



ONE, TWO & THREE  
BEDROOM HOMES

AVAILABLE  
FOR SHARED  
OWNERSHIP

# Royal Retreat

Kingsmere, Bicester, Oxfordshire, OX26 1FP



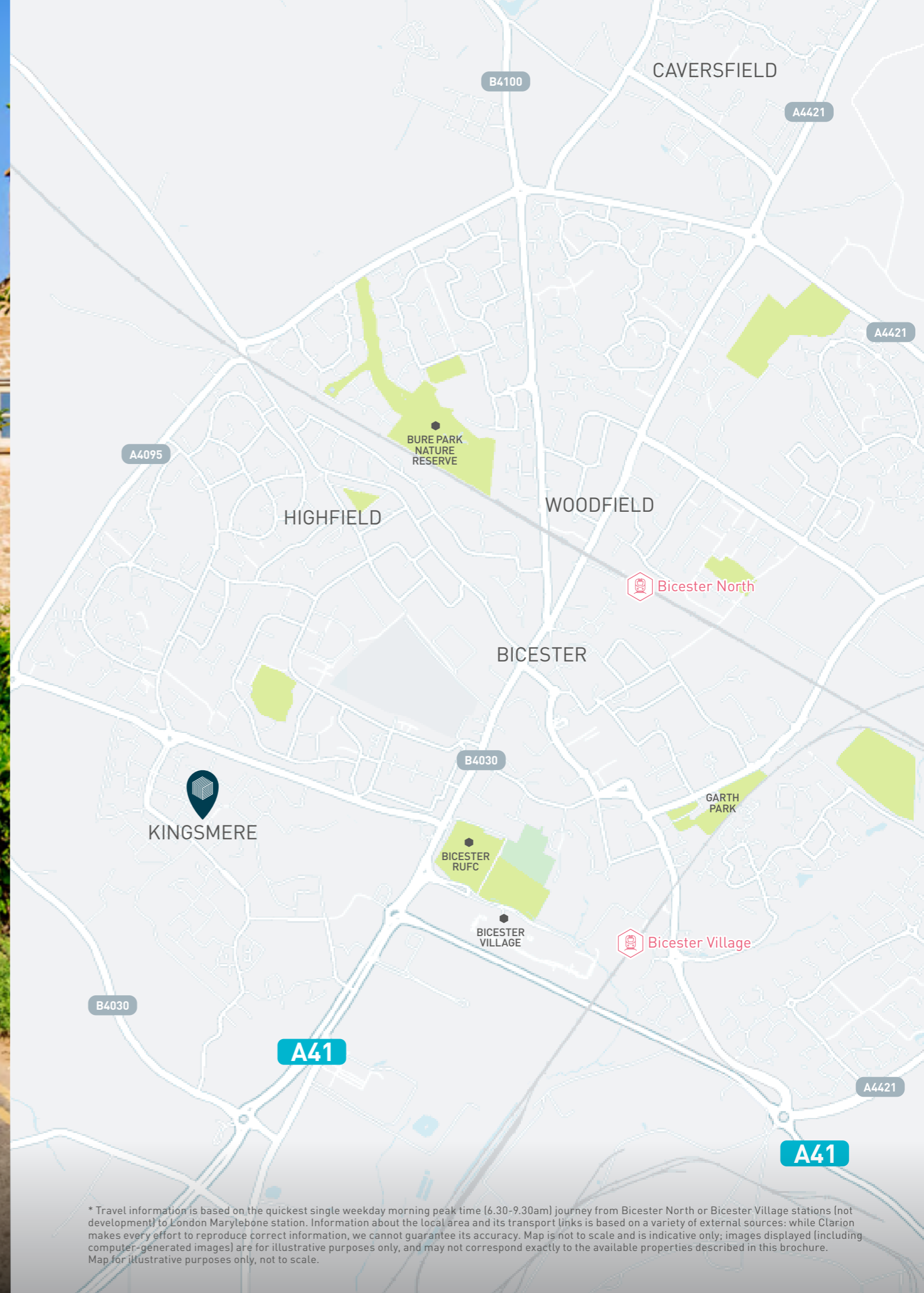
**CLARION**  
HOUSING



Clarion Housing is pleased to present Royal Retreat – an outstanding new collection of homes in the elegant Kingsmere village community near Bicester.

Close to the beauty of the Oxfordshire countryside, the picturesque town of Bicester is home to a wide range of traditional markets, historic architecture, modern shopping and superb eateries. Within easy reach of the city of Oxford, Bicester also benefits from excellent rail and road connections to London, which is less than an hour away by train\*.

Surrounded by acres of wildlife-friendly green space, Royal Retreat also enjoys a village setting that will include generous facilities for health, recreation, sports, retail and daycare. With a selection of one, two and three-bedroom residences, Royal Retreat is an ideal opportunity for first-time buyers, families or commuters – and the perfect place to make a home.



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\* Travel information is based on the quickest single weekday morning peak time (6.30-9.30am) journey from Bicester North or Bicester Village stations (not development) to London Marylebone station. Information about the local area and its transport links is based on a variety of external sources; while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy. Map is not to scale and is indicative only; images displayed (including computer-generated images) are for illustrative purposes only, and may not correspond exactly to the available properties described in this brochure. Map for illustrative purposes only, not to scale.



# Welcome to Royal Retreat

16 Available Homes

House No.	Postcode	Type
95	OX26 1FN	1 bed maisonette (first floor)
96	OX26 1FP	1-bed maisonette (ground floor)
25, 26, 51, 52, 64, 65, 105, 122	OX26 1FP	2-bed house
31, 63, 66, 121, 123, 124	OX26 1FP	3 bedroom house



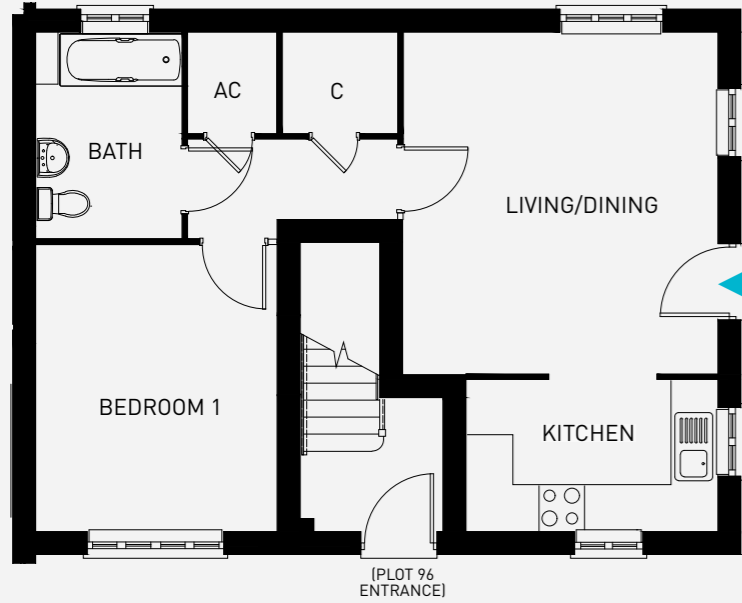
**Key to Site Plan**

- One bedroom maisonette
- Two bedroom house
- Three bedroom house
- Parking spaces

# One bedroom maisonette

House 95 – 60.1m<sup>2</sup>, House 96 – 45.98m<sup>2</sup> /495ft<sup>2</sup>

GROUND FLOOR: HOUSE 96

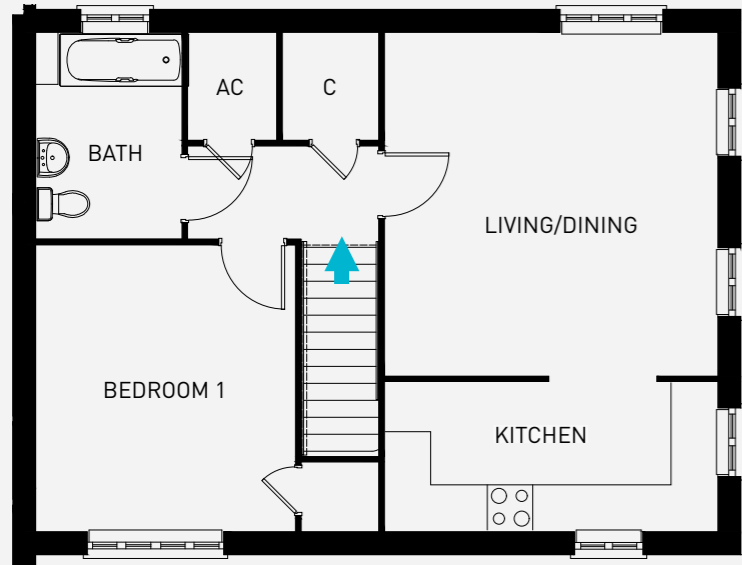


Internal Area  
Living/Dining  
Bedroom 1

45.98m<sup>2</sup> / 495ft<sup>2</sup>  
3.89m (12'7") x 4.15m (13'6")  
3.78m (12'4") x 3.40m (11'1")

C = Cupboard  
AC = Airing Cupboard  
▲ = Main Entrance

FIRST FLOOR: HOUSE 95



Internal Area  
Living/Dining  
Bedroom 1

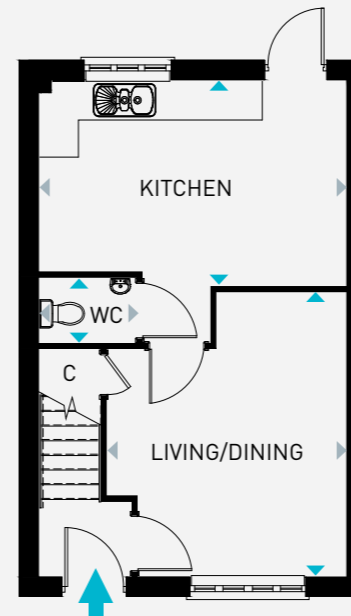
60.10m<sup>2</sup> / 647ft<sup>2</sup>  
3.97m (13'0") x 4.40m (14'4")  
3.78m (12'4") x 3.42m (11'2")

C = Cupboard  
AC = Airing Cupboard  
▲ = Main Entrance

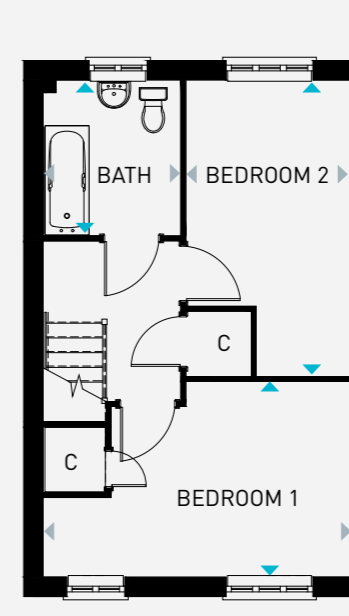
# Two bedroom house

Houses 25, 26, 51, 52, 64, 65, 105, 122 – 74.22m<sup>2</sup> /799ft<sup>2</sup>

GROUND FLOOR



FIRST FLOOR



Internal Area  
Living  
Kitchen/Dining  
Bedroom 1  
Bedroom 2

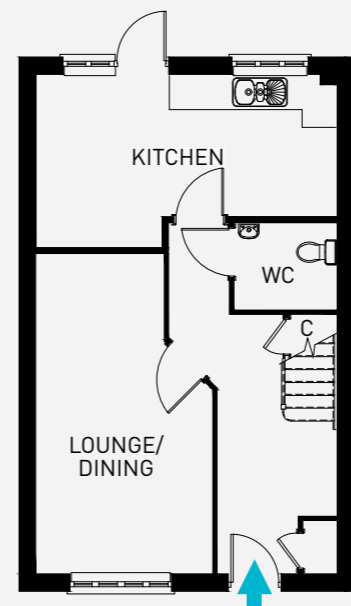
74.22m<sup>2</sup> / 799ft<sup>2</sup>  
3.26m (10'6") x 4.42m (14'5")  
4.81m (15'7") x 3.19m (10'4")  
3.74m (12'2") x 3.02m (9'9")  
2.57m (8'43") x 4.59m (15'0")

C = Cupboard  
AC = Airing Cupboard  
▲ = Main Entrance

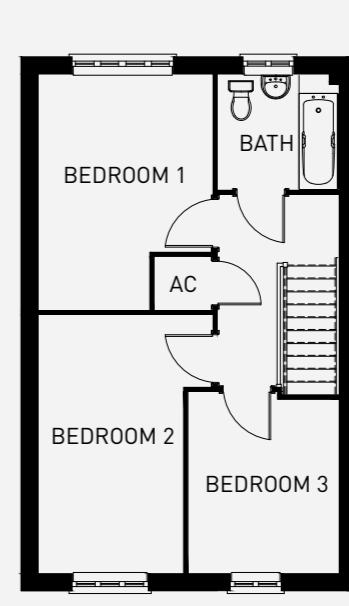
# Three bedroom house

Houses 31, 63, 66, 121, 123, 124 – 86.30m<sup>2</sup> /929ft<sup>2</sup>

GROUND FLOOR



FIRST FLOOR



Internal Area  
Living  
Kitchen/Dining  
Bedroom 1  
Bedroom 2  
Bedroom 3

86.30m<sup>2</sup> / 929ft<sup>2</sup>  
4.89m (16'0") x 3.12m (10'2")  
5.95m (19'5") x 3.07m (10'0")  
3.09m (10'1") x 4.17m (13'6")  
2.57m (8'43") x 3.79m (12'4")  
2.67m (8'75") x 2.43m (7'97")

C = Cupboard  
AC = Airing Cupboard  
▲ = Main Entrance

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

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# Specification

Royal Retreat homes come with quality fittings and finishes, chosen to help 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 kitchen units with upstand and 40mm laminate worktop
- Stainless steel single-bowl sink with chrome mixer tap
- Zanussi single oven, gas hob & extractor hood
- Stainless steel hob splashback
- Space and utilities for installation of washing machine and fridge
- Multi-spot light fitting

## Bathroom

- Roca Contesa bath and panel
- Roca Polo WC, washbasin and pedestal
- Mira shower over bath with chrome shower rail
- Airflow ventilation and/or Quiet Air fan
- Kohler Mira shower tray and screen in en suites (where applicable)
- Wall tiling to full height in shower area only; three tile courses above bath
- Heated towel rail
- Glass shower screen to bath

## General

- Combination boiler
- Mains-operated smoke alarms (with battery backup) fitted to hall/landing
- Honeywell battery-powered carbon monoxide alarm fitted in vicinity of boiler
- TV and telephone points to lounge and master bedroom
- Integrated SKYQ TV and BT phone connection to Lounge
- Woodwork in gloss white
- External light to front door
- External tap to rear garden





# Shared Ownership

## What is Shared Ownership?

Shared Ownership is the affordable way for people to take their first step onto the property ladder – by purchasing between 25% and 75% of the full price of a home.

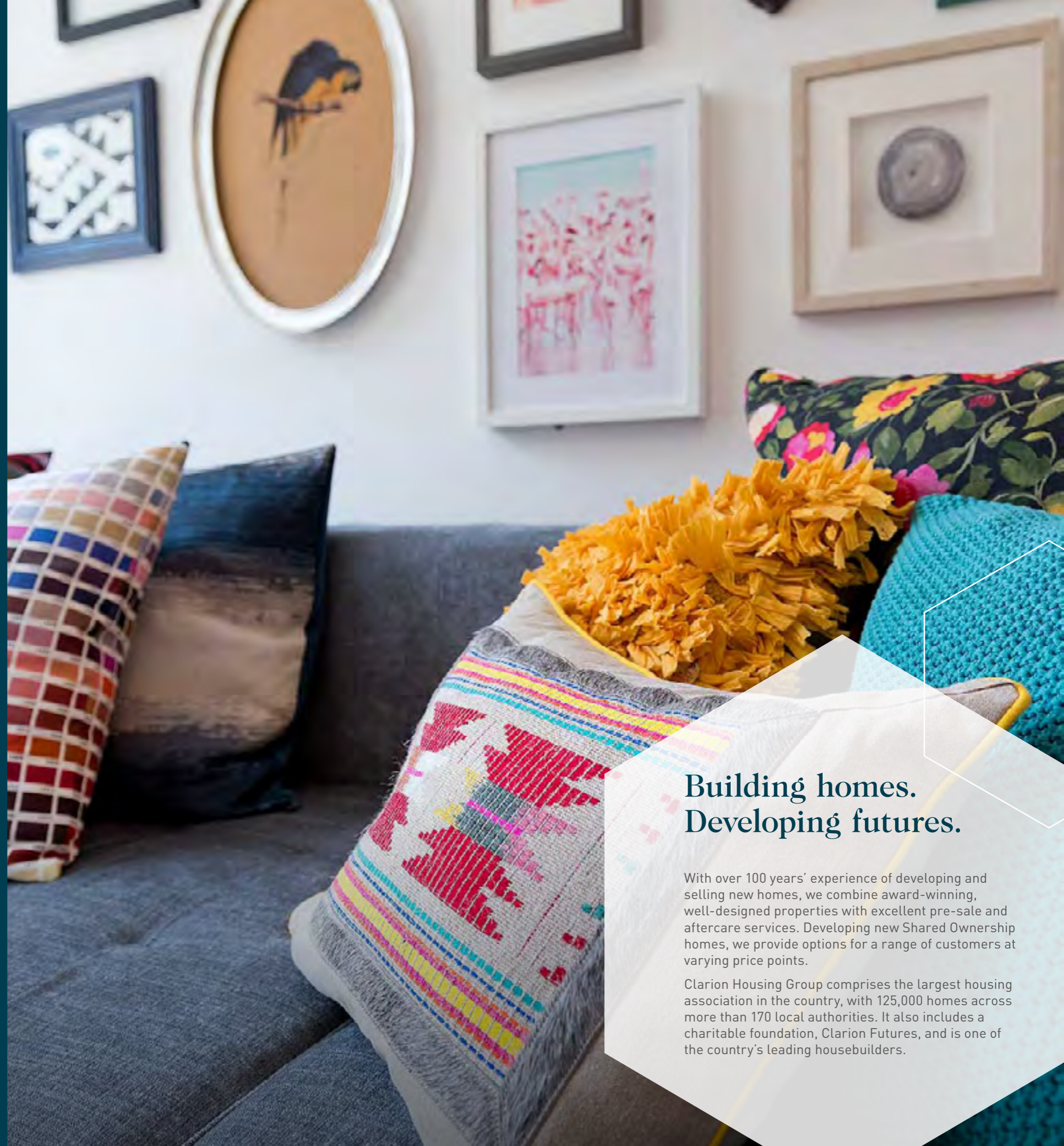
## Am I eligible?

To be eligible for a Shared Ownership home at Royal Retreat:

- 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 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.
- You must be a first-time buyer or existing shared owner. 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 could 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](mailto:shared.ownership@myclarionhousing.com)



## 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 below**

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0300 100 0309

[myclarionhousing.com/sharedownership](https://myclarionhousing.com/sharedownership)

**Disclaimer:** All floor plans 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 Royal Retreat. We may change the tenure of some homes subject to demand.

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December 2020



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