



# Downland at Kingsgrove

WANTAGE, OXFORDSHIRE

A beautiful collection of one and two bedroom apartments and two, three, four and five bedroom homes nestled in the small town of Wantage, Oxfordshire.

**Taylor**  
**Wimpey**

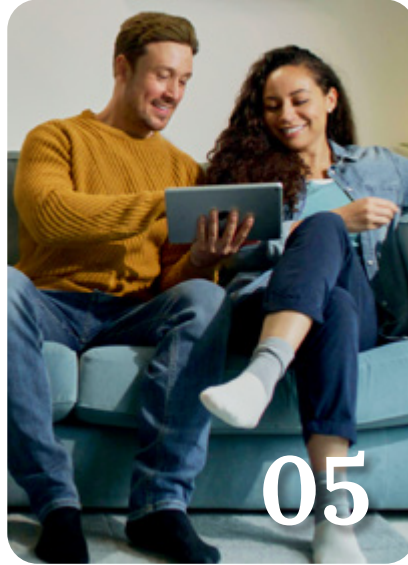
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# Welcome to Downland at Kingsgrove

Situated on the outskirts of the historic market town of Wantage, Downland at Kingsgrove provides the perfect balance of country and town living.

This stunning collection of homes debuts a range of designs that intertwine traditional features with contemporary living spaces. The homes have been designed to suit a variety of lifestyles and have been built to maximise energy efficiency.



[→ View the site plan](#)

# Love village life

Wantage offers the best of both worlds: idyllic country living with proximity to several major towns and cities. With the North Wessex Downs right on your doorstep, you can retreat into nature and enjoy weekend walks in the rolling countryside. Downland at Kingsgrove offers easy connections for commuters: both by road and rail, with the development less than six miles from Didcot Parkway railway station.

The plethora of local amenities – including schools, supermarkets, restaurants, pubs and parks – make this the perfect location to call home, whether you're a first-time buyer, a growing family or a downsizer.

Local countryside



North Wessex Downs



Wantage High Street

Distances taken from google.co.uk/maps.



**Watch development video**



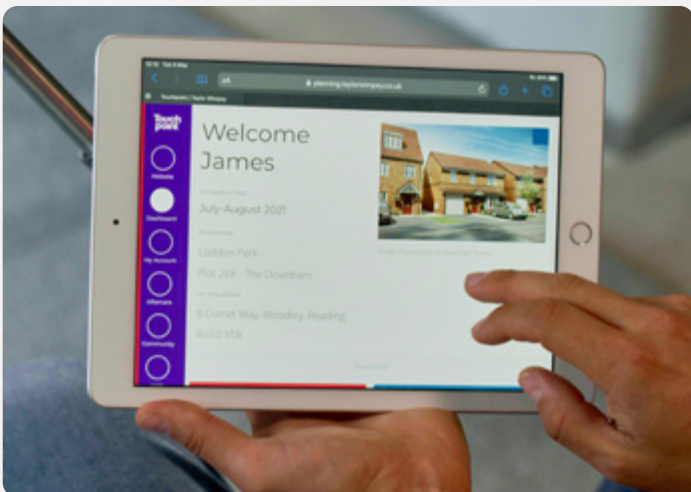
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a contemporary sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

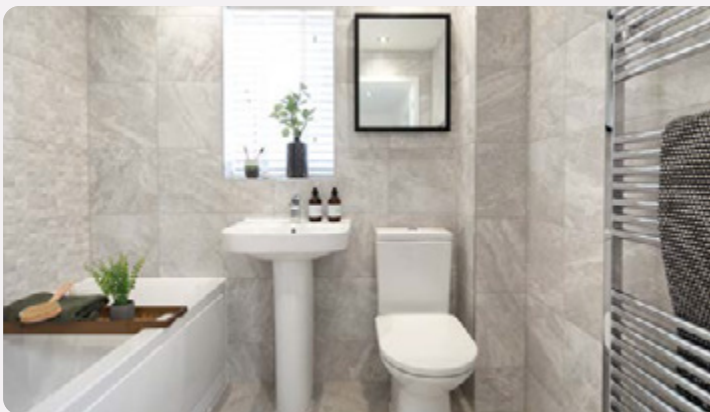
Units will be fitted to match your chosen kitchen contemporary taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites<sup>†</sup> and shower rooms<sup>†</sup>

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of soft-close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4-burner gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Tiled shower enclosure to en suites	✓
Modern white sanitaryware with soft-close toilet seats	✓
Thermostatic shower	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and bedroom 1	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
House number plaque	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and safety	
Mains operated smoke detectors and battery operated carbon monoxide detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in asphalt or block paving†	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓



**Find out more**

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



# The Beauford

2 BEDROOM HOME, TOTAL 856 sq ft / 79.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.70m × 2.87m      15'5" × 9'5"

### Living Room

4.04m × 3.67m      13'3" × 12'1"



## FIRST FLOOR

### Bedroom 1

3.57m × 2.94m      11'9" × 9'8"

### Bedroom 2 max.

4.70m × 2.55m      15'5" × 8'4"

[→ View development](#)

[→ View our current availability](#)

\*Plot specific window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our sales executives regarding the tenure of our new homes. 53026 / November 2022.



# The Amersham

3 BEDROOM HOME, TOTAL 975 sq ft / 90.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.36m × 2.87m      14'4" × 9'5"

### Living Room

4.03m × 2.88m      13'3" × 9'6"



## FIRST FLOOR

### Bedroom 1

4.21m × 3.21m      13'10" × 10'6"

### Bedroom 2

4.36m × 3.02m      14'4" × 9'11"

### Bedroom 3 max.

2.89m × 2.88m      9'6" × 9'6"

### Study

2.22m × 1.67m      7'4" × 5'6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft / 85.10m<sup>2</sup>



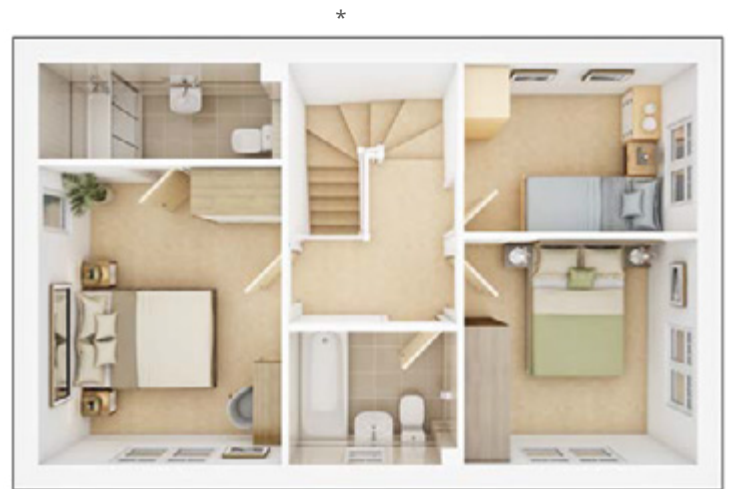
## GROUND FLOOR

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"

### Living Room

5.10m × 3.02m      16'9" × 9'11"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'1"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"



[Discover more about this home](#)



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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft / 99.40m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.25m × 3.43m      14'0" × 11'3"

### Living Room

4.19m × 2.44m      13'9" × 8'0"



## FIRST FLOOR

### Bedroom 2

4.25m × 2.82m      14'0" × 9'3"

### Bedroom 3

3.59m × 2.11m      11'10" × 6'11"



## SECOND FLOOR

### Bedroom 1

6.64m × 2.76m      21'10" × 9'1"



[Discover more about this home](#)



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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area

4.79m × 3.32m      15'9" × 10'11"

### Family Room

3.91m × 3.26m      12'10" × 10'8"

### Living Room

4.74m × 3.91m      15'7" × 12'10"

### Dining Room/Study

3.04m × 2.66m      10'0" × 8'9"



## FIRST FLOOR

### Bedroom 1 max.

4.91m × 3.64m      16'2" × 12'0"

### Bedroom 2 max.

4.00m × 3.32m      13'2" × 10'11"

### Bedroom 3 max.

4.72m × 3.23m      15'6" × 10'7"

### Bedroom 4

3.81m × 2.55m      12'6" × 8'4"



[Discover more about this home](#)



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# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft / 107.40m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.73m x 3.00m      18'10" x 9'10"

### Living Room

4.66m x 3.63m      15'4" x 11'11"



## FIRST FLOOR

### Bedroom 1

3.42m x 3.16m      11'3" x 10'5"

### Bedroom 2

3.23m x 2.84m      10'7" x 9'4"

### Bedroom 3

3.25m x 2.23m      10'8" x 7'4"

### Bedroom 4

2.52m x 2.41m      8'3" x 7'11"

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,525 sq ft / 141.60m<sup>2</sup>



## GROUND FLOOR

**Kitchen/Breakfast Area max.**

6.82m × 3.50m      22'5" × 11'6"

**Living Room**

4.62m × 4.47m      15'2" × 14'8"

**Dining Room**

3.05m × 2.89m      10'0" × 9'6"



## FIRST FLOOR

**Bedroom 1 max.**

3.77m × 3.50m      12'5" × 11'6"

**Bedroom 2 max.**

4.62m × 2.95m      15'2" × 9'8"

**Bedroom 3 max.**

3.05m × 2.89m      10'0" × 9'6"

**Bedroom 4 max.**

3.54m × 2.78m      11'8" × 9'2"

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# The Ransford

4 BEDROOM HOME, TOTAL 1,643 sq ft / 152.61m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.60m × 3.47m      21'8" × 11'5"

### Living Room

7.10m × 3.84m      23'4" × 12'7"

### Study/Family Room

3.84m × 2.48m      12'7" × 8'2"



## FIRST FLOOR

### Bedroom 1 max.

4.18m × 3.92m      13'9" × 12'11"

### Bedroom 2 max.

3.54m × 3.25m      11'7" × 10'8"

### Bedroom 3 max.

3.84m × 2.82m      12'7" × 9'3"

### Bedroom 4 max.

3.84m × 2.24m      12'7" × 7'5"



[View development](#)



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# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft / 170.60m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Breakfast Area max.

5.58m × 3.35m      18'4" × 11'0"

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.37m      11'1" × 11'1"

### Bedroom 2 max.

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3 max.

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4

4.10m × 2.39m      13'5" × 7'10"

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01235 428 063**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**DOWNLAND AT KINGSGROVE** Land off Rutherford Road, Wantage, Oxfordshire, OX12 7GF

**CONTACT US ON 01235 428 063**

**Taylor  
Wimpey**