



BLOXHAM VALE

BANBURY





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## BANBURY'S AMBITIOUS NEW COMMUNITY

Introducing Bloxham Vale, a wonderful new community of three, four and five bedroom homes. Every detail and feature at Bloxham Vale have been carefully chosen to ensure an unrivalled quality of life. Traditional exteriors offer timeless elegance to maximise curb appeal, with interiors providing an exquisite blend of classic colour palettes, modern layouts and a high specification.

Perfectly positioned in the picturesque Oxfordshire countryside just moments from Banbury, Bloxham Vale truly enjoys the best of town and country. A plethora of rural adventures lie on the doorstep, whether it's exploring the vast array of idyllic landscapes or discovering the many charming villages in the surrounding area. Urban living is also at your fingertips, with the historic market town of Banbury just moments away and the capital just under an hour away by train.





## WONDERFULLY PLACED FOR EXPLORATION AND DISCOVERY

Bloxham Vale benefits from an excellent range of local amenities and rural pursuits, with the town of Banbury providing opportunities for shopping and dining, together with historic links and beautiful green spaces.



Just under two miles away is Banbury, an attractive town that provides the perfect balance of a busy town atmosphere and traditional village community. Throughout its charming streets you'll immediately discover a great range of amenities, independent and chain shops, and delightful restaurants and cafés, with cuisines including Thai, Chinese and Italian. Several weekly markets are also held in the town centre offering fresh produce, and arts and crafts.

Castle Quay Shopping Centre headlines Banbury's retail offering, with its range of high street names across fashion, technology, and health and beauty. Banbury Gateway Shopping Park lies on the north east end of the town, with a further range of high-street stores that include Next, River Island and Mountain Warehouse. Shopping on a grander scale can be enjoyed at Bicester Village just a 30-minute drive away, with an incredible range of luxury brands on offer including Calvin Klein, Dior, Diesel, Karen Millen and Mulberry. Banbury and its surrounding areas are full of interesting history that's just waiting to be discovered.

Enjoy a quiet drink or hearty meal at Ye Olde Reindeer Inn, a delightful traditional pub where it's believed Oliver Cromwell once hatched important battle plans during the English Civil War. Just a 5-minute drive away on the outskirts of Banbury is Broughton Castle, an imposing 14th-century manor house with a rich history of war and royalty. Further history can be discovered in Edgehill just 15 minutes away by car, including the magnificent country mansion at Upton House and Gardens. Lord Bearsted's private art collection, a former resident of the home, is still on display against the picturesque and peaceful backdrop of its surrounding gardens.

Just a 20-minute drive away is the village of Hook Norton, home of the Hook Norton Brewery. Dating back to 1849, the brewery's plant is a perfect example of a Victorian Tower Brewery, offering award winning beers and tours, as well as a gift shop and restaurant.







# A LIFE WELL CONNECTED

Bloxham Vale is just a 5-minute drive from Banbury Station, providing links to Oxford in 18 minutes, Reading in 44 minutes, Birmingham New Street in 47 minutes and London Marylebone in an hour. The development also benefits from an excellent road network that provides journeys to both Royal Leamington Spa and Bicester in around 35 minutes, whilst both Milton Keynes and Aylesbury are reachable in just under an hour. Junction 10 of M40 can be joined in around 10 minutes for journeys to both Birmingham and London.

Birmingham International Airport is just under an hour away by car, which provides flights to a number of exciting destinations, including Dublin, Edinburgh, Belfast, Paris and Barcelona.



By Rail From Banbury



Oxford  
18 minutes



Reading  
44 minutes



Birmingham  
New Street  
47 minutes



London  
Marylebone  
1 Hour



By Air From Birmingham International



Dublin  
1 Hour  
10 minutes



Edinburgh  
1 Hour  
15 minutes



Berlin  
1 Hour  
50 minutes



Barcelona  
2 Hour  
10 minutes



Rome  
2 Hour  
40 minutes





## SUITED TO AN ACTIVE LIFESTYLE

Those who like to keep fit can find Spiceball Leisure Centre just a 10-minute drive away in Banbury, offering a large gym, swimming pool, sports hall, cycling studio, spa and café. Banbury is also home to a number of green spaces to enjoy, particularly People's Park just a 5-minute drive away. Dating back to 1897, this 3-acre public park is an ideal place for a quiet afternoon with the family, with on-site features including a play area, bowling green and bandstand.

For days out, there are few places more appealing than the Cotswolds, ideally placed just on the doorstep of Bloxham Vale. The border of this Area of Outstanding Natural Beauty is around 20 minutes away by car, with attractions including Blenheim Palace in Woodstock, Cotswold Wildlife Park and Gardens in Burford, and the Cotswolds Distillery in Stourton.

Avid golfers will be just a 10-minute drive from Rye Hill Golf Club, which offers a traditional and challenging 18-hole course set in 200 acres of rolling Oxfordshire countryside. Its course is complemented by state-of-the-art practice facilities, an on-site pro shop providing all the essentials, and a spacious clubhouse ideal for a quick drink or hearty meal.





BLOXHAM VALE



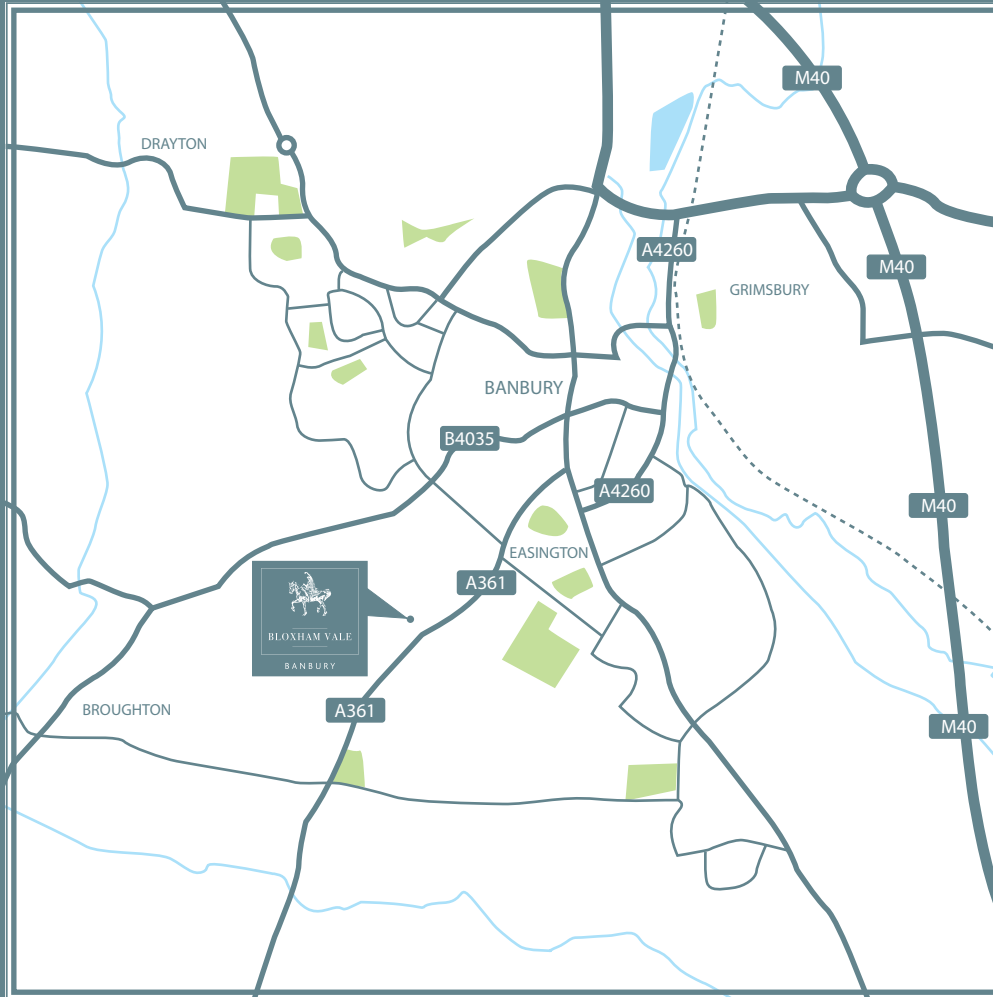
## A PLATFORM TO LEARN & GROW



Bloxham Vale is surrounded by a range of well-regarded schools, from nursery all the way up to university. Children can begin their education at Rainbow Village Nursery or Bloxham pre-schools, before moving on to Bishop Loveday CofE, The Grange or St John's primary schools. Independent secondary options include Tudor Hall for girls as well as the co-educational Bloxham School. Further education is available at Banbury & Bicester College, which specialises in IT, creative arts, and vehicle and motorsports engineering. Bloxham Vale is also ideally placed for higher education, with Oxford's renowned university and its extended network of colleges approximately 45 minutes away by car.







Map not to scale

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