

Home is calling at

Spires View

Hill View Farm, Mill Lane, Marston, Oxfordshire OX3 0QB

Bellway







Explore Marston and beyond

Convenience, culture and countryside charm

Daily life at Spires View is effortlessly convenient. Local shops, cafés and friendly pubs lie within walking distance along with the John Radcliffe Hospital. Furthermore, nearby Headington and Summertown provide supermarkets, pharmacies and everyday essentials just a few minutes' drive away. For comprehensive shopping, dining and entertainment, Oxford city centre is less than 10 minutes by road from your door and brims with opportunity – from high-street favourites and designer brands at Westgate Oxford to the city's celebrated restaurants, bars and traditional inns.

Leisure options are abundant both locally and in the city. A choice of gyms and leisure centres can be found within five minutes, while Oxford itself plays home to cinemas, theatres and cultural venues such as the New Theatre Oxford and the Ashmolean Museum with its acclaimed collection of art and relics. The vibrant rooftop bars of Westgate and the riverside restaurants of Jericho promise lively evenings out, while the city's historic colleges and museums provide fascinating heritage to explore.

Despite such strong city connections, Spires View benefits from an enviable choice of nearby green spaces. Cutteslowe and Sunnymead Park offers children's playareas, sports facilities, a miniature railway and peaceful walking routes, making it a fantastic all-round amenity. The River Cherwell is also within walking distance, perfect for riverside walks rounded off with a welldeserved drink at local riverside pub, The Victoria Arms.

For longer adventures, the surrounding Oxfordshire countryside offers scenic trails, nature reserves and cycle routes, putting the area's natural beauty right on your doorstep.

Families at Spires View are well-served by excellent education options. You can find a range of highly regarded primary and secondary schools within a five-minute drive, while the prestigious University of Oxford and Oxford Brookes University speak for themselves.

Spires View enjoys superb connectivity by road, rail and air. The A40 is just minutes away, offering quick access to the M40 and routes into London. Frequent bus services link Marston with the city centre, while Oxford railway station provides direct trains to London Paddington in around an hour.

For international travel, Heathrow Airport is easily reached by car or via direct coach from Oxford, placing worldwide destinations within convenient reach.

Contemporary style meets homely comfort

Spires View is a desirable collection of 1, 2, 3, 4 and 5-bedroom homes situated in the sought-after village of Marston, on the edge of historic Oxford. Each property combines contemporary style with energyefficient design, featuring smart technology, electric-vehicle charging points and light, spacious interiors. Surrounded by countryside, yet moments from the city, Spires View offers the perfect setting for first-time buyers, growing families and commuters seeking modern comfort in a village environment.





Explore Spires View

1–2 Bedroom Apartments

- Grainger House
  Plots 131–145

2 Bedroom Homes

- The Gaudi
  Plots 12, 13, 16 & 17
- The Scarpa
  Plots 50, 52, 81, 83, 89 & 91
- The Scott
  Plots 51, 53, 55, 82, 84, 86, 88, 90 & 92
- The Wren
  Plots 54, 85 & 87
- The Hardwick
  Plots 129 & 130

3 Bedroom Homes

- The Rohe
  Plots 14 & 15
- The Rogers
  Plots 24, 25, 63 & 64

4 Bedroom Homes

- The Johnson
  Plots 2, 11, 18, 22 & 42
- The Johnson
  Plots 32 & 35
- The Knoll
  Plots 19, 20, 26, 66 & 67
- The Clarke
  Plots 23, 27, 28, 29, 30, 31, 44 & 65
- The Rubik
  Plots 56 & 57

5 Bedroom Homes

- 5 Bed Plots 1, 21, 33, 34, 43, 45, 46, 58, 59, 60, 68, 69 & 70

1–4 Bedroom Homes

- Affordable Homes



Key to plan

A	Allocated parking
CC	Car Club
C/P	Car port
bcp	Bin collection point
S/S	Sub station
C/S	Cycle store
LEAP	Local Equipped Area of Play
●	Automatic bollards - Fire Brigade

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

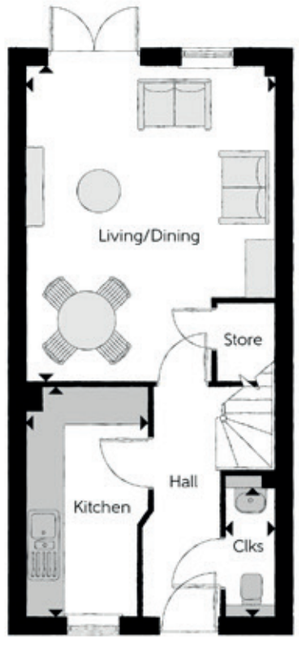
The Gaudi

2-Bedroom house

Bellway



First Floor



Ground Floor

The Gaudi

2-Bedroom house

First Floor		
Bedroom 1	4.27m x 3.98m	14’0” x 13’1”
Bedroom 1 En Suite	1.41m x 2.30m	4’8” x 7’7”
Bedroom 2	4.27m x 3.13m	14’0’ x 10’3”
Bathroom	2.16m x 1.91m	7’1” x 6’3”
Ground Floor		
Kitchen	3.95m x 2.10m	13’0” x 6’11”
Living/Dining	4.27m x 5.41m	14’0’” x 17’9”
Cloakroom	2.42m x 0.85m	7’11” x 2’9”

WS - Wardrobe Space CYL - Hot Water Cylinder

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The Scarpa

2-Bedroom ground floor maisonette

Bellway



Ground Floor

The Scarpa

2-Bedroom ground floor maisonette

Ground Floor

Kitchen/Living/ Dining	4.02m x 6.43m	13’2” x 21’1”
Bedroom 1	4.34m x 2.79m	14’3” x 9’2”
Bedroom 1 En Suite	1.71m x 2.00m	5’7” x 6’7”
Bedroom 2	3.19m x 2.42m	10’6” x 7’11”
Bathroom	2.20m x 2.00m	7’3” x 6’7”

WS - Wardrobe Space CYL - Hot Water Cylinder

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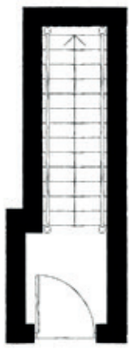
The Scott

2-Bedroom house

Bellway



First Floor



Ground Floor

The Scott

2-Bedroom house

First Floor

Kitchen/Living/ Dining	5.28m x 6.43m	17'4" x 21'1"
Bedroom 1	4.34m x 2.79m	14'3" x 9'2"
Bedroom 1 En Suite	1.71m x 2.00m	5'7" x 6'7"
Bedroom 2	3.19m x 2.73m	10'6" x 9'0"
Bathroom	2.00m x 2.20m	6'7" × 7'3"

WS - Wardrobe Space CYL - Hot Water Cylinder

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The Wren

2-Bedroom ground floor maisonette

Bellway



Ground Floor

The Wren

2-Bedroom ground

Ground Floor

Kitchen/Living/ Dining	6.43m x 5.28m	21'1" x 17'4"
Bedroom 1	4.34m x 2.79m	14'3" x 9'2'
Bedroom 1 En Suite	2.00m x 1.71m	6'7" x 5'7"
Bedroom 2	3.19m x 2.42m	10'6" x 7'11"
Bathroom	2.00m x 2.20m	6'7" x 7'3"

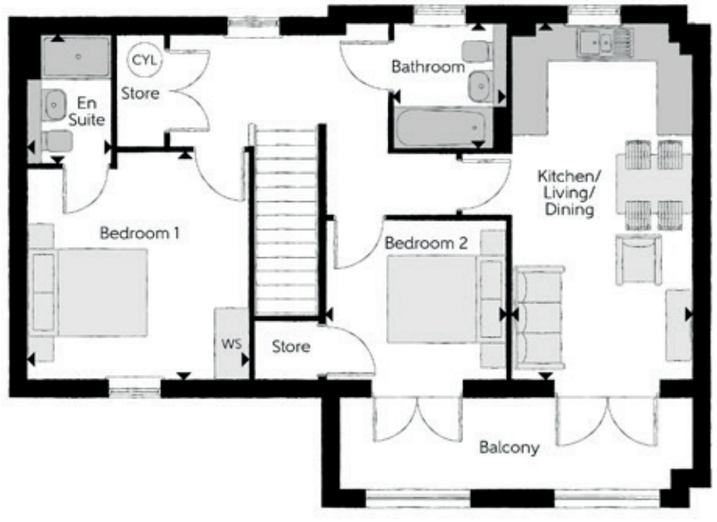
WS - Wardrobe Space CYL - Hot Water Cylinder

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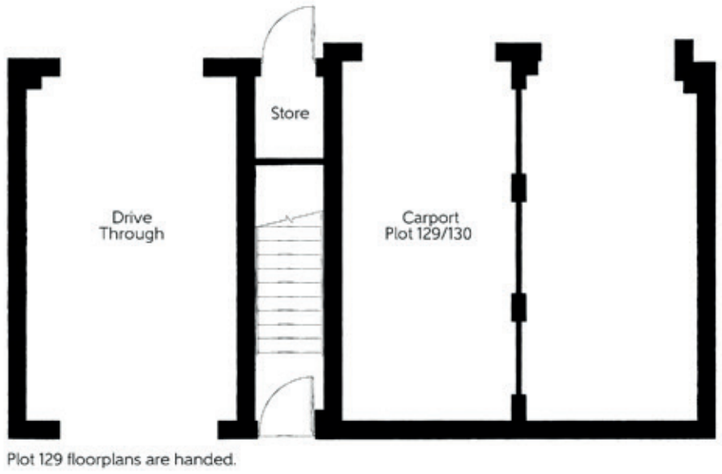
The Hardwick

2-Bedroom house

Bellway



First Floor



Plot 129 floorplans are handed.

Ground Floor

The Hardwick

2-Bedroom house

First Floor

Kitchen/Living/ Dining	3.10m x 6.12m	10’2” × 20’1”
Bedroom 1	3.85m x 3.90m	12’7” × 12’10”
Bedroom 1 En Suite	1.48m x 2.18m	4’10” × 7’2”
Bedroom 2	3.05m x 2.74m	10’0” × 9’0”
Bathroom	1.91m x 2.15m	6’3” × 7’1”

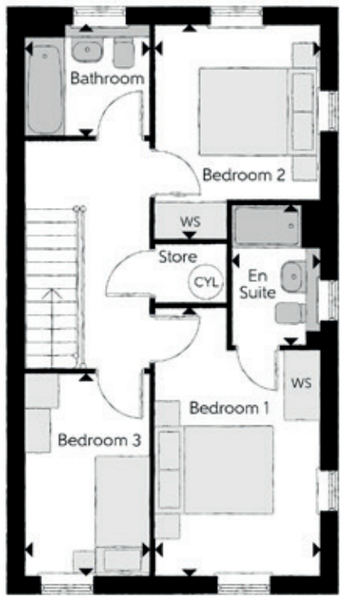
WS - Wardrobe Space W - Fitted Wardrobe CYL - Hot Water Cylinder

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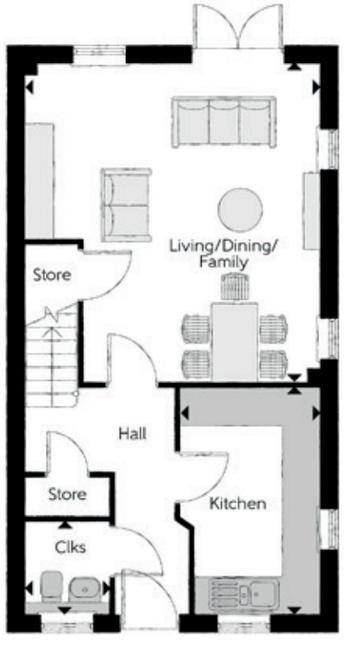
The Rohe

3-Bedroom house

Bellway



First Floor



Ground Floor

The Rohe

3-Bedroom house

First Floor

Bedroom 1	4.60m x 2.81m	15’1” x 9’3”
Bedroom 1 En Suite	2.40m x 1.50m	7’10” × 4’11”
Bedroom 2	3.68m x 2.81m	12’1” x 9’3”
Bedroom 3	3.47m x 2.16m	11’5” x 7’1”
Bathroom	2.14m x 1.91m	7’0” x 6’3”

Ground Floor

Kitchen	3.87m x 2.41m	12’8” x 7’11”
Living/Dining/Family	5.06m x 5.47m	16’7” x 17’11”
Cloakroom	1.60m x 1.45m	5’3” x 4’9”

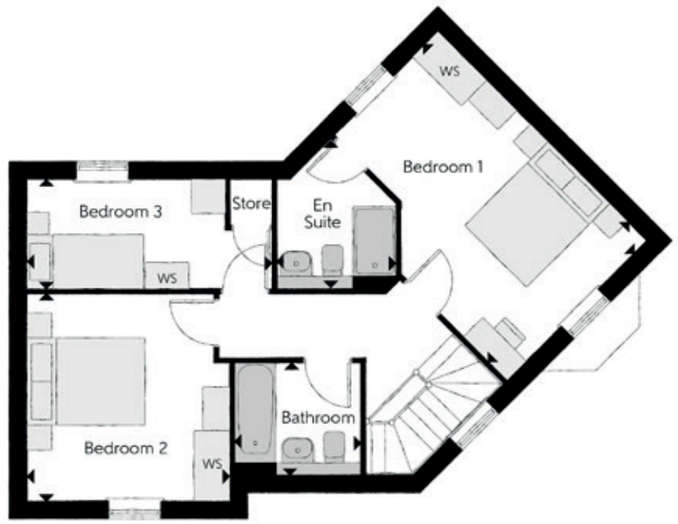
WS - Wardrobe Space CYL - Hot Water Cylinder

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The Rogers

3-Bedroom house

Bellway



First Floor



Ground Floor

The Rogers

3-Bedroom house

First Floor

Bedroom 1	5.07m x 3.40m	16’8” x 11’2”
Bedroom 1 En Suite	1.88m x 2.06m	6’ 2” × 6’ 9”
Bedroom 2	3.54m x 3.49m	11’7” x 11’5”
Bedroom 3	1.88m x 4.22m	6’2” x 13’10”
Bathroom	2.13m x x 1.91m	7’0” x 6’3”

Ground Floor

Kitchen/Dining	3.49m x 5.52m	1’5” x 18’1”
Living Room	5.07m x 3.34m	16’8” x 10’11”
Utility	1.80m x 2.64m	5’11” × 8’8”
Cloakroom	1.59m x 2.08m	5’3” × 6’10”

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The Johnson

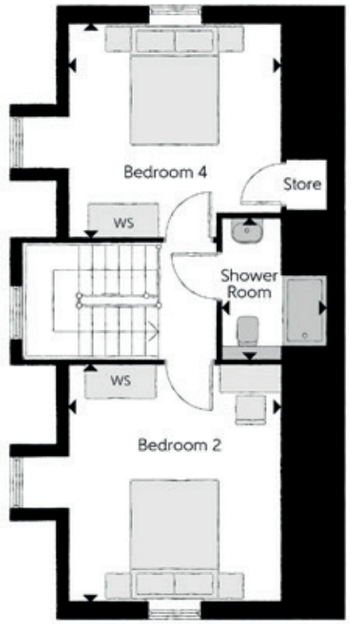
4-Bedroom house

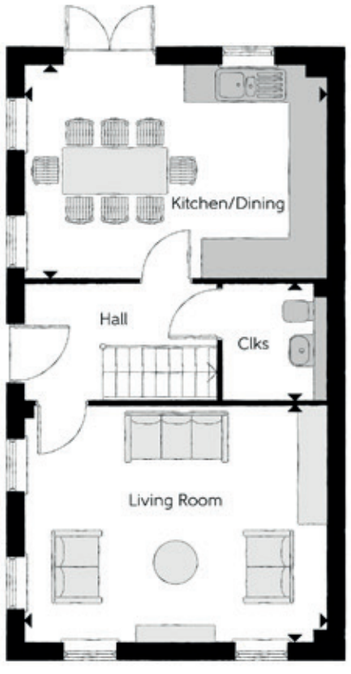
Bellway



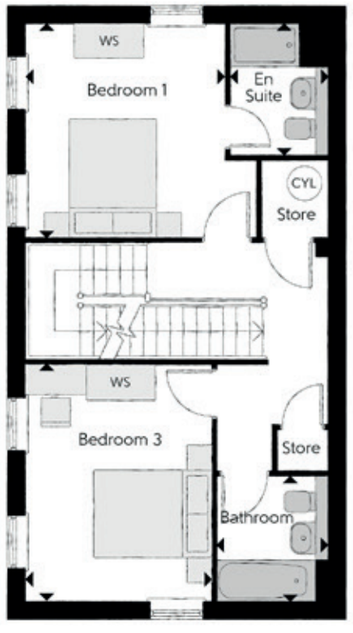
Layout for plots 32 & 35 only

Second Floor





Ground Floor



First Floor

The Johnson

4-Bedroom house

Second Floor

Bedroom 2	4.07m x 3.64m	13’4” x 11’11”
Bedroom 4	3.68m x 3.64m	12’1” x 11’11”
Shower Room	2.39m x 1.80m	7’10” x 5’11”
Cloakroom	2.39m x 1.02m	7’10” x 3’4”

First Floor

Bedroom 1	3.95m x 3.63m	12’11” x 11’11”
Bedroom 1 En Suite	2.26m x 1.67m	7’5” x 5’6”
Bedroom 3	4.02m x 3.19m	13’2” x 10’6’
Bathroom	2.14m x 1.91m	7’0” x 6’3”

Ground Floor

Kitchen//Dining	5.19m x 3.63m	17’0” x 11’11”
Living Room	5.19m x 4.02m	17’0” x 13’2”
Cloakroom	1.94m x 1.80m	6’4” x 5’11”

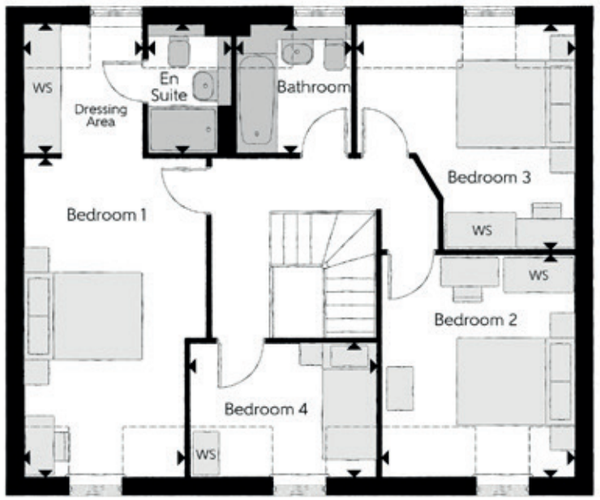
WS - Wardrobe Space CYL - Hot Water Cylinder

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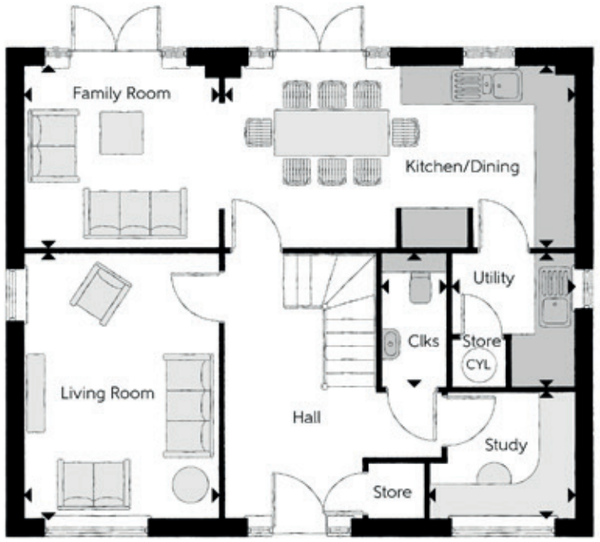
The Knoll

4-Bedroom house

Bellway



First Floor



Ground Floor

The Knoll

4-Bedroom house

First Floor

Bedroom 1	5.47m × 3.11m	17’11” x 10’2”
Bedroom 1 En Suite/Dressing	3.53m x 2.21m	11’7” x 7’3”
Bedroom 2	3.82m x 3.25m	12’6” x 10’8”
Bedroom 3	3.72m x 3.86m	12’2” x 12’8”
Bedroom 4	3.19m x 2.30m	10’6” x 7’7”
Bathroom	1.97m x 2.21m	6’6” x 7’3”

Ground Floor

Kitchen/Dining	5.98m x 3.10m	19’7” x 10’2”
Family Room	3.32m x 3.10m	10’11” x 10’2”
Living Room	3.32m x 4.52m	10’11” x 14’10”
Study	2.50m x 2.16m	8’2” x 7’1”
Utility	2.27m x 2.10m	7’5” x 6’11”
Cloakroom	2.27m x 1.12m	7’5” x 3’8”

WS - Wardrobe Space CYL - Hot Water Cylinder

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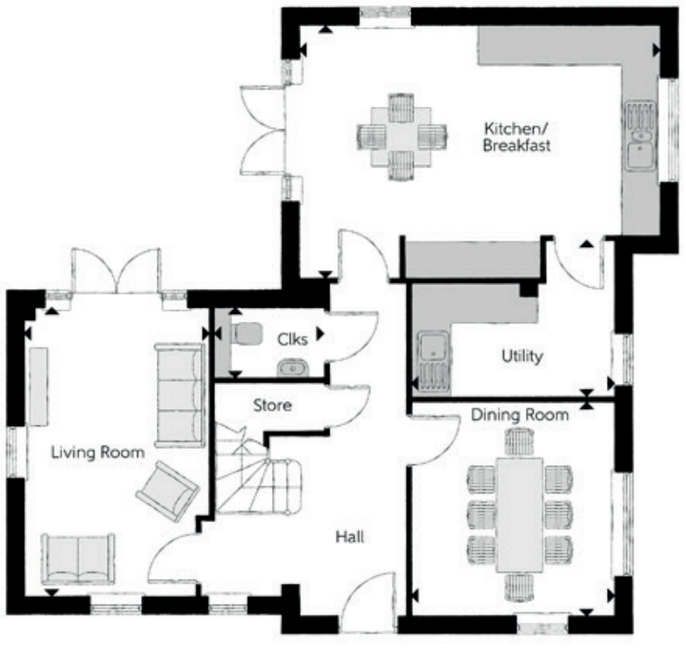
The Clarke

4-Bedroom house

Bellway



First Floor



Ground Floor

The Clarke

4-Bedroom house

First Floor

Bedroom 1	5.41m x 3.51m	17’9” x 11’6”
Bedroom 1 En Suite	2.09m x 2.34m	6’10” x 7’8”
Bedroom 2	4.96m x 3.21m	16’3” x 10’6”
Bedroom 2 En Suite	2.32m x 1.31m	7’7” x 4’4”
Bedroom 3	4.35m x 3.13m	14’3” x 10’3”
Bedroom 4	2.97m x 3.06m	10’0” x 10’11”
Bathroom	2.12m x 1.91m	7’0” x 6’3”

Ground Floor

Kitchen/Breakfast	6.19m x 4.31m	20’4” x 14’2”
Dining	3.45m x 3.66m	11’4” x 12’0”
Living Room	4.96m x 3.15m	16’3” x 10’4”
Utility	3.45m x 2.59m	11’4” x 8’6”
Cloakroom	1.86m x 1.21m	6’1” x 4’0”

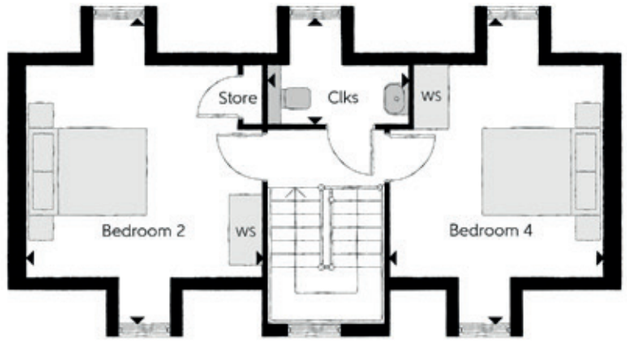
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The Rubik

4-Bedroom house

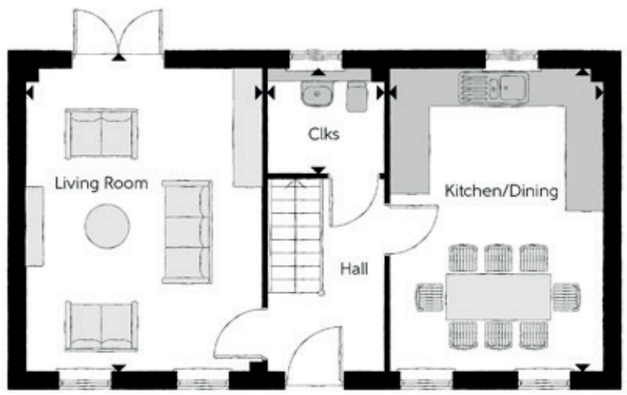
Bellway



Second Floor

First Floor





Ground Floor

The Rubik

4-Bedroom house

Second Floor		
Bedroom 2	4.07m x 3.64m	13’4” x 11’11”
Bedroom 4	3.68m x 3.64m	12’1” x 11’11’
Cloakroom	2.40m x 1.02m	6’5” × 5’11”
First Floor		
Bedroom 1	3.95m x 3.63m	13’0” x 11’11”
Bedroom 1 En Suite	2.24m x 1.67m	7’4” x 5’6”
Bedroom 3	4.02m x 3.19m	13’2” x 10’6”
Bathroom	2.15m x 1.91m	7’1” x 6’3”
Ground Floor		
Kitchen/Dining	5.19m x 3.63m	17’0” x 11’11”
Living Room	5.19m x 4.02m	17’0” x 13’2”
Cloakroom	2.40m x 1.02m	6’4” x 5’11”

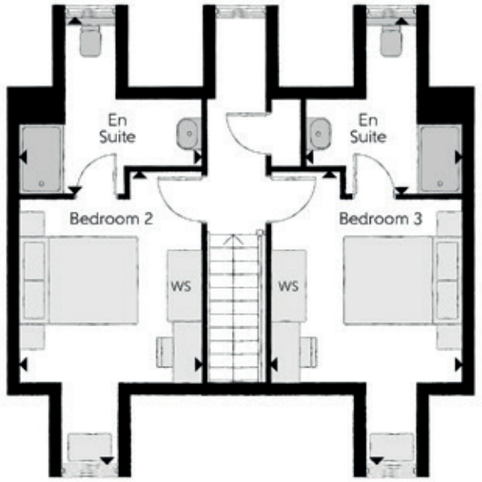
WS - Wardrobe Space CYL - Hot Water Cylinder

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5 Bed

5-Bedroom house

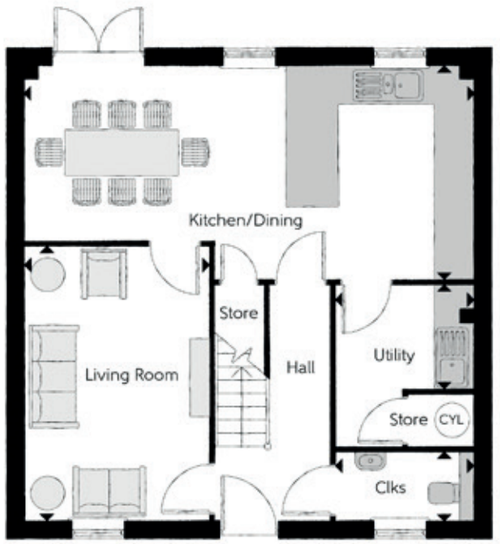
Bellway



Second Floor



First Floor



Ground Floor

5 Bed

5-Bedroom house

Second Floor

Bedroom 2	3.14m x 3.63m	10’4 x 11’11”
Bedroom 2 En Suite	3.24m x 1.63m	10’8” x 5’4”
Bedroom 3	3.28m x 3.63m	10’9” x 11’11”
Bedroom 3 En Suite	2.67m x 1.63m	8’9” × 5’4”

First Floor

Bedroom 1	4.18m x 3.11m	13’8” x 10’2”
Bedroom 1 En Suite	2.52m x 1.41m	8’3” x 4’7”
Bedroom 4	3.49m x 3.11m	11’5” x 10’2”
Bedroom 5	2.89m x 2.55m	9’6” x 8’4”
Study	2.83m x 2.36m	9’3” x 7’9”

Ground Floor

Kitchen/Dining	7.66m x 3.65m	25’2” x 12’0”
Living Room	4.68m x 3.11m	15’4” x 10’2”
Utility	2.77m x 2.34m	9’1” x 7’8”
Cloakroom	1.16m x 2.34m	3’10” x 7’8”

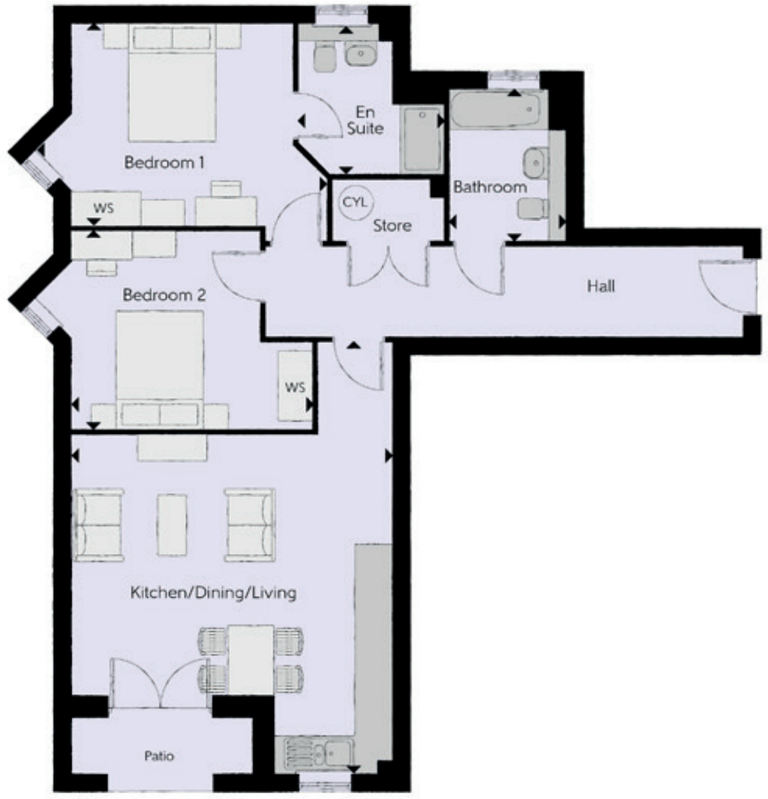
WS - Wardrobe Space W - Fitted Wardrobe CYL - Hot Water Cylinder

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Grainger House

1-2-Bedroom apartments

Bellway



The Blyth

The Blyth

2-Bedroom apartment

Kitchen/Living/ Dining	5.50m x 7.39m	18’1” x 24’3”
Bedroom 1	4.39m x 3.73m	14’5” x 12’2”
Bedroom 1 En Suite	2.48m x 2.58m	8’2” x 8’6”
Bedroom 2	4.13m x 3.36m	13’7” x 11’0”
Bathroom	2.60m x 2.00m	8’6” x 6’7”
Total area		908 sq. ft.



The Orwell

The Orwell

2-Bedroom apartment

Kitchen/Living/ Dining	5.50m x 7.39m	18’1” x 24’3”
Bedroom 1	4.39m x 3.73m	14’5” x 12’2”
Bedroom 1 En Suite	2.48m x 2.58m	8’2” x 8’6”
Bedroom 2	4.13m x 3.36m	13’7” x 11’0”
Bathroom	2.60m x 2.00m	8’6” x 6’7”
Store	2.68m x 2.35m	8’10” x 7’8”
Total area		997 sq. ft.



Ground Floor



First Floor



Second Floor

WS - Wardrobe Space CYL - Hot Water Cylinder

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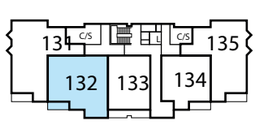


The Brown

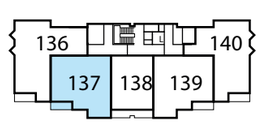
The Brown

2-Bedroom apartment

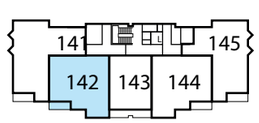
Kitchen/Living/ Dining	7.14m x 3.44m	23’5” x 11’3”
Bedroom 1	6.50m x 3.50m	21’4” x 11’6”
Bedroom 1 En Suite	2.18m x 1.48m	7’2” x 4’10”
Bedroom 2	5.15m x 2.21m	16’10” × 7’3”
Bathroom	2.25m x 2.00m	7’5” × 6’7”
Total area		870 sq. ft.



Ground Floor



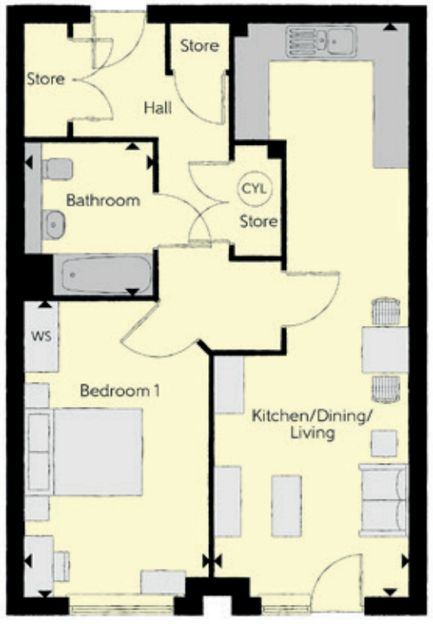
First Floor



Second Floor

WS - Wardrobe Space CYL - Hot Water Cylinder

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The Watson



The Morris

The Watson

1-Bedroom apartment

Kitchen/Living/ Dining	9.84m x 3.32m	32’3” x 10’11”
Bedroom 1	5.07m x 3.15m	16’8” × 10’4”
Bathroom	2.60m x x 2.19m	8’6” x 7’2’
Total area		695 sq. ft.

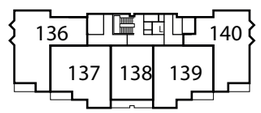
The Morris

1-Bedroom apartment

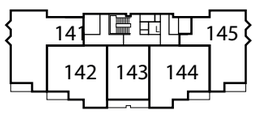
Kitchen/Living/ Dining	7.14m x 3.44m	23’5” x 11’3”
Bedroom 1	4.85m x 4.10m	15’11” x 13’5”
Bathroom	2.25m x 2.00m	7’5” x 6’6”
Total area		617 sq. ft.



Ground Floor



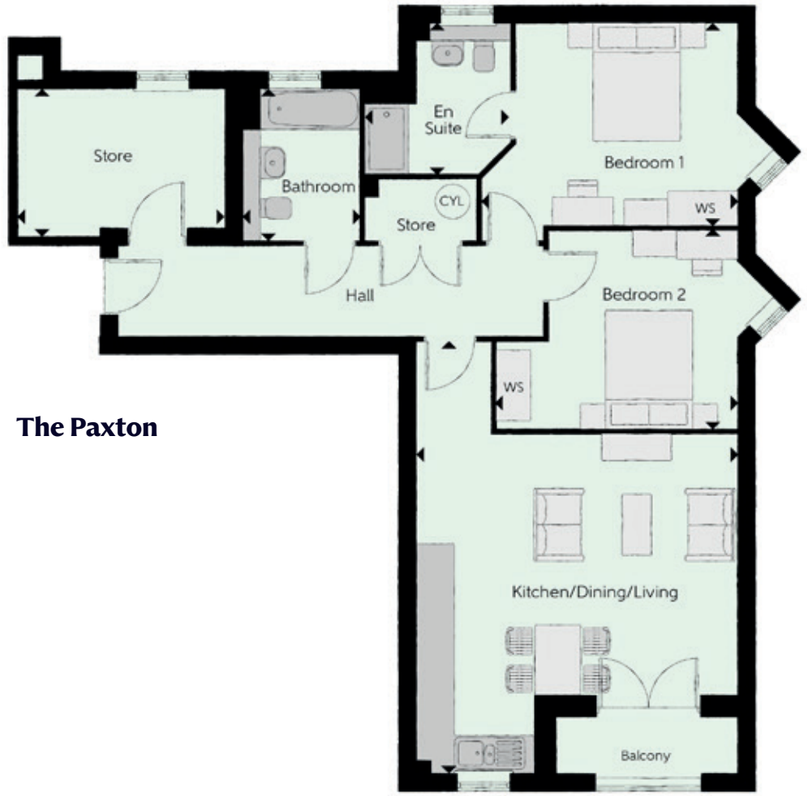
First Floor



Second Floor

WS - Wardrobe Space CYL - Hot Water Cylinder

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The Paxton

The Paxton

2-Bedroom apartment

Kitchen/Living/ Dining	5.50m x 7.39m	18’1” x 24’3”
Bedroom 1	4.39m x 3.73m	14’5”x 12’3”
Bedroom 1 En Suite	2.49m x 2.58m	8’2” x 8’6”
Bedroom 2	4.13m x 3.36m	13’7” x 11’0”
Bathroom	2.60m x 2.00m	8’6” x 6’7”
Store	3.32m x 2.35m	10’11” x 7’8”
Total area		984 sq. ft.



The Aalto

The Aalto

2-Bedroom apartment

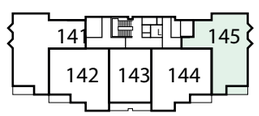
Kitchen/Living/ Dining	5.50m x 7.39m	18’1” x 24’3”
Bedroom 1	4.39m x 3.73m	14’5”x 12’3”
Bedroom 1 En Suite	2.49m x 2.58m	8’2” x 8’6”
Bedroom 2	4.13m x 3.36m	13’7” x 11’0”
Bathroom	2.60m x 2.00m	8’6” x 6’7”
Total area		885 sq. ft.



Ground Floor



First Floor



Second Floor

WS - Wardrobe Space CYL - Hot Water Cylinder

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The Brooke

The Brooke

1-Bedroom apartment

Kitchen/Living/ Dining	8.49m x 3.22m	27’10” x 10’7”
Bedroom 1	4.05m x 3.25m	13’3” x 10’9”
Bathroom	2.25m x 2.00m	7’5” x 6’7”
Total area		603 sq. ft.

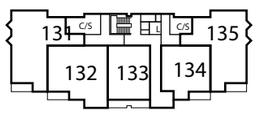


The Bernini

The Bernini

2-Bedroom apartment

Kitchen/Living/ Dining	7.14m x 3.44m	23’5” x 11’3”
Bedroom 1	6.50m x 3.52m	21’4” x 11’7”
Bedroom 1 En Suite	2.18m x x 1.48m	7’2” x 4’10”
Bedroom 2	5.15m x 2.38m	16’10” x 7’10”
Bathroom	2.25m x 2.00m	7’5” x 6’7”
Total area		872 sq. ft.



Ground Floor



First Floor



Second Floor

WS - Wardrobe Space CYL - Hot Water Cylinder

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Homes built with care in every



Dedicated to delivering quality

An enhanced specification is the hallmark of our homes.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-theart materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

“The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process.”

Sami and Sara
Hanwood Park

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you’ve settled into your new home, Bellway has experienced aftersales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.

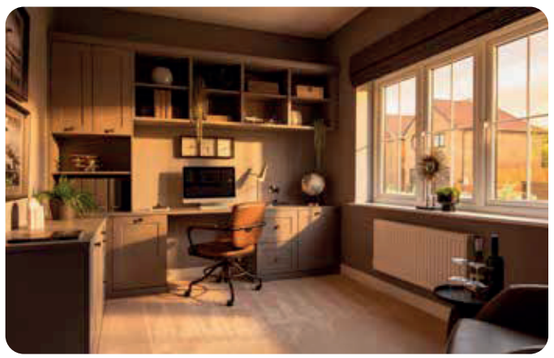
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.

*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the ‘Welcome to NHBC warranty and insurance’ brochure, or refer to the brochure of your alternative warranty provider.











Bellway

Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.