

2 & 3 BEDROOM HOUSES

the
Aviary
OXFORD

 Peabody

Welcome to The Aviary

DESIGNED FOR REMARKABLE LIVING

The Aviary offers a collection of 2 & 3 bedroom Shared Ownership homes in Blackbird Leys, Oxford. Built with sustainability in mind, our houses cater to modern living and are finished to high specifications.

Less than 5 miles away, you'll find the historic city of Oxford which boasts a wealth of shopping, dining, entertainment, and educational opportunities.

Houses at The Aviary have been thoughtfully designed to suit a range of lifestyles. Whether you're taking the exciting step of buying your very first home, embarking on a new chapter as a couple, expanding your family and need extra space, or looking to downsize, we've got the ideal solution for you.

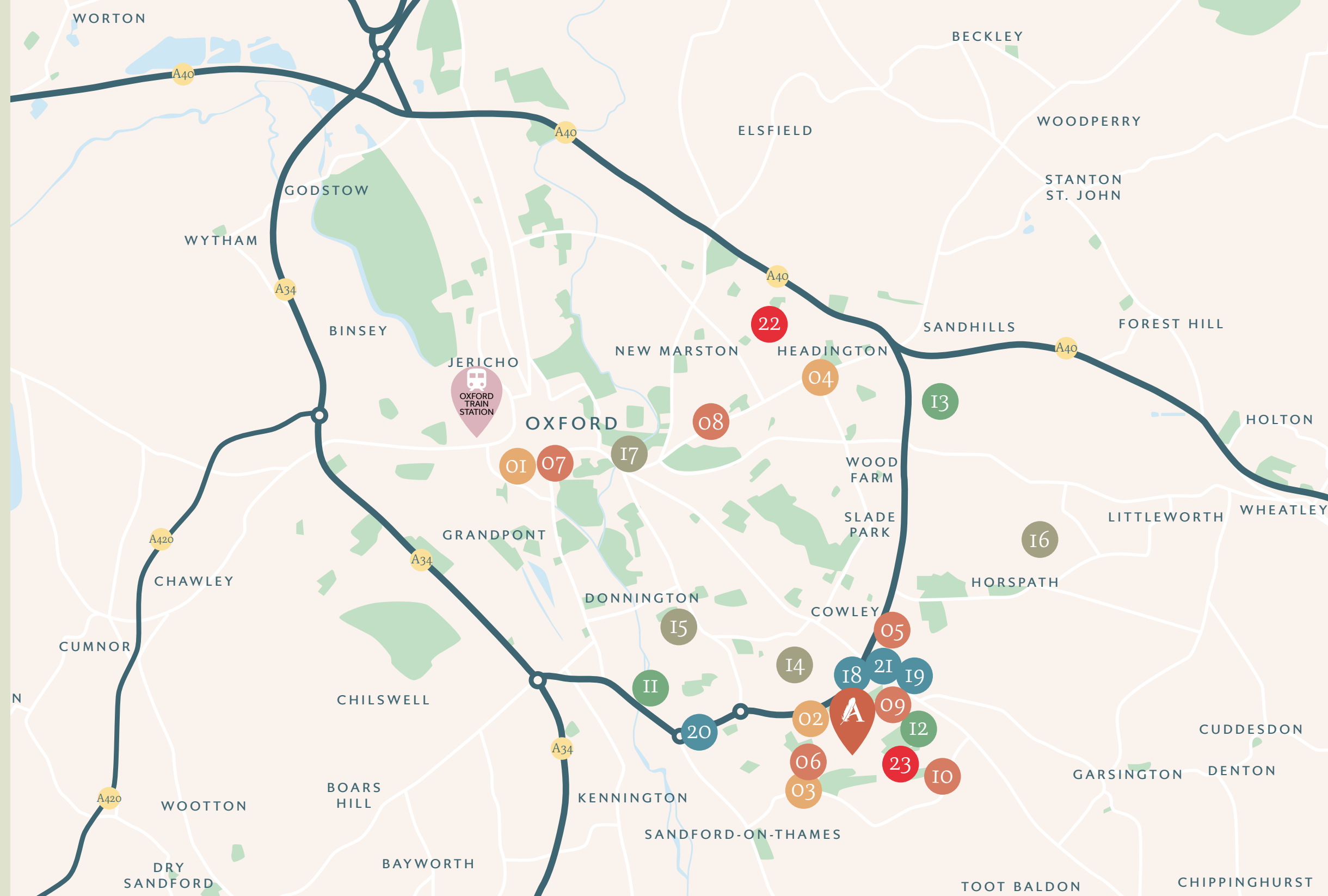




Get to know your local area

KEY

- SHOPPING & RESTAURANTS
- LEISURE ACTIVITIES
- NATURE
- EDUCATION
- LOCAL FOOD STORES
- HEALTHCARE FACILITIES



- 01 WESTGATE OXFORD
4.4 MILES
- 02 MOMO
0.7 MILES
- 03 OXY ORIENTAL
0.9 MILES
- 04 GROUNDED KITCHEN
3.2 MILES

- 05 DAVID LLOYD OXFORD
1.7 MILES
- 06 VUE CINEMA OXFORD
0.9 MILES
- 07 THE STORY MUSEUM
4.3 MILES
- 08 BROOKES SPORT
4 MILES

- 09 FEEL FIT GYM AND SPA
1.1 MILES
- 10 LEYS POOLS & LEISURE CENTRE
0.4 MILES
- 11 RIVERMEAD NATURE PARK
1.8 MILES
- 12 BLACKBIRD LEYS PARK
0.5 MILES
- 13 C S LEWIS NATURE RESERVE
4.5 MILES

- 14 CHURCH COWLEY ST JAMES
PRIMARY SCHOOL
1.1 MILES
- 15 THE IFFLEY ACADEMY
1.9 MILES
- 16 HORSPATH CHURCH OF ENGLAND
PRIMARY SCHOOL
2.7 MILES
- 17 OXFORD SIXTH FORM COLLEGE
3.4 MILES

- 18 TESCO SUPERSTORE
0.7 MILES
- 19 LIDL
0.6 MILES
- 20 SAINSBURY'S
1.7 MILES
- 21 M&S SIMPLY FOOD
1.8 MILES

- 22 JOHN RADCLIFFE HOSPITAL
4.4 MILES
- 23 THE LEYS HEALTH CENTRE
0.6 MILES

Map not to scale. Distances taken from google.co.uk/maps.



A taste of life in your area

WHEN IT COMES TO PLACES TO EAT AND DRINK, THERE IS A FANTASTIC SELECTION OF INDEPENDENT CAFÉS, RESTAURANTS AND WELL-KNOWN CHAINS IN AND AROUND THE SURROUNDING AREA.



8

MINUTE DRIVE

ANTEP KITCHEN

2.3 MILES

Indulge in traditional Turkish cuisine at Antep Kitchen, a friendly family-run restaurant. Expertly prepared, recipes have been honed through years of practice and use quality, fresh ingredients to ensure an authentic dining experience.



10

MINUTE DRIVE

RUSTY BICYCLE

2.5 MILES

An award-winning neighbourhood pub in East Oxford, serving up traditional pub cuisine with a classy twist. Immerse yourself in the local culture at one of their many family friendly events.



11

MINUTE DRIVE

ARBEQUINA

2.7 MILES

Experience Arbequina, a vibrant and independent tapas bar and restaurant sharing the flavour of Spain and beyond. Dedicated to providing high-quality food and delicious cocktails, staff are driven by their passion for ensuring enjoyable moments in lively surroundings.



12

MINUTE DRIVE

ACROPOLIS GREEK TAVERNA

4.9 MILES

Get a taste of Greece at Acropolis Greek Taverna. Indulge in authentic dishes, from souvlaki to moussaka, which are created using fresh, fine ingredients to enhance quality and flavour.

Nature nearby

EMBRACE THE NATURAL BEAUTY OF YOUR SURROUNDINGS. THE WEALTH OF GREEN SPACES WILL INVITE YOU TO EXPLORE AND RECONNECT WITH NATURE, OFFERING AN ESCAPE FROM THE HUSTLE OF EVERYDAY LIFE.



10

MINUTE
DRIVE

2.6 MILES

IFFLEY MEADOWS NATURE RESERVE

Iffley Meadows Nature Reserve is a serene haven for wildlife and nature lovers. Its picturesque landscapes, including wetlands and meadows, offer a tranquil retreat. Each April, you can enjoy Oxfordshire's iconic flower, the snake's head fritillary, in bloom as it cloaks the meadow in purple.



14

MINUTE
DRIVE

3.1 MILES

OXFORD BOTANIC GARDEN

Founded in 1621, the Oxford Botanic Garden is one of the oldest scientific gardens in the world. A range of climatic conditions have been created in seven display glasshouses, which are now home to over 5,000 plant species. The gardens offer a calming atmosphere and create the perfect day out for admiring nature from around the globe.



26

MINUTE
DRIVE

12.9 MILES

BLEMHEIM PALACE

Over 300 years old and proud to be known as Britain's greatest Palace, Blenheim is vibrant with activity and entertainment. Spend the day visiting the butterfly house, or experience a summer of adventure on the Great Lake. Whether you're bringing the family or spending some one-on-one time with your partner, this historic beauty has something for everyone.

Leisurely living

HINKSEY HEIGHTS GOLF CLUB

3.7 MILES

For well-seasoned and brand-new golfers, Hinksey Heights Golf Club boasts an excellent golf course with great learning and practice facilities, as well as unique and spectacular views of the dreaming spires of Oxford's colleges.

13

MINUTE DRIVE



DAVID LLOYD OXFORD

1.7 MILES

Enjoy top-tier facilities for fitness, relaxation and socialising at David Lloyd Oxford. With a state-of-the-art gym, a variety of fitness classes, and a luxurious spa, it's the perfect place to unwind or challenge yourself. With indoor and outdoor pools, tennis courts, and dedicated kids' area there's something for all the family.

7

MINUTE DRIVE



WESTGATE SHOPPING CENTRE

4.4 MILES

Indulge in a shopper's paradise at Westgate Oxford. Boasting premium shopping, eclectic restaurants and cafés, leisure opportunities, and rooftop bars, Westgate has something to suit all tastes.

18

MINUTE DRIVE



Car travel times and distances taken from google.co.uk/maps and are approximate only.





Imagery is indicative only.



Keeping you connected

THE AVIARY IS EXTREMELY WELL CONNECTED. RESIDENTS CAN BENEFIT FROM EXCELLENT RAIL LINKS FROM OXFORD CITY CENTRE AND EASY ACCESS TO THE M40.



TRAIN TIMES FROM OXFORD STATION



JOURNEY TO STATION
27 MINUTES



JOURNEY TO STATION
20 MINUTES

GREAT WESTERN RAILWAY	CROSS COUNTRY	CHILTERN RAILWAYS
DIDCOT PARKWAY 12 MIN	BANBURY 18 MIN	BICESTER 21 MIN
READING 28 MIN	LEAMINGTON SPA 36 MIN	HIGH WYCOMBE 43 MIN
MORETON-IN-MARSH 33 MIN	COVENTRY 51 MIN	BEACONSFIELD 53 MIN
LONDON PADDINGTON 56 MIN	BIRMINGHAM INTERNATIONAL 1 HR 2 MIN	LONDON MARYLEBONE 1 HR 21 MIN
LONDON VICTORIA 1 HR 31 MIN	SOUTHAMPTON 1 HR 25 MIN	
GREAT MALVERN 1 HR 32 MIN	BIRMINGHAM SNOW HILL 1 HR 23 MIN	
	BOURNEMOUTH 1 HR 54 MIN	
	MANCHESTER PICCADILLY 2 HRS 49 MIN	

Train times are taken from tfl.gov.uk and nationalrail.co.uk and are approximate only. Cycling and car travel times taken from www.google.co.uk/maps and are approximate only.





Modern sustainable houses

AS WELL AS REDUCING CARBON EMISSIONS, LIVING IN AN ENERGY-EFFICIENT NEW BUILD HOME CAN HELP YOU SAVE MONEY.

Annual energy costs associated with new build houses can be significantly lower than those for older houses. Recent research has revealed that the average energy bill for a new build home is 50% less than that paid for a standard existing property, demonstrating a substantial saving for new homeowners*.



*Watt a Save Report 2025: www.hbf.co.uk/policy/wattasave/



Local convenience

DISCOVER WALKABLE AMENITIES LIKE NEVER BEFORE. THE AVIARY BOASTS A WIDE RANGE OF DEVELOPMENT FEATURES, INCLUDING A COMMUNAL PLAY AREA, ON-SITE PARKING, A NEARBY HEALTHCARE CENTRE AND A BRAND NEW PARADE OF SHOPS.

The healthcare centre and parade of shops are planned and subject to change.



Neighbourhood matters

WE'RE ON A MISSION TO REVITALISE AND BREATHE NEW LIFE INTO THIS VIBRANT CORNER OF OXFORD.

OUR VISION

To create a thriving, well-connected community that's easy to explore on foot, by bike, or via public transport. With seamless access to Oxford city centre and the surrounding areas, The Aviary is designed for modern, sustainable living.

Nature takes the lead here. Both development sites are being thoughtfully designed to enhance the landscape not just for people, but for the wildlife that already calls it home.



How are we making it happen?



RETAIL & COMMUNITY OPPORTUNITIES

We're creating a new and improved District Centre with expanded retail offerings – designed in collaboration with the local community to meet your everyday needs and foster local connections.



SCHOOLS WITHIN REACH

Primary and secondary schools are close by, making walking or cycling to school a real option. Landscaped gardens with built-in play areas also ensure children have plenty of space to explore and enjoy.



METICULOUSLY DESIGNED STREETS

Traffic-calming measures are built into the layout to reduce car speeds, while electric vehicle charging points promote the use of cleaner transport alternatives.



CONNECTED PATHWAYS

A safe, well-lit network of walking and cycling routes runs throughout the development – linking residents to Northfield Brook, Spindleberry Nature Reserve, Fry's Hill Park, and beyond. Every home will be within a 27-minute cycle of Oxford Station.



ECOLOGICAL ENHANCEMENTS

We're boosting biodiversity through enhanced green spaces – adding trees, native plants, wild grass meadows, and pocket parks. The ecological corridor along Northfield Brook is protected and enriched to support local habitats.



Finishing touches.



INTERIOR FINISHES

- White paint finish to all rooms
- Amtico flooring to living room, kitchen and hallway
- Carpet to stairs, upstairs landings and bedrooms
- Fitted wardrobes with sliding glass doors to one bedroom

KITCHEN

- Contemporary Symphony kitchen units
- Glass splashback
- Integrated electric hob, multi-function oven, and extractor hood
- Electrolux appliances

BATHROOM AND EN SUITE

- Bath/shower mixer over bath with shower screen
- Tiled walls to bathroom, en suite and WC
- Minoli floor tiles
- Mirrored unit to bathroom and en suite
- Heated chrome towel rail
- Shaver socket to bathroom and en suite

TELECOMMUNICATIONS

- Television points provided to living room and main bedroom
- Fibreoptic broadband connectivity

GENERAL

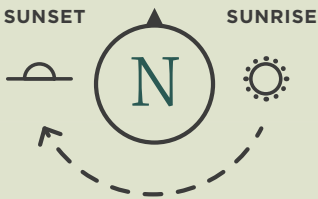
- Underfloor heating to ground floor and radiators to first and second floor
- Air source heat pump
- Hardwired doorbell with chrome button
- White electric faceplates to ground floor
- Multi-sensor heat and smoke detector
- Pendant light fittings to bedrooms, dining area, hall and landing
- Down lighting to kitchen and bathrooms
- Pendant or down lighting to living area*

WARRANTY

- 12-year NHBC warranty

*Plot specific. Speak to our sales team to find out more. Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice. Please ask your Sales Executive for more information.

Development Overview



KEY

2 BEDROOM HOUSES

- Bilberry**
Plots 5–8, 30–33, 59–62 & 67–70
- Harebell**
Plots 34–37
- Valerian**
Plots 45–48

- Orchid**
Plots 9–15, 25–29 & 38–42
- Snowdrop**
Plots 1–4, 18–24, 51–58, 83 & 84
- Goldcrest**
Plots 79–82

3 BEDROOM HOUSES

- Radcliffe**
Plots 16, 17, 43, 44, 49 & 50
- Gadwall**
Plots 63, 64 & 71–74
- Buckthorn**
Plots 65, 66 & 75–78



- P** = Parking
- BS** = Bin Store
- PS** = Pump Station

Not to scale. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

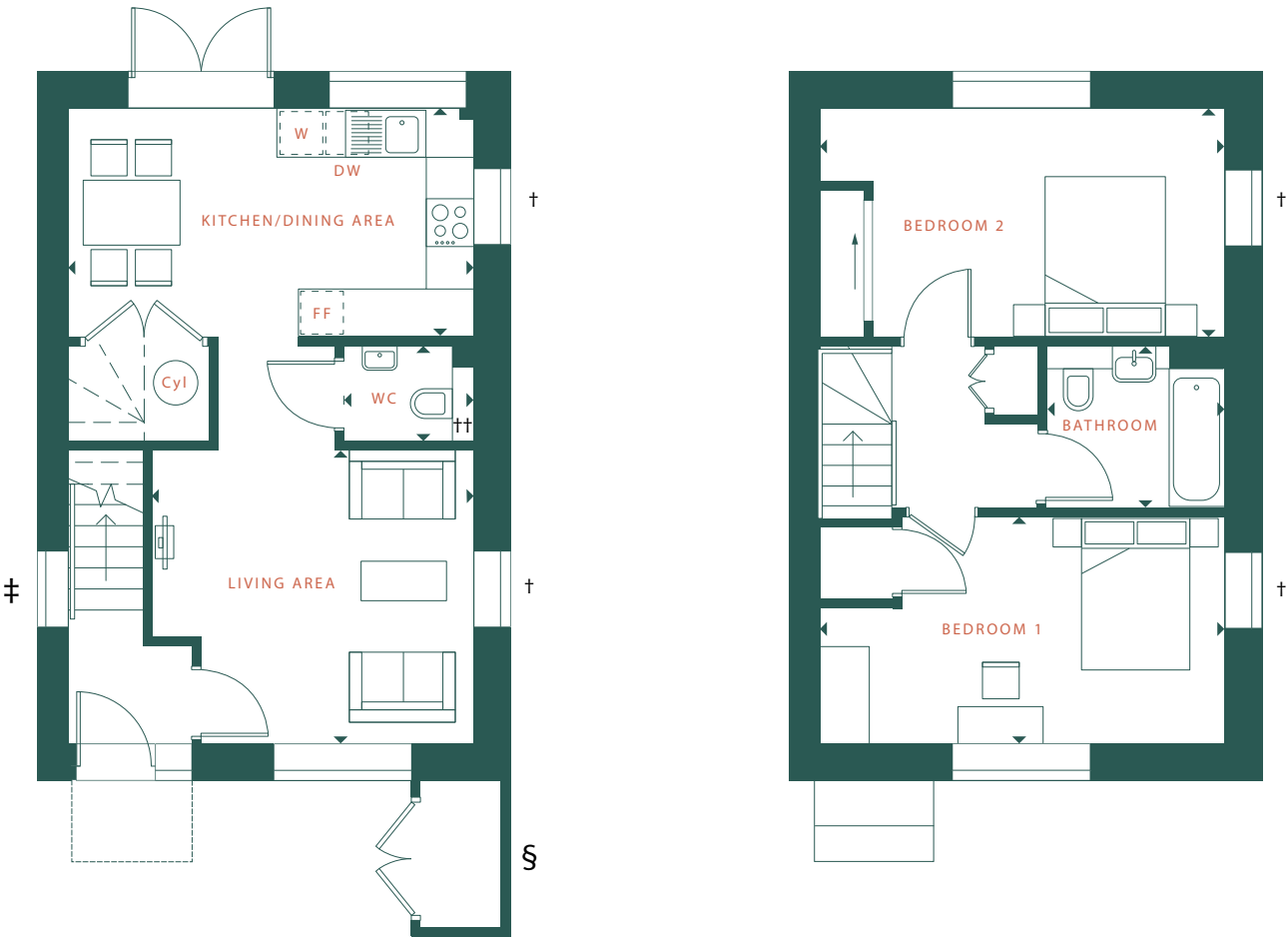


Bilberry



2 BEDROOM HOUSE

PLOTS 5-8*, 30-33, 59**, 60-62 & 67-70



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR

LIVING ROOM	
3.99m/3.47m x 3.64m	11'4"/13'1" x 11'11"
KITCHEN/DINING AREA	
5.02m x 2.82m	16'5" x 9'3"
WC	
1.60m x 1.17m	5'3" x 3'10"

FIRST FLOOR

BEDROOM 1	
5.02m x 2.81m	16'5" x 9'2"
BEDROOM 2	
5.02m x 2.82m	16'5" x 9'3"
BATHROOM	
2.23m x 2.00m	7'4" x 6'7"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS

- *Plot is mirrored.
- **Kitchen layout varies.
- †Window to plots 33 & 59 only.
- ‡Window to plot 8 only.
- §Bin Store to plots 05-08 & 30-33.

Where plot variations have been identified please speak to a Sales Executive for more details.

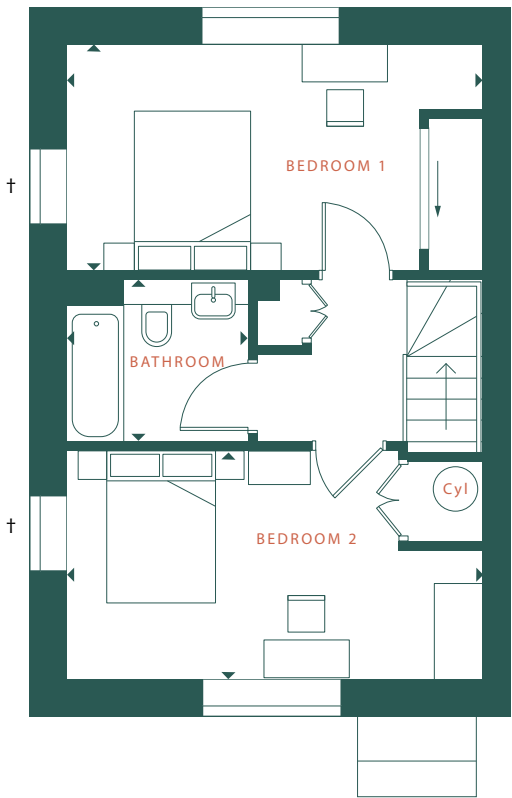
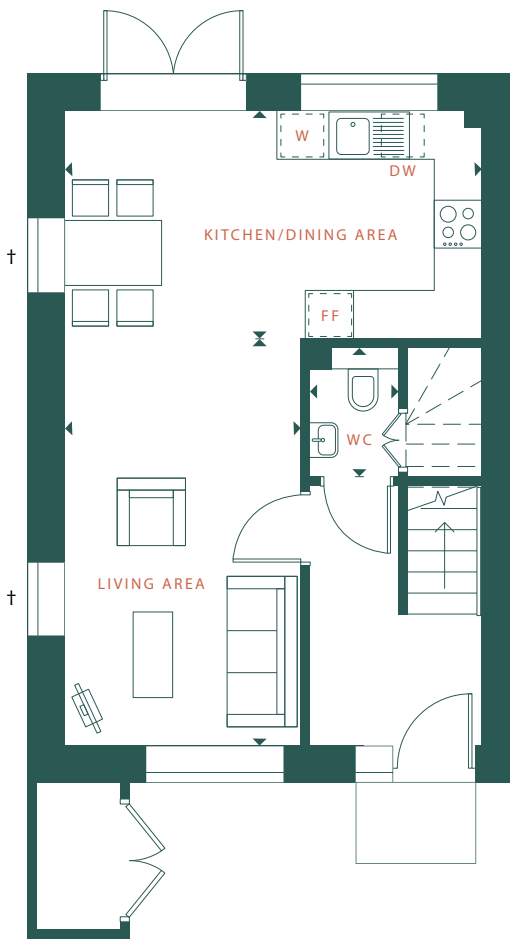


Harebell



2 BEDROOM HOUSE

PLOTS 34, 35, 36* & 37



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR

LIVING AREA	
5.02m × 2.90m	16'5" × 9'6"
KITCHEN/DINING AREA	
5.13m × 2.81m	16'9" × 9'2"
WC	
1.60m × 1.10m	5'3" × 3'7"

FIRST FLOOR

BEDROOM 1	
5.13m × 2.82m	16'9" × 9'3"
BEDROOM 2	
5.13m × 2.82m	16'9" × 9'2"
BATHROOM	
2.23m × 2.00m	7'4" × 6'7"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Plot is mirrored.
†Window to plot 34 only.

Where plot variations have been identified please speak to a Sales Executive for more details.

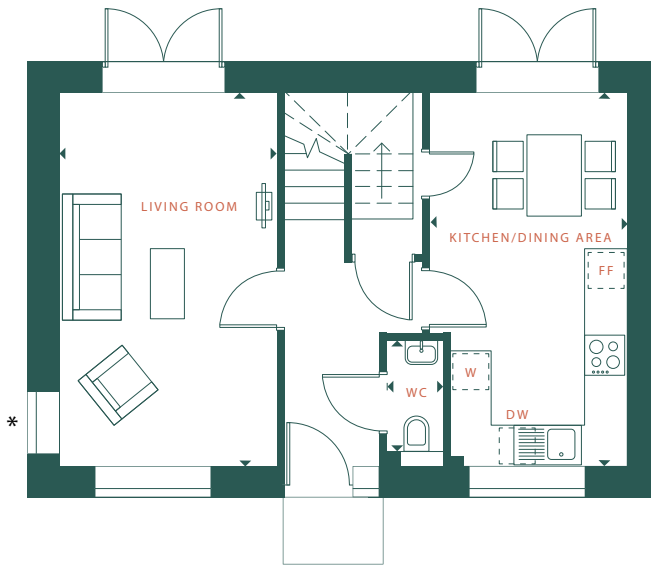


Valerian



2 BEDROOM HOUSE

PLOTS 45, 46, 47 & 48



GROSS INTERNAL AREA – 92.02 M² / 990 FT²

GROUND FLOOR

LIVING ROOM	
5.48m x 2.91m	18'0" x 10'7"
KITCHEN/DINING AREA	
5.48m x 2.91m	18'0" x 9'7"
WC	
1.60m x 1.17m	5'3" x 3'10"

FIRST FLOOR

BEDROOM 1	
5.48m x 3.21m	17'11" x 10'6"
BEDROOM 2	
5.48m x 3.04m	17'11" x 9'11"
BATHROOM	
2.78m x 2.50m	9'1" x 8'2"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Window to plots 46 & 48 only.
†Window to plots 45 & 47 only.

Where plot variations have been identified please speak to a Sales Executive for more details.

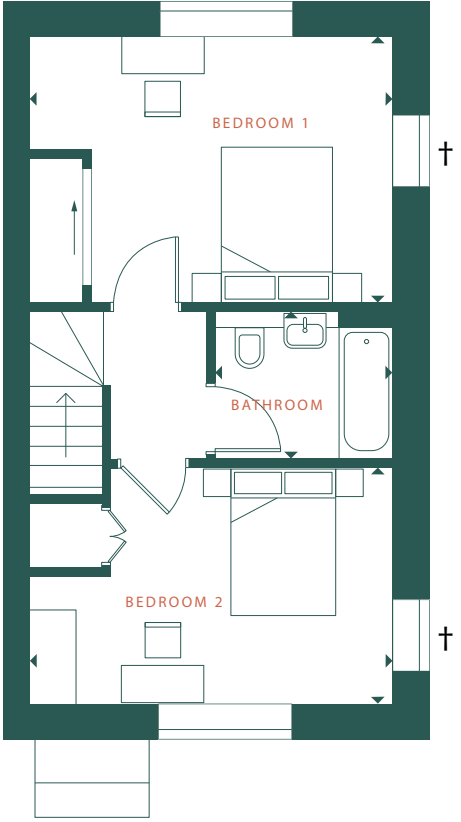
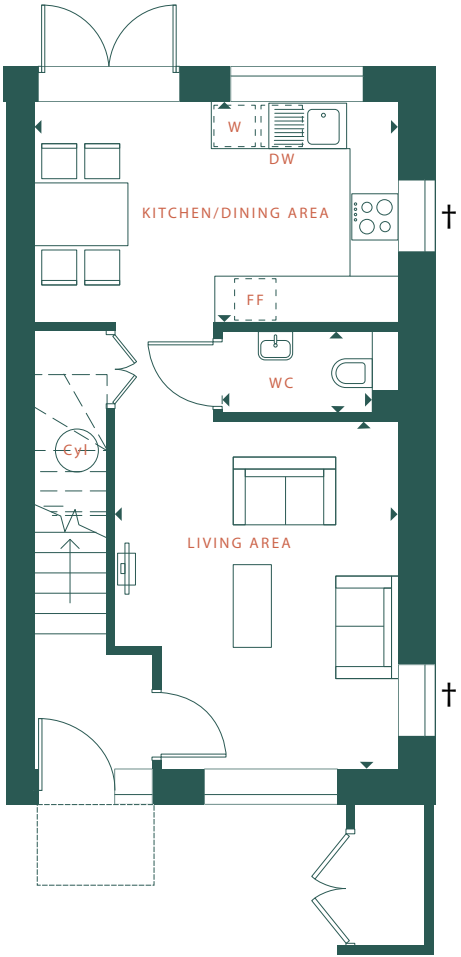


Orchid



2 BEDROOM HOUSE

PLOTS 9* & 10



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING AREA		
4.46m × 3.67m		14'7" × 12'0"
KITCHEN/DINING AREA		
5.69m × 2.83m		18'8" × 9'3"
WC		
2.25m × 1.05m		7'5" × 3'5"

FIRST FLOOR

BEDROOM 1		
4.69m × 3.41m		15'4" × 11'2"
BEDROOM 2		
4.69m × 3.00m		15'4" × 9'10"
BATHROOM		
2.28m × 1.90m		7'6" × 6'3"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS

†Window to plot 9 only.
*Kitchen layout varies.

Where plot variations have been identified please speak to a Sales Executive for more details.



2 BEDROOM HOUSE

PLOTS 11-15



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR		FIRST FLOOR	
LIVING AREA		BEDROOM 1	
4.46m × 3.67m	14'7" × 12'0"	4.69m × 3.41m	15'4" × 11'2"
KITCHEN/DINING AREA		BEDROOM 2	
5.69m × 2.83m	18'8" × 9'3"	4.69m × 3.00m	15'4" × 9'10"
WC		BATHROOM	
2.25m × 1.05m	7'5" × 3'5"	2.28m × 1.90m	7'6" × 6'3"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS
*Window to plot 11 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



2 BEDROOM HOUSE

PLOTS 25-29 & 38*-42



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR		FIRST FLOOR	
LIVING AREA		BEDROOM 1	
4.46m × 3.67m	14'7" × 12'0"	4.69m × 3.41m	15'4" × 11'2"
KITCHEN/DINING AREA		BEDROOM 2	
5.69m × 2.83m	18'8" × 9'3"	4.69m × 3.00m	15'4" × 9'10"
WC		BATHROOM	
2.25m × 1.05m	7'5" × 3'5"	2.28m × 1.90m	7'6" × 6'3"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS
*Kitchen layout varies.
‡Window here on plot 25 only.
§Window here on plot 38 only.

Where plot variations have been identified please speak to a Sales Executive for more details.

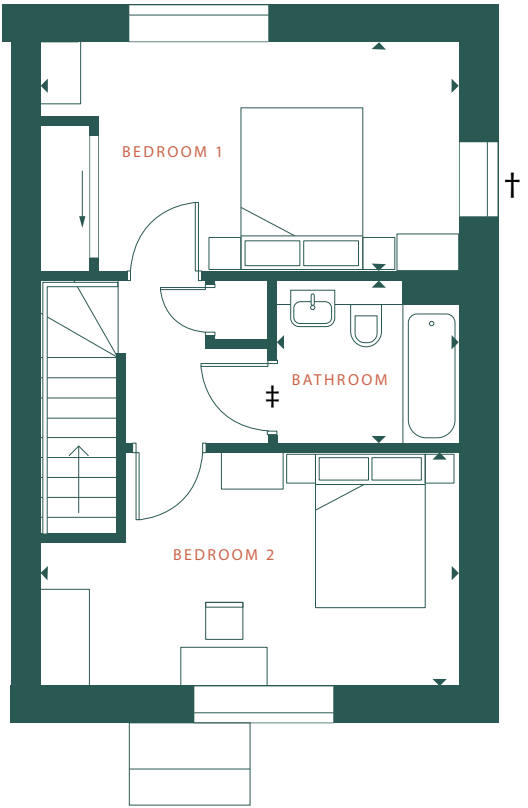
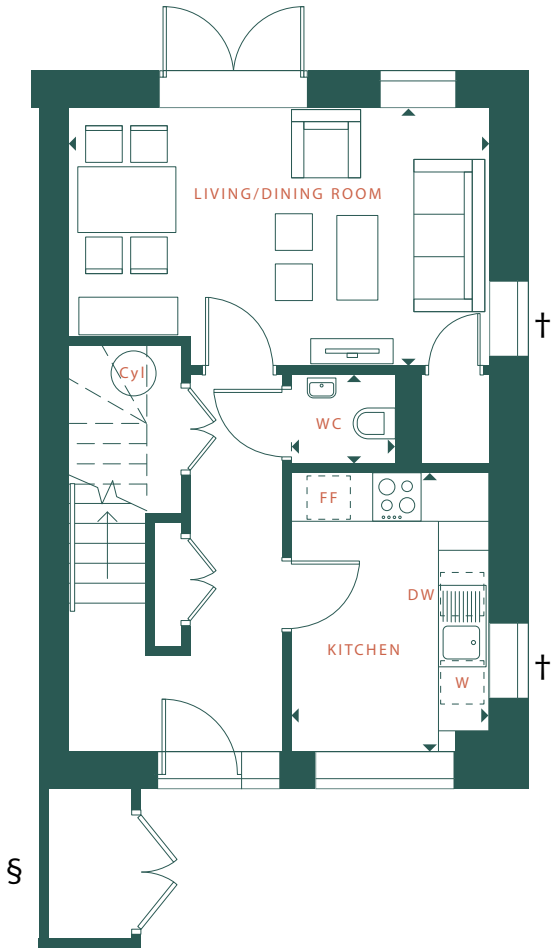


Snowdrop



2 BEDROOM HOUSE

PLOTS 1-4, 18-24, 51, 52, 53*, 54*, 55-58, 83* & 84*



GROSS INTERNAL AREA – 80.85 M² / 870 FT²

GROUND FLOOR

LIVING/DINING ROOM	
5.14m x 3.14m	16'10" x 9'2"
KITCHEN	
3.44m x 2.46m	11'3" x 8'0"
WC	
1.50m x 1.05m	4'11" x 3'5"

FIRST FLOOR

BEDROOM 1	
5.10m x 2.79m	16'8" x 9'1"
BEDROOM 2	
5.10m x 2.84m	16'8" x 9'3"
BATHROOM	
2.25m x 2.00m	7'5" x 6'7"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher

PLOT VARIATIONS

*Plot is mirrored.
†Window to plots 1, 24, 51 & 84 only.
‡Door opens inwards on plots 53 & 54.
§Bin store to plots 1-4 and 55-58 only.

Where plot variations have been identified please speak to a Sales Executive for more details.

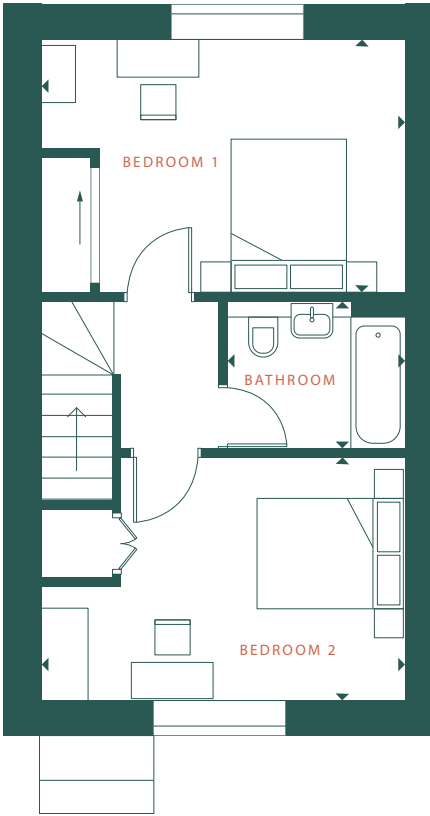
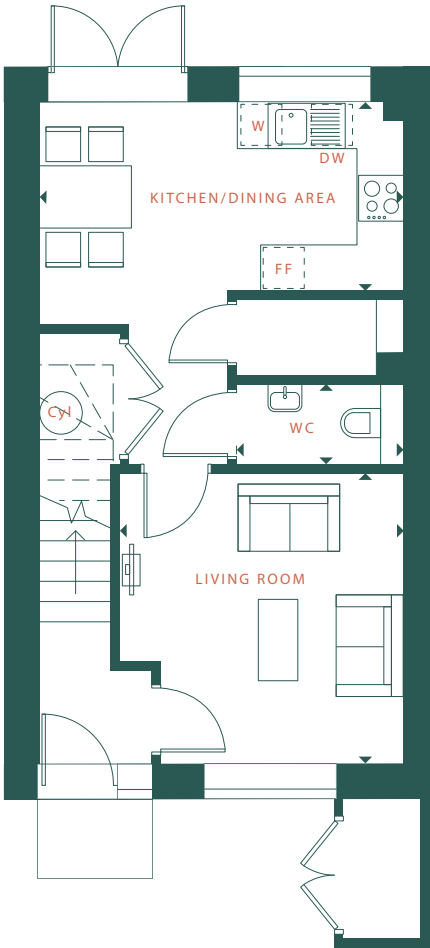


Goldcrest



2 BEDROOM HOUSE

PLOTS 79, 80, 81 & 82



GROSS INTERNAL AREA – 80.11 M² / 862 FT²

GROUND FLOOR

LIVING ROOM	
3.75m x 3.65m	12'3" x 11'11"
KITCHEN/DINING AREA	
4.68m x 2.89m	15'4" x 9'5"
WC	
2.17m x 1.05m	7'1" x 3'5"

FIRST FLOOR

BEDROOM 1	
4.68m x 3.28m	15'4" x 10'9"
BEDROOM 2	
4.68m x 3.13m	15'4" x 10'3"
BATHROOM	
2.28m x 1.90m	7'6" x 6'3"

FF – Fridge Freezer W – Washing Machine DW – Dishwasher



Where plot variations have been identified please speak to a Sales Executive for more details.



Radcliffe



3 BEDROOM HOUSE

PLOTS 16, 17, 43*, 44*, 49 & 50*



GROSS INTERNAL AREA – 123.2 M² / 1,326 FT²

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
KITCHEN/DINING AREA		BEDROOM 1		BEDROOM 3	
5.32m x 2.94m	17'5" x 9'7"	5.32m x 3.33m	17'5" x 10'11"	4.29m x 4.00m	14'0" x 13'1"
LIVING AREA		BEDROOM 2		EN SUITE	
5.12m x 3.21m	16'9" x 10'9"	2.62m x 4.64m	8'7" x 15'2"	2.93m x 1.52m	9'7" x 5'0"
WC		BATHROOM			
1.80m x 1.49m	5'11" x 4'11"	2.98m x 2.60m	9'9" x 8'6"		

FF – Fridge Freezer W – Washing Machine DW – Dishwasher
- - - Restricted headroom

PLOT VARIATIONS

*Plot is mirrored.
†Window to plots 17, 44, 49 & 50 only.
‡Side dormers to plots 17, 44, 49 & 50 only.

Where plot variations have been identified please speak to a Sales Executive for more details.



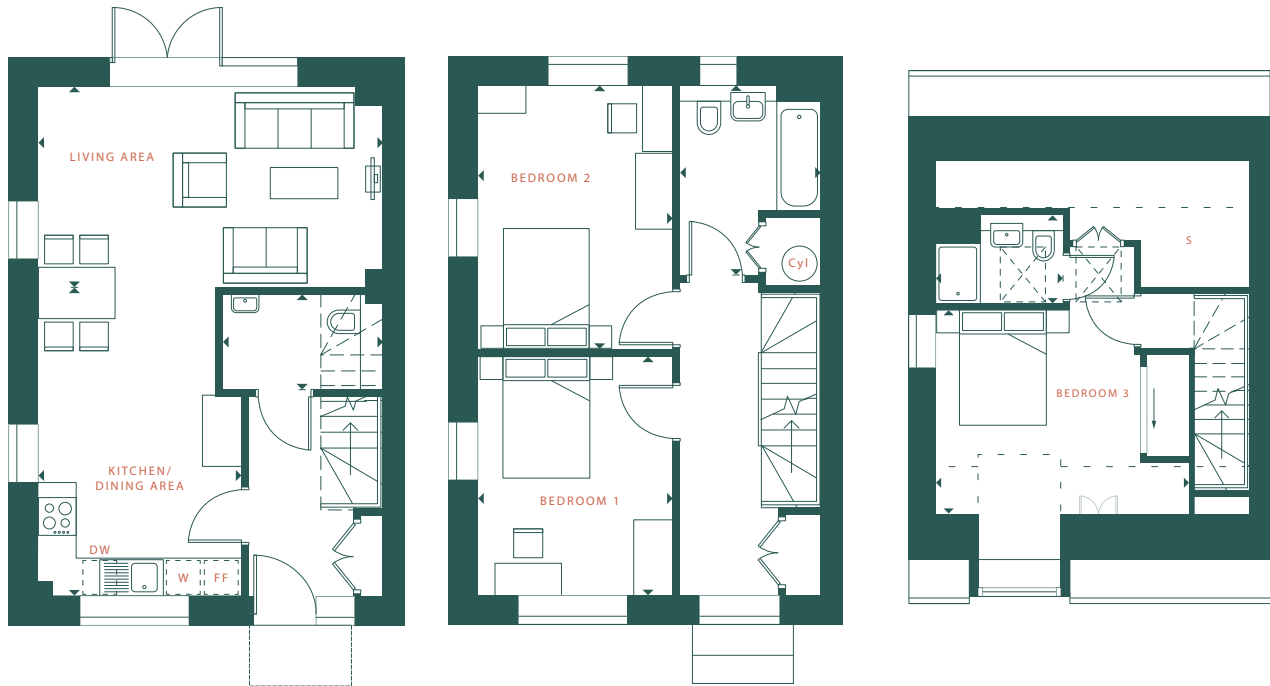


Computer generated image is indicative only.

Gadwall

3 BEDROOM HOUSE

PLOTS 63*, 72 & 73*



GROSS INTERNAL AREA – 115.51 M² / 1,239 FT²

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
LIVING AREA		BEDROOM 1		BEDROOM 3	
5.38m × 3.13m	17'7" × 10'3"	3.72m × 3.07m	12'2" × 10'0"	4.58m × 4.35m	15'0" × 14'3"
KITCHEN/DINING AREA		BEDROOM 2		EN SUITE	
4.80m × 3.23m	15'0" × 10'7"	4.12m × 3.07m	13'6" × 10'0"	2.14m × 1.52m	7'0" × 5'0"
WC		BATHROOM			
2.49m × 1.50m	8'2" × 4'11"	2.96m × 2.20m	9'9" × 7'3"		

FF – Fridge Freezer W – Washing Machine DW – Dishwasher
☒ – Rooflight - - - Restricted headroom S – Storage

PLOT VARIATIONS

*Plot is mirrored.
†Window to plots 63,72 & 73 only.

Where plot variations have been identified please speak to a Sales Executive for more details.

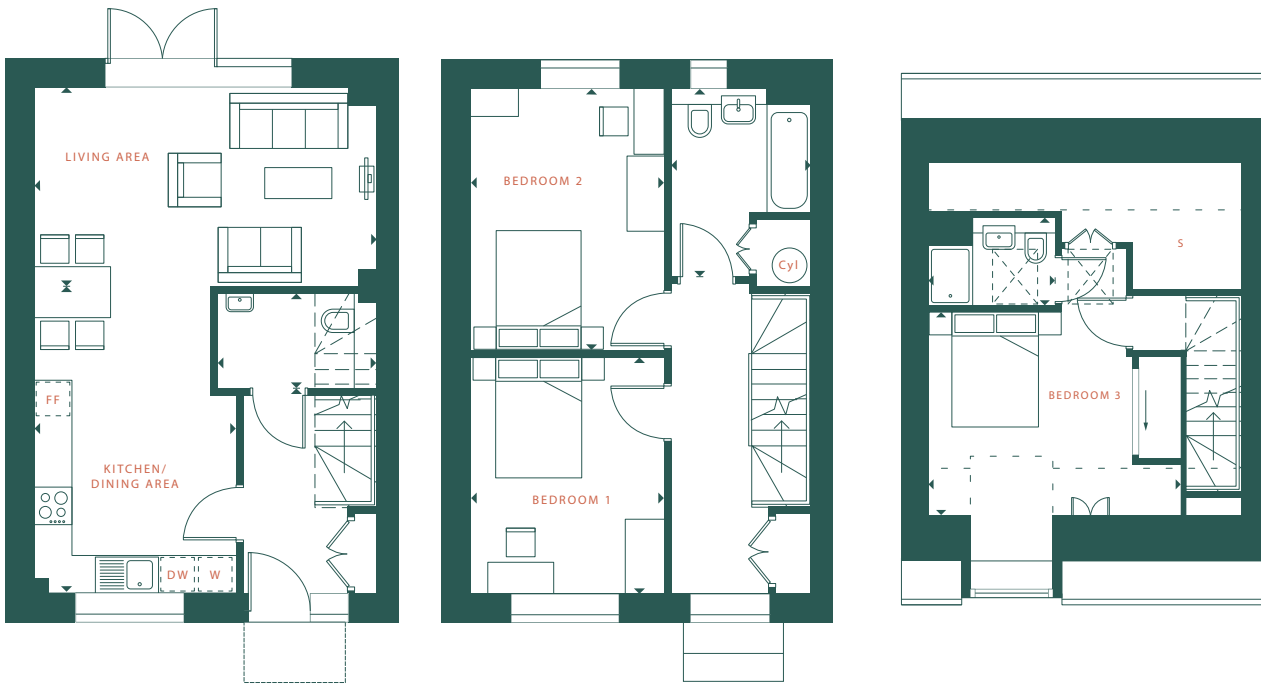


Gadwall



3 BEDROOM HOUSE

PLOTS 64*, 71 & 74*



GROSS INTERNAL AREA – 115.51 M² / 1,239 FT²

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
LIVING AREA	5.38m x 3.13m	BEDROOM 1	3.72m x 3.07m	BEDROOM 3	4.58m x 4.35m
	17'7" x 10'3"		12'2" x 10'0"		15'0" x 14'3"
KITCHEN/DINING AREA	4.80m x 3.23m	BEDROOM 2	4.12m x 3.07m	EN SUITE	2.14m x 1.52m
	15'0" x 10'7"		13'6" x 10'0"		7'0" x 5'0"
WC	2.49m x 1.50m	BATHROOM	2.96m x 2.20m		
	8'2" x 4'11"		9'9" x 7'3"		

FF – Fridge Freezer W – Washing Machine DW – Dishwasher
☒ – Rooflight - - - Restricted headroom S – Storage

PLOT VARIATIONS

*Plot is mirrored.
†Window to plots 63,72 & 73 only.

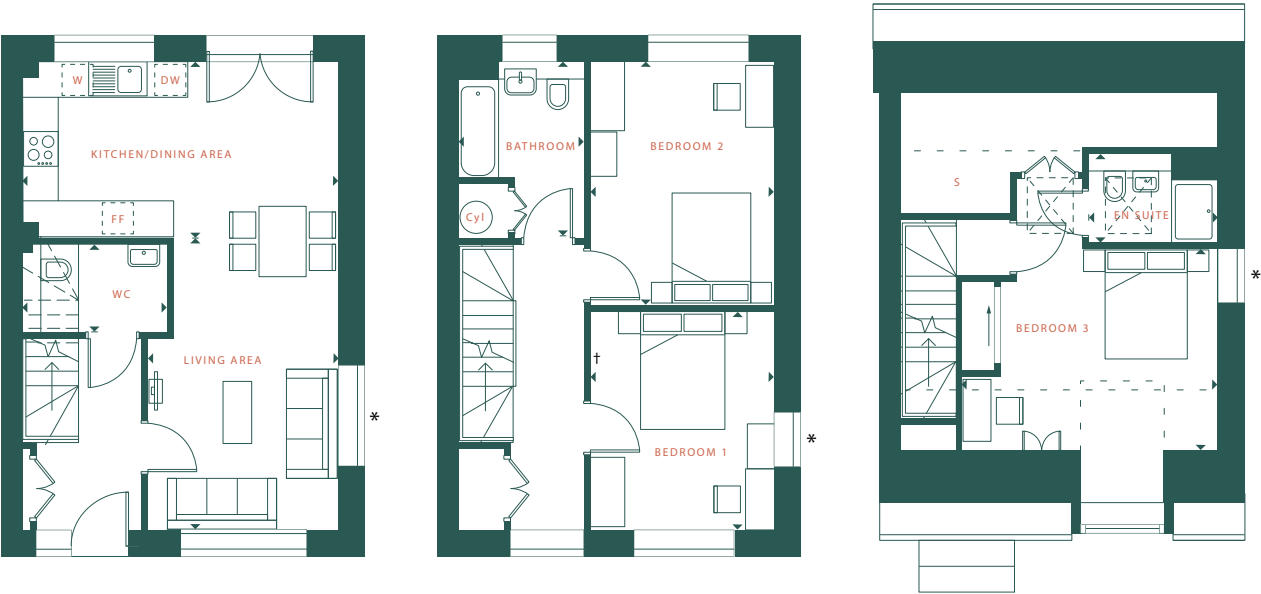
Where plot variations have been identified please speak to a Sales Executive for more details.



Buckthorn

3 BEDROOM HOUSE

PLOTS 65, 66, 75, 76, 77 & 78



GROSS INTERNAL AREA – 116.69 M² / 1,256 FT²

GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
LIVING AREA		BEDROOM 1		BEDROOM 3	
4.95m × 3.70m	16'2" × 12'1"	3.73m × 3.13m	12'2" × 10'3"	4.59m × 4.35m	15'0" × 14'3"
KITCHEN/DINING AREA		BEDROOM 2		EN SUITE	
5.38m × 3.00m	15'8" × 10'7"	4.13m × 3.13m	13'6" × 10'3"	2.19m × 1.52m	7'2" × 5'0"
WC		BATHROOM			
2.47m × 1.50m	8'1" × 4'11"	3.00m × 2.14m	9'10" × 7'0"		

FF – Fridge Freezer W – Washing Machine DW – Dishwasher
☐ – Rooflight - - - Restricted headroom S – Storage

PLOT VARIATIONS

*Window to plots 75 & 77 only.
†Direction of opening door to bedroom one varies on plots 65 and 66.

Where plot variations have been identified please speak to a Sales Executive for more details.





Shared Ownership

SHARED OWNERSHIP GIVES FIRST-TIME BUYERS AND THOSE THAT DO NOT CURRENTLY OWN A HOME THE OPPORTUNITY TO BUY A BRAND NEW HOME.

HOW DOES IT WORK?

You initially purchase between a 25% and 75% share of the home's market value. You then pay subsidised rent on the remainder.

AM I ELIGIBLE?

To be considered eligible for the Shared Ownership scheme, your yearly income must be below £80,000.

WILL I NEED TO PAY A DEPOSIT?

In terms of a deposit, you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £400,000 and you're buying 35%, then your proportion will be £140,000. This means you'll need a deposit of £7,000 alongside a mortgage of £133,000.



Why buy new?



I

YOUR HOME, YOUR WAY

We may build your home, but you create it. With immaculate walls and unlivid interiors, your home is the perfect blank canvas. Personalise it to suit your own style and taste.



2

PEACE OF MIND

Your home is brand new, meaning there's no unwanted surprises or extra maintenance costs waiting for you. With a 10-year guarantee, you can settle in knowing we've got you covered.



3

A BETTER FUTURE

New build houses are more energy-efficient and offer lower running costs on household utilities. As they are built using more sustainable materials, they are also more environmentally friendly and boast lower carbon emissions than older properties¹.



4

NO BUYING CHAIN

No forward chain means you can enjoy the experience of moving without the added stress.

¹<https://www.hbf.co.uk/policy/wattasave/>





More than just a place to live

WE AT PEABODY HAVE A PROUD LEGACY OF HELPING GENERATIONS OF HOMEBUYERS AND RESIDENTS FIND THEIR PLACE IN THRIVING NEIGHBOURHOODS, COMMUNITIES AND HOMES FOR OVER 160 YEARS.

THE TEAM AT PEABODY NEW HOMES IS DEDICATED TO FINDING YOU A HOME THAT IS MORE THAN JUST A PLACE TO LIVE. A PLACE YOU CAN CALL YOUR OWN. A PLACE TO BELONG. A PLACE THAT YOU'RE PROUD TO CALL HOME.

FIND @PEABODYNEWHOMES ON



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home. Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.



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