

## OXBOW GARDENS

Oxbow Gardens is a small luxury development of 4 units – two 3 bedroom and two 4 bedroom bungalows, each with a double garage. The larger bungalows boasting views over a picturesque parkland setting. The development is situated in a highly sort after location consisting of large detached executive style dwellings.

Within easy walking distance of March town centre, which has a wide variety of shopping facilities including an in-town Sainsbury's Superstore and Tesco Express, with a Tesco Superstore on the outskirts, with access via the bypass. Together with a large number of shops - both independent and high street chains as well as a busy market twice per week. In the centre of March is an indoor swimming pool, together with various other leisure facilities.

The March railway station has a direct link to Cambridge and Peterborough, which gives access to Kings Cross and London Liverpool Street, and affords cross country access to the Midlands and the West. March is well situated for motorway travel via Cambridge to A14 and M11, and via Peterborough to the A1.

# REASON HOMES

### Kitchen:

- Cream units with matching continuous plinth and Granite Matt worktops and under cupboard lighting
- Island unit with pop up electric point. Breakfast bar and a raised wooden chopping board area (4 bed Lincoln type only)
- 2 Bowl Sink in Volcano black with chromium mixer tap.
- Bosh Double multi-function oven with ecoclean liners.
- Large gas hob with wok burner in black tempered-glass design with continuous cast iron pan supports.
- Bosh chimney extractor hood in black.
- Bosh American style side-by-side fridge freezer in black.
- Bosch Semi integrated dishwasher with black control panel.
- Karndeau noir dark charcoal floor tiles with silver design strips and basque border tile to outer edge.
- Contrasting wall tiles laid in a stretcher pattern to underside of wall units.
- Low energy down lights.
- Plumbing for dishwasher and washing machine.

### Bathroom:

- Create Square range in white with pedestal wash basin with chromium finished basin mixer with pop up waste.
- Close coupled w.c. with matching white seat.
- Offset corner shower bath, matching panel and curved glass shower screen with chromium bath shower mixer.
- Mist Mottle wall tiles to ceiling with one row of Mist Wave Mottle at mid height..
- Low energy down lights fitted to the ceiling.
- Shaver light over basin.
- Heated chromium towel rail.
- Karndeau marble Cara floor tiles with design strips between the tiles.

### Bedroom 1:

- Fitted wardrobe with Birch coloured doors with full height mirror door to centre.

### Garage Utility Area:

- Stainless steel inset bowl/single drainer & chromium mixer tap.
- Plumbing in space for washing machine with further spaces for tumble dryer and chest freezer.
- Cream sink unit and tall unit with granite Matt worktop.
- Room in the roof trusses with two roof windows for additional storage.

### En Suite:

- Create Square range in white with pedestal Cube wash basin, chromium finished basin mixer with pop up waste.
- Close coupled w.c. with matching white seat.
- White shower tray, shower door in polished silver with clear glass. Aqualisa shower mixer with fixed riser.
- Pebble Mottle wall tiles to ceiling with one row of Pebble Wave Mottle at mid height.
- Shaver light over basin.
- Heated Chromium towel rail.
- Low energy downlights fitted to the ceiling.
- Karndeau Knight Slate Cara floor tiles with design strips between the tiles.

### Ceilings:

- Sculptured Coving and smooth finish ceilings with Ceiling Roses to the hall and lounge.

### Pre Finished GRP Entrance Doors:

- Front Door in jet black with pattern black glass diamonds, letter plate, knocker and 3 point locking with lever/lever furniture finished in chrome.
- Rear Door white with clear glazed panels, 3 point locking and chrome lever furniture.
- Personal garage door white finish with clear glass and chrome lever handle.
- Garage Doors white with metal frame, polished stainless steel handle and electric mechanism.

### Internal Doors:

- 6 panel painted white with designer levers on round rose finished in chrome.

### Electrical:

- Telephone point to Hall.
- Multi Media socket plate consisting of Satellite, TV, FM/DAB radio and BT point to Lounge and Bed 1.
- External light to front and rear.
- Spur point for alarm in the hall.
- Power and light to garage.
- Under cupboard lighting to kitchen wall units.

### Miscellaneous:

- Gas fired central heating by radiators
- All internal walls to be painted Magnolia, internal and external woodwork to be painted white gloss.
- Guttering to be white PVCu box-section.
- Outside tap
- Patio area to be provided with Textured Natural garden paving.
- Fencing to be Close Boarded Panels with concrete posts and gravel boards.
- PVCu windows to be fitted with sealed double glazed units
- White PVCu Fascia, Bargeboards and internal window boards.
- Wall insulation between the cavities
- Natural Traditional paved areas to paths and parking spaces in front of garages. Shared drive area in Brindle coloured paviers in herring bone pattern.
- Landscaping and turf to gardens.

**IMPORTANT NOTICE** Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.

# OXBOW GARDENS

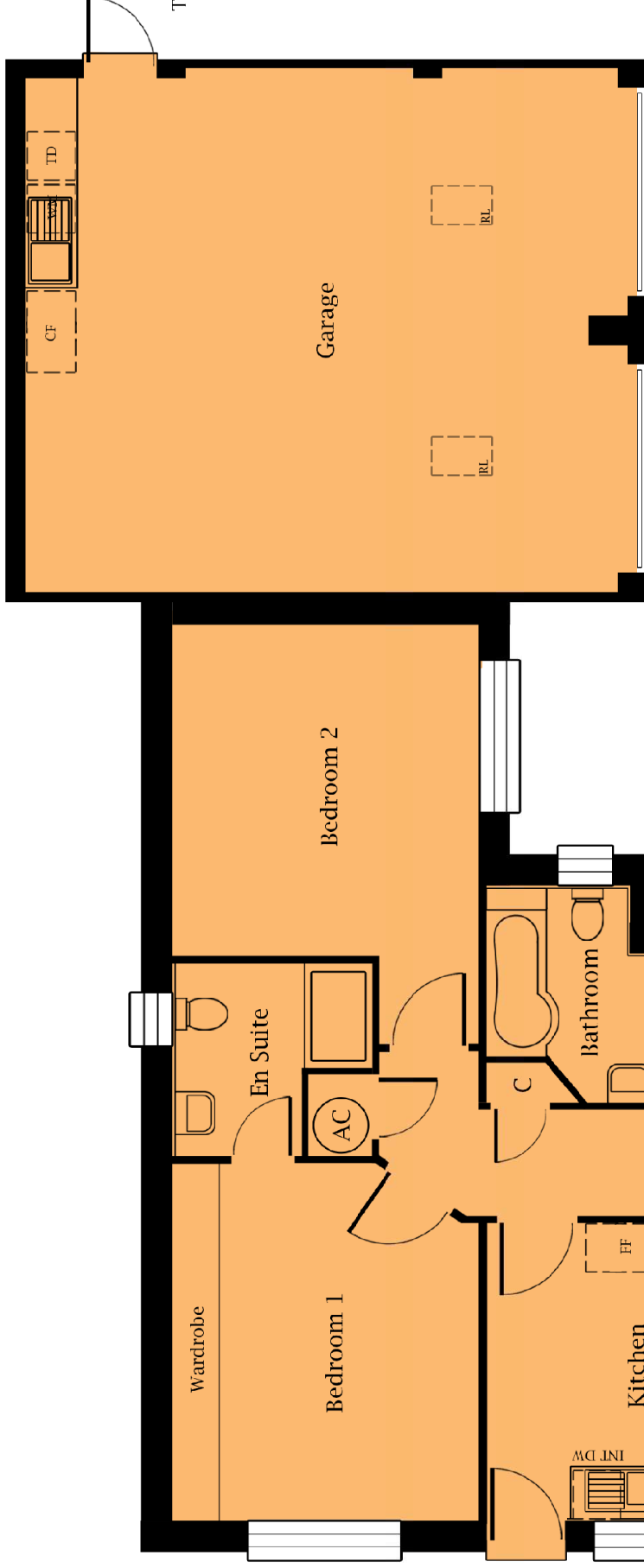


Plot	House Type
1.	Lincoln
2.	Lincoln
3.	Waltham X
4.	Waltham XG

house type **WALTHAM XG** three bedroom bungalow



# house type **WALTHAM XG** three bedroom bungalow



This layout is indicative only - no dimensions should be scaled from this plan

## WALTHAM XG three bedroom bungalow

Lounge	5.000m (16'5")	x	3.575m (11'9")
Kitchen	3.440m (11'3")	x	3.620m (11'10")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.504m (11'6")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

\* Max dimension (includes depth of wardrobes in master bedroom).

- FF = Fridge Freezer
- CF = Chest Freezer
- WM = Washing Machine
- TD = Tumble Dryer
- INT DW = Integrated Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- RL = Rooflight

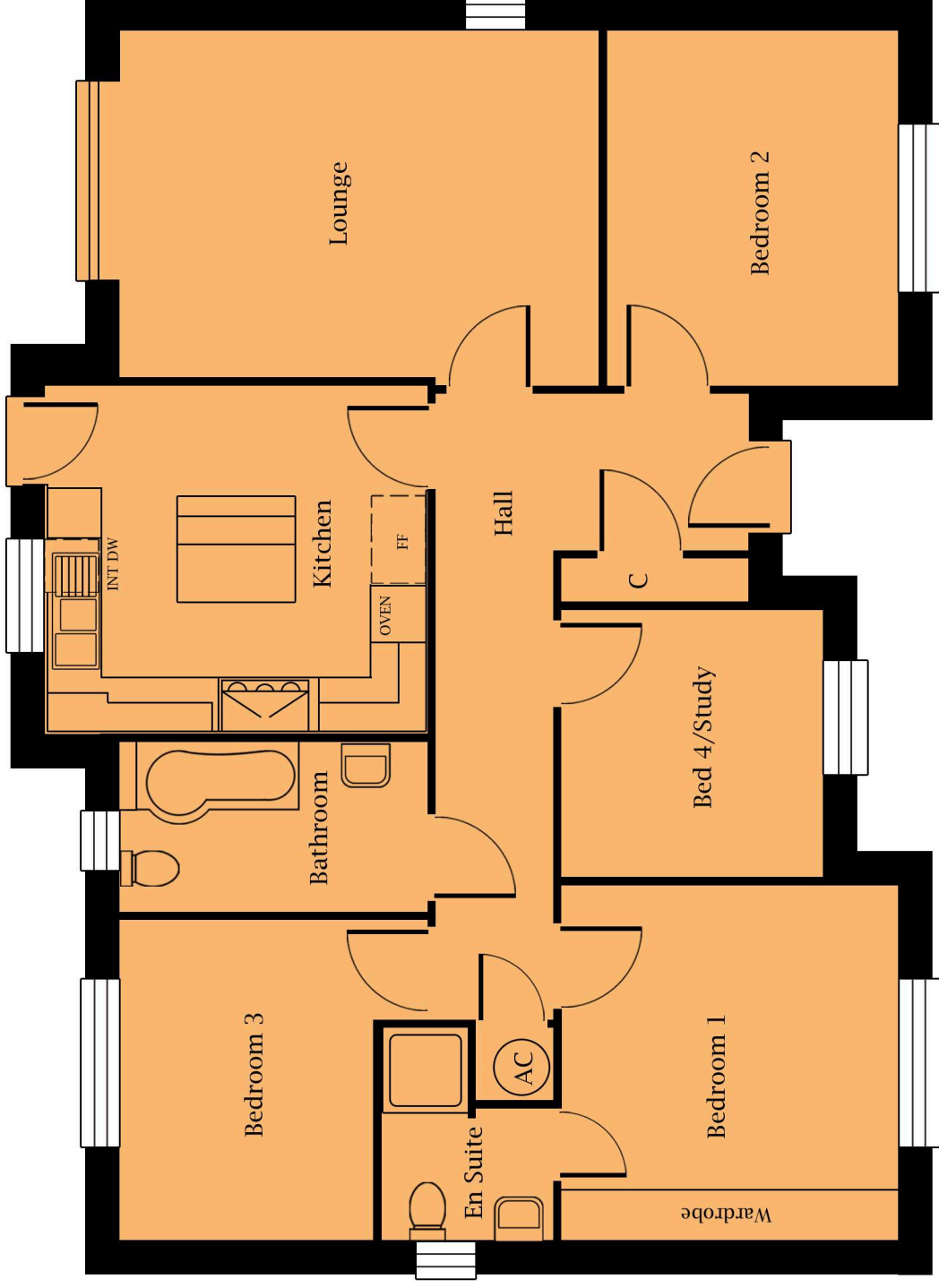
house type **LINCOLN** three bedroom bungalow



PRN200215

**REASON HOMES**

# house type LINCOLN three/four bedroom bungalow



## LINCOLN three/four bedroom bungalow

Lounge	3.615m (11'10")	x	5.000m (16'5")
Kitchen	3.605m (11'10")	x	3.988m (13'1")
En Suite	2.220m (7'3")*	x	1.790m (5'10")*
Bedroom 1	3.503m (11'6")*	x	3.680m (12'1")
Bedroom 2	3.680m (12'1")	x	3.028m (9'11")
Bedroom 3	3.335m (10'11")	x	3.200m (10'6")*
Bedroom 4	2.775m (9'1")	x	2.715m (8'11")
Bathroom	1.770m (5'10")	x	3.200m (10'6")

\* Max dimension (includes depth of wardrobes in master bedroom).

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- INT DW = Integrated Dishwasher
- AC = Airing Cupboard
- C = Cupboard

Washing Machine space in Garage

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house type **WALTHAM X** three bedroom bungalow





# house type **WALTHAM X** three bedroom bungalow



## WALTHAM X three bedroom bungalow

Lounge	5.000m (16'5")	x	3.575m (11'9")
Kitchen	3.440m (11'3")	x	3.620m (11'10")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.504m (11'6")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

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FF = Fridge Freezer

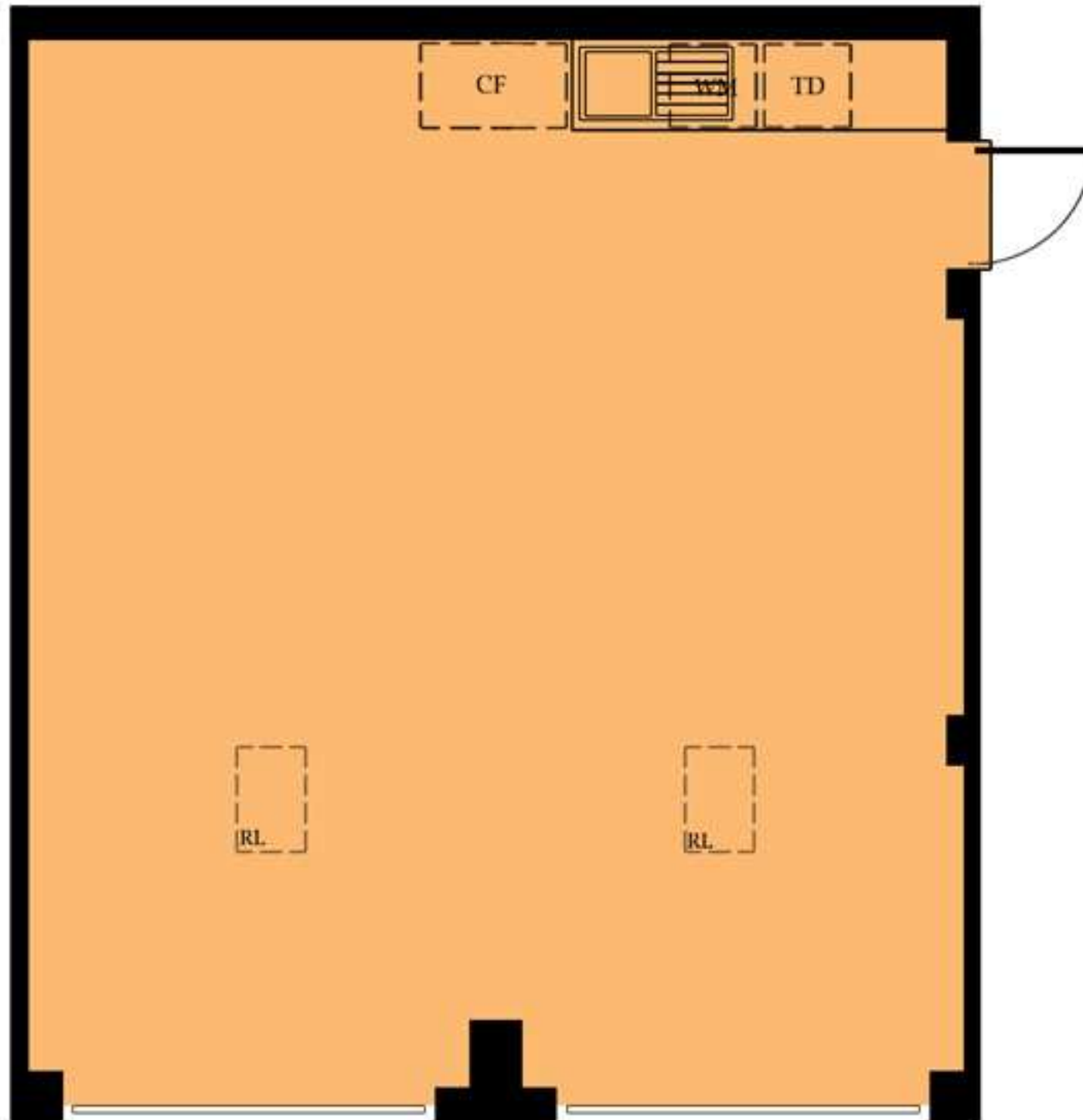
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Washing Machine space in Garage

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**DETACHED DOUBLE GARAGE**  
detached garage details for Oxbow Gardens

- CF = Chest Freezer
- WM = Washing Machine
- TD = Tumble Dryer
- RL = Rooflight