



## Wykham Park

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# Persimmon

Together, we make your home



## Wykham Park

Banbury • Oxfordshire

# Together, we make your home

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 have over 50 years of building expertise, find out more about us on page 4”**



## **5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Wykham Park

## Find out more

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Who we are

# A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home.

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 34](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2023



# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.



## Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

**Like to know more? Just scan the QR code below.**



## Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



## Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



## 10-year warranty

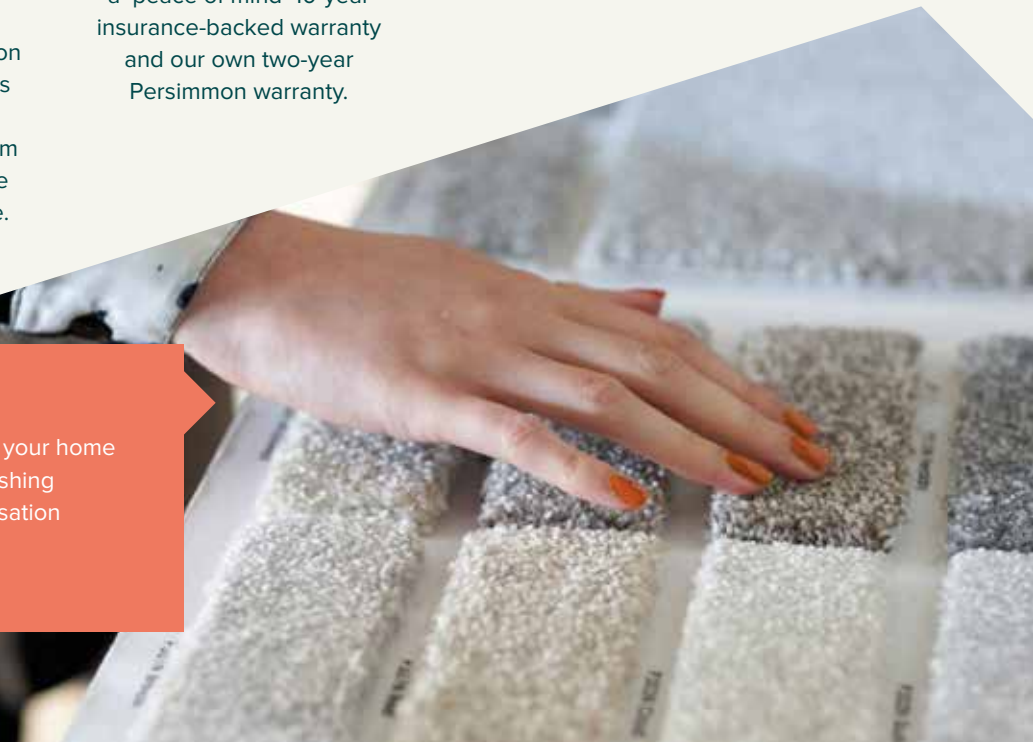
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



## Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

**Finishing Touches**  
 We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.  
**Read more on page 36**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

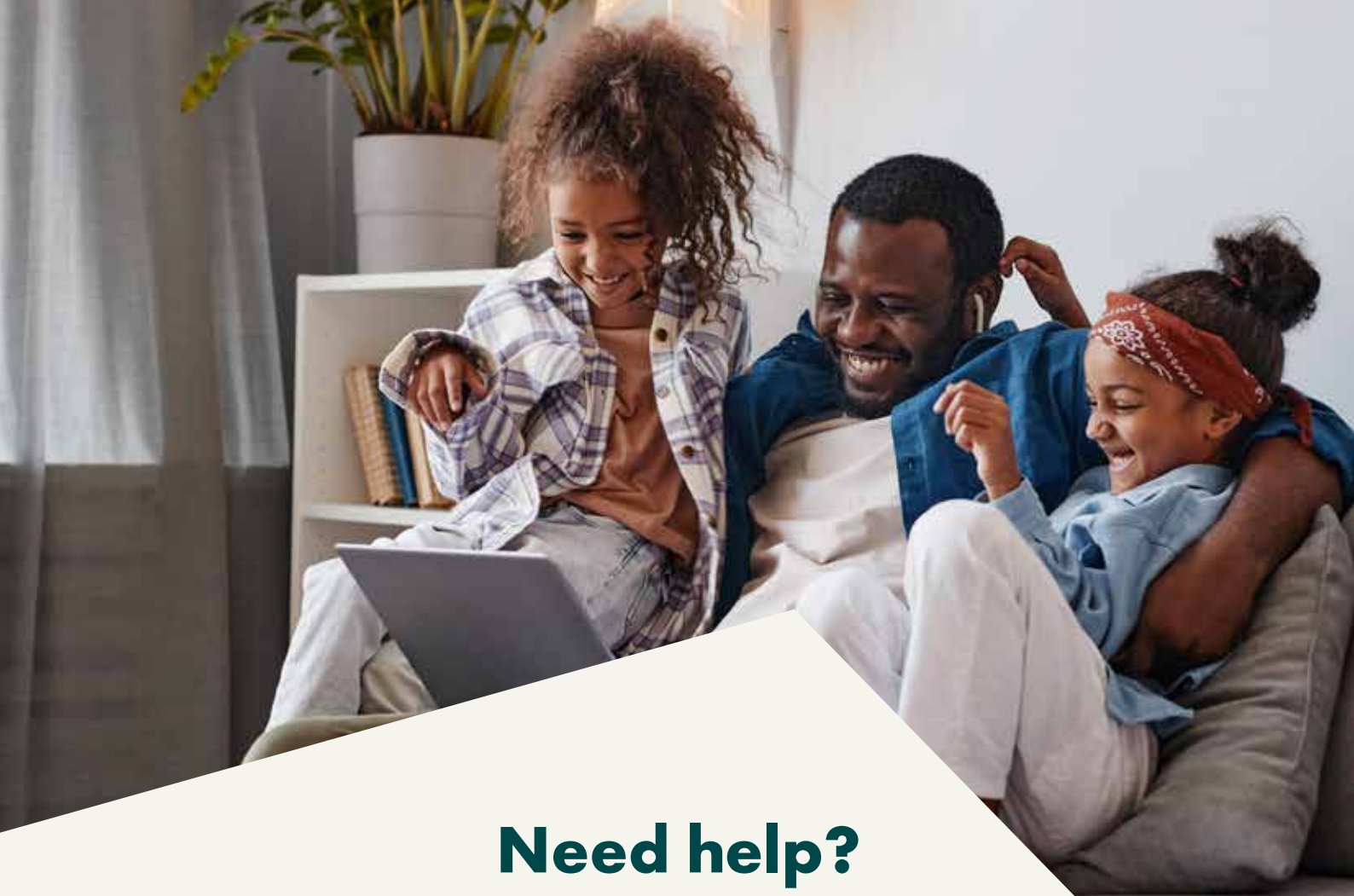
## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



**Deposit Unlock**



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**





- Choice of 1, 2, 3, 4 & 5-bedroom homes
- Under 3 miles away from local train station
- Close to Bicester, Oxford, Milton Keynes and Northampton
- Good range of local amenities



**Scan me!**

For availability and pricing on our beautiful new homes at Wykham Park.



Banbury • Oxfordshire

# Wykham Park

Wykham Park is a fabulous range of new homes in Banbury, a sought-after Oxfordshire location. Our new homes here are within easy reach of Oxford, Birmingham, and the glorious Cotswolds.

This new development of one, two, three, four and five-bedroom homes will create a thriving community, with an exciting mix of first-time buyers, professionals, growing families and down-sizers.

Attractive Banbury has a great mix of history, heritage, shopping, dining and modern facilities. The Castle Quay Shopping Centre and Banbury Gateway Shopping Park are the main shopping venues in the town, while for a full day of retail therapy Bicester Village Shopping Outlet is just down the road. For more activities in the area, there's the Spiceball Leisure Centre and Country Park, and lovely walks along the Oxford Canal.

## Great location

The M40 is one of the reasons why Banbury has become a focal point for commerce and retail for North Oxfordshire, Warwickshire, and Northamptonshire. The drive time to London is just under 2 hours, or you can take a one hour direct train to London Marylebone. It takes about 40 minutes to drive to Oxford and under half an hour by train. Birmingham is an hour's drive away, similar to the train time. Birmingham Airport is 40 miles away.

## Excellent schooling

As well as plans for a new primary school at Wykham Park, Banbury has four secondary schools; North Oxfordshire Academy, Wykham Park Academy, the unique Space Studio Banbury, and Blessed George Napier Roman Catholic School. Activate Learning is an Oxford-based further education and vocational training college with a campus in Banbury.

## EXPLORE

Jump in the car and start exploring

Banbury train station  
**2.9 miles**

Bicester  
**14.9 miles**

Oxford  
**28.1 miles**

Milton Keynes  
**30.9 miles**



# Wykham Park



Emergency Access

Bloxham Road

Existing Residential Area

Public Open Space

Bund

L.A.P

BUS STOP

Future Development

Swale

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

## 1 bedroom

 The Ashridge

## 2 bedroom

 The Alnmouth

 The Drayton

 Affordable Housing

 Gated Courtyards

## 3 bedroom

 The Danbury

 The Deepdale

 The Kingley

 The Bloxham

 The Charnwood

 The Barnwood

 The Silverdale

 The Ashdown

## 4 bedroom

 The Horley

 The Himbleton

 The Adderbury

 The Marston

 The Foxford

 The Wychwood

## 5 bedroom

 The Kielder

 The Wroxton



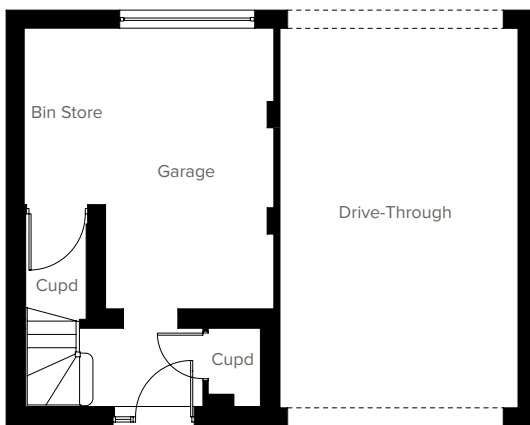


1 bedroom home

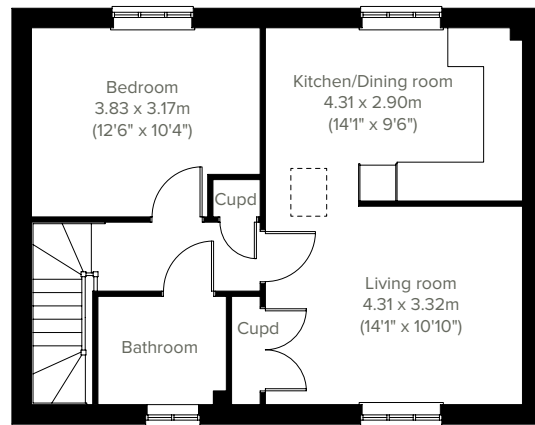
# The Ashridge



The Ashridge is a thoughtfully-designed one-bedroom home with a bright living room, open plan kitchen/ dining room, spacious bedroom, garage and plenty of storage space. Perfect for first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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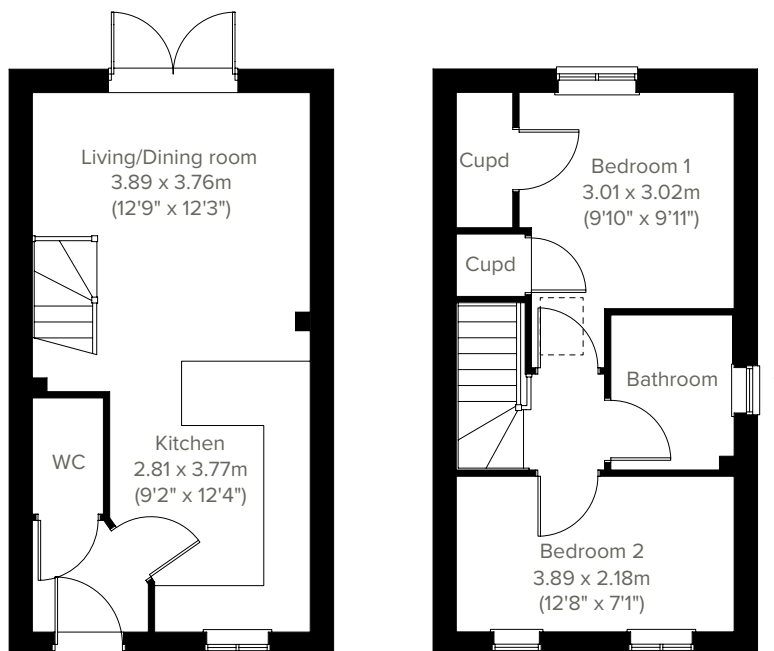


# The Alnmouth

2 bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



\* Indicates window is plot specific - please speak to our Sales Advisors for more information

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## 1ST FLOOR

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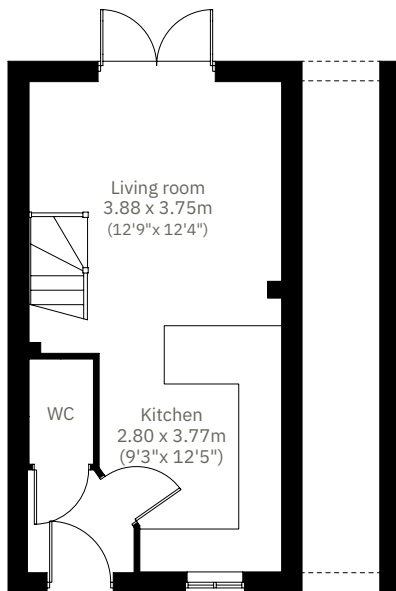


2 bedroom home

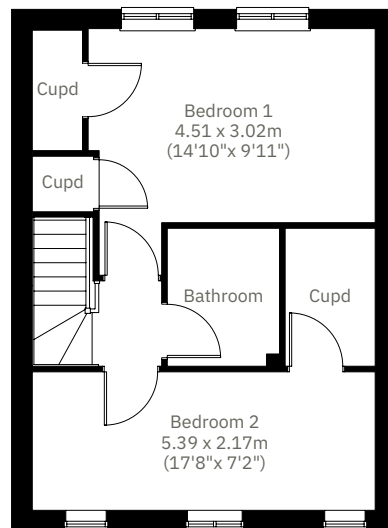
# The Drayton



The Drayton is a thoughtfully-designed two-bedroom home featuring a bright open plan kitchen/living room with French doors leading into the garden, downstairs WC, spacious bedroom one with storage space, family bathroom and a spacious storage cupboard to bedroom two. Perfect for first-time buyers and young professionals.



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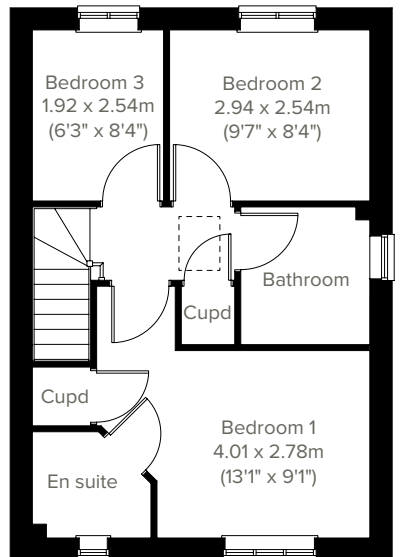
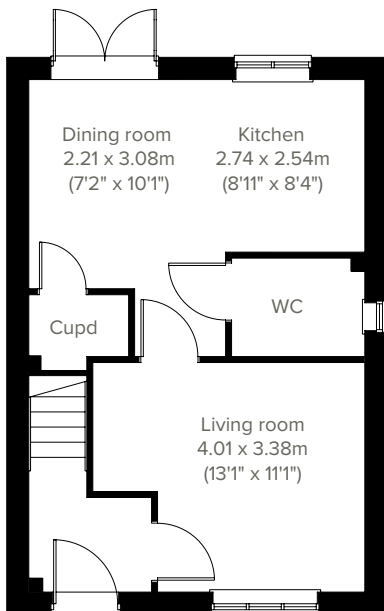


3 bedroom home

# The Danbury



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - a study and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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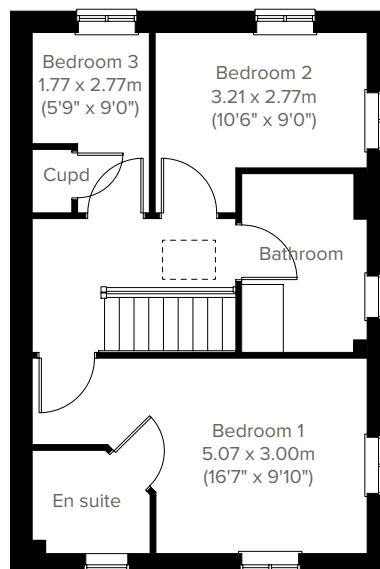
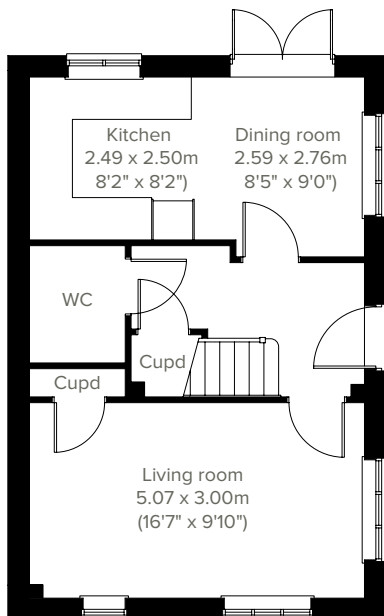


3 bedroom home

# The Deepdale



A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



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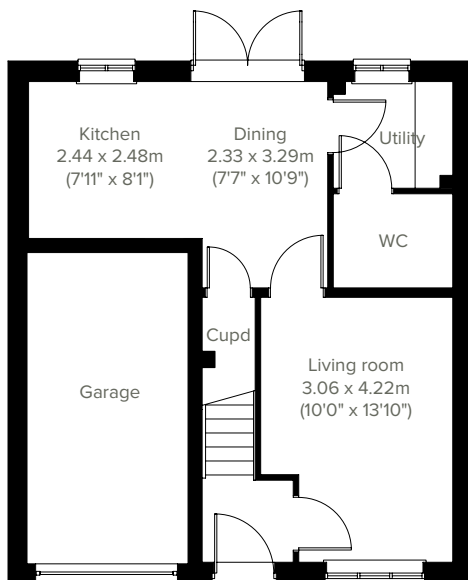


# The Kingley

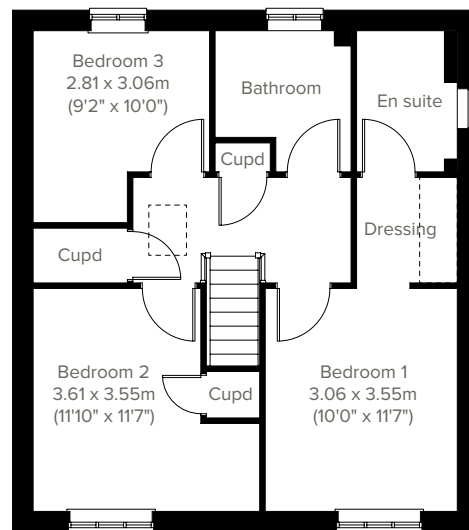
3 bedroom home



An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, a modern family bathroom and integral garage.



**GROUND FLOOR**



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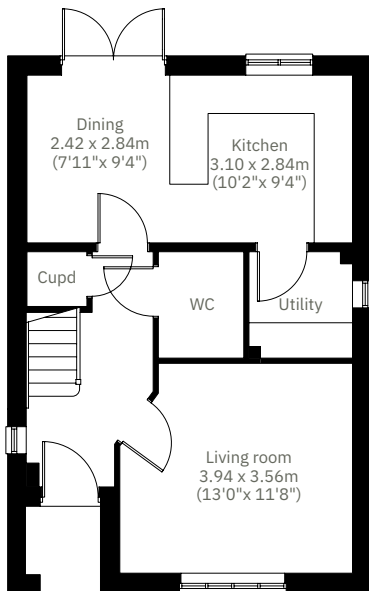


3 bedroom home

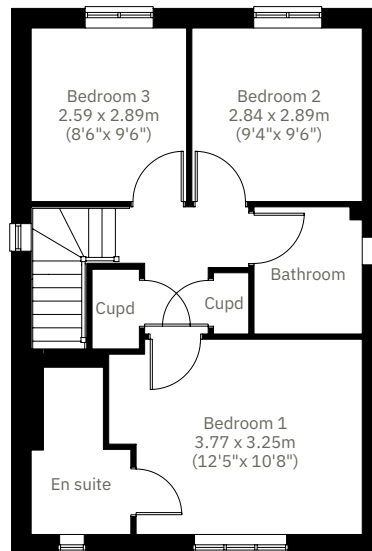
# The Bloxham



An attractive three-bedroom family home, the Bloxham is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC, utility and three storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a modern family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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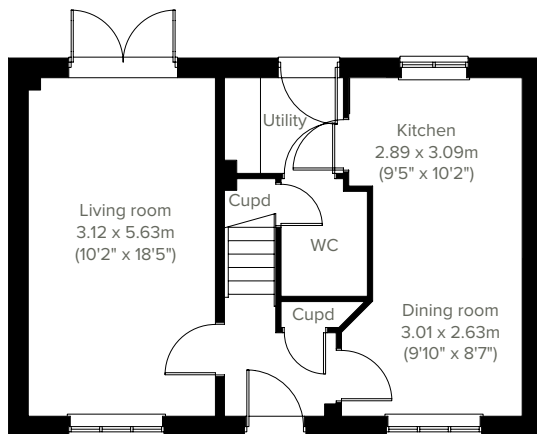


# The Charnwood

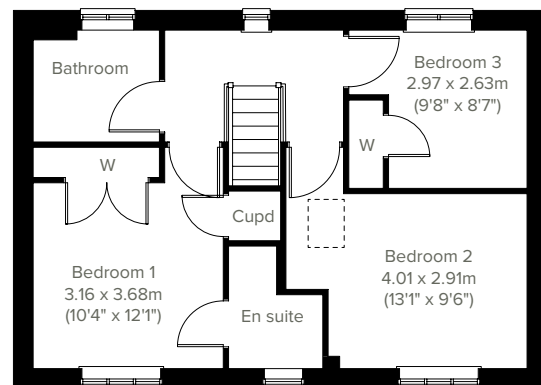
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room with outside access. The Charnwood 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, and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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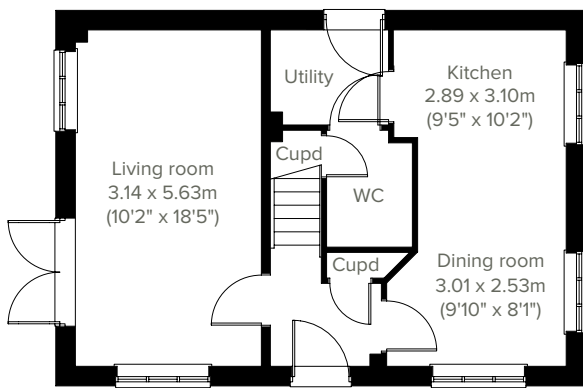


3 bedroom home

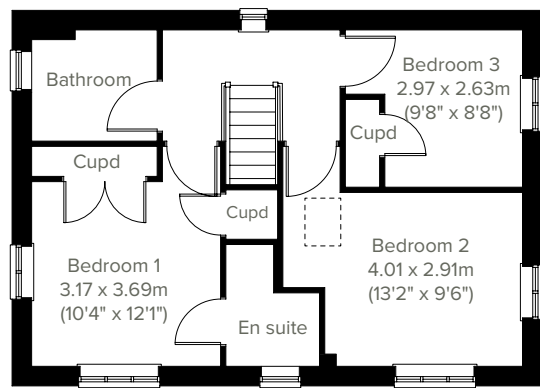
# The Barnwood



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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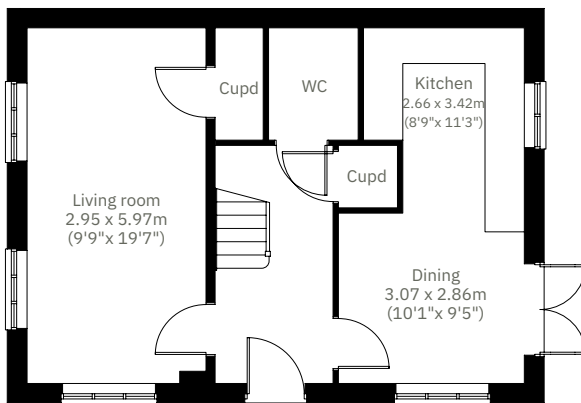


3 bedroom home

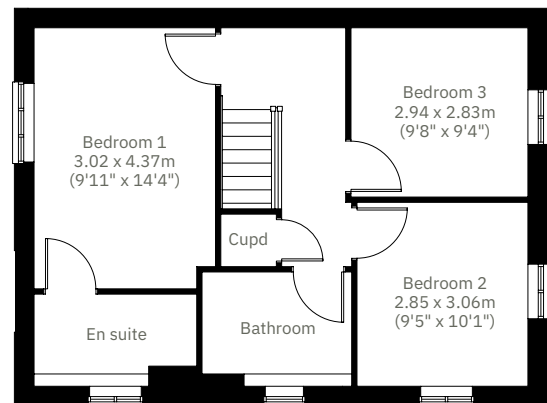
# The Silverdale



A three-bedroom home with much to offer, the Silverdale has a spacious dual-aspect living room with storage space, a bright open plan kitchen/dining room, downstairs WC. On the first floor you'll find a spacious bedroom one with an en suite, the main bathroom, a storage cupboard to the landing and two further good-sized bedrooms.



**GROUND FLOOR**



**1ST FLOOR**

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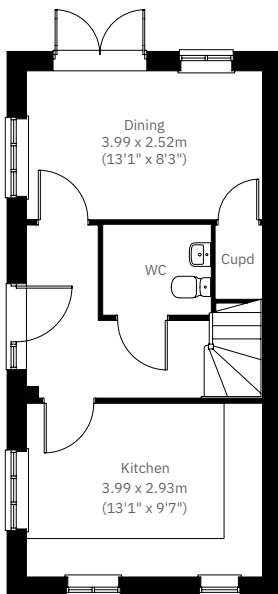


3 bedroom home

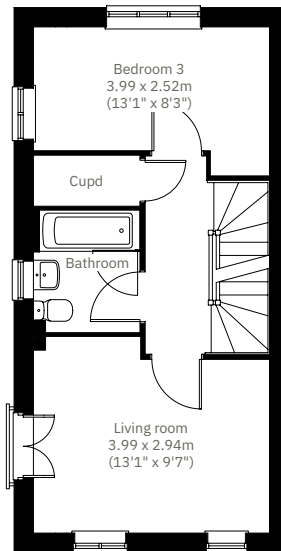
# The Ashdown



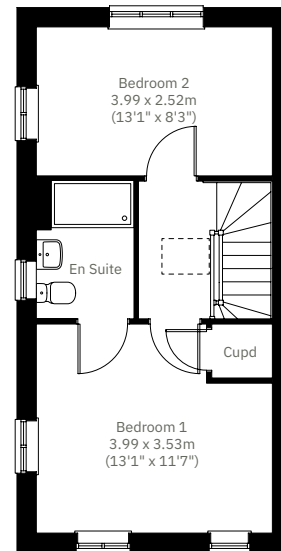
Perfect for the way we live today, the three-bedroom Ashdown has a front-aspect kitchen, dining room with storage space and French doors opening into the garden, and a handy downstairs WC. The first floor is home to the living room, bedroom three, a storage cupboard and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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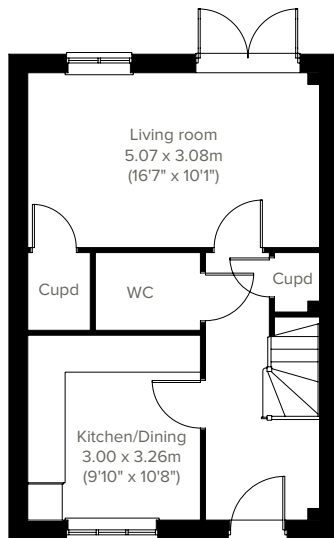


# The Horley

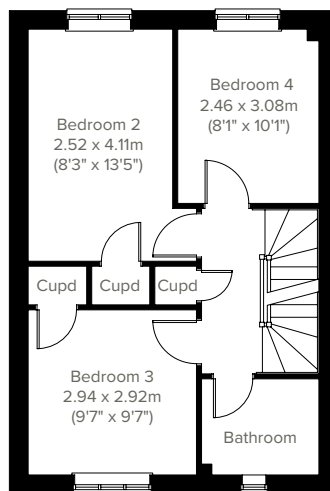
4 bedroom home



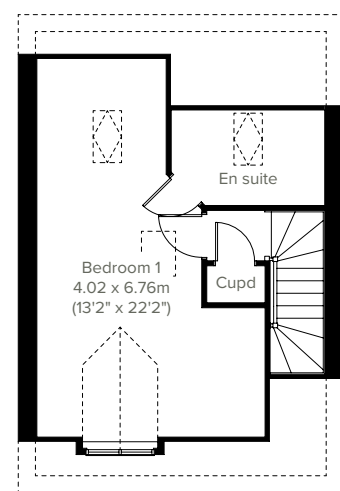
The four-bedroom Horley features a spacious living room with French doors leading into the garden, a front-aspect kitchen/dining room, downstairs WC and six handy storage cupboards. On the first floor you'll find three good-sized bedrooms and the main bathroom, while the second floor is home to the spacious bedroom one and en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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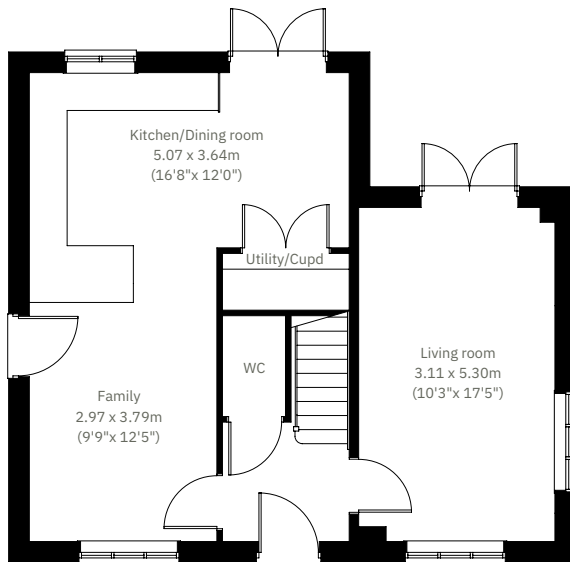


4 bedroom home

# The Himbleton

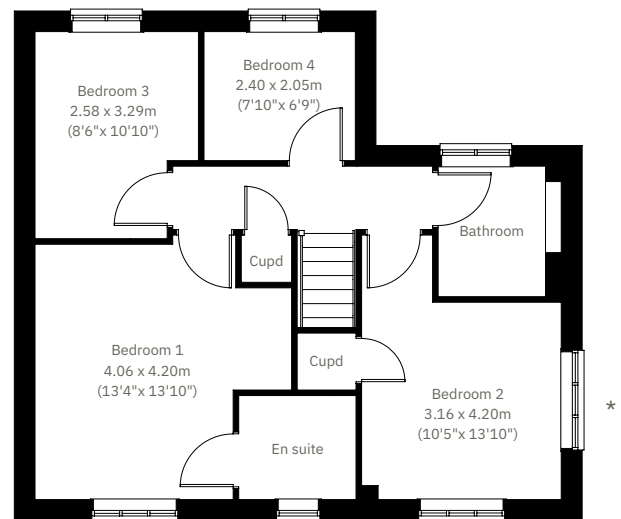


Perfect for the way we live today, the four-bedroom, Himbleton has a modern living room and a spacious living/dining room, both with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom, plus a spacious bedroom one with an en suite.



\* Indicates window is plot specific - please speak to our Sales Advisors for more information

## GROUND FLOOR



## 1ST FLOOR

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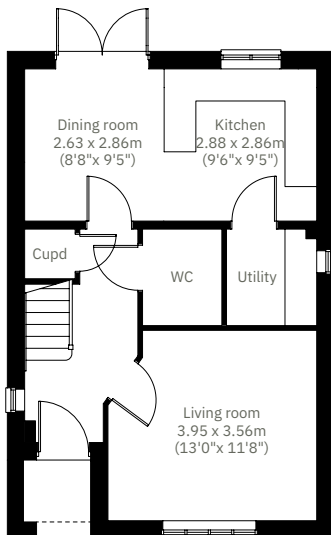


# The Adderbury

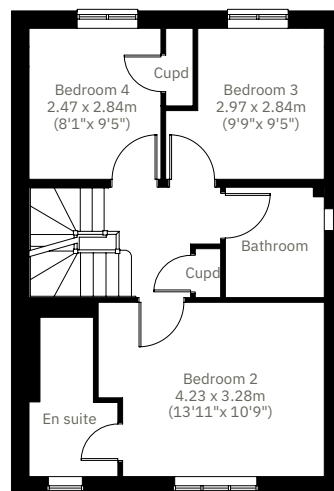
4 bedroom home



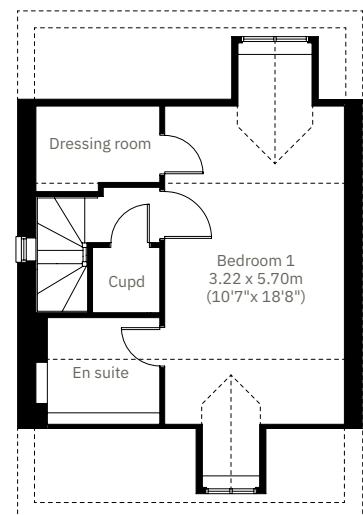
Thoughtfully designed, the attractive four-bedroom, 2.5-storey Adderbury is perfect for a range of buyers. The ground floor features an open plan kitchen/dining room with French doors leading into the garden, a front-aspect living room, utility, WC and under-stairs storage. On the first floor you'll find three good-sized bedrooms - bedroom two with an en suite - the main bathroom and storage space. The second floor is home to a spacious bedroom one with an en suite, dressing room and further storage space.



**GROUND FLOOR**



**1ST FLOOR**



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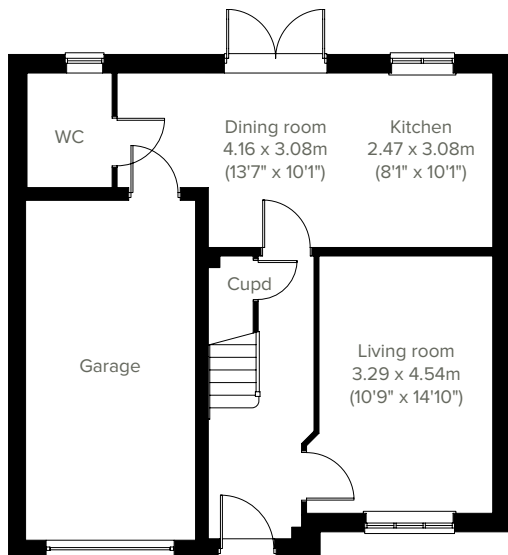


4 bedroom home

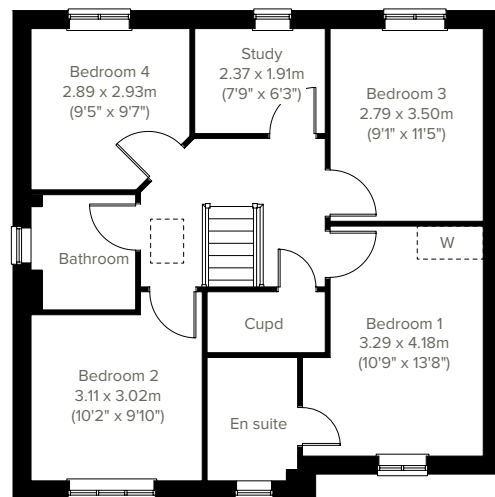
# The Marston



A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and handy under-stairs storage. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom, a study and further storage.



**GROUND FLOOR**



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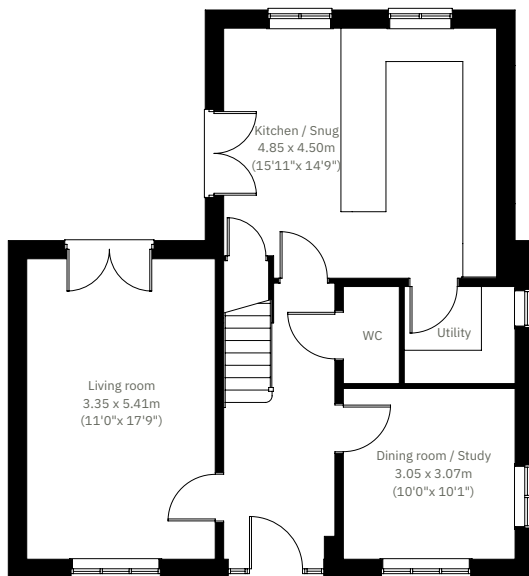


# The Foxford

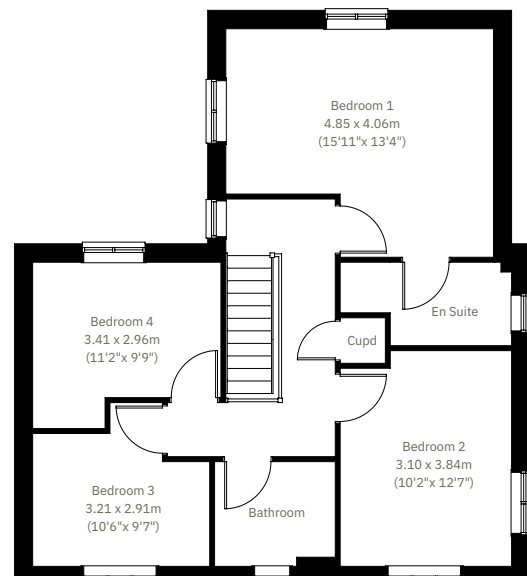
4 bedroom home



The Foxford is a stunning four-bedroom home featuring an open-plan kitchen/breakfast room with French doors leading into the garden, the spacious dual-aspect living room also has French doors. There's a separate dining room, utility, downstairs WC and handy storage cupboard. The first floor is home to all four bedrooms - bedroom one with an en suite - the main bathroom and a further storage cupboard.



## GROUND FLOOR



## 1ST FLOOR

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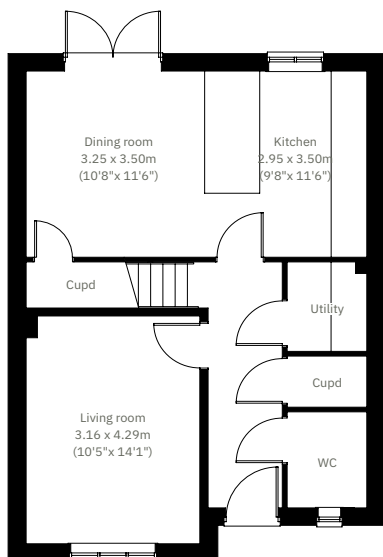


4 bedroom home

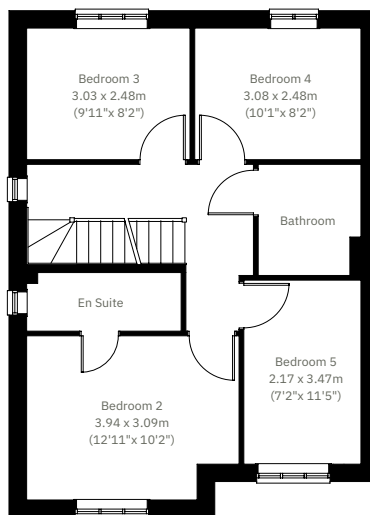
# The Wychwood



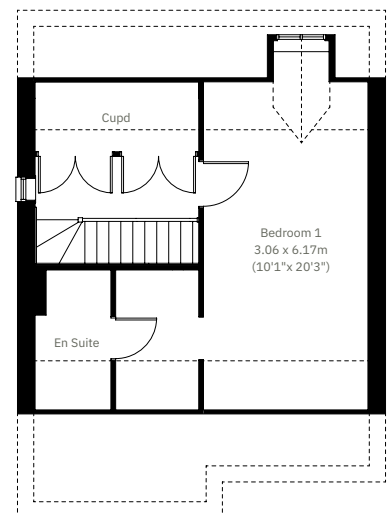
The Wychwood is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, a study and the main family bathroom. On the top floor there's an impressive bedroom one with an en suite, walk in wardrobe and further storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**



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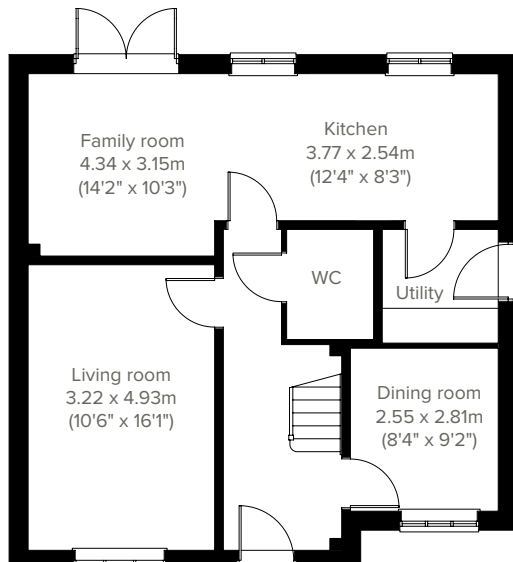


5 bedroom home

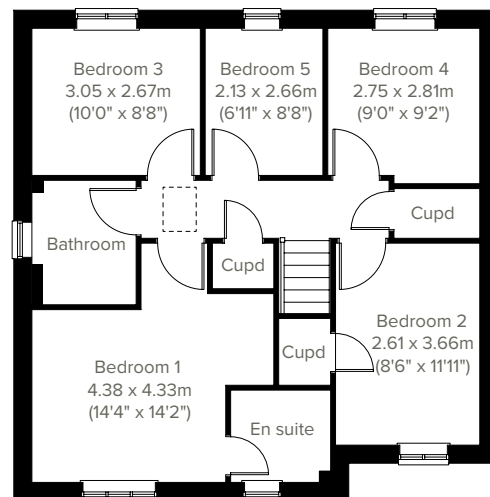
# The Kielder



The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/ family room with double doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the family bathroom.



**GROUND FLOOR**



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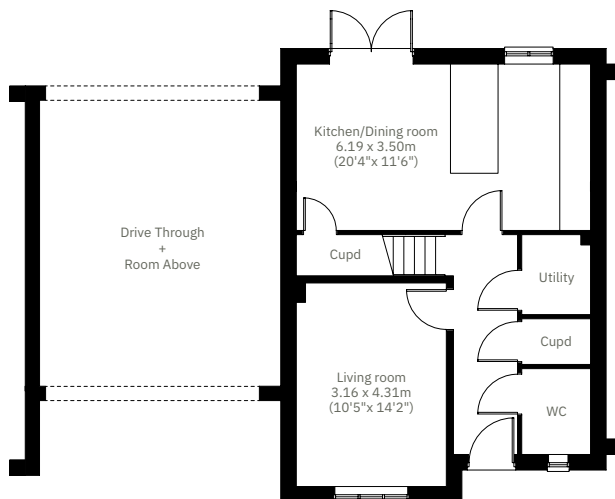


5 bedroom home

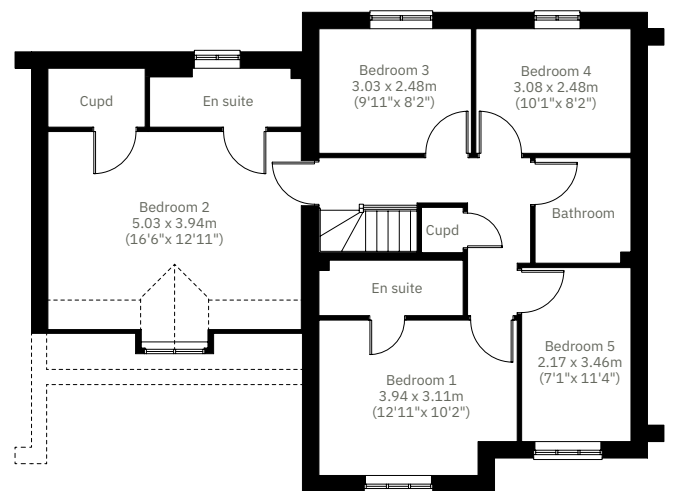
# The Wroxton



Designed with modern family life in mind, the Wroxton is a five-bedroom home featuring a spacious open plan kitchen/dining room with French doors leading into the garden, a front-aspect living room, separate utility, downstairs WC and four handy storage cupboards. The first floor is home to all five bedrooms, the main bathroom and both bedrooms one and two have en suites.



## GROUND FLOOR



## 1ST FLOOR

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Wykham Park

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
 Inner: timber frame or block.  
 Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
 French doors to garden or balcony  
 (where applicable).

### Electrics

External light to front. Wiring for external light to rear.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, most with thermostatically-controlled valves.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood with splashback from a range of colours.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

### Splashbacks

1-course splashback to WC basin / 3-course splashback to bath / fully tiled shower.

### Toilets

Soft close toilet seat(s).

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

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.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

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.

[persimmonhomes.com](https://www.persimmonhomes.com)



All about community

## Proud to be building communities

When creating Wykham Park, 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. Wykham Park 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.



“We’ve actively enhanced biodiversity at Wykham Park.”

**EDUCATION**

Delivery of a new primary school & an extension of a secondary school.



**FACILITIES**

A new local centre.



**COMMUNITY SPACES**

Public open spaces including children's play areas.



**SPORTS**

A new sports pavilion including sports pitches.

