

MERCER GARDENS
FARINGDON • OXFORDSHIRE

Eleven contemporary cottages
in historic Faringdon



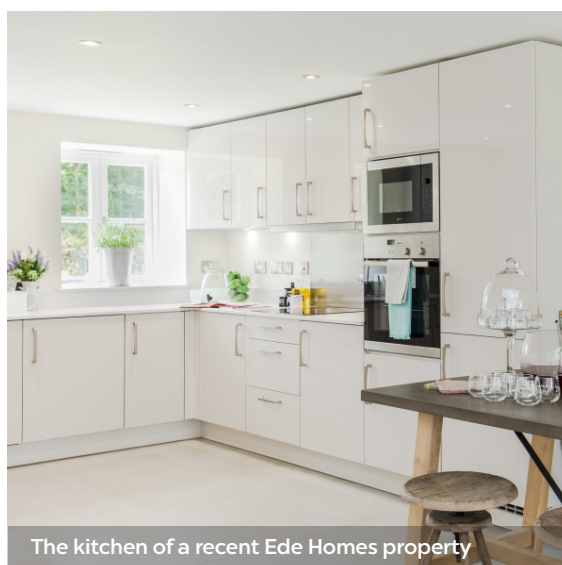
Faringdon's charming Market Place

Contemporary style and comfort at the heart of this ancient market town

MERCER GARDENS is an attractive development of new, stone-built homes near the main square of this historic town, with its Old Town Hall and characterful shops. The houses are all built to exacting standards and feature high quality bathrooms and kitchens, including a high quality Electrolux integrated appliance package. The properties all come with the peace of mind offered by a 10-year NHBC building warranty.

Buying your new house from **EDE HOMES** is easy and straightforward: we offer a range of different options for purchasing, to make the process as seamless and trouble-free as possible for you. Please speak to our Sales Team for further details.

EDE HOMES has a long and diverse track record of successful and sympathetic property development in Oxfordshire and our reputation for quality in construction and after-sales care has been built up over the 60 years since the group's foundation.



The kitchen of a recent Ede Homes property

Mercer Gardens

SPECIFICATIONS

KITCHEN

- Fully fitted contemporary kitchen with laminate worktops, stainless steel splashback and under-unit lighting design by Nobilia.
- Stainless steel Electrolux integrated appliances including electric oven, gas hob, microwave, fridge/freezer, washer/dryer and cooker hood.
- Choice of kitchen available, subject to build programme; specification may vary by plot.
- Floor tiling (area may vary by plot).

BATHROOMS & CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures.
- Chrome shaver point.
- Ceramic wall and floor tiling by Minoli from specified range; half tiled walls in cloakroom.
- EnviroVent Eco extractor.

INTERNAL FINISHES

- Cottage style doors with brushed steel ironmongery.

- White painted stairs, spindles and newel post.
- Walls painted in Almond White Dulux matt; ceilings in white matt; woodwork in white gloss.
- Built in wardrobes with doors to match internal doors, fitted with high shelf and hanging rail.
- Floor tiling from specified range to include kitchen, living room and dining room.

EXTERNAL FINISHES

- Double glazed UVPC windows.
- Cottage style composite front door with contrasting ironmongery.
- Front garden areas laid to lawn with planting (subject to planning approval); rear gardens levelled (where possible).
- Exterior tap.
- Patio & paths in buff concrete paving.
- External lighting to front and rear of properties.
- Aerial fitted and wired to roof space.
- 1.8m closeboard side boundary fence and gate to side access (may vary by plot).

HEATING & ENERGY EFFICIENCY

- Radiators with thermostatic valves throughout.
- Energy efficient combination boiler.

ELECTRICAL

- Kitchen switches and sockets in brushed chrome. White finish in all other rooms.
- LED downlighters in kitchen, bathroom and ensuite.
- Shaver points in bathroom and ensuite.
- PIR detector and wiring for alarm system.
- TV, Sky and data points for interactive services in living rooms, kitchen/dining rooms and bedrooms. Main BT socket in hallway.

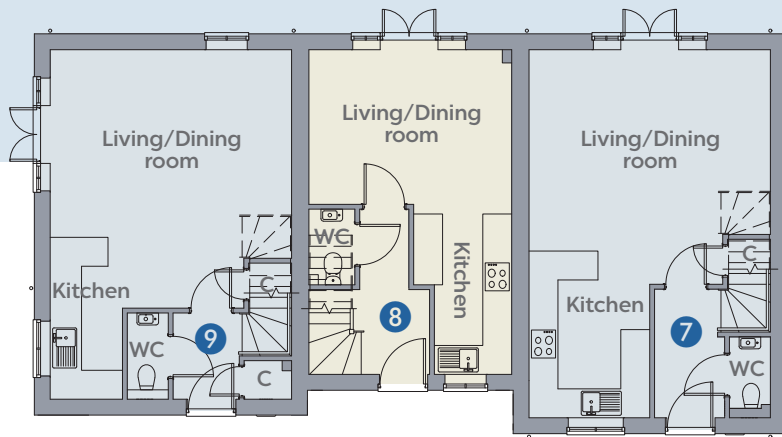
WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

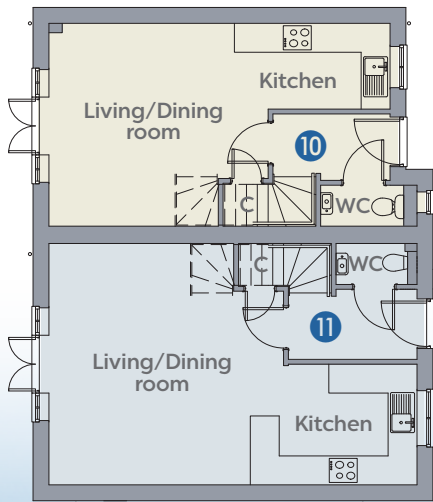
NB: Ede Homes reserve the right to change or amend specification at any time during the build process.



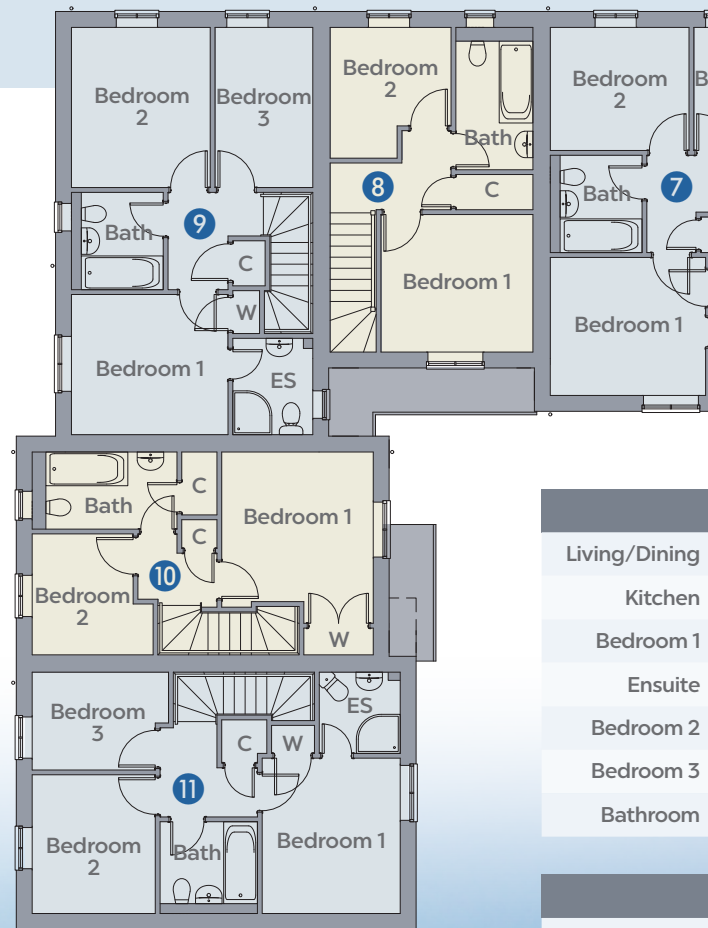
Computer generated image of the development shows (from right) plots 5-8, 10 and 11.



Numbers 7-11
GROUND FLOOR



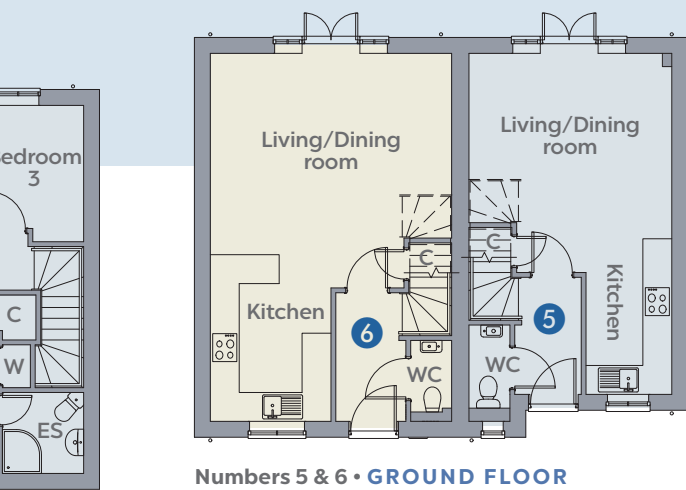
Numbers 7-11 • **FIRST FLOOR**



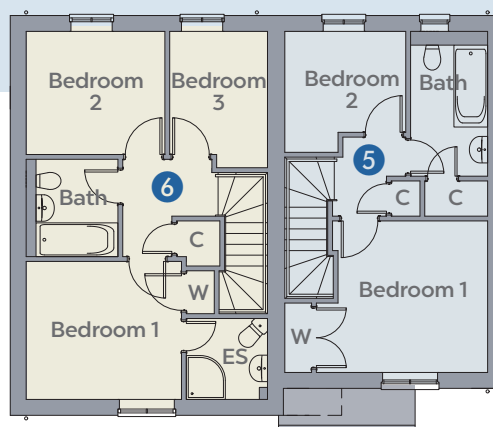
- Living/Dining
- Kitchen
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Bathroom



- Living/Dining
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

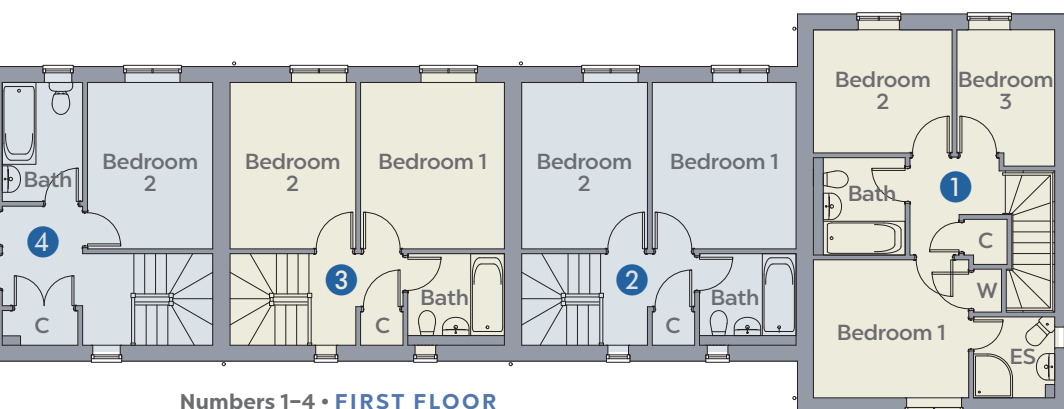


Numbers 5 & 6 • **FIRST FLOOR**

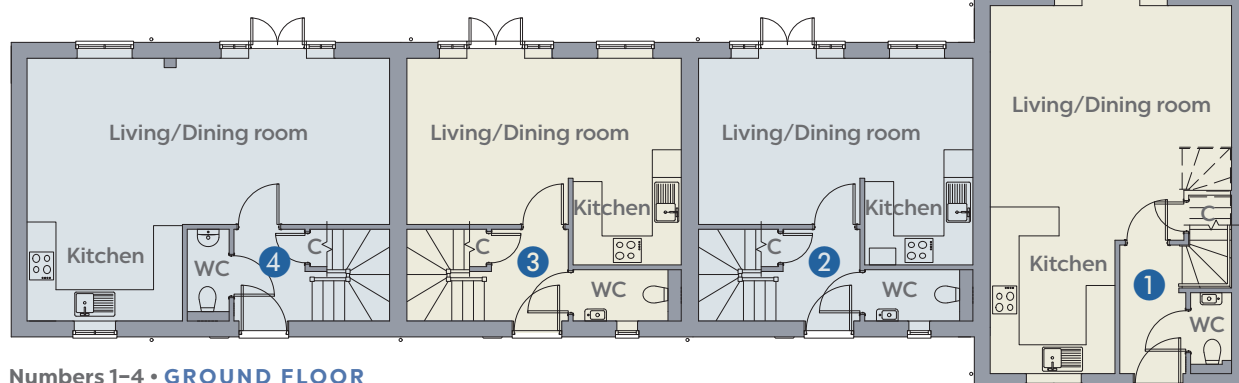


PLOT 1		PLOT 4		PLOTS 6, 7 & 11		PLOT 9	
5010 x 4180 mm	16' 5" x 13' 9"	7525 x 3450 mm	24' 8" x 11' 4"	5010 x 4180 mm	16' 5" x 13' 9"	5010 x 3265 mm	16' 5" x 10' 9"
3460 x 2590 mm	11' 4" x 8' 6"	3225 x 2005 mm	10' 7" x 6' 7"	3460 x 2590 mm	11' 4" x 8' 6"	3990 x 1500 mm	13' 1" x 4' 11"
3225 x 2865 mm	10' 7" x 9' 5"	3430 x 3055 mm	11' 3" x 10' 0"	3225 x 2865 mm	10' 7" x 9' 5"	3265 x 2910 mm	10' 9" x 9' 7"
1685 x 1680 mm	5' 6" x 5' 6"	n/a	n/a	1685 x 1680 mm	5' 6" x 5' 6"	2000 x 1660 mm	6' 7" x 5' 5"
2880 x 2555 mm	9' 5" x 8' 5"	3455 x 2600 mm	11' 4" x 8' 6"	2880 x 2555 mm	9' 5" x 8' 5"	3325 x 2880 mm	10' 11" x 9' 5"
2830 x 2030 mm	9' 3" x 6' 8"	3055 x 1925 mm	10' 0" x 8' 4"	2830 x 2030 mm	9' 3" x 6' 8"	3325 x 2030 mm	10' 11" x 6' 8"
2020 x 1905 mm	6' 8" x 6' 3"	2470 x 1670 mm	8' 1" x 5' 6"	2020 x 1905 mm	6' 8" x 6' 3"	2020 x 1905 mm	6' 8" x 6' 3"

PLOTS 2 & 3		PLOT 5		PLOT 8		PLOT 10	
5695 x 3450 mm	18' 8" x 11' 4"	4210 x 3850 mm	13' 10" x 12' 8"	4210 x 3380 mm	13' 10" x 11' 1"	4210 x 3850 mm	13' 10" x 12' 8"
2390 x 2245 mm	7' 10" x 7' 4"	3230 x 1780 mm	10' 7" x 5' 10"	3360 x 1605 mm	11' 0" x 5' 3"	3230 x 1780 mm	10' 7" x 5' 10"
3455 x 2985 mm	11' 4" x 9' 10"	3555 x 3145 mm	11' 8" x 10' 4"	3155 x 2855 mm	10' 4" x 9' 4"	3555 x 3145 mm	11' 8" x 10' 4"
3455 x 2610 mm	11' 4" x 8' 7"	2510 x 2510 mm	8' 3" x 8' 3"	2715 x 2510 mm	8' 11" x 8' 3"	2510 x 2510 mm	8' 3" x 8' 3"
2005 x 1900 mm	6' 7" x 6' 3"	3005 x 1600 mm	9' 10" x 5' 3"	2955 x 1600 mm	9' 8" x 5' 3"	3005 x 1600 mm	9' 10" x 5' 3"



KEY
 C Cupboard
 ES Ensuite
 WC Toilet



MERCER GARDENS

Site Layout



LOCATION

SN7 7AZ



For all enquiries and to arrange a visit
please call our Sales Team on

01993 890760

EDE HOMES

EST. 1959

edehomes.co.uk