



Hopefield Grange
OXFORDSHIRE

**A collection of 2 & 3 bedroom
homes available through
Shared Ownership***



catalyst

Littleworth Road, Benson, Oxfordshire

Welcome

This is Hopefield Grange

An exclusive collection of contemporary new homes set in a highly sought-after location close to the River Thames.

With its sleek looks and modern design, the development offers a selection of 2 bedroom apartments, and 2 and 3 bedroom houses. Nestled in the beautiful Oxfordshire countryside with short walks to local village amenities, these stunning residences offer the perfect balance between bustling village living and a calm countryside escape.



Computer generated image

A thriving community

The perfect place to call home



- 1. Oxford University
- 2. Wallingford
- 3. Benson

Hopefield Grange is situated in the picturesque village setting of Benson, surrounded by green parkland views, and with easy access to tranquil river walks along the River Thames. It's an ideal location for those that want the buzz of London, Reading and Oxford not too far away, whilst enjoying the more laid-back pace of village life.

Everything you need is right on your doorstep – local amenities in the area include Benson Waterfront eateries and restaurants, a buzzing local farmer's market, local parks, a supermarket, pharmacy, hairdresser, butcher and greengrocer. A perfect location for families with young children or couples keen to start a family, the local area offers a range of schools for children of all ages, and a range of local clubs and facilities. The development's location is also ideal for commuter links to London, Oxford, Didcot, Swindon and the surrounding areas.



Getting around

What's nearby...

Commuting is easy if you live at Hopefield Grange. From Cholsey train station, you can hop on a train to London Paddington that will get you directly to the capital in just under an hour. Trains to Oxford city centre take 29 minutes. Alternatively, Didcot Parkway offers trains to London Paddington in 44 minutes, and to Oxford in 15 minutes.

Benson village also offers good road routes, and is linked to Reading and Oxford via the A4074. The nearby towns of Risborough and Watlington are easily accessed by the B4009. The M40 is just eight miles away, while the M4 can be accessed in 47 minutes. London Heathrow is 37 miles away.

Distances and journey times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk) and are approximate only.



Benson Village Centre

5 minute walk
From Hopefield Grange



Oxford

20 minute drive
From Hopefield Grange



Didcot

20 minute drive
From Hopefield Grange



Reading

26 minute drive
From Hopefield Grange



High Wycombe

29 minute drive
From Hopefield Grange



Heathrow Airport

37.7 miles
From Hopefield Grange

Development layout

Locate your new home

The development features a collection of 2 & 3 bedroom homes available with Shared Ownership*.

3 bedroom houses

- **The Homebrook**
Plots 85 & 186
- **The Holbrook**
Plots 133 & 134

2 bedroom houses

- **The Gusdonbrook**
Plots 81, 82, 83, 86, 87, 88, 89, 135, 136, 141, 152, 187, 189, 190, 191 & 192

2 bedroom apartments

- **Coppice Apartments**
Plots 120, 121, 122 & 123

- CS** = Cycle Store
- BS** = Bin Store
- V** = Visitor Parking
- P** = Parking
- LEAP** = Local Equipped Area for Play
- MUGA** = Multi Use Games Area

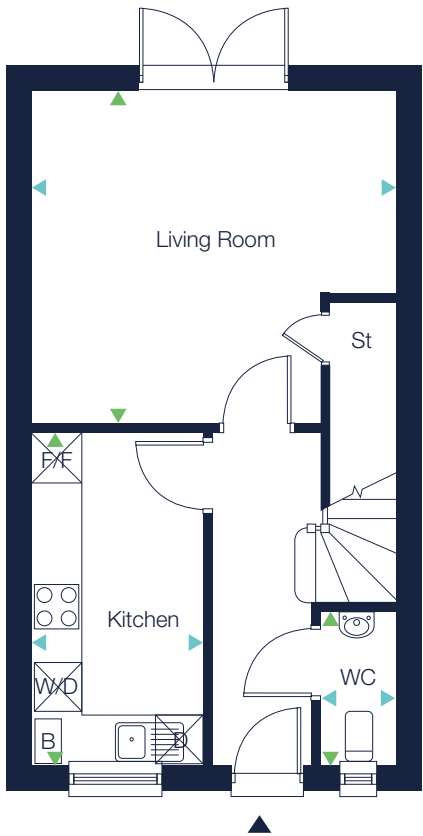
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and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



The Gusdonbrook

Plots 81–83, 86–89, 135, 136, 141, 152, 187 & 189–192

Two bedroom house

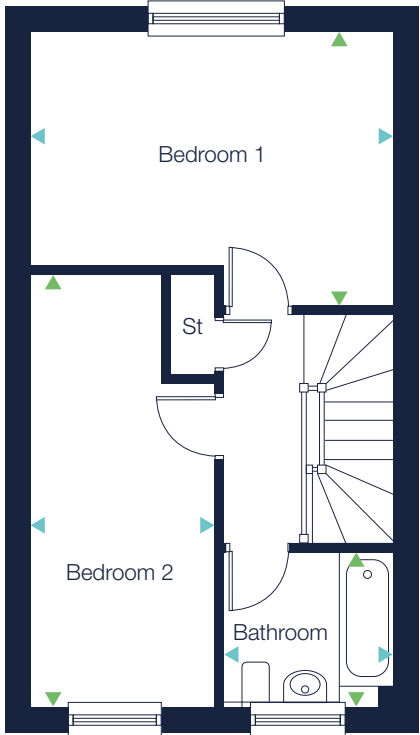


Ground Floor

Kitchen	2.20m x 4.24m	7'2" x 13'9"	
Living Room	4.63m x 4.25m	15'1" x 13'9"	
WC	0.9m x 2.0m	2'9" x 6'5"	

Gross Internal Area

79.6 sq m / 857 sq ft



First Floor

Bedroom 1	4.63m x 3.51m	15'1" x 11'5"	
Bedroom 2	2.35m x 5.51m	7'7" x 18'0"	
Bathroom	2.21m x 1.99m	7'2" x 6'5"	

B = Boiler D = Dishwasher F/F = Fridge Freezer St = Storage WC = Cloakroom W/D = Washer Dryer ▲ = Entrance

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Holbrook

Plots 133 & 134

Three bedroom house



Ground Floor

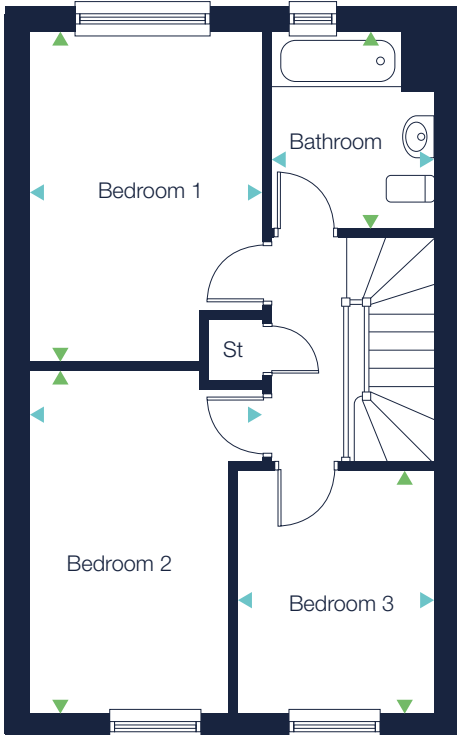
Kitchen	3.02m x 5.06m	9'9" x 16'6"	
Living Room	5.25m x 3.71m	17'2" x 12'1"	
WC	1.0m x 2.2m	3'2" x 7'2"	

Gross Internal Area

93.0 sq m / 1,002 sq ft

B = Boiler D = Dishwasher F/F = Fridge Freezer St = Storage WC = Cloakroom W/D = Washer Dryer ▲ = Entrance

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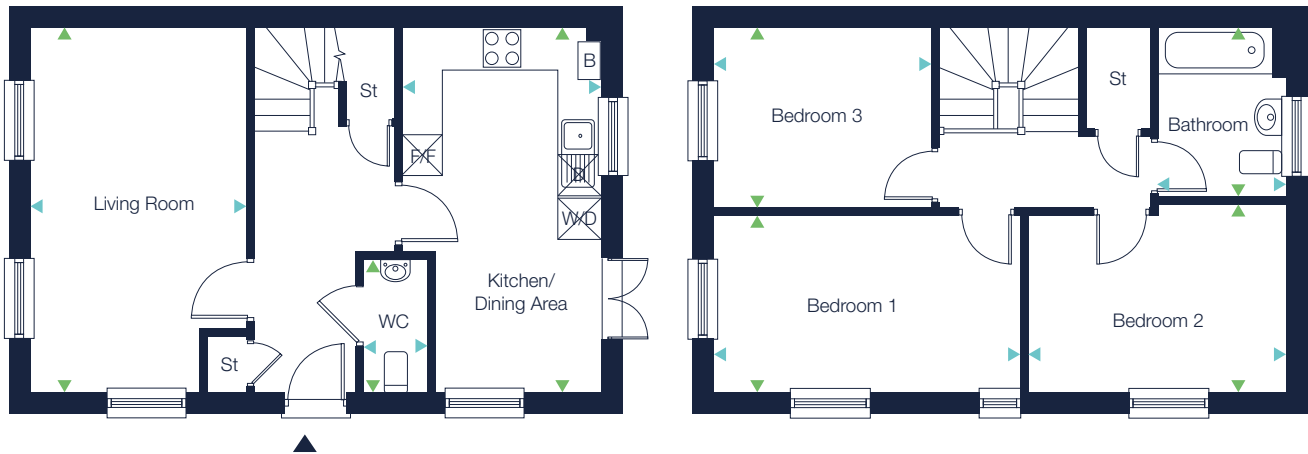
First Floor

Bedroom 1	3.05m x 4.29m	10'0" x 14'0"	
Bedroom 2	2.60m x 4.48m	8'5" x 14'6"	
Bedroom 3	2.57m x 3.19m	8'4" x 10'4"	
Bathroom	2.12m x 2.59m	6'9" x 8'4"	

The Homebrook

Plots 85 & 186

Three bedroom house



Ground Floor

	◀▶	⬆	▶▶	⬆
Kitchen/Dining Area	2.98m x 5.47m	9'7" x 17'9"		
Living Room	3.25m x 5.47m	10'6" x 17'9"		
WC	0.9m x 2.0m	2'9" x 6'5"		

Gross Internal Area

93.6 sq m / 1,008 sq ft

First Floor

	◀▶	⬆	▶▶	⬆
Bedroom 1	4.58m x 2.66m	15'0" x 8'7"		
Bedroom 2	3.87m x 2.66m	12'6" x 8'7"		
Bedroom 3	3.27m x 2.73m	10'7" x 8'9"		
Bathroom	1.92m x 2.55m	6'2" x 8'3"		

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Coppice Apartments

Plots 120, 121, 122 & 123

Two bedroom apartments



Ground Floor

	◀▶	⬆	▶▶	⬆
Kitchen/Living/Dining Area	4.10m x 7.77m	13'4" x 25'4"		
Bedroom 1	3.02m x 4.56m	9'9" x 14'9"		
Bedroom 2	2.70m x 4.56m	8'8" x 14'9"		
Bathroom	2.27m x 1.92m	7'4" x 6'2"		

Gross Internal Area

73.3 sq m / 790 sq ft

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First Floor

	◀▶	⬆	▶▶	⬆
Kitchen/Living/Dining Area	4.08m x 7.77m	13'3" x 25'4"		
Bedroom 1	3.05m x 4.69m	10'0" x 15'3"		
Bedroom 2	2.72m x 4.69m	8'9" x 15'3"		
Bathroom	2.42m x 1.92m	7'9" x 6'2"		

Gross Internal Area

71.9 sq m / 775 sq ft

Specification like no other

Come home to high quality



Kitchen

- Integrated Indesit appliances including single oven, gas hob and fridge/freezer
- Stainless steel chimney hood
- Integrated Indesit washing machine (houses only)
- Integrated Indesit washer/dryer (apartments only)
- Lunar Quartz Stone Surf Worktop (apartments only)
- Brocante Oak Worktop (houses only)
- Splashback full width of hob
- Amtico flooring

Bathroom and Cloakroom

- White Roca bathroom sanitaryware
- Johnsons wall tiling:
 - Tiled splashback to basin only
 - Full-height tiling around bath
 - Half-height tiling to rear of WC and basin
- Heated towel rail
- Over bath shower
- Modern frameless folding bath screen
- Amtico flooring

Electrical

- Lighting to rear patios (houses only)
- Lighting to the front of the property

External Finishes

- Outside tap (houses only)
- Turf to rear gardens
- Shed to rear garden

Telecommunications

- TV sockets provided to living area and bedroom 1
- Telephone sockets to living room

Security

- Multi-point locking mechanism to front door
- Smoke detectors
- Carbon monoxide alarm

General

- 2 allocated parking spaces
- 10-year NHBC Guarantee

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact a Sales Executive for further information.

Shared Ownership

How it can work for you



Shared Ownership is a Government-backed scheme for first-time buyers who are unable to afford a suitable home at the full market price.*

How does it work?

You initially purchase between 25 to 75% of the home's market value. You then pay subsidised rent on the remainder calculated at 3% per annum.

Am I eligible?

To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

Will I need to pay a deposit?

In terms of a deposit you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you'll need a deposit of £3,500 alongside a mortgage of £66,500.



Pay rent on the remaining share

75%

50%

25%

Buy 25 to 75% of a property

C
catalyst

**5 steps to
Shared
Ownership***

**Are you
eligible?**

**Find a
property**

**Source
legal &
mortgage
advice**

**Exchange
contracts**

**Complete!
Hello home
owner!**



About us

Catalyst New Homes is a multi-award-winning housing association, with a portfolio of nearly 34,000 homes across London, the Home Counties and South East England.

We deliver a diverse range of developments in a mix of styles, layouts and finishes, tailored to the neighbourhoods they are a part of; from boutique apartments in central locations, to transformative multi-phase regeneration projects, and family homes in picturesque countryside villages. Our aim is to provide the perfect home for every buyer, so no matter where

each purchaser is in their property journey, we have a property to suit them.

As a member of the G15 group, a collection of London’s leading housing associations, we are committed to building high quality, affordable homes. We are experts in placemaking and developing tenure-blind neighbourhoods,

adopting a creative approach to design and urban planning to deliver truly desirable homes people love.

Importantly, we invest in our communities for the long-term, ensuring our developments are always well maintained, so that our residents continue to be proud to live in a Catalyst New Homes home.

Some of our other developments include:



Kite Meadows
Princes Risborough



Newman Place
Oxford



The Lanes at Thorn Fields
Houghton Regis

Catalyst New Homes reserves the right to change specifications, designs, floorplans and siteplans at any time. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a member of our Sales Team before reservation. All lifestyle and location imagery used within this brochure is indicative only. Please ask a Sales Executive for up-to-date information when reserving your new home. Information is correct at the time of going to print. September 2021.



Homes people love



Littleworth Road, Benson, Oxfordshire

01491 455312 | www.catalyst.homes