



## Maple Gardens, Milton Village, Abingdon, OX14 4EU – The Emmerson, Plot 7

From £937,500

- Flagship home - over 3000 sq.ft. with a rural outlook
- High specification island kitchen with breakfast bar
- 3 Large bathrooms with walk-in showers

The Emmerson is the flagship home and offers over 3000 sq.ft of accommodation set on a large dual aspect plot with wrap around level access patio offering a rural outlook. Inside there is a large open-plan kitchen / dining room with bi-fold doors, breakfast bar and high specification island. Miele integrated dual ovens, hob and extractor 'side by side' built-in fridge freezer Quartz worktops. Dual aspect master suite with walk-in closet. 3 large bathrooms with walk-in showers, Utopia bathroom furniture to main en-suite. Tilt and turn windows and architectural metal guttering, high ceilings throughout and a large 'double plus' garage. Maple Gardens is a low density private development under construction in Milton Village near Milton Manor. The site has eighteen superior energy efficient homes designed by Feltham's own award-winning architects and built to exacting standards. The homes will all benefit from an NHBC 10 year Buildmark Warranty.



## The Emmerson

The Flagship home with over 3000 sq.ft. of accommodation enjoying a rural outlook on a large dual aspect plot with wrap around level access patio, super open-plan kitchen / dining room with bi-fold doors to the lounge. High specification island kitchen with breakfast bar incorporating Miele integrated dual ovens, hob and extractor, 'side by side' built-in fridge freezer and Quartz worktops. Dual aspect master suite with walk-in closet, 3 large bathrooms with walk-in showers and Utopia bathroom furniture to main en-suite. Tilt and turn windows and architectural metal guttering. High ceilings throughout and a large 'double plus' garage.

## The Development

Maple Gardens is a low density private development under construction in Milton Village near Milton Manor. The site has eighteen superior energy efficient homes designed by Feltham's own award winning architects and built to exacting standards. The homes will all benefit from an NHBC 10 year Buildmark Warranty. The site is at the north end of the village adjoining open countryside and will have estate railing, native hedgerows and a green feel throughout to respect the location.



Milton is one of three splendid villages forming a highly desirable residential triangle just south of the lovely market town of Abingdon-on-Thames and only ten miles from the historic city of Oxford.





The village benefits from excellent road links (A34, M4, M40). Didcot Parkway mainline station has a fast and frequent service to London Paddington (reduced to 35 minutes once electrification is complete early in 2018). Oxford and Reading are similarly accessible by a frequent rail service taking around 15 minutes.

The area is served by many excellent educational establishments both state and private including Abingdon School, St Helen & St Katharine, Our Lady's Abingdon School, The Manor Preparatory School and Radley College. Oxford's abundance of educational options is also within reach.

Milton is surrounded by large employment centres such as Milton Park, Harwell Science (UK AERE, Diamond Light Source and European Space Agency). Oxford, Newbury (Vodafone Global HQ) and Reading are accessible in around 15 minutes.

The area is experiencing considerable further economic development and value uplift as land is released due to the much anticipated removal of Didcot power station.







## Emmerson – Ground Floor

Lounge 5.7m x 4.6m (18'9" x 15'1")  
 Kitchen 7.28m x 4.6m (23'11" x 15'1")  
 Snug 4.26m x 3.38m (14' x 11'1")  
 Utility 2.95m x 3.38m (9'8" x 11'1")  
 Garage 5.7m x 6.6m (18'10" x 21'9")



## Emmerson – First Floor

Bed 1 Suite - 5.7m x 6.6m (18'10" x 21'9")  
 Bed 2 - 4.1m x 4.65m (12'10" x 17'1")  
 Bed 3 - 4.4m x 3.85m (14'6" x 12'9")  
 Bed 4 - 3.1m (5.5m max) x 4.15m (10'2" x 13'7")  
 Bed 5 - 3.85m x 2.65m (12'8" x 8'7")



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