

A quality development by



Marfield Cottages

Kingston Lisle

Artist's impression. Indicative only.

A desirable new development of just four semi-detached four bedroom family homes.

kibswellhomes.co.uk



Marfield Cottages

Marfield Cottages, Kingston Lisle, Wantage, Oxfordshire OX12 9QL

A development of just four, four bedroom family homes.

Marfield Cottages present a rare opportunity to own a stunning new home in a beautiful village location on the edge of the North Wessex Downs Area of Outstanding Natural Beauty.

The village of Kingston Lisle is home to a popular pub "The Blowing Stone" named after the famous Blowing Stone, which according to legend was sounded by King Alfred before the battle of Ashdown.

Conveniently situated for Oxford, (20 miles), Swindon (14 miles) and Newbury (20 miles), Kingston Lisle is a pretty village in the Vale of the White Horse, Oxfordshire.

Comprising four semi-detached four bedroom homes arranged over two storeys, each property provides to the ground floor: entrance hall, open plan kitchen/family room with bi-fold doors, wc, utility and living room with fireplace and bi-fold doors.

First floor accommodation comprises master bedroom with en-suite shower room and built-in wardrobe, three further bedrooms, family bathroom and large airing cupboard.

Properties at Marfield Cottages also benefit from parking and generous rear gardens, each measuring approximately 25m long.

Ground floor plans

Not to scale.



Site plan

Marfield Cottages enjoy a peaceful, secluded location on the northern edge of the village, offering spectacular views across open fields.



First floor plans

Not to scale.



Dimensions

Ground floor

Kitchen/family/dining	6390 x 4300	20' x 14'1"
Living room	5530 x 4000	18'2" x 13'1"

First floor

Bedroom 1	5530 x 4000	18'2" x 13'1"
Bedroom 2	4288 x 2930	14' x 9'6"
Bedroom 3	3360 x 3100	11' x 10'2"
Bedroom 4	3132 x 2309	10'3" x 7'6"

● = plot number * = maximum dimensions

A desirable new development of just four semi-detached four bedroom family homes.

kibswellhomes.co.uk

How to find Marfield Cottages



Postcode for satnav: OX12 9QL

Property Misdescriptions Act

These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction or landscaping should be expected. Photography, artist's impressions and/or computer generated images were commissioned before finalisation of the plans and landscaping details and, as such, are for illustrative purposes only. Any landscaping shown on artist's impressions or computer generated images and site plans indicate possible mature landscaping. Please note: Building sites can be dangerous, when visiting, please take sensible precautions and do not allow children to wander unaccompanied. The Information contained within this literature is correct at the time of going to press September 2015.

Kibswell Homes Limited, Hartham Park, Corsham, Wiltshire SN13 0RP

kibswellhomes.co.uk

Specifications

Kitchen

- Oakwood fitted kitchen with a range of high quality appliances
- Granite worktops
- Choice of floor and wall tiling (dependent on build programme)

Bathroom & en suite

- High quality white sanitaryware with chrome fittings
- Thermostatic shower
- Heated towel rail
- Shaver point
- Choice of floor and wall tiling (dependent on build programme)

Interior finishes

- Chrome door furniture
- Off-white emulsion to walls and satinwood to woodwork

Electrical

- Chrome downlighters fitted throughout
- Chrome sockets and switches
- Aerial points to living room, kitchen and bedrooms
- Oil fired central heating
- Thermostatic valves to radiators

Security

- Approved burglar and fire alarm
- Mains supply smoke detectors with battery back-up
- 10 year LABC building guarantee

External features

- Bonded gravel driveway
- Turfed and planted front gardens
- Outside tap
- Wooden bin store
- Front and rear exterior lights

Selling agent



www.thomasmerrifield.co.uk

01235 764 444
wantage@thomasmerrifield.co.uk

A quality development by

