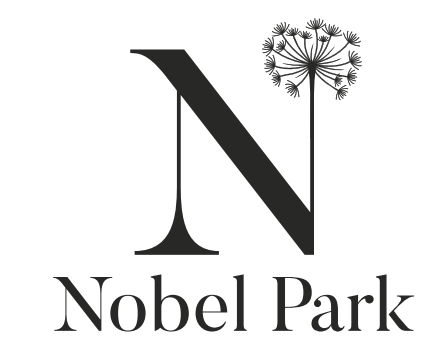




Welcome to Nobel Park, Didcot

Stock photography





A unique setting for town and country living

Nobel Park is a growing new community just 2 miles from Didcot town centre yet surrounded by beautiful countryside. Stylish, high specification homes are set within 250 acres of green space, with cycle paths, parks and play spaces. Nobel Park will be home to planned shops, schools, community facilities and a sports pavilion all within walking distance and easy commuting by road, bus or rail. The perfect place to call home.



Photography of Nobel Park



Flexible spaces to suit you and your lifestyle

Flexibility and sustainability are very much the focus of our 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses. Full of light and space, their floorplans can be adapted to suit your changing needs - such as working from home and with Fibre to the Property (FTTP) this gives you the benefit of consistent speed and connection regardless of the time of day and devices connected. In addition Hive smart heating and energy saving features are all designed to enhance your lifestyle.

Stock photography

What you see is what you get

In a Legal and General home we give you so much more as standard with flooring throughout and integrated appliances with well known and trusted brands to perfectly match our expertly designed kitchens. Creating inspirational living spaces with energy efficiency and advanced technology built in. Just right for you, and the lifestyle you aspire to.

- ✔ Fully integrated Bosch kitchen appliances
- ✔ Bi-fold doors as standard to all houses
- ✔ Ceramic and porcelain Minoli tiles in the bathrooms and en suites
- ✔ Luxurious and durable Amtico flooring and carpets as standard
- ✔ Smart Hive heating technology system



Discover more in the
Nobel Park specification >





Green spaces and meeting places

At Nobel Park we're creating an environment which encourages a healthy, sustainable way of life where every home is close to a network of footpaths, cycleways, open spaces and play parks - all connected seamlessly within the stunning surrounding countryside.

Nobel Park is where you can enjoy the greener way of living with planned allotments, a community orchard, nature park, sports pitches and new community facilities nearby - including a planned neighbourhood centre consisting of retail and business units as well as a community centre.



Stock photography



Photography of Nobel Park

A welcoming environment for all

This is a haven of peace for families, for people of all ages and for our natural neighbours too, with an ecological strategy to protect and promote biodiversity, providing a rich habitat for local flora and fauna. With hedgehog highways, swift boxes, insect hotels and attenuation ponds; nature flows through Nobel Park and integrates seamlessly with the verdant Oxfordshire countryside.



Stock photography

The best of both worlds

With so much open space, you're free to get out and enjoy the fresh air however suits you best. An early morning jog, a walk with the dog, or a family picnic. And if you are commuting, you can take a bus from your doorstep, cycle down to Didcot Parkway or park and ride. You can be in London in 40 or so minutes, Reading or Oxford in 15. The best of both worlds: town and country, city and home comforts.



Outstanding for education

Sires Hill Primary Academy is right on your doorstep; there are also plans for a further primary school as well as a secondary school situated within Nobel Park. They add to excellent educational options at all levels, with Lydalls Nursery School, Didcot Primary Academy and Didcot Girls School all rated outstanding by Ofsted*. The girls school also shares a Sixth Form with St Birinus secondary school for boys. For university education there is Oxford and Reading University close by.



*Ofsted ratings correct at time of print.

You're well connected:

By foot:

Local schools and neighbourhood amenities are all within easy walking distance, as is the railway station and the town centre.

By bike:

There is a range of cycle paths in and around Nobel Park connecting to route 5 of the National Cycle Network giving direct access to Didcot town and Didcot Parkway station.

By bus:

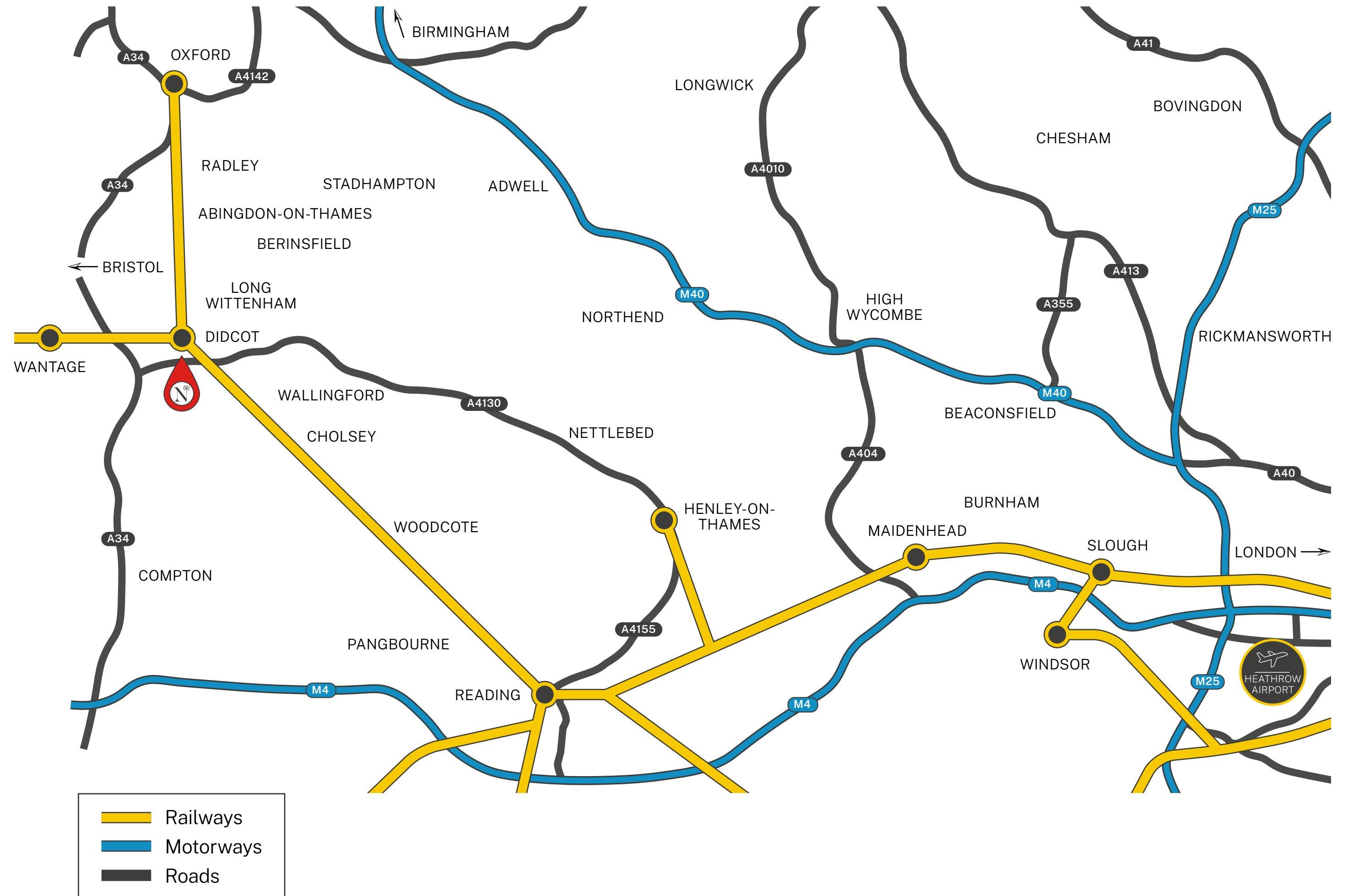
The X36 is a regular bus service that runs right from Nobel Park and takes you to Wantage, Milton Science & Technology Park and Didcot Parkway.

By road:

Nobel Park sits within a Golden Triangle of the A34, M40 and M4 for connectivity across the region and beyond.

By rail:

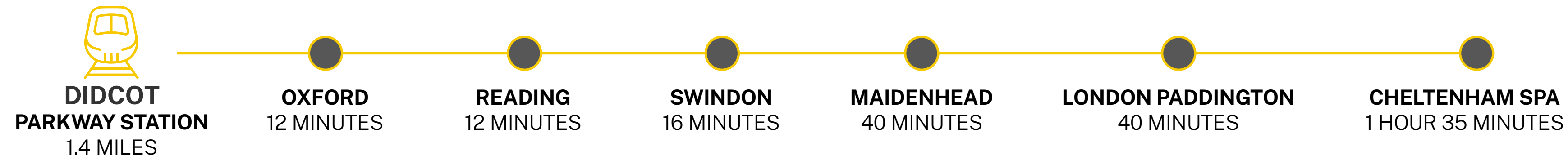
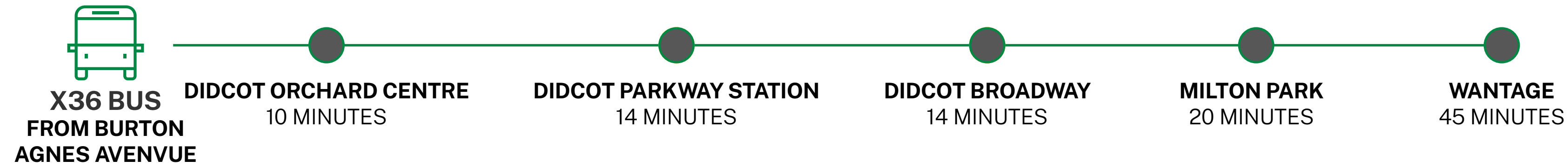
Didcot Parkway is just over a mile away, with 1800 park and ride spaces and plenty of room for cycle storage. From there, it's a 12 minutes journey to Oxford or Reading, with London Paddington and Bristol Temple Meads both within an hour.



[See a detailed view of the area and get directions](#)



Getting around



See a detailed view of the area and get directions



Distances and journey times are approximate and are taken from Google Maps and www.thetrainline.com

Places to go



Didcot town centre, just down the road, provides plenty of options for shopping and entertainment. The Orchard Shopping Centre is home to a host of big brand stores and places to eat, and alongside it there's the multi-screen Cineworld and the Cornerstone arts centre, with live theatre, events and gallery spaces. You'll find independent shops, pubs and restaurants along Broadway and there's a popular monthly farmer's market too—along with supermarkets.



Just a few miles away, Abingdon's medieval Market Place and town centre conservation area is a delight to visit, for relaxed browsing and shopping at independent stores, bars, restaurants and cafes, live entertainment, walks along the Thames and gin and rum tasting at Abingdon Distillery! Oxford is a short drive or train journey away, with its 'dreamy spires', world famous colleges, museums and galleries and a great range of leisure and nightlife options.

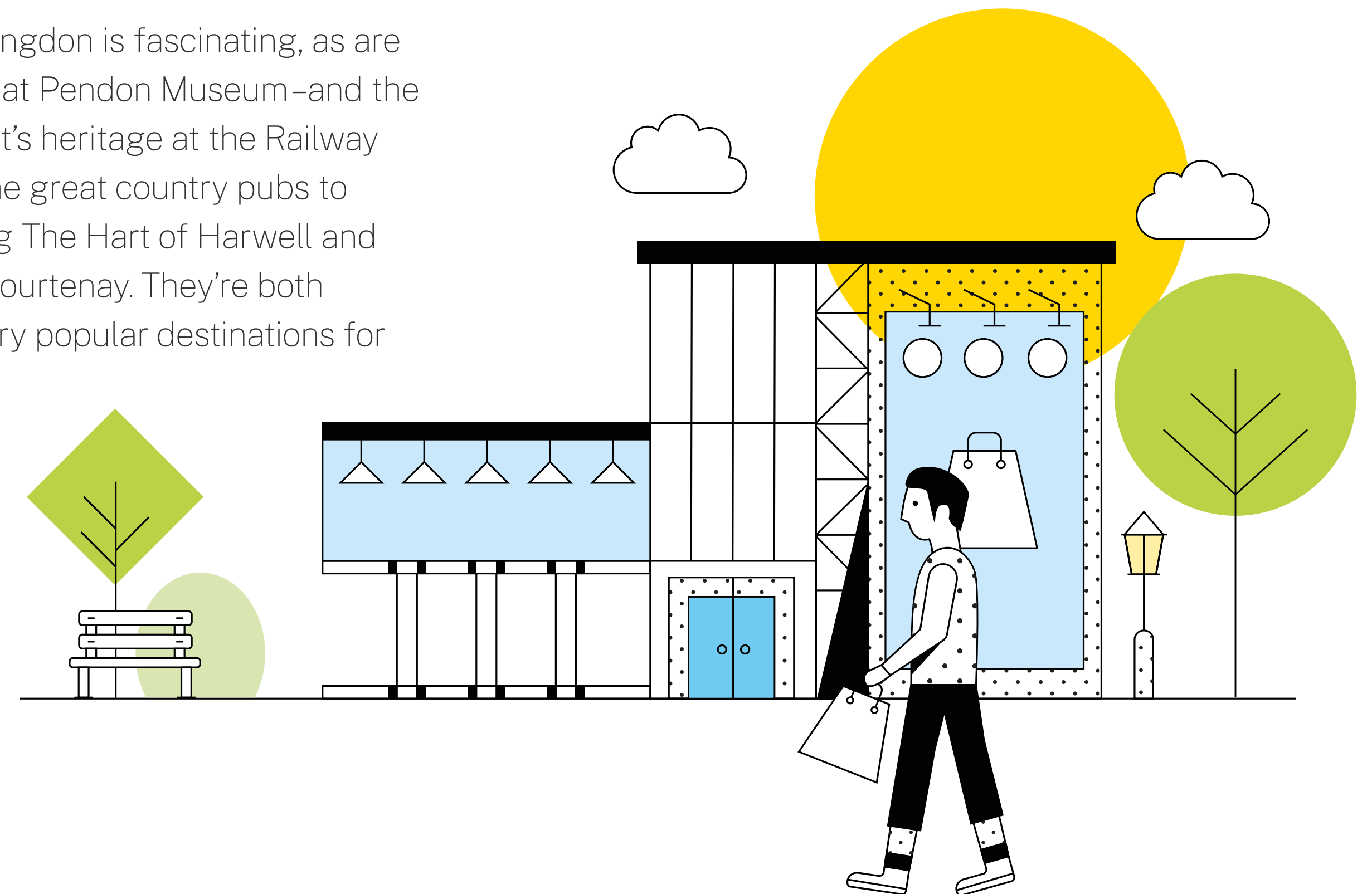


There are some wonderful green spaces and special places to explore in and around Didcot too: Maybury Fields Nature Reserve, Millennium Wood, great views from Wittenham Clumps, riverside walks at Wallingford Castle, Oxford University's Harcourt Arboretum and Days Lock on the Thames.

The Earth Trust at Abingdon is fascinating, as are the miniature villages at Pendon Museum—and the celebration of a Didcot's heritage at the Railway Centre. There are some great country pubs to discover, too, including The Hart of Harwell and The Swan at Sutton Courtenay. They're both family friendly and very popular destinations for eating out.



Golf fans will appreciate a choice of courses including Hadden Hill, and there are welcoming cricket and football clubs too. Willowbrook and Didcot Leisure Centres both offer gym and fitness classes, and there's swimming for all ages at Didcot Wave Leisure Centre and Gym.



New home unlocked

Amy and Callum found their new dream property with Legal & General homes at Nobel Park which ticked all of their boxes.

“What we really wanted to do was free up the money that was previously tied up in our old home to spend on the things we enjoy, so downsizing to a new build apartment was the ideal solution.”

“We were keen to protect as much of our savings as possible to put towards enjoying our campervan, so when the sales team told us about the Deposit Unlock Scheme, it sounded like a great way to do that.”

Deposit Unlock is a scheme created by the Home Builders Federation (HBF) in conjunction with the housebuilding industry and mortgage lenders. It allows purchasers to buy a new build home with as little as a 5% deposit.

“I’d definitely recommend Deposit Unlock to anyone in a similar position to us. In my experience it was a very smooth process and opened doors we knew would’ve been closed to us otherwise.”

Choosing a home built with energy efficiency in mind was also on the couple’s radar. Amy said:

“We knew with the price of energy higher than previous years, we needed an energy efficient home.”

Find out all about our incentives to help you move



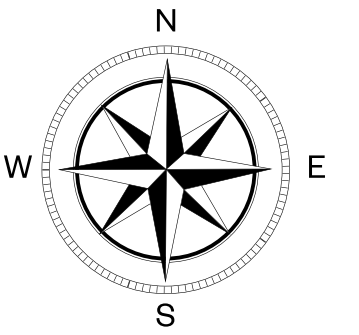
Photography of Nobel Park


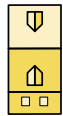




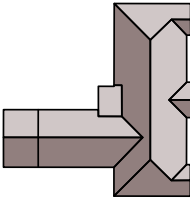


Stock photography

The development

Phase 1: existing residential



-  **The Gidea**
4 bedroom detached home
-  **The Ashford**
3 bedroom semi-detached home
-  **The Drayton**
3 bedroom detached and link-detached home
-  **The Farrington**
3 bedroom detached and link-detached home
-  **The Langley**
2 bedroom semi-detached home
-  **The Iver**
2 bedroom coach house
-  **The Maryland**
1&2 bedroom apartments

-  **Affordable Housing**
Enquire via Sovereign Housing Association
-  **Further selection of homes**
By Cala Homes*

Future development by others

[Click here for current availability](#)



Future development by Cala Homes

Pedestrian/cycle path



*CALA Management Ltd. currently uses the brands Cala Homes and Legal & General Homes. The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Shed positions are indicative and subject to change. Please speak to a Sales Consultant for more information. V: Visitor Parking. BS: Bin Store. SS: Sub Station. CS: Cycle Store.

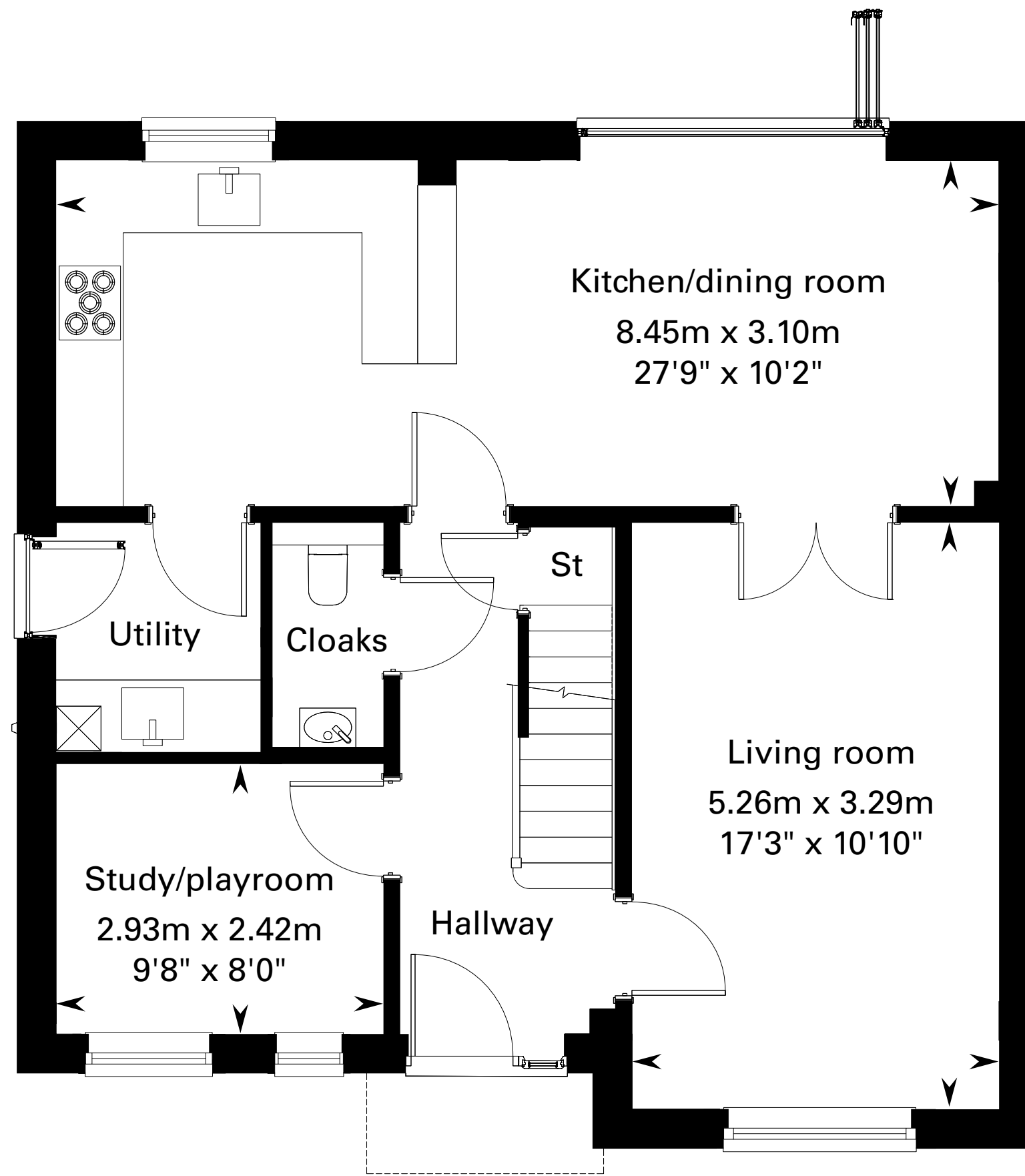
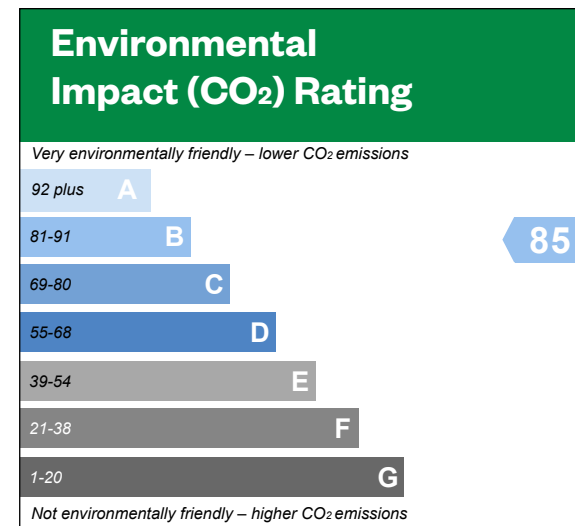
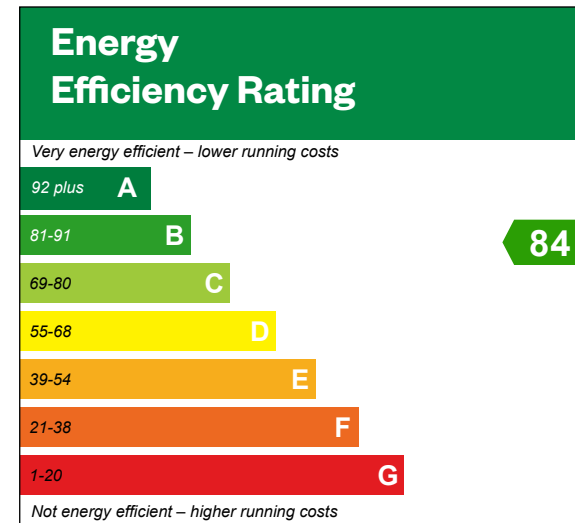
The Gidea

4 bedroom
detached home

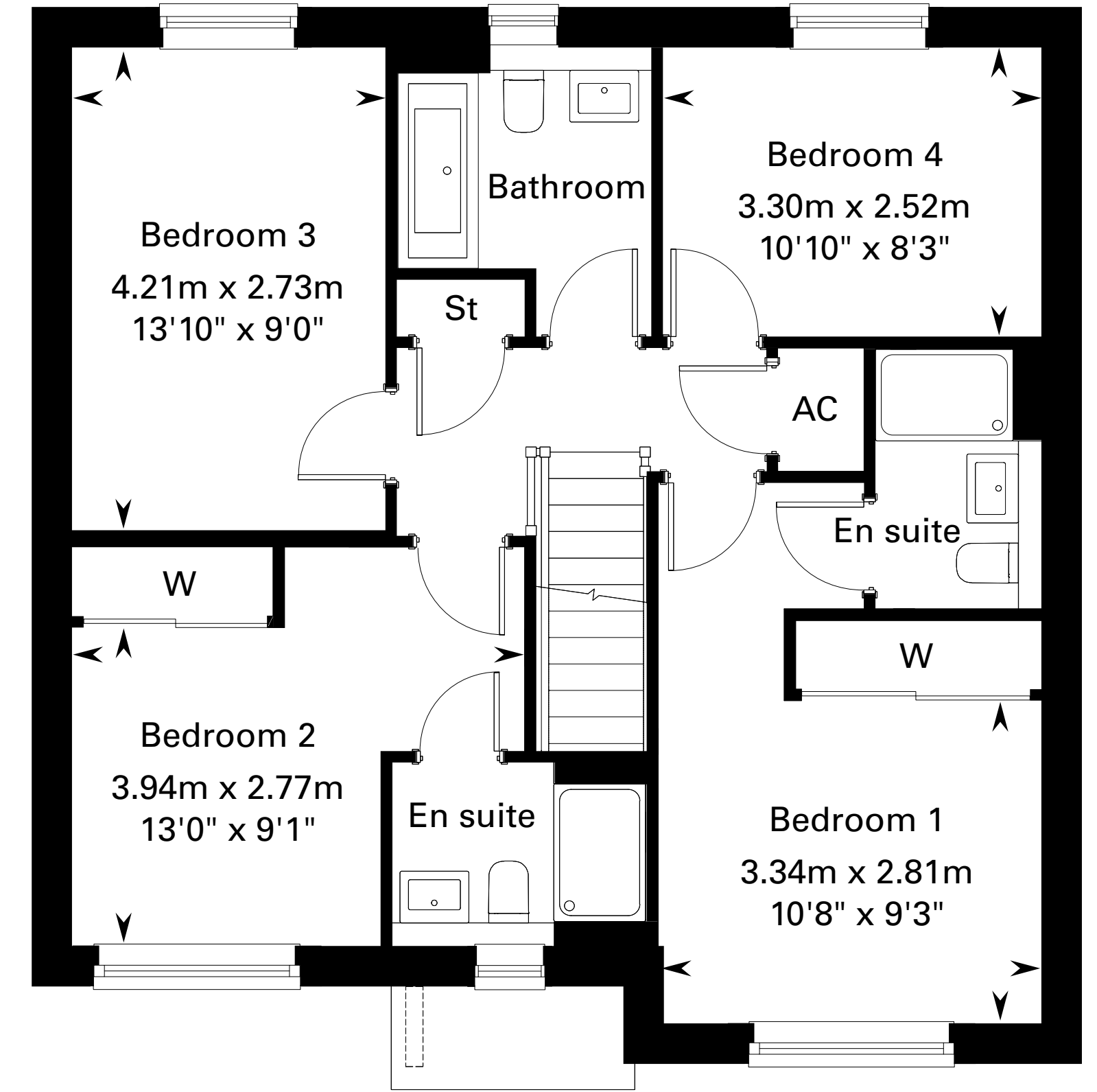


The Gidea

Plots 442 & 458 – as shown
 Plots 441, 453 & 459 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. AC: Airing cupboard. St: Store cupboard. W: Wardrobe.

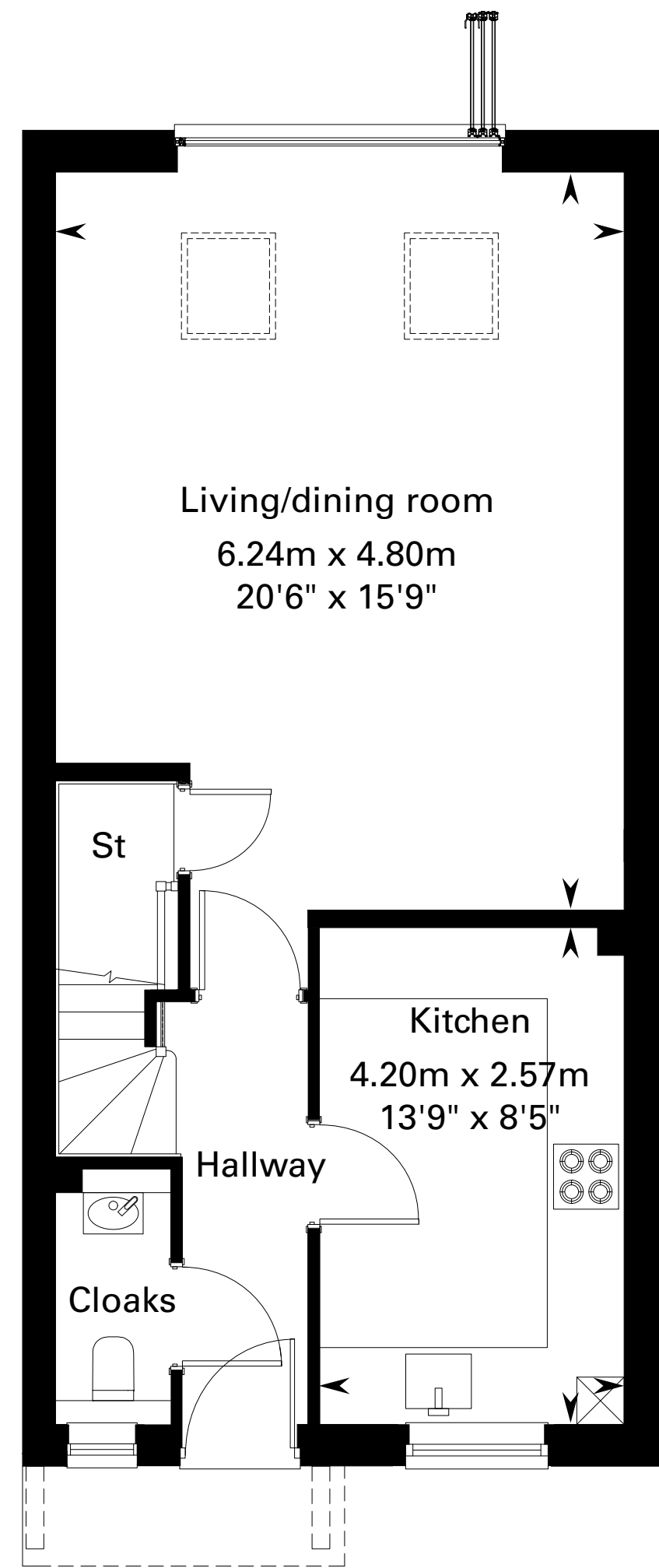
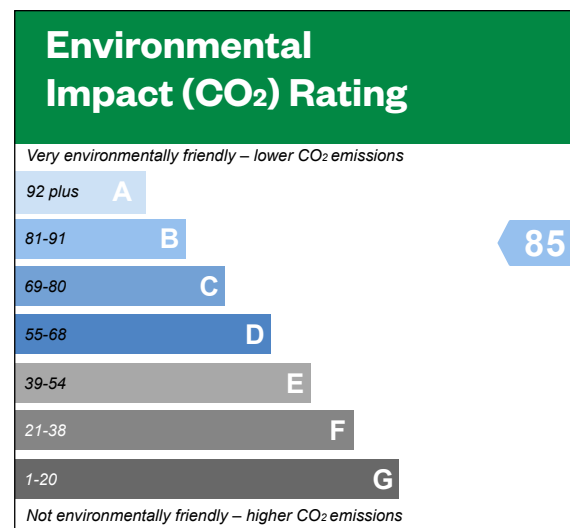
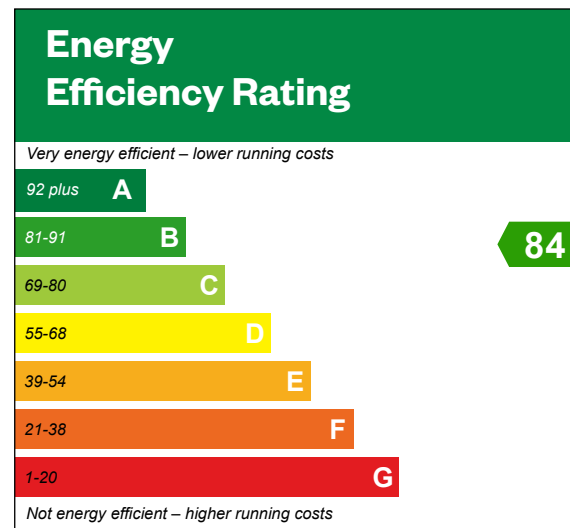
The Ashford

3 bedroom
semi-detached home

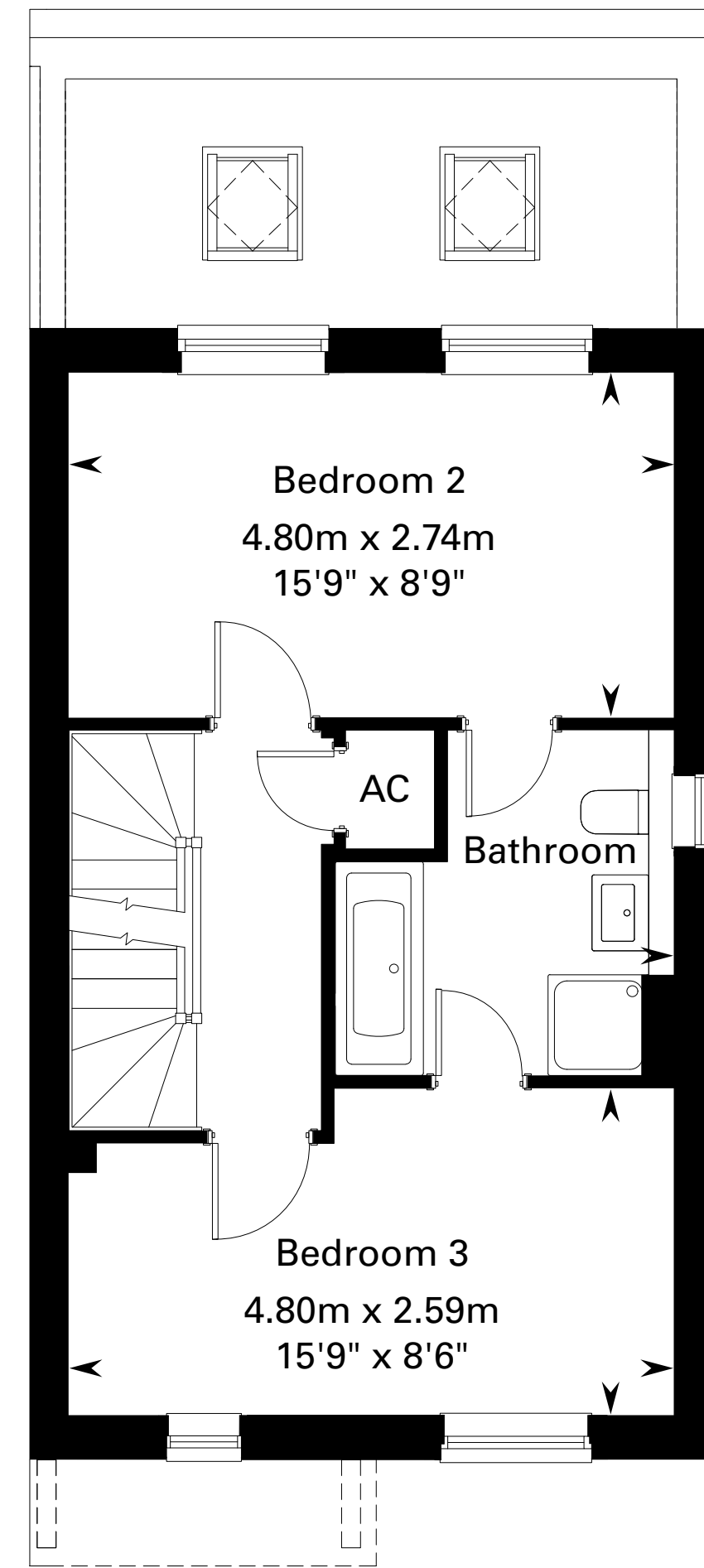


The Ashford

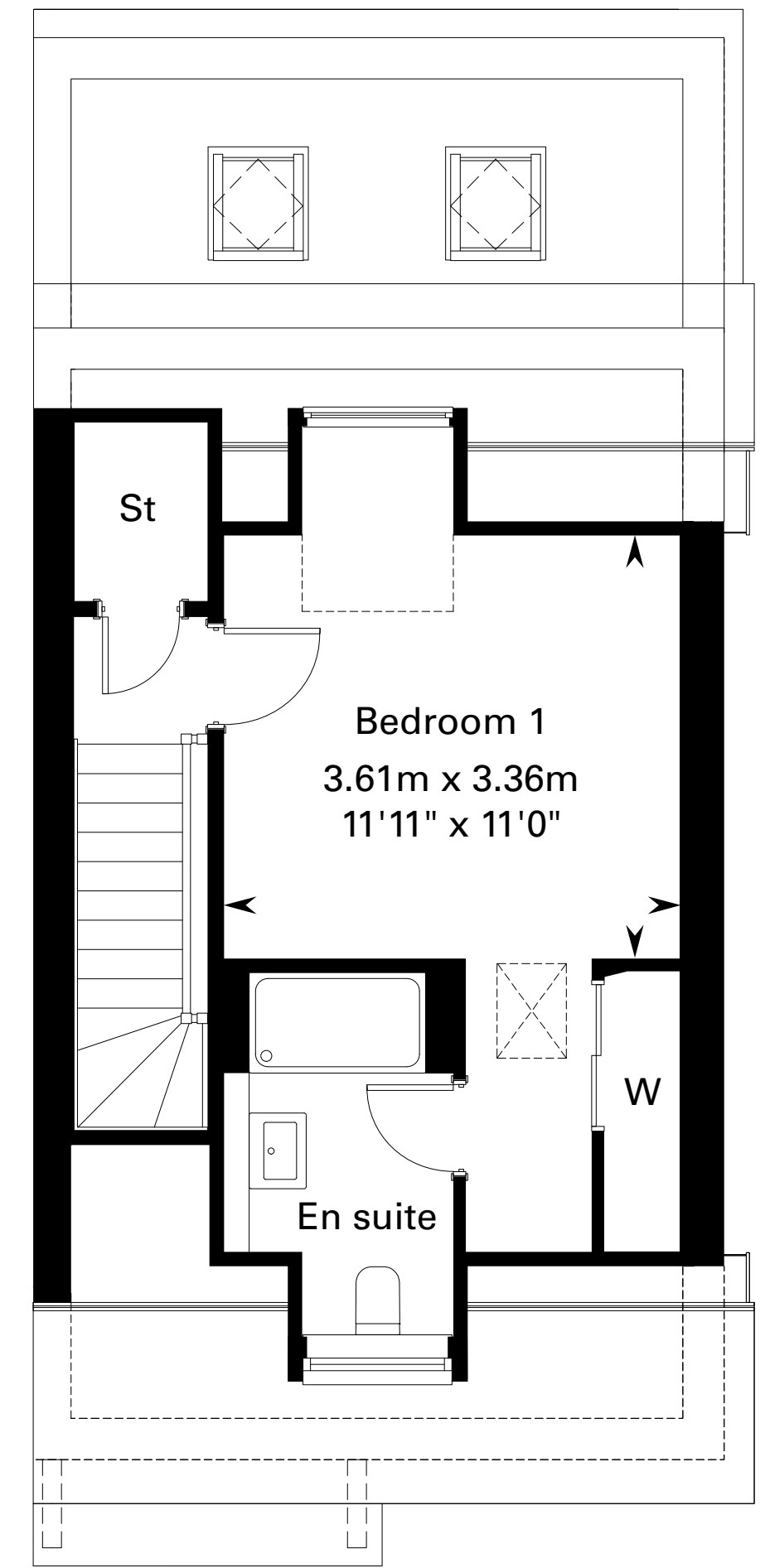
Plots 385, 411, 413, 455 & 457 -as shown
 Plots 386, 412, 414, 454 & 456 -handed



Ground floor



First floor



Second floor

Please ask your Sales Consultant for further details. AC: Airing cupboard. St: Store cupboard. W: Wardrobe.

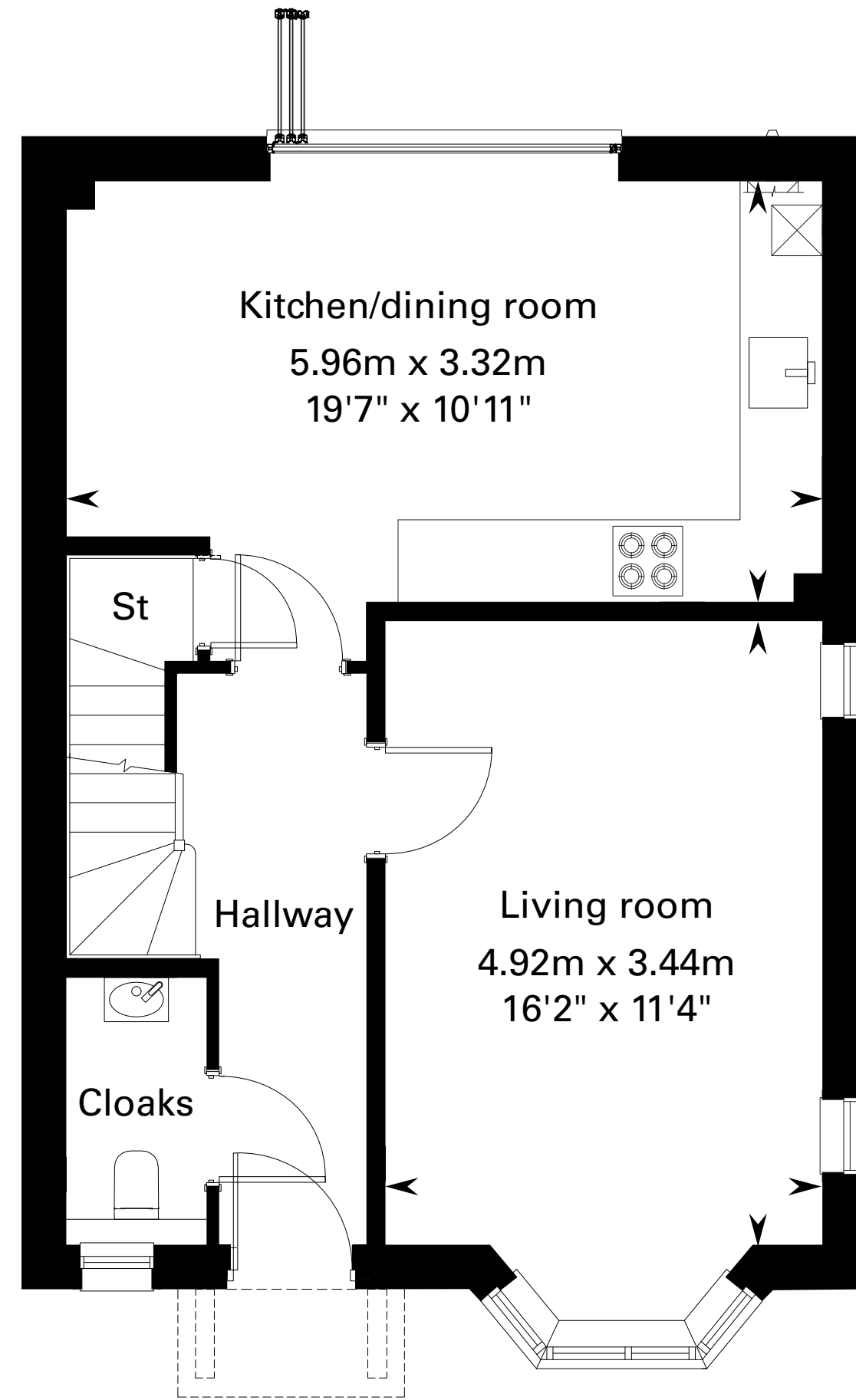
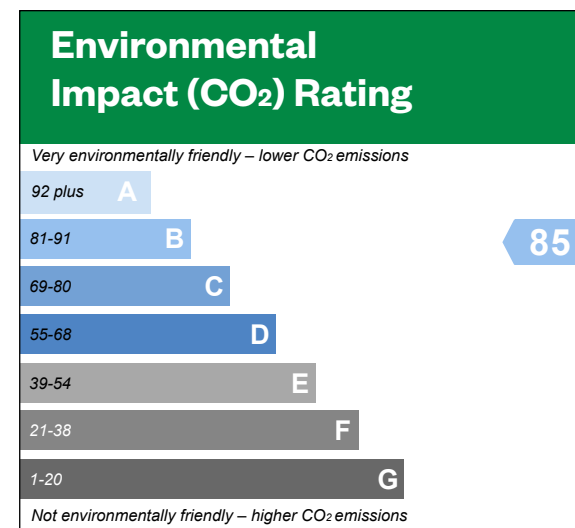
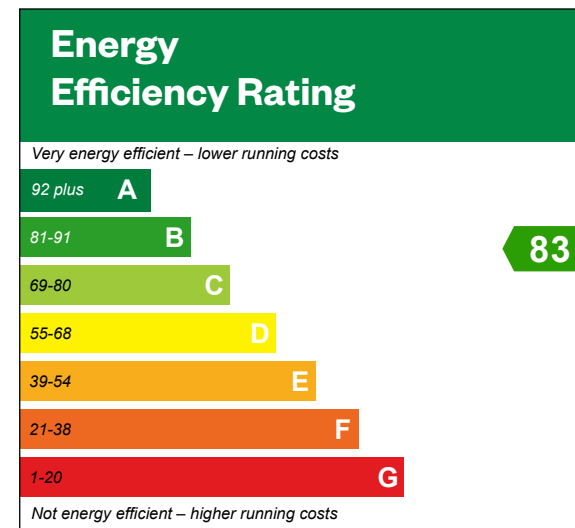
The Drayton

3 bedroom detached and link-detached home



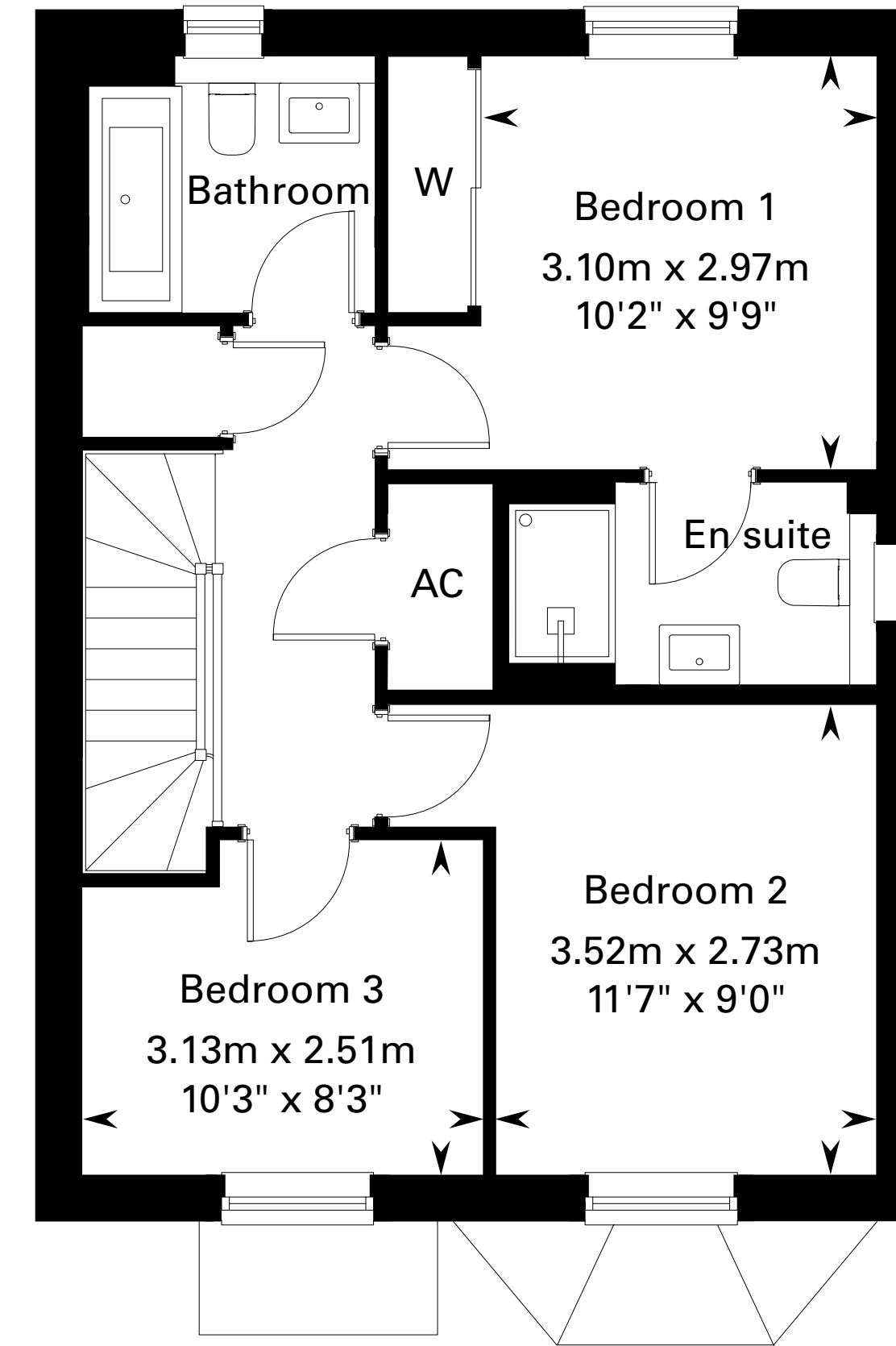
The Drayton

Plots 440*, 447*, 449 & 451 - as shown
 Plots 387, 438, 446 & 448* - handed



Ground floor

Window to plots 387 & 451



First floor

*Plots 440, 447 & 448 are link-detached homes. Please ask your Sales Consultant for further details. AC: Airing cupboard. St: Store cupboard. W: Wardrobe.

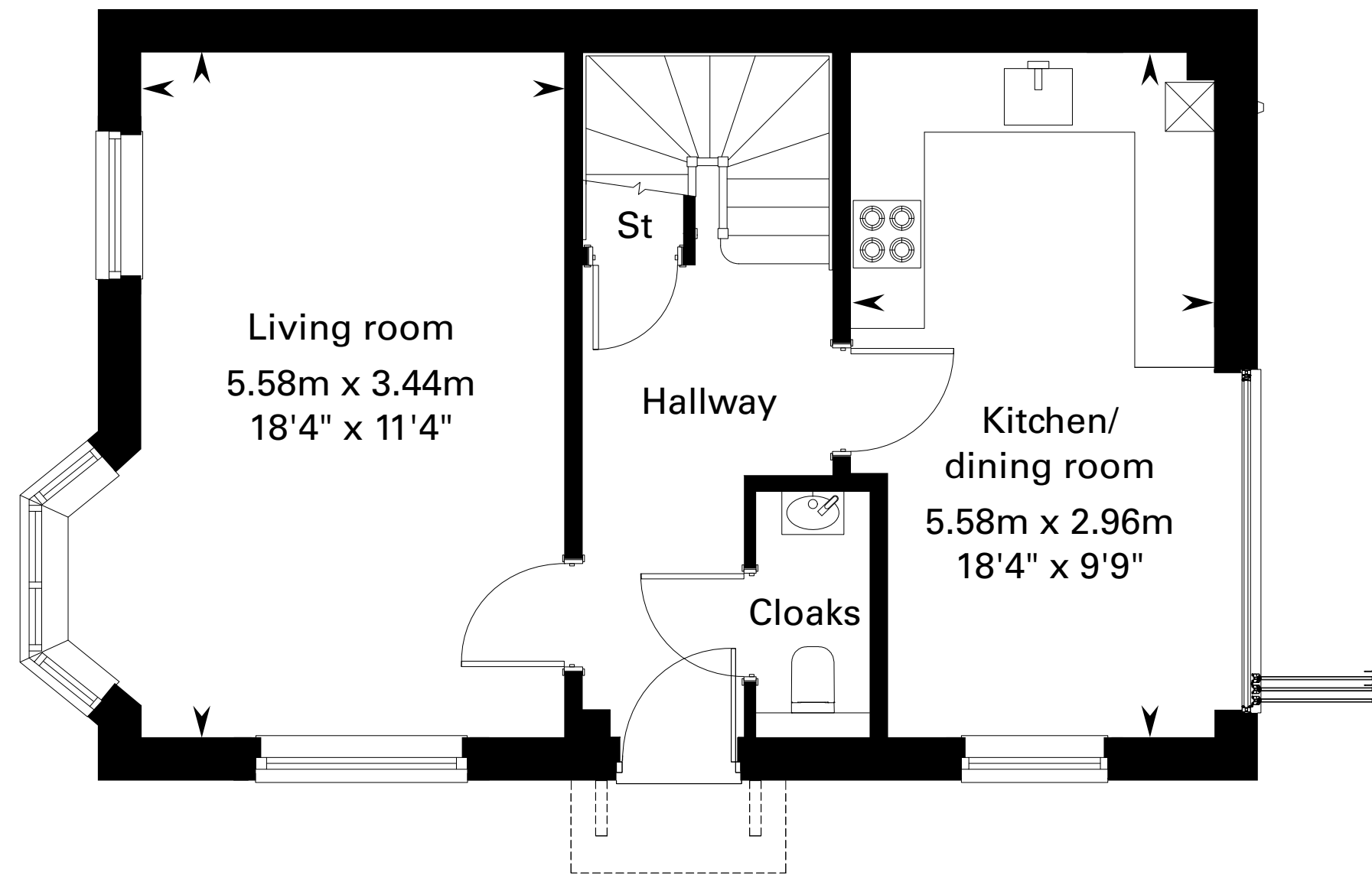
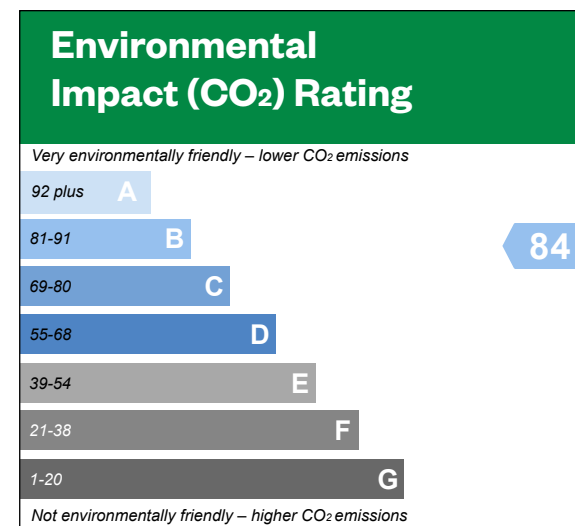
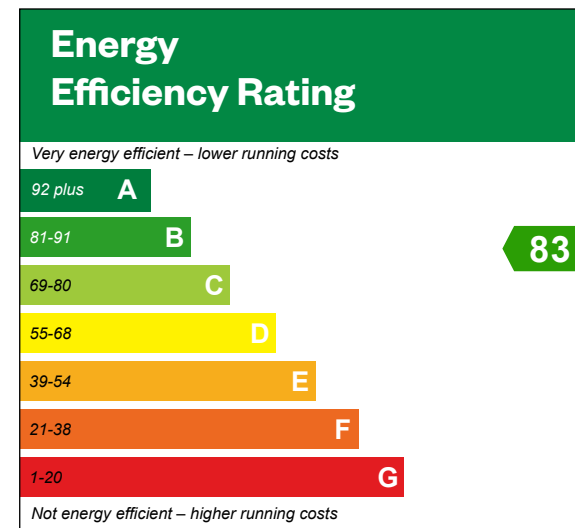
The Farrington

3 bedroom detached
and link-detached home

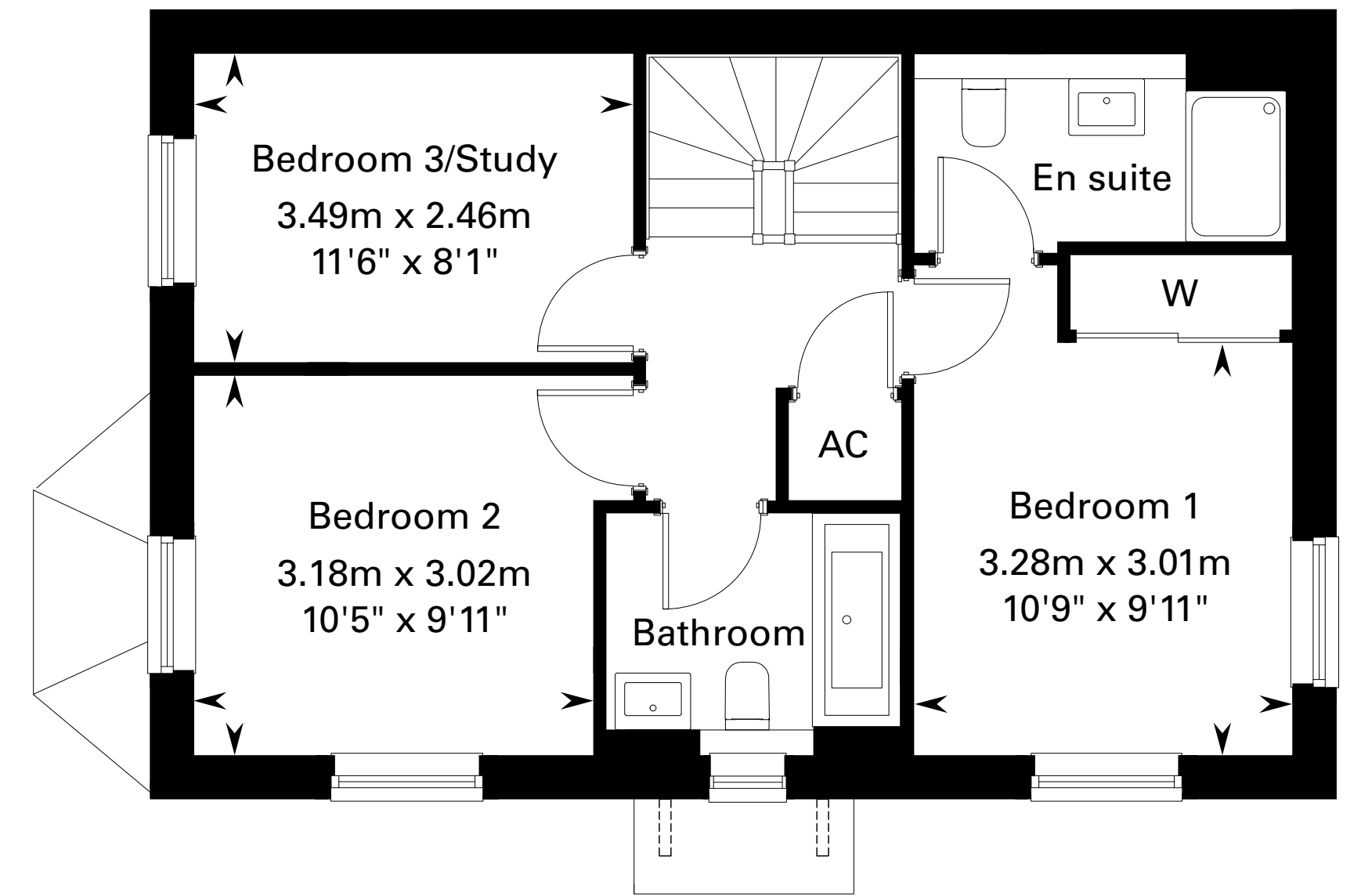


The Farringdon

Plots 177, 437 & 443 – as shown
 Plots 439*, 450 & 452 – handed



Ground floor



First floor

*Plot 439 is a link-detached home. Please ask your Sales Consultant for further details. AC: Airing cupboard. St: Store cupboard. W: Wardrobe.

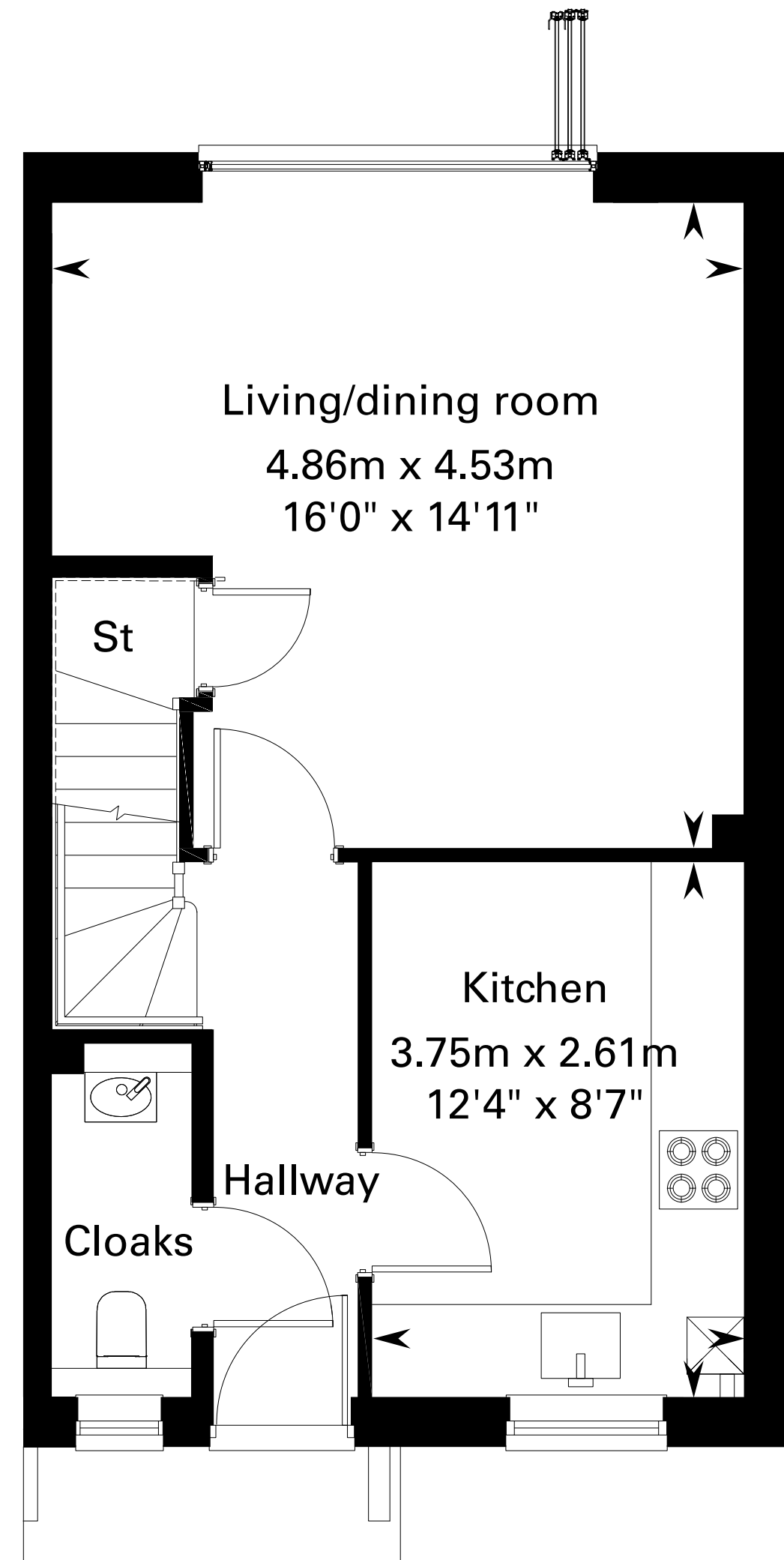
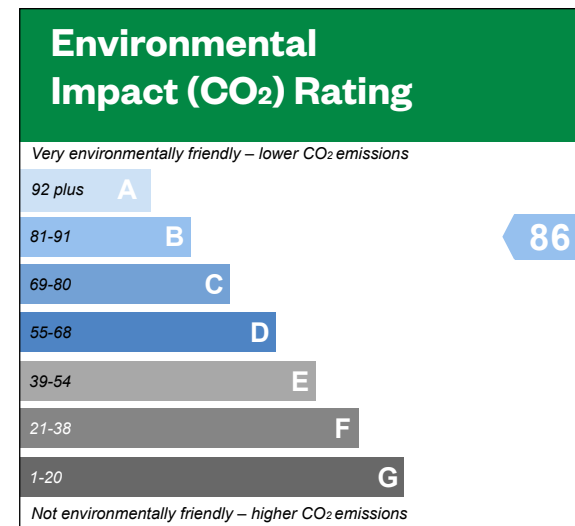
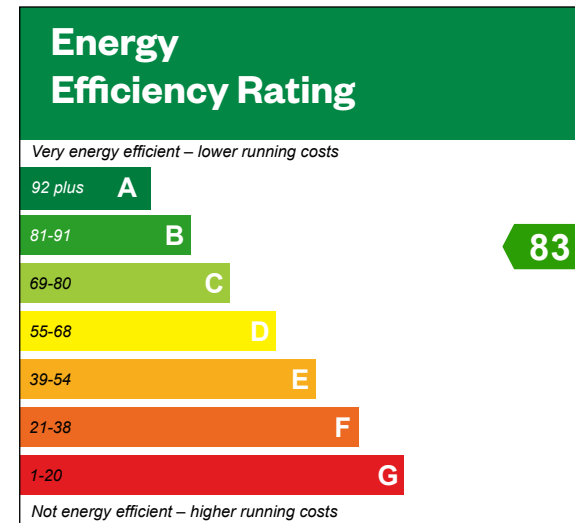
The Langley

2 bedroom
semi-detached home

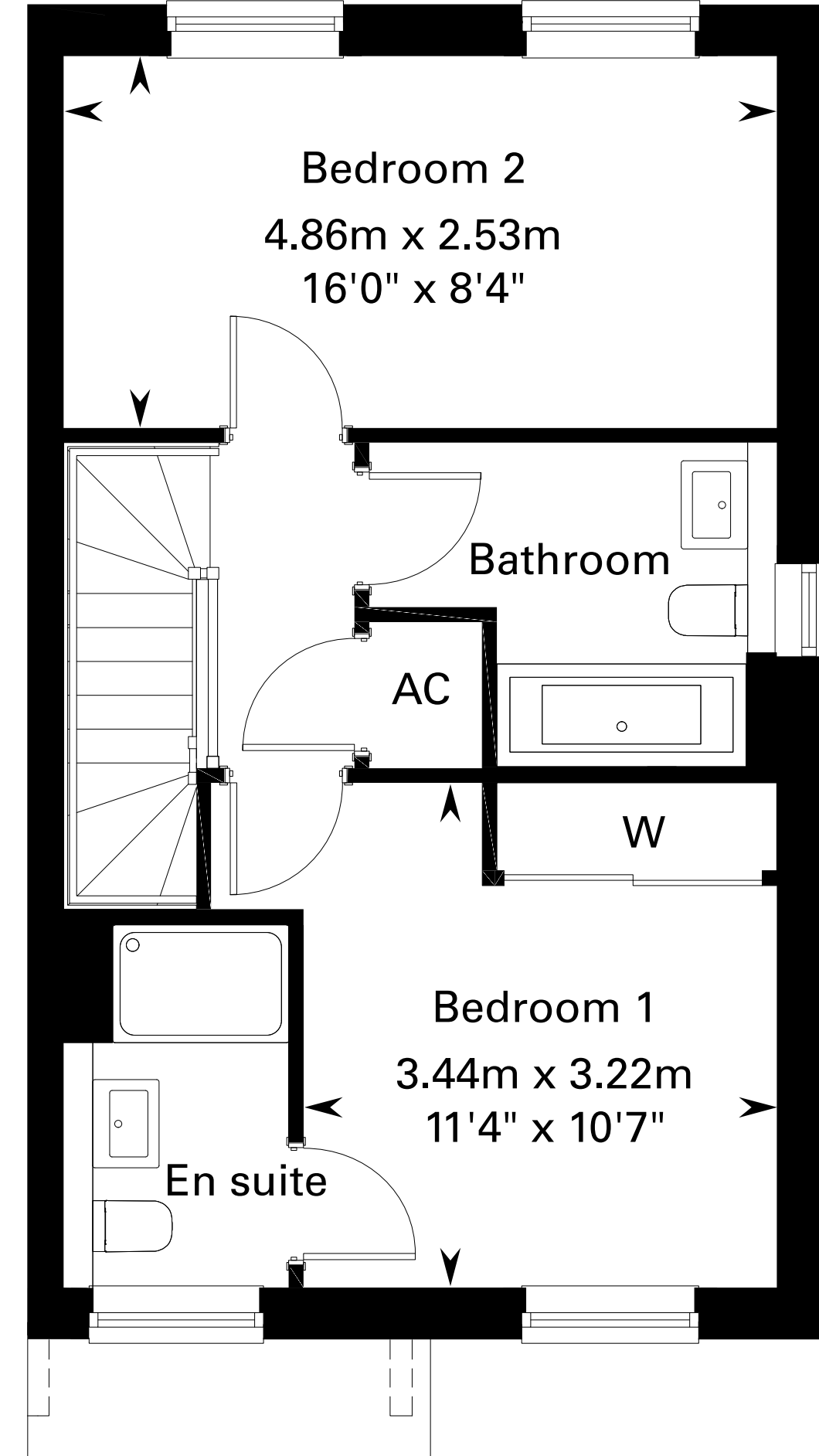


The Langley

Plots 179, 431, 433, 435 & 445 - as shown
 Plots 178, 398, 432, 434, 436 & 444 - handed



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. *No window to plot 398.

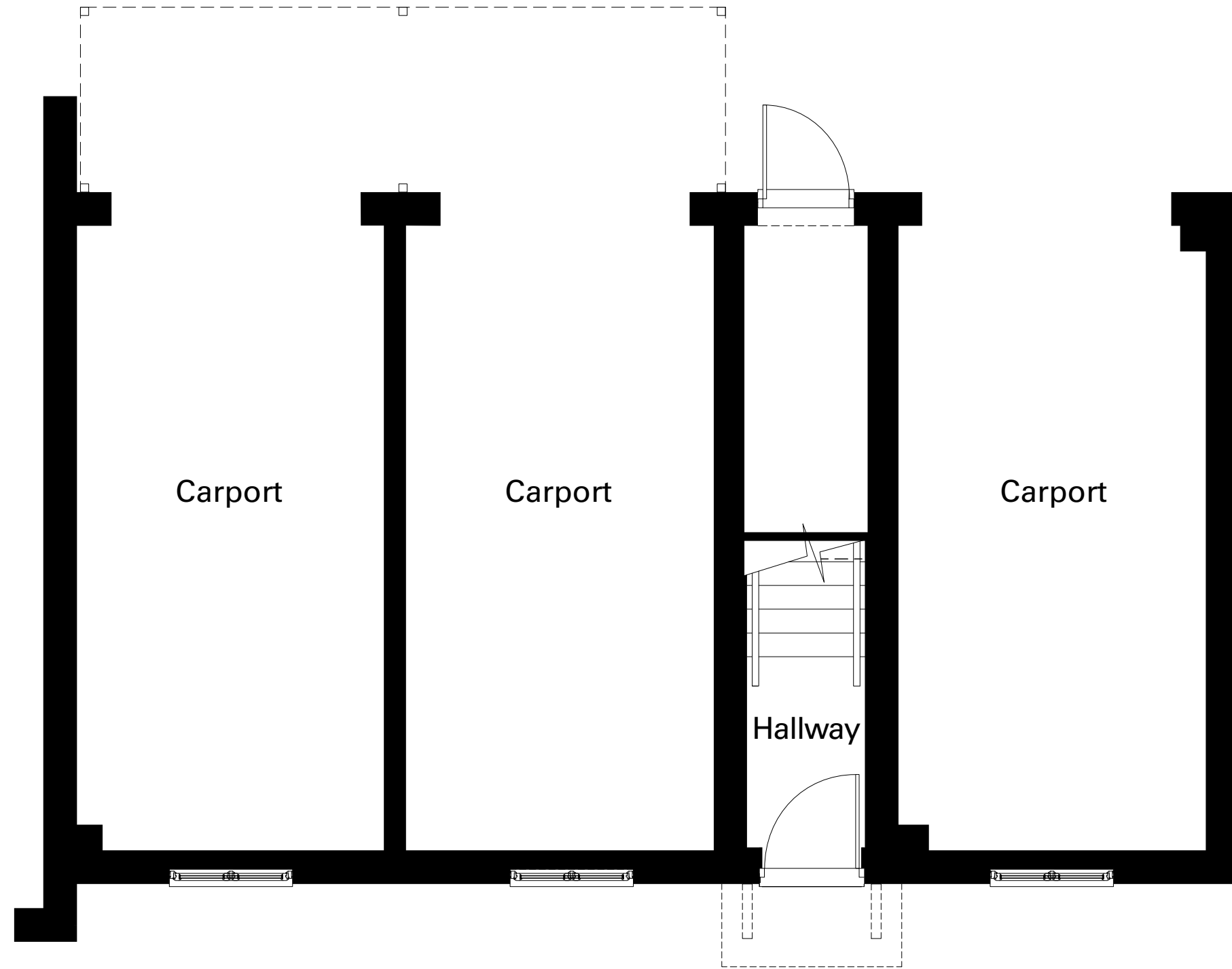
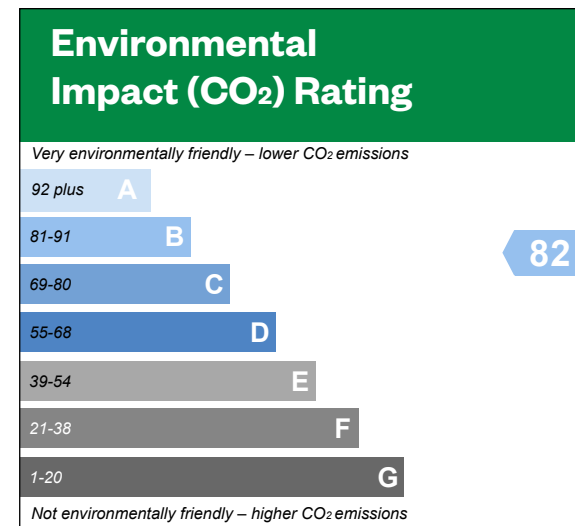
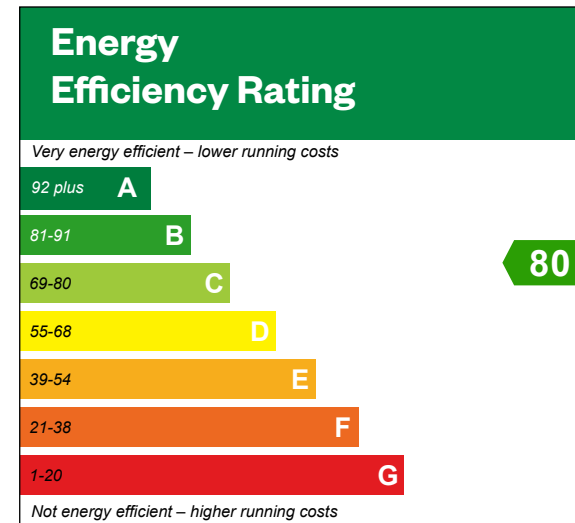
The Iver

2 bedroom coach house

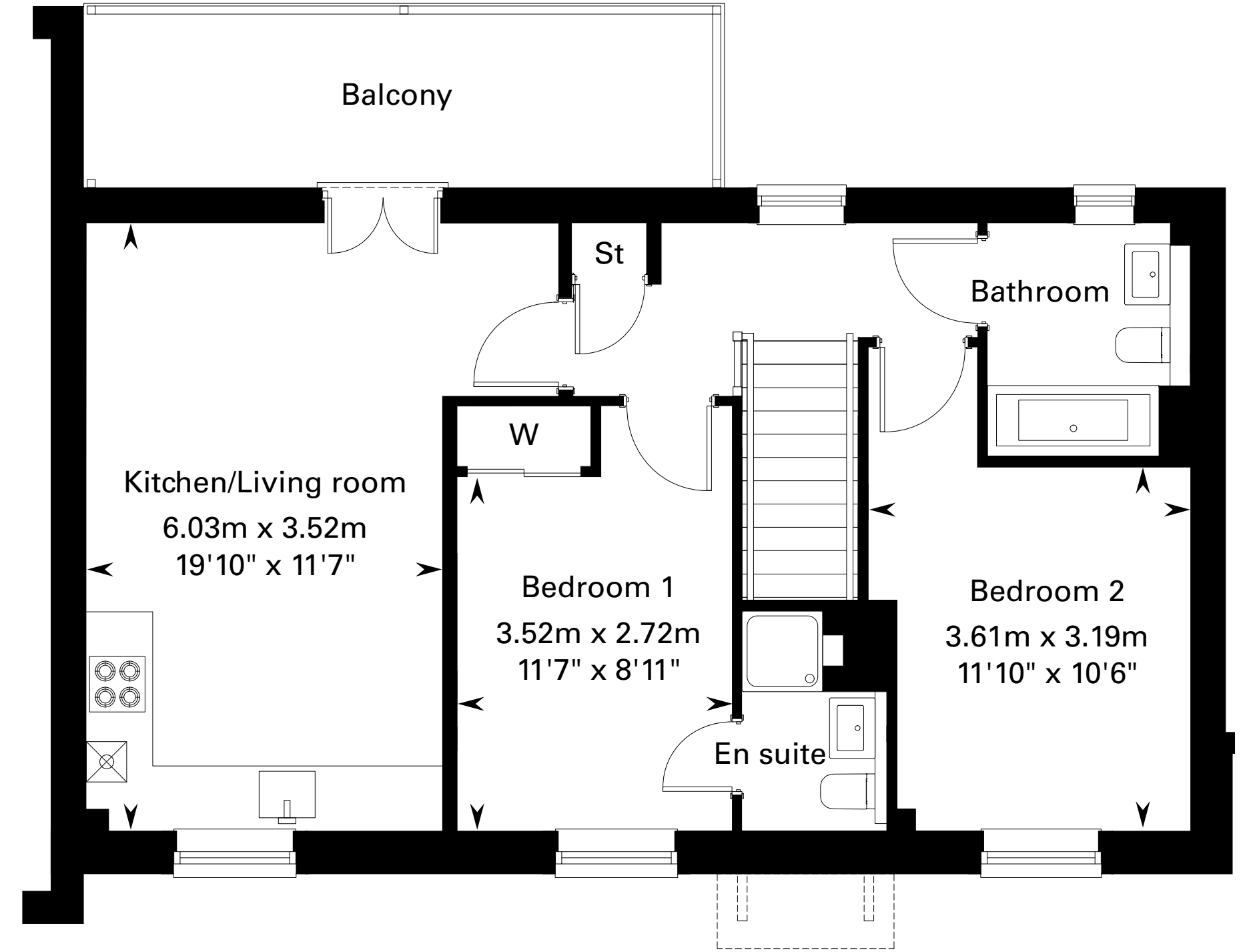


The Iver

Plot 397 - as shown
Plot 415 - handed



Ground floor parking



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

The Maryland

1 and 2 bedroom
apartments



The finer details

Kitchens

- High quality designer kitchens with choice of door colour and finishes**
- Laminate worktop to two and three bedroom homes with matching upstand and toughened heat resistant glass splash back to hob
- Silestone worktop to The Gidea kitchen and utility room with matching upstand and silestone splashback to hob
- Single bowl undermount sink with Hansgrohe mixer tap to The Gidea
- 1 ½ bowl inset sink with Hansgrohe mixer tap to all other homes
- LED warm white strip lights to rear of wall kitchen units
- Pull-out Lemans shelving unit to at least 1 corner base unit to 2 bedroom apartments and 2,3 & 4 bedroom homes
- Bosch built-in single oven
- Bosch built-in microwave to apartments and 2 bedroom homes
- Bosch built-in combination microwave oven to 3 and 4 bedroom homes
- Bosch 4 ring touch control induction hob to apartments and 2 & 3 bedroom homes
- Bosch 5 ring touch control induction hob to The Gidea
- Built-in recirculating hood extractor
- Bosch integrated fridge/freezer

- Bosch integrated dishwasher
- Bosch integrated washer/dryer to homes without a utility
- Bosch freestanding washing machine and tumble dryer to the Gidea

Family bathroom & en suite(s)

- Roca white sanitaryware
- Roca white vanity unit
- Fitted mirror above sink basin
- Hansgrohe mixer tap to basin
- Hansgrohe concerned valve for bath filler and shower
- Chrome heated towel rail
- Choice of full-height Minoli wall tiles^

Cloakroom (where applicable)

- Roca basin with storage

Flooring

- Amtico spacia flooring to kitchen, dining/breakfast area, entrance hall, utility room and cloakroom
- Amtico spacia to living/dining room of The Ashford
- Minoli floor tiles to bathroom and en-suites
- Carpet to living room, dining room, study and bedrooms



Internal finishes

- All internal walls and ceilings are finished in white emulsion
- All woodwork to be finished in white satin
- Bi-fold doors where indicated on floorplan to 2, 3 & 4 bedroom homes
- Internal doors painted with white satinwood with chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height sliding door fitted wardrobes to bedroom 1 to 2 bedroom apartments and 2 & 3 bedroom homes
- Full-height sliding door fitted wardrobes to bedroom 1 & 2 to The Gidea

Heating & electrics

- Gas-central heating with wall mounted boiler
- Hive Heating to wirelessly control two heating zones and hot water
- Stainless steel switchplates and sockets with white insert to kitchen
- White switchplates and sockets to other rooms
- USB ports to selected sockets in kitchen and bedroom 1
- Warm white LED downlights to kitchen, utility room, cloakroom, bathroom and ensuites*
- Pendant lights to entrance hall, living room, dining area, study, landing and bedrooms*
- Fibre to the home (FTTP) enabling access to ultrafast broadband†

- TV/satellite point to living room and bedroom 1

Security & safety

- All ground floor doors and windows PAS 24 security certified
- Mains operated smoke detectors with battery back-up
- Mains operated carbon monoxide with battery back-up
- Secure audio entry system to the apartments

External

- Rear garden laid to lawn enclosed by closeboard wooden fencing
- Paved patio area to rear garden
- Turf to rear garden and landscaped to the front
- External light to the front and rear of the property (front is PIR controlled)
- External tap*
- Waterproof switched socket*
- Personnel door to the garage
- 7kw Electric Vehicle charging point to selected homes*
- Communal electrical vehicle charging point to the apartments

Guarantee

- 10 year NHBC Buildmark warranty

*Choice dependent on build stage. *Speak to Sales Consultant for tiling specification.
*According to house/apartment type. Please ask sales consultant for further information.
†Dependent on your chosen broadband provider and package.



Why choose us?

Legal & General Homes and Cala Homes are brands currently used by Cala† and share the same exceptional customer service and management teams, who aim to provide you with the very best standards throughout your journey.

Peace of mind

Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10.

The first two years of the warranty is provided by us. This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.

[Click here to find out more about the top reasons to buy new](#) >

†CALA Management Limited currently uses the brands known as Cala Homes and Legal & General Homes. CALA Management Limited (Company Number SC013655) is a company registered in Scotland whose registered office is at Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU.

Move chain-free

Our 100% Part Exchange* service frees you from being in a chain. Click below to use our part exchange calculator to see what you could save.

A vibrant new community

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.

Less maintenance

A new build home requires lower maintenance compared to an old house, saving you time and money.



More choice

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring to suit you. Choices are subject to build stage.

Energy efficient

Enjoy reduced gas and electricity bills with Hive smart heating and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.**

Safe as houses

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



*We will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to our purchasing criteria, terms and conditions. Visit www.landghomes.com/why-choose-us for full terms and conditions and purchasing criteria. Up to 100% part exchange and other incentives available on selected plots, subject to terms and conditions and not in conjunction with each other or any other offer.

**Source: The NHBC Foundation 2016

All the mod cons

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

Freedom to personalise

A new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

Desirable in every detail

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

New Homes Quality Code

We comply with the New Homes Quality Code, giving you peace of mind during the purchase process.



Stock photography

People come first.

It's been the Legal & General way for almost 200 years

At Legal & General Homes, we are driven by our mission to create beautiful, vibrant, sustainable communities where people can thrive. We are passionately committed to providing first-class customer service and we have been awarded the maximum five-star rating in the Home Builders Federation's National New Home Customer Satisfaction survey*.

Legal & General is tackling the housing crisis head-on and believes it is more important than ever to deliver the houses that our society needs

[Click here to find out how we make a difference](#)



to address structural shortages across every dimension of the market. It provides homes for all demographics, ages and tenures, whilst looking to make a positive socioeconomic impact on all communities where it builds homes.

Legal & General Homes is a brand used by Cala, a subsidiary of Legal & General. One of the UK's oldest, most respected financial services companies, Legal & General is also a major house builder and has a multi-tenure housing strategy, which Cala is now part of.

Legal & General Homes has committed to building homes that are operationally net zero carbon enabled before 2030.

*5 stars awarded for customers' willingness to 'Recommend to a Friend' across Cala (which currently uses the brands Legal & General Homes and Cala Homes) in findings of the survey, undertaken by the Home Builders Federation 2020/21.

CALA Management Limited currently uses the brands known as Cala Homes and Legal & General Homes. CALA Management Limited (Company Number SC013655) is a company registered in Scotland whose registered office is at Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU.



Stock photography

Welcome to your new home

To find out more call us on

01235 886 507

Nobel Park, Willington Down,
Didcot, OX11 9BS



Stock photography

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