

SWAN
MEADOWS



MARSH GIBBON • BUCKINGHAMSHIRE

A SELECT COLLECTION OF 2, 3 & 4 BEDROOM HOMES IN THIS DESIRABLE VILLAGE LOCATION



Designed for modern living and a greener way of life, Swan Meadows is an appealing collection of 2, 3 and 4 bedroom homes set within a private estate, located in a charming village close to local amenities and surrounded by beautiful countryside.

Here you'll enjoy relaxed village living in a home that reflects the character and charm of Marsh Gibbon, with all the contemporary benefits that only a new home can bring.

With sustainability and energy saving in mind, each home has an eco-efficient air source heat pump to reduce your carbon footprint.



A much sought after location

A premium development situated in a superb location directly adjoining and with views over open countryside, constructed to high standards with professionally designed and planned accommodation. The properties all have good sized gardens in this pleasant rural setting.

The scenic village of Marsh Gibbon is close to the Buckinghamshire/Oxfordshire border. With a local shop and post office and two pubs: The Plough scheduled to re-open April/May 2023 and the Greyhound, which is currently being refurbished. Mellow stone and thatched properties contribute to the charm of the area, which is enhanced by the village pond. Amenities in this thriving community of just 1,000 people include: football, cricket, tennis, youth clubs, and a horticultural society. The Village Hall hosts numerous events throughout the year including a beer festival. There is also a separate barn for weddings and other functions.

Bicester, a pretty Oxfordshire market town, is 5 miles away for all amenities: a large variety of shops, cafés, supermarkets, and restaurants, an excellent garden centre and the renowned Bicester Village retail outlet.

Excellent schooling for pre-school and up to the age of 11 in the village. Marsh Gibbon falls in the catchment area for the Royal Latin School in Buckingham.



Keep connected

Just five minutes from the A41 and less than 15 minutes from the M40 and A34, Marsh Gibbon has great connections to many local towns and cities, including Oxford, Milton Keynes, Buckingham and Aylesbury.



TRAVEL TIME BY RAIL (from Bicester)

Oxford	17 minutes
High Wycombe	23 minutes
London Marylebone	51 minutes
Birmingham Moor Street	69 minutes



DISTANCES BY ROAD (from Swan Meadows)

Great Moor Sailing Club	2.9 miles 6 minutes
Bicester Village	5 miles 12 minutes
Bicester	5 miles 12 minutes
Westcott Business Park	7.7 miles 12 minutes
Buckingham	9.3 miles 10 minutes
Aylesbury	14.5 miles 25 minutes
Oxford	20.1 miles 31 minutes
Milton Keynes	22.4 miles 33 minutes
Heathrow Airport	55.7 miles 56 minutes
Birmingham Airport	59.3 miles 62 minutes



DISTANCES BY FOOT (from Swan Meadows)

The Plough Inn	0.3m 6 minutes
Village Shop/Post Office	0.3m 7 minutes
C of E Primary School	0.3m 6 minutes
Manor Farm Barn	0.4m 8 minutes
Village Hall/Tennis Club	0.5m 10 minutes
Playground	0.5m 10 minutes
Cricket/Football Club	0.7m 14 minutes
The Greyhound	0.8m 16 minutes



Bicester Village Station



Bicester Town Centre



Great Moor Sailing Club



Shopping in Oxford

Village living

Swan Meadows is a desirable collection of just 22 characterful detached and semi detached homes, located just a short walk from the centre of the village and attractively set against a backdrop of generous communal space with an orchard and pond.

Each home has been thoughtfully designed. Beautifully appointed kitchen-diners and a stylish en-suite to the master bedroom are a key feature of each home; some also have separate studies and utility rooms. Every house has a generous garden and either a garage or a dedicated space for off-street parking.

Plot 1
4 bedroom detached home

Plots 4 & 8
3 bedroom semi-detached homes

Plot 5
3 bedroom semi-detached home

Plots 6 & 16
3 bedroom detached homes

Plots 7 & 17
4 bedroom detached homes

Plot 9
3 bedroom semi-detached home

Plot 14
2 bedroom semi-detached home

Plot 15
2 bedroom semi-detached home

Plot 18
4 bedroom detached home

Plots 21 & 22
3 bedroom semi-detached homes





Plot 1

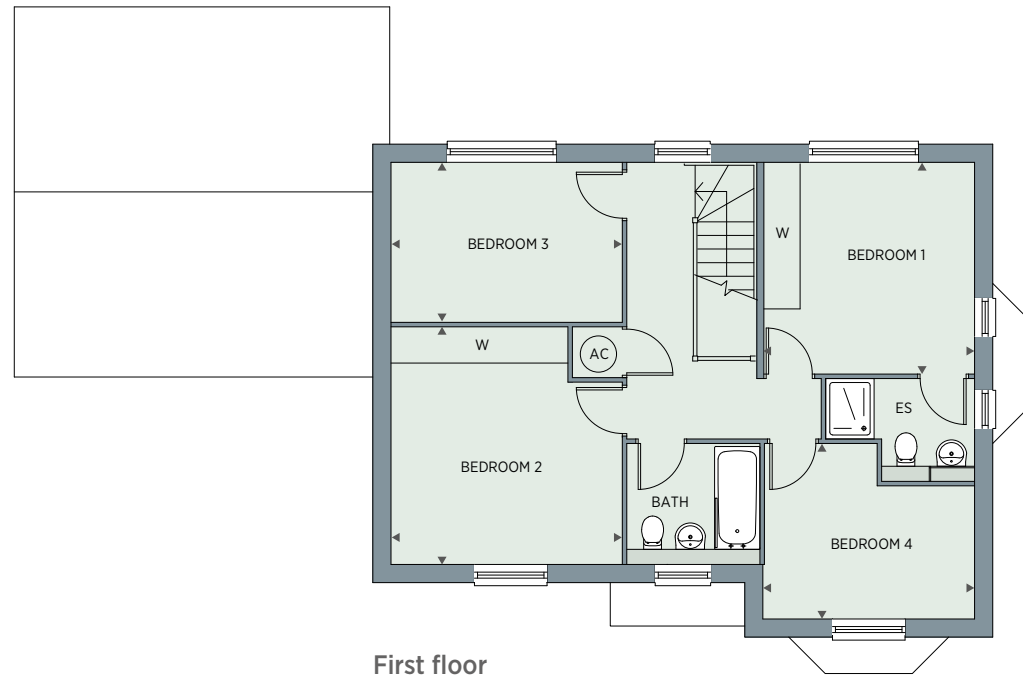
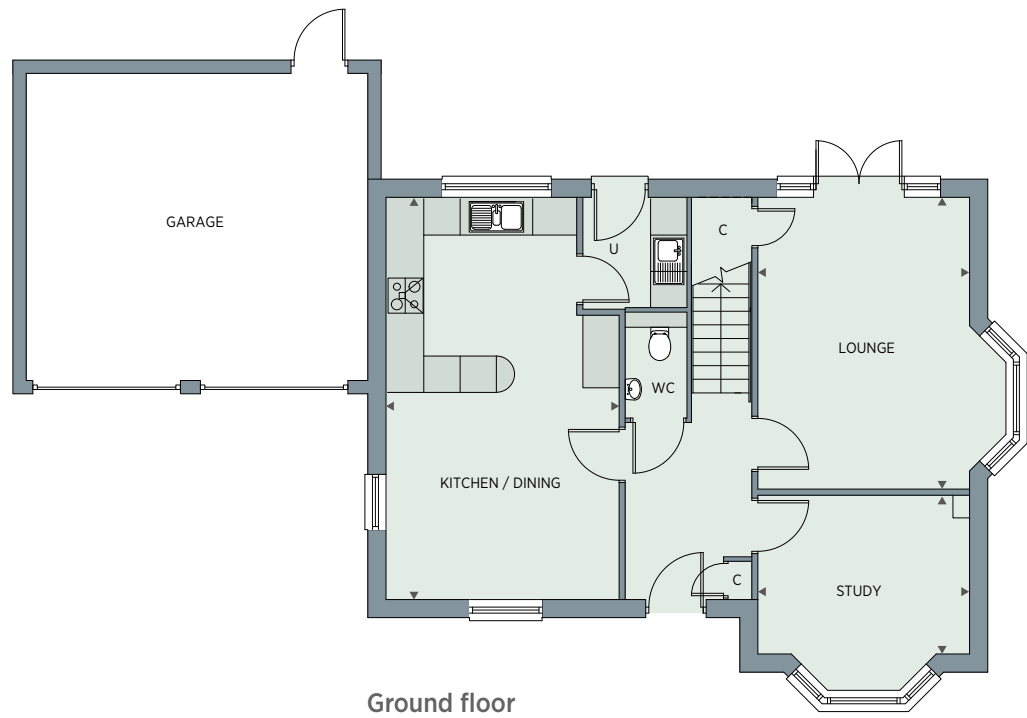
4 bedroom detached home

Ground floor

Kitchen / Dining	6.65m x 3.85m	21'9" x 12'7"
Lounge	4.82m x 3.50m	15'9" x 11'5"
Study	3.50m x 2.62m	11'5" x 8'7"

First floor

Bedroom 1	3.51m x 3.51m	11'6" x 11'6"
Bedroom 2	3.94m x 3.84m	12'11" x 12'7"
Bedroom 3	3.84m x 2.66m	12'7" x 8'8"
Bedroom 4	3.49m x 2.91m	11'5" x 9'6"



Plots 4 & 8

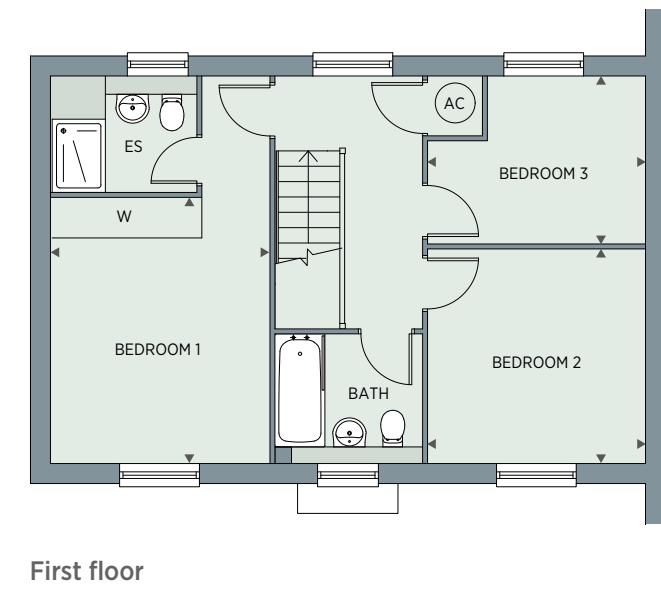
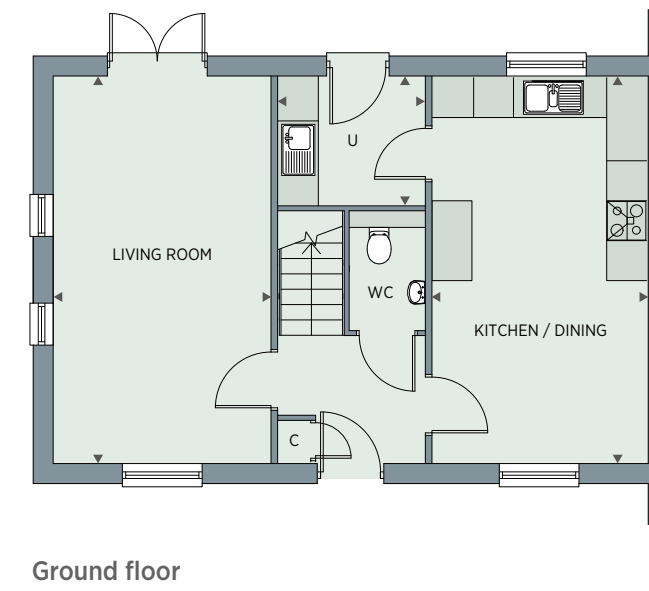
3 bedroom semi-detached homes

Ground floor

Kitchen / Dining	5.82m x 3.25m	19'1" x 10'8"
Living Room	5.82m x 3.27m	19'1" x 10'9"
Utility	2.22m x 1.96m	7'3" x 6'5"

First floor

Bedroom 1	4.01m x 3.31m	13'1" x 10'10"
Bedroom 2	3.28m x 3.24m	10'9" x 10'7"
Bedroom 3	3.28m x 2.54m	10'9" x 8'4"



ES - En suite C - Cupboard AC - Airing Cupboard U - Utility W - Wardrobe

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Computer generated illustration indicative only.

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Plot 5

3 bedroom semi-detached home

Ground floor

Kitchen / Dining	5.80m x 3.00m	19'0" x 9'10"
Living Room	4.57m x 3.62m	15'0" x 11'10"

First floor

Bedroom 1	4.26m x 3.43m	14'0" x 11'3"
Bedroom 2	3.43m x 3.28m	11'3" x 10'9"
Bedroom 3	3.04m x 2.32m	10'0" x 7'7"



Plots 6 & 16

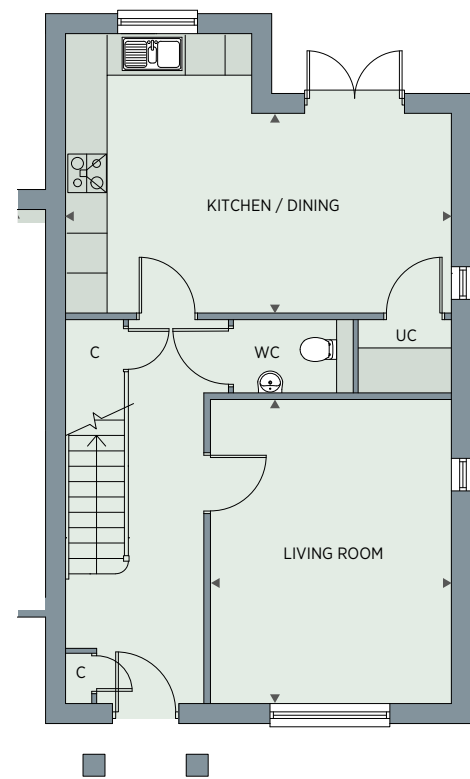
3 bedroom detached homes

Ground floor

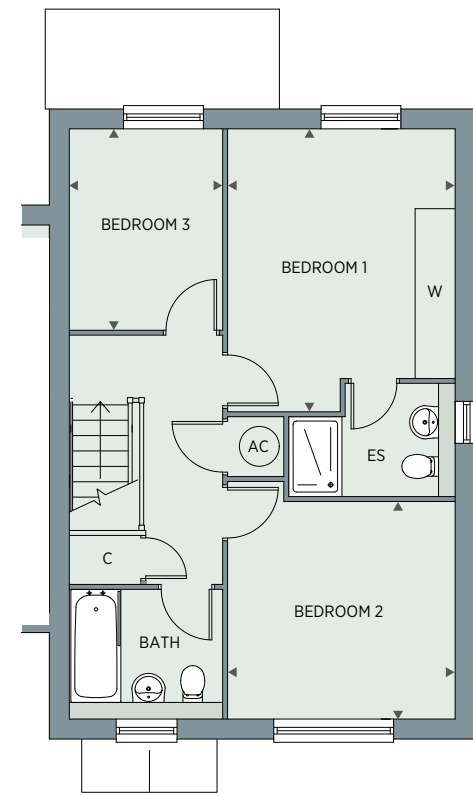
Kitchen / Dining	5.82m x 3.25m	19'1" x 10'8"
Living Room	5.82m x 3.27m	19'1" x 10'9"
Utility	2.22m x 1.96m	7'3" x 6'5"

First floor

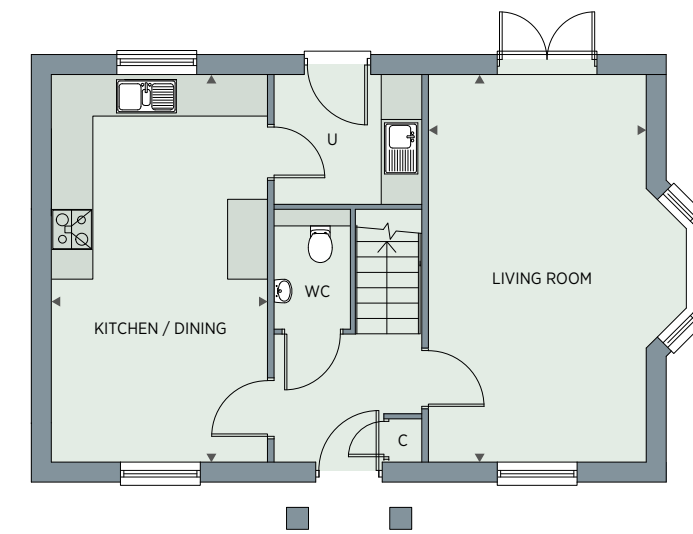
Bedroom 1	4.01m x 3.31m	13'2" x 10'10"
Bedroom 2	3.29m x 3.24m	10'9" x 10'7"
Bedroom 3	3.29m x 2.54m	10'9" x 8'4"



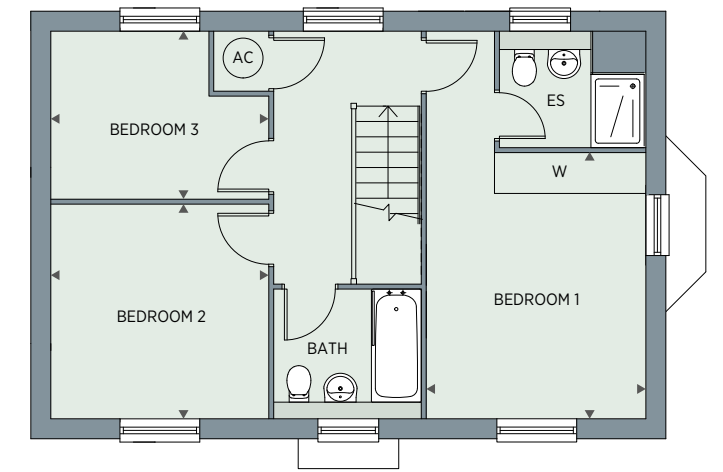
Ground floor



First floor



Ground floor



First floor

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Plots 7 & 17

4 bedroom detached homes

Ground floor

Kitchen / Dining	6.65m x 3.85m	21'10" x 12'8"
Living Room	4.60m x 3.50m	15'1" x 11'6"
Study	3.50m x 1.95m	11'6" x 6'5"
Utility	1.85m x 1.73m	6'1" x 5'8"

First floor

Bedroom 1	3.84m x 3.83m	12'7" x 12'7"
Bedroom 2	3.85m x 3.51m	12'8" x 11'6"
Bedroom 3	3.49m x 2.75m	11'5" x 9'0"
Bedroom 4	3.84m x 2.24m	12'7" x 7'4"

Plot 17 is mirrored



Plot 9

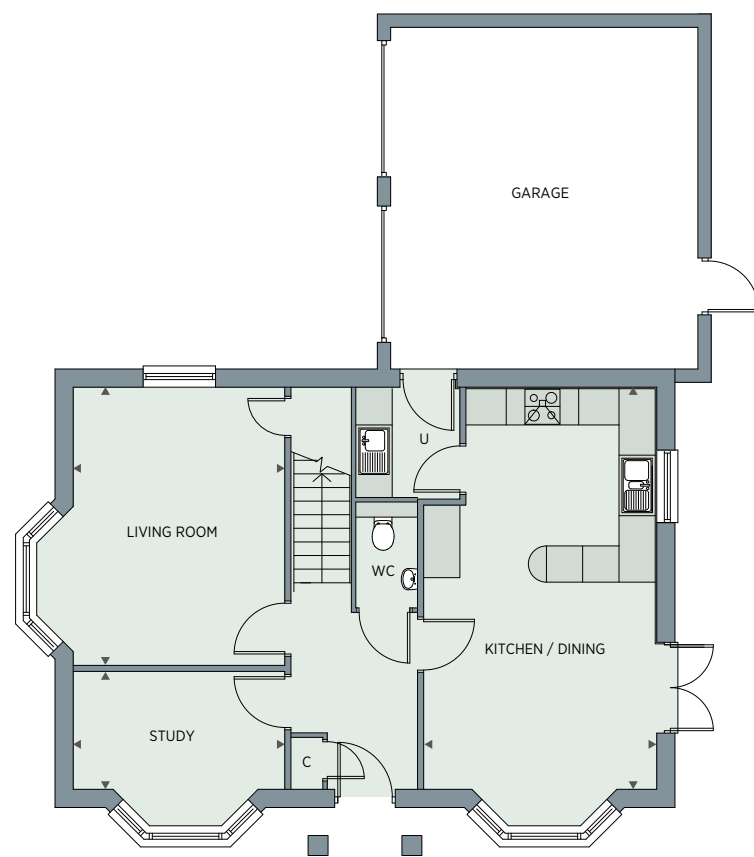
3 bedroom semi-detached home

Ground floor

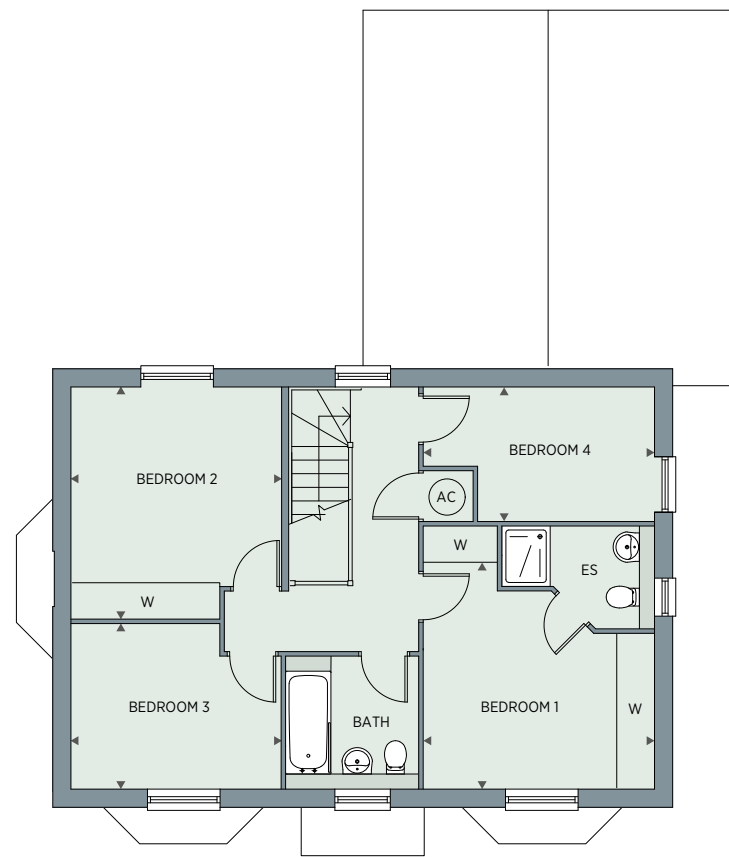
Kitchen / Dining	5.82m x 3.25m	19'1" x 10'8"
Living Room	5.82m x 3.27m	19'1" x 10'9"
Utility	2.22m x 1.96m	7'3" x 6'5"

First floor

Bedroom 1	4.01m x 3.31m	13'2" x 10'10"
Bedroom 2	3.29m x 3.24m	10'9" x 10'7"
Bedroom 3	3.29m x 2.54m	10'9" x 8'4"



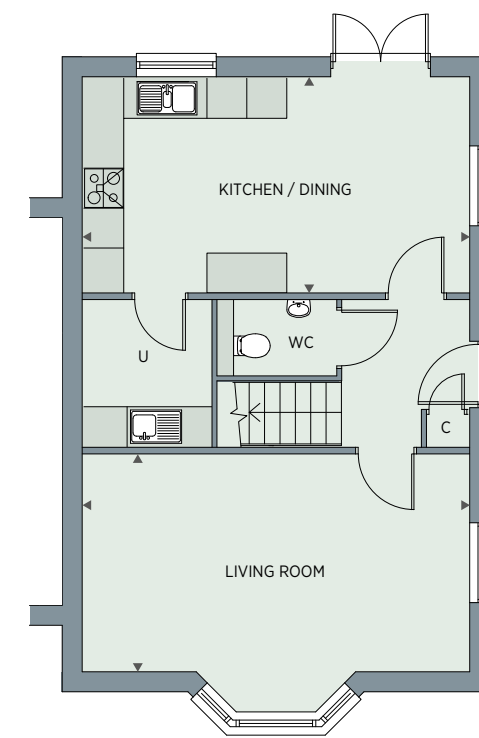
Ground floor



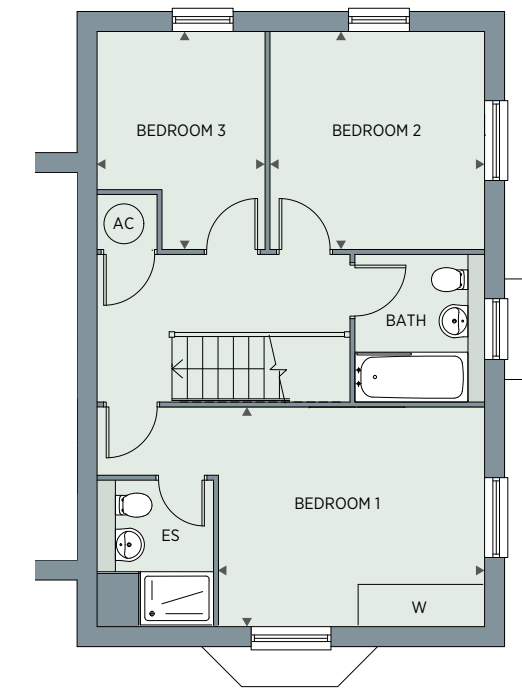
First floor

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Ground floor



First floor

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Plot 14

2 bedroom semi-detached home

Ground floor

Kitchen / Dining	4.97m x 2.76m	16'4" x 9'1"
Living Room	4.97m x 3.21m	16'4" x 10'6"

First floor

Bedroom 1	3.81m x 3.21m	12'6" x 10'6"
Bedroom 2	3.46m x 2.96m	11'4" x 9'8"



Plot 15

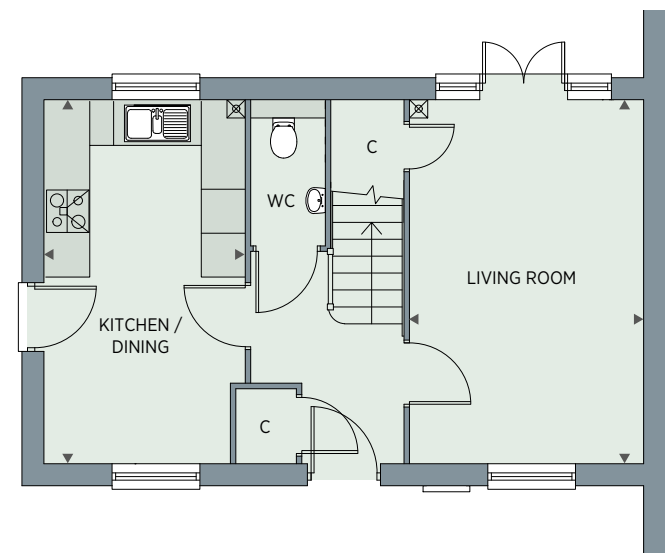
2 bedroom semi-detached home

Ground floor

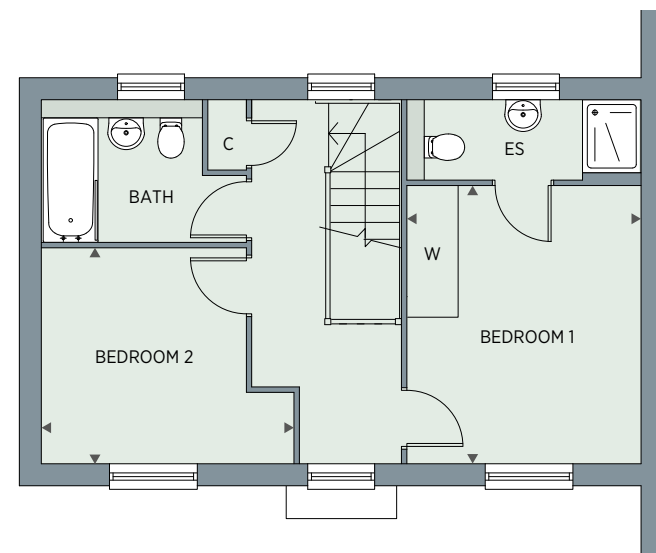
Kitchen / Dining	4.97m x 2.76m	16'4" x 9'1"
Living Room	4.97m x 3.21m	16'4" x 10'6"

First floor

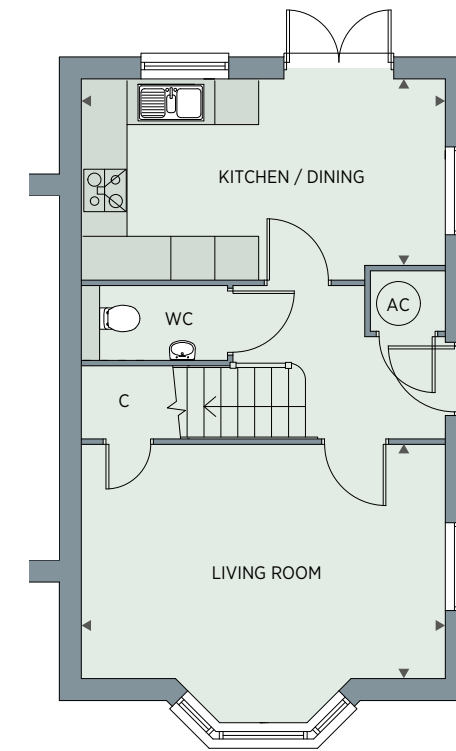
Bedroom 1	3.81m x 3.21m	12'6" x 10'6"
Bedroom 2	3.46m x 2.96m	11'4" x 9'8"



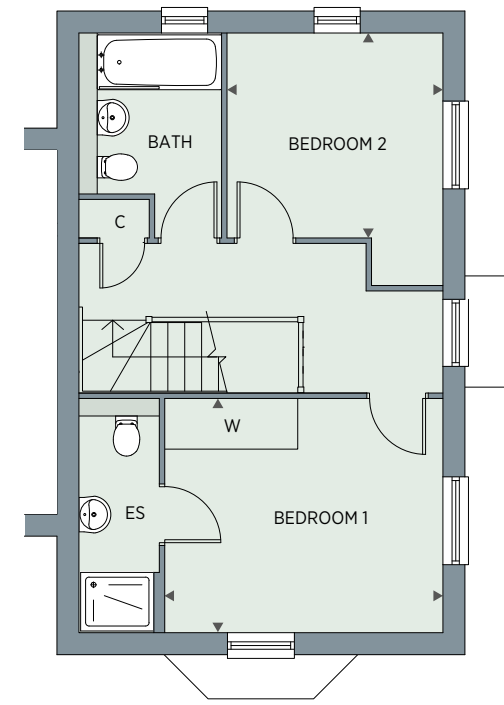
Ground floor



First floor



Ground floor



First floor

ES - En suite C - Cupboard AC - Airing Cupboard U - Utility W - Wardrobe

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Plot 18

4 bedroom detached home

Ground floor

Kitchen / Dining	6.65m x 3.85m	21'10" x 12'8"
Living Room	4.60m x 3.50m	15'1" x 11'6"
Study	3.50m x 1.95m	11'6" x 6'5"
Utility	1.85m x 1.73m	6'1" x 5'8"

First floor

Bedroom 1	3.84m x 3.83m	12'7" x 12'7"
Bedroom 2	3.85m x 3.51m	12'8" x 11'6"
Bedroom 3	3.49m x 2.75m	11'5" x 9'0"
Bedroom 4	3.84m x 2.24m	12'7" x 7'4"



Plots 21 & 22

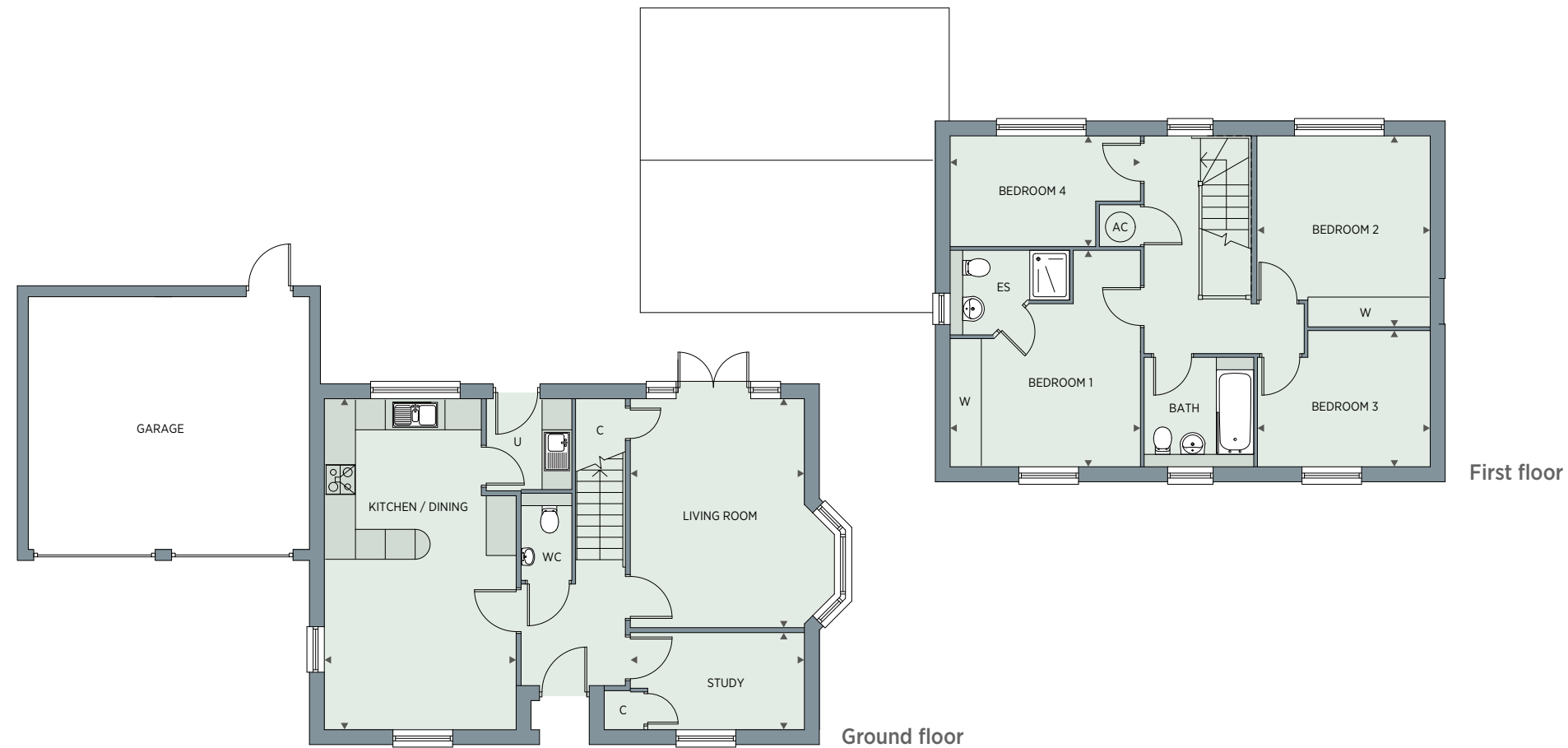
3 bedroom semi-detached homes

Ground floor

Kitchen / Dining	5.50m x 3.65m	19'1" x 10'8"
Living Room	4.82m x 3.37m	19'1" x 10'9"

First floor

Bedroom 1	3.80m x 3.21m	13'2" x 10'10"
Bedroom 2	4.00m x 3.21m	10'9" x 10'7"
Bedroom 3	3.01m x 2.24m	10'9" x 8'4"



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Designed with thought - built with care

Traditional Construction

- Solid traditional brick and block construction
- PVCu windows and French doors are weather-stripped and double glazed with multi-point fasteners
- Timber engineered Mitek joists to first floors
- Excellent sound and thermal insulation
- Tiled roofs in contrasting style

Quality Specification

- Air source heat pump heating system
- Underfloor heating to ground floor and radiators with thermostatic valves and electronic programmer to first floor
- Ample TV and BT points
- Electric car charging points (32 amp external socket and data point to the same location - a fast charging point may be fitted if required by purchaser)

Luxury Kitchens

- Fully fitted Symphony kitchens with appliances comprising stainless steel single or double oven (dependent on plot) and induction hob, complementary chimney hood, integrated fridge/freezer, dishwasher and washer/dryer - to selected plots (please ask a sales adviser for details)
- Inset 1½ bowl Franke stainless steel sink
- Laminate worktops and upstands to plots 4, 5, 6, 8, 9, 14, 15, 16, 21 & 22
- Stone worktops to plots 1, 7, 17 & 18
- Ceramic floor tiling from Minoli's exclusive collection
- Down lighters

Decorative Finishes

- White internal doors with chrome furniture
- Moulded skirting and architraves
- Smooth ceilings throughout
- Mirrored glass wardrobes to all master bedrooms and bedroom 2 in plots 1, 7, 17 & 18

Quality Bathrooms

- Fully fitted with Ideal Standard modern white sanitary ware
- Ideal Standard chrome taps and fittings throughout
- Thermostatically controlled showers
- Ceramic wall tiling from Minoli's exclusive collection
- Shaver points
- Down lighters
- Heated chrome towel rails

Features

- Landscaped front gardens
- Brick paved driveways and parking spaces
- Outside water tap
- Fully fenced and hedged boundaries
- Extensive patio in Cotswold paving slabs

Security & Peace of Mind

- Mains-operated smoke detectors with battery back-up
- Multi-point security locks to all windows and external doors, where appropriate
- High performance front doors
- All homes have a ten year Q Policy Warranty



How we can help you move

Want to buy, but need to sell? We can take care of selling your existing property in six easy steps.

- 1 Reserve the plot of your choice at Swan Meadows
- 2 We will arrange for 3 independent market appraisals on your current home, with a view to finding a purchaser in a 4-6 week selling period
- 3 We agree a marketing price with you
- 4 We instruct an estate agent to sell your property
- 5 We will liaise closely with the appointed agent to ensure your home is marketed to your advantage and receive reports following viewings
- 6 Once an offer is received within the agreed price range, a sale, subject to contract, may be finalised

W.E.BLACK can help you enjoy a swift move to your new home





W.E. Black Ltd was founded in Uxbridge in 1919 and between the Wars built over 3,500 homes in West Middlesex, which are today still highly sought after. Billy Black died in 1961 and was succeeded by his nephew, Geoff Buttrum.

In 1973 Eric Gadsden became Managing Director and the company remains entirely family owned, with Eric's daughter, Sarah, a Chartered Surveyor, now Planning Director. The area of operation now extends across the Chilterns and the Vale of Aylesbury, as far as Oxford and Milton Keynes and specialises in high quality developments.

All W.E. Black developments feature a notably high specification as standard, including many finishes which would be charged at extra cost by national housebuilders.

With the family background in the Vale of Aylesbury dating back over 300 years the Directors enjoy the benefit of many close relationships with land owners and agents enabling the Company to acquire some of the very best locations available.

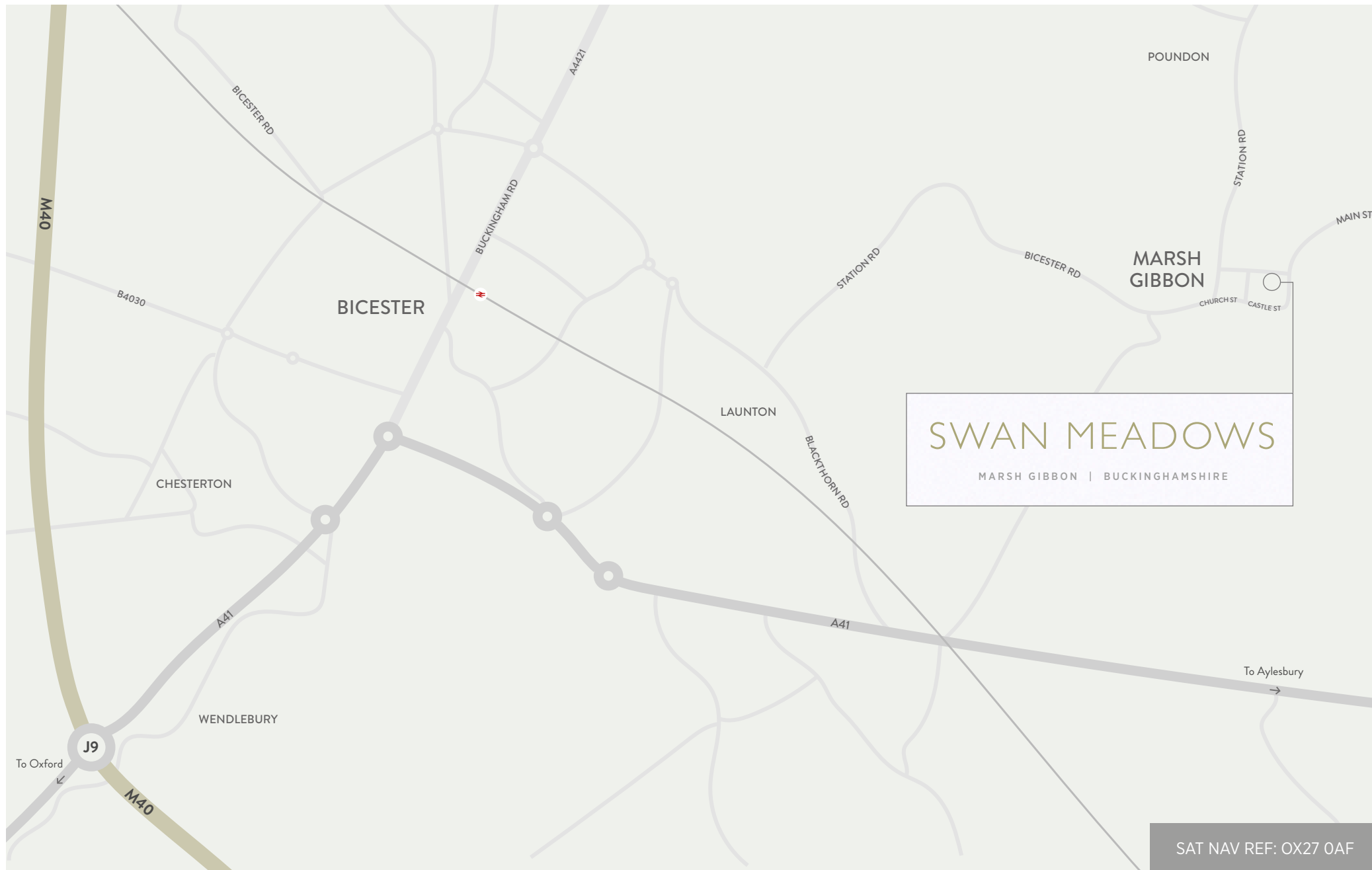
The Company also enjoys long standing relationships with many tradesmen and suppliers extending back as much as 50 years. It is the benefit of this skill and expertise which is passed to our purchasers when they move into a new W.E. Black home.

W.E. BLACK LTD
Designed with Thought • Built with Care



W.E. Black building a new housing estate in Hayes, 1954





W.E. BLACK LTD
Designed with Thought • Built with Care

Hawridge Place, Hawridge, Buckinghamshire HP5 2ZD
T: 01494 758055 E: info@weblack.co.uk

weblack.co.uk

SELLING AGENT

**THOMAS
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Artist's perspectives, plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. All room dimensions are subject to change. Kitchen layouts are indicative only. Please consult the Sales Adviser for room dimensions and kitchen layouts. From time to time it is necessary for us to make architectural changes therefore prospective buyers should check the latest plans with our sales representative. Due to our policy of continual improvement we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained within this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the Agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract. Designed and produced by kbamarketing.co.uk - April 2023.

