



FISHERS VALE
OLD MARSTON

OX[®]
Place



VILLAGE LIVING

A stunning new development of 2 and 3 bedroom homes, nestled in the tranquil village of Old Marston, Oxford

Situated a short walk from the River Cherwell, this thoughtfully designed community, seamlessly combines modern living with the charm of its natural surroundings. Where village living meets contemporary convenience, Fishers Vale offers the perfect blend of peace and connectivity, thanks to nearby green spaces, historic landmarks, and its easy access to Oxford's bustling city centre.





WINDOW OF OPPORTUNITY

Fishers Vale presents an exceptional opportunity to secure a home in one of Oxford's most desirable locations. This exclusive development comprises just 19 shared ownership homes, providing a rare chance to step onto the property ladder in a peaceful village setting. Designed with meticulous attention to detail, these two- and three-bedroom homes offer modern comfort while blending harmoniously into Old Marston's conservation area.

Just over two miles from Oxford's vibrant centre, Old Marston is a hidden gem with a village feel, surrounded by green spaces like University Parks and the Marston Cycle Path. Residents enjoy scenic walks, bike rides, and a welcoming community—all with excellent local amenities and schools.

At Fishers Vale, shared ownership makes it easier to own a beautiful, sustainable home in this sought-after village location. Whether you're starting out or starting fresh, it's the ideal balance of tranquility and convenience.



A BREATH OF FRESH AIR

Starting a new life at Fishers Vale in Old Marston, Oxford, is more than just moving into a home, it's embracing a fresh beginning. This shared ownership development provides a unique opportunity to own part of your dream home, with the flexibility to increase your stake over time through staircasing.

Nestled in a picturesque village setting yet close to Oxford's vibrant city centre, Fishers Vale strikes the perfect balance between tranquillity and convenience. Here, you can enjoy scenic walks along the River Cherwell, explore local amenities, and connect with a welcoming community spirit. Whether you're a first-time buyer or looking for a new chapter, Fishers Vale's sustainable and modern homes are designed to help you build a brighter future, making it the ideal place to start anew and create lasting memories.

THE PERFECT NEIGHBOURHOOD FOR YOU



UNWIND BY THE RIVER

Living at Fishers Vale offers more than just a beautiful home; it immerses you in a vibrant local scene rich in history, nature, and community spirit. One of the area's most cherished spots is The Victoria Arms, a stunning riverside pub and restaurant located in Old Marston. This 17th-century building, once a ferryman's cottage, boasts a fascinating history and has even hosted Oliver Cromwell. Today, it combines traditional pub charm with seasonal dishes, a heated pergola terrace, and expansive beer gardens overlooking the River Cherwell.



The Victoria Arms,
Old Marston

STEP INTO THE OUTDOORS

Beyond its pubs, Marston is surrounded by picturesque countryside, ideal for those who love exploring the outdoors. Scenic walks abound here, including a popular circular route from Marston to University Parks that takes you through meadows and along the River Cherwell.

This three-mile walk is perfect for families seeking natural treasures like leaves and feathers along the way. The countryside also offers ample opportunities for cycling or walking into Oxford city centre, ensuring residents can easily enjoy both nature's tranquility and city vibrancy.



New Marston
Meadows



Cuttislowe and
Sunnymead Park

URBAN ESCAPE

Living at Fishers Vale provides an ideal mix of tranquillity and adventure. For those seeking relaxation amidst nature's beauty, Marston offers abundant green spaces perfect for peaceful strolls or escaping daily hustle and bustle.

Families will find plenty of activities here too, from climbing frames at Marston Road Play Park to interactive exhibits at The Science Oxford Centre suitable for all ages. Exciting destinations like the Kassam Leisure Complex add further fun-filled options like bowling, a cinema and Laser Tag.



Oxford Adventure School

WHERE CALM MEETS ADVENTURE

Couples can enjoy romantic walks along the River Cherwell or cycle into Oxford via scenic paths, or explore cultural gems like museums or historic sites such as Modern Art Oxford or Oxford Castle & Prison before dining at fine restaurants or taking tranquil river cruises.

Beyond Marston lies the wider Oxfordshire area with attractions ranging from Blenheim Palace's grandeur to Didcot Railway Centre's thrilling steam engines, ensuring endless opportunities for adventure or relaxation close by! Combining village charm with city convenience makes Fishers Vale an exceptional place to call home.



Oxford Castle and Prison





Panoramic aerial
view of Oxford



Oxford train
station

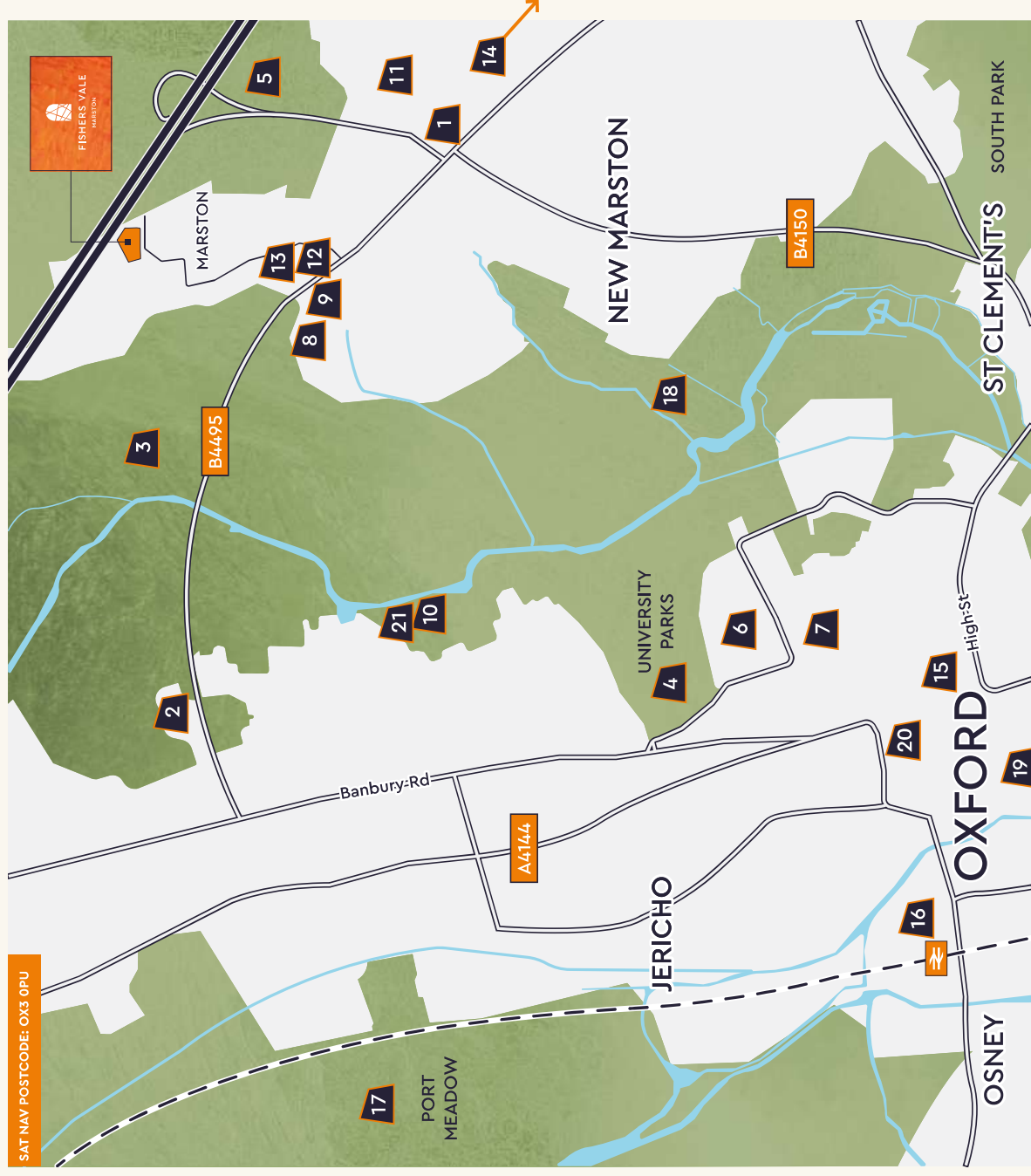
ACCESS ALL AREAS

Fishers Vale is perfectly situated for seamless connectivity within Oxford and beyond. Regular bus services ensure quick access into Oxford city centre, taking just 12–15 minutes whether commuting for work or leisure.

For those who prefer walking or cycling routes into town (just 2.6 miles), journeys take about 56 minutes on foot, or even less by bike!

Oxford railway station and the nearby Oxford Parkway provides excellent links nationwide and the Oxford Tube coach service into London runs from the Thornhill Park & Ride, less than 4 miles away.

PLACES OF INTEREST

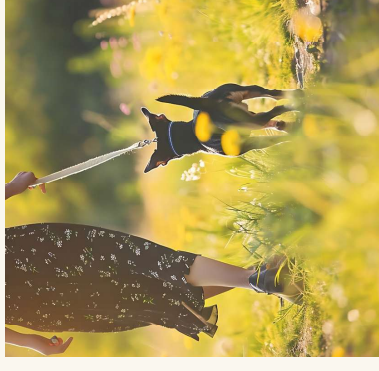


WELCOME TO YOUR OX PLACE

FISHERS VALE, OLD MARSTON, OXFORD.

Fishers Vale in Marston combines rural tranquillity with urban convenience, offering easy access into Oxford city centre alongside serene surroundings enriched by green spaces like University Parks & Marston Cycle Path.

Old Marston offers a range of local amenities, including shops, libraries, and pubs, ensuring that residents have easy access to daily necessities while fostering a strong sense of community. The area is further enhanced by notable landmarks such as St Nicholas Church, which add to its charm and appeal. With sustainable, modern homes set in a picturesque environment, Fishers Vale is an ideal choice for those seeking a harmonious blend of convenience, community spirit, and natural beauty.



Old Marston, village



SITE PLAN

KEY

- THE SPINDLEBERRY
- THE KENDALL
- THE PEASMORE
- THE BURGESS
- THE CHILSWELL
- SOCIAL RENT



Locations of mature trees in rear gardens are indicative, please confirm with the sales agent the locations of trees in specific plots.

THE SPINDLEBERRY

2 BEDROOM HOUSE (Type A)

Total Area 86m² 925ft²



PLOTS: 2, 5, 6, 31, 32, 34 & 36 (PLOTS 5 & 31 HANDED)

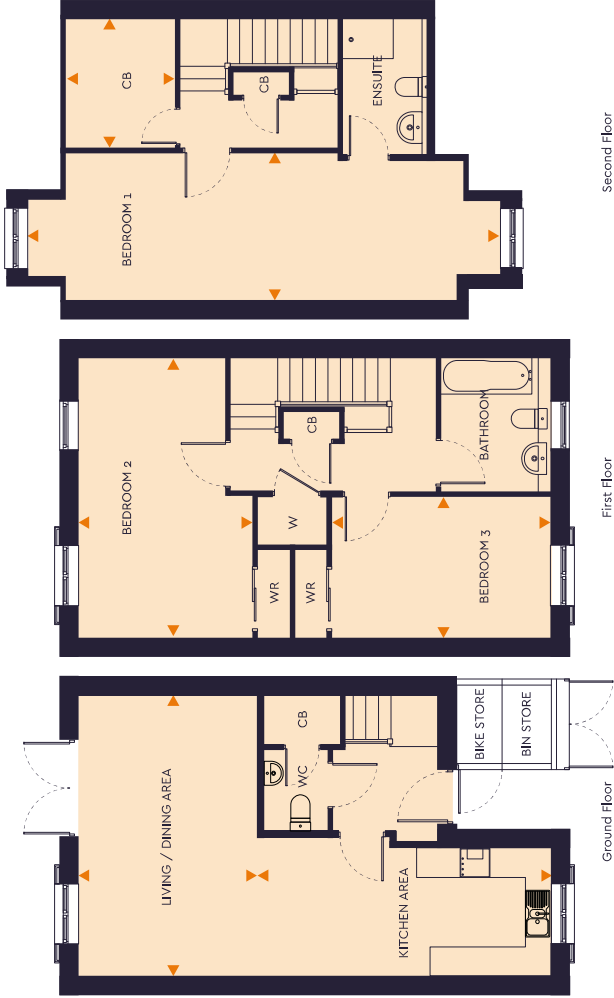
Living/Dining Area	5.26m	x	3.27m	17' 3"	x	10' 9"
Kitchen Area	5.47m	x	2.35m	18' 0"	x	7' 9"
Bedroom 1	4.59m	x	2.96m	15' 1"	x	9' 9"
Bedroom 2	5.26m	x	2.93m	17' 3"	x	9' 7"

CB = STORAGE CUPBOARD WR = WARDROBE W = WATER CYLINDER
Lengths are estimates and can not be relied on.

THE KENDALL

3 BEDROOM HOUSE (Type B)

Total Area 123m² 1324ft²



PLOTS: 3, 4, 7, 8, 33, 35, 37 & 38 (PLOTS 4, 8 & 38 HANDED)

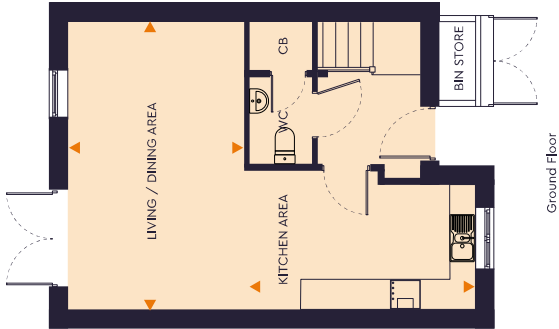
Living/Dining Area	5.27m	x	3.18m	17' 3"	x	10' 5"
Kitchen Area	5.68m	x	2.35m	18' 8"	x	7' 9"
Bedroom 1	8.78m	x	2.76m	28' 10"	x	9' 1"
Bedroom 2	5.27m	x	3.14m	17' 3"	x	10' 4"
Bedroom 3	4.15m	x	2.58m	13' 7"	x	8' 6"

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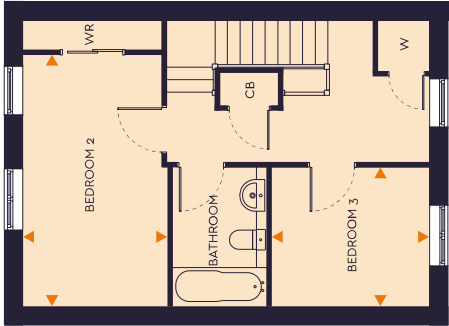
THE PEASMORE

3 BEDROOM HOUSE (Type D1)

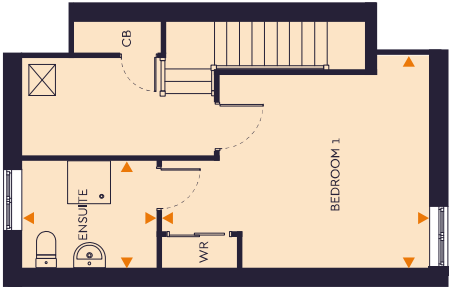
Total Area 110m² 1184ft²



Ground Floor



First Floor



Second Floor

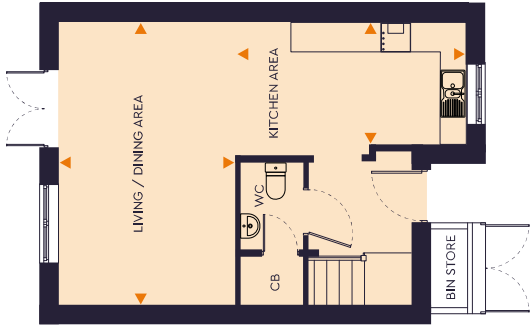
Living/Dining Area	5.30m	x	3.20m		17' 5"	x	10' 6"
Kitchen Area	4.53m	x	2.30m		14' 10"	x	7' 7"
Bedroom 1	4.95m	x	3.80m		16' 3"	x	12' 6"
Bedroom 2	4.66m	x	2.67m		15' 3"	x	8' 9"
Bedroom 3	2.90m	x	2.57m		9' 6"	x	8' 5"

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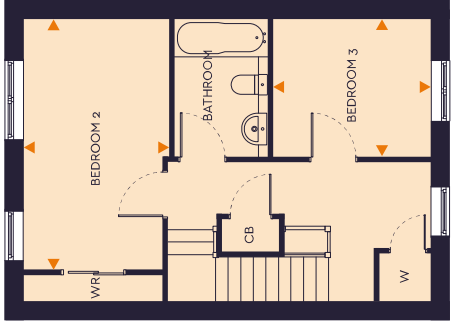
THE BURGESS

3 BEDROOM HOUSE (Type D2)

Total Area 103m² 1108ft²



Ground Floor



First Floor



Second Floor

PLOTS: 28 & 30

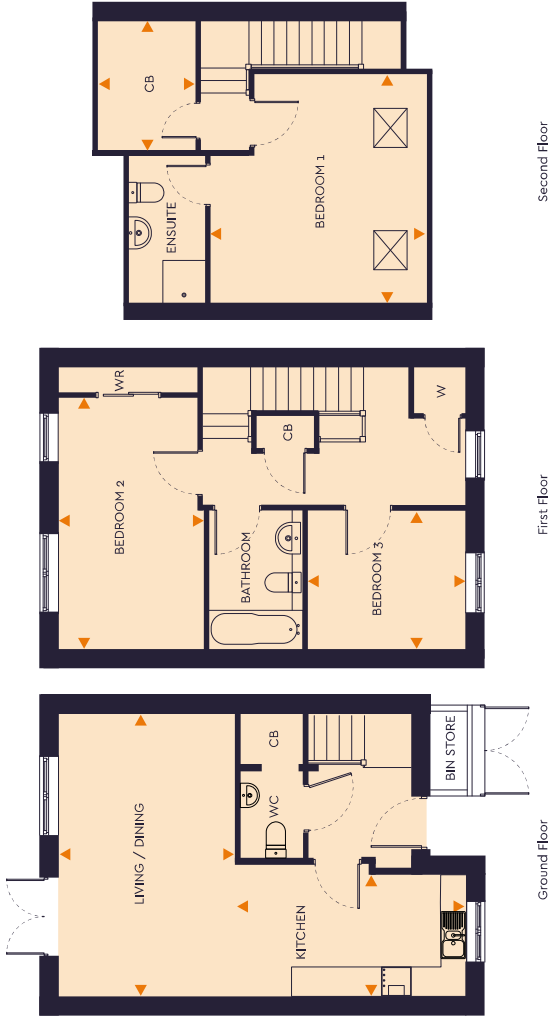
Living/Dining Area	5.27m	x	3.18 m		17' 3"	x	10' 5"
Kitchen Area	4.53m	x	2.27 m		14' 10"	x	7' 5"
Bedroom 1	4.71m	x	4.20 m		15' 5"	x	13' 9"
Bedroom 2	4.62m	x	2.68 m		15' 2"	x	8' 9"
Bedroom 3	2.90m	x	2.57 m		9' 6"	x	8' 5"

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THE CHILSWELL

3 BEDROOM HOUSE (Type D3)

Total Area 103m² 1108ft²



PLOT: 29

Living/Dining Area	5.27m	x	3.18m	17' 3"	x	10' 5"
Kitchen Area	4.53m	x	2.27m	14' 10"	x	7' 5"
Bedroom 1	4.20m	x	3.96m	13' 9"	x	13' 0"
Bedroom 2	4.62m	x	2.68m	15' 2"	x	8' 9"
Bedroom 3	2.90m	x	2.57m	9' 6"	x	8' 5"

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SPECIFICATION

KITCHEN

- Symphony 'Urban' range fitted Kitchen (in Fern Green or Indigo Blue depending on Plot) with 'Artic Marble' laminate worktop and brushed Rose Gold handles.
- Integrated Electrolux appliances including Fridge/Freezer, Washing Machine*, Dishwasher, Induction Hob, Electric Oven & Cookerhood,
- 'Beached Timber' Amtico flooring.
- LED downlights

BATHROOM

- Minoli® porcelain floor & ceramic walls tiles (in Munich Pearl or Munich White depending on plot)
- Contemporary white bathroom suite
- Shower over bath with glass shower screen
- Ladder style heated towel rail
- Mirrored bathroom cabinet
- LED downlights
- Shaver point

EN SUITE*

- Minoli® porcelain floor & ceramic walls tiles (in Munich Pearl or Munich White depending on plot)
- Contemporary white wc & washbasin
- Shower in glass shower cubicle
- Ladder style heated towel rail
- LED downlights
- Shaver point

BEDROOM

- Built in wardrobes (specific number is plot dependent, see floorplans for details.)
- TV & Data Points in Master Bedroom
- Cormar 'Kingston' range Carpet (in Kernel)

FLOORING

- 'Beached Timber' Amtico flooring to Kitchen/Living Room & Downstairs Hallway
- Cormar 'Kingston' range Carpet (in Kernel) to Bedrooms, Stairs and Landings
- Minoli® Porcelain tiled flooring to Bathroom, Ensuite* and Cloakroom

LIGHTING & SAFETY

- LED Downlights to Kitchen, Bathroom, WC and Ensuite*
- Pendant Lighting to all other rooms
- Smoke & Heat Detectors

EXTERIOR

- Mains Powered Doorbell
- Outside lighting to front and rear
- Turfed garden with paved patio area or raised decked terrace* (*plots 7 & 8 only)
- Outside Tap to rear garden
- Outside Power Socket to rear garden
- Individual Bike Store
- Individual Bin Store
- Communal open space with play area

ENVIRONMENTAL & SUSTAINABILITY

- Air Source Heat Pump
- MVHR system (Mechanical Ventilation with Heat Recovery) a ventilation system that provides continuous fresh, filtered air into a building while extracting stale, moist air from wet rooms, significantly reducing heat loss and improving energy efficiency.

PARKING

- Allocated parking space (see site plan for individual plot location)
- Electric Vehicle charging point.



Images are CGI's showing typical finish for indicative purposes

*Details in 3 bedroom homes only, refer to floorplans.
The above specification shown is for general guidance and is subject to change due to Oxford City Council's policy of continuous improvement. The finished product may vary from the information provided. Please speak to our sales advisor for more details.



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For all sales enquiries and further information
please contact our selling agents.

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Disclaimer

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