

# N Nobel Park

---

## MODERN VILLAGE LIVING

Creating a true sense of community  
for residents and locals alike.

## HOMES FULL OF CHARACTER

Explore Nobel Park. A mix of traditional and  
contemporary styled homes in an aspirational,  
natural setting.





## CONTENTS

4	THE COMMUNITY
6	THE VISION
8	CONNECTIONS
10	DEVELOPMENT LAYOUT
13	THE HOUSES
23	THE SPECIFICATION
25	OUR MISSION



# NEW HOMES

## WITH A REAL DIFFERENCE

Since 2016, Legal & General Homes has exceeded customer expectations at every step of the house buying journey. We aim to deliver a level of build quality, comfort and customer service that many believe is compromised in a new property. From the design and space planning, to the selection of materials and the level of eco-efficiency, a Legal & General home is well thought-out to suit people at different life stages.

Our approach places the creation of real communities at the heart of our developments, and we are the first housebuilder to embed this principle in the places we build.

Legal & General Homes operates alongside our sister company, CALA Homes, both part of Legal & General. We share the same exceptional Customer Service and Management teams, who aim to provide you with the very best standards throughout your journey.

Set in over 250 acres of public open space with two new primary school and communal amenities at its heart, Nobel Park in Didcot aims to bring positive benefits that ripple out beyond the development and to its wider surroundings. Legal & General Homes' ethos is to build an organisation with a reputation based on trust, transparency and dependability; values which will be built into the very foundations of Nobel Park.





## Joined up thinking that brings people together

Beautifully connected in every way, Nobel Park has been designed to ensure that residents live close to the network of paths and cycleways that provide safe access across the whole development - from home to the proposed primary schools, shops, community centre, allotments and the playing fields. These facilities were also designed to bring a new dimension to the wider town too, benefitting all of Didcot's existing residents.

Nobel Park not only brings greenery to your front door with homes that front on to leafy green corridors, but every home is within walkable distance to a series of green open spaces, each with their own distinct character. Features such as woodland, copse, hedgerows and watercourses have been woven into this new community, while natural habitats are enriched and wildlife corridors enhanced. Everyone who lives or visits Nobel Park will find it a truly special place - engaging, inviting and inspiring.



Computer generated image, indicative only.



N

N



## DISTINCTIVELY APPEALING in every aspect

Nobel Park, Didcot is a brand new setting where you'll find a place that combines the finest traditions of its surroundings with a mix of traditional and contemporary design aesthetic – and a location that doesn't compromise on convenience or connectivity.

Using a palette of colours and materials from red brick to cream renders that respects the local architecture, your home at Nobel Park is finished with detailing and a richness of design rarely found in new homes today. Set within a series of diverse and varied character areas, inside each home you will find carefully planned space, modern eco-efficiency, a high level of specification and comfort. Offering a wide choice of apartments and houses from one to five bedrooms, there's a home in this new sustainable community for everyone, from first time buyers, families and downsizers alike. Welcome to Nobel Park.





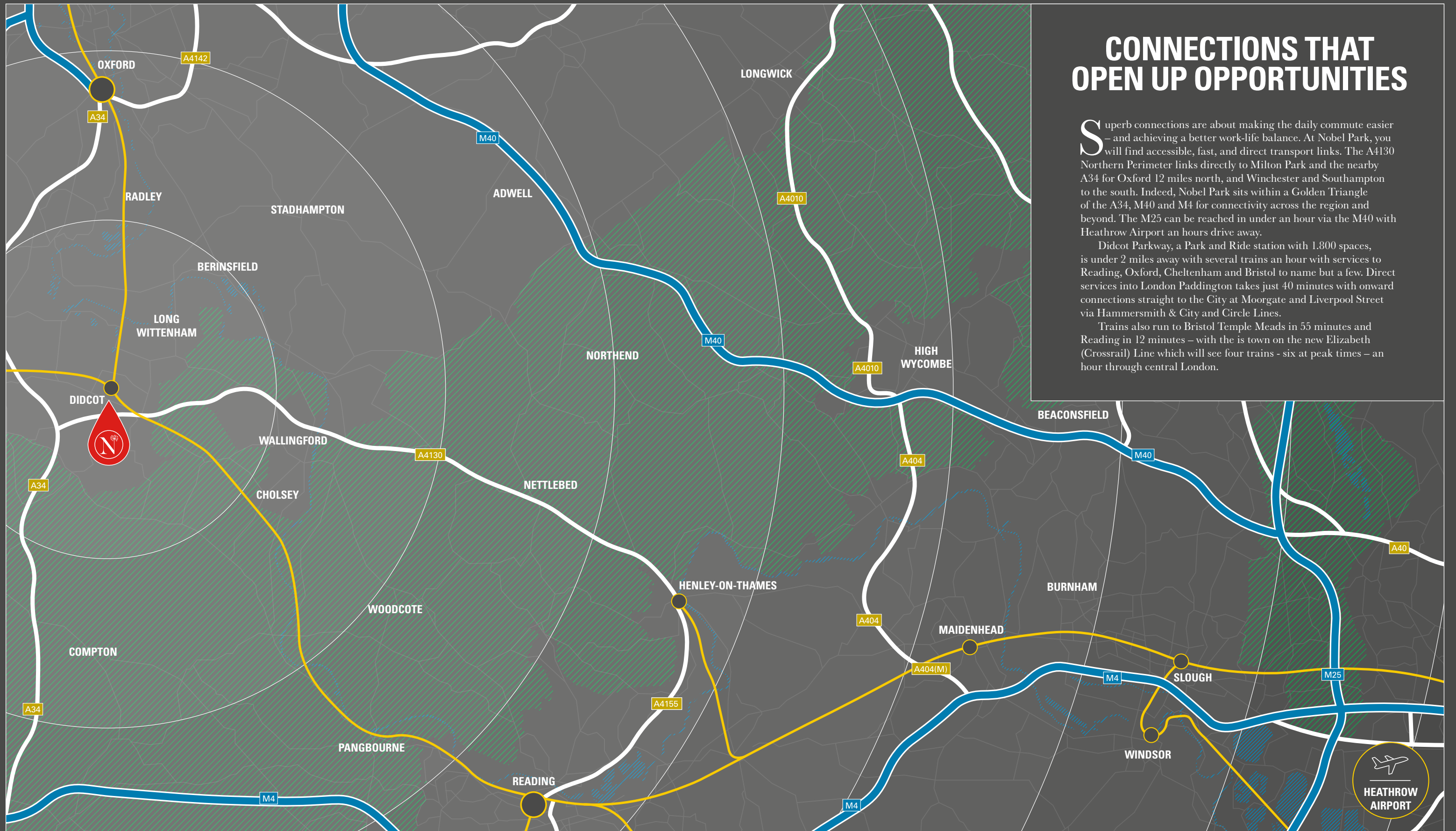


## CONNECTIONS THAT OPEN UP OPPORTUNITIES

Superb connections are about making the daily commute easier – and achieving a better work-life balance. At Nobel Park, you will find accessible, fast, and direct transport links. The A4130 Northern Perimeter links directly to Milton Park and the nearby A34 for Oxford 12 miles north, and Winchester and Southampton to the south. Indeed, Nobel Park sits within a Golden Triangle of the A34, M40 and M4 for connectivity across the region and beyond. The M25 can be reached in under an hour via the M40 with Heathrow Airport an hours drive away.

Didcot Parkway, a Park and Ride station with 1,800 spaces, is under 2 miles away with several trains an hour with services to Reading, Oxford, Cheltenham and Bristol to name but a few. Direct services into London Paddington takes just 40 minutes with onward connections straight to the City at Moorgate and Liverpool Street via Hammersmith & City and Circle Lines.

Trains also run to Bristol Temple Meads in 55 minutes and Reading in 12 minutes – with the town on the new Elizabeth (Crossrail) Line which will see four trains - six at peak times – an hour through central London.



Woodland/Parkland    Train line    Motorway

Indicates 5 mile distance







2 BEDROOM APARTMENTS



THE MARYLAND  
Plots 102 - 110



THE MARYLAND  
Plots 155 - 163

2 BEDROOM HOMES



Page 13  
THE IVER  
Plots 111 & 154



Page 15  
THE FULHAM  
Plots 26 - 28, 75 - 78 & 147 - 149



Page 17  
THE LANGLEY  
Plots 3, 46, 47, 60 - 63, 91 - 94, 101, 112, 113, 120, 121, 139 - 141, 144, 164 & 165

3 BEDROOM HOMES



Page 19  
THE ASHFORD  
Plots 1, 2, 5, 31, 32, 43, 44, 57, 58, 152 & 153



Page 21  
THE DRAYTON  
Plots 4, 7, 11 - 13, 15, 36 - 38, 48, 53, 59, 64, 65, 69, 89, 95, 96, 146 & 151



Page 23  
THE FARRINGTON  
Plots 8, 10, 14, 35, 45, 54, 56, 68, 90, 100, 118, 122, 138, 145, 150 & 166



Page 25  
THE ARLINGTON  
Plots 29, 30, 41, 42, 66 & 67

4 BEDROOM HOMES



Page 27  
THE GIDEA  
Plots 6, 9, 33, 40, 50, 52, 55, 71, 72, 97 - 99, 119, 142 & 143



Page 29  
THE YORK  
Plots 34, 51, 70, 167 & 168

5 BEDROOM HOMES



Page 31  
THE TAPLOW  
Plots 39, 49, 73 & 74



## THE MARYLAND PLOTS 102 - 110 2 BEDROOM APARTMENT



CGI depicts plots 155-163

- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Juliet balcony to selected plots
- Generous double bedroom with en suite and built-in wardrobe
- Large entrance hallway and excellent storage throughout

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Maryland is for illustrative purposes only, plot specific elevations may vary.

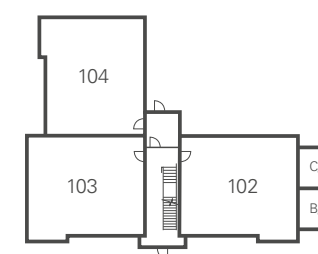


### THE MARYLAND 1 | Plots 102 , 105

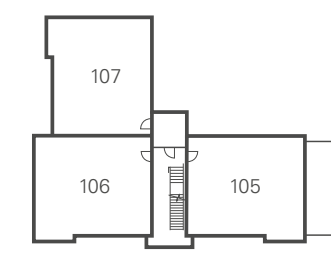
Kitchen/Living/Dining Room	8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	2.87m x 2.85m	9'5" x 9'4"
En suite	2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	4.27m x 2.59m	14'1" x 8'6"
Bathroom	2.21m x 1.92m	7'3" x 6'4"

### THE MARYLAND 2 | Plots 103 , 106

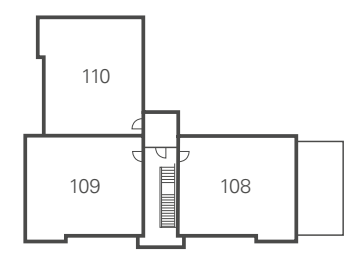
Kitchen/Living/Dining Room	8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	2.87m x 2.85m	9'5" x 9'4"
En suite	2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	4.27m x 2.59m	14'1" x 8'6"
Bathroom	2.21m x 1.92m	7'3" x 6'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

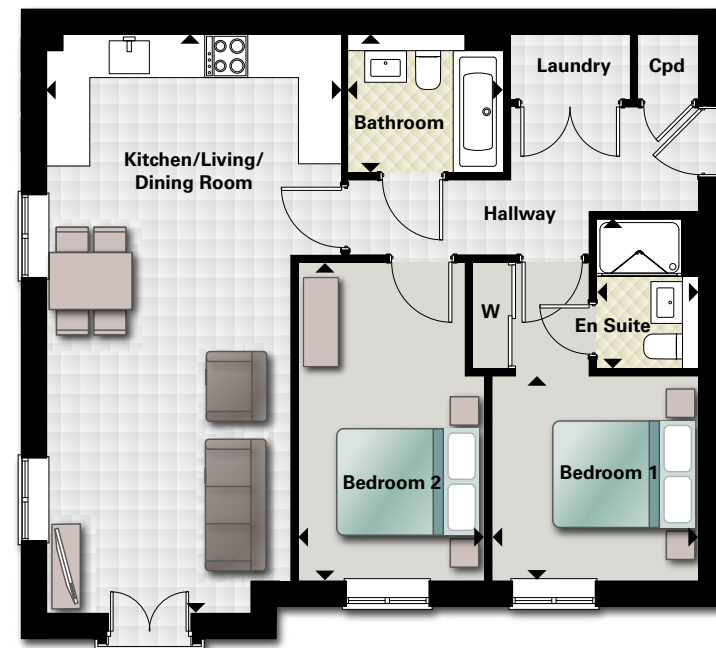


# THE MARYLAND PLOTS 102 - 110 2 BEDROOM APARTMENT



**THE MARYLAND 3** | Plots 104, 107

Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.27m x 2.59m	14'1" x 8'6"
Bathroom	
2.21m x 1.91m	7'3" x 6'3"



**THE MARYLAND 4** | Plot 109

Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



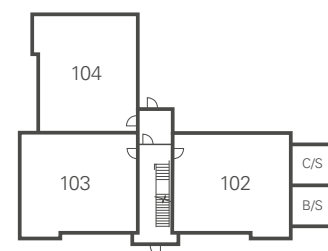
**THE MARYLAND 5** | Plot 108

Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"

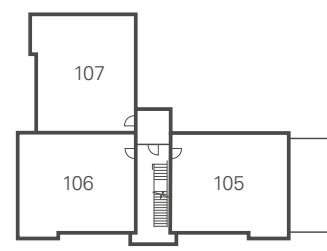


**THE MARYLAND 6** | Plot 110

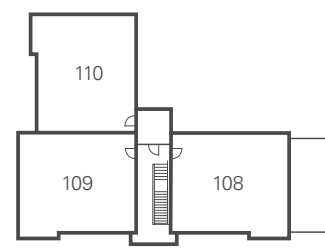
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



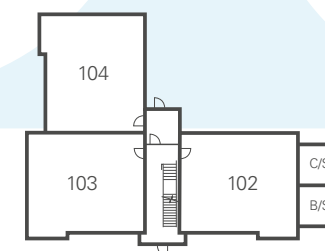
**GROUND FLOOR**



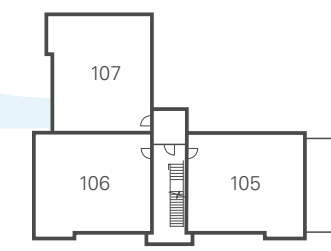
**FIRST FLOOR**



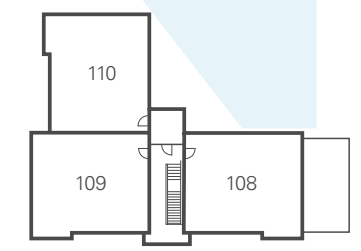
**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



## THE MARYLAND PLOTS 155 - 163 2 BEDROOM APARTMENT



CGI depicts plots 155-163

- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Juliet balcony to selected plots
- Generous double bedroom with built-in wardrobe
- Large entrance hallway and excellent storage throughout

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Maryland is for illustrative purposes only, plot specific elevations may vary.

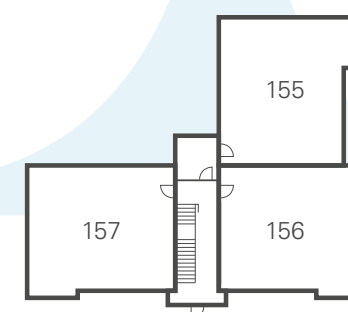
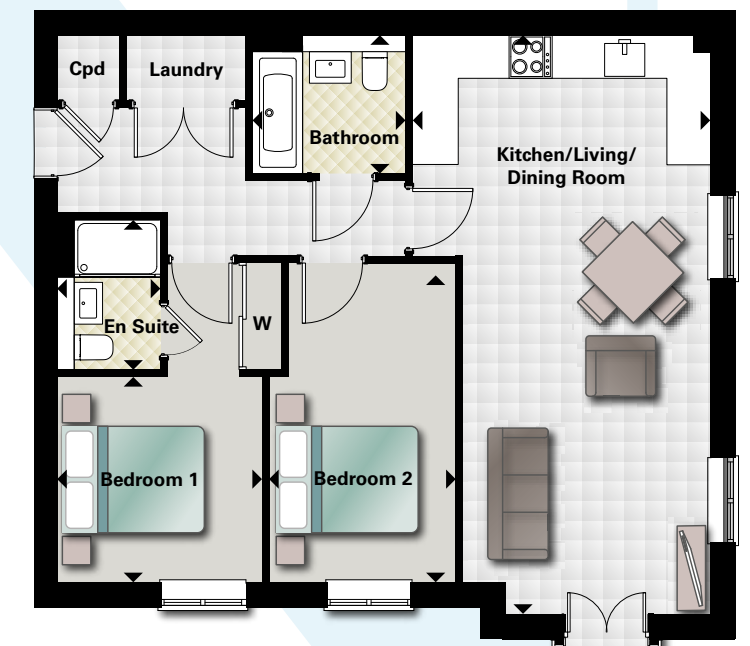


### THE MARYLAND 1 | Plots 156, 159

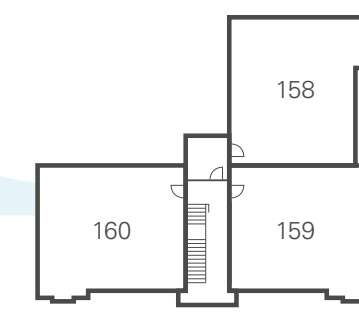
Kitchen/Living/Dining Room	8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	2.87m x 2.85m	9'5" x 9'4"
En suite	2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	4.27m x 2.59m	14'1" x 8'6"
Bathroom	2.21m x 1.92m	7'3" x 6'4"

### THE MARYLAND 2 | Plot 162

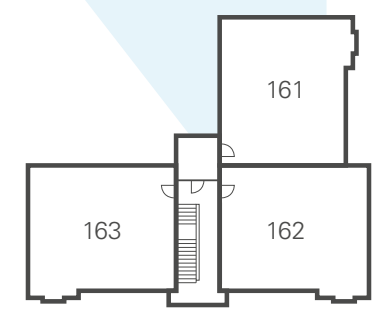
Kitchen/Living/Dining Room	8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	2.87m x 2.85m	9'5" x 9'4"
En suite	2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	4.43m x 2.59m	14'6" x 8'6"
Bathroom	2.37m x 1.92m	7'9" x 6'4"



GROUND FLOOR



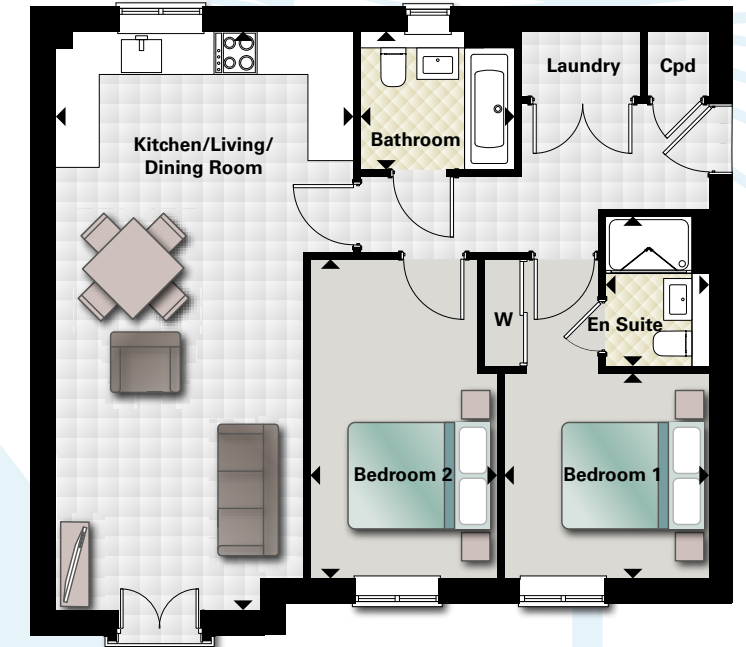
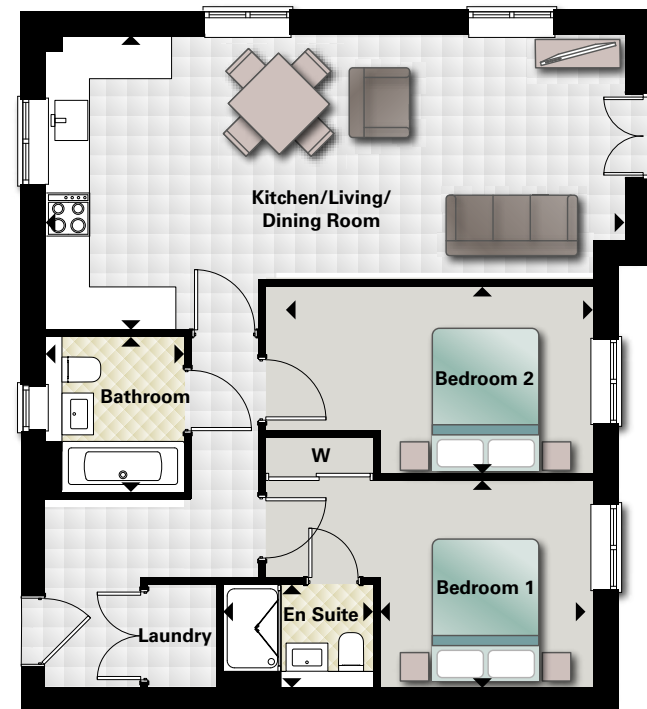
FIRST FLOOR



SECOND FLOOR



# THE MARYLAND PLOTS 155 - 163 2 BEDROOM APARTMENT



## THE MARYLAND 3 | Plots 155, 158

Kitchen/Living/Dining Room		
8.05m x 4.00m	26'5" x 13'1"	
Bedroom 1		
2.95m x 2.87m	9'8" x 9'5"	
En suite		
2.08m x 1.42m	6'11" x 4'8"	
Bedroom 2		
4.27m x 2.59m	14'1" x 8'6"	
Bathroom		
2.21m x 1.91m	7'3" x 6'3"	

## THE MARYLAND 4 | Plot 161

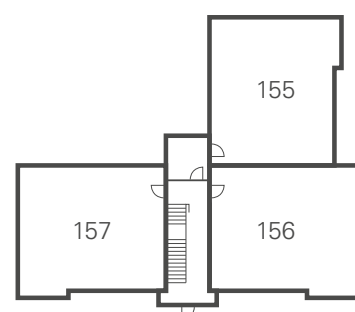
Kitchen/Living/Dining Room		
8.05m x 4.00m	26'5" x 13'1"	
Bedroom 1		
2.95m x 2.87m	9'8" x 9'5"	
En suite		
2.08m x 1.42m	6'11" x 4'8"	
Bedroom 2		
4.43m x 2.59m	14'6" x 8'6"	
Bathroom		
2.37m x 1.92m	7'9" x 6'4"	

## THE MARYLAND 5 | Plots 157, 160

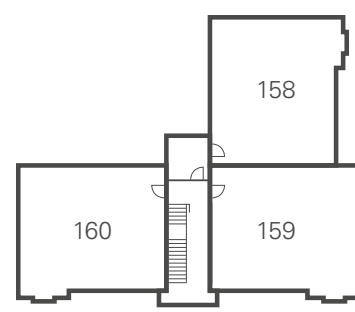
Kitchen/Living/Dining Room		
8.05m x 4.00m	26'5" x 13'1"	
Bedroom 1		
2.87m x 2.85m	9'5" x 9'4"	
En suite		
2.08m x 1.42m	6'11" x 4'8"	
Bedroom 2		
4.27m x 2.59m	14'1" x 8'6"	
Bathroom		
2.21m x 1.92m	7'3" x 6'4"	

## THE MARYLAND 6 | Plot 163

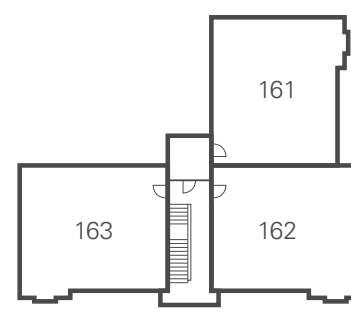
Kitchen/Living/Dining Room		
8.05m x 4.00m	26'5" x 13'1"	
Bedroom 1		
2.87m x 2.85m	9'5" x 9'4"	
En suite		
2.08m x 1.42m	6'11" x 4'8"	
Bedroom 2		
4.43m x 2.59m	14'6" x 8'6"	
Bathroom		
2.37m x 1.92m	7'9" x 6'4"	



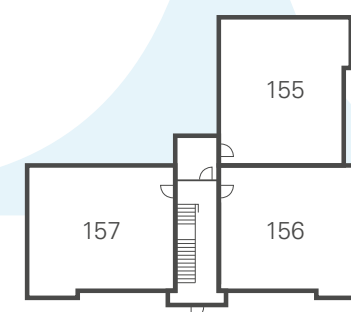
GROUND FLOOR



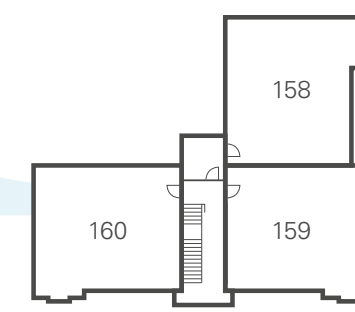
FIRST FLOOR



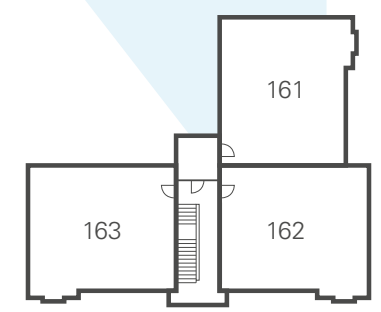
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# THE IVER 2 BEDROOM HOME

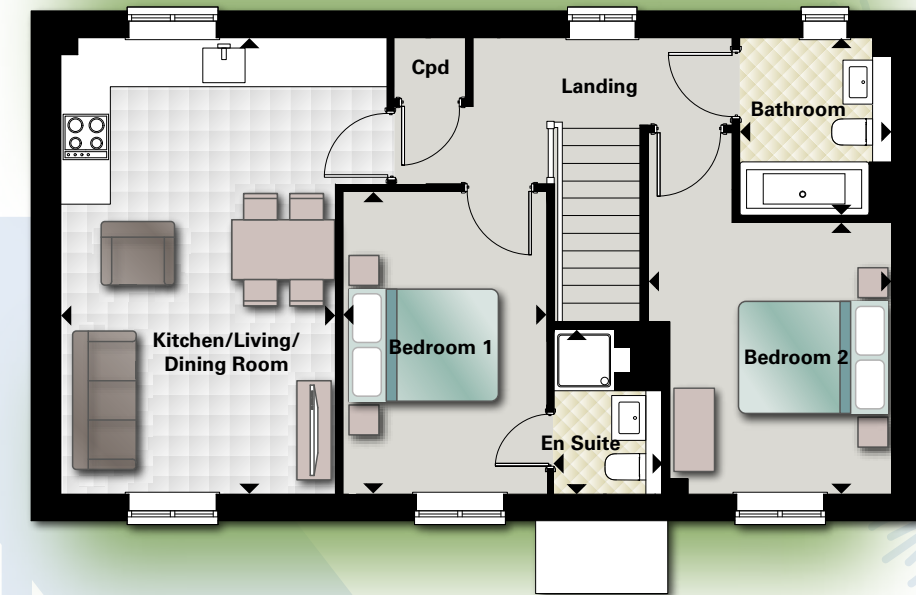
Plots 111† & 154



CGI depicts plot 111

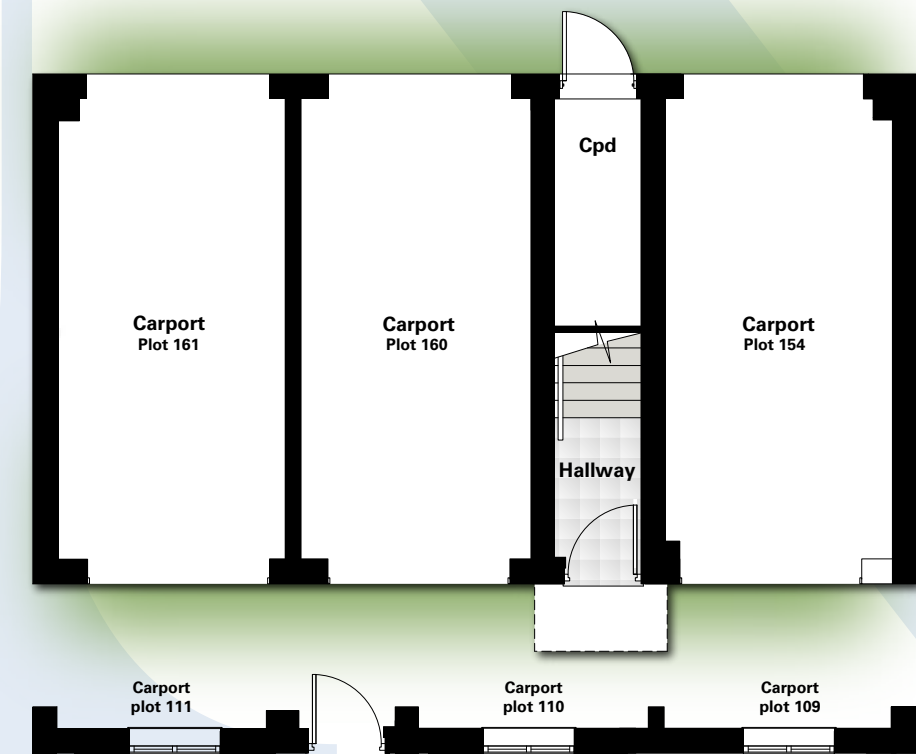
- Spacious open-plan kitchen/living/dining room with Bosch appliances and white goods
- Large Bedroom 1 with built-in wardrobe and en suite
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Private carport

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Iver is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. Ground floor varies between plots.



## FIRST FLOOR

Kitchen/ Living/Dining Room	6.03m x 3.62m	19'10" x 11'11"
Bedroom 1	4.02m x 2.64m	13'3" x 8'8"
En Suite	2.19m x 1.43m	7'2" x 4'9"
Bedroom 2	3.62m x 3.19m	11'11" x 10'6"
Bathroom	2.31m x 2.01m	7'7" x 6'7"



## GROUND FLOOR



# THE FULHAM 2 BEDROOM HOME

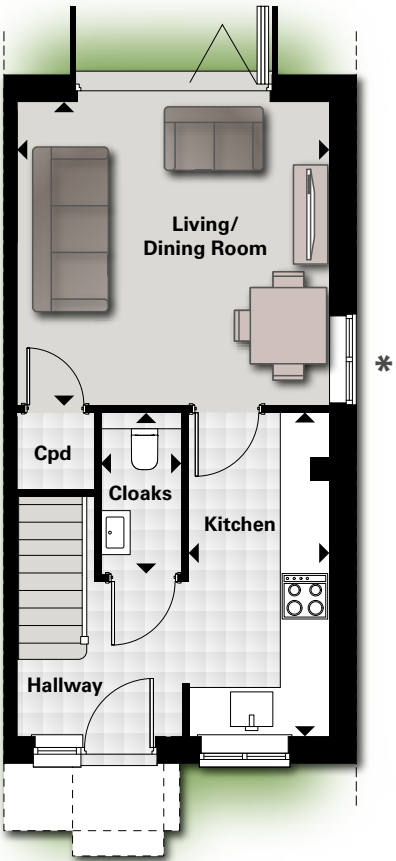
Plots 26 - 28†, 75, 76†, 77, 78† & 147 -149



CGI depicts plots 26 - 28

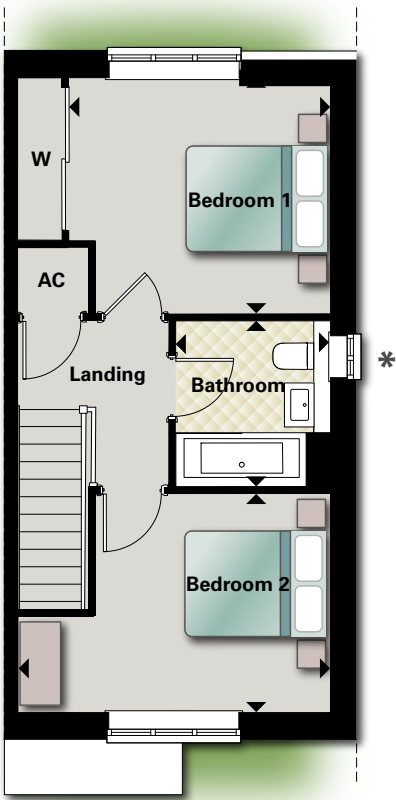
- Spacious living/dining room and separate kitchen with Bosch appliances
  - Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
  - Amtico flooring & carpets included as standard
- Bi-fold doors to living/dining room
  - Generous double bedrooms with built-in wardrobe to bedroom 1
  - Large entrance hallway and excellent storage throughout

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Fulham is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. \*Window to plots 26, 27 & 28 only.



## GROUND FLOOR

Kitchen		
4.28m x 1.86m	14'1" x 6'1"	
Living/Dining Room		
4.14m x 4.01m	13'7" x 13'2"	
Cloakroom		
2.14m x 1.07m	7'0" x 3'6"	



## FIRST FLOOR

Bedroom 1		
3.44m x 3.12m	11'3" x 10'3"	
Bedroom 2		
4.14m x 2.89m	13'7" x 9'6"	
Bathroom		
2.18m x 1.95m	7'2" x 6'7"	



# THE LANGLEY 2 BEDROOM HOME

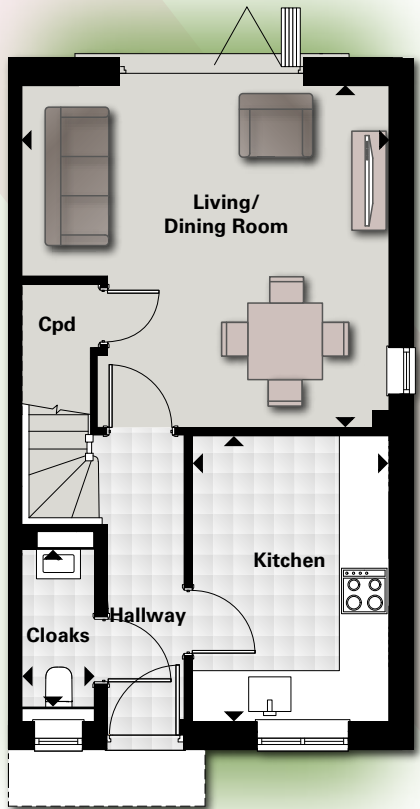
Plots 3, 46, 47†, 60, 61†, 62, 63†, 91, 92†, 93, 94†, 101†, 112, 113†, 120, 121†, 139†, 140, 141†, 144, 164 & 165†



CGI depicts plot 46 & 47

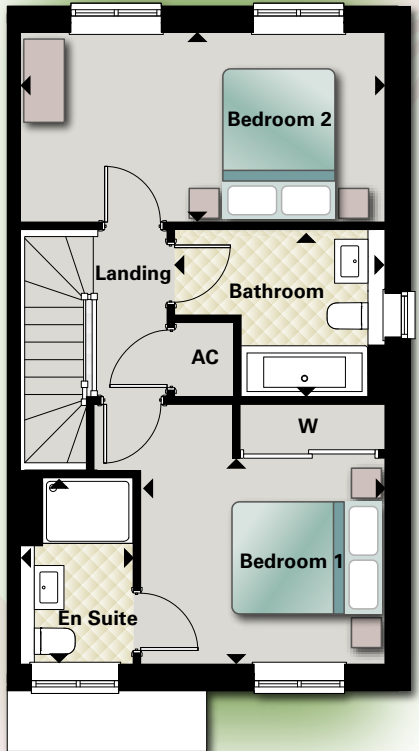
- A generous 893 sq ft 2 bedroom home
  - Separate kitchen with Bosch appliances
  - Spacious living/dining room with bi-fold doors opening on to the rear garden
  - Large Bedroom 1 with built-in wardrobe and en suite
- Second double bedroom
  - Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Langley is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. \*Window to plots 3,101,164 & 165. \*\*Window to plots 3, 46, 47, 101, 164, 165



## GROUND FLOOR

Kitchen	
3.76m x 2.61m	12'4" x 8'7"
Living/Dining Room	
4.86m x 4.53m	15'11" x 14'10"
Cloakroom	
2.25m x 0.98m	7'5" x 3'2"



## FIRST FLOOR

Bedroom 1	
3.22m x 2.74m	10'6" x 8'11"
En Suite	
2.48m x 1.53m	8'2" x 5'2"
Bedroom 2	
4.86m x 2.53m	15'1" x 8'4"
Bathroom	
2.78m x 2.22m	9'1" x 7'3"

W - Wardrobe / Cpd - Cupboard / AC - Airing Cupboard



# THE ASHFORD 3 BEDROOM HOME

Plots 1, 2†, 5†, 31, 32†, 43, 44†, 57, 58†, 152 & 153†



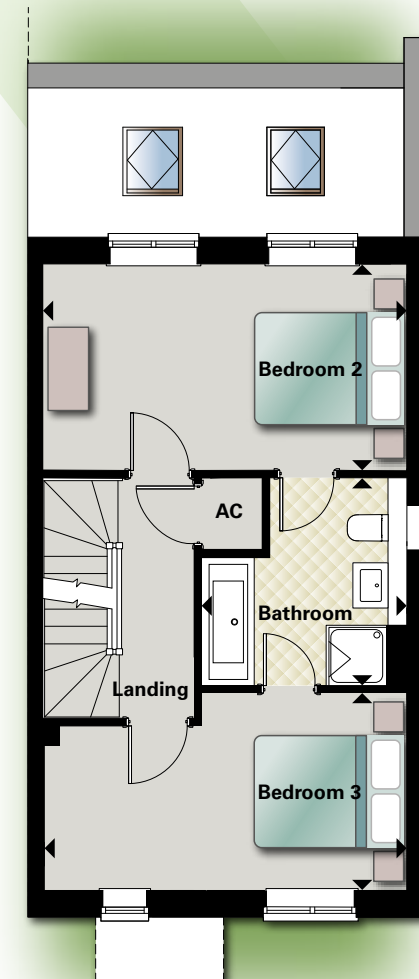
CGI depicts plots 1 & 2

- Spacious three bedroom home set over three floors
- Open-plan living/dining room with bi-fold doors to the rear garden
- Amtico to living/dining room and kitchen
- Integrated Bosch appliances
- Top floor Bedroom 1 with dressing area, fitted wardrobe and en suite
- Shared bathroom to Bedroom 2 & 3

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Ashford is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. \*Windows to Plots 1,2,31,32,43,44,57,58 only.

## SECOND FLOOR

Bedroom 1	3.61m x 3.35m	11'8" x 11'0"
En Suite	2.23m x 1.82m	7'3 x 6'0"

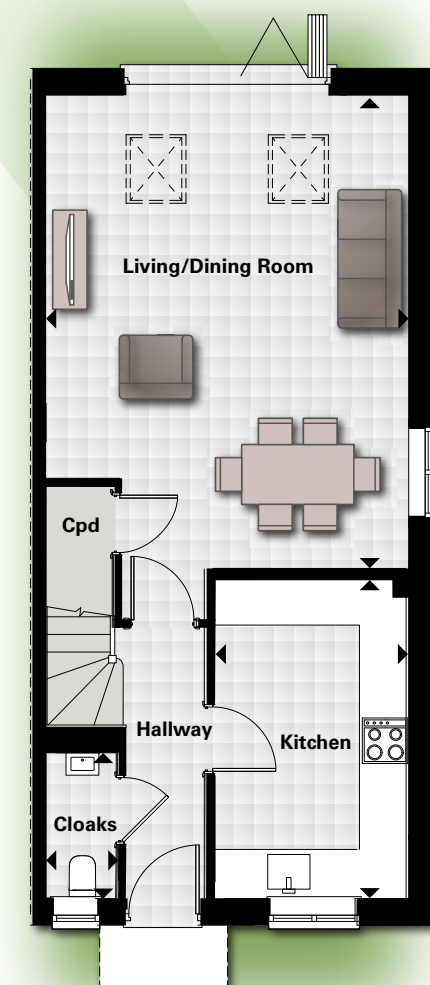
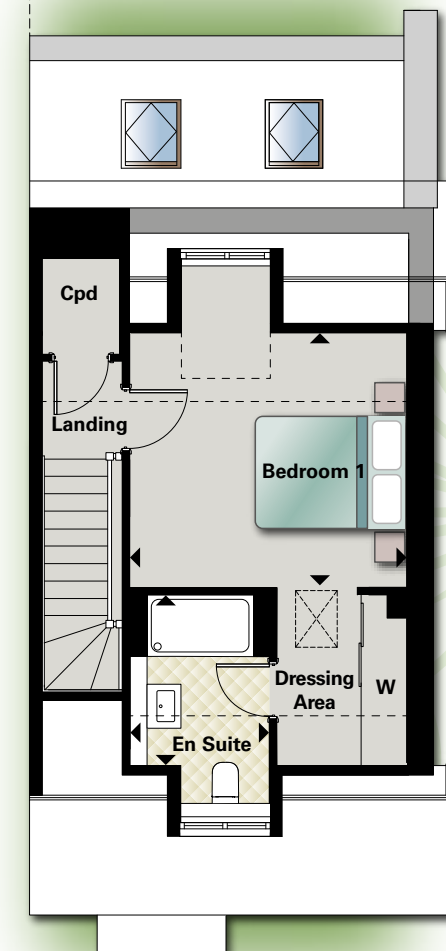


## FIRST FLOOR

Bedroom 2	4.80m x 2.74m	15'9" x 8'12"
Bathroom	2.74m x 2.70m	8'12" x 8'10"
Bedroom 3	4.80 x 2.59m	15' 9" x 8'6"

## GROUND FLOOR

Kitchen	4.20m x 2.57m	13'9" x 8'5"
Living/Dining Room	6.24m x 4.80m	20'6" x 15'9"
Cloakroom	1.92m x 0.97m	6'4" x 3'2"





# THE DRAYTON 3 BEDROOM HOME

Plots 4, 7, 11†, 12†, 13, 15†, 36, 37†, 38†, 48†, 53†, 59†, 64, 65, 69†, 89†, 95†, 96, 146† & 151†



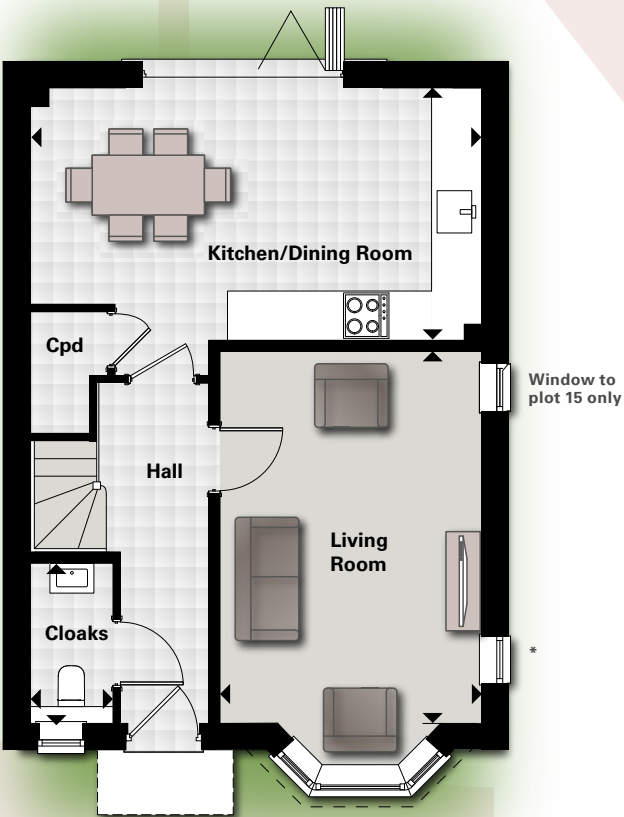
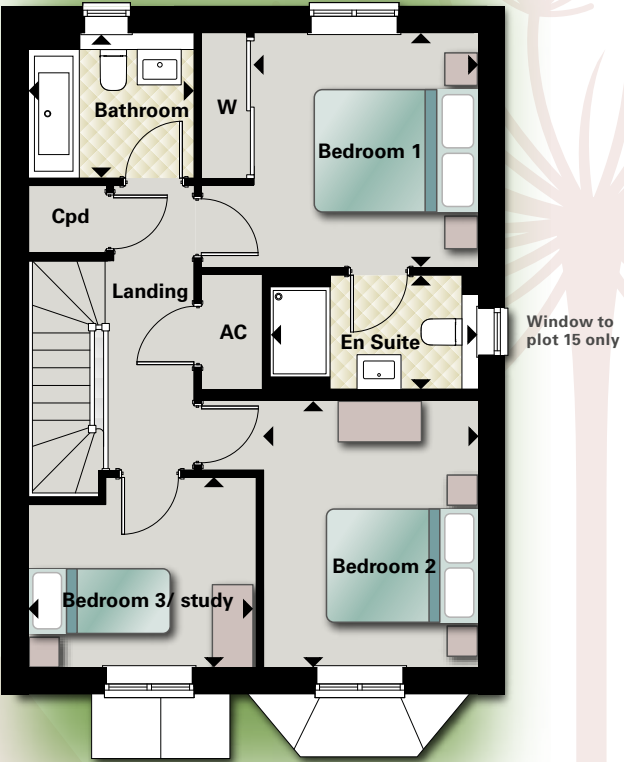
CGI depicts plot 36

- A 3 bedroom link detached or detached home†
- Open-plan kitchen/dining room with bi-fold doors opening out to the rear garden
- Spacious living room with bay window
- Large bedroom 1 with fitted wardrobes and en suite
- Downstairs cloakroom with Roca sanitaryware and storage

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Drayton is for illustrative purposes only, plot specific elevations may vary. Bi-fold door design subject to change. † Denotes handed plot. \* Window to plots 7, 95, 96 only. ‡ Plot 7 is semi-detached.

## FIRST FLOOR

Bedroom 1	3.10m x 2.96m	10'2" x 9'8"
En Suite	2.77m x 1.52m	9'1" x 4'11"
Bedroom 2	3.52m x 2.85m	11'7" x 9'4"
Bedroom 3	3.01m x 2.51m	9'10" x 8'3"
Bathroom	2.19m x 1.92m	7'2" x 6'4"



## GROUND FLOOR

Kitchen/Dining Room	5.96m x 3.32m	19'7" x 10'11"
Living Room	4.92m x 3.44m	16'2" x 11'4"
Cloakroom	2.13m x 1.10m	6'12 x 3'7"



# THE FARRINGTON 3 BEDROOM HOME

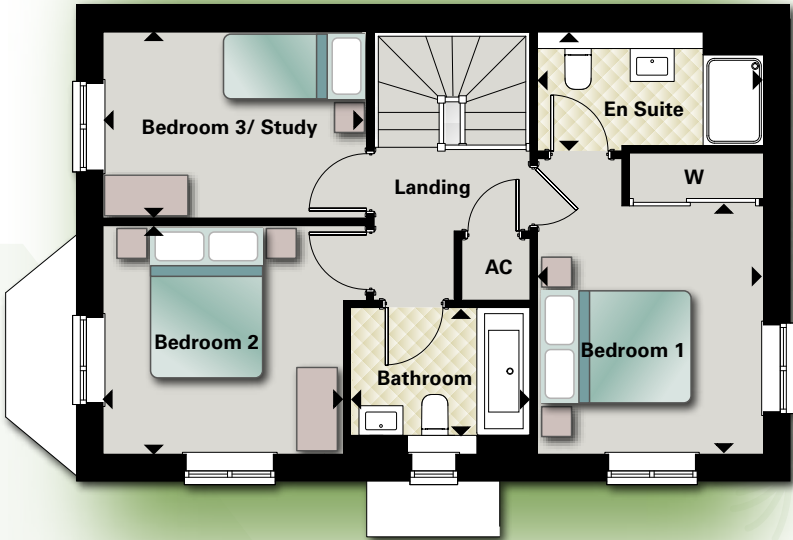
Plots 8†, 10†, 14, 35, 45, 54†, 56†, 68, 90†,  
100, 118, 122†, 138, 145†, 150 & 166



CGI depicts plot 150

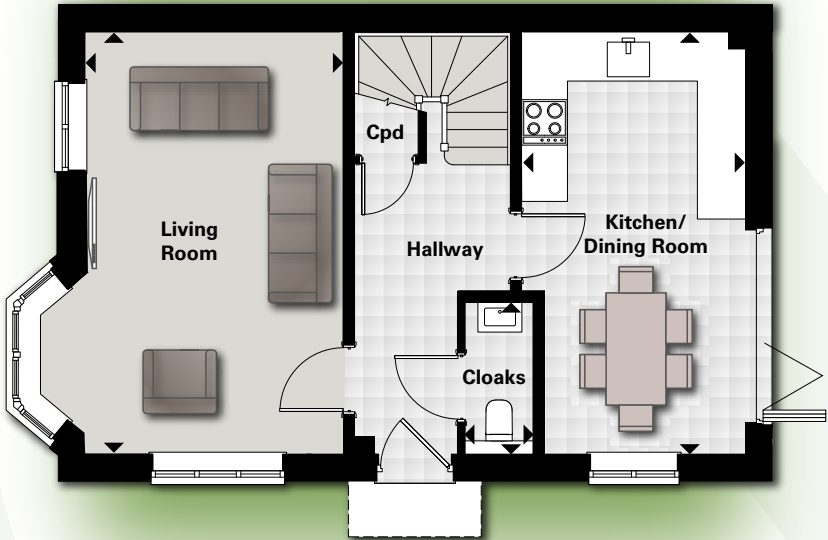
- A spacious double fronted 3 bedroom home
  - With garage and allocated parking ^
  - Large separate living room with bay window
  - Open-plan kitchen/dining room with bi-fold doors leading to the garden
- Large entrance hallway with cloakroom
  - Generous Bedroom 1 with en suite and fitted wardrobe

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Farrington is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. ^ Plot 145 has 2 parking spaces only



## FIRST FLOOR

Bedroom 1	
3.28m x 3.01m	10'8" x 9'9"
En Suite	
3.01m x 1.58m	9'9" x 5'2"
Bedroom 2	
3.18m x 3.02m	10'4" x 9'9"
Bedroom 3	
3.49 x 2.46m	11'5" x 8'1"
Bathroom	
2.35m x 1.92m	7'7" x 6'3"



## GROUND FLOOR

Kitchen/Dining Room	
5.58m x 2.96m	18'4" x 9'7"
Living Room	
5.58m x 3.44m	18'4" x 11'3"
Cloakroom	
2.00m x 0.92m	6'7" x 3'0"



# THE ARLINGTON 3 BEDROOM HOME

Plots 29, 30†, 41, 42†, 66 & 67†



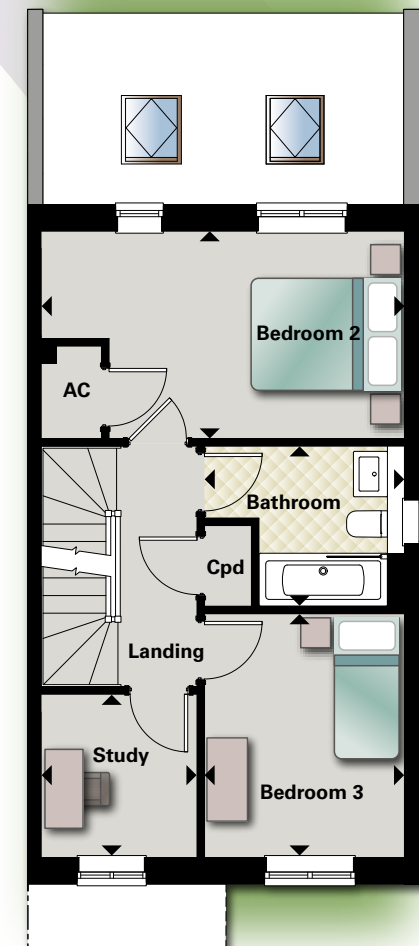
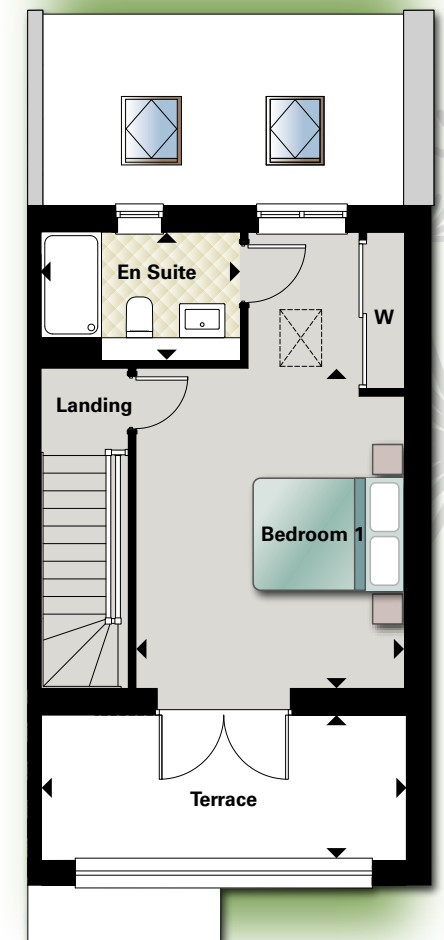
CGI depicts plots 29 & 30

- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
- Bedroom 1 with en-suite and leading out onto a terrace
- Large entrance hallway and excellent storage throughout
- Bifold doors to living/dining room leading out to the garden
- Flexible living over three floors with study

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Arlington is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. \* No Window to plot 66.

## SECOND FLOOR

Bedroom 1	4.23m x 3.55m	13'11" x 11'8"
En Suite	2.63m x 1.70m	8'8" x 5'7"
Terrace	4.80m x 1.92m	15'9" x 6'4"

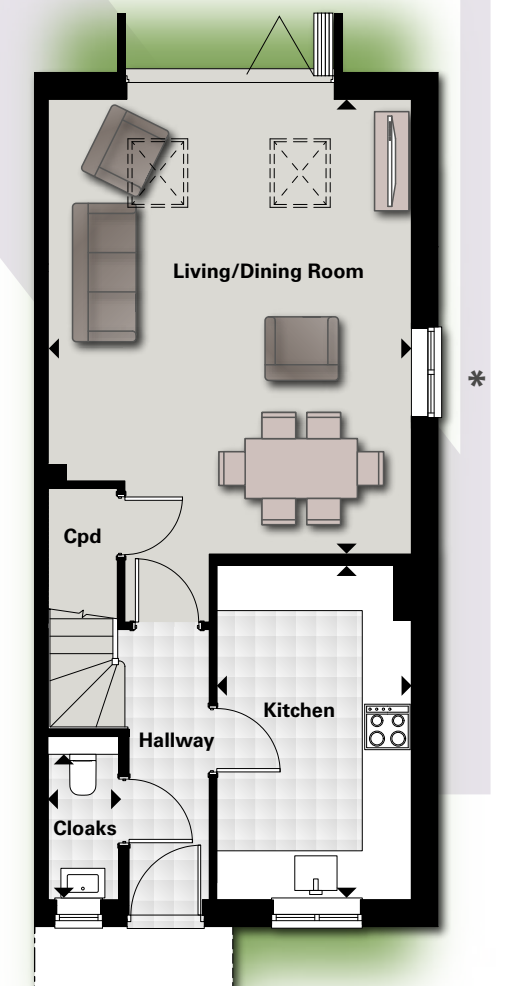


## FIRST FLOOR

Bedroom 2	4.80m x 2.75m	5'9" x 9'0"
Bedroom 3	3.22m x 2.64m	10'7" x 8'8"
Bathroom	2.64m x 2.10m	8'8" x 6'11"
Study	2.15m x 2.06m	7'1" x 6'9"

## GROUND FLOOR

Kitchen	4.43m x 2.57m	14'6" x 8'5"
Living/Dining	6.01m x 4.88m	19'9" x 15'9"
Cloakroom	2.15m x 0.98m	7'1" x 3'3"





## THE GIDEA 4 BEDROOM HOME

Plots 6†, 9, 33†, 40, 50†, 52, 55†,  
71, 72†, 97†, 98, 99†, 119†, 142 & 143†



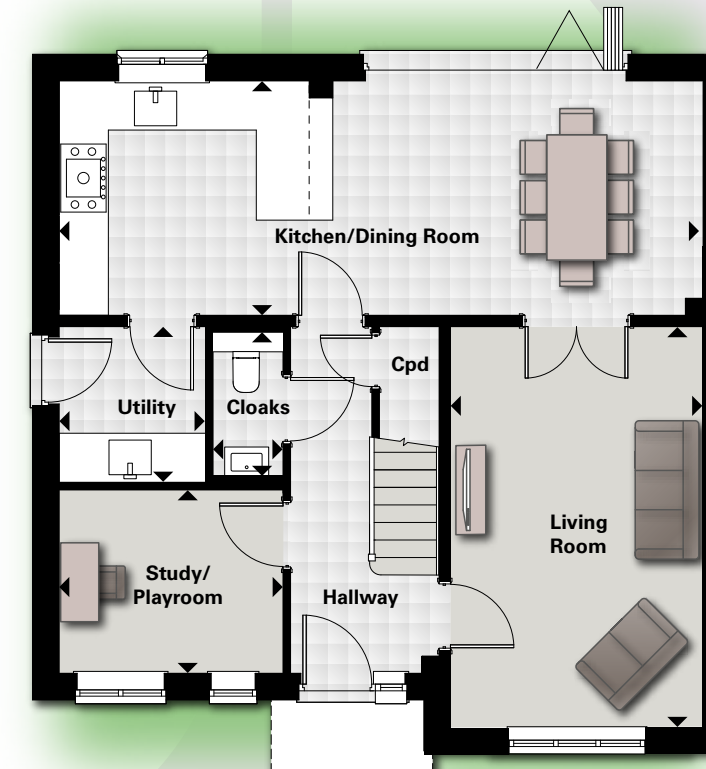
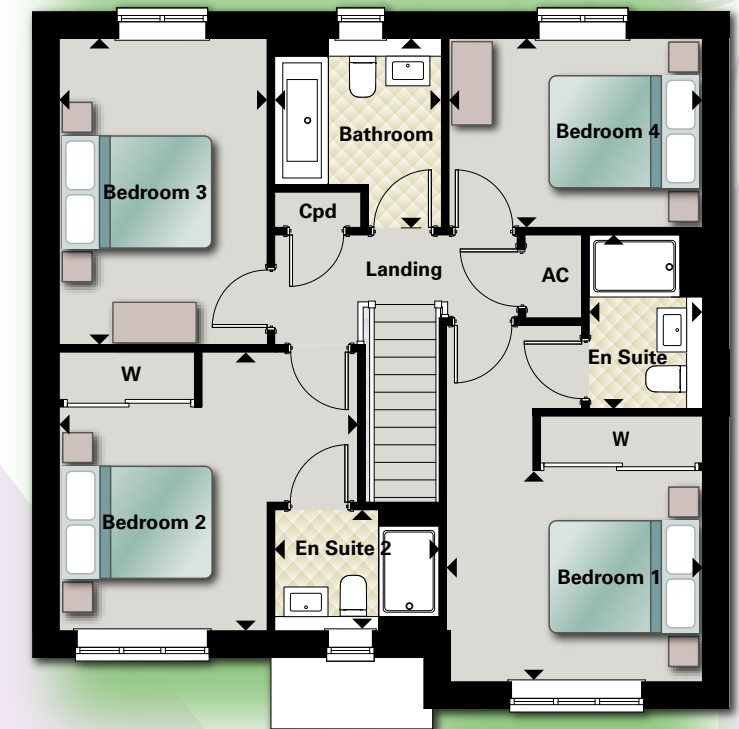
CGI depicts plot 98

- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
- Ground floor flexible study or playroom
- Four generous sized bedrooms with ensuite to Bedroom 1 & Bedroom 2

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Gidea is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot.

### FIRST FLOOR

Bedroom 1	3.30m x 2.81m	10'8" x 9'2"
En Suite	2.26m x 1.44m	7'4" x 4'9"
Bedroom 2	3.94m x 3.68m	12'12" x 12'1"
En Suite 2	2.29m x 1.59m	7'6" x 5'3"
Bedroom 3	3.88m x 2.73m	12'8" x 8'11"
Bedroom 4	3.30m x 2.52m	10'10" x 8'3"
Bathroom	2.52m x 2.22m	8'3" x 7'3"



### GROUND FLOOR

Kitchen/Dining Room	8.45m x 3.10m	27'9" x 10'2"
Utility	2.06m x 1.87m	6'9" x 6'1"
Living Room	5.26m x 3.29m	17'3" x 10'10"
Cloakroom	1.94m x 0.95m	6'4" x 3'1"
Study/Playroom	2.94m x 2.42m	9'7" x 8'0"



## THE YORK 4 BEDROOM HOME

Plots 34<sup>†</sup>, 51<sup>†</sup>, 70<sup>†</sup>, 167, & 168<sup>†</sup>

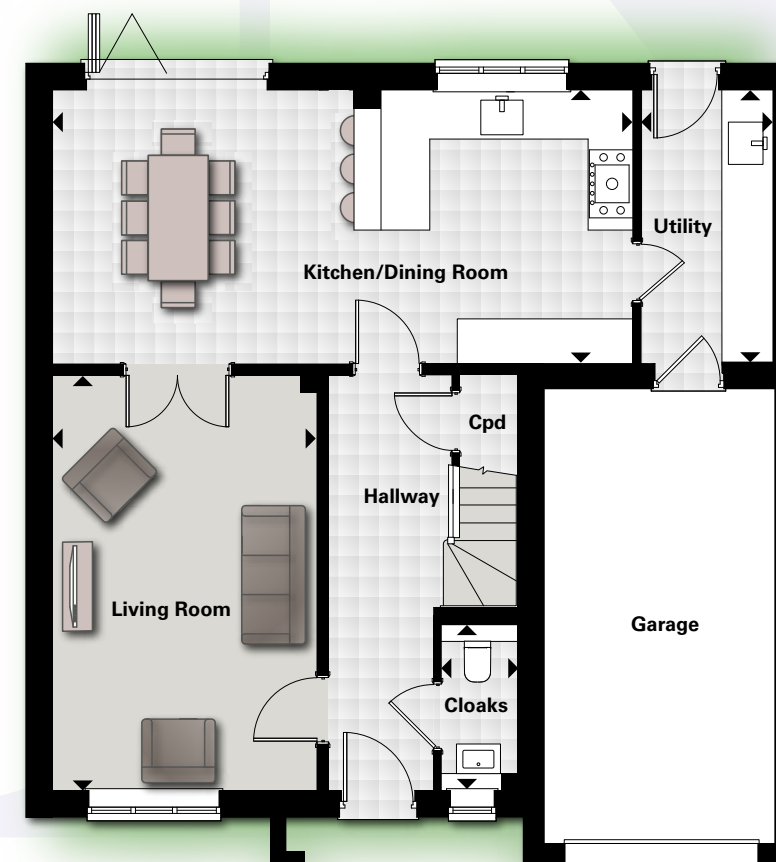


- Spacious four bedroom home over 1600sq ft
- Large open-plan kitchen/dining room with bi-fold doors to the rear garden
- Utility room with Bosch white goods
- Separate living room
- Bedroom 1 & 2 with en-suite and built in wardrobe
- Ample storage and generous sized bedrooms
- Integrated garage

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The York is for illustrative purposes only, plot specific elevations may vary. Bi-fold door design subject to change. † Denotes handed plot.

### FIRST FLOOR

Bedroom 1	3.70m x 3.46m	12'2" x 11'4"
En Suite	2.34m x 2.31m	7'8" x 7'7"
Bedroom 2	3.35m x 2.88m	10'11" x 9'5"
En Suite 2	2.91m x 1.50m	9'7" x 4'11"
Bedroom 3	4.35m x 3.18m	14'3" x 10'5"
Bedroom 4	3.55m x 3.17m	11'8" x 10'5"
Bathroom	2.48m x 1.92m	8'2" x 6'4"



### GROUND FLOOR

Kitchen/Dining Room	7.68m x 3.62m	25'2" x 11'11"
Utility	3.62m x 1.70m	11'11" x 5'7"
Living Room	5.48m x 3.50m	18'0" x 11'6"
Cloakroom	2.28m x 0.98m	7'6" x 3'3"



# THE TAPLOW 5 BEDROOM HOME

Plots 39†, 49†, 73 & 74



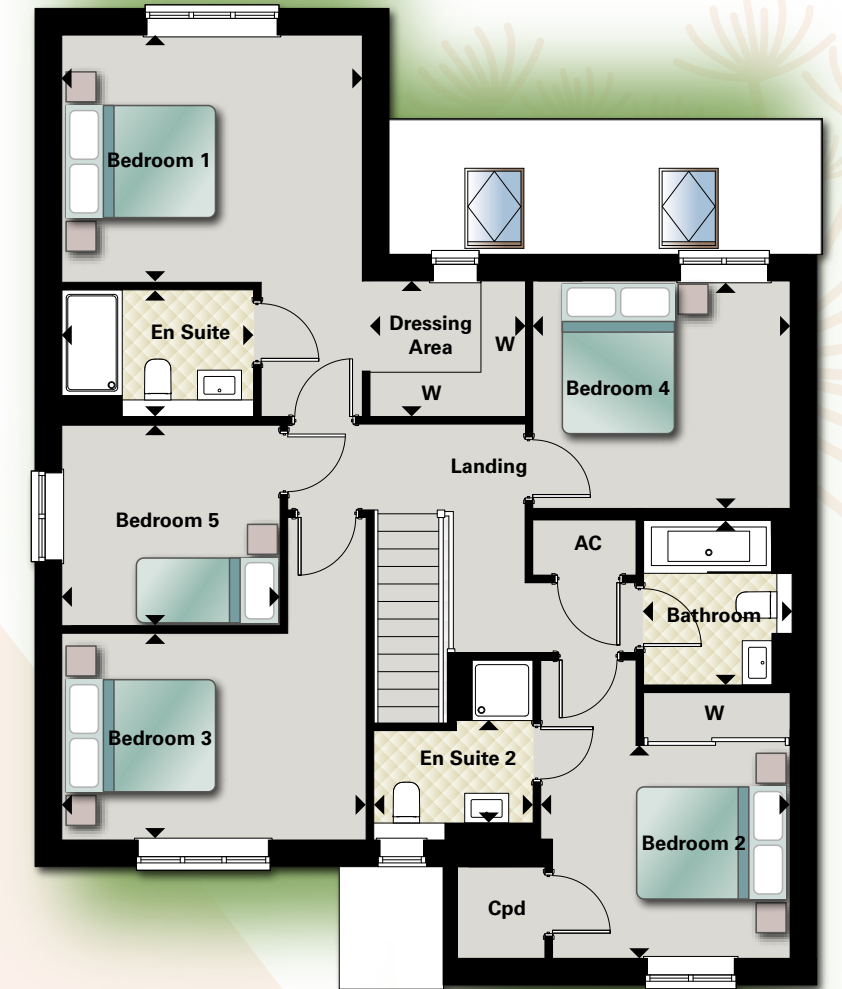
CGI depicts plot 39

- Generous 2099 sq ft five bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- Separate living room with carpets included
- Study/playroom on the ground floor
- Spacious en suite Bedroom 1 and 2 with dressing area to Bedroom 1 and built in wardrobe to Bedroom 2
- Three further double bedrooms and ample storage throughout

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide. The floorplans shown for Nobel Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image of The Taplow is for illustrative purposes only, plot specific elevations may vary. † Denotes handed plot. \* Plot 39, 49 & 79 only.

## FIRST FLOOR

Bedroom 1	13'1" x 10'9"
3.98m x 3.27m	
Dressing Area	6'8" x 5'10"
2.04m x 1.77m	
En Suite	8'4" x 5'6"
2.53m x 1.66m	
Bedroom 2	10'1" x 9'3"
3.35m x 2.81m	
En Suite 2	6'1" x 4'5"
2.09m x 1.34m	
Bedroom 3	13'3" x 8'11"
4.03m x 2.72m	
Bedroom 4	11'4" x 9'10"
3.45m x 3.00m	
Bedroom 5	9'6" x 8'7"
2.88m x 2.62m	
Bathroom	7'1" x 6'6"
2.17m x 1.97m	



## GROUND FLOOR

Kitchen	18'8" x 13'11"
5.7m x 4.26m	
Dining Room	16'5" x 13'0"
5.02m x 3.98m	
Utility	10' 6" x 5'12"
3.19m x 1.82m	
Living Room	17'11" x 13'1"
5.45m x 3.98m	
Cloakroom	6'6" x 4'11"
1.99m x 1.50m	
Study/Playroom	10'6" x 4'8"
3.19m x 2.56m	



## WHAT YOU SEE IS WHAT YOU GET

At L&G Homes we offer high quality specification included as standard. We pride ourselves on transparency and when it comes to our specification, there are no hidden costs.



## SPECIFICATION

### KITCHENS

- High Quality Designer kitchens with choice of door colours and finishes
- Laminate worktop to two and three bedroom homes with matching upstand and toughened heat resistant glass splashback to hob
- Silestone worktop to four and five bedroom homes with matching upstand and silestone splashback to hob
- LED warm white strip lights to rear of wall cabinets
- Bosch integrated single electric oven
- Bosch microwave or combination oven/microwave\*
- Bosch tempered glass induction hob
- Bosch re-circulating hood extractor or where extractor is located over an island, ceiling mounted re-circulating extractor
- Bosch built-in fridge freezer
- Bosch fully integrated dishwasher

- Bosch fully integrated washer/dryer to homes without a utility room
- Stainless steel sink with Hansgrohe mixer tap

### UTILITY ROOMS *(where applicable)*

- Bosch freestanding washing machine
- Bosch freestanding tumble dryer

### BATHROOMS & EN SUITES

- Roca white sanitaryware
- Roca vanity unit
- Roca LED illuminated fitted mirror
- Hansgrohe mixer taps to basin
- Hansgrohe concealed valve for bath filler and shower
- Chrome heated towel rail
- Choice of full-height Minoli wall tiles^



### CLOAKROOM *(where applicable)*

- Free standing Roca basin with storage

### FLOORING

- Kitchen, dining/breakfast area, entrance hall, utility room/WC\*: choice of Amtico flooring
- Bathrooms, en suites: choice of Minoli floor tiles
- Living room\*, dining room, study, bedrooms, landing\*: choice of carpet
- Amtico to living/dining room of The Ashford

### FINISHES & FITTINGS

- All walls smooth painted in White Supermatt emulsion
- Solid core internal doors painted with White Satinwood
- Skirting, architrave and door linings painted with White Satinwood
- Staircase spindles and newel posts painted with White Satinwood
- Chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height fitted wardrobes to Bedroom 1 and Bedroom 2\*

### HEATING

- Gas central heating with Worcester Bosch Greenstar wall-mounted boiler
- Hive Heating to wirelessly control two heating zones and hot water
- Worcester Bosch Greenstar Cylinder with immersion heater\*

### ELECTRICS

- Stainless steel switchplates and sockets with white inserts 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, WC, bathroom and en suites\*
- Pendant lights to entrance hall, living room, dining area, study, landing and bedrooms\*
- Telephone socket to living room and Bedroom 1
- 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 detectors with battery back-up
- Secure audio entry system to the apartments

### EXTERNAL

- Rear garden laid to lawn enclosed by closeboard wooden fencing\*
- External light to front and rear of property (front is PIR controlled)
- External tap\*
- Waterproof switched socket\*

### GUARANTEE

- 10 year NHBC Buildmark warranty

*\*According to house/apartment type*

*^Subject to build stage*

Photography shows previous Legal & General Homes interiors.





## PEOPLE COME FIRST. IT'S BEEN THE LEGAL & GENERAL WAY FOR ALMOST 200 YEARS.

**Our purpose is to build new homes that enhance the lives of our customers whilst contributing positively to the local community.**

Legal & General began in a coffee house in London's Chancery Lane back in 1836. Almost 200 years later, and Legal & General Homes are creating the beginnings of a new community among the lanes of Berkshire. A natural evolution and fit for its multi-tenure housing investment strategy, Legal & General has been involved in supply side housing activities for nearly 20 years.

Legal & General Homes is about far more than building homes, it is about creating new, sustainable communities, inspired by their surroundings. We are committed to building places that we and those who live in them - as well as the house-building industry - can justifiably be proud of.

Committed to the future Legal & General will invest around £15 billion in direct investments, with £12 billion already invested in areas such as homes, urban regeneration, clean energy and small business finance, driving economic growth and making a positive difference to the UK's built environment.

As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from.



Photography shows previous Legal & General Homes development.

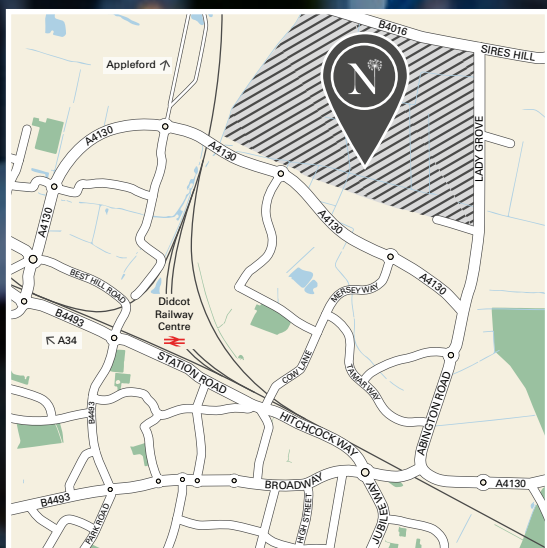


The information in this document is indicative and is intended to act as a guide only, the finished product may vary from the information provided. These particulars should not be relied upon as statements of facts or representations and applicants must satisfy themselves by inspection or otherwise as their correctness. This information does not constitute a contract or warranty. You will be provided with more specific details upon reservation. Computer generated images are indicative only. All landscaping proposals are subject to planning and detailed design.





# HOMES FULL OF FUN



## SAT NAV: OX11 9BS

Head south on the M40. At junction 9, take the A41/A34 exit to Bicester/Aylesbury/Oxford/Newbury. At the roundabout, take the 3rd exit onto A34.

Continue straight to stay on A34. At the Milton Interchange, keep left and follow signs for A4130 toward Chilton/Milton/Harwell Campus/Didcot/Wantage/A417. At the roundabout, take the 2nd exit onto A4130. At the roundabout, take the 1st exit and stay on A4130

Turn left onto Abingdon Rd/Lady Grove/B4016. Continue to follow Lady Grove/B4016  
Turn left and this road will lead you to Nobel Park on your right.

**Nobel Park,  
Willington Drive, Lady Grove, Didcot**

**[Nobel-park.co.uk](http://Nobel-park.co.uk)**

