



DEANFIELD
VIEW

- MARSH GIBBON -



DEANFIELD VIEW

Your next home awaits at Deanfield View – a bespoke collection of new homes set within a spectacular semi-rural location in the beautiful Buckinghamshire village of Marsh Gibbon. Built to complement an established countryside community and designed with our customers firmly in mind, Deanfield View offers the rare chance to enjoy a new home in one of the county's premier locations.

Thanks to its location in the Vale of Aylesbury, Deanfield View delivers on its name. Appeal is evident from the outset, with a street scene full of warmth and charm, thanks to our thoughtful designs – houses built using traditional materials and heritage designs. Inside, each home benefits from a quality specification, generous proportions and the choice of three or four bedrooms.

Whether you are moving for a change of pace, for more room or to connect with the countryside, Deanfield View has a design to suit every one of life's milestones.

Traditional life, preserved



Marsh Gibbon revels in its rural standing and picture-postcard setting. The village itself is dotted with historic stone and thatched properties – including a Grade II* listed church – which are flanked by open fields at every turn.



Images of local area

Village assets

Small enough to nurture a true community spirit but large enough to offer residents a number of amenities, Marsh Gibbon is a desirable place to call home. All the vital ingredients of everyday life are present – two pubs, a village shop and post office, village hall, pre-school, primary school, a pond, two churches and a new village store for the local community being constructed by Deanfield Homes. There are public footpaths to follow, taking you into the wider Buckinghamshire countryside, sports and social clubs to join, and community events that bring the village together.

National treasures

As you would expect from a village steeped in history and mentioned in the Domesday Book, important architectural provenance is everywhere. One of Marsh Gibbon's most distinguished buildings is the Manor House – a Grade II* listed dwelling with aspects that date back to the 16th century. The village is also home to Westbury Manor – a Grade II listed farmhouse with origins in the 17th century.

The National Trust has a number of heritage properties within easy reach of Deanfield View. Of significance is Waddesdon Manor – a country house with immaculate gardens in the village of Waddesdon. Managed by the Rothschild Foundation, this French Renaissance château was inspired by the Loire valley, and now brims with treasures and opulence. Claydon House in Middle Claydon is another must-visit venue, with this 18th century country house featuring some of the UK's most revered English interiors and wood carvings.

Never far from the next experience



Deanfield View offers countryside living without being cut off. The village of Marsh Gibbon enjoys strong links with the wider Buckinghamshire and Oxfordshire environs, increasing access to facilities, amenities and centres of cultural excellence.

In the immediate vicinity are equally as charming villages to explore – Twyford, Launton and Ambrosden to name a few – while Bicester is approximately four miles to the west. Here the weekly market and pedestrianised High Street sit a stone’s throw from the globally-renowned Bicester Village designer outlet centre.

Venture a little further and you’ll find yourself in Oxford city centre to admire the ‘dreaming spires’, but also around 30 minutes away by road, is the town of Milton Keynes offering a host of leisure and retail opportunities.



Local highlights

Natural beauty, living history and modern conveniences are never far from Marsh Gibbon, starting on Deanfield View’s very own doorstep.

Upper Ray Meadows

Explore 181 hectares of floodplains, fields and riverbanks managed by the Berks, Bucks and Oxon Wildlife Trust. This wide open landscape is home to internationally rare species of flora, fauna, birds and insects.

Bicester Heritage

The refurbished red brick buildings, hangars, avenues and airfields of this former RAF bombing station host drive-in cinemas, auctions and car rallies, as well as an acting set for blockbuster movies.

Stowe

Much visited for its Capability Brown-designed gardens and park, Stowe is one of the National Trust’s heritage gems. The grounds are studded with lakes, temples and winding paths that demand a full day to enjoy.

Bletchley Park

This country house and estate close to Milton Keynes was once the top-secret home to the Word War II code breakers. Now open as a heritage attraction and museum, visitors can step back in time to experience a wartime atmosphere.

Silverstone

Although the home of British Formula 1 and British Grand Prix MotoGP™, Silverstone is much more than just a race track. Explore the museum, stay overnight at a trackside hotel or enjoy your own driving experience.



Dining, socialising & shopping



Marsh Gibbon is growing in stature when it comes to food and drink. Cornerstones already include The Greyhound and The Plough, with both pubs serving quality food and drink, while 'speciality' social events are often held at Manor Farm Barn.

The annual summer beer festival is another of the village's highlights, with music, food and entertainment in addition to refreshments by the pint. Marsh Gibbon has also become the focus for pop-up food vendors and has a regular farmers' market, where fresh, local produce will create a 'field to fork' shopping experience.

A short drive to Bicester broadens the horizons, with the designer village, a weekly market and a bustling town centre offering a vast array of retail and hospitality options.



Journey planner



The peace and tranquility of Marsh Gibbon is maintained thanks to its rural location but connections to major towns and cities are forthcoming. Travel approximately four miles by road and you'll reach Bicester town centre, where there are two trains stations to choose from – Bicester Village and Bicester North. From here there are fast, reliable rail connections to Oxford, London and Birmingham. Commuting by car is made easy thanks to junction 9 of the M40, which is situated less than eight miles from Deanfield View. Heathrow is the nearest airport, approximately one hour away using the arterial motorway network.



TRAVEL TIMES FROM DEANFIELD VIEW



by foot



MARSH GIBBON COE PRIMARY SCHOOL

0.1 miles

THE PLOUGH

0.2 miles

MARSH GIBBON VILLAGE HALL

0.4 miles

MARSH GIBBON CRICKET CLUB

0.4 miles

THE GREYHOUND

0.6 miles

by car



BICESTER

6 miles

AYLESBURY

14.5 miles

OXFORD CITY CENTRE

20 miles

MILTON KEYNES

22.5 miles

HEATHROW AIRPORT

56 miles

BIRMINGHAM AIRPORT

58 miles

by train



(from Bicester North)

HIGH WYCOMBE

23 mins

OXFORD

39 mins

LONDON MARYLEBONE

51 mins

BIRMINGHAM MOOR STREET

66 mins



Computer generated image of Deanfield View

A new place to call home



Deanfield View is a collection of 10 new homes located in a peaceful enclave of Marsh Gibbon – set back off Castle Street and forming a quiet cul-de-sac. The four different house styles yield a number of different living configurations, with separate utility rooms, dedicated home offices, garages and TV/dining rooms appearing across the development. Attention to detail is especially evident from the outside, with traditional architectural influences, soft landscaping and a stone construction creating immense kerb appeal.

Key

3	3 Bedroom Home	The Blenheim
4	3 Bedroom Home	The Blenheim
5	3 Bedroom Home	The Blenheim
6	4 Bedroom Home	The Dunsmore
7	4 Bedroom Home	The Dunsmore
8	4 Bedroom Home	The Elstow
9	4 Bedroom Home	The Farleigh
10	4 Bedroom Home	The Elstow

*1 & 2 – Shared ownership/affordable rented



Computer generated image of Deanfield View site plan

The Blenheim



3 bedroom homes

Plots 3, 4 & 5

Plot 5 shown, Plot 3 handed

Ground Floor

Kitchen	4.99m x 2.60m	16'4" x 8'6"
Living / Dining Room	6.23m x 4.95m	20'5" x 16'2"
Garage Plot 3 & 5	6.20m x 2.89m	20'4" x 9'5"
Garage Plot 4	6.20m x 3.01m	20'4 x 9'10"

First Floor

Master Bedroom	3.46m x 3.32m	11'4" x 10'10"
Bedroom 2	3.22m x 2.56m	10'6" x 8'4"
Bedroom 3	2.28m x 2.04m	7'5" x 6'8"

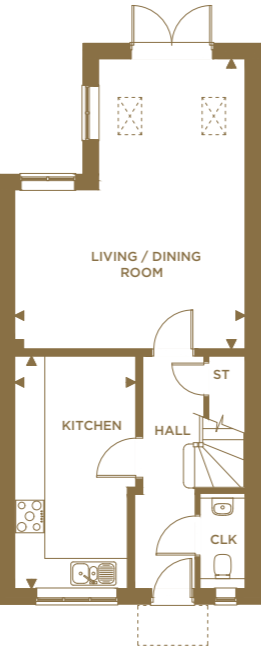
Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom

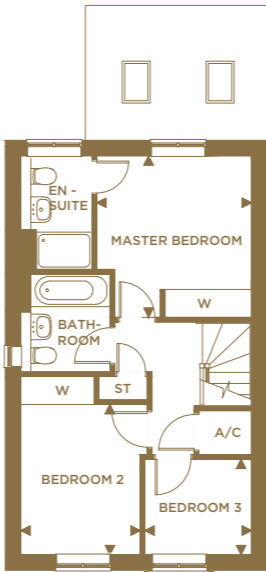
Whilst the floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is provided as a preliminary guide. Dimensions are taken from the widest points and may vary from actual. Dimensions are within a tolerance of +/- 5%. Layouts and fixtures shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. Any furniture illustrated is for guidance only and is not included with the property. The floor plans depict typical layouts and are not to scale. Cupboards in some properties may vary. Dotted lines denote reduced head height or structure above. Solid thin line denotes extent of full height ceiling. Please confirm the most up-to-date details with our sales advisor on reservation.

DEANFIELD VIEW

Plots 3 & 5

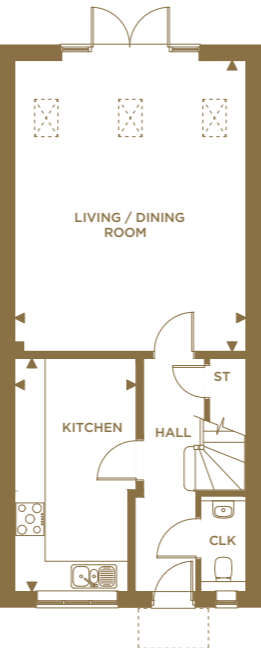


Ground Floor

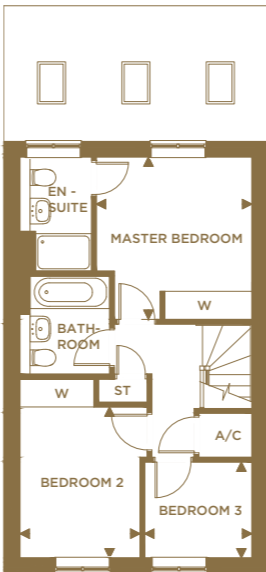


First Floor

Plot 4



Ground Floor



First Floor

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Computer generated image of The Blenheim

The Dunsmore



4 bedroom homes
Plots 6 & 7

Ground Floor

Kitchen / Breakfast / Family Room	8.45m x 3.70m	27'8" x 12'1"
Living Room	5.84m x 3.51m	19'1" x 11'6"
Study	2.69m x 2.17m	8'9" x 7'1"
Garage	6.20m x 3.15m	20'4" x 10'4"

First Floor

Master Bedroom	3.69m x 3.46m	12'1" x 11'4"
Bedroom 2	4.15m x 3.56m	13'7" x 11'8"
Bedroom 3	4.12m x 2.89m	13'6" x 9'5"
Bedroom 4	4.22m x 3.43m	13'10" x 11'3"

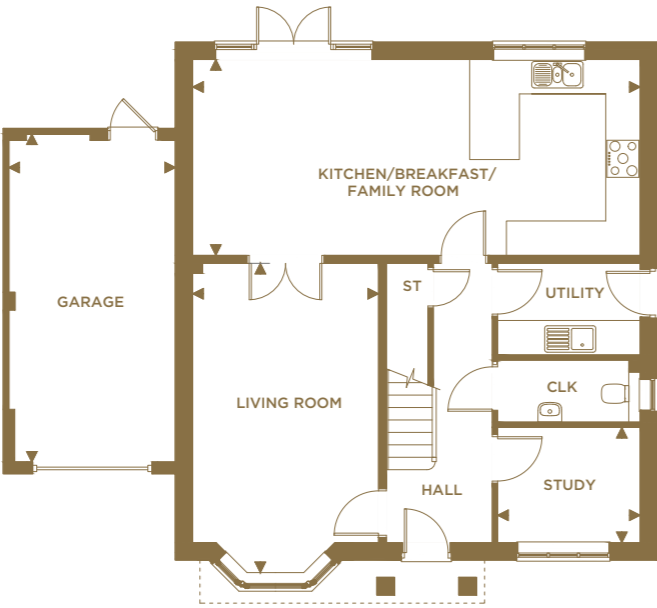
Garage position of Plots 6 & 7 vary

Key

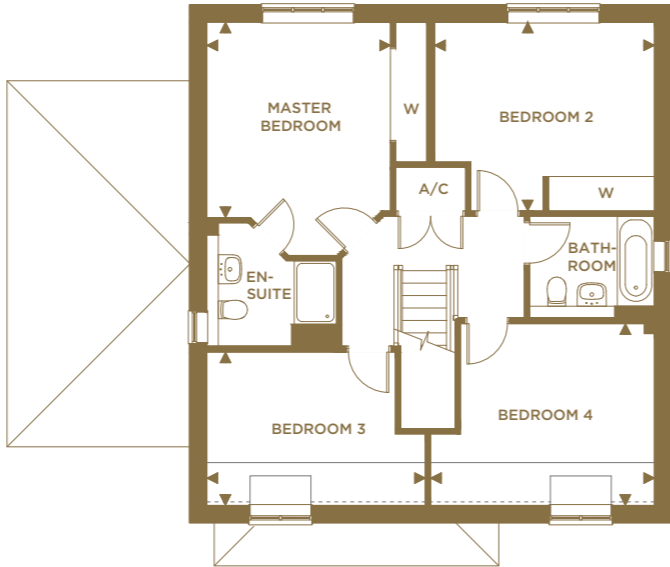
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Ground Floor



First Floor

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Computer generated image of The Dunsmore

The Elstow



4 bedroom home
Plot 8

Ground Floor

Kitchen / Breakfast / Family Room	7.05m x 5.75m	23'1" x 18'10"
Living Room	5.19m x 4.85m	17'0" x 15'10"
Study	3.08m x 1.99m	10'1" x 6'6"
TV / Dining Room	3.81m x 3.67m	12'6" x 12'0"
Garage	6.09m x 3.15m	19'11" x 10'4"

First Floor

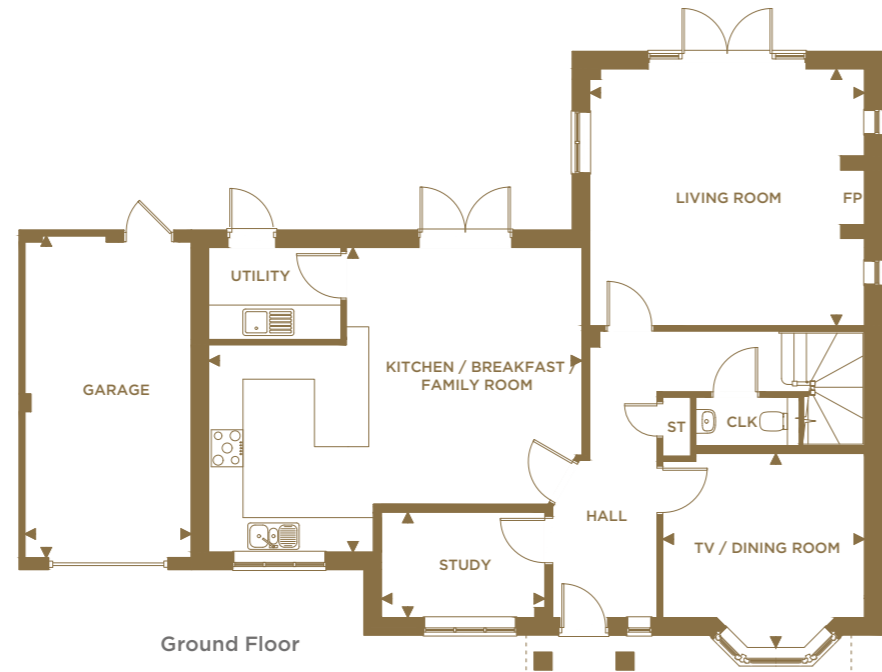
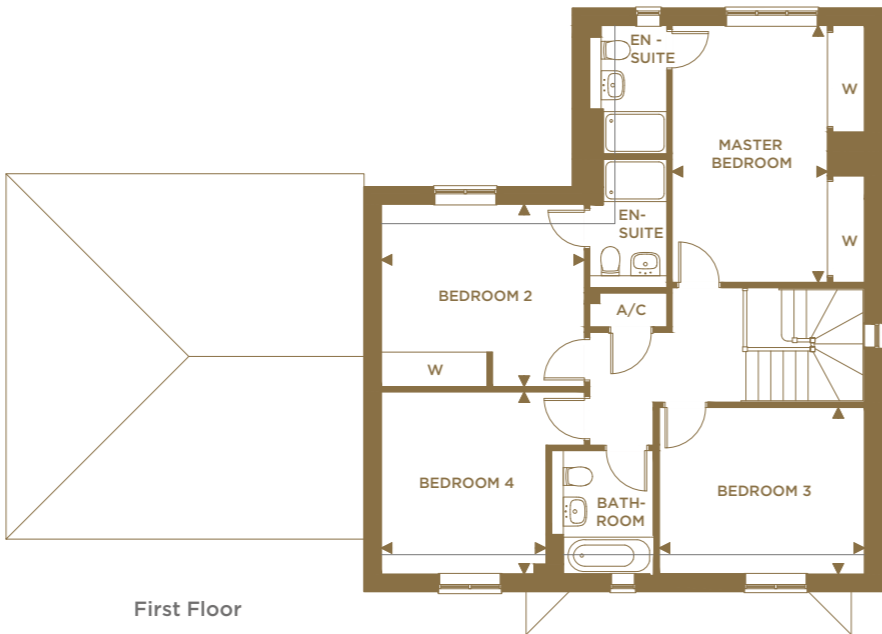
Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"

Key

- ST Storage
- A/C Airing Cupboard
- W Wardrobe
- CLK Cloakroom
- FP Fireplace

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Computer generated image of The Elstow

The Farleigh



4 bedroom home
Plot 9

Ground Floor

Kitchen / Breakfast Room	6.77m x 3.78m	22'2" x 12'4"
Living Room	5.19m x 4.85m	17'0" x 15'10"
TV / Dining Room	3.81m x 3.67m	12'6" x 12'0"
Garage	6.20m x 3.23m	20'4" x 10'7"

First Floor

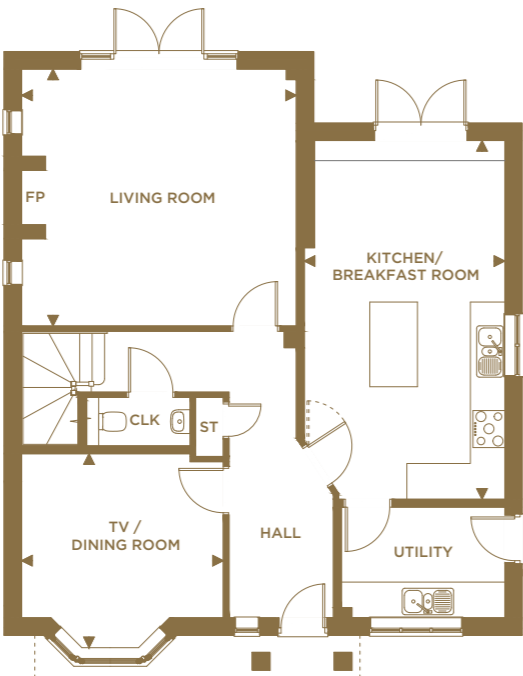
Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"

Key

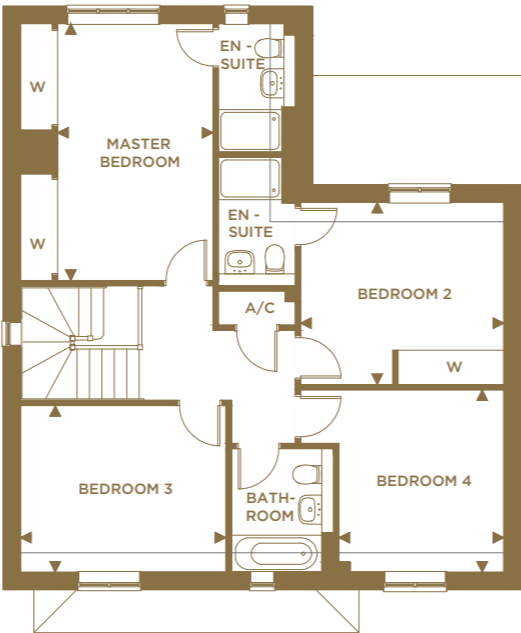
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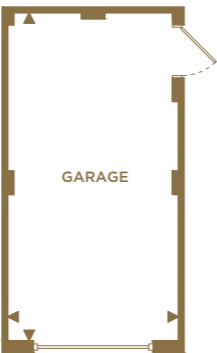
DEANFIELD VIEW



Ground Floor



First Floor



GARAGE

MARSH GIBBON



Computer generated image of The Farleigh

The Elstow



4 bedroom home
Plot 10

Ground Floor

Kitchen / Breakfast / Family Room	7.05m x 5.75m	23'1" x 18'10"
Living Room	5.19m x 4.85m	17'0" x 15'10"
Study	3.08m x 1.99m	10'1" x 6'6"
TV / Dining Room	4.38m x 3.67m	14'4" x 12'0"
Garage	6.08m x 6.20m	19'11" x 20'4"

First Floor

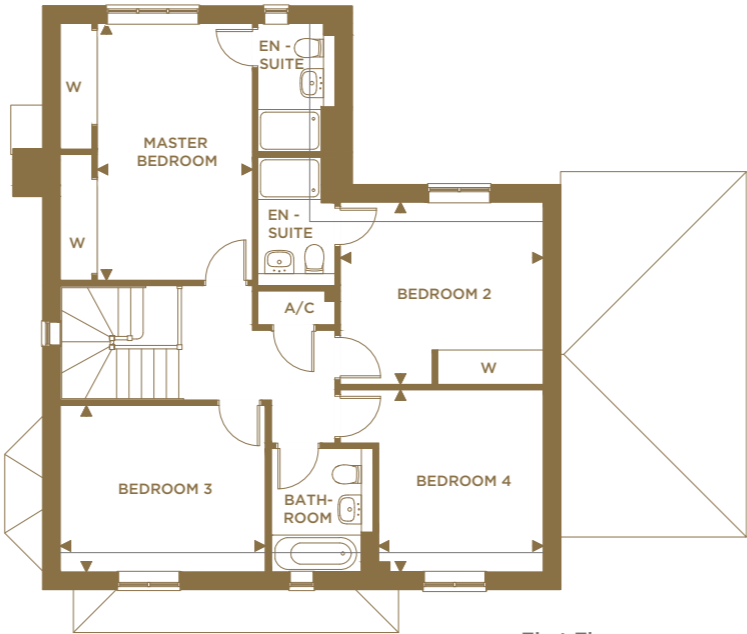
Master Bedroom	4.85m x 2.93m	15'10" x 9'7"
Bedroom 2	3.83m x 3.44m	12'6" x 11'3"
Bedroom 3	3.87m x 3.14m	12'8" x 10'3"
Bedroom 4	3.44m x 3.11m	11'3" x 10'2"

Key

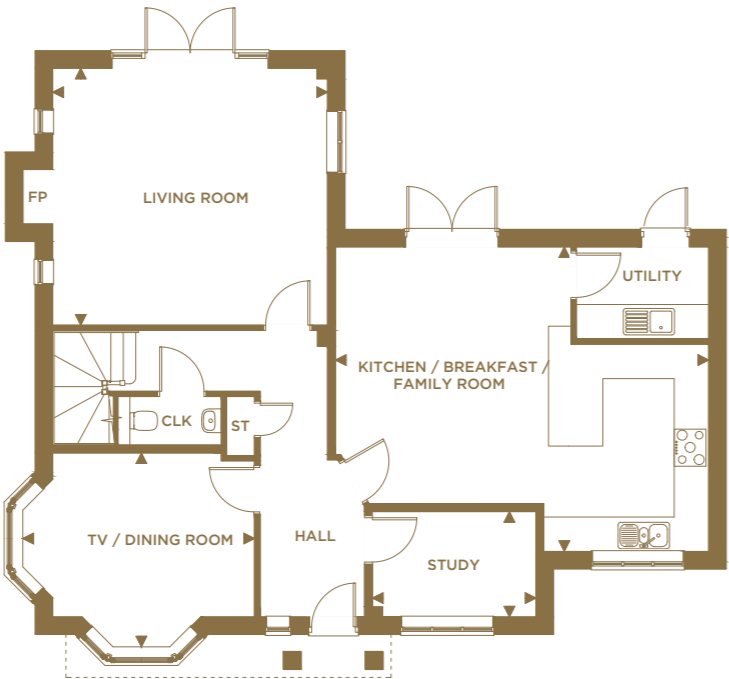
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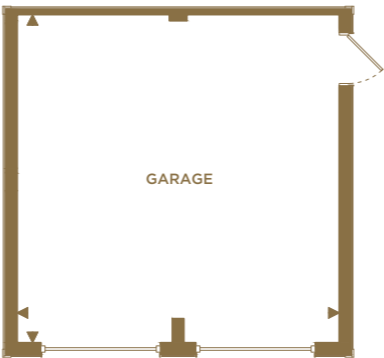
DEANFIELD VIEW



First Floor



Ground Floor



GARAGE

MARSH GIBBON



Computer generated image of The Elstow

Thoughtful Design



The houses at Deanfield View have been fine tuned for modern life, with a first-class specification and finishing touches highlighting how a functional home can be delivered with finesse. Hand-picked kitchens with integrated appliances and luxuriously appointed bathrooms set the tone, with practical elements such as cloakrooms, at least one en-suite shower room and fitted wardrobes as standard in every property. Each home's eco credentials have also been considered, with electric car charging points, A and B-rated white goods, an energy efficiency heating system and high levels of insulation reducing utility bills and carbon footprints.



Photography of previous Deanfield Homes developments

KITCHEN

- Professionally designed kitchen equipped with a range of contemporary shaker-style wall and floor cabinets. (Choice of cabinet colour, work surface and handles depending on build stage).
- A high-quality laminate work surface and upstand with a stainless-steel splashback above hob in the Blenheim house type. Composite work surface, upstand and splashback in the Dunsmore, Elstow and Farleigh house types.
- Built-in Bosch single oven with induction hob and extractor to the Blenheim house type. Two built-in Bosch ovens with induction hob and extractor to the Dunsmore, Elstow and Farleigh house types. (Please refer to the sales advisor for specification).
- Built-in Bosch fridge/freezer to the Blenheim and Dunsmore house types and a separate fridge and freezer to the Elstow and Farleigh house types.
- Integrated Bosch dishwasher to all homes.
- Built-in Bosch washing machine/dryer fitted to the Blenheim house type.
- Franke 1 ½ bowl stainless-steel sink with single drainer and chrome mixer tap with swivel spout.
- Porcelain tiling to floor.

Utility Room*

- Contemporary shaker-style floor cabinets to match the kitchen with high-quality laminate work surfaces.
- All utility rooms have two spaces for appliances (See Sales Advisor for details).
- Franke stainless-steel sink and chrome mixer tap with swivel spout.
- Porcelain tiling to floor.

Bathroom, En-suites and Cloakroom

- Contemporary white ROCA bathroom suites with chrome fittings and VADO taps.
- Thermostatic shower over the bath in the family bathroom and in the shower cubicle of en-suites.
- Vanity unit to family bathroom and master en-suite.
- Heated chrome towel rail provided in family bathroom, en-suites and cloakroom.
- Wall mirror to family bathroom, en-suites and cloakroom.
- Shaver socket to family bathroom and en-suites.
- Porcelain tiling to family bathroom, en-suites and cloakroom floor.
- Ceramic wall tiling to family bathroom, en-suites and cloakroom.

Electrical & Multimedia

- Chrome electrical accessories fitted in the kitchen above work surfaces.
- Downlights to hall, landing, kitchen, utility*, cloakroom, family bathroom and en-suites with pendant lighting to remaining rooms.
- Dimmer switch to living room, TV/dining room* and master bedroom.
- USB socket to kitchen, study* and all bedrooms.
- TV/FM/DAB sockets to kitchen, living room, TV/dining room*, study* and all bedrooms.
- Designated data distribution system consisting of CAT6 wiring allowing for a faster high-definition connection in living room, TV/dining room*, study* and master bedroom.
- Satellite/Freeview television distribution system to all rooms with a TV socket following purchase and installation of suitable equipment.
- Telephone sockets to kitchen, living room, study* and master bedroom.

Security

- Outside lights to front, rear and side doors*
- Dusk to dawn sensor light outside front door.
- Multi-point locking system to front door.

Heating & Internal Finishes

- Air source heating.
- Underfloor heating to ground floor, radiators to first floor.
- Built-in oak veneer/mirrored wardrobes (please see floor plans for details).
- White painted walls throughout.
- White painted woodwork.
- Contemporary shaker-style oak veneer internal doors.
- Fireplace suitable for a log burning stove in the Elstow and Farleigh house types.
- Light and double socket to loft area.

External features

- Outside water tap.
- Outside electrical point to rear patio.
- Landscaped front garden.
- Power point fitted for optional electric garage door opener.
- Electrical socket in garage.

Energy Efficiency

- Energy efficient and thermostatically controlled air source heating.
- Smart meters installed to record your energy use and automatically send out meter reading
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss.
- A+ and B- rated kitchen appliances to reduce water and energy use.
- Dual flush mechanism to WCs to reduce water and energy use.
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in summer.
- Low energy lighting to all homes.*
- Electric vehicle charging point fitted to each home.

Customer Service

- A dedicated Customer Service team will provide you with peace of mind for the initial two years after you move in, following which you will benefit from the remainder of your 10-year NHBC Warranty. As an A1 HNBC registered housebuilder, the high quality of service we provide to our customers is at the very heart of our business and we aim to provide a 5-star service to all our customers, every step of the way.

* Proportions may vary, please refer to Sales Advisor for more information.

*Where applicable

Don't just take our word for it



At Deanfield Homes we will do all we can to make buying your new home as stress-free as possible because we want you to be delighted with your new home and the standard of service you receive from our entire team.

Here's what a few of our happy homeowners have to say.



"The quality of the homes really appealed to me. I had previously lived in a new build home, so I was confident when looking around that Deanfield Homes was an excellent choice."

Debbie purchased a Gosford at Deanfield Grange.

"I would really recommend Deanfield Homes as they have been really helpful and polite. Moving from a home you have lived in for 30 years can be really daunting but everything went as smoothly as it could and we couldn't be happier."

Louise and Stephen purchased an Elstow at Deanfield Grange



"We particularly liked the small development and how well the layout of the homes had been designed with the traditional Cotswold look but all the benefits of a new home. Inside the show home we could tell it was finished to a high standard with Bosch appliances included and built in wardrobes, and attention to detail throughout in the quality of the workmanship."

Neil and Valerie purchased a Dunsmore at Deanfield Grange

About Deanfield Homes



Photography of previous Deanfield Homes developments



Deanfield Homes is an experienced housebuilder specialising in small to medium sized residential developments throughout Oxfordshire, Buckinghamshire and Hertfordshire.

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At Deanfield Homes we have a passion for creating homes in environments that have a real sense of place and our strategy of only investing in sites suitable for small to medium sized developments helps ensure our homes are integrated into established communities.

We take great care to make sure that our developments are designed with the customer in mind and are relevant to the area in which they are located. With high quality workmanship and specification every Deanfield home is built with passion, the result being a home that anyone would be proud to call their own.

With you every step of the way



Backed by
HM Government

A Helping Hand

Relax, it's now easier than ever to secure the home of your dreams. As a valued customer of Deanfield Homes, we can offer you exclusive benefits to assist you with your new home purchase. Whether it's our fully managed assisted sale service to ensure you sell your existing property quicker, or the Government backed Help to Buy scheme, we can help get you moving.

Before you exchange on contracts

Approximately two weeks prior to exchange of contracts, as part of the sales process, you will be invited to attend an Information Meeting onsite to enable the sales and construction team to fully explain the benefits of the development and your chosen home. This will also be your opportunity to ask any questions you may have prior to committing to your purchase.

Before completion

After exchange of contracts, and approximately one week prior to your completion date, we will arrange for the sales and construction team to undertake a demonstration of your completed home. At the demonstration you will be taken through details of how to look after your new home, including how to maintain the heating and electrical equipment.

After completion

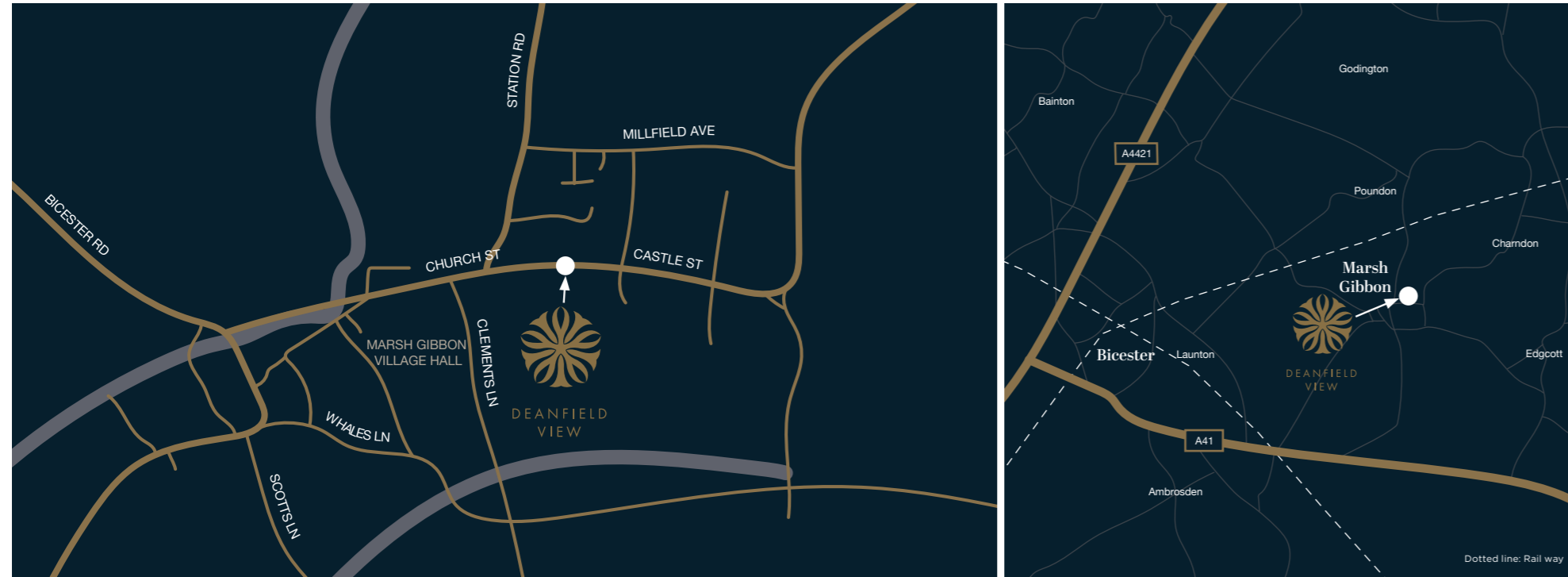
As will be explained during the reservation process, your new home benefits from a 10-year NHBC warranty and following exchange of contracts you will be provided with access to an online portal containing all relevant contact details, including our dedicated Customer Service team and out-of-hours contact information. The portal will also contain details and instructions relating to all fitted appliances and specific information on how to care for your home.

At Deanfield Homes we will do all we can to make buying your new home as simple as possible because we want you to be delighted with your new home and the standard of service you receive from our entire team.

Help To Buy reference NP5724 Deanfield Homes Limited. Terms and Conditions will apply.

Where to find us

Castle Street,
Marsh Gibbon,
OX27 0HJ



For more information about Deanfield View,
please visit our website or contact our Sales Team:
www.deanfieldhomes.co.uk
marshgibbon.sales@deanfieldhomes.co.uk
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