

BRIZE MEADOW  
EAST  
CARTERTON

BRIZE MEADOW SALES & MARKETING SUITE  
OFF MONAHAN WAY, EAST CARTERTON OX18 1JB  
TEL: 01993 764752

BLOOR HOMES





AN EXCITING  
AND WONDERFUL  
NEW COLLECTION  
OF HOMES

BUILDING QUALITY NEW HOMES FOR FIFTY YEARS	04
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02 **03**  
Brize Meadow  
East Carterton  
OX18 1JB

BUILDING  
QUALITY NEW  
HOMES FOR  
FIFTY YEARS





# 1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY



**A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.**

We're still owned by the Bloor family, today that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at Brize Meadow.

We understand that buying a new home is a big commitment so we want your Bloor home here in East Carterton to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at Brize Meadow.

04 **05**

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East Carterton  
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WE ONLY BUILD  
HOMES WE'D BE  
PROUD TO LIVE  
IN OURSELVES





**With Bloor Homes, you can be assured that all of the little details have been taken care of. We take a personal approach to the finer aspects of building, even down to individually fitting our internal doors on site by our construction team.**

It's all of those little things that add up, so that with a new Bloor home, you can enjoy spending your precious time with your family, rather than worrying about costly renovations or repairs. We'll not only give you peace of mind with our own regular rigorous checks, but also with an insurance backed 10 year warranty from the NHBC. You can always be assured that your new home has been built to the high quality we pride ourselves on.



06 **07**

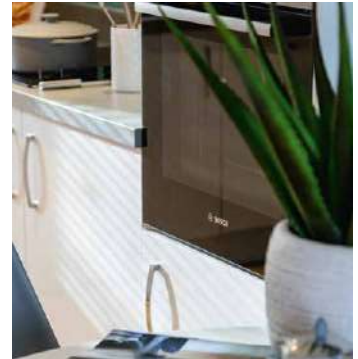
Brize Meadow  
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OX18 1JB

ATTENTION TO  
DETAIL IS  
IMPORTANT WHEN  
IT COMES TO  
INTERNAL DESIGN



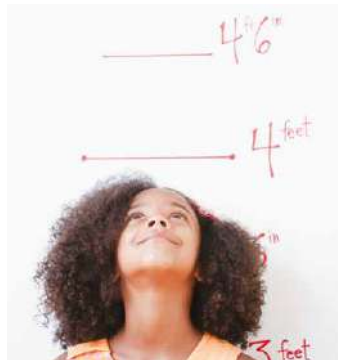
### HAND CRAFTED ENTRANCES

Generously designed with substantial porches and extra wide front doors for a grand entrance and the added wow factor.



### RAISED CEILING HEIGHTS

Relish in that extra added space with ceilings generally higher than most other new homes.



### TRUSTED BRANDS

We carefully select components to provide high specification as standard, such as Porcelanosa, Bosch and Roca to name a few.



### ENERGY EFFICIENT

High levels of insulation and cleverly integrated pipework will keep your running costs down.







## WIDER STAIRCASES

There's elegance in every detail, with genuine oak handrails and thicker stair spindles.



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## REFINED INTERIORS

Featured skylights and French doors are carefully placed to illuminate your home with natural light.



## GLOSS FINISH

Doors, skirting, architrave and window boards are finished in gloss not eggshell.



## QUALITY FLOORING

High quality chipboard flooring is glued and screwed for less movement as well as no unwanted creaks.



PUTTING OUR  
CUSTOMERS  
FIRST - DON'T  
JUST TAKE OUR  
WORD FOR IT



93%

OF CUSTOMERS WOULD  
RECOMMEND BLOOR HOMES  
TO FAMILY & FRIENDS\*



We could tell you all about the Bloor Difference ourselves, but isn't it even more impressive to hear about us from a truly knowledgeable source? That's right, our homeowners.

Our high build quality, spacious interiors and the benefits of the Help to Buy scheme made choosing a new Bloor home a "no brainer" for The Banfields.

By using Help to Buy, Rachael and Neil Banfield were able to purchase a bigger and more beautiful new home than they originally expected and fell in love with a four bedroom home at our Tewkesbury Meadow development in Gloucestershire.

Neil said, "I was keen to look around some second-hand homes, but after exploring what was available, we decided it would have taken us time and cost a fortune to redecorate.

I was really impressed with just how good the homes were and with all the advantages of buying new, such as the Help to Buy scheme and low maintenance costs, it was just a no brainer."

Our refined and spacious layouts also attracted Rachael, who felt the need to find more space for their children.

"We have a big open kitchen where everyone can chat and I can keep an eye on the kids to make sure they complete their homework, but the family bathroom is probably what sold it to us because it's particularly spacious.

I'd have no hesitation in recommending Bloor Homes to friends and family."

**Bloor Homes are proud to be a National 5-Star Housebuilder, but above that, over 9 out of 10 customers would recommend us to family and friends†.**

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East Carterton  
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\* Figure based on customer feedback received between Jun and Dec 2018



**GET MOVING  
WITH HELP TO  
BUY OR PART  
EXCHANGE**

Waiting for your existing home to sell shouldn't hold you up from enjoying a brand new Bloor home. With our Part Exchange scheme, we'll make selling your home a breeze by being your buyer.

If you're ready to move on from your tired second hand home but you're worried about waiting weeks or even months with that dreaded for sale sign outside your door with no end in sight – we've got the solution.

With Part Exchange, we can make you a fair and guaranteed offer on your existing house in line with our agreed purchasing criteria. Once you accept our offer and have chosen your favourite new home here in East Carterton, that's it! No wasted Estate Agents fees or lengthy chains to stop you in your tracks.

We'll even pay you an early sale bonus should we sell your property before you move into your new home!

We'll take care of selling your old home so all you have to do is look forward to stepping inside your brand new Bloor home here at Brize Meadow. Simple.

*To find out more about our Part Exchange scheme and if your existing home qualifies, please speak with our experienced Sales Team who will be happy to help.*



## 5% DEPOSIT

IS ALL YOU NEED TO  
START YOUR JOURNEY TO  
A NEW BLOOR HOME\*

There has never been a better time to buy a new Bloor home. The Government backed Help to Buy scheme can get you moving – but it won't be around forever!

If you're a first time buyer we know how difficult it is to raise a large deposit to purchase your first home. With Help to Buy you'll need to save just a 5% deposit to get a mortgage, so you could purchase your first home sooner than you thought.

If you're an existing homeowner, you can use Help to Buy to trade up to a bigger property - even if you have limited equity in your current home, because you only need a 5% deposit to move.

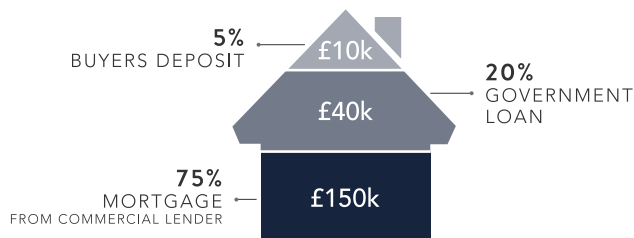
However, from April 2021 Help to Buy will only be available to first time buyers and will include regional property price caps. So make sure you don't miss out.

*To find out more, please speak to our experienced Sales Team who will be happy to help and put you in touch with an Independent Financial Advisor for free advice.*



Backed by  
HM Government

### HOW IT WORKS:



Example house value - £200k

As this is a Government Scheme, we advise that you refer to the Help to Buy website for full details regarding the scheme: [helptobuy.gov.uk/equity-loan](https://helptobuy.gov.uk/equity-loan)

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\*Help to Buy is available on selected plots only, terms & conditions apply and subject to eligibility. Full details available from our Sales Team.

**BLOOR HOMES**

ENJOY HIGH  
SPECIFICATION  
THROUGHOUT  
AS STANDARD

## KITCHEN

Choice of fully fitted quality **Symphony** kitchens with worktops and matching laminate up-stand and internal drawer system.

**Carron Phoenix** granite effect Jet Black 1.5 bowl sink complete with Carron Phoenix tap to Kitchen.

Fully fitted quality **Symphony** base unit with worktop and matching laminate up-stand to Utility (*where applicable*).

**Symphony** stainless steel splashback behind the hob.

## BOSCH APPLIANCES

Electric hob

Single electric oven  
(2 & 3 bed properties)

Double electric oven  
(4 bed properties)

Chimney style cooker hood







**10** YEAR

INSURANCE BACKED NHBC  
WARRANTY AND 2 YEAR  
BUILDERS GUARANTEE



## BATHROOM

Roca contemporary style white sanitaryware with complementing Hansgrohe chrome fittings.

Merlyn metallic shower enclosure complete with Hansgrohe shower to en suite (and bathrooms where applicable).

White heated towel rail (thermostatic) to bathroom.

Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

## BEDROOM

Fitted Space•Pro wardrobes to master bedroom, finished with silver mirrored soft-close door fronts and silver framing (3 & 4 bed properties).



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## INTERNAL FINISHES

Internal walls and ceilings finished in Dulux 'Timeless' matt emulsion.

Painted MDF window boards throughout, except to bathrooms where tiling is included.

Chamfered skirting board and architrave.

6 panel white painted internal doors complete with chrome ironmongery.

## ELECTRICAL

**Data** white light switches and sockets.

Power and lighting to garage (to integral and attached garages only, also included within detached garages to properties over 1500sq ft).

**Data** mains operated doorbell and smoke alarms.

Telephone point to living room.

TV point to living room, family area and master bedroom.

Data point to living room and master bedroom.



## LIGHTING

**Green Lighting** Warm White D-LUX LED downlighters to kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for details).

Pendant light fittings to all other locations (batten light fittings to cloakroom, bathroom and en suites on selected plots).





## HEATING

Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (subject to gas supply).

Energy efficient gas fired central heating with compact radiators including top and side covers (subject to gas supply).



## EXTERIOR FINISHES

Turfed front garden.

Paved area to rear garden using buff paving slabs.

1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

PIR sensed downlight to front entrance (selected plots only).





PERFECTLY  
PLACED MEANS  
MORE THAN  
JUST WORDS

If you're searching for your ideal new home in a highly desirable Cotswold location – it's time to discover our brand new collection of superb 2, 3 & 4 bedroom homes on the rural outskirts of Carterton.

Carterton may be one of Oxfordshire's newest towns, but this thriving cosmopolitan community definitely sits high on the list of desirable Cotswold locations. Offering a landscape painted by recognisable Cotswold stone architecture and rolling Oxfordshire countryside, it's clear this is a remarkable place to find a new home.



Carterton 01, 03  
St. Britius Church  
Brize Norton 02  
Kilkenny Lane  
Country Park, 04  
Carterton



01



02

Brize Meadow offers you an inviting collection of brand new family homes combining our continuously refined and considered designs with the distinguishable Cotswold country style. Not only that, our experienced Sales Team here in Carterton are dedicated to helping you every step of the way of your exciting new journey with the excellent customer service we pride ourselves on.

Settled on the edges of Carterton and Brize Norton, your new home has been carefully located to enjoy not just a wealth of picturesque scenery, but many wonderful local amenities dotted across the breadth of Carterton and beyond.



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East Carterton  
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River Thames and the  
Church Spire of  
Lechlade, Cotswolds,  
Oxfordshire





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Brize Meadow  
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SUPERB  
NEW HOMES,  
PRIME  
LOCATION

We understand the importance of modern convenience; that's why we've carefully selected this remarkable location for you and your family.

Let your lifestyle run effortlessly uninterrupted, finishing your weekly trip to the supermarket within a 5 minute drive, or enjoy moments of exhilarating exercise at the Leisure Centre only a 10 minute walk from your doorstep.





SAT NAV: 	DEVELOPMENT: Brize Meadow
	FIND US HERE: Monahan Way, East Carterton. OX18 1JB



DISCOVER A  
WEALTH OF  
AMENITIES ON  
YOUR DOORSTEP



◀ 5 MILES

**COTSWOLD WILDLIFE  
PARK AND GARDENS**

Marvel at an amazingly diverse collection of animals and wildlife for a superb family day out.

Oxfordshire. OX18 4JP  
[cotswoldwildlifepark.co.uk](http://cotswoldwildlifepark.co.uk)



▲ 3.8 MILES

**WITNEY LAKES RESORT  
GOLF COURSE & SPA**

Indulge yourself with a luxurious break in the impressive golf and spa resort nestled in the Cotswolds.

Witney. OX29 0SY  
[witneylakes.com](http://witneylakes.com)



▼ 17.4 MILES

**OXFORD  
CITY CENTRE**

Fill your weekend with culture, retail therapy and top class restaurants in the hub of Oxfordshire.

[experienceoxfordshire.org](http://experienceoxfordshire.org)



▲ 21 MILES

**M40  
MOTORWAY**

Taking your adventure further afield is effortless by simply hopping on the M40 motorway from the A40 link.

[trafficengland.com](http://trafficengland.com)



All details correct at  
time of production.  
Distances and journey  
times calculated using  
[maps.google.com](https://www.google.com/maps)

► 0.8 MILES

### CROCODILES OF THE WORLD

Bring the whole family along to enjoy a thrilling day out at the home over 15 global species. Are you brave enough for a hands-on encounter?

Carterton. OX18 3NX  
[crocodilesoftheworld.co.uk](http://crocodilesoftheworld.co.uk)



▼ 20 MILES

### THE WYCHWOOD BREWERY

Try something a little different this weekend with highly acclaimed tours and tasting sessions at this local brewery.

Witney. OX28 4DP  
[wychwood.co.uk](http://wychwood.co.uk)



◀ 40 MILES

### OXFORD RAILWAY STATION

Let someone else do the hard work for you, with easy rail links to London, Birmingham and Bristol.

[nationalrail.co.uk](http://nationalrail.co.uk)



◀ 60 MILES

### HEATHROW AIRPORT

Taking to the skies? Jet off to your favourite international destination from one of the most connected airports in the UK.

[heathrow.com](http://heathrow.com)



◀ 0.7 MILES

### RAF BRIZE NORTON

Renowned as the largest RAF base in the country, Brize Norton is home to a mixed fleet of aircraft supporting overseas operations.


Carterton. OX18 3LX  
[raf.mod.uk](http://raf.mod.uk)

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PERFECTLY  
CATERED FOR YOU  
AND YOUR FAMILY



RAF  
Brize Norton



Aptly named, Brize Meadow sits close by to the renowned largest RAF base in the UK.

Not only does RAF Brize Norton offer a place of work for many residents, it also offers an entire lifestyle with onsite residencies and amenities. With a diversely mixed fleet of aircraft serving the UK's overseas operations as well as Air-to-Air refuelling support for fast jet aircraft's.

Spectacular displays of thrilling airborne manoeuvres, bursts of fireworks and on the ground precessions are proudly presented by RAF Brize Norton at the annual Brizefest, a two day event held at the air base to celebrate its commitment to the RAF.

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Brize Meadow  
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BEAUTIFUL  
SURROUNDINGS  
WAITING TO BE  
DISCOVERED

Although family mealtimes will become a truly wonderful experience in your spacious new Bloor home at Brize Meadow, we know that sometimes you just want to treat yourself to a meal out.

Just around the corner, you can devour some traditional English 'pub grub' at the Masons Arms – a quaint stone built traditional pub with a well sized outside seating area for those warmer weekends. Or over in Brize Norton, you can find the Chequers, a wonderful restaurant and pub that prides itself on offering the “best place to make the most of our weather”.





01



Tucked away in the centre of Carterton is a cherished delight – Oxfordshire's first Micro-Alehouse, opened in 2016. The Siege of Orleans offers a wide variety of real ales, gins and beers from around the world and all can be enjoyed in the snug eccentrically decorated bar.

And for those quiet weekends spent relaxing in your new home, there are plenty of excellent takeaway restaurants, much loved by the locals.




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Brize Meadow  
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South Park  
Oxfordshire



With the Cotswold countryside stretching out for miles, you won't be able to resist taking an adventure outside of Carterton.

There is an extraordinary variety of things to do and places to visit around Carterton – but you don't have to travel too far to find them. If you're looking for a weekend full of culture, retail therapy and top class restaurants, Oxford is only a 40 minute drive away. Immerse yourself in world class museums, art galleries and of course the renowned University.

Hidden in the centre of the bustling city you can find Malmaison Oxford, an interesting opportunity to escape to Oxford's historical castle which was once a fully operating prison! With rooms ranging from luxurious spaces within the castle's turrets to extraordinary rooms in the depths of the below ground cells, this boutique hotel and restaurant is a sure way to add some interest to your weekend.

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Brize Meadow  
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WE UNDERSTAND  
HOW IMPORTANT  
YOUR CHILD'S  
EDUCATION IS



All information  
shown was correct at  
time of production.

Feeling perfectly at home in this wonderful location is easy, especially with such fantastic local schools to choose from.

For those with young children. There are plenty of Nurseries and Primary Schools within 2 miles from Brize Meadow. Carterton Primary School can be reached within 4 minutes and Brize Norton Primary School, rated “Outstanding” by Ofsted, is similarly as close.

Taking a step up to those wonderful teenage years, there are “Good” rated Secondary Schools in the area including, Burford School (4.7 miles) and Wood Green School (6.3 miles). Also nearby is Carterton Community College (1.3 miles) and two Independent Schools: Cokethorpe School in Witney and Kingham Hill School in Chipping Camden.

Lastly, for that final education leap before leaving the nest your children can discover Abingdon & Witney College, with four separate campuses. Serving as a further education college, a range of full time and part time courses are available including HE studies, apprenticeships such as Hair & Beauty and Horticulture.

AT BRIZE MEADOW, YOU CAN REST ASSURED YOUR CHILD'S EDUCATION IS WELL CATERED FOR AT ANY LEVEL	
PRE-SCHOOL	<p><b>RAF BRIZE NORTON PRE-SCHOOL</b> Stanmore Crescent, Carterton. OX18 3UG Tel: 01993 897215</p> <p>Ofsted: Good</p> <p><b>BRIZE NORTON VILLAGE PRE-SCH.</b> Elderbank Hall, Carterton. OX18 3PS Tel: 07769 617696</p> <p>Ofsted: Good</p>
PRIMARY	<p><b>BRIZE NORTON PRIMARY SCHOOL</b> 10 Station Road, Carterton. OX18 3PL Tel: 01993 842488</p> <p>Ofsted: Outstanding</p> <p><b>CARTERTON PRIMARY SCHOOL</b> Burford Road, Carterton. OX18 3AD Tel: 01993 842502</p> <p>Ofsted: Good</p>
SECONDARY / SIXTH FORM	<p><b>BURFORD SECONDARY SCH.</b> Cheltenham Road, Burford. OX18 4PL Tel: 01993 823303</p> <p>Ofsted: Good</p> <p><b>WOOD GREEN SECONDARY SCH. &amp; SIXTH FORM</b> Woodstock Road, Witney. OX28 1DX Tel: 01993 702355</p> <p>Ofsted: Good</p> <p><b>ABINGDON &amp; WITNEY COLLEGE</b> Abingdon Campus, Wootton Rd, Abingdon. OX14 1GG Tel: 01235 555585</p> <p>Ofsted: Good</p>

WE TAKE A  
GREAT DEAL  
OF CARE  
OVER WHERE  
WE BUILD

**Before a spade touches the ground, we make every effort to ensure the right location of your new home, not because we have to, but because we want to.**

All our homes are carefully designed down to the finest detail to ensure our developments stand the test of time. We carry out extensive research in the early planning stage to select characterful street scenes that complement the surrounding styles and existing materials.

We also choose all construction materials by performance and quality, never by price. The Bloor Difference is in everything we do and we're proud to share that with you, every step of the way.



Artist's Impression of  
Brize Meadow street  
scene





**We're proud to highlight the remarkable historical elements of the locations we build in and Brize Meadow is no exception.**

With a rich history entwined with the British military, we felt it was important to help commemorate the success and tragedies that both Brize Norton and Carterton bear after World War I and II. Working alongside Brize Norton Parish Council and West Oxfordshire District Council, our Land and Planning Team have incorporated family names of local fallen soldiers in World War I in the naming of our residential streets in Brize Meadow.

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WE'RE HERE  
TO HELP,  
WHATEVER  
YOUR  
SITUATION



### NEEDING MORE SPACE

Need some extra room for your new arrival? Our schemes and incentives can help you set your sights on a sizeable family home.



### TIME FOR AN UPGRADE

Renovating and repairing just costs you time and money. Spend your time with friends and family instead with a brand new home.



### BAGGED THAT NEW JOB?

With developments dotted across the country and close to commuting links, relocating to start that exciting new career is easy with Bloor Homes.



### FLOWN THE NEST

It's finally time to focus on you again. Downsize from your tired large home with our handy Assisted Move scheme.



All schemes & incentives available on selected plots only, full details available from our Sales Team.



### MAKING THE FIRST MOVE

If your blossoming relationship is ready, or perhaps your own two feet are, Help to Buy can help you start your new chapter sooner.

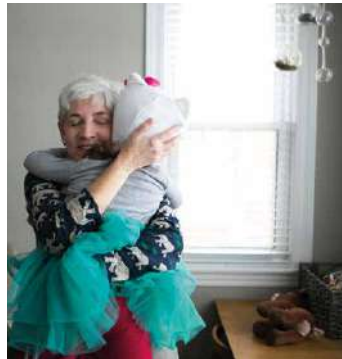


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Brize Meadow  
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### MOVING CLOSER TO FAMILY

Distance doesn't always make the heart grow fonder. With Part Exchange, leave your old home behind and get closer to your family.



### PEACE OF MIND

Combining the assurance of an NHBC warranty with our own Customer Satisfaction surveys, you'll never need to worry about your new home.



### CHANGE OF SCENERY / LIFESTYLE

Swap looming city skyscrapers for rolling Cotswold countryside with an ideal move to Brize Meadow.



WE'RE HERE,  
LONG AFTER  
WE HAND  
OVER THE KEYS



3,200

THE NUMBER OF  
DREAMS WE MADE  
REALITY LAST YEAR\*

**Your journey with us may begin with you walking through the doors of our Sales Office, but it certainly doesn't end when you walk out.**

We've taken the time to carefully produce and implement a genuine and trustworthy Customer Journey procedure that goes beyond the final moments of buying your home. Our Sales Teams maintain regular contact from reservation, exchange and right through to the completion of your home, whilst our Site Team follow our 10 Day Maintenance procedure should you need any assistance once you've moved in.

Every member of our team wants your home to be just right for you, and should you need us, our expertly trained Customer Care team are on hand to help. So start your journey with us today and rest assured we'll hold your hand every step of the way. After all, we have been doing this for fifty years.



\*Figure based on legal completions between July 2017 and June 2018.

All information shown in this brochure was correct at time of going to press.

Proud to support:







**Bloor Homes Western**  
Western House  
Furrowfield Park  
Tewkesbury  
Gloucestershire. GL20 8UR

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[www.bloorhomes.com](http://www.bloorhomes.com)