

# PRIORY GROVE

BY CROUDACE HOMES,  
ST FRIDESWIDE, OXFORD

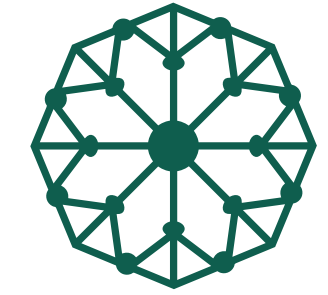
BREATHE IN NATURE,  
**LIVE IN STYLE**

croudacehomes





Priory Grove street scene



# PRIORY GROVE

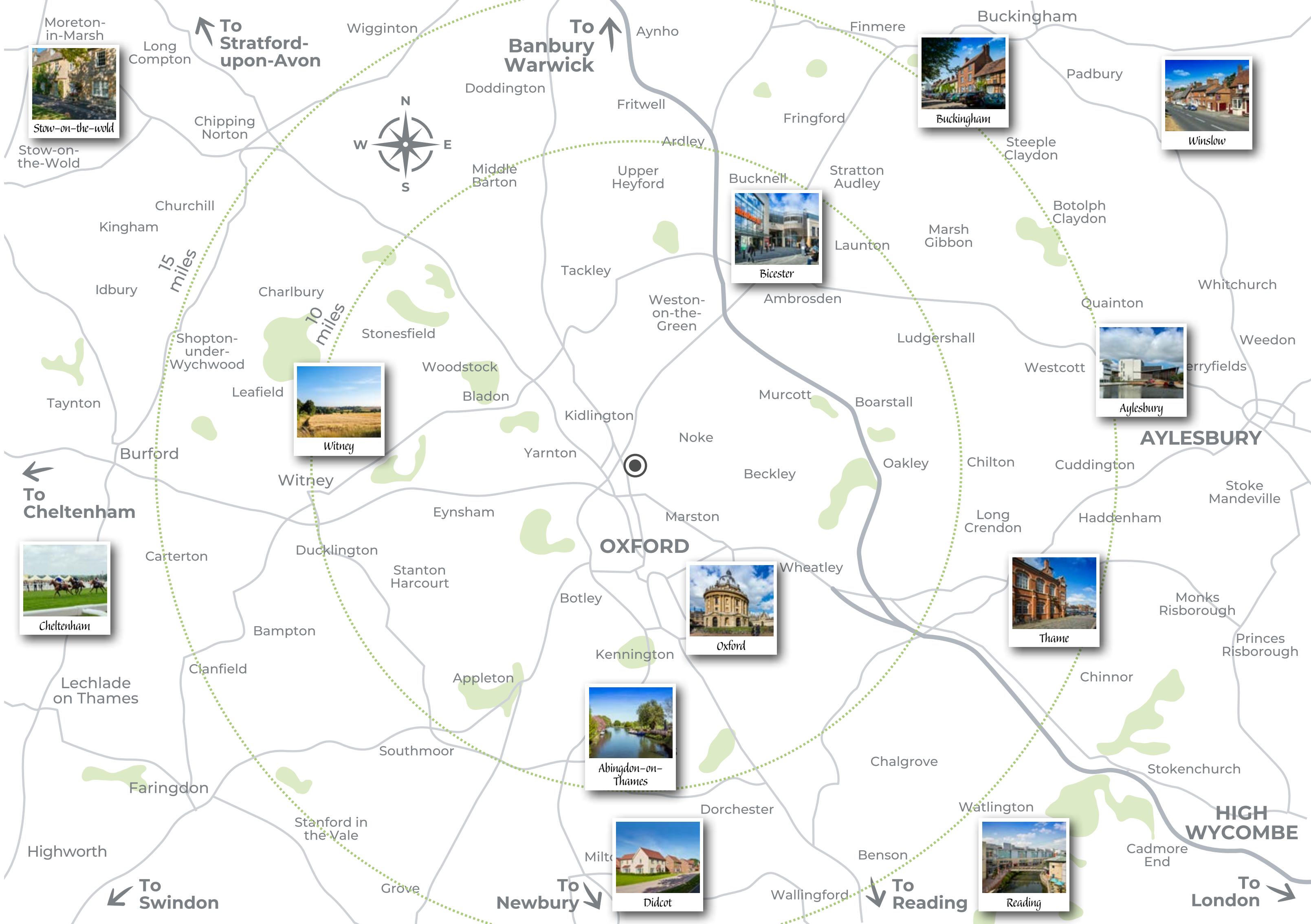
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ST FRIDESWIDE, OXFORD

A new development of high specification energy efficient 3 & 4 bedroom homes, including 1 & 2 bedroom apartments and five serviced self-build plots just north of Oxford, conveniently located for Oxford Parkway Railway Station.



# A UNIQUE LOCATION

In an area rich in history, St Frideswide is located in a convenient and commutable distance from Oxford. Priory Grove will offer a variety of 3 & 4 bedroom homes, including 1 & 2 bedroom apartments and five serviced self-build plots to the north of the city.





# RICH IN HISTORY & CULTURE

Frideswide was the name of a Saxon princess and healer who became the Patron Saint of Oxford. Her name means 'Peace' (frithes) and 'Strong' (withe). Frideswide established her own church during the 7<sup>th</sup> century, however this was destroyed in 1002, in the St Brice's Day massacre. In place of this, St Frideswide's Priory was built and dedicated to her. This Priory was the basis for which Cardinal Wolsey (chief advisor to Henry VIII) founded a new college in Oxford, which is now known as Christ Church.

The name Priory Grove is named after St Frideswide's Priory, with the icon inspired by the ceiling architecture at Christ Church.





Oxford is recognised for its prestigious university which attracts visitors from all over the world who come to study and see its many colleges. The historic centre has buildings that date back centuries and is easily accessed via established park and ride schemes. The rivers Cherwell and Thames run through Oxford.

The University of Oxford is steeped in history dating back to the late 11<sup>th</sup> Century. In 1167 Henry II banned English students from attending the University of Paris therefore rapidly growing the number of students attending University of Oxford.



Many of the early Harry Potter films were filmed in the University. The Bodleian Library was used as Hogwarts Infirmary and library. New College Cloisters was used in a scene in Harry Potter and the Goblet of Fire, while the dining hall and staircases of Christ Church feature in several of the films.



Magdalen College





# A **LOCAL** WAY OF LIFE

St Frideswide is conveniently located just under a mile from Oxford Parkway Station. Close by are the first-class facilities of North Oxford Lawn Tennis Club and North Oxford Golf Club. Head south and you'll see the stunning architecture of the 'Spires' that form one of the world's most iconic backdrops. The handsome buildings that comprise the University of Oxford, including The Radcliffe Camera and Christ Church Cathedral, along with the Oxford Castle and Prison lend a medieval air to the western side of the city. Not to be missed is Port Meadow where 440 acres adjacent to the River Thames provide opportunities to walk, cycle and swim. Cutteslowe & Sunnymead Parks are other great open spaces with a variety of sports and play areas.



# A PLACE TO **EXPLORE**

The St Frideswide area is waiting to be explored. Let the River Cherwell be your lead, taking you on a meandering journey through some of Oxfordshire's best loved landscapes. Riverside walking paths, such as through Kidlington, let you see life from a new perspective as you pass through the tiny hamlet of Thrupp, glimpse the narrowboats on the Oxford Canal and admire the many Grade II buildings in Steeple Aston village.



Port Meadow Country Park, Oxford





Summertown shops



History is well preserved across the county and one of the finest examples of English Baroque architecture is Blenheim Palace. Serving as the seat of the Duke of Marlborough and the birthplace of Sir Winston Churchill, Blenheim Palace is a lavish residence also captured on screen as the location for the TV show, Bridgerton.

For a completely different vibe, Oxford provides a fantastic selection of retailers and a wealth of dining options to explore. Westgate Shopping Centre is a lifestyle destination brimming with independent boutiques and prestigious global brands. The shopping centre is complemented by more than 20 restaurants, bars and cafés, including a stylish roof bar and street food options, a gym and cinema. Within the City there are markets and open air stalls on Wednesdays, Thursdays and Saturdays, selling everything from antiques and flowers to food and drink.



The Clarendon Centre is a popular alternative with high street names and family favourites. Or why not head out of town to Bicester Village for luxury designers and fine dining? Whatever you are looking for, be it retail therapy, dining out with family or a drink with friends, Oxford and the surrounding areas have everything you need.



# EDUCATION FOR ALL AGES

**Nursery**

West Kidlington Nursery School **1.8 mile**

**Primary Schools**

Cotteslowe Primary School **1.3 miles**  
Wolvercote Primary School **1.3 miles**  
Edward Field Primary School **2.0 miles**  
St Barnabas' Church of England Aided Primary School **3.4 miles**  
William Fletcher Primary School **3.3 miles**

**Secondary Schools**

Cherwell School **1.7 miles**  
Gosford Hill School **1.7 miles**  
St Edward's School **1.8 miles**  
Wychwood School **2.4 miles**

**Mixed ages**

Headington School **4.3 miles**

**Colleges**

Oxford Sixth Form College **4.7 miles**

**University**

University of Oxford **2.6 miles**  
Oxford Brookes University **5.1 miles**

There are many vibrant schools in the local area all rated good by Ofsted. With this selection of schools and the University near by, the Oxford area offers students of all ages the opportunity for an impressive education.



# STAY CONNECTED

Oxford Parkway Train Station is just over 15 minutes' walk from Priory Grove. The regular train service to Oxford takes 6 minutes. Trains from Oxford go to Reading, Basingstoke, Southampton, Bournemouth, London Marylebone, London Paddington, Bicester Village and beyond. The A40 is a short drive away, providing direct access to the M40 and M25 to link up with the motorway network. Local buses offer an efficient service to and from Oxford city centre.

## TRAIN

From Oxford Parkway Station

- **Oxford**  
6 minutes
- **Bicester Village**  
8 minutes
- **Princes Risborough**  
30 minutes
- **High Wycombe**  
40 minutes
- **Beaconsfield**  
44 minutes
- **Gerrards Cross**  
50 minutes
- **Wembley Stadium**  
1 hour
- **London Marylebone**  
1 hour 14 minutes

## BUS STOPS

To Oxford

- **Cuttleslowe, Jordan Hill**  
0.3 miles
- **Oxford Parkway**  
0.8 miles

## TRAIN

From Oxford Station

- **Didcot Parkway**  
12 minutes
- **Banbury**  
17 minutes
- **Reading**  
27 minutes
- **London Paddington**  
53 minutes
- **Basingstoke**  
54 minutes
- **Birmingham International**  
1 hour
- **Winchester**  
1 hour 11 minutes
- **Southampton**  
1 hour 28 minutes
- **Bournemouth**  
1 hour 58 minutes
- **Manchester Piccadilly**  
2 hour 50 minutes
- **York**  
3 hour 29 minutes

## WALK

- **North Oxford Golf Club**  
0.3 miles
- **Oxford Cricket Club**  
0.6 miles
- **North Oxford Lawn Tennis Club**  
0.6 miles
- **Oxford Hawks Hockey Club**  
0.6 miles
- **Wolvercote Cricket Club**  
0.6 miles
- **Oxford Parkway Train Station**  
0.8 miles
- **Cuttleslowe Park**  
**0.7 miles**
- **Sunnymead Park**  
1.1 miles
- **Cuttleslowe Community Centre**  
1.3 miles
- **Post Office**  
1.3 miles
- **Pharmacy**  
1.3 miles

## DRIVE

- **Sainsbury's**  
1.2 miles
- **Oxford Kayak Tours**  
1.4 miles
- **Summertown High Street**  
1.6 miles
- **Summertown Library and Turrill Sculpture Garden**  
1.6 miles
- **Oxford City Football Club**  
3 miles
- **Port Meadow**  
3.3 miles
- **Co-op Food**  
3.5 miles
- **Oxford Airport**  
3.9 miles
- **John Radcliffe Hospital**  
4.3 miles
- **Waitrose & Partners**  
5.4 miles
- **Tesco Superstore**  
7.1 miles



# CYCLING

- **Oxford Parkway**  
4 minutes
- **Cuttesslowe Park**  
4 minutes
- **Sunnymead Park**  
6 minutes
- **Sainsbury's**  
6 minutes
- **Summertown High Street**  
7 minutes
- **Tesco Superstore**  
12 minutes
- **Bodleian Library**  
16 minutes
- **New Theatre Oxford**  
16 minutes
- **Oxford City Centre**  
17 minutes
- **Oxford Botanic Garden**  
18 minutes
- **Oxford Station**  
18 minutes



Cycling is an ever-popular method of transport in Oxford. Just a few minutes from St Frideswide you can find transport links, open spaces and local amenities. Pedal a little further and you will reach the culture and history of the city centre in less than 20 minutes.





Get into Oxford City Centre in 15 minutes by bus! With a stop right outside the development operating every 10 mins on various routes.



A short 15-minute cycle ride away from Oxford City Centre.



0.7 miles to the nearest train station, which will get you into Oxford City Centre in 6 minutes, direct to London in just over an hour and Bicester Village in 8 minutes.







# A PLACE TO CALL **HOME**

Priory Grove by Croudace Homes is an elegant blend of contemporary exteriors with generous modern living spaces. Our customers are at the heart of what we do. At Croudace we understand the importance of putting your stamp on a new home. A Croudace home can be tailored to your taste with a range of options, including wall colours, fitted furniture, tile style and colour and wardrobe glazing finish.

Our dedicated Sales Consultants are on hand to offer guidance regarding personalised choices.

The availability of these options is dependent on, and subject to, the stage of construction at the time the house is reserved. Ask our Sales Consultants how we can help you turn your new Croudace house into a home.



# DESIGNED AROUND NATURE

Outside space lies at the heart of St Frideswide, with over 20% of the development given to open space. Careful consideration has been given to how the homes blend in with their locale, and how residents can make a positive contribution to the environment just by choosing a home at Priory Grove.

Vibrant and distinct character areas within the landscape scheme celebrate their natural attributes while at the same time creating a beautiful natural setting for the homes, creating one cohesive place that sits in harmony with its surroundings.

## **Sustainability features**

- Integrated PV solar panels on all houses
- Electric vehicle charging points to all homes
- Approximately 228 new trees planted
- 900m of new native hedgerow planting connecting to existing hedgerows
- Over 2000sqm of new wildflower planting
- 3 play areas including a 100m long central community park with play area and pagoda
- Ecological enhancements throughout the site including hedgehog fencing, bird/bat boxes, hedgehog domes and bug hotels



Priory Grove Aerial Street Scene





Priory Grove CGI street scene

# HELPING ALL OF LIFE TO **FLOURISH**

A wealth of wildlife calls Priory Grove home. The landscape in and around the development has been enhanced with mature planting and preservation measures have been implemented to safeguard local wildlife populations. These improvements are designed to integrate into the existing habitats at Priory Grove and create a framework that ensures that local flora and fauna can thrive.



## SUPPORTING NATURAL HABITATS

Bird boxes for different native species will be installed across Priory Grove, while hedgerows have been enhanced to provide shelter for ground dwelling birds. These hedgerows will also serve as 'habitat piles' for local reptiles and amphibians. To enable basking spots to remain open and accessible, grassland areas sown with wildflowers will be cut back on a regular basis.

For bats, trees with roosting features have been preserved and bat boxes introduced. Bat tubes with integrated wooden perches are to be built into the external walls of homes, while lighting reduction measures have been reviewed and approved by a licensed bat ecologist.

For hedgehogs, specialist fencing has been installed with holes large enough for hedgehogs to pass through, allowing them to roam freely. Hedgehog domes provide a safe home for breeding and hibernation. Bug hotels are located around Priory Grove, encouraging a variety of insects to visit, helping to pollinate plants and boost biodiversity. These ecological enhancements alongside our homes, create a home for you and nature in an exceptional setting.





# GENERAL DEVELOPMENT LAYOUT



Each home within Priory Grove is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.

## 4 BEDROOM HOMES

- THE WESTBOURNE II**  
PLOTS 25 & 77
- THE BRIMPTON II**  
PLOTS 1, 12, 13, 24 & 31
- THE RADFORD**  
PLOTS 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23
- THE CRANBROOK**  
PLOTS 2, 3, 7, 8 & 9

## 3 BEDROOM HOMES

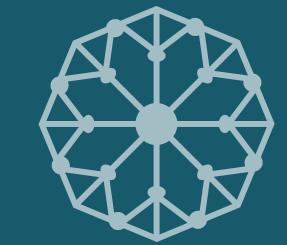
- THE CHALGROVE**  
PLOTS 38, 44 & 65
- THE ROWSTOCK**  
PLOTS 43 & 68
- THE SHIPTON**  
PLOTS 4, 5, 6, 10, 11, 73, 74, 75 & 76
- THE BRIGHTWELL**  
PLOTS 45, 46, 50, 59, 63 & 64

## 1 & 2 BEDROOM APARTMENTS

- ST FRIDESWIDE HOUSE**  
PLOTS 85, 86, 87, 88, 89, 90, 91, 92, 93 & 94
- ELSFIELD HOUSE**  
PLOTS 95, 96, 97, 98, 99, 100, 101, 102, 103 & 104

- M** Marketing Suite
- S** Sold
- S** Show Home
- R** Reserved
- \*** Affordable Housing
- CC** Car Club parking only





# THE WESTBOURNE II

**4 BEDROOM HOME**

PLOT NUMBERS

25

77



MODERN KITCHEN SPACE  
AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility Cupboard
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob\* with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM,  
EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

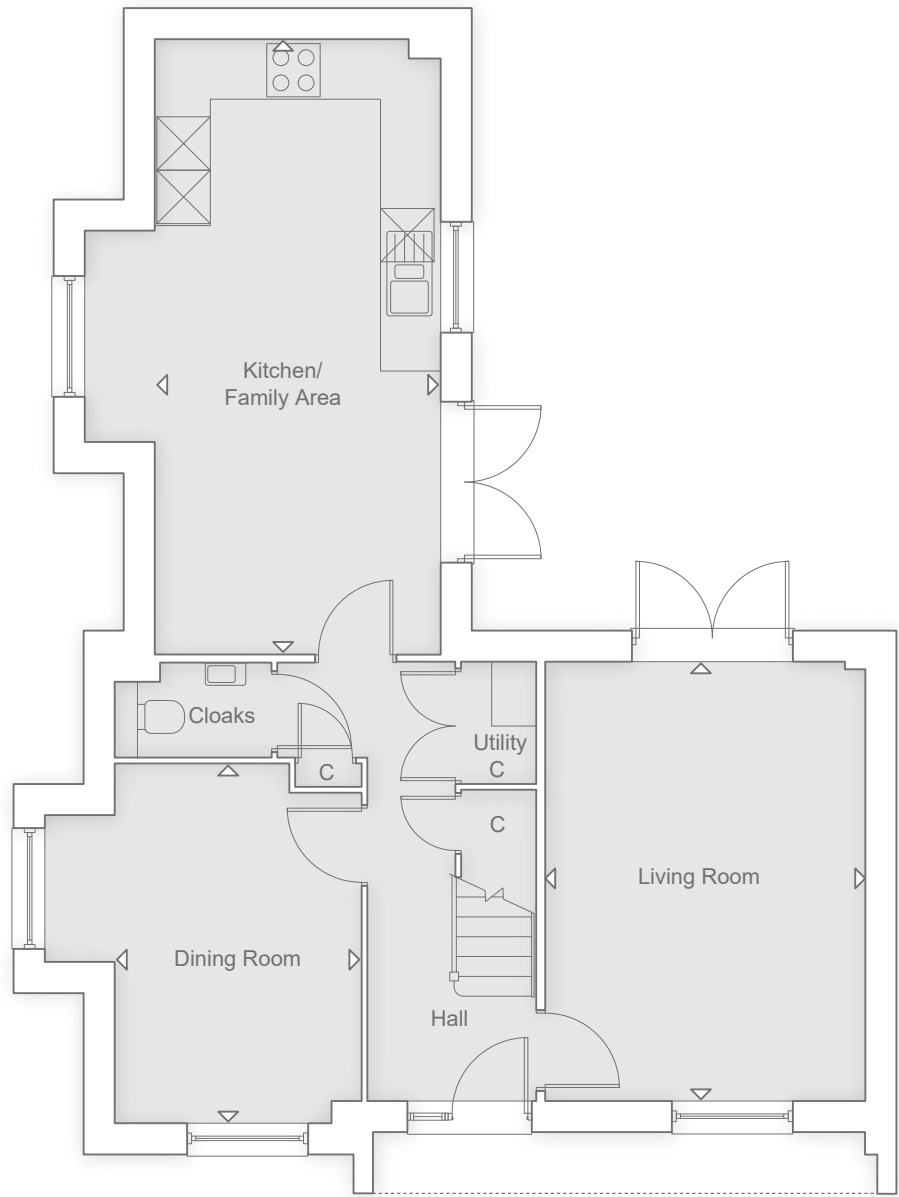
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Family Area, Utility Cupboard, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Family Area, Living Room, Dining Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

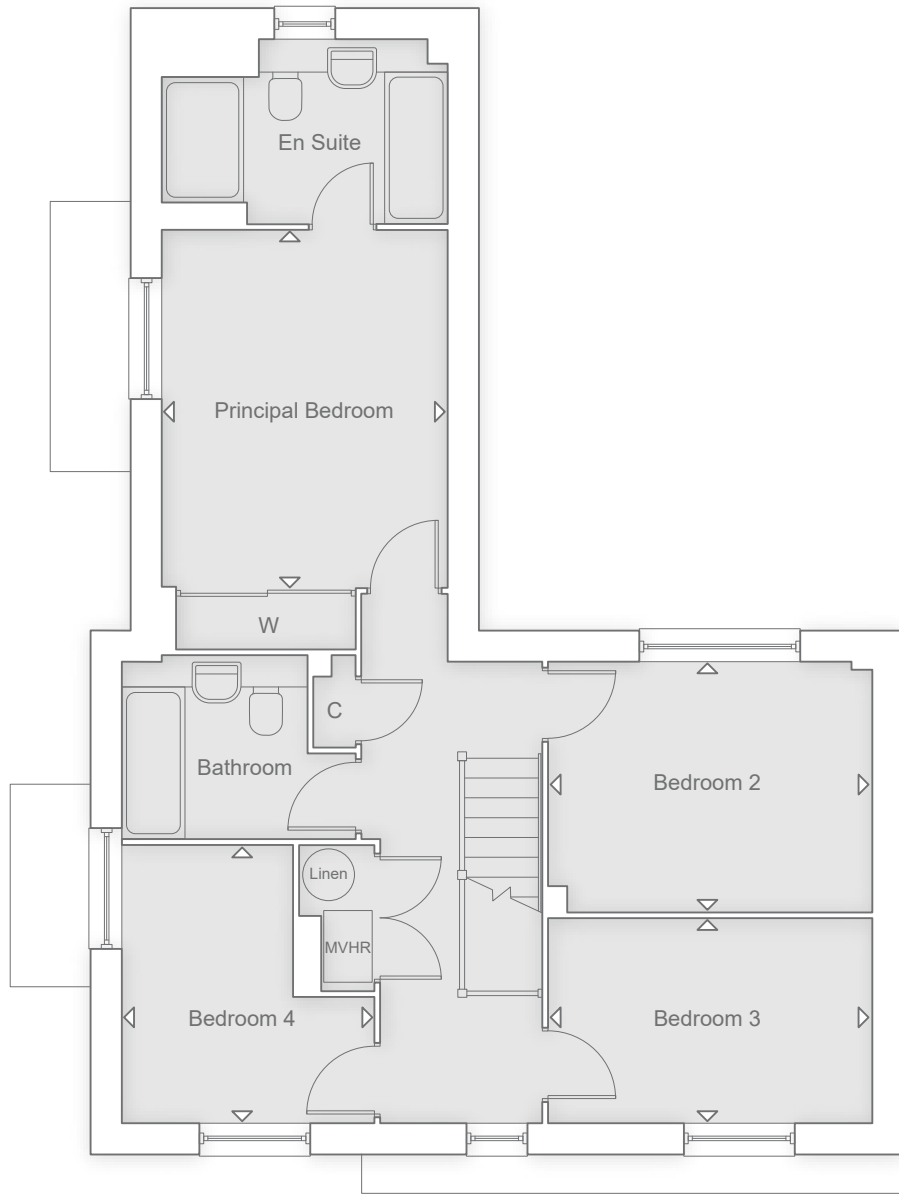
EXTERNAL FEATURES

- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN/FAMILY AREA		
6.92M X 3.22M	22' 8" X 10' 6"	
LIVING ROOM		
4.94M X 3.60M	16' 2" X 11' 9"	
DINING ROOM		
4.05M X 2.78M	13' 3" X 9' 1"	

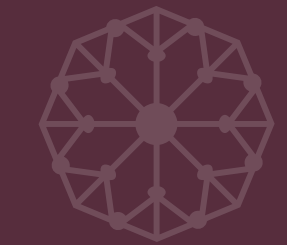


FIRST FLOOR

PRINCIPAL BEDROOM		
3.94M X 3.22M	12' 11" X 10' 6"	
BEDROOM 2		
3.65M X 2.82M	11' 11" X 9' 3"	
BEDROOM 3		
3.65M X 2.22M	11' 11" X 7' 3"	
BEDROOM 4		
3.13M X 2.84M	10' 3" X 9' 3"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE BRIMPTON II

**4 BEDROOM HOME**

PLOT NUMBERS

1

12

13

24

31



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob\* with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Walk-in wardrobe to Bedroom 2
- Built-in cupboard to Study

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Walk-in wardrobe to Bedroom 2, Bathroom, En Suites and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room, Study and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

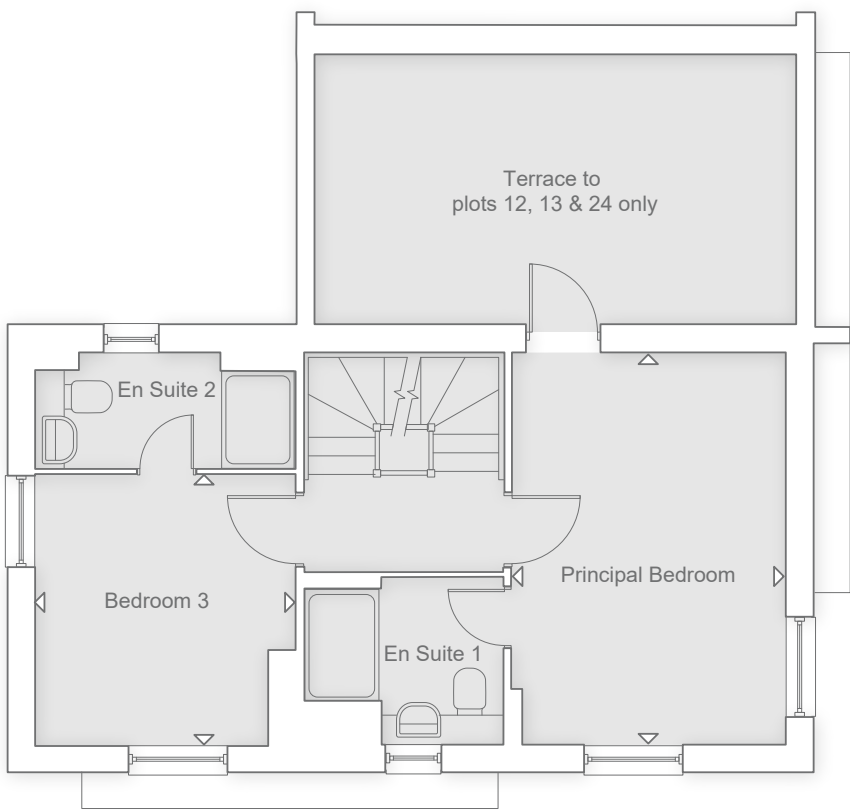
EXTERNAL FEATURES

- Drive Through to Plots 12, 13 & 24 only
- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Decked Terrace to Plots 12, 13 & 24 only
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



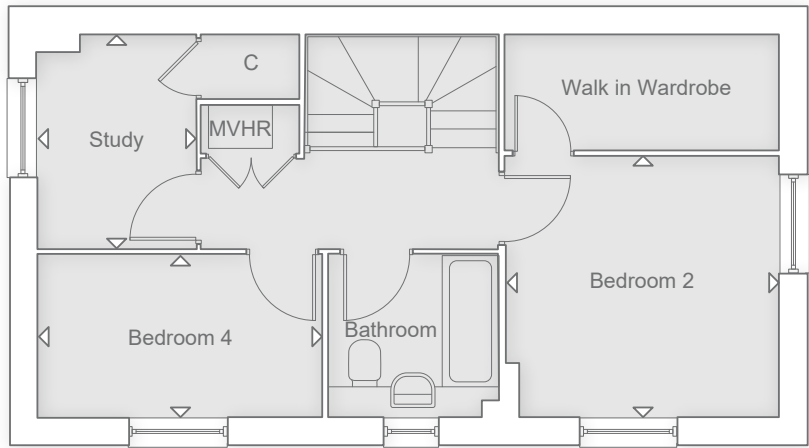
GROUND FLOOR

KITCHEN/DINING AREA		
4.90M X 3.30M	16' 0" X 10' 9"	
LIVING ROOM		
4.90M X 3.45M	16' 0" X 11' 3"	



FIRST FLOOR

PRINCIPAL BEDROOM		
4.90M X 3.45M	16' 0" X 11' 3"	
BEDROOM 3		
3.40M X 3.40M	11' 1" X 11' 1"	
TERRACE		
6.07M X 3.43M	19' 11" X 11' 3"	



SECOND FLOOR

BEDROOM 2		
3.47M X 3.32M	11' 4" X 10' 10"	
BEDROOM 4		
3.65M X 2.08M	11' 11" X 6' 9"	
STUDY		
2.76M X 2.03M	9' 0" X 6' 7"	

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# THE RADFORD

**4 BEDROOM HOME**

PLOT NUMBERS

14	15	16	17	18
19	20	21	22	23



MODERN KITCHEN SPACE  
AND UTILITY

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen and Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob\* with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher

QUALITY BATHROOM,  
EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobes to Principal Bedroom
- Built-in cupboard to Bedroom 3
- Built-in wardrobe to Bedroom 4

SECURITY AND PEACE OF MIND

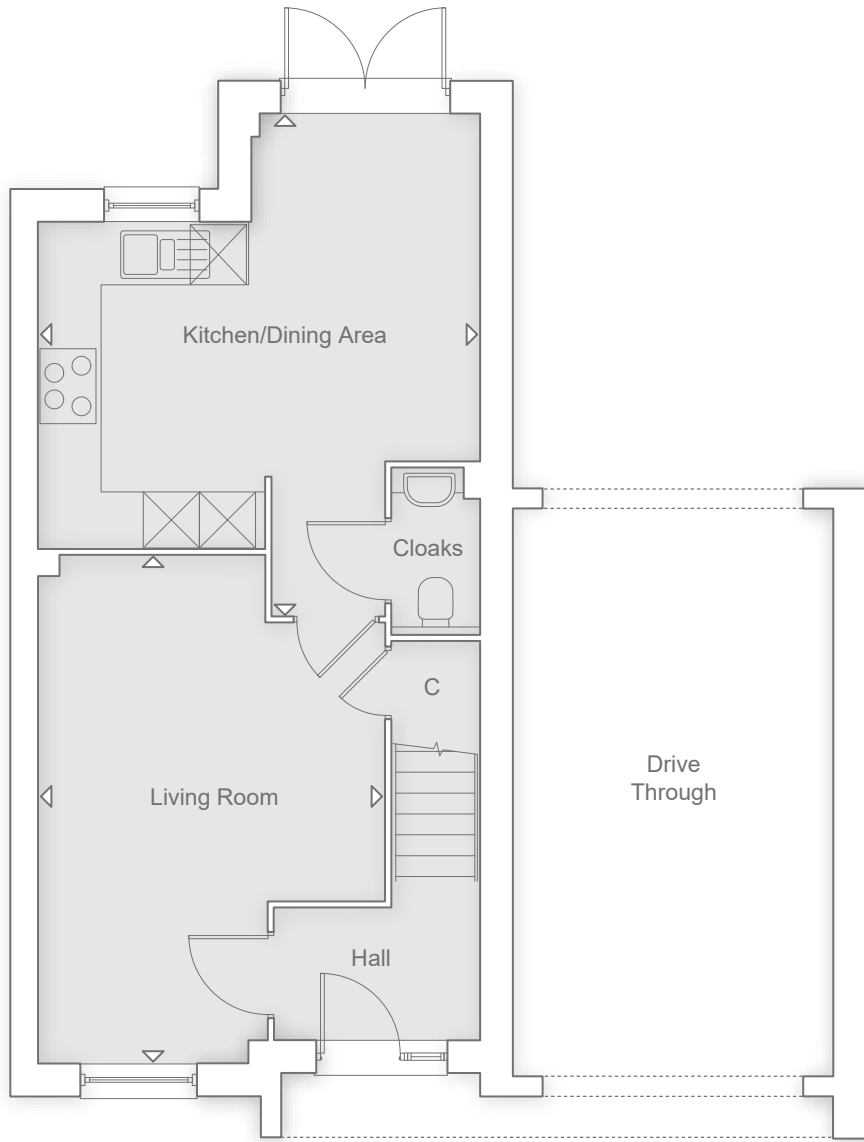
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

- Drive Through
- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Decked Terrace
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



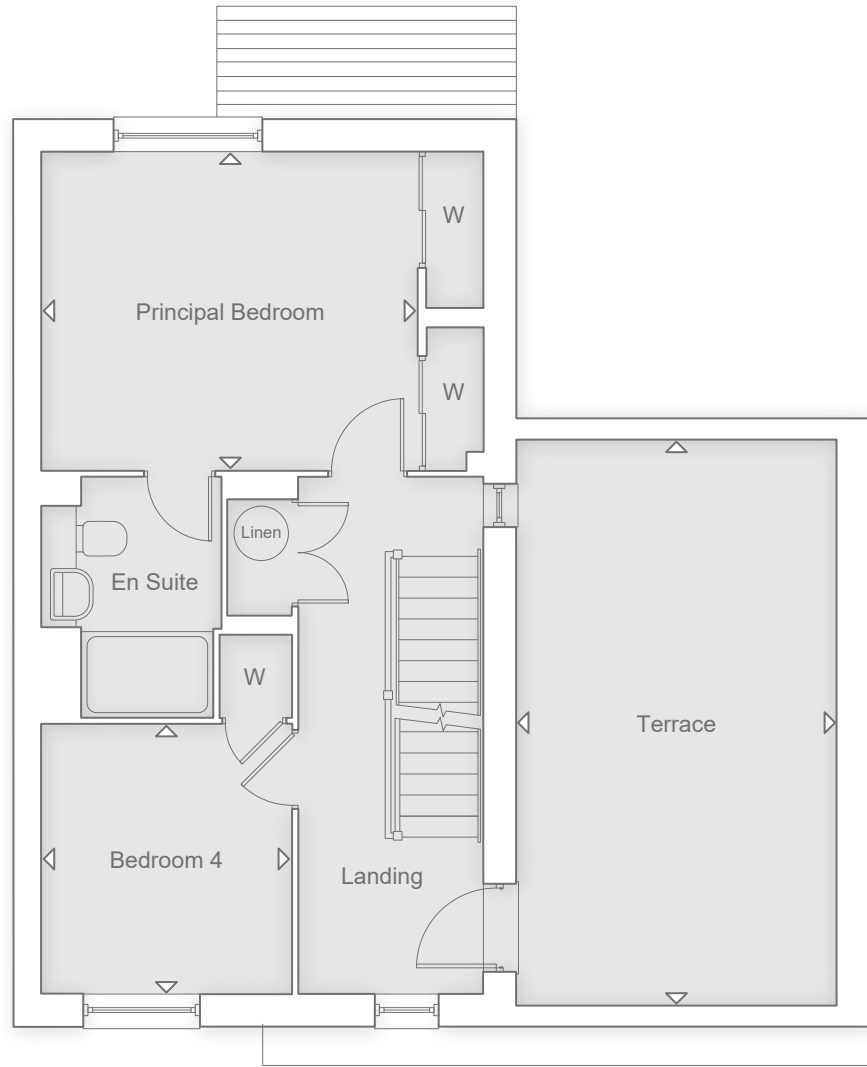
GROUND FLOOR

KITCHEN/DINING AREA

5.37M X 4.72M 17' 7" X 15' 5"

LIVING ROOM

5.44M X 3.73M 17' 10" X 12' 2"



FIRST FLOOR

PRINCIPAL BEDROOM

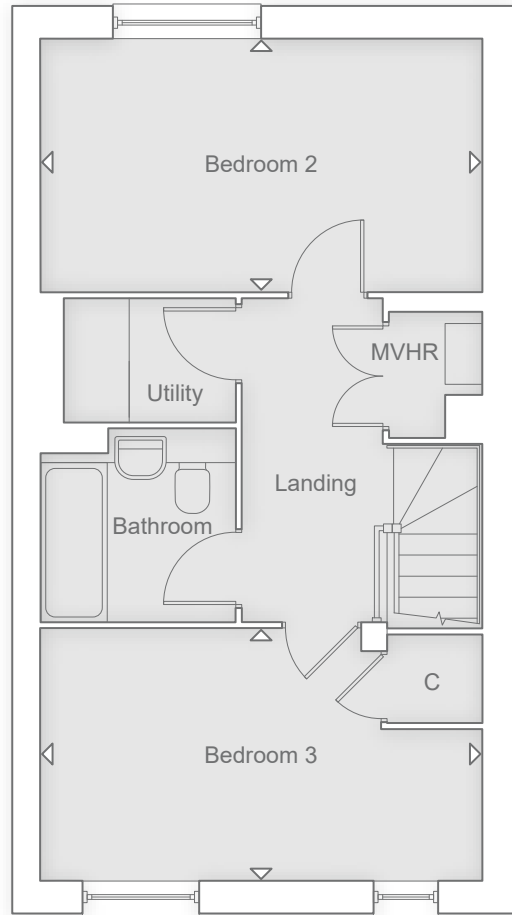
4.03M X 3.41M 13' 2" X 11' 2"

BEDROOM 4

2.89M X 2.68M 9' 5" X 8' 9"

TERRACE

6.07M X 3.43M 19' 9" X 11' 2"



SECOND FLOOR

BEDROOM 2

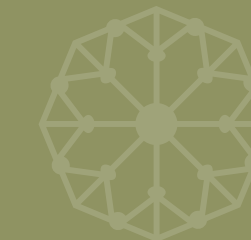
4.73M X 2.71M 15' 6" X 8' 10"

BEDROOM 3

4.73M X 2.71M 15' 6" X 8' 10"

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# THE CRANBROOK

**4 BEDROOM HOME**

PLOT NUMBERS

2

3

7

8

9



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob\* with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

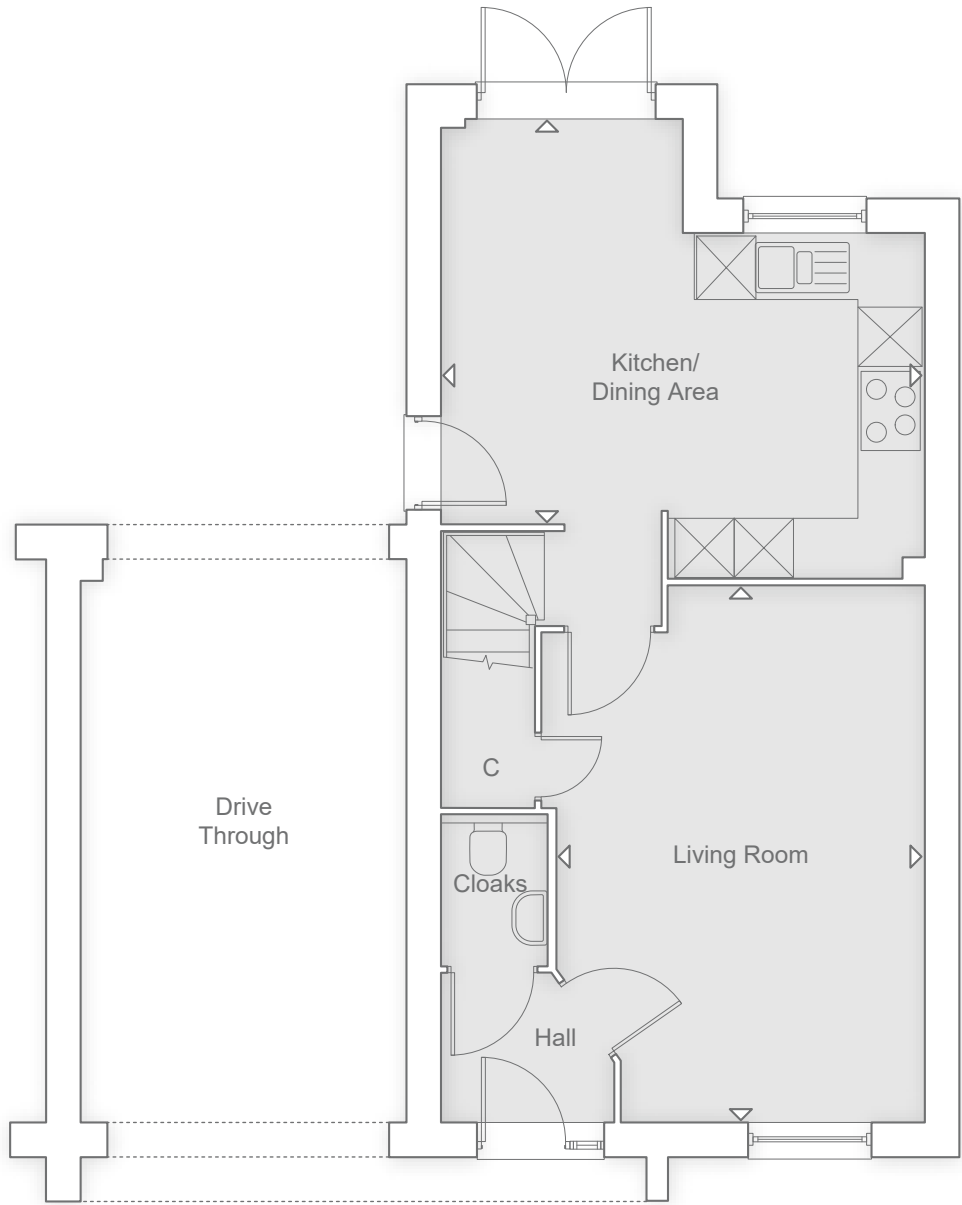
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

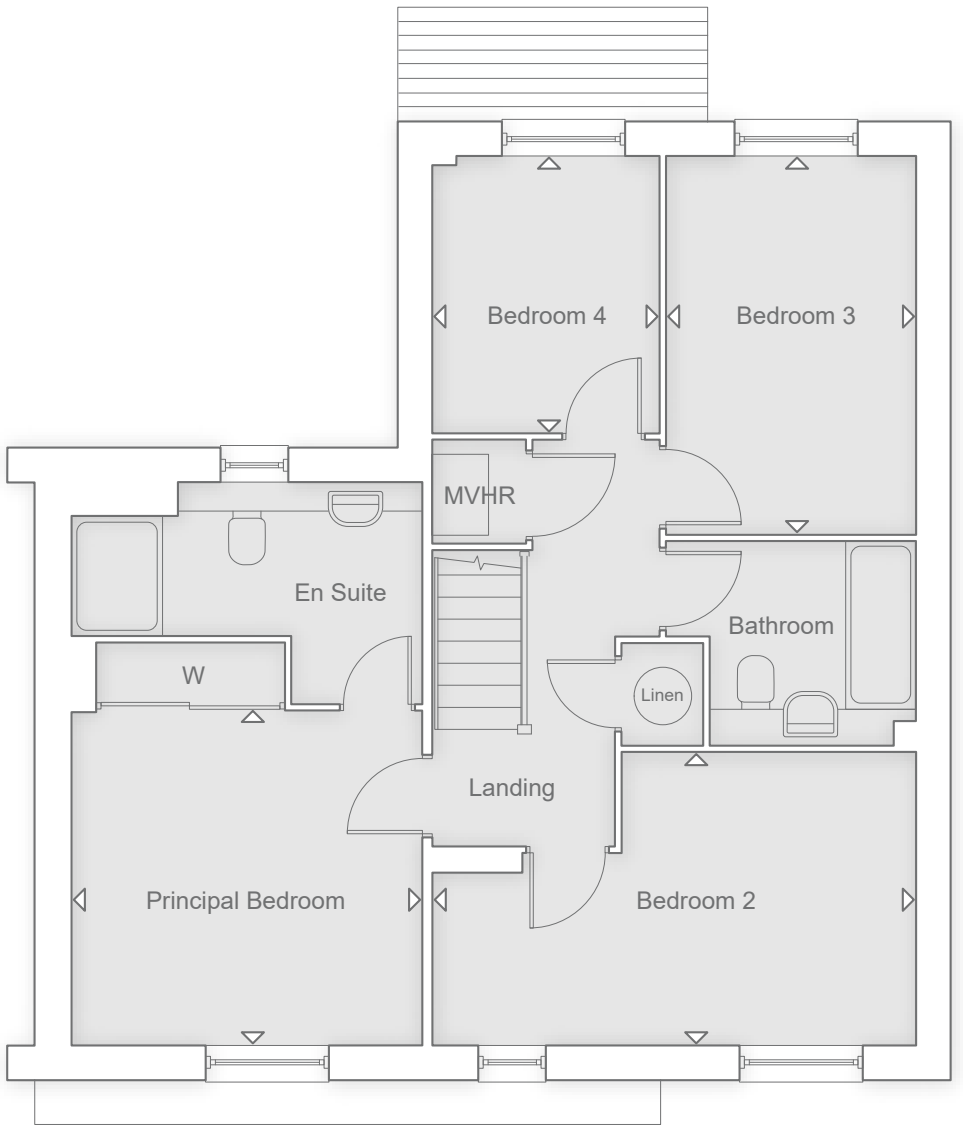
EXTERNAL FEATURES

- Drive Through
- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
4.90M X 4.11M	16' 0" X 13' 5"	
LIVING ROOM		
5.44M X 3.73M	17' 10" X 12' 2"	

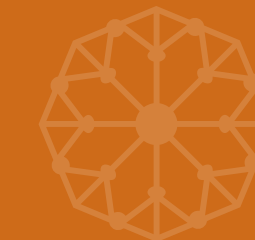


FIRST FLOOR

PRINCIPAL BEDROOM		
3.55M X 3.39M	11' 7" X 11' 1"	
BEDROOM 2		
4.90M X 2.97M	16' 0" X 9' 8"	
BEDROOM 3		
3.83M X 2.53M	12' 6" X 8' 3"	
BEDROOM 4		
2.81M X 2.30M	9' 2" X 7' 6"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE CHALGROVE

**3 BEDROOM HOME**

PLOT NUMBERS

38

44

65



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

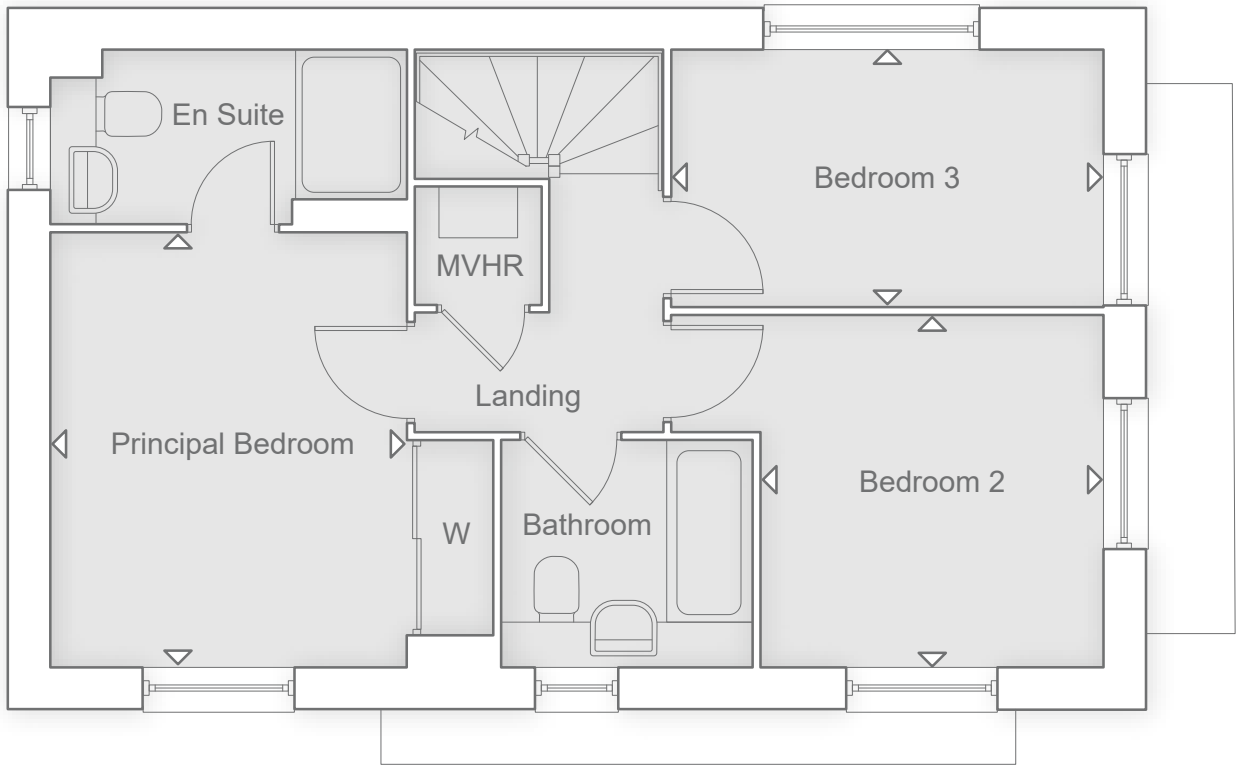
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

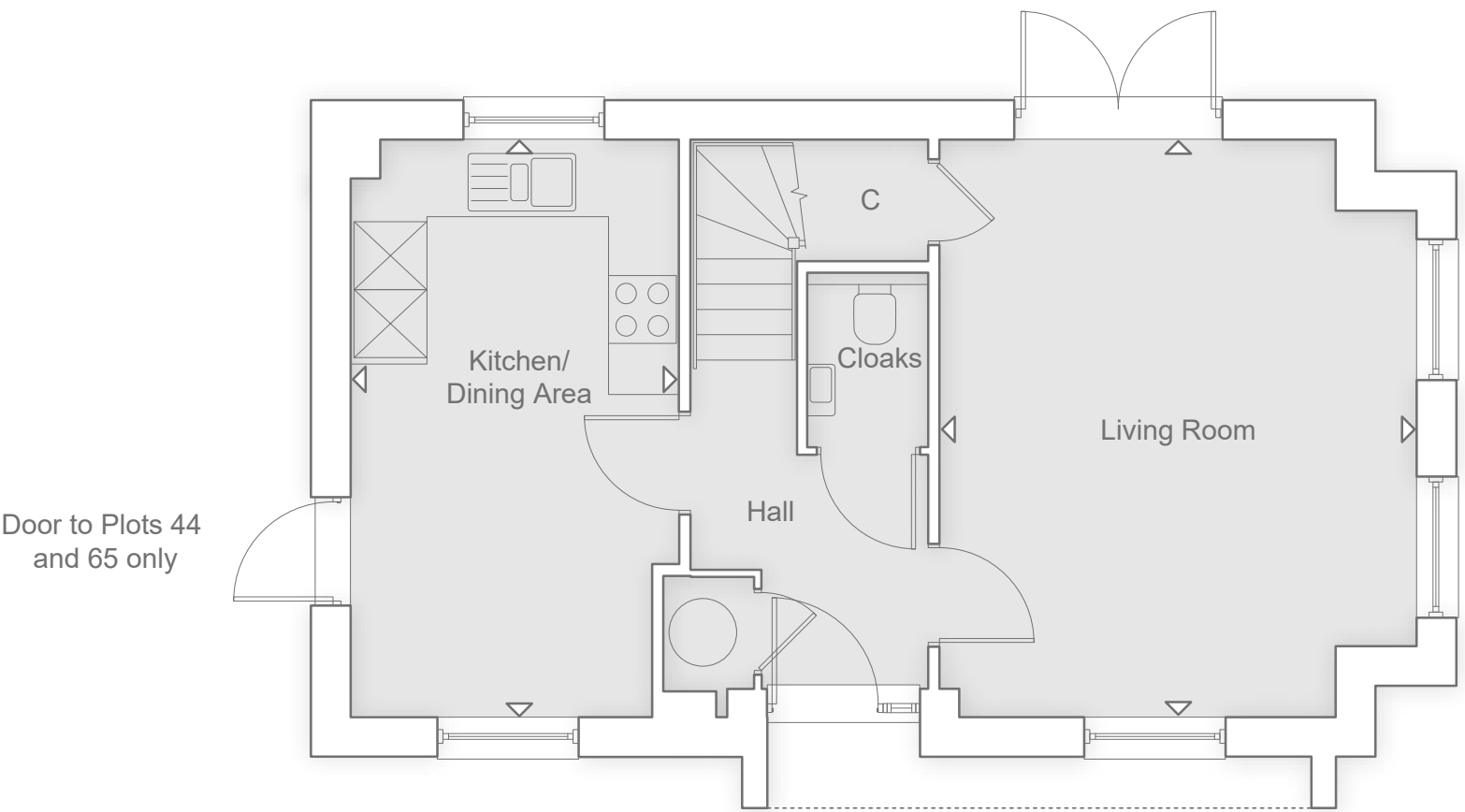
EXTERNAL FEATURES

- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 2.95M	11' 9" X 9' 8"	
BEDROOM 2		
2.91M X 2.83M	9' 6" X 9' 3"	
BEDROOM 3		
3.57M X 2.12M	11' 8" X 6' 11"	



GROUND FLOOR

KITCHEN/DINING AREA		
5.10M X 2.90M	16' 8" X 9' 6"	
LIVING ROOM		
5.10M X 4.22M	16' 8" X 13' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE ROWSTOCK

**3 BEDROOM HOME**

PLOT NUMBERS

43

68



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

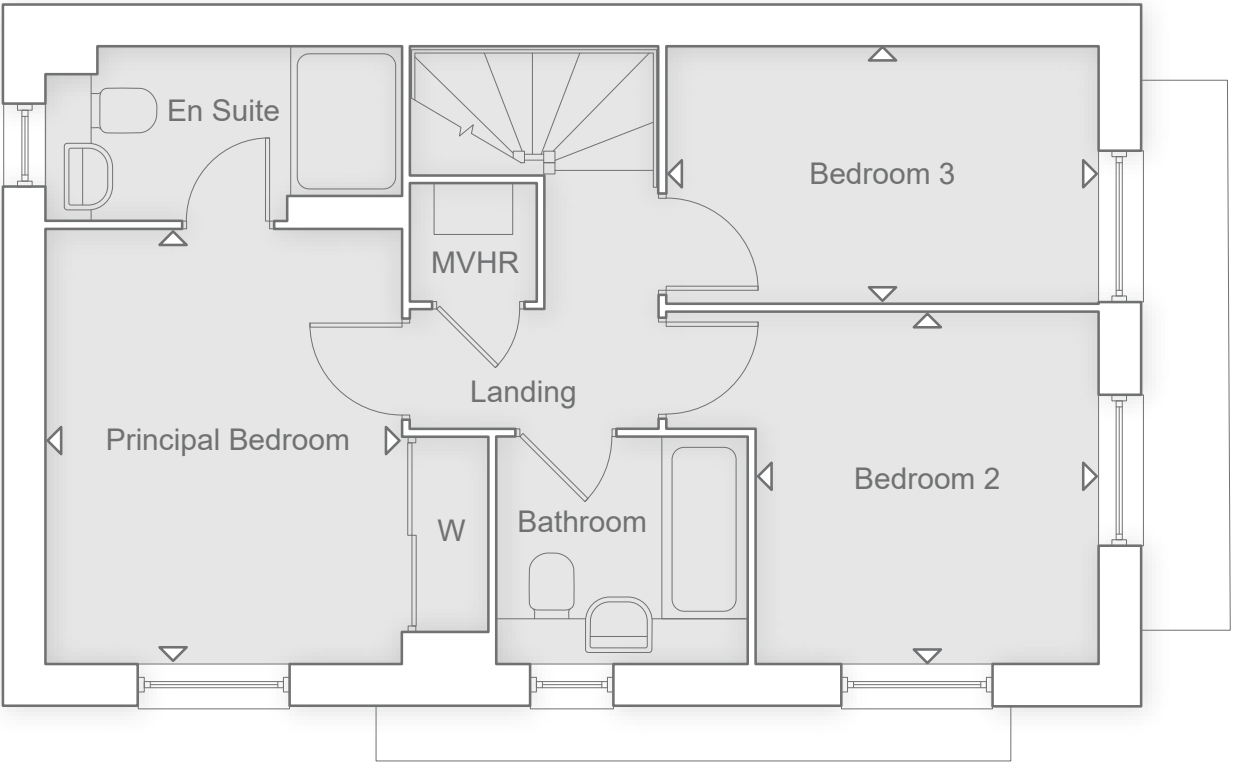
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

EXTERNAL FEATURES

- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 2.95M	11' 9" X 9' 8"	
BEDROOM 2		
2.91M X 2.83M	9' 6" X 9' 3"	
BEDROOM 3		
3.57M X 2.12M	11' 8" X 6' 11"	

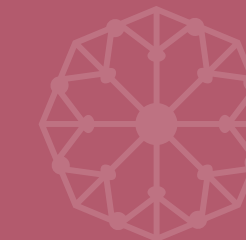


GROUND FLOOR

KITCHEN/DINING AREA		
5.10M X 2.90M	16' 8" X 9' 6"	
LIVING ROOM		
5.10M X 4.22M	16' 8" X 13' 10"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE SHIPTON

**3 BEDROOM HOME**

PLOT NUMBERS

4 5 6 10 11

73 74 75 76



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

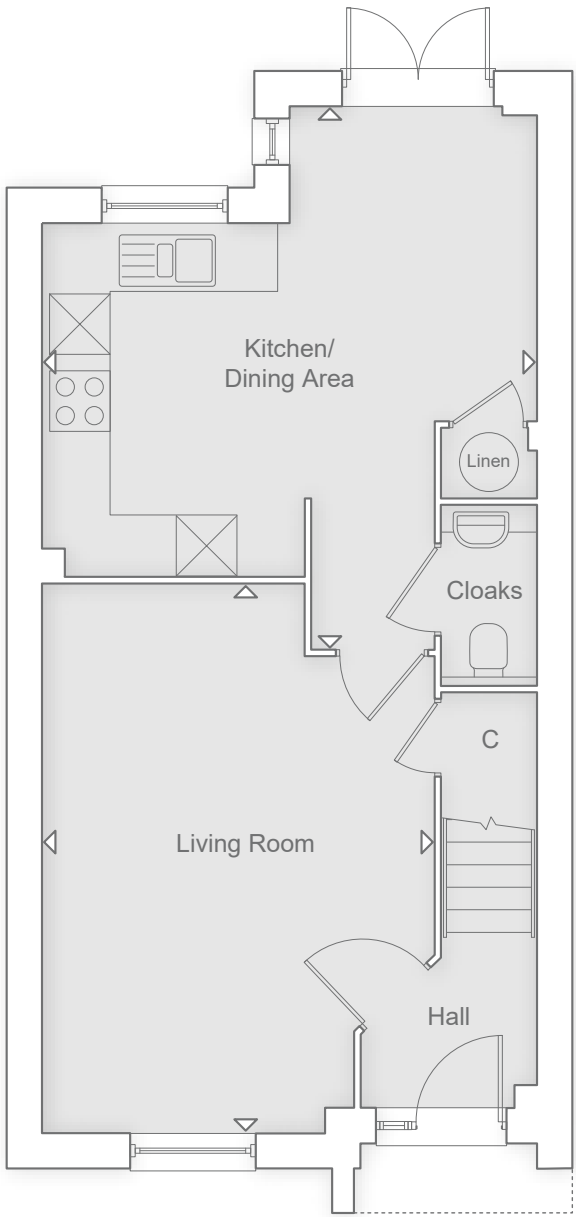
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

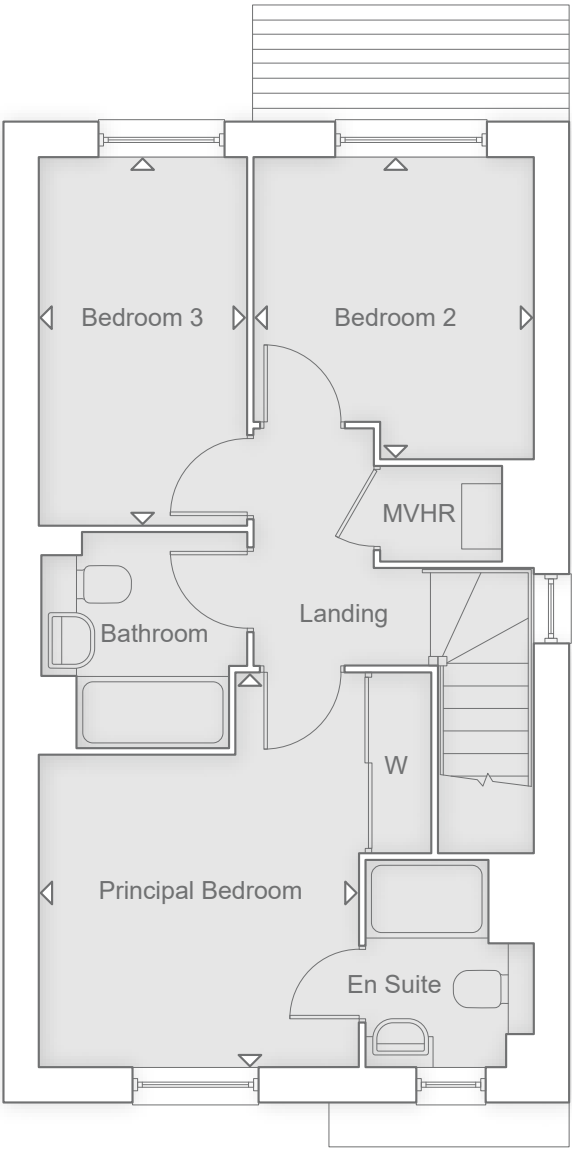
EXTERNAL FEATURES

- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



GROUND FLOOR

KITCHEN/DINING AREA		
5.37M X 4.90M	17' 7" X 16' 0"	
LIVING ROOM		
5.69M X 3.88M	18' 8" X 12' 8"	



FIRST FLOOR

PRINCIPAL BEDROOM		
3.91M X 3.17M	12' 9" X 10' 4"	
BEDROOM 2		
2.99M X 2.77M	9' 9" X 9' 1"	
BEDROOM 3		
3.65M X 2.06M	11' 11" X 6' 9"	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# THE BRIGHTWELL

3 BEDROOM HOME

PLOT NUMBERS

45

46

50

59

63

64



MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washing machine

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

SECURITY AND PEACE OF MIND

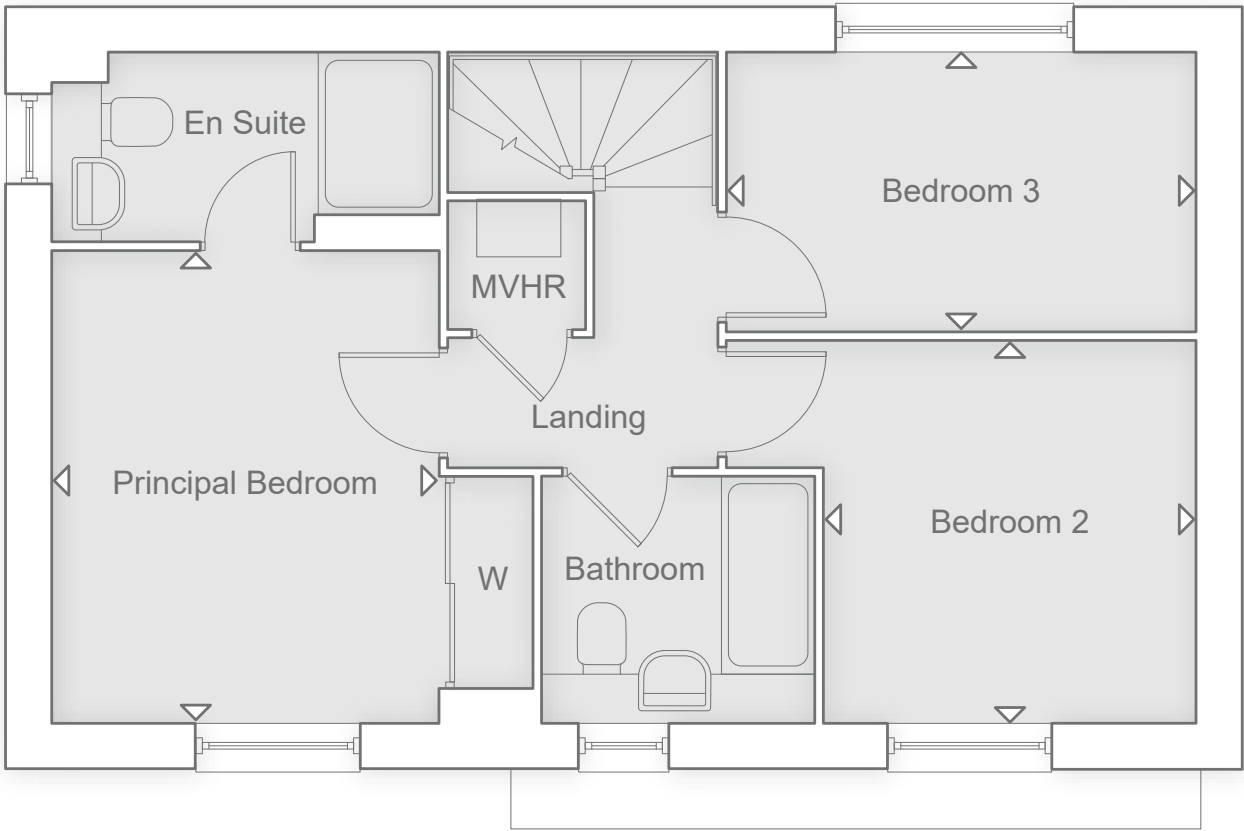
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom, En Suite and Cloakroom
- TV point to Kitchen/Dining Area, Living Room and all Bedrooms
- Cat 6 Home Network points to Living Room and all Bedrooms
- Underfloor heating throughout the ground floor with smart thermostat
- Air Source Heat Pump heating system with smart control
- Mechanical Ventilation Heat Recovery (MVHR) System

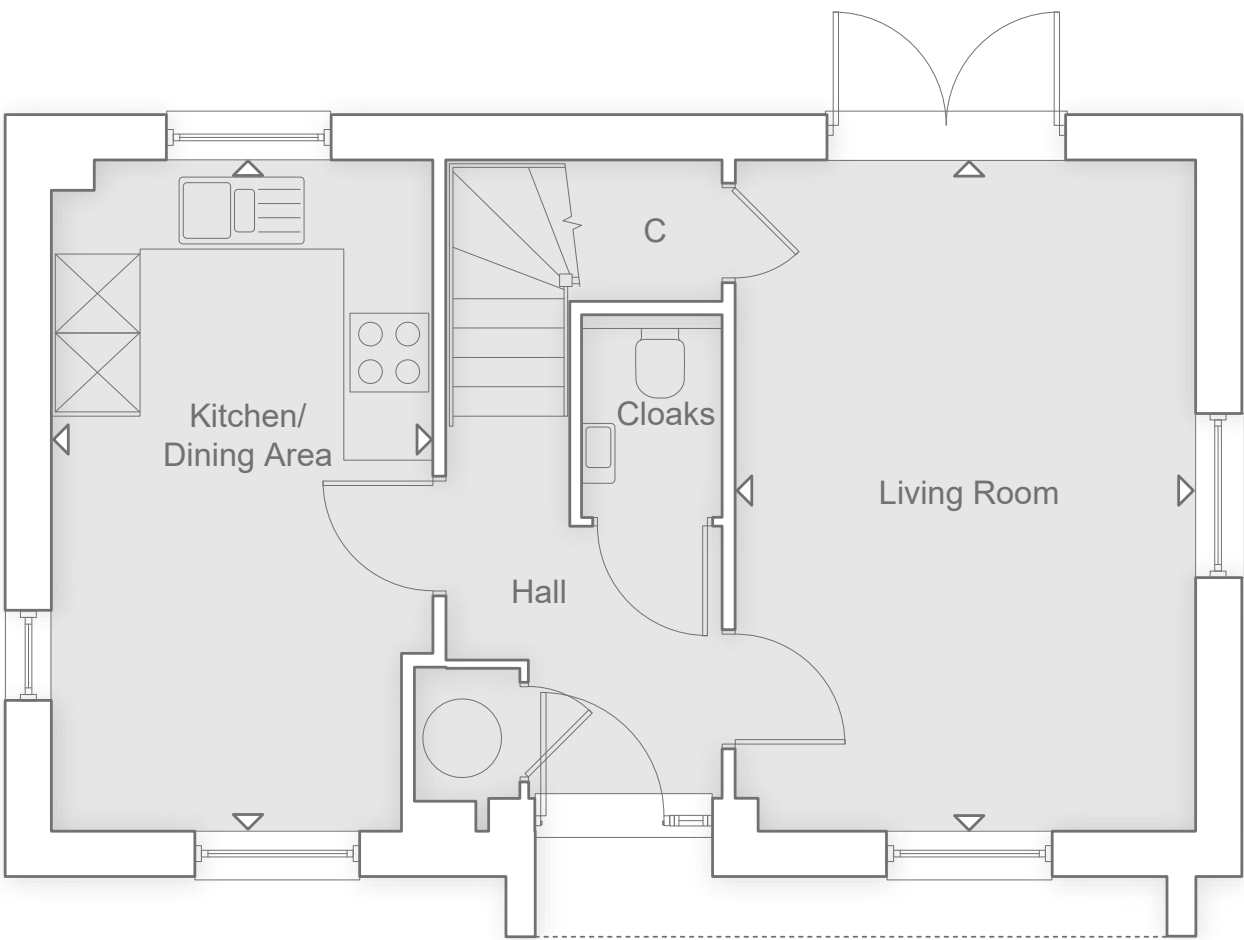
EXTERNAL FEATURES

- Driveway parking space
- External power point (subject to layout)
- EV car charging point
- Outdoor patio space with gated access
- Turfed rear garden
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt
- PV panels



FIRST FLOOR

PRINCIPAL BEDROOM		
3.60M X 2.95M		11' 9" X 9' 8"
BEDROOM 2		
2.91M X 2.83M		9' 6" X 9' 3"
BEDROOM 3		
3.57M X 2.12M		11' 8" X 6' 11"



GROUND FLOOR

KITCHEN/DINING AREA		
5.10M X 2.90M		16' 8" X 9' 6"
LIVING ROOM		
5.10M X 3.50M		16' 8" X 11' 5"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





# ST FRIDESWIDE HOUSE

2 BEDROOM APARTMENTS

STYLE A

85

STYLE B

86 89 92

STYLE C

87 90

STYLE D

93

STYLE E

94



## MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

## QUALITY BATHROOM AND EN SUITE

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

## DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2
- Built-in wardrobes to Bedroom 2 for Style A, Plot 85

## SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- UPVC glazed anthracite grey door(s) to Terrace(s)
- Double glazed PVCu windows†
- Video entry system

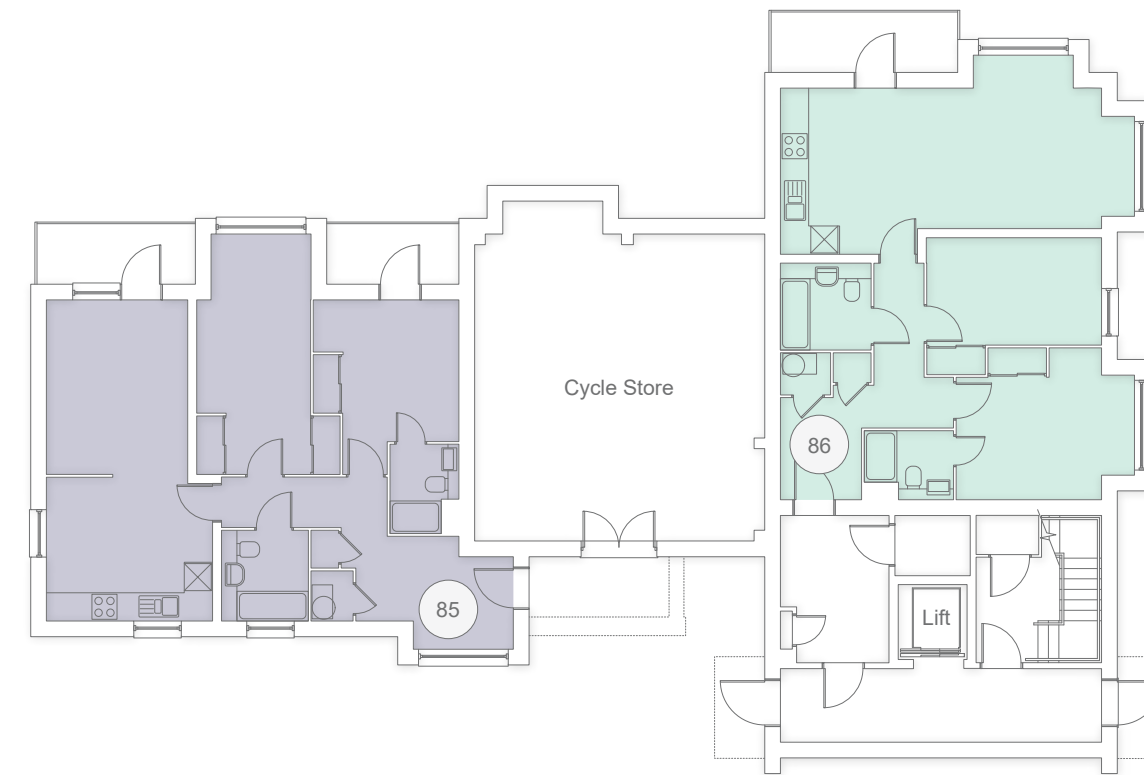
## ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Kitchen/Living /Dining Area, Living Area and all Bedrooms
- Cat 6 Home Network points to Kitchen/Living /Dining Area, Living Area and all Bedrooms
- Underfloor heating to Ground Floor, First Floor and Second Floor apartments with smart thermostat
- Low energy radiators for Third Floor
- Air Source Heat Pump heating system with smart control
- Joule Green Comfort Ventilation System

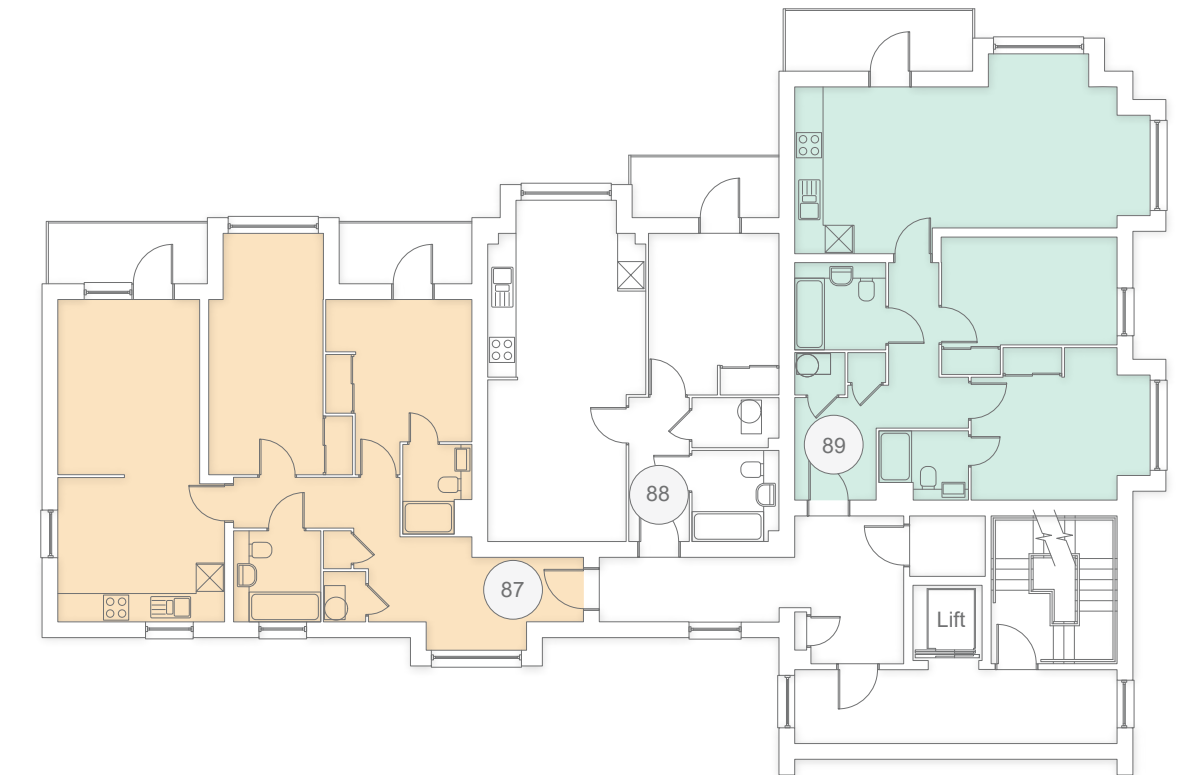
## EXTERNAL FEATURES

- Allocated parking space
- Easy clean hinges to all windows above ground floor level
- Balconies to Plots 85, 87, 90, 93 & 94
- Balcony to 86, 89 & 92
- EV Charger

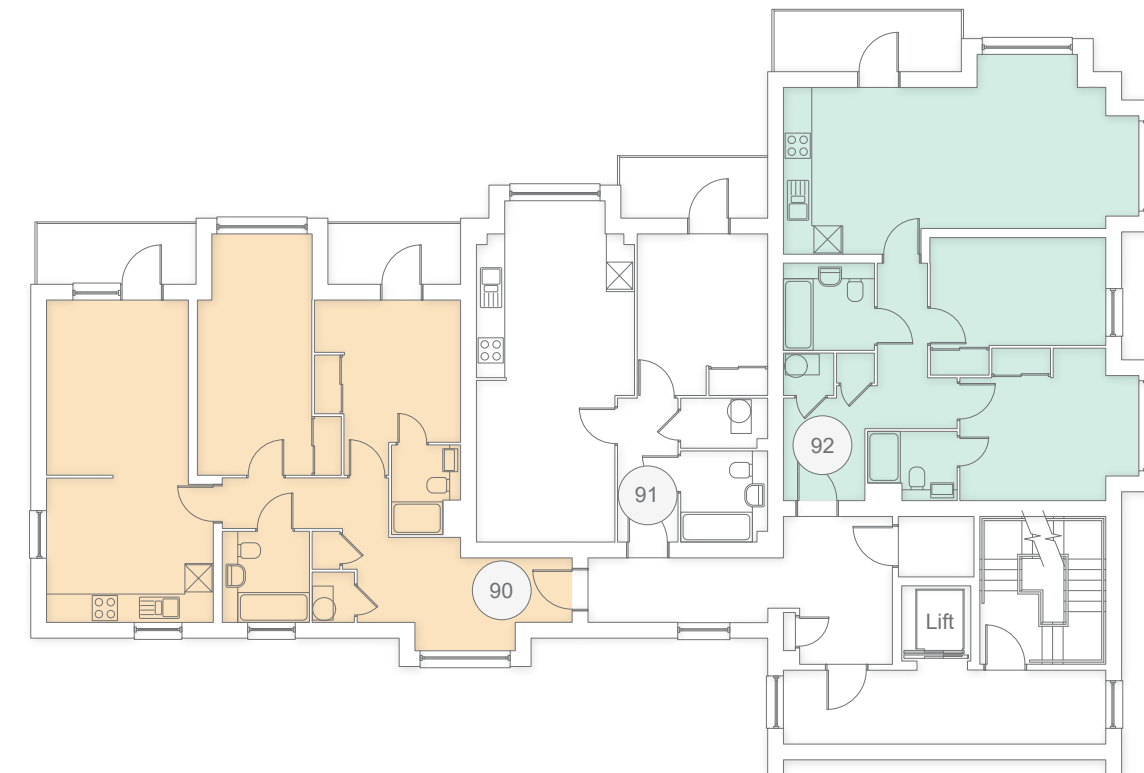
■ STYLE A ■ STYLE B ■ STYLE C ■ STYLE D ■ STYLE E



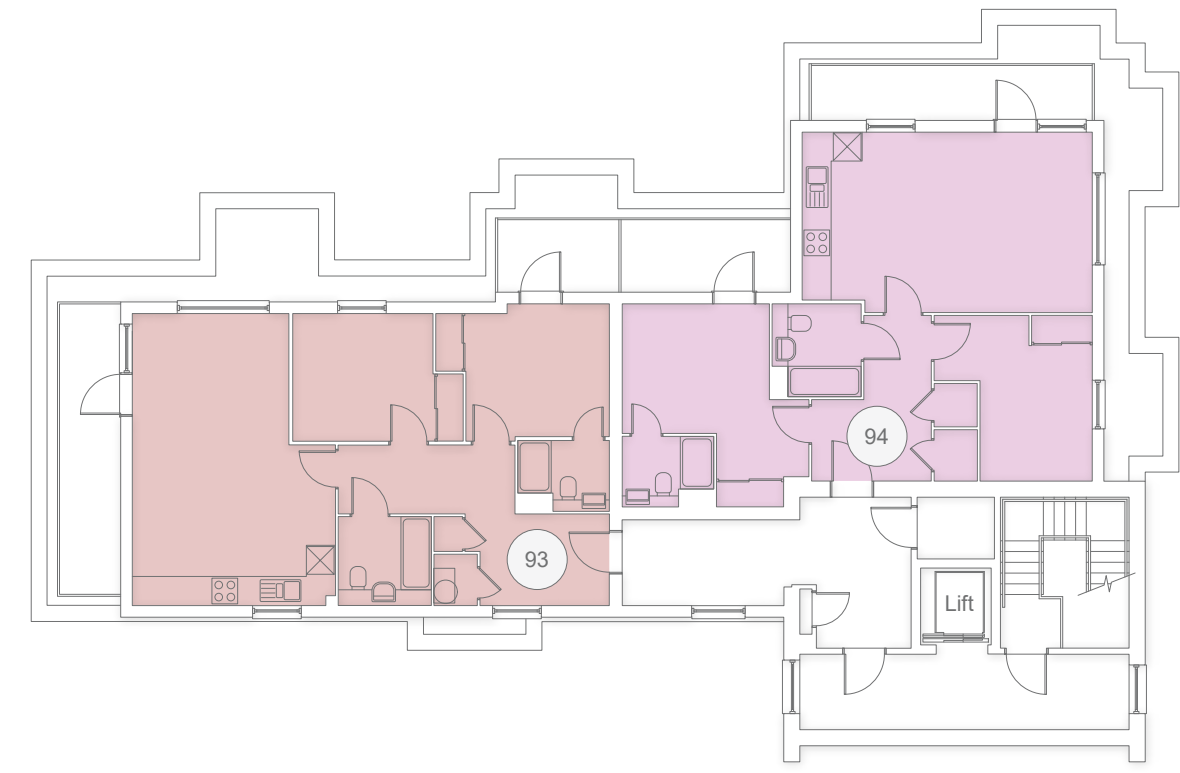
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

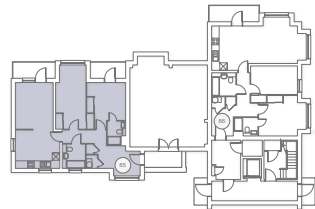




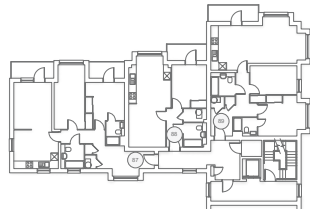
### STYLE A - GROUND FLOOR

KITCHEN/DINING AREA		
3.97M X 3.44M	13' 0" X 11' 3"	
LIVING AREA		
4.17M X 3.38M	13' 7" X 11' 1"	
PRINCIPAL BEDROOM		
4.16M X 2.78M	13' 7" X 9' 1"	
BEDROOM 2		
5.75M X 2.72M	18' 10" X 8' 11"	

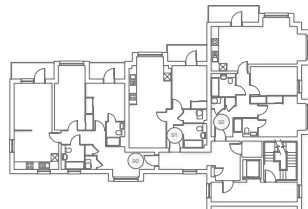
GROUND FLOOR



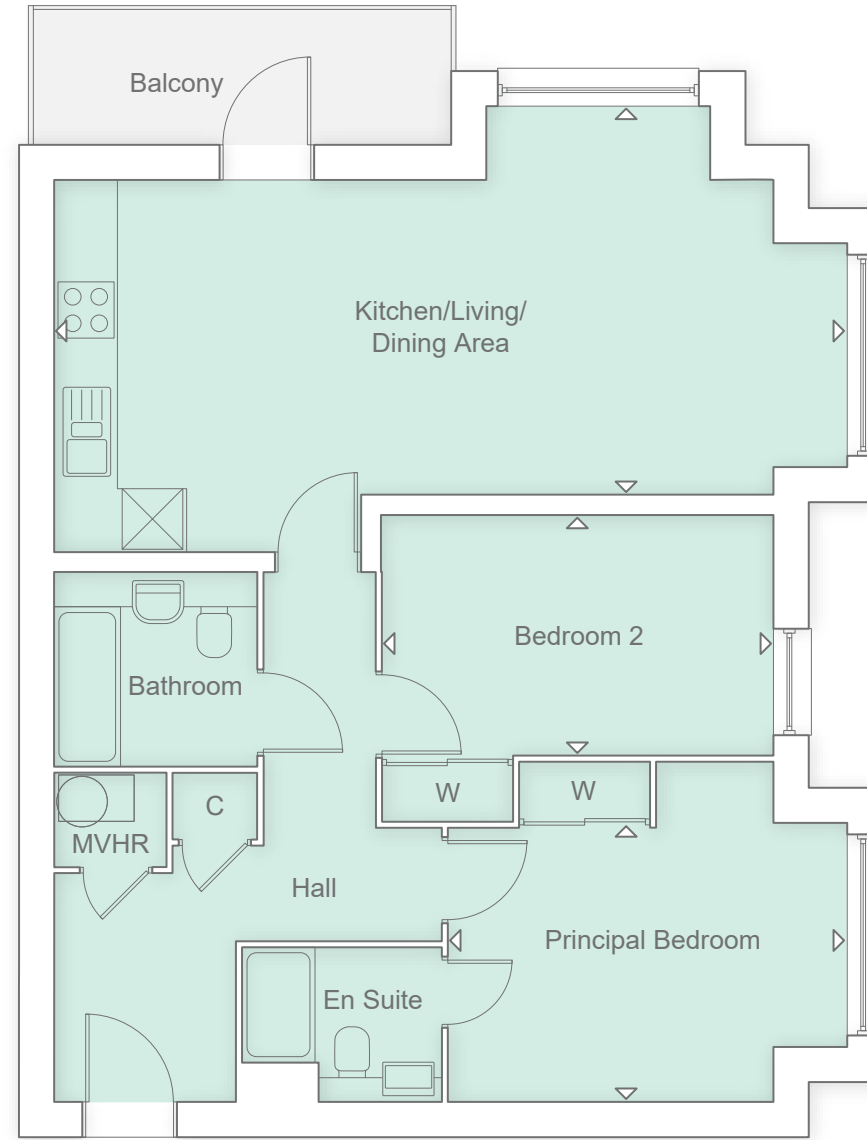
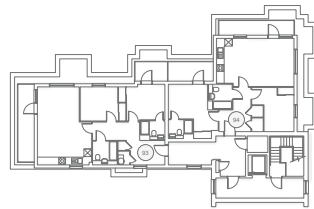
FIRST FLOOR



SECOND FLOOR



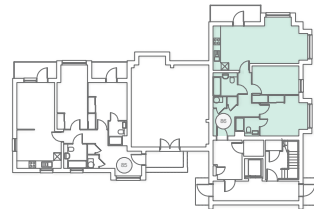
THIRD FLOOR



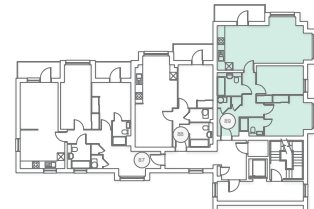
### STYLE B - FIRST FLOOR

KITCHEN/LIVING/DINING AREA		
8.46M X 4.15M	27' 8" X 13' 6"	
PRINCIPAL BEDROOM		
4.26M X 2.98M	13' 11" X 9' 9"	
BEDROOM 2		
4.18M X 2.57M	13' 7" X 8' 5"	

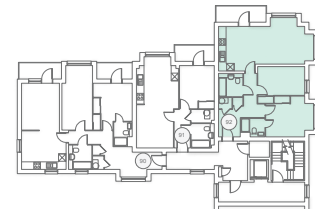
GROUND FLOOR



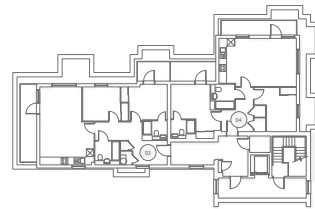
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

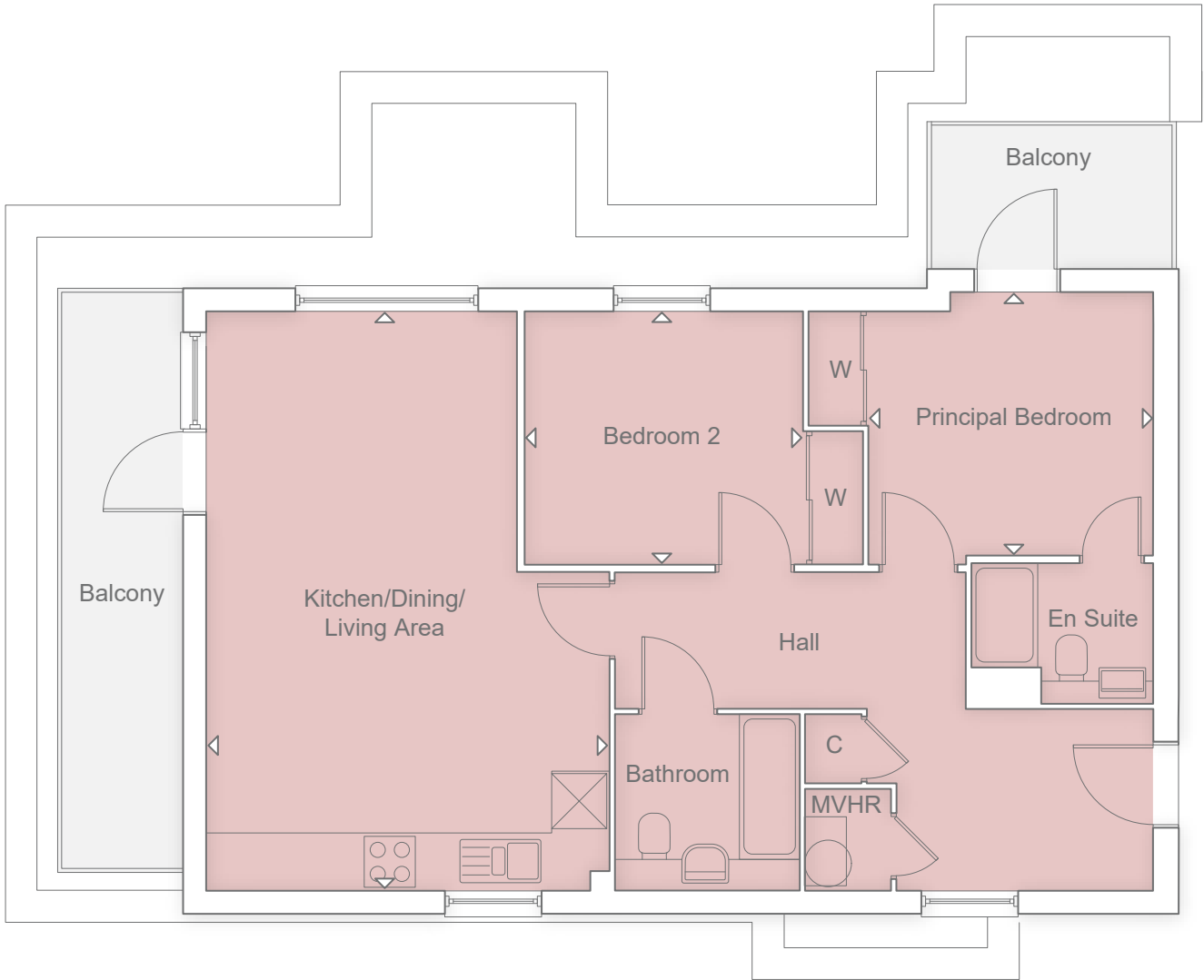
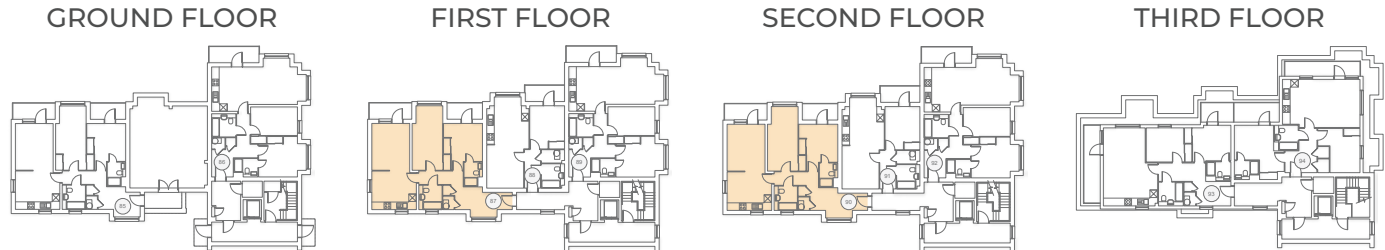






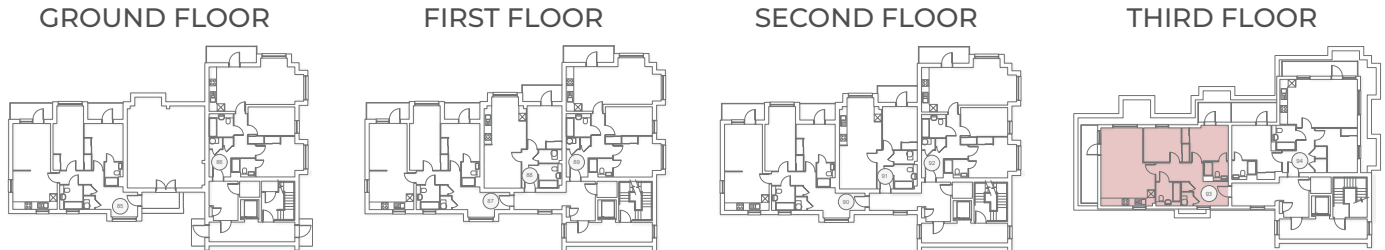
STYLE C - FIRST FLOOR

KITCHEN/DINING AREA	
3.97M X 3.44M	13' 0" X 11' 3"
LIVING AREA	
4.17M X 3.38M	13' 7" X 11' 1"
PRINCIPAL BEDROOM	
4.16M X 2.78M	13' 7" X 9' 1"
BEDROOM 2	
5.74M X 2.72M	18' 10" X 8' 11"

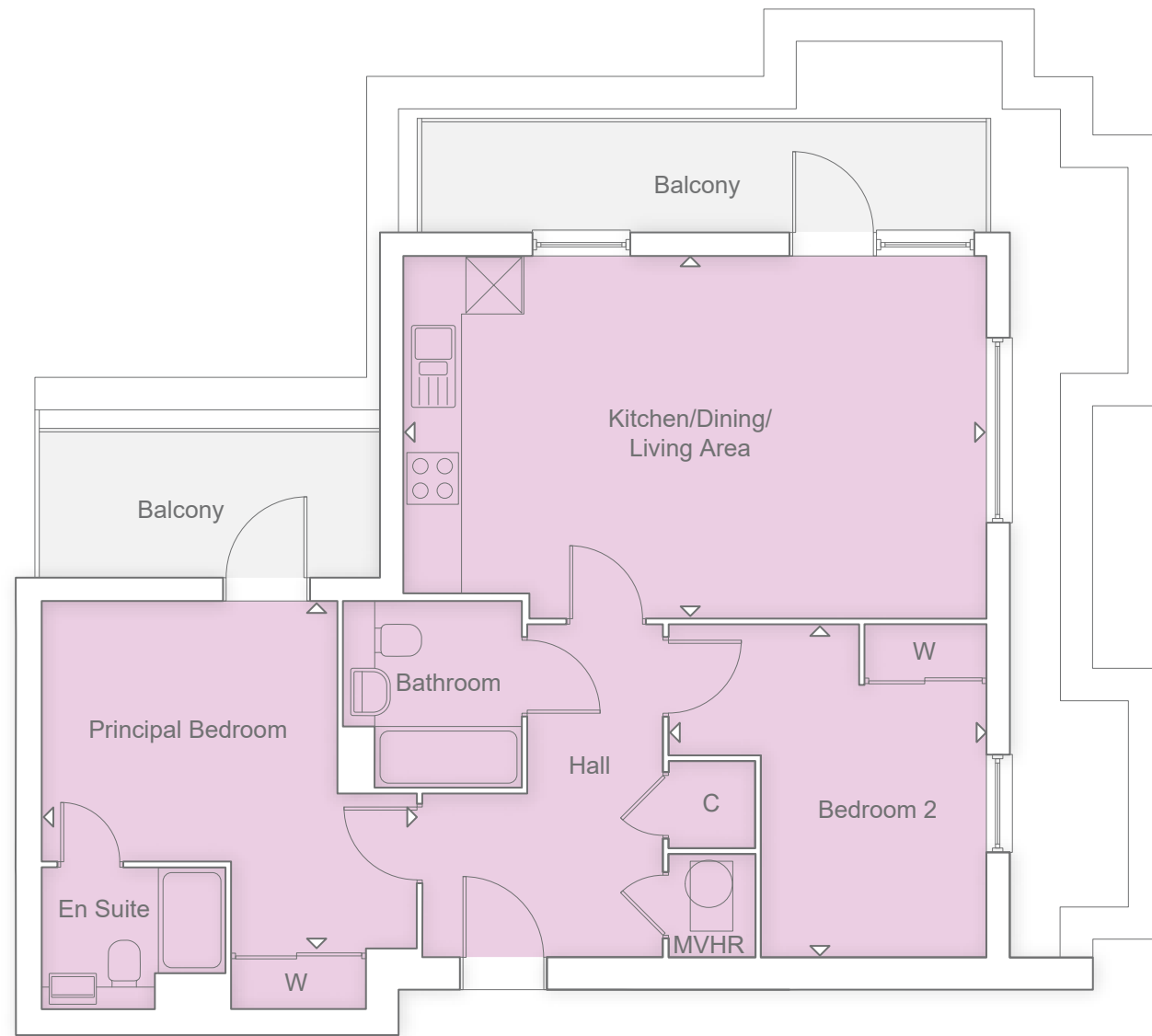


STYLE D - THIRD FLOOR

KITCHEN/LIVING/DINING AREA	
6.81M X 4.74M	22' 4" X 15' 6"
PRINCIPAL BEDROOM	
3.34M X 3.26M	10' 11" X 10' 8"
BEDROOM 2	
3.27M X 2.97M	10' 8" X 9' 8"



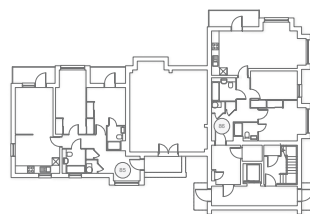




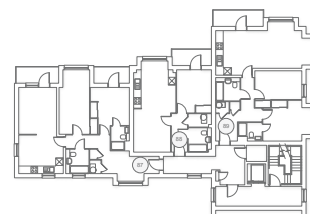
### STYLE E - THIRD FLOOR

KITCHEN/LIVING/DINING AREA		
6.80M X 4.26M	22' 3" X 13' 11"	
PRINCIPAL BEDROOM		
4.36M X 4.22M	14' 3" X 13' 10"	
BEDROOM 2		
3.90M X 3.87M	12' 9" X 12' 8"	

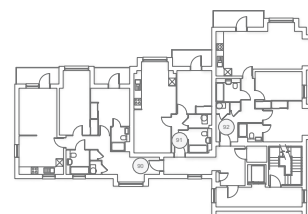
GROUND FLOOR



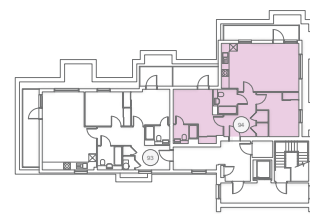
FIRST FLOOR



SECOND FLOOR

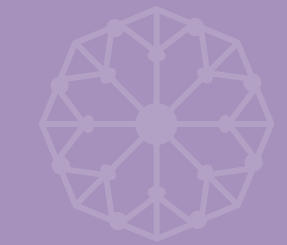


THIRD FLOOR



Typical Show Home Apartment





# ST FRIDESWIDE HOUSE

1 BEDROOM APARTMENTS

STYLE F

88

91



## MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

## QUALITY BATHROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Electric heated towel rail

## DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

## SECURITY AND PEACE OF MIND

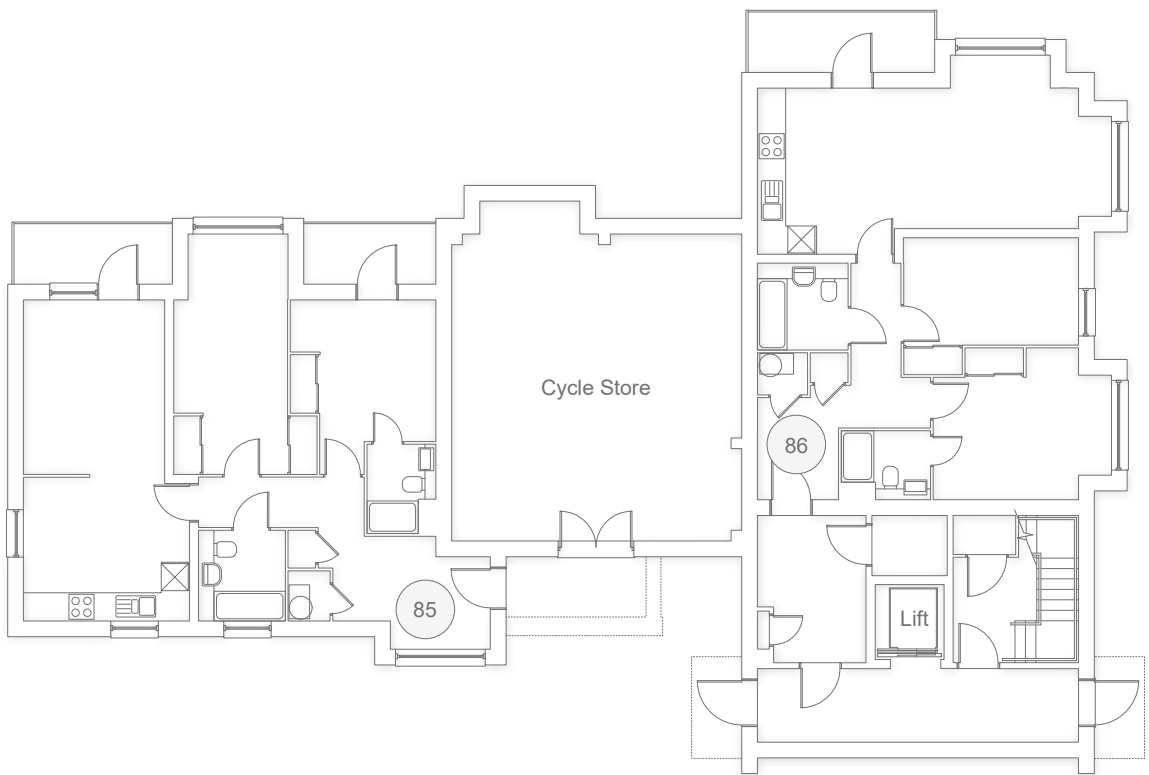
- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- UPVC glazed anthracite grey door to Terrace
- Double glazed PVCu windows†
- Video entry system

## ELECTRICAL AND COMFORT

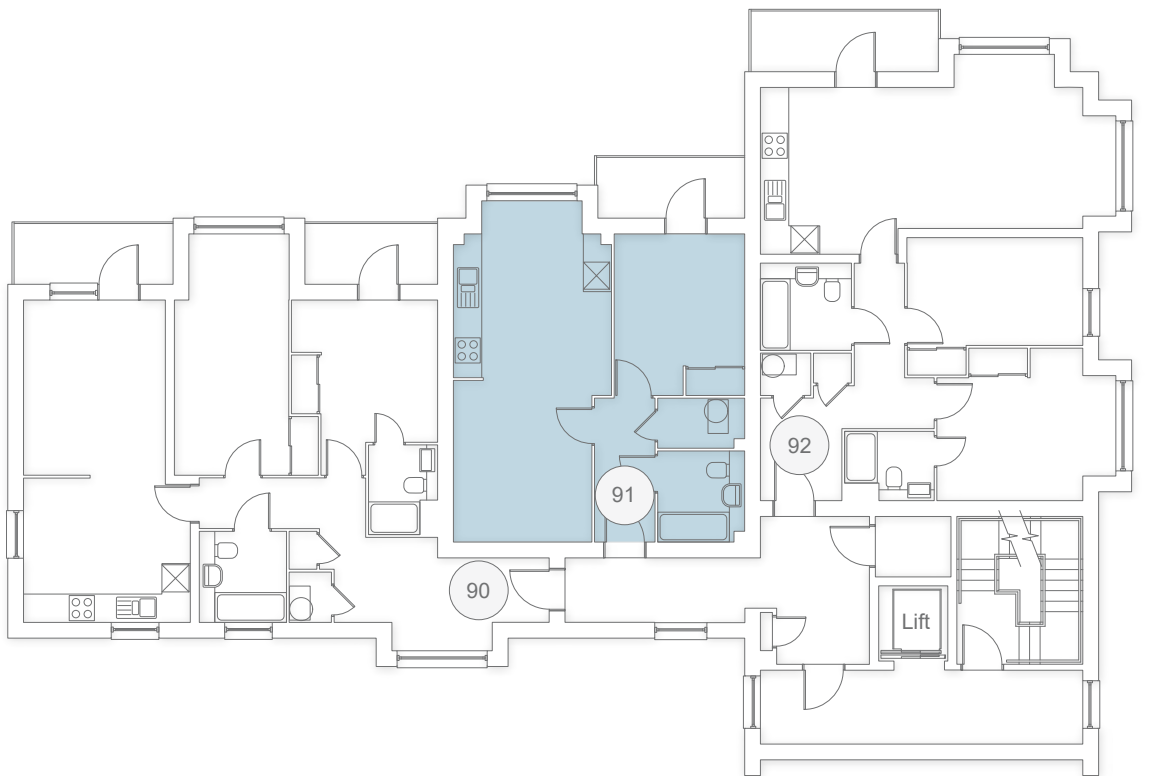
- LED downlights to Hall, Kitchen/Dining Area and Bathroom
- TV point to Kitchen/Living /Dining Area, and Principal Bedroom
- Cat 6 Home Network points to Kitchen/Living /Dining Area and Principal Bedroom
- Underfloor heating to First Floor and Second Floor apartments with smart thermostat
- Air Source Heat Pump heating system with smart control
- Joule Green Comfort Ventilation System

## EXTERNAL FEATURES

- Allocated parking space
- Easy clean hinges to all windows above ground floor level
- Balcony
- EV Charger

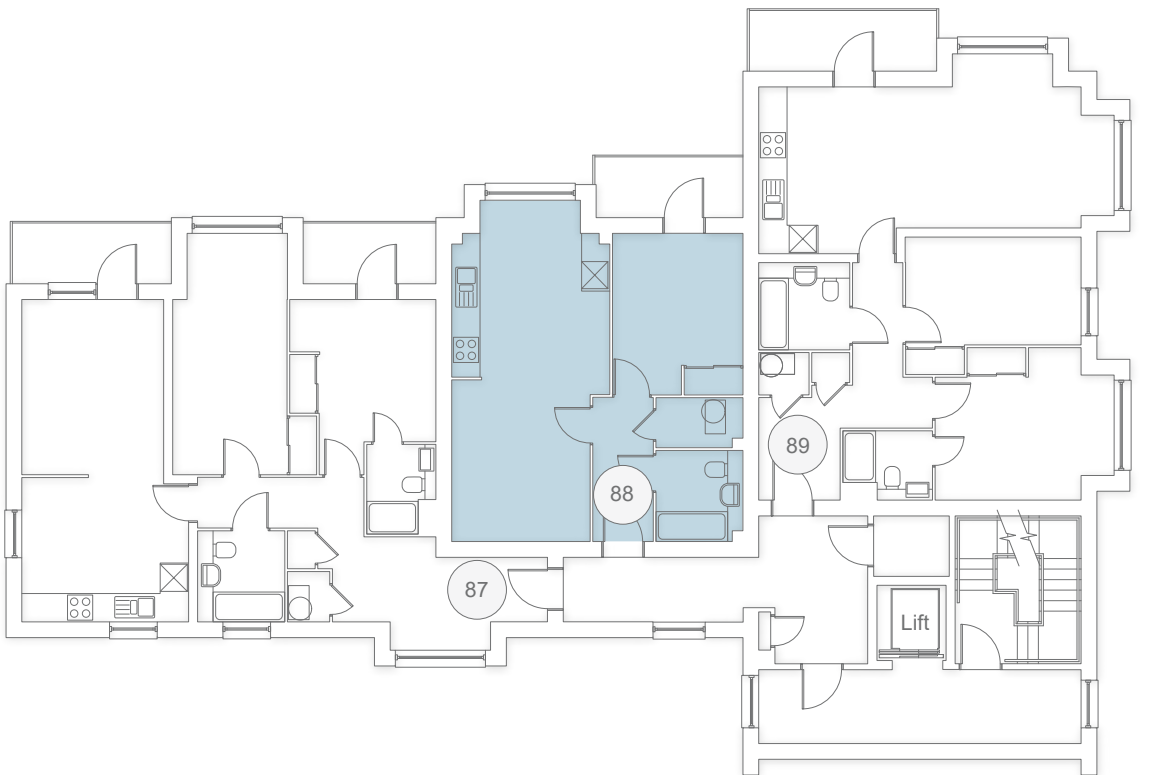


GROUND FLOOR

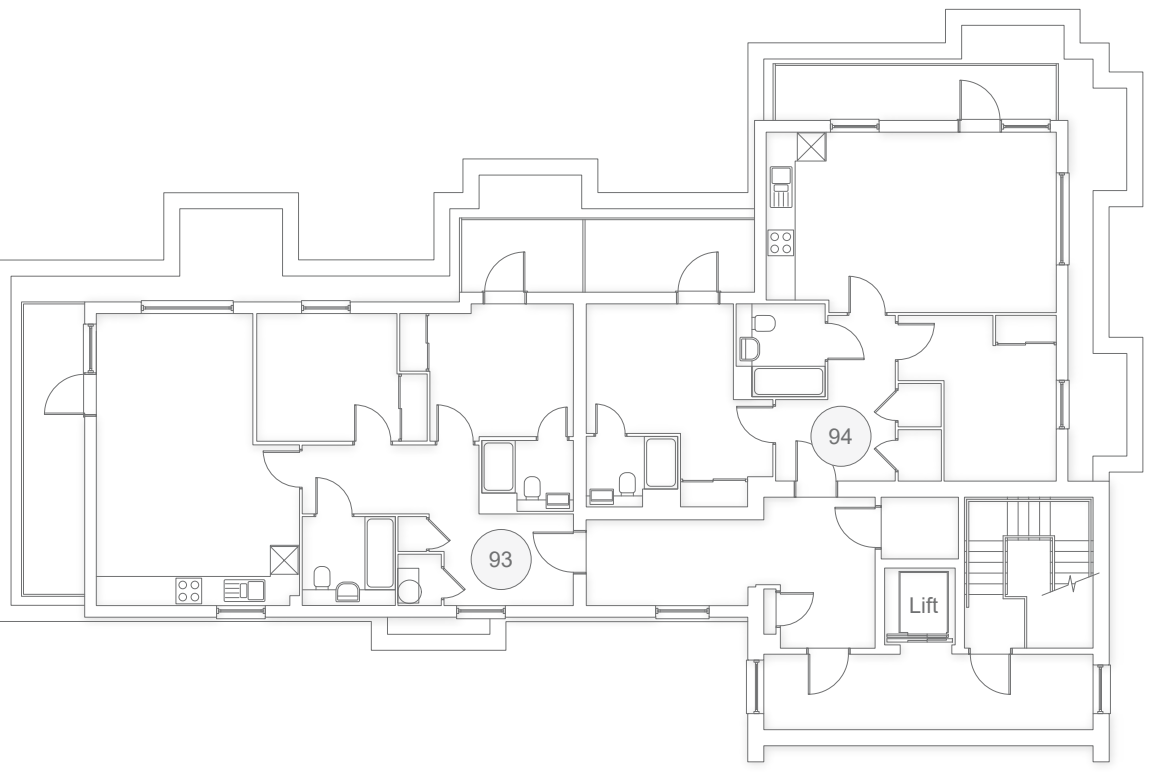


SECOND FLOOR

## STYLE F

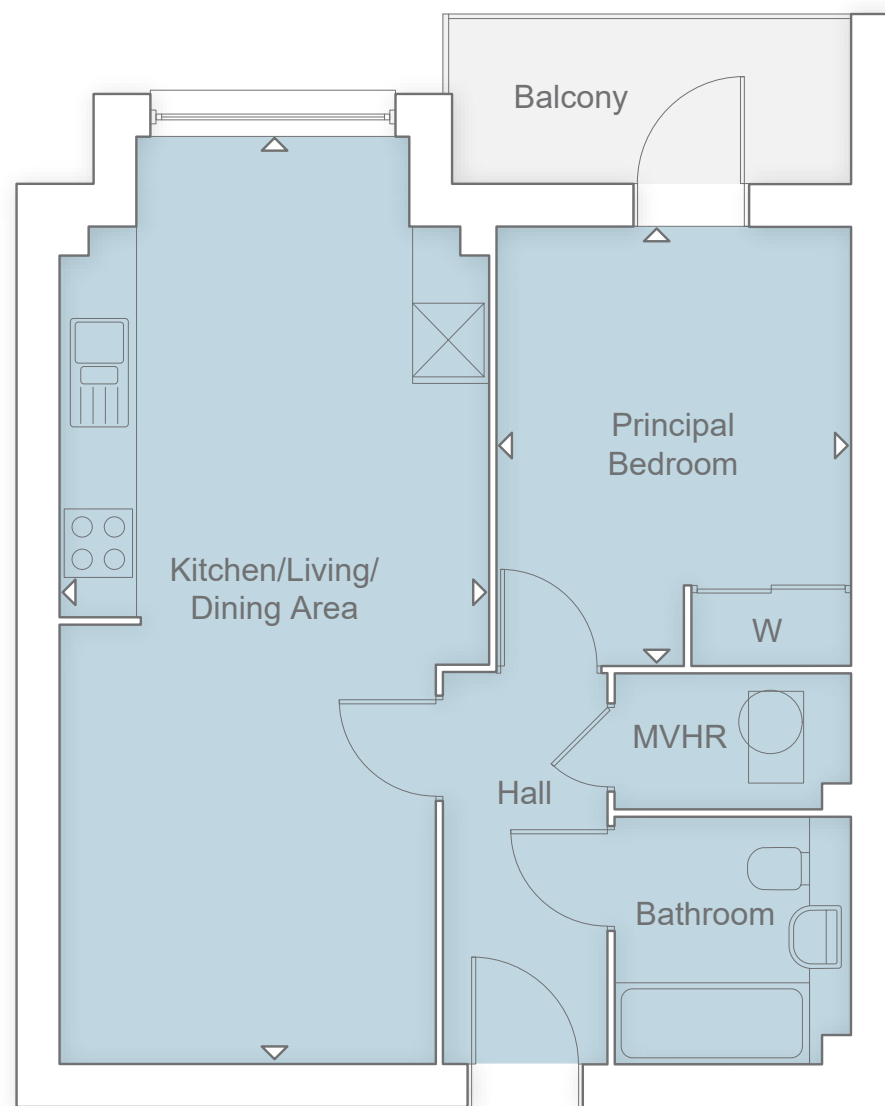


FIRST FLOOR



THIRD FLOOR





### STYLE F - FIRST FLOOR

#### KITCHEN/LIVING/DINING AREA

8.13M X 3.77M

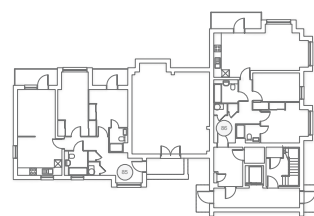
26' 8" X 12' 4"

#### PRINCIPAL BEDROOM

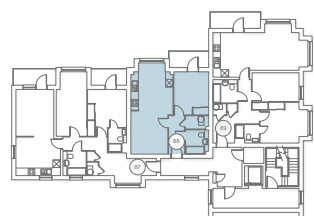
3.84M X 3.11M

12' 7" X 10' 2"

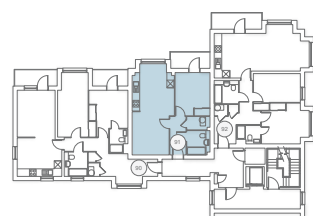
GROUND FLOOR



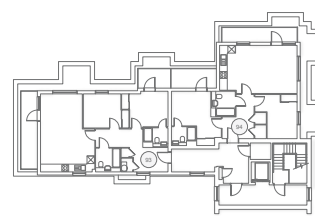
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Typical Show Home Apartment





# ELSFIELD HOUSE

**2 BEDROOM APARTMENTS**

STYLE A

95

STYLE B

96

STYLE C

97

100

STYLE D

99

102

STYLE E

104



### MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

### QUALITY BATHROOM AND EN SUITE

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Electric heated towel rails

### DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom
- Built-in wardrobe to Bedroom 2

### SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- UPVC glazed anthracite grey door(s) to Terrace(s)
- Double glazed PVCu windows†
- Video entry system

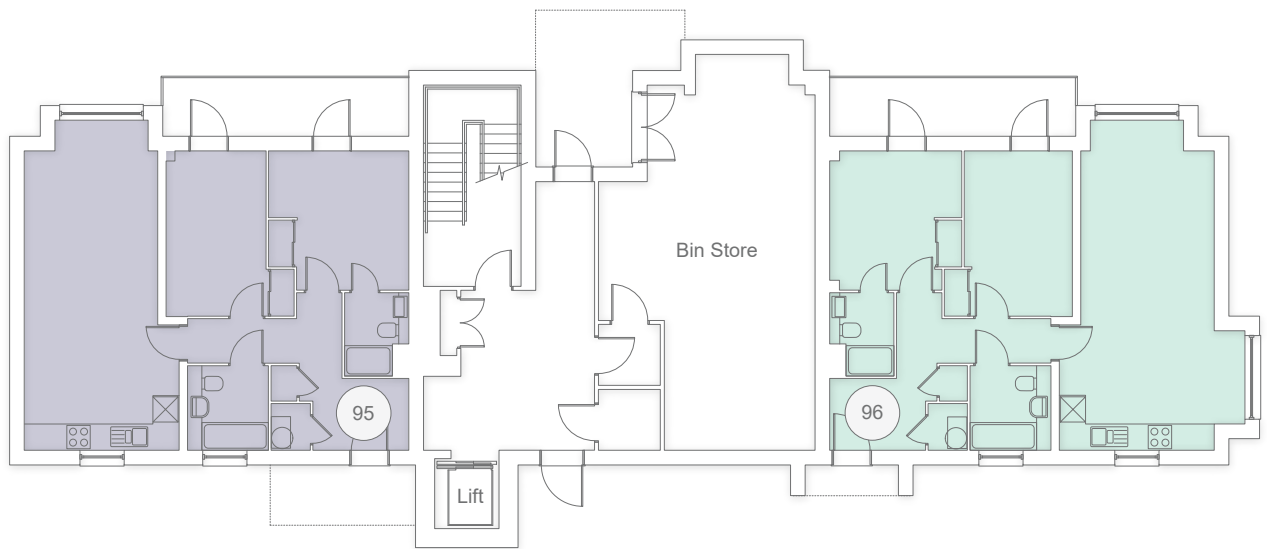
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen/Dining Area, Bathroom and En Suite
- TV point to Kitchen/Living /Dining Area and all Bedrooms
- Cat 6 Home Network points to Kitchen/Living /Dining Area and all Bedrooms
- Underfloor heating to Ground Floor, First Floor and Second Floor apartments with smart thermostat
- Low energy radiators for Third Floor
- Air Source Heat Pump heating system with smart control
- Joule Green Comfort Ventilation System

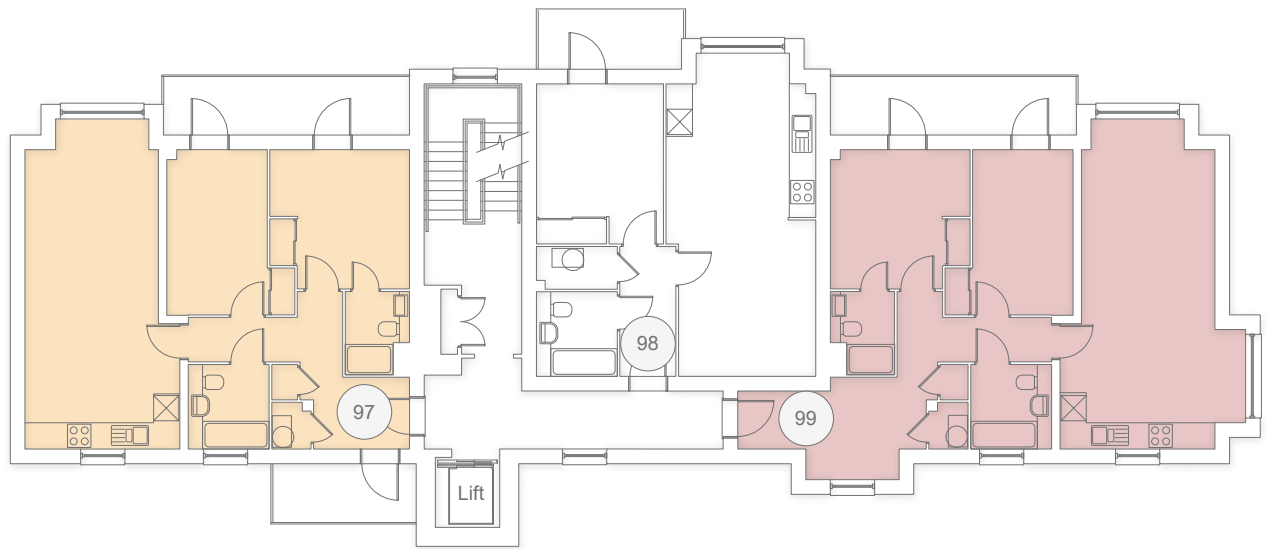
### EXTERNAL FEATURES

- Allocated parking space
- Easy clean hinges to all windows above ground floor level
- Balconies to Plots 97 & 100
- Balcony to 95, 96, 99, 102 & 104
- EV Charger

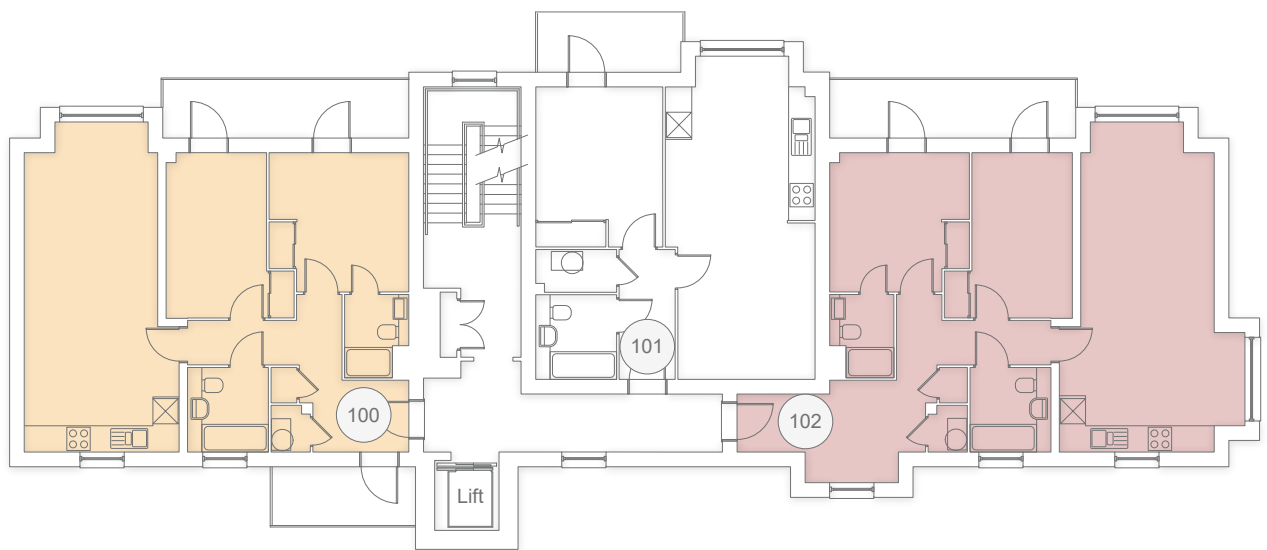
■ STYLE A   ■ STYLE B   ■ STYLE C   ■ STYLE D   ■ STYLE E



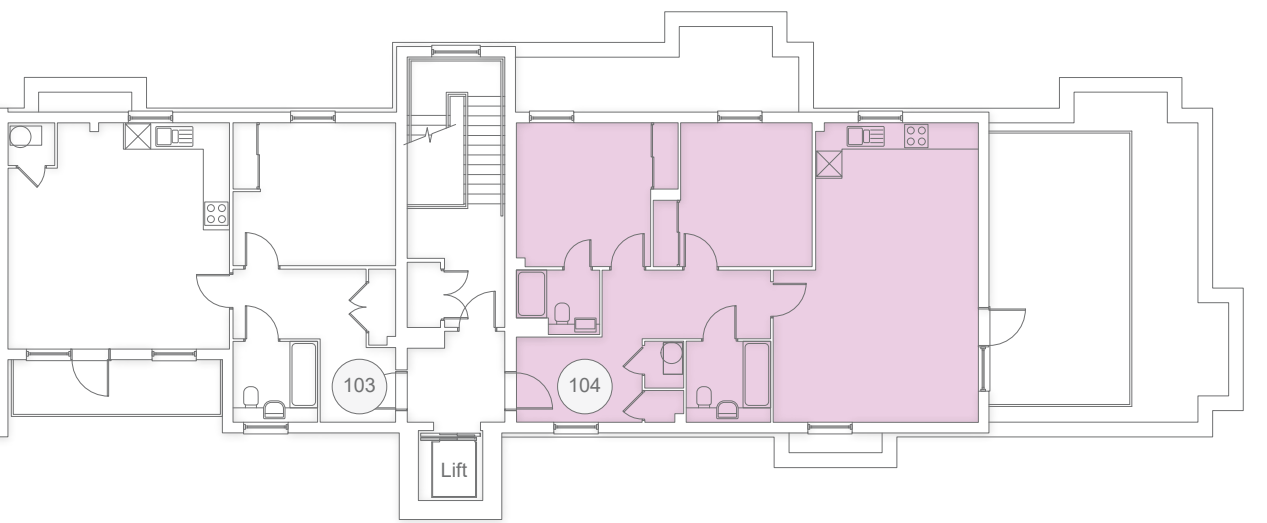
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

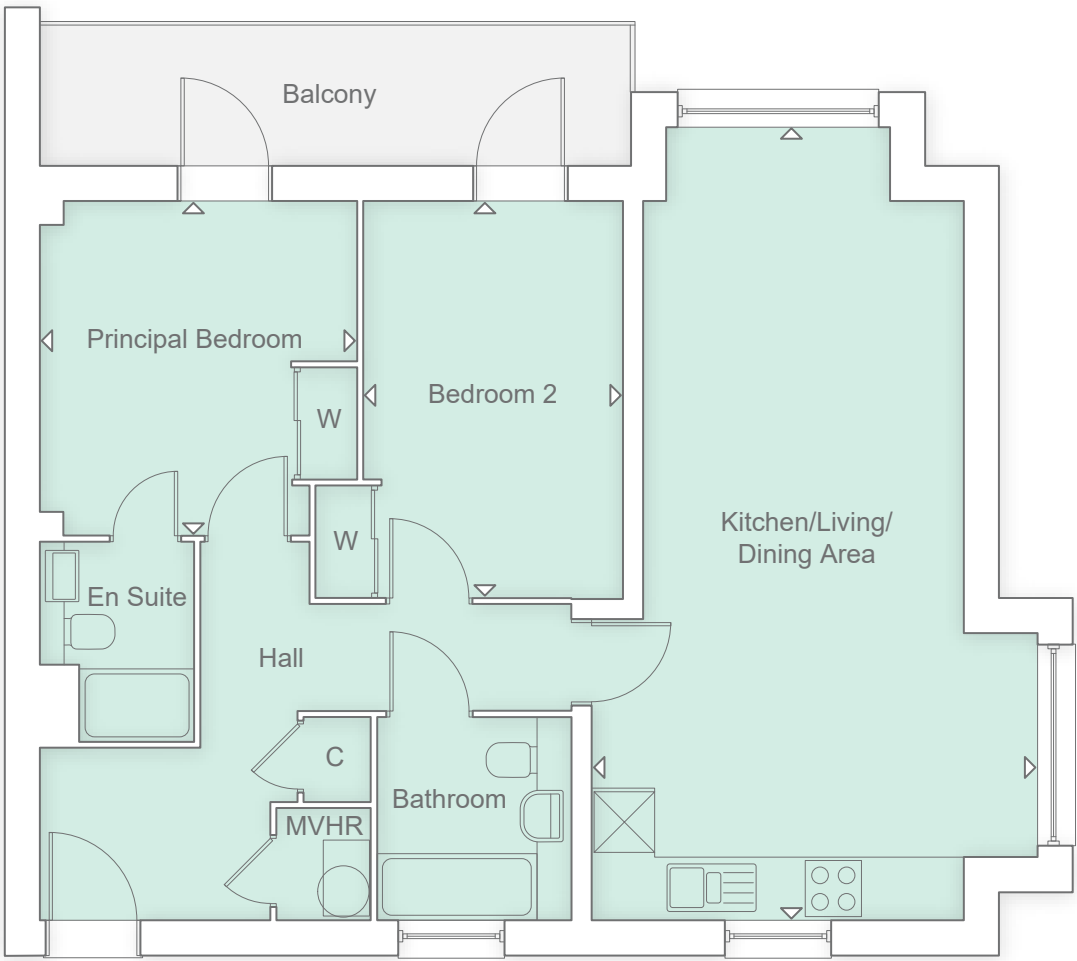
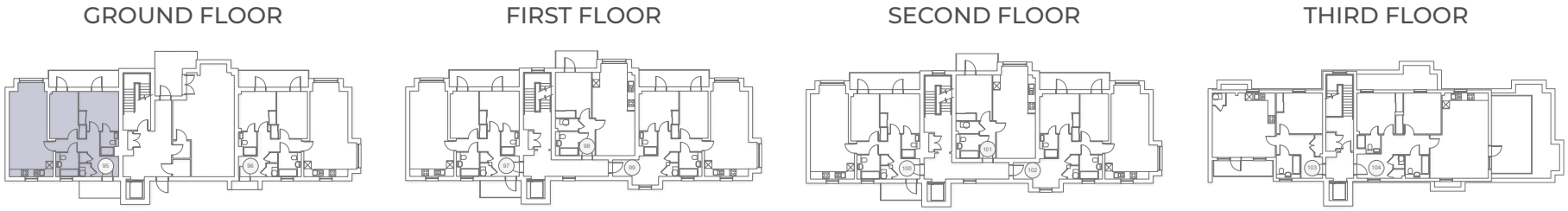
Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. \*\*Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





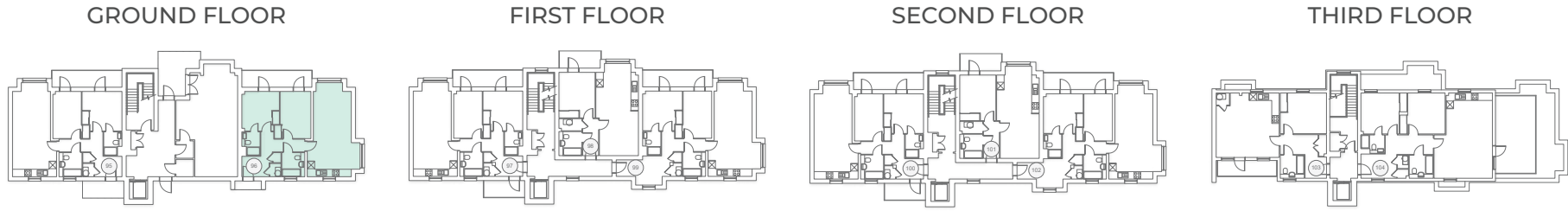
STYLE A - GROUND FLOOR

KITCHEN/LIVING/DINING AREA		
8.46M X 3.97M	27' 9" X 13' 0"	
PRINCIPAL BEDROOM		
3.59M X 3.57M	11' 9" X 11' 8"	
BEDROOM 2		
4.24M X 2.59M	13' 10" X 8' 6"	

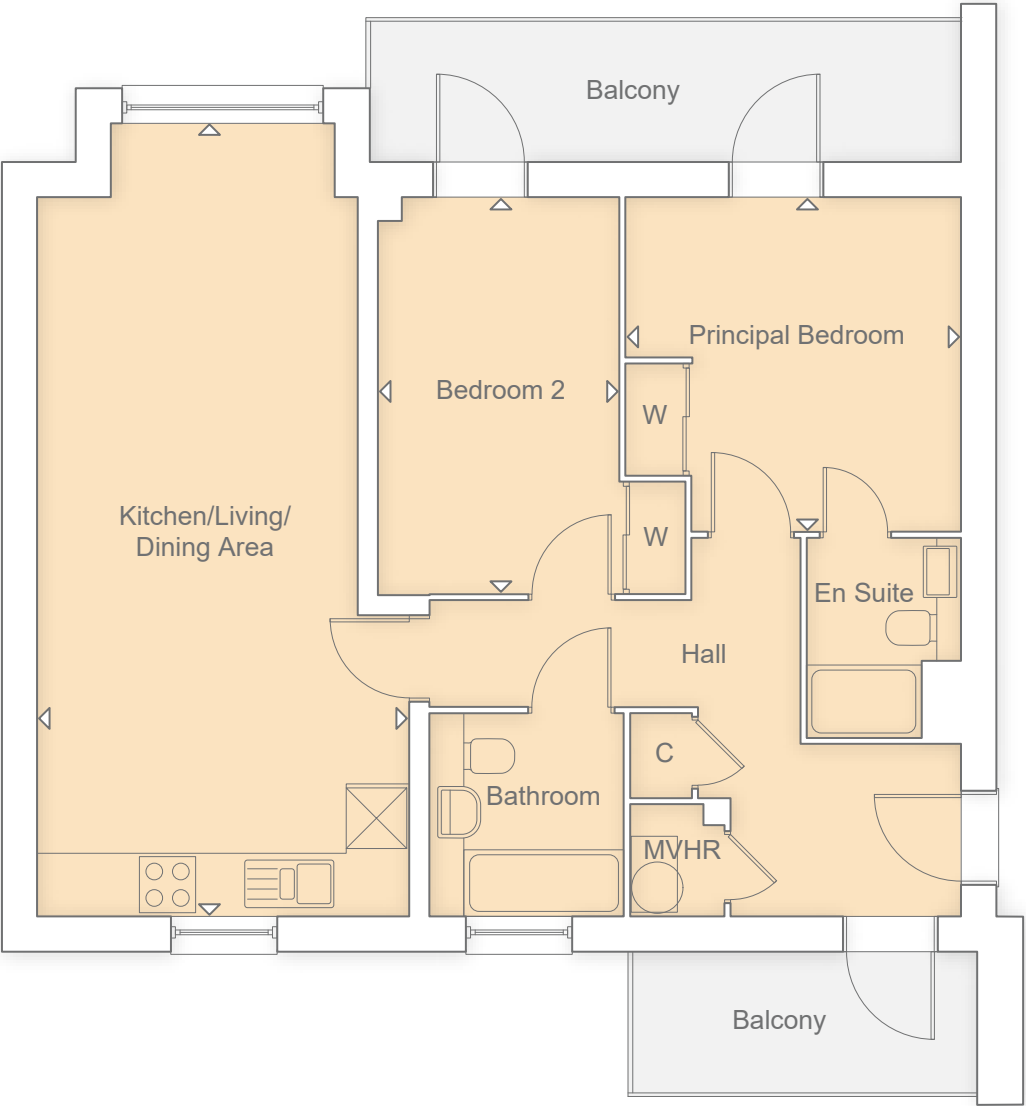


STYLE B - GROUND FLOOR

KITCHEN/LIVING/DINING AREA		
8.46M X 4.76M	27' 9" X 15' 7"	
PRINCIPAL BEDROOM		
3.57M X 3.39M	11' 8" X 11' 1"	
BEDROOM 2		
4.24M X 2.78M	13' 10" X 9' 1"	

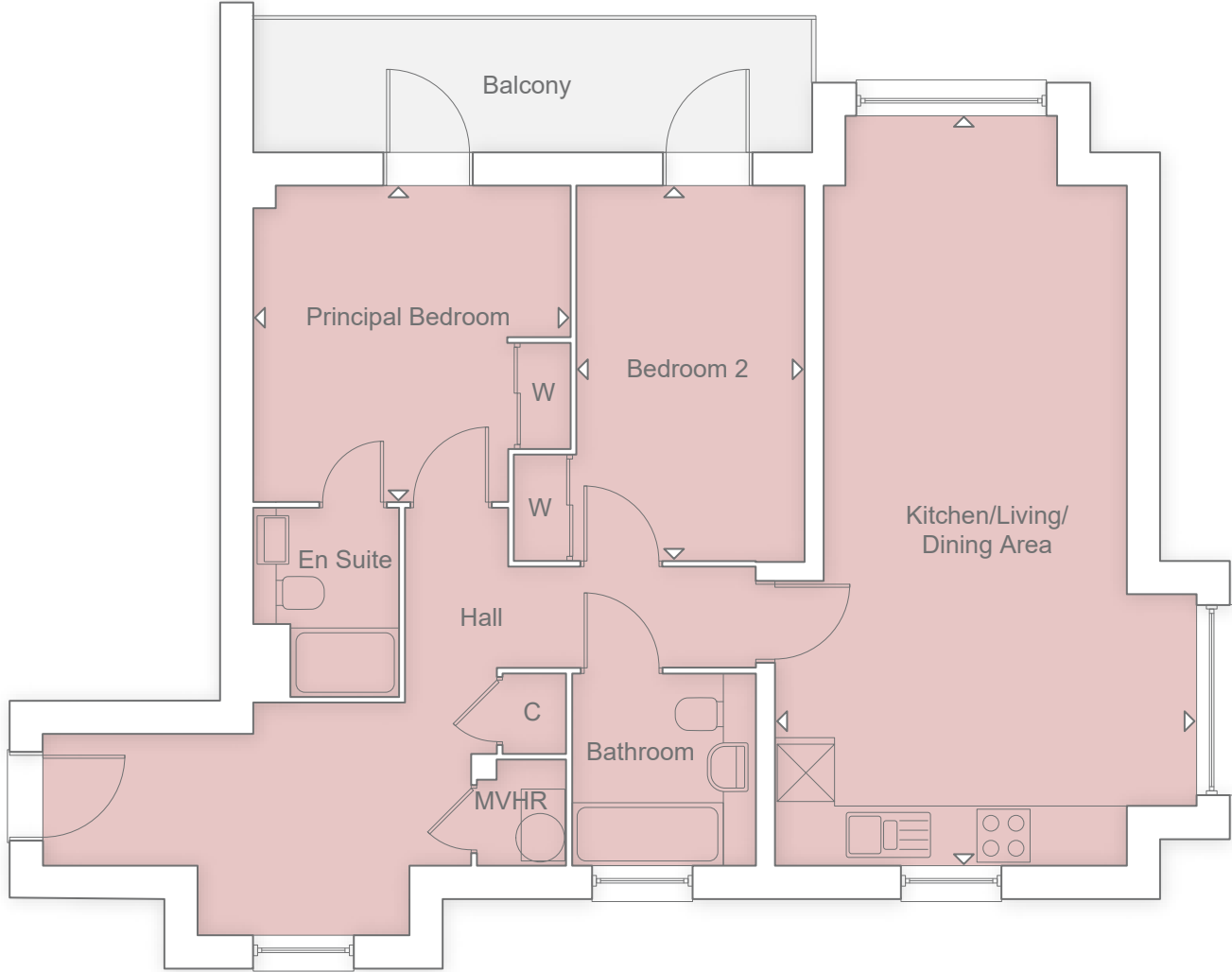
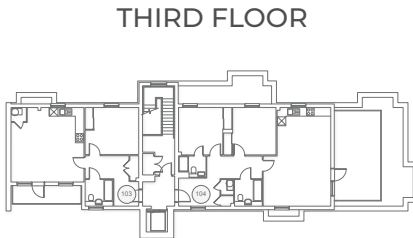
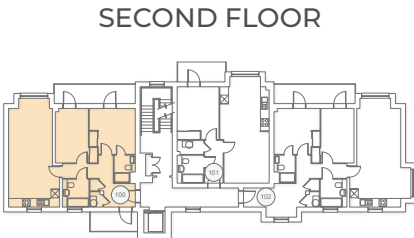
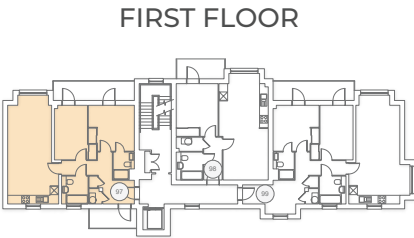
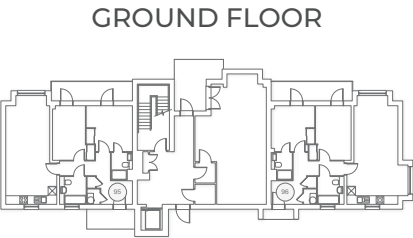






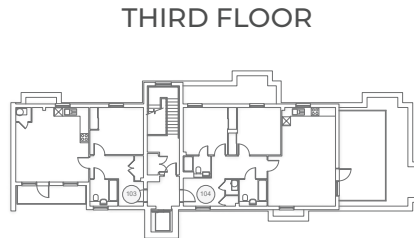
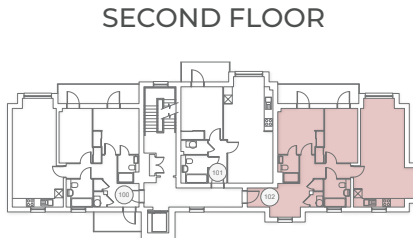
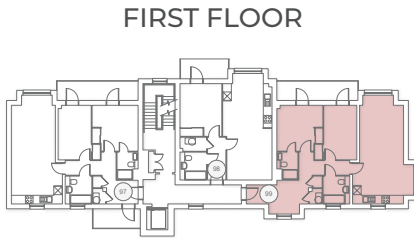
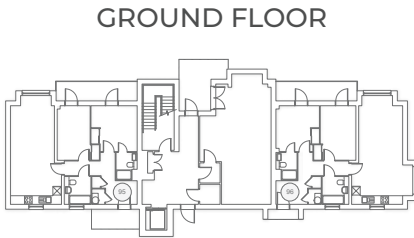
STYLE C - FIRST FLOOR

KITCHEN/LIVING/DINING AREA	
8.46M X 3.97M	27' 9" X 13' 0"
PRINCIPAL BEDROOM	
3.58M X 3.57M	11' 8" X 11' 7"
BEDROOM 2	
4.24M X 2.58M	13' 10" X 8' 5"

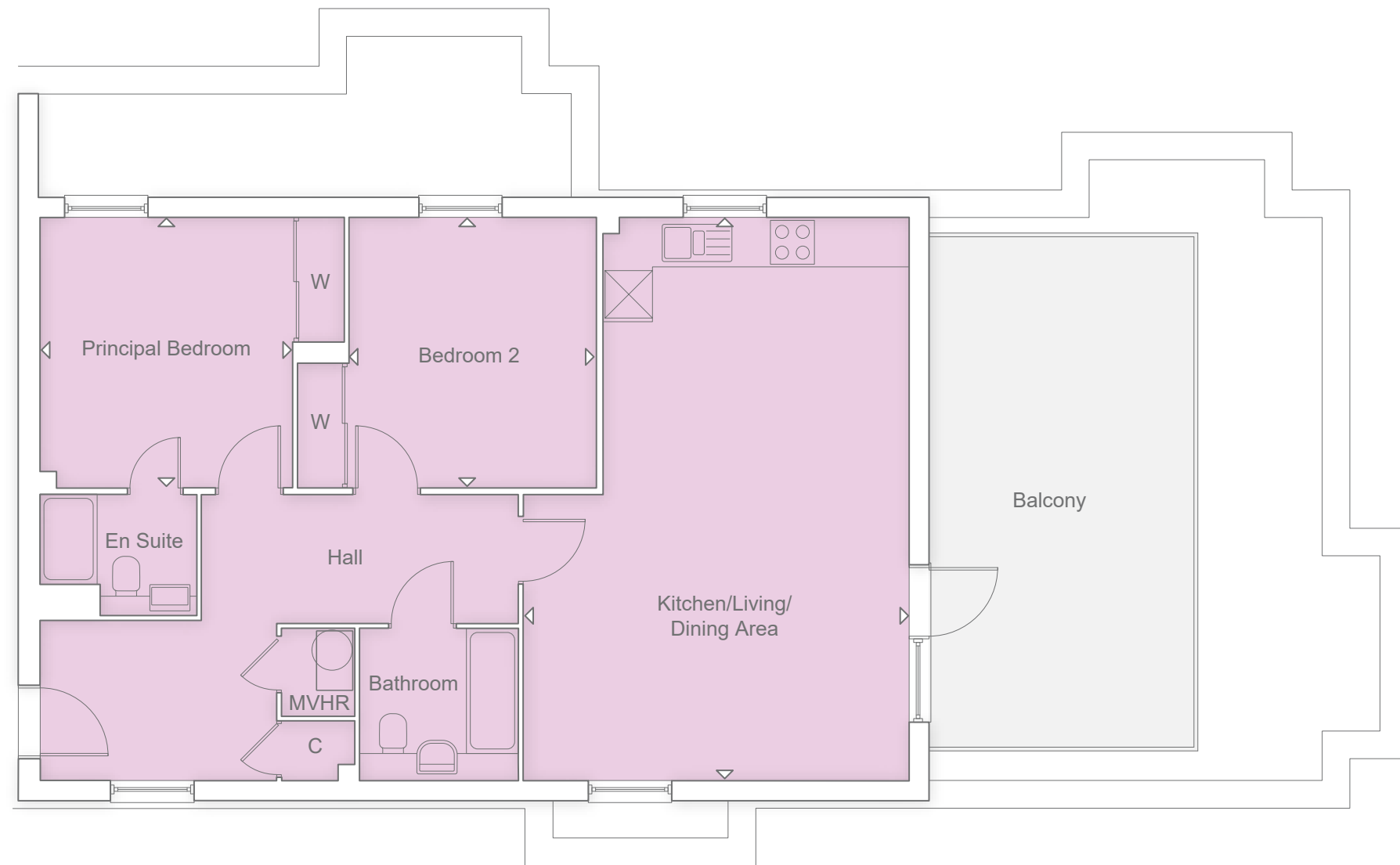


STYLE D - FIRST FLOOR

KITCHEN/LIVING/DINING AREA	
8.46M X 4.76M	27' 9" X 15' 7"
PRINCIPAL BEDROOM	
3.58M X 3.57M	11' 8" X 11' 7"
BEDROOM 2	
4.24M X 2.58M	13' 10" X 8' 5"







### STYLE E - THIRD FLOOR

#### KITCHEN/LIVING/DINING AREA

7.25M X 5.32M 23' 9" X 17' 5"

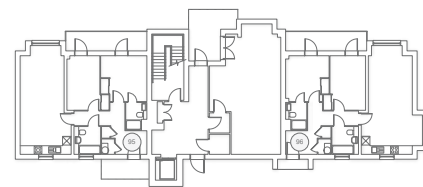
#### PRINCIPAL BEDROOM

3.69M X 3.47M 12' 1" X 11' 4"

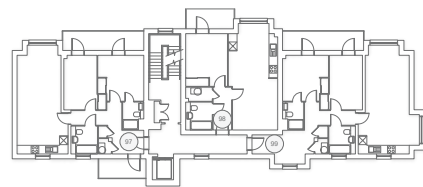
#### BEDROOM 2

3.37M X 3.26M 11' 0" X 10' 8"

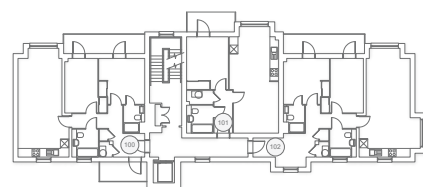
GROUND FLOOR



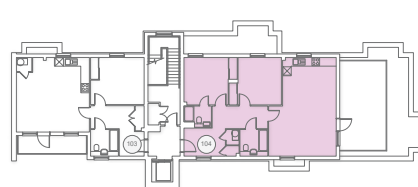
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Typical Show Home Apartment





# ELSFIELD HOUSE

**1 BEDROOM APARTMENTS**

STYLE F

98

101

STYLE G

103



### MODERN KITCHEN SPACE

- High quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob\* with glass splashback
- Space for fridge/freezer
- Integrated washer/dryer

### QUALITY BATHROOM

- Utopia fitted bathroom furniture; handmade British quality
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Electric heated towel rail

### DECORATION AND JOINERY

- Vertical five panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

### SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- UPVC glazed anthracite grey door to Terrace
- Double glazed PVCu windows†
- Video entry system

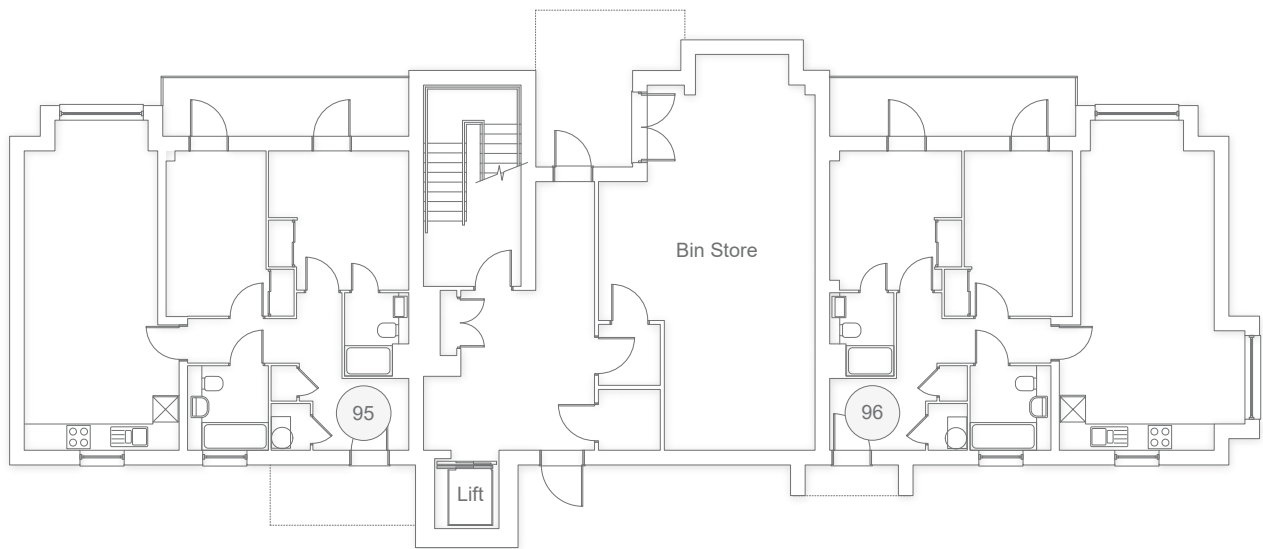
### ELECTRICAL AND COMFORT

- LED downlights to Hall, Kitchen/Dining Area and Bathroom
- TV point to Kitchen/Living /Dining Area, and Principal Bedroom
- Cat 6 Home Network points to Kitchen/Living /Dining Area and Principal Bedroom
- Underfloor heating to First Floor and Second Floor apartments with smart thermostat
- Low energy radiators for Third Floor
- Air Source Heat Pump heating system with smart control
- Joule Green Comfort Ventilation System

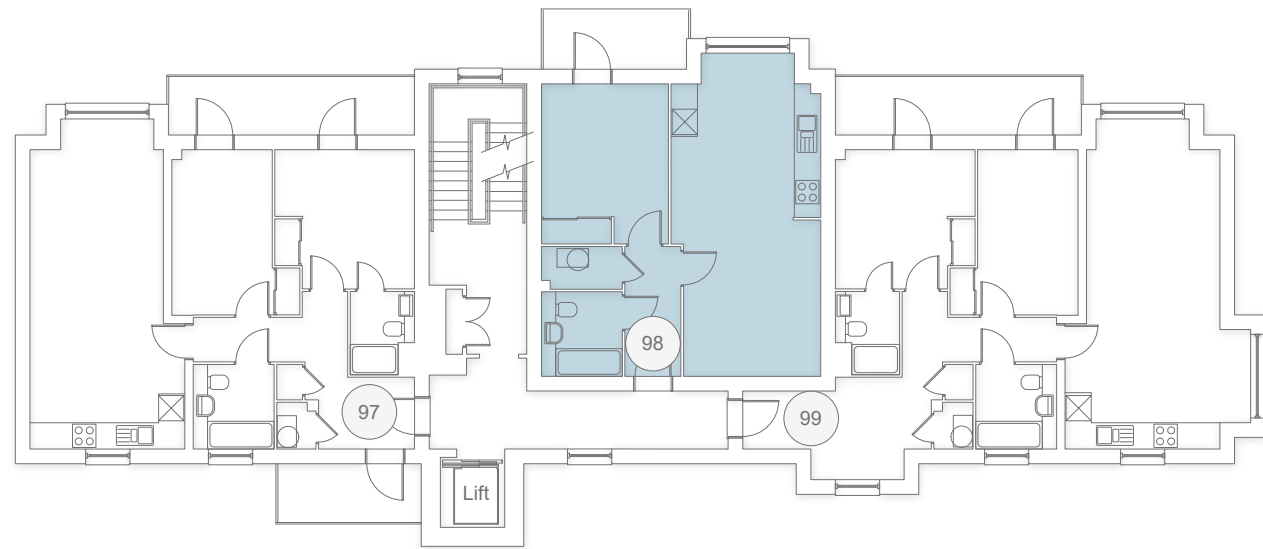
### EXTERNAL FEATURES

- Allocated parking space
- Easy clean hinges to all windows above ground floor level
- Balcony
- EV charger

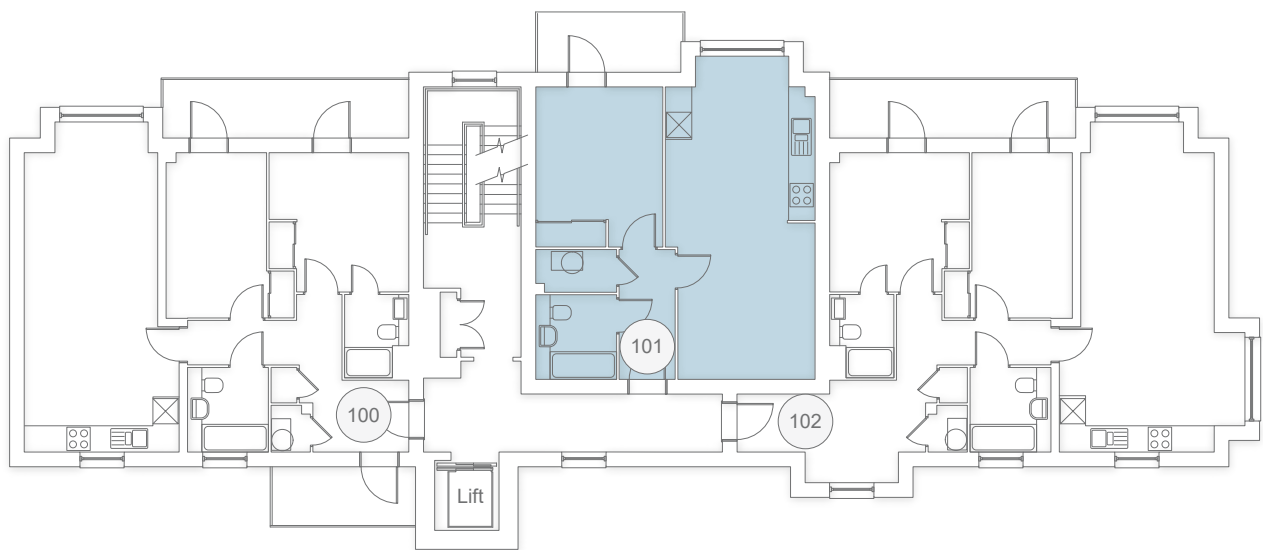
■ STYLE F ■ STYLE G



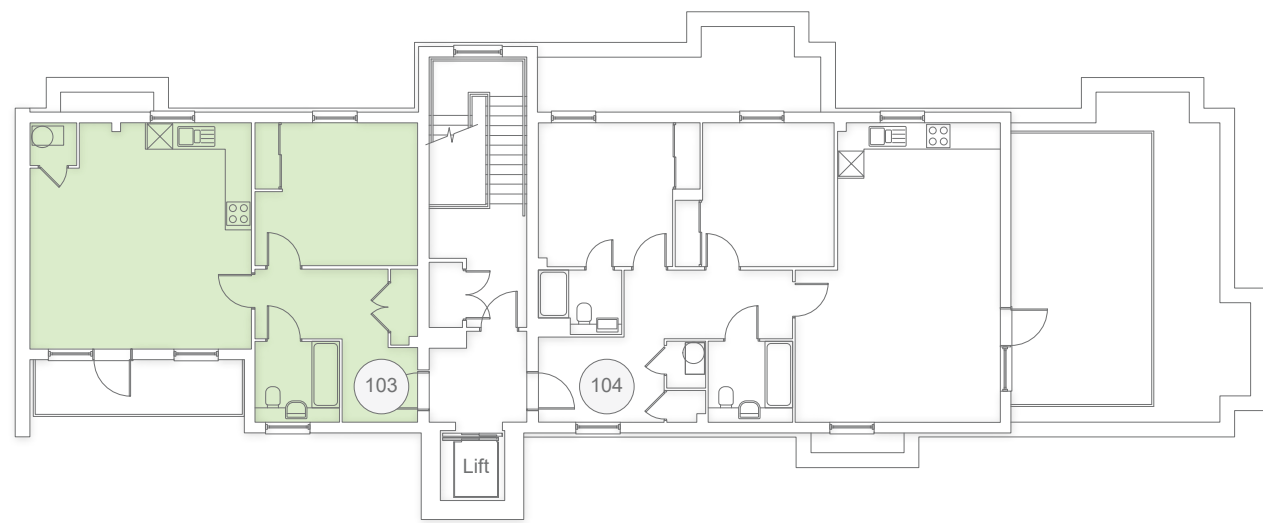
GROUND FLOOR



FIRST FLOOR



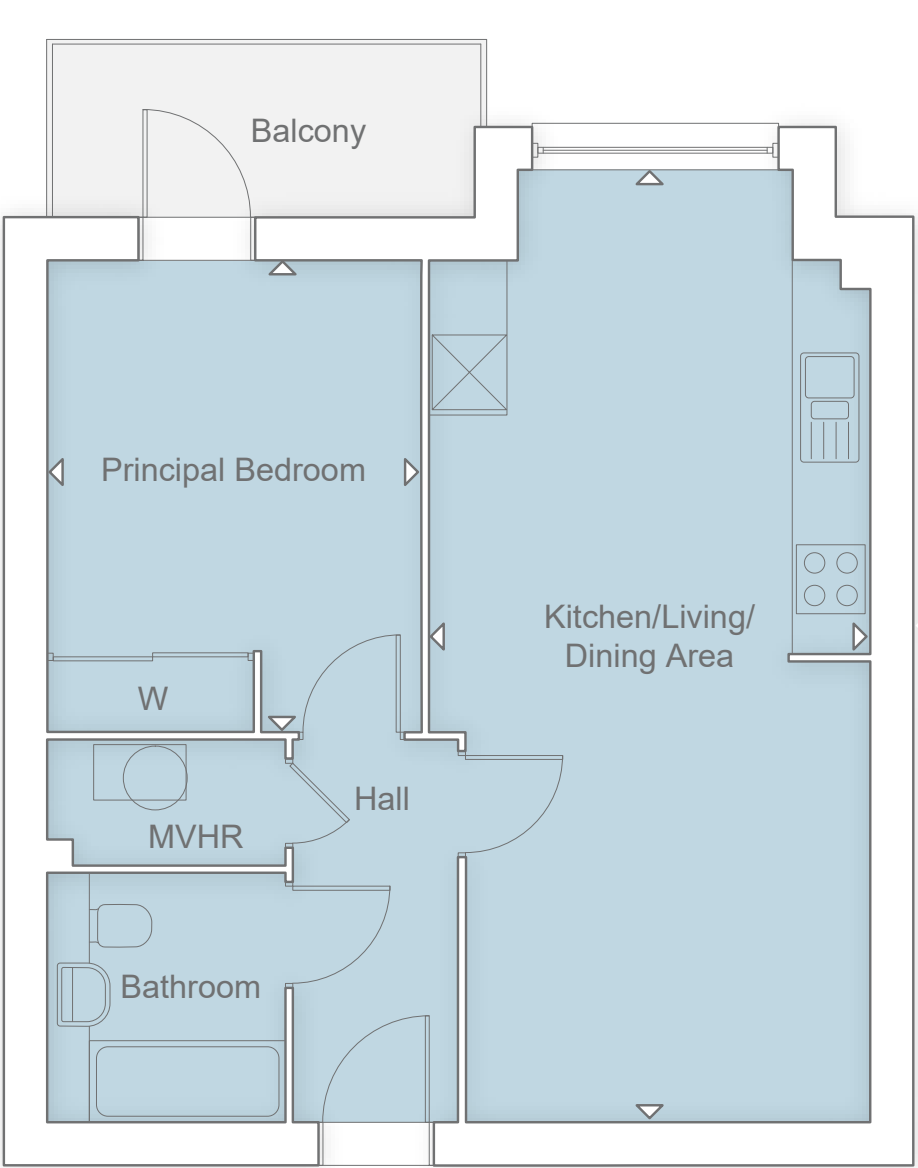
SECOND FLOOR



THIRD FLOOR

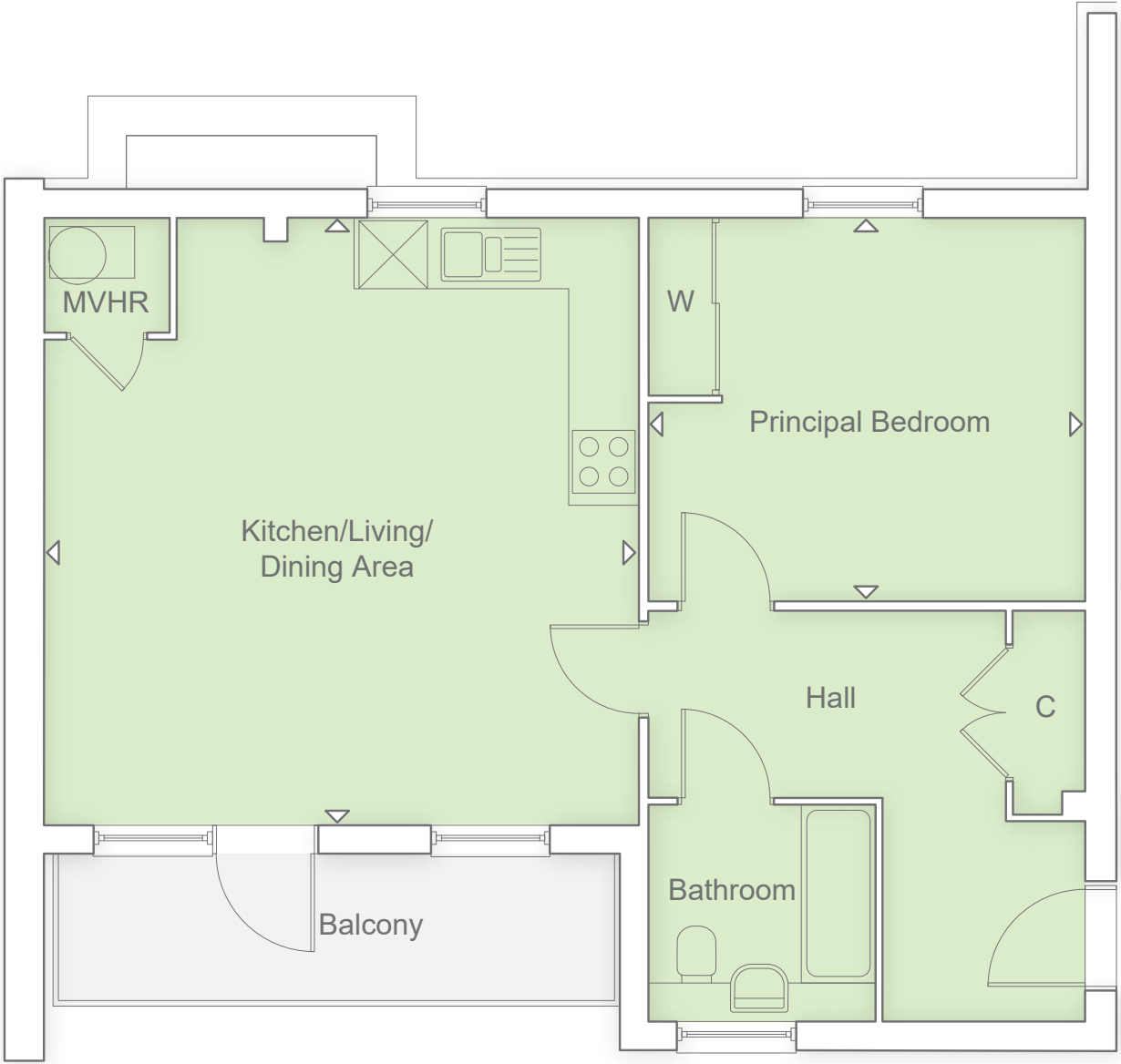
Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. \*The electromagnetic field created by an induction hob can interfere with a pace-maker. \*\*Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





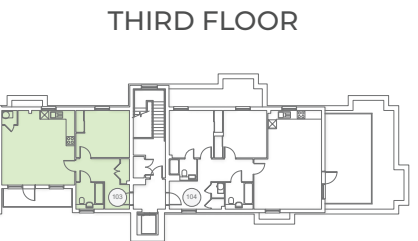
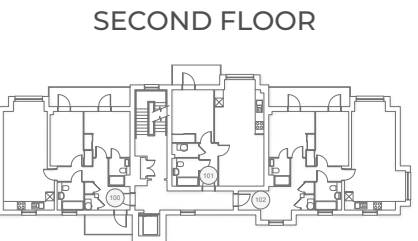
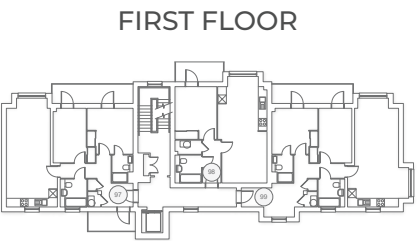
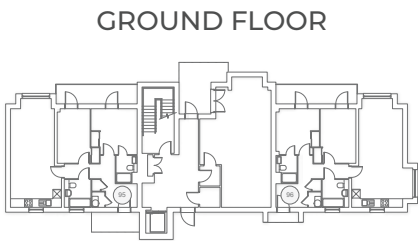
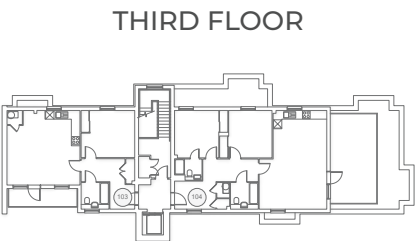
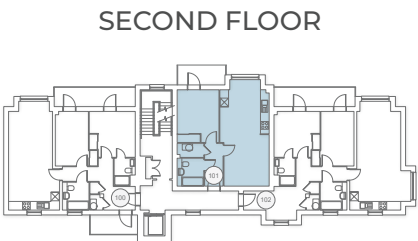
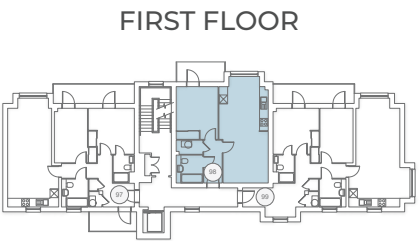
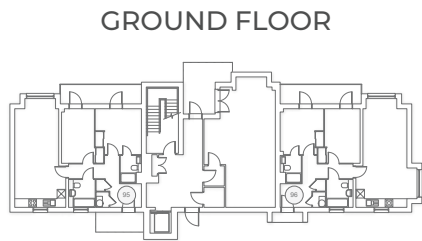
STYLE F - FIRST FLOOR

KITCHEN/LIVING/DINING AREA	
5.85M X 5.68M	19' 2" X 18' 6"
PRINCIPAL BEDROOM	
4.10M X 3.26M	13' 5" X 10' 8"



STYLE G - THIRD FLOOR

KITCHEN/LIVING/DINING AREA	
5.85M X 5.68M	19' 2" X 18' 6"
PRINCIPAL BEDROOM	
4.17M X 3.66M	13' 8" X 12' 0"





# CAREFULLY DESIGNED IN EVERY WAY

Every house and most apartments have **underfloor heating** throughout the ground floor with smart thermostat.

**Designer Kitchen** supplied by Omega Kitchens.

**Contemporary elevation features** have been incorporated to fit in with local existing developments.

There are 3 well equipped play areas. The central linear community park is over 100m long, featuring play equipment, wildflowers and a community pergola.







# ENERGY EFFICIENT NEW HOMES

According to research by the House Builders Federation (HBF) the average new build home is **64% more energy efficient, saving an average of £2,207** on household bills each year.

**New build homes also emit 61% less carbon** than older counterparts, cutting annual emissions by 2.16 tonnes per property.

Buying an energy efficient new build home helps to reduce carbon emissions and saves you money.





Croudace homes feature a variety of energy saving features as standard, such as:

- Double glazed PVCu windows and French casement rear doors with low emissivity glazing to reduce heat loss.
- The insulation levels in floors, walls and roofs achieve U Values better than those required, therefore reducing the heating demand of the home.
- Efficient Mechanical Ventilation with Heat Recovery (MVHR) in all our houses, for low running costs and to improve the internal air quality.
- Low or zero carbon technologies, such as PV Panels on all houses and external Air Source Heat Pumps (ASHP) units in all gardens transferring heat from outside air to heat rooms and provide hot water internally.
- Zoned heating systems to control the temperatures throughout our homes with underfloor heating to the ground floor and low energy radiators to the upper floors. Electric towel radiators are included in Bathrooms and En Suites.
- Combined Mechanical Ventilation with Heat Recovery (MVHR) and Air Source Heat Pumps (ASHP) in our apartments.

Croudace homes also come with two years of customer care from our expert in-house team and a 10 year NHBC warranty.

To find out more about our energy efficient new homes, contact the Sales Consultants at Priory Grove.

\*Data from HBF Watt a Save - Energy efficient new homes August 2024 report

<https://www.hbf.co.uk/policy/wattasave/>





# DEPOSIT UNLOCK



Deposit Unlock is a new scheme that enables first time buyers and existing homeowners to purchase a new build home up to £750,000 with a 5% deposit, subject to their lender's criteria.

Deposit Unlock is a new house building industry led scheme devised in collaboration with mortgage lenders.

## THE BENEFITS

- You can access low deposit mortgages at competitive interest rates
- You can buy a new home with a 5% deposit and a 95% mortgage up to £750,000
- It opens the new build market to more borrowers who do not have access to large deposits

## WHO IS ELIGIBLE?

- First time buyers and existing homeowners
- Applicants must be able to provide a minimum deposit of 5% of the purchase price of the new home

## HOW DOES IT WORK?

- Speak to one of our Sales Consultants to find out which developments or plots are available for a Deposit Unlock Mortgage
- You will need to be qualified by an Independent Financial Adviser to find out if you qualify for the scheme
- Once qualified, if your plot is available and eligible under the scheme, and you chose to use this scheme, our Sales Consultants will issue a Confirmation Letter to you with a unique reference number
- The Confirmation Letter must be presented to a participating Lender in order to apply for a Deposit Unlock Mortgage. Once you have applied for the scheme it will be subject to their approval
- When your application has been approved you can then reserve your new Croudace Home, it's that simple





#### THE BENEFITS

- NO Agent's Fees
- NO Stress
- NO Chain
- AND a guaranteed purchaser for your home

#### HASSLE FREE SERVICE

- Your existing property should be within one of our operating areas
- Your existing property should have an estimated value that is no more than 70% of the value of the new home you are buying from us
- Your existing property must not be a flat or conversion
- Part Exchange with Croudace Homes cannot be used in conjunction with other offers

# PART EXCHANGE

Our Part Exchange service has helped many families move into their brand new Croudace property without the stress of selling their previous home.

The service we offer is totally free, and what is more, leaves you with time and energy to concentrate on the more enjoyable side of moving – making plans for your new home. At Croudace Homes, we pride ourselves on our flexible approach, so if you do not meet all the criteria, do not give up hope! Our Sales Consultants are always on hand to help whenever possible.



# A COMMITMENT TO QUALITY



Croudace Homes takes great pride in providing our customers with expert advice and guidance to ensure that every stage of the home buying process is as clear and straight forward as possible.



Adrian Watts,  
Group Chief Executive

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



**Evening  
Standard**  
NEW HOMES  
AWARDS 2023  
HIGHLY COMMENDED

# 5 STAR AWARD WINNING HOME BUILDERS



Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the thirteenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



**Priory Grove, Banbury Road, Oxford,  
Oxfordshire, OX2 8EH**

Marketing Suite and Show Home  
open daily 10am to 5pm

**Phone:** 01865 597300

**Email:** priorygrove@croudacehomes.co.uk

**What 3 Words location:**

///joys.respect.forge

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Priory Grove progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation April 2025.



Priory Grove CGI street scene





Priory Grove CGI street scene