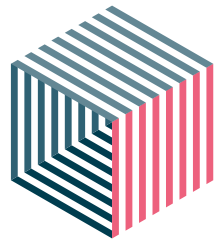




Bloxham Vale

Banbury, Oxfordshire

An outstanding collection of two and three-bedroom homes available for Shared Ownership.
13 homes available



CLARION
HOUSING

The perfect new home

Clarion Housing welcomes you to Bloxham Vale – an elegant new collection of two and three-bedroom homes in Banbury, Oxfordshire.

Ideally situated on the southern edge of Banbury, Bloxham Vale is the perfect opportunity for families, commuters and first-time buyers to secure a home in this beautiful part of Oxfordshire. Within easy reach of Oxford's dreaming spires, Bloxham Vale also enjoys excellent connections throughout southern England – and London is just over an hour away by train*.

Built by Redrow, homes at Bloxham Vale are designed and constructed to the highest standards. With fresh contemporary interiors, a fitted kitchen, a private garden and dedicated parking provision, Bloxham Vale residences are perfect for modern living – and the ideal place to make a home.

* Train travel time is taken from Nationalrail.co.uk, measured from Banbury station (not development) to London Marylebone, and is for the quickest single service during weekday morning peak hours (6.30am-9.30am).
Cover picture credits: 'Broughton Castle' by Dave_S; CC image, sourced from Flickr. Picture credits: 'Children - identical twins girls are hiking in the mountains' by JGA; stock image from Shutterstock.

As one of the country's leading housing providers, **Clarion Housing Group** understands the importance of choosing a home ideally suited to your needs. By working with developers to select the best new properties, our aim is always to provide you with a quality home at the best possible price.



Welcome to Banbury

Bloxham Vale is situated on the southern outskirts of Banbury, a beautiful market town on the River Cherwell in north Oxfordshire.

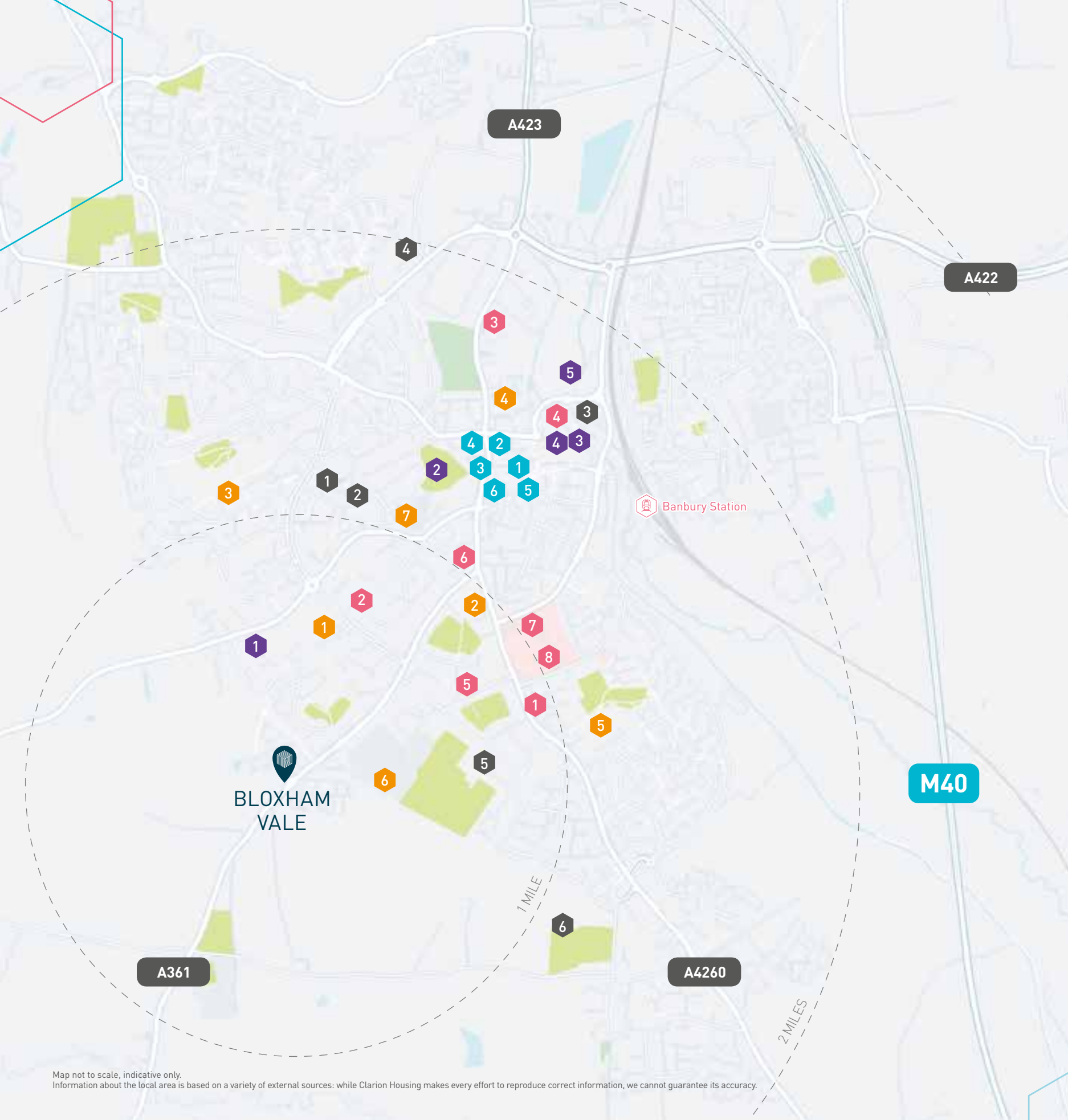
With a history dating back at least two millennia and an abundance of picturesque charm, Banbury is also within easy reach of many major English cities and just over an hour from London by train*.

For your day-to-day needs, Banbury offers an exceptional range of amenities – including Sainsbury's, Co-op, Waitrose and high street names at the Castle Quay Shopping Centre – while Oxford and Milton Keynes offer an even wider variety of retail, independent stores and markets. Education in Banbury is also of a high standard, with Queensway Primary, The Grange Community Primary, Wykham Park Academy and Banbury & Bicester College all rated "Good" by Ofsted.

When it's time to take a break, you can check out Banbury's distinctive range of restaurants and pubs, including The Old Auctioneer, The Church House and Pinto Lounge; alternatively, work up an appetite first at Spiceball Leisure Centre, PureGym, or Banbury's Open Air Pool. A day out in Oxford will let you enjoy the city's historic architecture, museums and beautiful Botanic Gardens, while other nearby attractions include Farnborough Hall, Chastleton House and Shakespeare's birthplace – so you'll never run out of ways to unwind.

* Train travel time is taken from Nationalrail.co.uk, measured from Banbury station (not development) to London Marylebone, and is for the quickest single service during weekday morning peak hours (6.30am-9.30am). Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Picture credits, left to right and top to bottom: 'Good Morning Coffee' by SrdjanPav; 'Smiling girl buying clothes in showroom' by Milkos; 'Family dining outdoor' by JKerkez; CC images, sourced from iStock.



What's nearby






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

 **Bloxham Vale** - Banbury, Oxfordshire







Food & drink

-  Ye Olde Reindeer Inn
-  The Old Auctioneer
-  The Church House
-  La Foglia
-  Pinto Lounge
-  Pizza Express

Attractions and parks

-  Crouch Hill
-  People's Park
-  The Mill Arts Centre
-  Banbury Museum Trust
-  Spiceball Country Park

Fitness & leisure

-  Woodgreen Leisure Centre
-  Banbury Open Air Pool
-  Spiceball Leisure Centre
-  PureGym Banbury
-  Easington Sports Football Club
-  Banbury Cricket Club

Schools

-  Queensway Primary School
-  Harriers Banbury Academy (primary)
-  St Joseph's Catholic Primary School
-  St Mary's Church of England Primary School
-  The Grange Community Primary School
-  Wykham Park Academy
-  Banbury and Bicester College

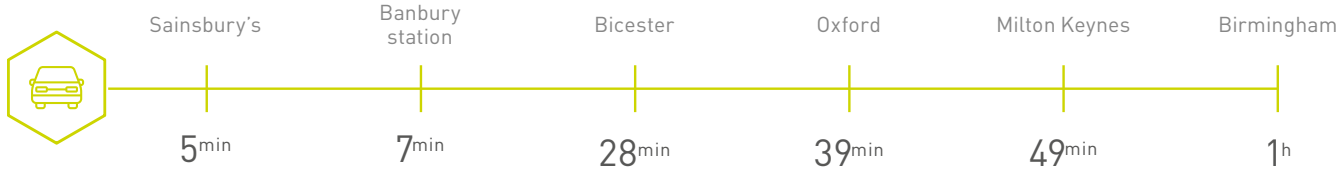
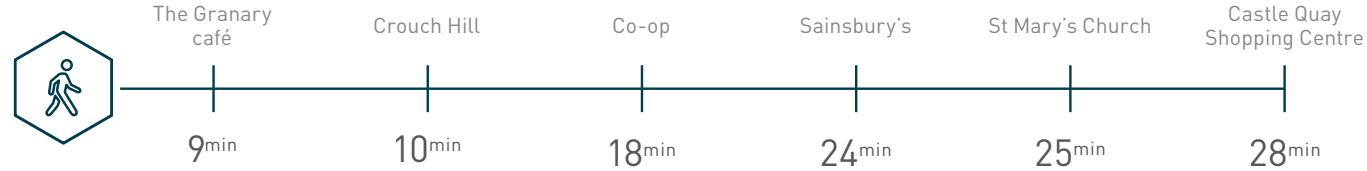
Amenities

-  Sainsbury's
-  Co-op
-  Waitrose
-  Castle Quay Shopping Centre
-  Easington Post Office
-  Horsefair Surgery
-  West Bar Doctors Surgery
-  Horton General Hospital

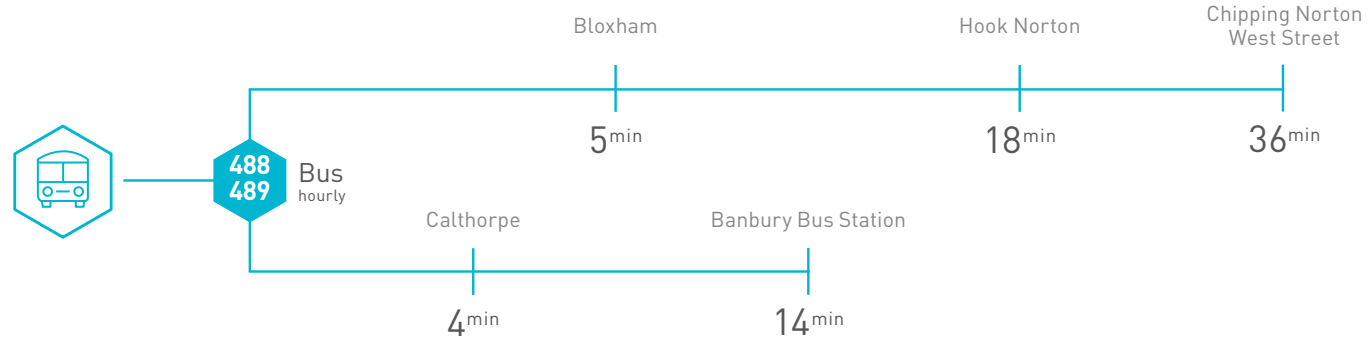


Transport Links

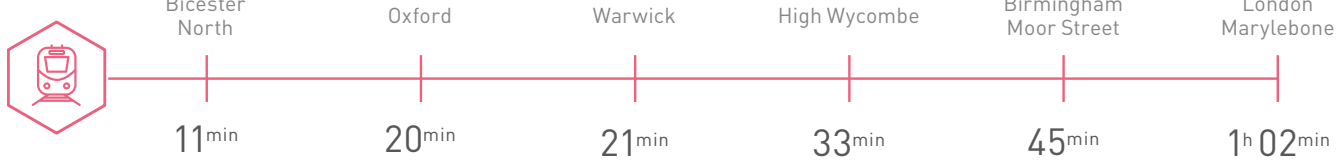
Bloxham Vale has excellent connections to the wider South East.



Bus services are available at the nearby Parsons Piece stop on the Bloxham Road (A361) close to the development.

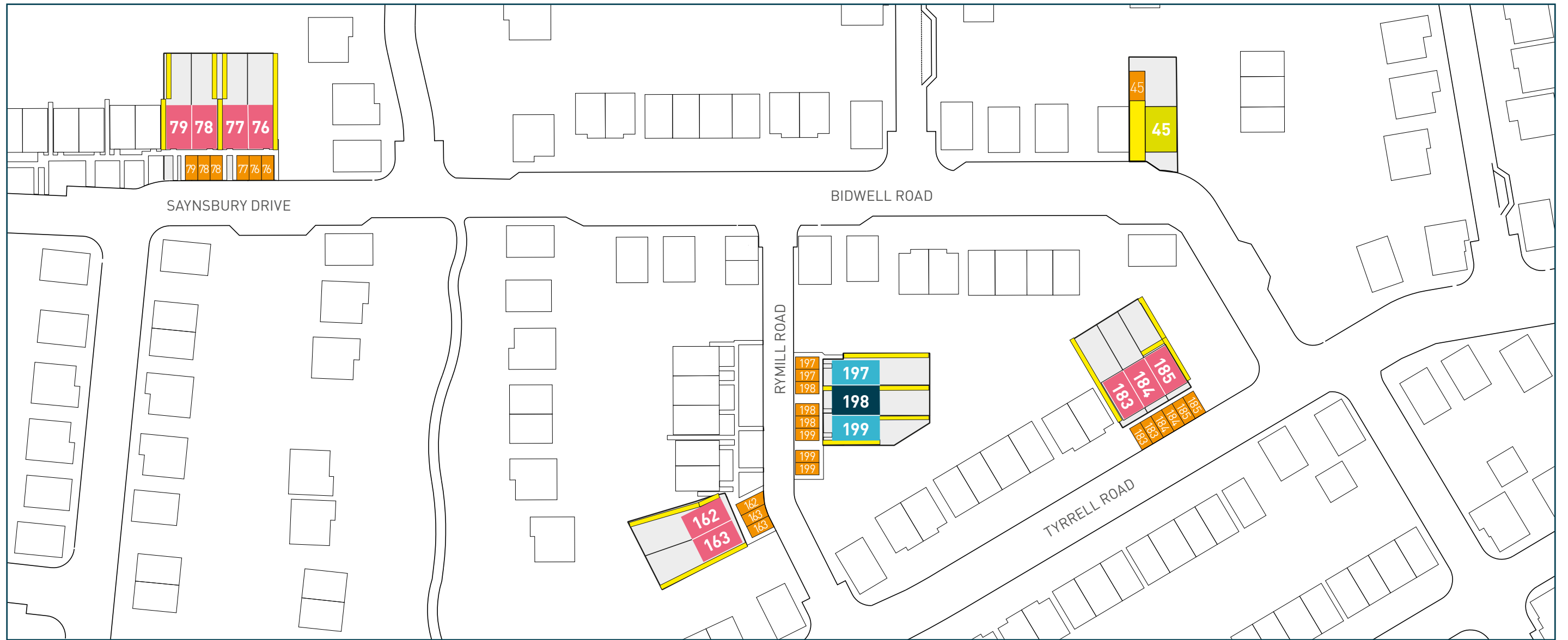


Journey times from Banbury station*:



Map not to scale, indicative only.

* 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. Where precise journey time information from specific bus stops is unavailable, estimates are given.



Explore Bloxham Vale

Part of a wider development, Bloxham Vale is located on a spacious site at the southern edge of Banbury, just off the Bloxham Road (A361). Each home benefits from a fenced private garden and dedicated parking provision.



Key to Site Plan

- Two bedroom houses
- Three bedroom houses
- Three bedroom house
- Three bedroom house
- Parking spaces
- Rear garden access



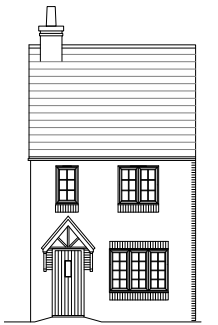
2 bedroom house

Plots 76, 77, 78, 79, 162, 163, 183, 184 and 185 - 832ft²

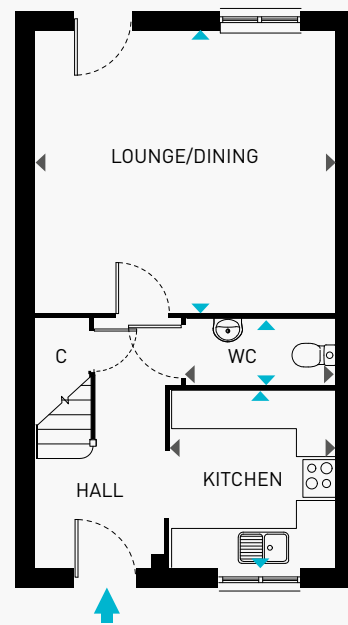


3 bedroom house

Plots 197 and 199 - 905ft²

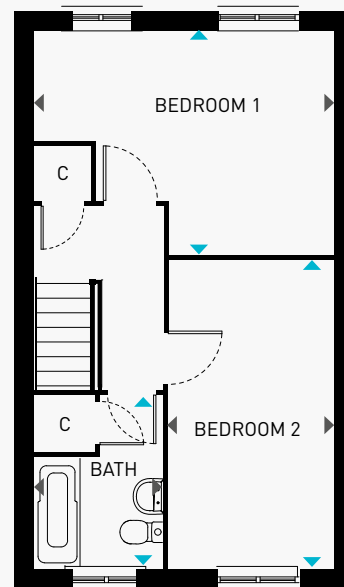


GROUND FLOOR



	A	x	B
Kitchen	2.7m [8'10"]	x	2.5m [8'2"]
Lounge/Dining	4.3m [14'1"]	x	4.6m [15'1"]
WC	1.0m [3'3"]	x	2.3m [7'6"]

FIRST FLOOR



	A	x	B
Bedroom 1	3.5m [11'5"]	x	4.6m [15'1"]
Bedroom 2	4.7m [15'5"]	x	2.5m [8'2"]
Bath	2.5m [8'2"]	x	1.9m [6'2"]



Plots 76, 77,
78, 79



Plots 162, 163



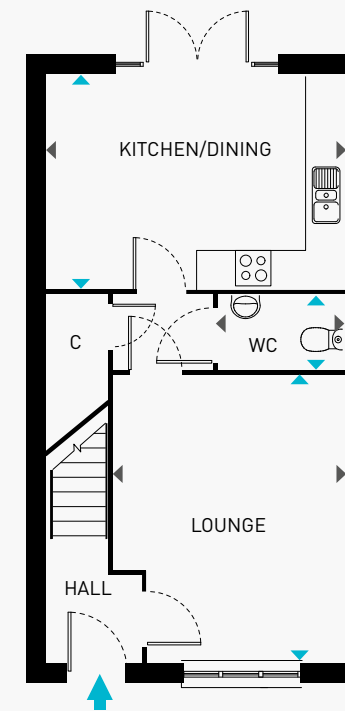
Plots 183,
184, 185

C = Cupboard

▲ = Main Entrance

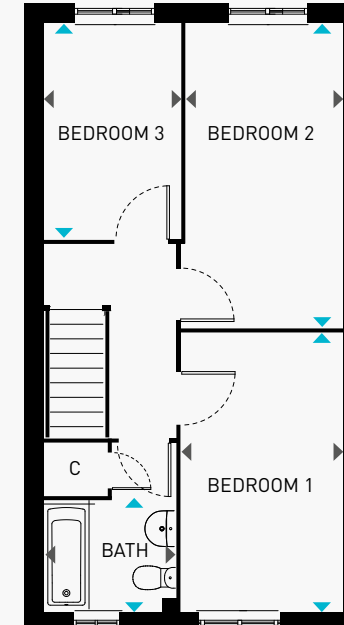
Plots 76, 78, 162 and 185 are handed

GROUND FLOOR



	A	x	B
Kitchen/Dining	3.3m [10'9"]	x	4.6m [15'1"]
Lounge	4.4m [14'5"]	x	3.5m [11'5"]
WC	1.1m [3'7"]	x	1.9m [6'2"]

FIRST FLOOR



	A	x	B
Bedroom 1	4.3m [14'1"]	x	2.5m [8'2"]
Bedroom 2	4.6m [15'1"]	x	2.4m [7'10"]
Bedroom 3	3.3m [10'9"]	x	2.1m [6'10"]
Bath	1.7m [5'6"]	x	2.0m [6'6"]



Plots 197, 199

C = Cupboard

▲ = Main Entrance

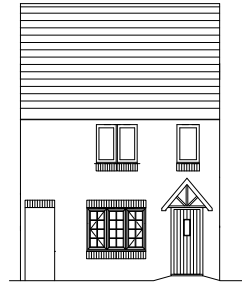
Plot 199 is handed

The kitchen and any dimensions on the following floorplans are for guidance only. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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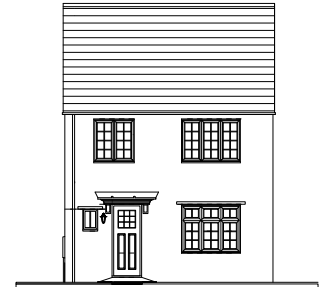
3 bedroom house

Plot 198 - 1022ft²

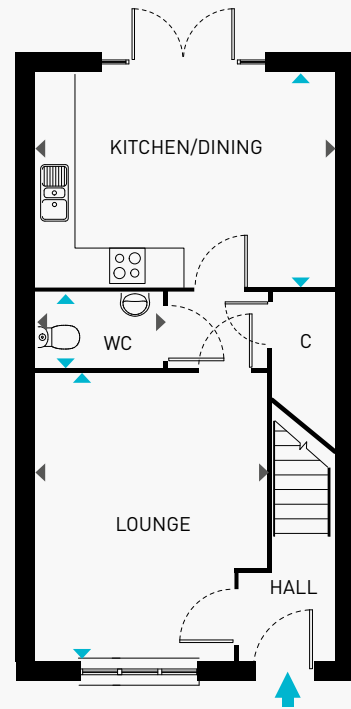


3 bedroom house

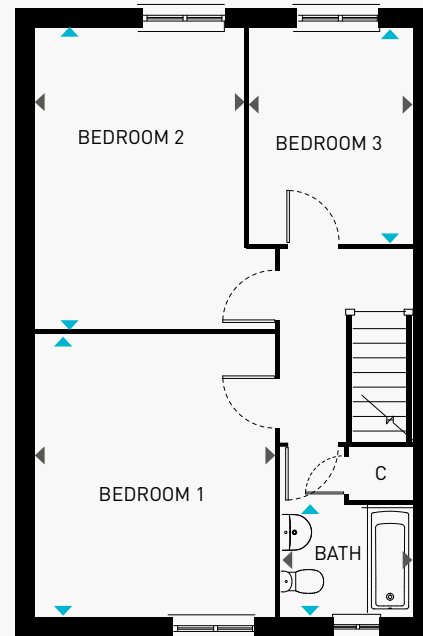
Plot 45 - 1081ft²



GROUND FLOOR

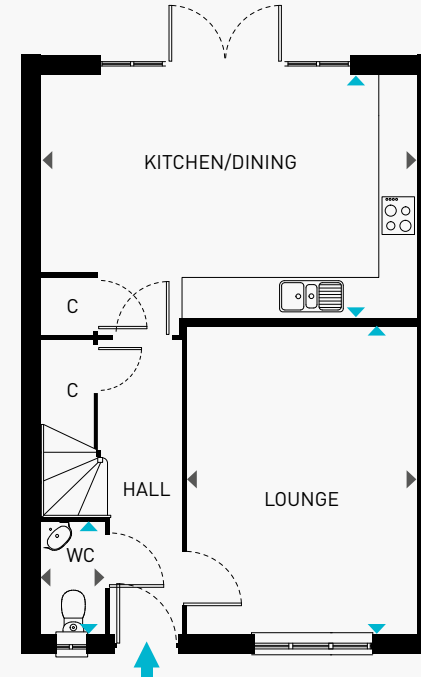


FIRST FLOOR

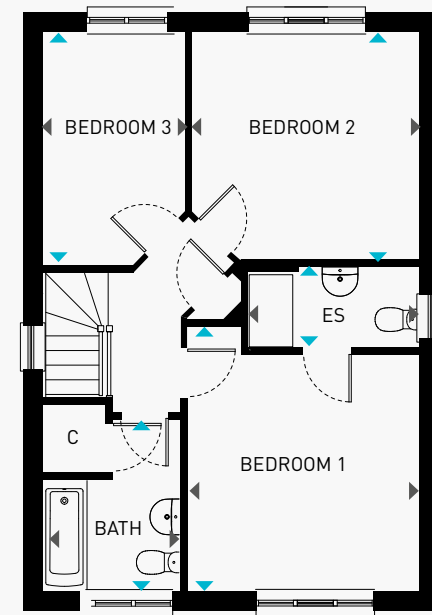


Plot 198

GROUND FLOOR



FIRST FLOOR



Plot 45

	A	x	B
Kitchen/Dining	3.3m (10'9")	x	4.6m (15'1")
Lounge	4.4m (14'5")	x	3.5m (11'5")
WC	1.1m (3'7")	x	1.9m (6'2")

	A	x	B
Bedroom 1	4.3m (14'1")	x	3.6m (11'9")
Bedroom 2	4.6m (15'1")	x	3.2m (10'5")
Bedroom 3	3.4m (11'1")	x	2.5m (8'2")
Bath	1.7m (5'6")	x	2.0m (6'6")

C = Cupboard

▲ = Main Entrance

	A	x	B
Kitchen/Dining	3.7m (12'1")	x	5.8m (19'0")
Lounge	4.7m (15'5")	x	3.5m (11'5")
WC	1.7m (5'6")	x	1.0m (3'3")

	A	x	B
Bedroom 1	3.6m (11'9")	x	3.5m (11'5")
Bedroom 2	3.5m (11'5")	x	2.7m (8'10")
Bedroom 3	3.6m (11'9")	x	2.2m (7'2")
En-Suite	1.2m (3'11")	x	2.6m (8'6")
Bath	2.6m (8'6")	x	2.2m (7'2")

ES = En-Suite

C = Cupboard

▲ = Main Entrance

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Specification

Bloxham Vale homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully fitted, and in the bathroom, finishings have been chosen to create a light and relaxed atmosphere. Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Fitted white kitchen units with matching worktops and upstands
- Single-bowl stainless steel sink
- Single oven
- Hob, stainless steel splashback and extractor hood
- Space for fridge/freezer and washing machine
- Laminate flooring

Bathroom

- White bath with mixer tap
- Ideal Standard Concept washbasin with pedestal and tiled splashback
- Ideal Standard Concept WC
- Ceramic tiling full height on bath tap wall and length of bath
- Shaver socket
- Flooring to wet areas

General

- Energy-efficient wall-mounted combi boiler
- Internal doors in satin white
- Ceilings painted in white
- Walls painted in almond white
- Low-energy lanterns with solar sensor at all entrances
- 1.8m-high fencing to rear garden
- Turf to garden
- Garden shed supplied on concrete slab base
- 10-year NHBC cover

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?

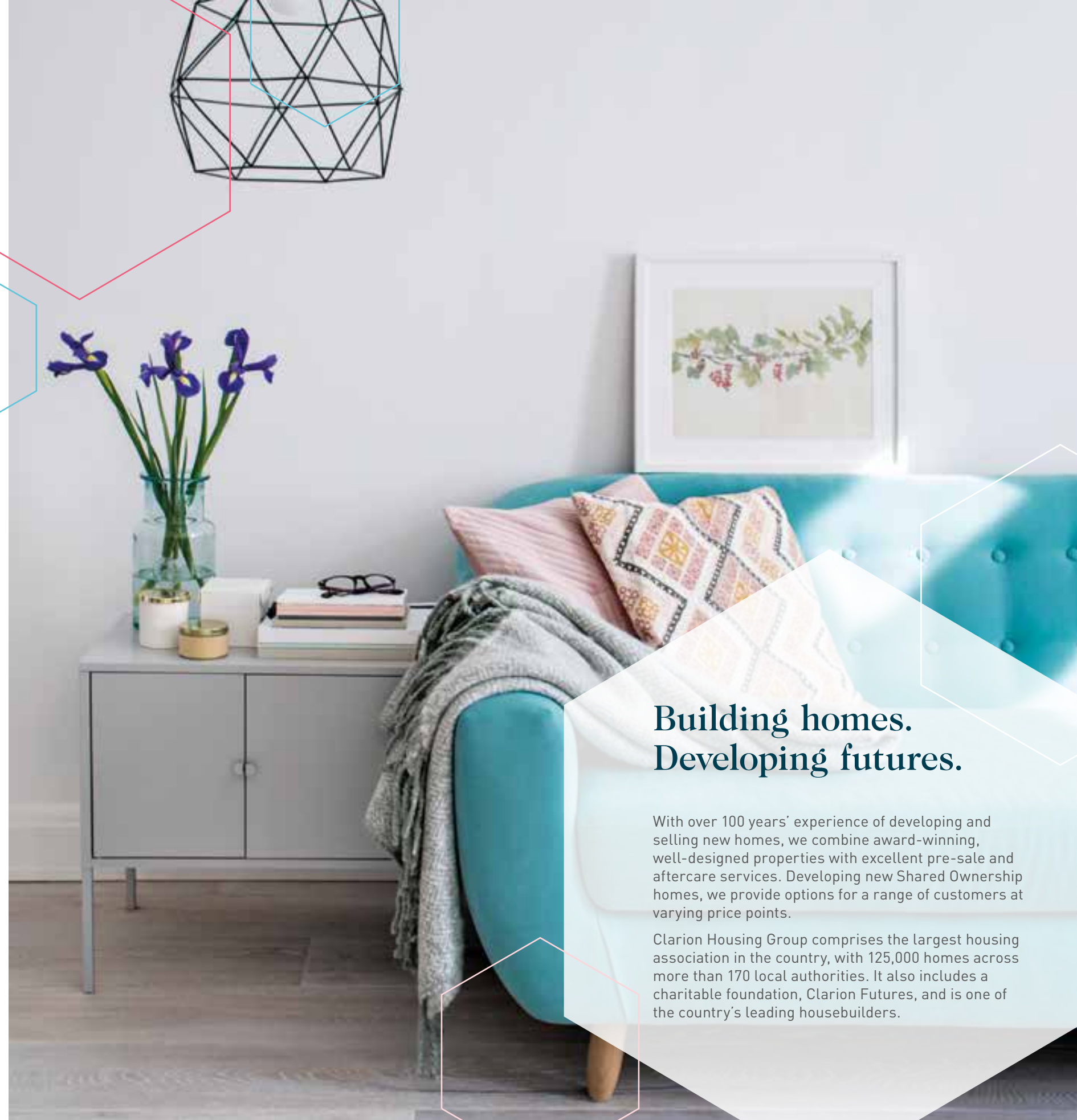
To be eligible for a Shared Ownership home at Bloxham Vale:

- You must be at least 18 years old.
- You must not own another home.
- You must have 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.

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 to help if we can.

shared.ownership@myclarionhousing.com

Picture credit: 'Sofa in the living room' by shyrokov; stock image from iStock



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 your interest now
by contacting our sales team:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floorplans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Bloxham Vale. We may change the tenure of some homes subject to demand.

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October 2020



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