



Castle Meadow

MARSH GIBBON



EDGAR TAYLOR
HOMES



Castle Meadow



Computer generated image

Street scene showing the rear four properties at Castle Meadow, all of which have west-facing back gardens

Perfect for putting down new roots

Contemporary countryside homes in tranquil Buckinghamshire

CASTLE MEADOW is a delightful close of just nine characterful brick and stone-built houses with a choice of two, three or four bedrooms. It is situated on the eastern edge of the village, just a few minutes' walk from the primary school and the centre of the village.

With views over open fields, the development has a very rural feel. The amenity space provides an additional area for this small community to socialise outdoors while retaining the privacy of the close.

Each of the homes at Castle Meadow has either bifold or french doors from the kitchen/dining room and a separate lounge. The four-bedroom properties have an extra reception room which could be a study or playroom.

Our individually-designed kitchens and stylish bathrooms and ensembles are beautifully fitted. Most of the houses feature at least one ensuite, with fitted wardrobes in many of the bedrooms.

EDGAR TAYLOR HOMES is part of a well-respected and established family firm with an exceptional track record of construction projects, locally and around Buckinghamshire and neighbouring counties. In 1968, we built Rectory Close in Marsh Gibbon and in 2006, we were the developer behind the pair of houses opposite Castle Meadow.

All our properties are designed and built by our highly professional team, which enables us to monitor quality and maintain our high standards throughout the build process.

Overflowing with country charm

Marsh Gibbon is a great location to balance family life and work



THE PRETTY VILLAGE of Marsh Gibbon sits just inside Buckinghamshire, on the western edge of the Vale of Aylesbury. It is surrounded by a tranquil agricultural landscape, lying between Oxford, Banbury, Aylesbury and Milton Keynes, with the extensive facilities in Bicester just six miles away. Oxford's cultural, heritage and leisure attractions are under 20 miles from the village.

The village and surroundings date back as far as the Domesday Book, and it is still a thriving, modern community with many of its own amenities including

- FRAMLINGTON COTTAGE
- LANCASTER HOUSE
- DOVER COTTAGE
- LUDLOW HOUSE
- ASTLEY COTTAGE
- WINDSOR HOUSE
- WARWICK HOUSE

- **The Centre:mk**
22 miles, 36 minutes
- **Oxford city centre**
20 miles, 35 minutes
- **Buckingham town centre**
10 miles, 20 minutes
- **Waddesdon Manor**
10 miles, 20 minutes
- **Bicester town centre**
6 miles, 14 minutes
- **Post Office at The Plough**
0.25 mile, 5 minutes
- **Marsh Gibbon C of E School**
0.25 mile, 5 minutes

Castle Meadow

- **Bicester stations**
6 miles, 15 minutes
- **M40 Junction 9**
8 miles, 14 minutes
- **Aylesbury station**
15 miles, 27 minutes
- **Heathrow airport**
56 miles, 62 minutes
- **Central London**
68 miles, 95 minutes



Marsh Gibbon's charming village pond



Classic car rally at Bicester Heritage



Spectacular Waddesdon Manor



St Mary's Church

two pubs, a Church of England primary school with good church links (rated Good by Ofsted and Siams), a community-run Post Office within The Plough and many sports clubs and local societies.

These characterful houses blend well with the rest of the village, whose other houses are a mix of stone buildings from many eras, including its two ancient manor houses, and more modern properties.

Although it is set in a peaceful location, Marsh Gibbon is well placed for transport links. Regular, fast train services between Oxford, London and Birmingham run from Bicester. The M40 is easily accessible from the village, and major roads connecting Aylesbury, Milton Keynes and surrounding towns are not far away.

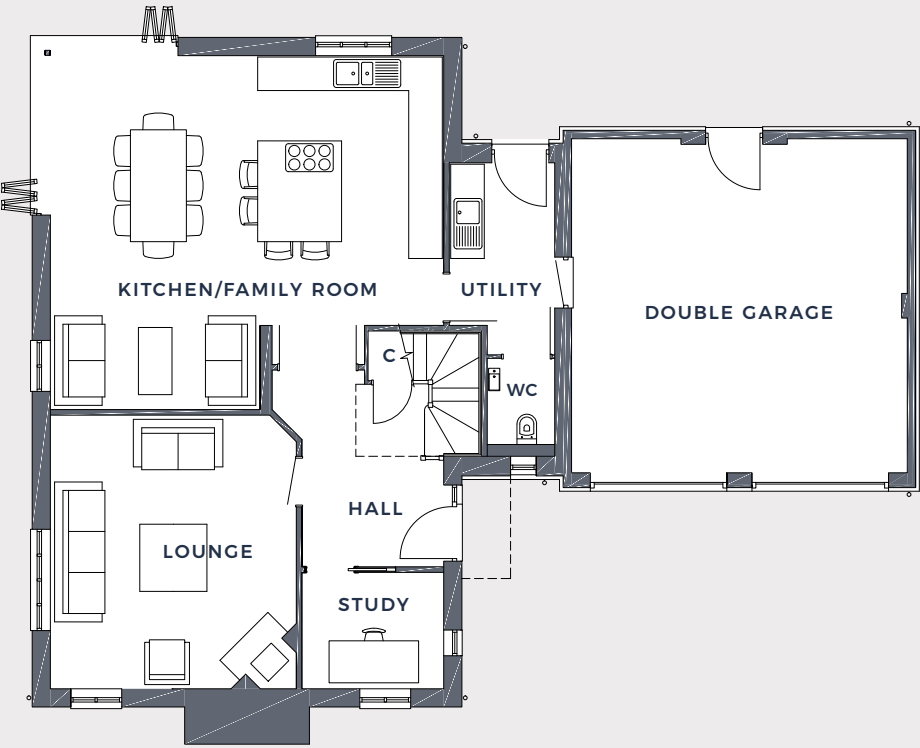


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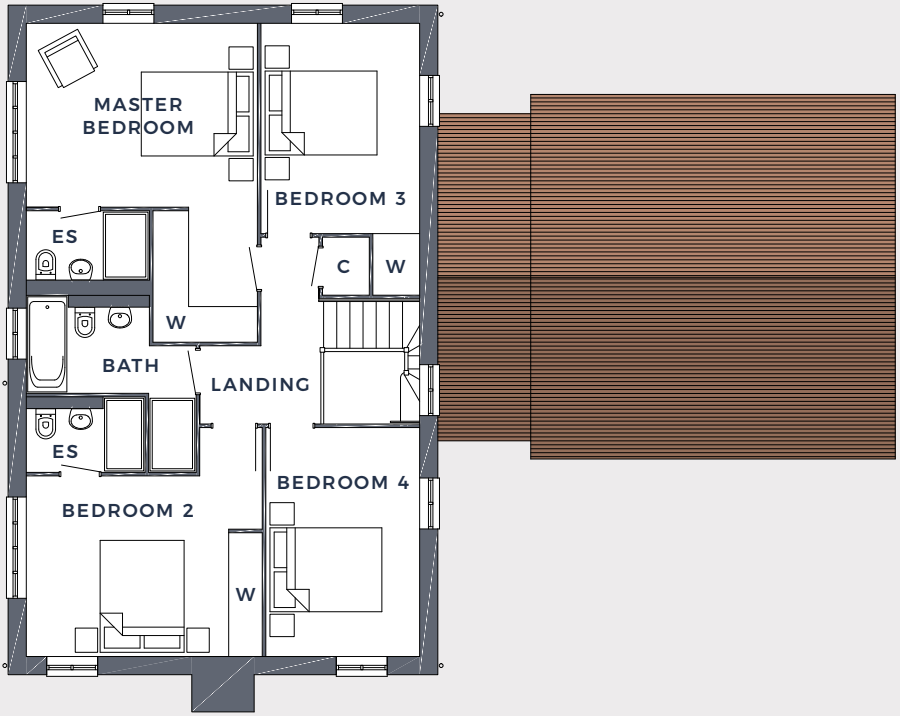
Measurements are approximate and are maximum dimensions.

Windsor House

Four bedrooms • Two ensuites • Study • Double garage



GROUND FLOOR		
Kitchen/Family room	7005 x 6300	23' 0" x 20' 8"
Lounge	4865 x 4395	15' 11" x 14' 5"
Study	2510 x 2055	8' 3" x 6' 9"
Utility	3405 x 1860	11' 2" x 6' 1"
Hall	3260 x 2535	10' 8" x 8' 4"
Double garage	6000 x 5970	19' 8" x 19' 7"

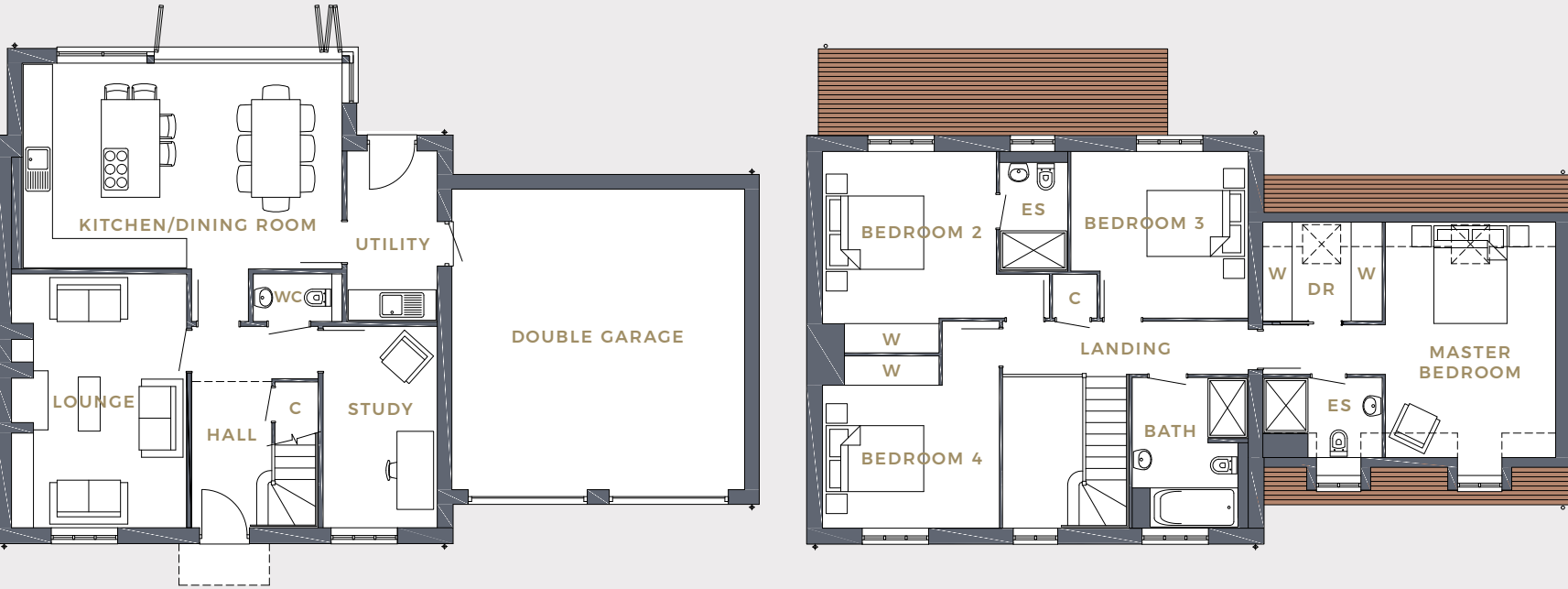


FIRST FLOOR		
Master bedroom	5675 x 4105	18' 7" x 13' 6"
Ensuite	2200 x 1450	7' 3" x 4' 9"
Bedroom 2	4190 x 3200	13' 9" x 10' 6"
Ensuite	2125 x 1350	7' 0" x 4' 5"
Bedroom 3	4065 x 2725	13' 4" x 8' 11"
Bedroom 4	3735 x 2810	12' 3" x 9' 3"
Bathroom	2200 x 1750	7' 3" x 5' 9"

C Cupboard ES Ensuite L Loft access W Wardrobe WC Cloakroom

Warwick House

Four bedrooms • Two ensuite • Study • Double garage



GROUND FLOOR		
Kitchen/Dining room	6535 x 4190	21' 5" x 13' 9"
Lounge	5175 x 3565	17' 0" x 11' 8"
Study	4100 x 2315	13' 5" x 7' 7"
Utility	3465 x 1825	11' 4" x 6' 0"
Hall	4125 x 1645	13' 6" x 5' 5"
Double garage	6155 x 6000	20' 2" x 19' 8"

FIRST FLOOR		
Master bedroom	4820 x 3490	15' 10" x 11' 5"
Ensuite	2450 x 1640	8' 0" x 5' 4"
Dressing room	2450 x 2030	8' 0" x 6' 8"
Bedroom 2	3565 x 3415	11' 8" x 11' 2"
Bedroom 3	3635 x 3415	11' 1" x 11' 2"
Bedroom 4	3625 x 2925	11' 11" x 9' 7"
Bathroom	2375 x 3085	7' 9" x 10' 1"

C Cupboard ES Ensuite L Loft access W Wardrobe WC Cloakroom



Computer generated image

Measurements are approximate and are maximum dimensions.

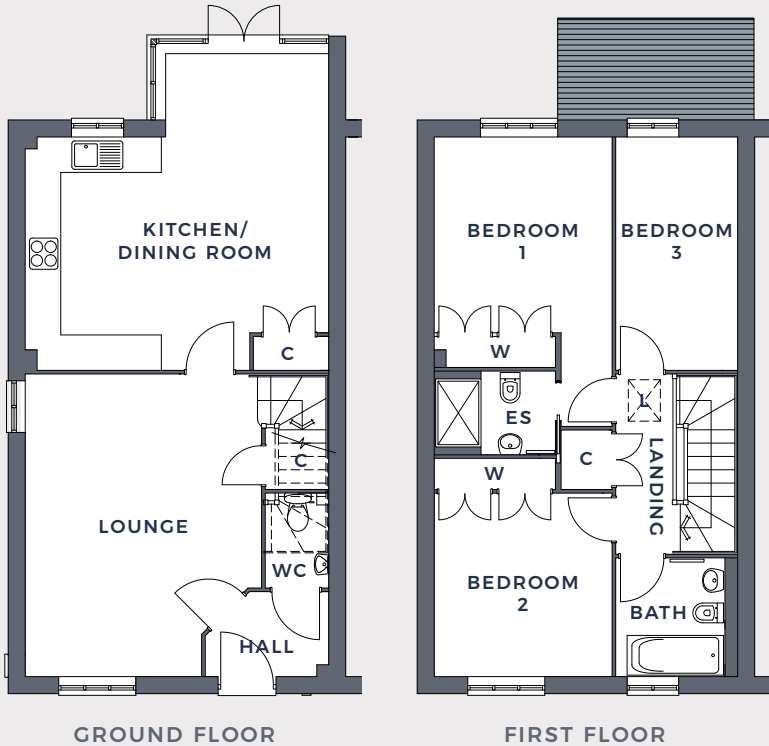


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Measurements are approximate and are maximum dimensions.

Lancaster House

Three bedrooms • Ensuite shower



Kitchen/Dining room	5555 x 5325	18' 3" x 17' 6"
Lounge	5310 x 4145	17' 5" x 13' 7"
Bedroom 1	3430 x 3110	11' 3" x 10' 2"
Ensuite	1475 x 2135	4' 10" x 7' 0"
Bedroom 2	3210 x 3110	10' 6" x 10' 2"
Bedroom 3	4090 x 2125	13' 5" x 6' 11"
Bathroom	2150 x 2095	7' 1" x 6' 10"

Ludlow House

Three bedrooms • Ensuite shower

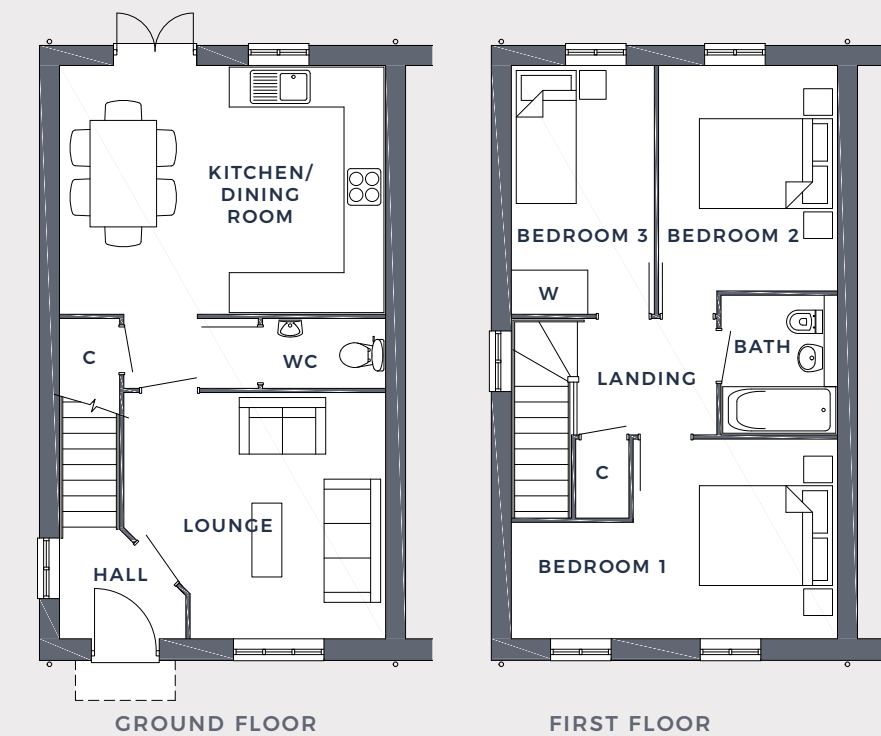


Kitchen/Dining room	5555 x 5325	18' 3" x 17' 6"
Lounge	5310 x 4145	17' 5" x 13' 7"
Bedroom 1	3430 x 3110	11' 3" x 10' 2"
Ensuite	1475 x 2135	4' 10" x 7' 0"
Bedroom 2	3210 x 3110	10' 6" x 10' 2"
Bedroom 3	4090 x 2125	13' 5" x 6' 11"
Bathroom	2150 x 2095	7' 1" x 6' 10"

C Cupboard ES Ensuite L Loft access W Wardrobe WC Cloakroom

Astley Cottage

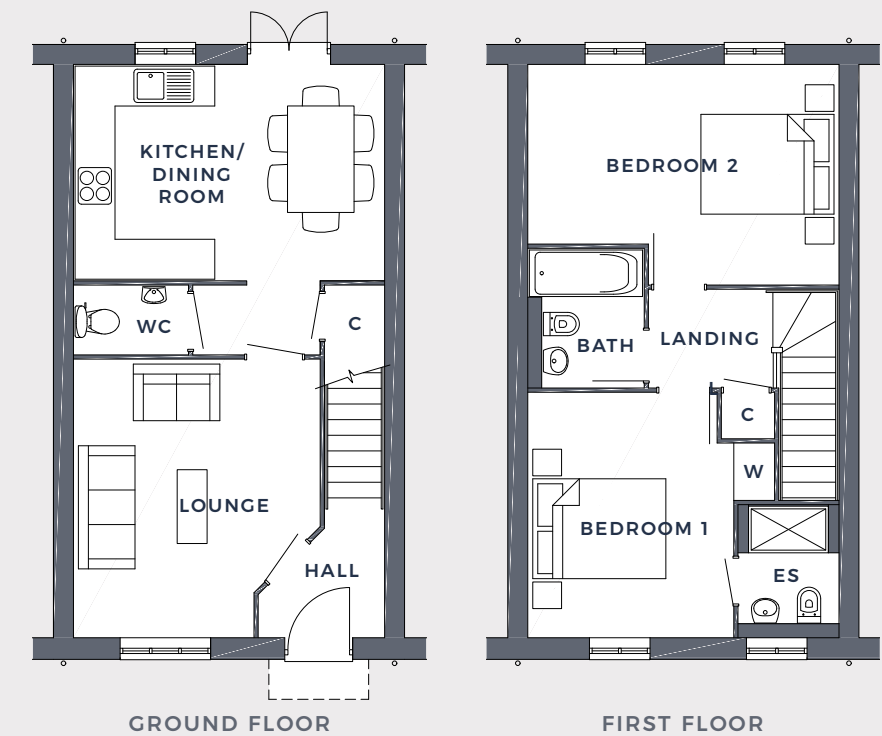
Three bedrooms • Family bathroom



Kitchen/Dining room	5325 x 4090	17' 6" x 13' 5"
Lounge	5310 x 4145	17' 5" x 13' 7"
Bedroom 1	3430 x 3110	11' 3" x 10' 3"
Bedroom 2	3210 x 3110	10' 6" x 10' 3"
Bedroom 3	4090 x 2125	13' 5" x 7' 0"
Bathroom	2100 x 1750	6' 11" x 5' 9"

Dover Cottage Framlington Cottage

Two bedrooms • Ensuite shower room



Kitchen/Dining room	4650 x 3225	15' 3" x 10' 7"
Lounge	4160 x 3660	13' 8" x 12' 1"
Bedroom 1	3095 x 3690	10' 2" x 12' 1"
Ensuite	2000 x 1520	6' 7" x 5' 0"
Bedroom 2	4675 x 3315	15' 4" x 10' 10"
Bathroom	2100 x 1750	6' 11" x 5' 9"



Computer generated image

Measurements are approximate and are maximum dimensions.

Specifications

Four-bedroom homes

KITCHENS AND UTILITIES

Professionally designed kitchen with a choice of contemporary linear, or more traditional shaker-style wall and floor cabinets. Choice is subject to build stage.

- 20mm quartz worktops and upstands
- Blanco undermounted sinks and taps
- Neff appliances including slide-and-hide oven, venting hob and integrated microwave combination oven
- Built-in dishwasher, wine cooler and full height larder fridge and freezer

BATHROOMS AND ENSUITES

- Contemporary white Duravit sanitaryware with Hansgrohe taps
- Under-sink vanity unit
- Low-profile shower tray with quality glazed enclosure
- Choice of porcelain and ceramic wall and floor tiles. Choice is subject to build stage.
- Heated chrome towel rail · Shaver socket

MECHANICAL AND ELECTRICAL

- Ultrafast full fibre network
- Air source heat pump (Mitsubishi, Daikin or equivalent)
- Underfloor heating with programmable zoned control to ground floor
- Radiators with thermostatic control to first floor
- Unvented hot water cylinder
- Low energy, LED downlighting and pendant lighting throughout
- Integrated USB switch sockets to selected locations
- Electric vehicle charging points

INTERNAL FIXTURES AND FITTINGS

Integrated wardrobes (please see floor plans for details)

Fireplace, flue, hearth and woodburning stove

FLOORING

- Choice of luxury vinyl tiles or porcelain tiles to entrance hall / cloakroom / kitchen / dining and family rooms
- Extra heavyweight carpet to living rooms, study, staircase, landing and all bedrooms
- Choice of porcelain floor tiles to bathrooms

EXTERNAL FINISHES AND FEATURES

- Natural Cotswold stone, Flemish bond brickwork and timber boarded facade
- Clay tile roof finishes
- High-quality factory-finished timber windows and doors
- Outside tap · External Lighting
- Landscaped front garden
- Block paved driveway to Warwick House and gravel to Windsor House
- Block paved and tarmac estate road

WARRANTY

Q Assure 10-year warranty

Two- and three-bedroom homes

KITCHENS

Professionally designed kitchen with a choice of contemporary, or more traditional shaker-style wall and floor cabinets. Choice is subject to build stage.

- 40mm square-edge laminate worktops and upstands
- Glass splashback above hob
- Bosch oven and induction hob with extractor
- Integrated washer drier, fridge freezer and dishwasher

BATHROOMS AND ENSUITES

- Contemporary white sanitaryware with chrome fittings and with Hansgrohe taps
- Low profile shower tray with quality glazed enclosure
- Choice of porcelain and ceramic wall and floor tiles. Choice is subject to build stage.
- Heated chrome towel rail · Shaver sockets

MECHANICAL AND ELECTRICAL

- Ultrafast full fibre network
- Air source heat pump (Mitsubishi, Daikin or equivalent)
- Underfloor heating with programmable zoned control to ground floor
- Radiators with thermostatic control to first floor
- Unvented hot water cylinder
- Low energy, LED downlighting and pendant lighting throughout
- Integrated USB switch sockets to selected locations

INTERNAL FIXTURES AND FITTINGS

Integrated wardrobes (please see floor plans for details)

FLOORING

- Luxury vinyl tiles to kitchen, dining room and cloakroom
- Twist pile carpet to living rooms, staircase, landing and all bedrooms
- Choice of porcelain floor tiles to bathrooms

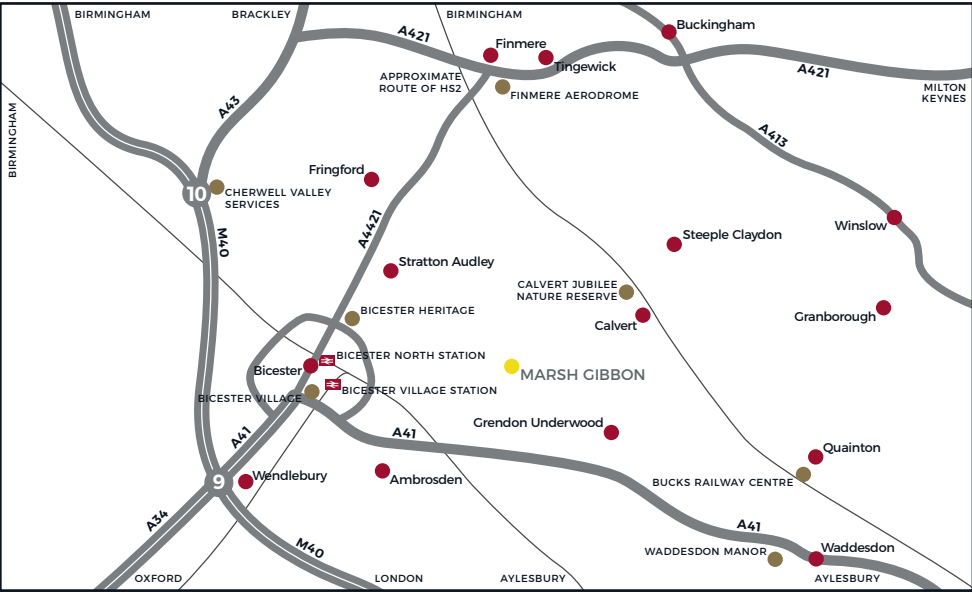
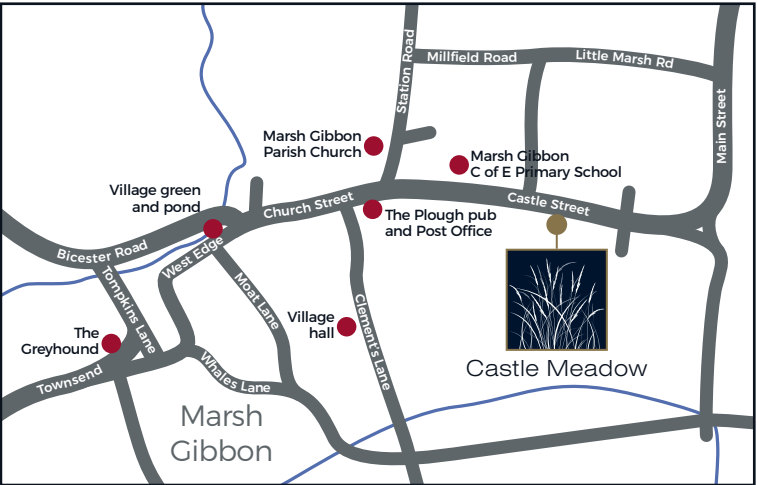
EXTERNAL FINISHES AND FEATURES

- Natural Cotswold stone and Flemish bond brickwork facade
- Natural slate roof finishes
- High-quality factory-finished timber windows and doors
- Outside tap · External Lighting
- Landscaped front garden
- Block paved driveway or parking spaces

WARRANTY

Q Assure 10-year warranty

HOW TO FIND Castle Meadow



Further information

Please contact Edgar Taylor Homes direct for further information on Castle Meadow

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Dimensions are accurate to within +/- 50mm to allow for slight variations during the construction process. They should not be used for ordering furniture or appliances.

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