



# Wolvercote Mill

OXFORD

**1, 2 & 3 bedroom apartments  
and 3 bedroom houses available  
through Shared Ownership**



# This is Wolvercote Mill

A collection of beautifully designed 1, 2 & 3 bedroom apartments as well as 3 bedroom houses. Wolvercote Mill enjoys a delightful setting just north of Oxford and boasts excellent transport links. The village of Wolvercote is known for its immense community feel and is surrounded by picturesque woodland and watercourses.

The Wolvercote Paper Mill, from which the development takes its name, has a rich history and once supplied paper to the world-renowned Oxford University Press. Find exceptional contemporary living at Wolvercote Mill, made all the more attainable with Shared Ownership. Take this opportunity to be part of the next chapter of this exceptional community.







Computer generated image is indicative only and can be subject to change.



# Village living at its most appealing with city life close by

A new way of living



Wolvercote Mill is set in the heart of leafy Wolvercote, with a village green and amenities as well as primary and nursery schools. Welcoming pubs are just a short stroll from home on Godstow Road, where Jacob's Inn serves everything from Oxford sausages to wild mushroom salad with truffle oil. The White Hart Free House, a Grade II listed building, is owned by the Wolvercote community, serving pub classics and freshly made pizzas. Dine down by the riverside at the 17th century Trout Inn and restaurant, and enjoy wonderful riverside walks as well as green space like the ancient Port Meadow where horses and cattle still graze.

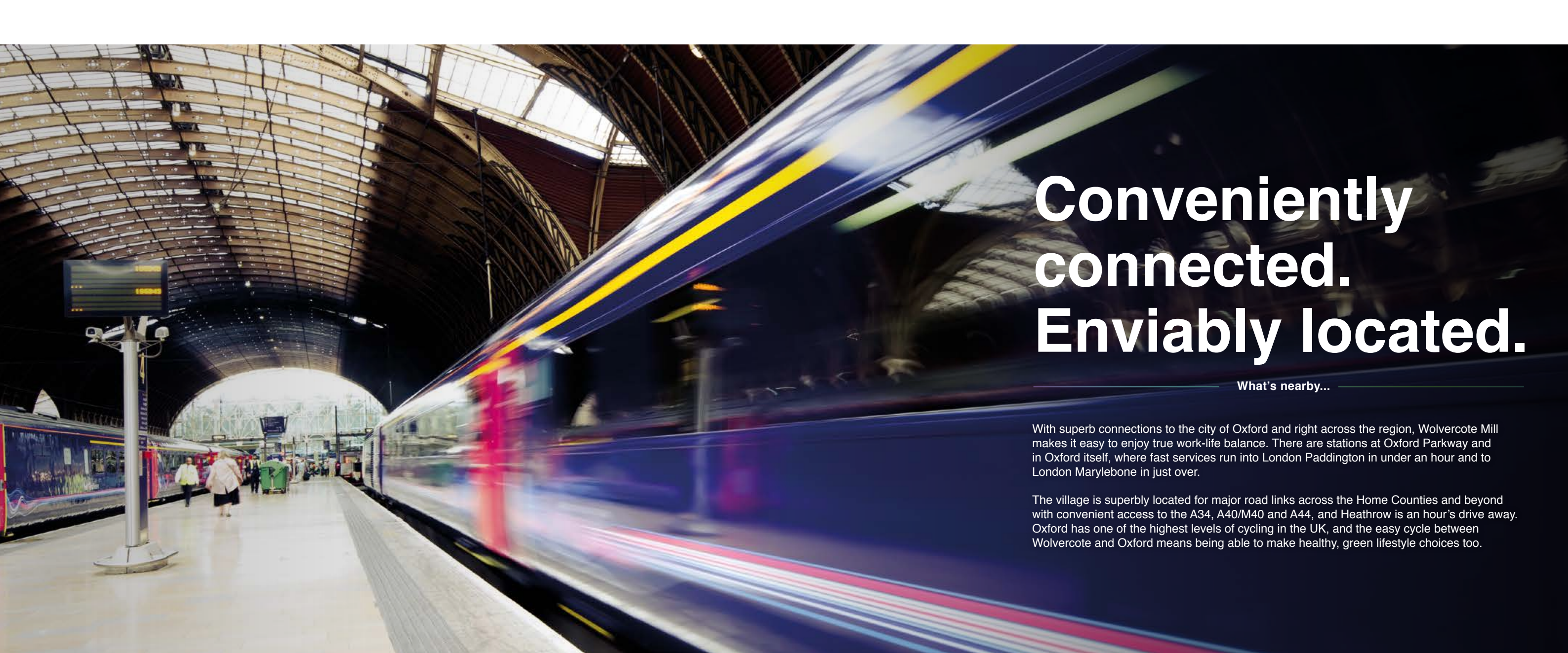
City life is always beautifully close-by in Oxford. Enjoy premium shopping at the Westgate Oxford shopping centre, home to global brands, a wealth of restaurants and cafés, and leisure activities including a cinema, Junkyard Golf and Escape Hunt. Take a visit to one of the many museums or enjoy a punt on the river. The city offers vibrant nightlife with restaurants, cocktail and rooftop bars as well as live music venues. The Oxford Playhouse theatre present and produce a varied programme including best of British drama, family shows and comedy evenings.



1. The White Hart
2. Jacob's Inn Wolvercote
3. Trout Inn and Restaurant







# Conveniently connected. Enviably located.

What's nearby...

With superb connections to the city of Oxford and right across the region, Wolvercote Mill makes it easy to enjoy true work-life balance. There are stations at Oxford Parkway and in Oxford itself, where fast services run into London Paddington in under an hour and to London Marylebone in just over.

The village is superbly located for major road links across the Home Counties and beyond with convenient access to the A34, A40/M40 and A44, and Heathrow is an hour's drive away. Oxford has one of the highest levels of cycling in the UK, and the easy cycle between Wolvercote and Oxford means being able to make healthy, green lifestyle choices too.



**Oxford Parkway station**

**2 Miles**  
from Wolvercote Mill



**Westgate Oxford shopping centre**

**3.7 Miles**  
from Wolvercote Mill



**Oxford station**

**3.7 Miles**  
from Wolvercote Mill



**Reading**

**24 Minutes**  
from Oxford railway station



**London Paddington**

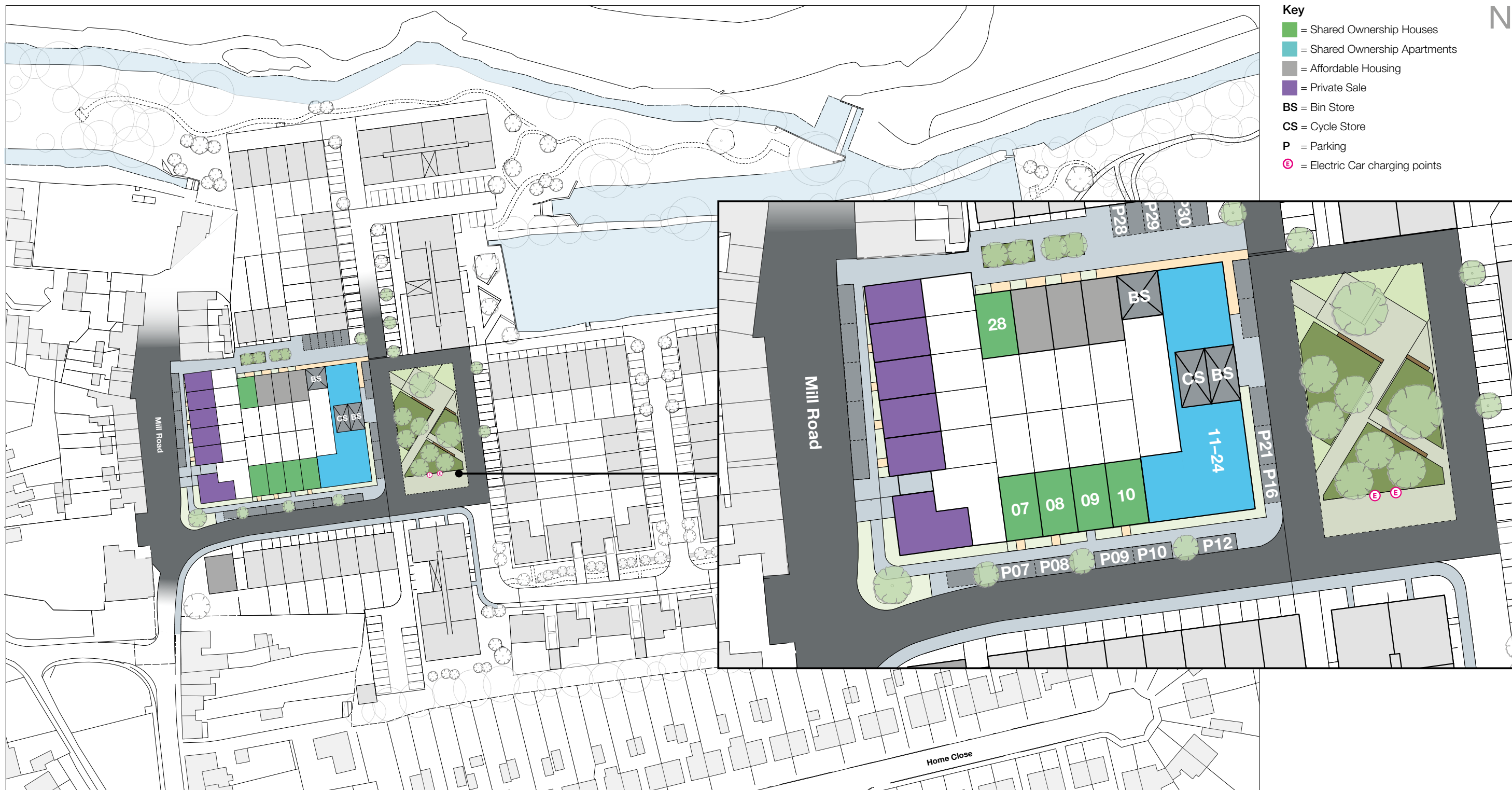
**59 Minutes**  
from Oxford railway station



**London Marylebone**

**63 Minutes**  
from Oxford railway station





# Development layout

Baynham's Drive,  
Oxford, OX2 8FJ

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.

# One bedroom apartment

## Plot 13

Baynhams Drive Oxford



	◀▶	▲	◀▶	▲
Kitchen/Living/Dining Area	3.72m x 8.14m	12'2" x 26'8"		
Bedroom	2.79m x 5.63m	9'1" x 18'5"		
Bathroom	2.04m x 2.44m	6'8" x 8'0"		

Gross Internal Area  
52.84 sq m / 588.77 sq ft

B = Boiler C = Cupboard F/F = Fridge/Freezer ▲ = 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. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level – please refer to the price list or the sales team for more details. 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.

# One bedroom apartment

## Plots 17 & 22

Baynhams Drive Oxford

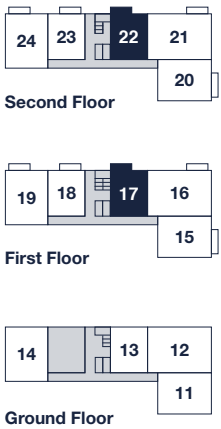
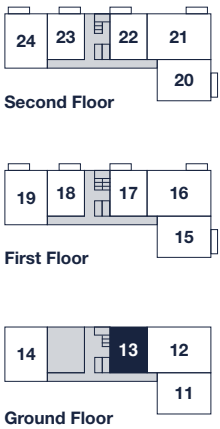


	◀▶	▲	◀▶	▲
Kitchen/Living/Dining Area	3.72m x 8.14m	12'2" x 26'8"		
Bedroom	2.79m x 5.63m	9'1" x 18'5"		
Bathroom	2.04m x 2.44m	6'8" x 8'0"		

Gross Internal Area  
52.84 sq m / 568.77 sq ft

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# One bedroom apartment

Plots 18 & 23

Baynhams Drive Oxford



	3.72m x 8.14m	12'2" x 26'8"
Kitchen/Living/Dining Area	2.79m x 4.32m	9'1" x 14'2"
Bedroom	2.04m x 2.44m	6'8" x 8'0"
Bathroom		

## Gross Internal Area

52.84 sq m / 568.77sq ft

B = Boiler C = Cupboard F/F = Fridge/Freezer ▲ = Entrance

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# Two bedroom apartment

Plot 11

Baynhams Drive Oxford



	5.62m x 4.52m	18'5" x 14'10"
Kitchen/Living/Dining Area	4.97m x 2.84m	16'3" x 9'3"
Bedroom 1	3.99m x 3.22m	13'1" x 10'6"
Bedroom 2	2.43m x 2.84m	7'12" x 9'3"
Bathroom		

## Gross Internal Area

71.1 sq m / 765.32 sq ft

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# Two bedroom apartment

## Plot 14

Baynhams Drive Oxford



	7.65m x 3.23m	25'1" x 10'7"
Bedroom 1	5.19m x 3.23m	17'0" x 10'7"
Bedroom 2	4.24m x 3.17m	13'11" x 10'4"
Bathroom	1.95m x 2.43m	6'4" x 7'12"

### Gross Internal Area

74.08 sq m / 797.40 sq ft

B = Boiler C = Cupboard F/F = Fridge/Freezer ▲ = Entrance

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# Two bedroom apartment

## Plots 15 & 20

Baynhams Drive Oxford



	5.62m x 4.52m	18'5" x 14'10"
Bedroom 1	4.97m x 2.84m	16'3" x 9'3"
Bedroom 2	3.99m x 3.22m	13'1" x 10'6"
Bathroom	2.43m x 2.84m	7'12" x 9'3"

### Gross Internal Area

71.1 sq m / 785.32 sq ft

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# Two bedroom apartment

Plots 19 & 24

Baynhams Drive Oxford



	7.65m x 3.23m	25'1" x 10'7"
Kitchen/Living/Dining Area		
Bedroom 1	5.19m x 3.23m	17'0" x 10'7"
Bedroom 2	4.24m x 3.17m	13'11" x 10'4"
Bathroom	1.95m x 2.43m	6'4" x 7'12"

### Gross Internal Area

74.08 sq m / 797.40 sq ft

B = Boiler C = Cupboard F/F = Fridge/Freezer ▲ = Entrance

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# Three bedroom apartment

Plot 12

Baynhams Drive Oxford



	5.14m x 5.63m	16'10" x 18'5"
Kitchen/Living/Dining Area		
Bedroom 1	3.46m x 4.33m	11'4" x 14'2"
Bedroom 2	2.85m x 4.33m	9'4" x 14'2"
Bedroom 3	5.23m x 2.44m	17'1" x 8'0"
Bathroom	1.94m x 2.44m	6'4" x 8'0"

### Gross Internal Area

93.46 sq m / 1,006.00 sq ft

B = Boiler C = Cupboard F/F = Fridge/Freezer WC = Cloakroom ▲ = Entrance

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# Three bedroom apartment

Plots 16 & 21

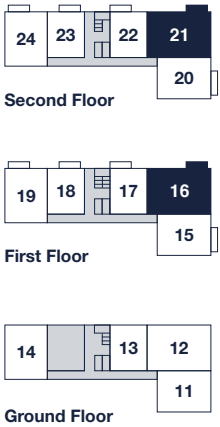
Baynhams Drive Oxford



	◀▶	↕	◀▶	↕
Kitchen/Living/Dining Area	5.14m x 5.63m	16'10" x 18'5"		
Bedroom 1	3.46m x 4.33m	11'4" x 14'2"		
Bedroom 2	2.85m x 4.33m	9'4" x 14'2"		
Bedroom 3	5.23m x 2.44m	17'1" x 8'0"		
Bathroom	1.94m x 2.44m	6'4" x 8'0"		

## Gross Internal Area

93.46 sq m / 1,006.00 sq ft



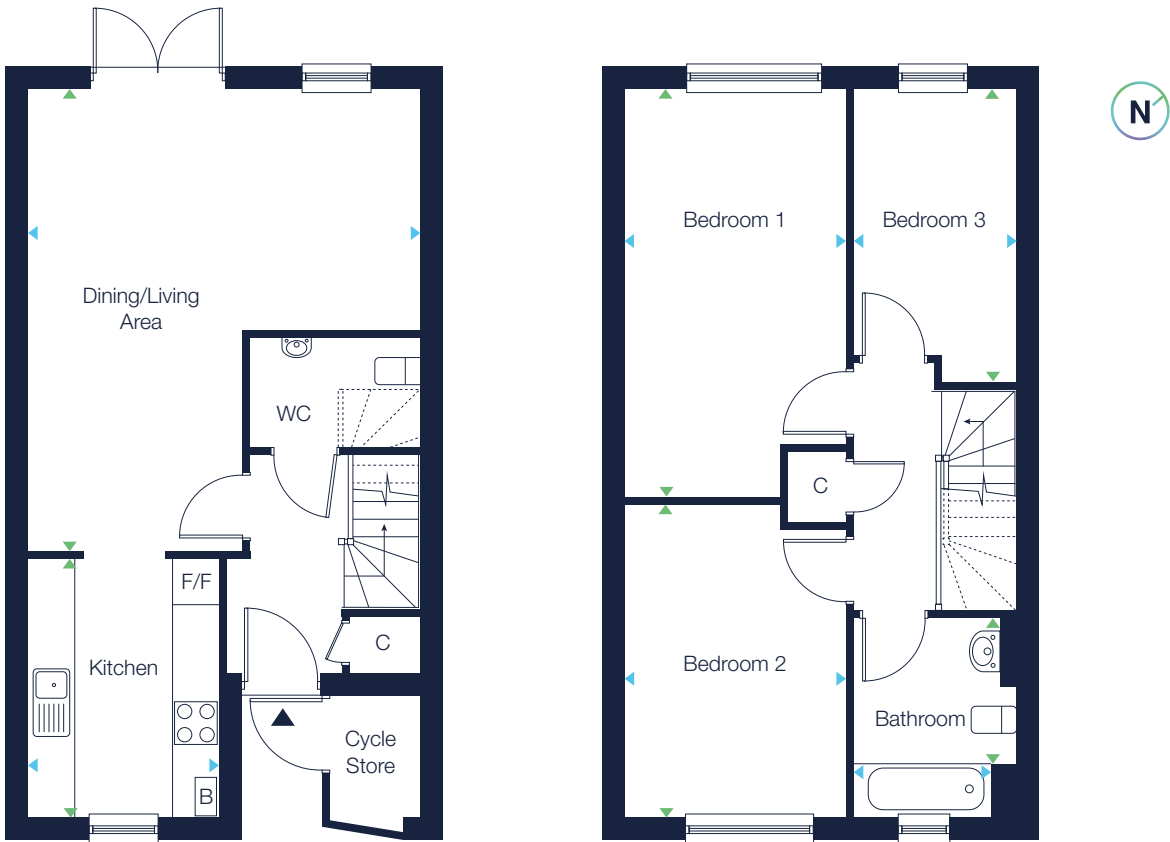
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# Three bedroom house

Plots 7–10 & 28

Baynhams Drive Oxford



Ground Floor

First Floor

	◀▶	↕	◀▶	↕
Kitchen	2.53m x 3.42m	8'3" x 11'2"		
Dining/Living Area	5.18m x 6.12m	16'12" x 20'0"		

## Gross Internal Area

93.19 sq m / 1,003.10 sq ft

	◀▶	↕	◀▶	↕
Bedroom 1	2.94m x 5.40m	9'7" x 17'8"		
Bedroom 2	2.94m x 4.14m	9'7" x 13'7"		
Bedroom 3	2.16m x 3.89m	7'1" x 12'9"		
Bathroom	2.16m x 2.64m	7'1" x 8'7"		

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# Specification like no other

Come home to high quality



## Kitchen/Living/Dining

- Indesit built-in single oven, hob and extractor hood
- Frosted glass splashback to hob
- Indesit built-in dishwasher and washer/dryer
- Indesit built-in fridge freezer
- Stainless steel sink with Chrome Vado Matrix Mono Kitchen Mixer tap
- Ceramic flooring

## Bathroom

- Stylish white Roca sanitaryware
- Vado taps to sink and bath
- Heated towel rail
- Ceramic floor and ceramic wall tiles

## General

- Double glazing
- Smoke detectors
- Carbon monoxide alarms

## Internal finishes

- Walls painted white matt emulsion to all rooms
- Fitted carpets
- Turf and planting to front garden
- TV aerials and telephone points throughout



Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales team 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 25–75% of the home’s market value. You then pay subsidised rent on the remainder calculated at 2.75% per annum.

**Am I eligible?**

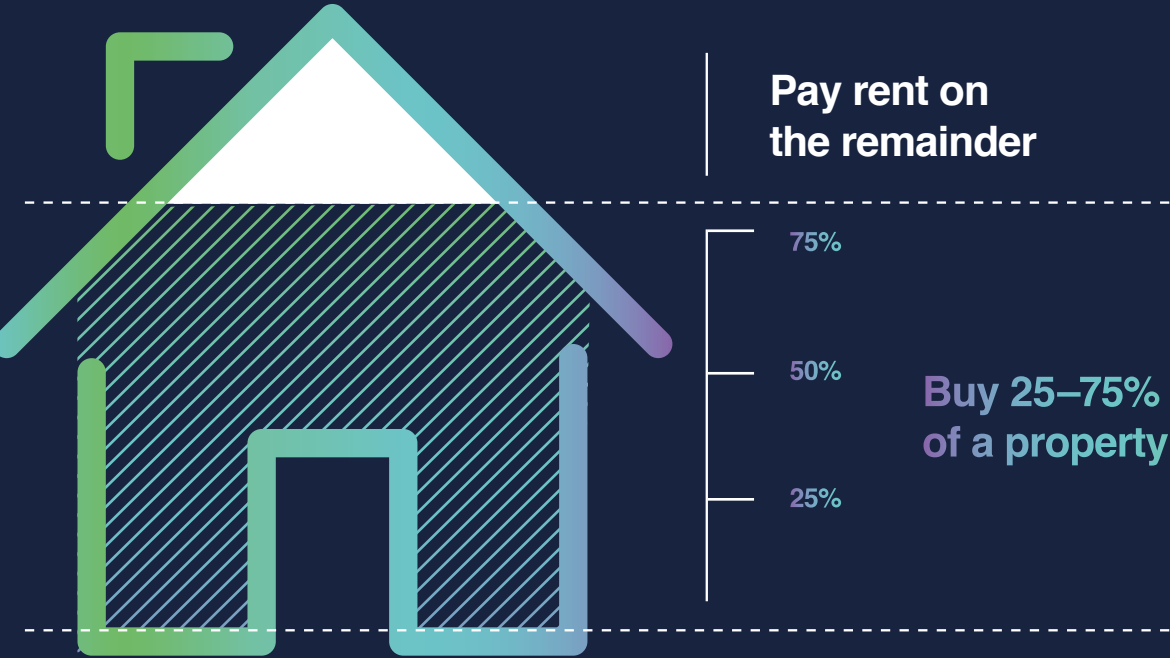
To be considered eligible for the Shared Ownership scheme your yearly household income must be below £80,000. For London the limit is £90,000.

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 share 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.



To find out more about Shared Ownership, call us on 0333 444 3002 or email [sales@chg.org.uk](mailto:sales@chg.org.uk)



## 5 steps to Shared Ownership\*

# 1

### Are you eligible?

# 2

### Find a property

# 3

### Source legal & mortgage advice

# 4

### Exchange contracts

# 5

### Complete! Hello home owner!

\*Shared Ownership – This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our sales team for further details.



# About us

**We are one of the UK's leading housing associations – a member of the G15 group, with over 21,000 homes in London and the South East.**

**Making a purposeful difference**

The UK has a housing problem. This affects every one of us, because housing is the foundation of the society we live in. Catalyst is part of the solution.

We're here to make a purposeful difference, providing housing solutions and opportunities for those who can't afford a home without our help. We offer a wide range of homes, for rent, part ownership or purchase. And by doing so, we build more than homes – we build communities.

We also work hard to be a great employer, to deliver outstanding customer service and to be a

high-performance business. We are absolutely committed to our social purpose, in every part of our organisation. And we always seek to do better.

We provide a wide range of affordable housing options in London and the South East.

Some of our other developments include:



**Rutherford Fields**  
Bedfordshire, LU7 4FH



**Neon**  
Edgware, NW9



**Spires Place**  
Oxford, OX4 2EZ





## Homes People Love

