



Persimmon

Together, we make your home



Persimmon @ Wellington Gate 4

Grove • Oxfordshire

Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

*“As we celebrate 50 years,
find out more about us
on page 4”*



5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Wellington Gate

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

50-year pedigree

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,551

homes
sold in
2021

200+

locations
across
the UK

5000+

employees
make it all
happen

300+

apprentices
taken on
each year

£1.8m

donated to
c.900 charities
in 2021



“Target 50 forms part of our 50th Anniversary celebrations”



Women in construction

‘Target 50’ is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

Giving back

We do everything we can to give back to our communities and have proudly contributed towards community hubs, children’s play areas, schools and sports facilities.

Our ‘Community Champions’ and ‘Building Futures’ programmes help to raise funds for projects and charities across Great Britain. If you’d like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



Real Living Wage

We’re proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour?

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you’ve moved in to your new home.



10-year warranty

When you buy a Persimmon home it comes complete with a ‘peace of mind’ 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You’ll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

Finishing Touches

We know you’ll want to make your home your own, so we created ‘Finishing Touches’, our home personalisation service.

Read more on page 28





With you all the way

Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1.→ 2.→ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.→ 5.→ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.→ 8.→ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**

Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME
CHANGE**

Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY
BIRD**

Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- ④ Choice of 2, 3 and 4-bedroom homes
- ④ Just 10 miles from Didcot Parkway Station
- ④ Close to Oxford, Didcot, Grove and Witney
- ④ Good range of local amenities



Scan me!

For availability and pricing on our beautiful new homes at Wellington Gate.



Grove • Oxfordshire

Persimmon @ Wellington Gate 4

Persimmon @ Wellington Gate 4 is our new collection of two, three and four-bedroom homes in Grove - the largest village in the Vale of White Horse, Oxfordshire.

Wellington Gate lies on the outskirts of Grove approximately 16 miles south-west of Oxford, 10 miles south-west of Abingdon and a similar distance west of Didcot, where the Thames Valley meets the scenic Berkshire Downs.

Living at Wellington Gate means you'll be part of an exciting new sustainable community which will include a community hub and sports facilities (including play pitches). The Masterplan for Wellington Gate is based upon a Green Infrastructure Strategy, developed to create a connected, multi-functional network of green spaces and corridors. Residents here can look forward to public open space, equipped play areas, an ecological park, community park, community allotments and orchards.

Something for everyone

Nearby Didcot is host to the Orchard Shopping Centre, and for a wider range of shops and historical architecture, Oxford City Centre is less than 16 miles away and can be reached easily by train or bus. Didcot has a selection of leisure centres and swimming pools, and keen golfers can enjoy the pristine greens at Drayton Park, Hadden Hill and Frilford Heath.

Easily within reach

The town is great for commuters, being just 10 miles from Didcot Parkway with its regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads. Heathrow Airport is 57 miles from our new development and Southampton Port is 59 miles away.

EXPLORE

Start exploring ...

Wantage
2.2 miles

Didcot Parkway
9.9 miles

Didcot Town
10.9 miles

Oxford City Centre
16.7 miles



Persimmon @ Wellington Gate 4

Development layout

Our homes

2 bedroom

 **The Almouth**

3 bedroom

 **The Danbury**

 **The Dakota**

 **The Sherwood**

 **The Barnwood**

 **The Barnfield**

 **The Charnwood**

 **The Ashdown**

 **The Ashdown Corner**

4 bedroom

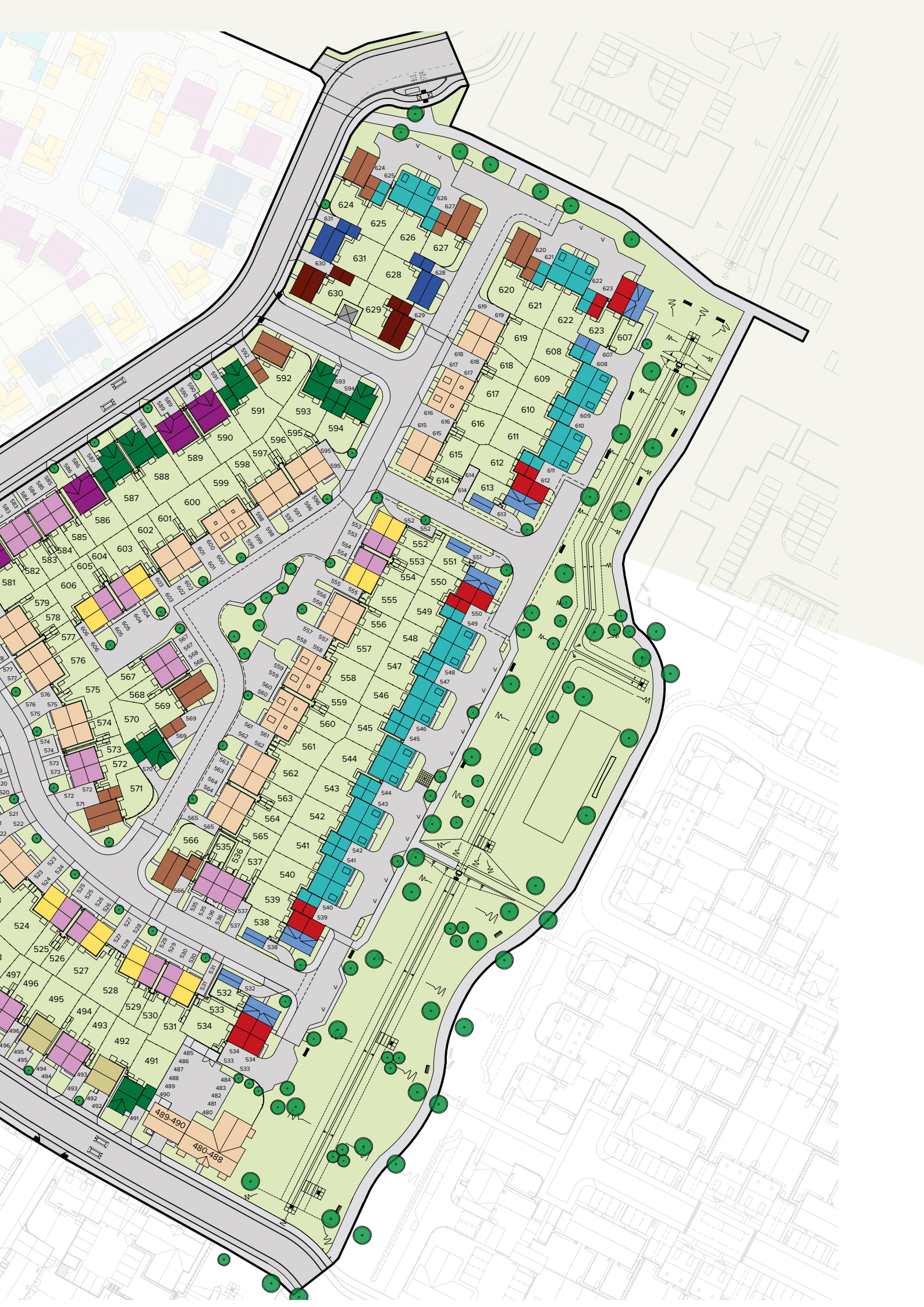
 **The Penrith**

 **The Corsair**

 **Affordable Housing**



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



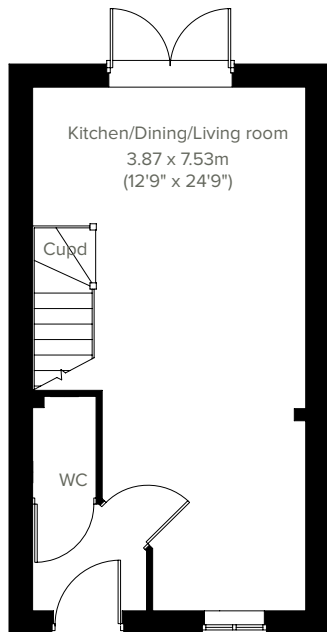


2 bedroom home

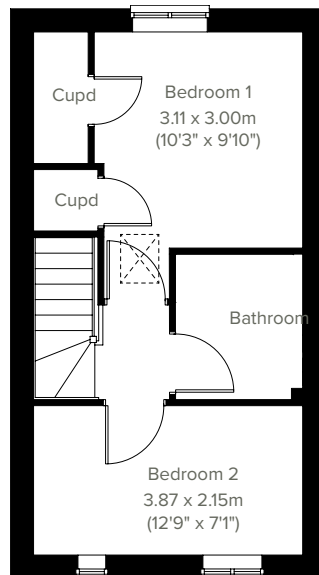
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, three handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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12

EPC: B

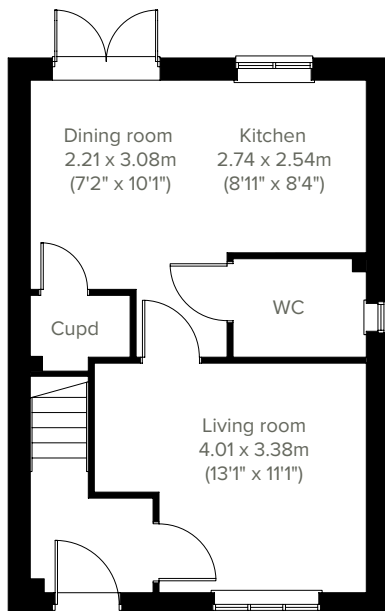


3 bedroom home

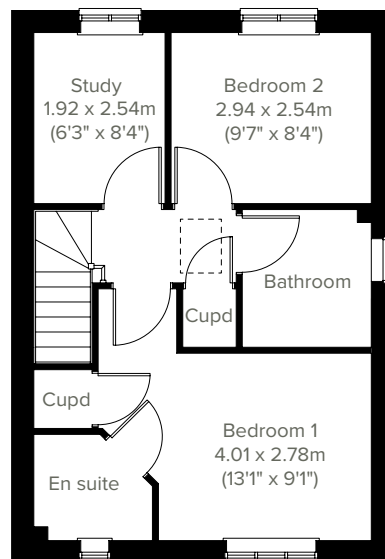
The Danbury



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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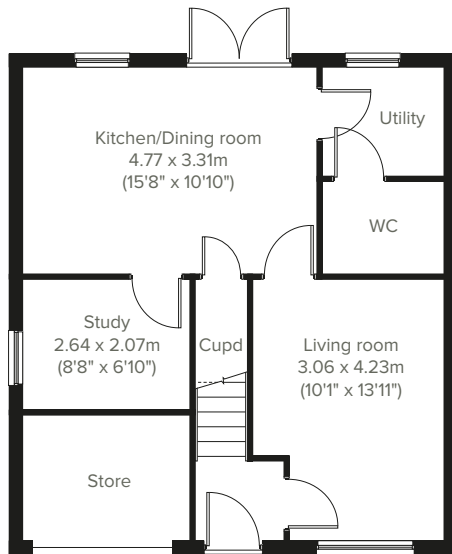


3 bedroom home

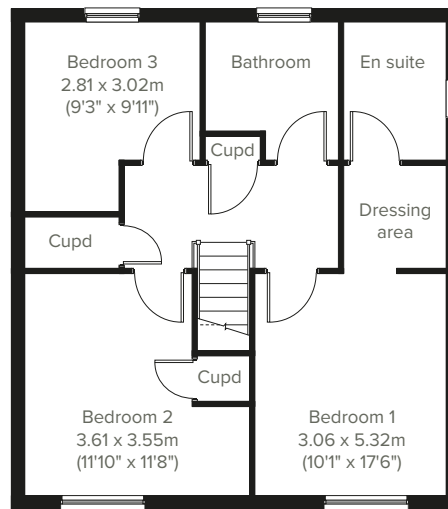
The Dakota



An attractive three-bedroom family home, the Dakota is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC, utility room and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, a modern family bathroom and a store room.



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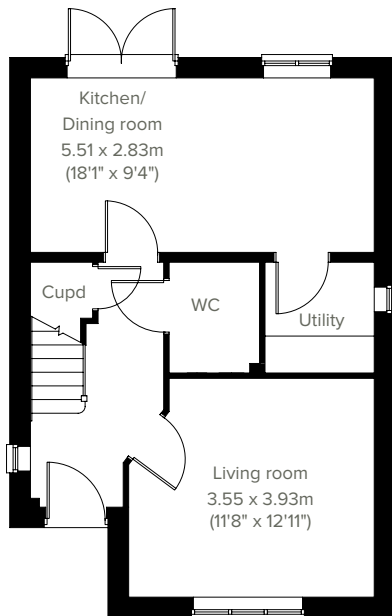


3 bedroom home

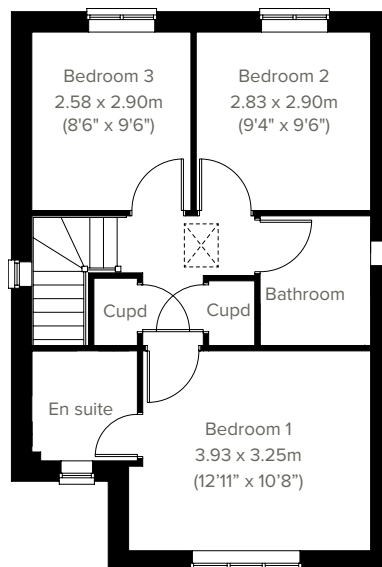
The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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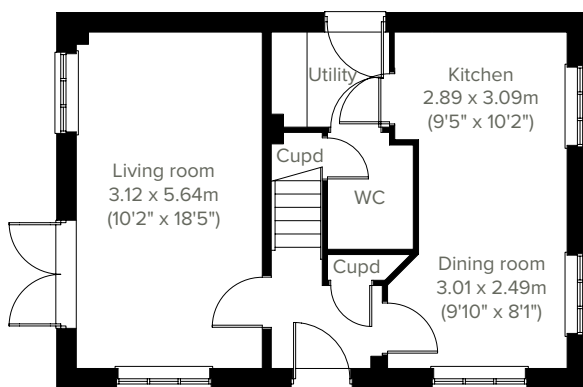


3 bedroom home

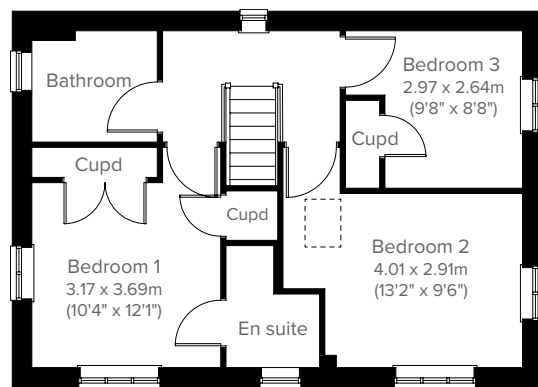
The Barnwood



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



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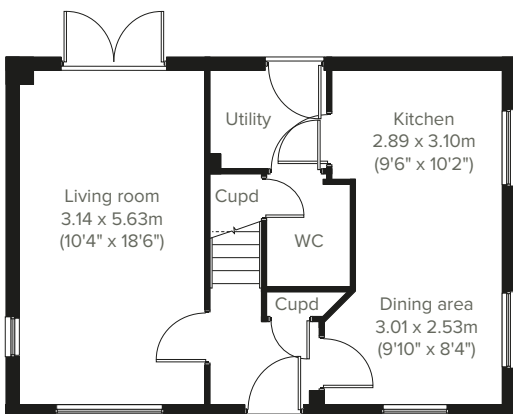


3 bedroom home

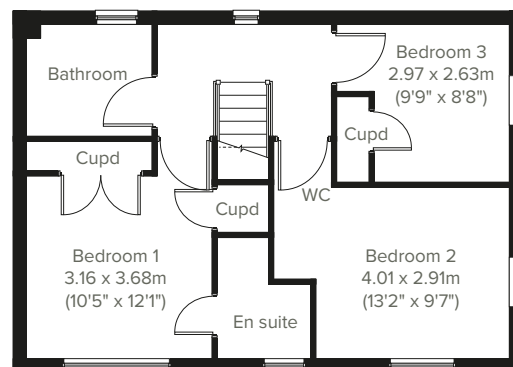
The Barnfield



A three-bedroom detached home with kerb-appeal, the Barnfield has everything you need for modern living. Downstairs there's an open plan kitchen/dining room, a front-aspect living room with French doors leading outside, downstairs WC, utility room and handy storage cupboards. The first floor is home to a generous bedroom one with an en suite, plus two further bedrooms, further storage cupboards and a family bathroom.



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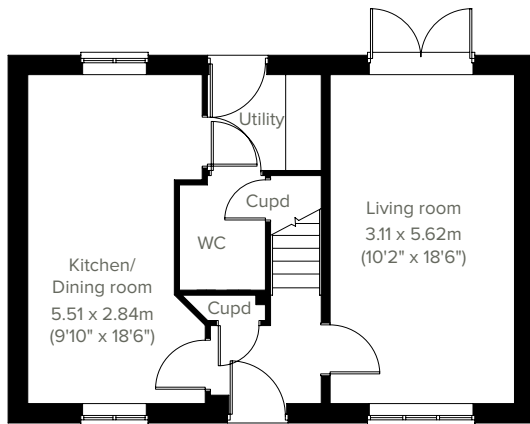


3 bedroom home

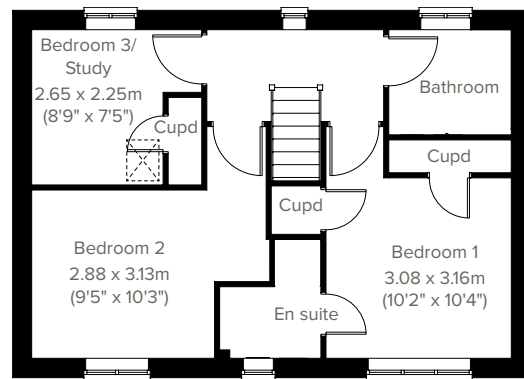
The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



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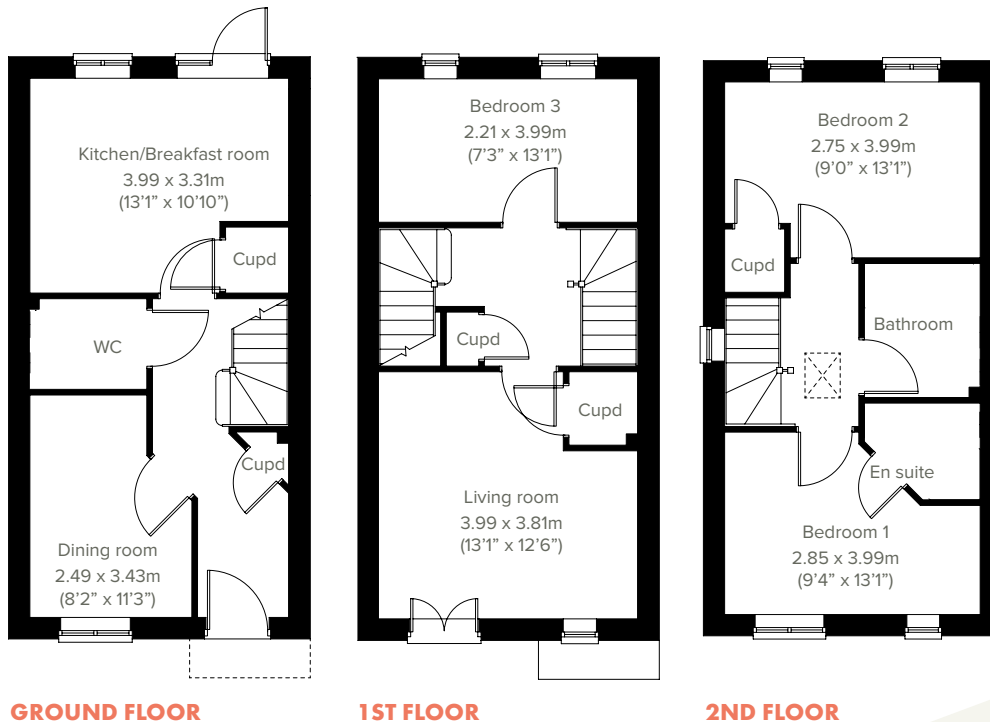


The Ashdown

3 bedroom home



The Ashdown is a superb semi-detached home with a good-sized dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, with a downstairs WC and five storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms, a family-sized bathroom and bedroom one has an en suite.



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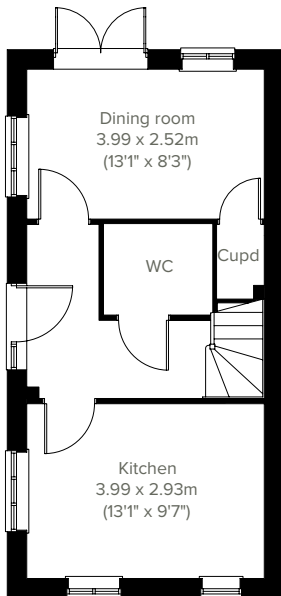


3 bedroom home

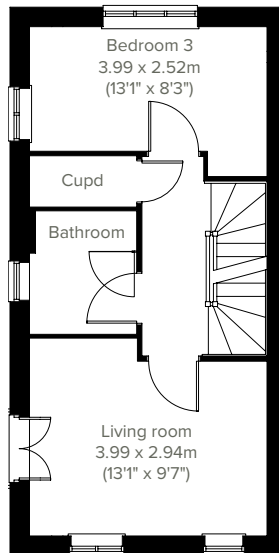
The Ashdown Corner



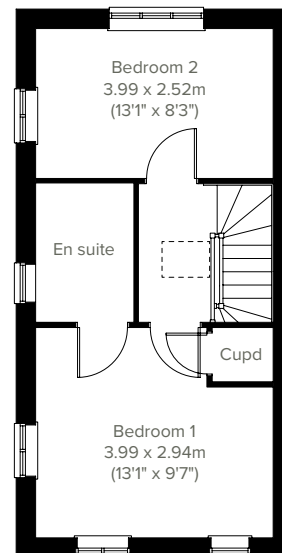
Ideal for the way we live today, the Ashdown Corner has a spacious kitchen and a separate dining room with garden access. It's practical too, with a downstairs WC and three handy storage cupboard. Bedroom three, a bathroom and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one has an en suite - and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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20

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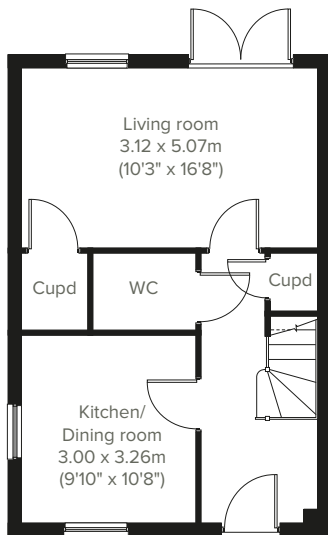


The Penrith

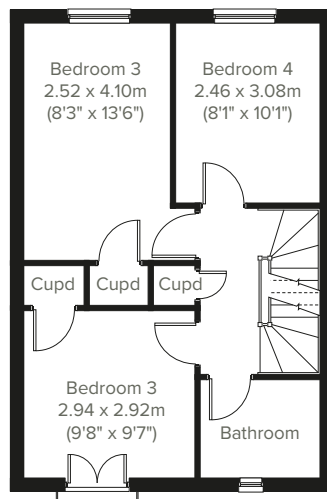
4 bedroom home



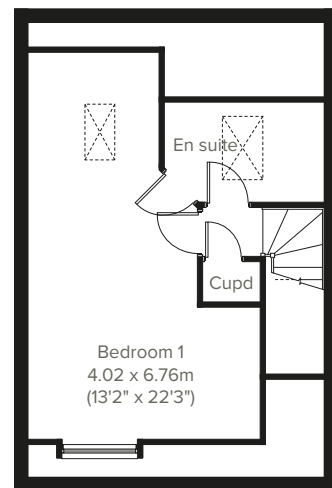
This impressive three-storey townhouse has space in abundance. The Penrith is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. There are four bedrooms, with bedroom one including an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



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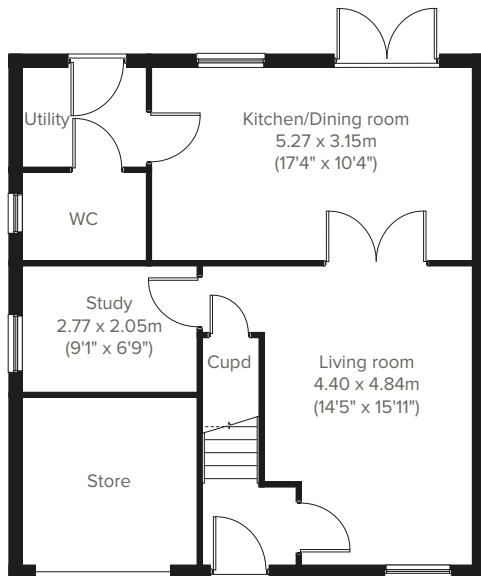


4 bedroom home

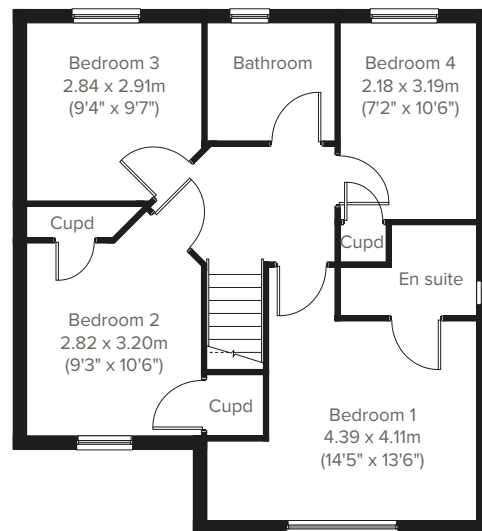
The Corsair



An attractive family home, the Corsair is designed for modern living. It's a four-bedroom detached home with a store room, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



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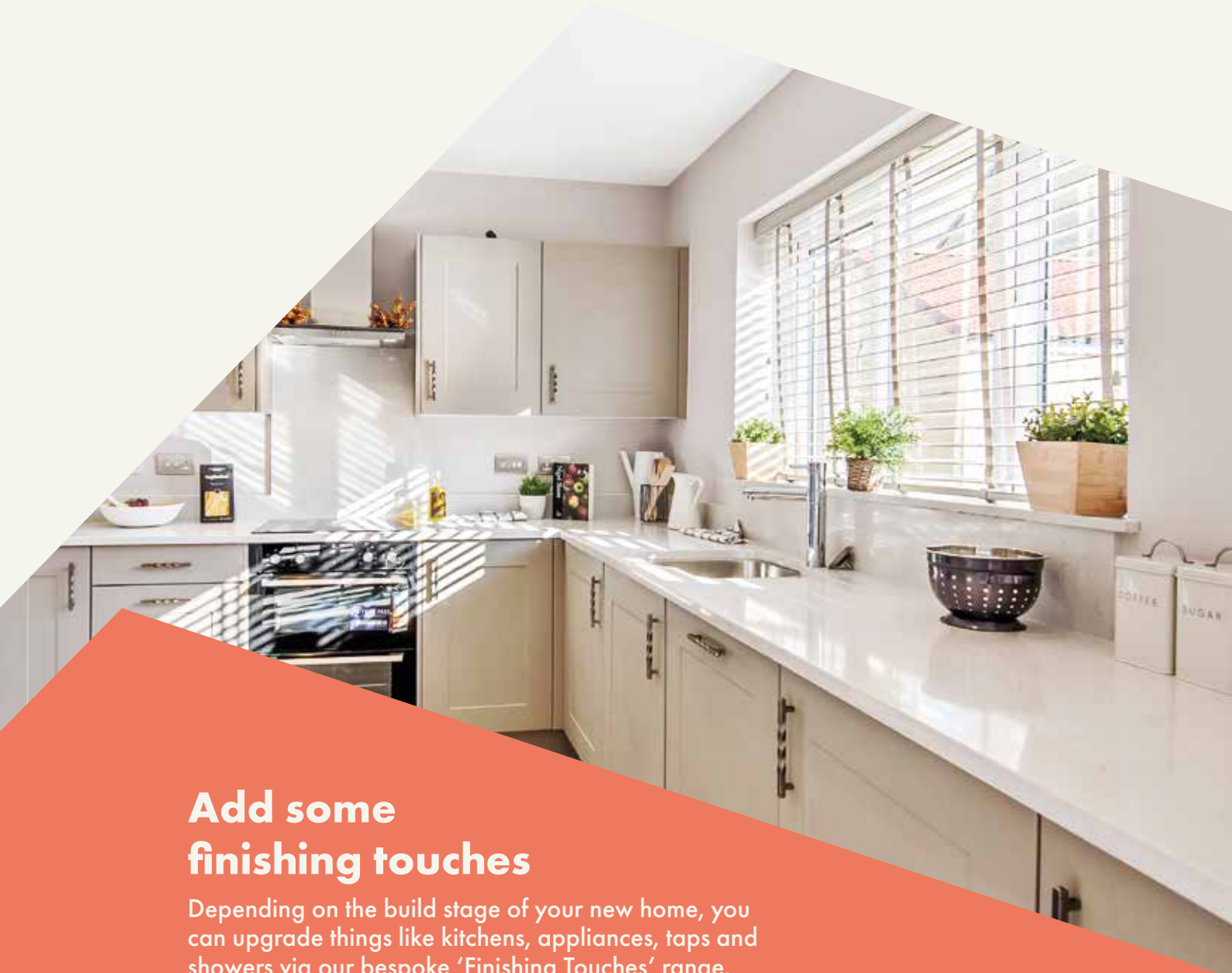




Persimmon @ Wellington Gate 4

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
 Inner: timber frame or block.
 Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
 French doors to garden or balcony
 (where applicable).

Electrics

Doorbell and external light to front.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and splash-back.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

Splash-backs

1-course splash-back to WC basin /
 3-course splash-back to bath / fully tiled shower.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors - speak to a sales advisor for positions.



Garage & Gardens

Garage

Garage, car ports or parking space.
 Necessary infrastructure to enable car-charging points (blanking plate)

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and out impact on the planet.

Energy efficiency built in:

- ✓ **EPC rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



FibreNest™



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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