



Morland Gardens

Abingdon-on-Thames, Oxford

A collection of 2, 3 & 4 bedroom homes



Hello. You'll find our Morland Gardens Sales area right here.



Welcome to Morland Gardens

Morland Gardens has a superb collection of 2, 3 & 4 bedroom homes located on the southern edge of Abingdon-on-Thames, Oxford. This fantastic development offers a wide range of homes for a variety of homebuyers.

Abingdon has a rich and interesting history with people having lived there for at least 6,000 years and the town's Monday market has existed since 1556. The beauty of this development lies in being able to enjoy all of Abingdon's history and character, while still having the convenience of all the amenities you need close at hand. Abingdon offers the very best in country living with an excellent choice of primary and secondary schools, a great selection of pubs and restaurants, and a variety of shops close by.

4 bedroom homes



The Stanton
4 bedroom home
Plots: 1, 84, 86, 87, 93, 94, 98, 109, 110, 114, 119, 120, 122, 124, 127, 128, 148, 149, 154 & 155



The Langdale
4 bedroom home
Plots: 2, 92, 97, 121, 147 & 158



The Welford
4 bedroom home
Plots: 108, 115, 126, 129 & 146



The Kentdale
4 bedroom home
Plots: 116, 118, 125, 144 & 145



The Eskdale
4 bedroom home
Plots: 85 & 143

4 bedroom homes



The Shelford
4 bedroom home
Plots: 88, 96, 99, 100, 101, 111 & 130



The Ashton G Plus
4 bedroom home
Plots: 13, 14, 15, 16, 17, 18, 82 & 83



4 bedroom home
Plots: 54, 68 & 138

3 bedroom homes



The Monkford
3 bedroom home
Plots: 95, 106, 107, 123, 150, 156 & 157



The Easedale
3 bedroom home
Plots: 38, 60, 65, 81, 105 & 152

3 bedroom homes



The Yewdale
3 bedroom home
Plots: 42, 43, 76 & 77



The Belbury
3 bedroom home
Plots: 32, 33, 34, 62 & 63



3 bedroom home
Plots: 44, 47, 48, 53, 71, 75, 102, 131, 132, 140 & 142

2 bedroom homes



The Gosford
2 bedroom home
Plots: 35, 36, 37, 39, 40, 41, 57, 58, 59, 61, 64, 78, 79, 80, 104, 112, 113, 117, 151 & 153



2 bedroom home
Plots: 3, 11, 12, 25, 26, 27, 28, 45, 46, 103 & 141

2 bedroom homes



2 bedroom home
Plots: 72, 73, 74, 135, 136, 137 & 139



2 bedroom home
Plots: 10, 24, 31 & 91



2 bedroom home
Plots: 29, 30, 89 & 90



Block 2 apartments
2 bedroom apartment
Plots: 4, 5, 6, 7, 8 & 9



Block 1 apartments
2 bedroom home
Plots: 19, 20, 21, 22 & 23

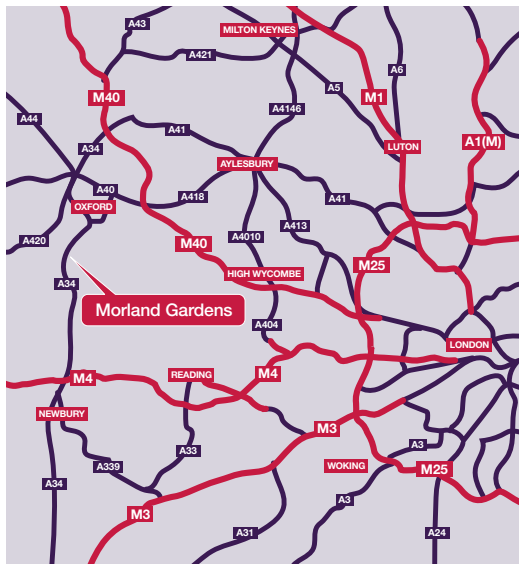
1 bedroom homes



1 bedroom home
Plots: 49, 50, 51, 52, 55, 56, 66, 67, 69, 70, 133 & 134

*ah/r = Rental homes
*ah/so = Shared ownership
V = Visitor parking
SS = Sub station
▶ = Garage
▷ = Car port or Drive through

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Street scene and interior photography are for illustration purposes only. Please check the details of your chosen property with your Sales Executive prior to reservation. TWO 36778/MAY 2016.



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How to find us

From Oxford (North)

Leave Oxford on Abingdon Road (A4144) and at Kennington Roundabout, take the third exit onto A423. At the next roundabout take the first exit onto the A34 towards Abingdon. Follow for 5 miles and then take the second exit towards Abingdon (A415). At the roundabout take the first exit onto Marcham Road and then carry straight on for a mile, crossing over two roundabouts. At the double roundabout take the third exit onto Drayton Road. Go straight over a further two roundabouts and the development will be on your left.

From the M4 (South)

Take junction 13 off of the M4 and at the roundabout take the exit onto the A34 towards Oxford / Newbury. Follow the A34 for 15 miles and then take the A415 exit towards Abingdon. At the roundabout take the first exit onto Marcham Road and then carry straight on for a mile, crossing over two roundabouts. At the double roundabout take the third exit onto Drayton Road. Go straight over a further two roundabouts and the development will be on your left.

Morland Gardens

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The Stanton
4 Bedroom home



The Stanton 4 bedroom home is characterised by a wealth of generous accommodation across three floors with plenty of space for growing families.

A large kitchen/dining room spanning the entire width of the property, and features French doors to the private rear garden. A separate study provides the perfect place to concentrate away from the hustle and bustle of family life. The lounge provides plenty of space to relax. There's also a downstairs cloakroom with utility area and an under stairs cupboard.

The first floor landing leads to a large en suite master bedroom, two double bedrooms and a family bathroom. An additional double bedroom can be found upstairs along with a further well proportioned room which could be used as a lounge for older children, a games room or a media room. This floor is completed by a shower room.



Ground Floor

Lounge

4.11m x 3.75m 13'6" x 12'4"

Kitchen

3.94m x 3.12m 12'11" x 10'3"

Dining

3.90m x 2.86m 12'10" x 9'5"

Study

2.12m x 1.96m 7'0" x 6'5"



First Floor

Bedroom 1

5.27m x 2.95m 17'3" x 9'8"

Bedroom 3

3.33m x 2.57m 10'11" x 8'5"

Bedroom 4 (max.)

3.69m x 2.57m 12'1" x 8'5"



Second Floor

Bedroom 2 (max excl. dormer)

4.31m x 2.95m 14'2" x 9'8"

Family room (max excl. dormer)

4.31m x 3.75m 14'2" x 12'4"

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taylorwimpey.co.uk

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are + or - 50mm and floor plans are not shown to scale. 36778/MAY 2016



The Langdale
4 Bedroom home



The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and a spacious kitchen/breakfast/family room both open through French doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.



Ground Floor

Lounge

4.56m x 4.49m

15'0" x 14'9"

Kitchen/Family

6.82m x 3.44m

22'5" x 11'3"

Dining room

3.41m x 3.05m

11'2" x 10'0"



First Floor

Bedroom 1 (max.)

6.07m x 3.44m

19'11" x 11'3"

Bedroom 2 (min.)

4.56m x 3.08m

15'0" x 10'1"

Bedroom 3 (min.)

3.05m x 2.98m

10'0" x 9'8"

Bedroom 4 (max.)

3.48m x 2.68m

11'5" x 8'10"

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The Monkford
3 Bedroom home with study



The Monkford is a spacious 3 bedroom home ideally suited to growing families or professional couples.

A good sized kitchen/dining room forms the heart of the home for day-to-day living, while a spacious lounge opens through French doors to the private rear garden. There's also a guest cloakroom downstairs as well as two useful storage cupboards.

The en suite master bedroom, two further bedrooms, a study and a family bathroom are located on the first floor.



Ground Floor

Lounge

5.71m x 3.68m

18'9" x 12'1"

Kitchen/Dining

4.29m x 3.62m

14'1" x 11'11"



First Floor

Bedroom 1

3.61m x 3.27m

11'10" x 10'9"

Bedroom 2

3.53m x 2.81m

11'7" x 9'3"

Bedroom 3 (min.)

2.81m x 2.52m

9'3" x 8'3"

Study

2.35m x 2.23m

7'9" x 7'4"

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The Welford 4 Bedroom home



The Welford is a stunning 4 bedroom home with a spacious layout, making it ideal for growing families or couples looking for extra space.

The entrance hallway leads into the modern kitchen, which benefits from a breakfast area and is connected to the separate dining room through double doors. Both of these rooms feature French doors leading onto the garden, making them great spaces to relax and entertain all year round. Also on this floor is a spacious living room complete with a bay window, a separate study and a cloakroom.

Upstairs, four well proportioned double bedrooms can be found with the master bedroom benefiting from an en suite shower room. This floor is completed by the family bathroom.



Ground Floor

Lounge

3.83m × 6.07m

12'6" × 19'10"

Kitchen/Breakfast

4.87m × 3.36m

15'11" × 11'0"

Dining

3.83m × 3.36m

12'6" × 11'0"

Study

2.62m × 3.10m

8'7" × 10'2"



First Floor

Bedroom 1 (max.)

3.83m × 5.48m

12'6" × 17'11"

Bedroom 2 (max.)

4.81m × 5.16m

15'9" × 16'11"

Bedroom 3

2.60m × 4.33m

8'6" × 14'2"

Bedroom 4

3.96m × 2.99m

12'11" × 9'9"

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The Kentdale 4 Bedroom home



The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also three further bedrooms and a family bathroom.

*



Ground Floor

Lounge

6.02m x 3.45m

19'9" x 11'4"

Kitchen

3.58m x 2.80m

11'9" x 9'2"

Dining

3.22m x 2.77m

10'7" x 9'1"

Utility

2.01m x 1.52m

6'7" x 5'0"

First Floor

Bedroom 1 (max.)

3.51m x 3.40m

11'7" x 11'2"

Bedroom 2

3.64m x 2.95m

11'11" x 9'8"

Bedroom 3 (max.)

3.05m x 2.98m

10'0" x 9'10"

Bedroom 4 (max.)

3.09m x 2.53m

10'2" x 8'4"



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The Eskdale
4 Bedroom home



There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A large kitchen/dining room forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en-suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.

*



Ground Floor

Lounge

6.02m x 3.45m

19'9" x 11'4"

Kitchen

3.58m x 2.86m

11'9" x 9'5"

Dining

3.16m x 2.77m

10'5" x 9'1"

Utility

2.01m x 1.52m

6'7" x 5'0"

First Floor

Bedroom 1 (max.)

3.51m x 3.40m

11'7" x 11'2"

Bedroom 2

3.64m x 2.95m

11'11" x 9'8"

Bedroom 3 (max.)

3.05m x 2.98m

10'0" x 9'10"

Bedroom 4 (max.)

3.09m x 2.53m

10'2" x 8'4"



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The Shelford 4 Bedroom home



A traditional 4 bedroom family home, the Shelford offers plenty of space for day-to-day living as well as relaxing and entertaining.

The central entrance hallway leads to a spacious kitchen/ dining room, which has French doors to the private rear garden maximising the natural light and views outside. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.



Ground Floor

Lounge

4.74m x 3.88m

15'7" x 12'9"

Kitchen/Dining (max.)

8.10m x 3.24m

26'7" x 10'8"

Study

2.64m x 2.10m

8'8" x 6'11"



First Floor

Bedroom 1 (max.)

3.88m x 3.76m

12'9" x 12'4"

Bedroom 2 (max.)

4.22m x 3.07m

13'10" x 10'1"

Bedroom 3 (max.)

3.43m x 3.09m

11'3" x 10'2"

Bedroom 4 (max.)

3.89m x 2.75m

12'9" x 9'0"

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The Ashton G Plus

4 Bedroom home



The Ashton G Plus is a 4 bedroom townhouse with a flexible layout which offers families or couples generous accommodation across three floors.

Downstairs, there's a lounge/dining room which opens through French doors to the private rear garden, plus a breakfast kitchen, a guest cloakroom and an under stairs cupboard.

The first floor landing leads to two large double bedrooms, a main bathroom and a bedroom which could alternatively be used as a study or playroom. The en suite master bedroom occupies the entire top floor and it makes for an ideal retreat from the rest of the house.



Ground Floor

Lounge/Dining

4.23m x 3.87m 13'11" x 12'8"

Kitchen (max.)

3.77m x 2.70m 12'4" x 8'10"



First Floor

Bedroom 2 (max.)

4.24m x 3.87m 13'11" x 12'8"

Bedroom 3

2.90m x 4.96m 9'6" x 16'3"

Bedroom 4

2.91m x 2.17m 9'7" x 7'2"



Second Floor

Bedroom 1 (max excl. dormer)

3.11m x 6.70m 10'3" x 22'0"

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The Gosford

2 Bedroom home with study



The 2 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space.

A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout.

The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a well proportioned room which could be a dedicated work space or play room.



Ground Floor

Lounge (max.)

4.27m x 3.69m

14'0" x 12'1"

Kitchen/Dining

4.72m x 2.88m

15'6" x 9'5"



First Floor

Master Bedroom

2.96m x 2.83m

9'9" x 9'4"

Bedroom 2

3.31m x 2.63m

10'10" x 8'8"

Study (max.)

3.55m x 2.01m

11'8" x 6'7"

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The Easedale 3 Bedroom home



The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom which is complete with an en-suite shower room, two further good sized bedrooms and a main bathroom.

Ground Floor

Lounge

5.10m x 3.02m

16'9" x 9'11"

Kitchen/Dining

5.10m x 3.02m

16'9" x 9'11"



First Floor

Bedroom 1

3.78m x 3.08m

12'5" x 10'1"

Bedroom 2

3.02m x 2.86m

9'11" x 9'5"

Bedroom 3

3.02m x 2.15m

9'11" x 7'1"



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The Yewdale 3 Bedroom home



The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living.

A dual aspect lounge has French doors out to the private rear garden, while there's also a light and airy kitchen/dining room and a cloakroom off of the entrance hallway.

The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.



Ground Floor

Lounge

5.10m x 3.02m

16'9" x 9'11"

Kitchen/Dining

5.10m x 3.02m

16'9" x 9'11"



First Floor

Bedroom 1

3.78m x 3.08m

12'5" x 10'1"

Bedroom 2

3.02m x 2.86m

9'11" x 9'5"

Bedroom 3

3.02m x 2.15m

9'11" x 7'1"

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The Belbury 3 Bedroom home



A three storey layout, which includes two reception rooms, provides the 4 bedroom Belbury with the flexible lifestyle options required by many modern families.

The entrance hallway offers access to a kitchen, which can also be used as a breakfast room, plus a light and airy lounge/dining room opening through French doors to the private rear garden and a guest cloakroom.

Upstairs there is a spacious family room complete with a Juliet balcony, a well proportioned bedroom and a main bathroom. A master bedroom with en-suite shower facilities, a double bedroom and a shower room are located on the top floor.



Ground Floor

Lounge/Dining (max.)

4.72m x 3.70m 15'6" x 12'2"

Kitchen (max.)

3.43m x 3.08m 11'3" x 10'1"



First Floor

Family room

4.72m x 3.38m 15'6" x 11'1"

Bedroom 3

2.87m x 2.55m 9'5" x 8'5"



Second Floor

Bedroom 1

3.63m x 3.38m 11'11" x 11'1"

Bedroom 2 (max.)

4.72m x 2.79m 15'5" x 9'2"

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