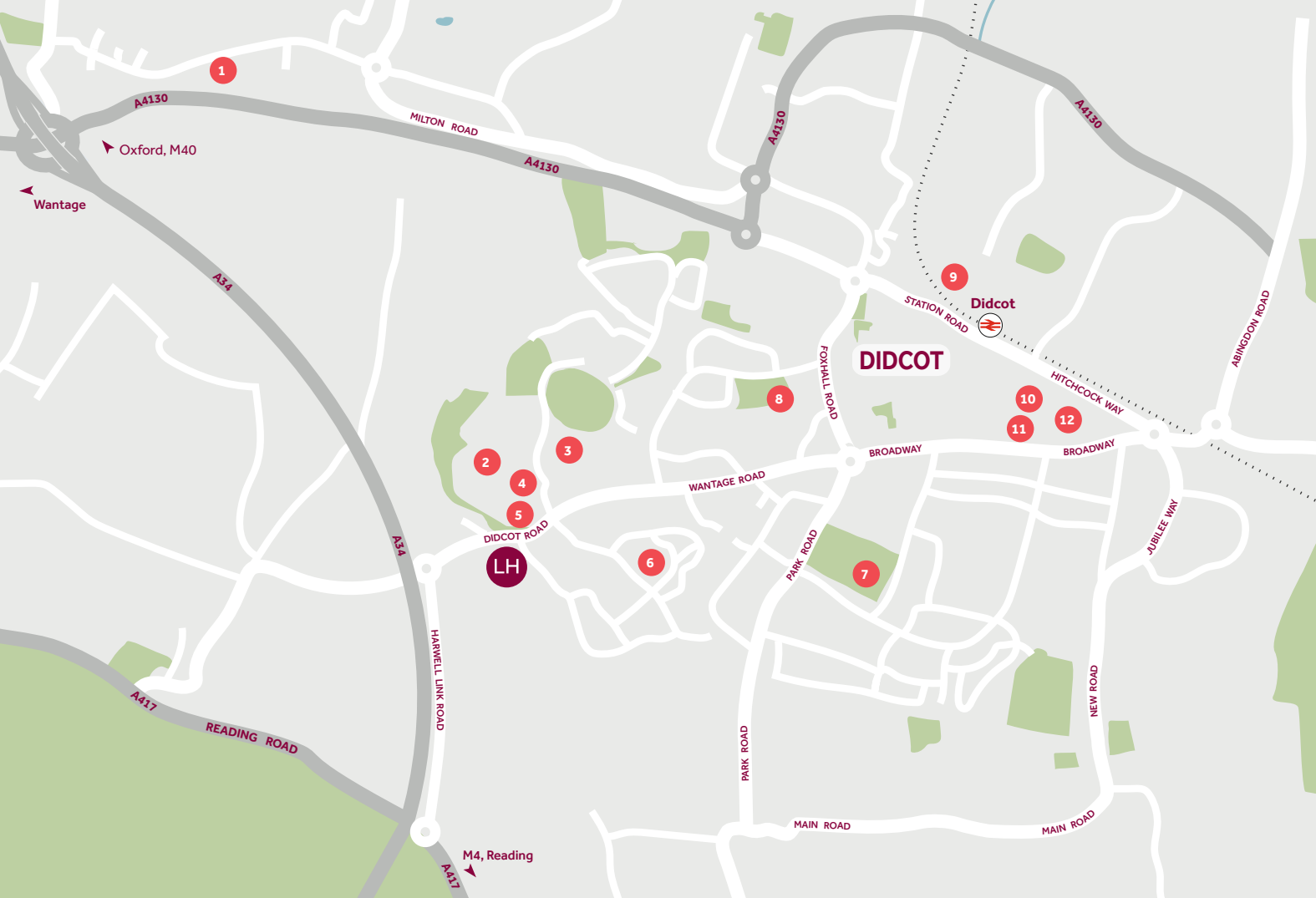


# Didcot Grove

Didcot



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## Around the local neighbourhood

- |   |   |  |
|---|---|--|
| <b>1</b> Milton Park<br>(Business Park) | <b>5</b> UTC Oxfordshire<br>(Technology School) | <b>9</b> Didcot Railway Centre<br>(Museum) |
| <b>2</b> Aureus School<br>(Secondary)   | <b>6</b> Aureus Primary School                  | <b>10</b> Cineworld                        |
| <b>3</b> Didcot Primary<br>Academy      | <b>7</b> Didcot Wave & Gym<br>(Swimming Pool)   | <b>11</b> Cornerstone<br>Arts Centre       |
| <b>4</b> Asda Supermarket               | <b>8</b> Didcot Girls School<br>(Secondary)     | <b>12</b> Orchard Centre<br>(Shopping)     |

## Didcot Grove Didcot

A fine collection of 2, 3, 4 and 5 bedroom homes.

Didcot Grove is an exciting new development, well located on the western edge of Didcot in Oxfordshire. A great setting for families, with a host of new facilities nearby, these include schools, shops, pubs, restaurants and cafés, a supermarket, medical centre, parks and community centre. Living at Didcot Grove, you'll also benefit from being less than 2 miles from Didcot town centre. Here you'll find further facilities for retail and leisure, including a shopping centre, a range of supermarkets, pubs, restaurants, an arts centre, cinema, leisure centre and swimming pool, plus the town's very own railway museum.

Didcot Grove is also very well placed for the university city of Oxford, Thames-side towns such as Abingdon and local employment areas, including Milton Park and Harwell Science and Innovation Campus. Offering the perfect balance of town and country, Didcot is surrounded by open countryside, with beautiful villages, a range of rural visitor attractions, golf courses and walking trails. Conveniently situated for the A34 and M4, you'll be well placed for travel by road, while by rail, Didcot Parkway is less than 2 miles away, from where there are direct trains to Oxford (12 mins), Reading (12 mins) and London Paddington (38 mins).

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). August 2022.

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# Development layout



## 5 bedroom home

- The Fletcher

## 4 bedroom home

- The Aslin
- The Cottingham

## 3 bedroom home

- The Becket
- The Elmslie

## 2 bedroom home

- The Cartwright

## 1 bedroom home

- The Hamilton

## Affordable Housing \*

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- |   |                       |     |                    |
|---|-----------------------|-----|--------------------|
| V | Visitor Parking Space | LAP | Local Area of Play |
| ■ | Cycle store           | Ⓜ   | Hedgehog Highway   |
| ■ | Bin store             |     |                    |

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. 11.2023.





# Specification

We give you so much more

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# Specification We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.

1 bedroom homes  
2 bedroom homes  
3 bedroom homes  
4 bedroom homes  
5 bedroom homes

## Kitchens

Choice of standard fitted kitchen (doors and worktops)*	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap				■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■		
Indesit stainless steel single oven and gas hob	■	■	■		
Indesit stainless steel double oven and gas hob				■	■
Indesit integrated hood, with stainless steel splashback (*4 bed semi-detached)	■	■	■	■*	
Indesit stainless steel chimney hood, with stainless steel splashback (*4 bed detached)				■*	■
Indesit integrated (70/30) fridge/freezer (detached only)				■	■
Space for fridge/freezer (*4 bed semi)	■	■	■	■*	
Space for dishwasher	■	■	■	■	■
Space for washing machine	■	■	■	■	■
Track light fitting	■	■	■	■	■

## Bathrooms, cloakrooms & ensembles

Ideal Standard contemporary white sanitary ware with chrome fittings (pedestal sink and floor standing toilet)	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splash back to all basins, half height over bath and full height to shower cubicle)*	■	■	■	■	■
Handheld hair wash attachment	■	■	■	■	■
Romans sliding shower screen to ensembles	■	■	■	■	■
White batten holder for the light	■	■	■	■	■

## Electrical & lighting

BT hub to ground floor	■	■	■	■	■
Sky^ and TV outlet to living room (Sky subject to subscription by customer)	■	■	■	■	■
White pendant lamps to all other rooms	■	■	■	■	■
Light to front porch and wiring to the rear of house	■	■	■	■	■
Mains powered smoke detectors with back up battery	■	■	■	■	■
Carbon monoxide detector	■	■	■	■	■
Mains operated bell push to front doors	■	■	■	■	■

## Internal finishes

Internal doors with white finish and satin chrome ironmongery	■	■	■	■	■
Internal walls finished in white emulsion	■	■	■	■	■
Internal woodwork to be white gloss finish	■	■	■	■	■
Staircases to be white painted timber	■	■	■	■	■

## Heating

Gas fired heating feeding radiators fitted with thermostatic valves	■	■	■	■	■
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## General

Double glazed windows	■	■	■	■	■
External tap	■	■	■	■	■

\*Subject to stage of construction. ^Subject to subscription by customer.

**PLEASE NOTE:** Elevations, materials and electrical layouts may differ on this phase to that shown in the marketing brochure. Elevations/CGI images are for indicative purposes only. For full details about your specific plot, please speak to the Sales Consultant.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Linden Homes subscribes to the consumer Code of Conduct. Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask your Sales Consultant for further information.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. June 2021.

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# The Hamilton 1 bedroom home

Homes 37 & 38

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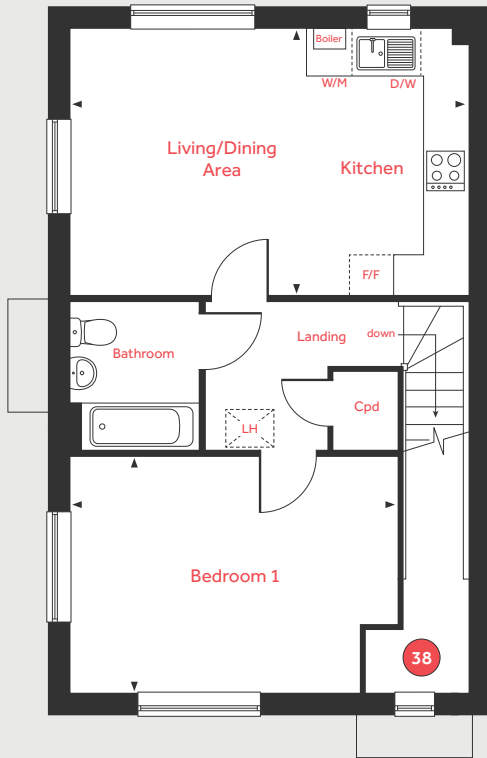
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# The Hamilton

1 bedroom home

Homes 37 & 38

## First Floor



### Ground Floor Home 37

Living/Dining/Kitchen Area

5.88m x 3.90m      19'3" x 12'10"

Bedroom 1

4.58m x 3.50m      15'0" x 11'5"

### First Floor Home 38

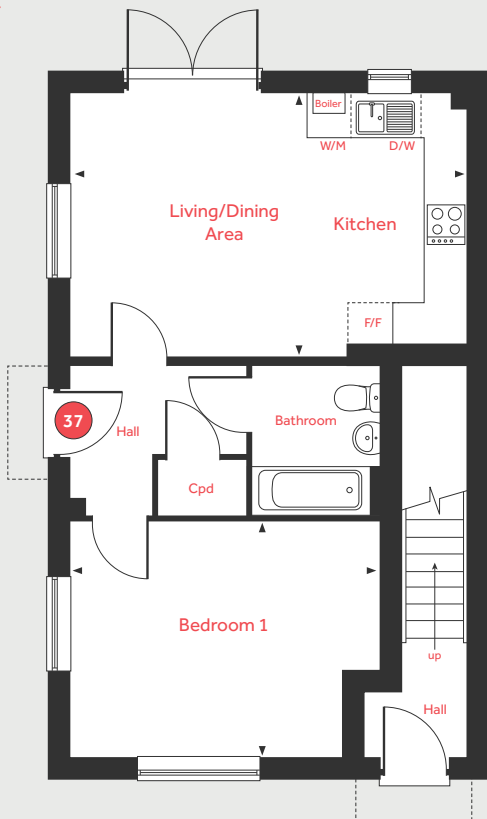
Living/Dining/Kitchen Area

5.88m x 3.94m      19'3" x 12'11"

Bedroom 1

4.86m x 3.54m      15'11" x 11'7"

## Ground Floor



LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive. July 2021.

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# The Cartwright 2 bedroom home

Homes 25, 26, 27, 28, 29, 31, 32, 34 & 35

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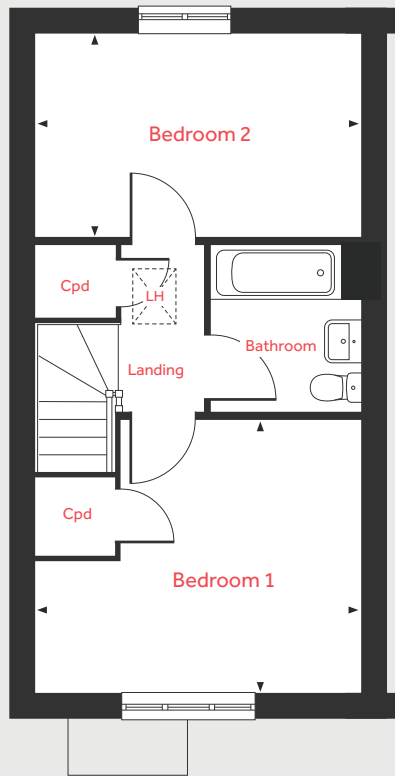


# The Cartwright

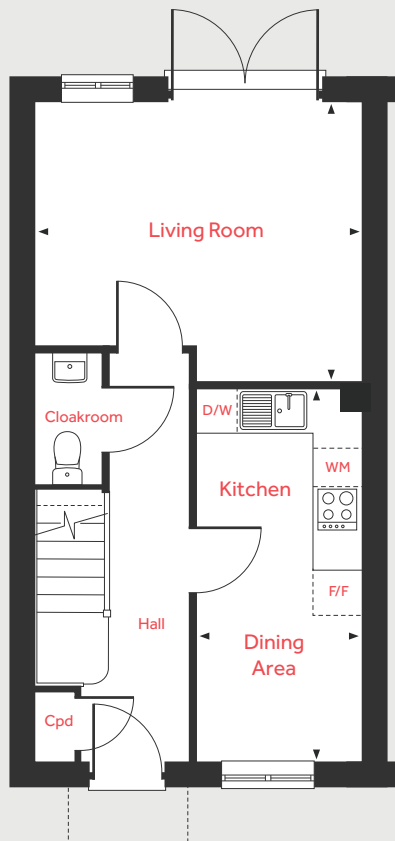
2 bedroom home

Homes 25, 26, 27, 28, 29, 31, 32, 34 & 35

First Floor



Ground Floor



## Ground Floor

### Living Room

4.19m x 3.58m 13'9" x 11'9"

### Kitchen/Dining Area

4.84m x 2.09m 15'10" x 6'10"

## First Floor

### Bedroom 1

4.19m x 3.56m 13'9" x 11'8"

### Bedroom 2

4.19m x 2.60m 13'9" x 8'7"

LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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## The Becket 3 bedroom home

Homes 2, 17, 21, 24, 30, 33, 36, 51, 63, 66, 73 & 76

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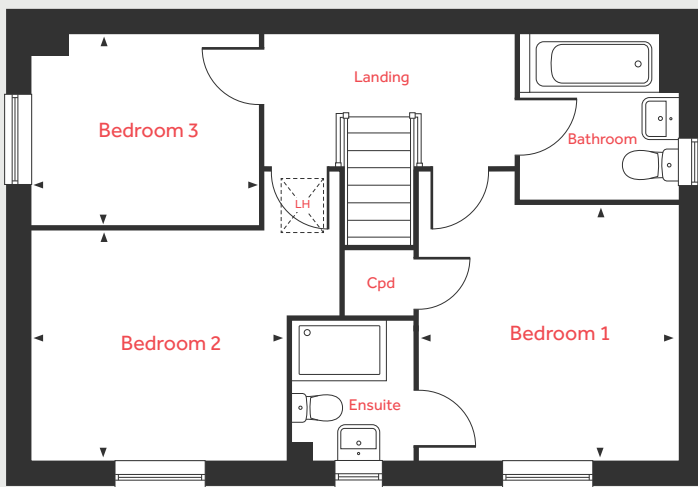
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# The Becket

3 bedroom home

Homes 2, 17, 21, 24, 30, 33, 36, 51, 63, 66, 73 & 76

## First Floor



## Ground Floor

Living Room  
5.59m x 3.33m 18'4" x 10'11"

Kitchen/Dining Area  
5.59m x 2.93m 18'4" x 9'8"

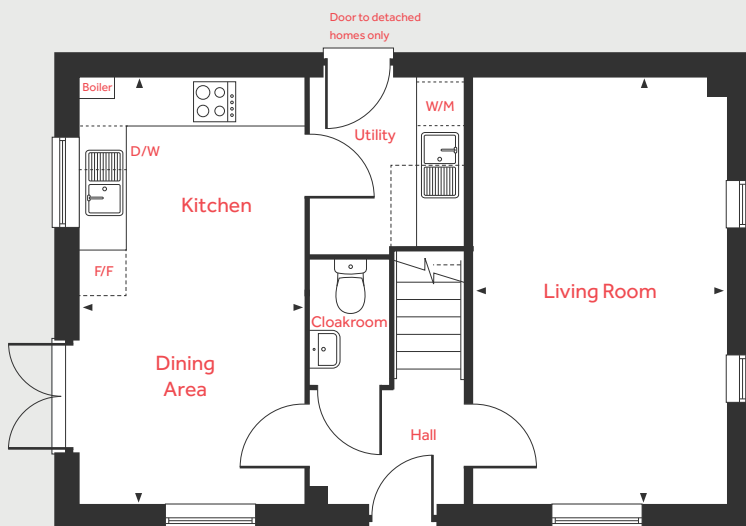
## First Floor

Bedroom 1  
3.43m x 3.39m 11'3" x 11'2"

Bedroom 2  
3.33m x 2.94m 10'11" x 9'8"

Bedroom 3  
2.99m x 2.56m 9'10" x 8'5"

## Ground Floor



LH Loft hatch D/W Space for dish washer  
Cpd Cupboard W/M Space for washing machine  
F/F Space for fridge freezer ◀ ▶ Measuring points

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# The Elmslie 3 bedroom home

Homes 3, 4, 7, 8, 10, 11, 12, 52, 67, 72 & 75

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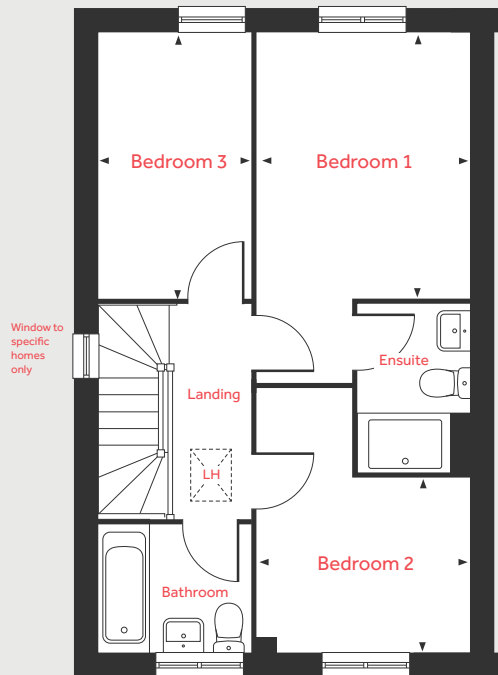
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# The Elmslie

3 bedroom home

Homes 3, 4, 7, 8, 10, 11, 12, 52, 67, 72 & 75

## First Floor



### Ground Floor

#### Living Room

5.09m x 3.63m 16'9" x 11'11"

#### Kitchen/Dining Area

4.78m x 2.91m 15'8" x 9'7"

### First Floor

#### Bedroom 1

3.66m x 2.85m 12'0" x 9'4"

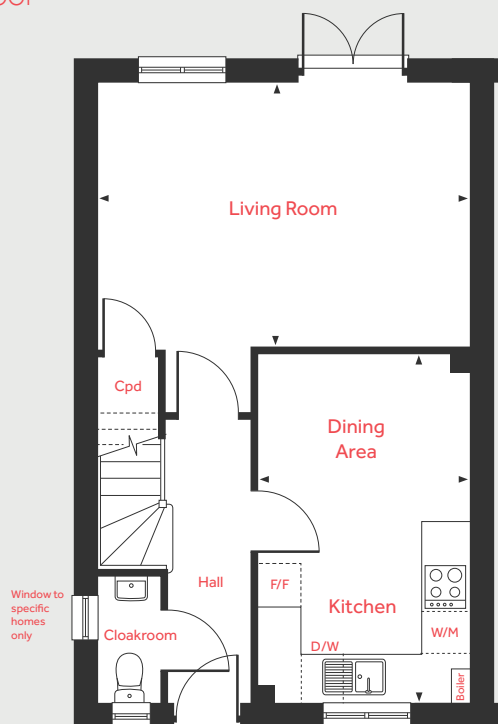
#### Bedroom 2

2.85m x 2.37m 9'4" x 7'9"

#### Bedroom 3

3.64m x 2.15m 11'11" x 7'1"

## Ground Floor



LH	Loft hatch	D/W	Space for dish washer
Cpd	Cupboard	W/M	Space for washing machine
F/F	Space for fridge freezer	◀ ▶	Measuring points

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# The Cottingham 4 bedroom home

Homes 9, 13 & 16

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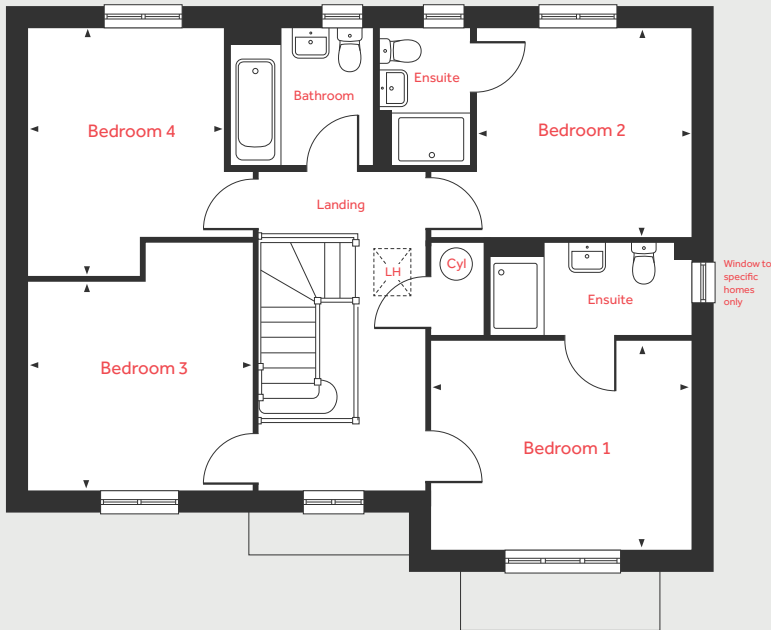


# The Cottingham

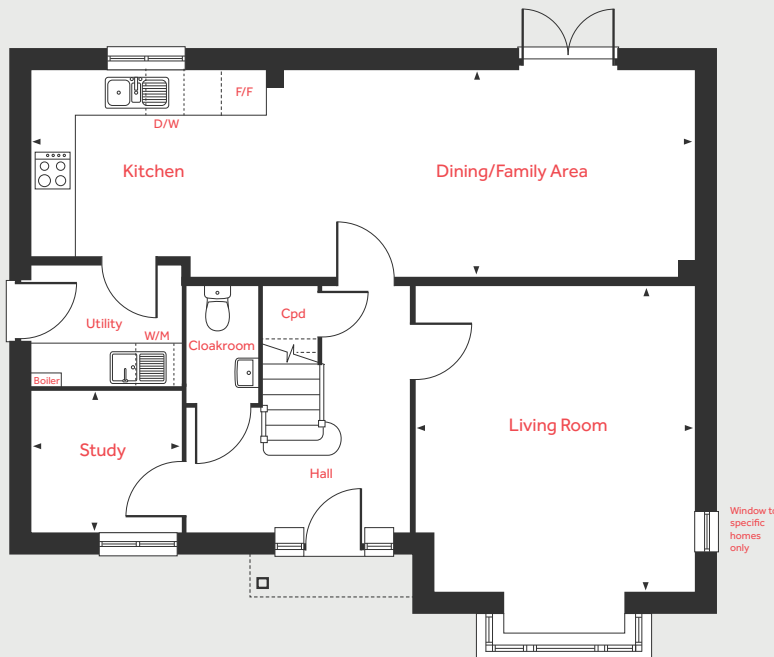
4 bedroom home

Homes 9, 13 & 16

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

4.60m x 4.20m 15'1" x 13'9"

#### Kitchen/Dining/Family Area

9.98m x 3.09m 32'8" x 10'2"

#### Study

2.24m x 2.12m 7'4" x 6'11"

### First Floor

#### Bedroom 1

3.90m x 2.94m 12'10" x 9'8"

#### Bedroom 2

3.31m x 3.22m 10'11" x 10'7"

#### Bedroom 3

3.37m x 3.08m 11'1" x 10'2"

#### Bedroom 4

3.76m x 2.93m 12'4" x 9'7"

LH	Loft hatch	D/W	Space for dish washer
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Aslin 4 bedroom home

Homes 22, 23, 68, 69, 70 & 71

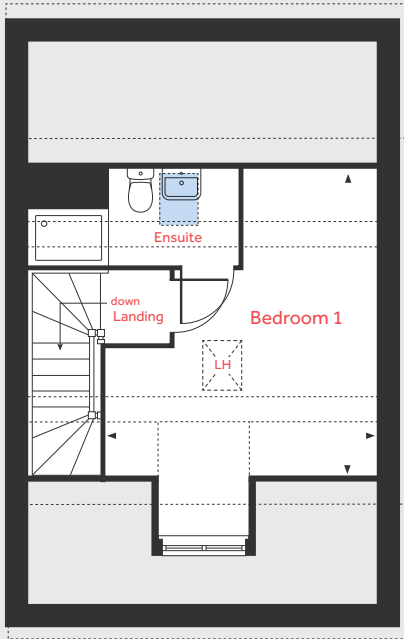
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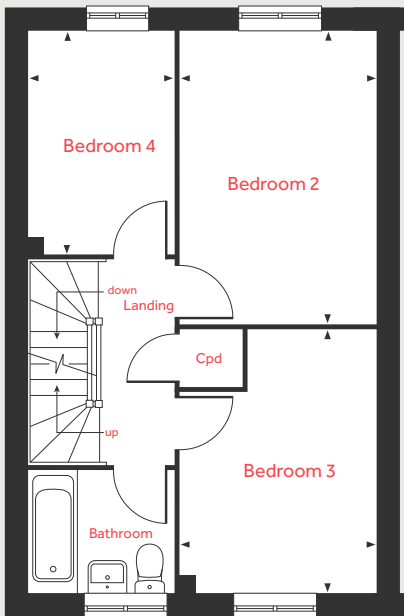
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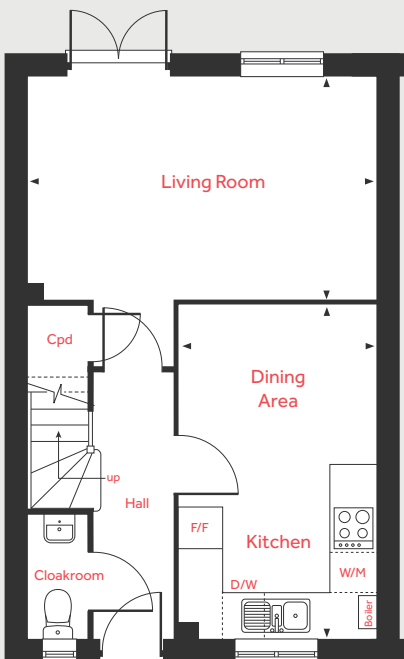
## Second Floor



## First Floor



## Ground Floor



# The Aslin

4 bedroom home

Homes 22, 23, 68, 69, 70 & 71

### Ground Floor

Living Room

4.98m x 3.21m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

Bedroom 2

4.20m x 2.77m 13'9" x 9'1"

Bedroom 3

3.78m x 2.77m 12'5" x 9'1"

Bedroom 4

3.20m x 2.12m 10'6" x 7'0"

### Second Floor

Bedroom 1

4.46m x 3.88m 14'8" x 12'9"

LH	Loft hatch	W/M	Space for washing machine
Cpd	Cupboard		Velux window
F/F	Space for fridge freezer	- - -	Reduced ceiling height
D/W	Space for dish washer	◀ ▶	Measuring points

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# The Fletcher 5 bedroom home

Homes 1, 14, 15, 64, 65 & 74

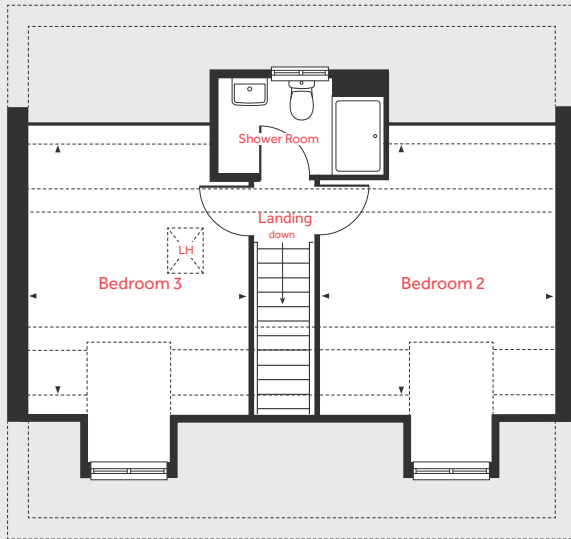
Didcot Grove

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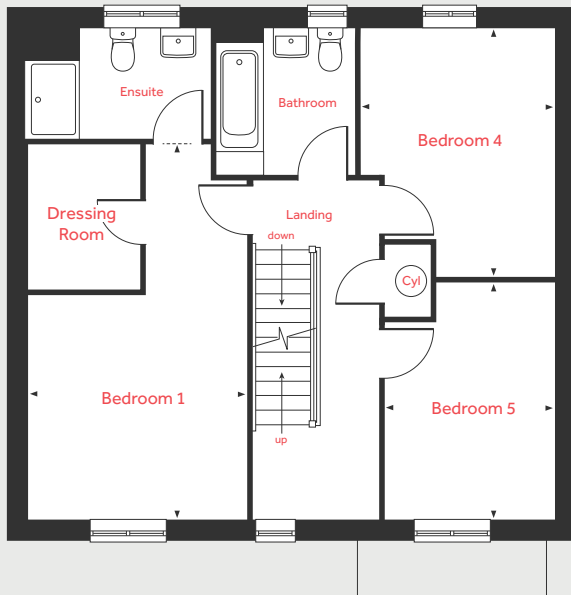
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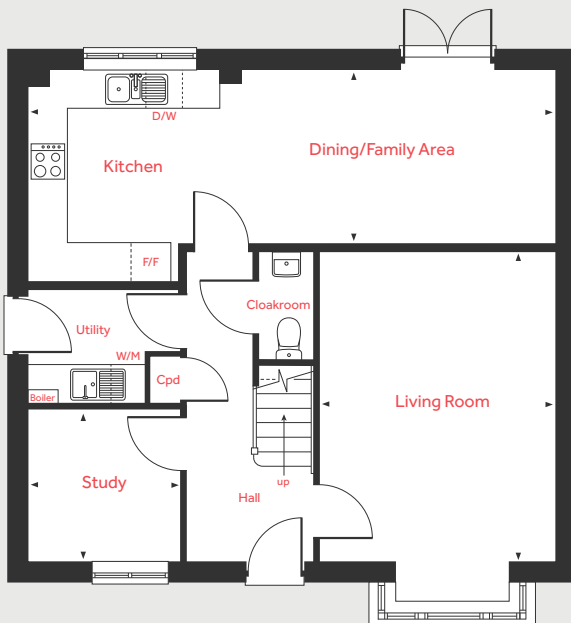
## Second Floor



## First Floor



## Ground Floor



# The Fletcher

5 bedroom home

Homes 1, 14, 15, 64, 65 & 74

### Ground Floor

Living Room

4.83m x 3.71m      15'10" x 12'2"

Kitchen/Dining/Family Area

8.29m x 2.74m      27'2" x 9'0"

Study

2.40m x 2.35m      7'11" x 7'9"

### First Floor

Bedroom 1

5.91m x 3.45m      19'4" x 11'4"

Bedroom 4

3.92m x 3.03m      12'10" x 10'0"

Bedroom 5

3.71m x 2.67m      12'2" x 8'9"

### Second Floor

Bedroom 2

4.57m x 3.67m      15'0" x 12'0"

Bedroom 3

4.57m x 3.45m      15'0" x 11'4"

LH	Loft hatch	D/W	Space for dish washer
Cyl	Hot water cylinder	W/M	Space for washing machine
Cpd	Cupboard	- - -	Reduced ceiling height
F/F	Integrated fridge freezer	◀ ▶	Measuring points

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