



Welcome to Cross Trees Park, Shrivenham



Cross Trees Park



Stock photography

Contemporary homes in a natural setting

Set in the tranquil and timeless Oxfordshire countryside, in the historic village of Shrivenham, Cross Trees Park offers a delightful selection of beautifully designed two, three and four bedroom homes and two bedroom apartments.

We place the creation of real communities at the heart of our developments. Set in 31 acres of open public space, a welcoming new neighbourhood is coming together at Cross Trees Park. A modern and sustainable village-style development with traditional values and a semi-rural ambience.



Streetscene at Cross Trees Park



Homes full of character

Wherever you are on life's journey, Cross Trees Park could be the perfect place to call home.

Distinctive and diverse detailing of characterful exterior features blend with carefully considered interior layouts. With smart technology and superb specifications throughout, these are homes full of individual charm and character. The ideal choice to fulfil your aspirations, and to complement your lifestyle.

Stock photography

What you see is what you get

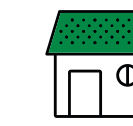
In a Legal and General home we give you so much more as standard. Contemporary design coupled with well-known, trusted brand names help to create your energy efficient, quality living space.

- ✓ Fully integrated Bosch kitchen appliances
- ✓ Bathroom and cloakroom sanitaryware by Roca and Hansgrohe mixer taps
- ✓ 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 Cross Trees Park specification](#) >





Main Street

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



The Community Park

A wide, natural green space for the community to enjoy all year round.



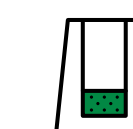
Highworth Road

The gateway between Cross Trees Park and its wider village setting.



The Back Lanes

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



The Playground

A place for imaginative play for toddlers upwards, where young residents can enjoy the open air.



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.



Proposed new primary school

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

A community in the making



Village life at its very best

Shrivenham has retained much of the traditional charm of the classic English village, while evolving into a thriving modern community.

The high street is a short walk from Cross Trees Park via a linked footpath. The village hall and playing fields sit alongside handy shops, popular pubs with excellent dining, a pharmacy, post office and a superb deli promoting local produce. You'll also find a unique hair salon in a converted horse lorry. There's a lively programme of events to enjoy, too, including a much-loved annual village fete.





Fun for all the family

Families will find lots to keep them busy and active – from clubs and societies including choirs and amateur dramatics, gardening and heritage in the village to swimming, gym, fitness classes, trampolining, racquet sports and plenty more at Highworth Recreation Centre and Faringdon Leisure Centre. If you have a head for heights the Vale of White Horse Gliding Centre provides a new perspective on the surrounding countryside!





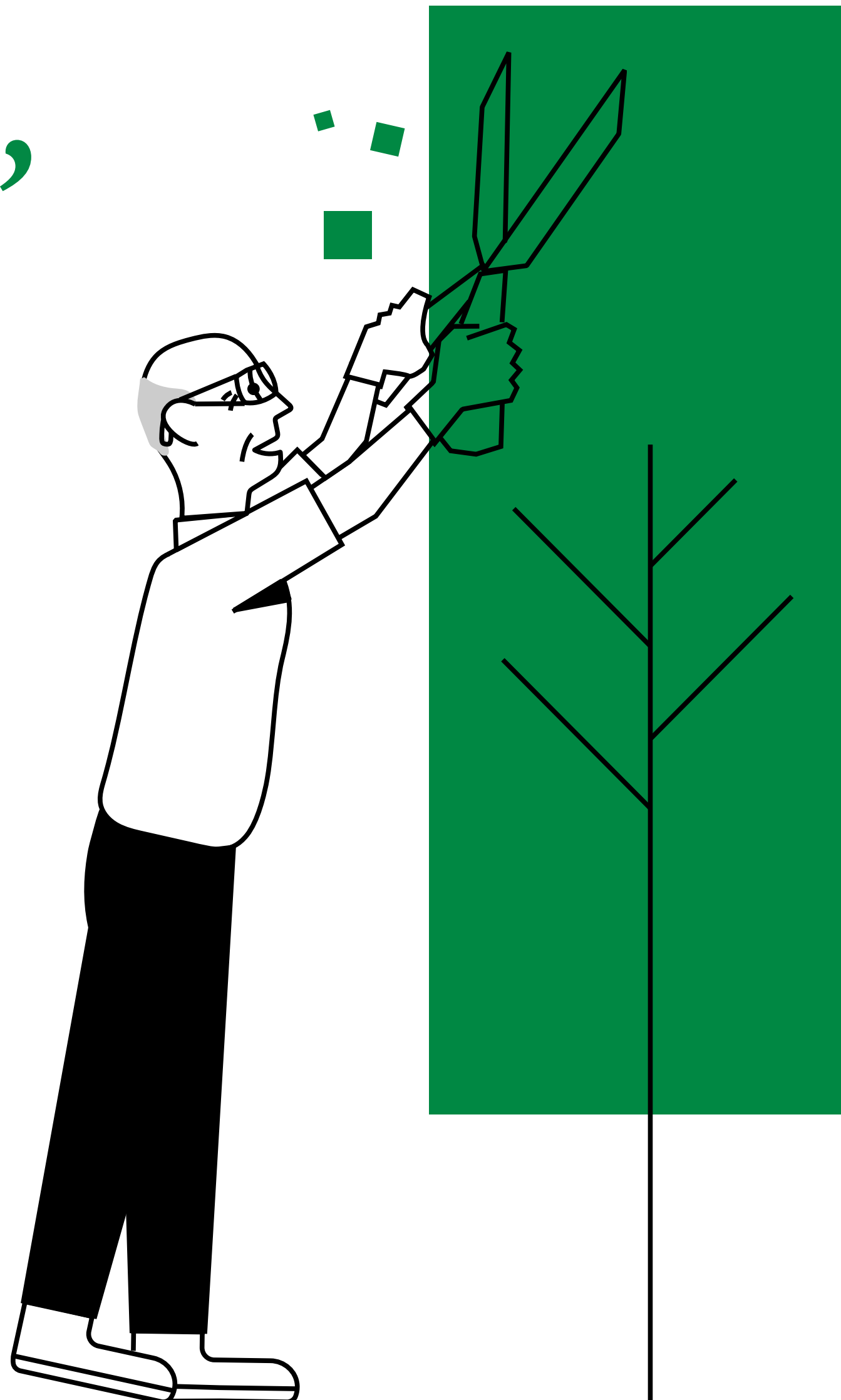
A breath of fresh air

Shrivenham is the perfect base for exploring the great outdoors, with walks and rambles including a signposted village circular walk, cycle trails and bridleways. There are many sports and leisure pursuits to enjoy too including cricket, tennis, bowls and netball.

As well as the open spaces and play areas within Cross Trees Park, the development borders Shrivenham Golf Club, set in 100 acres, and the local football club.

Green spaces, sustainable places

Cross Trees Park has been planned to enhance the existing natural landscape. Extensive new planting of native trees and plants will ensure that Cross Trees Park has a natural feel which will mature over the years. New hedgerows will mirror the ancient hedgerows which form the boundaries. This combination of old and new will encourage biodiversity and provide habitats for a wide range of birdlife, mammals and insects.



Giving your children a good start

There are plenty of good educational options nearby for children and young people of all ages. There's Shrivenham Primary School in the village and further primary schools at nearby Watchfield and Highworth. Faringdon and Highworth both also have reputable junior schools. At secondary level you'll find Swindon Academy, Faringdon Community College and Kingsdown at Stratton St Margaret. These are in addition to the proposed new primary school within Cross Trees Park.



You're well connected

By foot

Shrivenham village centre is an easy walk, for school and local shopping.

By car

Cross Trees Park lies just off the A420 between Swindon, 7 miles away, and Oxford, 20 miles away. Bath, Cheltenham, Bristol, Basingstoke and Reading are within an hour's drive and the M4 connects you to London.

By train

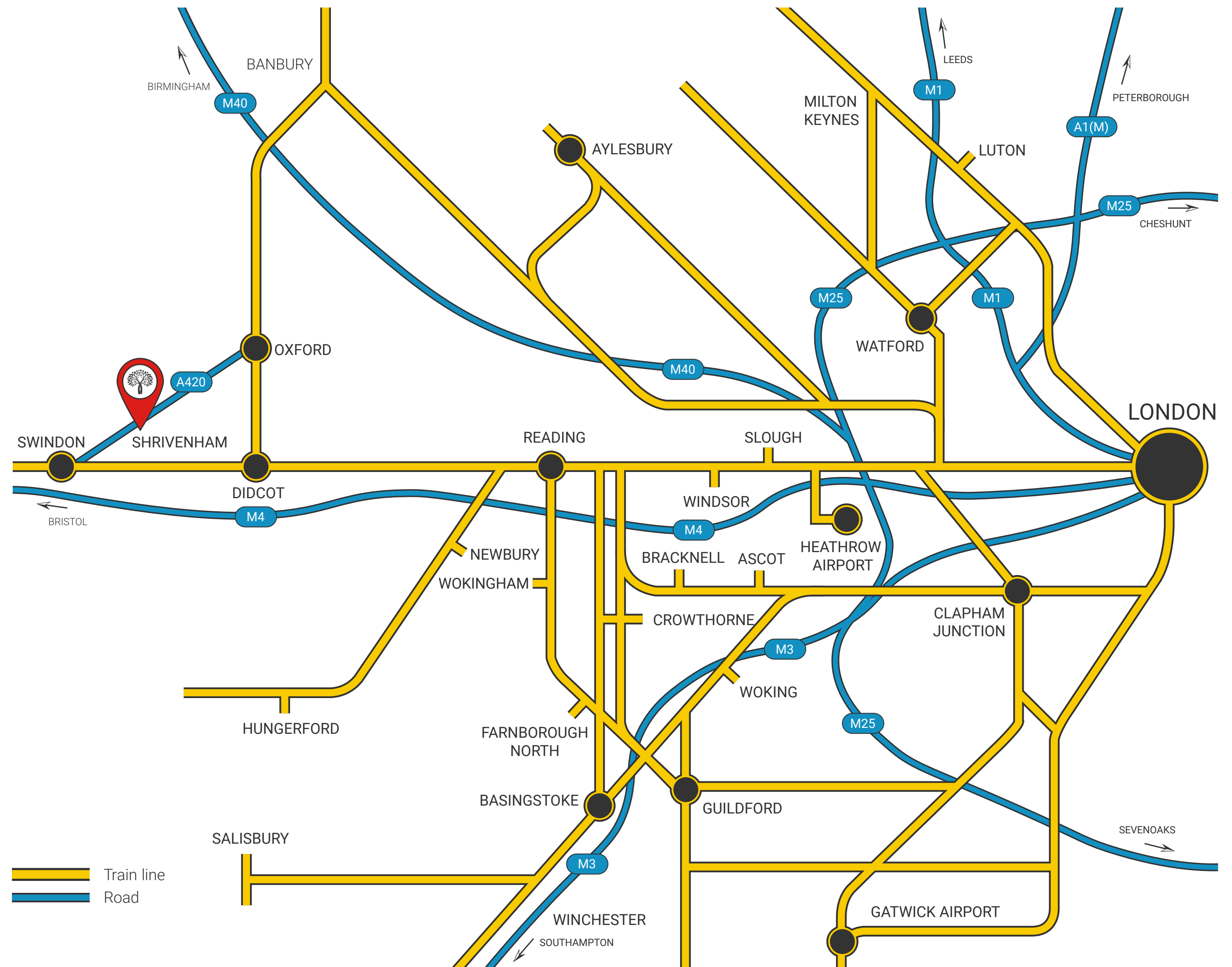
Swindon offers fast and direct services into London Paddington, taking less than an hour.

By bus

Services run regularly from the High Street to Swindon and Faringdon (for connections to Oxford) and there are also services to several surrounding villages.

By air

Bristol Airport is 58 miles to the west, with Heathrow 69 miles away via the M4.



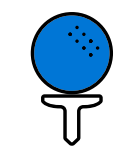
Places to go



Eating out or in, there's plenty of choice with three pubs in the village, a local Indian restaurant and takeaways. Bloomfields Deli is a must try.



Enjoy family days out exploring the glorious countryside, with special places like Uffington White Horse and Badbury Clump with its bluebells, Coate Water Park and the Cotswold Wildlife Park.



Village sports and leisure clubs are complemented with Highworth Recreation Centre and Faringdon Leisure Centre, excellent golf courses and further extensive facilities in Swindon.



Explore extensive local country paths and trails by foot, bike or horse, or visit Faringdon National Trust woodlands or the historic tithe barn at Great Coxwell.



History and heritage ranges from Neolithic Wayland's Smithy to elegant country houses and mansions, railway centres and museums.



Find shopping and entertainment in abundance in Swindon, Cirencester, Cheltenham and Oxford. Explore markets and great markets and independent stores in Faringdon.



Putting down roots

First time buyers, Dean and Ollie purchased a three bedroom Farringdon home at Cross Trees Park

“When the sales team took us around a two-bedroom home, it blew us away. It had everything – a smart heating system, beautiful flooring and even two bathrooms with sparkling taps and a heated towel rail – and this was all included in the purchase price.

“We didn’t think larger properties would be within our reach. We were over the moon to realise that, with some support from the Help to Buy scheme and Ollie’s parents, we were able to afford a three bedroom family home like this.



“There’s a genuine community feel to Shrivenham. It allows us to enjoy village life, but it’s also ten minutes from the motorway and around fifteen minutes from Swindon Train Station, which runs fifty-five-minute trains to London. It gives us the best of both!”





Cross Trees Park

The development

● **The Maryland**
2 bedroom apartments
Plots 174-182

● **The Iver**
2 bedroom home
Plots 76, 173 and 183

● **The Langley**
2 bedroom home
Plots 50, 51, 68, 69, 74, 75, 105, 107, 108, 109, 110, 118, 119, 120, 171, 172, 230, 231 and 233

● **The Farrington**
3 bedroom home
Plots 49, 58, 73, 94, 106, 122, 123, 139, 143, 146, 196, 198, 219 and 232

● **The Drayton**
3 bedroom home
Plots 48, 59, 67, 70, 117, 121 and 160

● **The Chadwell**
3 bedroom home
Plots 135, 147, 161, 184, 197, 199 and 203

● **The Ilford**
3 bedroom home
Plots 96, 124, 150, 204, 217 and 218

● **The Ashford**
3 bedroom home
Plots 77, 78, 79, 80, 97, 98, 99, 100, 144 and 145

● **The Warrington**
4 bedroom home
Plots 81, 102, 104, 131, 134, 153, 158 and 202

● **The Gidea**
4 bedroom home
Plots 72, 101, 103, 125, 126, 127, 128, 129, 133, 136, 137, 148, 151, 154, 162, 185 and 205

● **The York**
4 bedroom home
Plots 40, 82, 83, 95, 155, 194, 195, 200 and 201

● **The Burnham**
4 bedroom home
Plots 71, 84, 130, 132, 138, 140, 141, 142, 149, 152, 156, 163, 193 and 206

● **Affordable housing**

Cross Trees Park layout is indicative only and subject to change [and subject to detailed design]. Parking positions to be confirmed. SS 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.

[View the site plan online and check availability](#) >

The Maryland

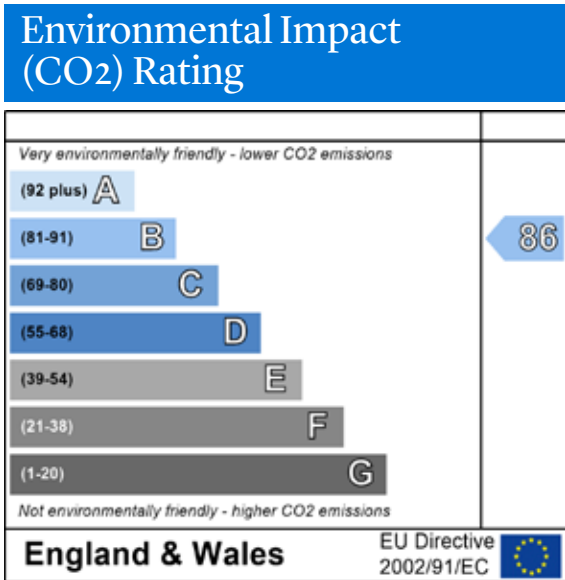
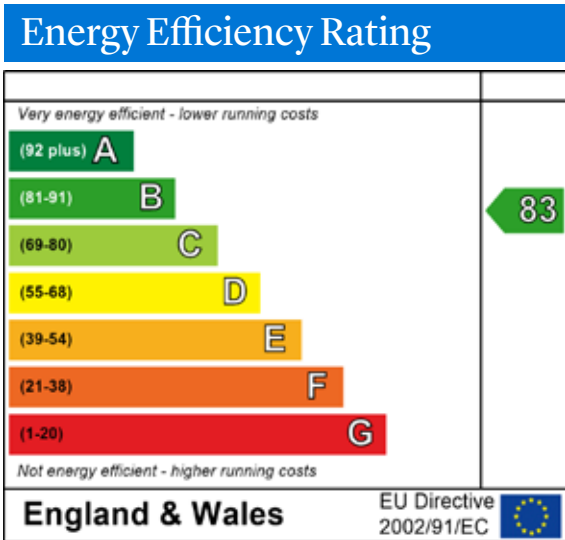
2 bedroom apartments

- 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

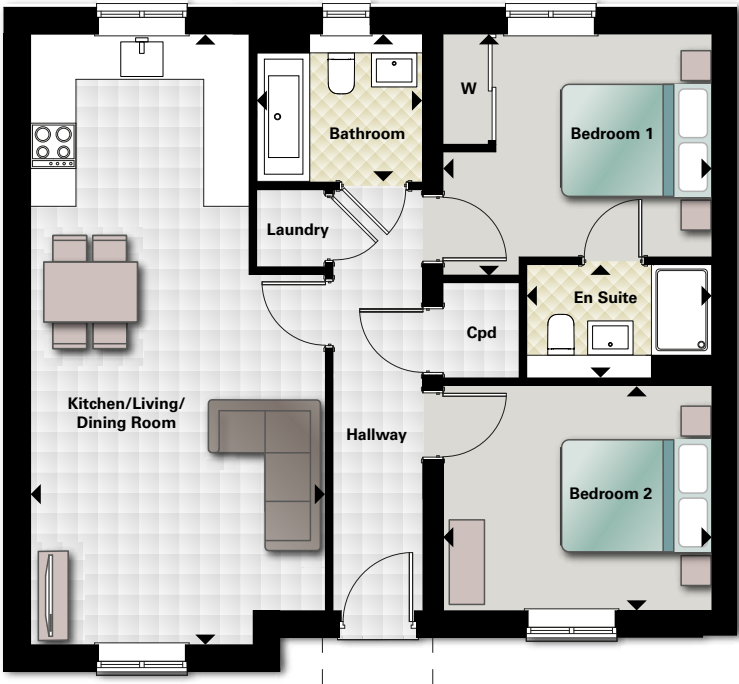


The Maryland

Plots 174-182



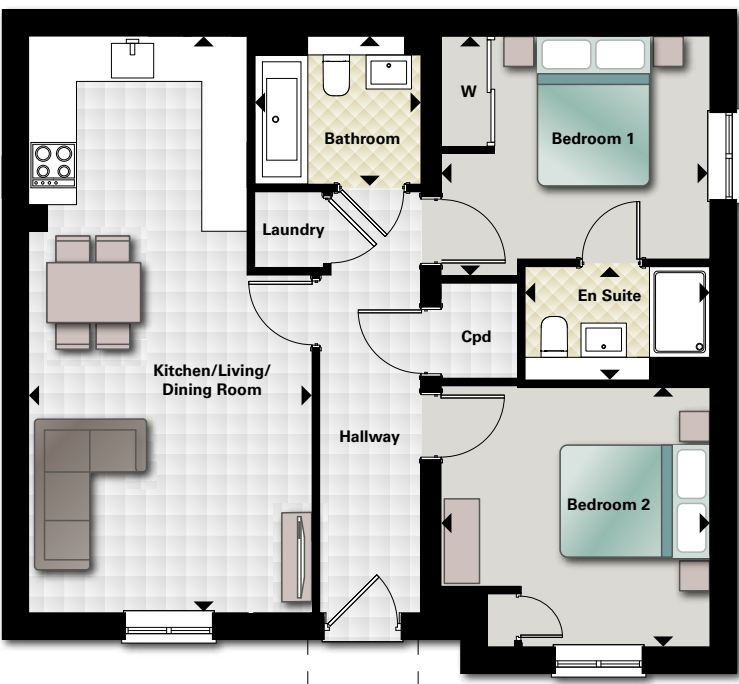
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Maryland 1

Plot 174

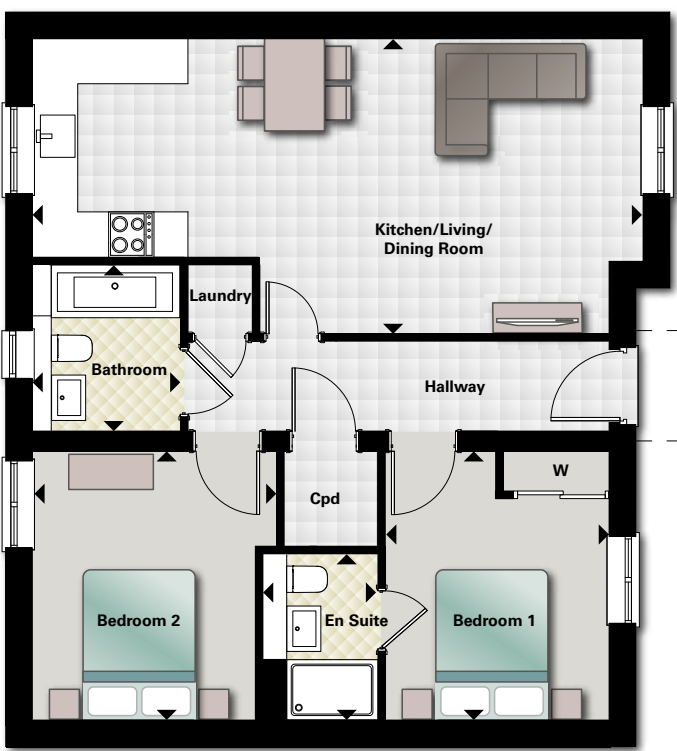
Kitchen/Living/Dining Room	8.08m x 3.90m	26'6" x 12'9"
Bedroom 1	3.55m x 3.12m	11'7" x 10'3"
En Suite	2.41m x 1.50m	7'11" x 4'11"
Bedroom 2	3.55m x 2.98m	11'7" x 9'9"
Bathroom	2.18m x 1.96m	7'2" x 6'5"



Maryland 2

Plot 175

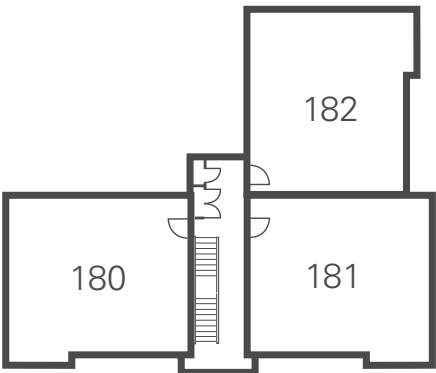
Kitchen/Living/Dining Room	7.63m x 3.75m	25'0" x 12'3"
Bedroom 1	3.55m x 3.12m	11'7" x 10'3"
En Suite	2.41m x 1.50m	7'11" x 4'11"
Bedroom 2	3.55m x 3.43m	11'7" x 11'3"
Bathroom	2.18m x 1.96m	7'2" x 6'5"



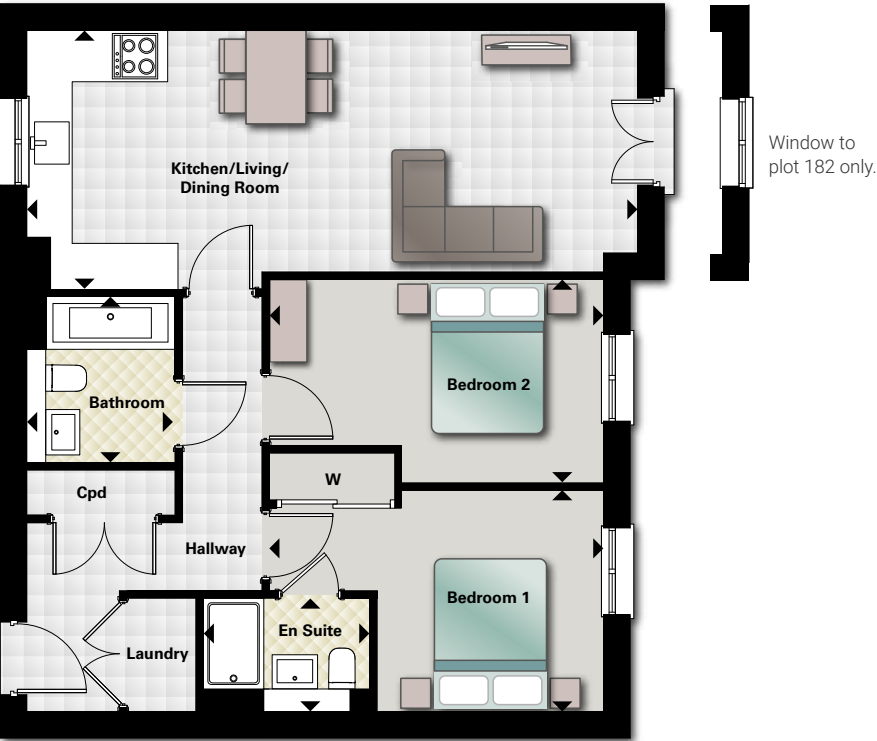
Maryland 3

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"



SECOND FLOOR



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"



Maryland 5

Plots 177 & 180

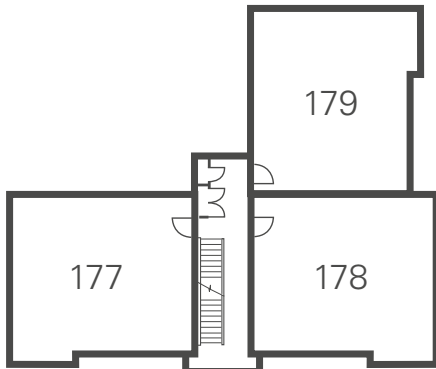
Kitchen/Living/Dining Room	8.08m x 4.12m	26'6" x 13'6"
Bedroom 1	4.42m x 2.90m	14'6" x 9'6"
En Suite	2.20m x 1.50m	7'2" x 4'11"
Bedroom 2	4.42m x 2.70m	14'6" x 8'10"
Bathroom	2.14m x 1.96m	7'0" x 6'5"



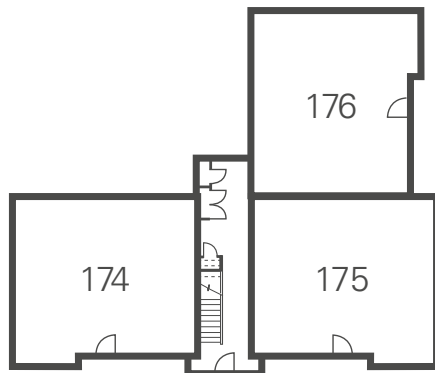
Maryland 6

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"



FIRST FLOOR



GROUND FLOOR

The Iver

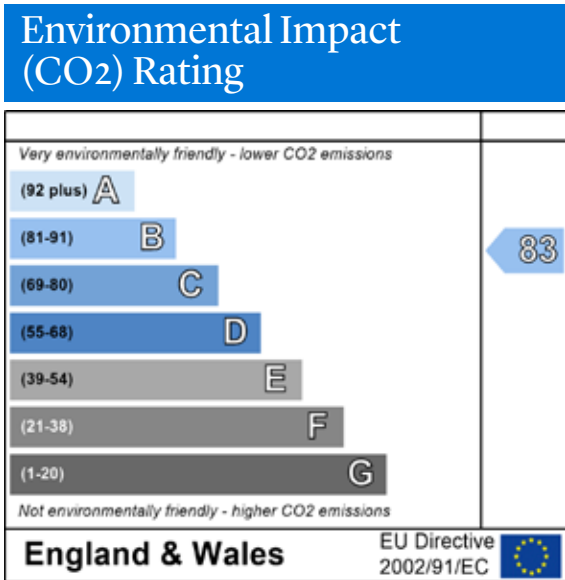
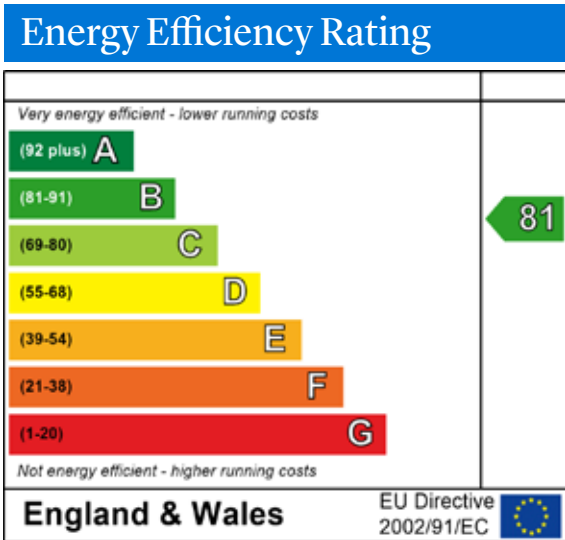
2 bedroom home

- 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

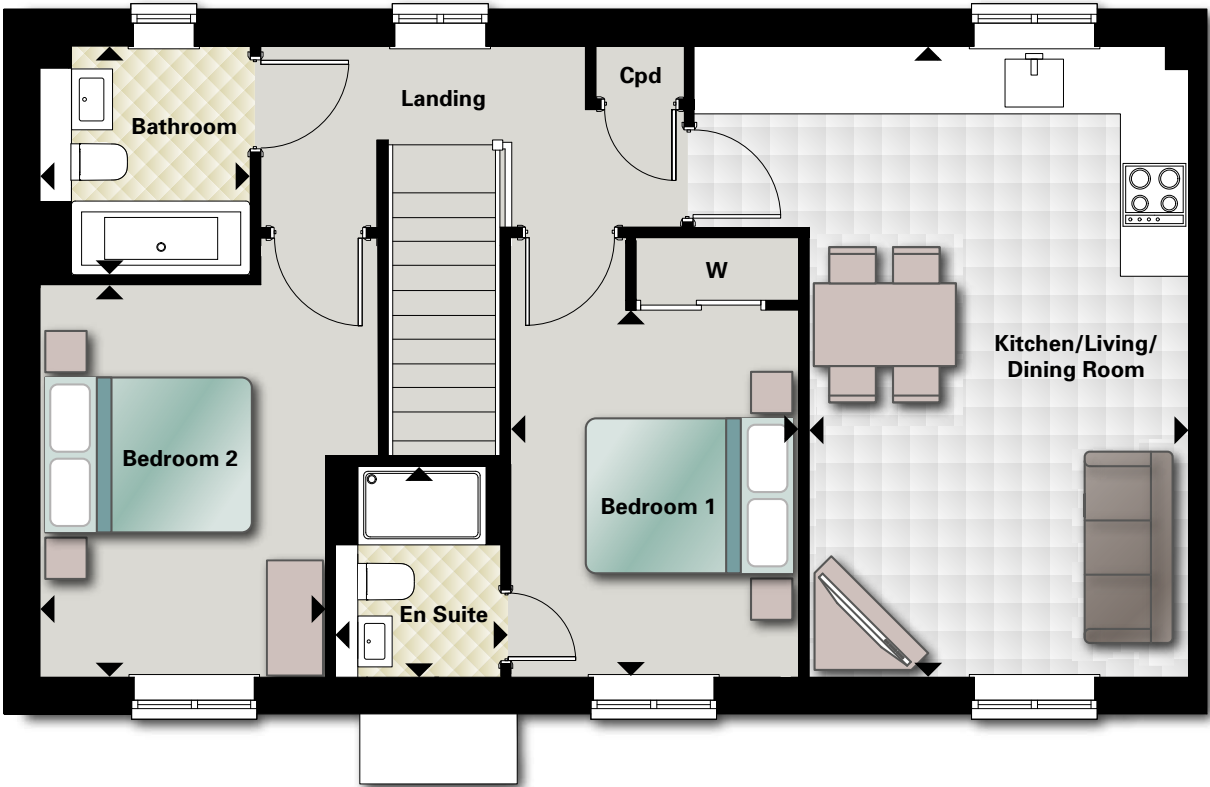


The Iver

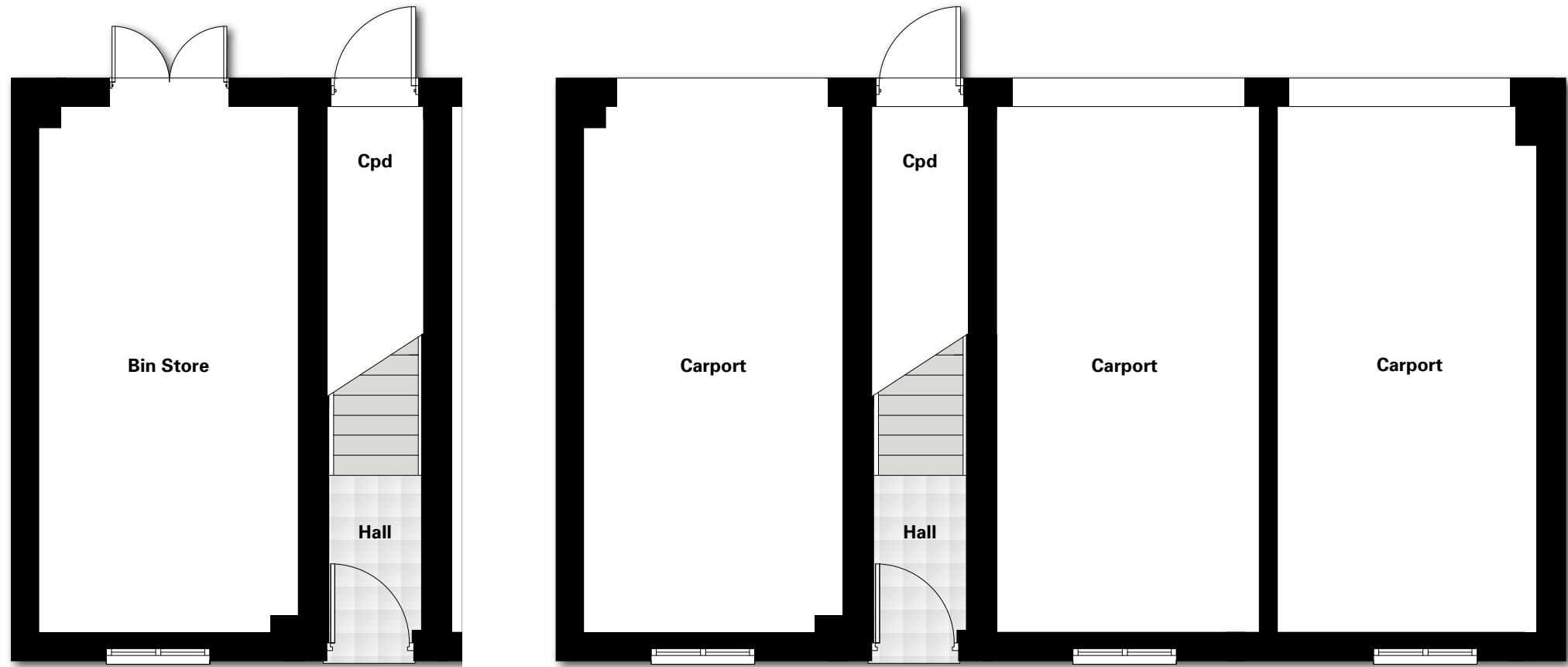
Plots 76, 173 and 183



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First floor			
Kitchen/Living/Dining Room	6.03m x 3.62m	19'9" x 11'11"	
Bedroom	13.47m 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"	



Variation to plot 173 only

Ground floor

The Langley

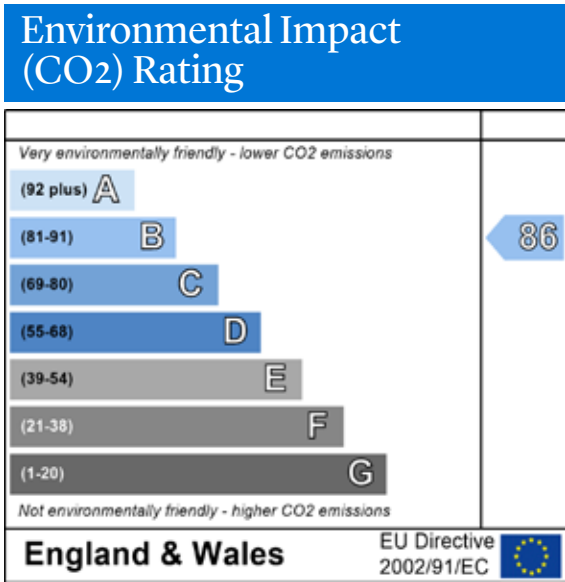
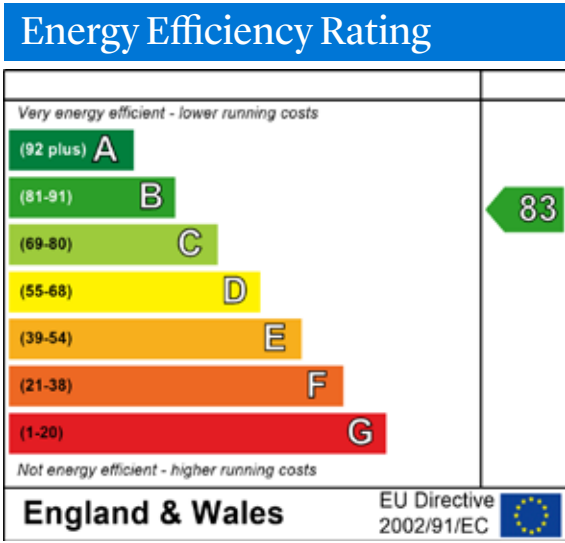
2 bedroom home

- 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



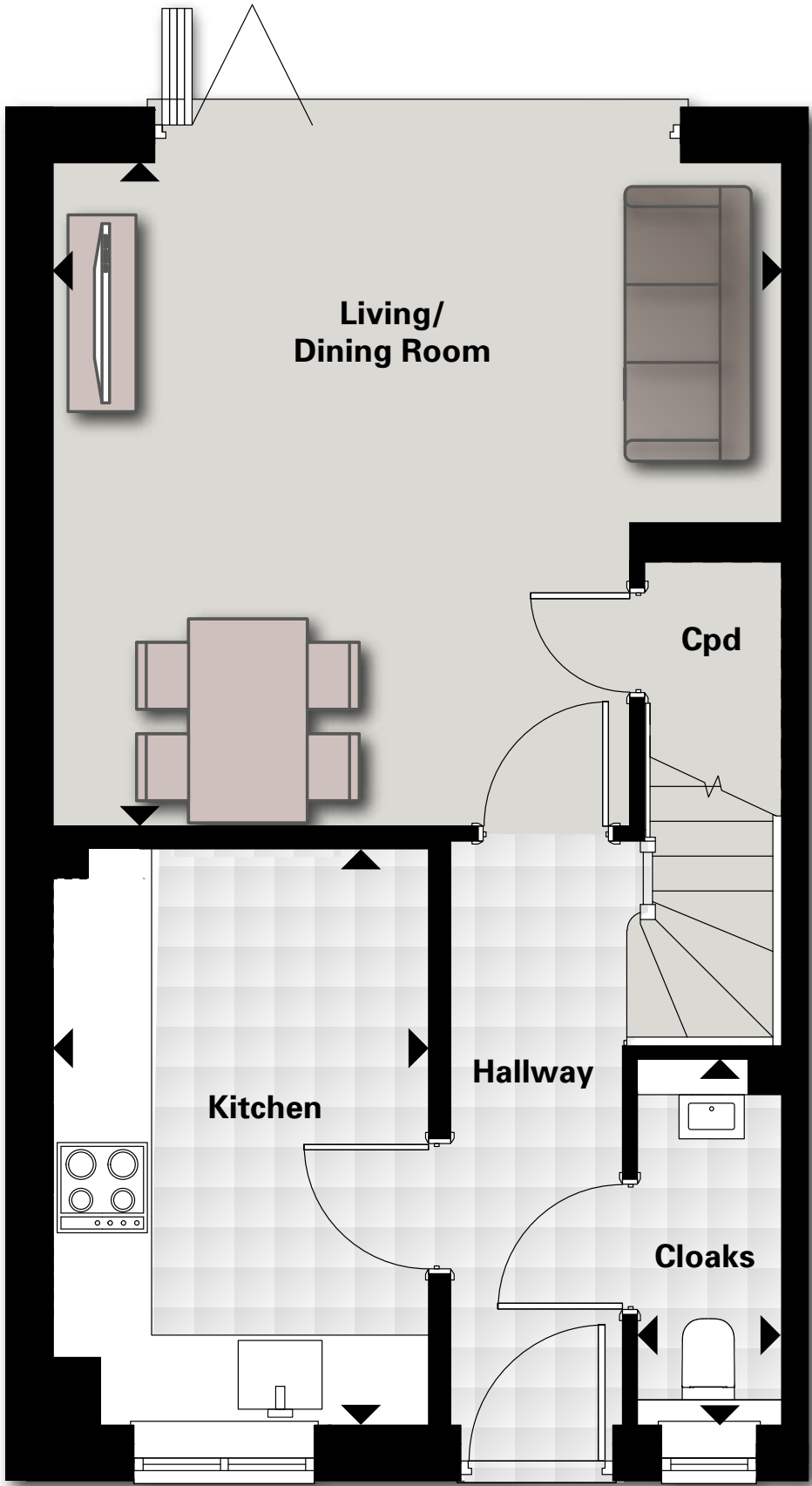
The Langley

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



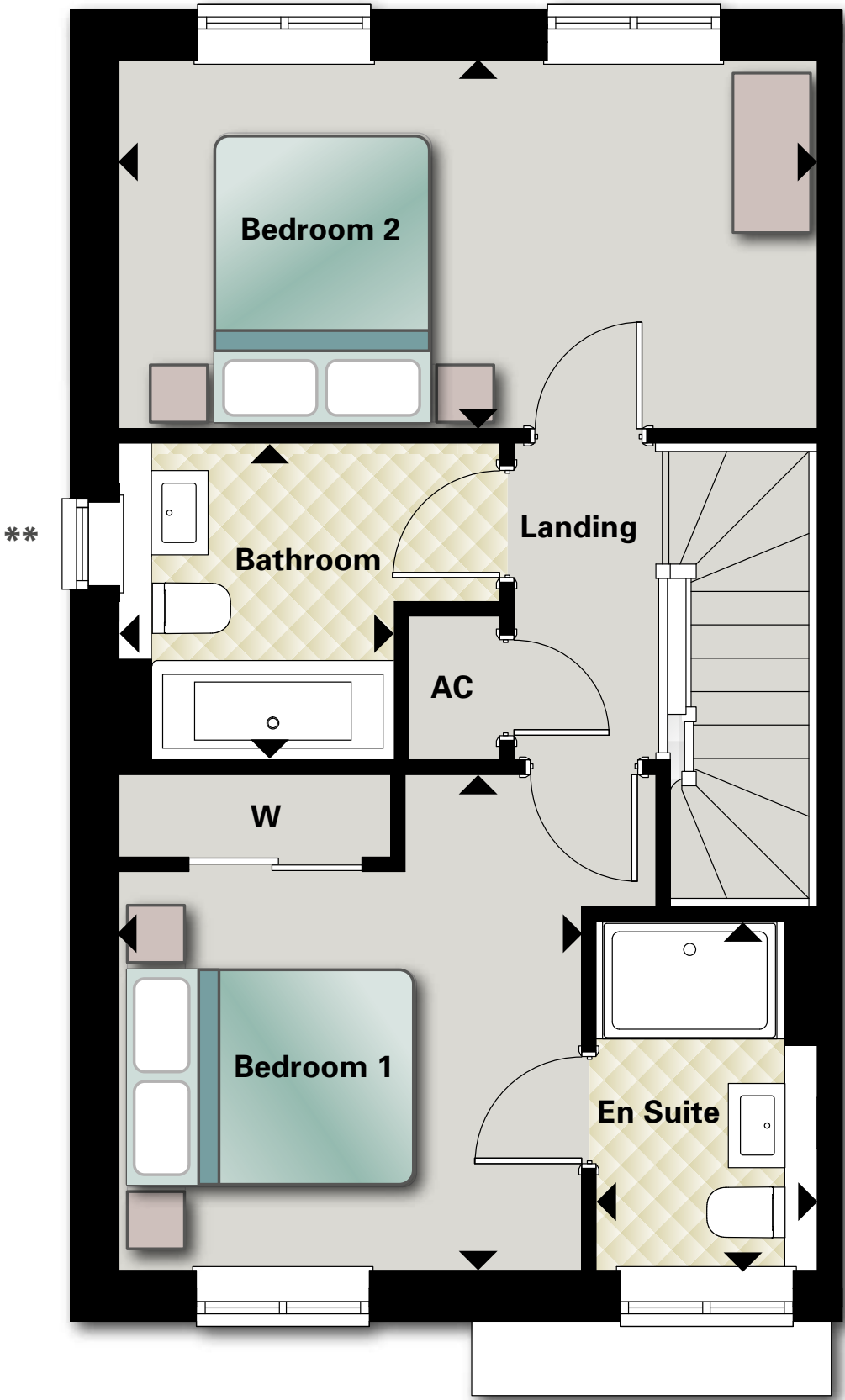
*Denotes handed plot.

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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

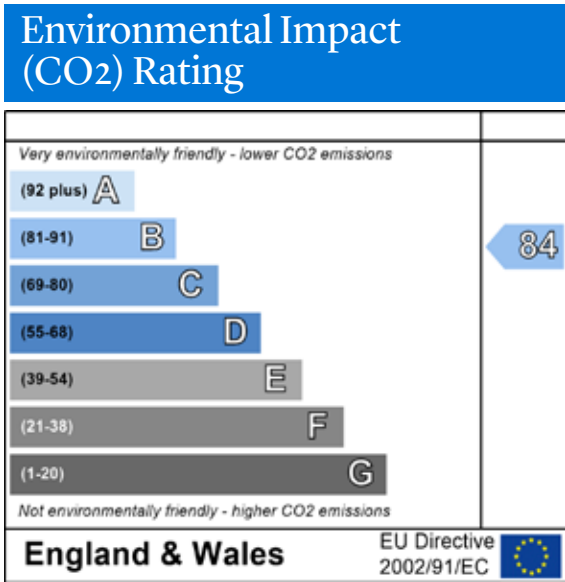
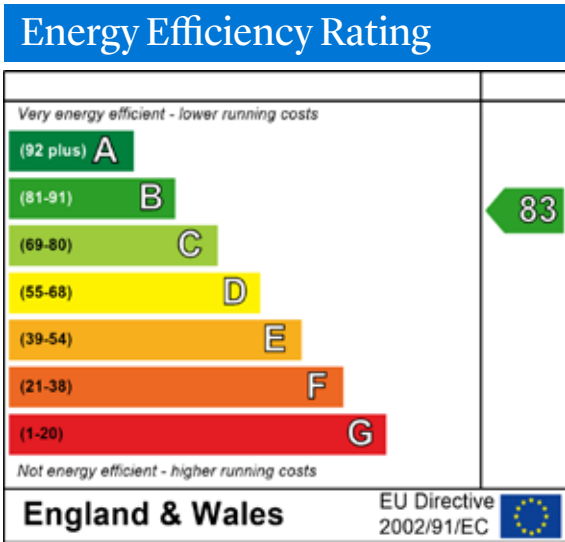
3 bedroom home

- 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



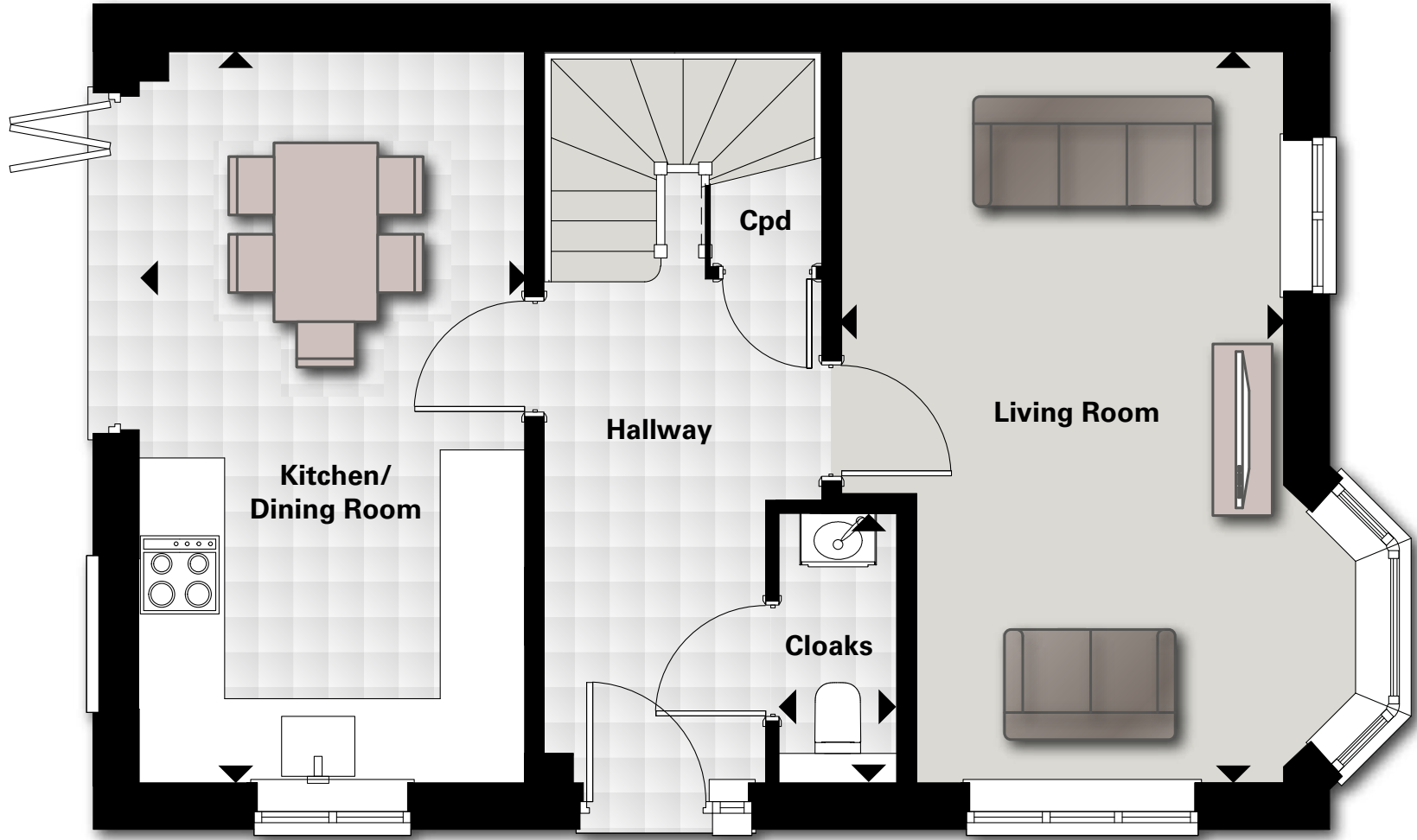
The Farringdon

Plots 49*, 58, 73, 94, 106*, 122*, 123, 139, 143*, 146, 196*, 198, 219* and 232



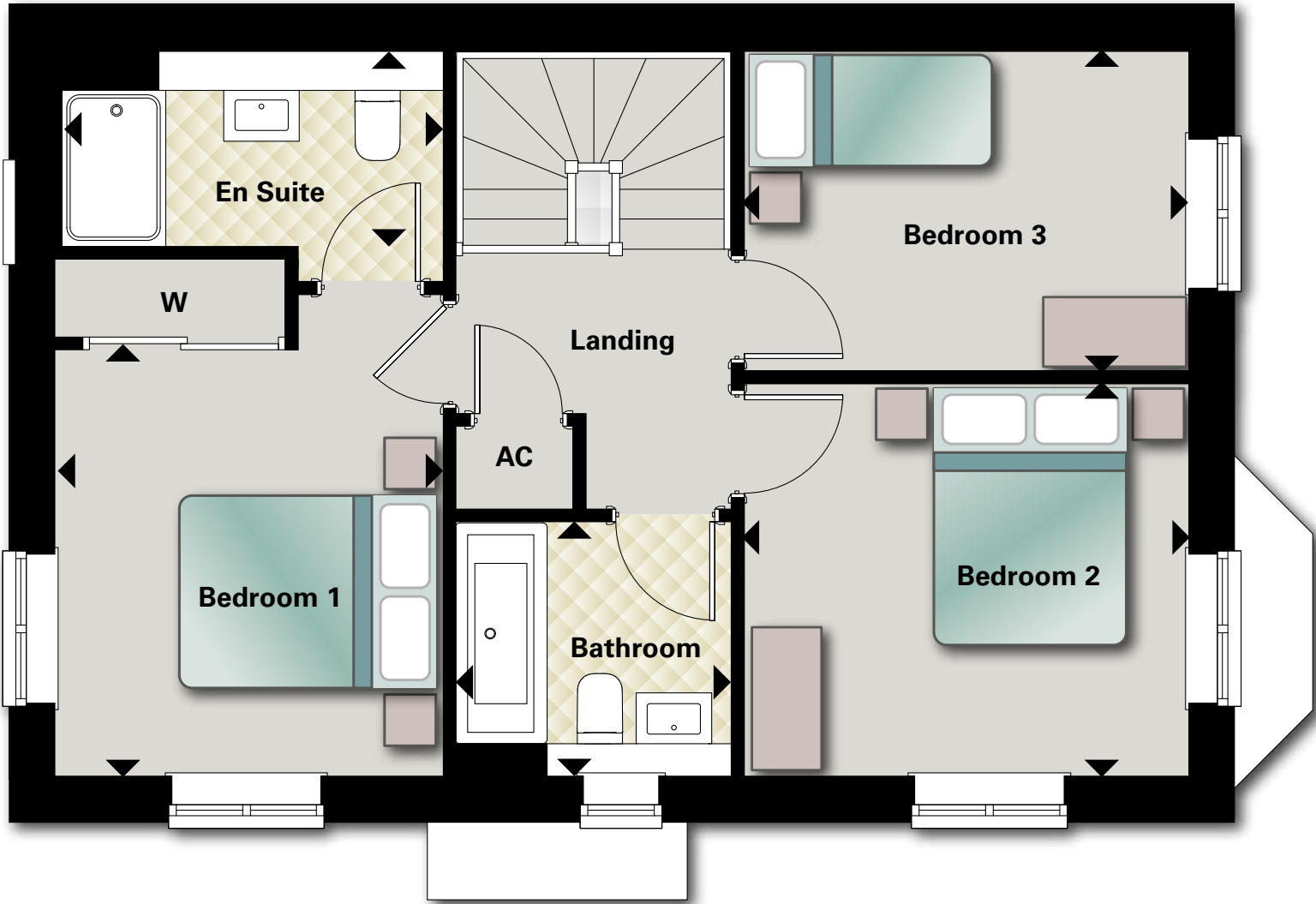
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Ground floor

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"



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"

The Drayton

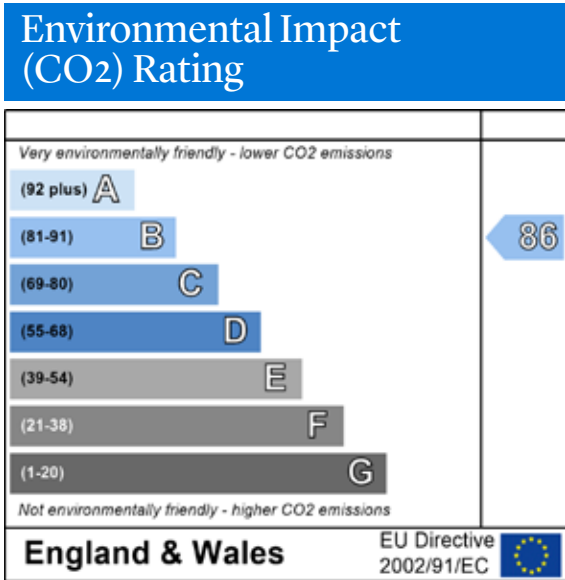
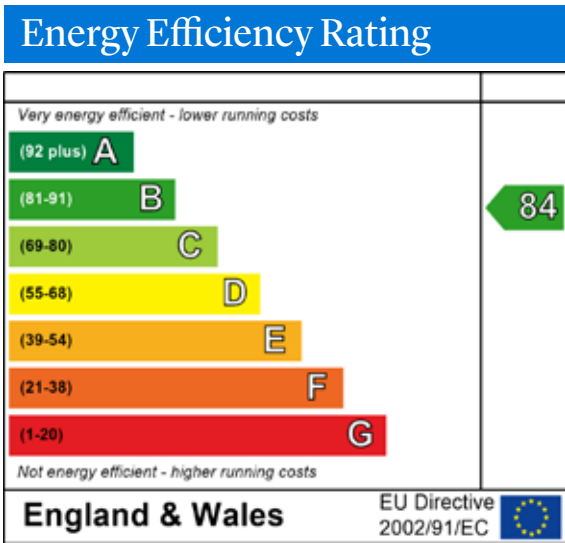
3 bedroom home

- 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



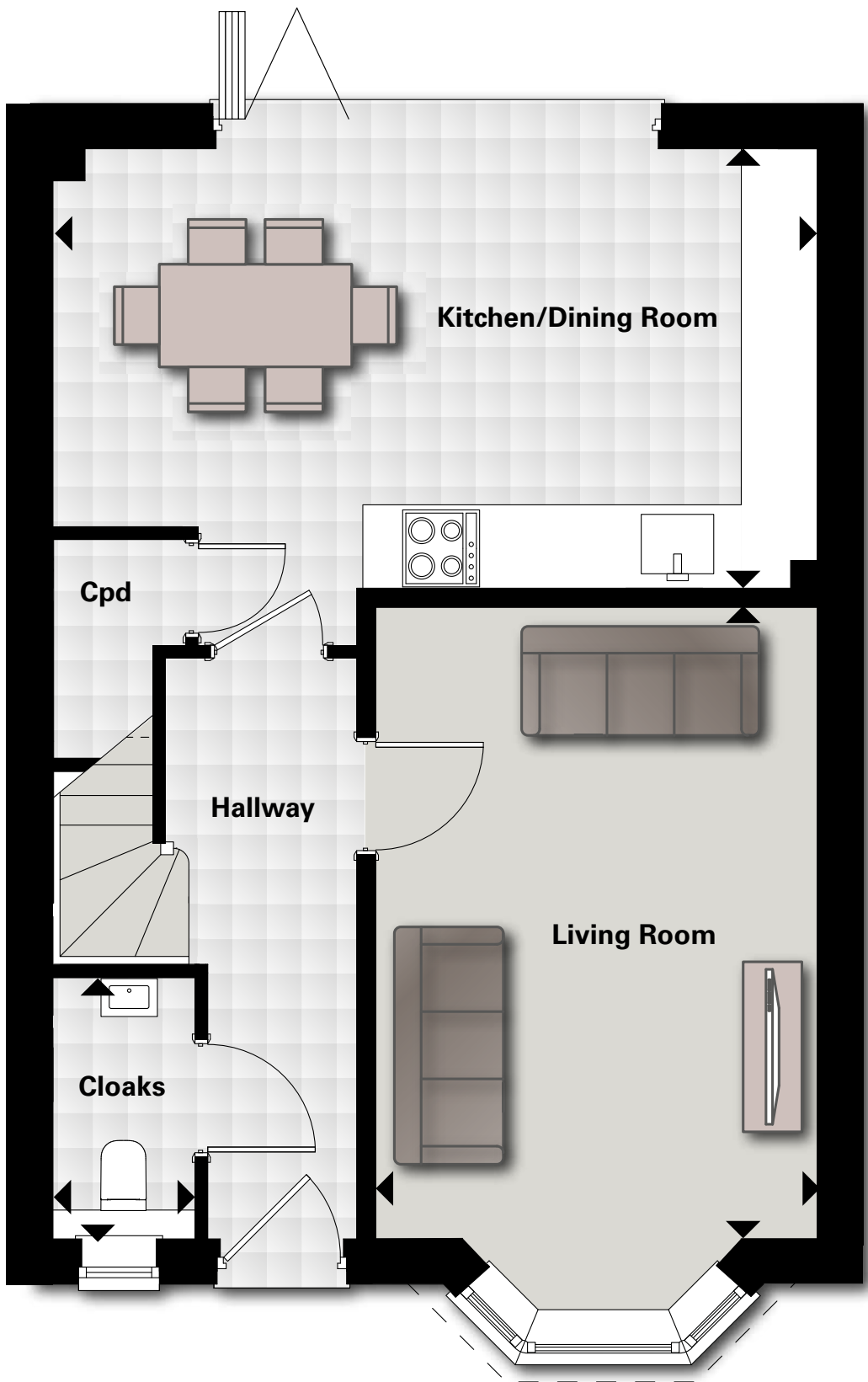
The Drayton

Plots 48, 59, 67*, 70, 117*, 121 and 160*



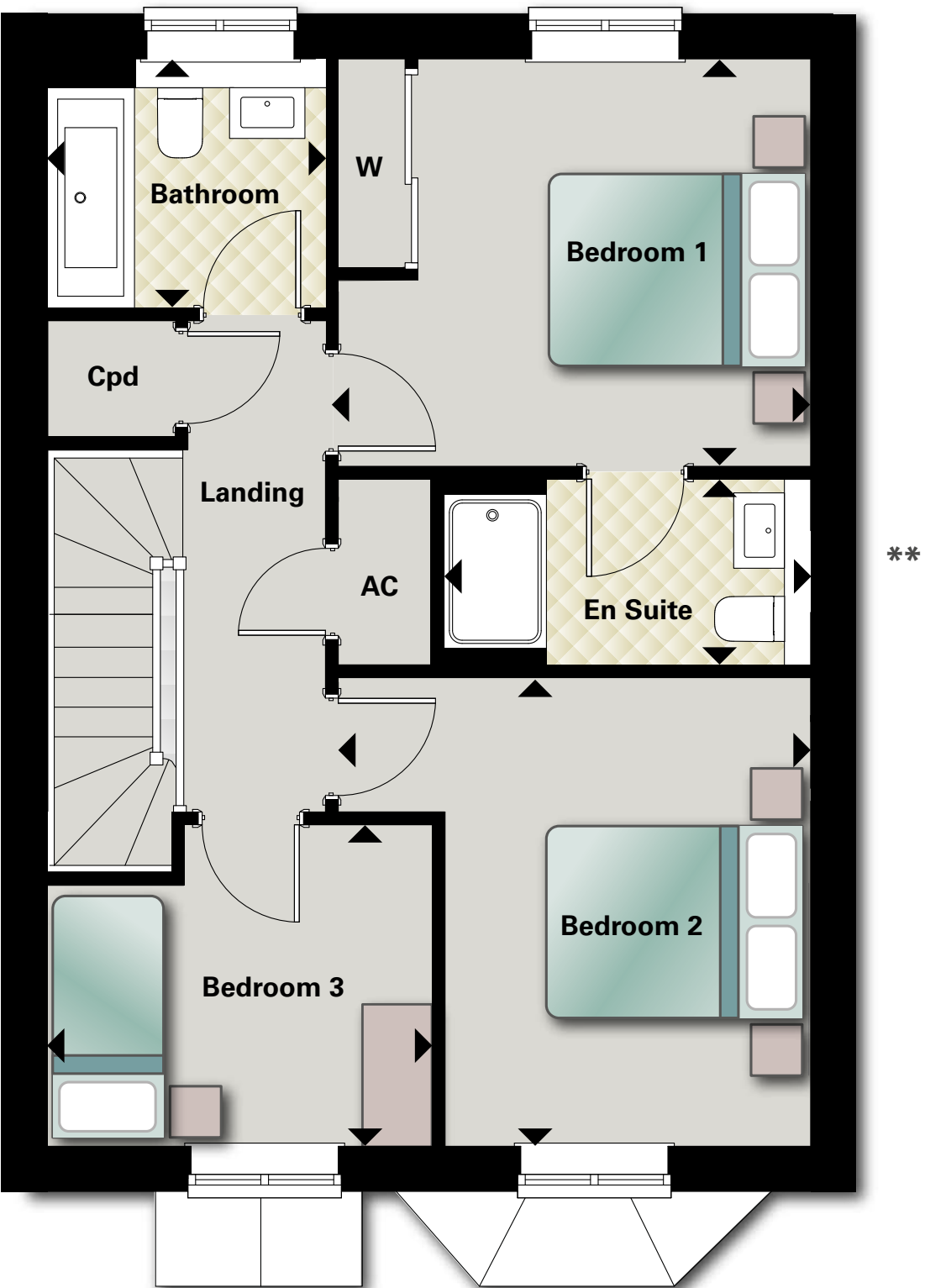
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Ground floor

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"



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"

The Chadwell

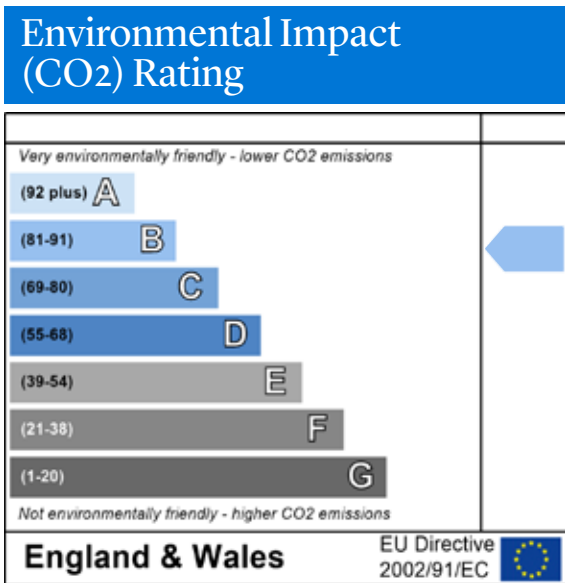
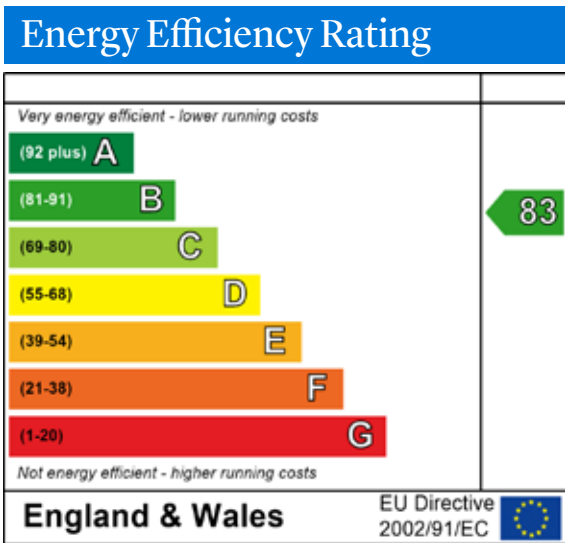
3 bedroom home

- 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



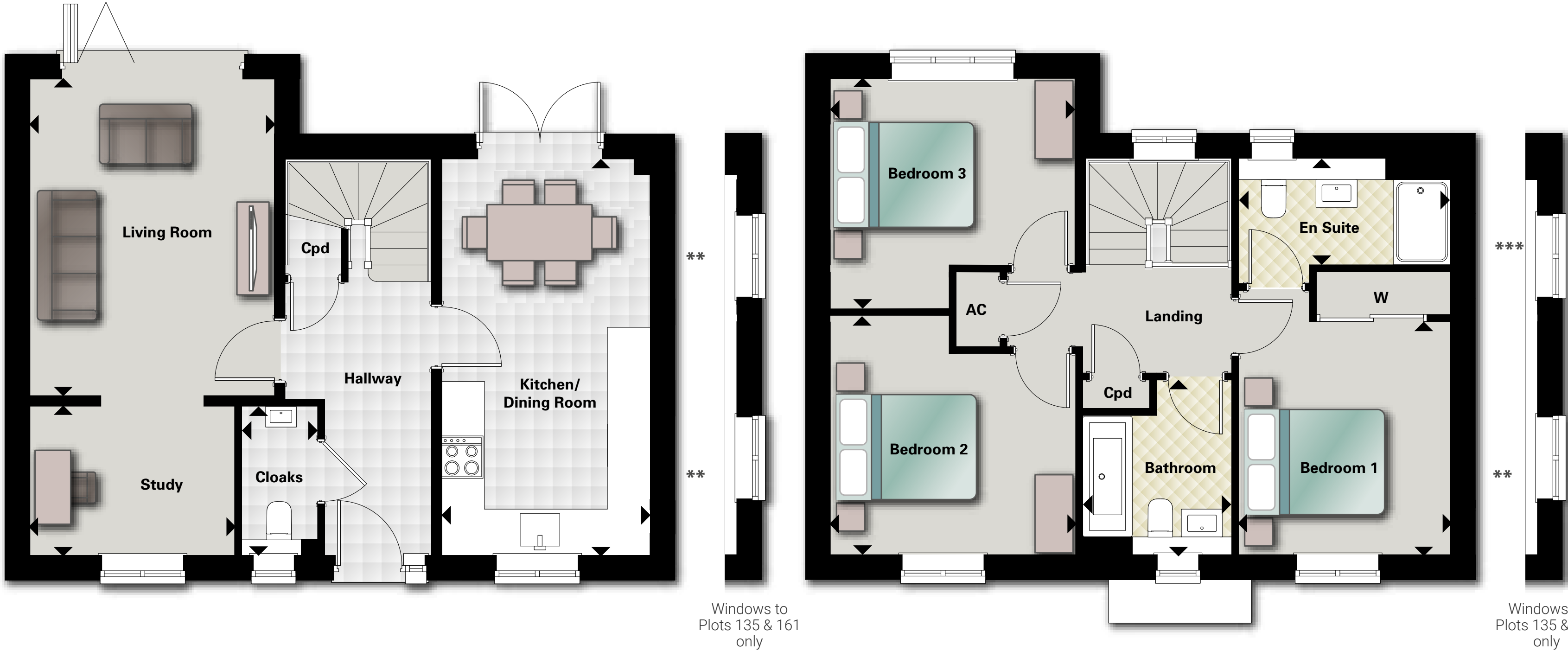
The Chadwell

Plots 135, 147, 161*, 184*, 197, 199 and 203



*Denotes handed plot.

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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"

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"

The Ilford

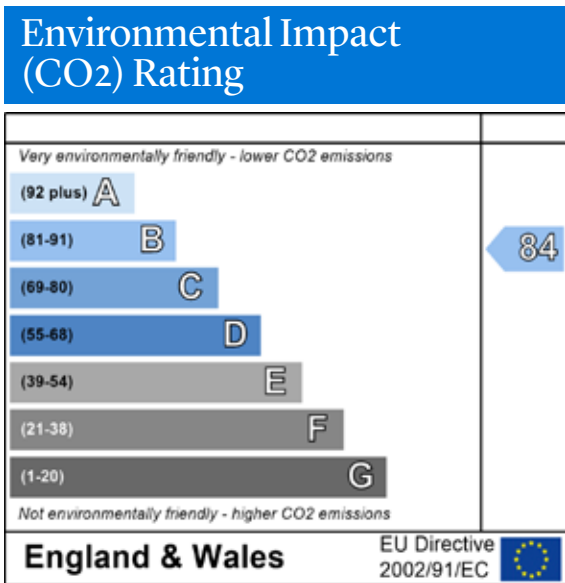
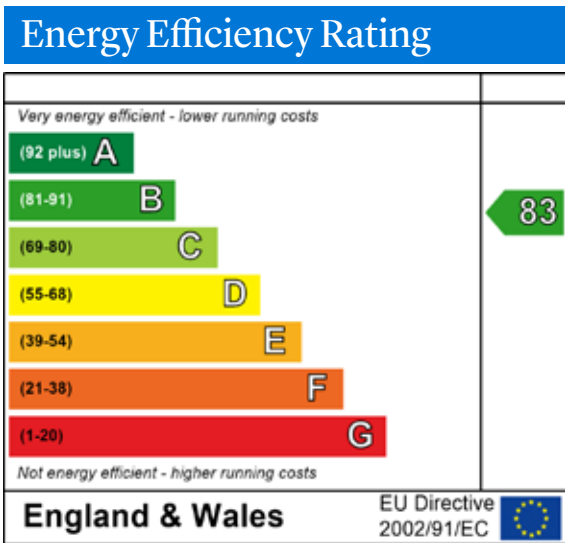
3 bedroom home

- 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



The Ilford

Plots 96,124,150*, 204, 217* and 218



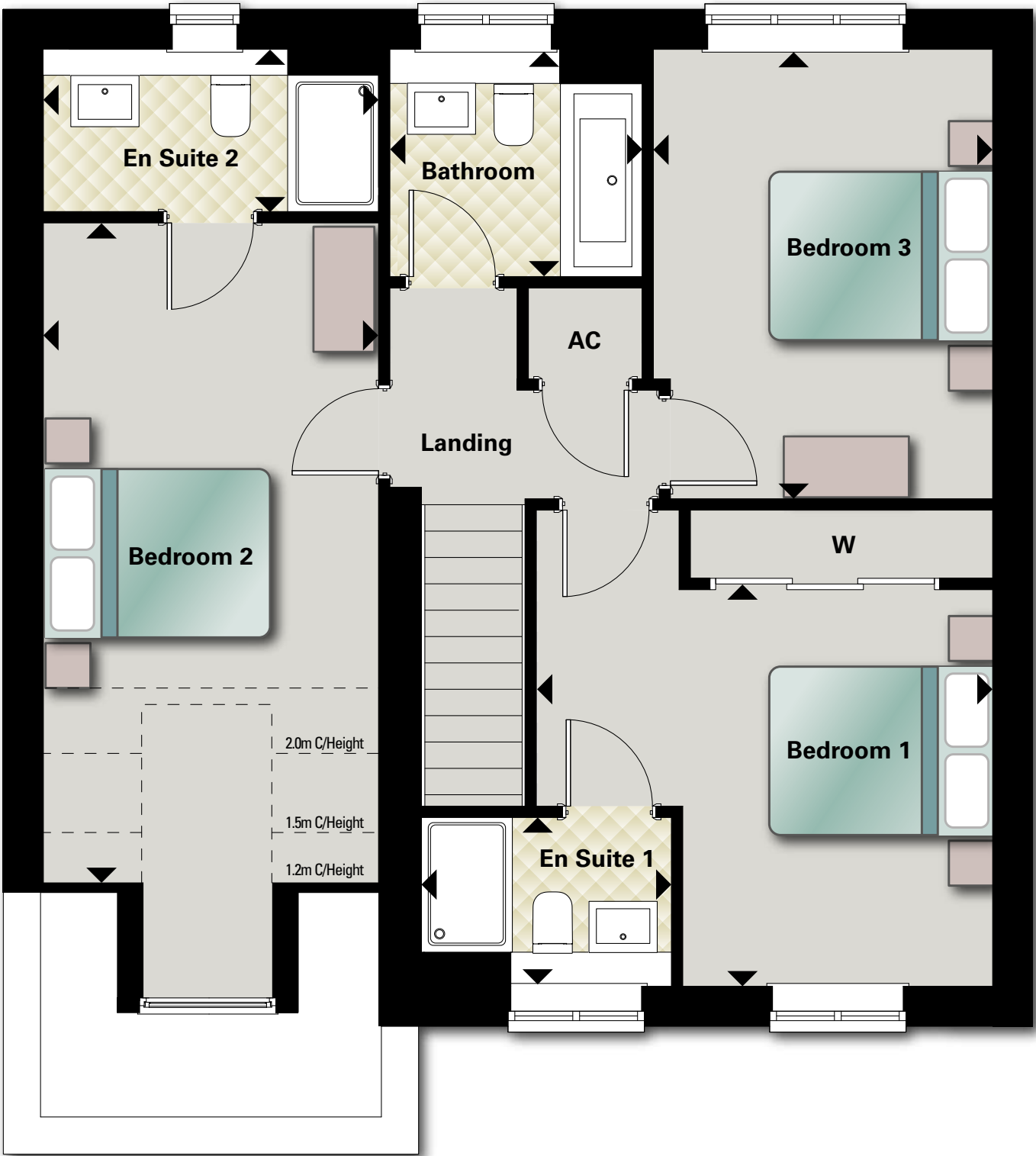
*Denotes handed plot.

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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"



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"

The Ashford

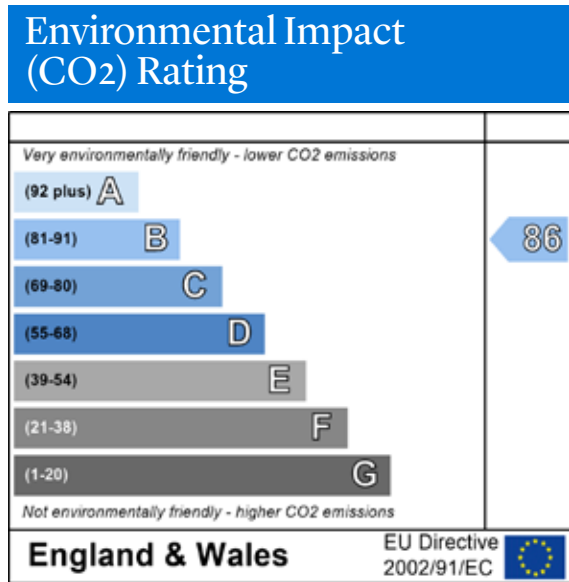
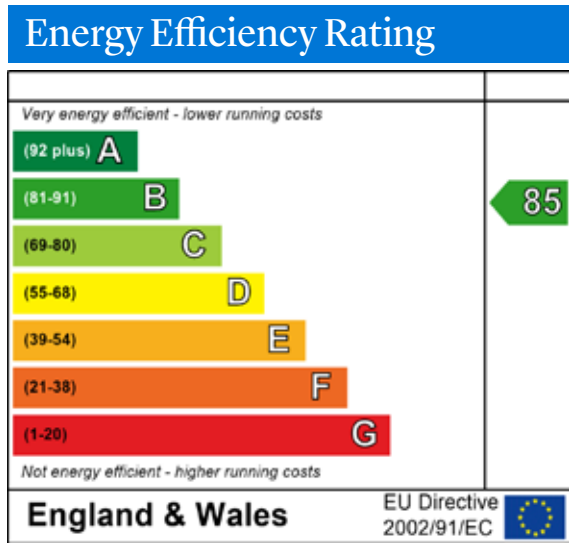
3 bedroom home

- 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



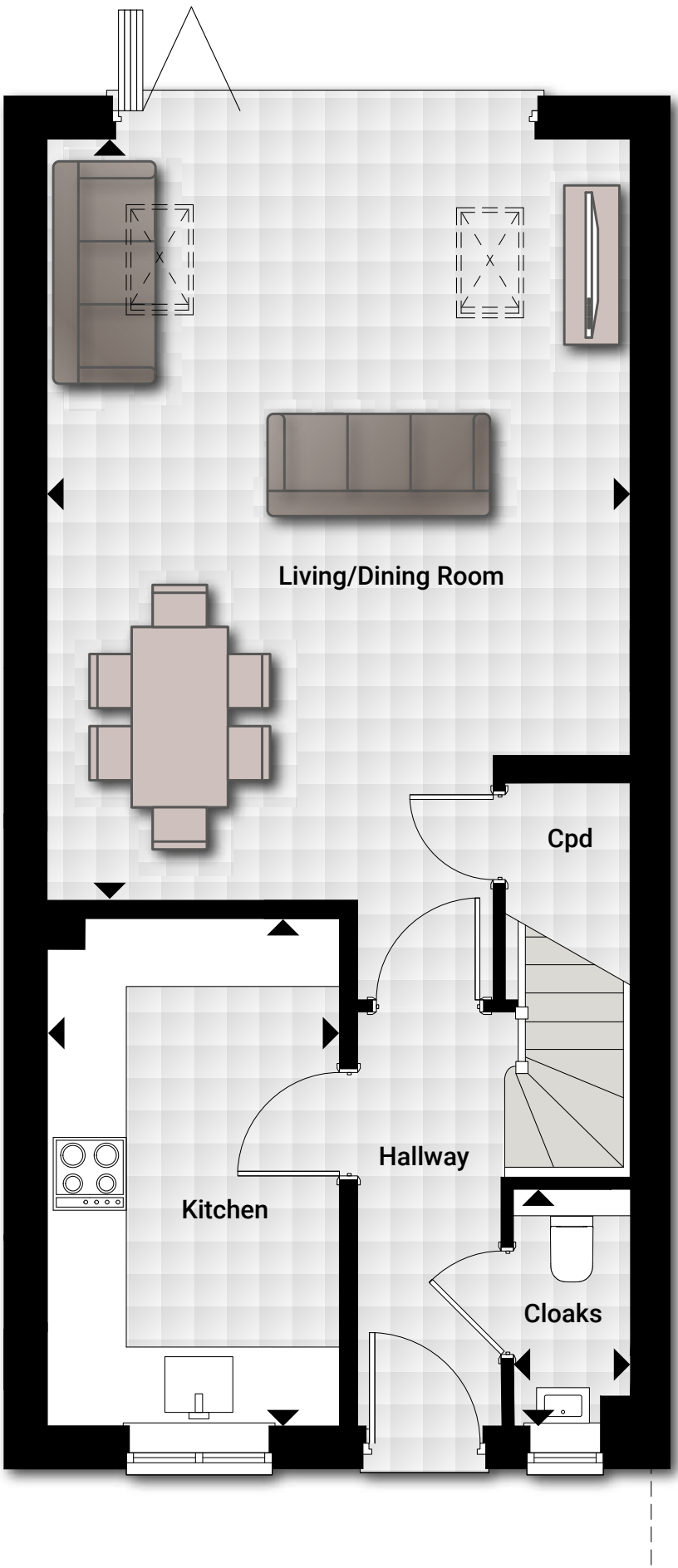
The Ashford

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



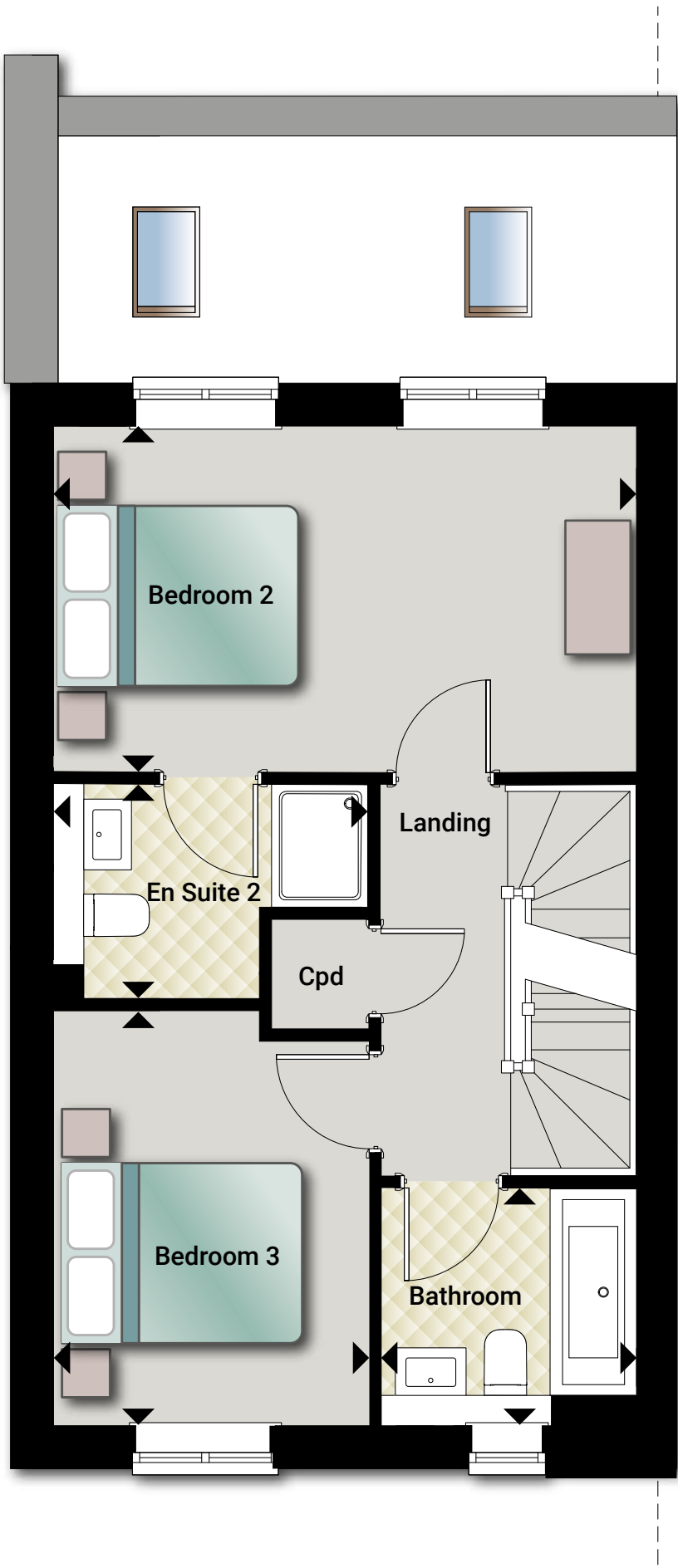
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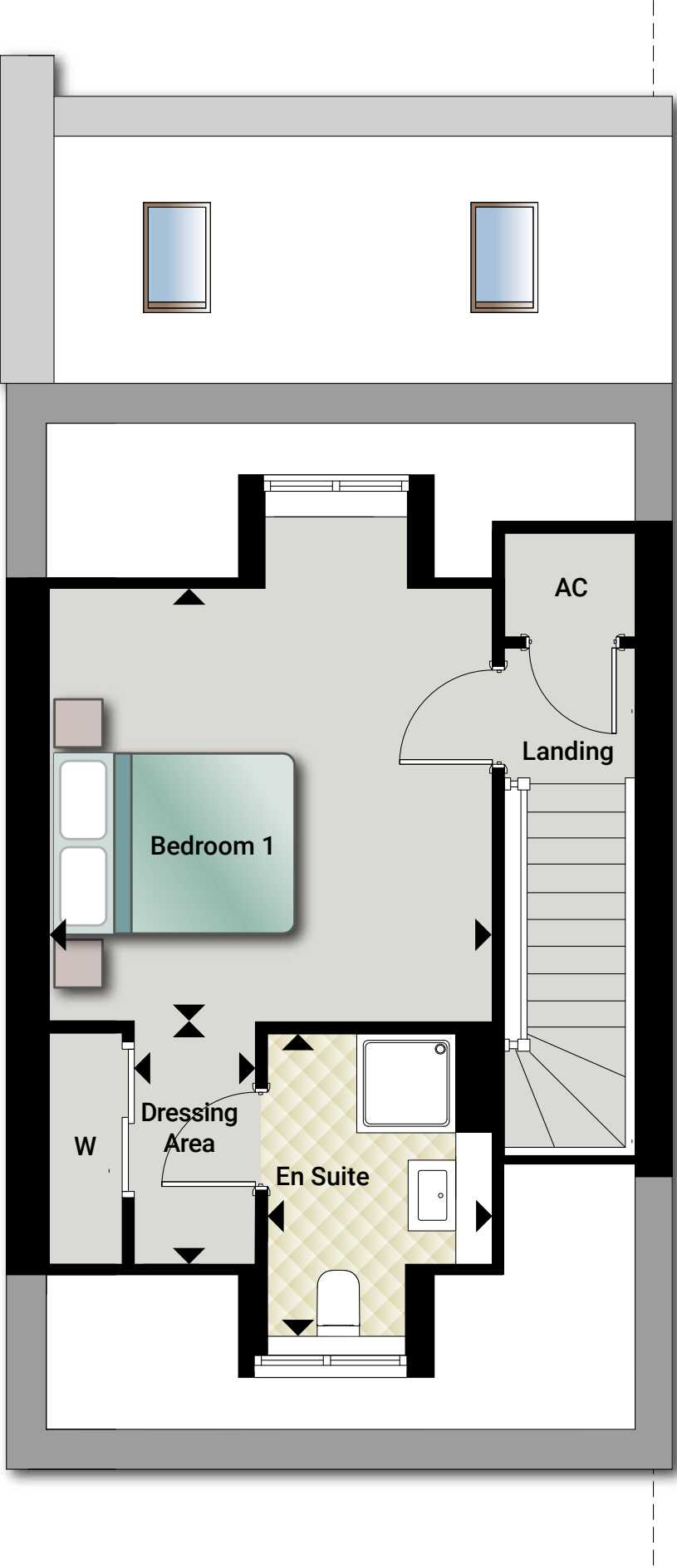
Ground floor

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



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"



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"

The Warrington

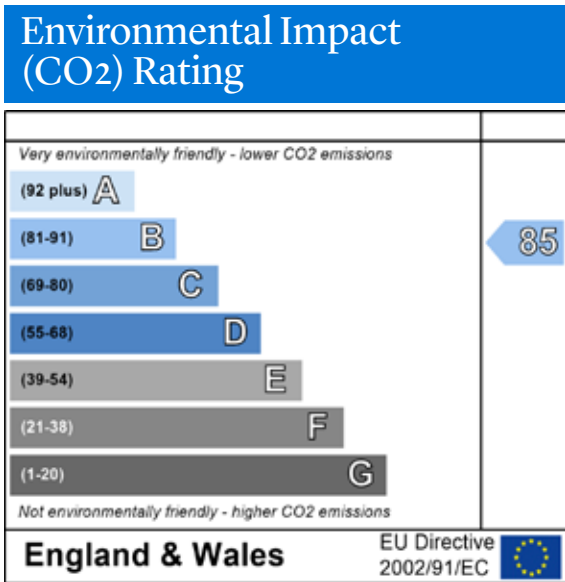
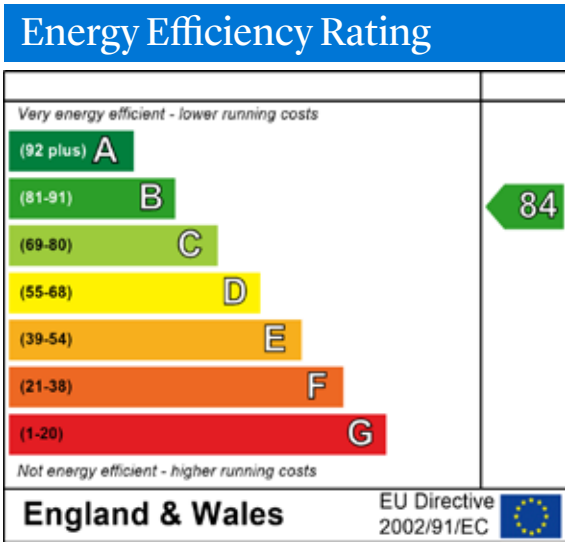
4 bedroom home

- 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



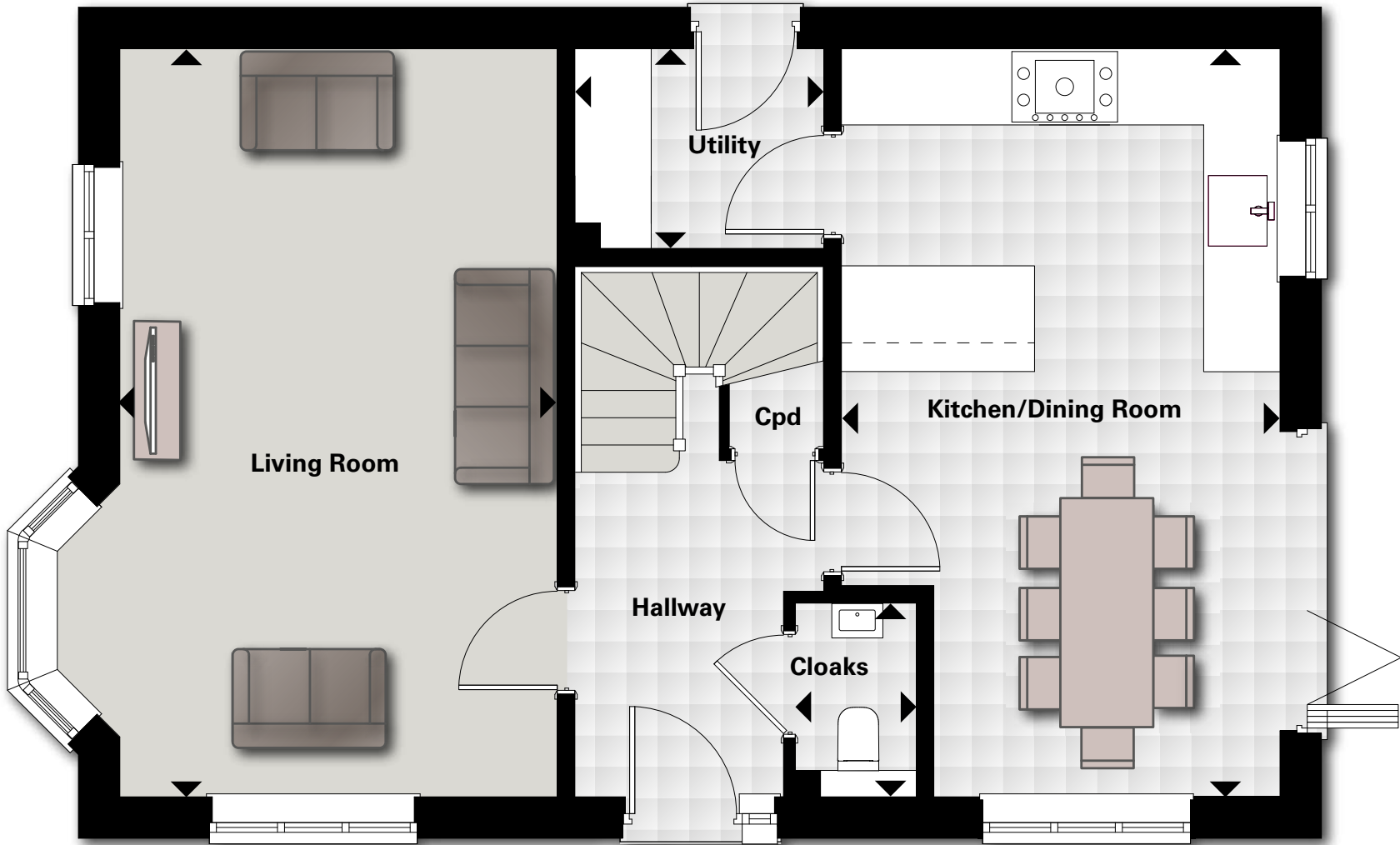
The Warrington

Plots 81*, 102, 104, 131, 134, 153*, 158* and 202*



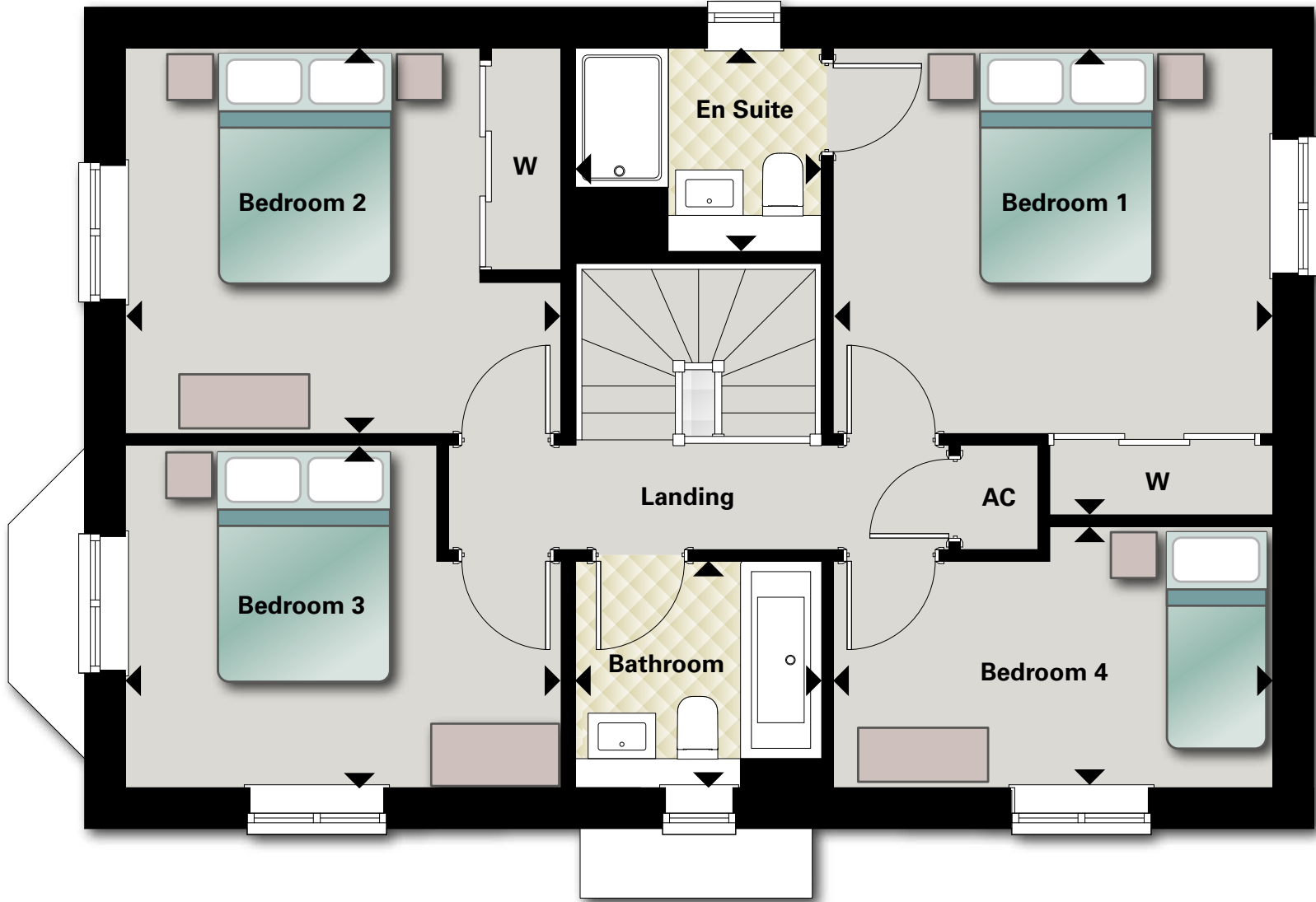
*Denotes handed plot.

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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"



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"

The Gidea

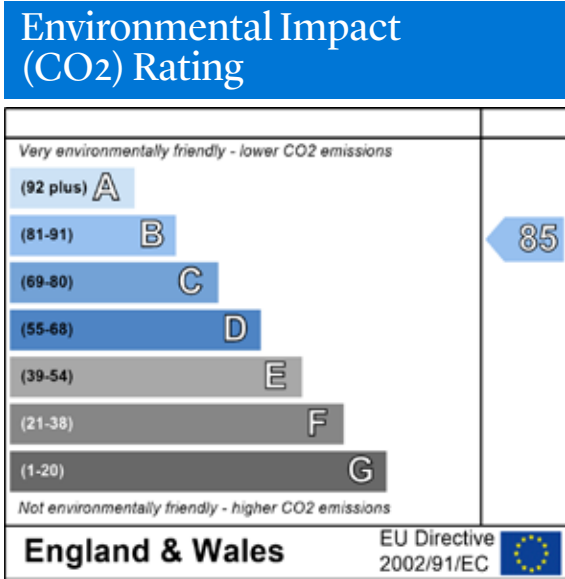
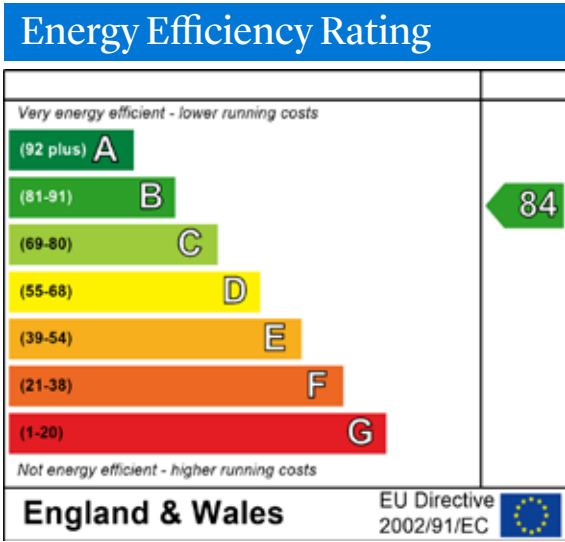
4 bedroom home

- 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



The Gidea

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



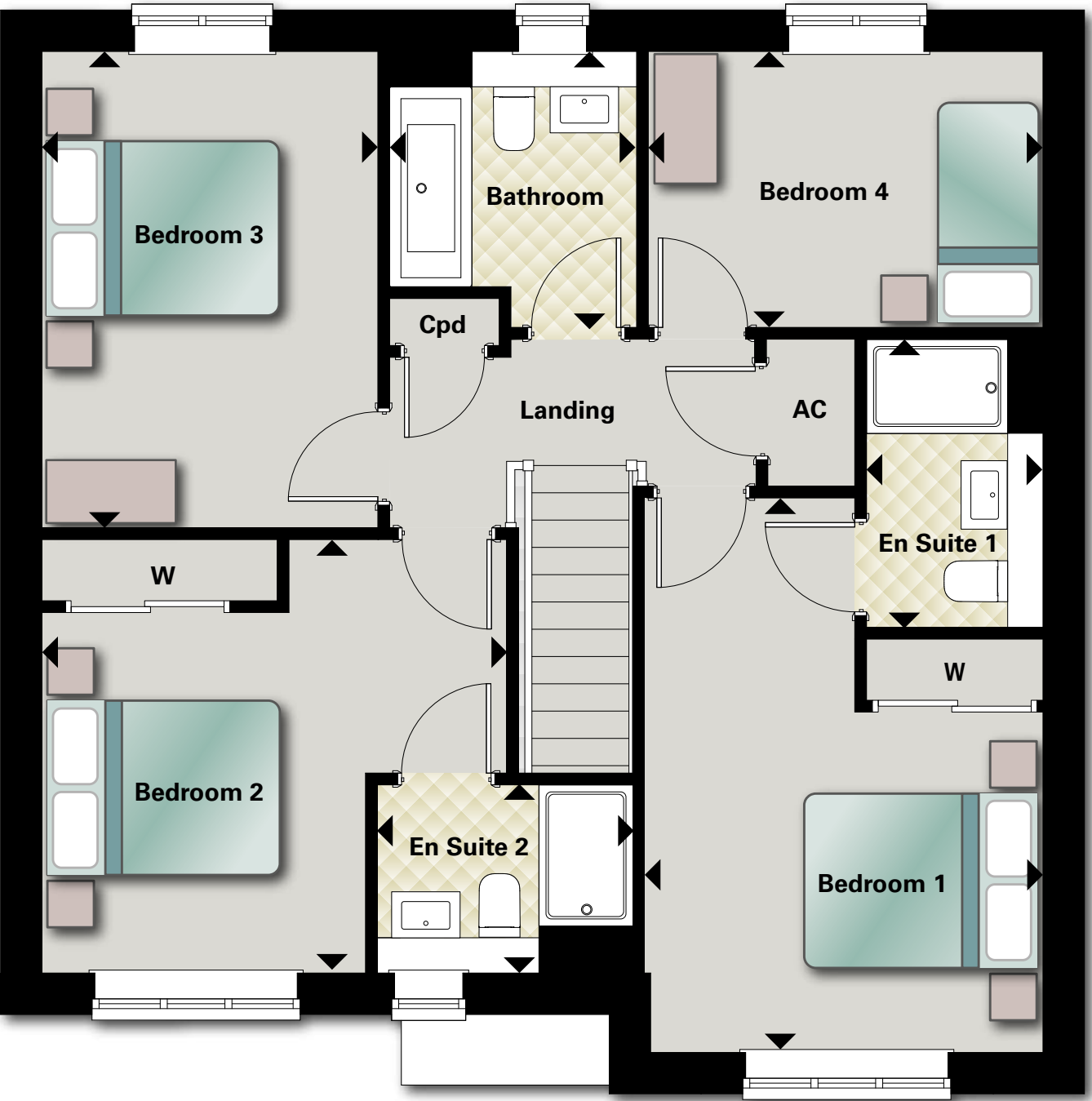
*Denotes handed plot.

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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"



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"

The York

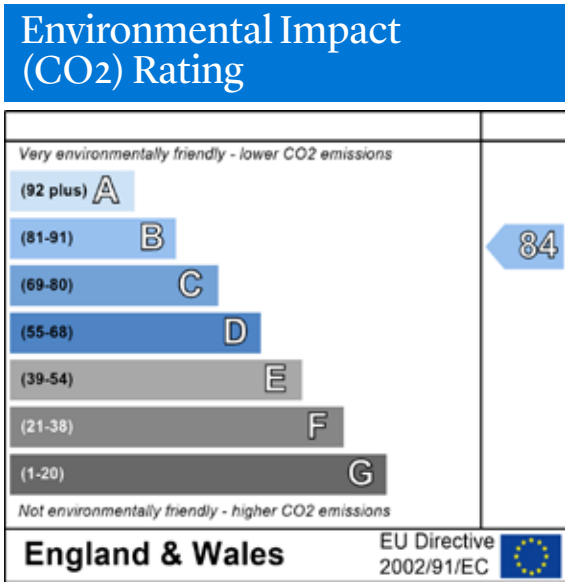
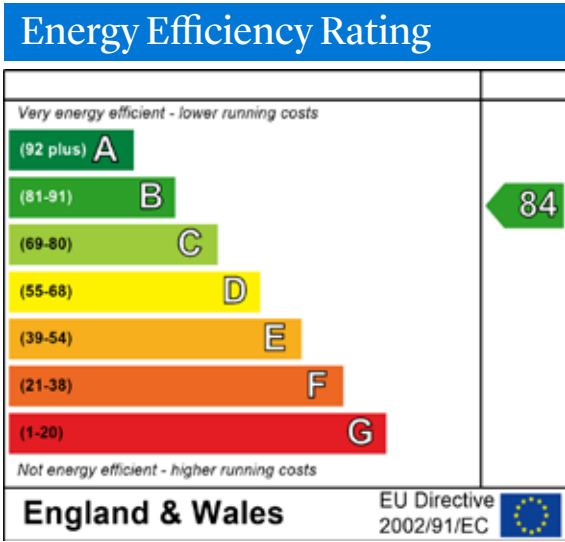
4 bedroom home

- 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



The York

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



*Denotes handed plot.

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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"



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"

The Burnham

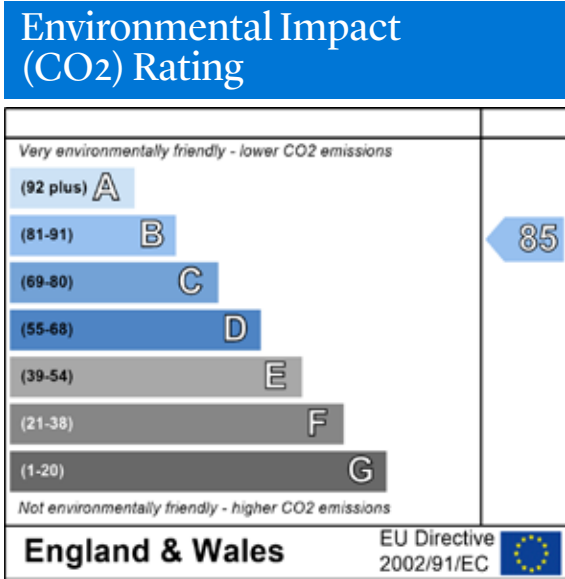
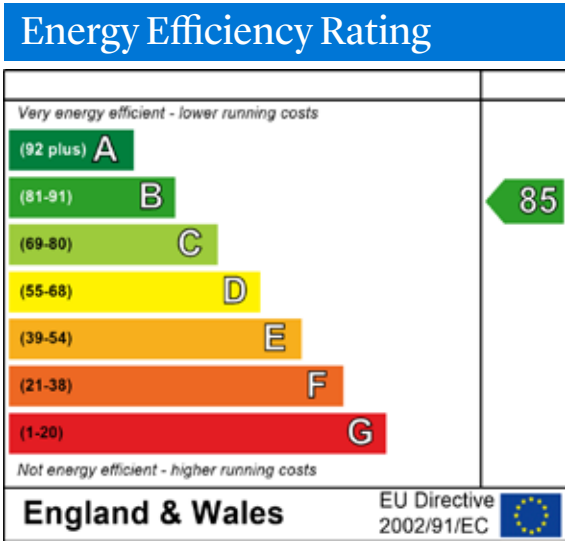
4 bedroom home

- 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 walk in wardrobe
- Second bedroom with en suite and built-in wardrobe



The Burnham

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



*Denotes handed plot.

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Ground Floor Plan

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"



First Floor Plan

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"

The finer details

Kitchen*

- Designer kitchens in a choice of finishes
- Silestone or laminate worktops with matching upstands*
- Heat resistant toughened glass splash back
- LED warm white 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 in homes with hobs located on the kitchen island*
- 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 mirrors with demisting device
- 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
- 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.



Why choose us?

Legal & General Homes and Cala Homes are brands currently used by Cala* a subsidiary 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.

Peace of mind

We provide a 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls – and a dedicated customer team for two years following all purchase.

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.

[Find out more](#) >

*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.

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.



Sales office at Cross Trees Park



Stock photography



Stock photography

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



Photography of a previous development

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.

Consumer Code for Homebuilders

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



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

tsi
APPROVED CODE™
TRADINGSTANDARDS.UK

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 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.



Streetscene at Cross Trees Park

Welcome to your new home

Cross Trees Park, Shrivenham

To find out more call us on

01793 250 868

Highworth Road, Shrivenham, SN6 8BL

[Enquire online](#) >



Cross Trees Park



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Stock photography