

KIDLINGTON PARK

Oxford





Welcome to **KIDLINGTON PARK**

Nestled in the well-connected village of Kidlington, just outside Oxford, Kidlington Park is a thoughtfully designed collection of 3, 4 and 5-bedroom homes.

This development perfectly balances village charm with modern living, offering spacious open-plan layouts, bi-fold doors, flexible living areas, and high-specification finishes throughout. Built with energy efficiency in mind, each home features PV solar panels, EV charging points, high-quality insulation, and waste-water heat recovery systems. Residents will enjoy a community-focused environment with play areas, cycle paths, footpaths, allotments, sports pitches, and a pavilion – creating a vibrant neighbourhood ideal for growing families and those looking to put down roots.

Discover your perfect new home with Bovis Homes and enjoy a connected lifestyle at Kidlington Park, where every detail is designed with your future in mind.





THE PERFECT LOCATION

Kidlington Park offers more than just a new home – it places you in one of Oxfordshire's most well-connected and welcoming communities, where village life meets city convenience.

Spend your free time exploring the nearby Oxford Canal, where scenic walking and cycling routes wind through the Oxfordshire countryside – perfect for a relaxed stroll, morning run, or weekend ride. The surrounding countryside offers an abundance of open spaces and footpaths, making it easy to enjoy the outdoors without venturing far from home.

For culture and heritage, Oxford is just under three miles away, offering world-famous landmarks including Blenheim Palace, the Ashmolean Museum, and the Natural History Museum. Closer to home, Kidlington & Gosford Leisure Centre provides excellent facilities for fitness and swimming, while local sports clubs – including Kidlington Golf Club, North Oxford Lawn Tennis Club, and Oxford Sailing Club – offer plenty of opportunities to stay active.

Everyday essentials are within easy reach. Kidlington town centre is less than a mile away and offers a range of independent shops and local services, while supermarkets including Sainsbury's and Waitrose are conveniently nearby. For a wider retail experience, Oxford's High Street and Covered Market provide a vibrant mix of well-known brands and independent traders, while Bicester Village designer outlet is just 11 minutes away by train.

Education is well catered for, with a range of local nursery and primary schools in Kidlington, alongside Gosford Hill School for secondary education. Oxford's extensive choice of state and independent schools further enhances the area's appeal, while the University of Oxford – located less than three miles away – offers world-class higher education opportunities.

Despite its village setting, Kidlington Park is exceptionally well connected. Situated on Bicester Road with direct access to the A4165, the development provides easy routes into Oxford and beyond. Oxford Parkway station is less than two miles away, offering fast services to London Marylebone, while Oxford station provides further connections. Local bus services make commuting straightforward, and Heathrow Airport is approximately an hour's drive away for international travel.

Whether you're seeking green space, cultural experiences, or excellent transport links, Kidlington Park is the perfect place to call home.

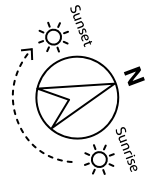
- **KIDLINGTON PARK**
- **SAINSBURY'S SUPERMARKET**
0.2 miles
- **EDWARD FEILD
PRIMARY SCHOOL**
0.6 miles
- **GOSFORD HILL
SECONDARY SCHOOL**
0.7 miles
- **KIDLINGTON & GOSFORD
LEISURE CENTRE**
0.7 miles
- **OXFORD PARKWAY
RAILWAY STATION**
0.8 miles
- **KIDLINGTON HIGH STREET**
1.4 miles
- **UNIVERSITY OF OXFORD**
3.5 miles
- **WESTGATE OXFORD
SHOPPING CENTRE**
4.5 miles
- **BLenheim PALACE**
4.8 miles
- **BICESTER VILLAGE
DESIGNER OUTLET**
4.8 miles

DEVELOPMENT LAYOUT

Kidlington Park boasts a stunning range of three, four and five bedroom homes each with unique views and aspects. Discover your dream home today.



Existing development



Future Bovis Homes development

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

SHOW HOMES

SALES CENTRE

Bicester Road

Bison Crescent

Rosie Crescent

Capra Drive

Rosie Crescent

Lupus Road

leap

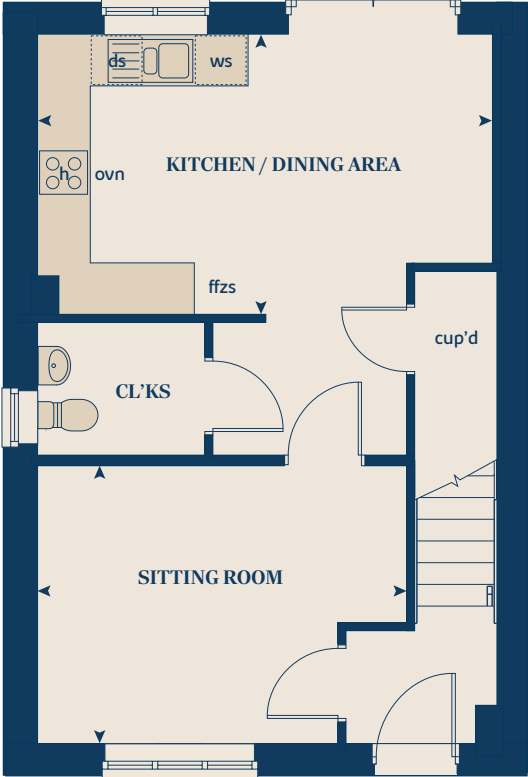
Existing development

- PRE pre-sold homes
- cp car port
- v visitor parking
- bcp bin collection point
- leap play area

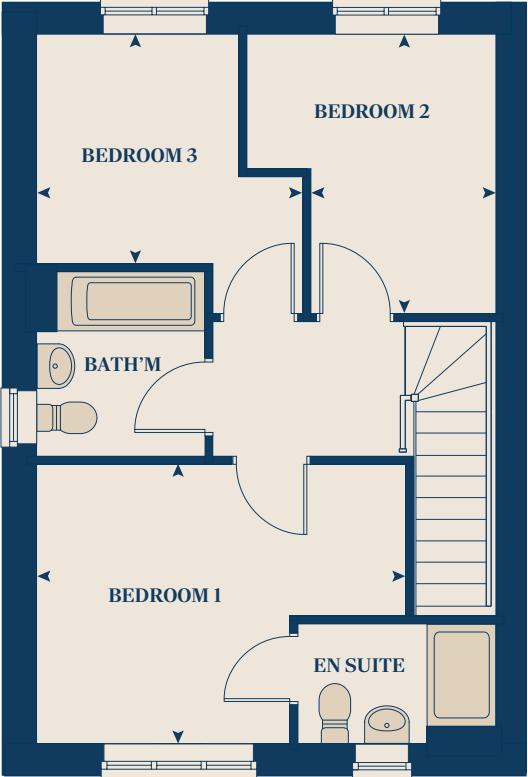
THE LONDON

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / dining area	5.28 x 3.27	17' 4" x 10' 9"
Sitting room	4.29 x 3.27	14' 1" x 10' 9"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	4.29 x 3.25	14' 1" x 10' 8"
Bedroom 2	3.25 x 2.15	10' 8" x 7' 1"
Bedroom 3	3.09 x 2.66	10' 2" x 8' 9"

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

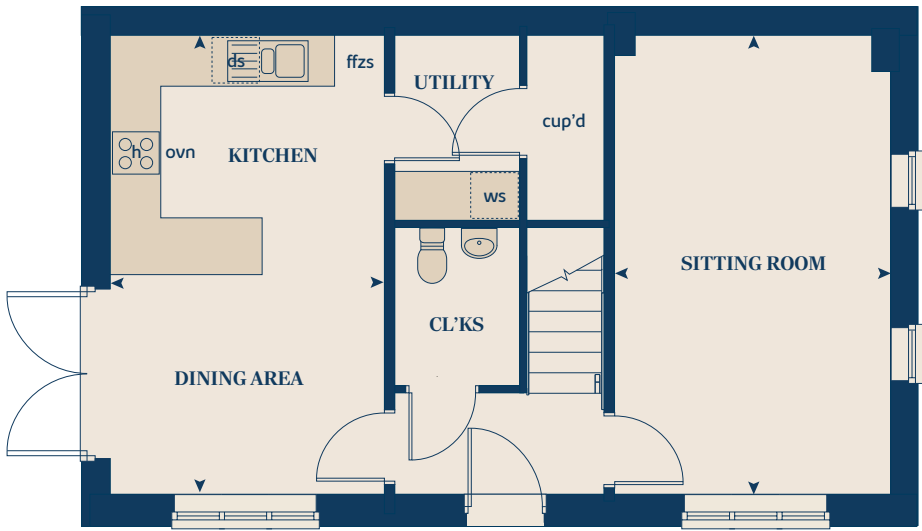
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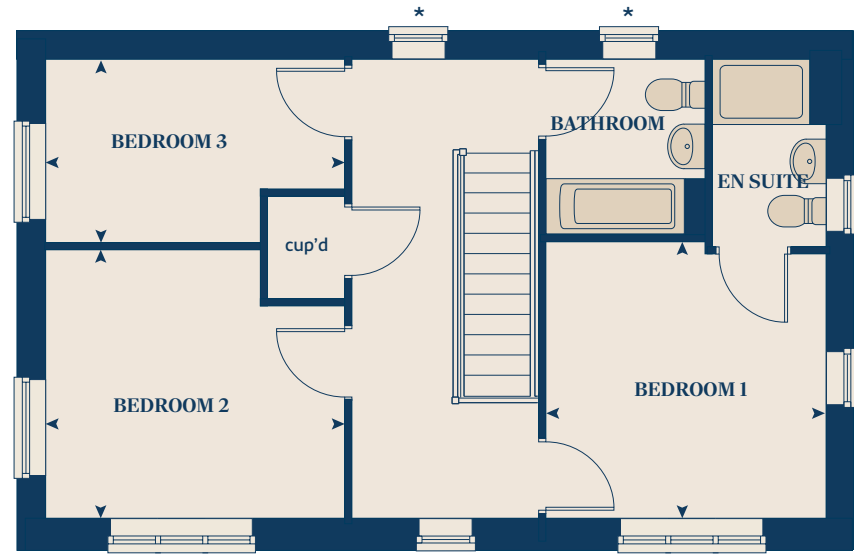
THE KEATS

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.66 x 3.35	18' 7" x 11' 0"
Sitting room	5.66 x 3.40	18' 7" x 11' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.45 x 3.42	11' 4" x 11' 3"
Bedroom 2	3.68 x 3.32	12' 1" x 10' 11"
Bedroom 3	3.68 x 2.26	12' 1" x 7' 5"

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

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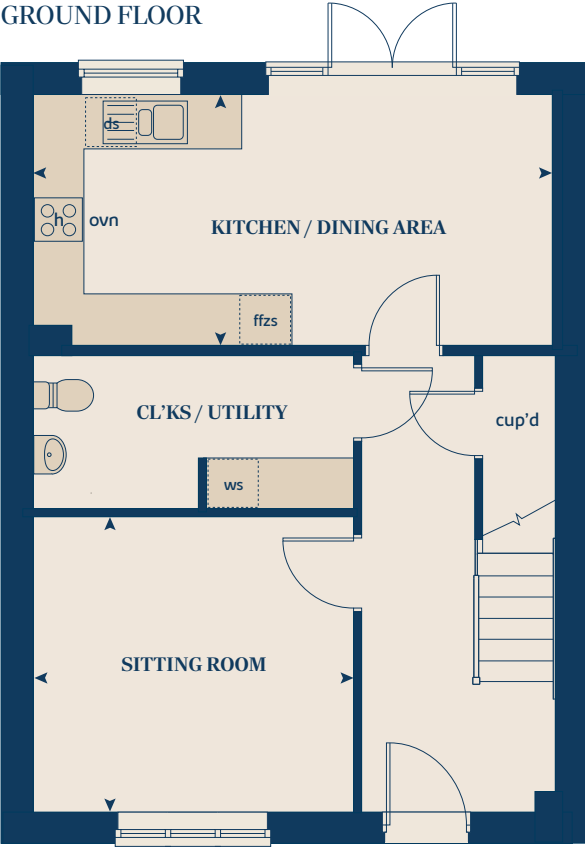
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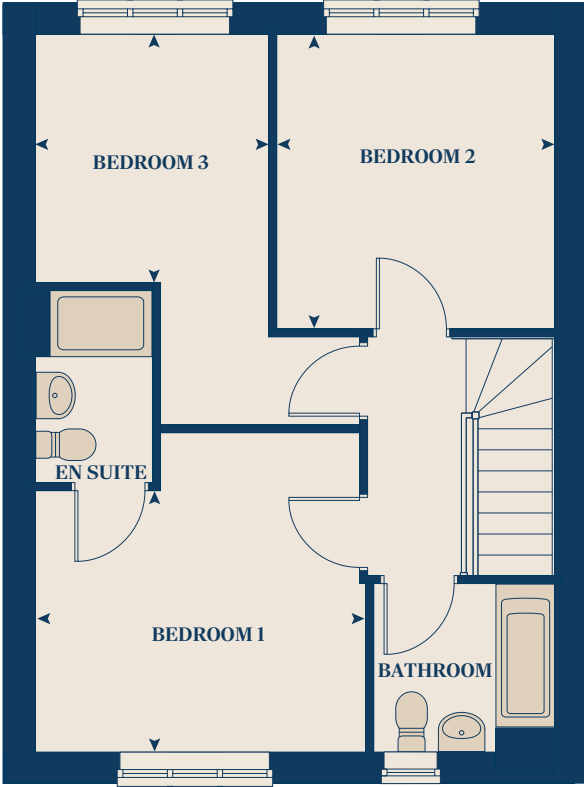
THE ARMITAGE

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / dining area	6.17 x 2.94	20' 3" x 9' 8"
Sitting room	3.78 x 3.50	12' 5" x 11' 6"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	3.93 x 3.07	12' 11" x 10' 1"
Bedroom 2	3.50 x 3.30	11' 6" x 10' 10"
Bedroom 3	2.94 x 2.77	9' 8" x 9' 1"

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

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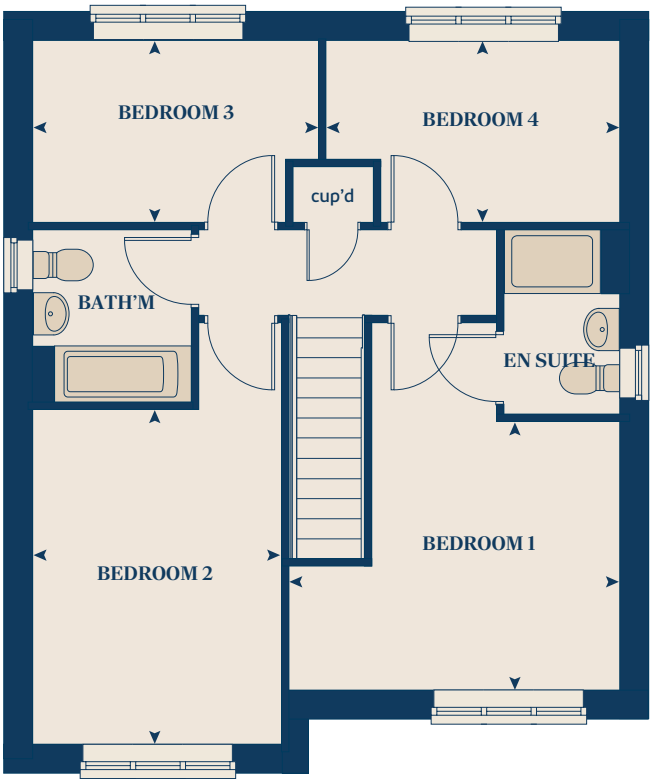
THE SAMPSON

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	7.23 x 3.78	23' 9" x 12' 5"
Sitting room	4.80 x 3.07	15' 9" x 10' 1"
Study	2.13 x 1.95	7' 0" x 6' 5"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.08 x 3.30	13' 5" x 10' 10"
Bedroom 2	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.53 x 2.26	11' 7" x 7' 5"
Bedroom 4	3.60 x 2.26	11' 10" x 7' 5"

◀ ▶	measuring points	ffzr	fridge freezer
ws	washing machine space	dw	dishwasher
h	hob	cup'd	cupboard
ovn	oven		

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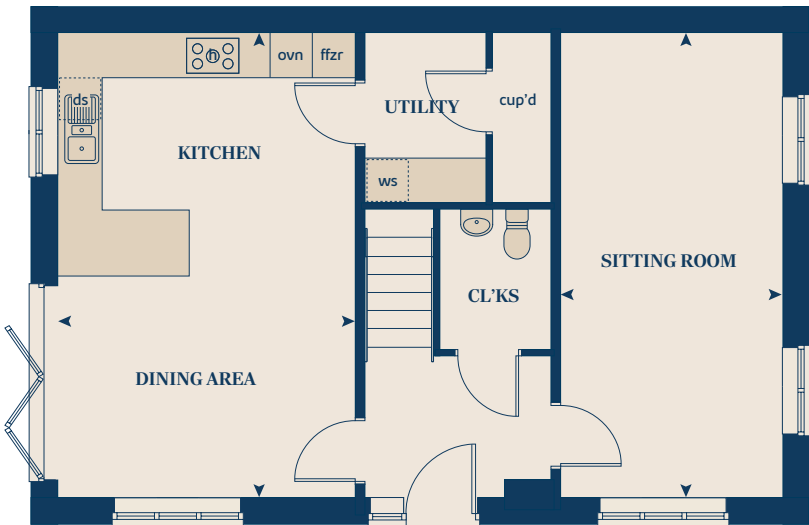
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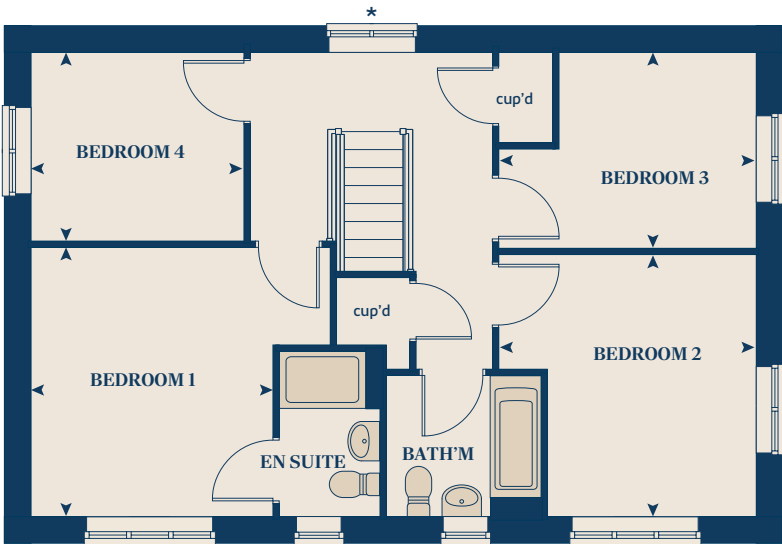
THE SPENSER

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	6.45 x 4.14	21' 2" x 13' 7"
Sitting room	6.45 x 3.09	21' 2" x 10' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.73 x 3.37	12' 3" x 11' 1"
Bedroom 2	3.63 x 3.55	11' 11" x 11' 8"
Bedroom 3	3.55 x 2.71	11' 8" x 8' 11"
Bedroom 4	2.97 x 2.64	9' 9" x 8' 8"

←	→	measuring points	ffzr	fridge freezer
ws		washing machine space	dw	dishwasher
h		hob	cup'd	cupboard
ovn		oven		

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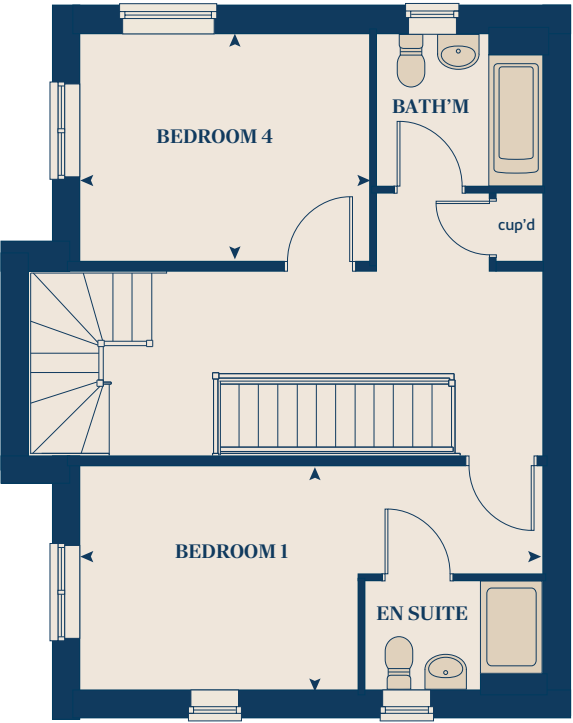
THE SMITH

4 bedroom home

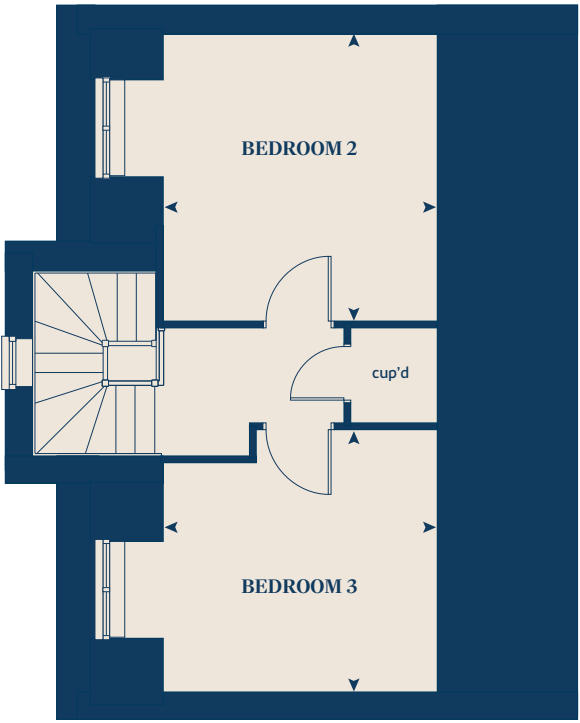
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES		
Kitchen / dining area	5.99 x 2.74	19' 8" x 9' 0"	Bedroom 1	5.99 x 2.89	19' 8" x 9' 6"	Bedroom 2	3.70 x 3.55	12' 2" x 11' 8"	← →	measuring points
Sitting room	5.99 x 2.89	19' 8" x 9' 6"	Bedroom 4	3.75 x 2.94	12' 4" x 9' 8"	Bedroom 3	3.55 x 3.35	11' 8" x 11' 0"	ffzr	fridge freezer
									ws	dishwasher
									h	cupboard
									ovn	oven

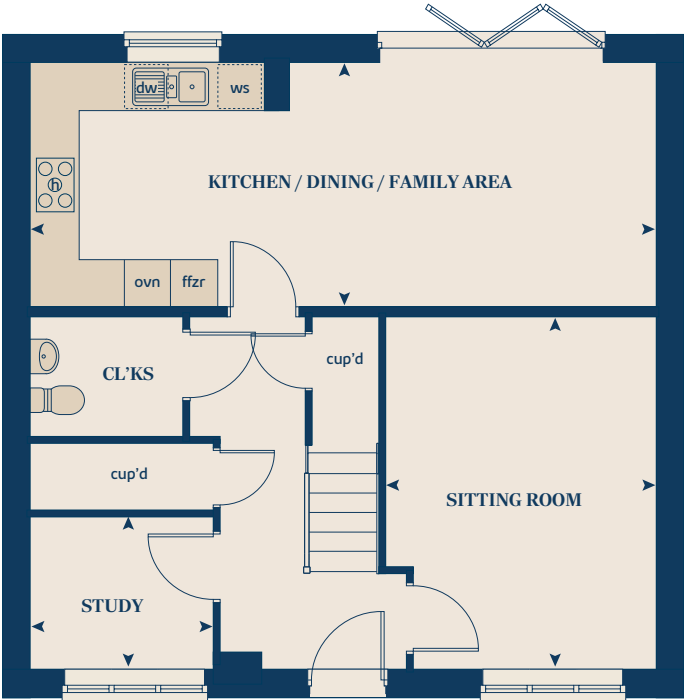
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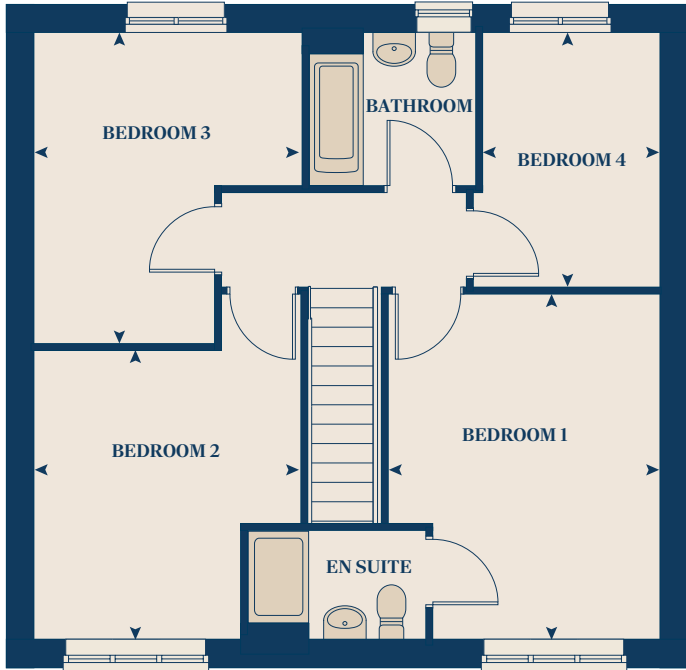
THE MEW

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / dining area	8.02 x 3.14	26' 4" x 10' 4"
Sitting room	4.54 x 3.47	14' 11" x 11' 5"
Study	2.33 x 1.95	7' 8" x 6' 5"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	4.44 x 3.47	14' 7" x 11' 5"
Bedroom 2	3.70 x 3.42	12' 2" x 11' 3"
Bedroom 3	3.99 x 3.45	13' 1" x 11' 4"
Bedroom 4	3.27 x 2.26	10' 9" x 7' 5"

◀ ▶	measuring points	ffzr	fridge freezer
ws	washing machine space	dw	dishwasher
h		cup'd	cupboard
ovn		oven	

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THE MARVELL

5 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / dining area	9.49 x 3.25	31' 2" x 10' 8"	Bedroom 1	5.58 x 3.75	18' 4" x 12' 4"
Sitting room	5.76 x 3.75	18' 11" x 12' 4"	Bedroom 2	3.47 x 3.40	11' 5" x 11' 2"
Study	3.37 x 2.59	11' 1" x 8' 6"	Bedroom 3	3.40 x 3.32	11' 2" x 10' 11"
			Bedroom 4	3.40 x 2.48	11' 2" x 8' 2"
			Bedroom 5	3.40 x 2.26	11' 2" x 7' 5"

<

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measuring points

ws

washing machine space

h

hob

ovn

oven

ffzr

fridge freezer

dw

dishwasher

cyl

hot water cylinder

cup'd

cupboard

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THE COWLEY

5 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / dining / family area	8.35 x 4.01	27' 5" x 13' 2"	Bedroom 1	7.36 x 4.04	24' 1" x 13' 3"
Dining room	4.01 x 2.76	13' 2" x 9' 1"	Bedroom 2	4.41 x 3.32	14' 6" x 10' 11"
Sitting room	5.68 x 4.03	18' 8" x 13' 3"	Bedroom 3	4.01 x 2.94	13' 2" x 9' 8"
Study	4.01 x 2.13	13' 2" x 7' 0"	Bedroom 4	3.02 x 2.54	9' 11" x 8' 4"
			Bedroom 5	3.02 x 2.54	9' 11" x 8' 4"

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measuring points

ws

washing machine space

h

hob

ovn

oven

ffzr

fridge freezer

ds

dishwasher space

cyl

hot water cylinder

cup'd

cupboard

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A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

	3 bedroom THE LONDON THE KEATS THE ARMITAGE	4 bedroom THE SAMPSON THE SPENSER THE SMITH THE MEW	5 bedroom THE MARVELL THE COWLEY		
KITCHEN					
Choice of standard range kitchen (doors & worktops)*	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■
Built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■		
Built-in double high level oven, with glass splashback and pyramid chimney hood				■	■
Integrated 50 / 50 fridge freezer				■	■
Integrated dishwasher				■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■		
Space for washing machine with plumbing and electrics in utility		■	■		■
BATHROOMS AND EN SUITE(S)					
Ideal Standard contemporary white sanitaryware	■	■	■	■	■
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology	■	■	■	■	■
Rainhead shower to en suite(s)	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■
Second shower en suite to selected bedrooms					■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■	■	■	■	■

	3 bedroom THE LONDON THE KEATS THE ARMITAGE	4 bedroom THE SAMPSON THE SPENSER THE SMITH THE MEW	5 bedroom THE MARVELL THE COWLEY
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to stand alone shower cubicle)*		☒ ☒ ☒ ☒	☒ ☒
Chrome towel warmer in bathroom and en suite(s)		☒ ☒ ☒ ☒	☒ ☒
Water waste heat recovery system	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
DOORS AND WINDOWS			
Double glazed PVCu French doors	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐	☐ ☐
Powder coated aluminium double glazed bi-fold doors	☐ ☐ ☐ ☐	☒ ☒ ☒ ☒	☒ ☒
GENERAL			
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☐ ☐
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☒ ☒
PV solar panels and room thermostat(s)	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
Electric vehicle charging point	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
Outside tap	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
External light fitted to front porch and wiring for external light to rear door	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
NHBC Buildmark cover	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒
First two years' customer service support from Bovis Homes	☒ ☒ ☒ ☒	☒ ☒ ☒ ☒	☒ ☒



MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

Bring Your Dream Home to Life with Select

At Kidlington Park, your new home already comes with a unique and thoughtfully designed specification—but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles—each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in wardrobes**
- **Upgraded tiling in main bathroom and en suite**



A COMMUNITY TO BE PROUD OF

At **Bovis Homes**, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses – we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar – they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Bovis Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Bovis Homes, we're not just building for today – we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!



A COMMUNITY TO BE PROUD OF



We believe that a truly special home extends beyond its walls—it's shaped by the community and environment that surround it. At **Kidlington Park**, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we've contributed towards over **£8 million** into local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you're not just moving into a home – you're joining a community and becoming part of something truly lasting at **Kidlington Park**.

Our homes are **Greener by Design**! From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES	PUBLIC OPEN SPACES	NEW COMMUNITY FACILITIES	CYCLE ROUTES
			
SECONDARY EDUCATION	CHILDREN'S PLAY AREAS	SPORTS AND LEISURE FACILITIES	HIGHWAY AND ROAD IMPROVEMENT
			

GREEN INITIATIVES FOUND AT KIDLINGTON PARK:

AIR SOURCE HEAT PUMPS*	WASTE WATER HEAT RECOVERY SYSTEMS	VEHICLE CHARGING POINTS	NEW TREES PLANTED
			
PV SOLAR PANELS	BAT / BIRD BOXES	A+ RATED DOUBLE-GLAZED WINDOWS	TIMBER FRAME CARBON REDUCTION
			

*Selected homes.



PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey – taking your first step, moving up the ladder, or looking to rightsize – we've got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

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!



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

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 FOR DIRECTIONS



KIDLINGTON PARK

Bicester Road
Kidlington
OX5 2PR

01865 519 220

Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

Vistry Cotswolds region

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