

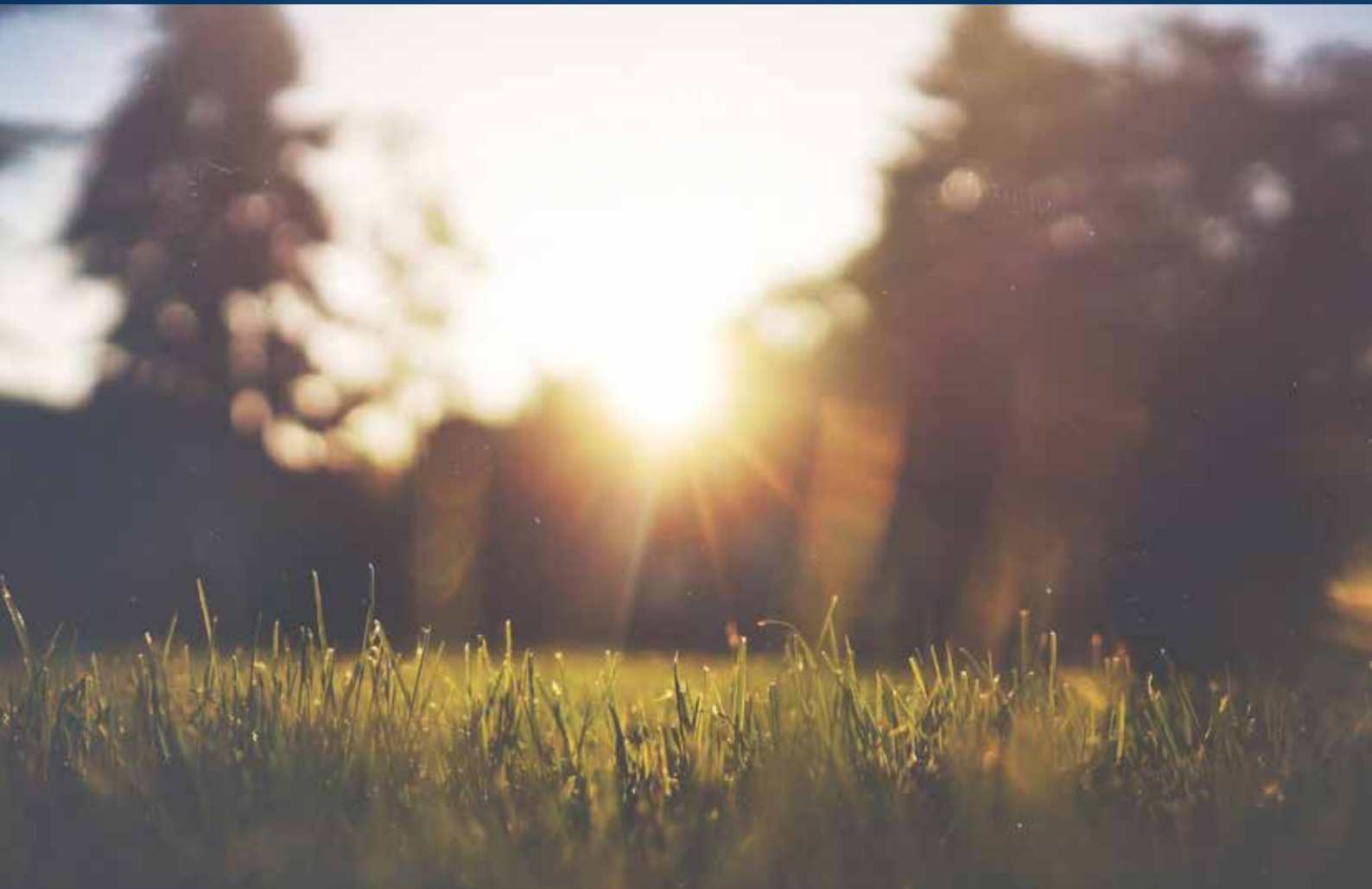


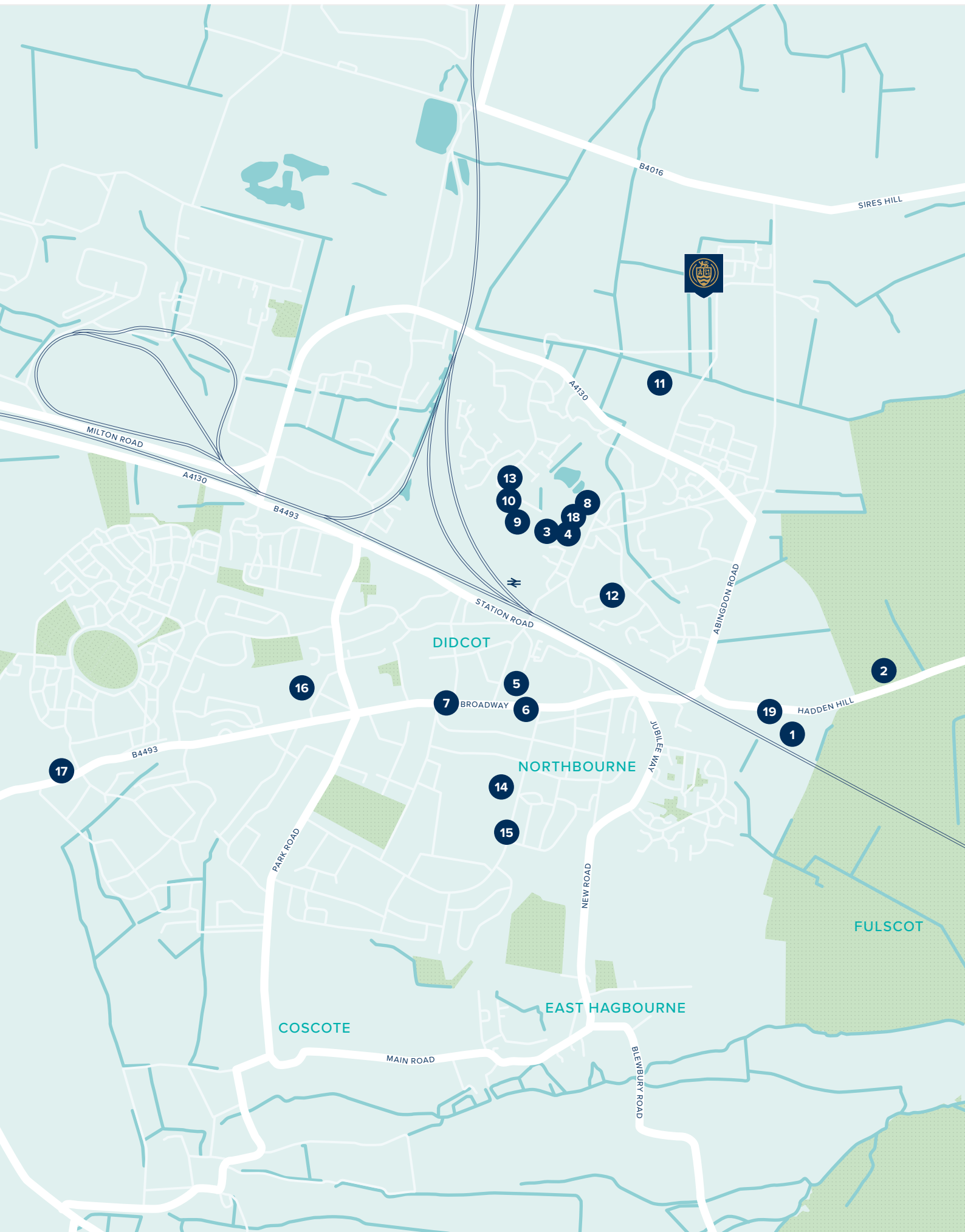
CREST NICHOLSON AT NOBEL PARK

DIDCOT • OXFORDSHIRE

An exciting new development set within the green fields of Oxfordshire, with great transport links to Newbury, Bristol and London - this vibrant community has it all.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN DIDCOT

Didcot is set in a lovely rural location but has the local amenities and road links you'd expect from a good-sized town.

On your doorstep

Set in beautiful countryside but on the edge of the bustling town of Didcot, you will never be short of all the facilities and shops you could ever wish for. This newly crowned 'garden town' has an exciting future ahead of itself.

- 1 Tesco Superstore
- 2 Hadden Hill Golf Club
- 3 Ladygrove Estate Playground
- 4 Ladygrove pub
- 5 Cineworld Cinema
- 6 PureGym
- 7 Kolkata Indian restaurant
- 8 The Co-operative Food
- 9 Didcot Town FC & Supporters Club
- 10 Oak Tree Health Centre

Education

Nobel Park is located close to a good selection of primary and secondary schools, rated as 'Good' or 'Outstanding' by Ofsted. There is also a University Technical College in nearby Harwell.

- 11 Sires Hill Primary Academy
- 12 All Saints Church of England (Aided) Primary School
- 13 Ladygrove Park Primary School
- 14 Willowcroft Community School
- 15 St Birinus School (11-18 yrs old)
- 16 Didcot Girls' School
- 17 UTC Oxfordshire
- 18 Busy Bees Oxford (Nursery School)
- 19 Hadden Hill Nursery & Preschool

Travel

Living at Nobel Park you can experience the convenience of regular train services from nearby Didcot Parkway, connecting you to popular destinations like London Paddington, Reading, Bristol and more. Additionally, the nearby A34 allows for easy access to Oxford and beyond.

- ✈ London Paddington – 40 minutes
- Reading – 12 minutes
- Bristol Temple Meads – 53 minutes
- Oxford – 12 minutes
- 🚗 Didcot Parkway – 5 minutes
- Seacourt Park & Ride, Botley Road, Oxford – 27 minutes
- Newbury – 31 minutes
- Banbury – 54 minutes





CREST NICHOLSON AT NOBEL PARK

Ladygrove, Didcot,
Oxfordshire OX11 9BS

For all enquiries please call

01865 519 818

crestnicholson.com/nobel-park

WELL-CONNECTED COUNTRYSIDE LIVING

Crest Nicholson at Nobel Park is a fantastic collection of 2, 3, 4 & 5 bedroom houses found in the beautiful Oxfordshire countryside.

Nobel Park is in a highly sought-after location just over 10 miles from the incredible city of Oxford. Immerse yourself in a thriving community surrounded by lush green spaces, cycling paths, and captivating play areas. And then experience the convenience of easy access to an array of amenities in nearby Didcot.

The development is on the edge of the charming town of Didcot, famous for its railway heritage. In fact, the popular visitor attraction of Didcot Railway Centre is just a two-mile drive away and houses a marvellous collection of Great Western Railway steam locomotives, carriages and wagons.

The town centre and shopping area are close enough either by a brisk walk or leisurely bike ride. Here you will find all the amenities and shopping experiences you could expect. Didcot is a charming town that's brimming with attractions and amenities for both locals and visitors alike.

First off, there's the Orchard Centre which offers a wide variety of shops and restaurants to indulge in. Whether you're in the mood for some retail therapy or just want to grab a bite to eat, this modern shopping area has got you covered.

For those interested in the arts, there is Cornerstone, a state-of-the-art facility that boasts a flexible 220-seat auditorium, dance studio, and visual art galleries, making it a versatile space that can hold a range of artistic and cultural activities.

And when it comes to festivities, you won't want to miss the Didcot Festive Market. Held annually, this popular event is a hub of festive cheer with traditional food, mulled wine, and unique gifts to peruse.

But that's not all - there are also plenty of outdoor spaces and parks to explore, as well as historical landmarks such as the Didcot Railway Centre and All Saints Church.

All in all, Didcot has something for everyone, whether you're into shopping, the arts, or just want to soak up some of the town's unique culture and history.

For those who embrace the outdoor life, Wittenham Clumps is a fantastic place for a hike or simply to get some fresh air. Just three miles to the northeast of the town, the two hills making up the Clumps stand over 300 feet tall and make for wonderful views over the surrounding countryside.

Of course, we can't fail to mention the convenient access from the development to the wonderful, historic and inspiring city of Oxford. With its dreamy spires and wealth of world-class culture and arts, this city less than 30 minutes drive away really needs no further introduction.





**CREST
NICHOLSON**

CREST NICHOLSON AT NOBEL PARK

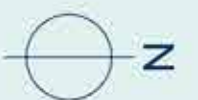
DEVELOPMENT PLAN

An exciting new development set within the green fields of Oxfordshire, with great transport links to Newbury, Bristol and London - this vibrant community has it all.

2, 3, 4 & 5 BEDROOM HOMES



- 2 BEDROOM HOMES**
- The Drayton
 - Shared Ownership
 - Social Rent
- 3 BEDROOM HOMES**
- The Hatfield
 - The Leigh
 - The Chelmsford
 - The Blenheim
- 4 BEDROOM HOMES**
- The Filey
 - The Richmond
 - The Hexham
 - The Ambleside
 - The Dorking
- 5 BEDROOM HOMES**
- The Windsor
 - The Stratford
 - Apartment Block





THE DRAYTON

The Drayton is a popular two-bedroom home. The open plan approach results in a very spacious and well-lit living, kitchen and dining area which benefits from substantial natural light. With built-in storage, a main bathroom and en suite to bedroom one, this is a well laid out and very accommodating home, and one of quality throughout.

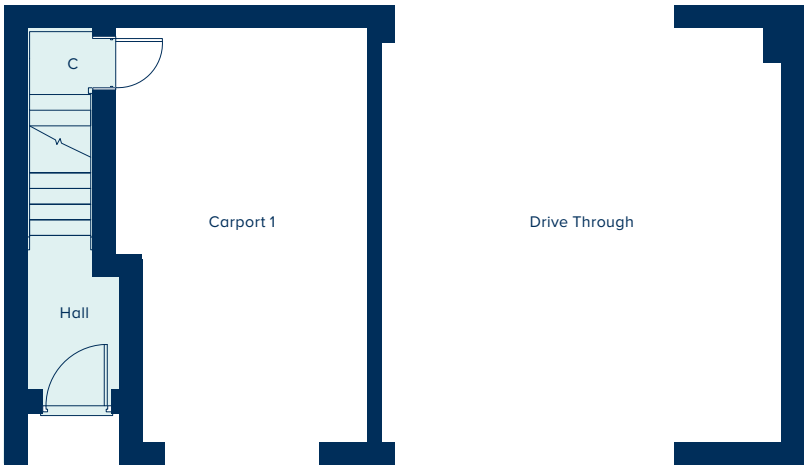
2 BEDROOM HOME



THE DRAYTON

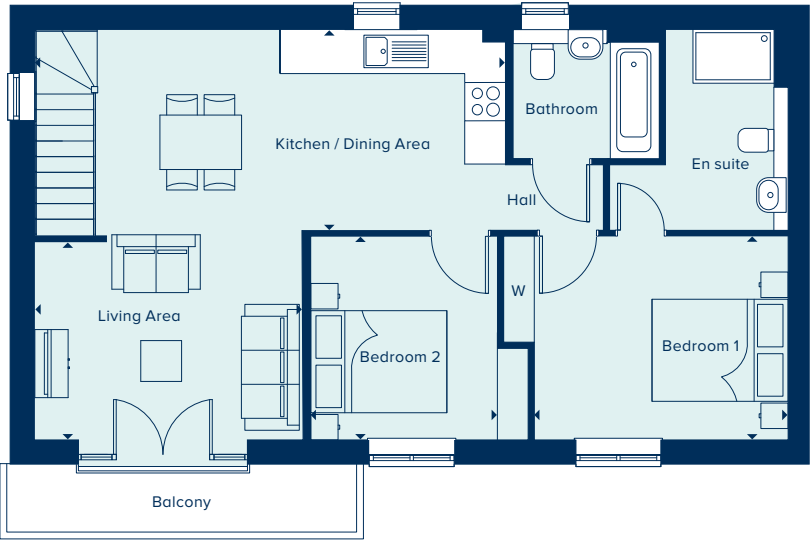
2 Bedroom Home

crestnicholson.com



FIRST FLOOR

KITCHEN / DINING AREA		
6.93m x 2.95m	22'9" x 9'8"	
LIVING AREA		
3.95m x 3.00m	13'0" x 9'10"	
BEDROOM 1		
3.73m x 3.00m	12'3" x 9'10"	
BEDROOM 2		
3.10m x 2.75m	9'10" x 9'0"	



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE BLENHEIM

The Blenheim is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area and a spacious, light-filled living room. Upstairs hosts a study and three large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME

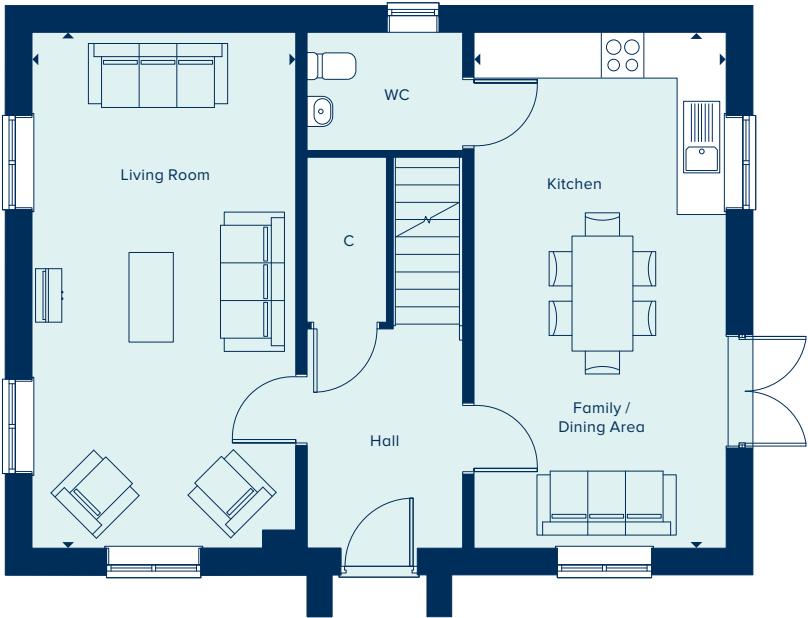


THE BLENHEIM
4 Bedroom Home

crestnicholson.com

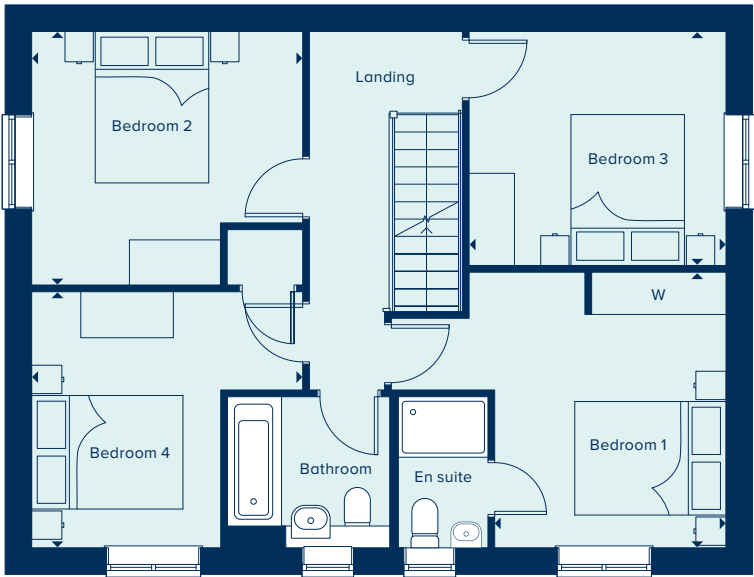
GROUND FLOOR

KITCHEN / DINING AREA	
6.82m x 3.34m	22'4" x 10'11"
LIVING ROOM	
6.82m x 3.49m	22'5" x 11'5"



FIRST FLOOR

BEDROOM 1	
3.63m x 3.06m	11'11" x 10'0"
BEDROOM 2	
3.76m x 3.59m	12'4" x 11'9"
BEDROOM 3	
3.4m x 3.10m	11'2" x 10'2"
BEDROOM 4	
3.38m x 2.50m	11'1" x 8'2"



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011649/May 2024.





THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME

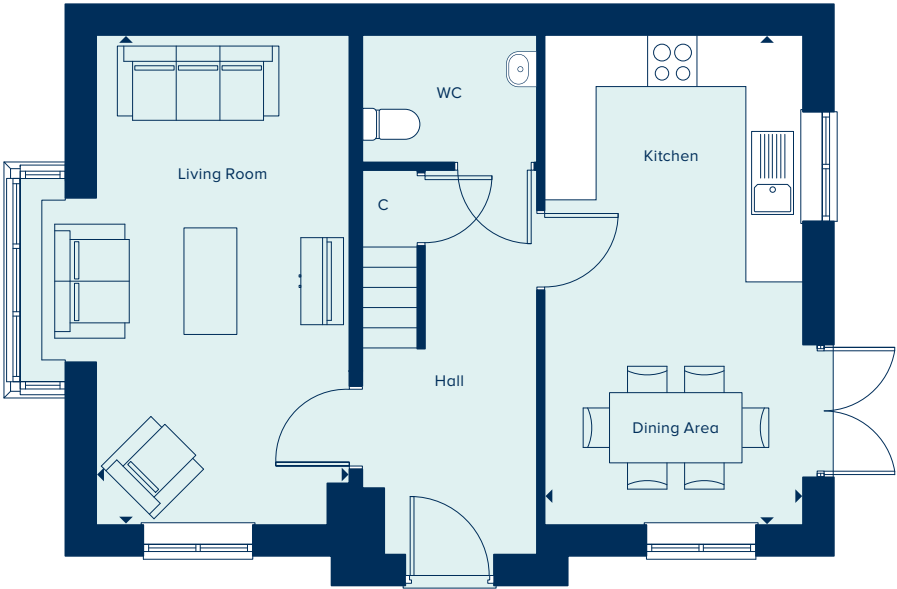


THE CHELMSFORD

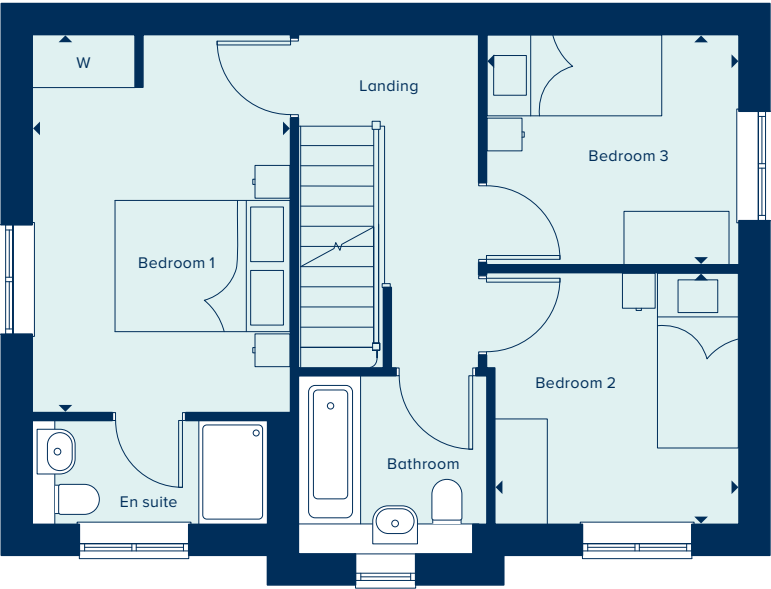
3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.89m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.95m	14'1" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'1"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms and a family bathroom.

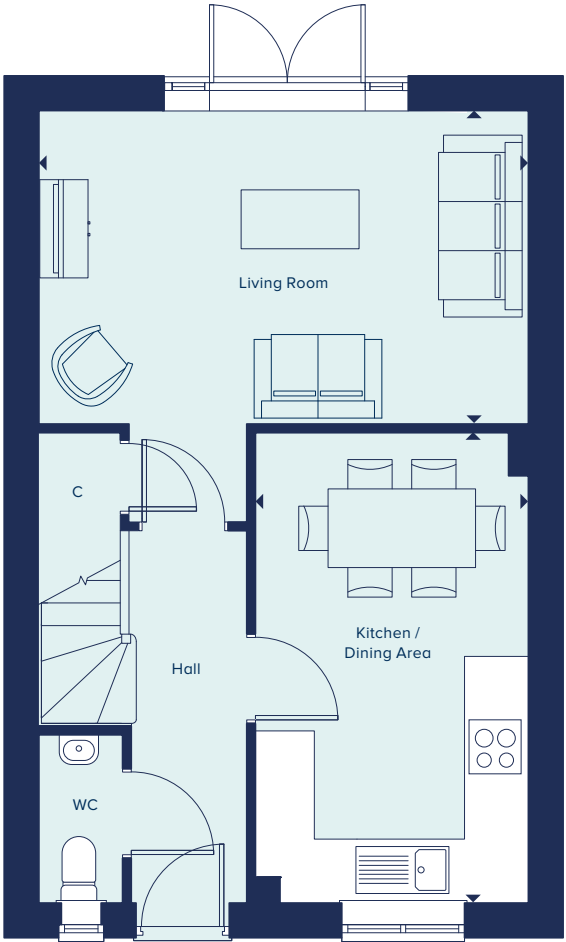
3 BEDROOM HOME



THE HATFIELD

3 Bedroom Home

crestnicholson.com



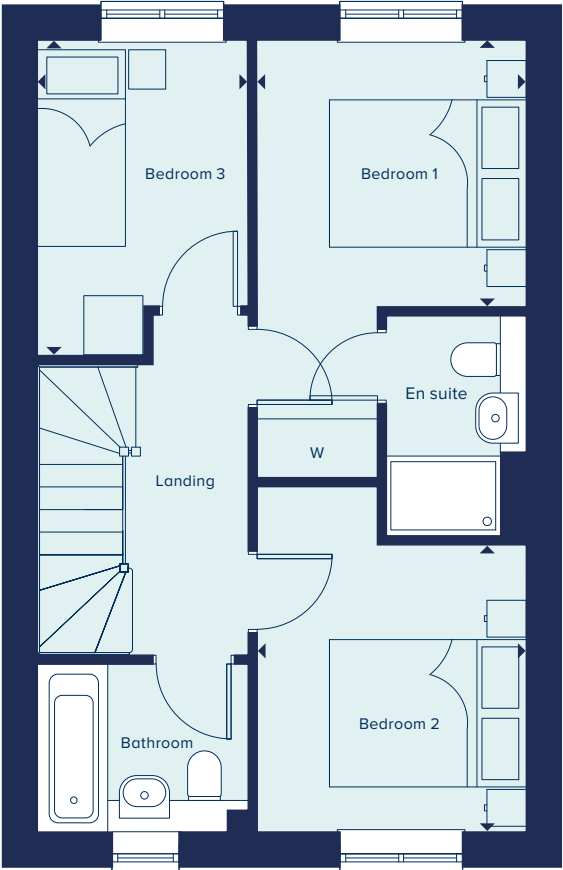
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.78m 15'8" x 9'1"

LIVING ROOM

4.98m x 3.19m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.74m x 2.74m 9'0" x 9'0"

BEDROOM 2

2.90m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.23m x 1.78m 10'6" x 7'1"

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE LEIGH
3 Bedroom Home

crestnicholson.com

THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
KITCHEN			BEDROOM 2			BEDROOM 1		
2.86m x 1.86m	9'4" x 6'1"		3.93m x 2.66m	12'10" x 8'8"		3.93m x 3.48m	12'10" x 11'5"	
LIVING / DINING AREA			BEDROOM 3					
3.93m x 3.92m	12'10" x 12'10"		3.07m x 1.77m	10'1" x 5'9"				

C Cupboard W Wardrobe * Window to plots 99 & 118 only

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE AMBLESIDE

The Ambleside offers all the benefits of a traditional town house, but is designed to suit twenty-first century lifestyles. It features a generous ground floor kitchen, living and dining space, and on the first floor, a separate living room – perhaps for more formal entertaining – which provides elevated views. There are four bedrooms spread over the two upper floors, two of which have an en suite bathroom. For those who are looking to work from the comfort and convenience of their new home, the fourth bedroom at the top of the house would be suitable as a home office. The property has an integral garage.

4 BEDROOM HOME



THE AMBLESIDE

4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	
5.30m x 3.42m	17'5" x 11'3"

FIRST FLOOR

BEDROOM 1	
3.44m x 3.06m	11'3" x 10'1"

LIVING ROOM	
5.30m x 3.48m	17'5" x 11'5"

SECOND FLOOR

BEDROOM 2	
4.02m x 3.44m	13'2" x 11'3"

BEDROOM 3	
3.40m x 2.8m	11'2" x 9'10"

BEDROOM 4	
3.40m x 3.00m	11'2" x 7'11"

AC Airing Cupboard C Cupboard W Wardrobe * Window to plot 31 only • Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME



THE DORKING

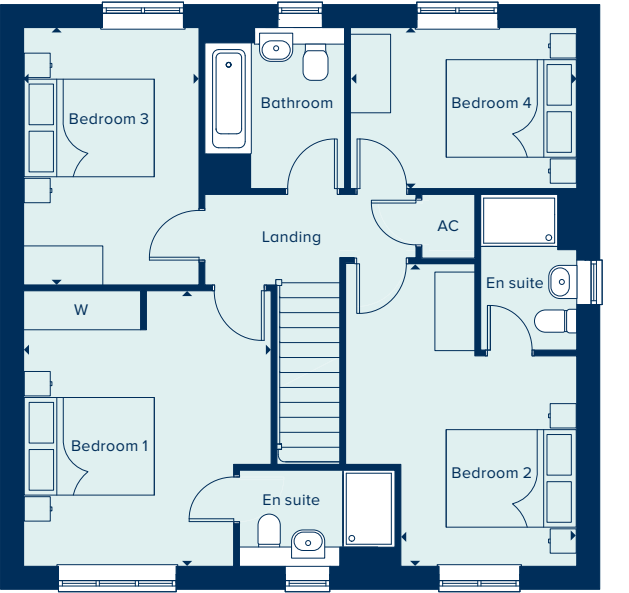
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11" x 10'6"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.75m	13'11" x 12'4"	
BEDROOM 2		
4.65m x 2.70m	15'3" x 8'10"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



AC Airing Cupboard C Cupboard W Wardrobe * Window to plot 18 and 19 only • Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





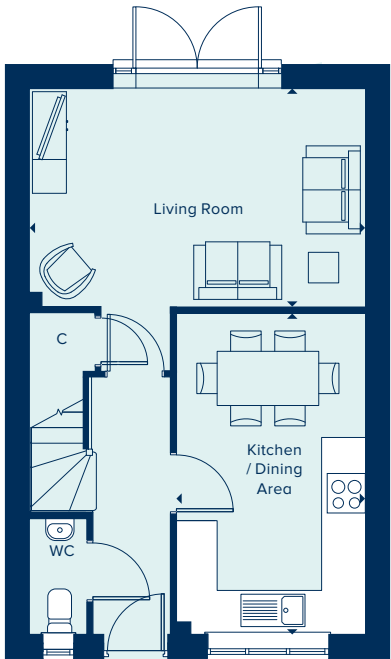
THE FILEY
4 Bedroom Home

crestnicholson.com

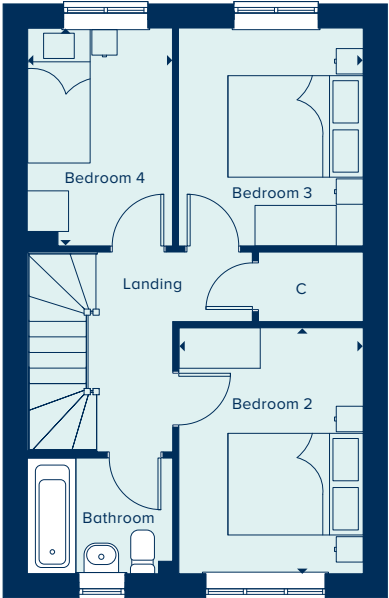
THE FILEY

A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double bedrooms, a single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love a large kitchen and dining area, with a spacious living room, very popular with the family. Thanks to windows front and back, and full height patio doors which provide access to the garden the downstairs is flooded with natural light.

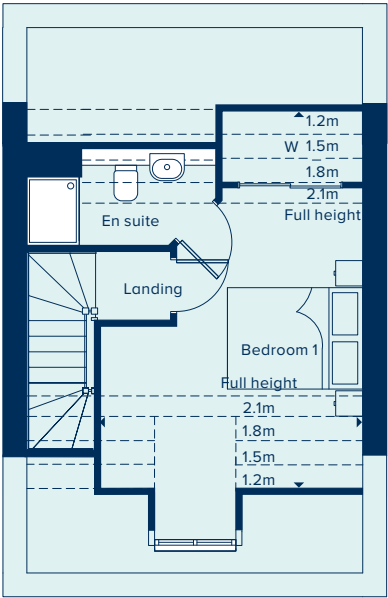
4 BEDROOM HOME



GROUND FLOOR		
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'6"	
KITCHEN / DINING AREA		
4.84m x 2.79m	15'10" x 9'2"	



FIRST FLOOR		
BEDROOM 2		
3.64m x 2.73m	11'11" x 8'12"	
BEDROOM 3		
3.22m x 2.73m	10'7" x 9'0"	
BEDROOM 4		
3.22m x 2.15m	10'7" x 7'1"	



SECOND FLOOR		
BEDROOM 1		
4.89m x 3.90m	15'11" x 12'9"	

C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE HEXHAM
4 Bedroom Home

crestnicholson.com

THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom, en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA	
4.97m x 4.04m	16'3" x 13'3"
STUDY	
3.93m x 2.80m	12'10" x 9'2"

FIRST FLOOR

LIVING ROOM	
4.97m x 4.21m	16'3" x 13'9"
BEDROOM 1	
3.76m x 2.74m	12'4" x 9'0"

SECOND FLOOR

BEDROOM 2	
4.34m x 2.73m	14'2" x 8'11"
BEDROOM 3	
3.64m x 2.73m	11'11" x 8'11"
STUDY	
3.17m x 2.14m	10'5" x 7'0"

C Cupboard AC Airing Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE RICHMOND

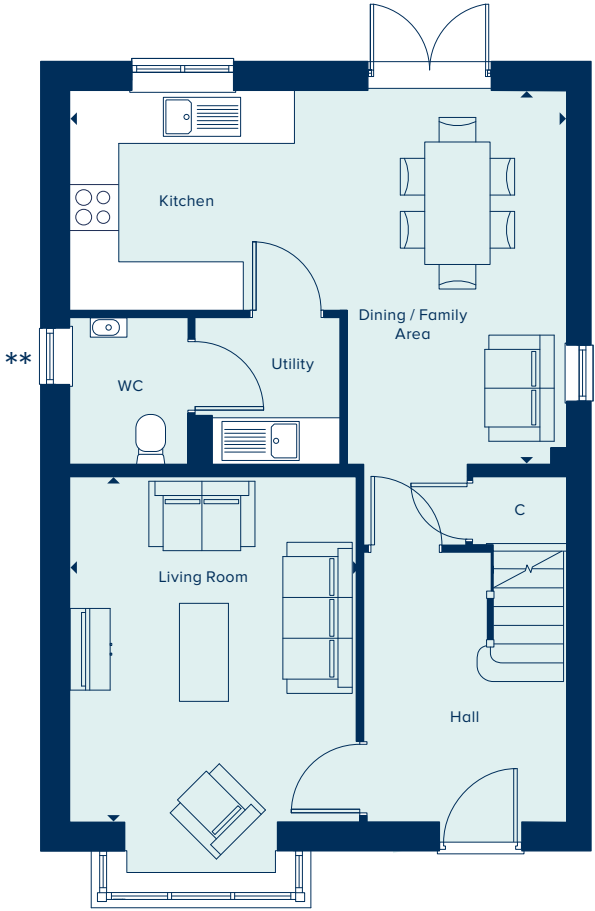
With flexible open-plan living space and generously sized bedrooms, the Richmond is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

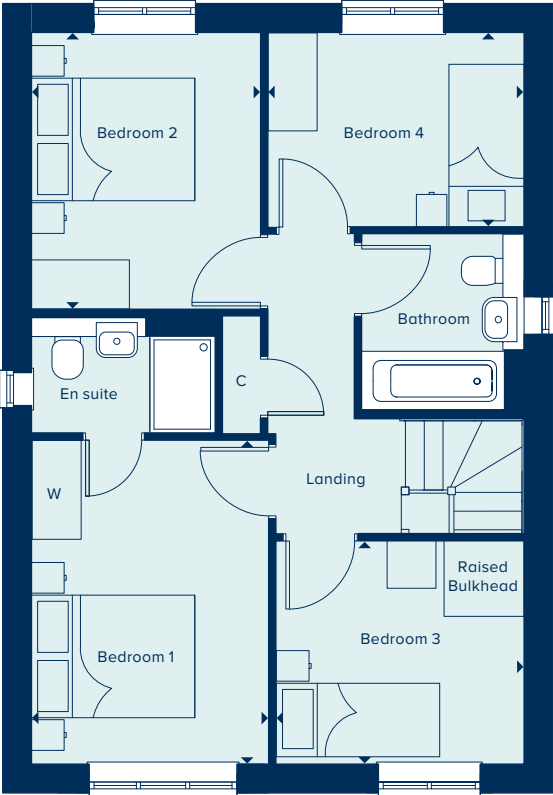


THE RICHMOND
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.97m x 3.63m	22'9" x 11'11"	
LIVING ROOM		
4.22m x 3.51m	13'10" x 11'6"	



FIRST FLOOR		
BEDROOM 1		
4.00m x 2.94m	13'1" x 9'7"	
BEDROOM 2		
3.41m x 2.84m	11'2" x 9'32"	
BEDROOM 3		
3.08m x 2.78m	10'1" x 9'1"	
BEDROOM 4		
3.18m x 2.42m	10'4" x 7'9"	

C Cupboard W Wardrobe * Window to plot 45 only ** Window removed from plot 84 ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE STRATFORD

An ultimately flexible home, The Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suites. There's ample potential for a home office, a games room or a home cinema. The Stratford offers a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME

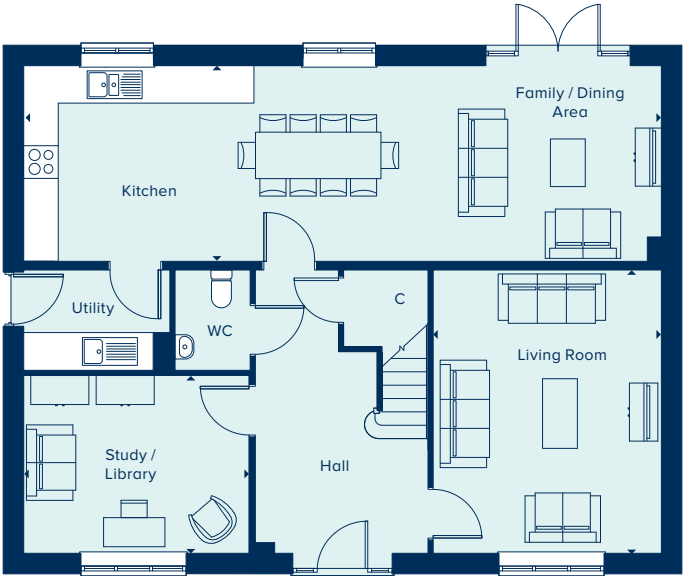


THE STRATFORD
5 Bedroom Home

crestnicholson.com

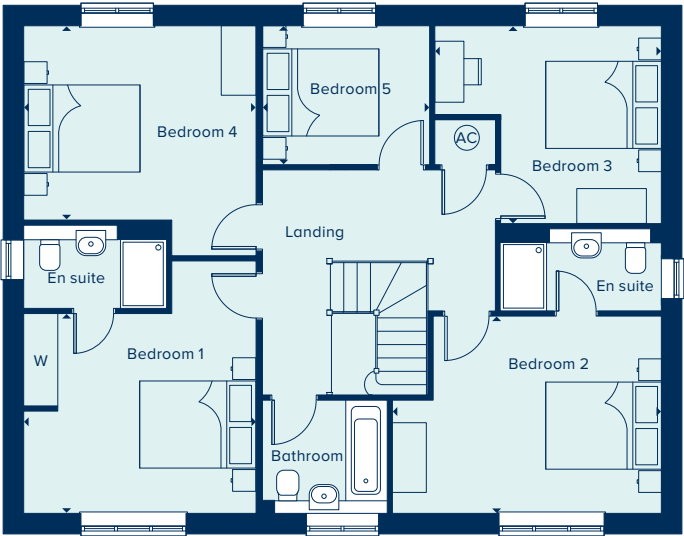
GROUND FLOOR

KITCHEN / FAMILY / DINING AREA		
10.98m x 3.36m	36'0" x 11'0"	
LIVING ROOM		
4.87m x 3.93m	16'0" x 12'10"	
STUDY / LIBRARY		
3.88m x 3.06m	12'9" x 10'0"	



FIRST FLOOR

BEDROOM 1		
4.00m x 3.44m	13'1" x 11'3"	
BEDROOM 2		
4.63m x 3.50m	15'2" x 11'6"	
BEDROOM 3		
3.90m x 3.40m	12'9" x 11'1"	
BEDROOM 4		
4.00m x 3.34m	13'1" x 10'11"	
BEDROOM 5		
2.88m x 2.81m	9'5" x 9'2"	



AC Airing Cupboard C Cupboard W Wardrobe

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME

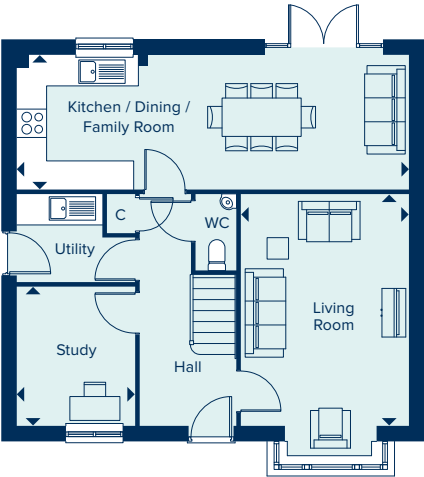


THE WINDSOR
5 Bedroom Home

crestnicholson.com

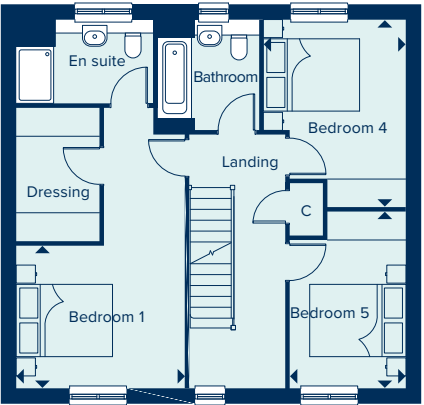
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.90m x 2.47m	9'6" x 8'1"	



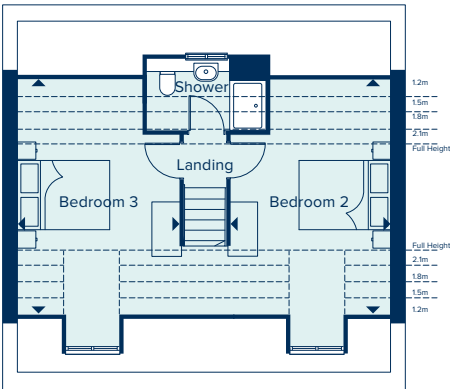
FIRST FLOOR

BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR

BEDROOM 2		
5.23m x 3.38m	17'1 x 13'0"	
BEDROOM 3		
5.23m x 3.38m	17'1 x 13'0"	



C Cupboard W Wardrobe --- Ceiling Heights

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011259/December 2023.





CREST
NICHOLSON

CREST NICHOLSON AT NOBEL PARK

Nobel Park offers a fantastic choice of apartments on four levels. The ground floor has one-bedroom apartments, while on the three floors above there is a mixture of one and two-bedroom properties.

Every apartment features a superb open-plan kitchen/dining/living area complete with its own French doors and balcony, offering a spacious and airy living space. All bedrooms are doubles with plenty of room for wardrobes and additional storage areas.

1 & 2 BEDROOM APARTMENTS



CREST NICHOLSON AT NOBEL PARK

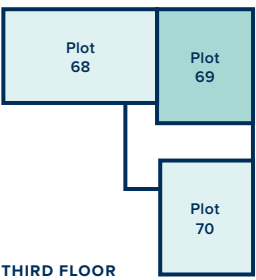
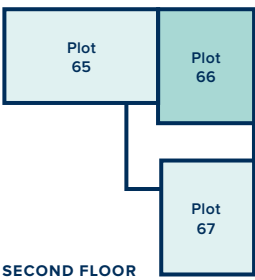
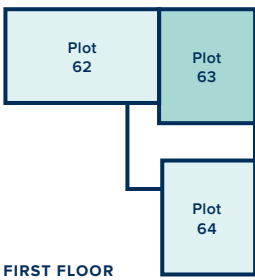
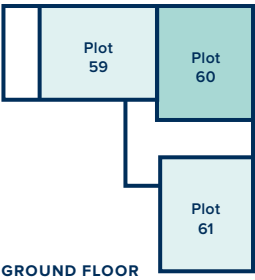


A538 (A) 1B2P - PLOTS 59, 60, 61, 63, 64, 66, 67, 69, 70

LIVING / KITCHEN / DINING AREA	
6.43m x 3.78m	21'1" x 2'4"
BEDROOM 1	
4.04m x 3.02m	13'3" x 9'9"

A746 (A) 2B4P - PLOTS 62, 65, 68

KITCHEN / LIVING AREA	
6.43m x 4.08m	21'1" x 13'4"
BEDROOM 1	
4.39m x 2.80m	14'4" x 9'2"
BEDROOM 2	
3.90m x 3.02m	12'8" x 9'9"





SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**		
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Soft close toilet seats	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient downlights in cloakroom	●	●	●	●

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
UTILITY ROOM				
Sink to utility rooms ***	●	●	●	●
External door to utility rooms ****	●	●	●	●
ELECTRICAL				
Low energy LED downlighters in white to kitchen	●	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to main bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	●	●	●	●
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
EXTERNAL FINISHES				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC ten year warranty	●	●	●	●

Where a sink is shown on the floor plans *Where a utility room is fitted

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. April 2024/1011259





CREST NICHOLSON AT NOBEL PARK

Ladygrove, Didcot,
Oxfordshire OX11 9BS

For all enquiries please call

01865 519 818

crestnicholson.com/nobel-park



House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format.

Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this site map is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. This site map does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. 1011259/March 2024.

