



CHARLES CHURCH



Charles Church @ Wellington Gate 3

Grove | Oxfordshire



CHARLES CHURCH

Homes with a reputation for design and quality.

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.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



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

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



Help to Buy

This Government-backed equity loan scheme enables you to move with just a 5% deposit and it’s available to first-time buyers and people already on the property ladder.

If you’re buying in London, Scotland and Wales the scheme works slightly differently. See charleschurch.com/help-to-buy for more information about these schemes.

Retention Scheme

Charles Church was the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



Our star rating.

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



Charles Church @ Wellington Gate 3

Grove | Oxfordshire



Key features:

- > A choice of 3, 4 and 5-bedroom homes
- > Just 10 miles from Didcot Parkway train station
- > Close to Oxford, Didcot, Grove and Witney
- > Good range of local amenities

Be part of an exciting new community

Charles Church @ Wellington Gate 3 is our new collection of three, four and five-bedroom homes in Grove - the largest village in the Vale of White Horse, Oxfordshire.

Charles Church @ Wellington Gate 3 lies on the outskirts of Grove, 14 miles south-west of Oxford, 8 miles south-west of Abingdon and a similar distance west of Didcot, where the Thames Valley meets the 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. Residents here can look forward to public open space, equipped play areas, an ecological park, community park, community allotments and orchards.

The town is situated within the 'Science Vale' Enterprise Zone so is in close proximity to a host of employment opportunities. It's also great for commuters, positioned just 10 miles from Didcot Parkway which operates regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads.

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 16.7 miles away and can be reached easily by train or bus. Didcot has a selection of leisure centres and swimming pools, and the golfers amongst you can enjoy the pristine greens at Drayton Park, Hadden Hill and Frilford Heath.

A good education for all. _____



Two primary schools and one secondary school are planned for the development. Meanwhile, there's a good choice of nurseries, primary and secondary schools around the local area. Millbrook School, Grove Primary School, St Nicholas C of E Primary School and Stockham Primary School are all close to Wellington Gate. For older children, King Alfred's Academy is 2 miles from Wellington Gate.



Always in reach.

- > Didcot Parkway is just 10 miles away with regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads. Heathrow Airport is 58 miles from our new development and Southampton Port is 61 miles.

With its great location, speedy links to larger towns and cities and range of modern new homes, Charles Church @ Wellington Gate could be just what you've been looking for.



Approximate travel distance by car to:

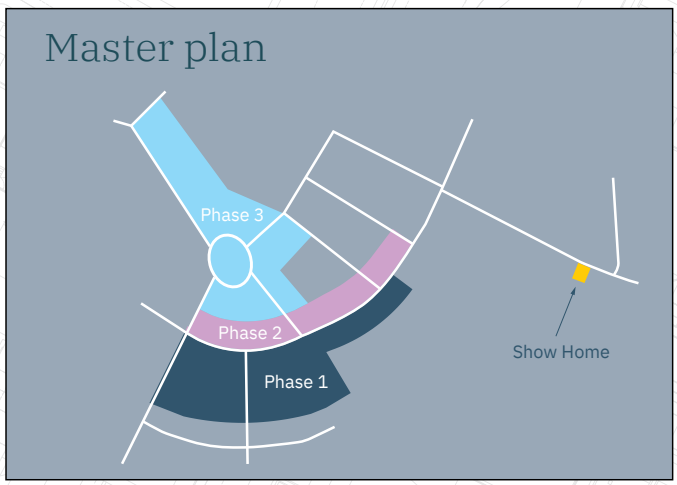
- > Wantage: 1.7 miles
- > Didcot Parkway: 10.5 miles
- > Didcot town: 10.6 miles
- > Oxford city centre: 16.7 miles





Wellington Gate 3

Site plan



KEY

- The Ashbury (3)
 - The Downing (4)
 - The Strand (5)
 - The Mayfair (4)
 - The Harley (5)
 - The Marlborough (4)
 - The Letcombe (4)
 - The Ardington (4)
 - The Hanney (4)
- (4) indicates number of bedrooms



CHARLES CHURCH

Previous Phase

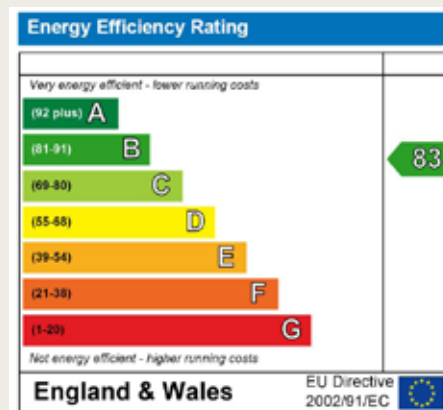
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The Ashbury

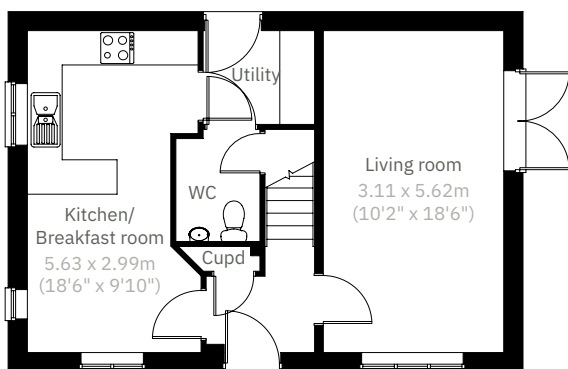
Charles Church @ Wellington Gate 3



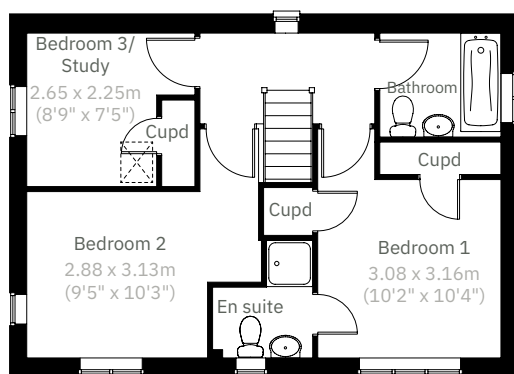
THREE BEDROOM HOME



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



Ground floor



First floor

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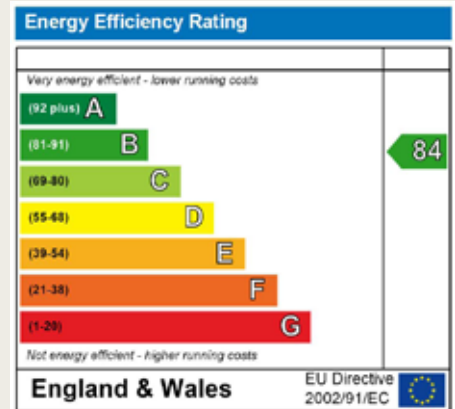
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The Downing

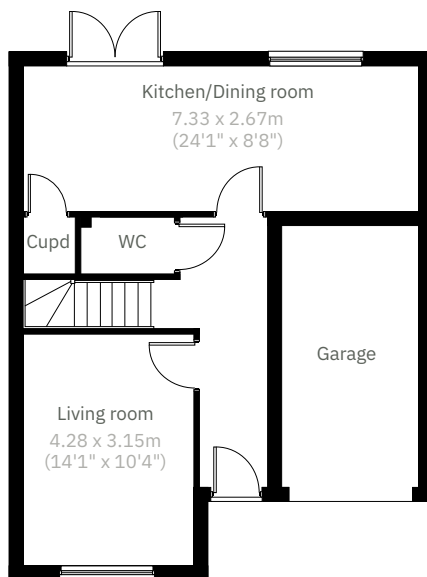
Charles Church @ Wellington Gate 3



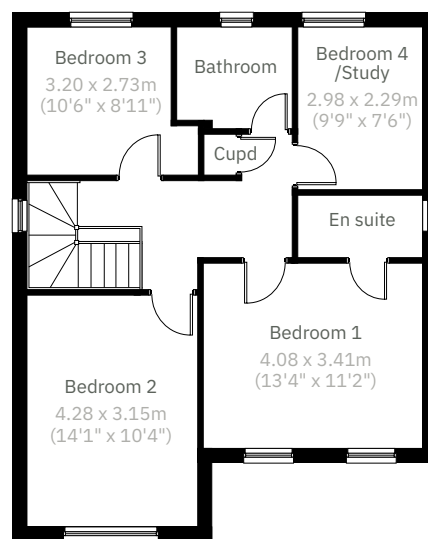
FOUR BEDROOM HOME



The Downing is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



First floor

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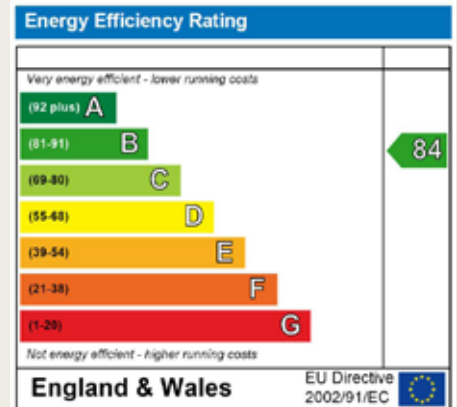
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The Strand

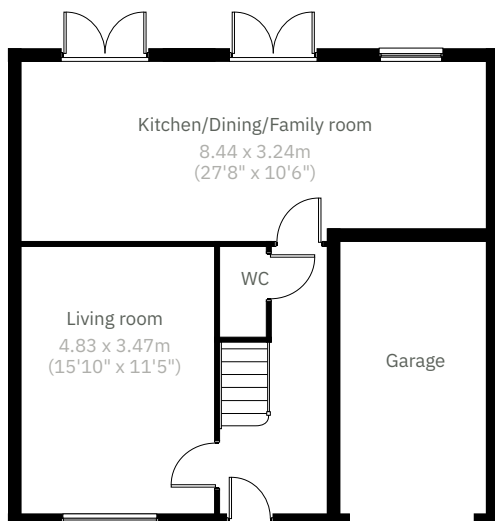
Charles Church @ Wellington Gate 3



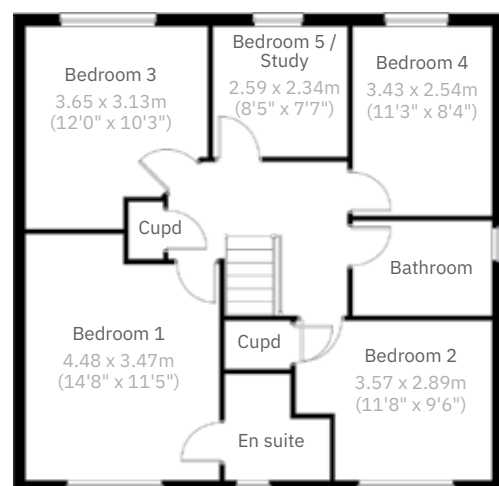
FIVE BEDROOM HOME



Ideal for family life, the Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. There's also a spacious front aspect living room, an integral single garage, downstairs WC and en suite to the bedroom one.



Ground floor



First floor

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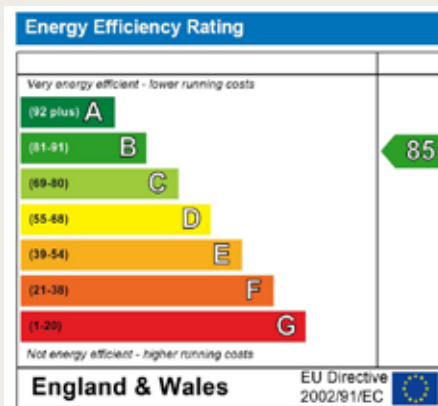
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The Mayfair

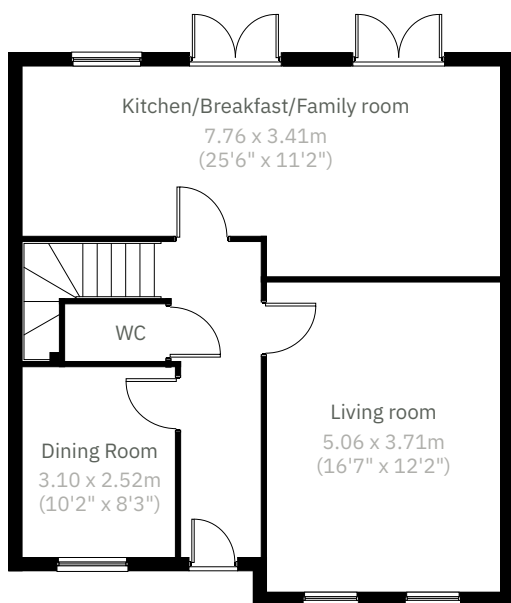
Charles Church @ Wellington Gate 3



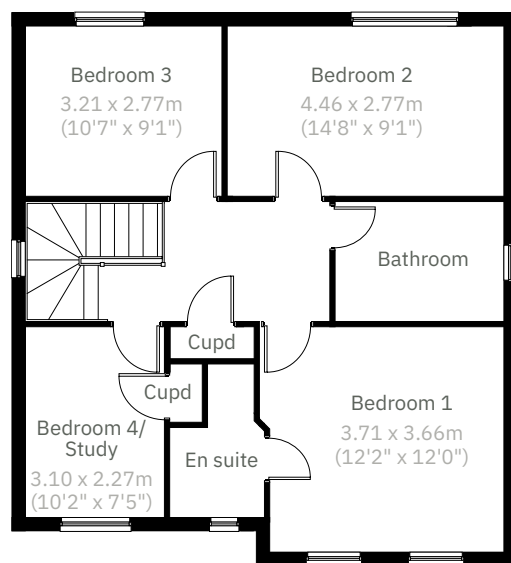
FOUR BEDROOM HOME



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and en suite to the bedroom one.



Ground floor



First floor

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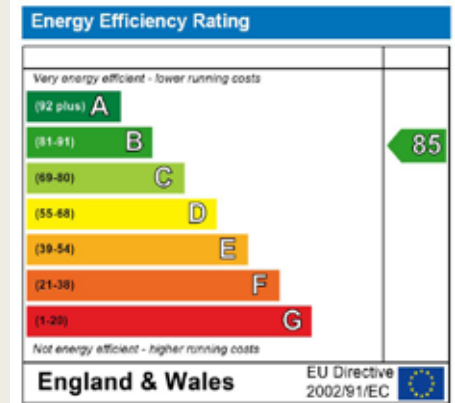
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The Harley

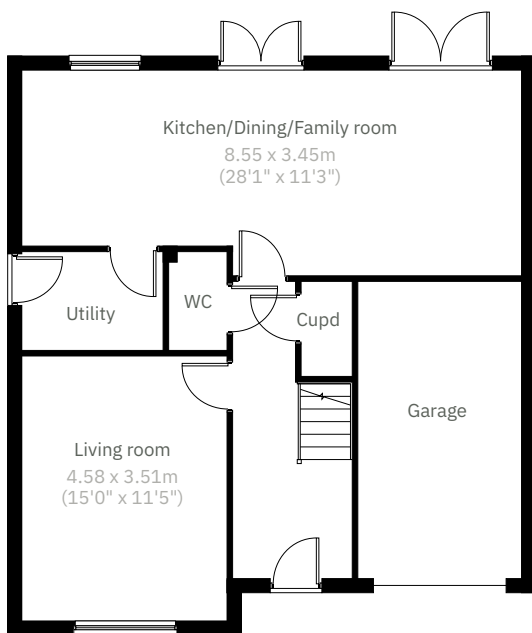
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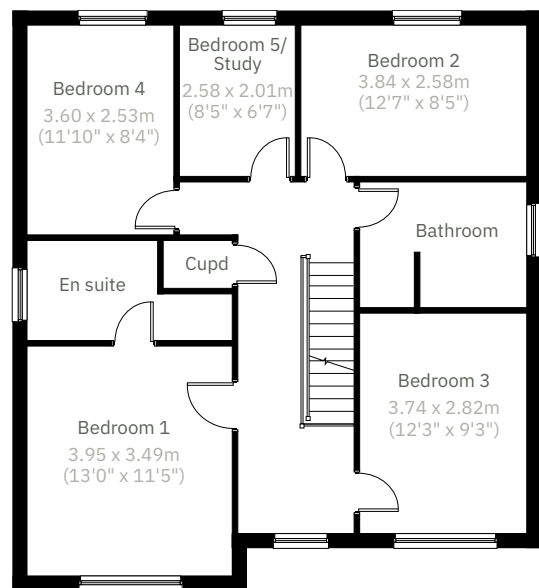
FIVE BEDROOM HOME



Spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, separate front aspect living room, open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms (bedroom one with an en-suite) and a family bathroom with modern fixtures and fittings.



Ground floor



First floor

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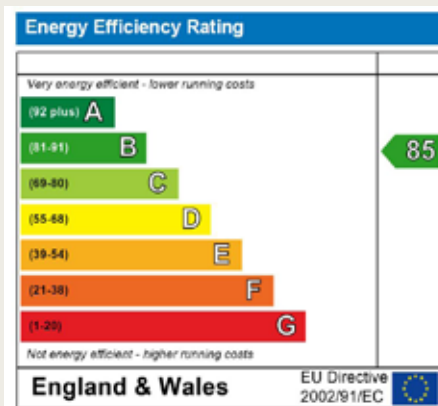
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The Marlborough

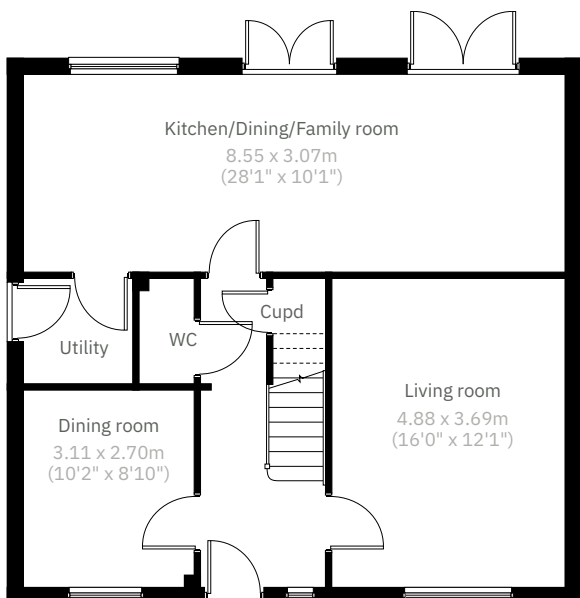
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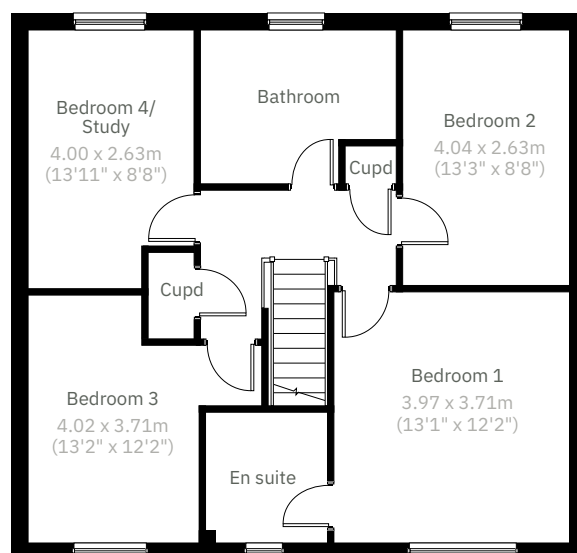
FOUR BEDROOM HOME



A superb detached family home, the Marlborough has a spacious living room and open plan kitchen/dining/family room with double French doors leading to the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a separate dining room, utility, downstairs WC and two handy storage cupboards.



Ground floor



First floor

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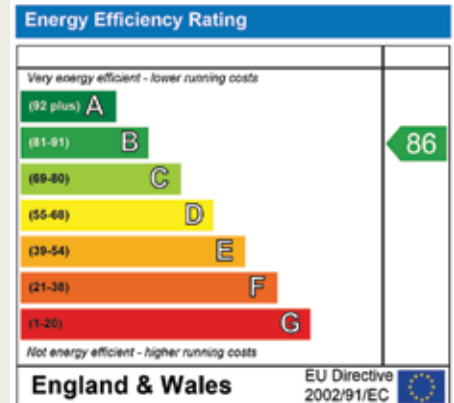
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The Letcombe

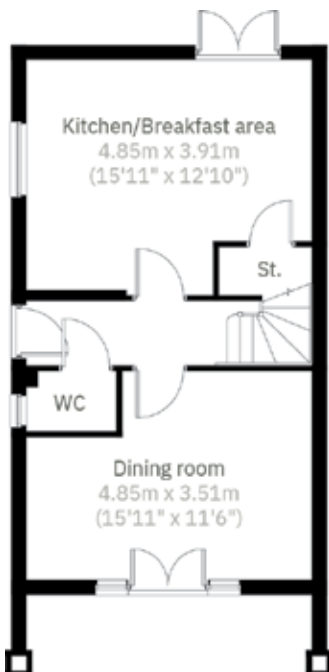
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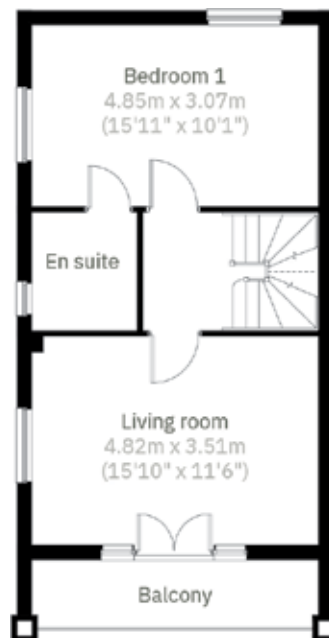
FOUR BEDROOM HOME



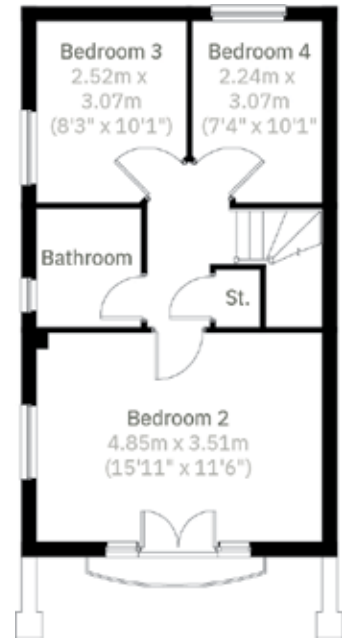
The Letcombe is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a spacious open plan kitchen/breakfast room, WC, storage cupboard and separate dining room. The first floor consists of bright living room with Juliet balcony and bedroom one with en suite. The top floor is home to three bedrooms, a family bathroom and storage cupboard.



Ground floor



First floor



Second floor

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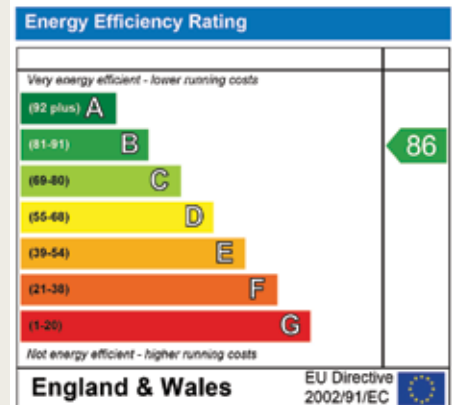
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The Ardington

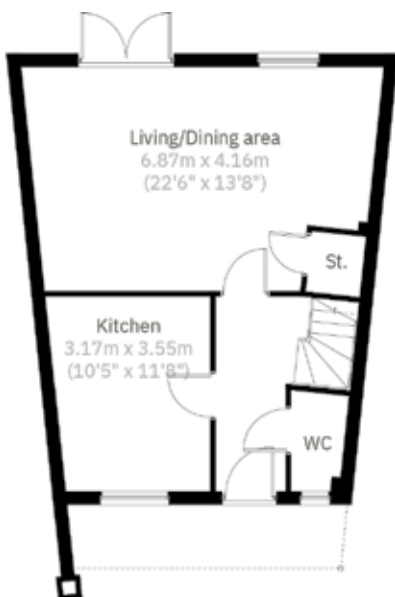
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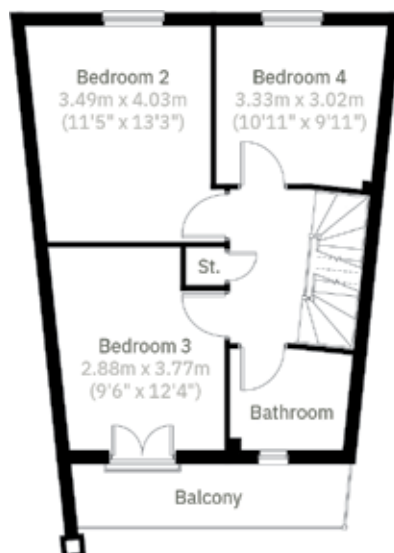
FOUR BEDROOM HOME



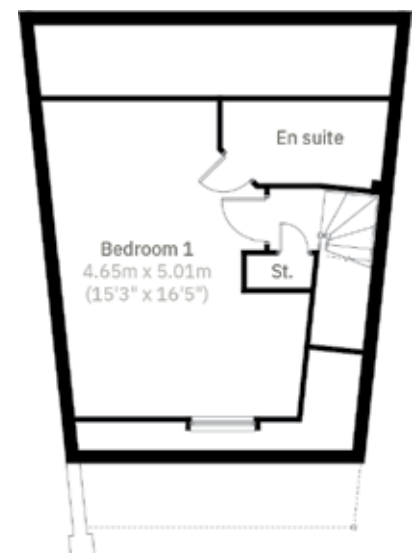
Modern three-storey living at its best; the Ardington is a four-bedroom home ideal for families. Downstairs benefits from a separate kitchen and a light-filled living/dining room with French doors leading into the garden, plus a handy storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with en suite and further storage.



Ground floor



First floor



Second floor

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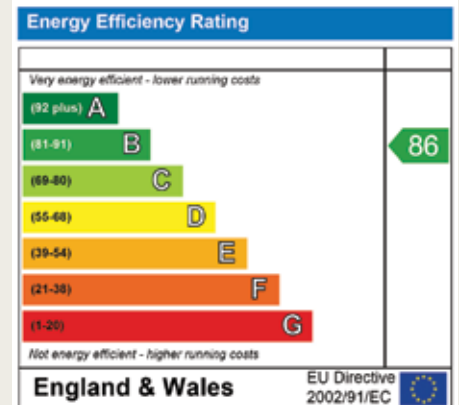
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The Hanney

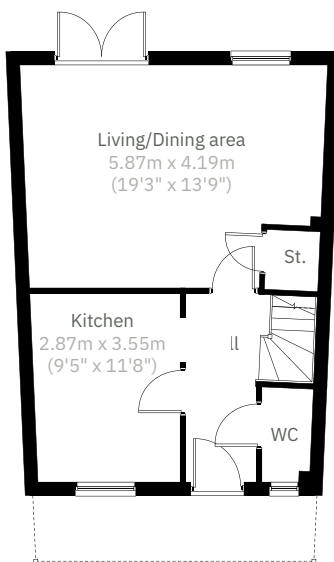
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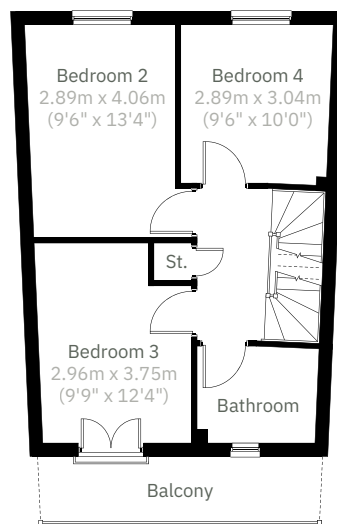
FOUR BEDROOM HOME



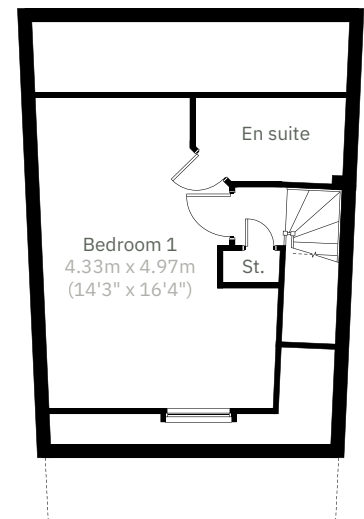
The Hanney is a four-bedroom home ideal for families. Downstairs benefits from a separate kitchen and a light-filled living/dining room with French doors leading into the garden, plus a handy storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with en suite and further storage.



Ground floor



First floor



Second floor

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Specifications



- ⊗ UPVC double glazed windows
- ⊗ Smooth finish ceilings
- ⊗ Soft white emulsion finish to all walls
- ⊗ White panel doors
- ⊗ Gas central heating via combination boiler
- ⊗ Media Plate incorporating TV and Telecommunication outlets to Living Room
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage) Soft Closures to all kitchen doors and drawers
- ⊗ Downlights to the kitchen
- ⊗ Electrolux stainless steel single oven
- ⊗ Plumbing for washing machine and dishwasher
- ⊗ Stainless steel gas hob
- ⊗ Electrolux stainless steel splashback & chimney hood
- ⊗ Contemporary style sanitaryware
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira Minimal EV Thermostatic shower to main en suite
- ⊗ Mira VIE white electric shower to second en suite (where applicable)
- ⊗ Thermostatic radiator valves (except rooms with thermostats)
- ⊗ Lockable windows
- ⊗ French doors leading to rear garden
- ⊗ Security chain to front door door bell & front external light
- ⊗ Smoke detectors to hall and landing
- ⊗ 10-year new homes warranty



Your home, **better connected** for a brighter future.

Great news! Charles Church @ Wellington Gate 3 will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with **FibreNest**

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

<h3>500Mb</h3> <h4>Ultrafast Broadband</h4> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	<h3>250Mb</h3> <h4>Megafast Broadband</h4> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
<h3>125Mb</h3> <h4>Superfast Broadband</h4> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	<h3>75Mb</h3> <h4>Faster Broadband</h4> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download Up to 10Mb upload</p>
<h3>20Mb</h3> <h4>Standard Broadband</h4> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h3>10Mb</h3> <h4>Budget Broadband</h4> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
<p>HD movie (12GB)</p>	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
<p>Video game (40GB)</p>	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the Select Options range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.









It pays to buy new.

- **No chains**
Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.
- **No space goes to waste**
Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.
- **Living it up in style**
When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.
- **Less work, more freedom**
Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.
- **Flexible ways to buy**
We offer a range of schemes to help get you on the property ladder, including Home Change, Part Exchange and Help to Buy.
- **Better safe than sorry**
All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.
- **Lower energy bills**
New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.
- **First-rate, not second-best**
From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them. Win-win.
- **Long-term peace of mind**
All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.
- **The choice is all yours**
A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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