



ST NICHOLAS PLACE  
OXFORD

A COLLECTION OF 3, 4 & 5 BEDROOM HOUSES





Welcome to St Nicholas Place












## ST NICHOLAS PLACE OFFER

A brand new, contemporary home situated only a short drive from Oxford city centre, and within walking distance of Ozone Leisure Park. It has to be the best of both worlds!

St Nicholas Place is set off the Eastern Bypass, close to the River Thames and the boundary between Oxfordshire and Berkshire. The Oxford Science Park is just over a mile away. There is a Park and Ride site close by for the city, and buses serve the area. The rail journey to London Paddington via Oxford station takes about an hour, while the city's proximity to the M40 means easy access to the motorway network.



RS A CONNECTED LOCATION THAT IS IDEAL FOR OXFORD CITY CENTRE

	<b>Sainsbury's supermarket</b> 1 minutes. 0.2 miles	<b>Rose Hill Primary School</b> 4 minutes. 1.2 miles	<b>Oxford Science Park</b> 3 minutes. 1.3 miles	<b>Kassam Stadium</b> 3 minutes. 1.4 miles	<b>Ozone Leisure Park</b> 4 minutes. 1.5 miles	<b>River Thames / Sandford Lock</b> 6 minutes. 2.1 miles	<b>Redbridge Park and Ride</b> 6 minutes. 3.1 miles
	<b>St Swithin's Primary School</b> 10 minutes. 4.3 miles	<b>Oxford University (Christchurch)</b> 12 minutes. 4.8 miles	<b>Oxford City Centre</b> 12 minutes. 5 miles	<b>Oxford Railway Station</b> 10 minutes. 5.2 miles	<b>St John Radcliffe Hospital</b> 14 minutes. 7.4 miles	<b>M40 Motorway</b> 14 minutes. 10.9 miles	<b>Heathrow Airport</b> 45 minutes. 46 miles
	<b>Oxford Science Park</b> 6 minutes. 1.2 miles	<b>River Thames / Sandford Lock</b> 7 minutes. 1.5 miles	<b>Ozone Leisure Park</b> 7 minutes. 1.5 miles	<b>Rose Hill Primary School</b> 9 minutes. 0.9 miles	<b>Oxford University (Christchurch)</b> 19 minutes. 2.7 miles	<b>Oxford City Centre</b> 20 minutes. 2.9 miles	<b>Oxford Railway Station</b> 21 minutes. 3.4 miles
	<b>Reading</b> 22 minutes	<b>Slough</b> 37 minutes	<b>London Paddington</b> 56 minutes		<b>Sainsbury's Supermarket</b> 5 minutes. 0.2 miles	<b>Post Office (Cowley Road)</b> 19 minutes. 0.9 miles	<b>River Thames / Sandford Lock</b> 35 minutes. 1.8 miles

Train information from TFL. Driving and walking distances from Google maps.





## GREEN SPACES, EXCITING PLACES AND ACTIVITIES FOR ALL CLOSE BY



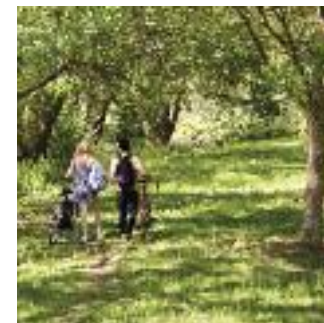
There is a library, Post Office, village hall, community centre, parks and shops within walking distance, while Sainsbury's at Heyford Hill is just a short distance away. And there are activities for all, from a play group to exercise classes, with clubs and societies covering many interests.

The schools within about a mile of St Nicholas Place include Rose Hill Primary, St Swithin's C of E Primary, the independent Emmanuel Christian School, John Henry Newman Academy, Northfield School, and The Oxford Academy. There are two GP centres about 1.5 miles away and the St John Radcliffe Hospital (for A&E and other services), is within easy reach.

There are several pleasant open spaces such as picturesque Heyford Meadow, or Sandford Lock, on the Thames with a waterside pub nearby. Shotover Country Park, a few miles away, covers 117 hectares, is a Site of Special Scientific Interest

(SSSI) and offers spectacular views over southern Oxfordshire.

When bright lights beckon, there's no need to go into the city centre, great though it is, as it's only a stroll to the Ozone Leisure Centre, with its Vue cinema, Bowlplex and lively eateries offering oriental, Italian and other cuisines. The centre is next to The Kassam Stadium, home of Oxford United Football Club and one of the largest meeting and events venues in Oxford. As for other sports amenities, £9 million has recently been invested in the refurbishment of Leys Pool and Leisure Centre on Pegasus Road, to provide many facilities.



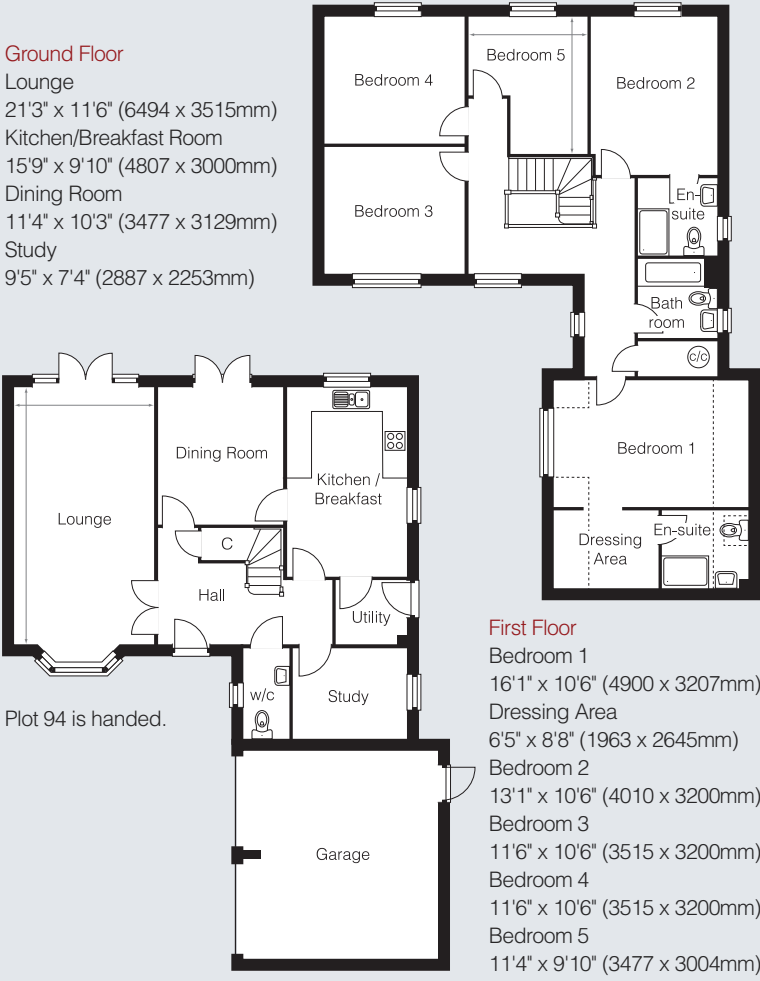




Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.



# the Underwood



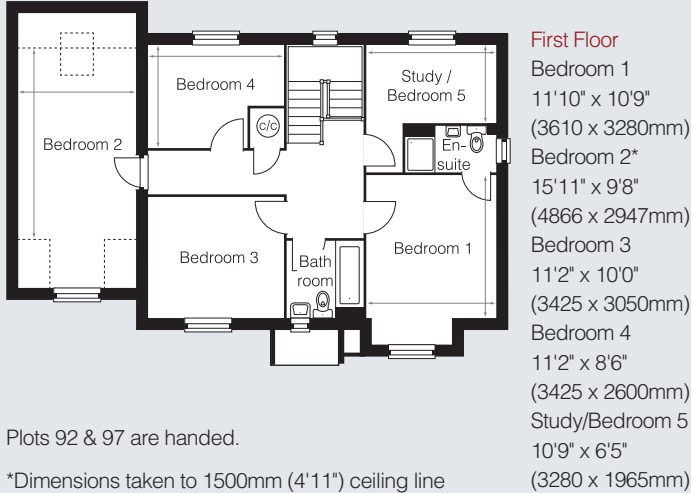
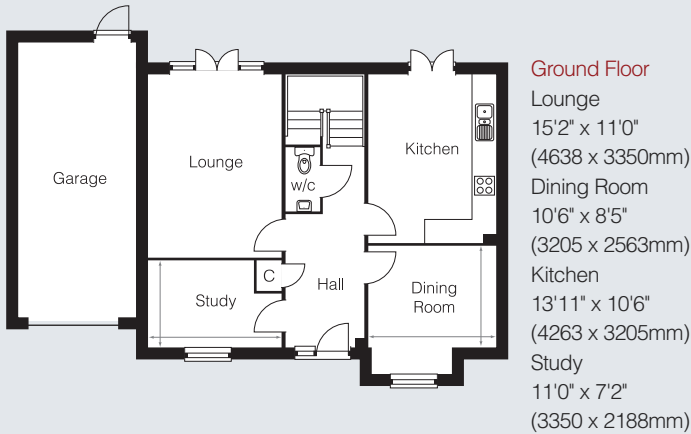
a 5 bedroom home with separate lounge and dining room, study, 2 en-suites and double garage

(plots 93 & 94 - type M 1865)

Computer Generated Images used throughout this brochure are typical of the homestyle. Adjoining homestyles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.



# the Edmund



a 5 bedroom home with 3 reception rooms, en-suite and garage

(plots 92, 97 & 98 - type E1 1543)

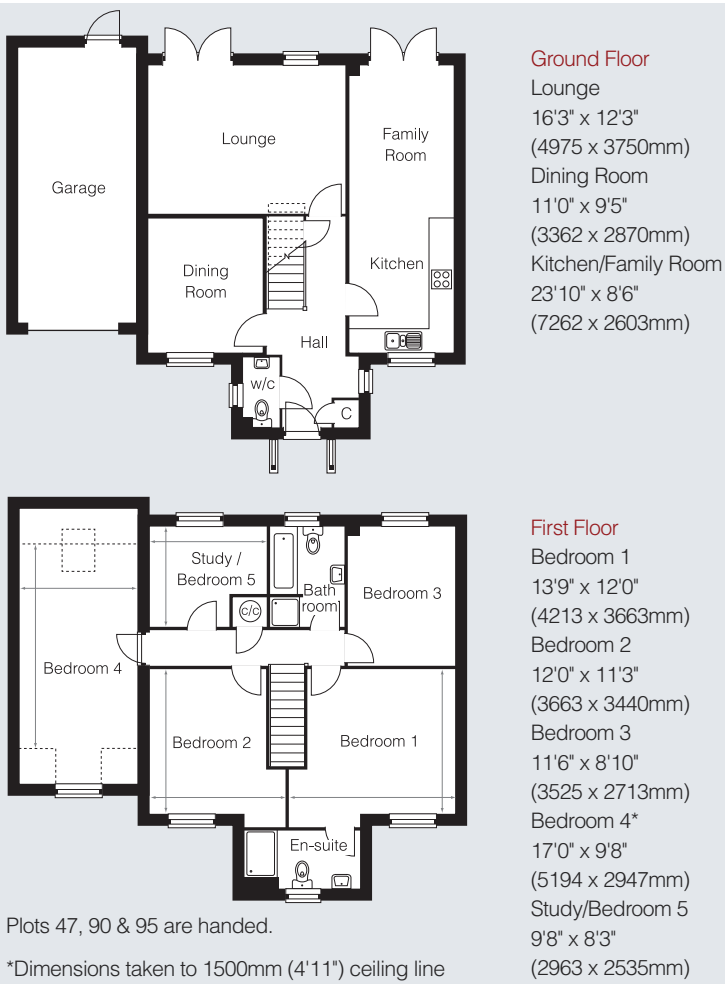
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# the Atwater



Plot 95 illustrated

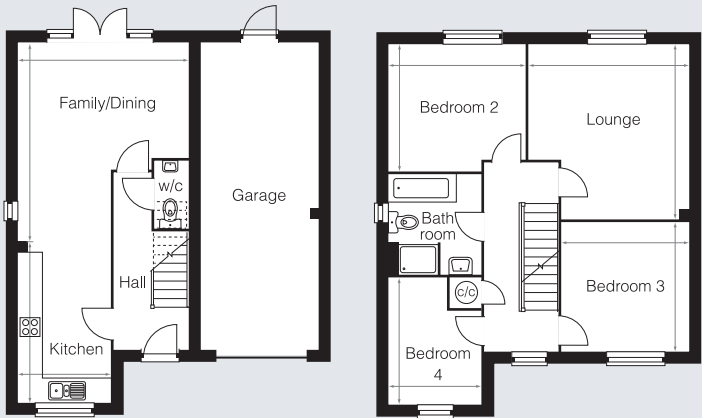


a 5 bedroom home with separate lounge and dining room, en-suite and garage

(plots 47, 48, 90, 91, 95 & 96 - type N1 1525)

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# the Fitzroy



- Ground Floor**
- Kitchen  
13'4" x 7'8" (4081 x 2340mm)
  - Family/Dining Area  
16'6" x 14'1" (5041 x 4300mm)
- First & Second Floors**
- Lounge  
14'6" x 13'4" (4435 x 4066mm)
  - Bedroom 1  
15'8" x 10'8" (4785 x 3263mm)
  - Dressing Area  
10'7" x 8'3" (3228 x 2535mm)
  - Bedroom 2  
11'4" x 10'6" (3463 x 3213mm)
  - Bedroom 3  
10'8" x 10'7" (3263 x 3228mm)
  - Bedroom 4  
10'6" x 7'8" (3213 x 2340mm)
- Plots 50, 62, 103, 105 & 107 are handed.

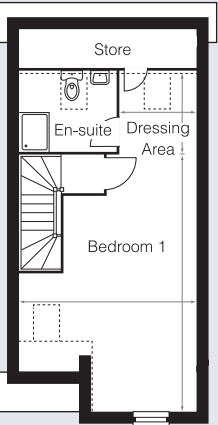
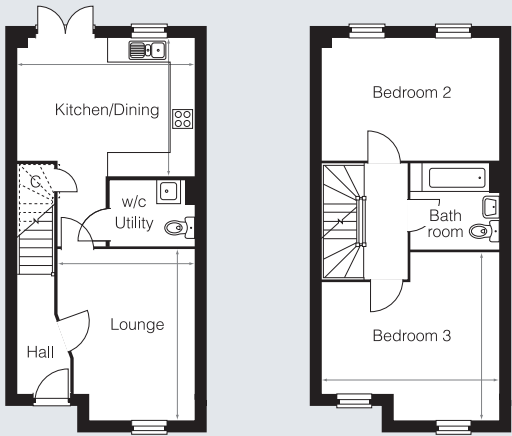
## a 4 bedroom townhouse with master bedroom suite, balcony and garage

(plots 50, 51, 62, 63, 103, 104, 105, 106 & 107 - type X3 1477)

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# the Carmack A



- Ground Floor**  
Kitchen/Dining Room  
14'8" x 11'5" (4468 x 3500mm)  
Lounge  
14'2" x 11'4" (4334 x 3460mm)
- First & Second Floors**  
Bedroom 1  
21'4" x 14'8" (6517 x 4468mm)  
Dressing Area\*  
6'9" x 6'4" (2072 x 1933mm)  
Bedroom 2  
14'8" x 10'1" (4468 x 3092mm)  
Bedroom 3  
14'8" x 13'11" (4468 x 4247mm)

Plots 46, 88, 102, 109, 111, 122, 126 & 141 are handed.

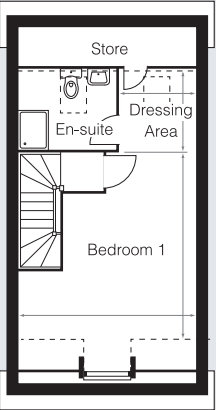
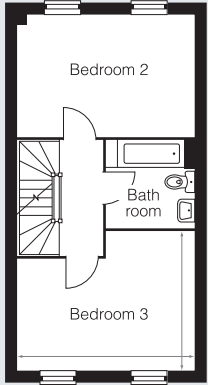
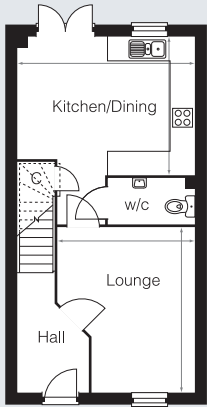
\*Dimensions taken to 1500mm (4'11") ceiling line

## a 3 bedroom home with master bedroom suite and carport

(plots 45, 46, 87, 88, 89, 101, 102, 108, 109, 110, 111, 121, 122, 125, 126 & 141 - type L4 1259)

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# the Carmack



- Ground Floor**  
Kitchen/Dining Room  
14'8" x 11'5" (4468 x 3500mm)  
Lounge  
13'8" x 11'4" (4184 x 3640mm)
- First & Second Floors**  
Bedroom 1\*  
15'7" x 14'8" (4747 x 4468mm)  
Dressing Area\*  
6'9" x 6'4" (2072 x 1933mm)  
Bedroom 2  
14'8" x 10'1" (4468 x 3092mm)  
Bedroom 3  
14'8" x 11'6" (4468 x 3520mm)

Plots 112, 114 & 123 are handed.

\*Dimensions taken to 1500mm (4'11") ceiling line

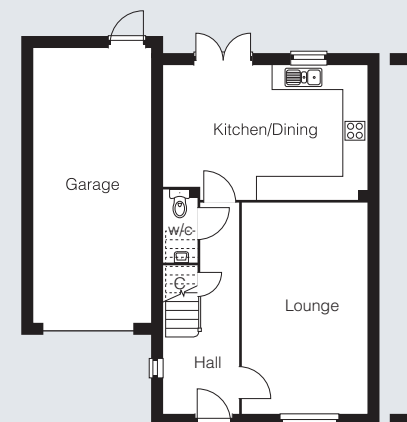
## a 3 bedroom home with master bedroom suite and carport

(plots 112, 113, 114, 115, 123 & 124 - type L3 1192)

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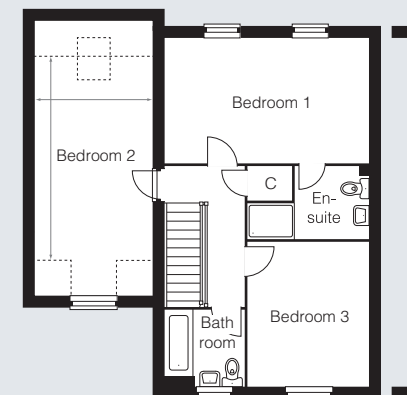
the Wells



#### Ground Floor

Lounge  
17'6" x 10'4"  
(5350 x 3168mm)  
Kitchen/Dining Area  
16'10" x 11'1"  
(5150 x 3400mm)

Plots 60 & 120 include additional windows as shown.



#### First Floor

Bedroom 1  
16'10" x 10'4"  
(5150 x 3163mm)  
Bedroom 2\*  
17'0" x 9'8"  
(5194 x 2947mm)  
Bedroom 3  
12'0" x 10'0"  
(3663 x 3062mm)

Plots 60, 100 & 119 are handed.

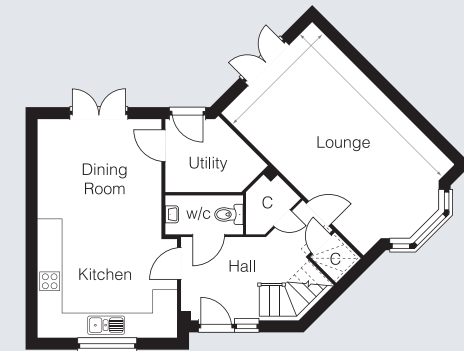
\*Dimensions taken to 1500mm (4'11") ceiling line

a 3 bedroom home with separate lounge, kitchen diner, en-suite and garage

(plots 60, 61, 99, 100, 118, 119 & 120 - type G/G1 1184)

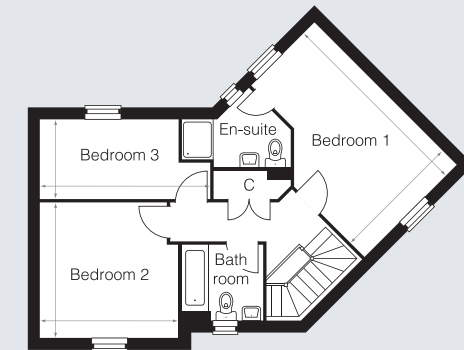
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# the Bellingham



## Ground Floor

Lounge  
16'7" x 10'7"  
(5072 x 3225mm)  
Kitchen/Dining Room  
18'1" x 11'5"  
(5512 x 3497mm)



## First Floor

Bedroom 1  
16'7" x 10'10"  
(5072 x 3300mm)  
Bedroom 2  
11'5" x 11'3"  
(3497 x 3427mm)  
Bedroom 3  
14'1" x 6'7"  
(4312 x 2010mm)

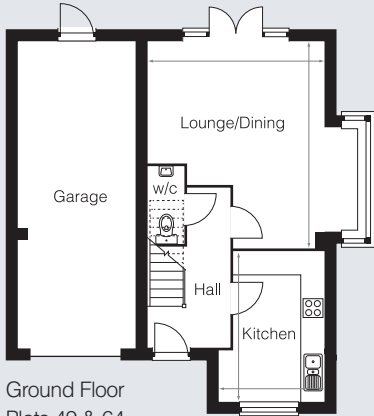
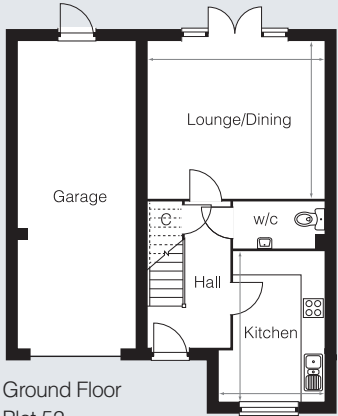
a dual aspect 3 bedroom home with separate lounge, kitchen diner, en-suite and carport

(plot 116 - type D4 1158)

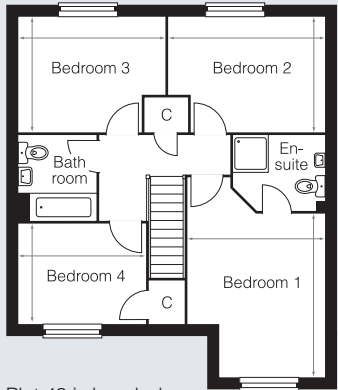
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# the Middleton



**Ground Floor**  
Lounge/Dining Area  
14'7" x 17'2" (4450 x 5247mm)  
Kitchen  
12'5" x 8'8" (3800 x 2643mm)  
**First Floor**  
Bedroom 1  
13'6" x 11'4" (4135 x 3470mm)  
Bedroom 2  
13'0" x 9'6" (3963 x 2912mm)  
Bedroom 3  
12'2" x 9'6" (3716 x 2912mm)  
Bedroom 4  
10'7" x 8'3" (3223 x 2535mm)



Plot 49 is handed.

a 4 bedroom home with lounge/dining room, en-suite and garage

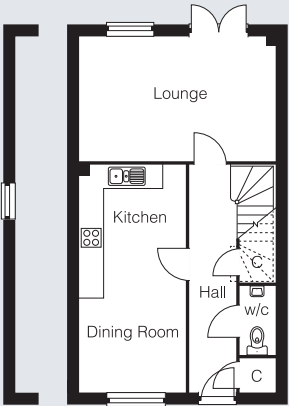
(plots 49, 52 & 64 - type X2 1114 / X2b 1139)

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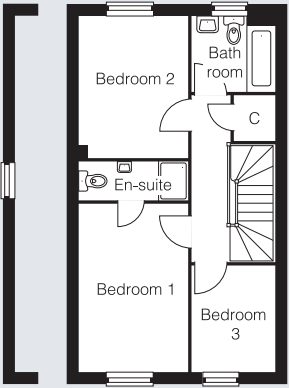
# the Pantin



Plots 57 to 59 illustrated



**Ground Floor**  
Lounge  
16'3" x 10'4"  
(4950 x 3161mm)  
Kitchen/Dining Room  
18'11" x 8'10"  
(5773 x 2700mm)



**First Floor**  
Bedroom 1  
13'11" x 9'0"  
(4263 x 2763mm)  
Bedroom 2  
11'9" x 9'0"  
(3597 x 2763mm)  
Bedroom 3  
8'10" x 6'11"  
(2691 x 2113mm)

Plots 31, 33, 37, 41, 42, 44, 53, 54, 56 & 58 are handed.  
Plots 56 & 57 include additional windows as shown.

## a 3 bedroom home with en-suite and carport or allocated parking

(plots 31, 32, 33, 36, 37, 38, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59 & 117 - type F 976)

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## the Specification



these items are included as standard in your new home

#### General

- Steel faced front entrance door painted black with chrome ironmongery and Flemish obscure glass.
- Garage, carport or allocated parking (as applicable to individual property).
- Garage doors will be Garador Carlton pressed steel in white with a vertical pattern.
- White two panelled internal doors with chrome ironmongery.
- Gas fired central heating.
- Pressurised water system.
- White emulsion to walls. All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- White PVC-u double-glazed windows and French doors where applicable.
- External water tap.
- Turfed front gardens which may be planted dependent on planning requirements with rear gardens graded and rotovated only.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.
- Trimetals bicycle box to be provided to houses without a garage.

#### Kitchen

- A range of contemporary soft close kitchen units with complimentary work surfaces to choose from.
- A choice of upstands to match work surfaces.
- Double fan assisted electric oven.
- Gas hob and chimney hood.
- Integrated dishwasher, washing machine and fridge/freezer.
- Stainless steel splashback.
- The fridge/freezer, dishwasher and washing machine will be A+ rated. All other appliances will be A rated.
- The Bellingham will be provided with an integrated dishwasher and fridge/freezer with a plumbed in space for a washing machine in the utility room.  
A space will also be provided for a tumble drier in the utility room.
- The Underwood will be provided with an integrated dishwasher and fridge/freezer, with a plumbed in space for a washing machine in the utility room.
- The Carmack A will be provided with an integrated dishwasher and fridge/freezer with an integrated washing machine installed in the wc/utility room.  
A removeable 600mm base unit will be provided for in the w/c utility room to allow for the future installation of a tumble drier.

#### Cloakrooms, Bathrooms and En-suites

- Contemporary white sanitaryware with chrome fittings.
- All en-suites and bathrooms to be provided with a shaver point.
- A choice of ceramic wall tiles.
- Recessed chrome downlighters to bathrooms and en-suites.
- Chrome towel rail to bathrooms and en-suites.

#### Electrical

- Mains operated smoke detectors.
- Telephone socket to living room and master bedroom\*.
- Television socket to living room and master bedroom\*.
- Double switched power-points throughout plus TV satellite digital and FM system point.
- Globe style light fitted to all external entrance doors.
- Carbon monoxide detector provided to all properties.
- All BT sockets will be a combined telephone and RJ45 socket with CAT6 cabling providing connection to fibre optic high speed internet.
- Un-switched fused spur to be provided for future installation of an alarm.
- All garages will be provided with power and light.
- Photovoltaic panels will be provided to some properties.
- Electric vehicle charging points will be provided to some properties.

The kitchen and ceramic tile choices will only be available subject to the stage of construction, in some instances they will have already been pre-selected. Please refer to the Site Sales Representative for details. All homes are offered with an N.H.B.C. 10 year warranty.

\* Plus additional rooms as detailed on the Floor Layout Plans.





## help to make your move easier

Our '**Assisted Move Scheme**' will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.



Our '**Assisted Move Scheme**' will help sell your existing property at it's full market value through our approved agents at absolutely **NO COST** to you.

- Simply choose your Abbey New Home.
- We will organise independent valuations of your present home.
- Having agreed a realistic price, our agents will market your home.
- We will hold your plot for 4 weeks giving you time to sell.
- There are no charges, provided you complete the purchase of an Abbey New Home.

Simple, and **no estate agent fees to pay!** Just ask our Sales Executive to arrange a valuation. Terms and conditions apply. Please ask for further details.

The Government backed '**Help to Buy**' scheme is available to all, and can get you moving whether you're a first time buyer or are looking to move on from your existing property.



Backed by  
HM Government

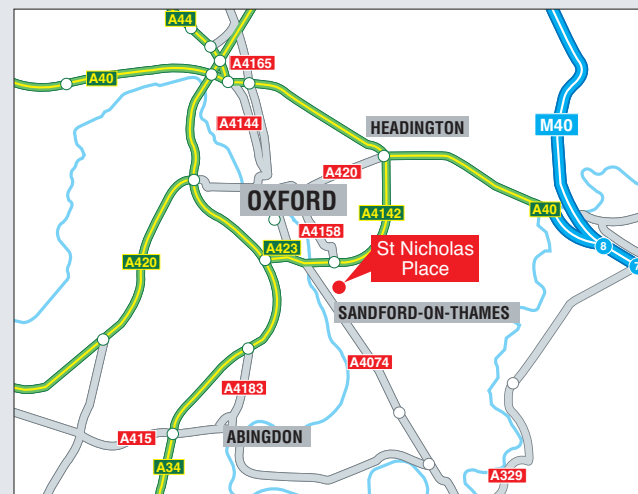
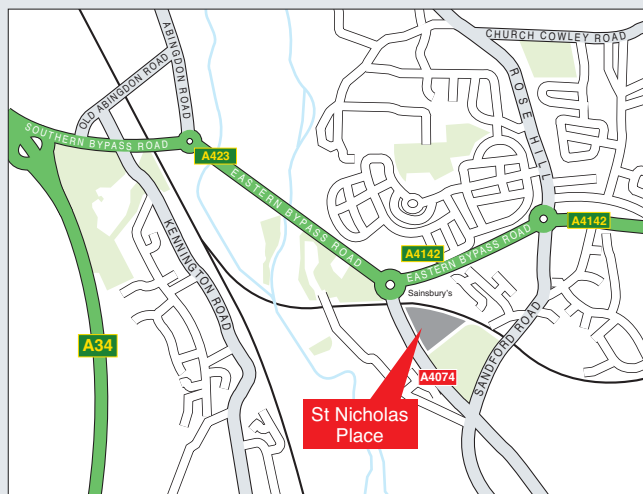
- With the Help to Buy scheme, you'll need just 5% deposit to buy a new home costing up to £600,000.
- The Government will lend you up to 20% of the value of your new build home via an equity loan.
- You will only need to secure up to a 75% mortgage.
- The Help to Buy equity loan can be repaid at any time or on the sale of your home.

The scheme is subject to conditions. The Site Sales Representative will provide you with a copy of the Help to Buy Buyers Guide.





## BEAUTIFUL HOMES, ATTRACTIVELY PRICED



Abbey New Homes is a subsidiary of Abbey plc whose principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and not taken from Abbey Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority. The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for visiting St Nicholas Place. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.



St Nicholas Place, Sandford Road, Oxford OX4 4XR

A development by **Abbey Developments Limited**

Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire EN6 5DU

Telephone (01707) 651266

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Brochure correct at time of going to press October 2019



[www.abbeynewhomes.co.uk](http://www.abbeynewhomes.co.uk)