



Kingston Park

Kingston Bagpuize, Oxfordshire, OX13 5AN

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

28 homes available



**CLARION
HOUSING**



The ideal place to call home

Welcome to Kingston Park – a new collection of two and three-bedroom homes available for Shared Ownership in the beautiful village of Kingston Bagpuize, Oxfordshire.

Situated just a 25-minute drive* from the historic city of Oxford, and surrounded by some of England's most picturesque countryside, Kingston Bagpuize's community atmosphere and local amenities make it the ideal location for country living.

Each Kingston Park home is also built to the highest standards, featuring tasteful traditional exteriors, fresh contemporary interiors, a private garden and dedicated parking provisions. With options for two and three-bedroom residences, you can choose a home perfectly suited to all your needs – making Kingston Park ideal for first-time buyers, couples and families of all sizes.

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years' experience in building new homes. The result is superbly designed, award-winning properties that improve your quality of living.

* Journey times source: Google Maps. Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic.

Cover image & image shown on left is for illustration purposes only, and may not correspond with the available Shared Ownership properties described within this brochure.

The perfect village

Kingston Park is situated on the eastern edge of Kingston Bagpuize, a beautiful Oxfordshire village with a rich history going back to the Norman Conquest. Today, Kingston Bagpuize's tranquil atmosphere makes it perfect for country living; the village is within easy reach of Oxford and is just 45 minutes from central London by train from Didcot Parkway station*.

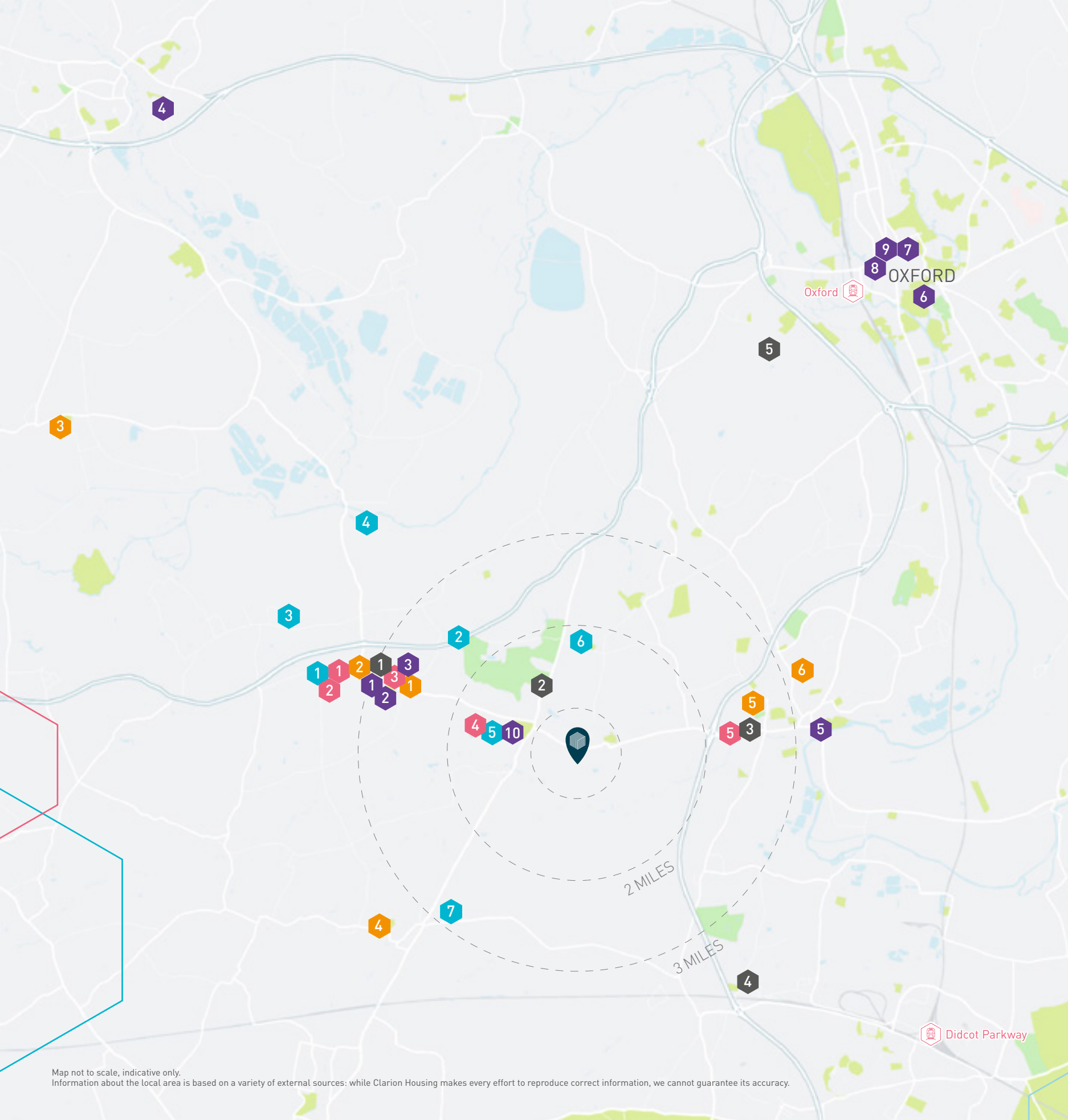
For your day-to-day needs, Kingston Bagpuize offers a Co-op Food branch, day nursery, primary school, village pub and even an bespoke antique's shop within walking distance – while nearby Abingdon and Oxford are home to a greater variety of high street names, independent shops and markets. Kingston Bagpuize's village school, John Blandy Primary, is rated "Good" by Ofsted – as are nearby Aston & Cote Primary in Bampton, St James Primary in Hanney, and Fitzharrys School (secondary) in Abingdon.

When it's time to unwind, Kingston Bagpuize is ideal for relaxation. Choose from the village's many beautiful green spaces – including the Millennium Green nature reserve – or take a trip to nearby Millets Farm Centre for fun outdoor and farm activities. Dog House at Cothill and La Fontana at East Hanney have great local food, as do country pubs like The Blue Boar, The White Hart at Fyfield and The Waggon & Horses. The city of Oxford is also just a 25-minute drive away and has some of the finest historic sights, architecture, museums, gardens, and restaurants in Britain. Browse through its bookshops, galleries, and cafés at your leisure – or even hire a punt and float down the Cherwell.

* 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) rounded up to the nearest five minutes. Didcot Parkway is approximately a 20-25 minute drive from Kingston Park (per Google Maps data) depending on time of day and traffic. 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: 'IMG_1220' by Matt; 'The Blue Boar' by Reading Tom; 'Botanic Garden and Magdalen College Tower, Oxford' by hereisabee; 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.

 **Kingston Park homes** - Kingston Bagpuize, Oxfordshire OX13 5AN

Food & drink

-  Waggon & Horses
-  The White Hart at Fyfield
-  The Blue Boar
-  Rose Revived
-  Farm House Restaurant (within Millets Farm Centre)
-  Dog House (Cothill)
-  La Fontana (East Hanney)

Schools

-  Sunrise Day Nursery
-  John Blandy Primary School
-  Aston & Cote Church of England Primary (Bampton)
-  St James Church of England Primary (Hanney)
-  Larkmead School (secondary, Abingdon)
-  Fitzharrys School (secondary, Abingdon)

Fitness & leisure

-  Kingston Bagpuize Cricket Club
-  Frilford Heath Golf Club
-  Anytime Fitness (Abingdon)
-  The Park Club Milton (Abingdon)
-  Brookes Sport (Oxford)

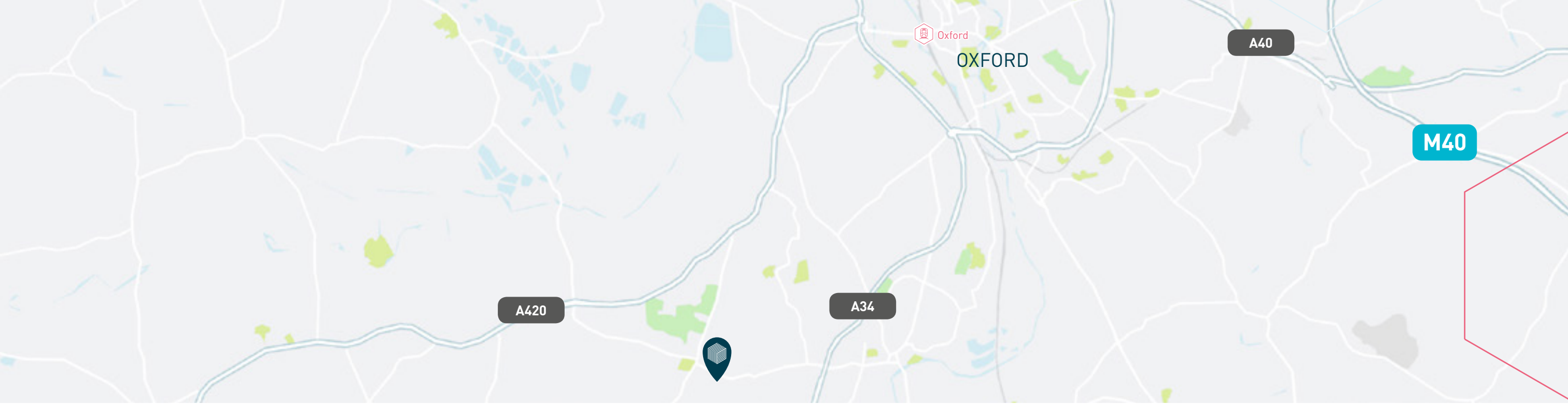
Amenities

-  Kingston Bagpuize Village Hall
-  One Stop Southmoor
-  Co-op Food
-  Millets Farm Shop
-  Marcham Road Family Health Centre (Marcham)

Attractions and parks

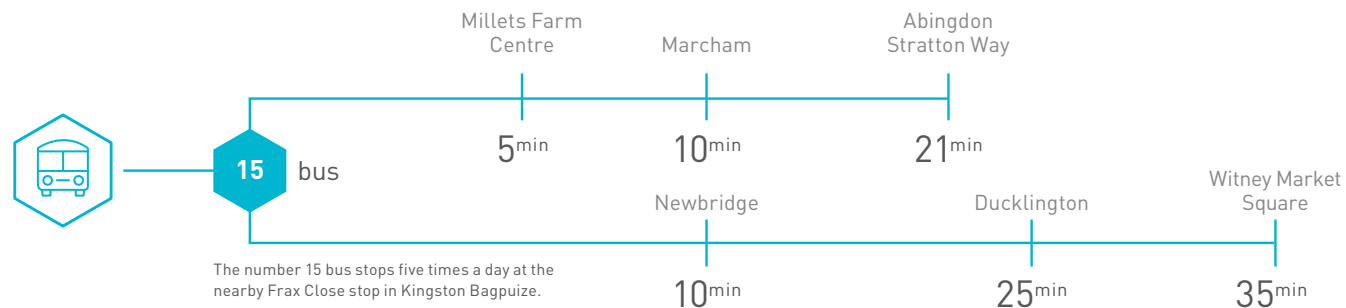
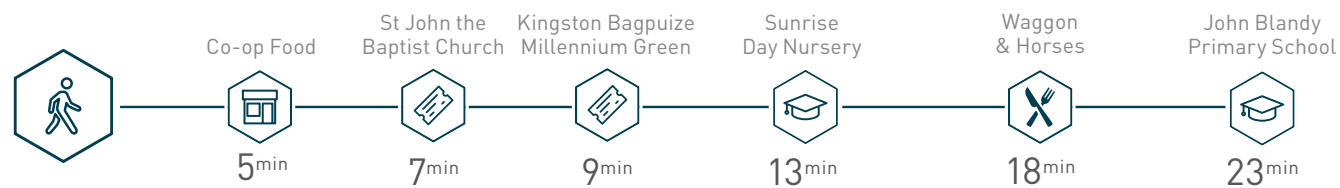
-  Church of St John the Baptist (Kingston Bagpuize)
-  Kingston Bagpuize House and Garden
-  Millennium Green Nature Reserve (Kingston Bagpuize)
-  Cogges Manor Farm (Witney)
-  The Abbey Cinema (Abingdon)
-  Oxford Botanic Gardens
-  Pitt Rivers Museum (Oxford)
-  Ashmolean Museum (Oxford)
-  Oxford University Museum of Natural History
-  Millets Farm Centre

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.

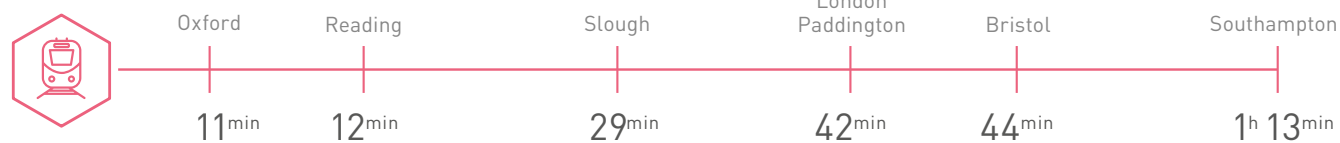


Transport Links

Kingston Bagpuize has excellent connections to the wider South East.

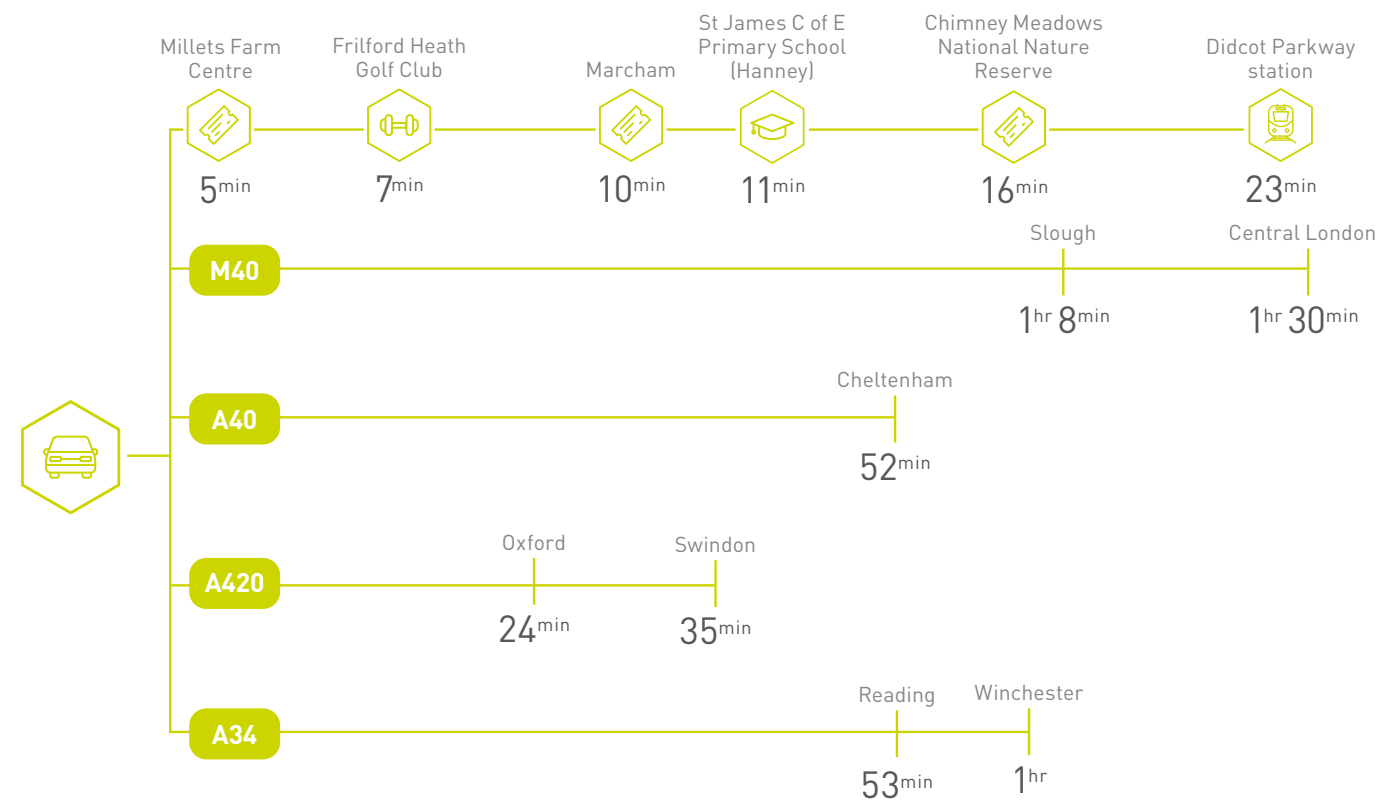


Journey times from Didcot Parkway station*:



Services from Mortimer station run approximately once every 30 minutes at peak times.

Map not to scale, indicative only.



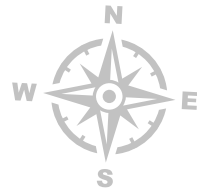
* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change 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.

Explore Kingston Park

Kingston Park is situated on a green and spacious site on the eastern edge of Kingston Bagpuize, accessed from Witney Road.

The development is structured around a central green space that incorporates a play area for children, while new plants and shrubbery are distributed around the perimeter and throughout the development to create a peaceful atmosphere.

Each home also benefits from a private garden and two parking spaces.



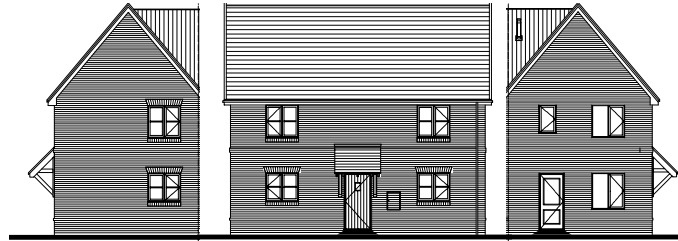
Key to Site Plan

- Two bedroom house
- Three bedroom house
- Parking spaces

Map not to scale, indicative only.

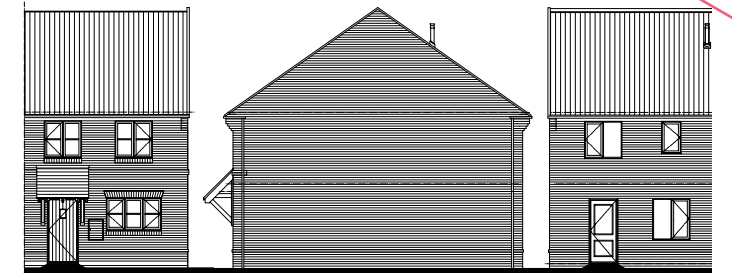
Three bedroom house (Type 1)

- House 13** – 82.19m²
Summers Close, Kingston OX13 5GZ
- House 82** – 82.18m²
Hardcastle Drive, Kingston OX13 5GS
- Houses 124, 233** – 82.18m²
Aldiss Drive, Kingston OX13 5GQ



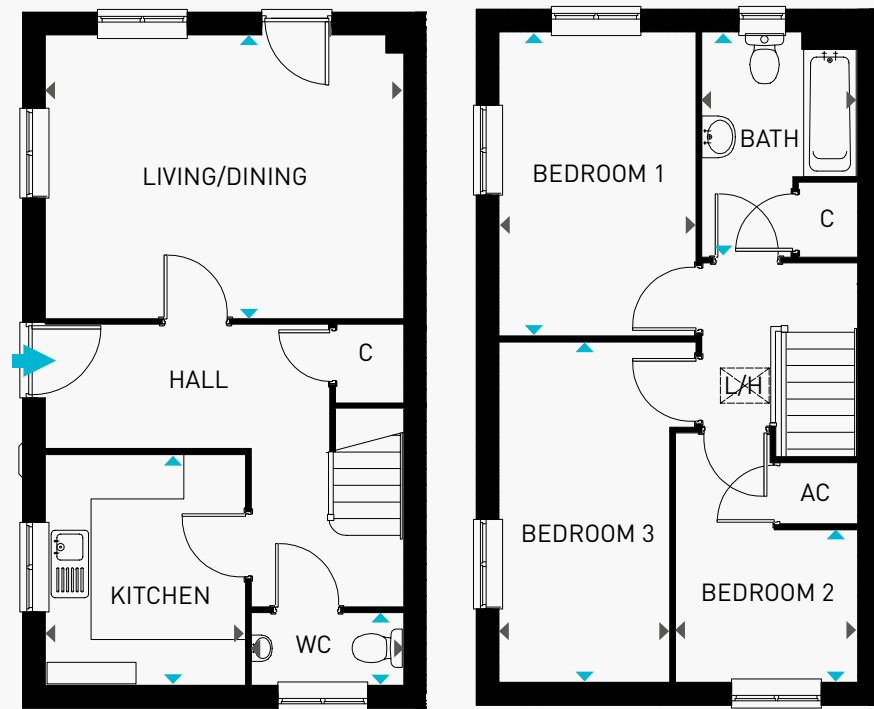
Three bedroom house (Type 2)

- Houses 14, 26, 27** – 82.19m²
Summers Close, Kingston OX13 5GZ
- Houses 50, 51** – 82.19m²
Betteridge Close, Kingston OX13 5JG
- House 242** – 82.19m²
Aldiss Drive, Kingston OX13 5GQ



GROUND FLOOR

FIRST FLOOR



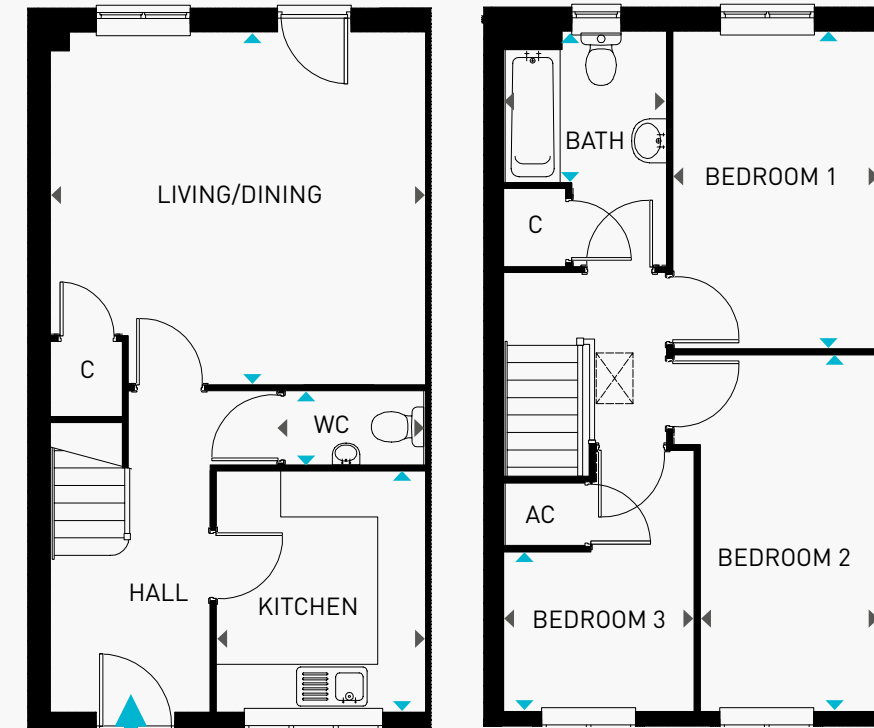
AC = Airing Cupboard
L/H = Loft Hatch
C = Cupboard
▲ = Main Entrance

	A	B		A	B
Living/Dining	3.7m (12'3")	x 4.8m (15'7")	Bedroom 1	4.0m (13'3")	x 2.6m (8'65")
Kitchen	3.0m (10'1")	x 2.6m (8'79")	Bedroom 2	4.5m (14'9")	x 2.2m (7'49")
WC	0.9m (3'11")	x 2.0m (6'70")	Bedroom 3	2.0m (6'69")	x 2.4m (8'00")
			Bathroom	1.9m (6'35")	x 2.0m (6'85")

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. 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.

GROUND FLOOR

FIRST FLOOR



AC = Airing Cupboard
L/H = Loft Hatch
C = Cupboard
▲ = Main Entrance

Houses 26 & 50 are mirrored*

	A	B		A	B
Living/Dining	4.5m (14'8")	x 4.8m (15'7")	Bedroom 1	4.0m (13'3")	x 2.6m (8'65")
Kitchen	3.0m (10'1")	x 2.6m (8'79")	Bedroom 2	4.5m (14'9")	x 2.2m (7'49")
WC	0.9m (3'11")	x 1.8m (5'95")	Bedroom 3	2.0m (6'69")	x 2.4m (8'0")
			Bathroom	1.9m (6'35")	x 2.0m (6'85")

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. 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.

Two bedroom house

Houses 40, 41 – 68.08m²

Betteridge Close, Kingston OX13 5JG

House 83, – 68.08m²

Aldiss Drive, Kingston OX13 5GR

Houses 112, 113, 114, 115, 116, 117, 118, 122 – 68.08m²

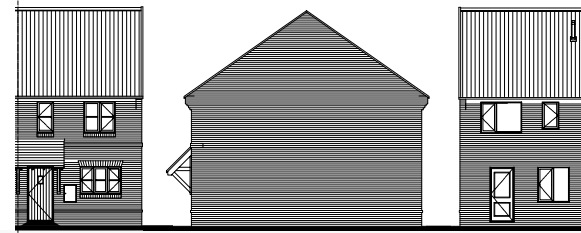
Partridge Lane, Kingston OX13 5GY

Houses 149, 150, 177 – 68.08m²

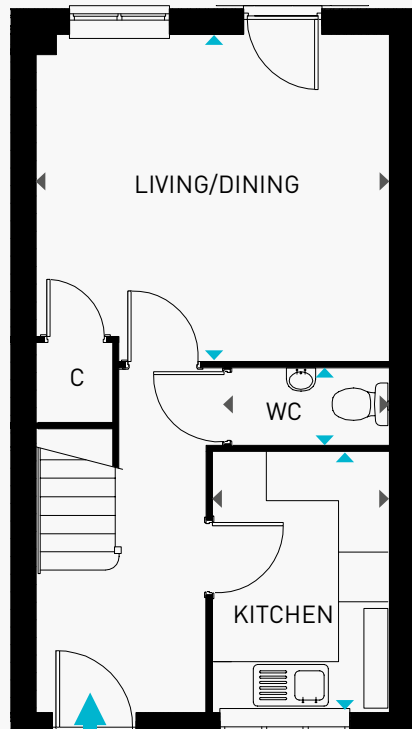
Dexter Gardens, Kingston OX13 5GU

Houses 197, 198, 199 – 68.08m²

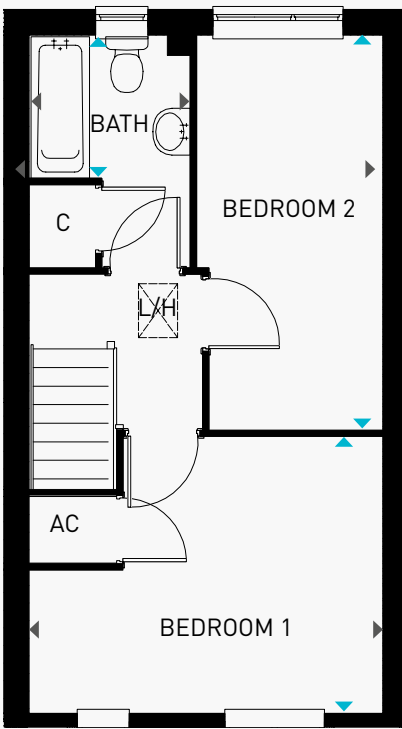
Tyrell Way, Kingston OX13 5GT



GROUND FLOOR



FIRST FLOOR



Houses 40, 41,
112, 113, 114, 115,
116, 117, 118, 122,
123, 197, 198, 199



Houses 83, 149, 150



House 117

- AC = Airing Cupboard
- L/H = Loft Hatch
- C = Cupboard
- ▲ = Main Entrance

Houses 40 & 149 are mirrored*

	A	B		A	B
Living/Dining	3.9m [12'9"]	x 4.2m [13'9"]	Bedroom 1	3.3m [10'9"]	x 4.2m [13'9"]
Kitchen	3.1m [10'2"]	x 2.1m [6'98"]	Bedroom 2	4.7m [15'5"]	x 2.2m [7'34"]
WC	0.9m [3'05"]	x 1.9m [6'27"]	Bathroom	1.7m [5'65"]	x 1.9m [6'35"]

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Specification

Kingston Park 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.

Kitchen

- Symphony Kubix kitchen units and “Colmar Oak” worktops
- Cushioned vinyl flooring
- 1.5-bowl sink
- Hob, oven and extractor hood
- Under-pelmet lighting

Bathroom

- Bathroom suite including bath, washbasin, WC and overbath shower mixer
- Cushioned vinyl flooring
- White heated towel rail
- Toughened glass shower screen
- Shaver socket

General

- Carpets in all areas except kitchen and bathroom
- Mains-powered door bell
- Mains-powered smoke/heat and carbon monoxide detector with battery backup
- TV points to all bedrooms
- Turf and 1.8m fencing to rear garden
- External lights to front and rear

*Energy Efficiency and Environmental Impact ratings vary by property, inquire further for details.

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

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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 Kingston Park:

- 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.

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

Picture credits: 'Happy man lifting woman in new house' by Milan_Jovic; CC image, sourced 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:

0300 100 0309

shared.ownership@myclarionhousing.com

[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 Kingston Park. We may change the tenure of some homes subject to demand.

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