



ELMSBROOK

N.W. BICESTER

CONTENTS

3

HOMES FOR THE FUTURE

8

SITE PLAN

21

PERFECTLY PLACED

33

BEAUTIFULLY CRAFTED HOMES

53

THE TEAM

54

CONTACT

HOMES FOR THE FUTURE

Discover the future of twenty-first century living at Elmsbrook, where health and well-being thrive in stunning contemporary homes surrounded by picturesque English countryside.

Enviably well-connected, Elmsbrook is where intelligent design meets friendly village life, complete with expansive green spaces and quality local services.



EVOLVING DESIGN

With Elmsbrook's beautifully crafted, sustainable community leading the way, the 25-year North West (NW) Bicester Masterplan will transform this up-and-coming town, providing 6000 homes across 1000 acres.



GREEN SPACE

Living is easy when you have space: that's why, in addition to generous gardens, 40% of the masterplan will be given over to green spaces, including allotments, play-areas, sports and recreational facilities, a country park and acres of interconnecting walking and cycle paths.



SUSTAINABLE LIVING

Every home here is built for the future to make it easy and affordable to live healthy, sustainable lifestyles. A brand-new network of bus routes, as well as cycle paths linking into the safe cycle network, deliver outstanding connections. Two mainline train stations and the centre of Bicester are easily accessible by foot or bike.



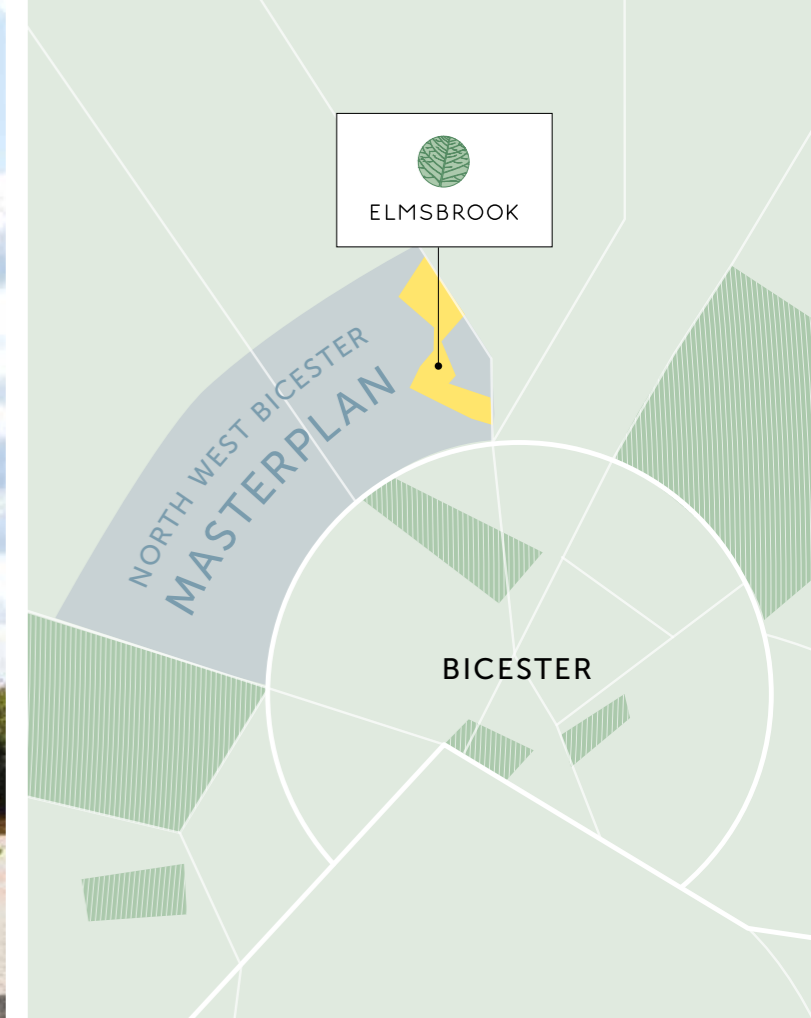
COMMUNITY

The NW Bicester Masterplan will deliver a new standard in modern living. This intelligently-planned, vibrant townscape includes a high-spec business centre for homeworkers, entrepreneurs and small businesses; and will include a state-of-the-art health practice, quality schools and nurseries, tempting shops and eateries, and regular farmers' markets.



TRUE ZERO CARBON

Elmsbrook is the only true zero-carbon community of this scale in the UK. All homes at Elmsbrook are carbon neutral. With the majority of this scheme now complete, we are now launching the final few homes of this ambitious project.



AWARDS

Since the first phase several years ago, Elmsbrook has won a host of awards.

- 2015 Constructing Excellence in London and the South East Sustainability Award
Housebuilder Awards
Best Low or Zero Carbon Initiative
- 2016 SHIFT Awards
Best New Build Project
Constructing Excellence in London and the South East Sustainability Award
Housebuilder Awards
Best Low or Zero Carbon Initiative
Evening Standard New Homes Award
Eco-living Award
Property Marketing Awards
Best Place-based Marketing Campaign
- 2017 What House?
Best Sustainable Development
- 2018 Oxford Property Awards
Best Housing Development Award



CGIs Indicative only



- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- SHARED OWNERSHIP
- AFFORDABLE RENT

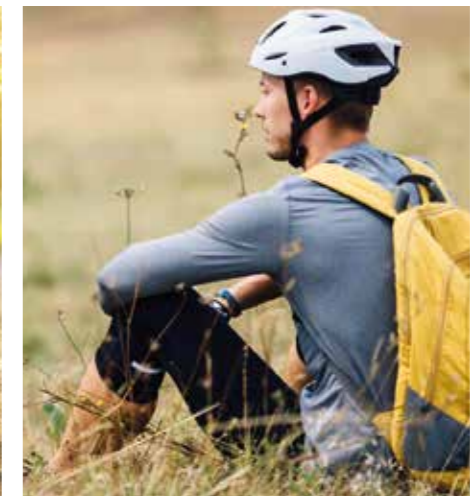




CGIs indicative only



HEALTHY LIVING



In 2016 Bicester became one of ten NHS Healthy New Towns demonstration sites. Elmsbrook has led the way in enabling healthy living through active travel plans and digitally enabled lifetime homes.

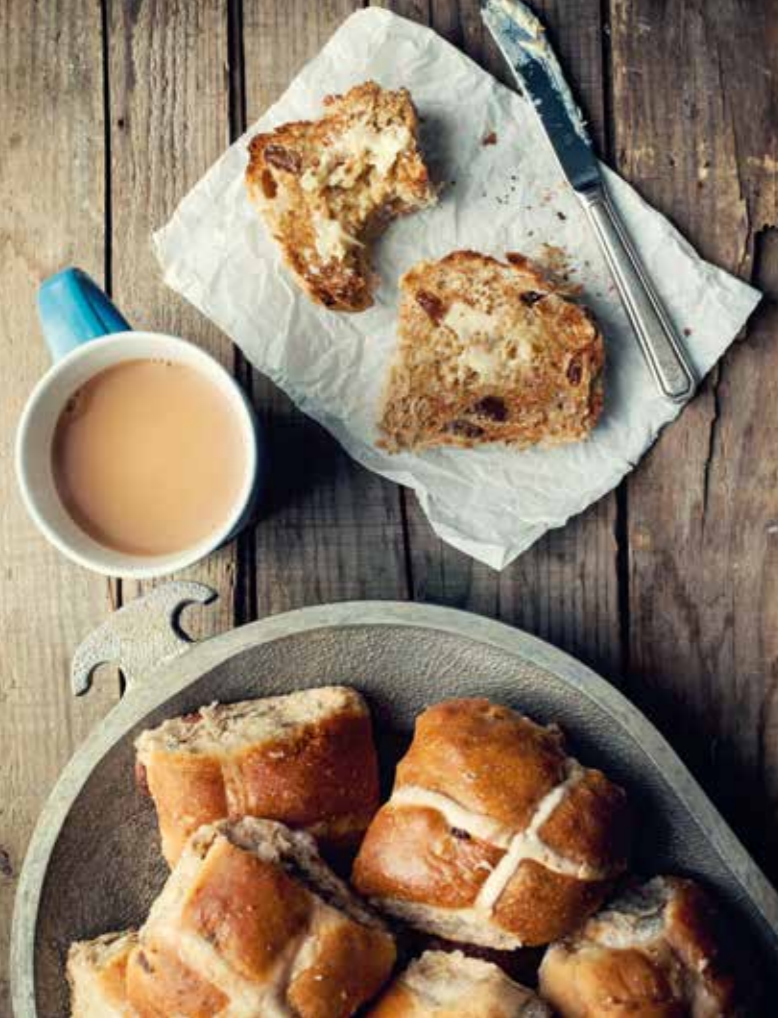
Our homes and green spaces are perfect for wholesome lives from the acres of cycle paths, allotments and playing fields, to simply unwinding in a beautifully-appointed contemporary home and enjoying homemade family suppers complete with home-grown vegetables.



CGIs indicative only

Little minds will flourish at Gagle Brook Primary School which opened in September 2018. The UK's first One Planet School and part of the renowned White Horse Federation, Gagle Brook's focus is on excellence and enjoyment within a purpose-built, future-led learning environment.





VILLAGE LIFE

With an abundance of green space and a friendly community, Elmsbrook is a haven from the hustle-and-bustle of urban life. Here, nestled amidst beautiful open spaces and outstanding local amenities is the future for the busiest of families, where daily life is made easier through smart living and easy connections.



GREEN SPACE

Inspired by our idyllic surrounding countryside, we have dedicated 40% of Elmsbrook to enriching green space. Explore landscaped parks and play-areas, relax on the allotment or in the orchard and enjoy evenings of kickabouts and BBQs in family gardens.



NEIGHBOURHOOD

Elmsbrook's brand-new local centre will be the focal point of this welcoming neighbourhood. This is a place where people make the most of their environment with regular activities for children, as well as special events that are fun for all the family.



SUSTAINABLE LIVING

A true carbon-zero development, our commitment is supported not just by the sustainable enhancements to our homes, but through the electric car charging points on the development and our Brompton bike loan scheme. In addition, the E-Car Club provides the very latest in ultra-low emission cars, providing a viable option to reduce second-car ownership.



FLEXIBLE CONNECTION

Our unique approach to work ensures that whether you're an established business, a start-up or just want to work from home occasionally, you have access to super-fast broadband. Available in the comfort of your own home (subject to contract) or at our custom-designed Eco Business Centre with its superior shared business facilities.

PERFECTLY PLACED

Set deep in the heart of Oxfordshire and surrounded by some of the country's most quintessentially English countryside, Elmsbrook's secluded location still offers outstanding commuter connections: London is under an hour by train and Birmingham a little over, while Oxford is only twenty minutes by car.





Surrounded by the charming villages and undulating hills and valleys of this region, which is renowned for its unspoilt beauty, Elmsbrook offers the very best of country living.

Saddle up and head for one of the national cycle routes and feel the stresses of modern life drift away. Pull on your wellies and go puddle-jumping beneath ancient tree canopies. Spend weekends with friends discovering new favourite views, stopping for a pub lunch in a pretty neighbouring village.

With the opportunity to unwind on one of the seven local golf courses or indulge in some more adventurous pursuits such as sailing or rally-driving, there's always somewhere new to explore.

WELL CONNECTED



Times taken from Bicester North and Bicester Village train stations

Banbury	12 mins
High Wycombe	28 mins
Leamington Spa	30 mins
Oxford	33 mins
London Marylebone	49 mins
Birmingham New St	66 mins

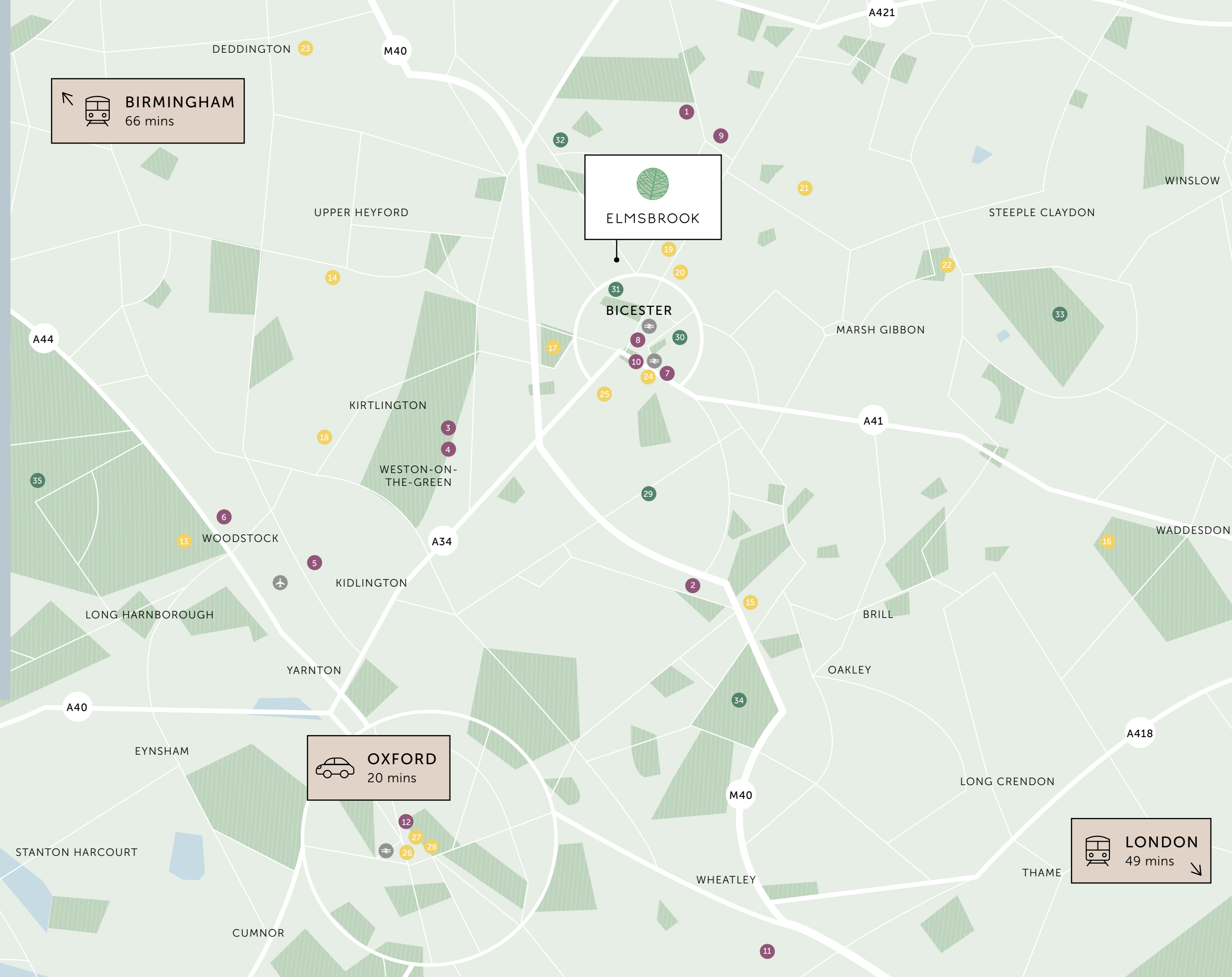


Oxford	20 mins
Banbury	22 mins
High Wycombe	39 mins
Leamington Spa	43 mins
London Marylebone	77 mins
Birmingham New St	80 mins



Bicester North Station	7 mins
Bicester Leisure Centre	9 mins
Bicester Village	10 mins
Weston-on-the-Green	35 mins

Travel times are provided as a guide and may vary. Sourced from Google Maps.



BIRMINGHAM
66 mins

OXFORD
20 mins

LONDON
49 mins

EATING & DRINKING

- THE MUDDY DUCK**
Large-terraced pub and restaurant
🚲 18 mins 🚗 9 mins
- NUT TREE INN**
Family-run Michelin starred restaurant
🚲 45 mins 🚗 18 mins
- BEN JONSON**
Traditional Oxfordshire thatched village pub
🚲 35 mins 🚗 12 mins
- THE MANOR**
900-year-old country house hotel
🚲 34 mins 🚗 11 mins
- THE BLACKHORSE**
Dog friendly, family-run country pub with large beer garden
🚲 55 mins 🚗 16 mins
- HAMPERS FOOD & WINE**
Bijoux café selling quality food and wine
🚲 60 mins 🚗 22 mins
- FARM SHOP**
Fresh and locally grown produce, meat and wine
🚲 18 mins 🚗 7 mins
- PREZZO**
Contemporary Italian restaurant located in Bicester Village
🚲 10 mins 🚗 7 mins
- THE BUTCHERS ARMS**
Pub offering traditional drinks and food
🚲 18 mins 🚗 6 mins

- LE PAIN QUOTIDIEN**
All-day dining at Bicester Village
🚲 12 mins 🚗 6 mins
- BELMOND LE MANOIR AUX QUAT'SAISONS**
Raymond Blanc's two Michelin star restaurant and hotel
🚲 94 mins 🚗 25 mins
- CHERWELL BOATHOUSE**
Acclaimed restaurant set in a stunning riverside location
🚲 69 mins 🚗 26 mins
- BLenheim PALACE**
18th-century Baroque palace set in a beautiful garden
🚲 63 mins 🚗 22 mins
- ROUSHAM HOUSE**
Unspoilt landscaped and walled gardens
🚲 43 mins 🚗 19 mins
- BOARSTALL TOWER**
A 14th-century moated gatehouse
🚲 52 mins 🚗 16 mins
- WADDESdon MANOR**
Magnificent house and grounds in the style of a 19th-century French château
🚲 72 mins 🚗 24 mins
- BICESTER HOTEL, GOLF & SPA**
Located within 134 acres of countryside and gardens with an 18-hole golf course
🚲 16 mins 🚗 6 mins
- KIRTLINGTON GOLF CLUB**
Imaginatively designed and expertly maintained 9- and 18-hole golf course
🚲 41 mins 🚗 6 mins

- U DRIVE CARS**
Supercar and Classic Car driving experiences for a day to remember
🚲 37 mins 🚗 14 mins
- BICESTER HERITAGE**
UK centre of excellence for vintage motoring and aviation in a restored RAF base
🚲 6 mins 🚗 3 mins
- LONDON RALLY SCHOOL**
Offers a superb range of tried and tested rally experiences
🚲 17 mins 🚗 8 mins
- GREAT MOOR SAILING CLUB**
Based on the beautiful Grebe Lake
🚲 47 mins 🚗 17 mins
- DEDDINGTON FARMER'S MARKET**
One of the largest farmer's markets in the country
🚲 54 mins 🚗 17 mins
- BICESTER AVENUE**
Outdoor mall with home and garden shops plus dining
🚲 15 mins 🚗 8 mins
- OXFORD NEW THEATRE**
1800 capacity commercial theatre
🚲 73 mins 🚗 29 mins
- UNIVERSITY MUSEUM OF NATURAL HISTORY**
A museum displaying many of the University of Oxford's natural history specimens
🚲 71 mins 🚗 27 mins

- ASHMOLEAN MUSEUM OF ART AND ARCHAEOLOGY**
The world's first university museum built in 1678
🚲 72 mins 🚗 26 mins

GREEN SPACES

- MERTON WOOD**
Woodland home to deer and hares
🚲 33 mins 🚗 12 mins
- GARTH PARK**
9 acres of parkland and formal gardens
🚲 11 mins 🚗 7 mins
- BURE PARK NATURE RESERVE**
Meadows, ponds and rivers play host to an abundance of wildlife
🚲 5 mins 🚗 2 mins
- STOKE WOOD**
Delightful ancient wood with carpets of bluebells in the spring
🚲 13 mins 🚗 5 mins
- SHEEPHOUSE WOOD**
Large woodland of ancient oak
🚲 64 mins 🚗 23 mins
- BERNWOOD FOREST**
Large woodland with butterfly trail in the summer
🚲 20 mins 🚗 58 mins
- WYCHWOOD NATIONAL NATURE RESERVE**
The largest continuous area of ancient broadleaved woodland
🚲 136 mins 🚗 40 mins



THE NEIGHBOURHOOD



FLTR, Bicester



From left to right:
Ben Jonson, Weston-on-Green
Weston Manor
Bicester Village shopping
The Feathers, Woodstock



A bustling local community, Bicester and its surrounding villages offer the best in easy living. Fill your basket with delicious local produce from nearby quality butchers, bakeries and farmers' markets. Discover independent boutiques, cafés and restaurants, treat yourself at Bicester Village or simply enjoy a real ale at one of the many picturesque local village pubs.



NEARBY ESSENTIALS

LEISURE

- 1 VUE CINEMA
- 2 BICESTER LEISURE CENTRE
- 3 BICESTER LAWN TENNIS CLUB

FITNESS

- 4 EVOLVE HEALTH & FITNESS LTD
- 5 ANYTIME FITNESS

LOCAL SHOPS

- 6 SAINSBURY'S SUPERMARKET
- 7 TESCO'S SUPERMARKET
- 8 MARKS & SPENCER SIMPLY FOOD
- 9 LEWIS' BUTCHERS

10

- NASH'S BAKERY
- 11 CO-OP FOOD
- 12 HOLLAND & BARRETT
- 13 FARM SHOP

14

- BICESTER AVENUE GARDEN CENTRE

15

- BROADRIBB CYCLES

16



- BICESTER VILLAGE

BANKS

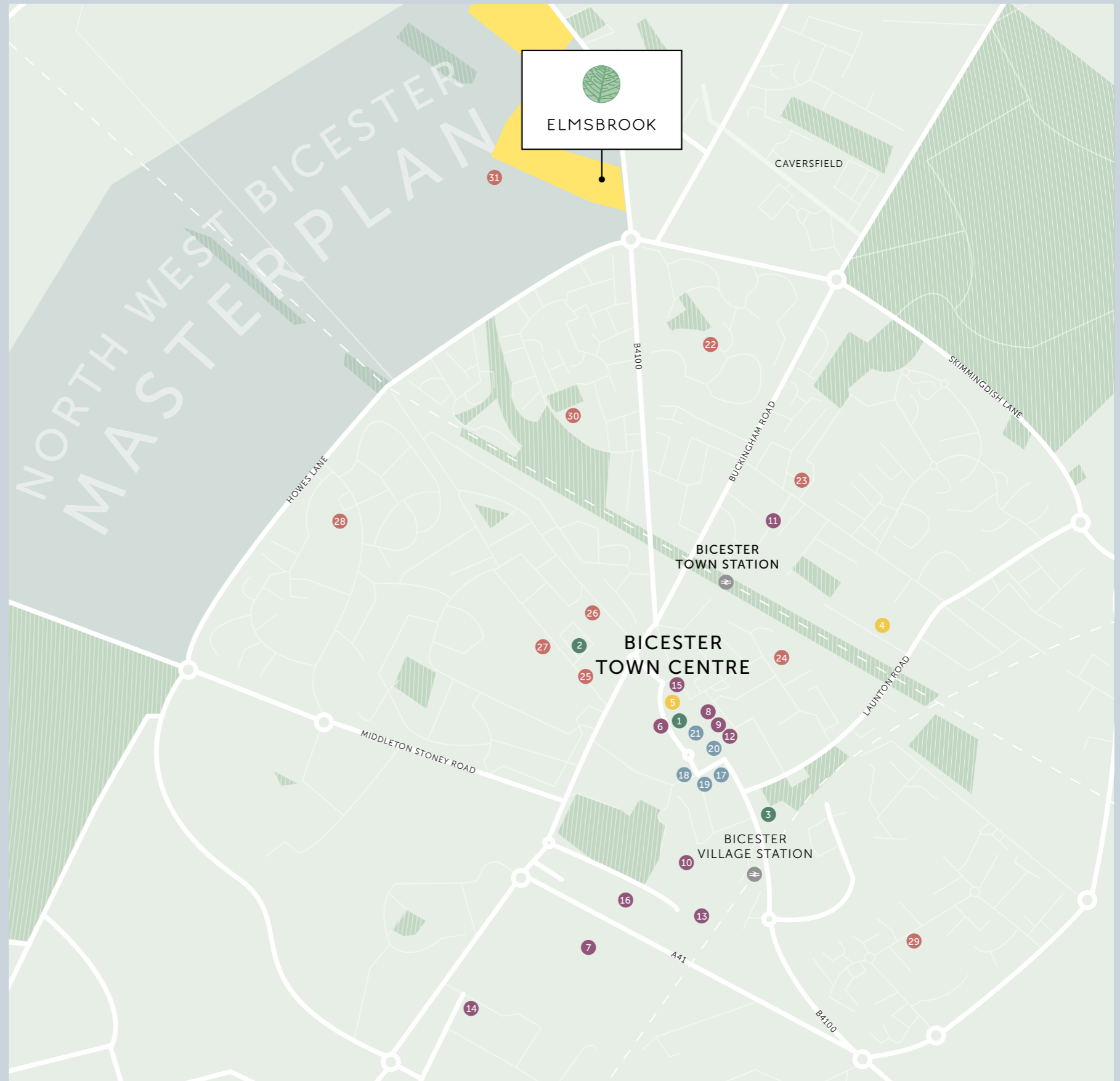
- 17 BARCLAYS
- 18 NATWEST
- 19 NATIONWIDE
- 20 SANTANDER
- 21 HALIFAX

SCHOOLS

- 22 SOUTHWOLD PRIMARY SCHOOL
- 23 THE COOPER SCHOOL
- 24 LONGFIELDS COUNTY PRIMARY SCHOOL
- 25 ST MARY'S RC PRIMARY SCHOOL
- 26 BROOKSIDE PRIMARY SCHOOL
- 27 THE BICESTER SCHOOL
- 28 KINGS MEADOW COUNTY PRIMARY SCHOOL
- 29 LANGFORD VILLAGE SCHOOL
- 30 BURE PARK PRIMARY SCHOOL
- 31 GAGLE BROOK PRIMARY SCHOOL

All locations within:
 15 mins  8 mins

Correct at time of going to press. Sourced from Google Maps.





BEAUTIFULLY CRAFTED HOMES

A home at Elmsbrook is a home that's been crafted to the highest of design and environmental standards, both inside and out. High-specification interiors offer outstanding finishes and cutting-edge sustainability features for ease and efficiency.



SMART HOMES

Quality of design is fundamental at Elmsbrook and our clever integration of advanced eco initiatives deliver outstanding standards in modern living as well as the potential to reduce household bills.



CONNECTED

As well as 100Mb super-fast broadband pre-installed as standard, all homes are fitted with technology to support the Shimmy, an innovative home information system. Downloading the Shimmy app gives residents access to a wealth of community information as well as real time energy use and costs, and a TV/FM/Fibre options master plate in all main living areas.



SUSTAINABLE ENERGY

Built-in innovation delivers exceptional economy with energy efficient appliances fitted as standard. Homes at Elmsbrook are more energy efficient than the average Bicester home. Heating and hot water will come from the district's Heat and Power system, so no more worries about boilers, while each house has rooftop solar panels, collectively generating enough electricity to power 528 typical UK homes.



TRUE ZERO CARBON

Every home has been designed to be zero carbon to minimise waste and improve efficiency by keeping homes naturally cool during the summer and warm during the winter. Triple-glazed windows, highly airtight doors, cavity and roof insulation restricts heat loss, with energy efficient ventilation reutilising any that escapes.



WATER RECYCLING

Rainwater is collected for use around the home. This simple efficiency helps each household to reduce their water consumption.





CGIs indicative only



Offering the perfect space for cosy evenings yet large enough to entertain family and friends, living rooms are fully connected with TV/FM/Fibre options ensuring you never miss your favourite streaming show or update.





Imagery is indicative only.



Every home at Elmsbrook has been designed to the highest of specifications and with the flexibility to grow with you.





Previous specifications may vary, please speak to a member of the sales team for details of the current specifications.

Stylish fitted kitchens have been designed with quality and ease of use in mind to truly make this the heart of your home. All appliances are integrated with quality names such as Bosch, with post-formed worktops and beautiful Amtico flooring.



Bedrooms are well-proportioned, with the master bedroom boasting a fitted wardrobe, while all bathrooms offer white sanitaryware with cutting-edge fittings.



Previous specification shown. Speak to a member of the sales team for details of the current specification.



All Elmsbrook houses enjoy their own garden and very own fruit tree. Designed to meet the needs of the most adventurous gardener, each space offers the perfect opportunity for growing families to enjoy life together throughout the year.



Garden pictured is for show home only and includes features not included in the specification. For details on standard gardens speak to your sales agent.



Imagery is indicative only



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.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend its build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of service and satisfaction.

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.

*NHBC/HBF Customer Satisfaction Survey



1. Oakgrove Village, Milton Keynes-2. Upper Longcross, Surrey

A PARTNERSHIP BETWEEN FABRICA AND CREST NICHOLSON



1. Amber Parkside, Cranleigh 2. Brooklands Park, Ashford

FABRICA

by A2Dominion

FABRICA is part of an award-winning property business dedicated to creating meticulously designed and skilfully produced homes. From striking urban apartments to charming rural houses, our goal is to offer beautifully designed homes that are a real pleasure to live in. Our commitment to sustainability ensures our homes are built in well-considered locations and harmonise with the environment. We prioritise thoughtful design, sustainable living and outstanding customer experiences.

People are at the heart of everything we do, and because we own and manage our properties, we are committed to providing the best possible service to our customers. FABRICA is part of the A2Dominion Group, with over 70 years of experience and an £8.7 billion asset base across nearly 38,000 homes and 68,000 customers in London and southern England, we are one of the UK's largest developers and a G15 member. With an A credit rating, we collaborate with world-class architects and designers to uphold our distinctive approach to house building. We don't just build remarkable homes, we invest all profits into projects that benefit communities and create better ways to live.

Pride in every detail is what we live by.

Imagery is indicative only

CONTACT

01869 691 000
elmsbrook.co.uk

The Marketing Suite
Charlotte Avenue
Bicester | OX27 8TG



A JOINT DEVELOPMENT BY:

FABRICA
by A2Dominion



The information in this document has been prepared solely for the purpose of providing general information about Elmsbrook. Elmsbrook (Crest A2D) LLP and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer-generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications to the overall plans of North West Bicester and Elmsbrook, changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk