



SYDENHAM  
— GROVE —

SYDENHAM OXFORD

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AN EXCLUSIVE DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES

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Sydenham Village is situated in South Oxfordshire at the foot of the Chiltern Hills 3 miles southeast of Thame, surrounded by beautiful countryside with rambling walks and paths for all to enjoy.

At the center of the village The Crown Pub is a popular community hub, plus a church and cricket club. The village also offers Yoga, mother & toddler group and a Womens Institute.

Further activities, schools and shopping can be found a mile south west of Sydenham at Chinnor.

Thame is situated about 2½ miles to the north west of Sydenham offering schools of all levels, sports clubs and a leisure centre, plus Waitrose, Marks & Spencer and Sainsburys supermarkets, in addition to a wide variety of high street stores, restaurants, cafés and pubs. There is a health centre with pharmacy, a number of dental practices plus a cottage hospital. More comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford.

The M40 located within 2 miles enables excellent transport links, plus the Chiltern train line from Princes Risborough to London.

Haddenham & Thame Parkway 4 miles

Princes Risborough 4 miles



AERIAL SITE PLAN



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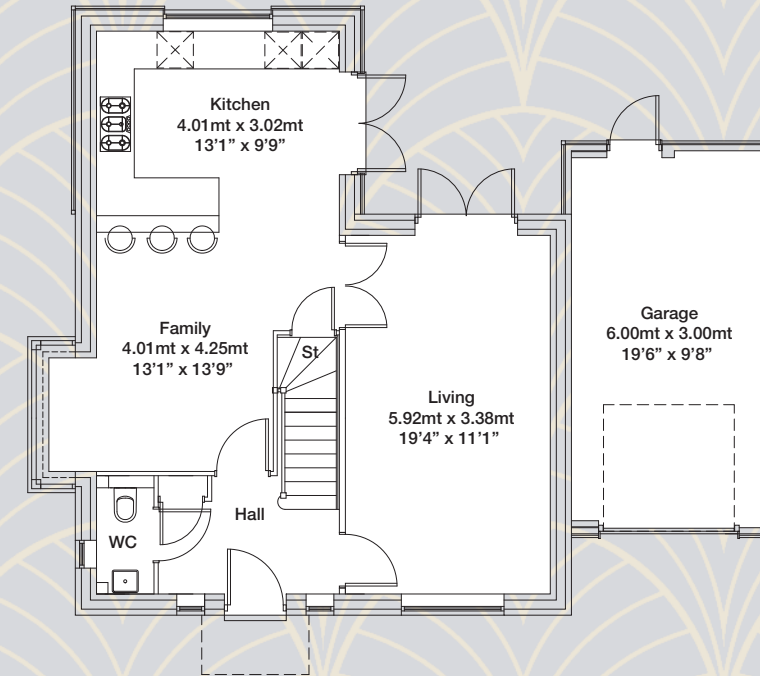




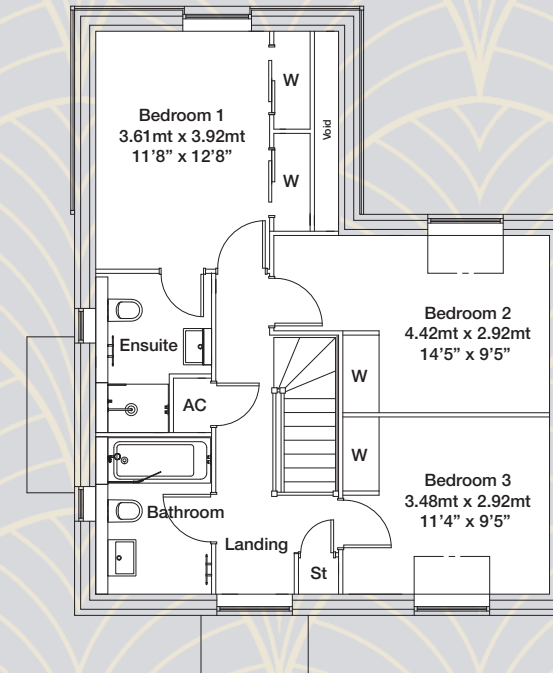
1 SYDENHAM GROVE



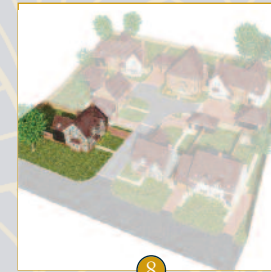
PLOT 8



GROUND FLOOR



FIRST FLOOR



Plot location

1 SYDENHAM GROVE

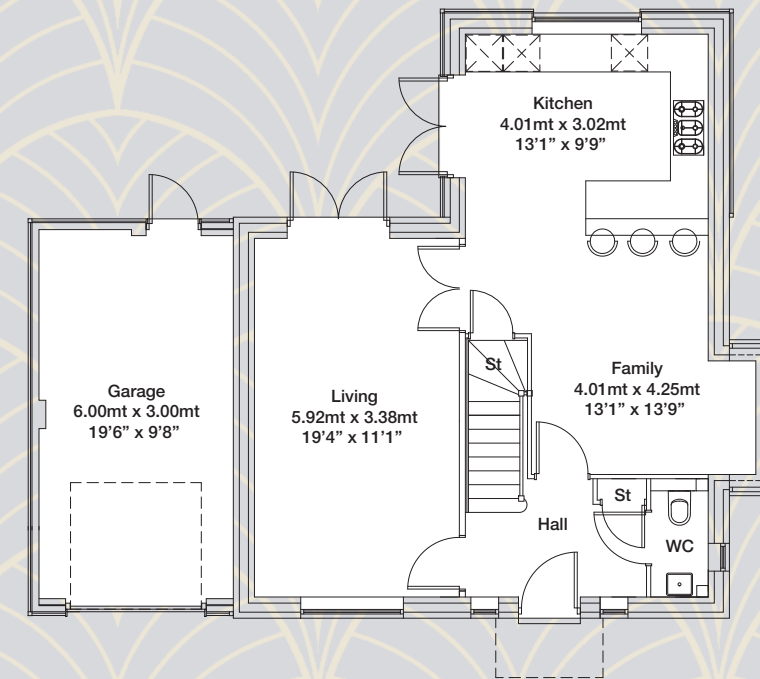




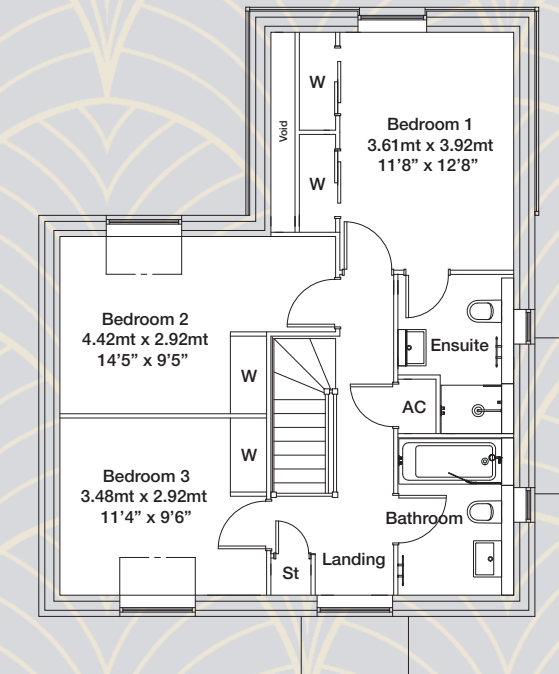
2 SYDENHAM GROVE



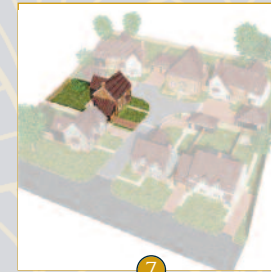
## PLOT 7



GROUND FLOOR



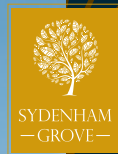
FIRST FLOOR



Plot location

2 SYDENHAM GROVE

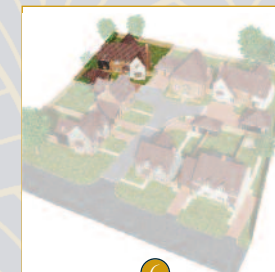




3 SYDENHAM GROVE



## PLOT 6



Plot location



3 SYDENHAM GROVE



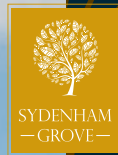


4 SYDENHAM GROVE

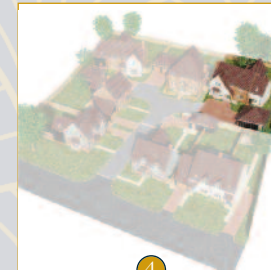
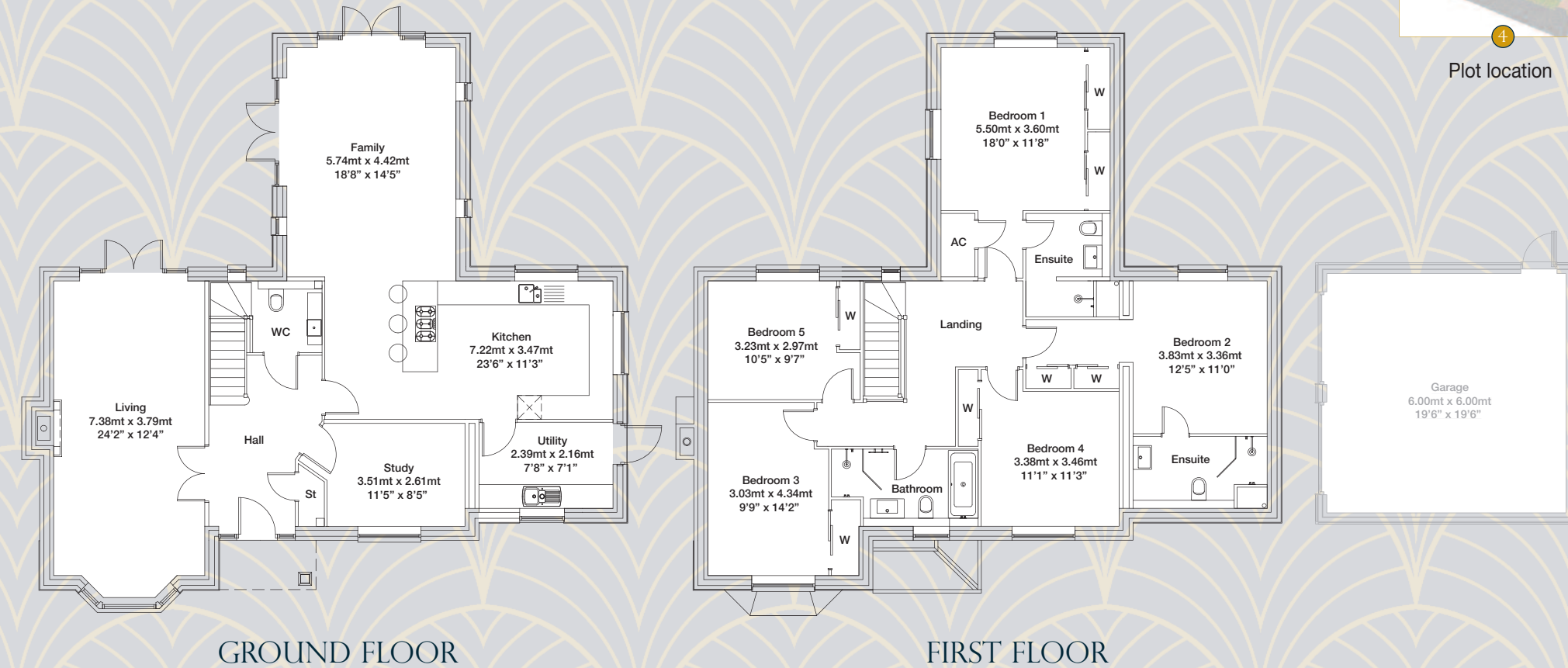


4 SYDENHAM GROVE





5 SYDENHAM GROVE



Plot location

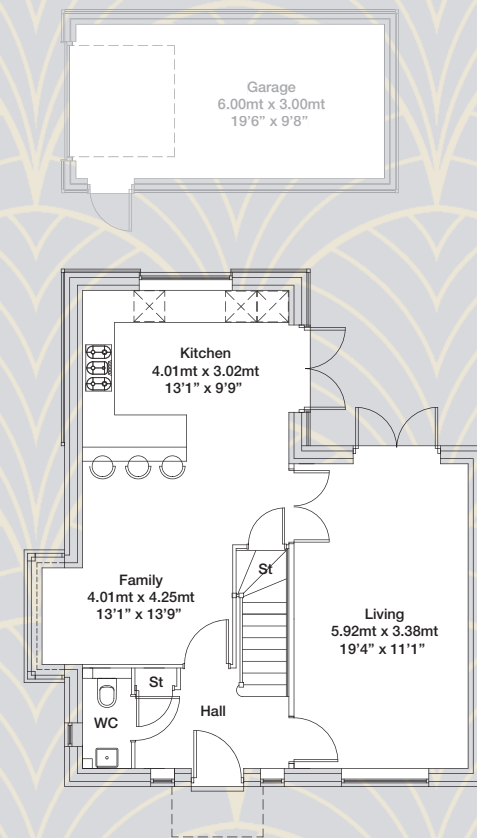
5 SYDENHAM GROVE



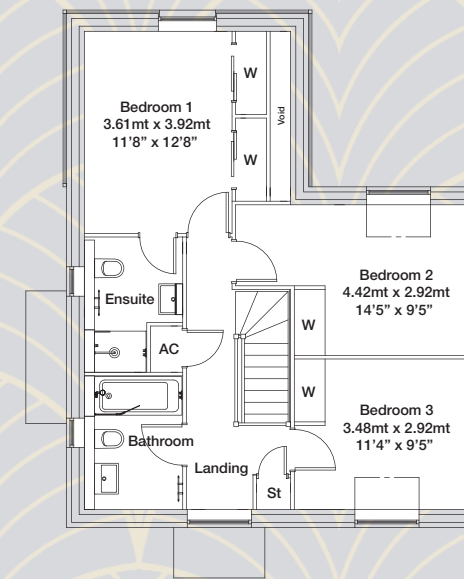


6 SYDENHAM GROVE

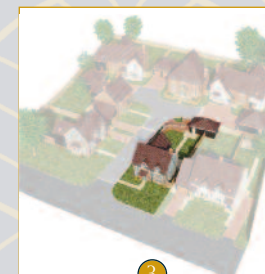
ASTON, SYDENHAM ROAD



GROUND FLOOR

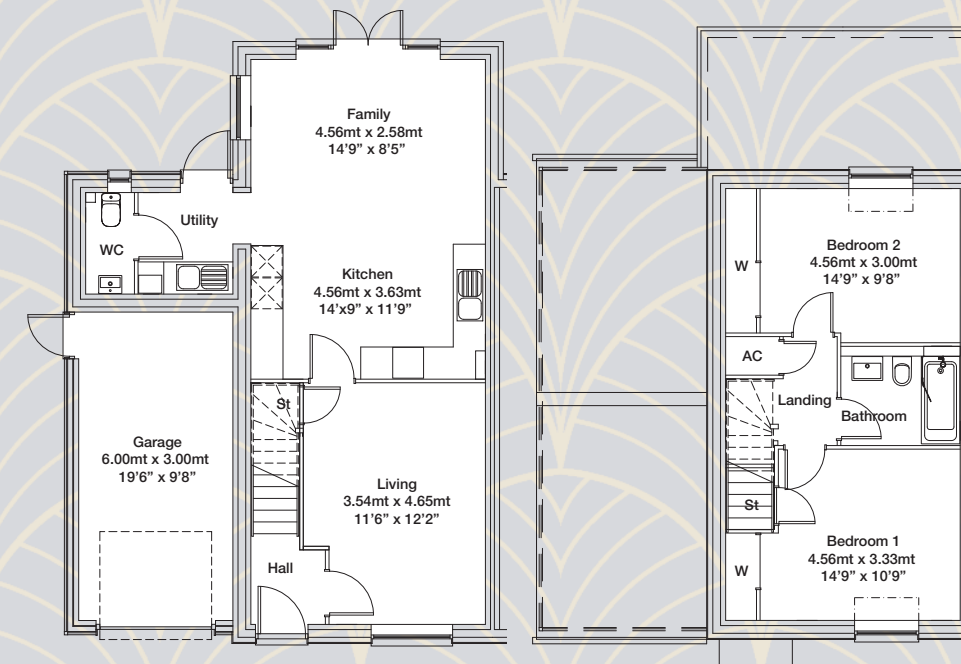


FIRST FLOOR

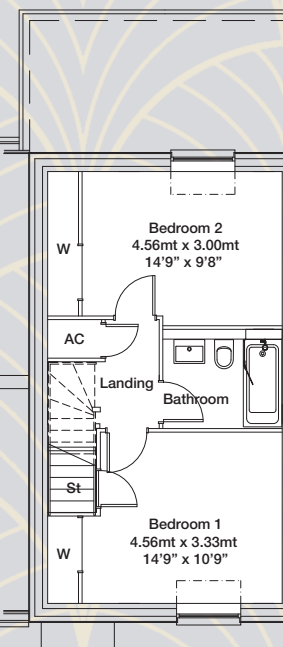


Plot location

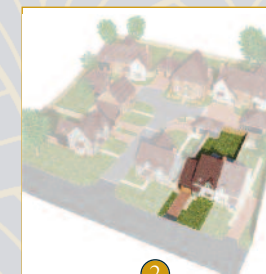
PLOT 3



GROUND FLOOR



FIRST FLOOR



Plot location

PLOT 2

6 SYDENHAM GROVE

ASTON, SYDENHAM ROAD





SYDENHAM  
— GROVE —

LOVING LIFE, GROWING TOGETHER

## MATERIAL & FINISH SPECIFICATIONS

### Kitchen & Utility

- High quality, fully fitted units
- Silestone worksurfaces
- Integrated oven and induction hob\*, extractor, fridge and freezer, washer dryer or washing machine and dryer\*\*

### Bathrooms, Ensuites & Cloakrooms

- Wall & floor tiling by Minoli
- Heated towels rails in bathrooms & ensuites
- Fitted vanity units

### Electrical, Heating & Lighting

- Underfloor heating to ground floor and radiators to upper floors
- Cabling for broadband and satellite installation
- TV & satellite points in main rooms
- Downlighters to kitchens & bathrooms with pendant lights to remaining rooms\*\*\*

### Decoration & Finish

- Timber flooring to kitchen/family room and hall
- Tiled floor to utility and cloakroom
- Carpet to living room, stairs and bedrooms
- Dulux paint ranges throughout

### External Finishes

- Indian Sandstone Patios
- Timber door and double glazed windows
- Marshall permeable blocks to driveways
- Fully turfed rear gardens

### Ecology features

- Bat box roosts throughout the development
- Hedgehog holes across the development

### Peace of Mind

- External security and flood light
- NHBC 10 year warranty
- Secure by Design compliant



### Reservations

We accept reservations from purchasers who are willing and able to exchange contracts within 28 days from receipt of papers from our solicitors.

At the time of reservation a £2,000 deposit is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable (less the initial deposit).

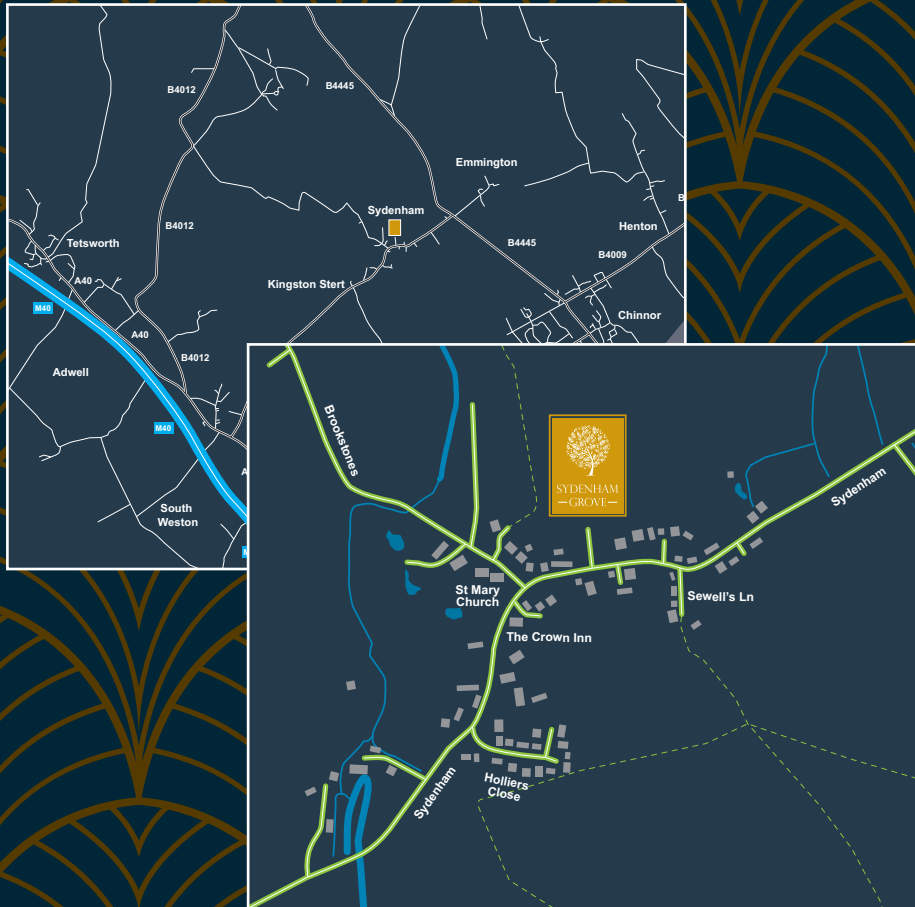
\* Except plot 5 – Range cooker with induction hob

\*\* According to property please ask selling agent for details

\*\*\*Additional feature lighting depending on property please ask selling agent for details



## LOCATION MAP



## DIRECTIONS

From The North take the A418 onto the B4445 Thame Road South, continue until The Inn at Emmington, turning right onto Sydenham, follow the road South West, Sydenham Grove will be the third road on your right.

From the West M40, exit at Jct 7 onto the A40 London Road South East, turn right onto Chalford Rd heading north East which becomes Sydenham, take the 5th turning on your left.

From the East A413 or A4010 onto the B4009 heading West towards Henton, at the B4445 turn right, then left at The Inn at Emmington, turning right onto Sydenham, follow the road South West, Sydenham Grove will be the third road on your right.

From the South M40, exit at Jct 6 onto the B4009 heading East, turn left onto Stert Rd at Kingston Blount heading north, turn right onto Sydenham, take the 5th turning on your left.

Post Code: OX39 4NB

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### Disclaimer:

Computer generated images (CGI) have been created from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The CGI shows a typical SIB Property Ltd house of this type, but there may be variances from site to site. External materials, finishes, landscaping may vary throughout the development. Homes may also be built handed (mirror image). Please enquire for further details.

**Selling Agent**  
**01865 515000**

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