

WALLINGFORD  
REACH  
CROWMARSH  
GIFFORD

WALLINGFORD REACH SALES & MARKETING SUITE  
BENSON LANE, CROWMARSH GIFFORD. OX10 8ED  
TEL: 01491 817999

**BLOOR HOMES**



BUILDING  
QUALITY NEW  
HOMES FOR OVER  
FIFTY YEARS

# 1969

THE YEAR WE  
STARTED MAKING  
DREAM HOMES A REALITY







**In Crowmarsh Gifford, we are not only able to offer you a stunning location, we are also dedicated to building quality new homes that stand the test of time.**

Visit one of our developments built 10 years ago and see how the community has developed along with the landscaping and house type designs. As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

A lot may have changed since the day our founder 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.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle.

We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features.

Care and consideration is also taken to ensure that the environmental impact of every new home we build is kept to a minimum.

Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but also well planned living spaces.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for your kitchen, bathroom and en suite facilities.

Once reserved, you will be able to take advantage of "Your Choice" which allows you to choose additional fixtures and fittings to personalise your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.

SAT NAV:	DEVELOPMENT: Wallingford Reach
	FIND US HERE: Benson Lane, Crowmarsh Gifford, OX10 8ED

TRANQUIL  
COUNTRYSIDE  
WAITING TO BE  
DISCOVERED

**Nestled between the River Thames and Chiltern Hills is Wallingford Reach in the scenic village of Crommarsh Gifford.**

A combination of rolling countryside whilst being close enough to larger town amenities.

The quaint English market town of Wallingford is opposite Crommarsh Gifford and is soaked in history with plenty of things for the whole family to do and see.

The town hall sits at the heart of the marketplace, surrounded by the independent stores that the town is famous for. Take a stroll through the cobbled streets, get lost in its picturesque gardens, and wander through crumbling castle ruins to explore the heritage of this Saxton fortified town.





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Spend sunny summers enjoying the water, with a boat ride along the River Thames, or even take a walk with the family soaking up the beautiful surroundings and spectacular countryside – just a stone's throw away from your front door.

Even with the tranquil setting, Crowmarsh Gifford is easily accessible from the M40, M4 and A34 and has good connections to London, Reading and Oxford. The nearest railway station is Cholsey which arrives in London Paddington within an hour and Reading in just under 20 minutes.



DISCOVER A  
WEALTH OF  
AMENITIES ON  
YOUR DOORSTEP



◀ 0.5 MILES

### THAMES RIVER / WALLINGFORD BRIDGE

Meander across tranquil  
waters with the family



▲ 13.3 MILES

### READING

Explore the booming town of  
Reading with a host of amenities  
and leisure just over a 20 minute  
drive.

[reading.gov.uk](http://reading.gov.uk)

▼ 0.8 MILES

### WALLINGFORD

For those high street shops and  
local independently owned  
retailers.

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



▲ 0.6 MILES

### WALLINGFORD CASTLE

Delve into castle ruins and  
immerse yourself in history.



All details correct at time  
of production.

Distances and journey times  
calculated using maps.  
[google.com](http://google.com)

► 33.5 MILES

### HEATHROW AIRPORT

The closest airport for those much needed getaways is Heathrow Airport, just a mere 35 minutes away.

Heathrow TW6 2GA  
[heathrow.com](http://heathrow.com)



▼ 13.5 MILES

### WESTGATE OXFORD

Get your shopping fix with a centre full of high street & specialist shops, plus leisure attractions.

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



◀ 0.3 MILES

### CROWMARSH GIFFORD CHURCH OF ENGLAND PRIMARY SCHOOL

Your child's education on your doorstep.

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



◀ 3.5 MILES

### CHOLSEY RAILWAY STATION

Get into Reading within 20 minutes and London Paddington in just under an hour. Making your commute an easy one.

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



◀ 0.7 MILES

### WAITROSE

All your everyday amenities a stone's throw away from your home

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

## A BUSTLING TOWN WITH SUPERB AMENITIES

**Wallingford Reach is perfectly situated, allowing families and couples alike to experience the quaint market town life, with a selection of larger towns close to hand.**

The town of Wallingford is just a stone's throw away from the development and has all your amenities and day to day activities covered. There is a marketplace with a selection of high street stores as well as local independent retailers, boutiques, stunning churches, restaurants and leisure for the whole family to enjoy.

You can meander alongside the River Thames and explore the stunning scenery from the Wallingford bridge. Enjoy relaxing Waterfront views and tons of sporting activities from the Wallingford Rowing club.

You can also enjoy The Wallingford Castle, Museum, The Corn Exchange Theatre and soak in green space with a number of public parks. Escape the hustle and bustle of everyday life and get lost in nature in the Chiltern Hills – known for spectacular countryside views – just 19 miles away.

You can rest assured that your children's education is well catered for with a choice of establishments for every age range. From the Crowmarsh Pre School based in the market town, just a short walk from the development, to the Crowmarsh Gifford Church of England Primary School which provide strong roots for the start of their education journeys.







For middle school options, there is Wallingford School just a six minute drive from the development. Didcot Girls' school rated Outstanding and St Birinus School for Boys which has been given an Ofsted score of good, both of which are located under 10 miles away.

If you are looking for leisurely ways to spend a weekend, you can also head to the neighbouring cities of Oxford and Reading boasting a wide selection of amenities including; shopping, places to eat and drink as well as varied activities to keep the whole family amused. If you fancy some more retail therapy,

just under 40 minutes away is the shopper's paradise of Bicester Village. Outlet shopping at its very best. This coveted destination has a fantastic array of discount designer labels, world-leading fashion brands offering fantastic savings, and cafés and restaurants to enjoy.

From acres of rolling countryside surrounding the development, outstanding education on the doorstep and a wide range of leisure activities. There really is something for every family member here at Wallingford Reach.

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



01

**Making the choice to buy a new Bloor Home is an easy one. Buying a new home can eliminate many concerns that come with making a new move.**

With no repairs, or renovations, you can simply look forward to moving into your new home and enjoying everything life at Wallingford Reach brings from day one.

We hope you never need it, but we understand the peace of mind that comes from having an insurance backed 10-year NHBC warranty on your new home. As well as our own rigorous quality checks that are carried out during the entire build process, the warranty provider will also carry out their own inspections to ensure and clarify that your new home is built to the high quality in which we pride ourselves on.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think. We'll hold your hand through the entire buying process. After all, we've been doing this for fifty years so rest assured, you're in good hands.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. And what's more, we'll keep on looking after you and your home long after you've moved in.

\*Figure based on legal completions between July 2019 and June 2020.

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



# 3,548

THE NUMBER OF  
DREAMS WE MADE  
REALITY LAST YEAR\*



01, 02, 03 & 04  
Typical interiors



**BLOOR HOMES**<sup>®</sup>

**Bloor Homes**

Ashby Road  
Measham  
Derbyshire  
DE12 7JP

[hq@bloorhomes.com](mailto:hq@bloorhomes.com)  
[www.bloorhomes.com](http://www.bloorhomes.com)