

Contemporary village living



**Meadow
Brook**

Welcome to Meadow Brook

Meadow Brook — our new development of high-quality homes located in the picturesque village of Chalgrove in South Oxfordshire — offers the ultimate modern country lifestyle.

Designed with flexible living in mind, each home features a modern, thoughtfully-designed layout offering generous living space with all the room you need to relax, work and entertain. The homes also benefit from private gardens and parking, with attractive landscaping.

The location — at the heart of a quintessentially English village served by wonderful local amenities and within easy reach of both The Chilterns and Oxford's city attractions — couldn't be more ideal.

If you are looking for a new home, Meadow Brook has everything you could want and more.

The right home, in the right place.



BEAUTIFUL HOMES IN AN
IDYLLIC LOCATION

Everything you need on your doorstep

There is much more to communities than just homes. They are places that feel connected and accessible – where you can work, play, meet, and enjoy nature.

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We build in beautiful locations where everyone is welcome and has what they need – places people are proud to call home. From shops, schools and leisure services through to parks and transport links, our homes belong to close-knit communities with all the facilities you need to thrive.

In Chalgrove, you can enjoy a wealth of doorstep amenities together with areas of outstanding natural beauty close by while Oxford's museums, theatres, shops and restaurants are a mere 12 miles away.

Discover an inviting High Street home to shops, a post office, a pharmacy and GP practice, with a choice of three traditional pubs including The Red Lion — a popular gastropub offering a selection of real ales — which dates back 500 years at least.

Chalgrove's beautiful rural location offers spectacular walking and cycle routes and the opportunity to enjoy a country lifestyle with all the familiar conveniences of modern life. Nearby Watlington Hill — a butterfly spotter's paradise well known for its large triangular white mark and wonderful views over the Oxfordshire Plain — is a place to visit time and again.



Computer Generated Image – Meadow Brook



**We create homes for
people that they can't
get anywhere else.**




Perfectly placed for the good things in life


A historic village with an idyllic location, Chalgrove's close-knit community offers everything you need to enjoy modern rural living, with bigger attractions still within easy reach.


Our new homes are just a short walk away from handy amenities in the village centre, where you can also access a rich variety of clubs and activities.

A year-round programme of events and entertainment includes live music in several of the town's pubs and the Folk on the Green festival, a summer fixture for over 30 years. Families will be pleased to know that Chalgrove Community Primary School is at the heart of the village, with a bus service available to transport older children to local secondary schools.

The M40 is within easy reach of Chalgrove, enabling you to reach London in just over an hour by car — or you can take a direct train from Culham Station. Oxford is a short distance by bus or by car.

 A short bus or car journey to Oxford.

 Walking distance to shops, pubs and the local GP.

 London can be reached by car in just over an hour.



Map not drawn to scale and indicates approximate positions only.



Chalgrove Airfield

Site plan

At Meadow Brook, we're releasing a range of high quality two, three and four-bedroom homes. Our homes will be available to buy outright with a mortgage or through shared ownership. Speak to a member of our team to find out more about our current phase and availability.

- Abby – 2 bed
- Brook A – 4 bed
- Morris – 2 bed
- Newington – 2 bed
- Rofford A – 3 bed
- Rofford B – 3 bed
- Rofford C – 3 bed
- Rofford D – 3 bed
- Saxon A – 3 bed
- Saxon B – 3 bed
- Stratford A – 3 bed
- Stratford B – 3 bed
- Affordable rent
- Electrical substation

Please note: All CGIs, floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail, including individual plot plans and colours. Sizes and dimensions approximate and subject to change.

Your new home

We take a different approach to designing and building homes, which you can see at Meadow Brook. High-quality architecture combines attractive features with all the conveniences you need for modern country living.

At Meadow Brook, you can expect a distinctive home built to exacting standards with visual appeal through every room.

We know how important it is for a home to feel welcoming and spacious. That's why each property offers plenty of indoor space along with generous room sizes — perfect for relaxation and spending time with family and friends, so you can live life your way.

Thoughtfully-designed for modern living, great care has been taken to create homes that are light, bright, and spacious.

Every home comfort has been thought of, from the modern fitted kitchen and sleek family bathroom and en suite to the high quality finishing touches. We've also incorporated the very latest heating systems, excellent insulation and double glazing so you can enjoy energy efficient, low maintenance living.

A sense of space and thoughtful design carries through to the exterior too, with private gardens and landscaping, all carefully planned to enhance your environment and create an outdoor area that you'll love to spend time in.



Computer Generated Image – Meadow Brook

Photography from previous Places for People development.



Photography from previous Places for People development.

At Meadow Brook, every feature of your home has been designed to lend itself to flexible modern living, with attention to detail reflected in the beautiful interiors and high quality fittings and fixtures.

Our designer kitchens by Moores Furniture Group work in harmony to create a soft, minimal look for your cooking space. This includes laminate work surfaces with an authentic woodgrain finish and matching upstands that bring warmth to your kitchen area. Every detail has been thoughtfully considered, from the Porcelanosa tiling in the kitchen and bathrooms to the timber stairs and white satin-painted woodwork.

French doors leading out into the gardens create plenty of natural light to give your home a light, bright feel.

And when it comes to energy efficient design, we understand that a home that uses as little energy as possible, while retaining as much heat as possible, really matters. That's why our homes at Meadow Brook offer the latest heating systems and low energy lighting throughout so you can enjoy a home that's as energy efficient as it is stylish.

Whether you're a first-time buyer or a downsizer, we have homes for everyone. Speak to a member of our team to find out more.



A stunning rural location

Chalgrove – with its quintessentially English shops, pubs and village green – couldn't be better located. Its close-knit community extends into beautiful open countryside in several directions, thus delivering an enviable modern rural lifestyle. City attractions are easily accessible in nearby Oxford while London is just over an hour's car ride away.



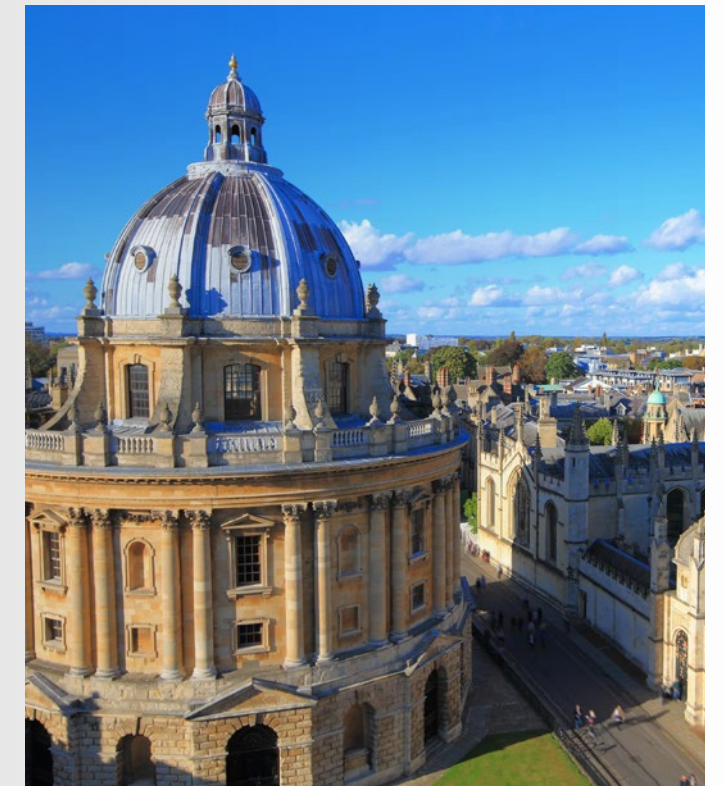
Meadow Brook provides the best of modern country living

Located in the historic village of Chalgrove in South Oxfordshire, Meadow Brook offers the best of both worlds: the chance to belong to a close-knit village community while being able to make the most of Oxford's fantastic city attractions — a mere 10 miles or so away.

As a resident of Meadow Brook, you can enjoy all that this lovely rural community has to offer — its charming High Street and village green along with clubs and activities the whole family can enjoy, from the Women's Institute to cricket and football for children and adults alike. From countryside walks to gastro-dining and summer festivals, there's something to suit everyone's tastes.

A half hour's drive away is The Chilterns — offering rolling hills, chalk grassland and acres of woodland to explore, not to mention exquisite views from Watlington Hill, part of a larger Site of Special Scientific Interest that offers an abundance of year-round natural beauty. The more active can also look forward to nearby golf or open water swimming.

Just a few miles away you're free to explore one of the UK's oldest and culturally rich cities — Oxford, now a bustling cosmopolitan town and — as part of the Golden Triangle — one of the UK's fastest-growing commercial centres.



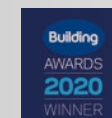
Community is who we are and what we do

Places for People has a well-deserved reputation for creating award-winning, sustainable developments. We build homes and communities where everyone is welcome and can thrive. We listen to people and re-invest in our places to make sure they offer the same quality of life in 10 or 20 years' time as they do now.

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



Photography from previous Places for People development.



**The places we make
are like nowhere else.
Because no one else makes
places the way we do.**

Places work when they work for everyone

Proud to be creating sustainable
communities for the long term



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placesforpeople.co.uk/meadowbrook