

NOBEL PARK

**2 & 3
bedroom homes**

Nestled in picturesque
Nobel Park, Didcot

START EXPLORING

vivus.



Image is indicative only.

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Everything you need to know about who we are and how we operate.

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NOBEL Park

Find your new beautifully designed and expertly finished home.

[FIND OUT MORE >](#)

01.

About vivus

Renting with **vivus** means freedom for you

When you rent with us you'll enjoy reliable property management, peace of mind and a truly hassle-free experience. Unlike private landlords, with us you'll never face the worry of unexpected eviction or last-minute surprises. Just a smooth, secure and straightforward way to rent.





To vivus you're a
neighbour, not a number



24/7 SUPPORT

We'll look after you and your home for a hassle-free experience



PROFESSIONAL MANAGEMENT

Professional and personal renting with you every step of the way



RESIDENTS' APP

Log maintenance, manage your payments and contracts



ZERO DEPOSIT

No unexpected costs or hidden bills, including your deposit



PET FRIENDLY

Our homes are for all the family, even the furry ones



FLEXIBLE TERMS

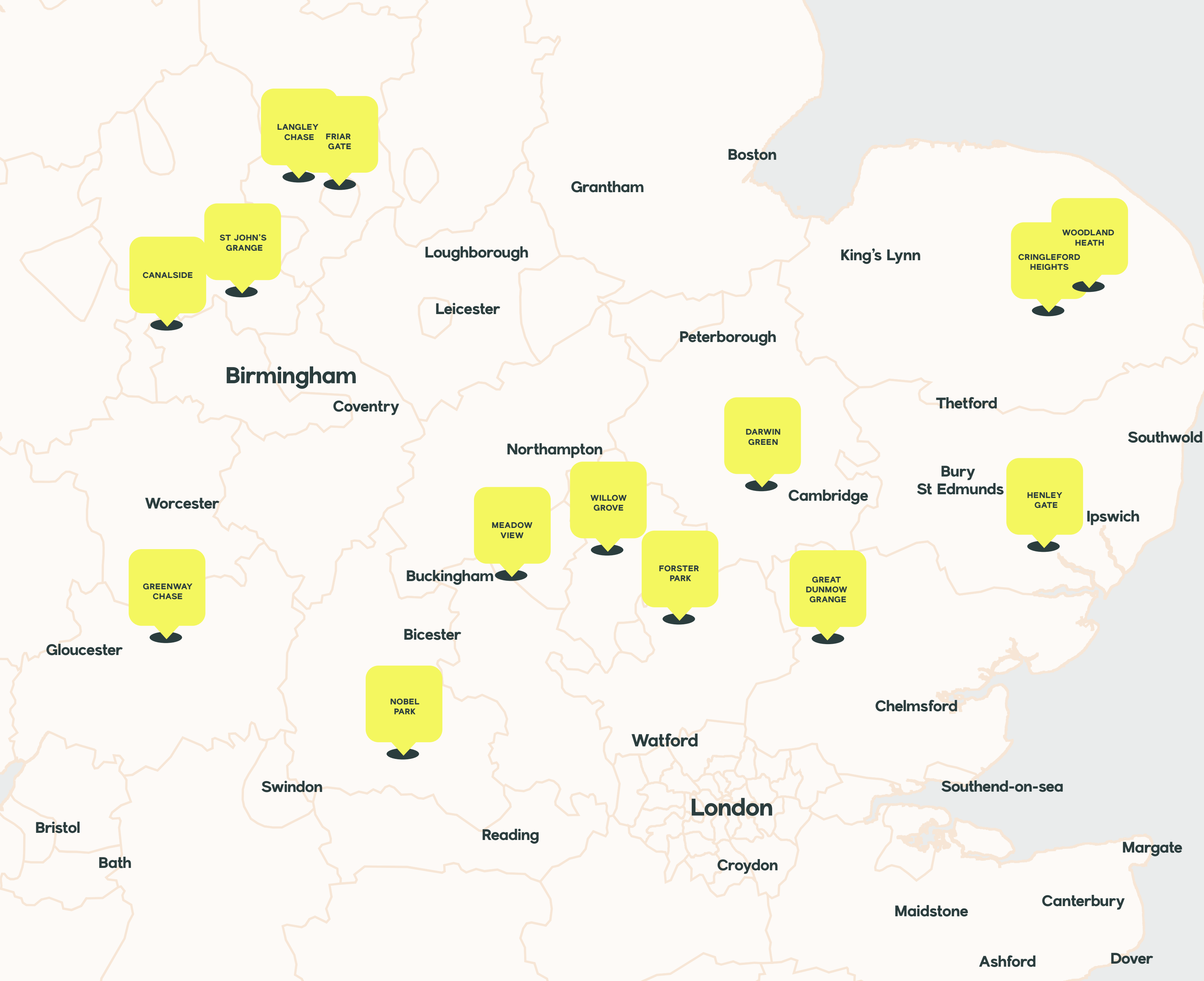
Love your home for as long as you like

What sets us apart

Our 2 and 3 bedroom homes bring comfort, style, and convenience together – all designed to make life run smoother.

Enjoy hassle-free renting with features like our residents' app, zero-deposit scheme, and 24/7 support. With vivus, you get more than just a home – you get peace of mind and the freedom to live your way.

0% deposit – Terms and conditions apply, available on selected plots only. Please speak to a Sales Executive for further details.



Where we're located

Our homes are designed in locations you'll love just as much as us, found in the best places across the UK.

202.

The local area

NOBEL PARK

MENU

Discover Didcot

Didcot brings together the best of both worlds, with great connections to Oxford and London and a strong local community that creates the perfect mix of modern living and local charm.

Once known for its railway roots, it has grown into a vibrant, forward-looking town that's always moving ahead. And here, you can too. Discover your new place to call home.





Building your future in Didcot

Didcot is a charming town with a real sense of belonging, a place where community and connection come naturally. Find yourself surrounded by green spaces, local cafés and cultural spots that bring people together.

Perfectly placed within the Oxford Science Vale, Didcot offers effortless links to work, leisure and life's next chapter. Our homes are found in the best places across the UK, and here, renting feels simpler, safer and more personal, reflecting everything vivus stands for: security, belonging, flexibility and care.



Effortless connections

From Didcot, getting where you need to be is simple. Fast rail links, great road networks and local transport options keep everything within easy reach, from nearby towns to city escapes further afield.



BY ROAD

A4130 Wallingford
10 minutes

A34 Oxford
30 minutes

M4 London
110 minutes



BY BUS

X36 A regular bus service that runs right from Nobel Park taking you to Wantage, Milton Science & Technology Park and Didcot Parkway.

X32 Didcot Parkway 33 minutes
St Aldates 4 minute walk to Oxford High street



BY BIKE

There is a range of cycle paths in and around Nobel Park connecting you to Route 5 of the National Cycle Network. You'll have direct access to Didcot town and Didcot Parkway station to enjoy by bike.



BY TRAIN

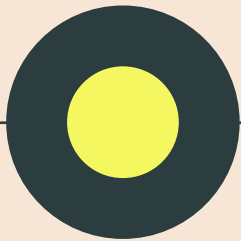
As a major rail hub, Didcot Parkway station provides frequent and reliable services to several key destinations:

OXFORD



A direct, one-stop service takes just 11 minutes, making it easy to access the historic city for shopping and more.

DIDCOT



READING



Regular services to Reading are available with a short journey time of around 12 minutes.

LONDON
PADDINGTON



Direct trains take approximately 37 minutes, offering a quick and convenient route into the capital for business or leisure.

Travel times taken from google.co.uk/maps and are approximate only.

NOBEL PARK

Local amenities

ENTERTAINMENT / LEISURE

01	Franklin Playground	1.1 miles 3 min drive
02	Fitness & Wellbeing Hub	2.1 miles 7 min drive
03	Ladygrove Estate Pond	1.2 miles 3 min drive
04	Willowbrook Leisure Centre	1.8 miles 5 min drive
05	Didcot Town FC Club	1.9 miles 5 min drive
06	Ladygrove Community Centre	1.4 miles 4 min drive
07	Cornerstone Arts Centre	1.8 miles 6 min drive
08	PureGym Didcot	1.6 miles 5 min drive
09	Fleet Meadow Community Hall	1.5 miles 4 min drive
10	Hadden Hill Golf Club	2.1 miles 5 min drive
11	Pendon Museum	2.5 miles 6 min drive

RETAIL / ESSENTIALS

12	The Co-operative Food	1.1 miles 3 min drive
13	ALDI	1.2 miles 3 min drive
14	Sainsbury's	1.7 miles 6 min drive
15	Tesco Superstore	1.4 miles 4 min drive
16	B&M Home Store with Garden Centre	1.5 miles 4 min drive

TRAVEL

17	Didcot Parkway	1.8 miles 4 min drive
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Distances and travel times taken from google.co.uk/maps and are approximate only.





Local Schools

Didcot has a fantastic choice of schools, from primary right through to college. With so many high-quality options nearby, you can feel confident your children will have the best start in life. Here are just a few of the great schools in the area.

PRE-SCHOOL / NURSERY

Lydalls
Nursery School

1.2 miles

Busy Bees
Nursery

1.5 miles

Ladybird
Pre-School

1.8 miles

PRIMARY SCHOOLS

Aureus
Primary School

0.5 miles

Aureus
School

0.6 miles

All Saints Church of
England Primary School

1.3 miles

Didcot
Primary Academy

1.6 miles

Ladygrove Park
Primary School

1.7 miles

SECONDARY SCHOOLS

Didcot Girls'
School

1.4 miles

St Birinus
School

1.5 miles

UTC
Oxfordshire

1.8 miles

HIGHER EDUCATION

Oxford
University

1.9 miles

Oxford
Brookes

12 miles

Cherwell College
Oxford

12 miles

Distances taken from google.co.uk/maps.

03.

NOBEL Park



Image is indicative only.



Specifications

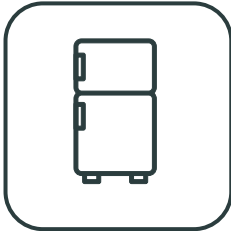
Our homes come ready for you to move straight in – with high-quality finishes, modern appliances and thoughtful details throughout. Everything’s designed for easy living, so you can settle in and make it your own from day one.



ULTRAFAST
BROADBAND



MODERN
KITCHENS



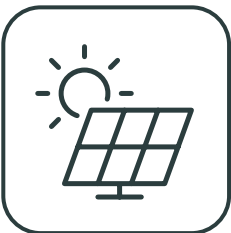
INTEGRATED
WHITE GOODS



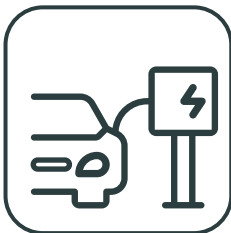
UPGRADED
FINISHES



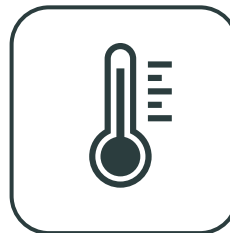
ENERGY
EFFICIENT
HOMES



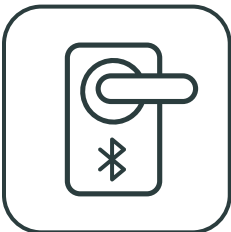
SOLAR
PANELS*



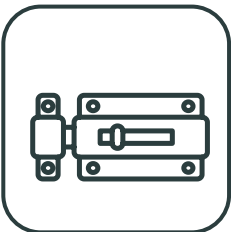
EV CHARGER
ENABLED^



DUAL ZONE
HEATING*



SMART
LOCK



SOFT CLOSE
HINGES



PRIVATE
GARDENS



*Specification varies per house type and plot. ^EV wiring available for charger to be installed. Not financially covered by Allsop Lettings Management. Please contact us for further details.

Images are indicative only.







NOBEL PARK

MENU



2 bedroom homes

- RUGBY**
Plots: 460-463, 542, 543, 545, 546, 564, 565, 579-581 & 608-610
- LANGLEY**
Plots: 479-484, 489, 490, 493, 494 & 516-521
- WADDESDON**
Plot: 607
- MARYLAND A**
Plots: 464-472
- MARYLAND B**
Plots: 523-528

Key

- BS Bin Store
- CS Cycle Store
- SuDS Sustainable Urban Drainage Systems
- SS Sub Station
- V Visitor Parking
- Bin Collection Point
- Bike Stand

3 bedroom homes

- ASHFORD**
Plots: 485 & 486
- CHADWELL**
Plots: 495, 497 & 586
- DRAYTON**
Plots: 487, 491, 496, 583-585, 587 & 590-592
- FARRINGDON**
Plots: 488, 492 & 522
- KINGHAM**
Plots: 478, 534, 536, 544, 566, 611, 613, 620, 624 & 626
- LINGFIELD**
Plots: 473, 474 & 567-576
- PANGBOURNE**
Plots: 475, 476, 535, 537-541, 563, 577, 578 & 589
- WYCOMBE**
Plots: 477, 547-551, 582, 612, 619 & 625

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.





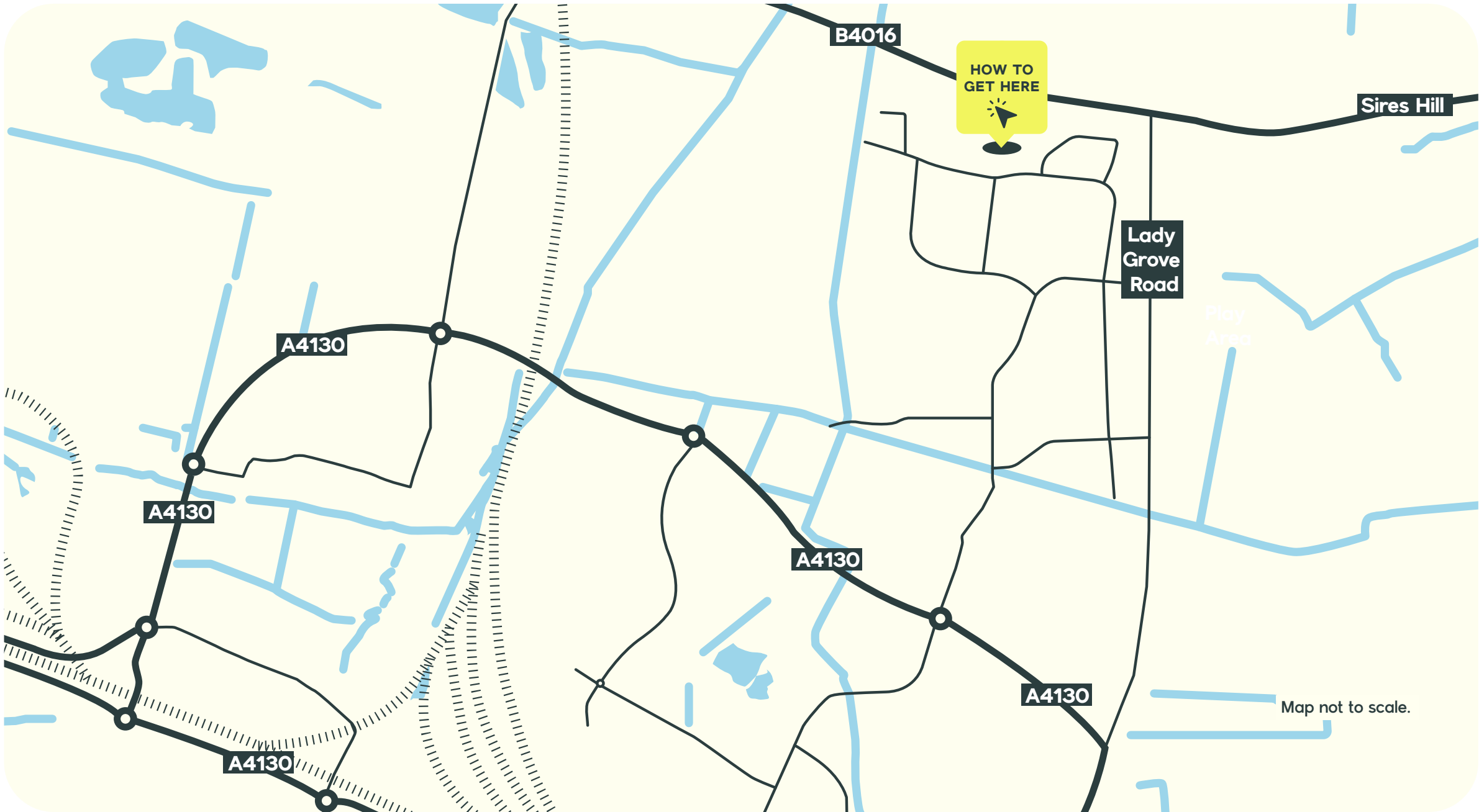
Your route home

FROM THE NORTH

Join the M40, following signs toward Oxford. Continue on the M40 and head towards the A34 junction. Take the A34 exit for Didcot and Newbury, and after about 10 miles, pass a few roundabouts while staying on the A34. Exit at the A4130 toward Didcot and continue for several miles, passing the outskirts of Didcot. As you approach the town, turn right onto Sires Hill, and then take the left onto Ladygrove Road. Follow this road to your new home.

FROM THE SOUTH

Join the M4, following signs toward Reading. Continue on the M4 and take the exit onto the A34 northbound, heading toward Didcot and Oxford. Stay on the A34 for about 15–20 miles, then exit at the A4130 toward Didcot and continue for several miles, passing the outskirts of Didcot. As you approach the town, turn right onto Sires Hill, and then take the left onto Ladygrove Road. Follow this road to your new home.





Maryland A

2 bedroom apartment

Plots 464-472

KEY

- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space



ALL FLOORS

KITCHEN
4.16m x 3.07m | 13'8" x 10'1"

LOUNGE/DINING
4.99m x 3.29m | 16'4" x 10'10"

BEDROOM 1
4.43m x 2.88m | 14'7" x 9'5"

EN SUITE
2.09m x 1.43m | 6'10" x 4'8"

BEDROOM 2
4.43m x 2.70m | 14'7" x 8'10"

BATHROOM
2.09m x 1.43m | 6'10" x 4'8"

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Maryland B

2 bedroom apartment

Plots 523–528

KEY

- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space



ALL FLOORS

KITCHEN
4.16m x 3.07m | 13'8" x 10'1"

LOUNGE/DINING
4.99m x 3.29m | 16'4" x 10'10"

BEDROOM 1
4.43m x 2.88m | 14'7" x 9'5"

EN SUITE
2.20m x 1.93m | 7'3" x 6'4"

BEDROOM 2
4.43m x 2.70m | 14'7" x 8'10"

BATHROOM
2.09m x 1.43m | 6'10" x 4'8"

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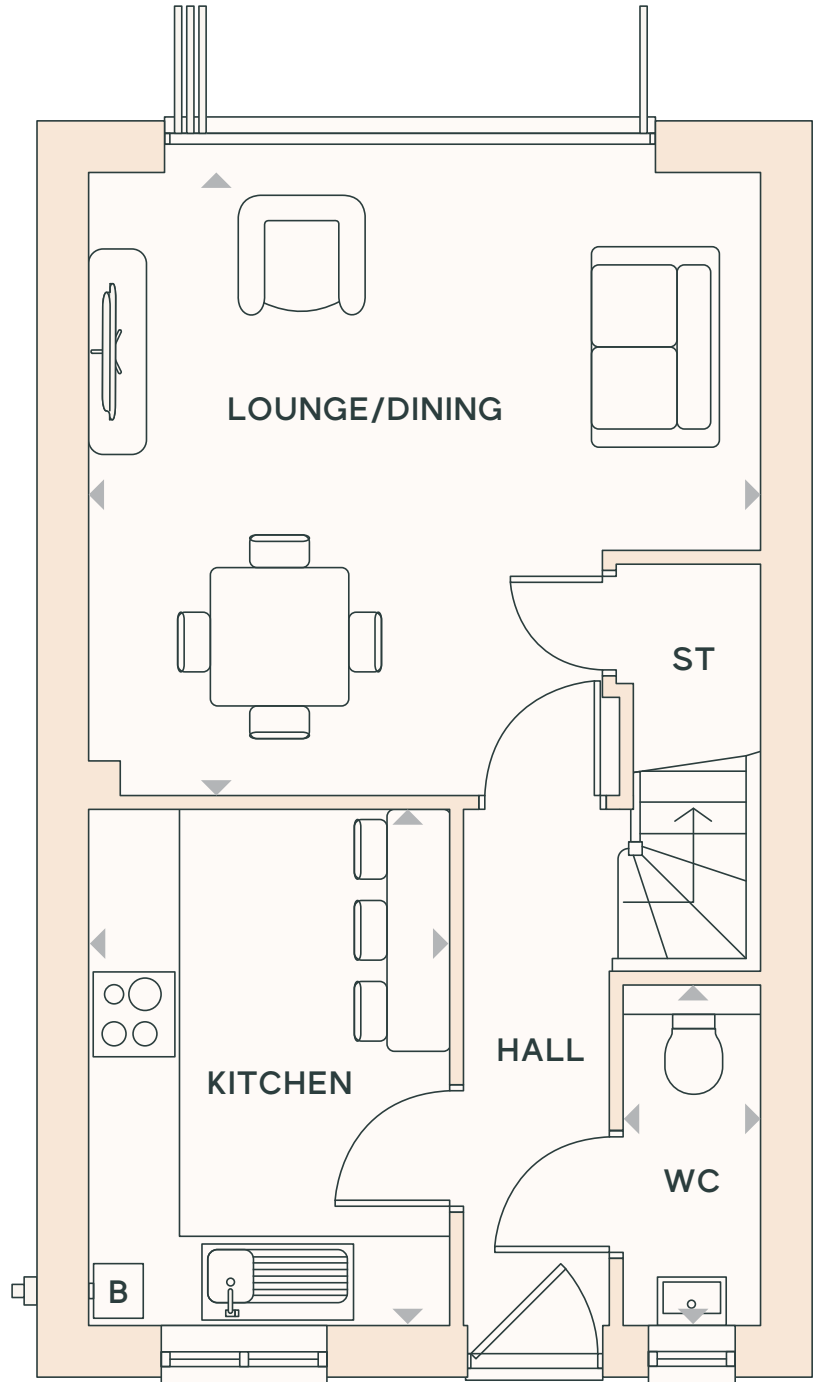
Langley

2 bedroom home

Plots 479–484, 489, 490, 493, 494 & 516–521

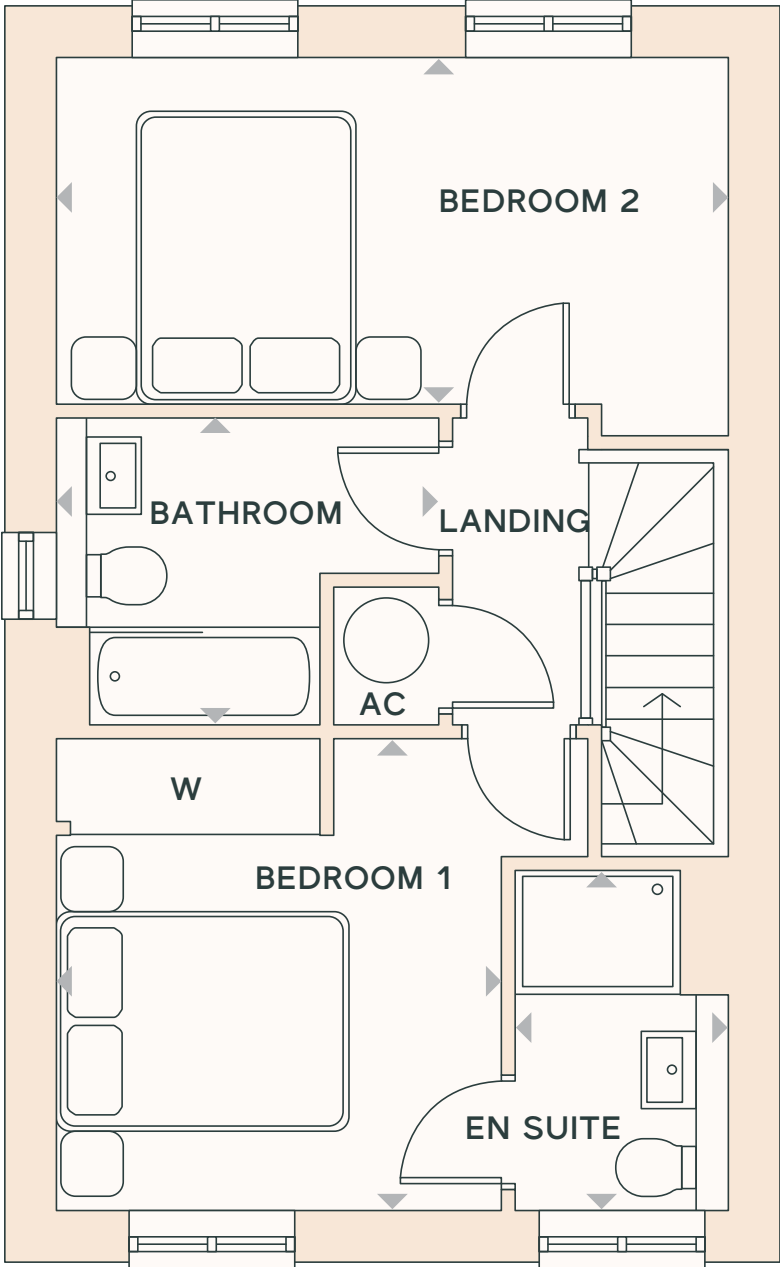
KEY

- AC Airing Cupboard
- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN
3.80m x 2.65m | 12'6" x 8'8"
- LOUNGE/DINING
4.91m x 4.56m | 16'1" x 14'11"
- WC
2.52m x 1.03m | 8'3" x 3'5"



FIRST FLOOR

- BEDROOM 1
3.48m x 3.27m | 11'5" x 10'9"
- EN SUITE
2.52m x 1.58m | 8'3" x 5'2"
- BEDROOM 2
4.91m x 2.57m | 16'1" x 8'5"
- BATHROOM
2.82m x 2.25m | 9'3" x 7'5"

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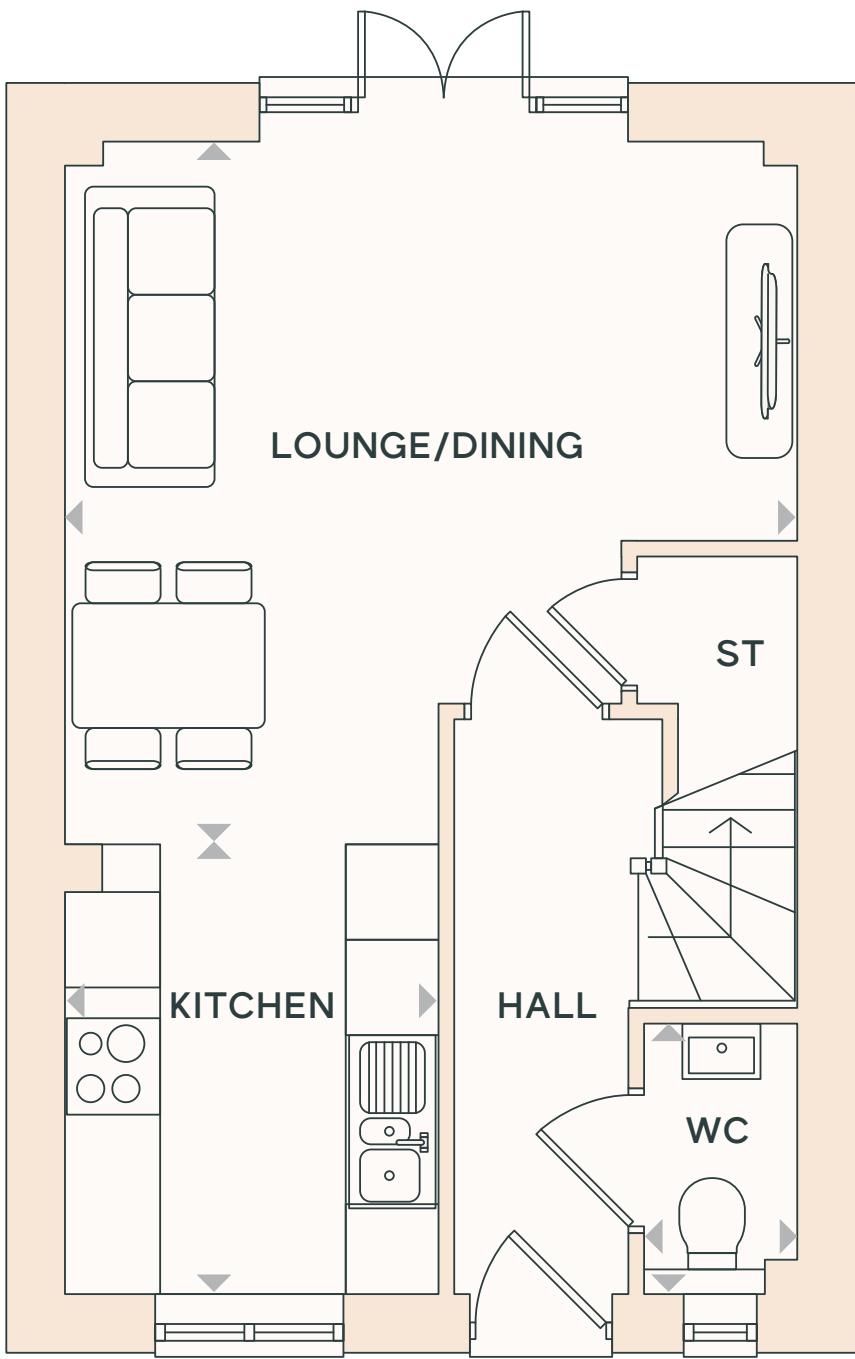
Rugby

2 bedroom home

Plots 460–463, 542–546, 564, 565, 579–581 & 608–610

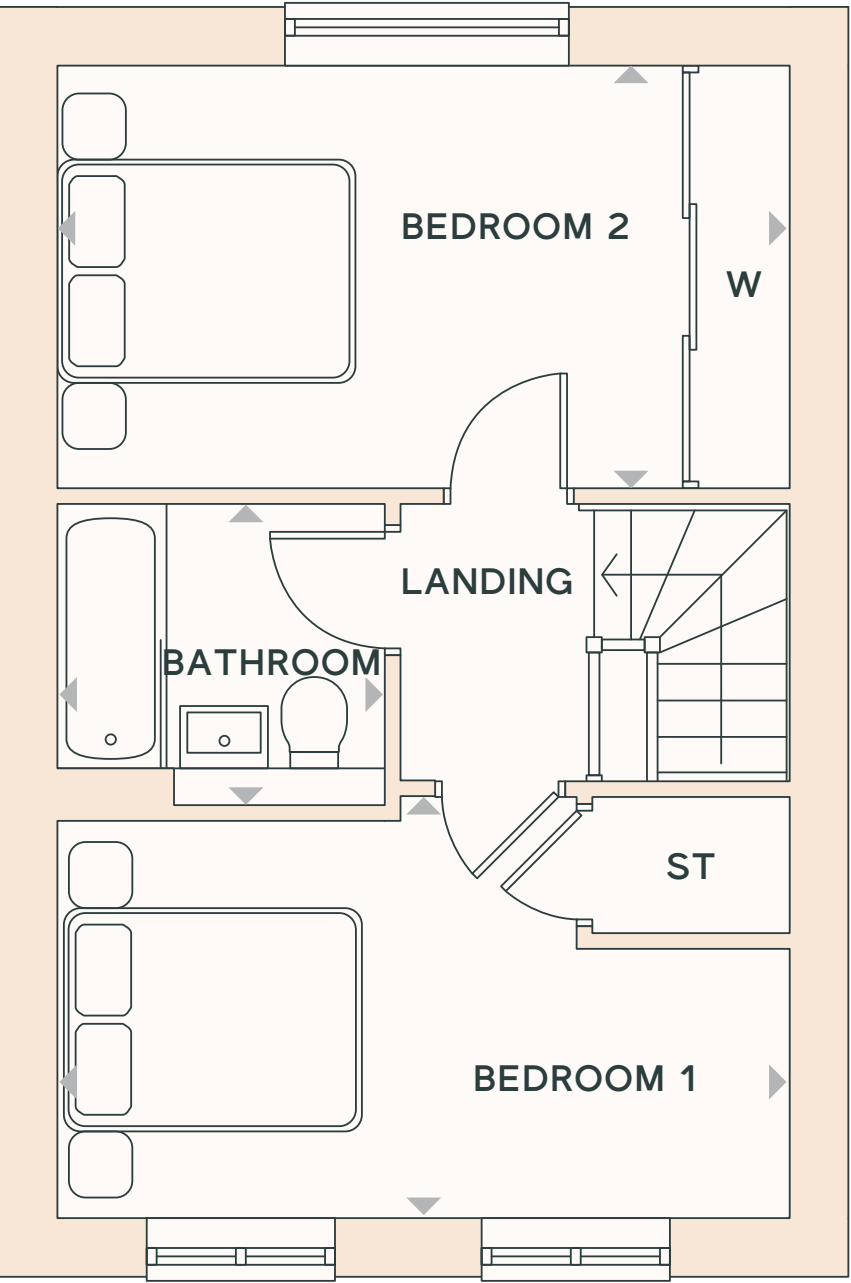
KEY

- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN
3.78m x 2.37m | 12'5" x 7'9"
- LOUNGE/DINING
4.75m x 3.61m | 15'7" x 11'10"
- WC
1.85m x 1.00m | 6'1" x 3'3"



FIRST FLOOR

- BEDROOM 1
4.75m x 2.61m | 15'7" x 8'7"
- BEDROOM 2
4.75m x 2.61m | 15'7" x 8'7"
- BATHROOM
2.18m x 1.97m | 7'2" x 6'5"

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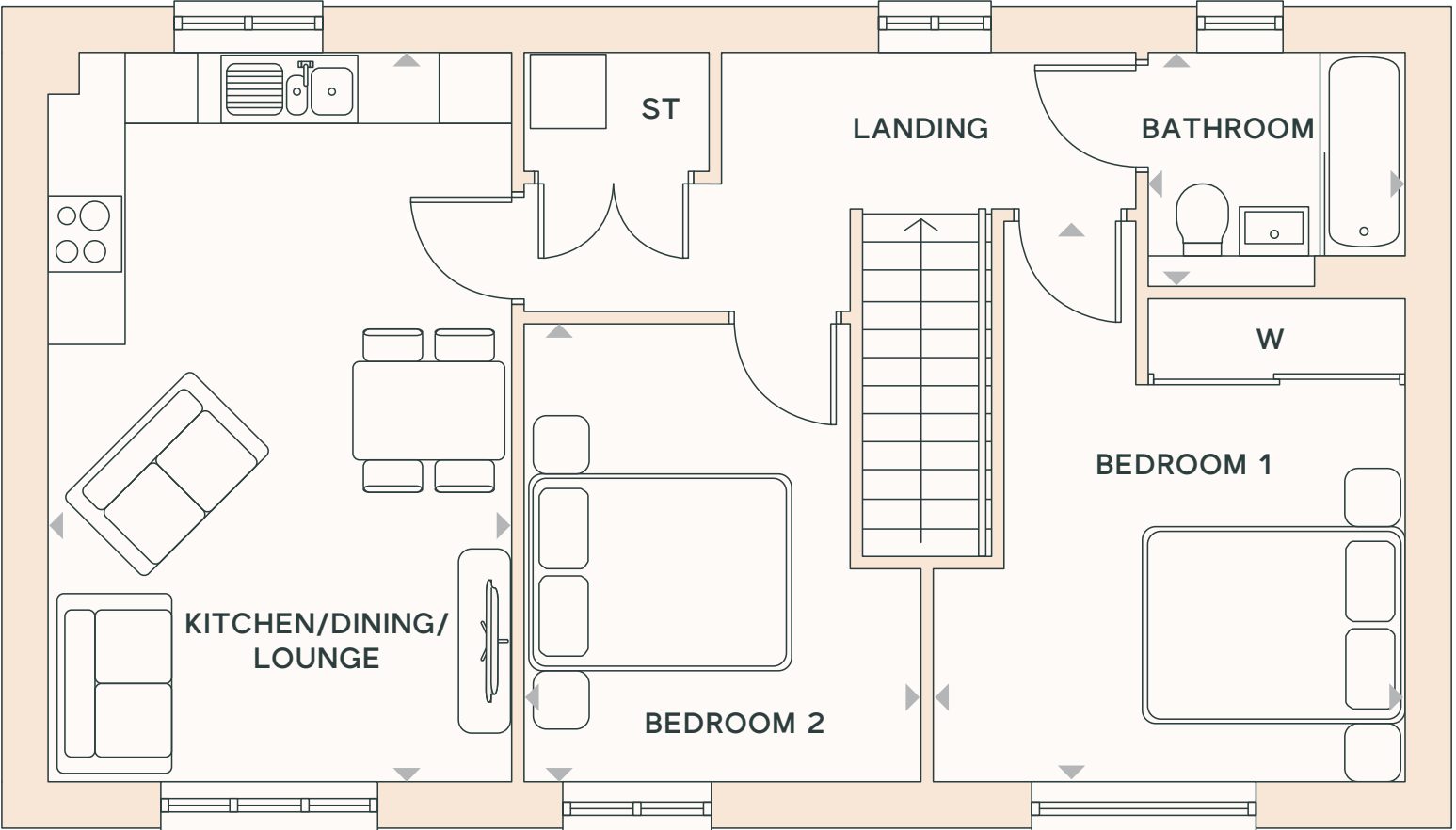
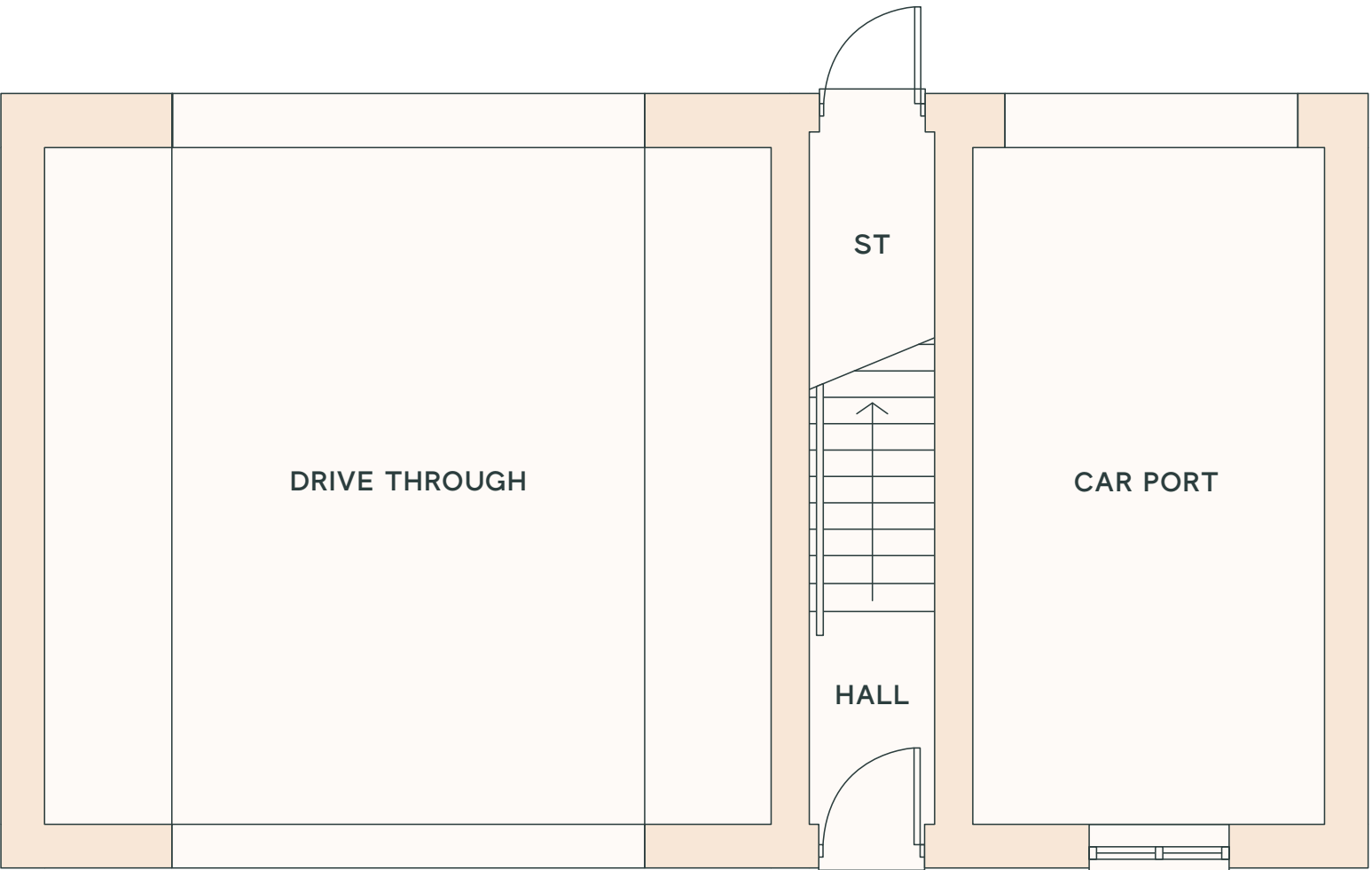
Waddesdon

2 bedroom home

Plot 607

KEY

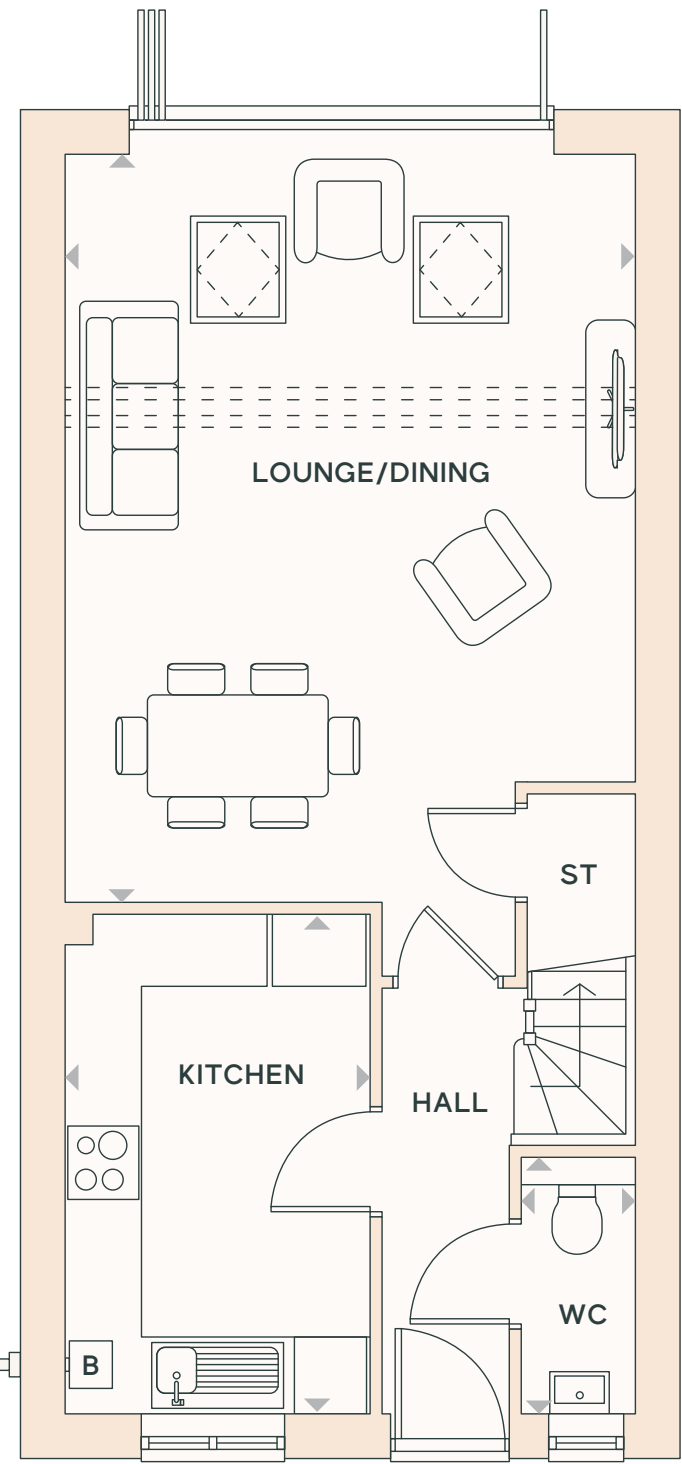
- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



FIRST FLOOR

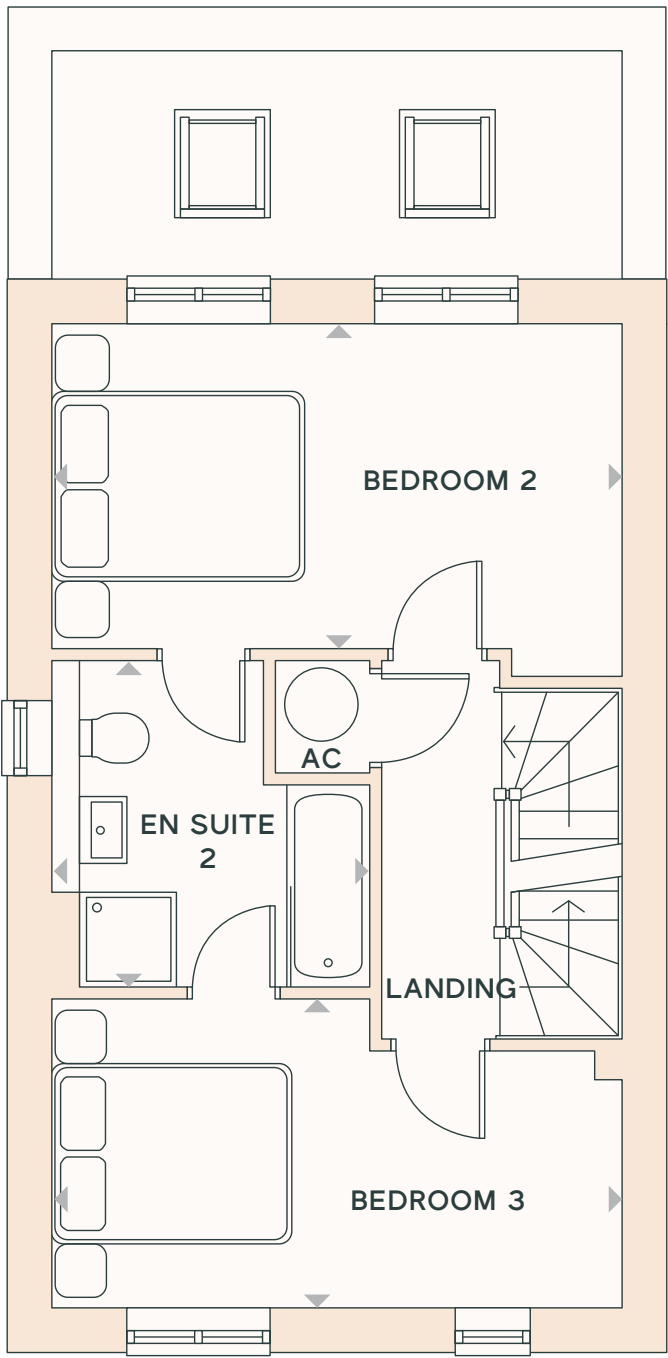
- KITCHEN**
3.77m x 3.48m | 12'4" x 11'5"
- LOUNGE/DINING**
3.77m x 2.45m | 12'4" x 8'0"
- BEDROOM 1**
3.99m x 3.25m | 13'1" x 10'8"
- BEDROOM 2**
3.73m x 2.69m | 12'3" x 8'10"
- BATHROOM**
2.10m x 1.91m | 6'11" x 6'3"

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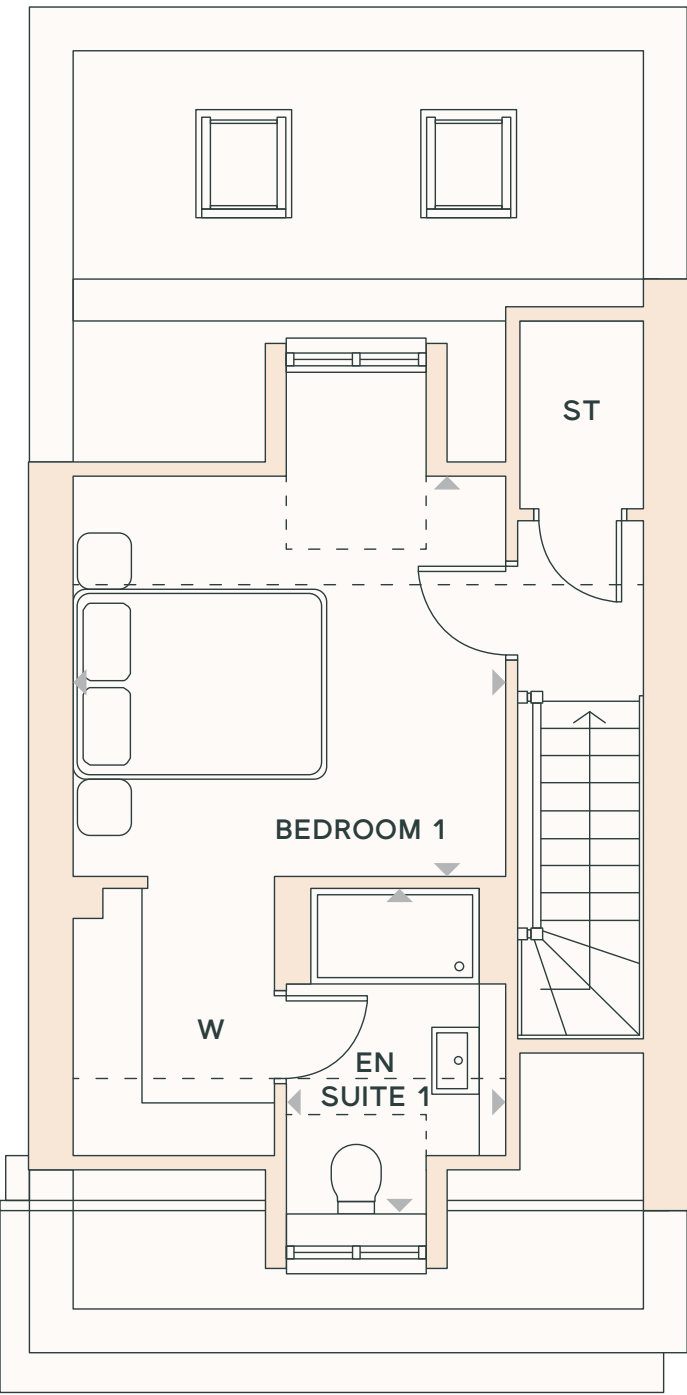
GROUND FLOOR

- KITCHEN**
4.25m x 2.62m | 13'11" x 8'7"
- LOUNGE/DINING**
6.29m x 4.86m | 20'8" x 15'11"
- WC**
2.20m x 1.01m | 7'3" x 3'4"



FIRST FLOOR

- BEDROOM 2**
4.86m x 2.78m | 15'7" x 8'7"
- BEDROOM 3**
4.86m x 2.64m | 15'11" x 8'8"
- EN SUITE 2**
2.77m x 2.74m | 9'1" x 8'12"



SECOND FLOOR

- BEDROOM 1**
3.66m x 3.39m | 12'0" x 11'1"
- EN SUITE 1**
3.16m x 1.84m | 10'4" x 6'1"

Ashford

3 bedroom home

Plots 485 & 486

KEY

- AC Airing Cupboard
- B Boiler
- ◀▶ Dimension location
- Restricted headroom
- ◻ Rooflight
- ST Store
- W Wardrobe space
- WC Cloakroom

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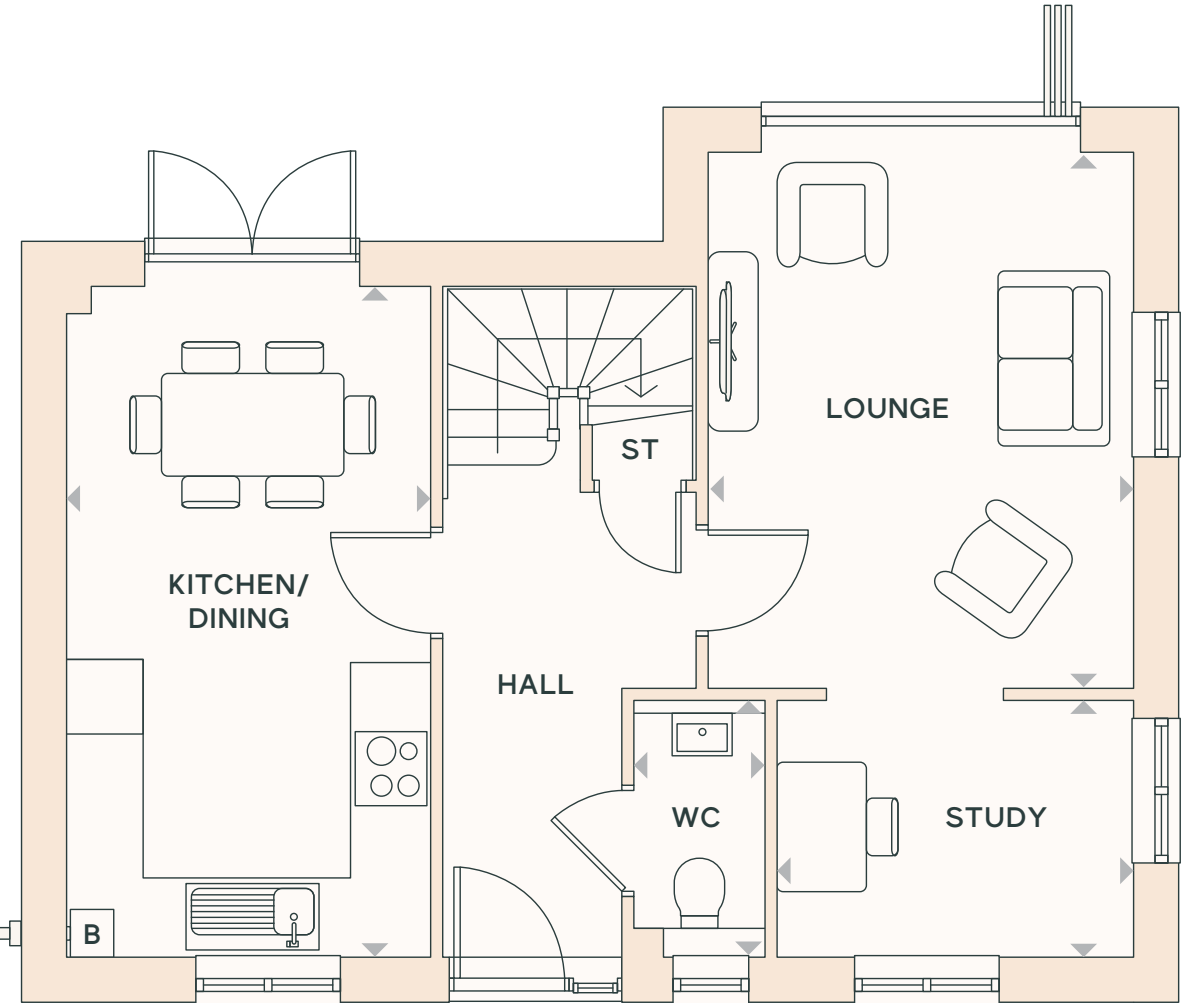
Chadwell

3 bedroom home

Plots 495, 497 & 586

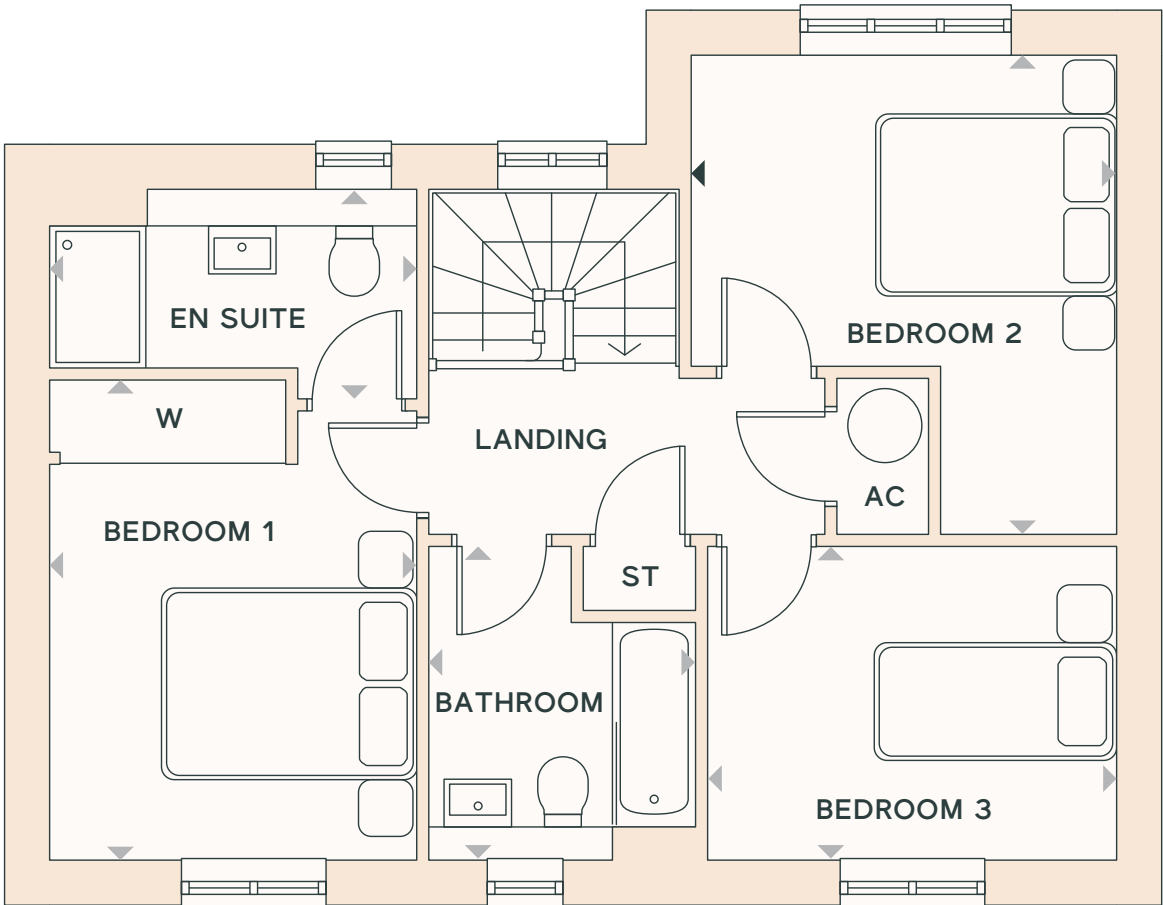
KEY

- AC Airing Cupboard
- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN/DINING**
5.63m x 3.09m | 18'6" x 10'1"
- LOUNGE**
4.51m x 3.58m | 14'10" x 11'9"
- STUDY**
3.00m x 2.15m | 9'10" x 7'1"
- WC**
2.15m x 1.10 m | 7'1" x 3'8"



FIRST FLOOR

- BEDROOM 1**
4.00m x 3.11m | 13'1" x 10'3"
- EN SUITE**
3.11m x 1.55m | 10'3" x 5'1"
- BEDROOM 2**
4.02m x 3.58m | 13'2" x 11'9"
- BEDROOM 3**
3.48m x 2.67m | 11'5" x 8'9"
- BATHROOM**
2.67m x 2.22m | 8'9" x 7'3"

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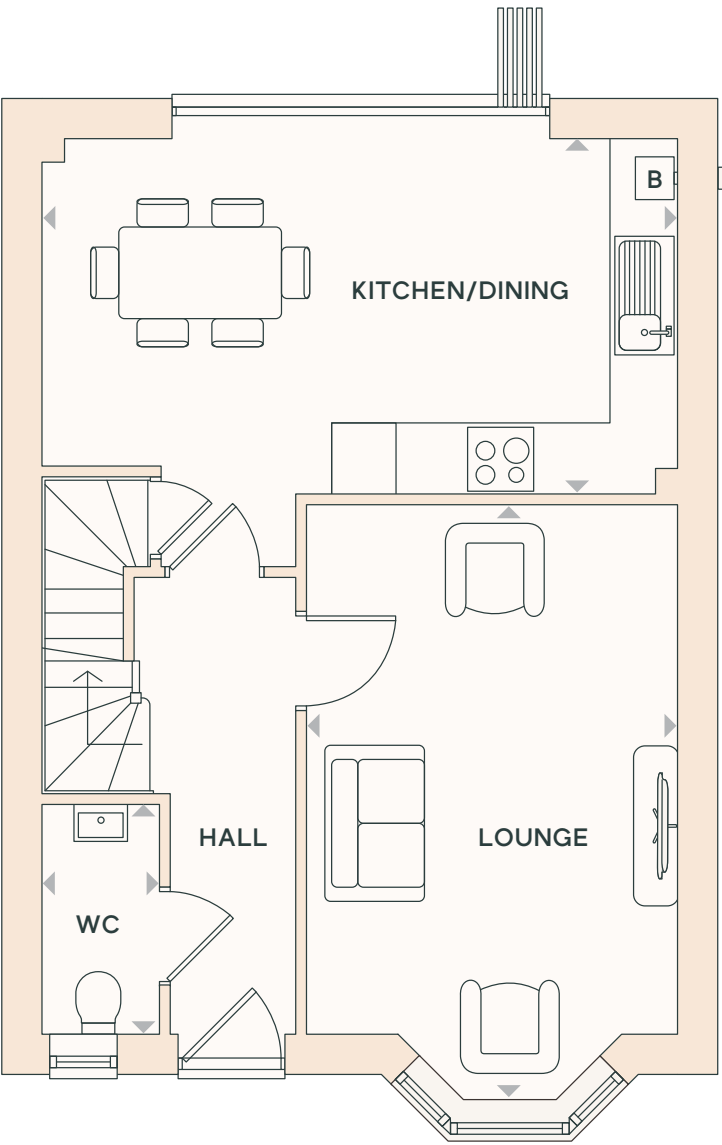
Drayton

3 bedroom home

Plots 487, 491, 496, 583, 584, 585, 587 & 590–592

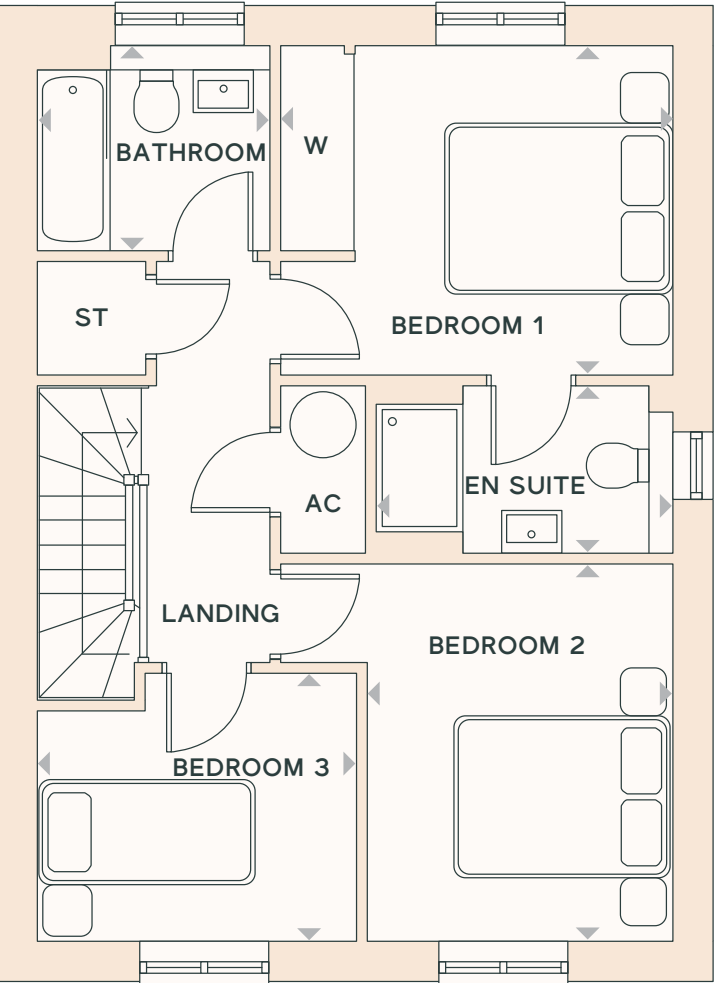
KEY

- AC Airing Cupboard
- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN/DINING**
6.02m x 3.38m | 19'9" x 11'1"
- LOUNGE**
4.67m x 3.50m | 15'4" x 11'6"
- WC**
2.17m x 1.15m | 7'1" x 3'9"



FIRST FLOOR

- BEDROOM 1**
3.71m x 3.14m | 12'2" x 10'4"
- EN SUITE**
2.78m x 1.55m | 9'1" x 5'1"
- BEDROOM 2**
3.57m x 2.78m | 11'8" x 9'1"
- BEDROOM 3**
3.17m x 2.55m | 10'5" x 8'5"
- BATHROOM**
2.24m x 1.97m | 7'4" x 6'5"

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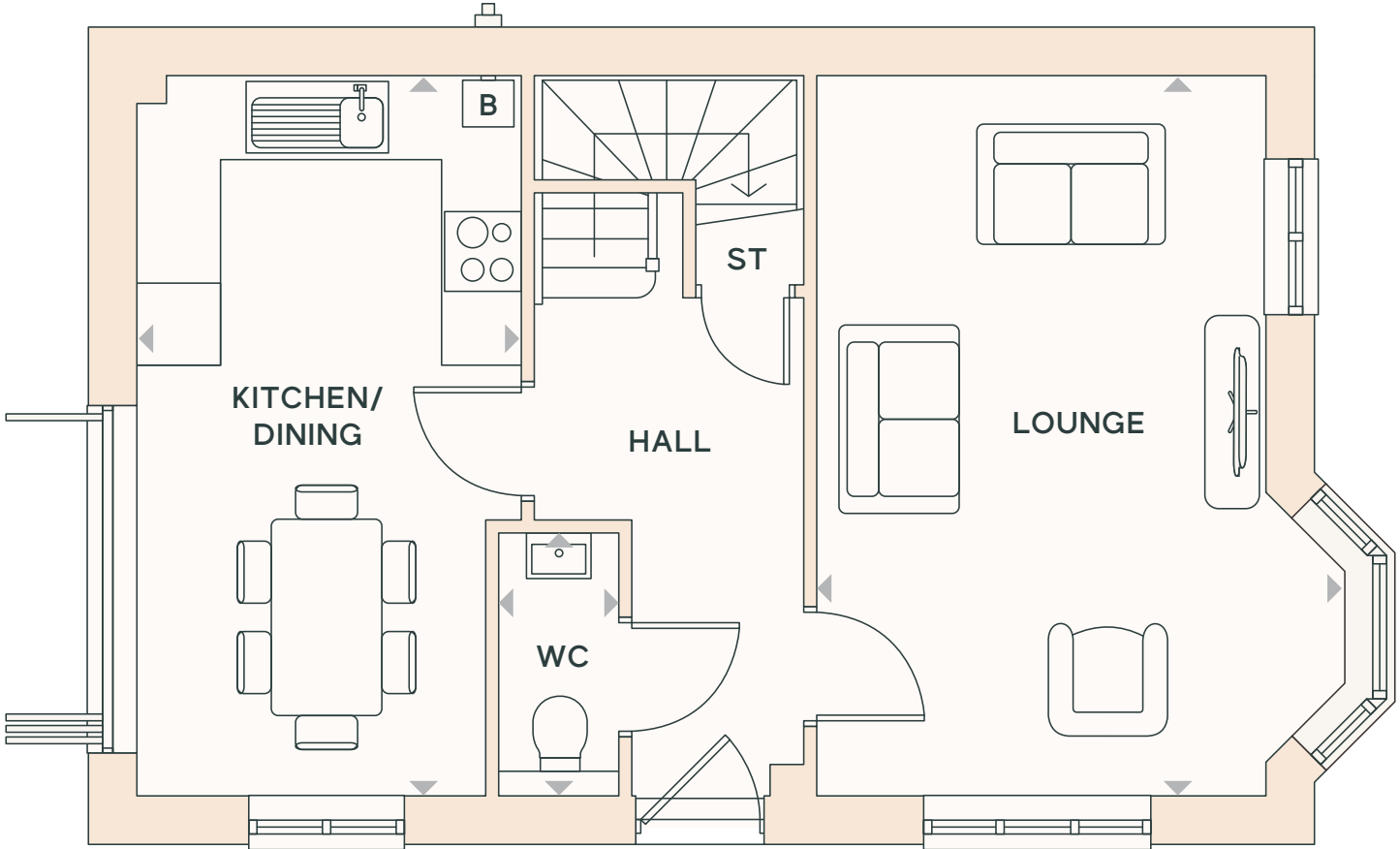
Farringdon

3 bedroom home

Plots 488, 492 & 522

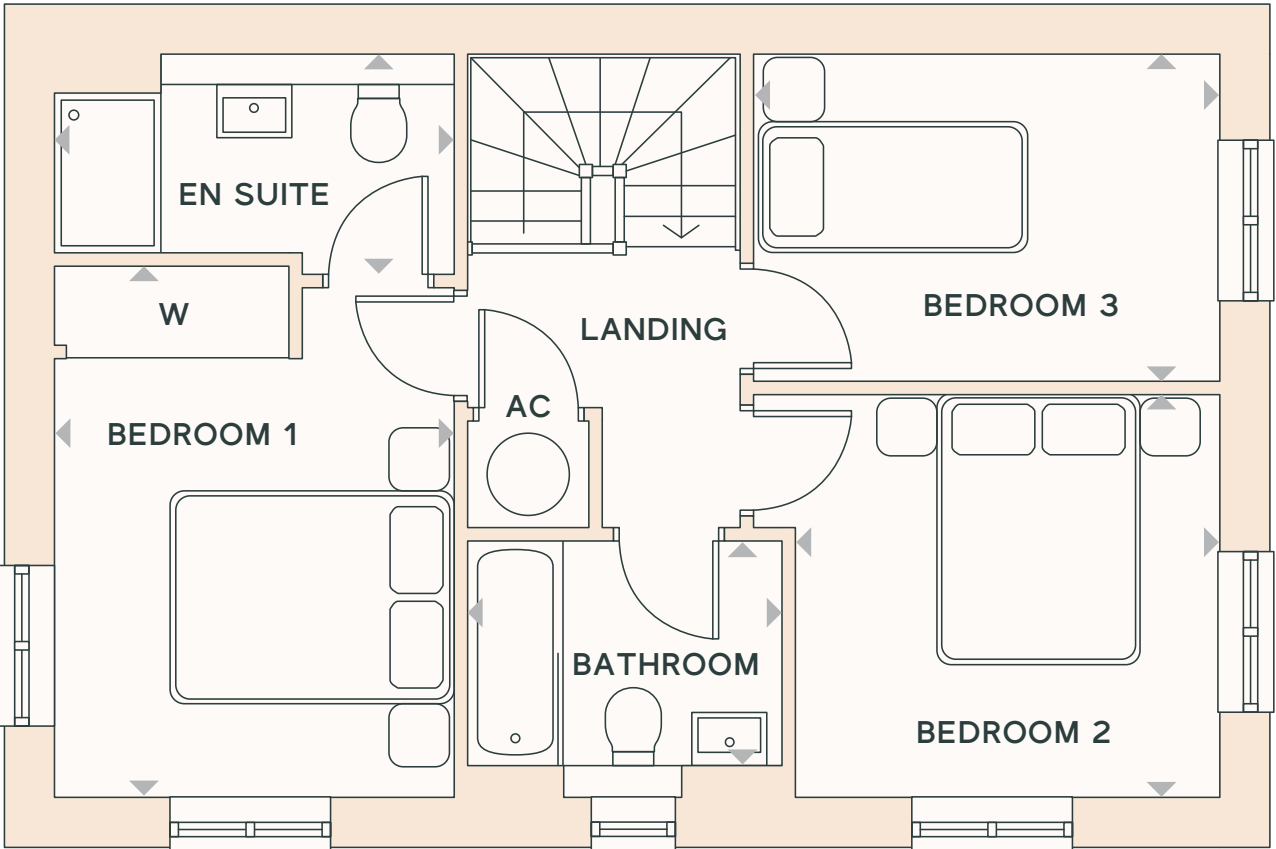
KEY

- AC Airing Cupboard
- B Boiler
- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN/DINING**
5.63m x 3.01m | 18'6" x 9'11"
- LOUNGE**
5.63m x 3.49m | 18'6" x 11'4"
- WC**
2.06m x 0.97m | 6'9" x 3'2"



FIRST FLOOR

- BEDROOM 1**
4.02m x 3.05m | 13'2" x 10'0"
- EN SUITE**
3.05m x 1.54m | 10'0" x 5'1"
- BEDROOM 2**
3.22m x 3.06m | 10'7" x 10'1"
- BEDROOM 3**
3.54m x 2.50m | 11'7" x 8'2"
- BATHROOM**
2.38m x 1.97m | 7'10" x 6'5"

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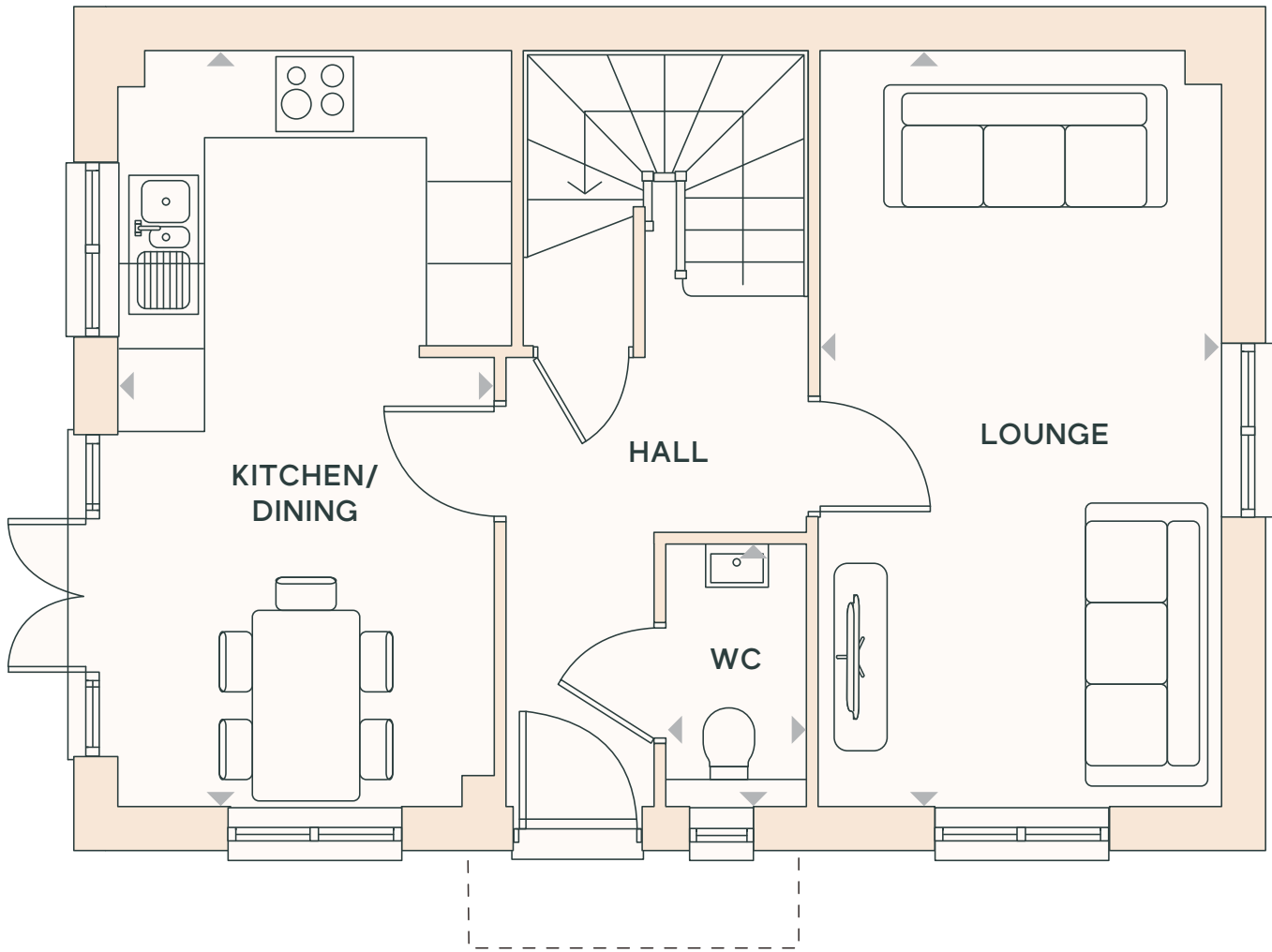
Kingham

3 bedroom home

Plots 478, 534, 536, 544, 566, 611, 613, 620, 624 & 626

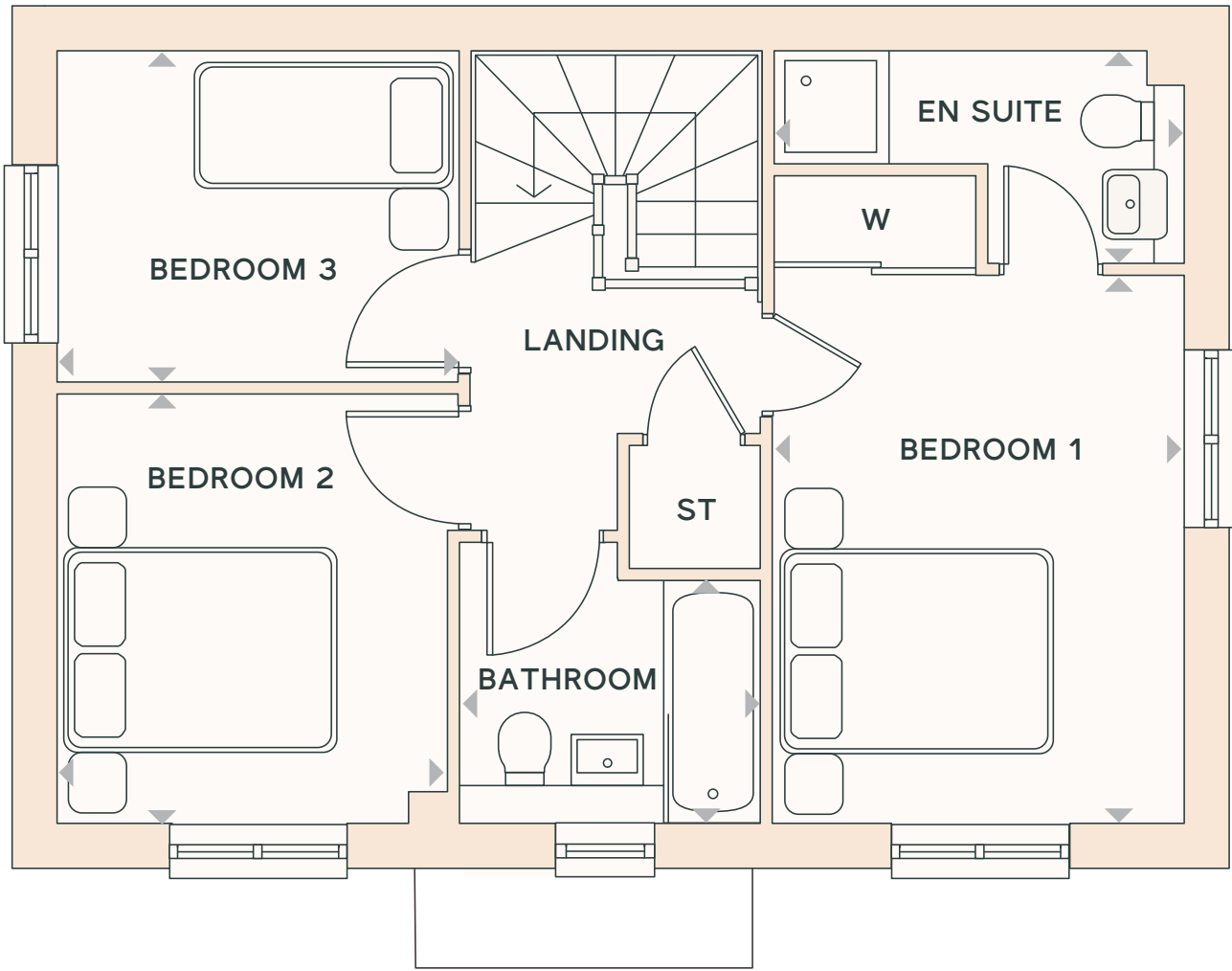
KEY

- ◀▶ Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN
2.80m x 2.63m | 9'2" x 8'8"
- DINING
2.73m x 2.69m | 8'11" x 8'10"
- LOUNGE
5.36m x 2.69m | 17'7" x 8'10"
- WC
1.89m x 0.97m | 6'2" x 3'2"



FIRST FLOOR

- BEDROOM 1
3.68m x 2.86m | 12'1" x 9'4"
- EN SUITE
1.58m x 1.48m | 5'2" x 4'10"
- BEDROOM 2
2.80m x 2.65m | 9'2" x 8'8"
- BEDROOM 3
2.85m x 2.46m | 9'4" x 8'1"
- BATHROOM
2.24m x 1.70m | 7'4" x 5'7"

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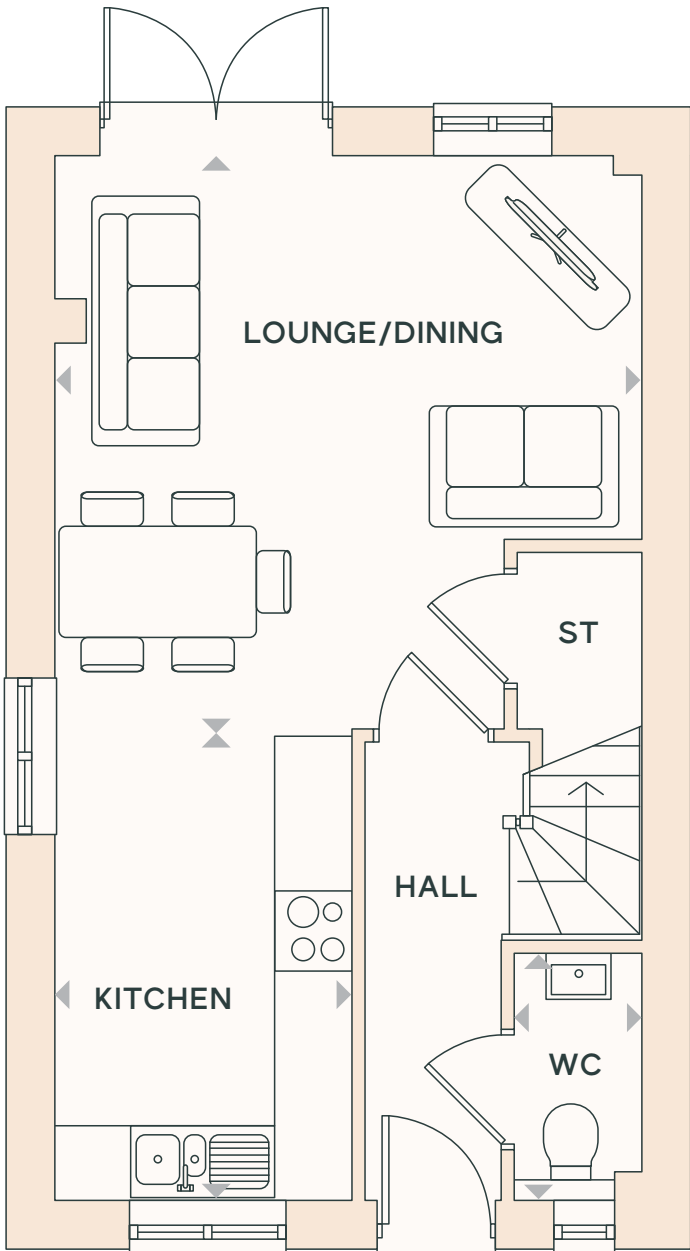
Lingfield

3 bedroom home

Plots 473, 474 & 567-576

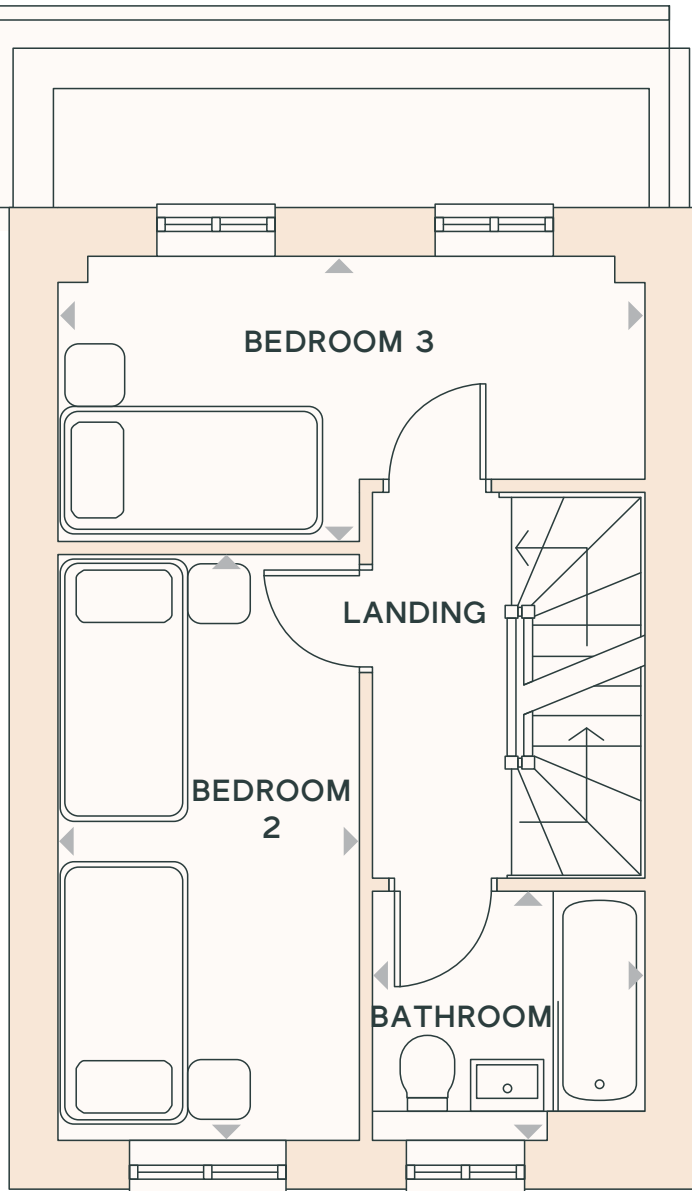
KEY

- ◄► Dimension location
- Restricted headroom
- ST Store
- W Wardrobe space
- WC Cloakroom



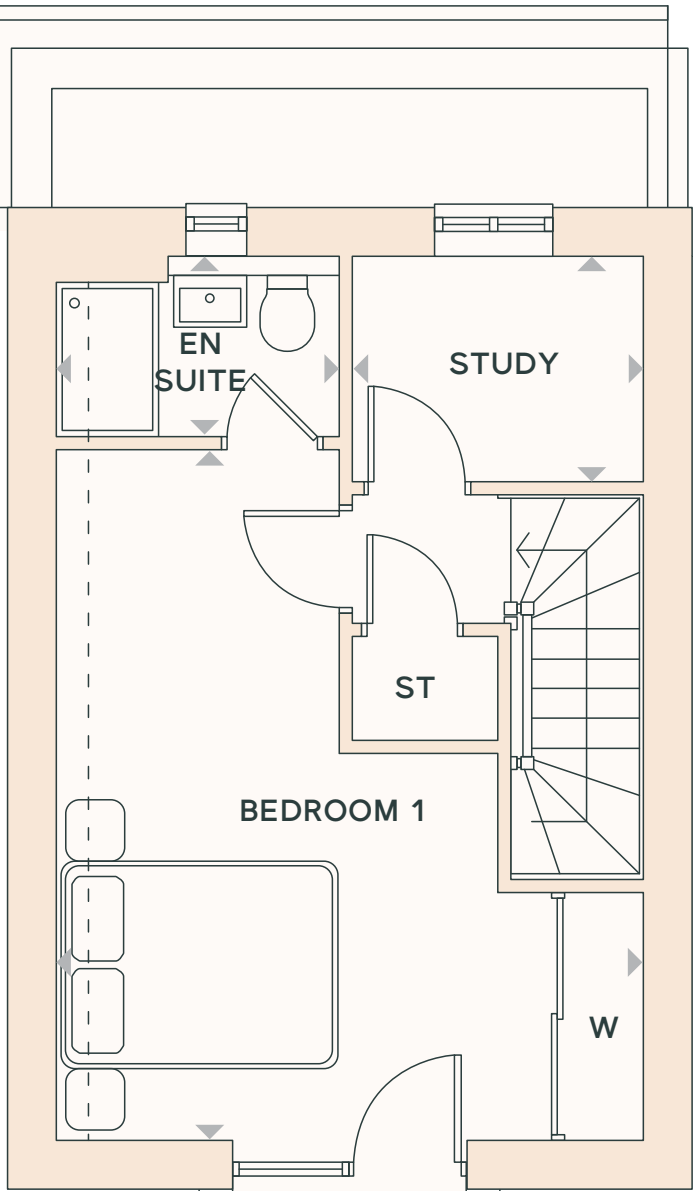
GROUND FLOOR

- KITCHEN**
3.93m x 2.33m | 12'11" x 7'8"
- LOUNGE/DINING**
4.58m x 4.23m | 15'0" x 13'10"
- WC**
2.00m x 1.04m | 6'7" x 3'5"



FIRST FLOOR

- BEDROOM 2**
4.83m x 2.38m | 15'10" x 7'10"
- BEDROOM 3**
4.58m x 1.98m | 15'0" x 6'6"
- BATHROOM**
2.13m x 2.00m | 7'00" x 6'7"



SECOND FLOOR

- BEDROOM 1**
5.24m x 3.83m | 17'2" x 12'7"
- EN SUITE**
2.29m x 1.49m | 7'6" x 4'11"
- STUDY**
2.14m x 1.49m | 7'0" x 4'11"

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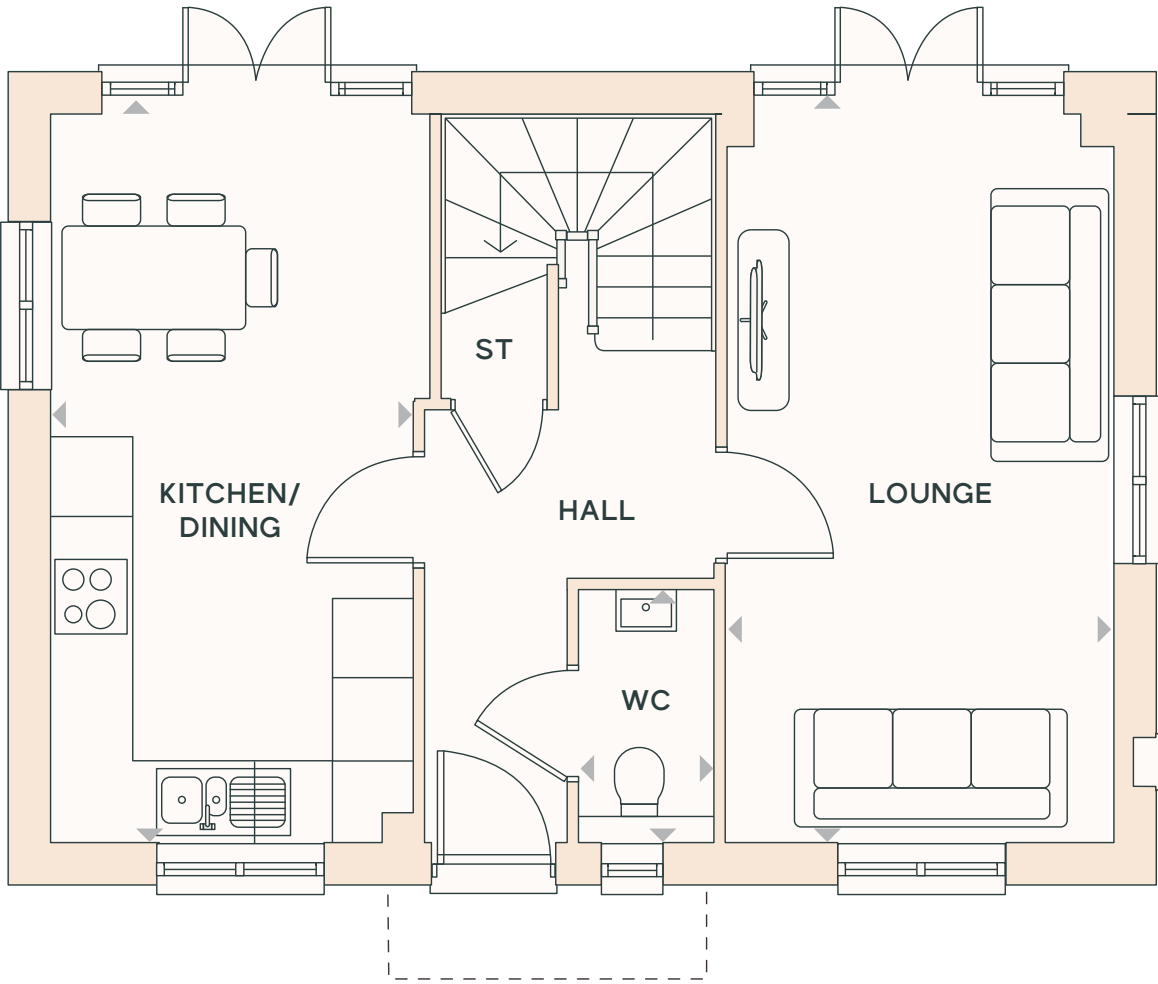
Pangbourne

3 bedroom home

Plots 475, 476, 535, 537, 538, 539, 540, 541, 563, 577, 578 & 589

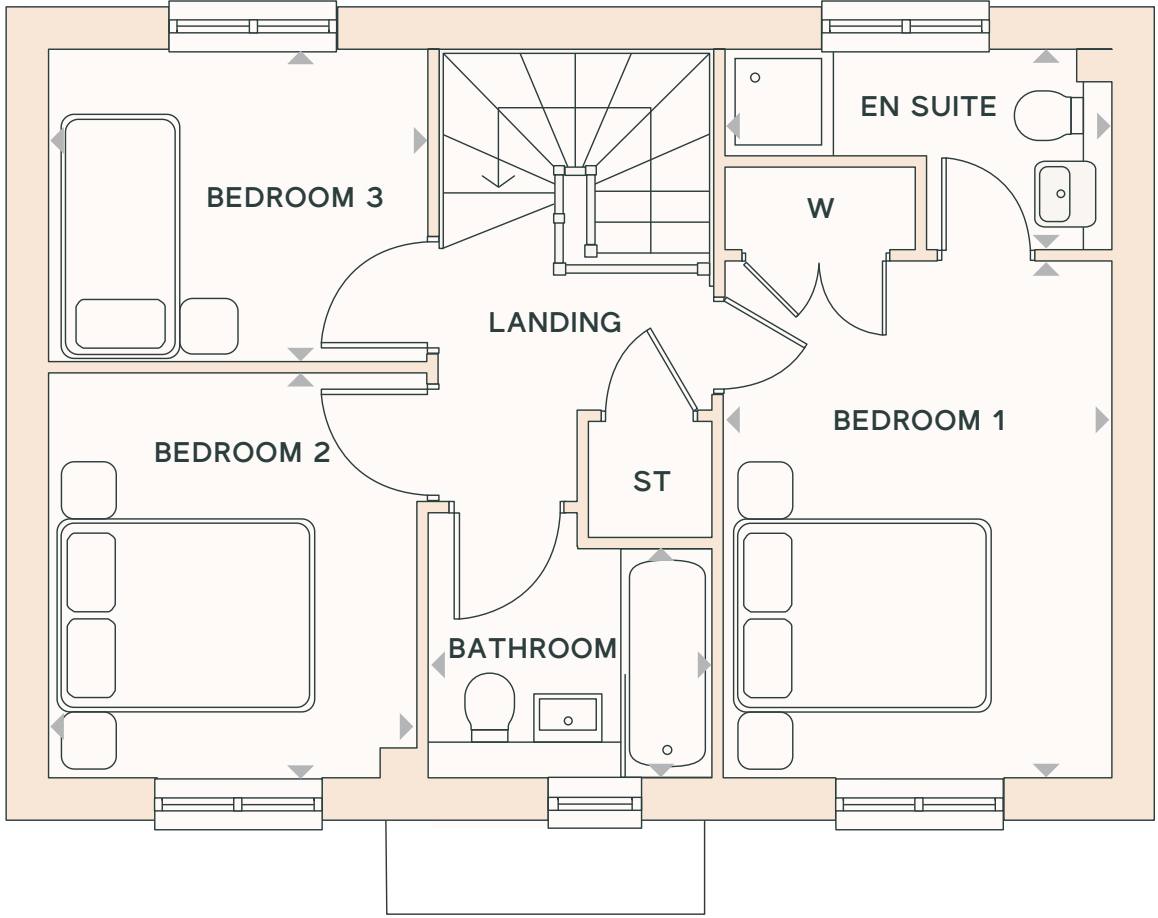
KEY

- ◀▶ Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN/DINING**
5.41m x 2.74m | 17'9" x 8'12"
- LOUNGE**
5.41m x 2.87m | 17'9" x 9'5"
- WC**
1.93m x 1.02m | 6'4" x 3'4"



FIRST FLOOR

- BEDROOM 1**
3.72m x 2.90m | 12'2" x 9'6"
- EN SUITE**
2.90m x 1.62m | 9'6" x 5'4"
- BEDROOM 2**
2.84m x 2.69m | 9'4" x 8'10"
- BEDROOM 3**
2.89m x 2.50m | 9'6" x 8'3"
- BATHROOM**
2.27m x 1.74m | 7'5" x 5'9"

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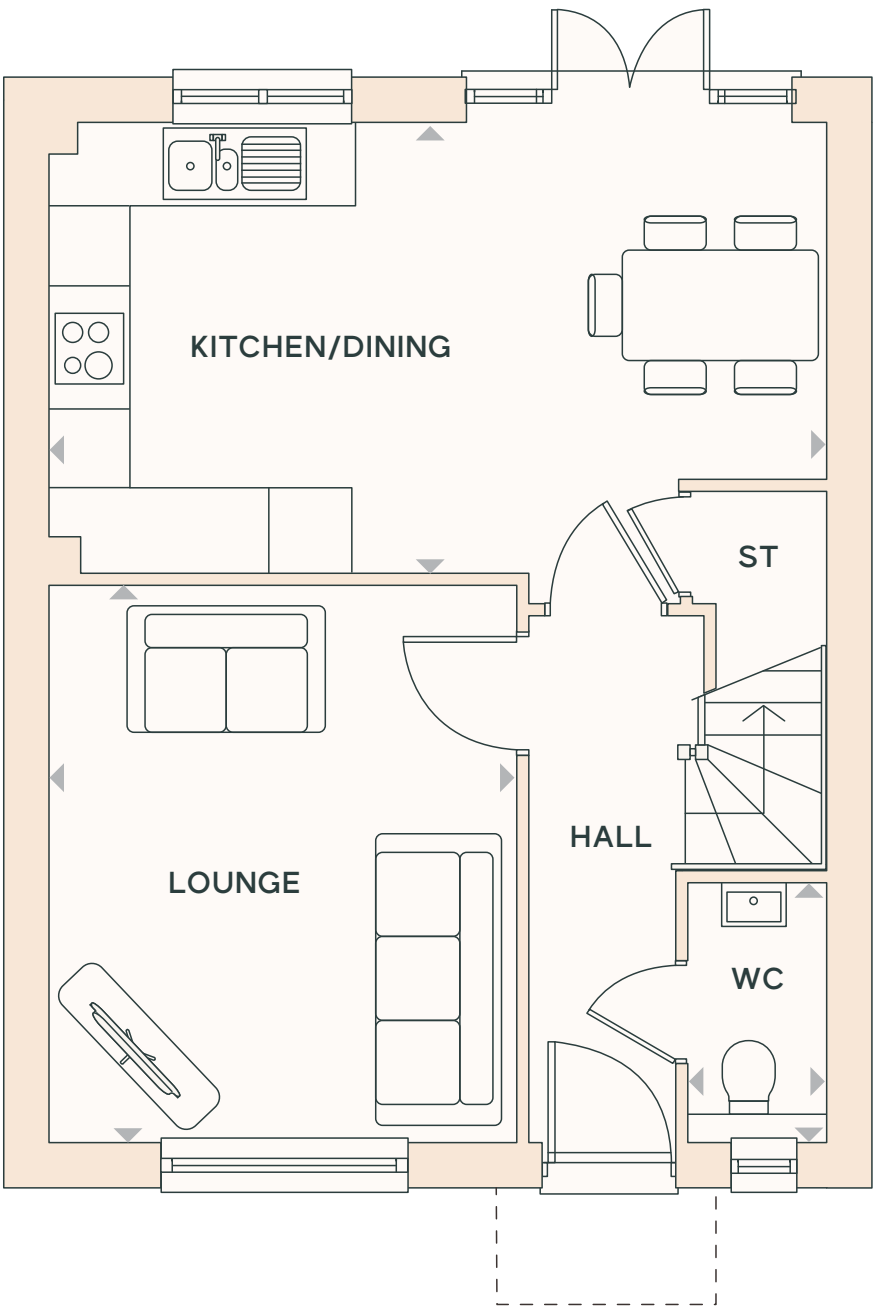
Wycombe

3 bedroom home

Plots 477, 547, 548, 549, 550, 551, 582, 612, 619 & 625

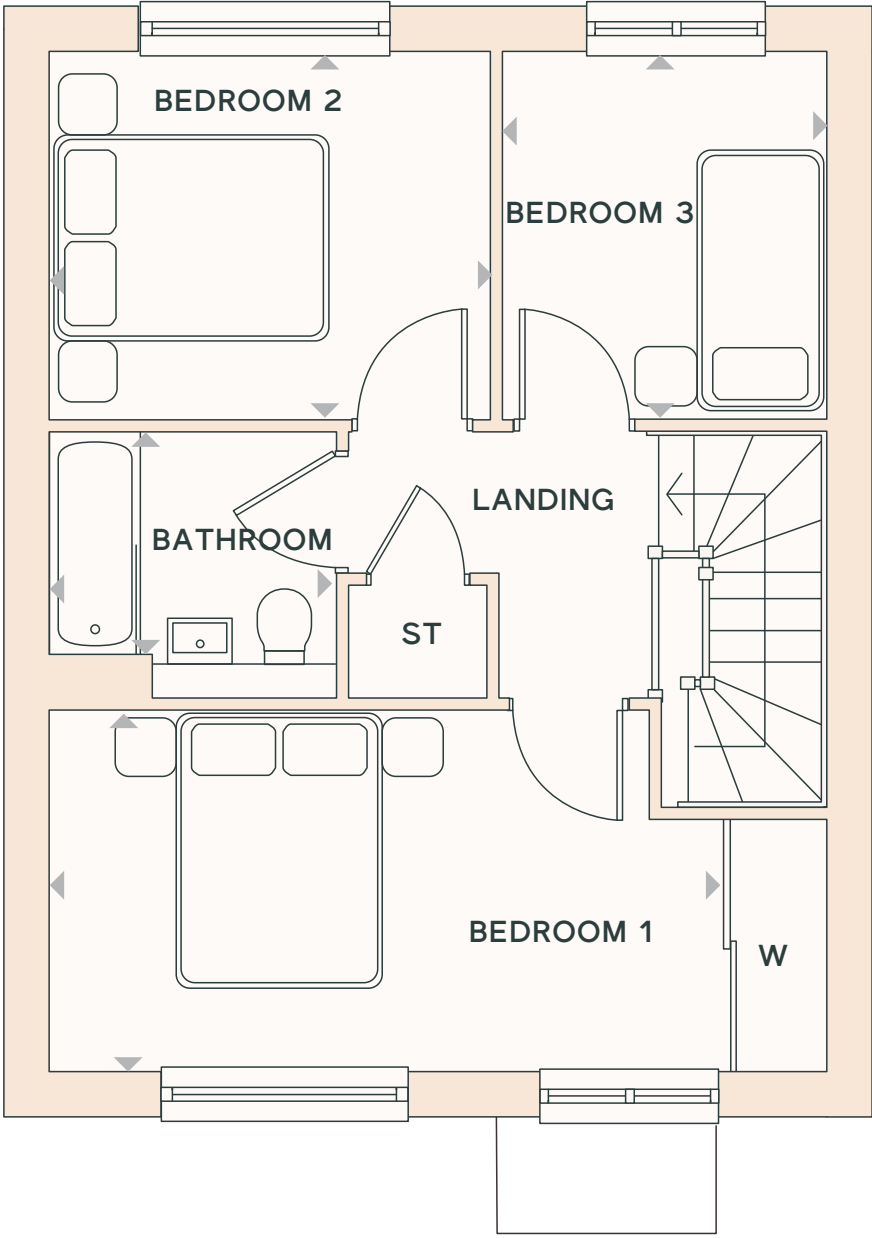
KEY

- ◄► Dimension location
- ST Store
- W Wardrobe space
- WC Cloakroom



GROUND FLOOR

- KITCHEN/DINING**
5.71m x 3.21m | 18'9" x 10'7"
- LOUNGE**
4.02m x 3.38m | 13'2" x 11'1"
- WC**
1.88m x 1.00m | 6'2" x 3'3"



FIRST FLOOR

- BEDROOM 1**
5.01m x 2.65m | 16'5" x 8'8"
- BEDROOM 2**
3.19m x 2.57m | 10'6" x 8'5"
- BEDROOM 3**
2.42m x 2.13m | 7'11" x 6'12"
- BATHROOM**
2.11m x 1.97m | 6'11" x 6'5"

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