



MACTAGGART
& MICKEL

CHILDREY PARK, EAST CHALLOW



location, location, location...



WITHIN WALKING DISTANCE

King Alfred Academy (West site) – 0.1 miles
 East Challow village hall – 0.6 miles
 Challow and Childrey Cricket Club – 0.6 miles
 Reynolds Way allotment gardens – 0.6 miles
 Royal British Legion club – 0.6 miles
 St Nicholas C of E Primary School – 0.7 miles
 Stockholm Primary School – 0.7 miles
 Wantage marketplace – 1 mile
 Waitrose supermarket – 1 mile
 King Alfred Academy (Centre site) – 1.2 miles
 Wantage Community Hospital – 1.4 miles
 Sainsburys supermarket (including petrol station) – 1.6 miles



EASY ROAD ACCESS

Faringdon – 9.1 miles
 Didcot Parkway mainline railway station – 10 miles
 Abingdon – 10.9 miles
 Newbury – 17 miles
 Oxford – 17 miles
 Swindon – 17.7 miles
 Reading – 25 miles
 Heathrow – 56 miles



AT YOUR LEISURE

Wantage library – 1 mile
 Betjeman Millennium Park – 1.1 miles
 The Beacon (cinema, music, arts) – 1.2 miles
 Wantage Leisure and Sports Centre – 1.3 miles
 Wantage Town FC – 1.7 miles
 Wantage Market Garden – 1.9 miles
 Williams F1 Racing, Grove – 3.3 miles
 Ardington House – 3.6 miles
 The Ridgeway National trail (nearest access) – 4.5 miles
 Uffington Castle – 6.3 miles
 White Horse Hill – 7.6 miles
 Blenheim Palace – 22.4 miles

Introducing Childrey Park



*On your
doorstep...*



Nestling in a lovely location in the Oxfordshire countryside, Childrey Park offers the advantages of modern country living while being within easy reach of the city.

Based between East Challow and Wantage in the Vale of White Horse, village life is on your doorstep here. The village hall, local cricket club and popular Legion Club are based in East Challow.

Nearby education facilities include St Nicholas Primary School, which is less than a mile away. King Alfred Academy's West Site for year 7 and 8 pupils is across the road and its main site for pupils between years 9 and 13 is only a mile away.

A mile away, Wantage is a thriving community. The historic market place in the centre of the town has extensive shopping, restaurants, pubs, sports and leisure opportunities. There is a civic hall, library, leisure centre with swimming pool, in addition to Waitrose and Sainsbury's supermarkets.

Residents and visitors can enjoy the parks, walking, cycling and sports clubs including Wantage Town Football Club, Wantage and Grove Cricket Club and White Horse Harriers, which offer activities and coaching for children.

Childrey Park is well connected, which makes commuting and city trips straight-forward. The A417 runs to the south of the site and a local bus service runs between East Challow and Wantage, and beyond. Just two stops from London Paddington, the mainline railway station Didcot Parkway is just 10 miles away. Heathrow Airport is also within easy reach. Oxford, Swindon and Newbury are all within 20 miles, making Childrey Park ideally located for business or pleasure trips.

When you're not travelling, you will be welcomed with a coffee or glass of wine and a chat in one of the many restaurants, bars or cafés in Wantage.

Life at Childrey Park

Our Childrey Park development offers a choice of 25 spacious two-, three-, four- and five-bedroom semi-detached and detached homes, finished to the highest standard.



St Nicholas Church

KEY LOCATION BENEFITS

- Primary age schooling at St Nicholas C of E Primary School
- Secondary school at the excellent King Alfred Academy
- Local bus services
- Mainline railway station at Didcot Parkway
- An outstanding choice of shopping, leisure and sporting amenities





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CHILDRY PARK | MACTAGGART & MICKEL

Discovering your new home

Buying a new home is one of the most important decisions you will ever make – we'd like to tell you what makes Mactaggart & Mickel stand out from the crowd.



LOCATION

Building new communities and homes in exclusive UK locations.

FAMILY

A family business with strong values and ethos at our core since 1925.

AWARDS

Our company, practices, homes and employees have won countless awards over the years for quality, service, Health & Safety, design and sustainability.

REPUTATION

Many of our customers go on to buy their second and even third Mactaggart & Mickel home.

CONTACT

A dedicated Sales Consultant will be your One Point of Contact throughout your home-buying process, from pre-reservation up to two years after you move in.

GUARANTEED

We strive to offer guaranteed entry dates so that your move-in day will go as smoothly as possible. We extend our after-sales customer care for two years.

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Spacious homes

High-quality finishes



Room for the whole family

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Delivering the best since 1925



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We combine knowledge, experience and innovation to deliver unrivalled homes, quality and service since 1925.



Buying with us means you can rest assured you are making the right decision when it comes to making one of life's biggest purchases. We are a 4th-generation family business and are proudly independent.

In fact, family members are still involved in the day-to-day running of the business. Over the years, our reputation for delivering outstanding homes, customer care and services has been substantiated by numerous industry awards and accolades, including prestigious HBF 5 star rating. You will have one dedicated Sales Consultant as your One Point Contact throughout your home buying process, from pre-reservation up to two years after you move in and we strive to offer a guaranteed entry date so that your move-in day will go as smoothly as possible.



THE MACTAGGART & MICKEL SEAL OF APPROVAL

Every Mactaggart & Mickel home is given the 'Seal of Approval' as a final quality check before new owners move in.

The practice of undertaking inspections dates back to 1925, when Mactaggart & Mickel were first established. We have now formalised this check as the Seal of Approval - a final step in the housebuilding process to ensure that clients walk into a sparkling new home that meets our stringent construction standards.

All Mactaggart & Mickel homes are independently certified and approved by the NHBC (National Home Building Council) before being occupied, however, we like to go even further to ensure that each of our new build homes is handed over in the best possible condition.

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WHERE TO FIND US

Marketing Suite

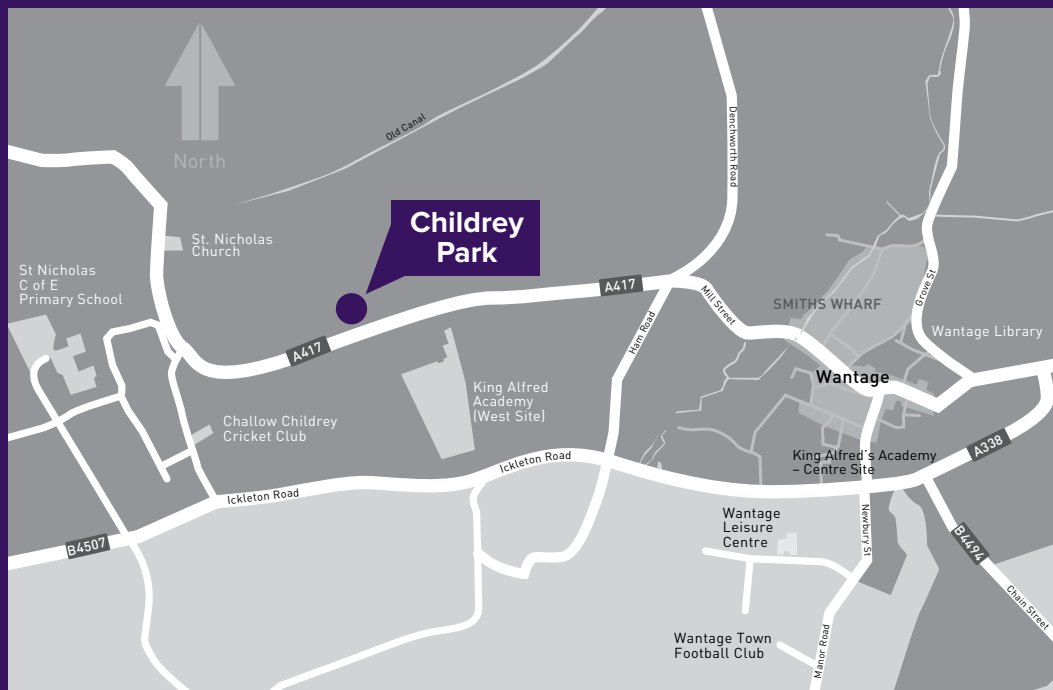
Childrey Park
Off Challow Road
East Challow
OX12 9RH

Tel. 0845 600 1925

Email:
childreypark@macmic.co.uk

Opening hours:
Thursday – Monday
10.30am – 4.30pm – Nov to Mar
11am-5pm – Apr to Oct

Head Office:
4th Floor East
Cheltenham House
Clarence Street
Cheltenham
GL50 3JR
T: 01242 895 200



If you are travelling far to visit us, why not give us a call before you set off so that we can set time aside for you to ensure that you get the most out of your visit or email us at childreypark@macmic.co.uk



The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. All dimensions taken from widest point. Mactaggart & Mickel reserve the right to alter prices, specification and equipment as necessary.



MACTAGGART
& MICKEL



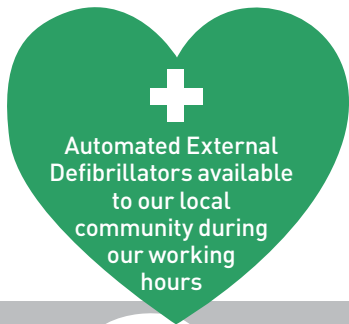
Childrey Park

Development Plan

- | | | |
|--|---|---|
| ■ The Richardson 2-Bedroom Semi-Detached Home | ■ The Herbert 3-Bedroom Detached Home | ■ The Blomfield 4-Bedroom Detached Home |
| ■ The Kent 3-Bedroom Detached Home | ■ The Trevail 4-Bedroom Detached Home | ■ The Ferrey 5-Bedroom Detached Home |
| ■ Affordable Homes | | |

P.O.S Public Open Space
BC Bin Collection points

Development Plan shows indicative plot layouts only. Clients should refer to their title plan for individual plots. Your solicitor will be able to advise.



Automated External
Defibrillators available
to our local
community during
our working
hours

Helping Your Community Grow

In addition to contributing to local infrastructure and community facilities, our Building Communities Fund accepts applications from charities, schools and local projects.



£750

Fintan FC & Lakeside
FC Cheltenham

£2,000

Wychwood CE Primary School,
Shipton-Under-Wychwood (2 donations)

£1,000

Hagbourne CE Primary
School, East Hagbourne

£1,000

Milton-under-
Wychwood Village
Hall Committee

£500

Joss Searchlight,
Registered Children's Cancer
Support Charity, Witney

£500

1st Wychwoods Scout
Group, Shipton Under
Wychwood

£1,000

Milton-under-Wychwood
Allotment and Gardens Association

£1,000

Lawrence Home Nursing
Team, Chipping Norton

£1,000

Maymessy (Cookery school),
West Challow

£2k

Public Transport
Infrastructure

Over £36k

Nursery
contribution

Over £153k

Primary
Education

£30k

Affordable housing
contribution

£3k

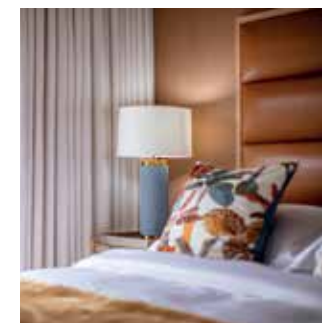
Traffic Regulation
contribution

Over £88k

District & County
contributions

macmic.co.uk

MACTAGGART & MICKEL
**BUILDING
COMMUNITIES
FUND**



The Richardson

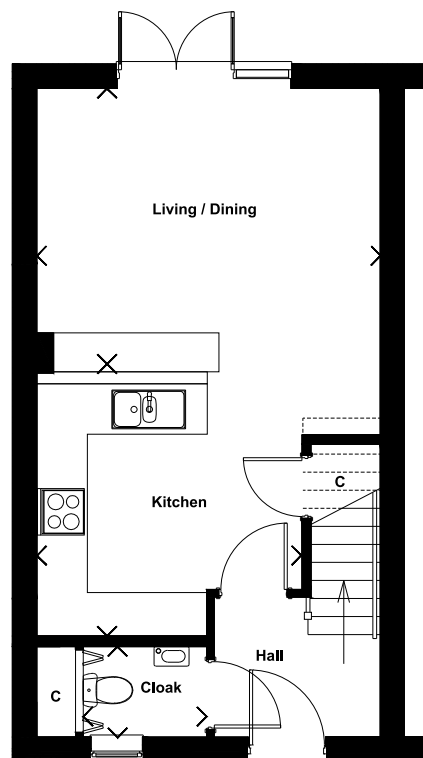
2-Bedroom Semi-Detached Home

CHILDRY PARK, EAST CHALLOW

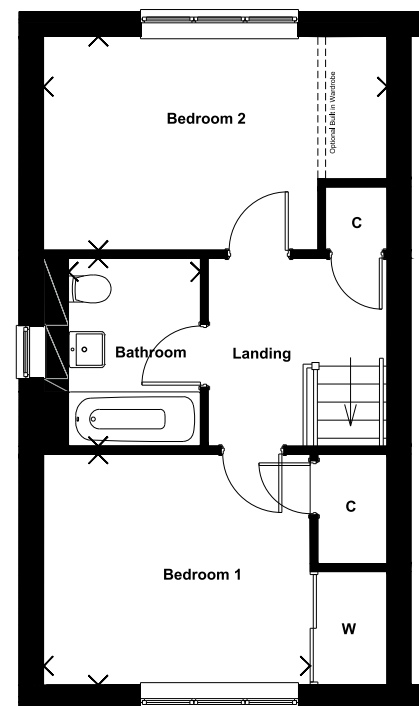
PLOTS:

3, 4, 21, 22

Ground Floor



First Floor



FLOOR PLANS:

| Ground Floor | Metric | Imperial | First Floor | Metric | Imperial |
|-----------------|-------------|---------------|-------------|-------------|--------------|
| Living / Dining | 4422 x 3550 | 14'6" x 11'8" | Bedroom 1 | 3434 x 2975 | 11'3" x 9'9" |
| Kitchen | 3414 x 3505 | 11'2" x 11'6" | Bedroom 2 | 4422 x 2755 | 14'6" x 9'0" |
| Cloak | 1589 x 1171 | 5'3" x 3'10" | Bathroom | 1700 x 2425 | 5'7" x 7'11" |

Dimensions taken at the position of the arrows.

The Richardson

2-Bedroom Semi-Detached Home

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The Kent ■

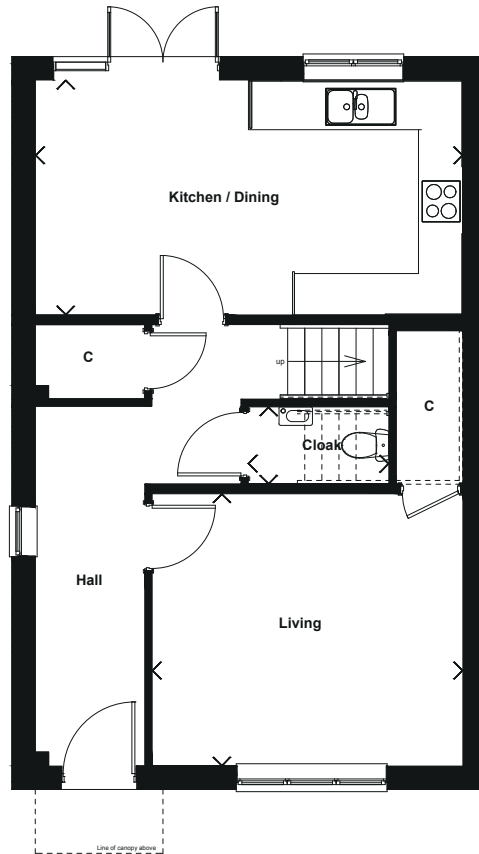
3-Bedroom Detached Home

CHILDRY PARK, EAST CHALLOW

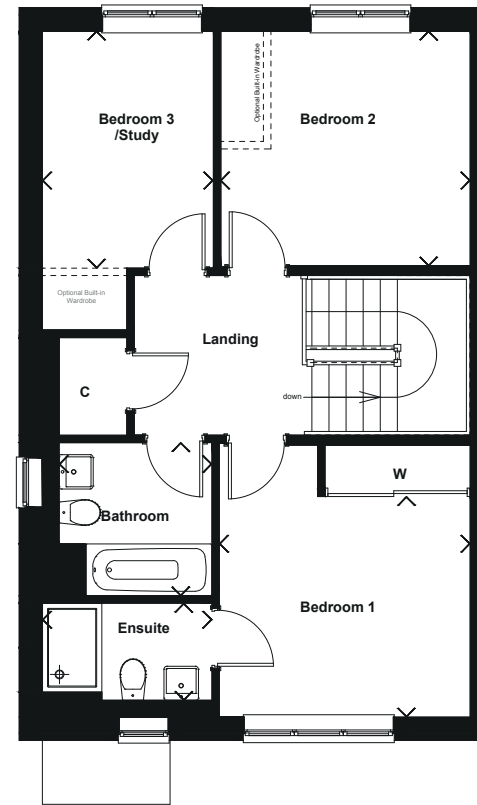
PLOTS:

2, 5, 6, 9

Ground Floor



First Floor



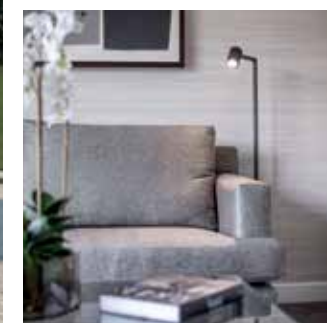
FLOOR PLANS:

| Ground Floor | Metric | Imperial | First Floor | Metric | Imperial |
|---|-------------|----------------|-------------------|-------------|---------------|
| Living | 4194 x 3675 | 13'9" x 12'1" | Bedroom 1 | 3384 x 2975 | 11'1" x 9'9" |
| Kitchen / Dining | 5769 x 3171 | 18'11" x 10'5" | Ensuite | 2286 x 1310 | 7'6" x 4'4" |
| Cloak | 1898 x 1045 | 6'3" x 3'5" | Bedroom 2 | 3369 x 3171 | 11'1" x 10'5" |
| Dimensions taken at the position of the arrows. | | | Bedroom 3 / Study | 2301 x 3199 | 7'7" x 10'6" |
| | | | Bathroom | 2061 x 2067 | 6'9" x 6'9" |

The Kent

3-Bedroom Detached Home

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The Herbert ■

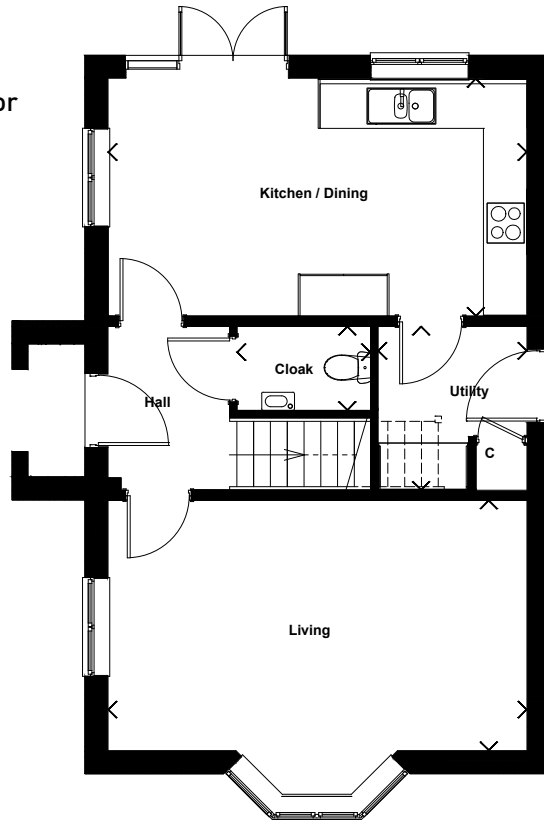
3-Bedroom Detached Home

CHILDRY PARK, EAST CHALLOW

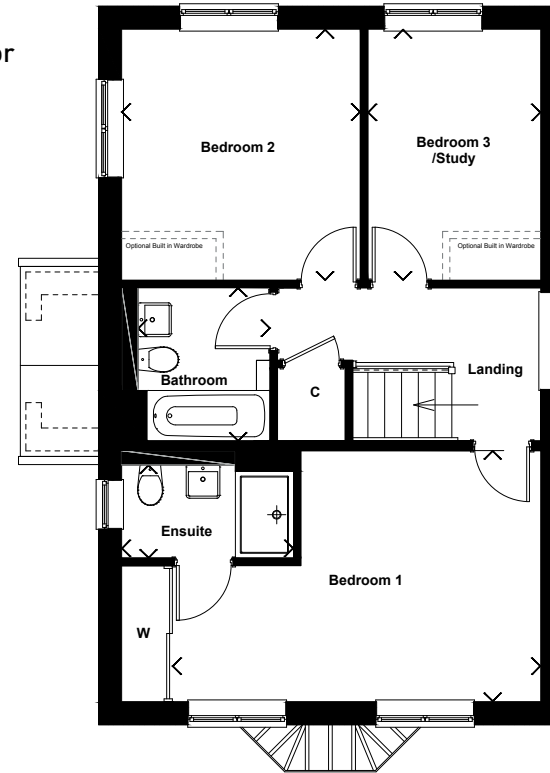
PLOTS:

7, 20

Ground Floor



First Floor



FLOOR PLANS:

| Ground Floor | Metric | Imperial | First Floor | Metric | Imperial |
|---|-------------|----------------|-------------------|-------------|---------------|
| Living | 5769 x 3439 | 18'11" x 11'3" | Bedroom 1 | 5069 x 3458 | 16'8" x 11'4" |
| Kitchen / Dining | 5759 x 3276 | 18'11" x 10'9" | Ensuite | 2366 x 1281 | 7'9" x 4'2" |
| Cloak | 1819 x 1174 | 6'0" x 3'10" | Bedroom 2 | 3289 x 3457 | 10'9" x 11'4" |
| Utility | 2054 x 2258 | 6'9" x 7'5" | Bedroom 3 / Study | 2381 x 3457 | 7'10" x 11'4" |
| Dimensions taken at the position of the arrows. | | | Bathroom | 1821 x 2115 | 6'0" x 6'11" |

The Herbert

3-Bedroom Detached Home

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The Ferrey ■

5-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

PLOTS:

1, 10, 12, 16

Ground Floor



First Floor



FLOOR PLANS:

| Ground Floor | Metric | Imperial | First Floor | Metric | Imperial |
|---|-------------|-----------------|-------------------|-------------|----------------|
| Living | 4307 x 5499 | 14'2" x 18'0" | Bedroom 1 | 3611 x 3375 | 11'10" x 11'1" |
| Kitchen / Dining | 4307 x 5215 | 14'2" x 17'1" | Ensuite 1 | 1320 x 2336 | 4'4" x 7'8" |
| Family | 3290 x 3294 | 10'10" x 10'10" | Bedroom 2 | 4307 x 2930 | 14'2" x 9'7" |
| Utility | 1983 x 1757 | 6'6" x 5'9" | Ensuite 2 | 1545 x 1640 | 5'1" x 5'5" |
| Cloak | 1528 x 1382 | 5'0" x 4'6" | Bedroom 3 | 3318 x 3037 | 10'11" x 10'0" |
| Dimensions taken at the position of the arrows. | | | Bedroom 4 | 3232 x 3037 | 10'7" x 10'0" |
| | | | Bedroom 5 / Study | 3157 x 2123 | 10'4" x 7'0" |
| | | | Bathroom | 1550 x 3586 | 5'1" x 11'9" |

The Ferrey

5-Bedroom Detached Home

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The Trevail

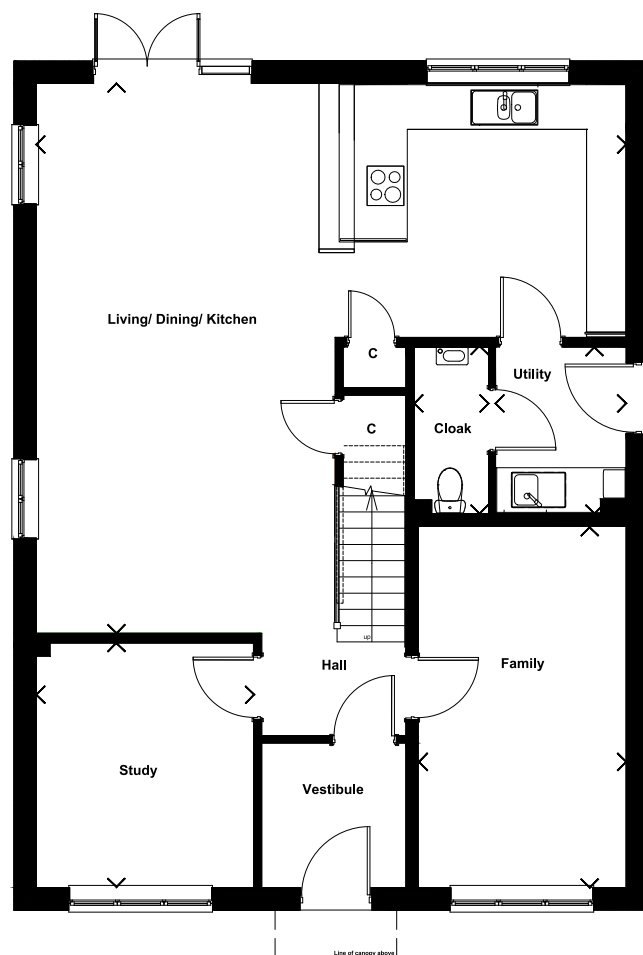
4-Bedroom Detached Home

CHILDRY PARK, EAST CHALLOW

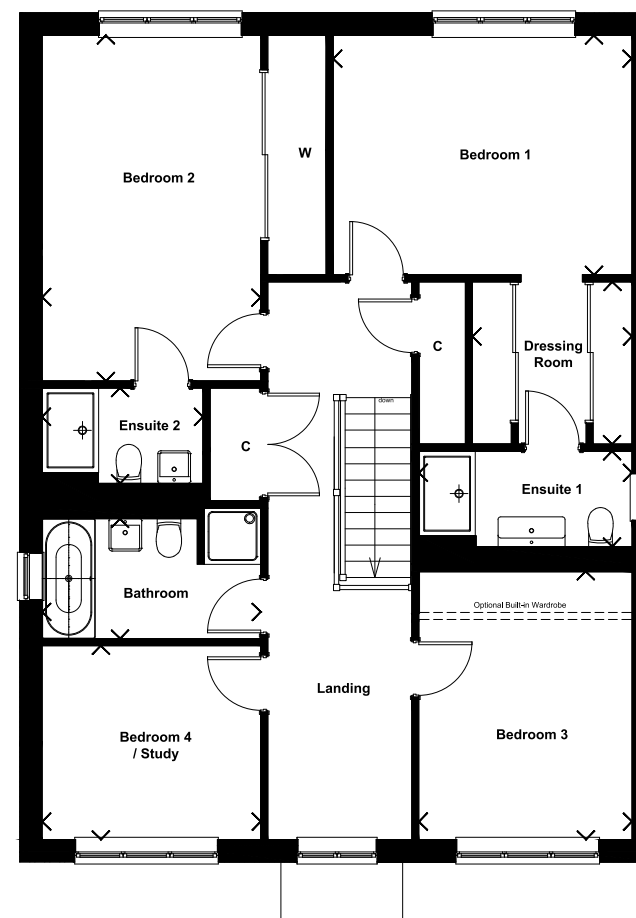
PLOTS:

11, 14, 15, 23, 24

Ground Floor



First Floor



FLOOR PLANS:

Ground Floor

Metric

Imperial

Living / Dining / Kitchen

8355 x 7789

27'5" x 25'7"

Study

3077 x 3466

10'1" x 11'4"

Family

2950 x 5129

9'8" x 16'10"

Utility

1851 x 2358

6'1" x 7'9"

Cloak

1051 x 2358

3'5" x 7'9"

Dimensions taken at the position of the arrows.

First Floor

Metric

Imperial

Bedroom 1

4235 x 3392

13'11" x 11'2"

Dressing Room

2260 x 2300

7'5" x 7'7"

Ensuite 1

3020 x 1350

9'11" x 4'5"

Bedroom 2

3096 x 4896

10'2" x 16'1"

Ensuite 2

2277 x 1350

7'6" x 4'5"

Bedroom 3

3020 x 3800

9'11" x 12'5"

Bedroom 4 / Study

3096 x 2746

10'2" x 9'0"

Bathroom

3096 x 1700

10'2" x 5'7"

The Trevail

4-Bedroom Detached Home

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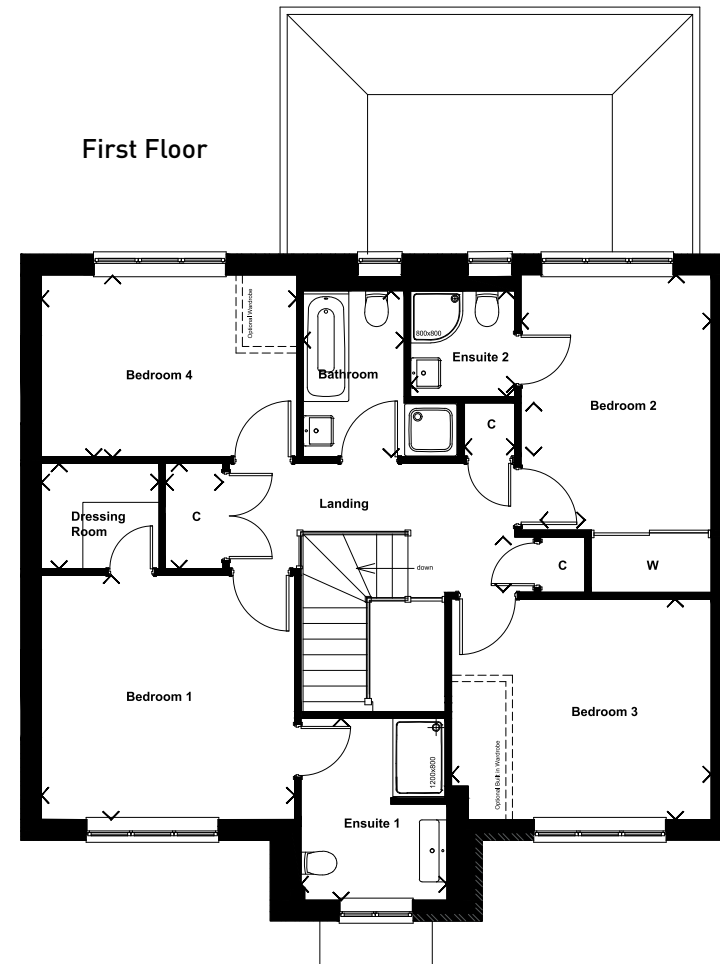
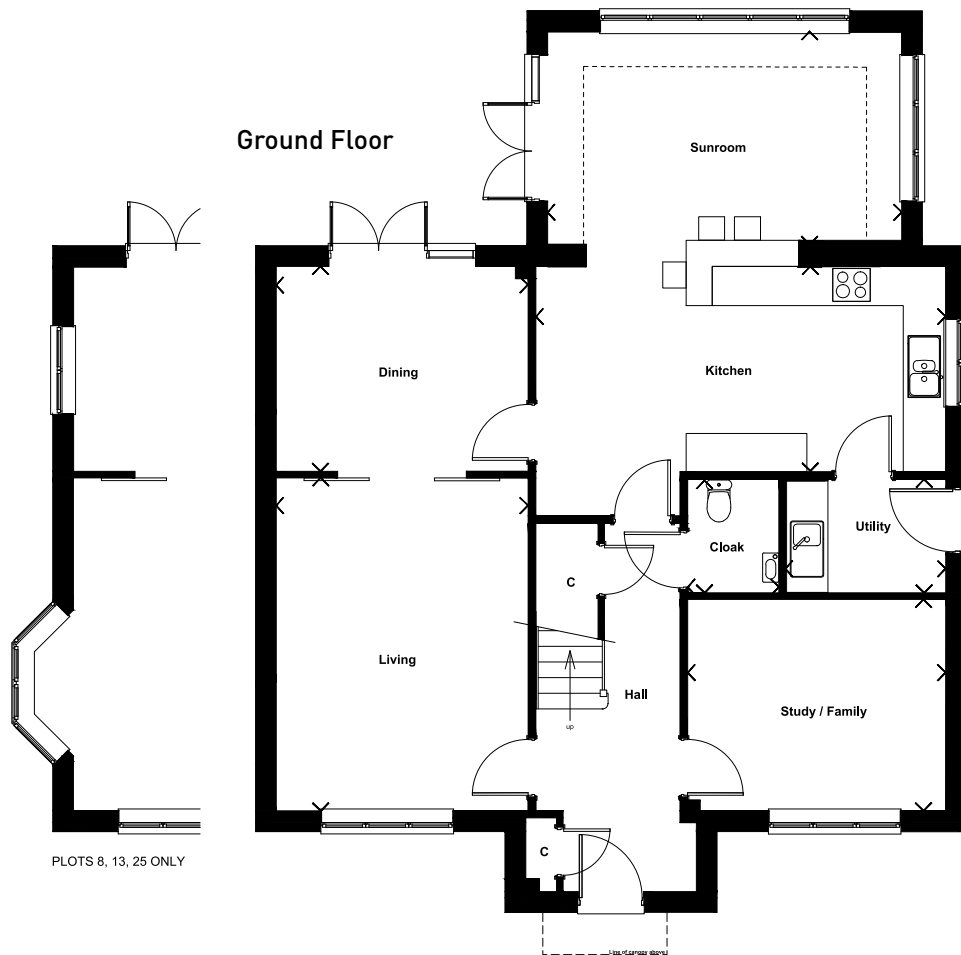
The Blomfield ■

4-Bedroom Detached Home

CHILDRY PARK, EAST CHALLOW

PLOTS:

8, 13, 17, 18, 19, 25



FLOOR PLANS:

| Ground Floor | Metric | Imperial | First Floor | Metric | Imperial |
|--------------|-------------|----------------|---------------|-------------|---------------|
| Living | 3855 x 5103 | 12'8" x 16'9" | Bedroom 1 | 3882 x 3745 | 12'9" x 12'3" |
| Dining | 3854 x 3136 | 12'8" x 10'3" | Dressing Room | 1800 x 1619 | 5'11" x 5'4" |
| Study/Family | 3948 x 3228 | 12'11" x 10'7" | Ensuite 1 | 2235 x 2789 | 7'4" x 9'2" |
| Kitchen | 6285 x 3148 | 20'7" x 10'4" | Bedroom 2 | 2911 x 3911 | 9'7" x 12'10" |
| Sunroom | 5431 x 3193 | 17'10" x 10'6" | Ensuite 2 | 1595 x 1622 | 5'3" x 5'4" |
| Utility | 2457 x 1741 | 8'1" x 5'9" | Bedroom 3 | 3977 x 3383 | 13'1" x 11'1" |
| Cloak | 1392 x 1741 | 4'7" x 5'9" | Bedroom 4 | 3914 x 2791 | 12'10" x 9'2" |
| | | | Bathroom | 1547 x 2546 | 5'1" x 8'4" |

Dimensions taken at the position of the arrows.

The Blomfield

4-Bedroom Detached Home

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GENERAL

White lighting switches, light points to ceilings and twin electrical sockets throughout as per house type layouts. Low energy bulbs to all light points

White radiators throughout and white plumbed towel rails to cloakrooms, bathrooms and ensuites

White emulsion to all internal walls and ceilings and gloss paint to all internal woodwork

Vicaima Dekordor Oak finish internal doorsets, some with glazing

Chrome lever door handles and door stops

Architraves and skirtings throughout

Anthracite Grey (external) and White (internal) double glazed casement windows with chrome ironmongery handles. (Locking handles to ground floor)

Staircase with timber stringers, treads, risers and ballusters, Oak handrails and newel cap



VESTIBULE / HALL

Anthracite Grey (external) and White (internal) cottage-style front door with glazed panel and multi-point locking security feature

Door bell push and sounder

Mains smoke detector to ceiling with battery back-up



CLOAK

Laufen close-coupled WC

Laufen wall-mounted basin with chrome mixer tap and bottle trap and Porcelanosa tiled splashback

Ceiling extractor fan

Batten light fitting

Chrome toilet roll holder

Cupboard with consumer unit, boiler and carbon monoxide detector



LIVING

Anthracite Grey (external) and White (internal) fully glazed patio doors

Multi gang outlet plate with two twin sockets, BT, TV and data points

Pendant light fitting(s)



FAMILY

Multi gang outlet plate with two twin sockets, BT, TV and data points

Pendant light fitting



DINING

Anthracite Grey (external) and White (internal) fully glazed patio doors

Single TV socket

Pendant light fitting



KITCHEN

Units and worktops as per kitchen layouts, with soft closers to applicable units

LED strip lighting as per kitchen layouts

Laminate worktop and upstand with glass splashback behind hob

Stainless steel 1 1/2 bowl sink & drainer with chrome mixer tap

AEG 4-zone induction hob with integrated extract hood

AEG single oven

AEG integrated fridge freezer

AEG integrated dishwasher

LED downlighters as per kitchen layouts

Heat alarm

Boiler and carbon monoxide detector

Ceiling extractor fan

USB point to power socket



SUNROOM

Anthracite Grey (external) and White (internal) fully glazed patio doors

Multi gang outlet plate with two twin sockets, BT, TV and Data points

LED downlighters as per house type layouts



UTILITY

Anthracite Grey (external) and White (internal) cottage-style front door with glazed panel and multi-point locking security feature

Units and worktops with upstand as per kitchen layouts, with soft closers to applicable uni

Batten holder light fitting

Stainless steel sink & drainer with chrome mixer tap

Ceiling extractor fan

Boiler and carbon monoxide detector



UNDER-STAIR CUPBOARD

Consumer unit

Batten holder light fitting

Telephone socket outlet, BT fibre and Virgin Media connection points

Twin power socket

Data point



UTILITY CUPBOARD

Boiler and carbon monoxide detector

Hot water cylinder

Batten holder light fitting(s)



CUPBOARD

Consumer unit

Batten holder light fitting(s)

Telephone socket outlet

Twin power socket

Boiler and carbon monoxide detector

Data point



Childrey Park

 **The Richardson**
2-Bedroom Semi-Detached Home

 **The Herbert**
3-Bedroom Detached Home

 **The Trevail**
4-Bedroom Detached Home

 **The Kent**
3-Bedroom Detached Home

 **The Ferrey**
5-Bedroom Detached Home

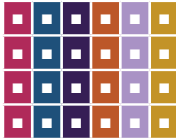
 **The Blomfield**
4-Bedroom Detached Home



MACTAGGART
& MICKEL

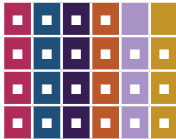
LANDING

| |
|--|
| Mains smoke detector to ceiling with battery back-up |
| Pendant holder light fitting(s) |
| Loft hatch |
| Twin power socket |



BEDROOM 1

| |
|--|
| Fitted wardrobe |
| Single TV socket |
| Pendant light fitting |
| Twin power sockets - two with USB points |



DRESSING ROOM

| |
|-----------------------|
| Fitted wardrobe |
| Pendant light fitting |



BEDROOM 2

| |
|-----------------------|
| Fitted wardrobe |
| Pendant light fitting |
| Twin power sockets |



BEDROOM 3

| |
|-----------------------|
| Fitted wardrobe |
| Pendant light fitting |
| Data point |
| Twin power sockets |



BEDROOM 4

| |
|-----------------------|
| Fitted wardrobe |
| Pendant light fitting |
| Data point |
| Twin power sockets |



BEDROOM 5

| |
|-----------------------|
| Fitted wardrobe |
| Pendant light fitting |
| Data Point |
| Twin power sockets |



BATHROOM

| |
|---|
| Laufen wall-hung WC with concealed cistern |
| Laufen wall-mounted basin with chrome mixer tap and bottle trap |
| Steel and enamel bath, rounded at one end |
| Steel and enamel bath, rounded at both ends |
| Bath screen |
| Front bath panel |
| End bath panel |
| Hansgrohe thermostatic chrome bath / shower mixer |
| Shower screen to bath and riser rail |
| Hansgrohe thermostatic shower and enclosure with pivot door |
| Hansgrohe thermostatic shower and enclosure with sliding door |
| Porcelanosa ceramic wall tiles to half-height behind WC and basin and along length of bath. Full-height tiling to shower enclosure where applicable |
| LED downlighters and ceiling extractor fan as per house type layouts |
| Chrome toilet roll holder |



EN-SUITE 1

| |
|---|
| Laufen wall-hung WC with concealed cistern |
| Laufen wall-mounted basin with chrome mixer tap and bottle trap |
| Hansgrohe thermostatic shower and enclosure with sliding door |
| Porcelanosa ceramic wall tiles to half-height behind WC and basin. Full-height tiling to shower enclosure |
| LED downlighters and ceiling extractor fan as per house type layouts |
| Chrome toilet roll holder |



EN-SUITE 2

| |
|---|
| Laufen wall-hung WC with concealed cistern |
| Laufen wall-mounted basin with chrome mixer tap and bottle trap |
| Hansgrohe thermostatic shower and enclosure with sliding door |
| Porcelanosa ceramic wall tiles to half-height behind WC and basin. Full-height tiling to shower enclosure |
| LED downlighters and ceiling extractor fan as per house type layouts |
| Chrome toilet roll holder |



LOFT

| |
|--|
| Single unswitched socket for television aerial booster |
| Batten holder light point to ceiling |
| Light switch |



GARAGES

| |
|---|
| Detached single garage with twin power socket, batten holder light point and switch |
| Detached double garage with twin power socket, batten holder light point and switch |



EXTERNALS

| |
|--|
| Door bell push |
| External light fitting to front door |
| External light to side elevation |
| External light fitting to rear elevation |
| Water tap |
| Wall-mounted gas meter box |
| Black PVC downpipes and gutters |
| Black PVC barge, fascia and soffit board |
| Turf to front garden |
| Rotivate rear garden |



Childrey Park

 **The Richardson**
2-Bedroom Semi-Detached Home

 **The Kent**
3-Bedroom Detached Home


 **The Herbert**
3-Bedroom Detached Home

 **The Ferrey**
5-Bedroom Detached Home

 **The Trevail**
4-Bedroom Detached Home

 **The Blomfield**
4-Bedroom Detached Home

Specifications

Any indicative internal images shown are of typical Mactaggart & Mickel showhomes, and the specification depicted may vary to that in the version of this house type. Some internal images contain upgrades to fixtures, fittings and appliances and these may not be included in the sale price. Please ask your Sales Consultant for the full details of the specification and pricing. The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. Mactaggart & Mickel reserve the right to alter prices, specifications and equipment as necessary. Items marked  are available as optional extras in the selected home style. Subject to build stage.

