

WILLOW FARM

HOMES FOR MODERN DAY LIVING



INTRODUCTION

Willow Farm is a small development of 54 homes on the eastern edge of Oxfordshire's pretty village of Marcham. Our superbly finished houses range in size from 2 to 5 bedrooms and offer flexible, modern day living spaces that feel like home.

This thriving village, which is also home to Denman collage (the education headquarters of The WI) dates back to Saxon times and enjoys a lovely neighborhood vibe. It even comes complete with a community run shop and Post Office! With a great many sports and social clubs on offer, as well as other useful amenities such as the nearby pub, ancient church, and a nursery and primary school, it's easy to see why

Marcham is such a sought after place to live.

Close by there are plenty of outdoor pursuits to enjoy too. Follow the ancient Ridgeway route (20 miles), boat along the river Thames (3 miles) or play golf on one of the three championship courses at Frilford Health Golf Club (1.8 miles).

Marcham is fantastically well placed for road and rail connections being just 2 miles away from the A34. The historic centres of both Abingdon and Oxford are easily accessed from here, as is Didcot Parkway with its direct rail links to London Paddington in just 45 minutes, making Marcham a great place for work, rest and play.



KENSINGTON

PLOTS: 38, 39, 40, 48

BEECHWOOD

PLOTS: 24, 25, 35, 36, 37, 41.

RICHMOND

PLOTS: 47, 49

GUILDFORD

PLOTS: 34, 50

TETBURY BUNGALOW

PLOTS: 20, 21, 22, 27

THORNBURY

PLOTS: 9, 23, 26

DASHWOOD

PLOTS: 11, 12, 13

WINNERSH

PLOT: 14

MILTON

PLOTS: 16, 17, 18, 19

RIDGEWAY

PLOT: 15

SOUTHMOOR

PLOT: 8, 10



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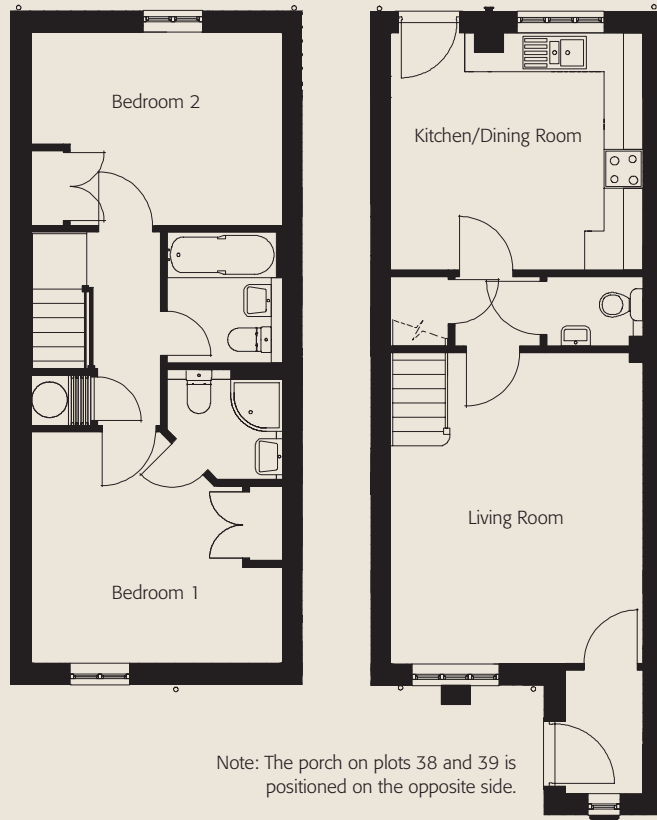
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PLOTS: 38, 39, 40, 48



Plot 48 illustrated

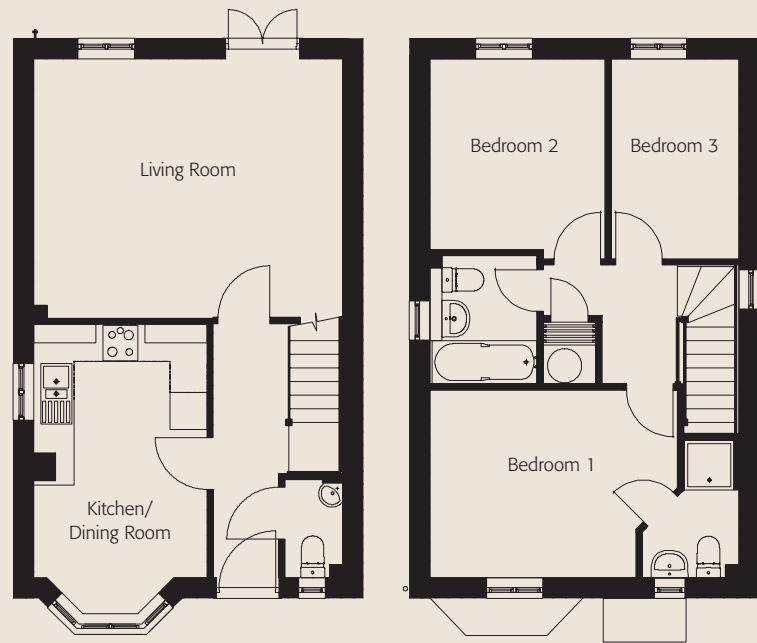
KENSINGTON

DIMENSIONS

A popular 2 bedroom terrace home offering a very pleasing layout. The living accommodation comprises of a small entrance hall, cloakroom, kitchen/dining room and a living room to the front. On the first floor there are two double bedrooms both with a built-in wardrobe and one with an ensuite shower room. There is also a separate bathroom. All properties benefit from two parking spaces.

Kitchen/Dining Room	3.64m x 3.86m	11' 11" x 12' 7"
Living Room	4.79m x 3.86m	15' 8" x 12' 7"
Bedroom 1	3.55m x 3.86m	11' 7" x 12' 7"
Bedroom 2	2.96m x 3.86m	9' 8" x 12' 7"

PLOTS: 24, 25, 35, 36, 37, 41.



Note: Plots 24, 25 and 41 are mirrored



Plots 24 and 25 illustrated

BEECHWOOD

DIMENSIONS

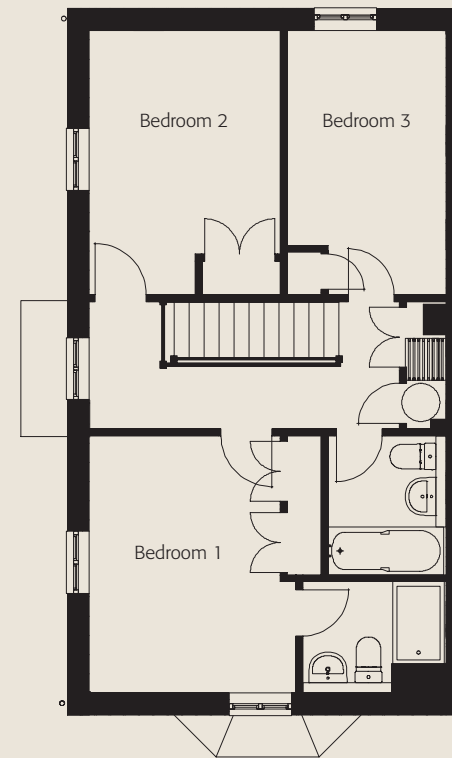
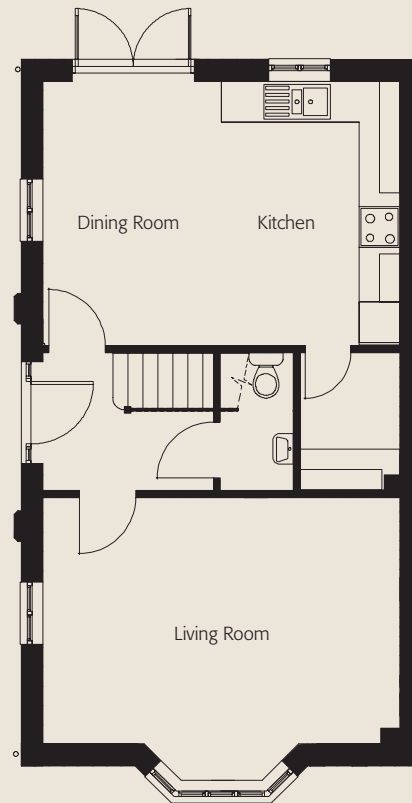
An attractive, 3 bedroom home. The Beechwood comprises of entrance hall, cloakroom, open plan kitchen/dining room to front and living room across the full width of the back of the house. French doors open out onto the patio area and rear garden. Stairs from the hallway lead to the first floor landing where there is a master bedroom with built-in wardrobe and ensuite shower room. There is a further double bedroom with built-in wardrobe and a single bedroom, as well as a separate bathroom. Plots 24, 25, 35 and 36 are semi-detached properties, while plots 37 and 41 are detached properties. All plots benefit from two parking spaces. The parking spaces for plots 37 and 41 are by the side of each dwelling.

Kitchen/Dining Room	4.06m x 2.75m	13' 3" x 9' 0"
Living Room	4.95m x 4.16m	16' 2" x 13' 7"
Bedroom 1	3.98m x 3.01m	13' 0" x 9' 10"
Bedroom 2	3.06m x 2.81m	10' 0" x 9' 2"
Bedroom 3	3.21m x 2.04m	10' 6" x 6' 8"



Plot 49 illustrated

PLOTS: 47, 49



Note: Plot 47 is mirrored and there is no bay window to the living room

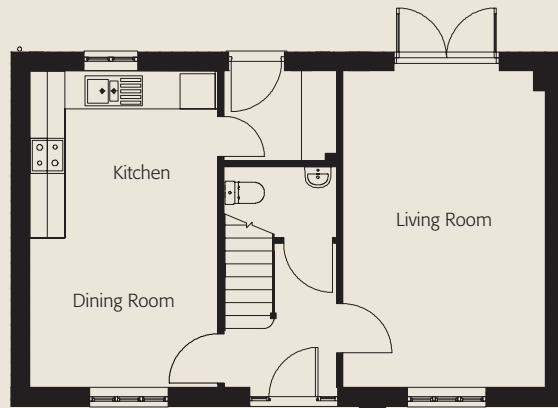
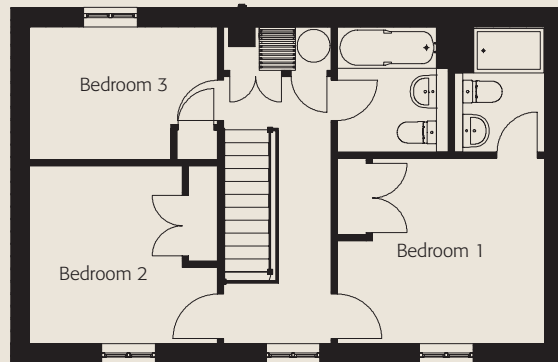
RICHMOND

The Richmond is a well proportioned 3 bedroom end terrace home. The living accommodation consists of entrance hall, cloakroom and a lovely size living room. The open plan kitchen/dining room has an adjacent utility room with a door leading to the garden. On the first floor there is a master bedroom with ensuite shower room, a further double bedroom and a generous single bedroom, all of which have a built-in wardrobe. There is also a separate bathroom. The Richmond benefits from two parking spaces.

DIMENSIONS

Kitchen	3.85m x 2.58m	12' 7" x 8' 5"
Dining Room	3.85m x 2.58m	12' 7" x 8' 5"
Living Room	5.20m x 3.58m	17' 0" x 11' 8"
Bedroom 1	3.76m x 3.01m (max)	12' 4" x 9' 10" (max)
Bedroom 2	3.86m (max) x 2.79m	12' 7" (max) x 9' 1"
Bedroom 3	3.86m (max) x 2.31m	12' 7" (max) x 7' 6"

PLOTS: 34, 50



Plot 50 illustrated

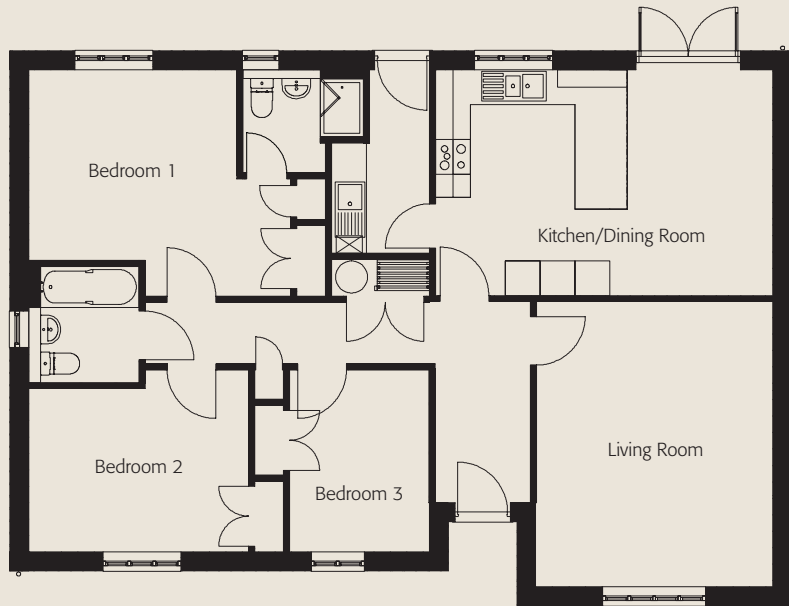
GUILDFORD

DIMENSIONS

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 there is a master bedroom with ensuite shower room, a further double bedroom and a generous single bedroom, all of which have a built-in wardrobe. There is also a separate bathroom. Plot 34 has two parking spaces and Plot 50 has a garage.

Kitchen	3.18m x 2.78m	10' 4" x 9' 1"
Dining Room	3.18m x 2.58m	10' 4" x 8' 5"
Living Room	5.35m x 3.43m	17' 6" x 11' 2"
Bedroom 1	3.44m (max) x 3.11m	11' 3" (max) x 10' 2"
Bedroom 2	3.19m (max) x 3.01m	10' 5" (max) x 9' 10"
Bedroom 3	3.19m (max) x 2.24m	10' 5" (max) x 7' 3"

PLOTS: 20, 21, 22, 27



Note: Plots 20 and 22 are mirrored and also have French doors from the living room.



Plot 20 illustrated

TETBURY BUNGALOW

DIMENSIONS

A rare opportunity to acquire a 3 bedroom detached bungalow with a fabulous layout. The accommodation comprises of entrance hall, living room, open plan kitchen/dining room with French doors leading to a patio area and garden. There is also a separate utility room. The master bedroom has an ensuite shower room and there is a further double and generous single bedroom, all with a built-in wardrobe. There is also a separate bathroom. Outside there is a double garage.

Kitchen/Dining Room	5.76m x 3.85m	18' 10" x 12' 7"
Living Room	4.86m x 4.04m	15' 11" x 13' 2"
Bedroom 1	4.49m (max) x 3.26m	14' 8" (max) x 10' 8"
Bedroom 2	2.79m (max) x 3.76m	9' 1" (max) x 12' 4"
Bedroom 3	3.11m x 2.39m	10' 2" x 7' 9"

PLOTS: 9, 23, 26



Plot 23 illustrated

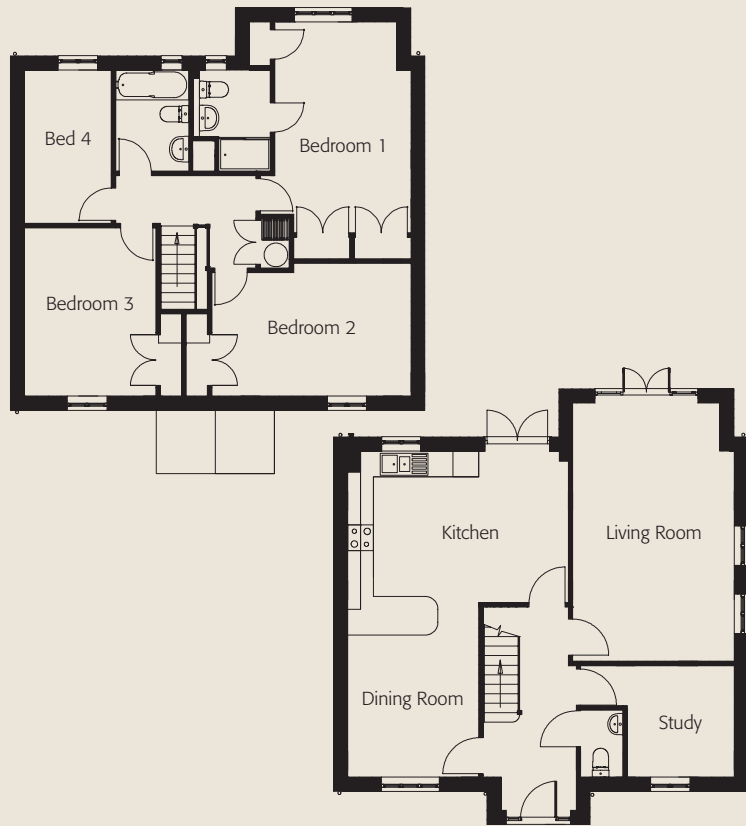
THORNBURY

DIMENSIONS

An attractive 4 bedroom detached house with living accommodation comprising of entrance hall, cloakroom, living room and generous kitchen/dining room with French doors opening on to the patio area of the rear garden. There is also a useful study. The first floor offers a master bedroom with built-in wardrobes and an ensuite shower room. There are two further double bedrooms one with a built-in wardrobe and a great size fourth single bedroom. There is also separate bathroom. Outside, there is a driveway leading to a double garage and pedestrian side access to rear garden. Plots 9 and 26 both have double garages and Plot 23 has a single garage and further parking.

Kitchen	3.29m x 2.70m	10' 9" x 8' 10"
Dining Room	4.98m (max) x 3.30m	16' 3" (max) x 10' 9"
Living Room	4.20m (max) x 4.23m (max)	13' 9" (max) x 13' 10" (max)
Study	2.08m x 2.11m	6' 9" x 6' 11"
Bedroom 1	4.25m x 3.60m	13' 11" x 11' 9"
Bedroom 2	3.34m x 2.79m	10' 11" x 9' 1"
Bedroom 3	3.04m x 3.01m	9' 11" x 9' 10"
Bedroom 4	2.41m x 2.00m	7' 10" x 6' 6"

PLOTS: 11, 12, 13



Plot 13 illustrated

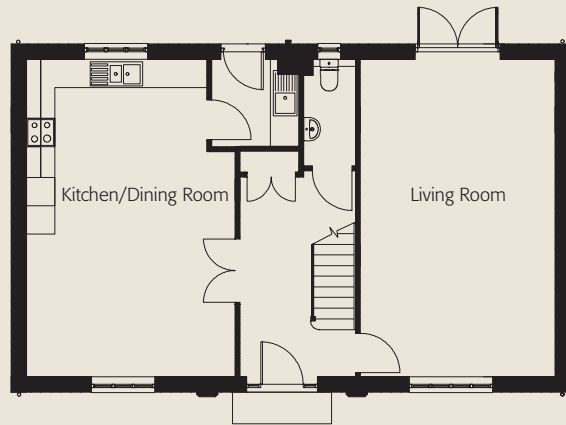
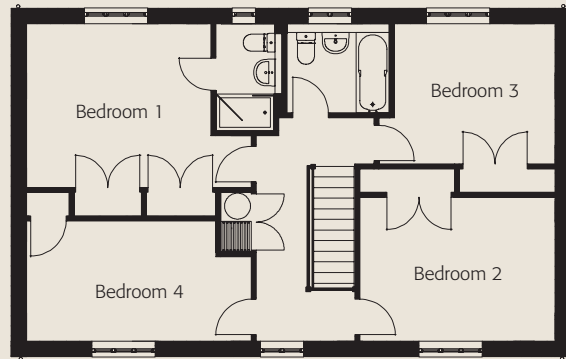
DASHWOOD

A well proportioned 4 bedroom detached house 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 also two further double bedrooms both with a built-in wardrobe, 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	16' 8" x 11' 5"
Dining Room	3.58m (max) x 3.00m	11' 8" (max) x 9' 10"
Living Room	5.97m (max) x 3.71m	19' 7" (max) x 12' 2" (max)
Study	2.55m x 2.47m	8' 4" x 8' 1"
Bedroom 1	4.90m (max) x 3.16m (max)	16' 0" (max) x 10' 4" (max)
Bedroom 2	4.61m x 3.07m	15' 1" x 10' 0"
Bedroom 3	3.90m x 3.04m	12' 9" x 9' 11"
Bedroom 4	3.55m x 2.00m	11' 7" x 6' 6"

PLOT: 14



WINNERSH

DIMENSIONS

A spacious 4 bedroom detached home offering entrance hall with built-in coats cupboard, cloakroom, large open plan kitchen/dining room, a separate utility and a generous dual aspect living room. On the first floor there are four double bedrooms each with a built-in wardrobe. The master bedroom also has an ensuite shower room. There is a separate bathroom. Outside there is a driveway to the side leading to a double garage and side pedestrian access to rear garden.

Kitchen/Dining Room	4.37m x 6.68m	14' 4" x 21' 10"
Living Room	6.68m x 4.08m	21' 10" x 13' 4"
Bedroom 1	3.89m x 3.46m	12' 8" x 11' 4"
Bedroom 2	4.11m x 3.02m	13' 5" x 9' 10"
Bedroom 3	3.39m x 2.95m	11' 1" x 9' 8"
Bedroom 4	4.74m (max) x 2.53m	15' 6" (max) x 8' 3"

PLOTS: 16, 17, 18, 19



MILTON

The Milton is a popular 4 bedroom detached house offering well laid out accommodation. On the ground floor there's an entrance hall, cloakroom, open plan kitchen/dining room, living room and a study. The first floor offers four excellent sized double bedrooms, three of which have built-in wardrobes. Both the master bedroom and bedroom 2 benefit from an ensuite shower room. There is also a separate family bathroom. Outside, there is a generous driveway leading to a double garage and there is side pedestrian access leading to rear garden.

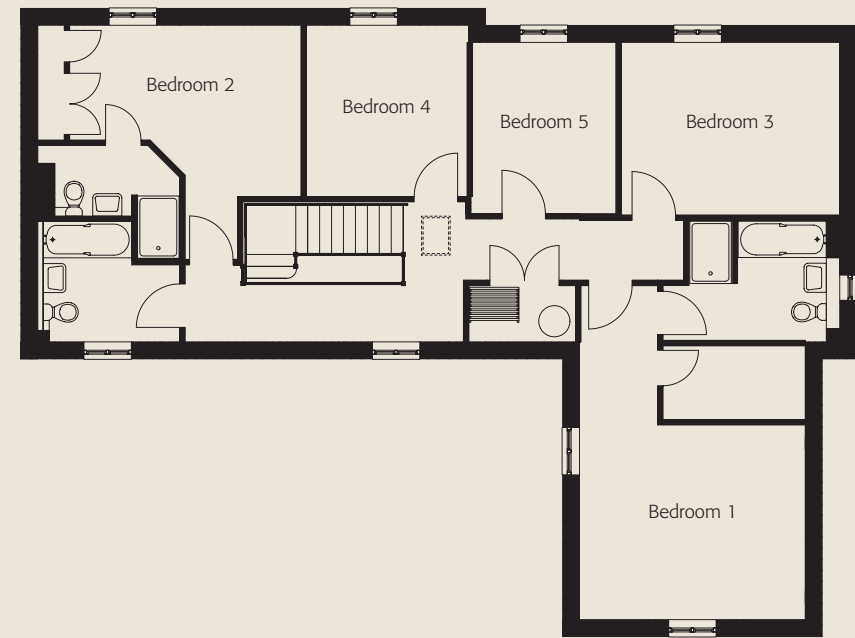
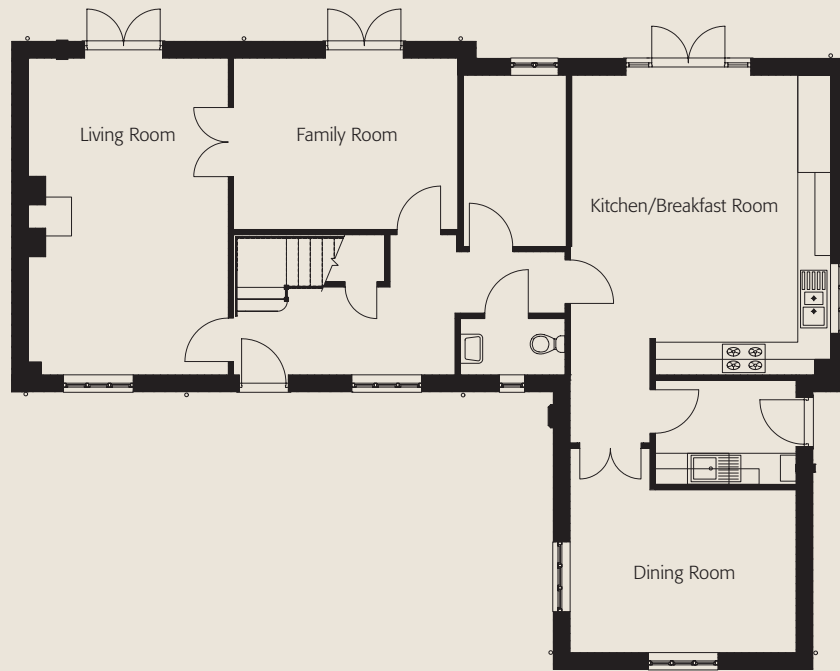
DIMENSIONS

Kitchen/Dining Room	8.13m x 3.95m	26' 7" x 12' 11"
Living Room	6.25m x 4.23m	20' 6" x 13' 10"
Study	3.60m x 3.00m	11' 9" x 9' 10"
Bedroom 1	4.66m x 3.36m	15' 3" x 11' 0"
Bedroom 2	4.09m x 3.56m	13' 4" x 11' 8"
Bedroom 3	4.19m x 4.10m	13' 8" x 13' 5"
Bedroom 4	3.60m x 3.04m	11' 9" x 9' 11"



Double garage omitted for clarity of the property

PLOT: 15



RIDGEWAY

DIMENSIONS

The Ridgeway is an exceptional five bedroom detached home offering flexible and spacious accommodation. The ground floor comprises of entrance hall, cloakroom, a beautiful open plan kitchen/breakfast room with separate utility room. Double doors lead from the kitchen to a large family room. At the opposite end of the ground floor area is a lovely dual aspect living room. Double doors lead from here through to the dining room. Both the living room and dining room have French doors opening out on to the patio area of the rear garden. There is also a separate study. All rooms on the first floor are well-proportioned. The master bedroom offers a walk-in wardrobe and an ensuite bathroom with separate shower. There are three further double bedrooms, one of which has an ensuite shower room. There is an excellent size fifth bedroom and separate family bathroom. The house is situated in a generous corner plot with double garage and driveway to the front. Pedestrian side access leads to rear garden which runs the full width of the property.

Kitchen/Breakfast Room	5.71m x 4.96m	18' 8" x 16' 2"
Living Room	6.04m x 3.79m	19' 9" x 12' 5"
Dining Room	4.29m x 3.24m	14' 0" x 10' 7"
Family Room	4.29m x 3.11m	14' 0" x 10' 2"
Study	3.24m x 1.99m	10' 7" x 6' 6"
Bedroom 1	4.29m x 3.72m	14' 0" x 12' 2"
Bedroom 2	4.46m x 3.24m	14' 7" x 10' 7"
Bedroom 3	4.18m (max) x 3.30m	13' 8" (max) x 10' 9"
Bedroom 4	3.24m x 3.10m	10' 7" x 10' 2"
Bedroom 5	3.24m x 2.76m	10' 7" x 9' 0"

PLOT: 8, 10



SOUTHMOOR

A very popular 4 bedroom detached house, the Southmoor has a very 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 also benefits from an ensuite shower room and there is a separate bathroom. Externally, there is a driveway and double integral garage as well as pedestrian access leading to rear garden.

DIMENSIONS

Kitchen/Dining Room	7.94m x 3.75m	26' 0" x 12' 3"
Living Room	6.05m x 3.91m (max)	19' 10" x 12' 9" (max)
Study	5.05m x 2.10m	16' 6" x 6' 10"
Bedroom 1	7.20m x 3.97m	23' 7" x 13' 0"
Bedroom 2	4.45m (max) x 3.75m	14' 6" (max) x 12' 3"
Bedroom 3	4.05m x 3.98m	13' 3" x 13' 0"
Bedroom 4	3.40m x 3.13m	11' 1" x 10' 3"

Images shown are not specific to Willow Farm.



SPECIFICATION

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.

WARRANTY

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



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 Thornbury, Dashwood, Winnersh, Milton, Southmoor and Ridgeway.
- Integrated AEG double electric oven in all properties with exception of the Kensington which will have a single oven.
- Integrated AEG four burner gas hob in the Kensington, Beechwood, Richmond and Guildford.
- Integrated AEG five burner gas hob in the Thornbury, Dashwood, Winnersh, Milton, Southmoor and Ridgeway.
- Stainless steel AEG cooker hood.
- Integrated AEG fridge/freezer in the Thornbury, Dashwood, Winnersh, Milton, Southmoor and Ridgeway.
- Integrated AEG dishwasher in the Thornbury, Dashwood, Winnersh, Milton, Southmoor and Ridgeway.
- 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 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 and Ridgeway, which has a walk-in wardrobe.
- Built-in wardrobe to bedroom 2, in all properties with the exception of the Richmond.
- Built-in wardrobes to bedroom 3, in all the 3 and 4 bedroom properties with exception of the Beechwood, Richmond and Thornbury.
- Built-in wardrobe to bedroom 4, in the 4 bedroom properties with exception of the Winnersh and Southmoor.

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

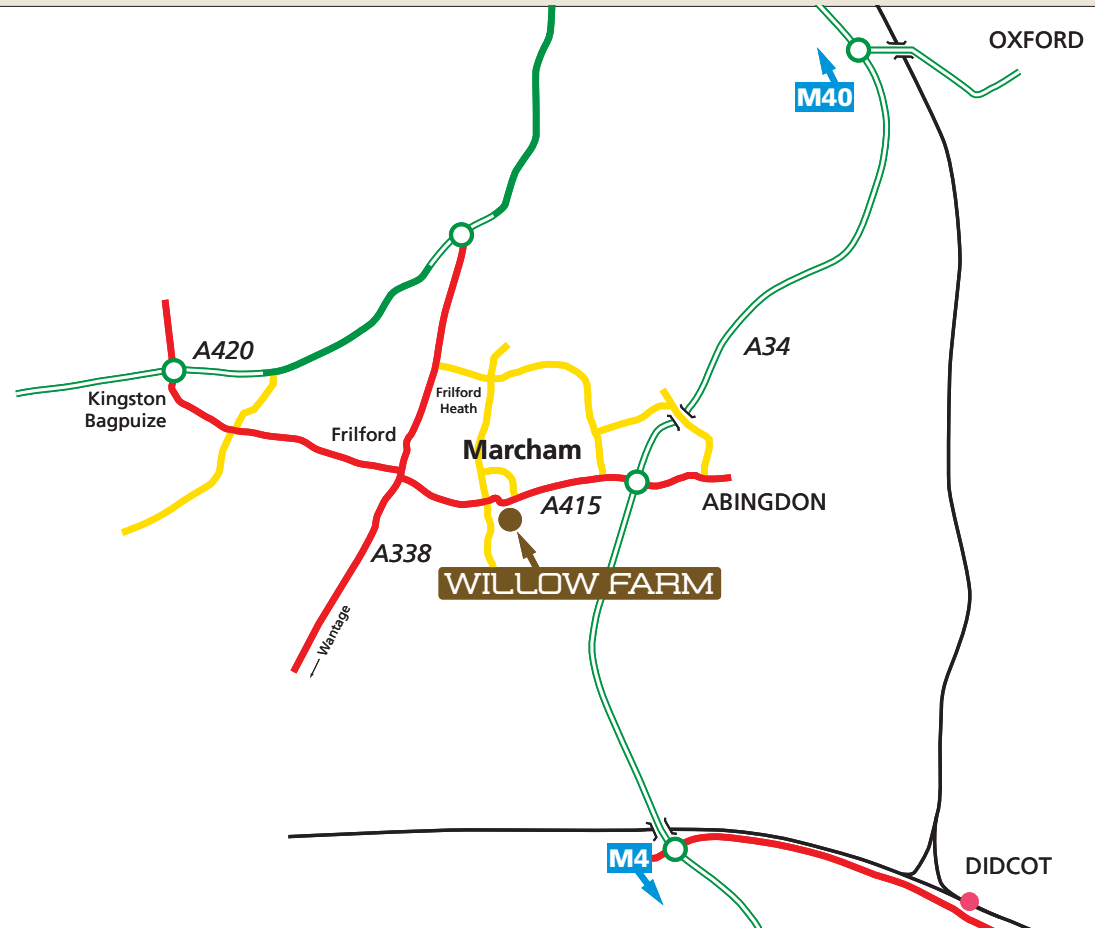
- UPVC double glazed windows.
- Turf or soft planting to front gardens.
- Turf to rear gardens.
- External water tap.
- External lighting.
- Power and light to garages.
- The hedge around most of the boundary of the development is to be maintained by the management company, therefore, to the rear of plots 7, 8, 10, 13, 14, 15, 16, 17, 18, 19, 22, 35, 36, 37, 38, 39, 40, 41, 42, 43 and to the side of plots 8, 10, 15, 20, 27 and 54 there will be a 1.5m post and rail fence with wire mesh attached, to keep this area open to the hedge.

NB: The post and rail fence will be the boundary of each property mentioned and not the hedge.



ENERGY EFFICIENCY IN YOUR PVE HOME

- An 'A' rated central heating/hot water boiler reducing carbon dioxide and NOx emissions.
- 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.



LOCATION POSTCODE OX13 6FN



PYE HOMES

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 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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