



Your place to connect

Calthorpe Gardens, Banbury



orbit

Your place
to thrive



The nearby Cotswold countryside

Your place to connect at Calthorpe Gardens

Welcome to Calthorpe Gardens, an attractive new collection of 2 and 3-bedroom homes perfectly located on the outskirts of the charming historic market town of Banbury in Oxfordshire. This new development has homes available to purchase through the Shared Ownership scheme, so it's ideal for young couples, growing families and downsizers alike.

With excellent transport connections, a wide range of schools, retail outlets, and health and leisure amenities close by, Calthorpe Gardens offers the perfect location to call home.

Situated on the River Cherwell at the edge of the Cotswolds in northern Oxfordshire, the lively market town of Banbury is filled with charming old streets offering a fine selection of retail outlets, pubs, cafés, and restaurants. Castle Quay shopping Centre in the newly regenerated Oxford Canal area, blends well with the old town, while edge-of-town supermarkets and retail parks provide additional shopping opportunities. For fresh produce lovers, Banbury holds street markets twice a week and a monthly farmers' market.

Your place to play

Banbury has a wealth of parks and open spaces for walks in attractive surroundings, with over fifty play and teenage areas, ninety open spaces,

and twelve parks, including the historic People's Park, Spiceball Country Park, and Banbury Country Park.

Your place for culture

Banbury is steeped in history and there is a wealth of ancient buildings and monuments to discover, such as St Mary's Church, built in the 1790s which is a Grade I listed building, and Banbury Town Hall, a gothic-style building which opened in 1854. And let's not forget the Banbury Cross, and the statue of the Lady on a White Horse dating back hundreds of years and famous for the old nursery rhyme: "Ride a Cock Horse to Banbury Cross To see a fine lady on a white horse With rings on her fingers and bells on her toes She shall have music wherever she goes".

Further afield, you can explore Blenheim Palace, the birthplace of Winston Churchill, and Broughton Castle which was featured in the film "Shakespeare in Love". There are other historical houses and gardens to enjoy such as Farnborough Hall, surrounded by elegant lakes and landscaped gardens, and Stowe Gardens, with over forty temples and monuments.



Banbury High Street



Banbury Cross



Blenheim Palace

Get Connected

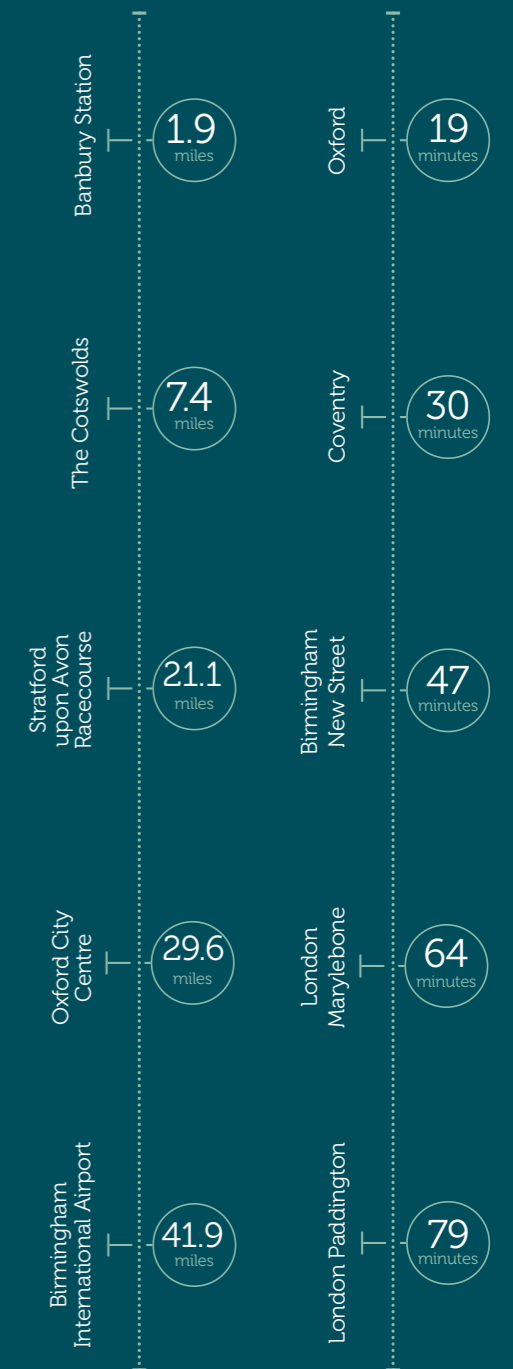
Calthorpe Gardens enjoys excellent connections via road, rail and air. The nearby M40 motorway provides a continuous link between London and Birmingham, offering easy access to the City of Oxford along the way. Banbury Station is located near the centre of town and operates regular direct services into London, Birmingham and Oxford, while Birmingham International Airport is less than an hour away and boasts over 120 destinations worldwide.



By car from Calthorpe Gardens



By train from Banbury Station





Specification

Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units with soft close doors
- 22mm square edge laminate worktops
- Diesse porcelain tiles to splashback
- Recycling bins in base unit
- Stainless-steel sink with chrome mixer tap
- Integrated stainless-steel single oven
- Induction hob
- Extractor hood
- Integrated 70/30 fridge/freezer
- Integrated dishwasher

Bathroom and cloakroom

- Diesse porcelain wall tiles
- Contemporary white sanitaryware
- Lockable, mirror-fronted vanity cabinet to bathroom
- Heated towel radiator

Plumbing and Electrical

- Gas fired central heating with combination boiler and thermostatic radiator valves
- Data point to living room and bedrooms
- TV point to living room and bedroom 1
- Telephone point to living room
- PIR outside light to front of property
- Electric Vehicle charging point
- Pendant lights to living room and bedrooms
- Downlights to kitchen, utility, hall, landing and cloakroom
- LED under-cupboard lighting to kitchen
- Smoke detectors and alarms
- Carbon monoxide detector and alarm

Windows, doors and internal

- PVCu double glazed windows
- Front door with multipoint locking, spyhole, letter-box, and chain
- Built in wardrobe to bedroom 1
- Solid oak handrail to staircase
- Woodwork in Dulux white satinwood
- Walls and ceilings in Dulux white supermatt
- Amtico flooring to hall, living room, kitchen, utility, cloakroom, bathroom and en suite
- Carpets to stairs, landing, and bedrooms

General

- 1.8m close board fencing to rear garden
- Turf and patio to rear garden
- Landscaping to front garden
- External tap





Homes to be proud of



"I felt fully supported by Orbit through the entire buying process"
- Danni Mooney

If you're looking to take your first step onto the property ladder, Shared Ownership allows you to buy a proportion of your home and pay a subsidised rent on the rest. The size of the share you buy is based on your circumstances, but as time goes on, it is possible to buy additional shares in your home and in most cases, you can buy the remaining shares and own your home outright.

With Shared Ownership, your deposit is based on the share you are buying, rather than the full purchase price, which allows for a smaller deposit and a smaller mortgage. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Danni Mooney, who heard about Shared Ownership from friends and has now bought her first home through the scheme. As a first time buyer, having a close relationship our friendly team couldn't have been more important: "I felt fully supported by Orbit through the entire buying process. What I thought would be a very daunting and scary experience, was actually made very easy".

You get more for your money with a new Orbit home, as integrated appliances, flooring, turf and fencing to the rear garden are all included as standard. This was a deal-breaker for Danni who says: "I love that everything in my home is brand new and it was sold with so many extras which I didn't expect, such as the integrated oven, hob, and fridge/freezer. No other Shared Ownership homes that I'd viewed had such a high specification".

Interested in finding out more about Shared Ownership? Contact the team today to find out how we can help you find your dream home.



*Please check your lease for any exceptions to this.



Micklewell Park, Daventry

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



Orbit at Harwood Park, Northamptonshire

Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

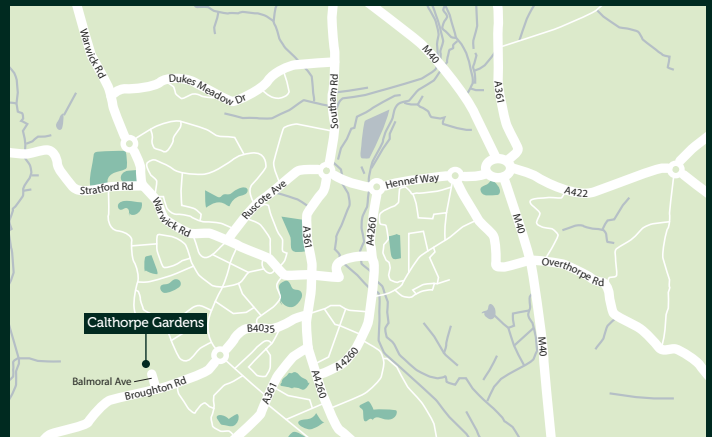
We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

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What3words: clips.rice.hoot



Wider Area

Local Area



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