

Find your sanctuary at

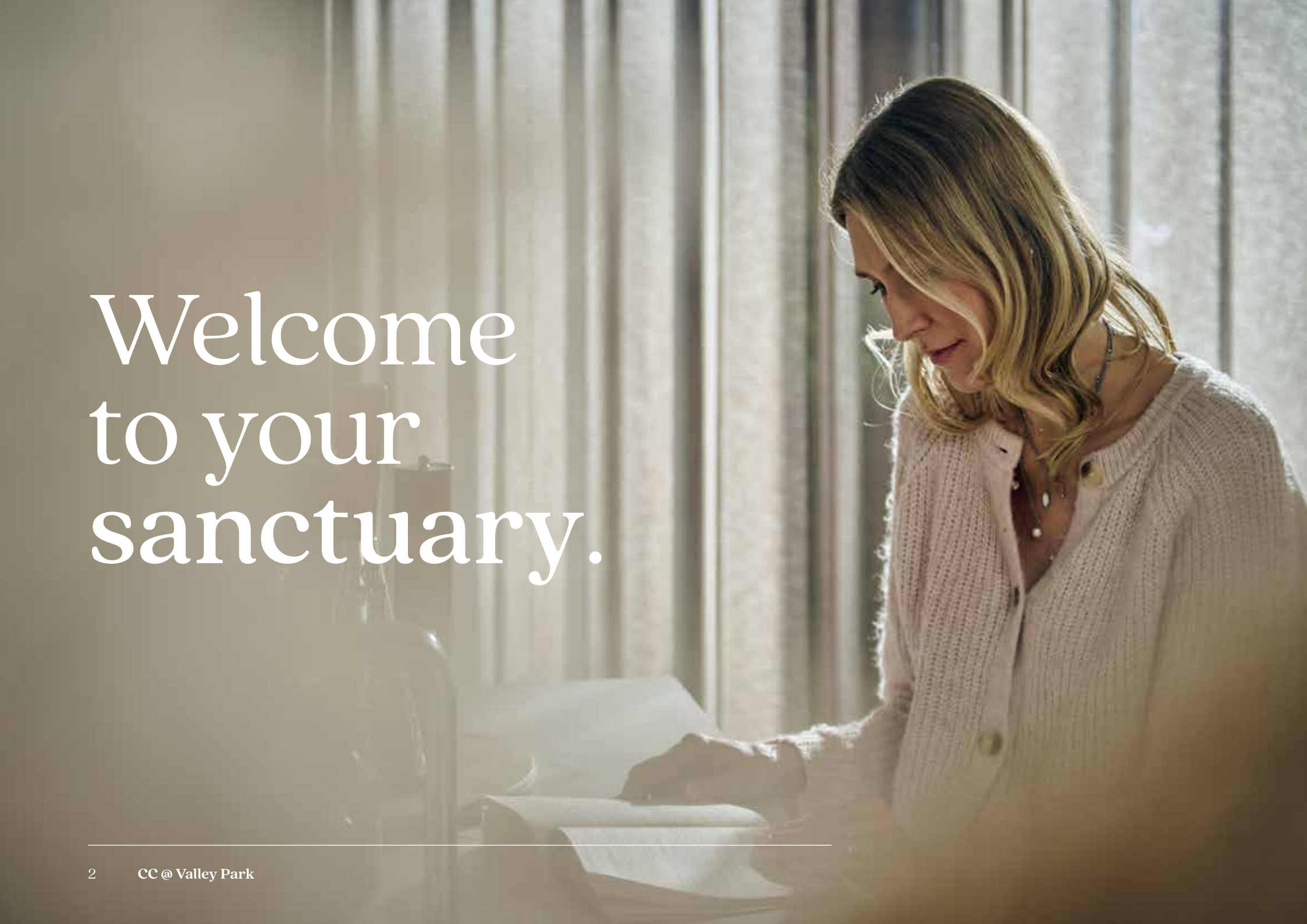
Valley Park

Didcot, Oxfordshire

2, 3 & 4 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Charles Church @ Valley Park offers a stunning range of two, three and four-bedroom homes in the bustling town of Didcot, Oxfordshire.

Thoughtfully designed, this development will feature brand-new amenities, including two primary schools, an SEN school, local centres and sports facilities – giving you a well-connected and welcoming community.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



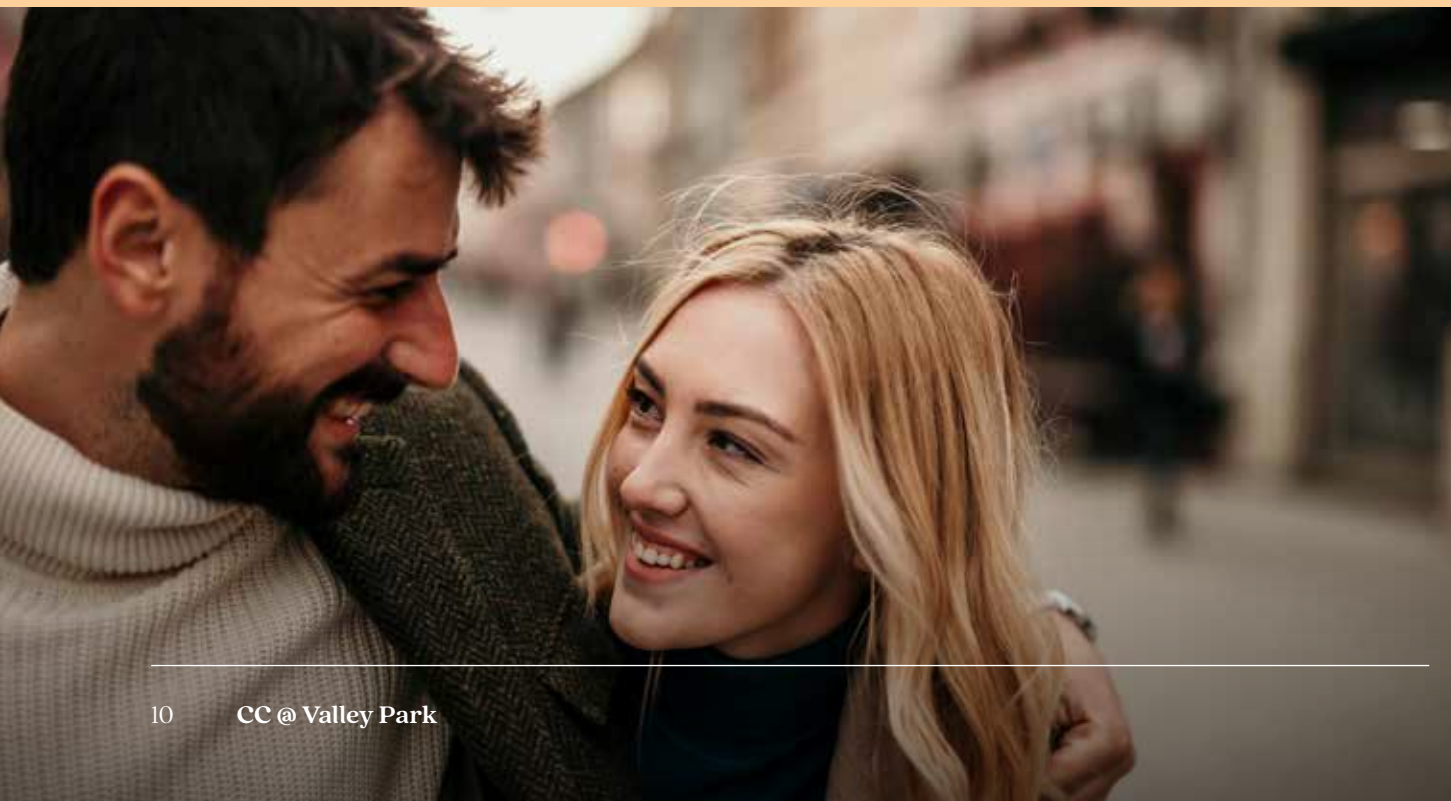






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



CC @ Valley Park

The perfect place to live and grow.

Charles Church at Valley Park offers a stunning range of two, three and four-bedroom homes in the bustling town of Didcot, Oxfordshire. Thoughtfully designed, this development will feature brand-new amenities, including two primary schools, an SEN school, local centres and sports facilities – giving you a well-connected and welcoming community.

Situated close to local supermarkets, restaurants and essential services, Valley Park blends modern convenience with an ideal location.

Valley Park is built with energy efficiency in mind, so you can enjoy year-round efficiency while lowering your carbon footprint and energy costs. Each home features air source heat pumps, electric vehicle charging points, and solar panels, meaning you get modern sustainability without compromising on style or comfort.

Whether you're a growing family, a professional commuter or simply after a new lifestyle close to Oxford, our development provides everything you need and more.



Please do
make yourself
at home.



The best of both worlds.

Alongside the brand-new facilities within Valley Park, residents will find everything they need in nearby Didcot. This thriving town boasts supermarkets, high-street shops, and a fantastic choice of restaurants, bars and entertainment venues.

For an even wider selection of shops, historic culture and attractions, the world-famous university city of Oxford is a perfect day-trip destination.

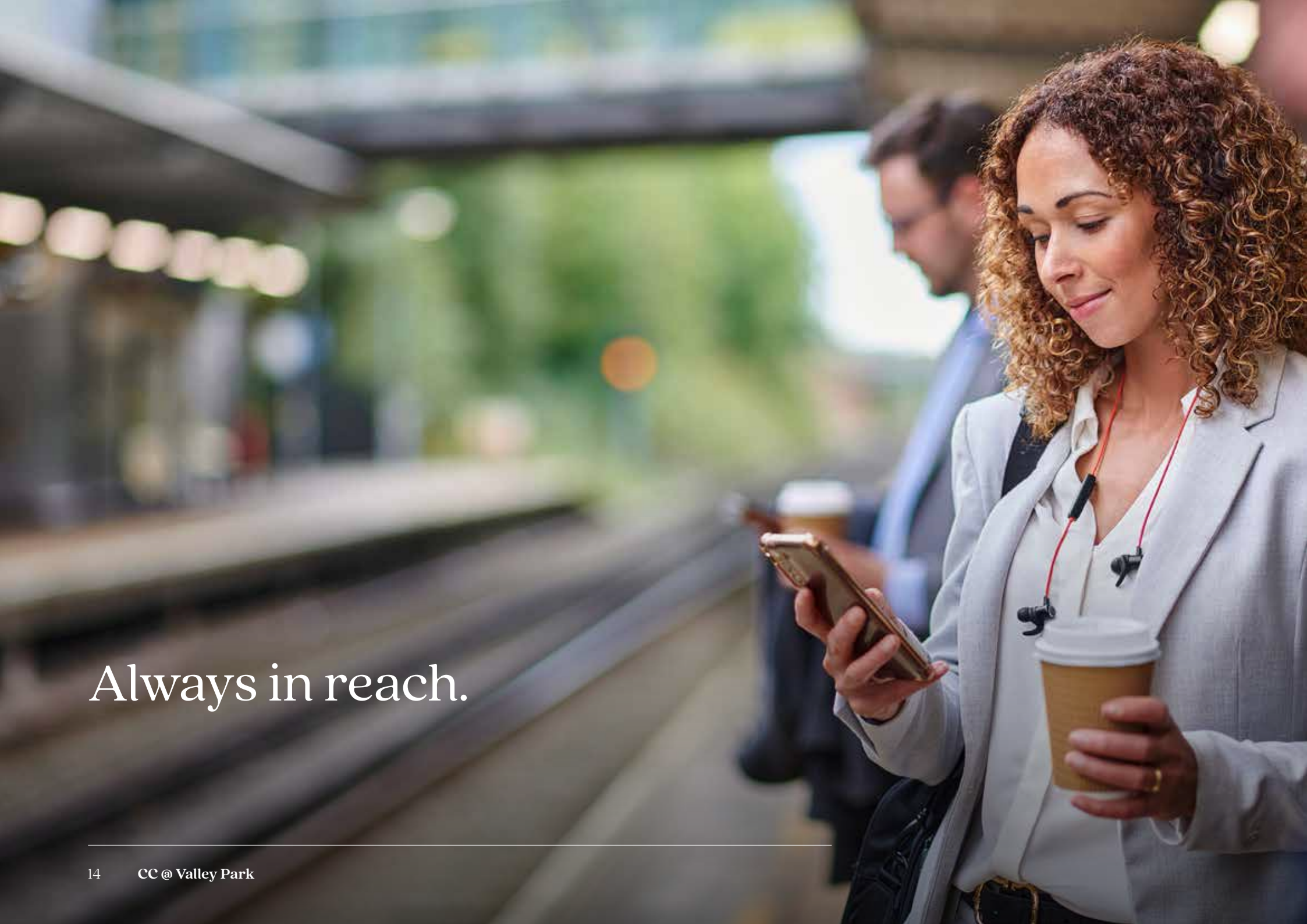
Charles Church at Valley Park is perfectly positioned for effortless commuting and convenient travel. The development sits near the A4130, and the nearby A34 provides easy access to Oxford and connects to the M4 for travel into Reading and London. For rail travel, Didcot Parkway train station is just minutes away, offering fast services to London Paddington in under 40 minutes.



- 1 Days Lock at Wittenham near Wallingford, Oxfordshire
- 2 Aerial view of Oxford city centre
- 3 Convenient train links
- 4 Oxford skyline
- 5 Wallingford on the River Thames



Charles Church

A woman with curly hair, wearing a light grey blazer and a red lanyard with a small black device, is looking down at her smartphone. She is holding a brown paper coffee cup in her other hand. In the background, a man in a blue shirt is also looking at his phone. They are standing on a train platform with tracks and a blurred background of greenery and lights.

Always in reach.

Travel by **foot** from
CC @ Valley Park



Convenience Shop	26 minutes
Asda	29 minutes
Costa Greenwoods Way	30 minutes
Aureus Secondary School	33 minutes
The Royal Oak (Pub)	45 minutes
Didcot Parkway	47 minutes

Travel by **car** from
CC @ Valley Park



Didcot Parkway	5 minutes
The Royal Oak (pub)	6 minutes
Didcot Community Hospital	6 minutes
Aureus Secondary School	7 minutes
Harwell Community School	9 minutes
Oxford	25 minutes
Bicester Village	30 minutes
Swindon	45 minutes

Travel by **train** from
Didcot Parkway



Oxford	16 minutes
Bristol Temple Meads	54 minutes
London Paddington	1 hour and 3 minutes
Cheltenham Spa	1 hour and 19 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
CC @ Valley Park.

CC @ Valley Park site plan.

2 Bedroom Homes

-  The Stonehaven
-  The Tunstall

3 Bedroom Homes

-  The Drayton
-  The Benson
-  The Chalgrove
-  The Sonning
-  The Sydenham

4 Bedroom Homes

-  The Kingston
-  The Charlton
-  The Hasting
-  The Turnberry
-  The Lancombe
-  The Hendon



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.

Discover a
home you
adore in
every detail.





The Stonehaven



Features



2 x Bedrooms



1 x Bathroom



1 x En suite



1 x parking space



EV charging point



Air Source Heat Pump



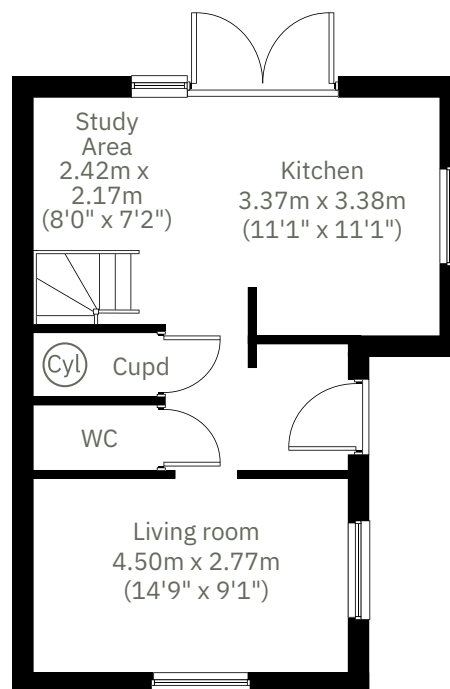
Solar panels

Ideal for first-time buyers, the Stonehaven is a modern home designed for flexible living. The open-plan kitchen and study area create a versatile space, with patio doors leading to the garden. A separate living room and a WC complete the flow. Upstairs, bedroom one benefits from an en suite, while bedroom two has easy access to the family bathroom.

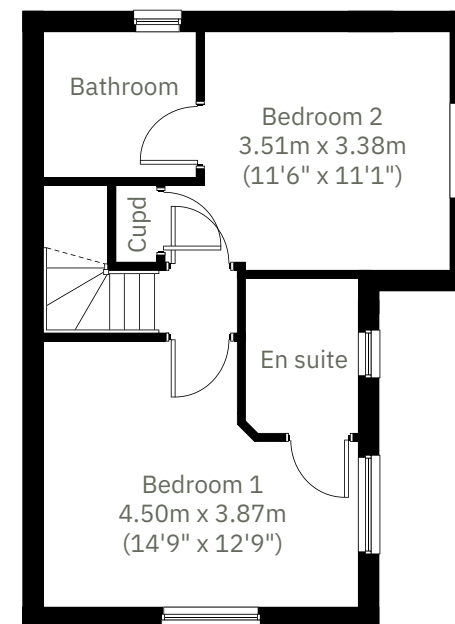


B

Energy
Efficiency Rating



Ground floor



First floor

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The Tunstall



Features



2 x Bedrooms



2 x En suites



1 x parking space



EV charging point

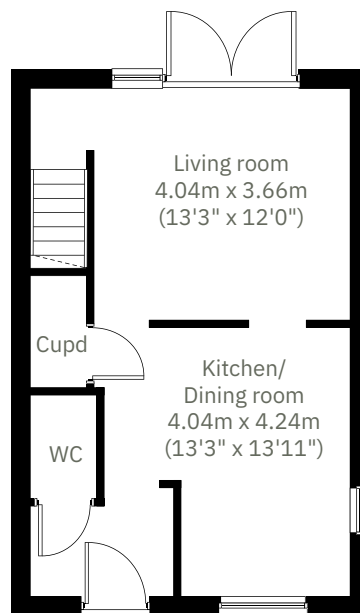


Air Source Heat Pump

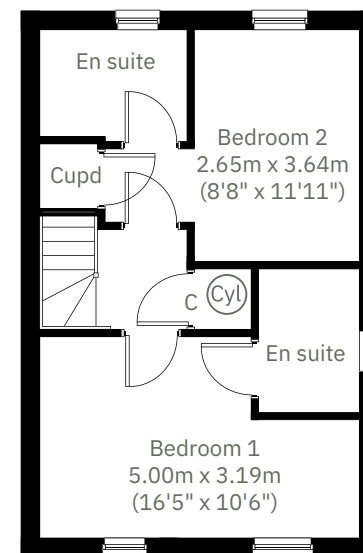


Solar panels

The two-bedroom Tunstall has a natural flow that will appeal to many. At the front of the home, the kitchen/dining room leads into the spacious lounge which boasts French doors to the garden. There's also a practical storage cupboard and downstairs WC. Upstairs, the well-proportioned bedrooms both benefit from en suites, perfect for hosting guests.



Ground floor



First floor

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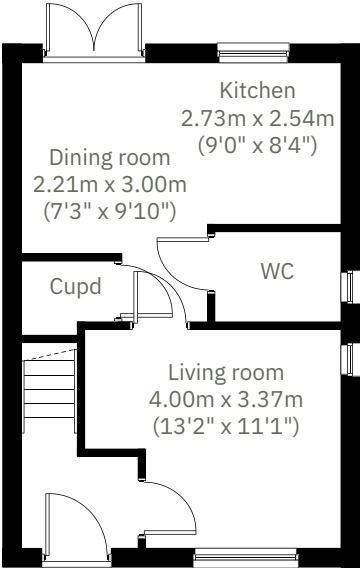
The Drayton



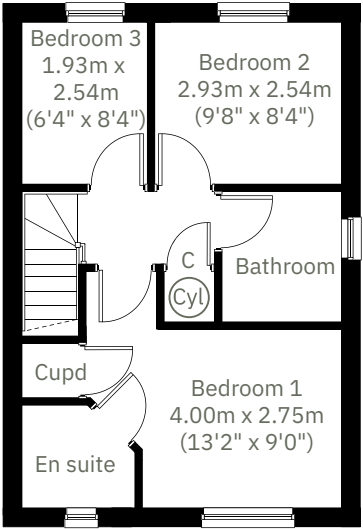
Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The Drayton is a thoughtfully-designed three-bedroom home featuring a bright open plan kitchen/dining room with French doors leading into the garden, a separate living room, downstairs WC, spacious bedroom one with an en suite, plus handy storage space and family bathroom. Perfect for first-time buyers and young professionals.



Ground floor



First floor

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The Benson



Features

 3 x Bedrooms

 1 x Bathroom

 1 x En suite

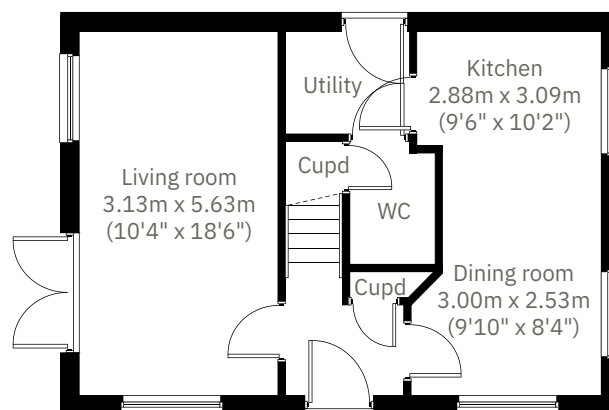
 2 x parking spaces*

 EV charging point

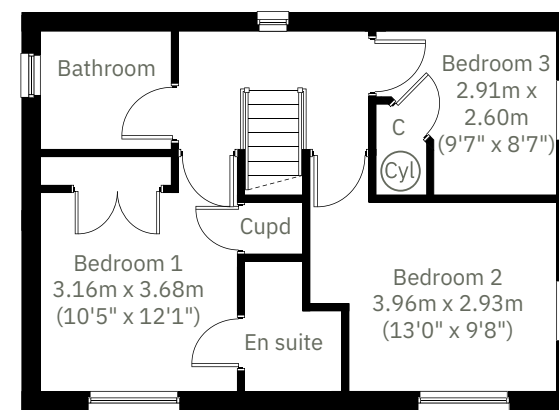
 Air Source Heat Pump

 Solar panels

The stunning ground floor of the Benson features a dual-aspect living room with two windows and French doors, allowing natural light to flood the space for a bright and modern feel. There's also an open-plan kitchen/dining room with a separate utility room and a WC. Upstairs, bedroom one boasts stylish built-in storage and an en suite, alongside two further bedrooms and a family bathroom.



Ground floor



First floor

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*Two of the plots have a single garage & 1 x parking space



The Chalgrove



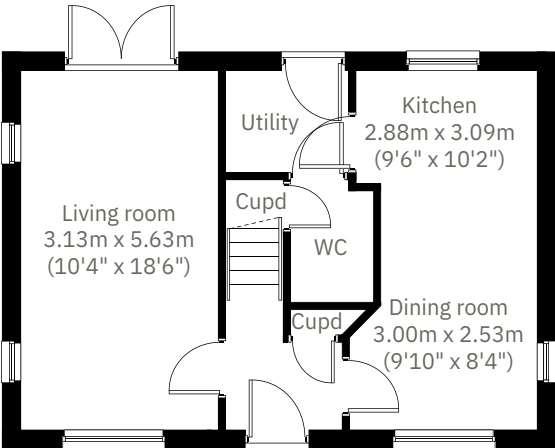
Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and 1 x parking space
- EV charging point
- Air Source Heat Pump
- Solar panels

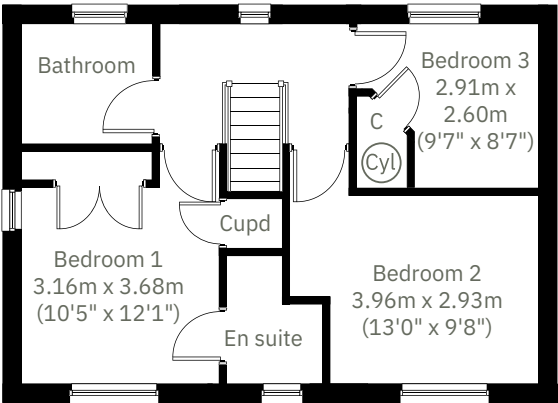
The Chalgrove is a wonderfully thought-out home designed with family in mind. A spacious dual-aspect living room and an open-plan kitchen/dining room are at its heart, with a utility room and a convenient WC completing the ground floor. Upstairs, bedroom one features stylish built-in storage and an en suite alongside two further bedrooms and a family bathroom.

B

Energy
Efficiency Rating



Ground floor



First floor

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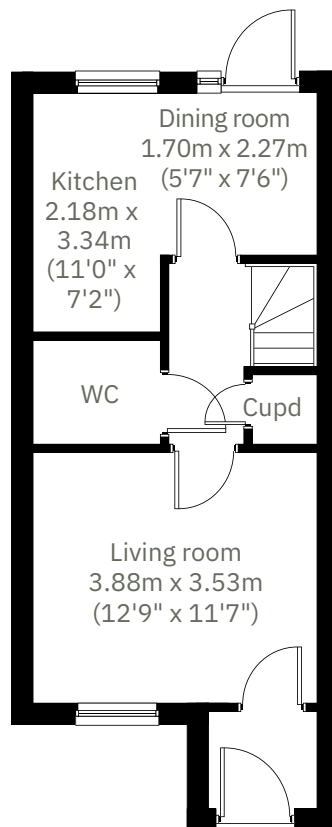
The Sonning



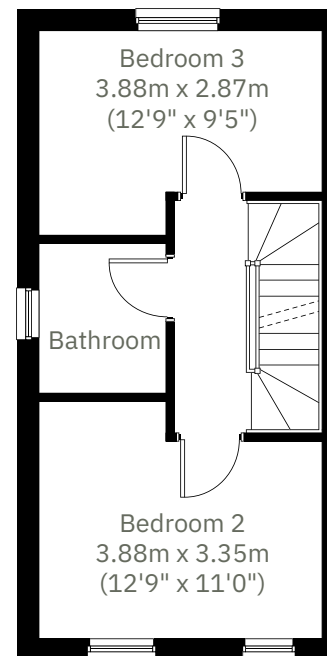
Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

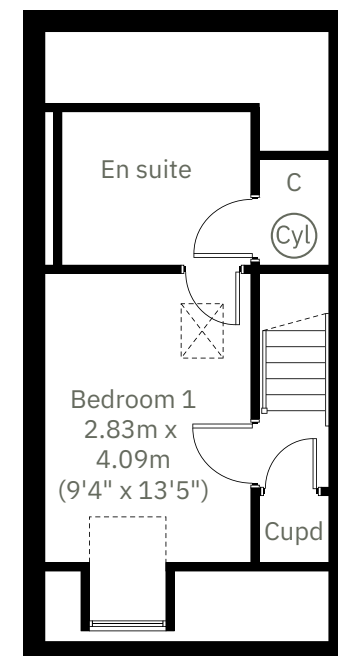
The Sonning is a stunning three-storey home designed for contemporary living. The open-plan kitchen/dining room is perfect for family life, while the separate living room offers a relaxing retreat alongside a convenient WC. Upstairs features two generously sized bedrooms and a family bathroom, while the top floor is dedicated to bedroom one, which features a private en suite.



Ground floor



First floor



Second floor

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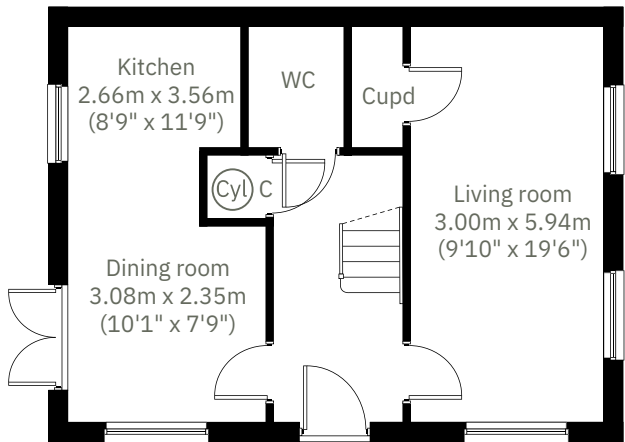
The Sydenham



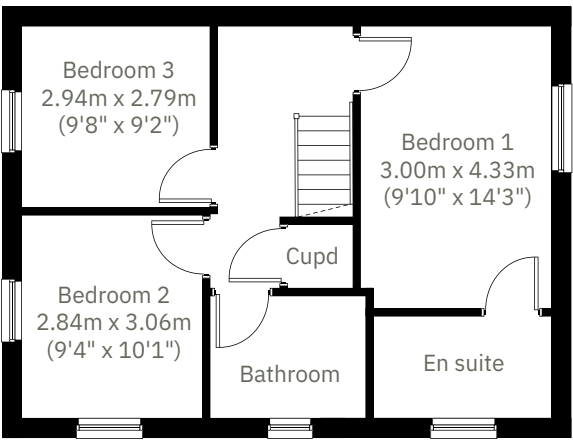
Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

With a thoughtfully designed and well-planned layout, the Sydenham is perfect for modern family life. The ground floor offers an open-plan kitchen/dining room with French doors to the garden, creating a bright and welcoming hub. A separate living room and a WC add convenience and comfort. Upstairs, bedroom one boasts a stylish en suite alongside two additional bedrooms and a family bathroom.



Ground floor



First floor

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B
Energy
Efficiency Rating



The Kingston



Features

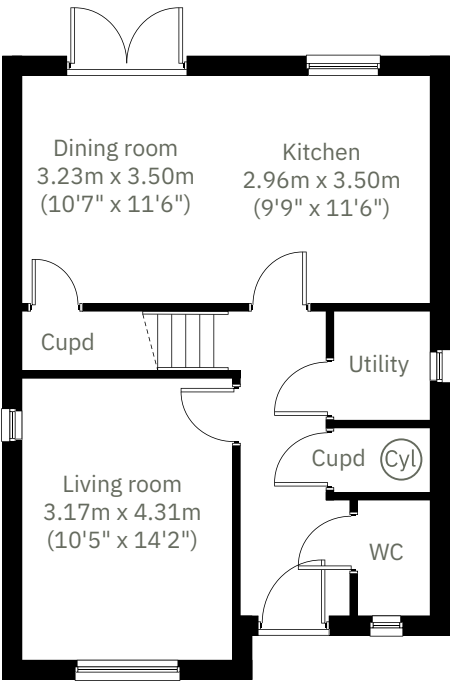
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 1 x parking space
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The Kingston is a luxurious and stylish home offering a modern layout for effortless living. The ground floor features a generous open-plan kitchen/dining room, ideal for family meals and entertaining. A utility room, WC and living room provide ample space and convenience. Upstairs, bedroom one benefits from a private en suite, while three further bedrooms and a family bathroom complete the floor.

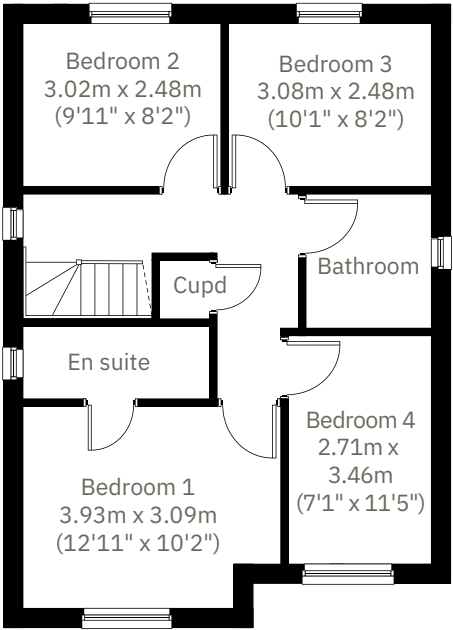


B

Energy
Efficiency Rating



Ground floor



First floor

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The Charlton



Features

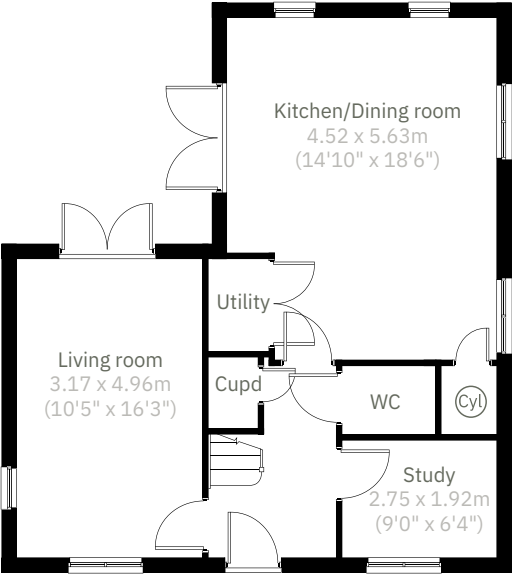
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The Charlton is a spacious four-bedroom home that benefits from an open plan kitchen/dining room and a separate large living room, both with French doors leading into the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a study, utility room, downstairs WC and two handy storage cupboards.

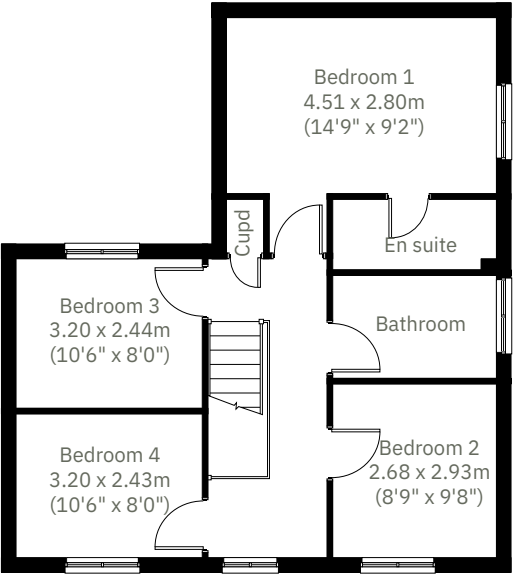


B

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Ground floor



First floor

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The Hasting



Features

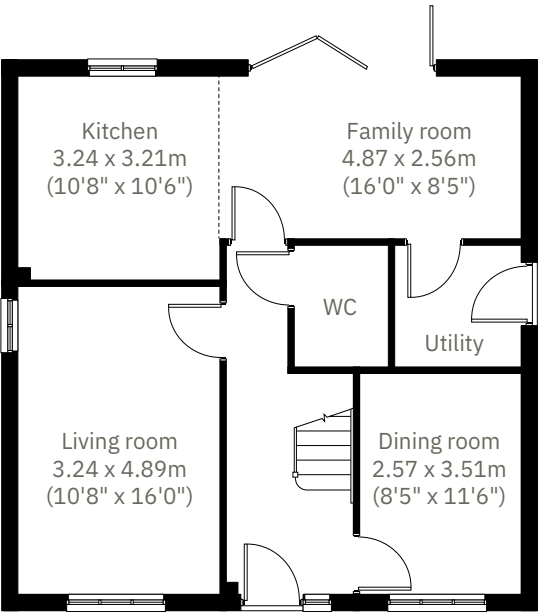
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/ family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

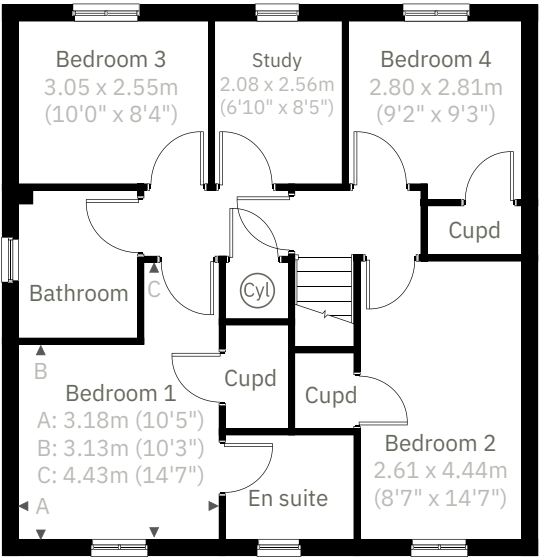


B

Energy
Efficiency Rating



Ground floor



First floor

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The Turnberry



Features

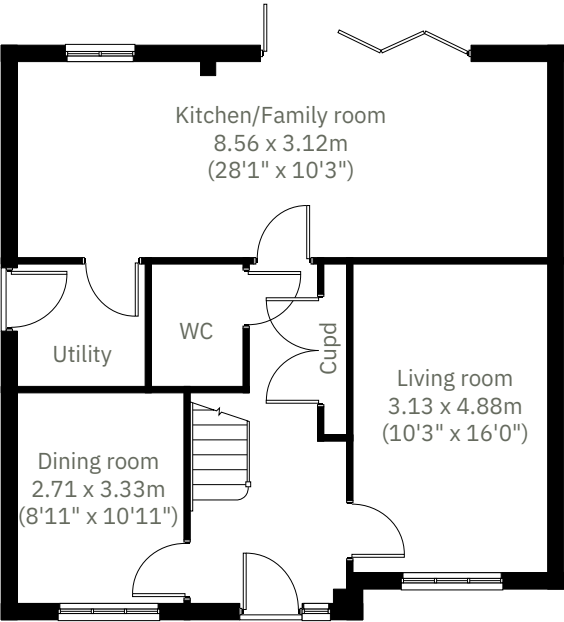
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms, one bathroom, an en suite to bedroom one, a WC, a utility room and a garage complete this family-friendly home.

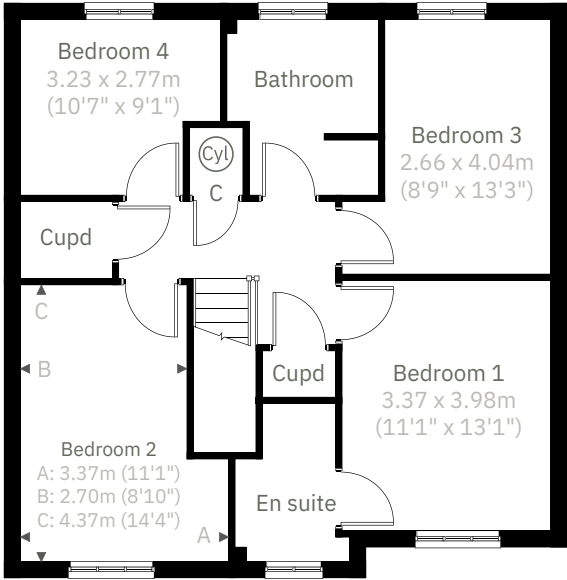


B

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Ground floor



First floor

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The Lancombe



Features

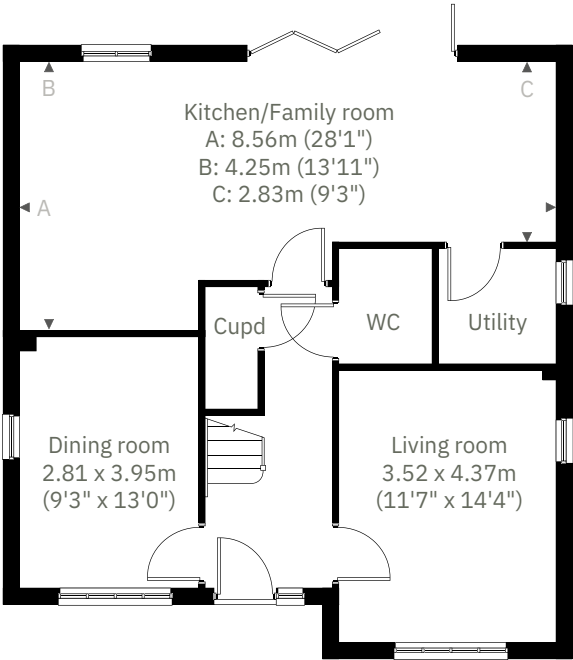
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces*
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

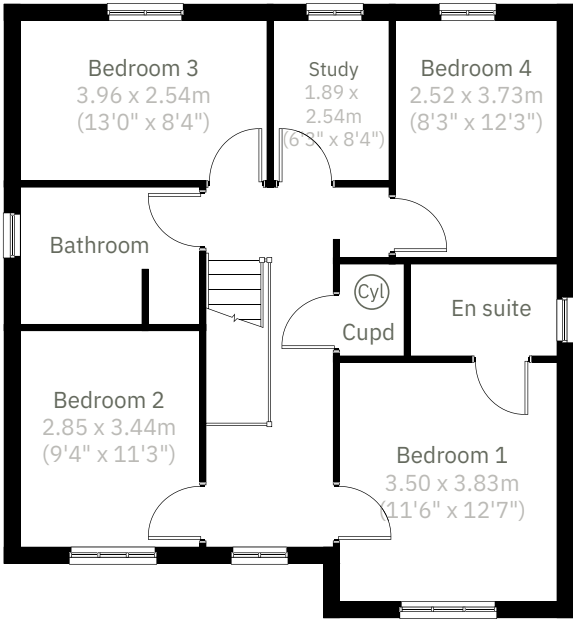


B
Energy
Efficiency Rating

*One plot has a double garage & 2 x parking spaces



Ground floor



First floor

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The Hendon



Features

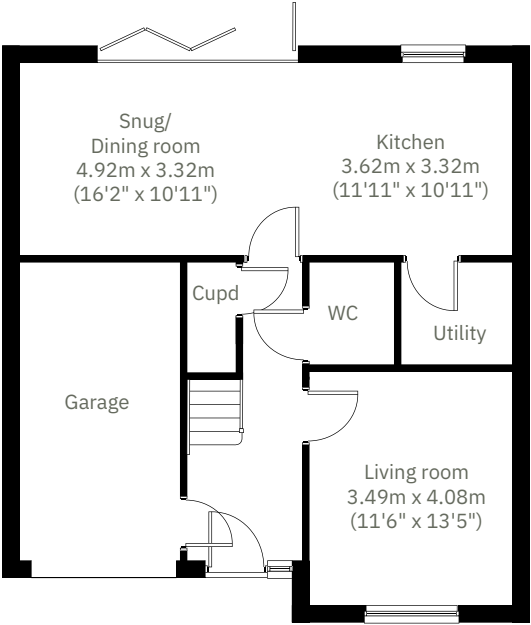
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Integral single garage and 2 x parking spaces
-  EV charging point
-  Air Source Heat Pump
-  Solar panels

The Hendon is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms - bedroom one with an en suite - and one bathroom, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout. The bi-fold doors to the garden let the outside in, and internal access to the integral garage is a practical feature.

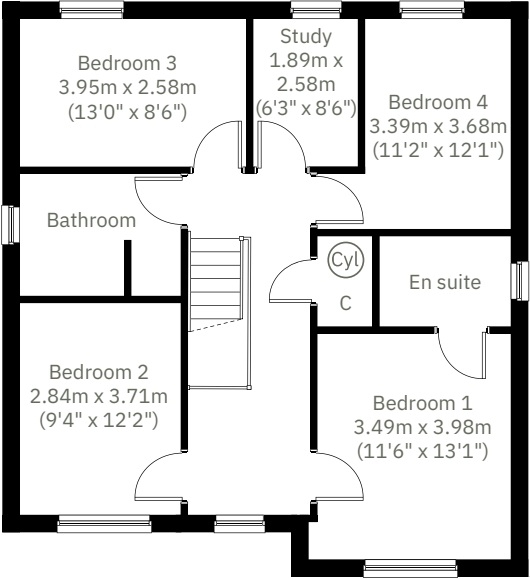


B

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Ground floor



First floor

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Specification.

General

- Ideal Halo RF heating controls
- Door bell (wired)
- Electrical media plate to living room
- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Five panel cottage style un-finished oak veneer internal doors finished with Danish oil
- Ironmongery by Ian Firth Banbury (satin nickel finish)
- Air Source Heat Pump
- UPVC double glazed lockable windows
- Wardrobes to bedroom 1/dressing room

Kitchen

- Choice of kitchen units and choice of Athena Quartz worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster 1.5 bowl undermount sink to kitchen
- AGA Rangemaster 1 bowl undermount sink to utility (selected house types only)

- Cornice or pelmet to kitchen units
- Soft close door and drawers
- AEG Stainless steel multifunctional built under double oven*
- Induction hob, integrated fridge/freezer, washing machine and dishwasher*
- Tumble dryer*
- Glass splashback from range of colours (subject to build stage)
- Under wall unit lighting to kitchen

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Anthracite towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- External wall lights
- Burglar alarm (wireless)

- Front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence + gate
- External single socket to side and rear of house
- External 'slate' effect door number plate
- EV charging points
- Solar panels

Other

- Personnel door to all internal and external garages (within curtilage of plot)
- Power and light to detached garages (within curtilage of plot)

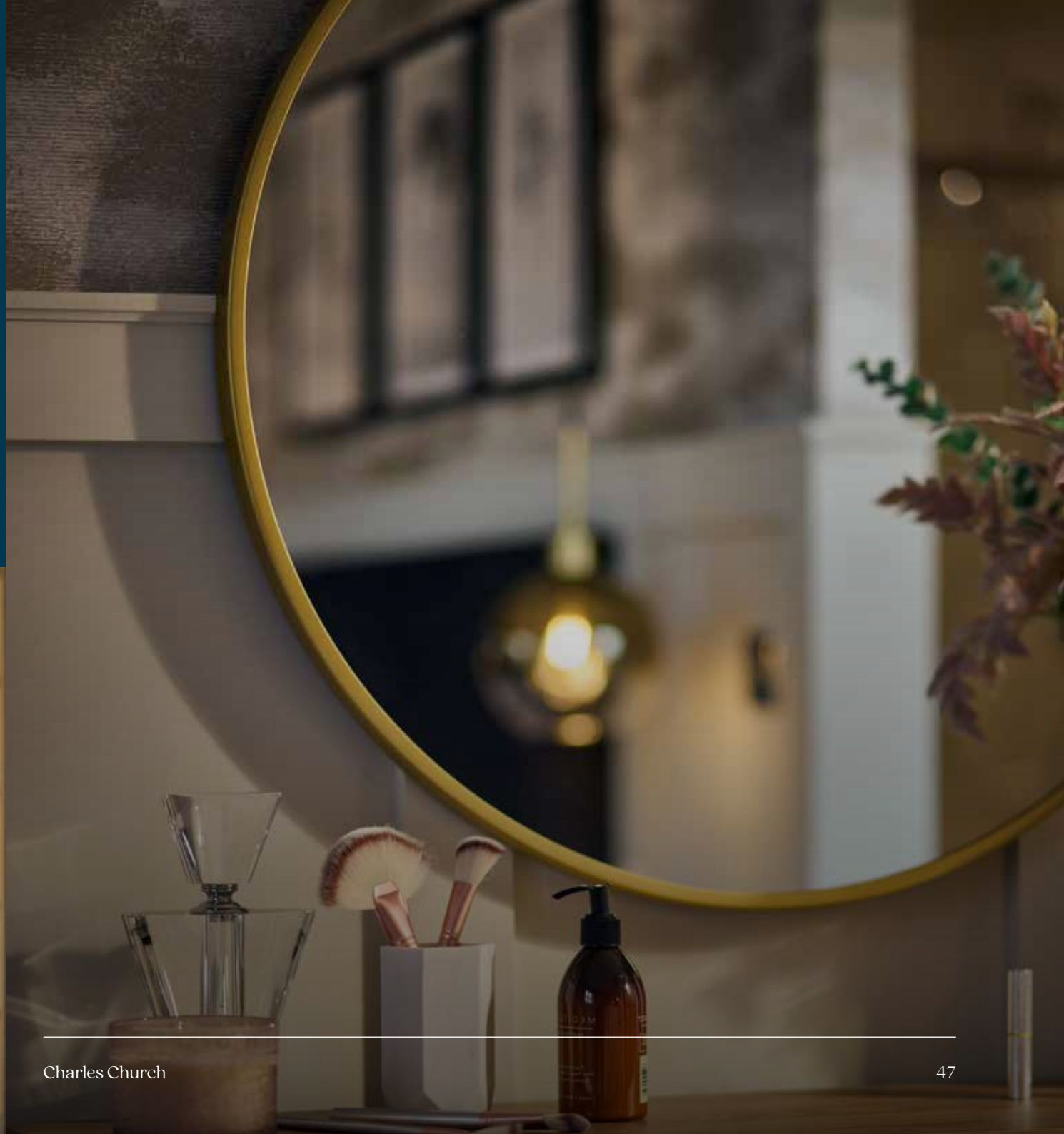
Warranty

- 10 year new homes warranty



This is your
world, we
just built it.

Charles Church



Charles Church

10 reasons to buy a new home.

A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background.

01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

A modern living room featuring a large, plush red armchair with a patterned cushion. In the background, there is a white radiator and a window with sheer curtains. A glass table with decorative vases is in front of the chair.

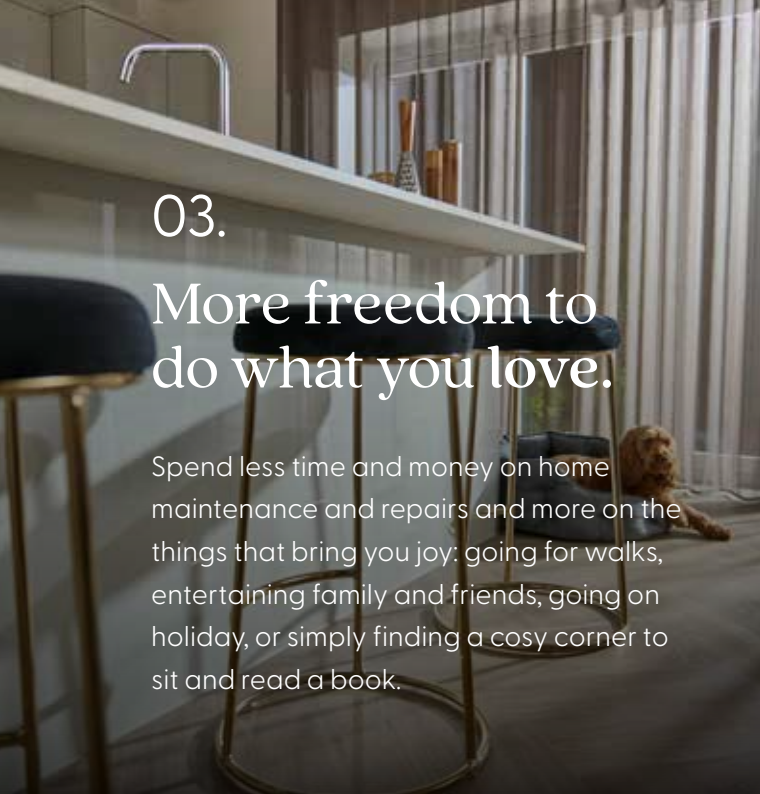
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

A close-up shot of a woman with blonde hair, wearing a blue sweater, looking down thoughtfully.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

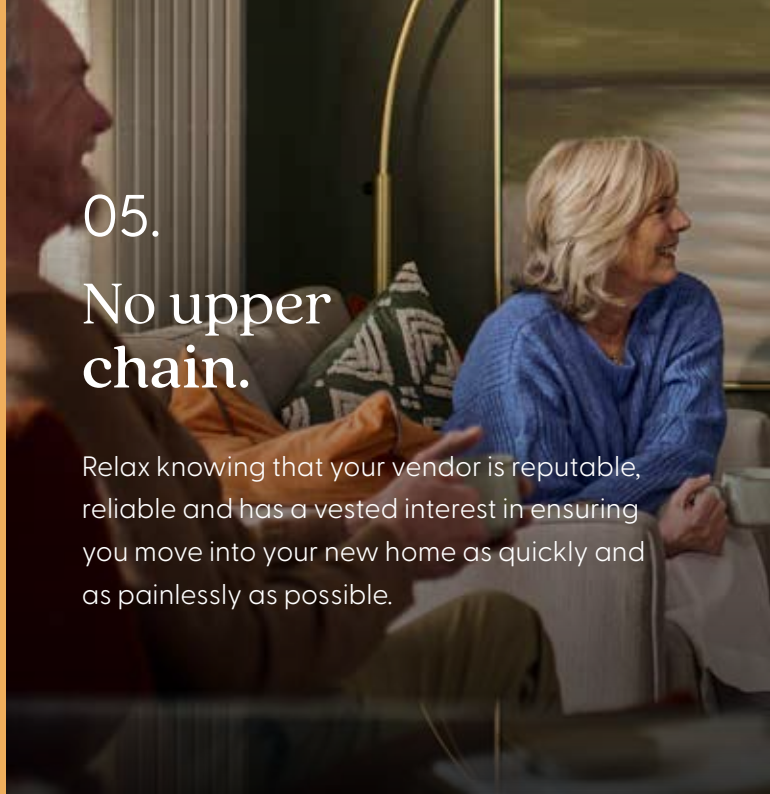
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

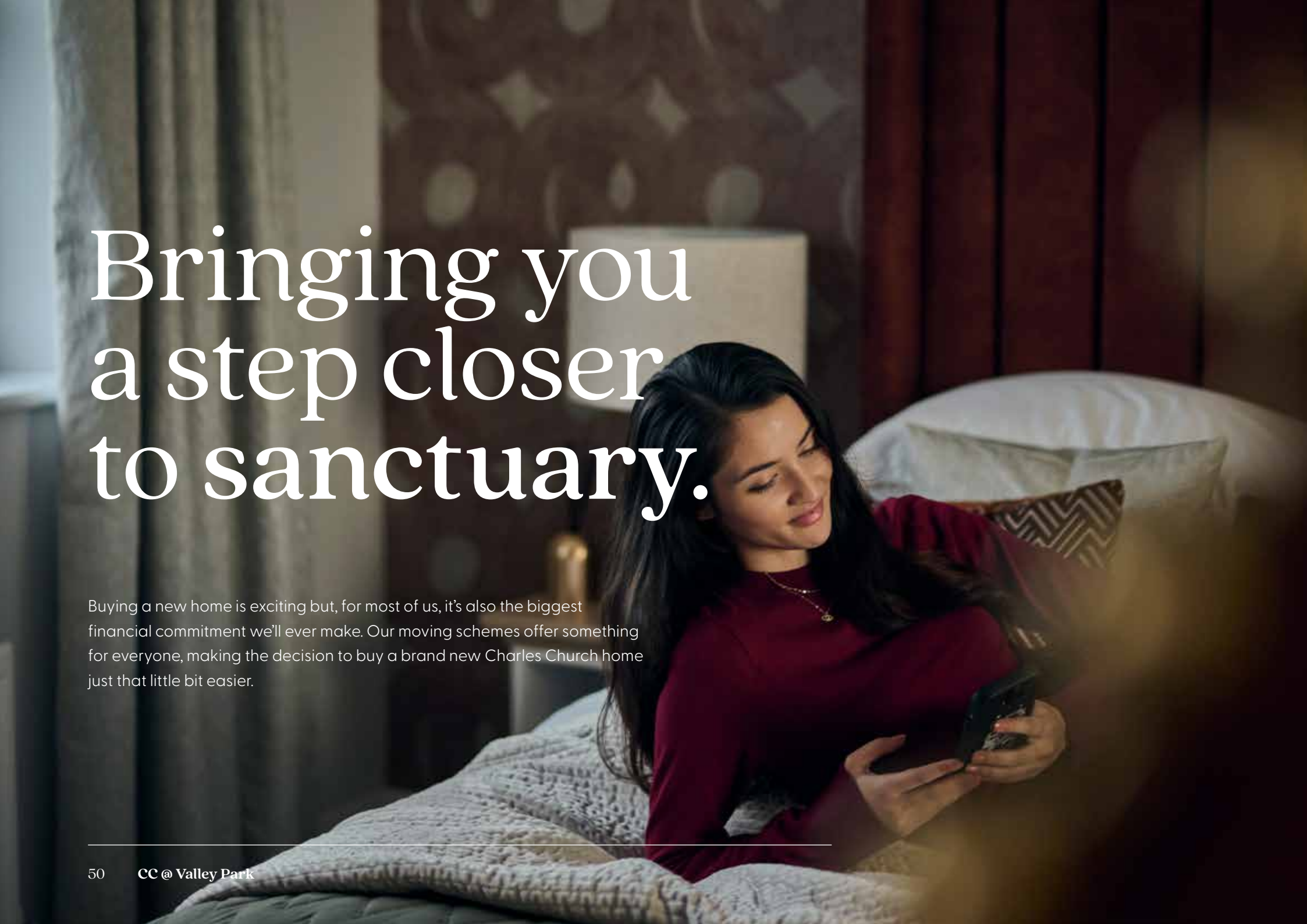
A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

Forces Help to Buy.

The FHTB is a Government-run scheme that allows British Service personnel to borrow up to 50% of their annual salary (up to a maximum of £25,000) to put towards the purchase of a home.



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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: July 2025 Ref: **410-210**

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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