

Charles Church @ Wellington Gate

Phase 5

Grove | Oxfordshire



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over five decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs.

This philosophy has led us to enjoy an unrivalled reputation for over fifty years. We pride ourselves not only on providing excellent examples of construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.

Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2024 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 comprehensive inspections of all key build stages 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. We're happy to hear from you at any point however, so always contact us 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 ponds, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

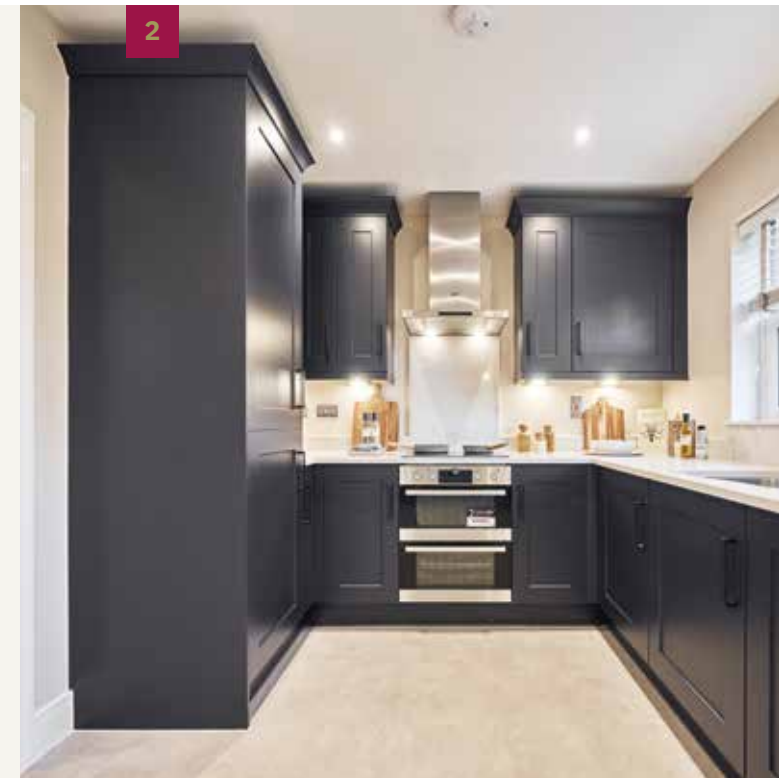
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit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

1

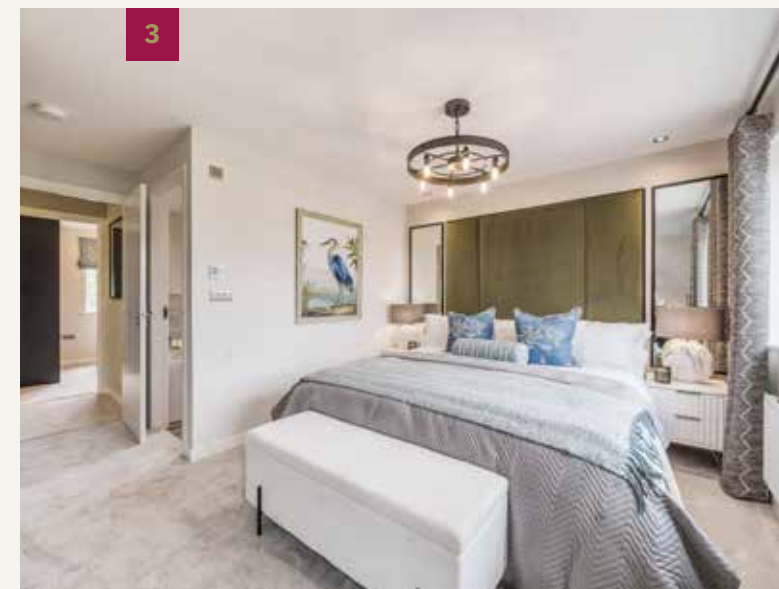


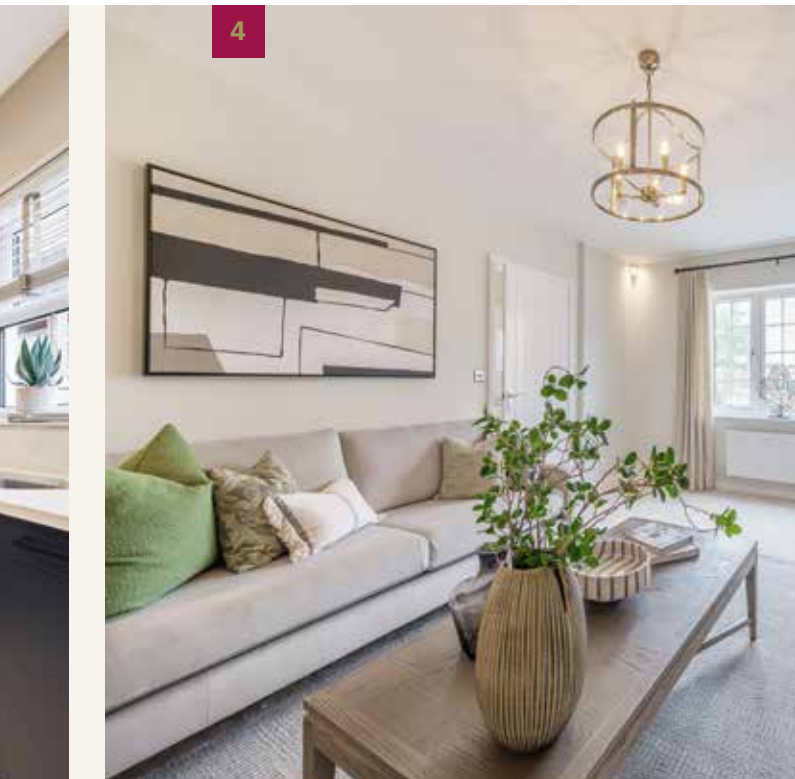
1. Great connections to Oxford
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Relax with friends and family
5. Plenty of room to study

2



3





Welcome to Charles Church @ Wellington Gate

Charles Church @ Wellington Gate Phase 5 is our new collection of four bedroom homes in Grove - the largest village in the Vale of White Horse, Oxfordshire.

Charles Church @ Wellington Gate Phase 5 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, allotments and orchards.

The town is situated within the 'Science Vale' Enterprise Zone, so it is in close proximity to a host of employment opportunities. It's also great for commuters, positioned just 10 miles from Didcot Parkway.

There's a great 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 away.

Always in reach



Didcot Parkway train station is just 10 miles away with regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads. Heathrow Airport is 58 miles and Southampton Port is 61 miles away. 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 train station:	10.5 miles
Didcot town Centre:	10.6 miles
Oxford:	16.7 miles
Reading:	32.6 miles



Charles Church @ Wellington Gate 5

Site plan

KEY

- The Charlton (4)
- The Chopwell (4)
- The Cullen (4)
- The Sandwood (4)
- The Hasting (4)
- The Turnberry (4)
- The Lancombe (4)
- The Hollicombe (4)

(3) indicates number of bedrooms



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.

Our homes



● The Charlton



● The Chopwell



● The Cullen



● The Sandwood



● The Hasting



● The Turnberry



● The Lancombe



● The Hollicombe

The Charlton



The Charlton

The Charlton is a spacious four-bedroom home that benefits from an open plan kitchen/dining room and a separate large living room, both with French doors leading into the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a study, utility room, downstairs WC and two handy storage cupboards.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



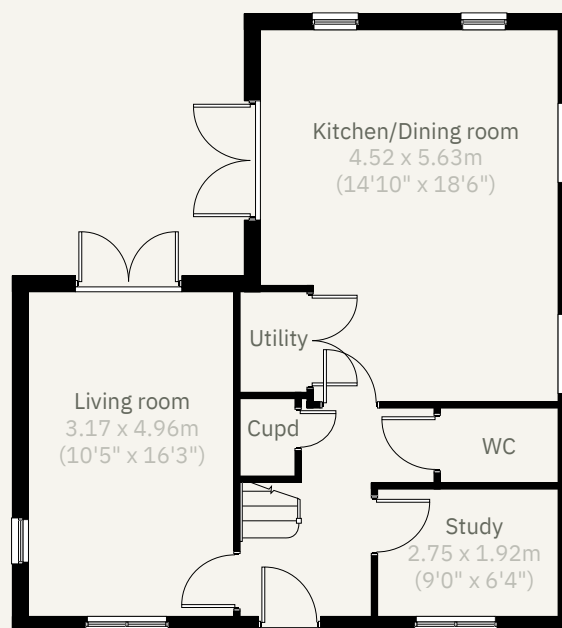
x1 En suite



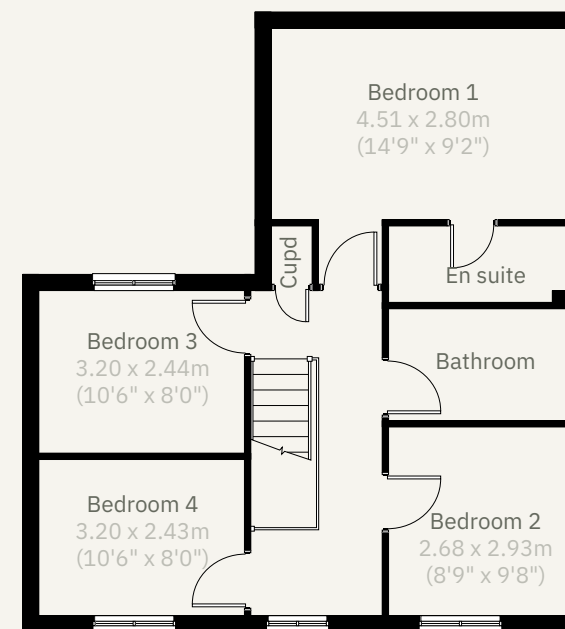
Cycle & store room
and x 2 parking spaces



B [84] Energy
Efficiency Rating



Ground floor



First 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 checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Chopwell



The Chopwell

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms, a bathroom and an en suite create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room and the quiet space of a separate living room. A utility room and bi-fold doors to the garden, are welcome family-friendly features.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



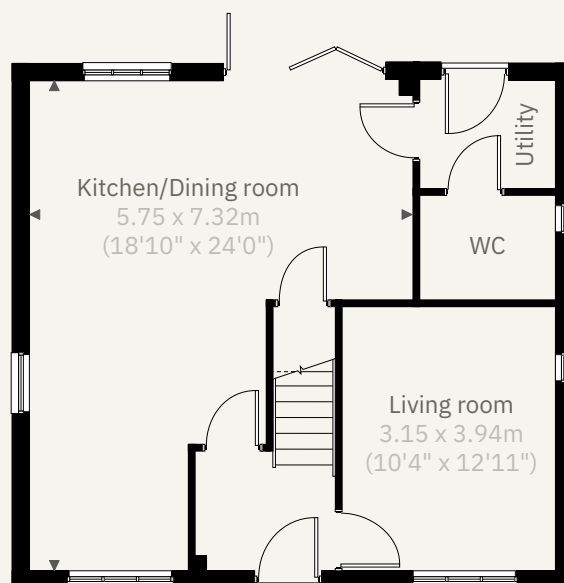
x1 En suite



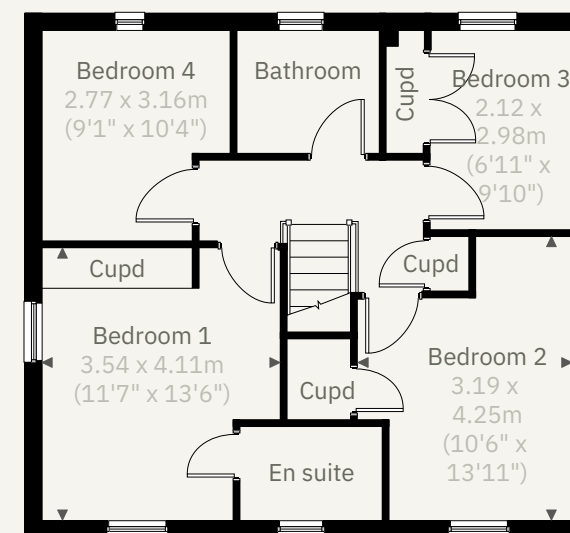
Cycle & store room
and 2 x parking spaces



B [85] Energy
Efficiency Rating



Ground floor



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The Cullen



The Cullen

Four bedrooms, one bathroom, one en suite and a study are a good start for a new family home. The Cullen features an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or space for the family to grow into.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



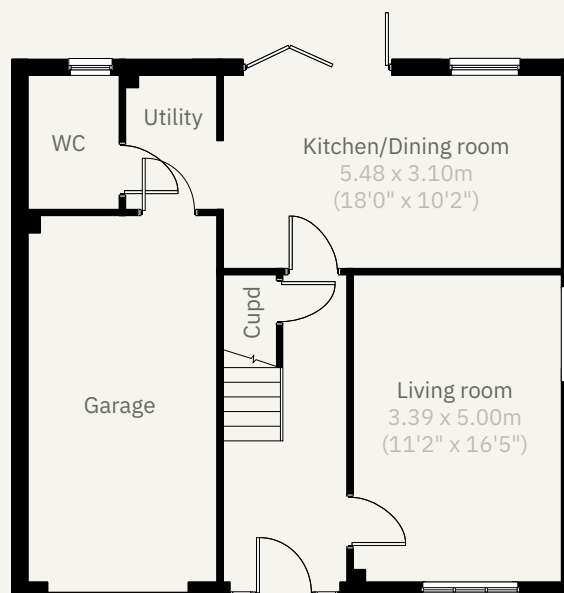
x1 En suite



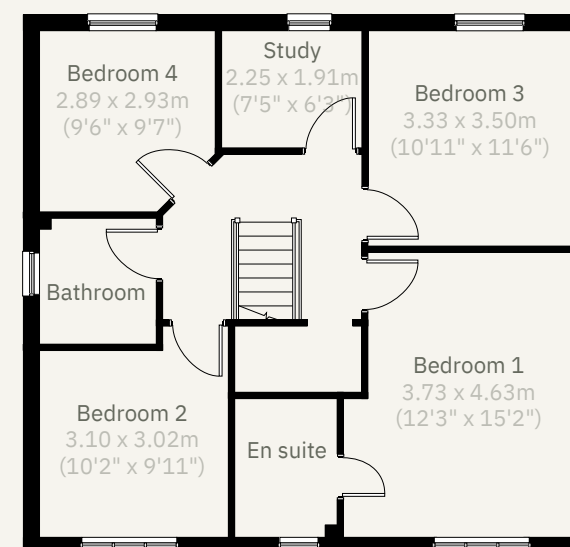
Integral single garage
and 1 x parking space



B [84] Energy
Efficiency Rating



Ground floor



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The Sandwood



The Sandwood

The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. The kitchen/dining room has bi-fold doors to the garden. With a family bathroom and four bedrooms – bedroom one with an en suite and bedrooms two & three with a Jack and Jill en suite - there's plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 Jack & Jill En suite



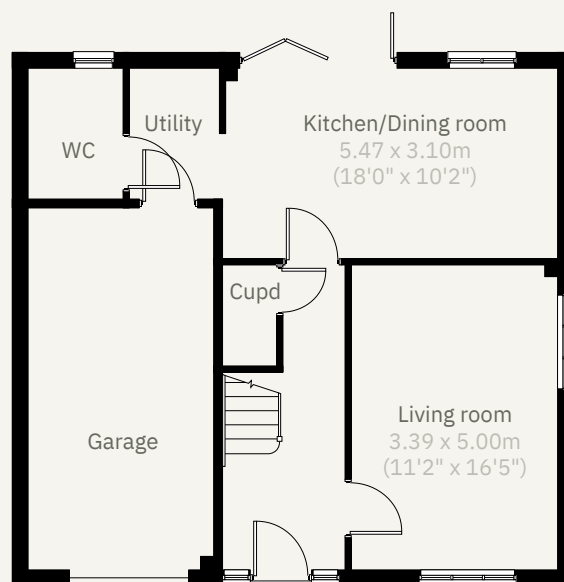
x1 En suite



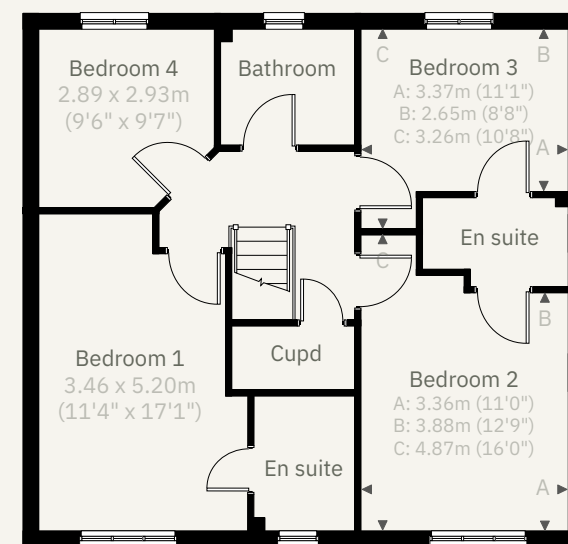
Integral single garage
and 1 x parking space



B [84] Energy
Efficiency Rating



Ground floor



First floor

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The Hasting



The Hasting

If your work-life balance includes hybrid working, The Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms, a family bathroom and an en suite to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



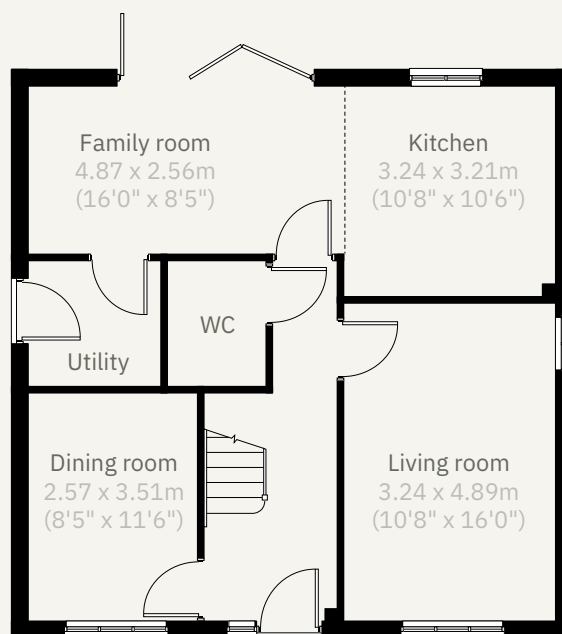
x1 En suite



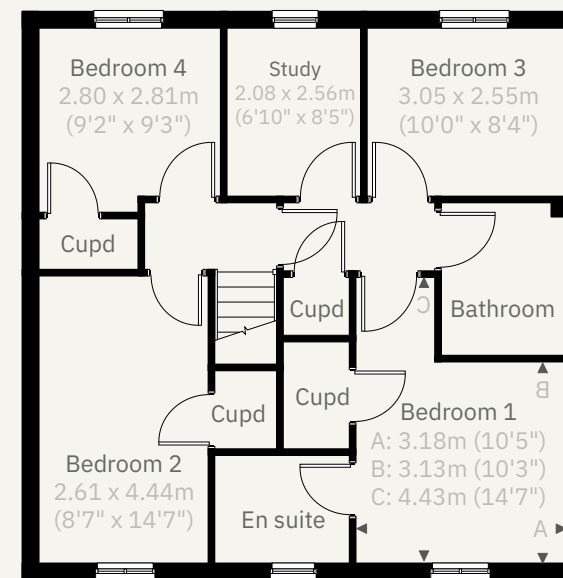
Cycle & store room and
2 x parking spaces



B [85] Energy
Efficiency Rating



Ground floor



First floor

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The Turnberry



The Turnberry

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms, a bathroom, an en suite and a utility room complete this family-friendly home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



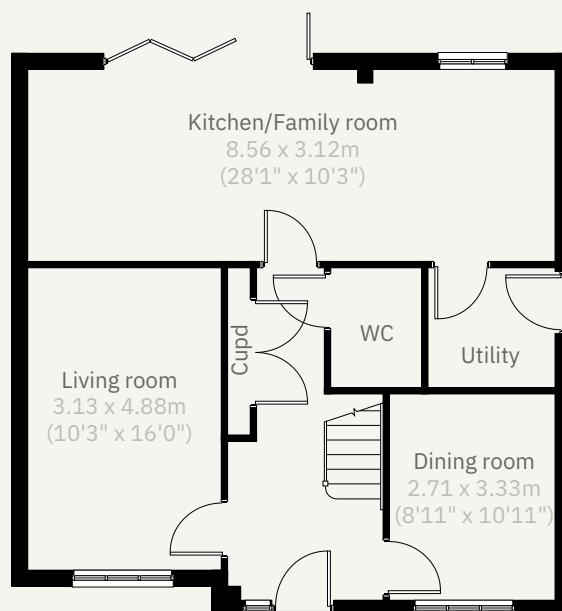
x1 En suite



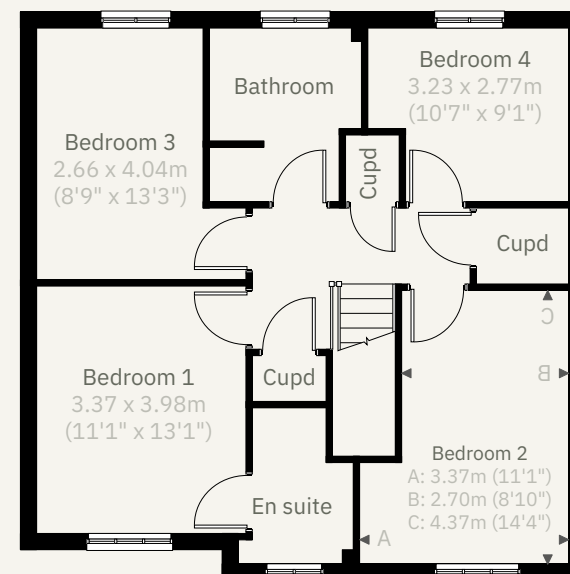
Cycle & store room and
2 x parking spaces



B [85] Energy
Efficiency Rating



Ground floor



First floor

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The Lancombe



The Lancombe

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room and dining room. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



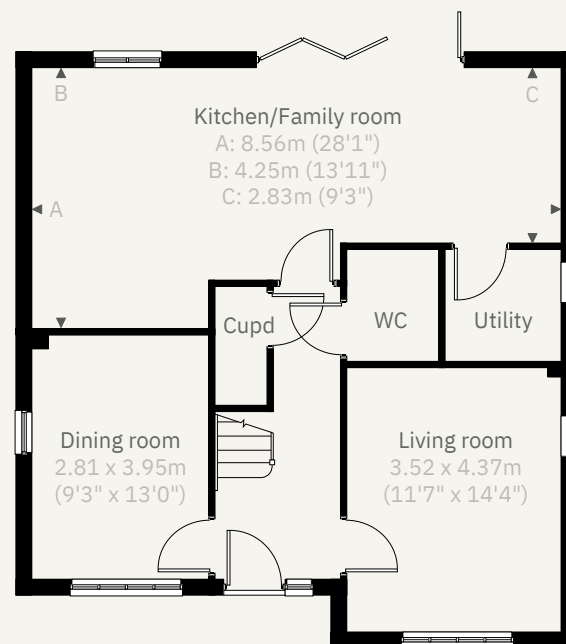
x1 En suite



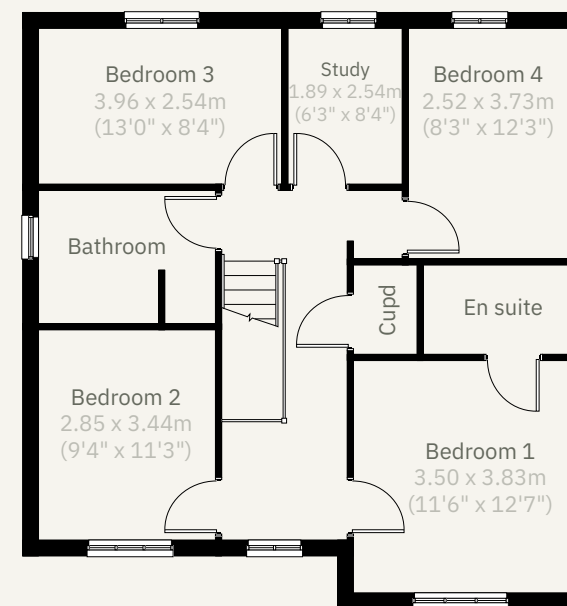
Cycle & store room and
2 x parking spaces



B [85] Energy
Efficiency Rating



Ground floor



First floor

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The Hollicombe



The Hollicombe

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. There is an integral garage and a utility room with outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 Jack & Jill En suite



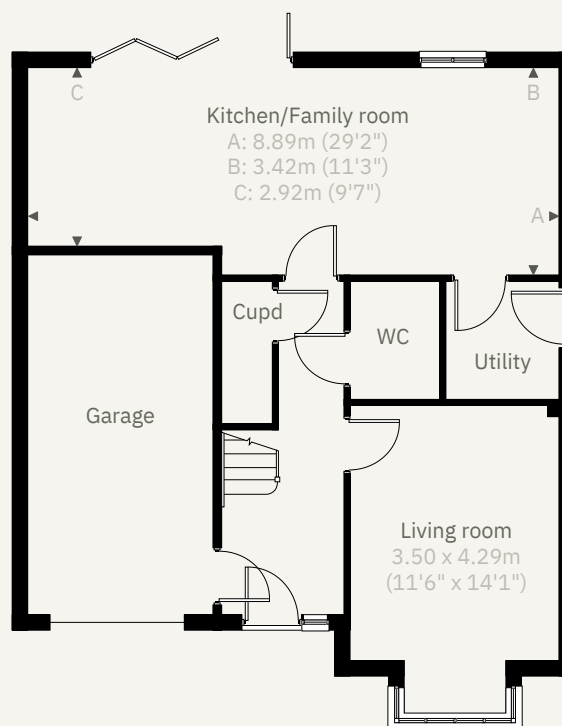
x1 En suite



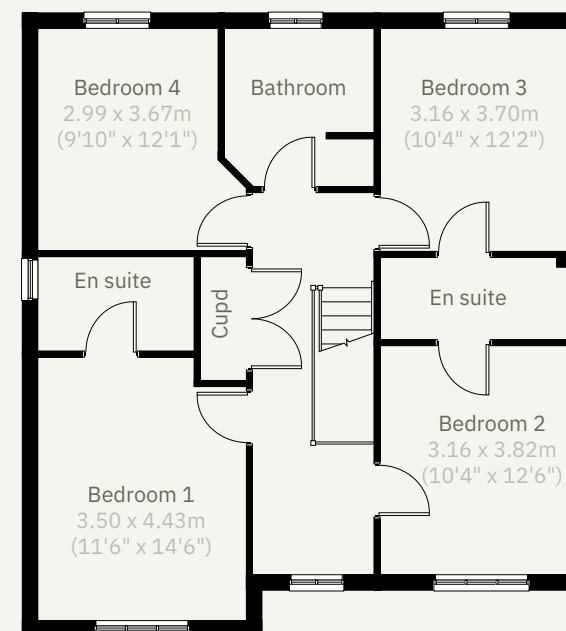
Integral single garage and 1 x parking space



B [84] Energy Efficiency Rating



Ground floor



First floor

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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, 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.



Specification

General

- ESI Centro smart wifi heating controls
- Door bell (wired)
- Electrical media plate to living room
- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Five panel cottage style un-finished oak veneer internal doors finished with Danish oil
- Ironmongery by Ian Firth Banbury (satin nickel finish)
- Gas central heating
- UPVC double glazed lockable windows
- Wardrobes to bedroom 1/dressing room

Kitchen

- Choice of kitchen units and choice of Athena Quartz worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster 1.5 bowl undermount sink to kitchen
- AGA Rangemaster 1 bowl undermount sink to utility (selected house types only)
- Cornice or pelmet to kitchen units
- Soft close door and drawers
- AEG Stainless steel multifunctional built under double oven*
- Induction hob, integrated fridge/freezer, washing machine and dishwasher*
- Tumble dryer*
- Glass splashback from range of colours (subject to build stage)
- Under wall unit lighting to kitchen
- Boiler Housing to kitchen and utility

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- External wall lights
- Burglar alarm (wireless)
- Front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence + gate
- External single socket to side and rear of house
- External 'slate' effect door number plate
- Necessary infrastructure to enable car-charging points (blanking plate)

Other

- Personnel door to all internal and external garages (within curtilage of plot)
- Power and light to detached garages (within curtilage of plot)

Warranty

- 10 year new homes warranty

*As per individual kitchen drawings.





*Unmistakable
quality and style*



“
We've actively
enhanced
biodiversity at
Charles Church
@ Wellington
Gate.

Proud to be building communities.

When creating Charles Church @ Wellington Gate, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Charles Church @ Wellington Gate has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



Education

Charles Church has significantly contributed to the community by handing over a primary school, transferring land and providing funding for a secondary school, and directly delivering a second primary school.



Community Facility

Charles Church has made significant contributions in this area, including establishing a temporary community facilities fund, developing a local center for various uses, and transferring a Community Hub building to the Parish Council.



Sports

Charles Church has contributed towards sports facilities, including swimming, tennis, and a sports hall, and provided onsite football pitches.



Housing

Charles Church is committed to delivering a minimum of 32% of the development as affordable housing; made up of a mix of affordable rental and shared ownership properties. The affordable housing comprises of a range of 1-4 bedroom houses, which are wheelchair accessible.



Top 10 reasons to buy a new home



1 Save money on bills.

New homes are more efficient — cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

2 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

3 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

4 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

5 Modern living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

6 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

7 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

8 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

9 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



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.



Scan me!
For packages
& pricing.



0333 234 2220



support@fibre nest.com

Get connected today!

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

C:

D:

P:



Charles Church @ Wellington Gate

Liberator Lane
Grove
Wantage
Oxfordshire
OX12 0FW

t: 01235 420 852
e: wellingtongatecc.wess@charleschurch.com
w: www.charleschurch.com/wellington-gate



Head office

Charles Church Wessex
Verona House
Tetbury Hill
Malmesbury
Wiltshire
SN16 9JR

t: 01666 827 880
e: wess.sales@charleschurch.com

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Charles Church Developments Limited, Registered office:
Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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charleschurch.com