

# Appletons at Kingsgrove

Wantage





Photo credit: Brighton STM Developments Limited

# Appletons at Kingsgrove

## Wantage

A taste of local life

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# Welcome to Appletons at Kingsgrove

A stunning new community in Wantage located in the picturesque Oxfordshire countryside with all the amenities you could need.

Our 1, 2, 3 and 4-bedroom homes at Kingsgrove are designed to complement the surrounding Oxfordshire countryside and are conveniently located on the edge of the historic market town of Wantage.

A vibrant public park now sits at the heart of this landscape with 100 acres of green space, playing fields, play areas, and new woodland for people to get together and enjoy.

This great new community benefits from its own purpose-built primary school, Wantage Primary Academy, which opened its doors to its very first students in September 2020 for years 1-6 and nursery children. In the village centre there will also be a brand-new nursery, community building and local centre with shops, a café and restaurants that can all easily be reached within a short walk. For those with green fingers, allotments and a community orchard will also be provided.

Appletons at Kingsgrove will link to Wantage, Grove and Didcot via the Wantage East Link Road with buses running from the development. Routes for walking and cycling also take you to nearby Wantage and the North Wessex Downs, with its ancient landscapes and landmarks, and charming towns and villages.

Wantage is steeped in history, King Alfred the Great was born here in 849, and the town centre now has a diverse mix of independent and high street shops, outdoor markets and places to socialise, relax and be active. Didcot offers plenty of retail options and scenic parks, and for a family day out Oxford, Swindon and Reading are only a short journey away by car, bus and by train from Didcot Parkway.

Our beautiful new homes at Appletons at Kingsgrove are suited to modern lifestyles with open plan kitchen/dining with bi-fold doors, separate studies, en suite bathrooms and ample parking for two cars. Our contemporary new homes also benefit from energy efficient features including air source heat pumps, electric vehicle charging points, high quality insulation and waste-water heat recovery systems.

So, if you're looking for a quality new home in a stunning new community in the picturesque Oxfordshire countryside, your search ends here!

# The perfect position

## Education for everyone

This great new community benefits from its own purpose-built primary school, Wantage Primary Academy, which has been rated 'Outstanding' by Ofsted.

Other schools in the area include Wantage CE Primary School and Charlton Primary School, both of which

were rated 'Good' by Ofsted. King Alfred's is a reputable secondary school that's been rated 'Good' by Ofsted and is only 2.7 miles away.

Our new build homes are well-placed for those with aspirations to attend university.

### Town centre

2.2 miles | 6 mins drive

6  
mins



### Sainsbury's

2 miles | 6 mins drive

6  
mins



### Co-op Food

0.2 miles | 4 mins walk

4  
mins



### Wantage Community Hospital

1.8 miles | 5 mins drive

5  
mins



### Wantage Leisure Centre

2.4 miles | 7 mins drive

7  
mins



Appletons  
at  
Kingsgrove



### Wantage Primary Academy

0.1 miles | 2 mins walk



Photo credit: Brighton STM Developments Limited



### Didcot Parkway Station

8.3 miles | 18 mins drive



### King Alfred's Academy

3 miles | 8 mins drive



Distances and timings are approximate and for reference only. Calculated using [maps.google.co.uk](https://maps.google.co.uk)





# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

## Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

## Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

## Armed Forces **TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

## Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!



Scan me  
for directions



# Appletons at Kingsgrove

Wantage, Oxfordshire

OX12 7FY

01235 643053

Cover photograph of Wantage. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

**Vistry Cotswolds region**

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

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DS12917 / 04.25





# Appletons at Kingsgrove

Wantage

Development plan

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# Appletons at Kingsgrove

## Wantage






### 3 bedroom homes

-  The Apple
-  The Cypress
-  The Blackthorn
-  The Spruce
-  The Spruce II

## 4 bedroom homes

-  The Chestnut
-  The Aspen
-  The Briar
-  The Mulberry

## Pre-sold homes

-  1 and 2 bedroom apartments
-  2 bedroom homes
-  3 bedroom homes

bcp	bin collection point
v	visitor space
ss	substation
leap	local equipped play area
neap	neighbourhood equipped play area





This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Apple

3 bedroom home

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# The Apple

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 3.64	17' 0" x 11' 11"
Sitting room	4.17 x 3.69	13' 8" x 12' 1"

First floor		
Bedroom 1	4.15 x 2.95	13' 7" x 9' 8"
Bedroom 2	5.19 x 2.55	17' 0" x 8' 5"
Bedroom 3	4.15 x 2.15	13' 7" x 7' 1"

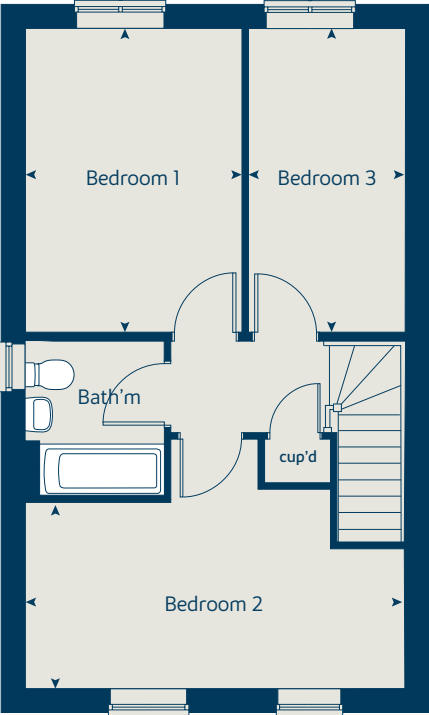
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

**The Apple | X325 Wantage |**  
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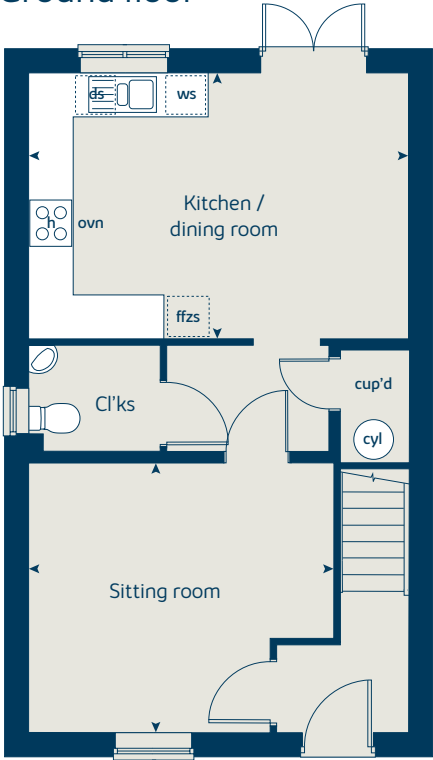
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### First floor



### Ground floor







# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.10 x 3.25	13' 6" x 10' 8"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◄ ►	measuring points

### The Cypress | X308 (IF) Wantage |

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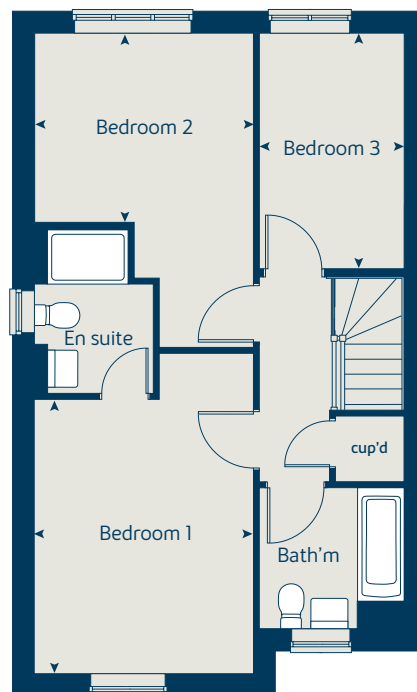
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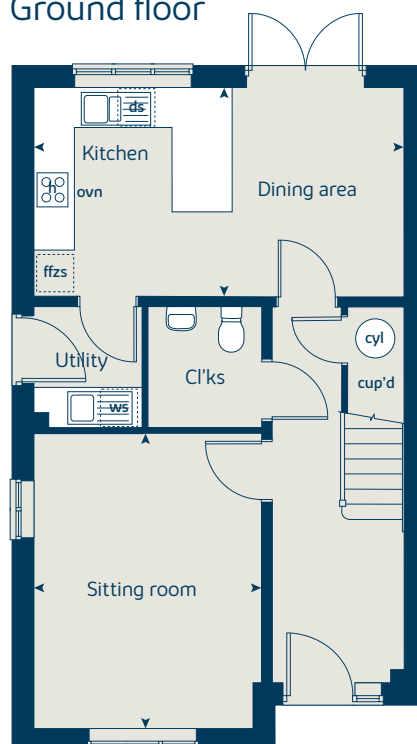
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### First floor



### Ground floor





# The Blackthorn

3 bedroom home

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# The Blackthorn

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Sitting room	5.59 x 3.33	18' 4" x 10' 11"

### First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Blackthorn | Wantage |

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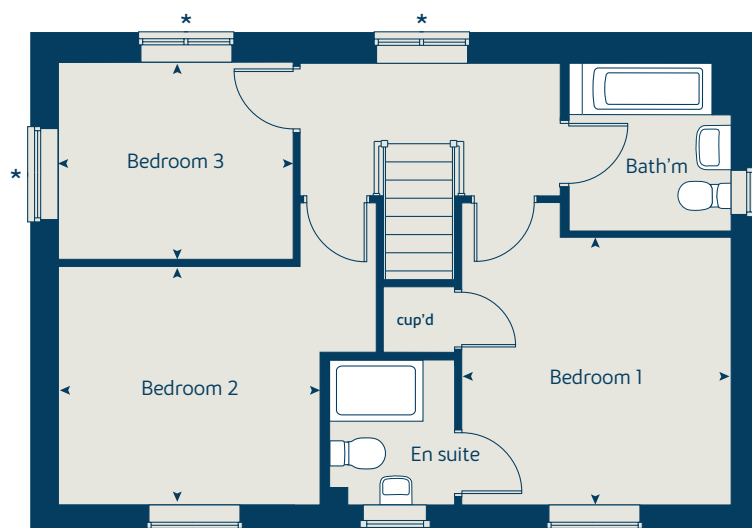
① Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

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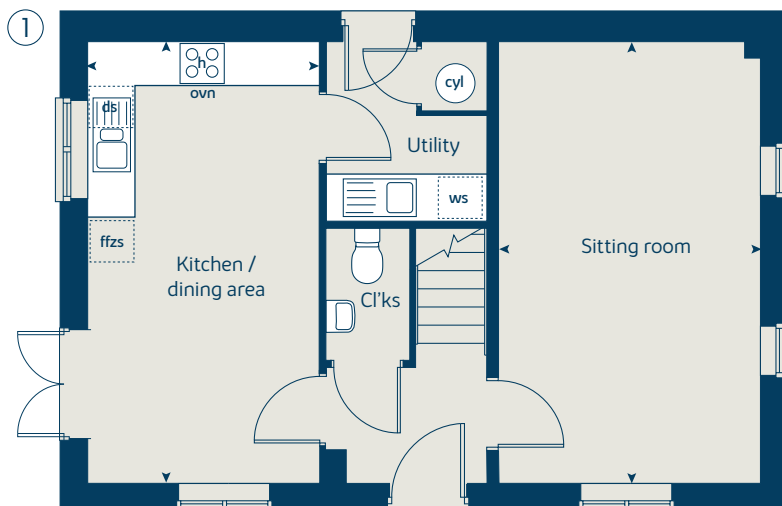
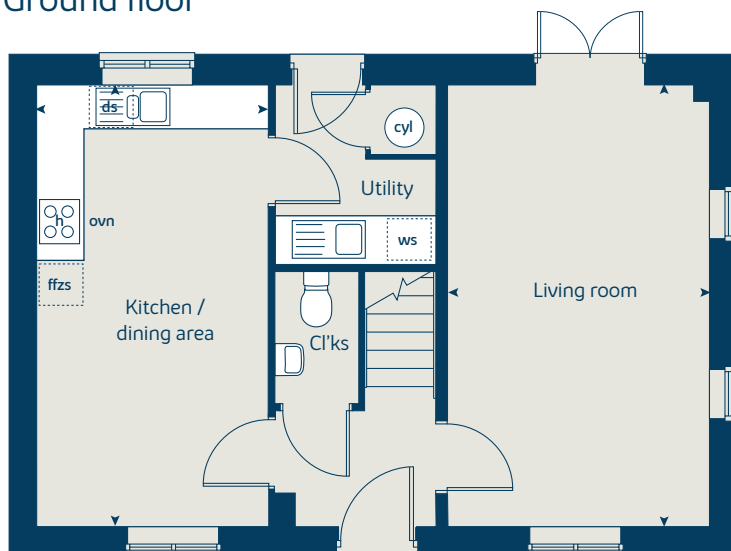
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### First floor



### Ground floor





# The Spruce

3 bedroom home

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# The Spruce

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Spruce | X307 (IF) Wantage |

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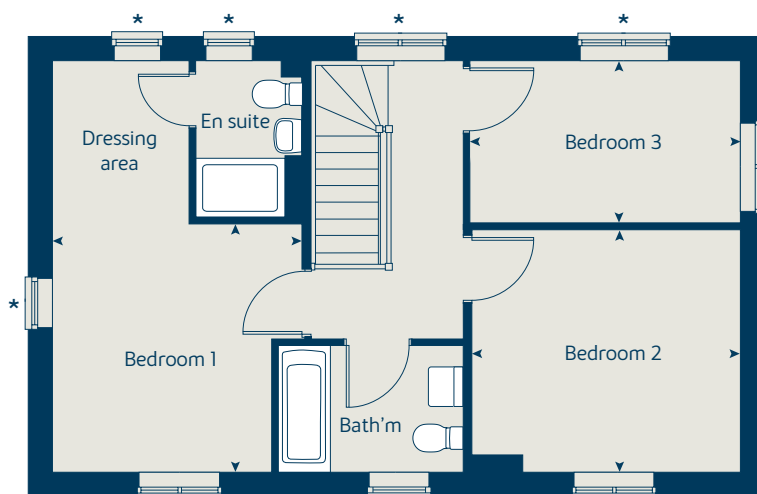
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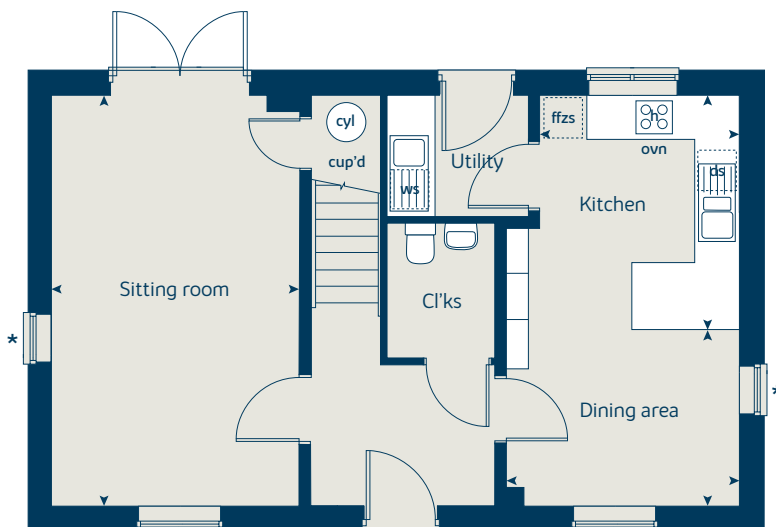
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### First floor



### Ground floor







# The Spruce II

3 bedroom home

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Spruce II | X307v Wantage |

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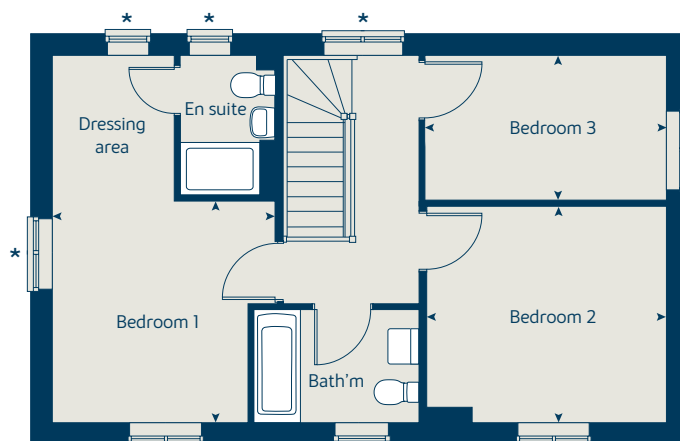
① Alternative ground floor layouts apply to selected plots only. Please see sales consultant for further details.

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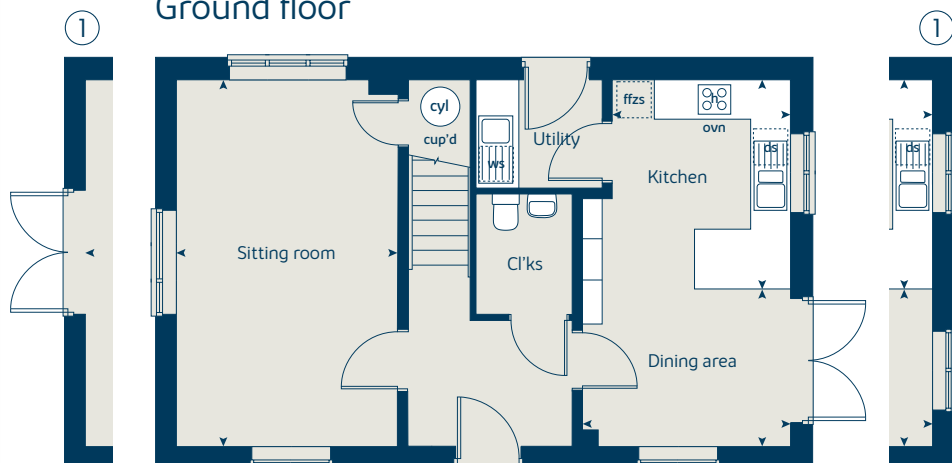
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### First floor



### Ground floor





# The Chestnut

4 bedroom home

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# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ffzr	fridge freezer		

### The Chestnut | X413 Wantage |

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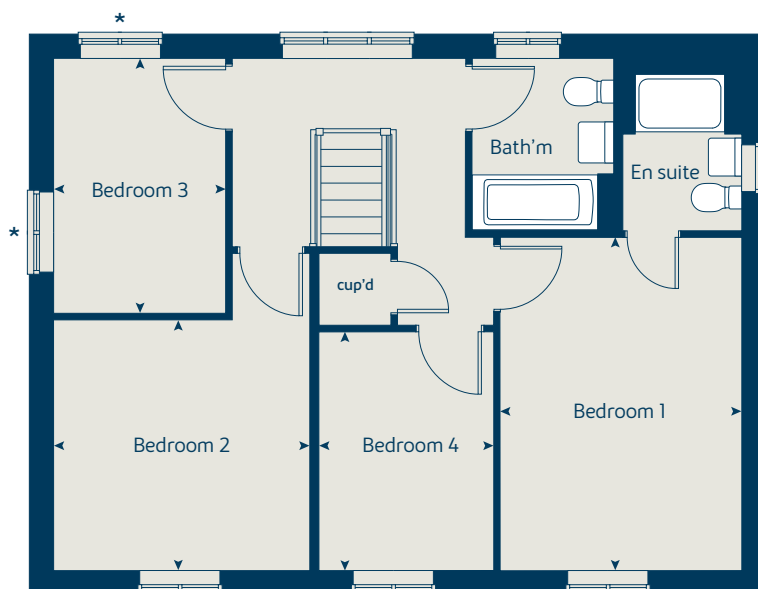
① Alternative ground floor layout applies to selected plots only.  
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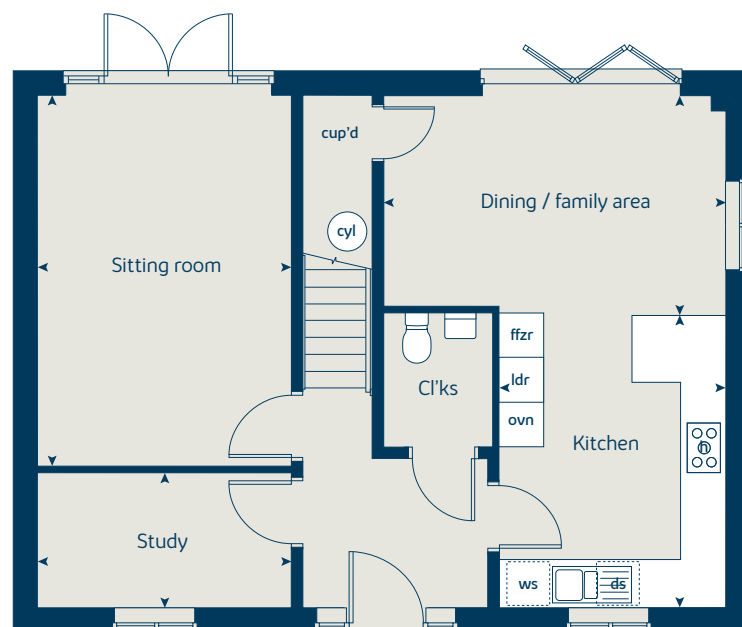
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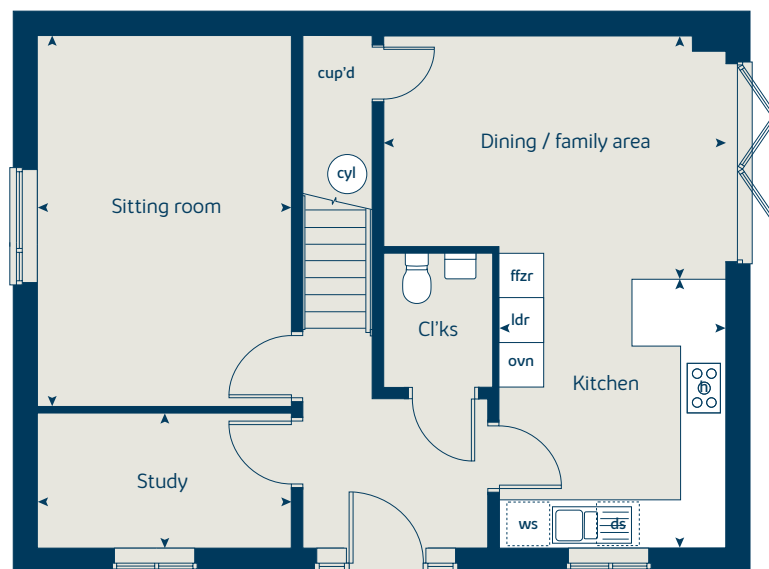
### First floor



### Ground floor



①







# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Aspen | X414 (IF) Wantage |

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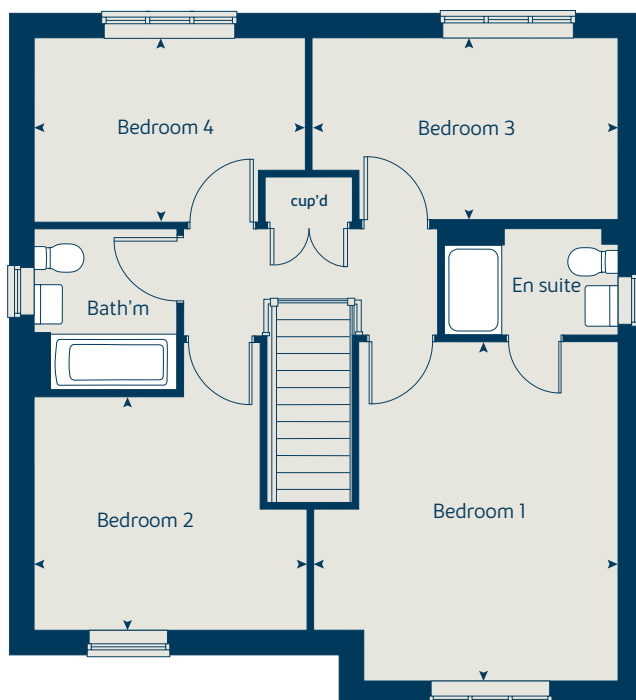
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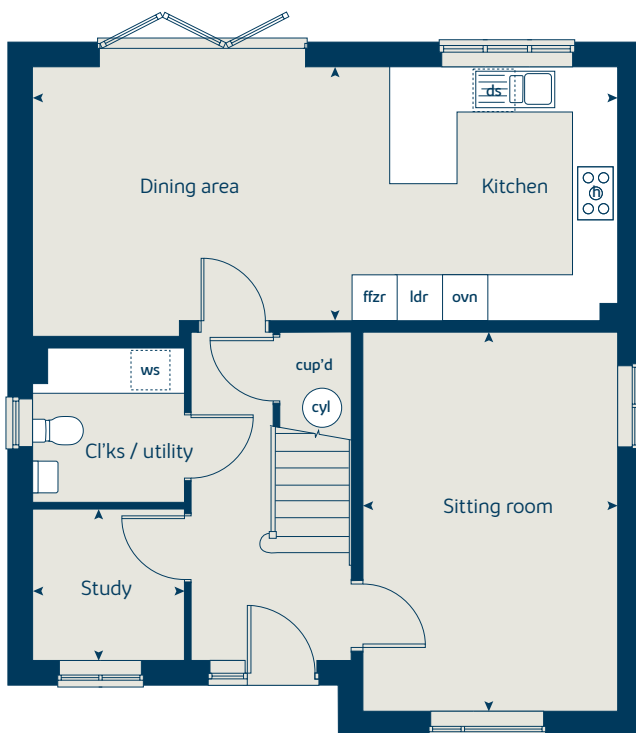
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### First floor



### Ground floor





# The Briar

4 bedroom home

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# The Briar

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.04	12' 7" x 10' 0"
Dining area	4.27 x 3.04	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

First floor	metres	feet / inches
Bedroom 1	5.12 x 3.11	16' 10" x 10' 3"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Briar | X417 Wantage |

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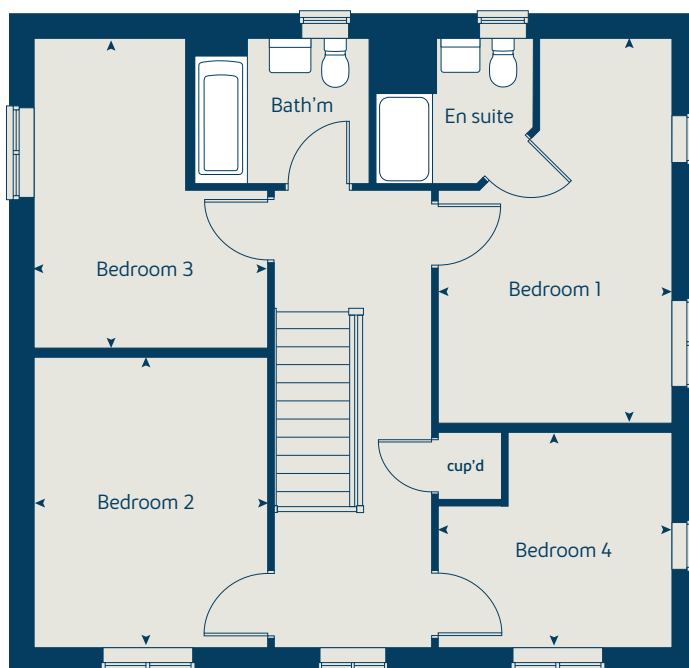
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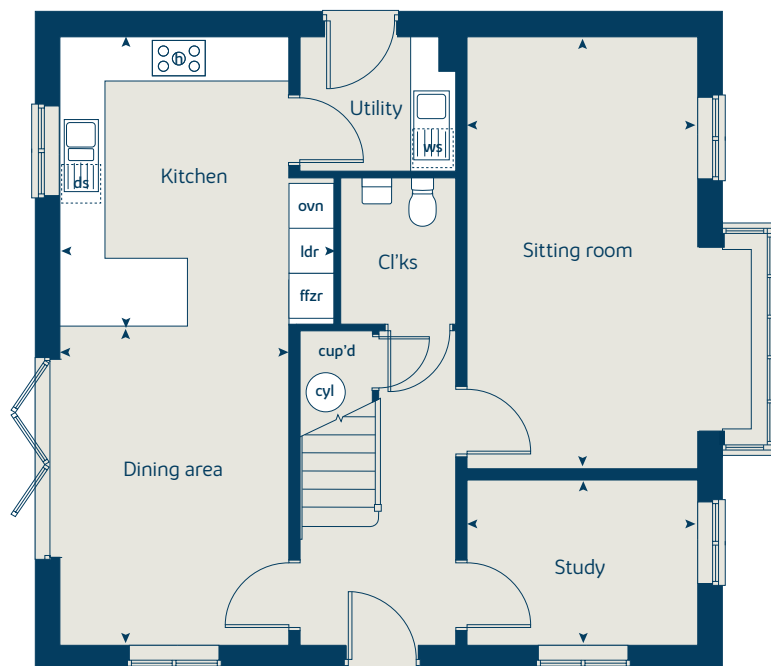
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### First floor



### Ground floor





# The Mulberry

4 bedroom home

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# The Mulberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

### First floor

Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

ovn	oven	cyl	hot water cylinder
h	hob	cup'd	cupboard
ds	dishwasher space	ldr	larder
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Mulberry | X418 (IF) Wantage |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

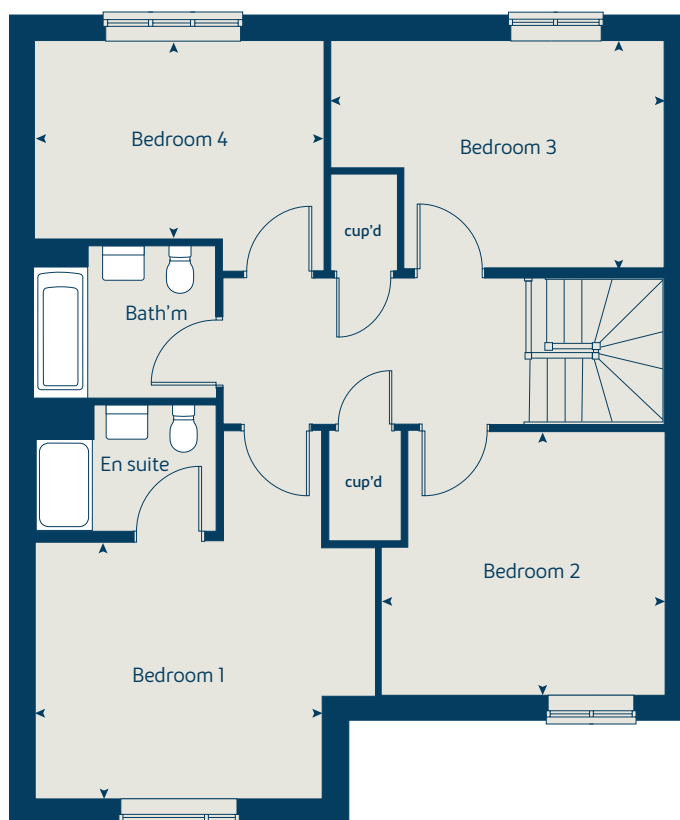
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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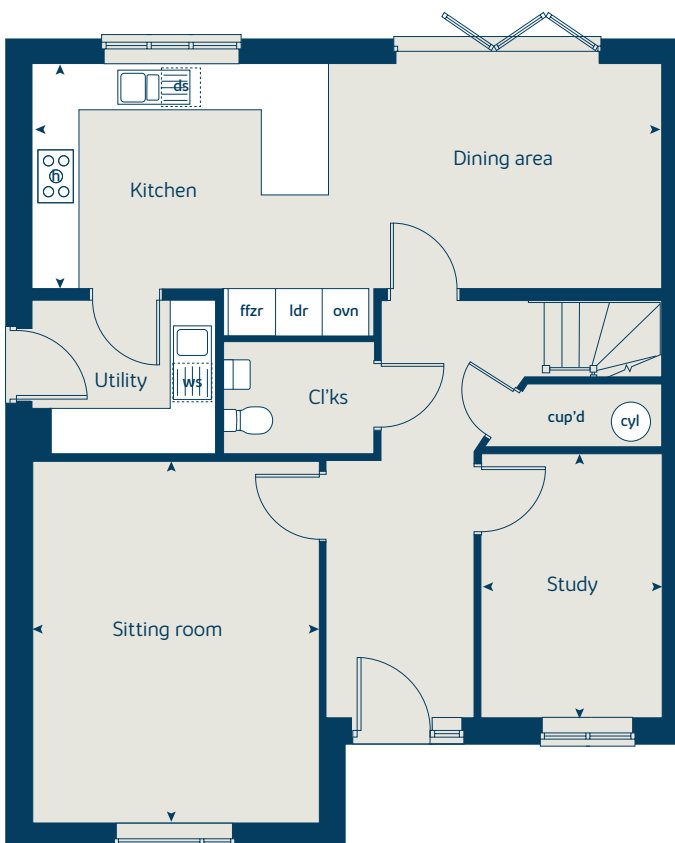
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## First floor



## Ground floor





# Appletons at Kingsgrove

Wantage

Specification

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**Bovis  
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# Appletons at Kingsgrove

## Wantage

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	1 bedroom The Elm	2 bedroom The Cedar	3 bedroom The Apple The Cypress The Blackthorn	The Spruce The Spruce II	4 bedroom The Chestnut The Aspen The Briar The Mulberry
<b>Kitchen</b>					
Choice of standard fitted kitchen (doors & 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 in utility			■ ■ ■ ■ ■	■	■ ■ ■ ■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■ ■ ■ ■ ■	■	
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood					■ ■ ■ ■
White batten holder	■	■	■ ■ ■ ■ ■	■	■ ■ ■ ■
Pre-wired for under-unit lighting option	■	■	■ ■ ■ ■ ■	■	■ ■ ■ ■
Fridge/freezer space	■	■	■ ■ ■ ■ ■	■	
Indesit Integrated 50/50 fridge-freezer					■ ■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■	■	■ ■ ■ ■ ■	■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility			■ ■ ■ ■ ■		■ ■ ■ ■
<b>Bathrooms and en suite(s)</b>					
Contemporary white sanitaryware suite	■	■	■ ■ ■ ■ ■		■ ■ ■ ■
Close coupled WC to cloakroom			■ ■ ■ ■ ■		■ ■ ■ ■
Handheld hair wash attachment			■ ■ ■ ■ ■		■ ■ ■ ■
Shower over the bath (full height tiling to length and side of bath)	■	■	■		
Low profile shower tray with glass enclosure to bedroom 1 ensuite			■ ■ ■ ■ ■		■ ■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■ ■ ■ ■ ■		■ ■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■ ■ ■ ■ ■		■ ■ ■ ■
Chrome towel warmer in bathroom and en suite(s)					■ ■ ■ ■

- Fitted as standard - included in the property
- \* Subject to stage of construction



		1 bedroom	The Elm	2 bedroom	The Cedar	3 bedroom	The Apple	The Cypress	The Blackthorn	The Spruce	The Spruce II	4 bedroom	The Chestnut	The Aspen	The Briar	The Mulberry
Doors and Windows																
Front door with multi-point security locking system and security chain	■		■			■	■	■	■	■			■	■	■	■
PVCu double glazing to windows	■		■			■	■	■	■	■			■	■	■	■
Double glazed PVCu French doors	■		■			■	■	■	■	■			■			
Powder coated aluminium double glazed bi-fold doors													■	■	■	■
Internal Cottage style pre-primed doors with Brass Satin finish handles	■		■			■	■	■	■	■			■	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)						■	■	■	■	■			■	■	■	■
General																
White painted walls and smooth white ceilings	■		■			■	■	■	■	■			■	■	■	■
Combined usb/double sockets in kitchen and bedroom 1	■		■			■	■	■	■	■			■	■	■	■
Multi-media point in living room	■		■			■	■	■	■	■			■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■		■			■	■	■	■	■			■	■	■	■
Master telephone socket to lounge and study where applicable	■		■			■	■	■	■	■			■	■	■	■
Air source heat pump	■		■			■	■	■	■	■			■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■		■			■	■	■	■	■			■	■	■	■
Fitted external tap						■	■	■	■	■			■	■	■	■
External light fitted to front porch and wiring for external light to rear door						■	■	■	■	■			■	■	■	■
Mains wired smoke detectors with battery back-up	■		■			■	■	■	■	■			■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■		■			■	■	■	■	■			■	■	■	■
Power and lighting to 'on plot' garage (where applicable)						■	■	■	■	■			■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).						■	■	■	■	■			■	■	■	■
Landscaped front gardens						■	■	■	■	■			■	■	■	■
NHBC Buildmark cover	■		■			■	■	■	■	■			■	■	■	■
First two years' customer service support from Bovis Homes	■		■			■	■	■	■	■			■	■	■	■
Electric vehicle charging point	■		■			■	■	■	■	■			■	■	■	■

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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