



Cross Trees Park

Your guide to homes, style and living at
Cross Trees Park, Shrivenham

MODERN VILLAGE LIVING

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

HOMES FULL OF CHARACTER

Explore Cross Trees Park. Traditionally-styled
homes in an aspirational, natural setting.





Cross Trees Park
SHRIVENHAM

CONTENTS

4	CUSTOMER PROMISE
6	THE HOMES
8	THE VISION
10	THE COMMUNITY
12	SUSTAINABILITY
14	THE STYLE
16	LOCAL AREA
18	OUT AND ABOUT
20	EDUCATION
22	CONNECTIONS
24	DEVELOPMENT LAYOUT
28	THE APARTMENTS
32	THE HOUSES
54	THE SPECIFICATION
56	OUR MISSION



Computer generated image, indicative only.



Computer generated image, indicative only.



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 31 acres of public open space with a proposed school and communal amenities at its heart, Cross Trees Park in Shrivenham 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 Cross Trees Park.





HELPING YOU MAKE THE RIGHT MOVE, EVERY STEP OF THE WAY

Our role doesn't end when you reserve your new home. That's when it really begins.

At Legal & General Homes we strive to deliver a service tailored in every detail for modern and contemporary lifestyles. Our customer service starts from a perspective that focuses entirely on your needs, your priorities, and your individual customer journey.

It is one of the places where you make some of your most treasured memories, but buying a house can be a lengthy, confusing and sometimes even a boring experience regardless of whether you're a first time buyer, a downsizer or someone looking for more space to accommodate a growing family. It's a process that tends to be full of jargon and unfamiliar steps that can leave you feeling out of your depth or, worse still, very frustrated.

At Legal & General Homes, we want to help you to break through the complexity and minimise the stress so that you can focus on the more fun and exciting aspects of buying your new home.

Customer service is embedded in the way we operate, from the minute you step through the door of our Visitors Centre. And it doesn't stop when you get your keys. The Legal & General Homes Customer Service Charter stands proudly on display at the Cross Trees Park Visitors Centre, a dynamic environment where you can get a feel via interactive displays of our vision for Cross Trees Park. For those who are looking to buy, or who just want further information about the development, our friendly, professional team will answer any questions you have in a relaxed and unpressured setting.



Legal & General Homes adheres to the Consumer Code. Its purpose is to ensure buyers are treated fairly, know the service levels to expect, and are given reliable information on which to make decisions.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

BEAUTIFULLY DESIGNED HOMES

An inspirational setting

Picturesque landscape and rural lanes, a village crafted from local brick and Cotswold stone; Shrivenham's layers of history weave together beautifully. This setting, both natural and architectural, has inspired the design of Cross Trees Park to create the impression it has naturally evolved out of its environment. By keeping several public rights of way, Cross Trees Park is integrally connected along established byways to its surroundings, contributing its own unique new layer to the history to the village.

Regardless of the type of property, from two-bedroom apartments to two, three, and four-bedroom houses, all the homes at Cross Trees Park benefit from a nuanced yet distinctive architectural design. External materials include brick with flourishes of painted brick and flint block, with careful feature details to brickwork, windows and porch designs adding a welcome diversity. Within the homes, carefully considered design creates well-proportioned, balanced space. Features like the use of Hive smart technology and well-planned living areas ensure these homes are as practical as they are aspirational.





Natural appeal

Cross Trees Park has been designed to create a new community with a semi-rural ambience and distinctive character areas, all naturally interconnected to each other. Not just a desirable new address, Cross Trees Park will offer a new and rewarding way to experience stylish, contemporary living.

The Community Park

At the heart of Cross Trees Park, a wide natural green space and amenity for residents and the wider community to enjoy all year round.

The Playground

A place for imaginative play for toddlers upwards, where young residents can enjoy being in the open air, making friends, and enjoying quality family time.

Highworth Road

The gateway between Cross Trees Park and its wider village setting enabling the development to merge seamlessly into its surroundings.

Green Avenue

Lined with trees and homes set back from the trim trail, Green Avenue reflects the sense of truly being amongst nature that defines Cross Trees Park.

Main Street

A principal road through Cross Trees Park flanked by characterful detached and terraced homes as well as apartments.

The Back Lanès

A character area that reflects the development's rural setting and offers a range of house styles.

Land for a proposed new primary school

This area has been reserved for a proposed two-form entry primary school for both new residents and existing villagers.



SHARED SPACES, SAFETY AND SUSTAINABILITY ...creating a true community

From many vantage points in Cross Trees Park there are glimpses of Shrivenham village and of the landmark tower of St Andrew's Church. It is a reminder that residents are also part of a larger community. That is why many of the features at Cross Trees Park are designed to bring together, not only those who will come to live here, but also the broader community in which it sits.

To the south of the development, the 2.5 acre Community Park is not only accessible from within Cross Trees Park, but also via public footpaths from the village. The proposed school will benefit new and existing families, and be part of the company's commitment to building sustainable communities.

Play spaces encourage young residents to make their first neighbourhood friends while parkland and open areas are visible

from many of the homes, a feature known as 'natural surveillance'. Safety has also been built into the new road; where there are shared thoroughfares, low-speed vehicle movement has been built into the design. This all adds up to Cross Trees Park reflecting Legal & General Homes' belief in creating communities that are as connected as they are inclusive.





GREEN

At Cross Trees Park we have worked closely with nature so that you can enjoy living with nature now and in the years ahead.

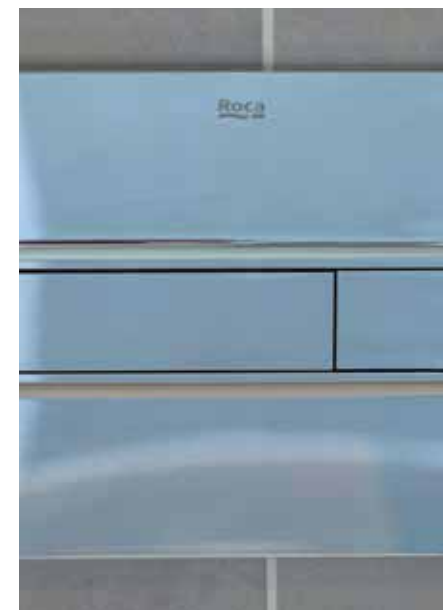
SPACES



With its setting close to open fields and agricultural land as well as the manicured greens of the golf course, Cross Trees Park nestles in a wonderful patchwork of verdure, one that has inspired the flourishing space that is also at its heart.

Here, the existing natural landscape is not just being protected; it is being enhanced. Extensive new planting of native species of trees and plants will ensure that Cross Trees Park will have a leafy, natural feel which will mature over the years. This combination of the established and augmented landscape will encourage biodiversity and provide habitats for a wide range of birdlife, mammals and insects. The addition of clipped hedgerows which showcase the homes mirror ancient hedgerows that have formed the boundaries and sheltered birds and wildlife at the site for centuries.

The green infrastructure is such an important element in the character of Cross Trees Park that almost 13 acres in phase 1 are devoted to public open space, including the Community Park and dedicated play space. From a kick about to strolls, a morning run or play session before bedtime, every resident can feel closer to nature.



NOT JUST A GREEN PLACE, A SUSTAINABLE ONE

Legal & General Homes are committed to environmental sustainability, from the construction process to the long-term sustainability of the land where we build. Within Cross Trees Park are state-of-the-art sustainable drainage systems (known as SUDS) designed to reduce the potential impact with respect to surface water drainage discharges. Each home is well insulated and many homes feature two heating zones that operate independently, so you can switch off less frequently used areas like hallways, reducing bills. Appliances and boilers are A-rated for energy-efficiency, and water usage is conserved with eco-conscious overflows and pipes, and dual-flush toilets. In addition, we will provide you with accurate data on energy credentials and projected savings so that you are well-informed on this important aspect of your home.



WHAT YOU SEE IS WHAT YOU GET



FULLY INTEGRATED APPLIANCES

All kitchens feature an integrated Bosch electric oven, gas hob, microwave or combination oven/microwave, Elica cloud hood if over island, fridge-freezer, dishwasher and washer/dryer. Established over a century ago, Bosch is Europe's number one appliance brand.



HIGHLY-CONTROLLABLE HOT WATER

Each home features mixer taps and thermostatic shower mixers by Hansgrohe to ensure a balanced, configured blend of hot and cold water. Founded in 1901, Hansgrohe's ethos is good design combined with maximum functionality and innovative technology.



HIGH QUALITY TILING THROUGHOUT

Bathrooms and en suites benefit from the beautiful finish of ceramic and porcelain tiles by Minoli, a British company established in London over 60 years ago and based in Oxfordshire.



CLOAKROOM/STATEMENT SANITARYWARE

Roca, based near Barcelona, produced their first bath in 1929, and today are known for bathroom sanitaryware that helps create an oasis of comfort and convenience. Homes at Cross Trees Park make use of designs such as off the floor units with storage to make the most of the available space.



LUXURY, DURABLE FLOORING

Kitchens, dining/breakfast areas, entrance halls and utility rooms feature Amtico flooring. A name renowned for the design and creation of luxury, quality and durable flooring.



100% POLYPROPYLENE OR WOOL CARPET AS STANDARD

Living rooms, studies (where included), landings and all bedrooms are fitted as standard, bringing softness, natural beauty and warmth to these rooms.



SMART HEATING TECHNOLOGY

Homes feature a Worcester Bosch Greenstar boiler and Hive heating system that wirelessly controls two heating zones as well as hot water, fast, efficiently and remotely.



SECURE AND SAFE

All ground floor doors and windows are PAS 24 security certified for peace of mind and there are mains operated smoke and carbon monoxide detectors with battery back-up.



CAREFULLY CONSIDERED CONTEMPORARY DESIGN WITH
WELL KNOWN BRANDS INCLUDED AS STANDARD;
THE HALLMARKS OF A HOME AT CROSS TREES PARK.



THE HOMES AT CROSS TREES PARK REFLECT
A HIGH LEVEL OF ATTENTION TO DESIGN AND
DETAIL; THE RESULT IS EXCEPTIONAL COMFORT,
ENERGY-EFFICIENCY AND STYLE.



IN EACH HOME YOU'LL NOTICE BRAND NAMES
WHICH REPRESENT A BYWORD FOR QUALITY,
RELIABILITY AND DESIGN INNOVATION.

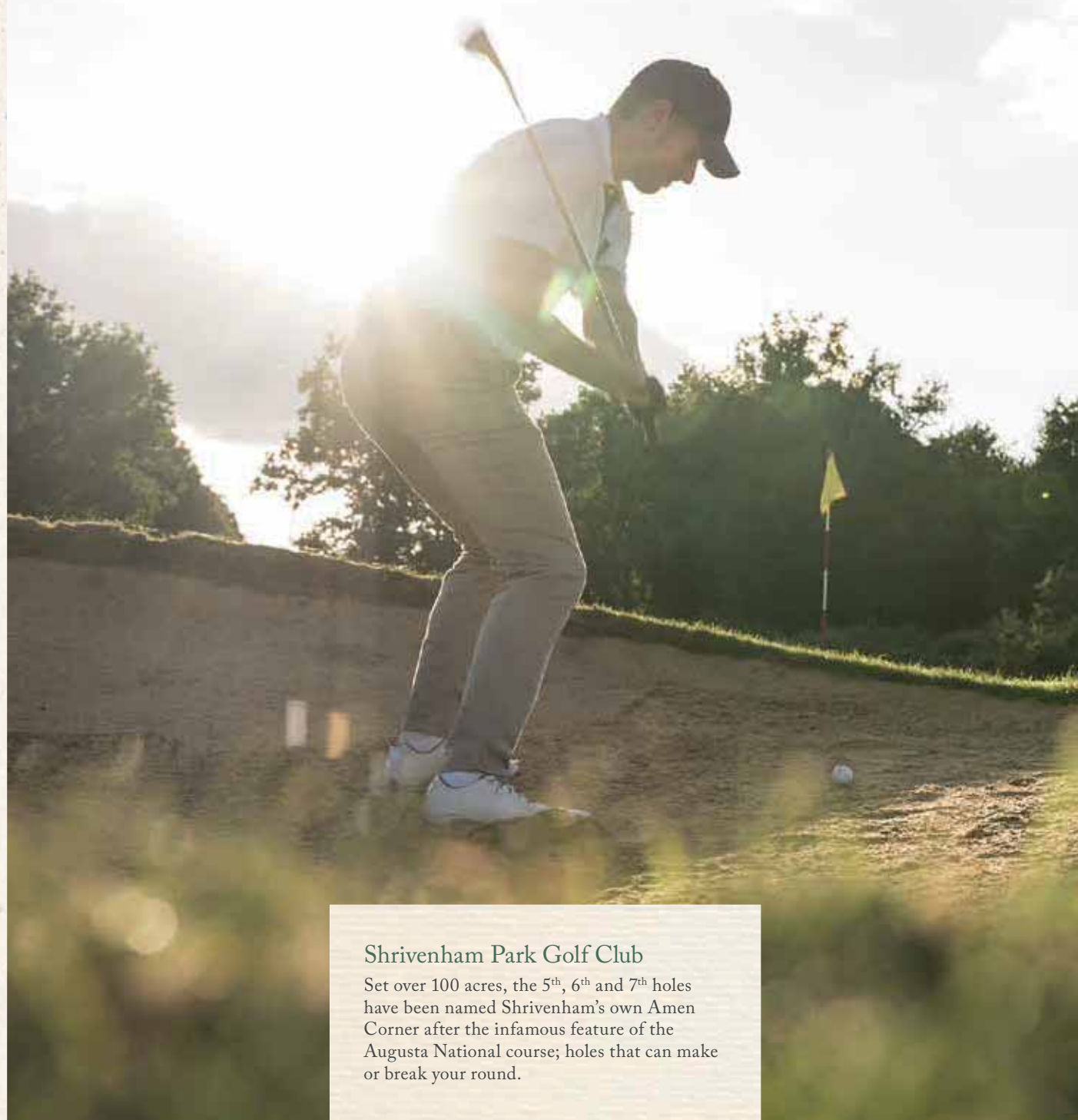




Shrivenham

AT YOUR LEISURE

The wide High Street of Shrivenham recalls the days when the village was a stop on the old coaching route on the Swindon to Oxford road. Yet like all thriving villages, Shrivenham has evolved into a location that meets the everyday needs of contemporary living. In addition to the post office, a farm shop, village stores and a pharmacy, you'll find delights including an organic hair salon set in a converted horse-box and a food emporium offering locally sourced, artisan produce.



Shrivenham Park Golf Club

Set over 100 acres, the 5th, 6th and 7th holes have been named Shrivenham's own Amen Corner after the infamous feature of the Augusta National course; holes that can make or break your round.



The Vale of White Horse Gliding Centre

The centre operates weekends and bank holidays from Sandhill Farm. Whether you're a novice or an experienced flyer, this is an unique opportunity to see The Vale of White Horse from an exhilarating new perspective.

Highworth Recreation Centre

Offering a wide range of activities including fitness classes, gymnastics, trampolining plus racquet sports including badminton, tennis and squash, and a host of clubs including swimming, diving, taekwondo, cricket and bowls.

Shrivenham Amateur Dramatics Society

The long-established society stages two performances a year, one in spring/summer and a highly popular pantomime at Christmas time. Whether you want to tread the boards or help out behind the scenes, new members of all ages are always welcome.

Shrivenham Village Fete

Taking place each August bank holiday, and attracting approximately 5,000 visitors, all ages can enjoy the much-loved and popular event that includes a funfair, dog show, live music, a food court and a host of market stalls.



The Village Circular Walk

Joining up many long-trodden footpaths and signposted with an 'S' logo, this is just one of several circular walks ranging from 1.5 to 3 miles in and around Shrivenham. Discover sun-dappled tracks as you cross stiles, experiencing nature first hand.

Shrivenham FC

Shrivenham play their home games at Barrington Park on Highworth Road. Established in 1900 they were champions of the Hellenic League Division One West, which saw them promoted into the Hellenic Premier Division.

Faringdon Walks

Wander through National Trust woodland and follow established walks where you will discover the 13th century tithe barn at Great Coxwell which artist William Morris described as the finest piece of architecture in England. Or take the Folly Walk, surrounded by a scarlet blanket of poppy fields each June.





RELAX AND ENJOY

the very best of town and country

FROM MARKET TO RIVERSIDE, SPA TO UNIVERSITY TOWNS, YOU WILL FIND CHIC SHOPPING, DINING, CULTURE AND ENTERTAINMENT NEAR SHRIVENHAM THAT EACH OFFERS THEIR OWN UNIQUE AMBIANCE, CHARACTER AND STYLE.



FARINGDON

Ancient Cotswolds market town

Faringdon takes its 1218 market Charter very seriously with host of weekly and monthly markets, as well as a host of independent stores from jewellers to hardware and cycle shops as well as a Waitrose. Catch the latest release at the Regent cinema in the Corn Exchange and enjoy autumn's Apple Day, and May's Blackbird Day celebrating the link to the iconic nursery rhyme.

2.7 miles from Cross Trees Park



SWINDON

A buzzing town with a host of leisure facilities

At the heart of Swindon is the Brunel Shopping Centre with 100 shops as well as The Crossing food hub, the perfect place to meet friends. For bargain hunters, the McArthurGlen Designer Outlet is definitely worth a visit. Swindon's Shaw Ridge Leisure Park is a premier leisure destination with Cineworld, Space soft play and Laser Quest, as well as Tenpin Bowling, while STEAM is the town's museum of the Great Western Railway and set in a restored station. Culture lovers can enjoy a wide range of programmes at the Wyvern Theatre and Arts Centre and the Swindon Museum and Art Gallery.

7 miles from Cross Trees Park



CIRENCESTER

A shopper's paradise

With streets of golden stone, Cirencester is an authentic Cotswold market town. Independent shops, restaurants and cafés line areas like the Market Place which is also the venue for the Cirencester Advent Festival. Dyer, Cricklade and Castle Streets, the covered Bishops Walk and The Woolmarket host yet more shops and boutiques, and there's also a weekly Antiques and Collectables Market. Cirencester's Roman past is very evident with a Roman amphitheatre while summer sees Cirencester Polo Club in Cirencester Park welcoming the public to its sporting events.

20 miles from Cross Trees Park

OXFORD

Steeped in history but with a contemporary edge

Although Oxford revolves around its prestigious university, established in the 12th century, its shopping and leisure facilities couldn't be more chic and contemporary. The extensively remodelled Westgate Oxford mall is home to prestigious global brands, sophisticated rooftop bars and dining, and a five-screen cinema. Queen and Cornmarket Streets and nearby walkways are lined with quirky independent stores. Founded in 1683, the famous Ashmolean showcases an extraordinary collection of art and archaeology while the New Theatre offers a wide variety of shows, including musical theatre, stand-up comedy, and concerts.

24 miles from Cross Trees Park

CHELTENHAM

Cultural capital of the Cotswolds

Home to the renowned annual Cheltenham Festival, four days of exciting horse jump racing culminating in the celebrated Gold Cup, the town is just as well known for its elegant Regency architecture including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. For shoppers, the Promenade was named one of the best shopping streets in the UK while the Regent Arcade offers over 60 stores. Culture lovers can experience a host of annual events such as the Cheltenham Literature, Jazz, Science and Music festivals - and can enjoy fine art at The Wilson museum or take in a wide variety of plays, shows and comedy at the Victorian Everyman Theatre.

34 miles from Cross Trees Park



The perfect foundations for the future

From early learning to schools with a philosophy to promote lifelong learning, you will find quality schooling close to home, including a brand-new primary school - planned for the village heart of Cross Trees Park.



SCHOOLS LOCAL TO THE CROSS TREES PARK AREA

PRIMARY SCHOOLS

- 1 **SHRIVENHAM CHURCH OF ENGLAND PRIMARY SCHOOL**
28 High St, Shrivenham, Swindon SN6 8AD
- 2 **SOUTHFIELDS JUNIOR SCHOOL**
Shrivenham Rd, Highworth, Swindon SN6 7BZ
- 3 **EASTROP INFANT SCHOOL**
Highworth, Swindon SN6 7AP
- 4 **PINEWOOD SCHOOL**
Bourton, Shrivenham, Swindon SN6 8HZ
- 5 **WATCHFIELD PRIMARY SCHOOL**
2 North St, Watchfield, Swindon SN6 8SD
- 6 **FARINGDON JUNIOR SCHOOL**
26 Gloucester St, Faringdon SN7 7HY

SECONDARY SCHOOLS

- 7 **KINGSDOWN SCHOOL**
Hyde Rd, Stratton St Margaret, Swindon SN2 7SH
- 8 **HIGHWORTH WARNEFORD SCHOOL**
Shrivenham Rd, Highworth, Swindon SN6 7BZ
- 9 **SWINDON ACADEMY**
Beech Ave, Swindon SN2 1JR
- 10 **FARINGDON COMMUNITY COLLEGE**
Fernham Road, Faringdon, Oxfordshire, SN7 7LB





LIVING AT CROSS TREES PARK, YOU'RE WELL CONNECTED

Being close to excellent transport links is about more than the advantages of ease of access to key centres across the region, it also means you and your family can enjoy all the benefits of a healthier work-life balance as well as the wealth of leisure opportunities it has to offer.

Shrivenham sits within a highly developed road network of several major routes across Oxfordshire, Wiltshire, the Home Counties and beyond, with the M4 to the south and A40 to the north. There are also proposals for a new junction onto the A420 Bristol to Oxford road which runs close to Shrivenham, leading to the A34 eighteen miles away.

Those working in Bath, Cheltenham, Bristol, Basingstoke, Reading, and Oxford will find they are within an hour by road, and in many cases far less with Oxford just 34 minutes' drive.

By train, Swindon station has fast direct services into London Paddington in under an hour, with onward Bakerloo, District, Circle, and Hammersmith & City Line connections to the heart of the City in 20 minutes.



SWINDON 7 MILES	READING 43 MILES
COTSWOLDS 28 MILES	BATH 46 MILES
CIRENCESTER 20 MILES	BASINGSTOKE 47 MILES
OXFORD 24 MILES	BRISTOL 49 MILES
CHELTENHAM 35 MILES	BRISTOL AIRPORT 58 MILES
	HEATHROW AIRPORT 69 MILES



Distances and times taken from GoogleMaps.com and www.thetrainline.com.
Map is indicative only and is not to scale.

Train line
 Road

APARTMENTS



Page 28

THE MARYLAND
(2 Bedroom)
Plots 174–182

2 BEDROOM HOMES



Page 32

THE IVER
Plots 76, 173 & 183



Page 34

THE LANGLEY
Plots 4, 35, 36, 50, 51, 68, 69, 74, 75, 105, 107–110, 118, 119, 120, 171, 172, 230, 231 & 233



Page 36

THE KINGHAM
Plots 16–18

3 BEDROOM HOMES



Page 38

THE FARRINGTON
Plots 1, 6, 37, 43, 44, 49, 58, 73, 94, 106, 122, 123, 139, 143, 146, 196, 198, 219 & 232



Page 40

THE DRAYTON
Plots 3, 7, 8, 13, 14, 15, 47, 48, 59, 67, 70, 117, 121 & 160



Page 42

THE CHADWELL
Plots 19, 39, 135, 147, 159, 161, 184, 197, 199 & 203



Page 44

THE ILFORD
Plots 8, 35, 36, 50, 51, 68, 69, 74, 75, 105, 107–110, 118, 119, 120, 171, 172, 230, 231 & 233



Page 46

THE ASHFORD
Plots 77–80, 97–100, 144 & 145



Page 47

THE HANWELL
Plot 12



Page 50

THE GIDEA
Plots 38, 72, 101, 103, 125–129, 133, 136, 137, 148, 151, 154, 157, 162, 185 & 205



Page 48

THE WARRINGTON
Plots 5, 11, 81, 102, 104, 131, 134, 153, 158 & 202



Page 52

THE YORK
Plots 2, 40–42, 82, 83, 95, 155, 194, 195, 200 & 201

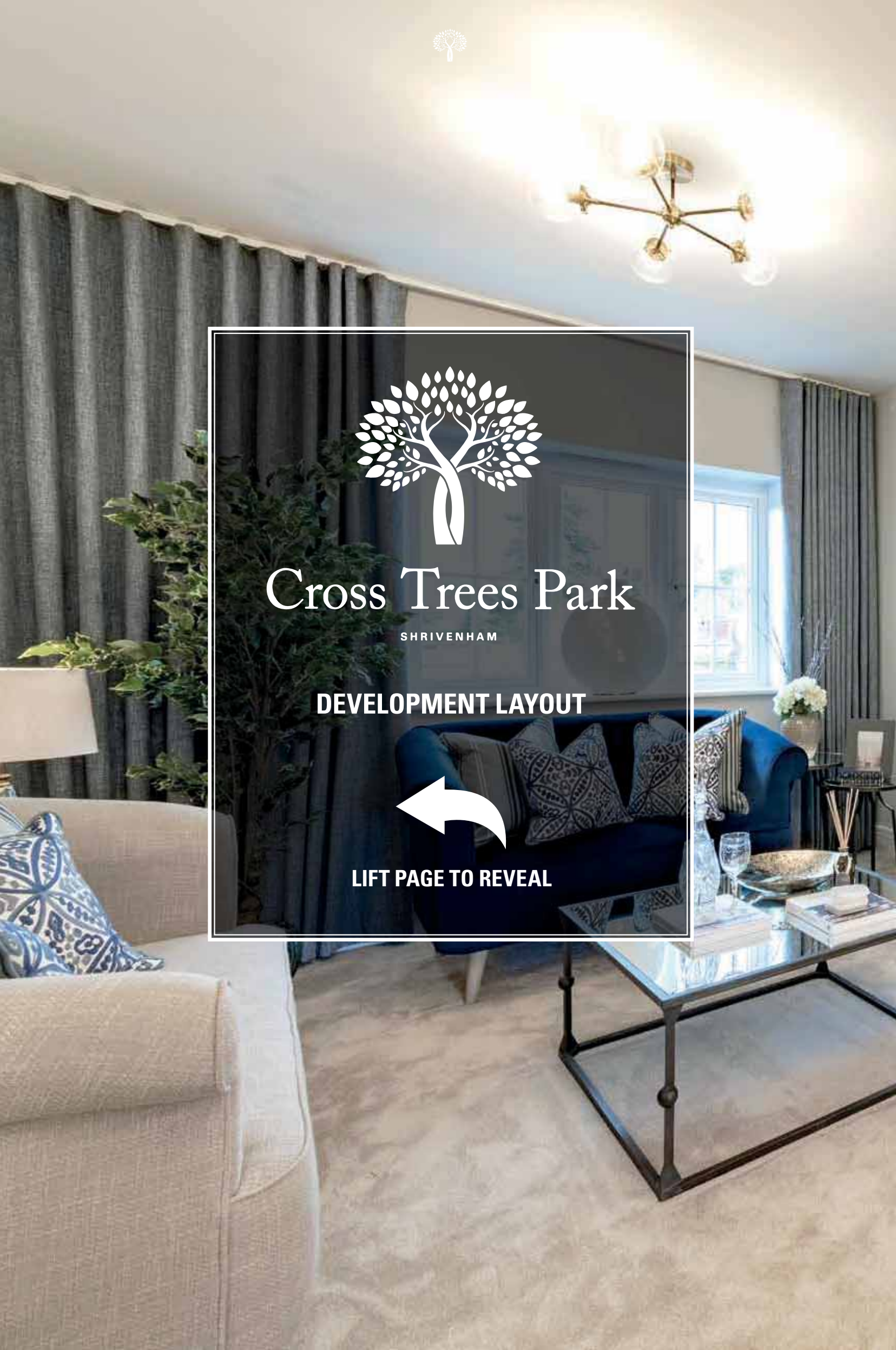


Page 54

THE BURNHAM
Plots 71, 84, 130, 132, 138, 140–142, 149, 152, 156, 163, 193 & 206

● AFFORDABLE HOUSING

Cross Trees Park layout is indicative only and subject to change [and subject to detailed design]. Parking positions to be confirmed. S/S denotes substation. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Phase plan not to scale, indicative only.



Cross Trees Park
SHRIVENHAM

DEVELOPMENT LAYOUT



LIFT PAGE TO REVEAL

THE MARYLAND 2 BEDROOM APARTMENTS

Plots 174, 175, 176, 177, 178, 179, 180, 181 & 182



CGI depicts plots 174-182 at Cross Trees Park

- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Generous first bedroom with built in wardrobe and en suite
- Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
- 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 Cross Trees Park are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and 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.

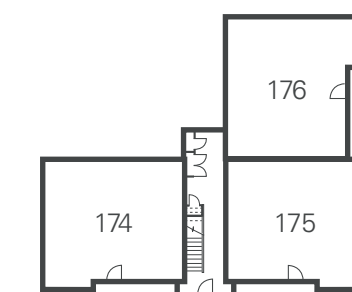
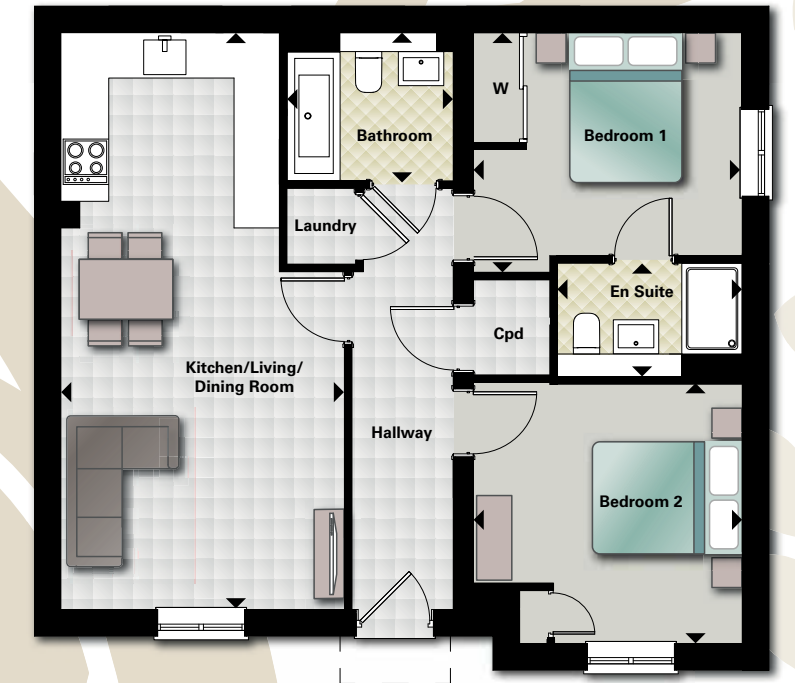


THE MARYLAND 1 Plot 174

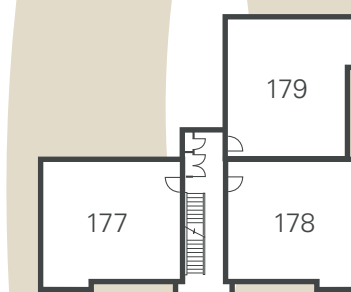
Kitchen/Living/Dining Room	8.08m x 3.90m	26'6" x 12'9"
Bedroom 1	3.55m x 3.12m	11'7" x 10'3"
En Suite	2.41m x 1.50m	7'11" x 4'11"
Bedroom 2	3.55m x 2.98m	11'7" x 9'9"
Bathroom	2.18m x 1.96m	7'2" x 6'5"

THE MARYLAND 2 Plot 175

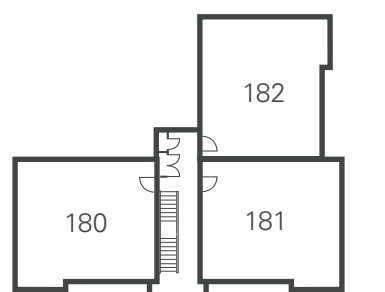
Kitchen/Living/Dining Room	7.63m x 3.75m	25'0" x 12'3"
Bedroom 1	3.55m x 3.12m	11'7" x 10'3"
En Suite	2.41m x 1.50m	7'11" x 4'11"
Bedroom 2	3.55m x 3.43m	11'7" x 11'3"
Bathroom	2.18m x 1.96m	7'2" x 6'5"



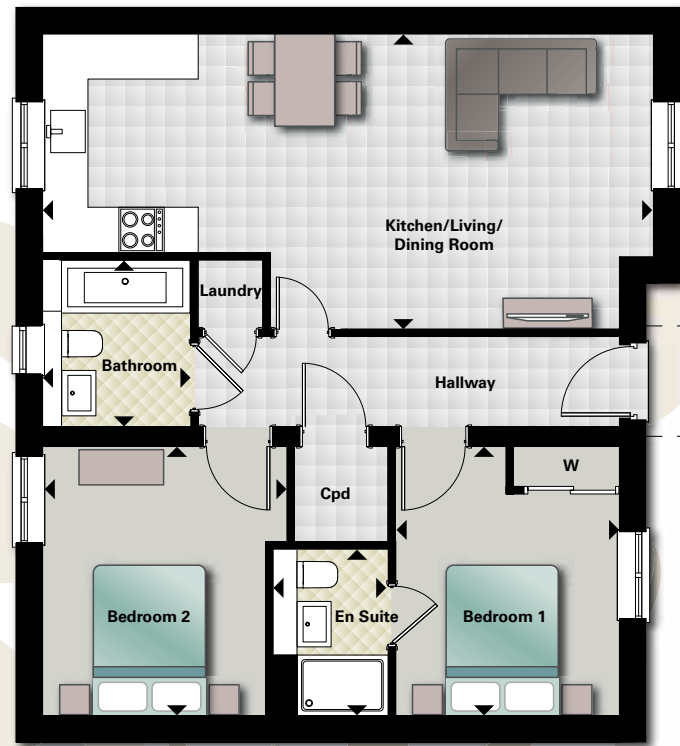
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE MARYLAND 3

Plot 176

Kitchen/Living/Dining Room	8.08m x 3.90m	26'6" x 12'9"
Bedroom 1	3.55m x 2.95m	11'7" x 9'8"
En Suite	2.41m x 1.50m	7'11" x 4'11"
Bedroom 2	3.55m x 3.15m	11'7" x 10'4"
Bathroom	2.18m x 1.96m	7'2" x 6'5"



THE MARYLAND 4

Plots 179 & 182

Kitchen/Living/Dining Room	8.08m x 3.41m	26'6" x 11'2"
Bedroom 1	4.42m x 2.90m	14'6" x 9'6"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	4.42m x 2.70m	14'6" x 8'10"
Bathroom	2.18m x 1.96m	7'2" x 6'5"

THE MARYLAND 5

Plots 177 & 180

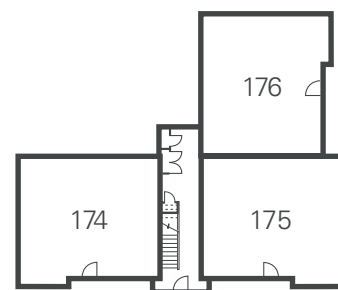
Kitchen/Living/Dining Room	8.08m x 4.12m	26'6" x 13'6"
Bedroom 1	4.42m x 2.90m	14'6" x 9'6"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	4.42m x 2.70m	14'6" x 8'10"
Bathroom	2.14m x 1.96m	7'0" x 6'5"



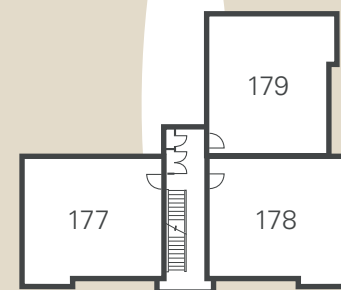
THE MARYLAND 6

Plots 178 & 181

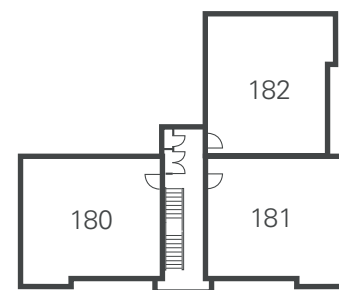
Kitchen/Living/Dining Room	8.08m x 4.12m	26'6" x 13'6"
Bedroom 1	4.42m x 2.90m	14'6" x 9'6"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	4.42m x 2.70m	14'6" x 8'10"
Bathroom	2.18m x 1.96m	7'2" x 6'5"



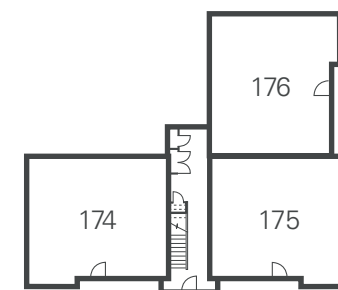
GROUND FLOOR



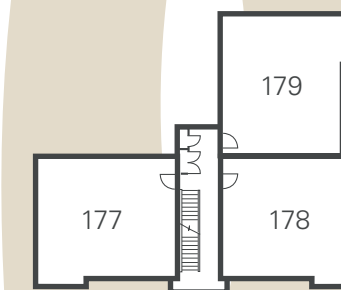
FIRST FLOOR



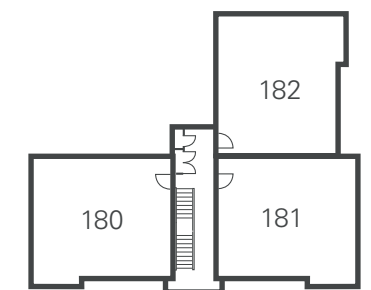
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE IVER 2 BEDROOM HOME

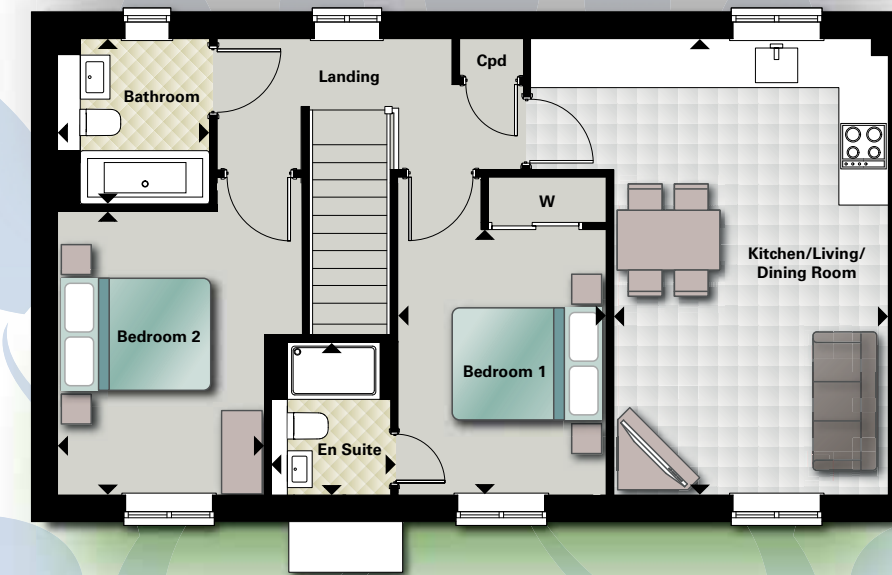
Plots 76, 173 & 183



CGI depicts Plot 183 at Cross Trees Park

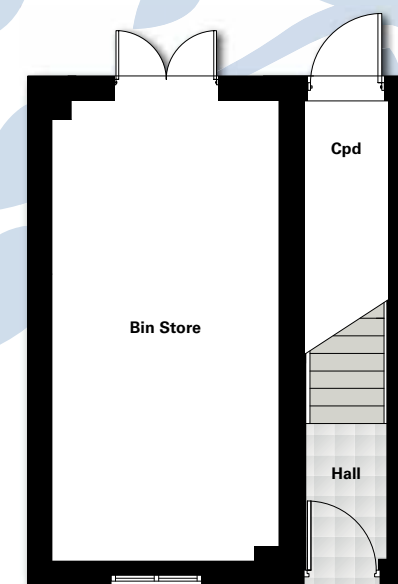
- Spacious open-plan kitchen/living/dining room with Bosch appliances and white goods
- Large first bedroom with built-in wardrobe and en suite
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Private carport and one additional parking space

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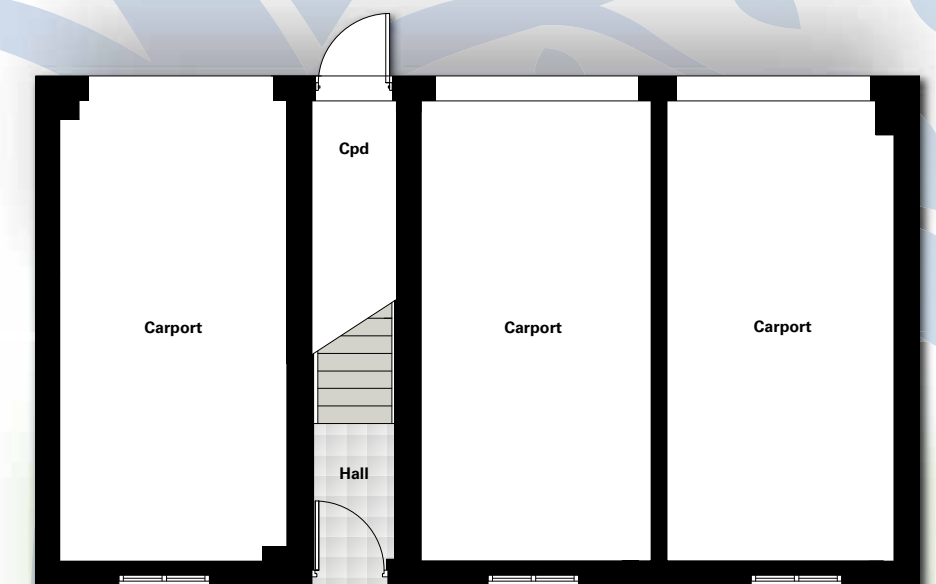


FIRST FLOOR

Kitchen/Living/Dining Room	6.03m x 3.62m	19'9" x 11'11"
Bedroom 1	3.47m x 2.75m	11'4" x 9'0"
En Suite	2.01m x 1.57m	6'7" x 5'1"
Bedroom 2	3.73m x 2.72m	12'2" x 8'11"
Bathroom	2.18m x 2.01m	7'2" x 6'7"



Variation to plot 173 only



GROUND FLOOR



THE LANGLEY 2 BEDROOM HOME

Plots 4*, 35, 36*, 50, 51*, 68*, 69, 74, 75*, 105, 107, 108*, 109, 110*, 118, 119*, 120*, 171, 172*, 230, 231* & 233*

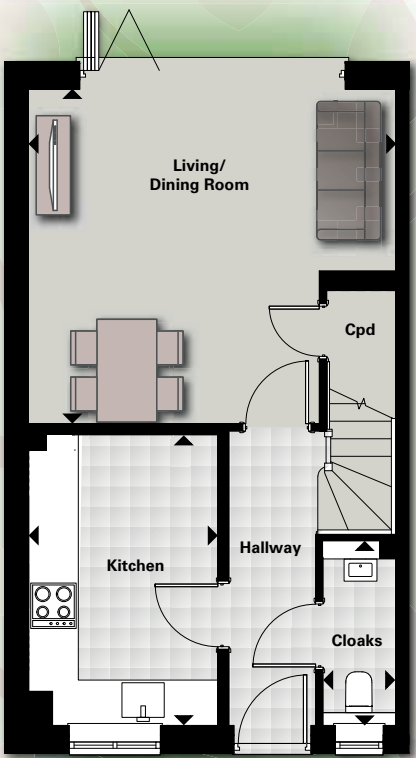


CGI depicts Plots 35 & 36 at Cross Trees Park

- Separate kitchen with Bosch appliances
 - Spacious living/dining room with bi-fold doors opening on to the rear garden
 - Large first bedroom with built-in wardrobe and en suite
- Spacious second double bedroom
 - Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles

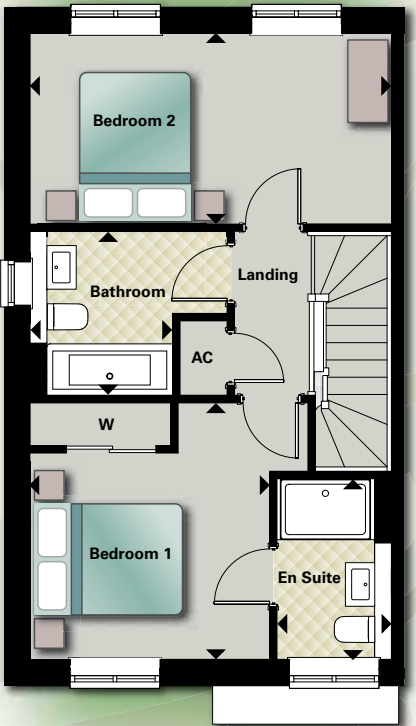
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*Denotes handed plot.



GROUND FLOOR

Kitchen	
3.86m x 2.49m	12'7" x 8'2"
Living/Dining Room	
4.84m x 4.38m	15'10" x 14'4"
Cloakroom	
2.42m x 0.96m	7'11" x 3'2"



FIRST FLOOR

Bedroom 1	
3.44m x 3.21m	11'3" x 10'6"
En Suite	
2.40m x 1.53m	7'10" x 5'0"
Bedroom 2	
4.84m x 2.55m	15'10" x 8'4"
Bathroom	
2.18m x 1.91m	7'2" x 6'3"



THE FARRINGTON 3 BEDROOM HOME

Plots 1, 6, 37, 43*, 44, 49*, 58, 73, 94, 106*, 122*, 123, 139, 143*, 146, 196*, 198, 219* & 232



CGI depicts Plot 1 at Cross Trees Park

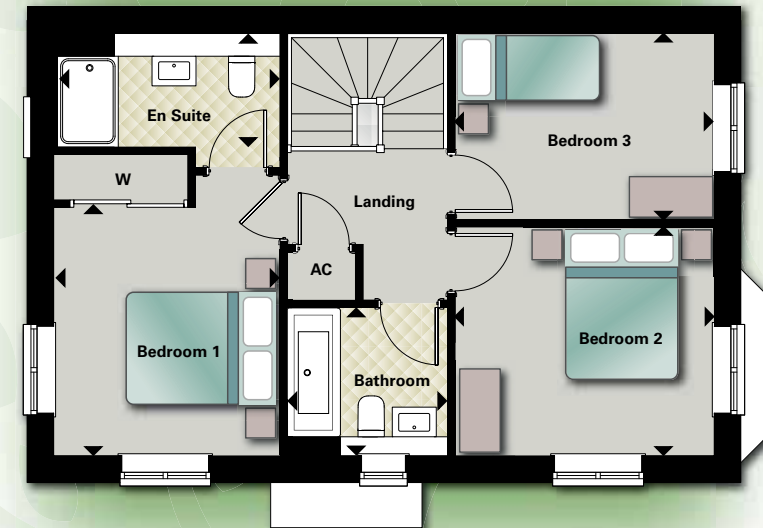
- A substantial three-bedroom home
- Large separate living room with bay window
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- Large entrance hallway with cloakroom
- Generous first bedroom with en suite and fitted wardrobe

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*Denotes handed plot.

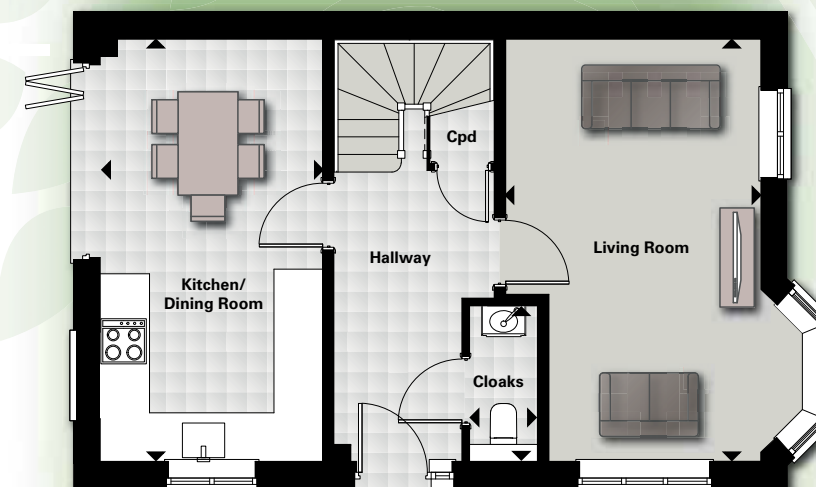


FIRST FLOOR



Bedroom 1	3.28m x 2.99m	10'9" x 9'9"
En Suite	2.94m x 1.50m	9'8" x 4'11"
Bedroom 2	3.42m x 3.02m	11'2" x 9'10"
Bedroom 3	3.42m x 2.46m	11'2" x 8'0"
Bathroom	2.10m x 1.96m	6'10" x 6'5"

GROUND FLOOR



Kitchen/Dining Room	5.58m x 2.94m	18'3" x 9'7"
Living Room	5.58m x 3.37m	18'3" x 11'0"
Cloakroom	2.06m x 0.90m	6'9" x 2'11"



THE DRAYTON 3 BEDROOM HOME

Plots 3*, 7*, 8, 13, 14, 15*, 47*, 48, 59, 67*, 70, 117*, 121 & 160*

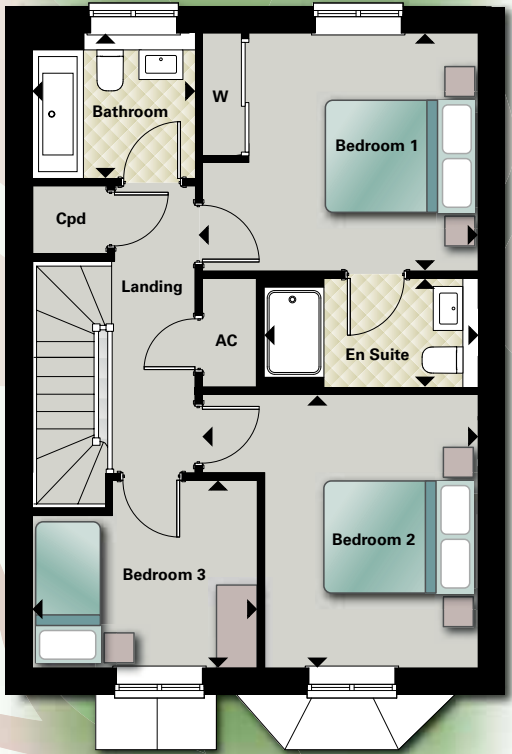


CGI depicts Plots 14 & 15 at Cross Trees Park

- A traditional three-bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- Spacious living room with bay window
- Large first suite with fitted wardrobes and en suite
- Downstairs cloakroom with Roca sanitaryware and storage

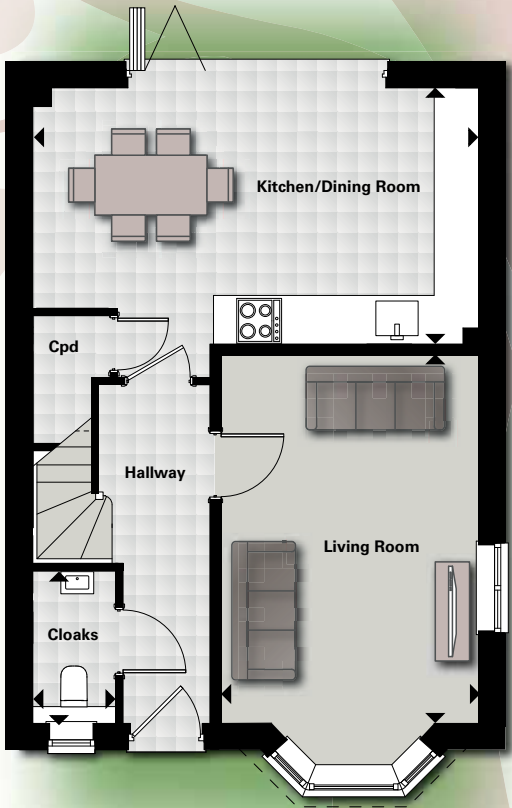
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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.77m x 3.07m	12'4" x 10'0"
En Suite	2.85m x 1.54m	9'4" x 5'0"
Bedroom 2	3.77m x 3.57m	12'4" x 11'8"
Bedroom 3	3.02m x 2.51m	9'10" x 8'2"
Bathroom	2.06m x 1.93m	6'10" x 6'3"



GROUND FLOOR

Kitchen/Dining Room	5.96m x 3.32m	19'6" x 10'10"
Living Room	4.92m x 3.45m	16'1" x 11'3"
Cloakroom	2.15m x 1.10m	7'0" x 3'7"



THE CHADWELL 3 BEDROOM HOME

Plots 19, 39, 135, 147, 159, 161*, 184*, 197, 199 & 203

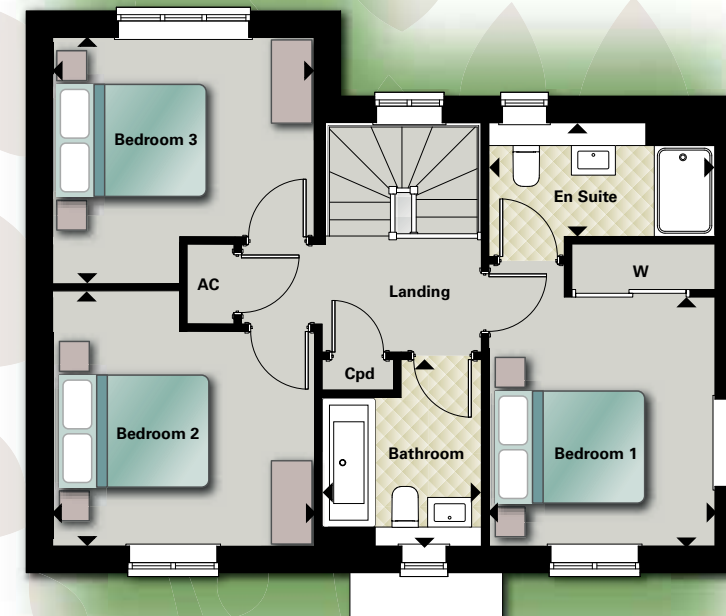


CGI depicts Plot 147 at Cross Trees Park

- Detached double fronted three bedroom home
- Large entrance hallway
- Study/playroom on the ground floor
- Large kitchen/dining room with french doors
- First bedroom with en suite and fitted wardrobe
- Two further double bedrooms
- Separate living room with bi-fold doors opening on to the rear garden
- Downstairs cloakroom with Roca sanitaryware and storage

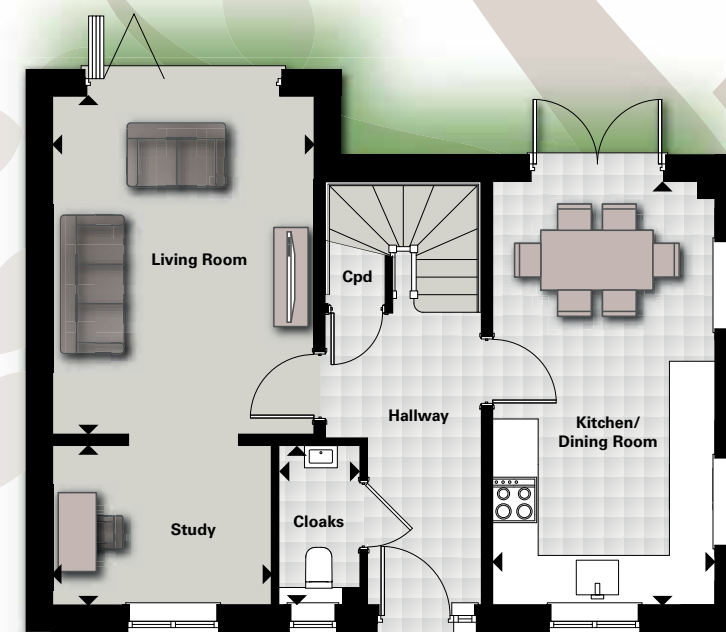
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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.28m x 2.98m	10'9" x 9'9"
En Suite	2.94m x 1.50m	9'8" x 4'11"
Bedroom 2	3.45m x 3.33m	11'3" x 11'0"
Bedroom 3	3.45m x 3.28m	11'3" x 10'9"
Bathroom	2.46m x 2.06m	8'1" x 6'10"



GROUND FLOOR

Kitchen/Dining Room	5.58m x 2.93m	18'3" x 9'7"
Living Room	4.46m x 3.44m	14'8" x 11'4"
Study	2.84m x 2.10m	9'3" x 6'10"
Cloakroom	2.10m x 1.06m	6'10" x 3'5"



THE ILFORD 3 BEDROOM HOME

Plots 9*, 10, 45*, 46, 96, 124, 150*, 204, 217* & 218

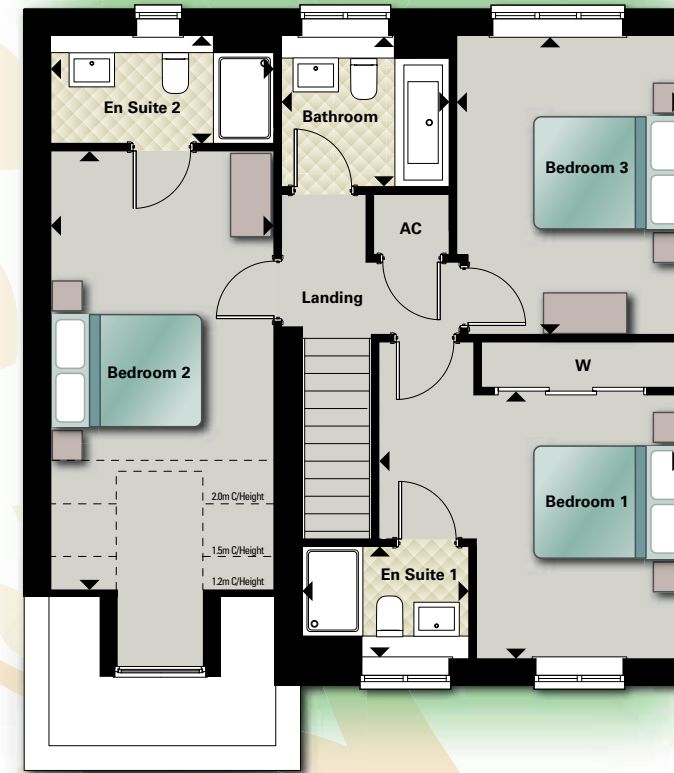


CGI depicts Plot 10 at Cross Trees Park

- Detached three bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- First bedroom with en suite and fitted wardrobe
- Large separate living room
- Utility room with Bosch white goods
- Second bedroom with en suite
- Integrated garage

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.49m x 4.02m	11'5" x 13'2"
En Suite 1	2.16m x 1.48m	7'1" x 4'10"
Bedroom 2	5.80m x 2.95m	19'0" x 9'8"
En Suite 2	2.95m x 1.42m	9'8" x 4'7"
Bedroom 3	3.95m x 2.98m	12'11" x 9'9"
Bathroom	2.20m x 2.00m	7'3" x 6'6"



GROUND FLOOR

Kitchen/Dining Room	6.50m x 3.04m	21'3" x 9'11"
Living Room	5.05m x 3.97m	16'7" x 13'0"
Utility	1.88m x 1.74m	6'2" x 5'8"
Cloakroom	2.03m x 1.06m	6'8" x 3'5"



THE ASHFORD 3 BEDROOM HOME

Plots 77, 78*, 79, 80*, 97, 98*, 99, 100*, 144 & 145*



CGI depicts Plots 144 & 145 at Cross Trees Park

- A spacious three bedroom home
- Open-plan living/dining room with bi-fold doors opening on to the rear garden
- Separate kitchen with Amtico flooring
- Roof lights to living/dining room
- Second floor first suite with dressing area, fitted wardrobe and en suite
- Second bedroom with en suite

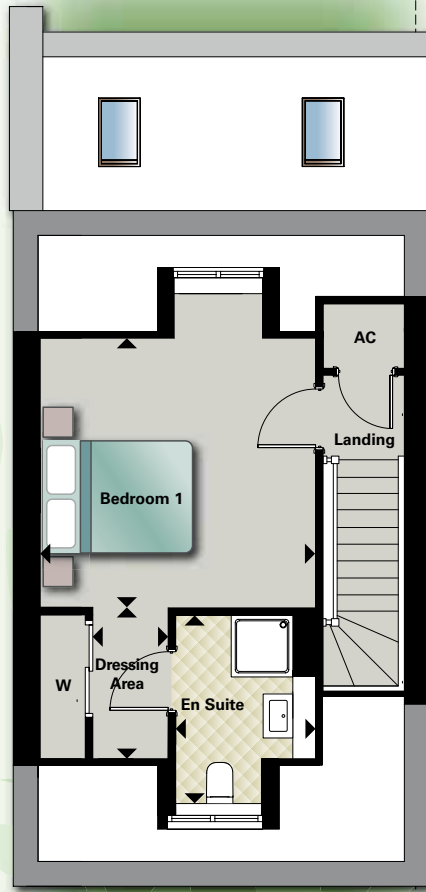
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*Denotes handed plot.



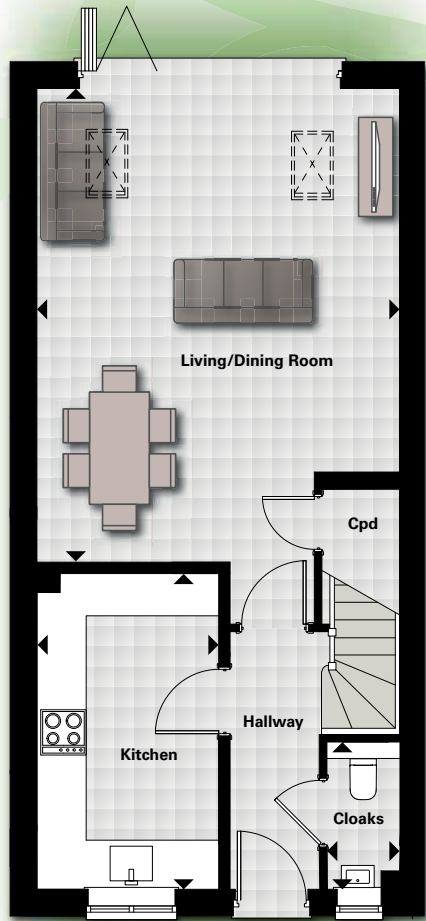
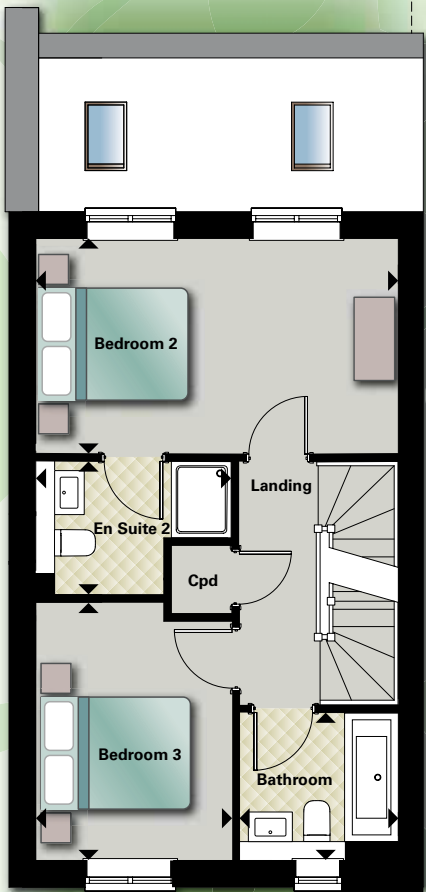
SECOND FLOOR

Bedroom 1	3.63m x 3.52m	11'10" x 11'6"
En Suite	2.77m x 1.83m	9'1" x 6'0"
Dressing Area	1.96m x 1.02m	6'5" x 3'4"



FIRST FLOOR

Bedroom 2	4.79m x 2.84m	15'8" x 9'3"
En Suite 2	2.59m x 1.71m	8'5" x 5'7"
Bedroom 3	3.46m x 2.59m	11'4" x 8'5"
Bathroom	2.06m x 1.96m	6'10" x 6'5"



GROUND FLOOR

Kitchen	4.20m x 2.42m	13'9" x 7'11"
Living/Dining Room	6.24m x 4.79m	20'5" x 15'8"
Cloakroom	1.96m x 0.96m	6'5" x 3'2"



THE WARRINGTON 4 BEDROOM HOME

Plots 5, 11, 81*, 102, 104, 131, 134, 153*, 158* & 202*

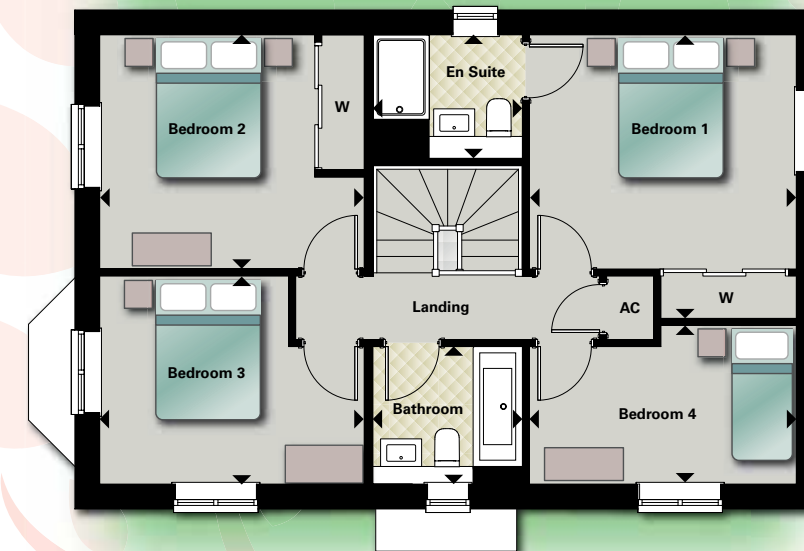


CGI depicts Plot 131 at Cross Trees Park

- Detached four bedroom home
- Large entrance hallway with cloakroom
- Open-plan kitchen/dining room with an island and bi-fold doors opening on to the rear garden
- Utility room with Bosch white goods
- Separate spacious living room with bay window
- First bedroom with fitted wardrobe and en suite

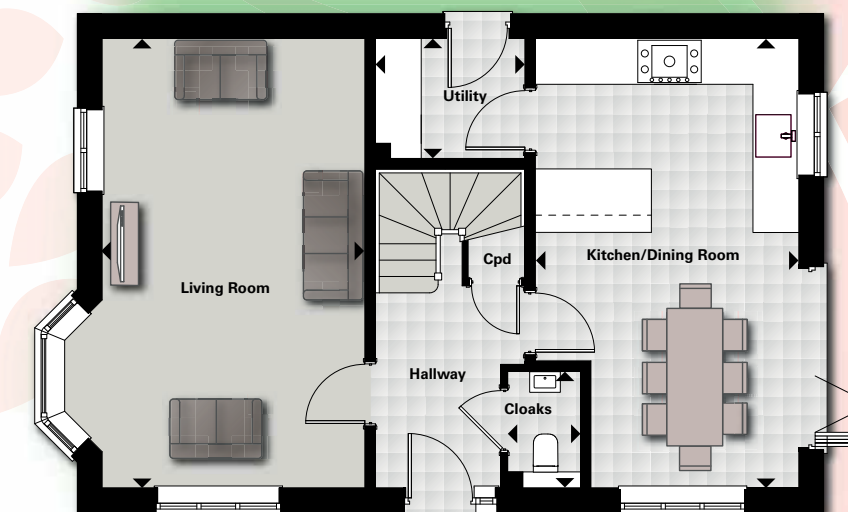
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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	4.02m x 3.78m	13'2" x 12'4"
En Suite	2.07m x 1.75m	6'9" x 5'8"
Bedroom 2	3.75m x 3.32m	12'3" x 10'10"
Bedroom 3	3.67m x 2.95m	12'0" x 9'8"
Bedroom 4	3.70m x 2.25m	12'2" x 7'4"
Bathroom	2.30m x 1.95m	7'7" x 6'4"



GROUND FLOOR

Kitchen/Dining Room	6.37m x 3.73m	20'10" x 12'2"
Living Room	6.37m x 3.72m	20'10" x 12'2"
Utility	2.12m x 1.70m	6'11" x 5'6"
Cloakroom	1.78m x 0.93m	5'10" x 3'1"



THE GIDEA 4 BEDROOM HOME

Plots 38*, 72*, 101, 103*, 125*, 126*, 127*, 128* 129, 133*, 136, 137, 148, 151*, 154, 157*, 162, 185 & 205

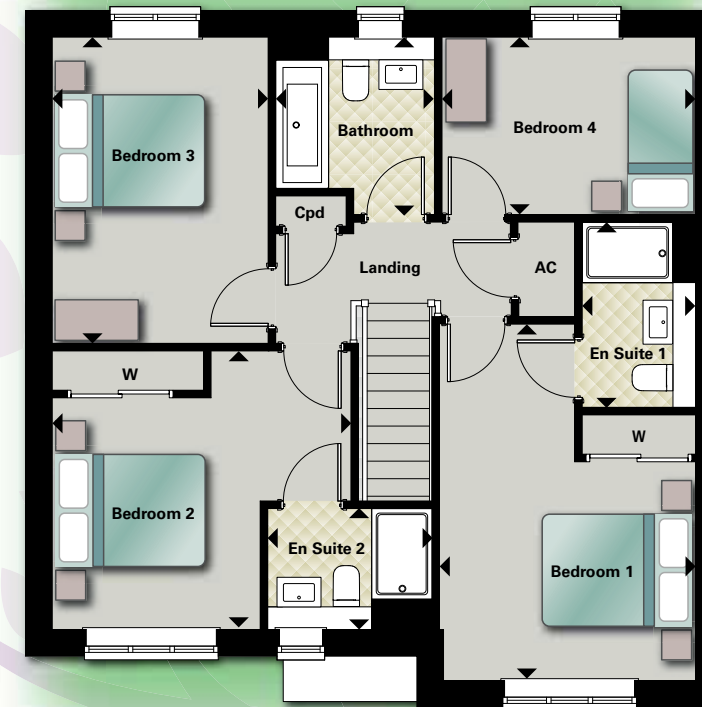


CGI depicts Plot 72 at Cross Trees Park

- Detached four bedroom home
- Open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- First bedroom with en suite and fitted wardrobe
- Large separate living room
- Utility room with Bosch white goods
- Second bedroom with en suite and built in wardrobe
- Study/playroom on the ground floor
- Downstairs cloakroom with Roca sanitaryware and storage

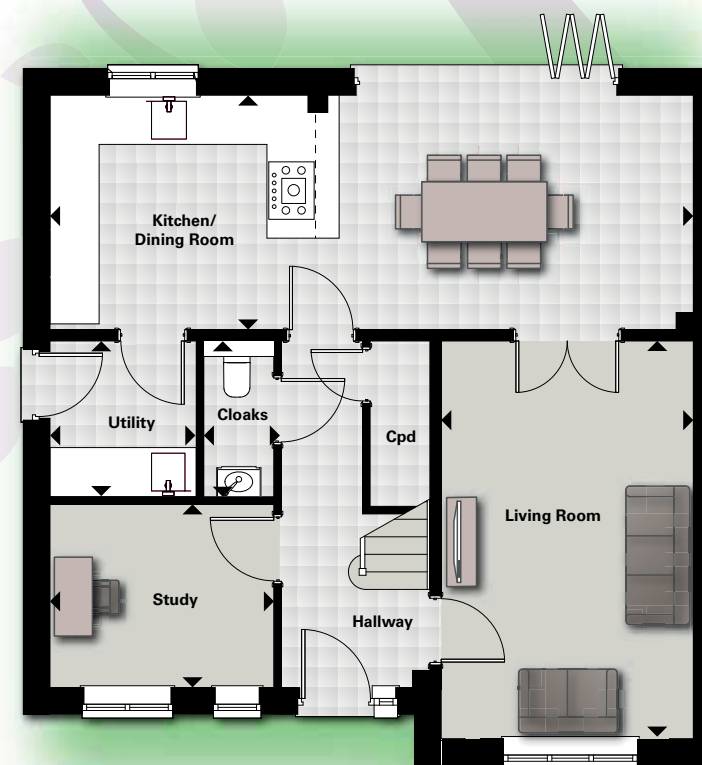
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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	4.71m x 3.38m	15'5" x 11'1"
En Suite 1	2.43m x 1.50m	8'0" x 4'11"
Bedroom 2	3.95m x 3.68m	12'11" x 12'0"
En Suite 2	2.22m x 1.60m	7'3" x 5'3"
Bedroom 3	4.05m x 2.85m	13'3" x 9'4"
Bedroom 4	3.35m x 2.34m	10'11" x 7'8"
Bathroom	2.34m x 2.08m	7'8" x 6'9"



GROUND FLOOR

Kitchen/Dining Room	8.51m x 3.10m	27'11" x 10'2"
Living Room	5.26m x 3.33m	17'3" x 10'11"
Study	2.96m x 2.42m	9'8" x 7'11"
Cloakroom	2.06m x 0.92m	6'9" x 3'0"
Utility	2.06m x 1.93m	6'9" x 6'3"



THE YORK 4 BEDROOM HOME

Plots 2, 40*, 41*, 42*, 82, 83*, 95, 155*, 194, 195*, 200 & 201*

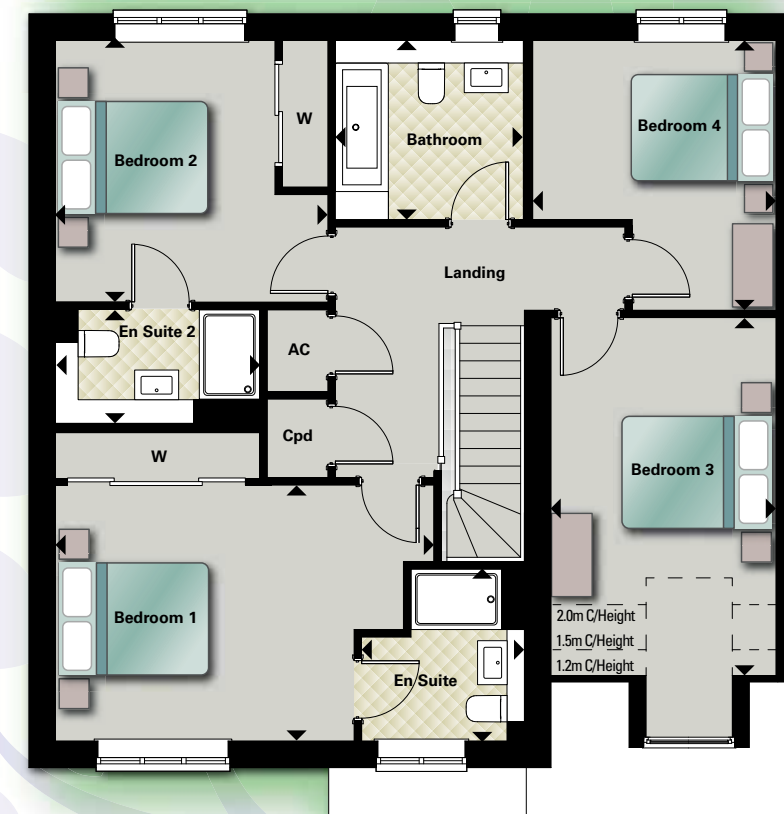


CGI depicts Plot 83 at Cross Trees Park

- Detached spacious four bedroom home
- Large open-plan kitchen/dining room with bi-fold doors opening on to the rear garden
- Utility room with Bosch white goods
- Separate living room
- Large first bedroom with fitted wardrobe and en suite
- Second bedroom with en suite and built-in wardrobe
- Integrated garage

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	5.00m x 3.39m	16'4" x 11'1"
En Suite	2.24m x 2.15m	7'4" x 7'0"
Bedroom 2	3.60m x 3.44m	11'10" x 11'4"
En Suite 2	2.69m x 1.52m	8'10" x 5'0"
Bedroom 3	4.70m x 2.95m	15'5" x 9'8"
Bedroom 4	3.57m x 3.21m	11'8" x 10'6"
Bathroom	2.47m x 2.37m	8'1" x 7'9"



GROUND FLOOR

Kitchen/Dining Room	7.71m x 3.60m	25'3" x 11'9"
Living Room	5.51m x 3.56m	18'0" x 11'8"
Utility	3.60m x 1.67m	11'9" x 5'5"
Cloakroom	2.27m x 1.06m	7'5" x 3'5"



THE BURNHAM 4 BEDROOM HOME

Plots 71*, 84*, 130*, 132, 138, 140, 141*, 142*, 149*, 152, 156, 163, 193 & 206



CGI depicts Plot 71 at Cross Trees Park

- Generous sized four-bedroom home
- Open-plan kitchen/dining room (and utility room) with bi-fold doors opening on to the rear garden
- Separate living room with bi-fold doors opening on to the rear garden, with bay window
- Spacious study/playroom on the ground floor with bay window
- Large first bedroom with en suite and fitted wardrobe
- Second bedroom with en suite and built-in wardrobe

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*Denotes handed plot.



FIRST FLOOR

Bedroom 1	3.89m x 3.67m	12'9" x 12'0"
En Suite 1	2.26m x 1.50m	7'5" x 4'11"
Bedroom 2	3.43m x 3.15m	11'3" x 10'4"
En Suite 2	2.23m x 1.50m	7'4" x 4'11"
Bedroom 3	3.93m x 3.17m	12'10" x 10'4"
Bedroom 4	3.58m x 2.80m	11'8" x 9'2"
Bathroom	2.30m x 2.09m	7'6" x 6'10"



GROUND FLOOR

Kitchen/Dining Room	5.94m x 3.89m	19'5" x 12'9"
Living Room	6.71m x 3.56m	22'0" x 11'8"
Study	3.56m x 2.87m	11'8" x 9'4"
Utility	2.23m x 1.98m	7'3" x 6'5"
Cloakroom	1.99m x 1.30m	6'6" x 4'3"



SPECIFICATION

KITCHENS

- Designer kitchens in a choice of finishes
- Silestone or laminate worktops with matching upstands*
- Heat resistant toughened glass splash back
- LED warm white strip lights to rear of wall cabinets
- Bosch integrated single electric oven
- Bosch microwave (combination microwave to 3 and 4 bedroom houses)*
- Bosch tempered glass gas hob
- Bosch re-circulating hood extractor or ceiling mounted re-circulating extractor kitchens homes with kitchen islands*
- Bosch built-in fridge freezer*
- Bosch fully integrated dishwasher
- Bosch fully integrated or freestanding washer/dryer to homes without a utility room. Bosch freestanding washing machine and Bosch freestanding dryer to houses with utility room*

UTILITY ROOMS *(where applicable)*

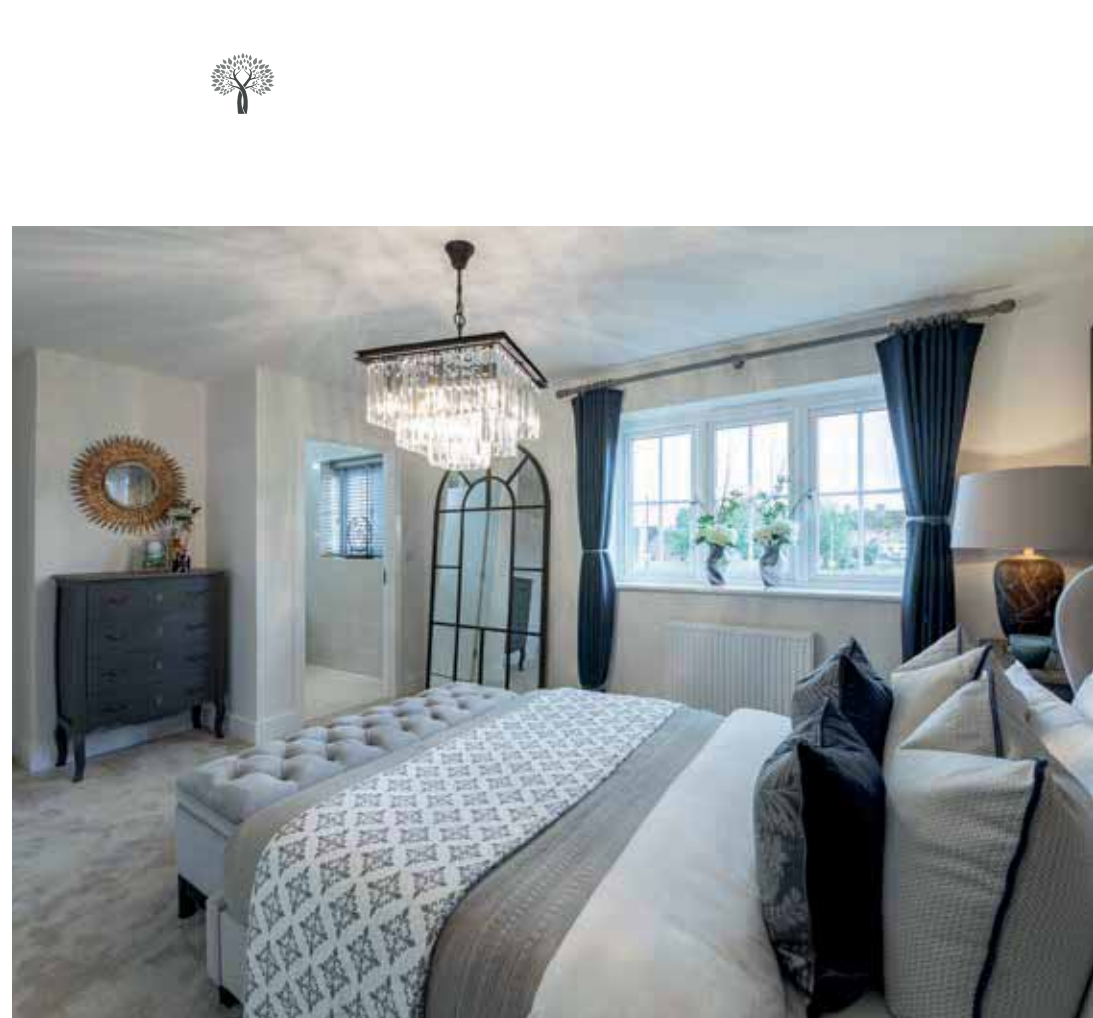
- Bosch freestanding washing machine
- Bosch freestanding dryer

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

- 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, study, bedrooms, landing*: choice of polypropylene carpet or wool carpet

FINISHES & FITTINGS

- All walls smooth painted with Dulux Supermatt emulsion
- Solid core internal doors and woodwork painted with Dulux Satinwood
- Chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height fitted wardrobes to first bedroom and bedroom 2*

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 first bedroom
- 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 first bedroom
- TV/satellite point to living room and first bedroom

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*

SECURITY & SAFETY

- Entry phone system to apartments only
- 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

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*
- Provision for electric vehicle charging point*

GUARANTEE

- 10 year NHBC Buildmark warranty

**According to house/apartment type*

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 began creating homes in 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.



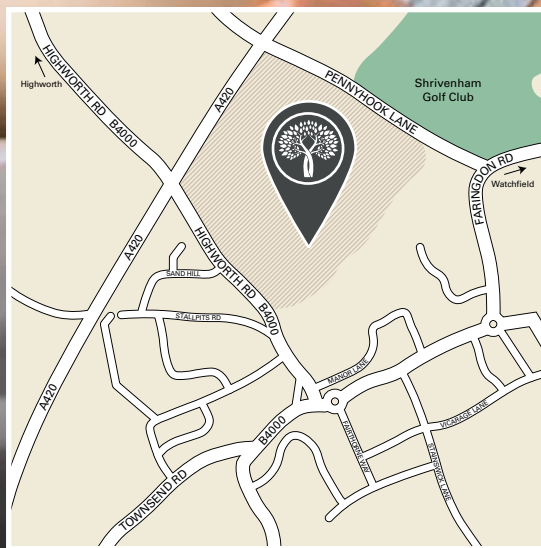
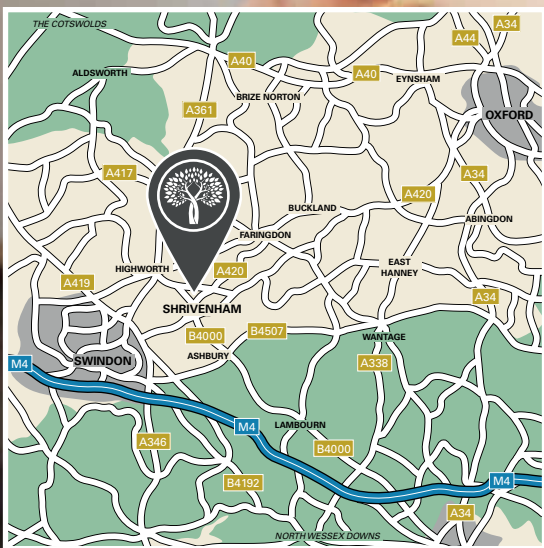
The information in this document is indicative and is intended to act as a guide only, the finished product may vary from the information provided. These particulars should not be relied upon as statements of facts or representations and applicants must satisfy themselves by inspection or otherwise as 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.



Cross Trees Park

SHRIVENHAM

HOMES FULL OF FUN



SAT NAV : SN6 8BL

At junction 15 on the M4, take the A346/A419 exit to A420/Marlborough/Swindon (E)/Oxford. Follow A419, A420 and Townsend Rd to Stallpits Rd in Shrivenham. At Badbury Roundabout, take the 1st exit onto Marlborough Rd/A419. Continue to follow A419. Take the exit towards Gablecross/Stratton/Shrivenham/S.Marston Village. At the roundabout, take the 2nd exit onto Merlin Way/A420. At White Hart, take the 3rd exit onto A420. At Gablecross, take the 2nd exit and stay on A420. Turn right onto Townsend Rd. Slight left onto Townsend Rd/B4000. Slight left to stay on Townsend Rd/B4000. Turn left onto Highworth Rd/B4000. Cross Trees Park, Highworth Rd, Shrivenham will be on your right.

**Cross Trees Park, Highworth Road,
Shrivenham, Oxfordshire**

01793 250 868 | www.landghomes.com

