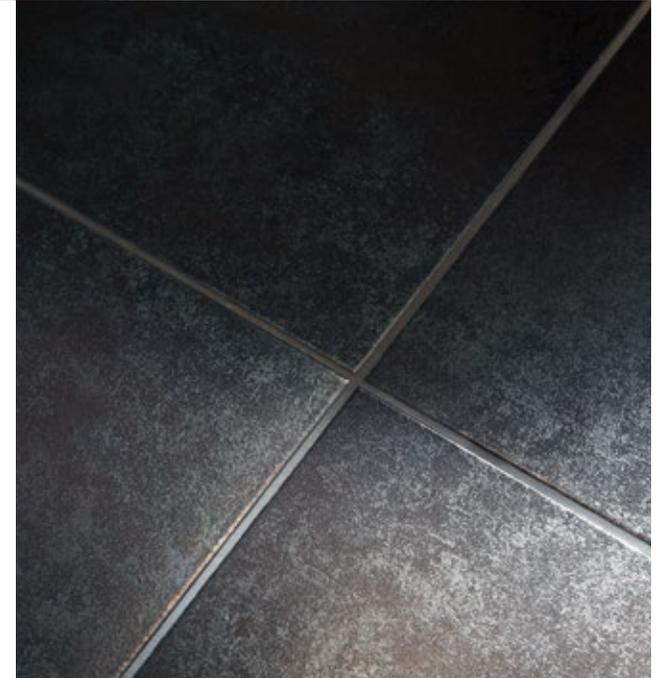
DIMENSIONS

Kitchen / Dining Room	7.94m x 3.75m
Living Room	6.05m x 3.91m
Study	5.95m x 2.10m (max)
Bedroom 1	7.20m (max) x 4.87m
Bedroom 2	4.45m x 3.75m
Bedroom 3	4.05m x 3.98m
Bedroom 4	3.40m x 3.13m
Kitchen/Breakfast Room	26' 0" x 12' 3"
Living Room	19' 10" x 12' 9"
Study	19' 6" x 6' 10" (max)
Bedroom 1	23' 7" (max) x 15' 11"
Bedroom 2	14' 6" x 12' 3"
Bedroom 3	13' 3" x 13' 0"
Bedroom 4	11' 1" x 10' 3"





Images shown are not specific to Marlborough Place.



SPECIFICATION

Kitchen Area

- Fitted Nobilia kitchen comprising of wall and base cupboards with laminate work top and up stand.
- Composite work top and up stand in the Dashwood, Milton and Southmoor.
- Integrated AEG double electric oven.
- Integrated AEG four burner gas hob in the Beechwood and Guildford.
- Integrated AEG five burner gas hob in the Dashwood, Milton and Southmoor.
- Stainless steel AEG cooker hood.
- Integrated AEG fridge/freezer.
- Integrated AEG dishwasher.
- Ceramic floor tiles from Minoli to the kitchen area. (Breakfast/dining area is a customer extra, subject to the stage of build).
- Recessed downlights.

Utility Room (Where applicable)

- Fitted base cupboard(s) with laminate work top.
- Space and plumbing for washing machine and space for tumble dryer.
- Ceramic floor tiles from Minoli.

Bathroom, Ensuite and Cloakroom

- Ideal standard white sanitary ware with Vado chrome taps.
- Vado wall mounted, thermostatic shower to shower enclosure. (Shower over bath is a customer extra, subject to stage of build).
- Chrome ladder towel rail to bathroom and ensuite.
- Minoli ceramic wall and floor tiles.
- Full height tiled walls around bath and in shower cubicle. Half height behind WC and basin.
- Splash back wall tile behind basin in cloakroom.
- Tiled floors.
- Recessed downlights.

Finishing Touches

- Coveing to all rooms except kitchen, bathroom, ensuite, cloakroom and top floor rooms with sloping ceilings.
- Ceilings and coving will be finished in white emulsion and internal walls in gardenia.
- Flush oak laminate internal doors with chrome furniture.
- Chrome switches and sockets.
- Timber staircase with square chamfered balusters and newels painted white with a light oak stained hand rail.
- Built-in wardrobe to bedroom 1 in all properties with the exception of the Southmoor, which has a walk-in wardrobe.
- Built-in wardrobe to bedroom 2 in all properties.
- Built-in wardrobes to bedroom 3 in all properties.
- Built-in wardrobe to bedroom 4 in the Southmoor.

SPECIFICATION

Electrical, Heating and Security

- BT points to dining area of kitchen, living room, study (where applicable) and all bedrooms.
- TV points to dining area of kitchen, living room, study (where applicable) and all bedrooms.
- Two sky points in the living room.
- Gas fired heating system with Worcester Bosch boiler and radiators.
- Mains operated self contained smoke alarm to hallway and landing.
- PIR detector and burglar alarm.
- Main entrance door has a multi-point locking system, chrome letter plate, eye viewer, security chain and push door bell.

Externally

- UPVC double glazed windows.
- Turf or soft planting to front garden.
- Turf to rear garden.
- External water tap.
- External lighting.
- Power and light to garages. With the exception of Plots 13, 14, 16, 36, 55 and 56 due to their position.
- The hedge around most of the boundary of the development is to be maintained by the management company, therefore, to the rear of plots 41 – 46 inclusive and to the side of plots 13, 20 and 47 there will be a post and rail fence with wire mesh attached to keep this area open to the hedge.
Note: The post and rail fence will be the boundary of each property mentioned and not the hedge.

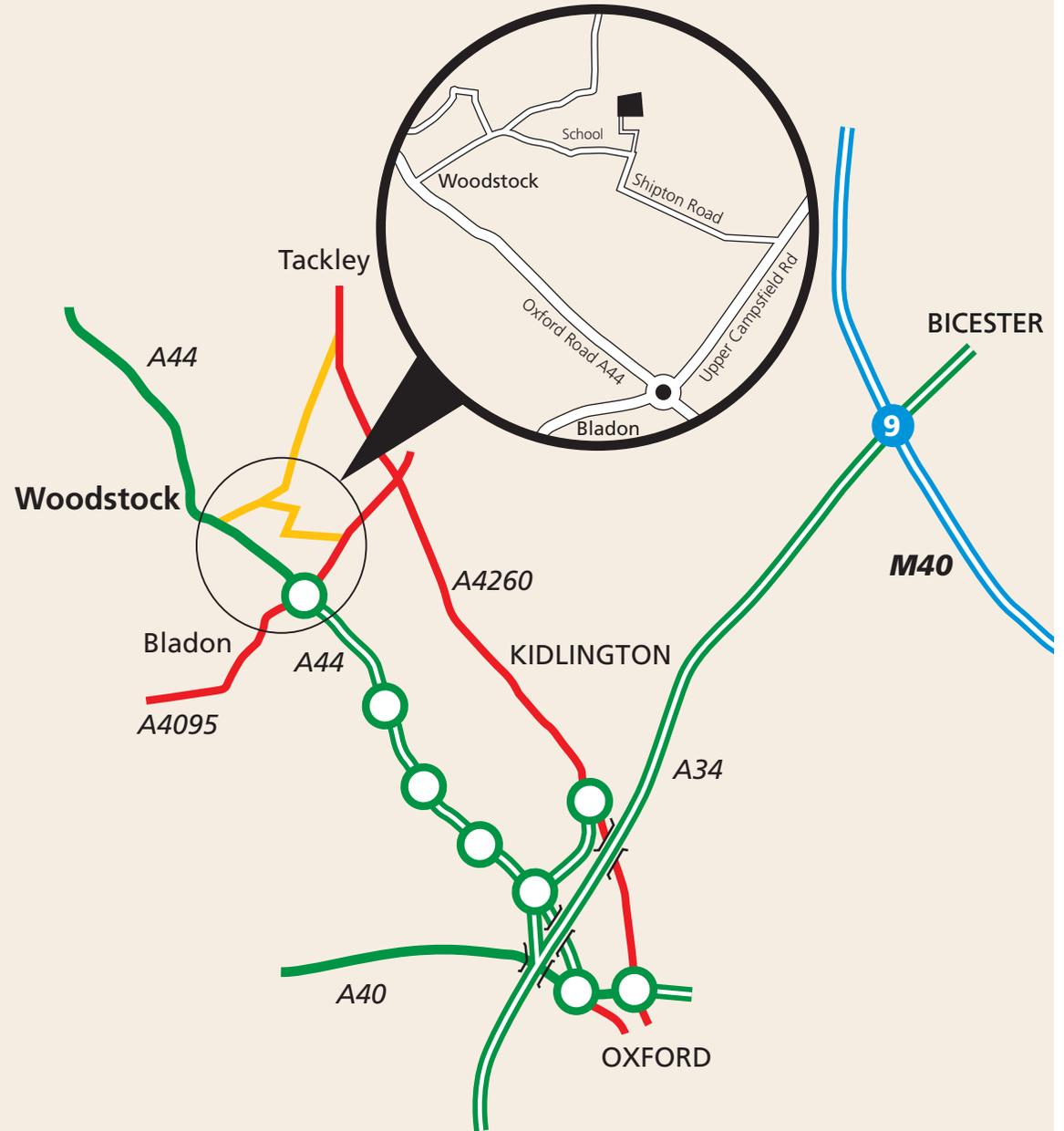
Energy Efficiency in your Pye Home

- An 'A' rated central heating/hot water boiler reducing carbon dioxide and NOx emissions.
- On roof Solar panels will be installed to: Plots 12, 13, 14, 15, 16, 17, 18, 19 and 20. Also, plots 23, 28, 29, 30, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 57 and 58. These will be grid connected systems and will provide top up electricity to each home.
- Electric Smart meter (supplied and fitted by British Gas). The meter will display:
 1. Current mains energy consumption (kilowatt hours).
 2. Current emissions (g/kg co²).
 3. Current Tariff.
 4. Current Cost.Unit will be self-charging and fitted to incoming mains supply.
- Cavity wall insulation and mineral wool insulation to the roof space reducing heat loss and heating bills.
- Water saving sanitary ware and showers reducing water consumption.
- 100% of internal light fittings are low energy, helping to reduce energy costs.

Your Pye Home will be protected by a 10 Year NHBC Buildmark Warranty.

Note that all information is intended to provide a general impression. The plans and perspectives are for guidance purposes only. The developer reserves the right to change the specification at any time and it is confirmed that this information cannot form part of the contract. Please check the specification and elevational treatments to your individual property prior to reserving.

LOCATION



AGENT



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DEVELOPER

Formed in 1927 and based in Oxford, Pye Homes - a family run company - has built up a wealth of experience with successful developments in many counties including Oxfordshire, Berkshire, Warwickshire, Gloucestershire, South Gloucestershire and West Sussex.

Using traditional methods of construction Pye Homes have an enviable reputation of providing individuality and well designed quality homes.

Reservations will only be taken from purchasers able to exchange contracts within 28 days of receiving the contract papers from the vendor's Solicitors.

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PYE
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