



Wallingford Reach

Crowmarsh Gifford, Oxfordshire

A contemporary collection of 15 two and three-bedroom homes available for Shared Ownership.



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HOUSING



A place to call home

Welcome to Wallingford Reach – a selection of new two and three-bedroom homes in Crowmarsh Gifford, Oxfordshire.

Situated on the edge of the picturesque Chiltern Hills and just a short walk from the River Thames, Wallingford Reach also benefits from excellent connections throughout the South of England – with central London less than 40 minutes away by train from Didcot Parkway*.

Each home is designed and built to the highest standards. With a fresh contemporary interior, a fitted kitchen, a private garden and dedicated parking provision, Wallingford Reach residences are perfect for modern living – and 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). Cover picture credits: 'Wallingford on the River Thames' by Peter Sterling; CC image, sourced from iStock. Picture credits: 'Beautiful border collie lying in the grass after a long play' by oneinchpunch; stock image from Shutterstock. 'The Swamp' by Rick Schwartz; CC image from Flickr. 'Children - identical twins girls are hiking in the mountains' by JGA; stock image from Shutterstock.

The perfect location

The village of Crowmarsh Gifford is situated on the eastern edge of Wallingford – a beautiful, historic Oxfordshire market town on the upper reaches of the River Thames.

Occupying a picturesque location within easy reach of Oxford and Reading, Wallingford is also less than 40 minutes from central London by train from Didcot Parkway*.

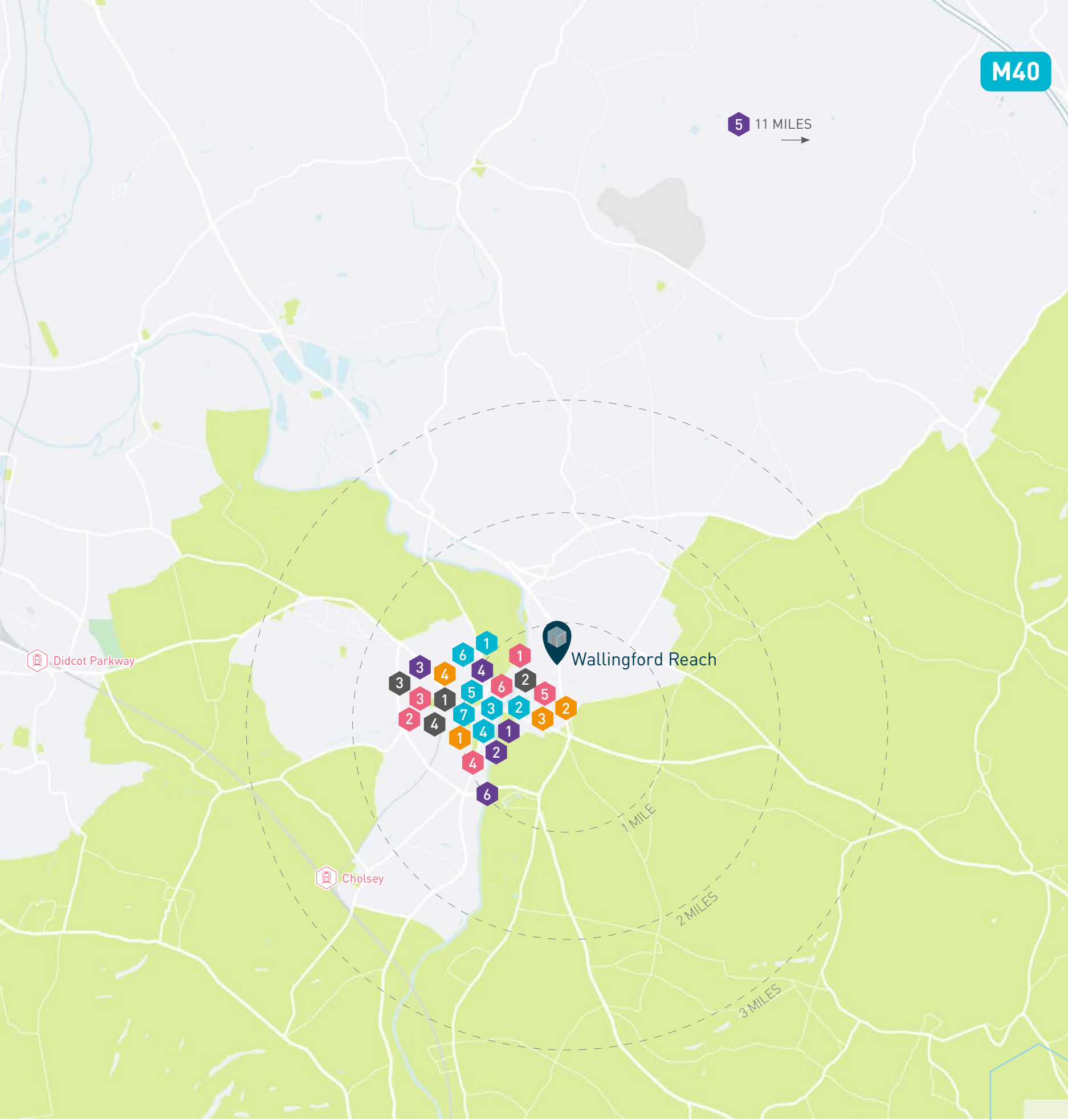
For your day-to-day needs, Wallingford has a wide range of amenities including a post office, doctor's surgery, Waitrose branch and three weekly open-air markets. Nearby Didcot offers larger Sainsbury's and Tesco stores, while Oxford and Reading are home to a broader variety of high street names and independent shops. Schools in the Wallingford area are rated highly by Ofsted: nearby Crowmarsh Gifford Church of England Primary and Wallingford School are both rated "Good".

When it's time to take a break, check out Wallingford's distinctive restaurants, cafes and pubs – including The Old Post Office, The Wallingford Tearoom and The Shellfish Cow. Alternatively, take your pick of fun and relaxation at Wallingford Sports Park, Riverside Splash Park or the Corn Exchange Theatre. In Oxford, just a 25-minute drive away, you can go punting on the Cherwell, discover the Botanical Gardens, explore the city's world-class museums or even catch the latest movies. Days out nearby also include The Living Rainforest, Greys Court National Trust, and walks in the Chiltern Hills – so you'll always have a great choice of ways to unwind.

* 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). 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: 'Good Morning Coffee' by SrdjanPav; 'Smiling girl buying clothes in showroom' by Milkos; 'Family dining outdoor' by JKerkez; CC images, sourced from iStock.



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5 11 MILES →

What's nearby

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



Wallingford Reach - Crowmarsh Gifford, Oxfordshire



Food & drink

- 1 The Old Post Office
- 2 The Queen's Head
- 3 The Wallingford Tearoom
- 4 Ribizli Plant-based Café
- 5 The Royal Standard
- 6 Pizza Express
- 7 The Shellfish Cow



Schools

- 1 Paddocks Pre-School
- 2 Crowmarsh Pre-School
- 3 Crowmarsh Gifford Church of England Primary
- 4 Wallingford School (SEN primary)



Fitness & leisure

- 1 Wallingford Rowing Club
- 2 Riverside Splash Park
- 3 Wallingford Sports Park
- 4 The Body Training Studio



Amenities

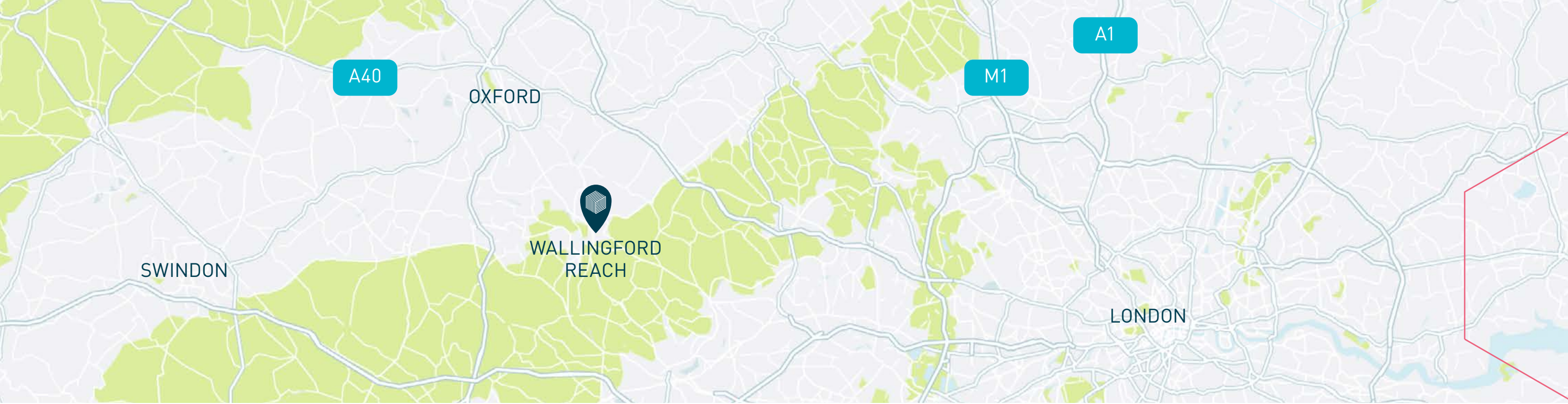
- 1 Waitrose
- 2 Lidl
- 3 Wallingford Post Office
- 4 Wallingford Medical Practice
- 5 Boots
- 6 Lloyds Pharmacy



Attractions and parks

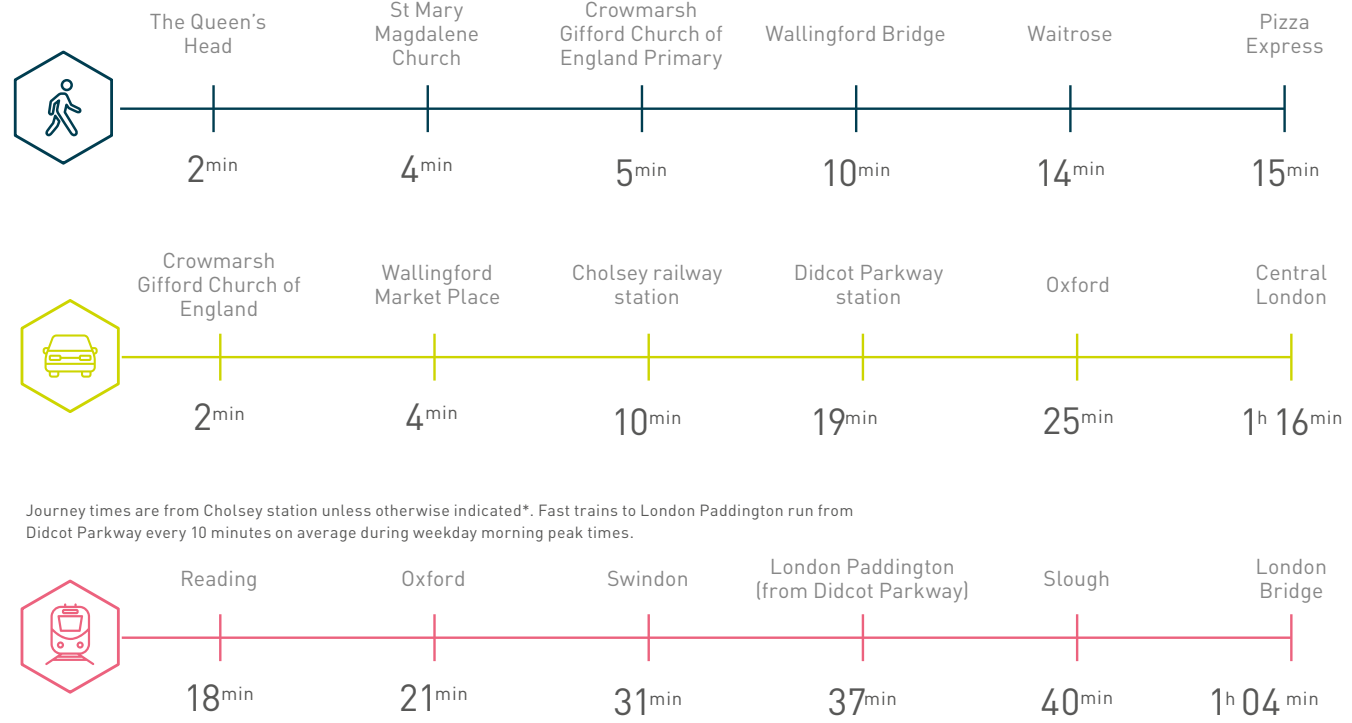
- 1 River Thames & Wallingford Bridge
- 2 Wallingford Castle
- 3 Wallingford Museum
- 4 The Corn Exchange Theatre
- 5 Chiltern Hills
- 6 Watermead Nature Reserve

Map not to scale, indicative only. 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.



Transport Links

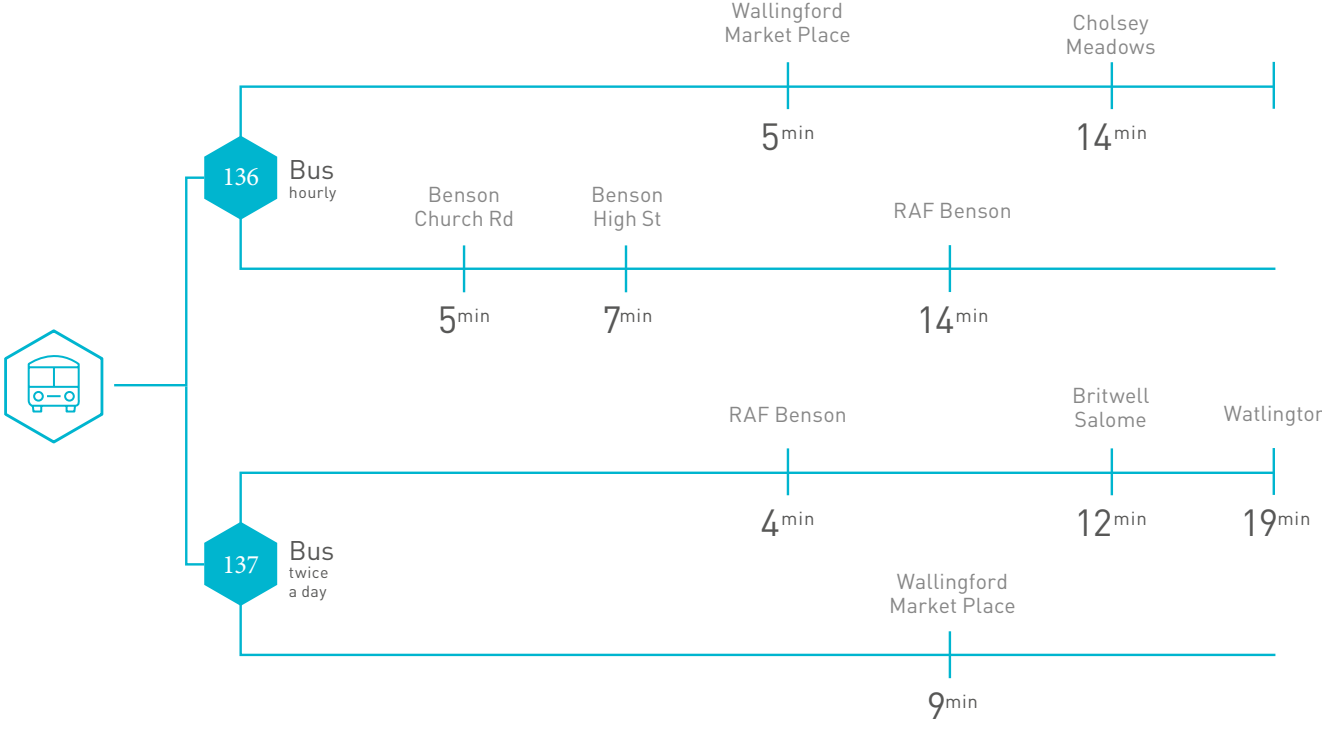
Wallingford Reach has excellent connections throughout the wider South of England.



Journey times are from Cholsey station unless otherwise indicated*. Fast trains to London Paddington run from Didcot Parkway every 10 minutes on average during weekday morning peak times.

Map not to scale, indicative only.

Bus services are available at the nearby stop opposite St Mary Magdalene Church.



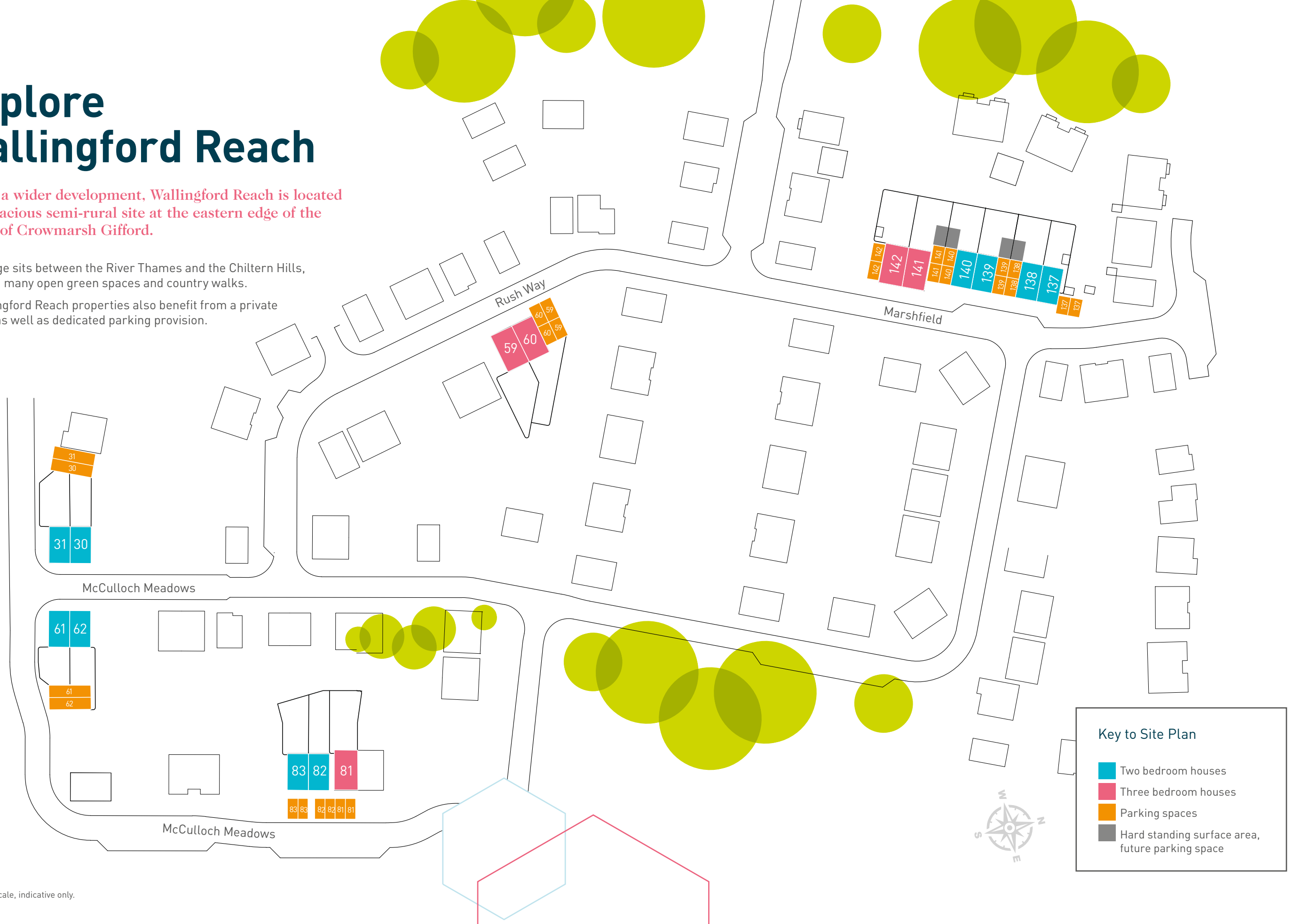
* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service commencing during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between the nearest stops for which information is available (or estimates based on these) but may change depending on time, day and traffic. Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Explore Wallingford Reach

Part of a wider development, Wallingford Reach is located on a spacious semi-rural site at the eastern edge of the village of Crowmarsh Gifford.

The village sits between the River Thames and the Chiltern Hills, providing many open green spaces and country walks.

All Wallingford Reach properties also benefit from a private garden, as well as dedicated parking provision.





2 bedroom house

Plots 30, 31, 61, 62, 82, 83, 137, 138, 139, 140 - 75m²

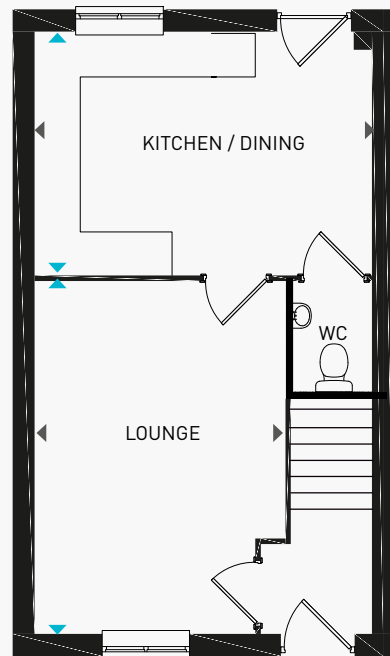


3 bedroom house

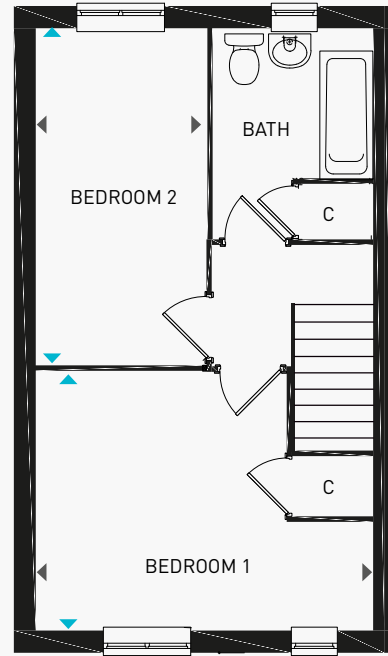
Plots 59, 60, 81, 141, 142 - 91,4m²



GROUND FLOOR



FIRST FLOOR



Plots 30, 31,
61, 62, 82, 83



Plots 137,
138, 139, 140

A B

Kitchen / Dining	3.2m [10'6"]	x	4.5m [15'0"]
Lounge	4.2m [16'2"]	x	3.0m [9'10"]

A B

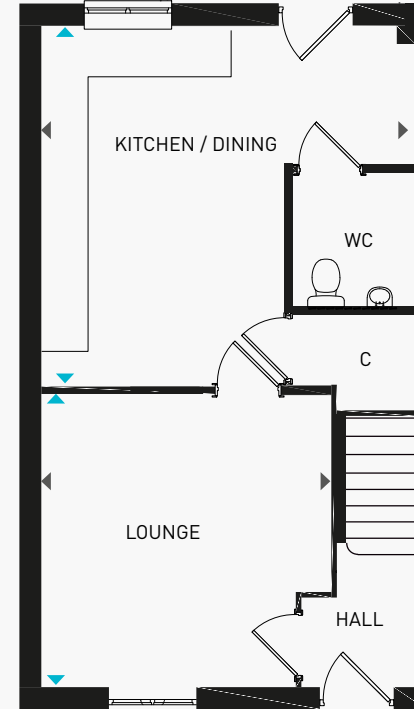
Bedroom 1	3.6m [12'1"]	x	4.5m [15']
Bedroom 2	4.4m [14'8"]	x	2.3m [7'7"]

C = Cupboard

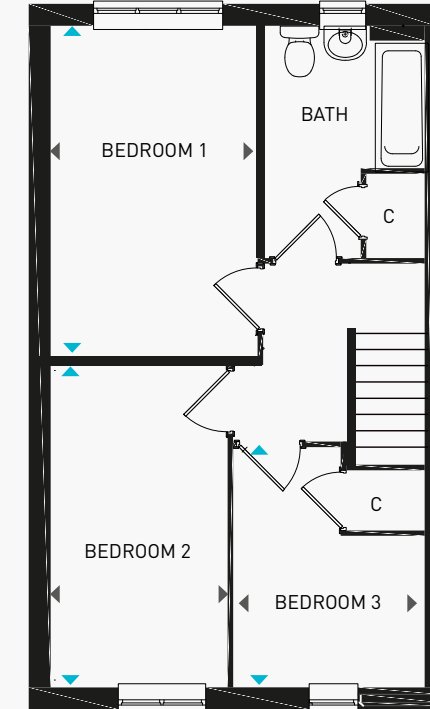
= Main Entrance

Plots 30, 61, 82, 137 and 139 are mirrored.

GROUND FLOOR



FIRST FLOOR



Plot 81



Plots 59, 60



Plots 141, 142

A B

Kitchen / Dining	4.5m [14'11"]	x	5.0m [16'8"]
Lounge	4.3m [14'4"]	x	3.4m [11'4"]

A B

Bedroom 1	4.1m [13'9"]	x	2.8m [9'3"]
Bedroom 2	4.7m [17'4"]	x	2.3m [7'6"]
Bedroom 3	2.4m [7'11"]	x	2.6m [8'6"]

C = Cupboard

= Main Entrance

Plots 59 and 141 are mirrored.

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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Specification

Wallingford Reach homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while 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.

General

- Laminated worktop with matching upstand
- Track lighting
- Vinyl flooring
- 1.5 stainless steel sink with chrome monobloc tap
- Space for fridge/freezer and washing machine
- Oven, hob and extractor
- Boiler housing unit
- White sanitaryware to WC and bathroom
- Full height tiling to bath
- Shower mixer tap
- Shower screen
- Vinyl flooring to bathroom and WC
- Carpets to lounge, hallway, stairs and bedrooms
- NHBC 12 year cover
- Main wired smoke and carbon monoxide detectors
- Turf to rear garden
- 1.8 panel fencing to garden boundaries
- Front and rear external lighting
- All walls, woodwork and ceilings finished in white
- Electric charging point

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?

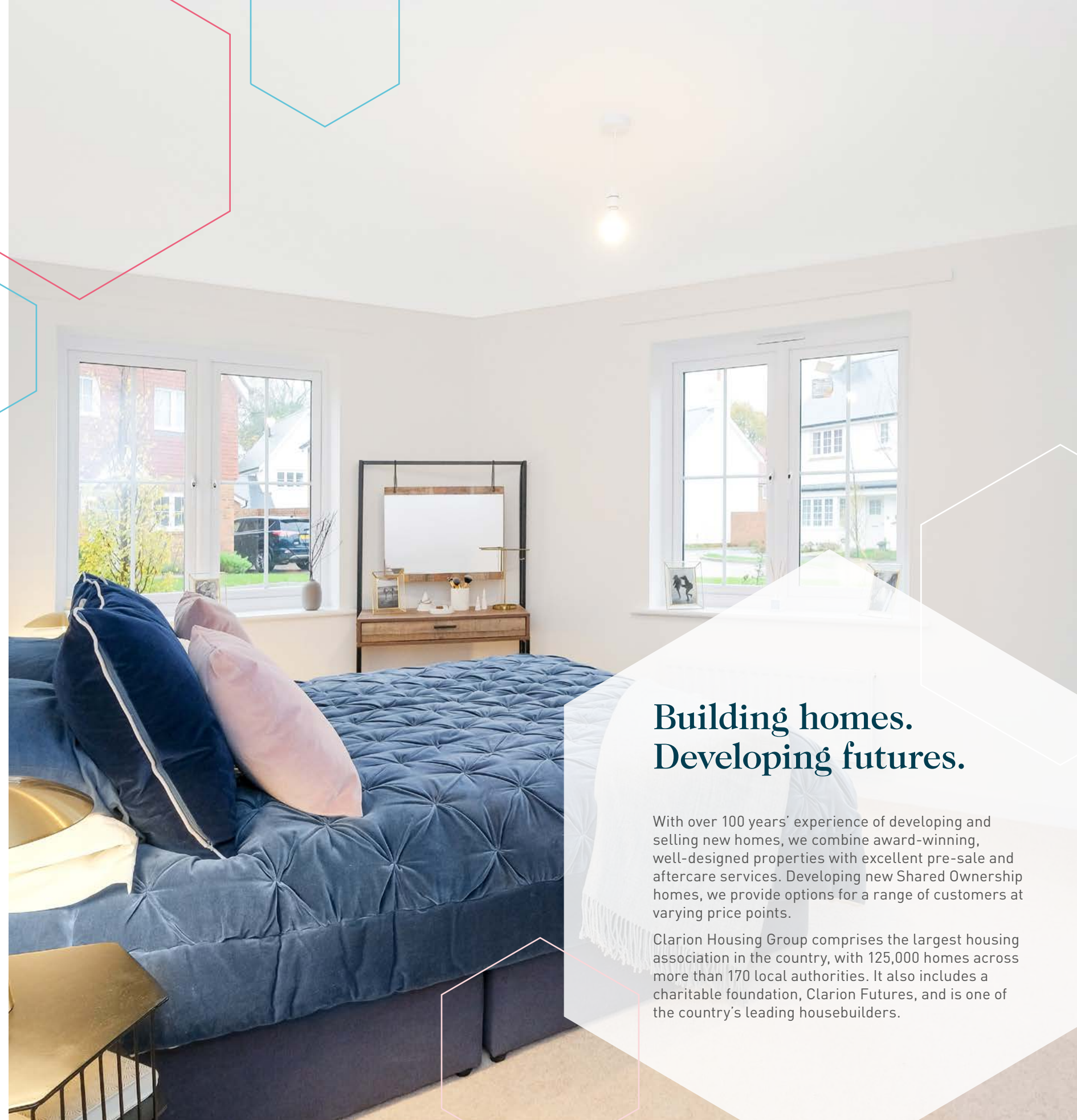
To be eligible for a Shared Ownership home at Wallingford Reach:

- You must be at least 18 years old.
- 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 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 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

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