



East Gate

Wantage, Oxfordshire, OX12 8ET

An outstanding new collection of two and three-bedroom homes
available for Shared Ownership
23 homes available



CLARION
HOUSING



East Gate – a place to call home

Welcome to East Gate – a contemporary selection of two and three-bedroom homes available for Shared Ownership in Wantage, Oxfordshire.

Ideally situated on the edge of the North Wessex Downs, and surrounded by some of England’s most picturesque countryside, Wantage’s community atmosphere makes it the ideal location for country living. The village is just a 30-minute drive from the historic city of Oxford, and less than 45 minutes by train from central London via Didcot Parkway station*.

Each East Gate home is also designed and built to the highest standards. With tasteful traditional exteriors, a fresh contemporary interior, a fitted kitchen and dedicated parking, East Gate residences are perfectly designed for modern living – the ideal place to make a home.

* Train travel times are taken from Nationalrail.co.uk, measured from Didcot Parkway station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Didcot Parkway is approximately a 17-minute drive from East Gate (per Google Maps data) depending on time of day and traffic.

Cover picture credits: 'Summer by the river' by David Clarke; Stock image, sourced from iStock. Picture credits: 'Chastleton House' by Michael Day; CC image, sourced from Flickr.

Welcome to Wantage

East Gate is situated on the eastern edge of Wantage – a beautiful market town set in the stunning environs of the Vale of the White Horse.

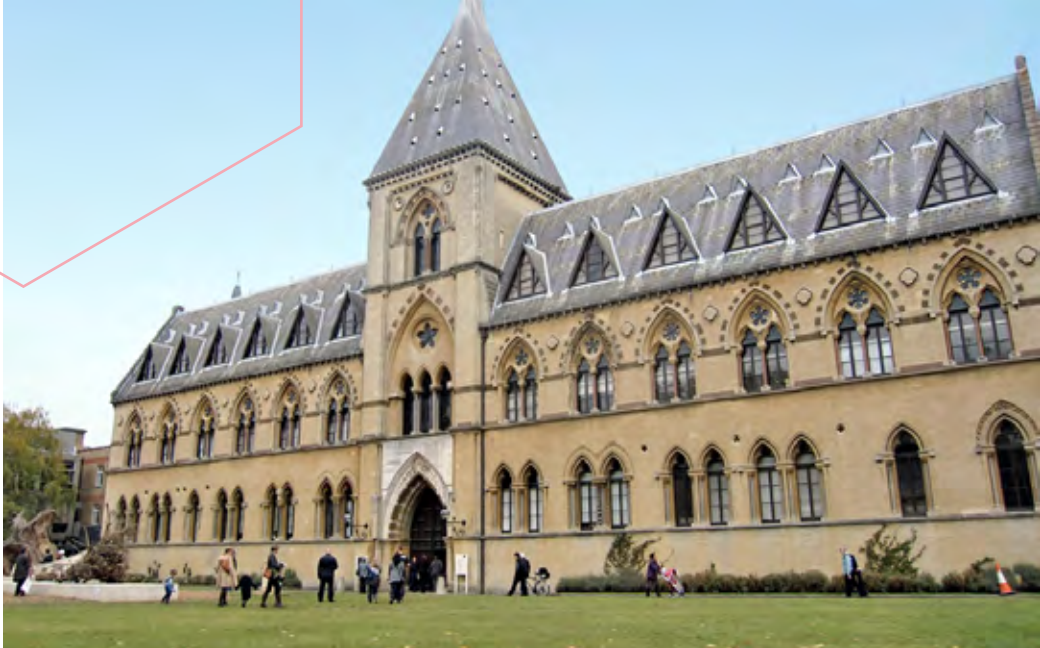
Famous as the historic birthplace of Alfred the Great, Wantage today is within easy reach of many major towns and less than 45 minutes from London by train* – providing access to the best of city and country.

For your day-to-day needs, Wantage offers a range of amenities, including Waitrose, Sainsbury's, Argos, a farmer's market, and a selection of shops, cafés and banks. Nearby Abingdon and Oxford are also home to a wider variety of high street names and independent stores. A number of local primary schools are rated "Good" by Ofsted, including Wantage Church of England Primary and Charlton Primary; secondary pupils can choose from Fitzharrys School (Abingdon) or Abingdon and Witney College for further education (both "Good").

When it's time to take a break, you can check out Wantage's characterful restaurants and pubs such as Wildwood, The Swan and The Shoulder of Mutton – or first work up an appetite at Wantage Leisure Centre, with its gym, sauna and swimming pool. For outdoor relaxation, try a stroll on the nearby North Wessex Downs and Letcombe Brook Discover Trail. Closer to home, you can enjoy the tranquil atmosphere of the Betjeman Millennium Park, or visit historic sights including the Vale and Downland Museum, Uffington Castle and the ancient White Horse. The city of Oxford is also just a 30-minute drive away, and has some of the finest architecture, museums, gardens, and restaurants in Britain.

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Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Picture credits, left to right and top to bottom: 'Science museum, Oxford' by Liz Henry; 'Wantage Walkabout' by Antony ***; 'South of Wantage' by Charlie - S; CC images, sourced from Flickr.

What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Oxfordshire countryside.



East Gate - Wantage, Oxfordshire



Food & drink

- 1 Lord Nelson
- 2 Wildwood
- 3 Yummy Thai
- 4 The Shoulder of Mutton
- 5 The Swan
- 6 The Royal Oak Inn
- 7 The King Alfred's Head
- 8 La Fontana (East Hanney)



Schools

- 1 Wantage Church of England Primary School
- 2 Charlton Primary School
- 3 St James Church of England Primary (Hanney)
- 4 King Alfred's Academy (secondary)
- 5 Larkmead School (secondary, Abingdon)
- 6 Fitzharrys School (secondary, Abingdon)
- 7 Abingdon and Witney College (FE)



Fitness & leisure

- 1 Wantage Leisure Centre
- 2 Fitness Space Wantage
- 3 K A Fitness
- 4 TFD Health & Fitness
- 5 The Park Club Milton (Abingdon)



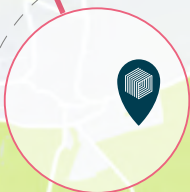
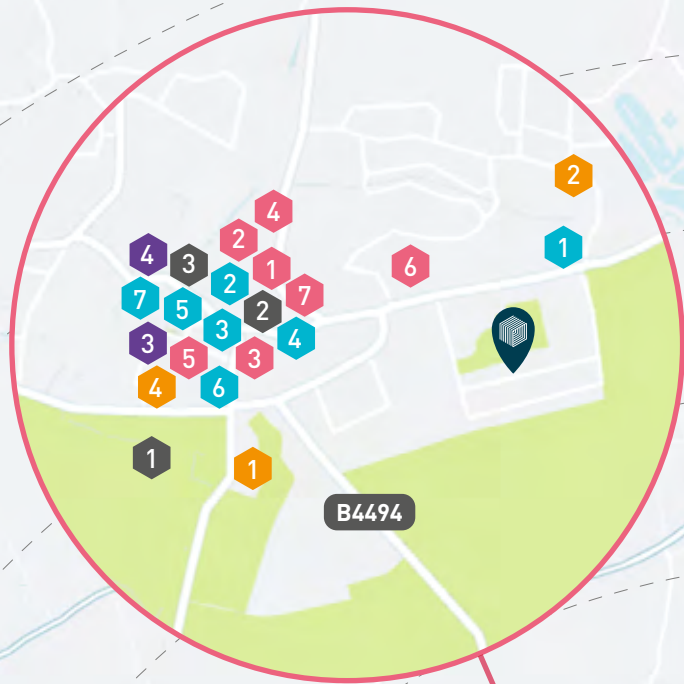
Amenities

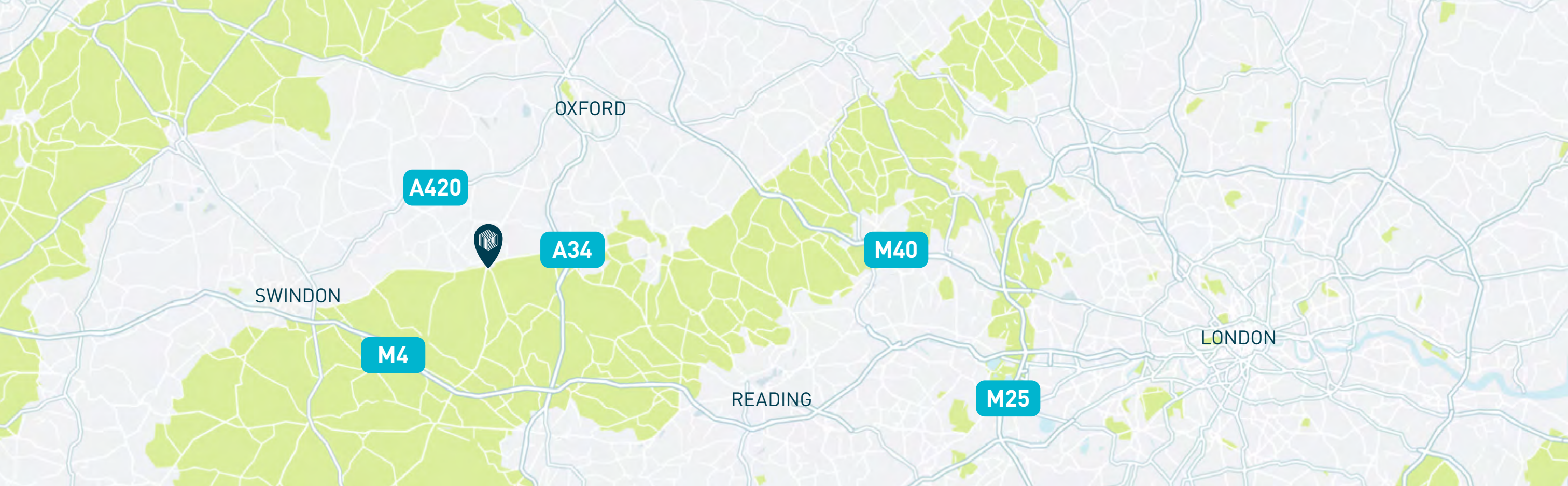
- 1 Waitrose
- 2 Sainsbury's
- 3 Boots
- 4 Argos
- 5 Rowes Post Office
- 6 Wantage Community Hospital
- 7 Wantage Library



Attractions and parks

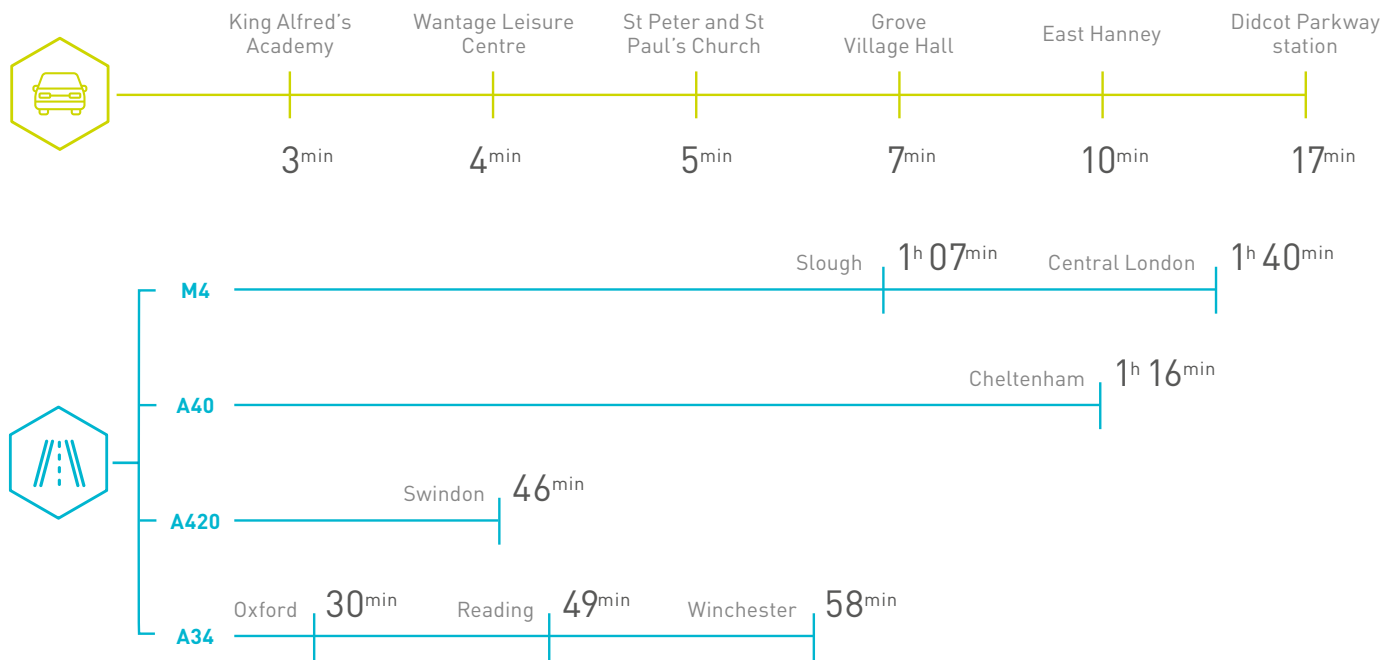
- 1 Uffington Castle
- 2 White Horse and Dragon Hill, Uffington
- 3 Vale of Downland Museum
- 4 Betjeman Millennium Park
- 5 Letcombe Brook Discover Trail
- 6 The Abbey Cinema (Abingdon)
- 7 Oxford Botanic Gardens
- 8 Pitt Rivers Museum (Oxford)
- 9 Ashmolean Museum (Oxford)



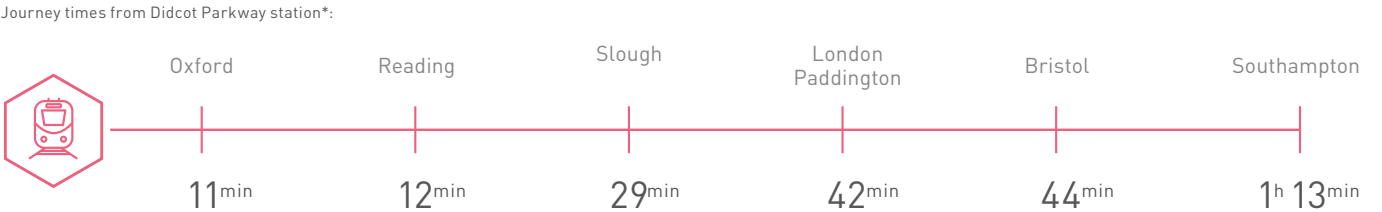
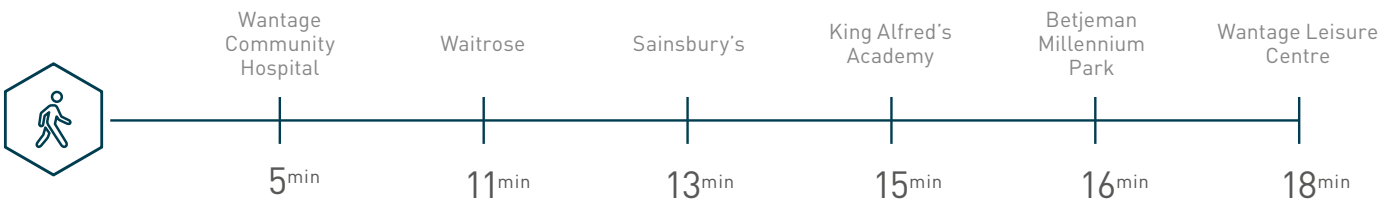


Transport links

Wantage has excellent connections throughout Oxfordshire and the wider South East.



Map not to scale, indicative only.



The 33 Connector bus runs from the Community Hospital stop near East Gate.



* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore East Gate

East Gate is situated on a spacious new site at the eastern edge of Wantage.

Part of a larger development, East Gate's range of new plantings complement its surroundings and create green open spaces at the centre of the community.

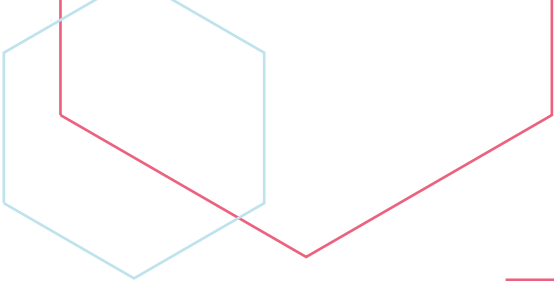
Each home also benefits from its own private garden and dedicated parking spaces.



Key to Site Plan

- Two bedroom houses
- Three bedroom houses
- Parking spaces

Map not to scale, indicative only.

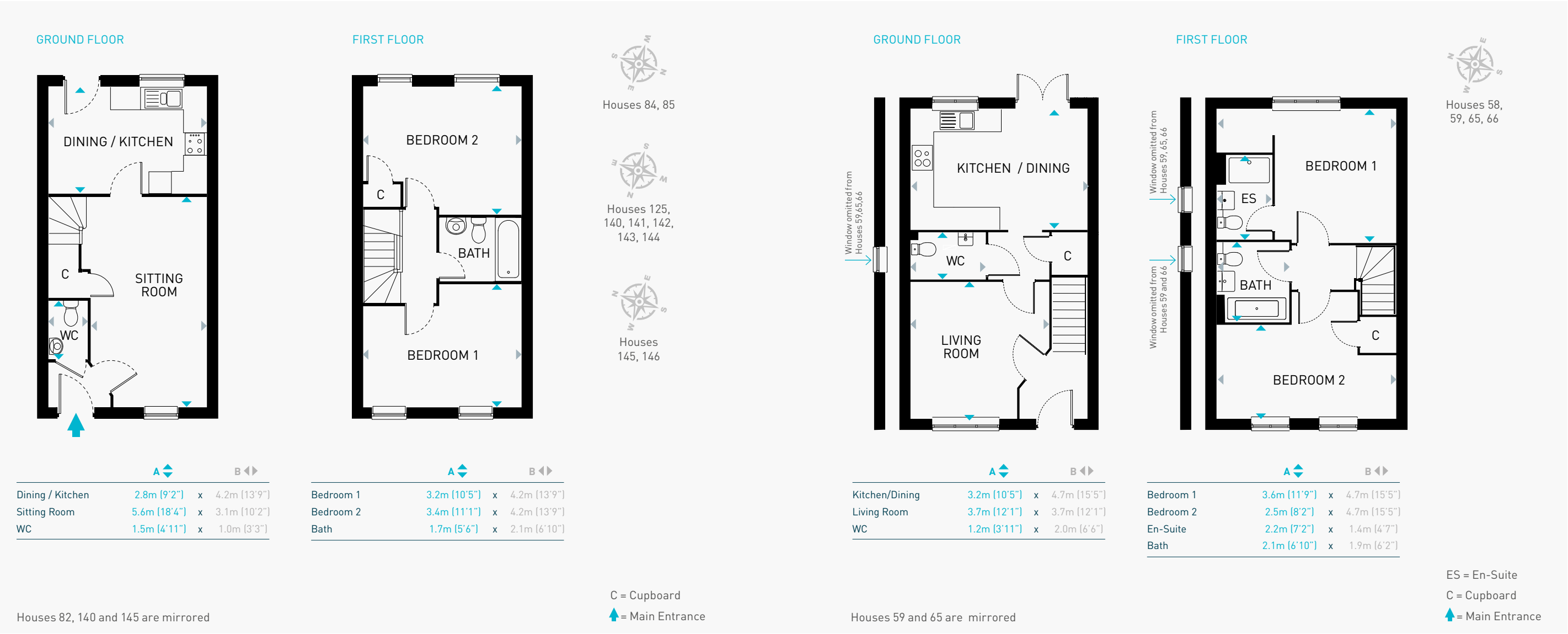


Two bedroom house

Houses 81, 82, 125, 140, 141, 142, 143, 144, 145, 146 – 71m²

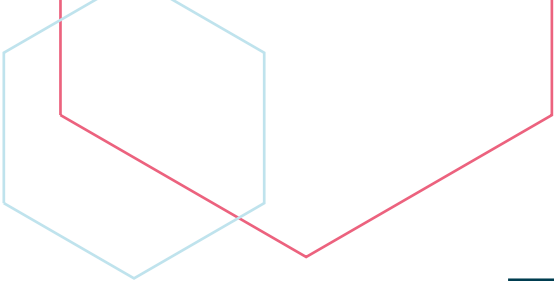
Two bedroom house

Houses 58, 59, 65, 66 – 79m²



The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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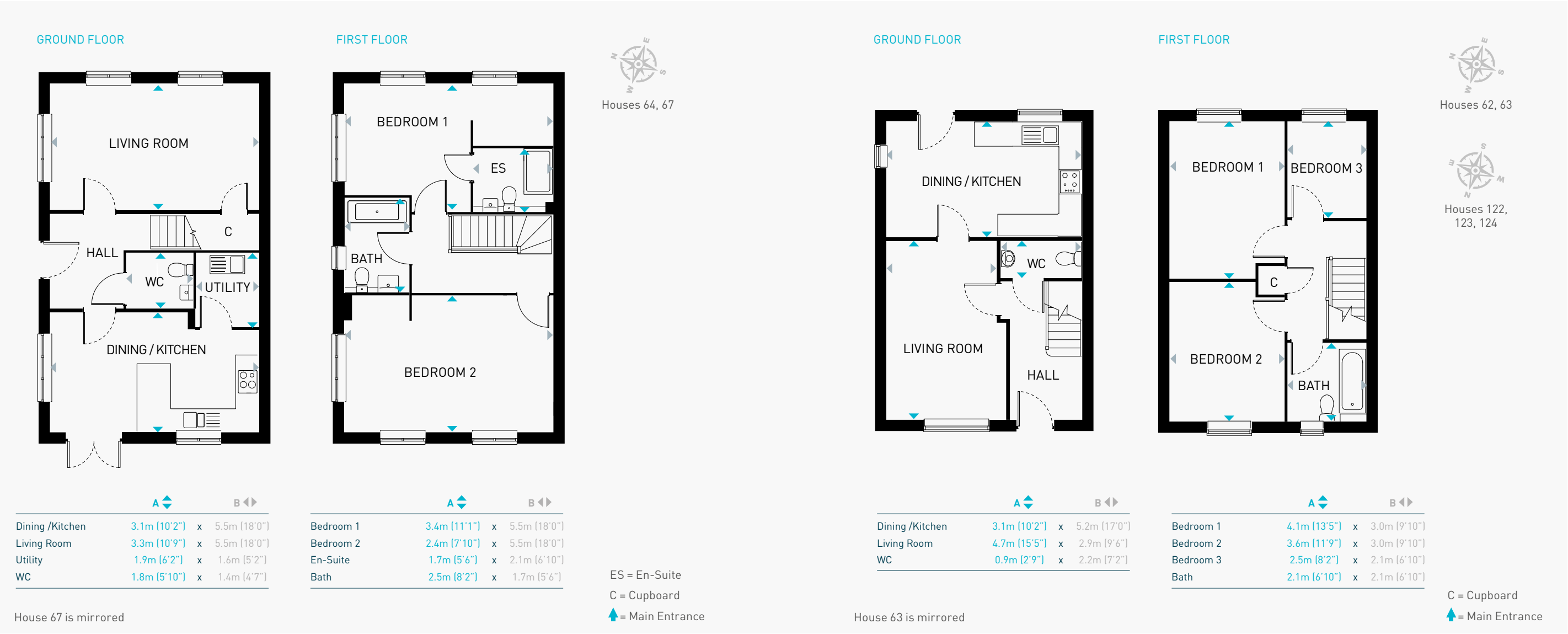


Two bedroom house

Houses 64 and 67 – 101m²

Three bedroom house

Houses 62, 63, 122, 123, 124 – 83m²

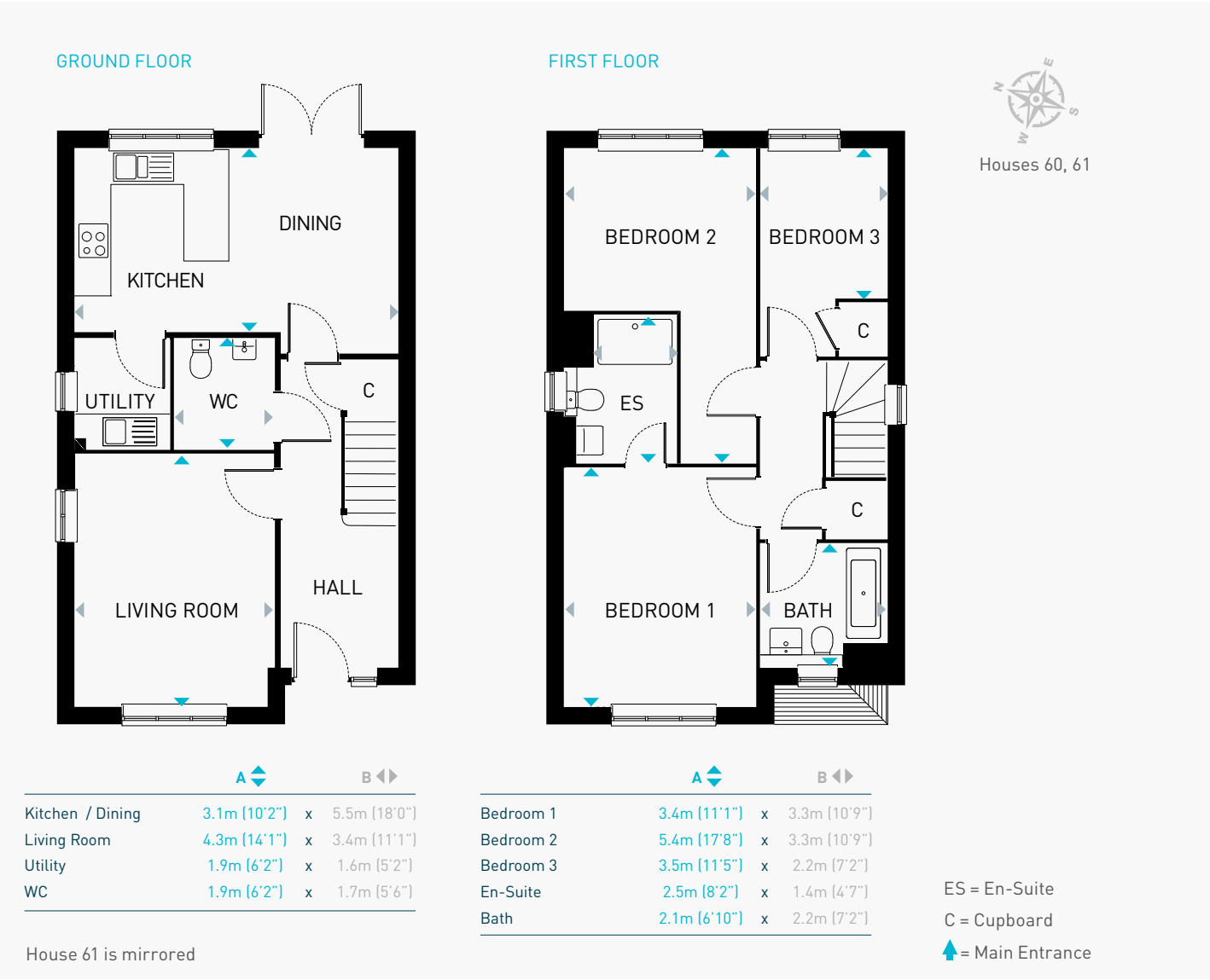


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Three bedroom house

Houses 60 and 61 – 102m²



Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

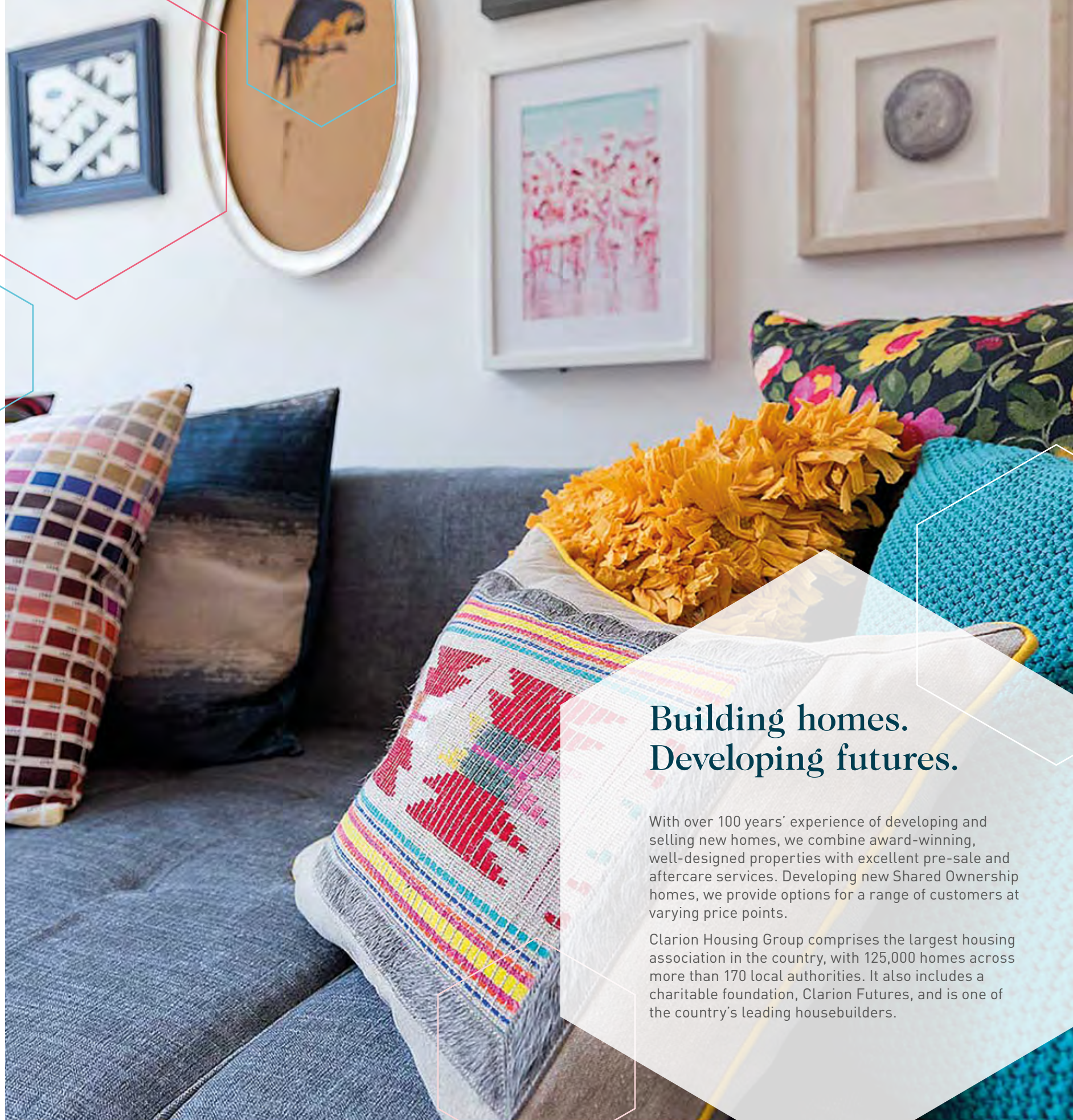
To be eligible for a Shared Ownership home at East Gate:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must not currently own a home or be in the process of selling your home. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

All images displayed throughout are an example of Clarion Housing homes only, and may not correspond exactly to the available homes described in this brochure.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**REGISTER
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NOW!**

Customer Service Team – Sales

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July 2020



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