



Crest
NICHOLSON



IRON STONE PLACE

BODICOTE

INTRODUCING
IRON STONE
PLACE



A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES IN THE CHARMING
VILLAGE OF BODICOTE



Located south of Banbury, these luxury homes have been built with you in mind,
from the attractive exteriors to the flexible and open plan layouts – you are sure to
find the home of your dreams at Iron Stone Place.



WELCOME HOME

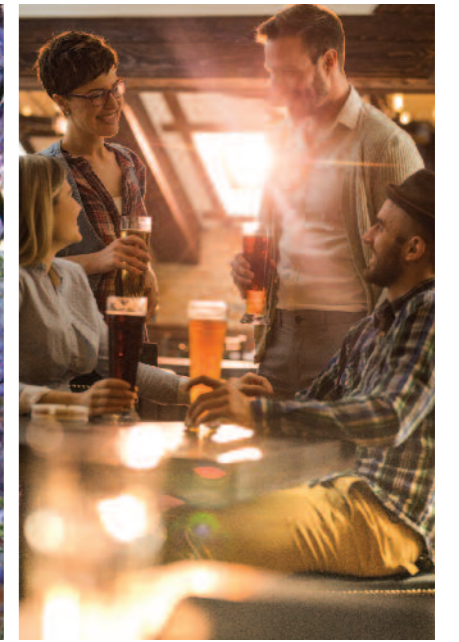
A SUPERB CHOICE OF HOMES IN A CHARMING LOCATION



Surrounded by the delightful Oxfordshire countryside and with extensive public open space and a play area within the development, Iron Stone Place is an idyllic place to make home.

You will be well catered for living here, as the village itself has a Post Office and convenience store, a farm shop and a selection of pubs and a restaurant. The Oaks Coffee Shop at Cotefield Nurseries, which is adjacent to the development, serves breakfast, lunch and afternoon tea. Just a 5 minute walk from the development is the Bannatyne Health Club and Spa, with a wide range of facilities including a swimming pool, sauna and steam room, a state of the art gym and a café bar.

Just over half a mile from Iron Stone Place is the brand new Longford Park Primary School and also the Bishop Loveday Church of England Primary School, which is located in Bodicote. Banbury offers a range of other primary schools, as well as four secondary schools and three independent schools.



COUNTRY LIFE WITH CONVENIENT COMMUTING



Whilst Iron Stone Place can enjoy all the amenities of Bodicote right on the doorstep, the bustling and historic market town of Banbury is just a short drive away. Here you will find a wide selection of high street and independent stores, as well as the Castle Quay Shopping Centre. Have a bite to eat in one of the many cafés and restaurants that Banbury has to offer or take a look around the weekly Charter Market. The Banbury Museum Trust, located on the edge of the Oxford Canal, is a fantastic day out for the family to enjoy, hosting regular events such as Wonderful Wildlife and Circus Craft Club.

Iron Stone Place is perfectly located for commuters, being less than four miles from junction 11 of the M40 and just over two miles from Banbury railway station. There are regular and direct services to Leamington, Oxford and London Marylebone.

Bodicote is surrounded by beautiful rolling hills and is close to many historic landmarks including Broughton Castle, one of the country's finest moated manor houses and Upton House, which contains one of the National Trust's most important art collections.



Typical Crest Nicholson showhome photography shown



IRON STONE
PLACE



DEVELOPMENT
LAYOUT



Typical Crest Nicholson showhome photography shown





IRON STONE PLACE

-  The Sandown
2 bedroom home
-  The Hartley
3 bedroom home
-  The Huntington
3 bedroom home
-  The Langford
3 bedroom home
-  The Halstead
3 bedroom home
-  The Avon
4 bedroom home
-  The Somerton
4 bedroom home
-  The Calder
4 bedroom home
-  The Radley
4 bedroom home
-  The Caldwick
4 bedroom home
-  The Adderbury
4 bedroom home
-  The Tindall
5 bedroom home
-  Green Square
Housing Association



The development layout is for orientation purposes only and may change, for example, in response to market demand or ground conditions. Landscaping is indicative, all surfaces and layouts should be checked with our Sales Advisor at the time of reservation. Parking arrangements and boundaries to be checked by purchaser prior to reservation.



THE SANDOWN

2 BEDROOM HOME

Plots 7, 8, 35, 36, 64, 65

This beautiful two bedroom home has a spacious living room and an open plan kitchen/dining area. The upstairs comprises of two double bedrooms and a fully fitted bathroom with Porcelanosa wall tiles.



Ground Floor

| DIMENSIONS | | |
|---------------|-----------------|---------------|
| Living/Dining | 3685mm x 4397mm | 12'1" x 14'5" |
| Kitchen | 3494mm x 2183mm | 11'5" x 7'2" |
| Bedroom 1 | 2819mm x 4397mm | 9'2" x 14'5" |
| Bedroom 2 | 2802mm x 4397mm | 9'2" x 14'4" |

All dimensions are maximum and may vary from plot to plot



First Floor

Total area:
71.6 sq.m 770 sq.ft

Classic Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE HARTLEY

3 BEDROOM HOME

Plots 54, 55, 82, 83

Surround yourself with style in this elegant home, which has been finished to the highest standard. This home has a number of standout features including the spacious living room, which is perfect for social gatherings and the luxurious master bedroom, which is complete with an en-suite.



Ground Floor

| DIMENSIONS | | |
|---|-----------------|----------------|
| Living Room | 3765mm x 5407mm | 12'4" x 17'9" |
| Kitchen/Dining | 4536mm x 3107mm | 14'10" x 10'2" |
| Bedroom 1 | 3050mm x 3129mm | 10'0" x 10'3" |
| Bedroom 2 | 3020mm x 3129mm | 9'11" x 10'3" |
| Bedroom 3 | 3004mm x 2162mm | 9'10" x 7'1" |
| All dimensions are maximum and may vary from plot to plot | | |



First Floor

Total area:
91.2 sq.m 981 sq.ft

Classic Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE HUNTINGTON

3 BEDROOM HOME

Plots 9, 30, 57, 63

With a separate living room and open plan kitchen/dining room, this three bedroom home is perfect for family life. The master bedroom features an en-suite and fitted wardrobes, whilst the further double bedroom and single bedroom share the modern family bathroom.



First Floor



Ground Floor

DIMENSIONS

| | | |
|----------------|-----------------|---------------|
| Living Room | 5634mm x 3193mm | 18'6" x 10'6" |
| Kitchen/Dining | 5634mm x 2807mm | 18'6" x 9'3" |
| Bedroom 1 | 4095mm x 3058mm | 13'5" x 10'0" |
| Bedroom 2 | 3006mm x 2949mm | 9'10" x 9'8" |
| Bedroom 3 | 2514mm x 3225mm | 8'3" x 10'7" |

All dimensions are maximum and may vary from plot to plot

Total area:
95.4 sq.m 1027 sq.ft

Classic Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE LANGFORD
3 BEDROOM HOME

Plots 18, 77, 94, 95

This stunning three bedroom detached home has an open plan kitchen with dining area that opens onto the garden and a separate living room. Upstairs, the master bedroom has an en-suite and fitted wardrobes, whilst the further two bedrooms share the family bathroom.



Ground Floor

| DIMENSIONS | | |
|----------------|-----------------|---------------|
| Living Room | 4068mm x 3483mm | 13'4" x 11'5" |
| Kitchen/Dining | 3578mm x 5578mm | 11'9" x 18'4" |
| Bedroom 1 | 3681mm x 2950mm | 12'1" x 9'8" |
| Bedroom 2 | 2947mm x 2950mm | 9'8" x 9'8" |
| Bedroom 3 | 3915mm x 2510mm | 12'10 x 8'3" |

All dimensions are maximum and may vary from plot to plot



First Floor

*Plot specific windows

Total area:
101 sq.m 1087 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE HALSTEAD

3 BEDROOM HOME

Plots 68, 69, 70, 71, 72, 73, 74, 75

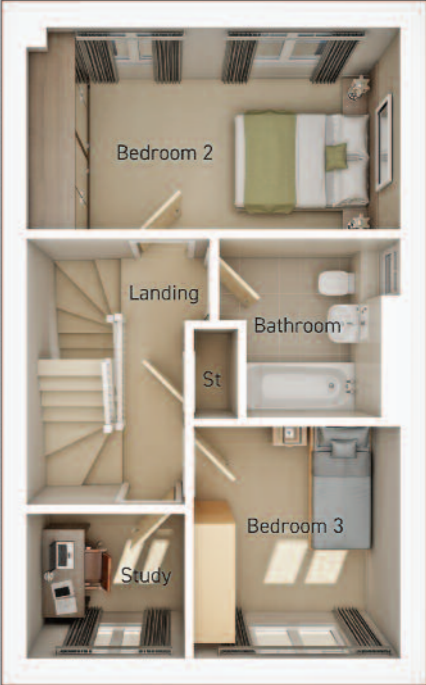
This three storey Halstead features a spacious living room with French doors which open out to the garden and a fully fitted kitchen with dining area. On the first floor there are two bedrooms, a study and a family bathroom and the top floor features the master suite, with dressing area and a stylish en-suite.



Second Floor



Ground Floor



First Floor

*Plot specific windows

DIMENSIONS

| | | |
|----------------|-----------------|----------------|
| Living Room | 3581mm x 4733mm | 11'9" x 15'6" |
| Kitchen/Dining | 4302mm x 2507mm | 14'1" x 8'3" |
| Study | 1832mm x 2002mm | 6'0" x 6'7" |
| Bedroom 1 | 4238mm x 3577mm | 13'11" x 11'9" |
| Bedroom 2 | 2560mm x 4734mm | 8'5" x 15'6" |
| Bedroom 3 | 2936mm x 2616mm | 9'7" x 8'7" |

All dimensions are maximum and may vary from plot to plot

Total area:
107 sq.m 1155 sq.ft

Premier Specification

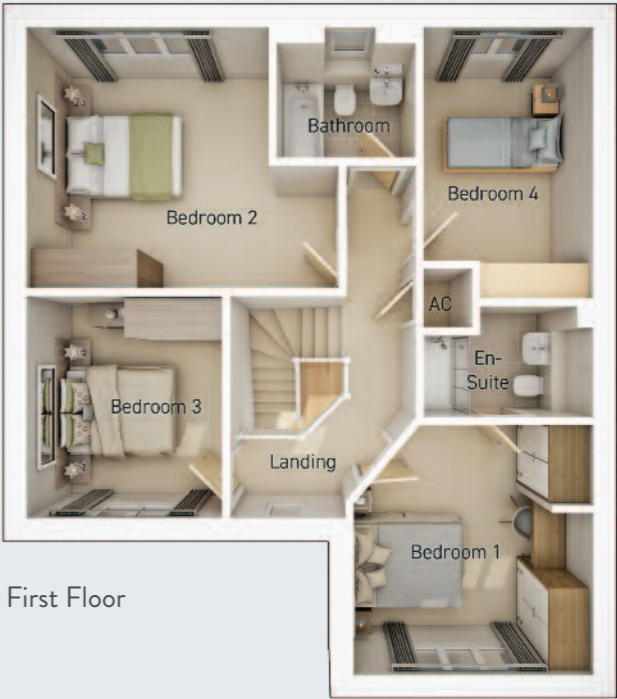
Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE AVON
4 BEDROOM HOME

Plots 2, 3, 42, 43

With an integral garage that opens into the utility room, the Avon is all about convenience. The open plan kitchen/diner and separate living room mean it's comfortable too. There are four excellent sized bedrooms, with an en-suite and fitted wardrobes to the master bedroom.



First Floor



Ground Floor

DIMENSIONS

| | | |
|----------------|-----------------|----------------|
| Living Room | 4202mm x 3569mm | 13'9" x 11'9" |
| Kitchen/Dining | 3851mm x 6658mm | 12'8" x 21'10" |
| Utility Room | 2987mm x 1664mm | 9'10" x 5'5" |
| Bedroom 1 | 3705mm x 3566mm | 12'2" x 11'8" |
| Bedroom 2 | 3874mm x 3623mm | 12'9" x 11'11" |
| Bedroom 3 | 3301mm x 2910mm | 10'10" x 9'7" |
| Bedroom 4 | 4023mm x 2491mm | 13'2" x 8'2" |

All dimensions are maximum and may vary from plot to plot

Total area:
128.4 sq.m 1382 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area, utility and wet rooms only.



THE SOMERTON

4 BEDROOM HOME

Plots 29, 56, 78

Light and space is maximised in this four bedroom home. The living room has a bay window and the kitchen/dining room has French doors, which encourages light to flood in whilst also providing views of the outside space. There's plenty of storage space and, of course, a master suite with shower room and built-in wardrobes.



First Floor



Ground Floor

DIMENSIONS

| | | |
|----------------|-----------------|----------------|
| Living Room | 6615mm x 3751mm | 21'8" x 12'4" |
| Kitchen/Dining | 6640mm x 3913mm | 21'9" x 12'10" |
| Bedroom 1 | 2999mm x 3934mm | 9'10" x 12'11" |
| Bedroom 2 | 3646mm x 3224mm | 12'0" x 10'7" |
| Bedroom 3 | 2849mm x 3799mm | 9'4" x 12'6" |
| Bedroom 4 | 2448mm x 2668mm | 8'0" x 8'9" |

All dimensions are maximum and may vary from plot to plot

Total area:
140.7 sq.m 1515 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE CALDER

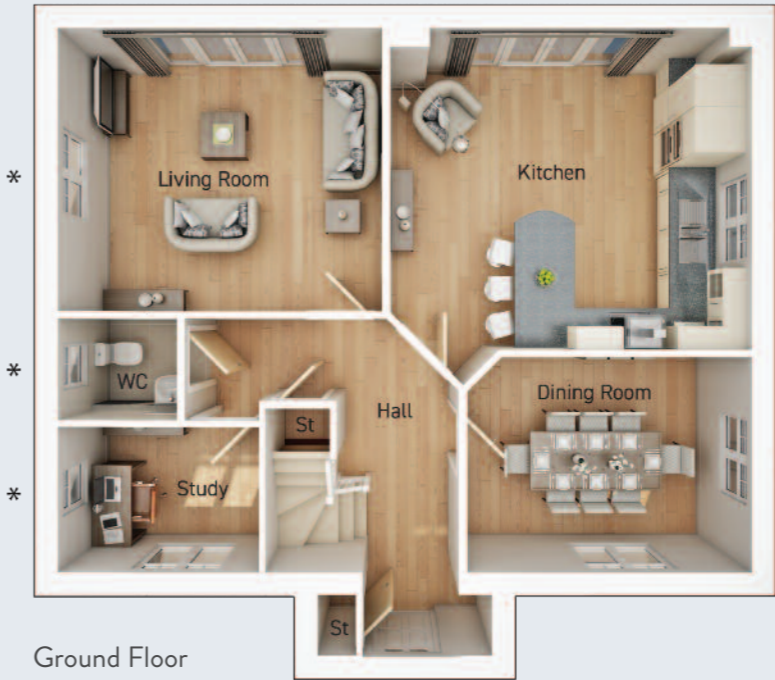
4 BEDROOM HOME

Plots 5, 79, 80

This beautiful home has a superb kitchen/breakfast room, a separate dining room and a study, ideal for relaxing with a good book or working from home. Upstairs comprises a large master bedroom with a separate dressing area and en-suite, whilst the second double bedroom enjoys an additional en-suite. The family bathroom is shared by a further double and single bedroom.



First Floor



Ground Floor

*Plot specific windows

DIMENSIONS

| | | |
|-------------|-----------------|---------------|
| Living Room | 3779mm x 4361mm | 12'5" x 14'4" |
| Kitchen | 4304mm x 4866mm | 14'1" x 16'0" |
| Dining Room | 2862mm x 3823mm | 9'5" x 12'6" |
| Study | 1928mm x 2684mm | 6'4" x 8'10" |
| Bedroom 1 | 3834mm x 3049mm | 12'7" x 10'0" |
| Bedroom 2 | 3368mm x 3674mm | 11'1" x 12'1" |
| Bedroom 3 | 3834mm x 2684mm | 12'7" x 8'10" |
| Bedroom 4 | 2720mm x 2104mm | 8'11" x 6'11" |

All dimensions are maximum and may vary from plot to plot

Total area:
141 sq.m 1517 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.

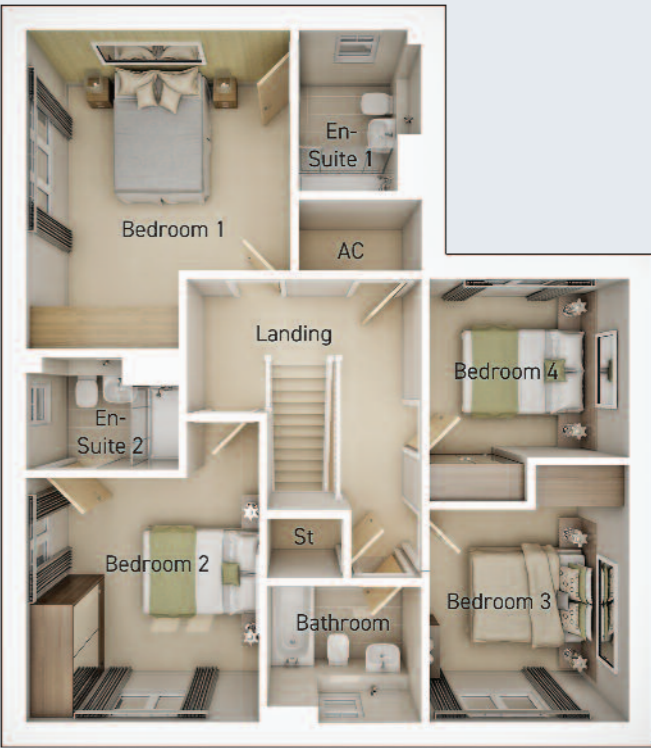


THE RADLEY

4 BEDROOM HOME

Plots 1, 4, 6, 19, 24, 37, 76, 84, 91, 93

Behind the charming exterior, the Radley offers the perfect family home. There is a separate living room with a walk-in bay, a dining room, a study and an open plan kitchen with breakfast area. Upstairs are four double bedrooms, two with en-suites and a modern family bathroom.



First Floor



Ground Floor

DIMENSIONS

| | | |
|----------------|-----------------|----------------|
| Living Room | 4855mm x 3245mm | 15'11" x 10'8" |
| Kitchen/Family | 4754mm x 5580mm | 15'7" x 18'4" |
| Dining Room | 3647mm x 2771mm | 12'0" x 9'1" |
| Study | 2494mm x 2771mm | 8'2" x 9'1" |
| Bedroom 1 | 4493mm x 3732mm | 14'9" x 12'3" |
| Bedroom 2 | 3448mm x 3285mm | 11'4" x 10'9" |
| Bedroom 3 | 3630mm x 2811mm | 11'11" x 9'3" |
| Bedroom 4 | 2511mm x 2811mm | 8'3" x 9'3" |

All dimensions are maximum and may vary from plot to plot

Total area:
147 sq.m 1583 sq.ft

Premier Specification

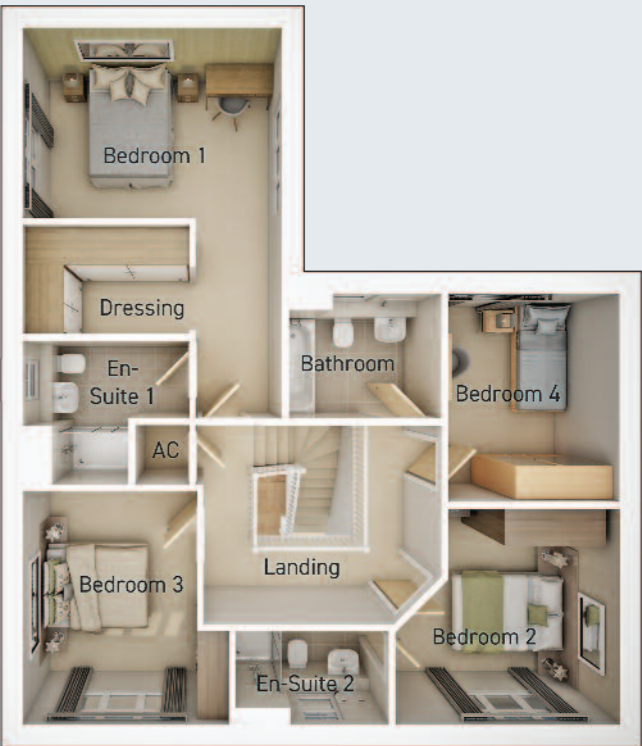
Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.



THE CALDWICK
4 BEDROOM HOME

Plots 40, 41, 66, 67, 81, 85, 90, 92

Many believe the heart of the home is the kitchen and that's certainly true in this glorious four-bedroom home. The kitchen and family room is full of natural light and is the perfect place to start your day. The upstairs comprises a stunning master bedroom with a private dressing area and contemporary en-suite.



First Floor



Ground Floor

DIMENSIONS

| | | |
|---------------|-----------------|---------------|
| Living Room | 6757mm x 3661mm | 22'2" x 12'0" |
| Kitchen | 3100mm x 4056mm | 10'2" x 13'4" |
| Dining Area | 3708mm x 4055mm | 12'2" x 13'4" |
| Study | 3961mm x 2715mm | 13'0" x 8'11" |
| Bedroom 1 | 2977mm x 4055mm | 9'9" x 13'4" |
| Dressing Room | 1700mm x 2599mm | 5'7" x 8'6" |
| Bedroom 2 | 3402mm x 3540mm | 11'2" x 11'7" |
| Bedroom 3 | 3646mm x 3217mm | 12'0" x 10'7" |
| Bedroom 4 | 3267mm x 2681mm | 10'9" x 8'10" |

All dimensions are maximum and may vary from plot to plot

Total area:
162 sq.m 1744 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area, utility and wet rooms only.



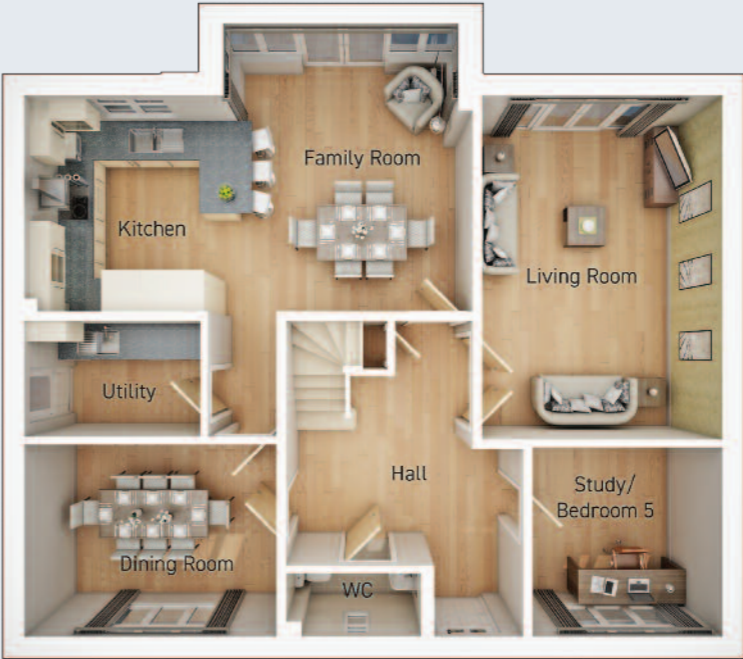
THE ADDERBURY
4 BEDROOM HOME

Plots 38, 45, 86, 87

Cooking for friends and family will be a joy in this home; with the open plan kitchen and dining room with French doors that open out on to the garden, it's the perfect space for entertaining. Upstairs comprises of four double bedrooms, with an en-suite to both the master bedroom and bedroom two.



First Floor



Ground Floor

DIMENSIONS

| | | |
|-------------|-----------------|-----------------|
| Living Room | 5438mm x 3800mm | 17'10" x 12'6" |
| Kitchen | 3411mm x 3141mm | 11'2" x 10'4" |
| Family Room | 4521mm x 3941mm | 14'10" x 12'11" |
| Dining Room | 3014mm x 3985mm | 10'0" x 13'1" |
| Study | 3003mm x 3002mm | 9'10" x 9'10" |
| Bedroom 1 | 4017mm x 4440mm | 13'2" x 14'7" |
| Bedroom 2 | 4135mm x 3661mm | 13'7" x 12'0" |
| Bedroom 3 | 4306mm x 3661mm | 14'2" x 12'0" |
| Bedroom 4 | 4421mm x 3254mm | 14'6" x 10'8" |

All dimensions are maximum and may vary from plot to plot

Total area:
194 sq.m 2088 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area and wet rooms only.

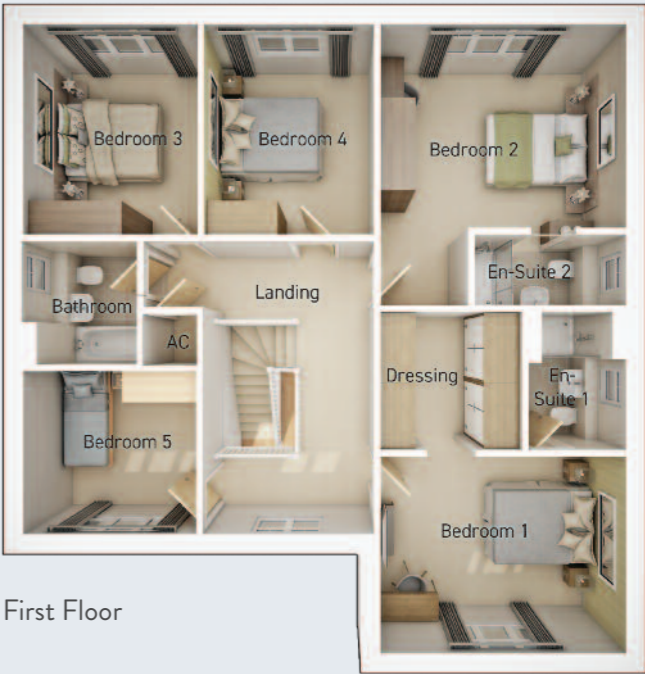


THE TINDALL

5 BEDROOM HOME

Plots 39, 44, 88, 89

The magnificent Tindall is a truly remarkable place to call home. You will never struggle for space, as downstairs features a spacious eat-in family kitchen with utility room off, a separate dining room, a living room and a study. Upstairs comprises of four double bedrooms and a single bedroom. The master bedroom and bedroom two both have an en-suite.



First Floor



Ground Floor

DIMENSIONS

| | | |
|----------------|-----------------|----------------|
| Living Room | 6136mm x 4168mm | 20'2" x 13'8" |
| Kitchen/Family | 3549mm x 5921mm | 11'8" x 19'5" |
| Dining Room | 4443mm x 4168mm | 14'7" x 13'8" |
| Study | 2548mm x 2898mm | 8'4" x 9'6" |
| Bedroom 1 | 3339mm x 4168mm | 10'11" x 13'8" |
| Bedroom 2 | 3458mm x 4168mm | 11'4" x 13'8" |
| Bedroom 3 | 3572mm x 2959mm | 11'9" x 9'8" |
| Bedroom 4 | 3572mm x 2888mm | 11'9" x 9'6" |
| Bedroom 5 | 2766mm x 2936mm | 9'1" x 9'8" |

All dimensions are maximum and may vary from plot to plot

Total area:
194.4 sq.m 2092 sq.ft

Premier Specification

Digital illustration is indicative only.
Flooring to kitchen area, utility and wet rooms only.

SPECIFICATION

Every home at Iron Stone Place comes with a generous specification.
Upgrades and optional extras may be available depending on the stage of build when you reserve.

| | Classic Specification | Premier Specification |
|---|--------------------------|--------------------------|
| KITCHENS | | |
| Fully-fitted kitchen with soft close doors and drawers | • | • |
| Four ring gas hob | • | • |
| Built in single oven | • | |
| Built in double oven | | • |
| Integrated extractor | • | |
| Feature cooker hood | | • |
| Fully integrated dishwasher | | • |
| Fully integrated fridge freezer | | • |
| Stainless steel sink and mono block mixer taps | • | • |
| LED lighting to underside of wall units. | • | • |
| Porcelanosa ceramic flooring | | • |
| Vinyl flooring | • | |
| HEATING | | |
| Myson Gas fired central heating with thermostatic radiator valves | • | • |
| BATHROOM, EN SUITE AND CLOAKROOM | | |
| Thermostatic bath/ shower mixer in chrome | • | • |
| Full height Porcelanosa tiling to bath / shower enclosure | • | • |
| Heated chrome towel rail to bathroom and en-suite | • | • |
| Porcelanosa ceramic flooring | | • |
| Vinyl flooring | • | |
| JOINERY | | |
| Full height wardrobe to master bedroom | | • |



Typical Crest Nicholson interiors



| | Classic Specification | Premier Specification |
|--|--------------------------|--------------------------|
| DECORATION | | |
| Internal walls and ceilings painted white throughout | • | • |
| White gloss window boards, internal door frames, skirtings, architraves and stairs | • | • |
| ENVIRONMENTAL FEATURES | | |
| “A” rated kitchen appliances | • | • |
| High performance double glazed windows | • | • |
| ELECTRICAL | | |
| Low energy lighting system throughout | • | • |
| Low energy LED downlighters fitted to the bathroom, en suite and cloakroom | | • |
| TV/FM/Satellite connections fitted in the living room and bedroom 1 | • | • |
| Shaver sockets fitted in all bathrooms and en suites | • | • |
| Master telecom socket to hall, slave sockets to living room | • | • |
| Wireless front door bell & sounder | • | • |
| EXTERIOR | | |
| Landscaped front gardens | • | • |
| Rear gardens top soiled and rotovated | • | • |
| External Tap | • | • |
| SECURITY & PEACE OF MIND | | |
| GRP multi-point locking front door with chrome ironmongery | • | • |
| Upvc glazed windows with white ironmongery and lockable handles on the ground floor | • | • |
| GRP French doors with matching white ironmongery and multipoint locking | • | • |
| Low energy security lighting to front and rear door | • | • |
| Battery operated carbon monoxide detector; mains operated smoke detectors with battery back-up | • | • |

Please speak to your Sales Advisor for plot specific details





Typical Crest Nicholson showhome photography shown



Typical Crest Nicholson showhome photography shown

PLACES OF INTEREST



Fitness

- 1. Bannatynes Health Club & Spa
- 2. Woodgreen Leisure Centre



Schools

- 3. Longford Park (Nursery)
- 4. Bishop Loveday Primary School
- 5. The Grange Community Primary School
- 6. Harriers Banbury Academy
- 7. Heyford Park Free School



Shops & amenities

- 8. Bodicote Post Office
- 9. The Oaks Coffee Shop (Cotefield Nursery)
- 10. Sainsburys
- 11. Castle Quay Shopping Centre
- 12. Banbury Gateway Shopping Park
- 13. Lloyds Bank



Bars & Restaurants

- 14. The Plough Inn
- 15. Purple Mango
- 16. Ye Old Reindeer Inn Family



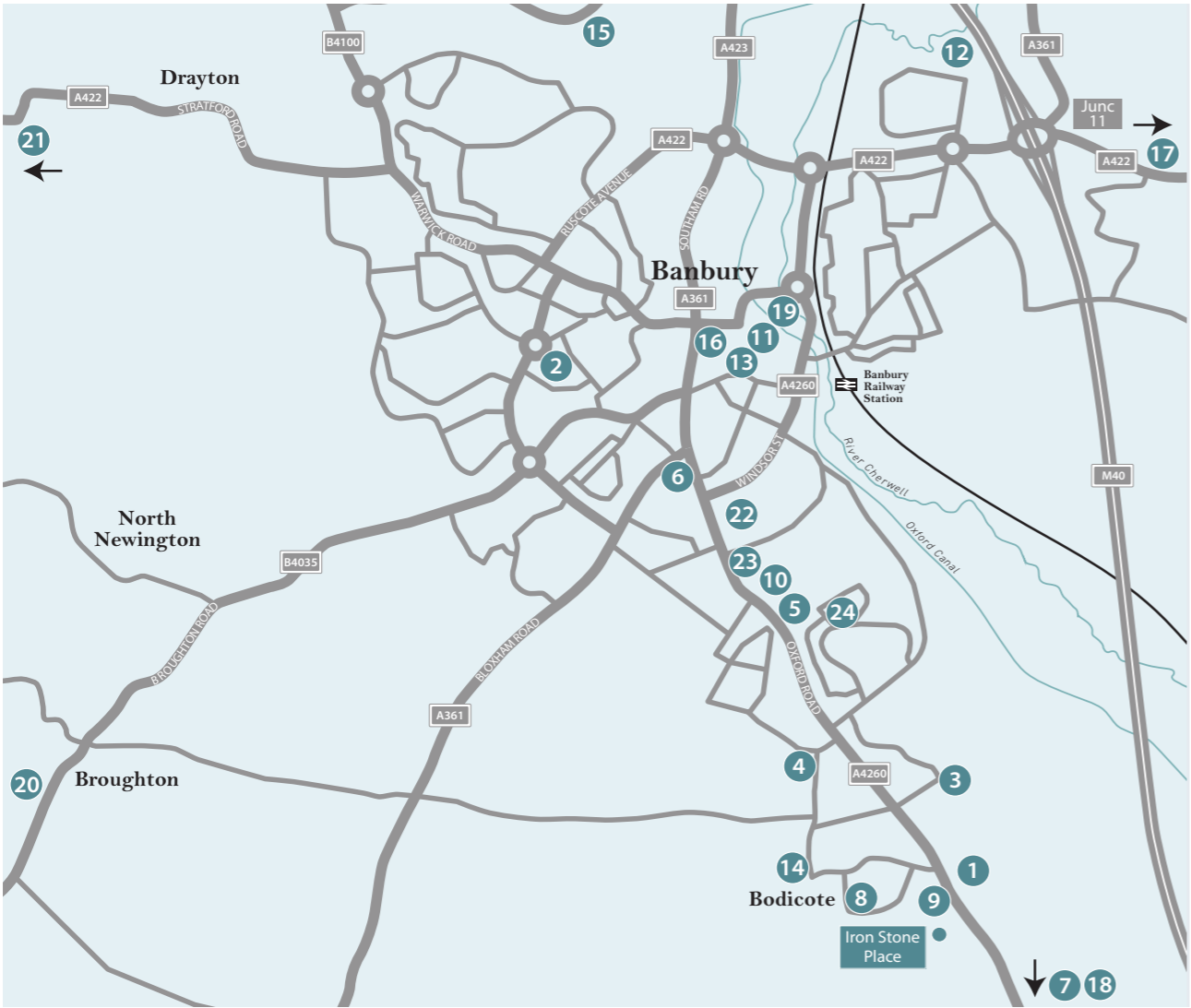
Activities

- 17. Silverstone
- 18. Blenheim Palace
- 19. Banbury Museum
- 20. Broughton Castle
- 21. Upton House



Health

- 22. Horton General Hospital
- 23. Hightown Surgery
- 24. Cherwell Heights Dental Care

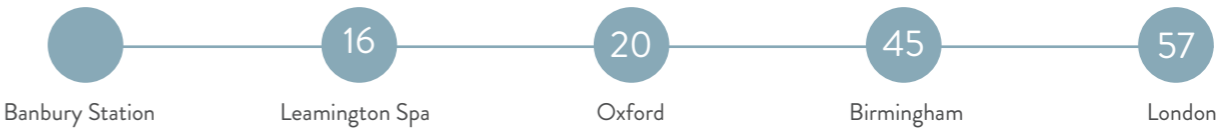


Typical Crest Nicholson street scene photography shown

A sought after location with excellent local facilities

Iron Stone Place is perfectly placed just minutes from the centre of Banbury and its wide range of facilities. It also offers easy access to the surrounding Cotswold countryside.

BY TRAIN IN MINUTES



BY CAR IN MILES



Times are approximate and sourced from National Rail and Google Maps.



Typical Crest Nicholson showhome photography shown



Typical Crest Nicholson showhome photography shown



TIMELESS DESIGN

SEAL OF EXCELLENCE

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, Crest Nicholson has long realised that bricks and mortar are just part of creating an area's most sought after address.

New homes are about the people who live in them and that is why we aim to ensure that every individual home, its surroundings and location not only meet but also exceed our customers' expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been architecturally designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Typical Crest Nicholson street scene photography shown



Typical Crest Nicholson showhome photography shown



IRON STONE PLACE
BODICOTE

Oxford Road,
Bodicote, Banbury,
Oxfordshire, OX15 4AQ
T: 01295 598003
E: ironstoneplace@crestnicholson.com



www.crestnicholson.com/ironstoneplace

Crest Nicholson Midlands, a division of Crest Nicholson Operations Ltd,
Pacific House, Relay Point, Tamworth, B77 5PA