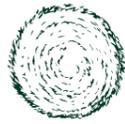


THE RICKYARD

MARSH BALDON

OX44 9LP

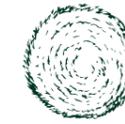




MARSH BALDON

The picturesque village of Marsh Baldon is ideally located to the south of the historical centre of Oxford and to the east of Abingdon, yet benefits from easy connections to the A34 and A4074 with direct access to the Oxford Science Park less than 3 miles away. To the south and west lie the inspirational innovation centres of Culham, Harwell and Milton. Oxford University itself has ancient links with the village, with Queens College retaining ownership of the delightful village green where cricket is regularly played. The Harcourt Arboretum is situated at the entrance to the village, a wonderful place to while away an

afternoon enjoying the changing seasons. The village itself is brimming with activities from barn dances, the Baldon Wine Club, a superb gastro pub – the Seven Stars and the Church of St Peters. For those seeking a more active lifestyle there are numerous footpaths for dog-walking around the village and into the stunning local countryside and both the cricket club and the Baldon Runners welcome new members. The River Thames lies just three miles to the west offering attractive riverside walks or just the simple enjoyment of messing about on watercraft of all descriptions.



CULTURE, DINING & SCHOOLING

Eating Out

There's no need to head to Oxford or Abingdon for a gastronomic treat as the dog-friendly Seven Stars gastropub is located in the heart of Marsh Baldon and faces onto the village green with a pretty garden to the rear. The pub is warm and welcoming, offering a range of seasonal tasty meals and a wide variety of events throughout the year including a regular monthly Quiz Night. "Best Newcomer" winner 2020, The Mole Inn, situated just to the north in the adjacent village of Toot Baldon is a timber-framed building that has been a watering hole for many centuries. This is the perfect spot to relish a cosy winter lunch, lounging in club chairs beside the inglenook fire. Head just a few miles

to the south to browse the variety of plants and shopping treats on offer or indulge in a coffee and a cake at the café of Notcutts Garden Centre.

Local Schools

In addition to the village primary school, a wide selection of state and private schools can be found in the local area. There are many reputable preschools and nurseries within easy reach and the prestigious schools of Radley, St Hughs, Headington, Magdalene and Abingdon, together with Oxford schools such as The Dragon and St Edwards are all located within a 10 mile radius.





DEVELOPMENT OVERVIEW

The Rickyard, Marsh Baldon Oxford OX44 9LP

Small schemes of high quality new homes in premium south Oxfordshire villages are highly sought after and The Rickyard is no exception. The development is just six homes ranging in size from two to five bedrooms. There is an attractive mixture of designs, yet each blends in with the local architecture of this beautiful village.

The homes all have a modern shaker kitchen in soft neutral colours with integrated appliances and benefit from a separate utility.

Bathrooms are fitted with contemporary sanitaryware and fittings, with porcelain floor and wall tiling.

The homes have air source heat pumps, and underfloor heating to the ground floor. There is also a charging point for an electric vehicle.

Externally each garden has a patio area, with a turfed garden and established shrub and tree planting.



CGI Illustration

*Parking Allocation
ASHP Air Source Heat Pump



PLOT 1

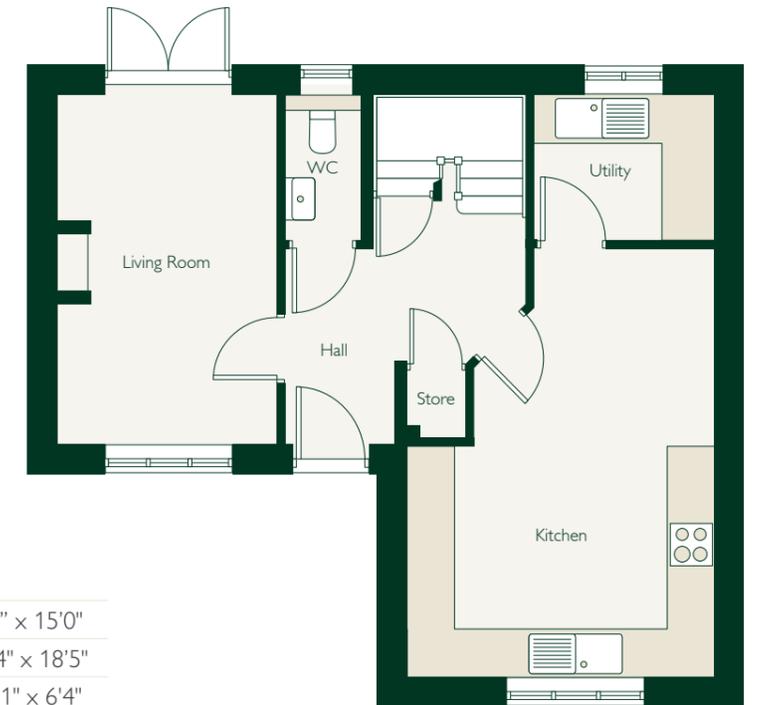
104 sqm / 1120sqft

There is plenty of room to entertain in this spacious two bedroom semi-detached home. Enter through the partially-glazed traditional front door to a generous hallway with cloakroom and storage cupboard. To the left, a reception room 15' in length has a dual aspect and French doors leading to the fully fenced rear garden. To the right a kitchen/dining room with door through to the useful separate utility room.

Head upstairs to two bedrooms, both doubles. Bedroom one benefits from an en-suite shower room and bedroom two has a useful storage cupboard. The luxury family bathroom is fully fitted with both bath and separate walk-in shower.

Externally this home has three parking spaces, exterior sockets and lighting and has an electric charging point.

Gross Internal Area: 104sqm / 1120sqft



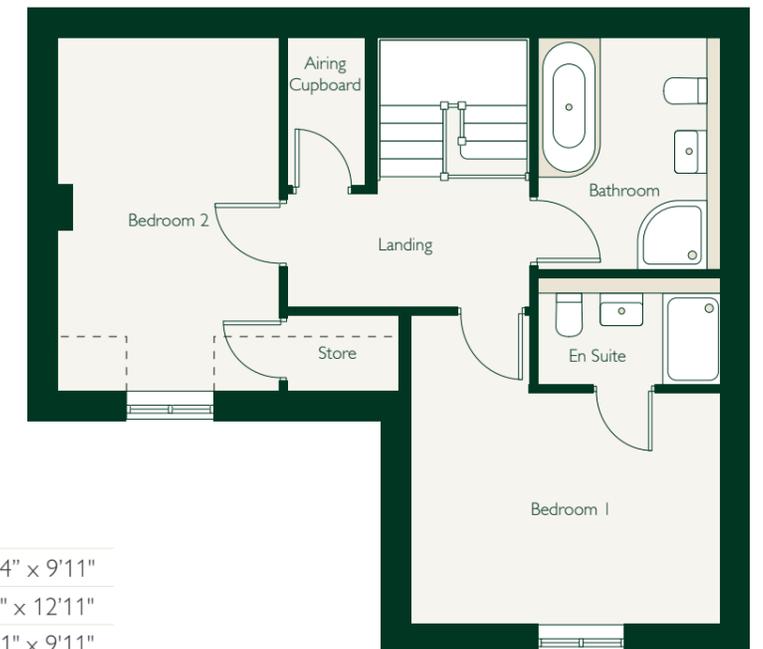
GROUND FLOOR

Living Room	2900 x 4580mm	9'6" x 15'0"
Kitchen	4070 x 5600mm	13'4" x 18'5"
Utility	2420 x 1920mm	7'11" x 6'4"
WC	1020 x 1920mm	3'4" x 6'4"

maximum dimensions



CGI Illustration



FIRST FLOOR

Bedroom 1	4070 x 3000mm	13'4" x 9'11"
Bedroom 2	2900 x 3930mm	9'6" x 12'11"
Bathroom	2420 x 3010mm	7'11" x 9'11"
En Suite	2420 x 1400mm	7'11" x 4'8"

maximum dimensions

dashed line denotes 1.5m head height



PLOT 2

104 sqm / 1120sqft

This is a spacious two bedroom semi-detached home with plenty of room to entertain and a generous rear garden. Enter through the partially-glazed traditional front door to a hallway with cloakroom and useful storage cupboard. To the right, a reception room of 15' in length has a dual aspect and French doors leading to the fully fenced rear garden. To the left a kitchen/dining room with door through to the useful separate utility room.

Head upstairs to two bedrooms, both doubles. Bedroom one benefits from an en-suite shower room and bedroom two has a useful storage cupboard. The luxury family bathroom is fully fitted with both bath and separate walk-in shower.

Externally this home has four parking spaces, exterior sockets and lighting and has an electric charging point.



Gross Internal Area: 104sqm / 1120sqft

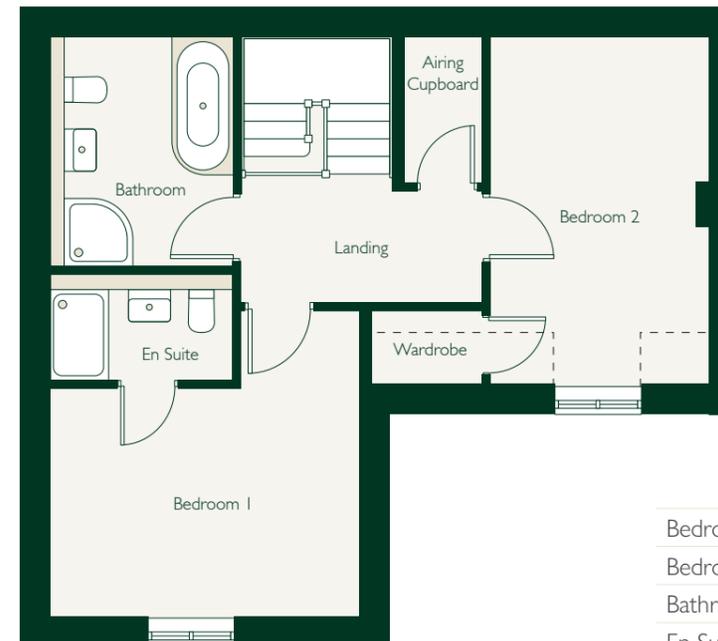
GROUND FLOOR

Living Room	2900 x 4580mm	9'6" x 15'0"
Kitchen	4070 x 5600mm	13'4" x 18'5"
Utility	2420 x 1920mm	7'11" x 6'4"
WC	1020 x 1920mm	3'4" x 6'4"

maximum dimensions



CGI Illustration



FIRST FLOOR

Bedroom 1	4070 x 3000mm	13'4" x 9'11"
Bedroom 2	2900 x 3930mm	9'6" x 12'11"
Bathroom	2420 x 3010mm	7'11" x 9'11"
En Suite	2420 x 1400mm	7'11" x 4'8"

maximum dimensions

dashed line denotes 1.5m head height



PLOT 3

205 sqm / 2210sqft

A traditional brick and wood clad four bedroom home with double garage set on a corner plot with a generous wrap around rear garden backing on to open fields beyond. An impressive double height glazed hallway provides the formal entrance to welcome you to this lovely home. On the ground floor the layout provides flexibility for today's contemporary family living landscape with a kitchen, dining area and living room, all with bi-fold doors leading to the rear garden. There's also a useful study, perfect for those that work from home.

The family kitchen diner benefits from separate pantry and utility room which leads to the cloakroom and a separate entrance door to the garage.

On the first floor are three double bedrooms and a single bedroom, all with open views. The master bedroom and bedroom three both benefit from en-suite shower rooms. There is also a spacious luxury family bathroom. Externally this home has two parking spaces, exterior sockets and lighting and has an electric charging point.



Gross Internal Area: 205sqm / 2210sqft
Includes garage

GROUND FLOOR

Living Room	3900 x 4440mm	12'10" x 14'7"
Kitchen	3900 x 5850mm	12'10" x 9'2"
Dining Room	3900 x 4440mm	12'10" x 14'7"
Study	3150 x 2400mm	10'4" x 7'10"
Garage	5580 x 5580mm	18'4" x 18'4"

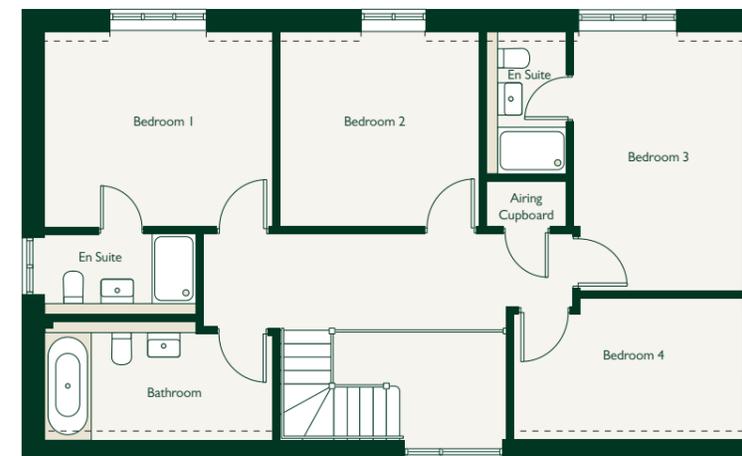
maximum dimensions

FIRST FLOOR

Bedroom 1	3900 x 3330mm	12'10" x 10'11"
Bedroom 2	3450 x 3330mm	11'4" x 10'11"
Bedroom 3	2900 x 4440mm	9'6" x 14'7"
Bedroom 4	3900 x 2400mm	12'10" x 7'10"
Bathroom	3900 x 2010mm	12'10" x 6'7"
En Suite 1	2600 x 1400mm	8'6" x 4'8"

maximum dimensions

dashed line denotes 1.5m head height



CGI Illustration



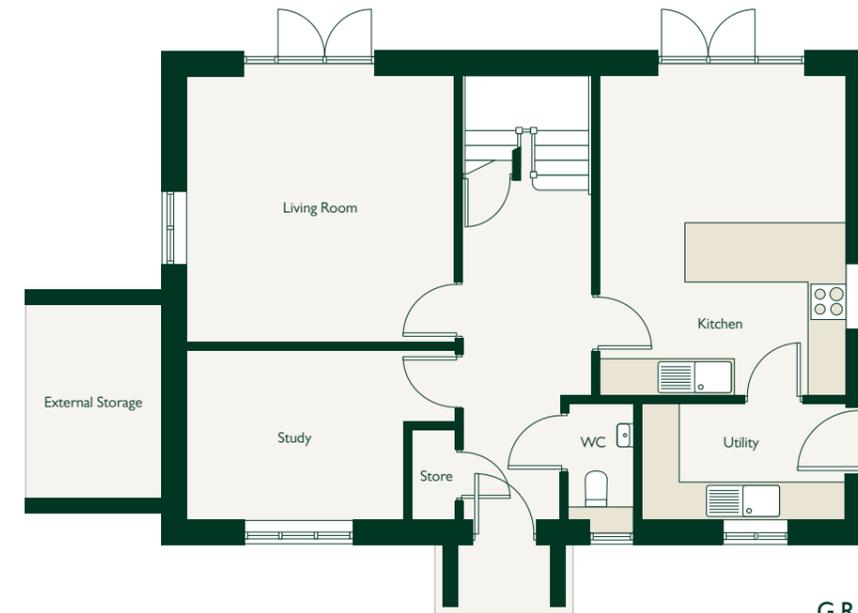
PLOT 4

144 sqm / 1540sqft

Approached via a traditional wood framed porch, this is an attractive red brick three bedroom home with slate tiled roof and west facing garden. Enter to a wide hallway with under-stairs storage, coat cupboard and cloakroom. To the left a dual aspect living room has French door leading to the rear garden and there is an exceptionally generous and useful study, perfect for those that work from home which could alternatively serve as playroom. To the right, a kitchen diner, also leading to the garden, and a generous utility room.

On the first floor are three double bedrooms, storage cupboard and family bathroom. The master bedroom benefits from both a fully fitted dressing area and en-suite shower room with window. There is also a spacious luxury family bathroom.

Externally this home has a lockable separate storage area, three parking spaces, exterior sockets and lighting and has an electric charging point.



GROUND FLOOR

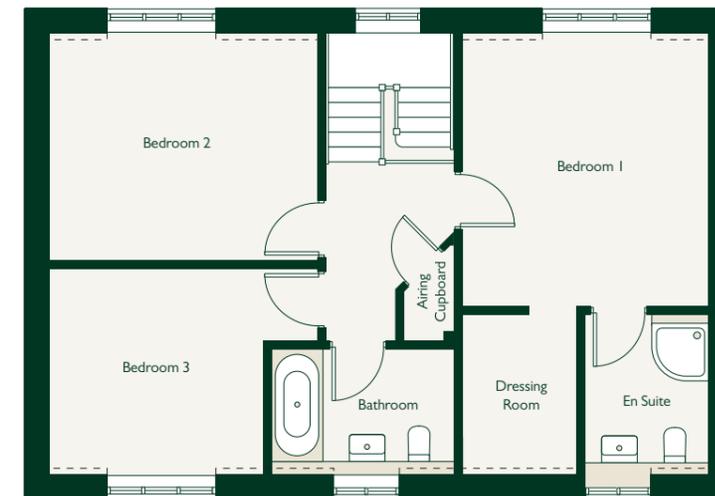
Living Room	4170 x 4170mm	13'8" x 13'8"
Kitchen	3850 x 5020mm	12'8" x 16'6"
Study	3420 x 2680mm	11'3" x 8'10"
Utility	3230 x 1830mm	10'7" x 6'0"

Gross Internal Area: 144sqm / 1540sqft

maximum dimensions



CGI Illustration



FIRST FLOOR

Bedroom 1	3850 x 4320mm	12'8" x 14'2"
Bedroom 2	4170 x 3590mm	13'8" x 11'9"
Bedroom 3	3380 x 3250mm	11'1" x 10'8"
Bathroom	2830 x 2000mm	9'3" x 6'7"
En Suite	1900 x 2540mm	6'3" x 8'4"

maximum dimensions

dashed line denotes 1.5m head height



PLOT 5

208 sqm / 2240sqft

This four bedroom home brims with character and is constructed in the traditional style of a local barn with red brick, wood cladding and slate tiled roof, yet with contemporary touches and plenty of feature glazing to let light in. An impressive double height glazed hallway provides the welcome to this lovely home. Enter to a hallway which houses under-stairs storage and cloakroom. Turn to the immediate left for a useful dual aspect study, perfect for those that work from home and head straight into the fabulous open plan kitchen / living / dining area, ideal for bringing the family together. Feature bi-fold doors

lead from the living room and dining area to the fully fenced south and west facing garden beyond. A separate utility room and pantry complete the ground floor.

On the first floor are three double bedrooms, a single bedroom, storage cupboard and family bathroom comprising bath and separate shower. The exceptionally generous master bedroom and bedroom two both enjoy en-suite shower rooms. Externally this home has three parking spaces, exterior sockets and lighting and has an electric charging point.



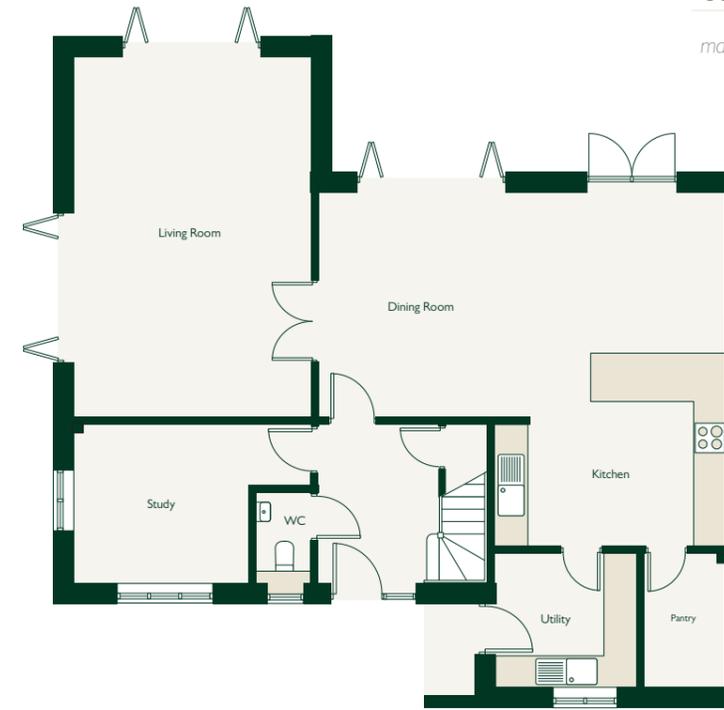
CGI Illustration

Gross Internal Area: 208sqm / 2240sqft

GROUND FLOOR

Living Room	4410 x 6730mm	14'6" x 22'1"
Kitchen / Dining	7610 x 6620m	24'12" x 21'9"
Study	3280 x 2980mm	10'9" x 9'9"
Utility	2650 x 2530mm	8'8" x 8'4"

maximum dimensions

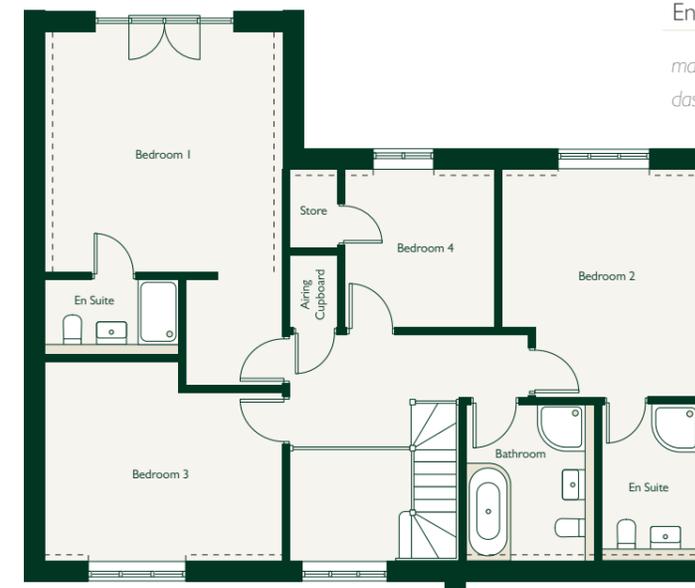


FIRST FLOOR

Bedroom 1	4100 x 4440mm	13'5" x 14'7"
Bedroom 2	4410 x 3720mm	14'6" x 12'2"
Bedroom 3	3650 x 4260mm	11'12" x 13'12"
Bedroom 4	2820 x 2960mm	9'3" x 9'9"
Bathroom	2400 x 2910mm	7'10" x 9'7"
En Suite 1	1800 x 2910mm	5'11" x 9'7"

maximum dimensions

dashed line denotes 1.5m head height





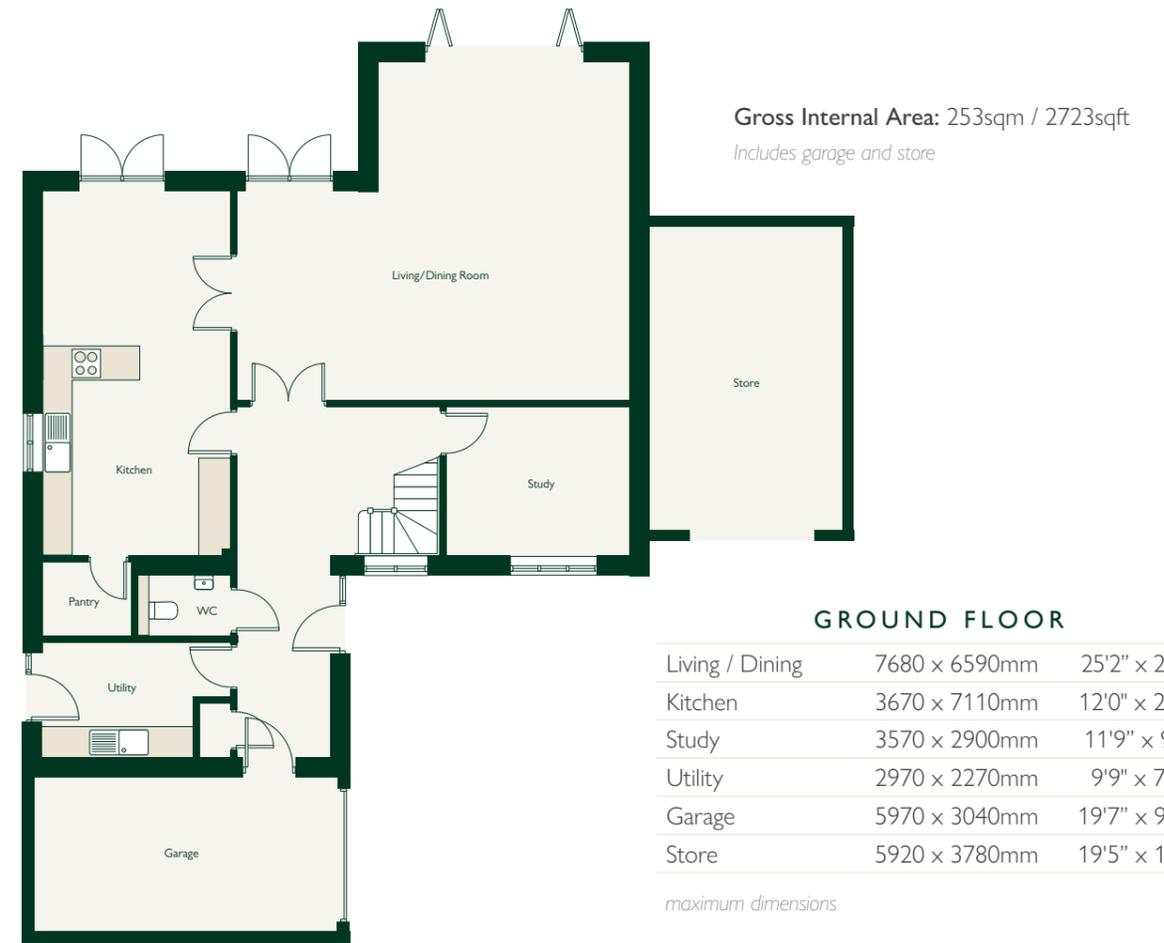
PLOT 6

253 sqm / 2723sqft

This five bedroom home is one for those who enjoy charm and character with plenty of useful storage areas. Like its neighbour at plot 5, this home is constructed in the traditional style of a local barn with red brick, wood cladding and a mix of clay and slate roof tile, yet with contemporary touches. An impressive double height glazed hallway provides the welcome to this lovely home. Leading from the hallway lies a fantastic dual aspect kitchen diner with french doors to the fully fenced south facing garden. Star of the show is the spacious living and

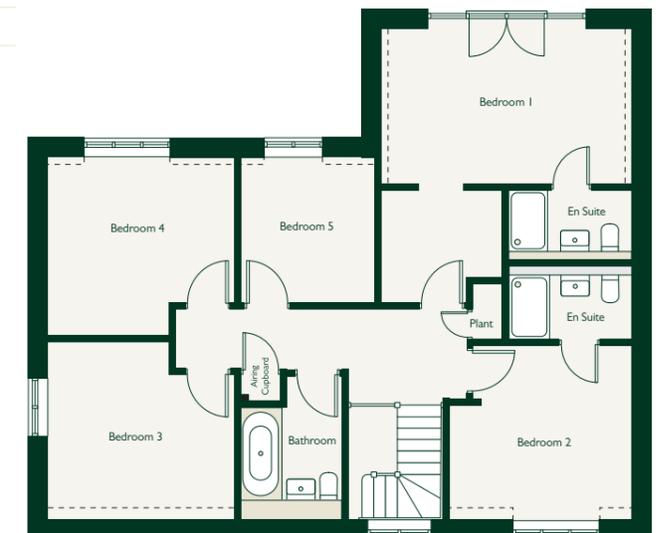
dining area with bi-fold doors to bring the outside in on a sunny day. A separate study, utility room, pantry and cloakroom complete the ground floor.

On the first floor are four double bedrooms, a single bedroom, storage cupboard and luxury family bathroom. The exceptionally generous master bedroom and bedroom two both enjoy en-suite shower rooms. Externally this home has an attached garage and additional parking spaces, lockable general store, exterior sockets and lighting and has an electric charging point.



FIRST FLOOR		
Bedroom 1	4920 x 3060mm	16'2" x 10'0"
Bedroom 2	3570 x 3490mm	12'4" x 11'5"
Bedroom 3	3670 x 3510mm	12'0" x 11'6"
Bedroom 4	3670 x 3510mm	12'0" x 11'6"
Bedroom 5	2610 x 2850mm	8'7" x 9'4"
Bathroom	2850 x 2000mm	9'4" x 6'7"
En Suite 1	2440 x 1400mm	8'0" x 4'7"

maximum dimensions
dashed line denotes 1.5m head height



LUXURY INTERIORS & SPECIFICATIONS

Kitchen

- Shaker style kitchen in soft neutral colours with light oak interiors
- 20mm thick quartz worksurfaces and upstands
- LED pelmet lighting
- Undermount stainless steel sink and chrome mono-bloc tap
- Fully integrated extract hood
- Fully integrated appliance package to include;
 - Fridge, Freezer or Fridge/Freezer
 - Single oven
 - Combination microwave oven
 - Dishwasher
 - Induction hob
 - Wine Cabinet (excluding plot 4)

Utility

- 20mm thick quartz worksurfaces
- Plumbing and space for laundry appliance
- Storage and power socket

Bathrooms & Ensuites

- Contemporary sanitary ware
- Back to wall WCs with concealed cisterns and dual flush
- Wall hung vanity basin units with drawer and cupboard storage
- Chrome plated towel rails with summer element
- Natural stone effect porcelain wall tiling

Mechanical & Electrical

- Mitsubishi or equivalent air source heatpump and unvented cylinder
- Underfloor heating to ground floor (excluding pantry rooms)

- Conventional steel panelled radiators with thermostatic control and digital programmer
- Low energy LED downlighting and pendant lighting throughout
- 5amp lighting circuits to primary living spaces and master bedrooms
- BT TV and data points to reception room, kitchen and master bedroom
- Mains linked heat and smoke detection
- USB charging socket to kitchen
- Intruder alarm to ground floor only
- Electric Velux rooflights (plots 5 and 6)

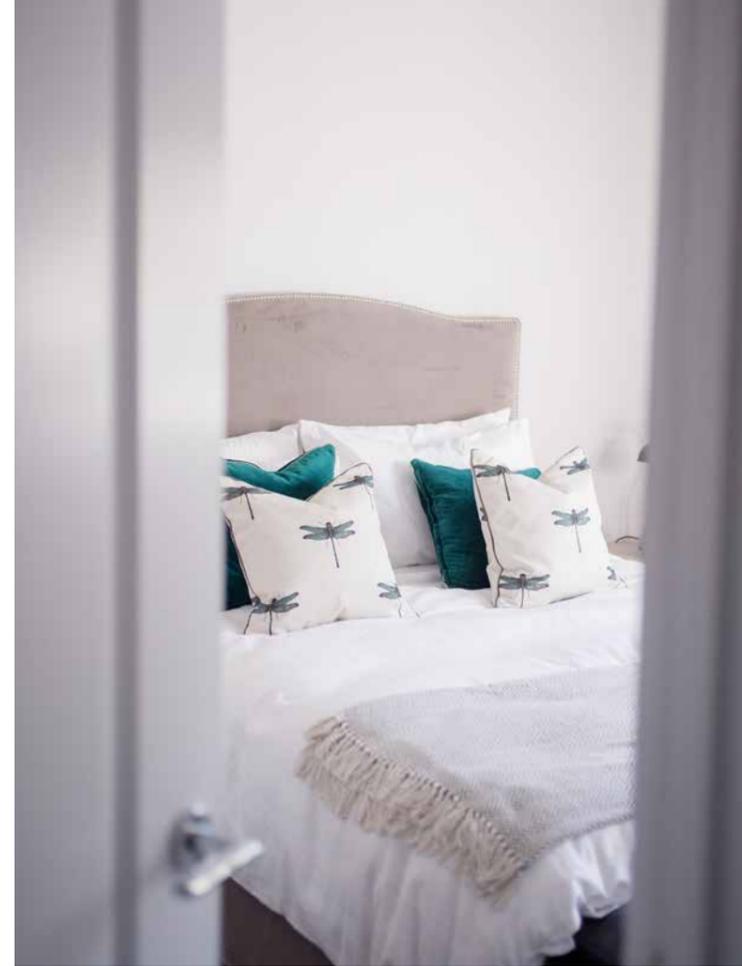
Flooring

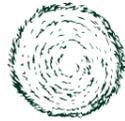
- 40oz 80/20 British wool twist carpet to living room and study
- Deep pile carpet to bedrooms in light neutral colour
- Porcelain floor tiling to hall, kitchen, dining, utility and bathrooms

External Finishes

- Aluminium bifold doors (plots 3, 5 and 6)
- Timber double glazed windows
- Indian fossil sandstone patio areas
- Turfed garden with established shrub and tree planting
- External power points to patios
- External lighting to patios and entrance
- Electric Vehicle charging points

*Lucy Developments reserve the right to change or amend the specification at any time during the build process. Kitchen layouts subject to change





BUYING A LUCY HOME

At Lucy Developments we are proud of every home we build. We are not a volume developer and our business is about creating beautiful and individual homes. We build using high quality traditional materials, partnering with the very best craftsmen and designers and whilst our building materials may be traditional, we embrace innovative design and technologies.

As part of Lucy Group, a family-owned business based in Oxford for over 200 years, our reputation is extremely important to us. We take extra care with our homebuyer service to ensure your experience before, during and after moving into your home is seamless.

Reservation

We accept reservations from purchasers who are proceedable and can exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a deposit of £2500 is payable, which forms part of the purchase price. Once the home is reserved we will take it off the market. You should appoint an independent legal advisor to act on your behalf.

If the property is complete, a fixed completion date will be agreed; if it is under construction, a season for anticipated completion will be given.

Keeping you informed

We will keep you updated on our build progress, including your home's completion date. Our solicitor will serve a completion notice of 10 working days once your home is complete.

Peace of Mind

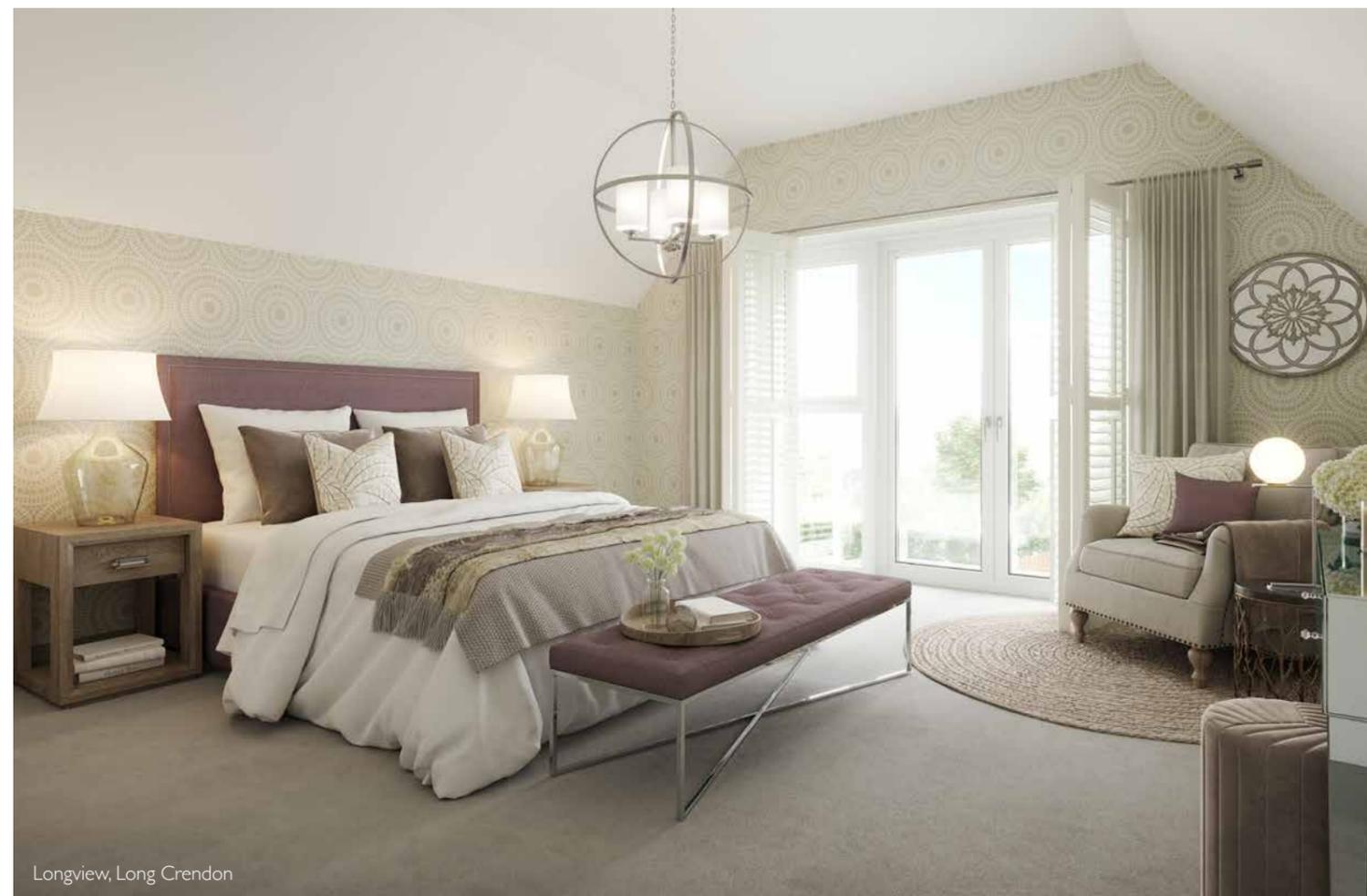
All of our homes are inspected by our team prior to your move in. Your home is also independently inspected by Premier Guarantee who provide the 10 year structural warranty for your home.

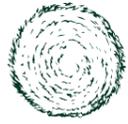
Moving In and Settling In

We will meet you with the keys upon legal completion and ensure that you are happy with your new home. We will also walk through your new home to explain all its features. After you've settled in, we have a dedicated customer services team to help you with any queries.

Warranty

10 year Premier guarantee.





LOCATION & CONNECTIONS



London Paddington

52 minutes by train (from Oxford)



London Marylebone

70 minutes by train (from Oxford)



Oxford Station

6.4 miles by car*



Oxford City Centre

6.2 miles by car*



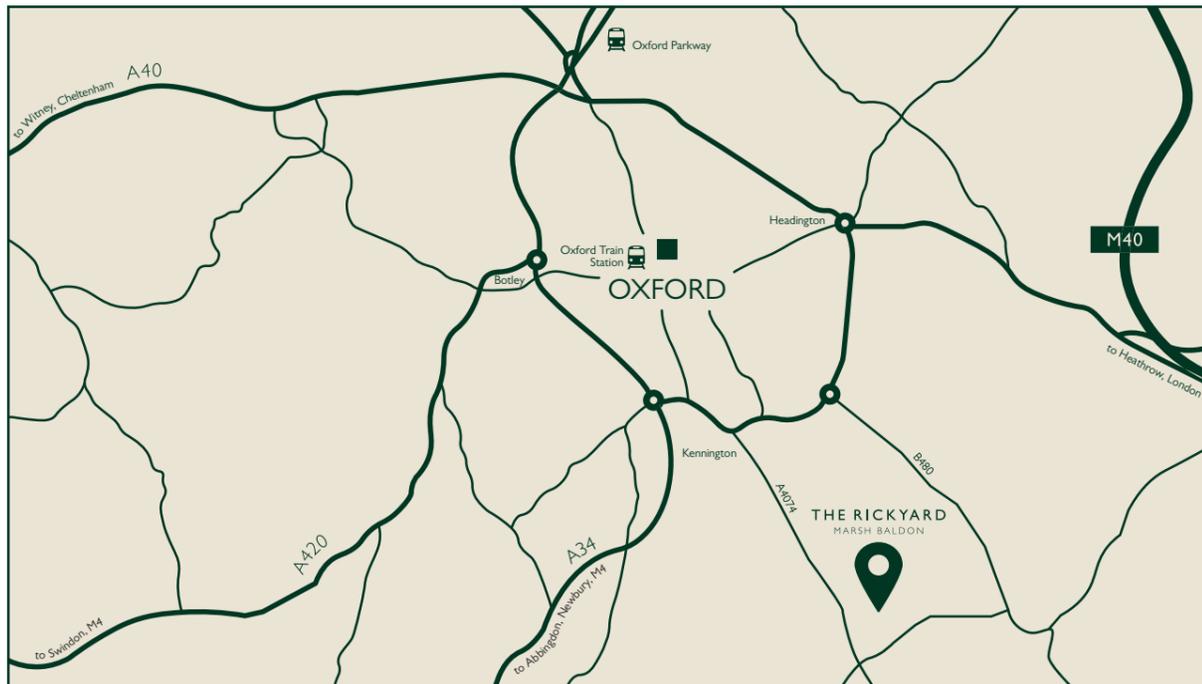
Central London

53 miles by car (to Paddington)*



Heathrow Airport

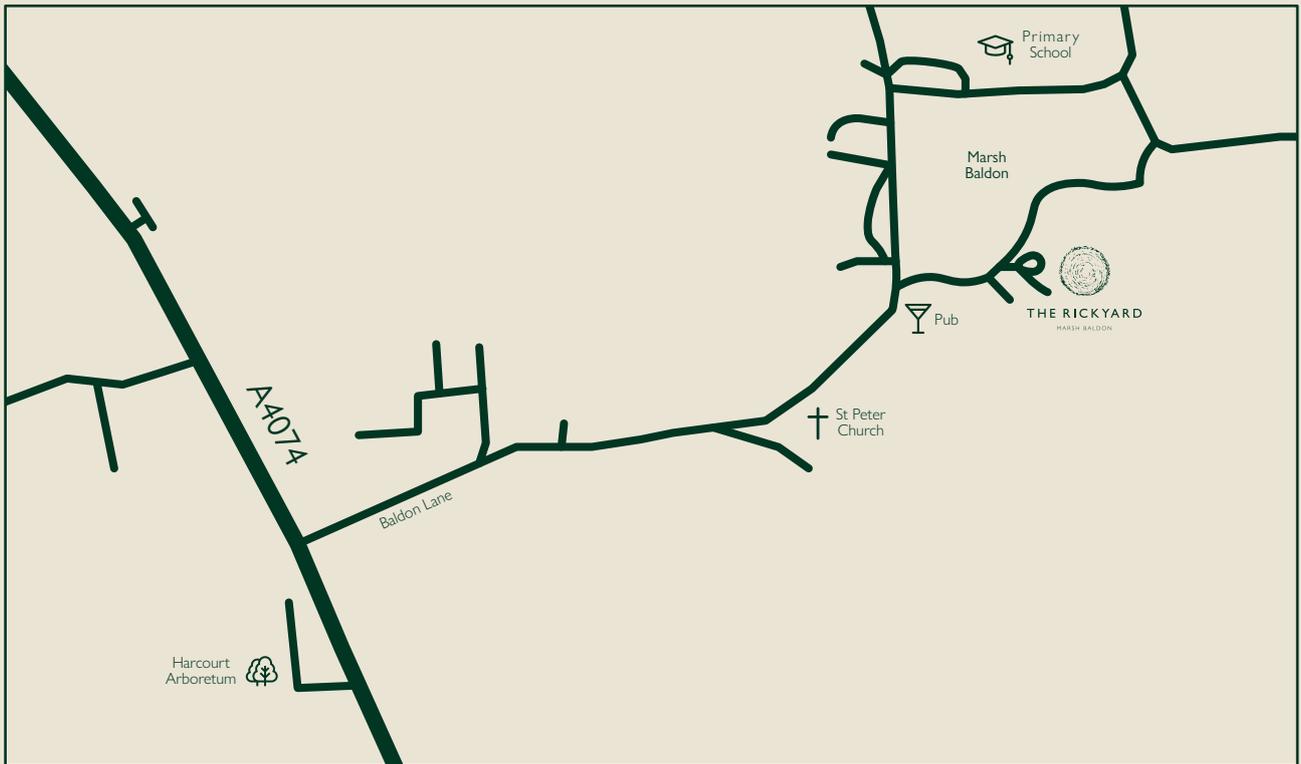
43 miles by car*



*source: google maps







For more information, please contact our selling agents



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lucydevelopments.co.uk

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