
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.
Legal & General
HOMES

Nobel Park
DIDCOT

CONTENTS

4
THE COMMUNITY

6
THE VISION

8
CONNECTIONS

10
DEVELOPMENT LAYOUT

13
THE HOUSES

23
THE SPECIFICATION

25
OUR MISSION







Legal & General HOMES

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.





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.

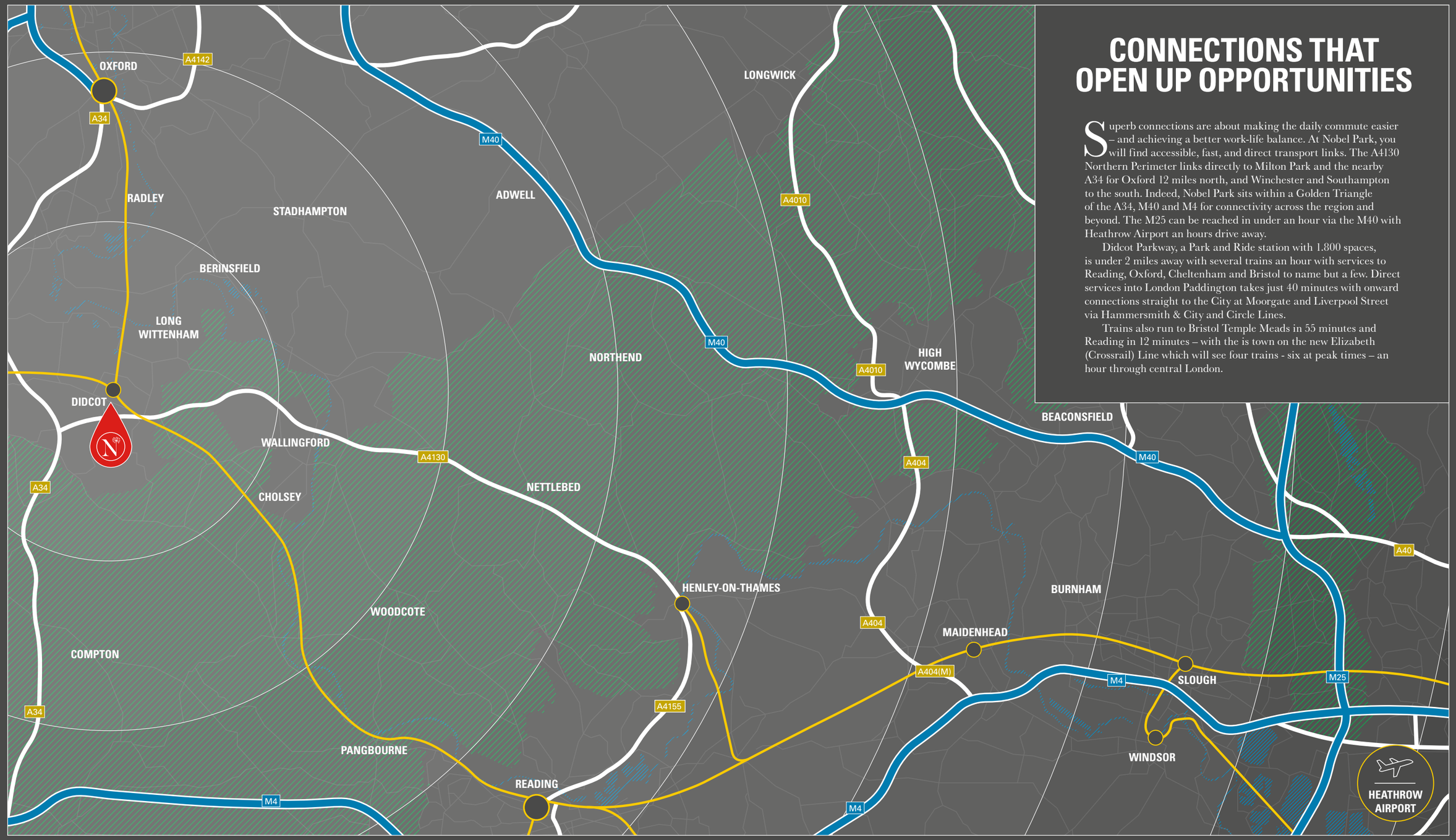


CONNECTIONS THAT OPEN UP OPPORTUNITIES

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 is town on the new Elizabeth (Crossrail) Line which will see four trains - six at peak times – an hour through central London.



DIDCOT PARKWAY STATION 1.9 MILES

OXFORD 12 MINUTES

READING 12 MINUTES

SWINDON 16 MINUTES

MAIDENHEAD 33 MINUTES

LONDON PADDINGTON 40 MINUTES

ABINGDON 7 MILES

OXFORD 12 MILES

BICESTER 28 MILES

SLOUGH 33 MILES

HEATHROW 42 MILES

Nobel Park

DIDCOT

S/S Sub Station

B/S Bin Store

C/S Cycle Store

AFFORDABLE HOUSING

Nobel Park layout is indicative only and subject to change [and subject to detailed design]. Parking positions to be confirmed. S/S denotes substation. B/S denotes bin store. C/S denotes cycle store. V Visitor parking. 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.



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 FARRINGDON
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

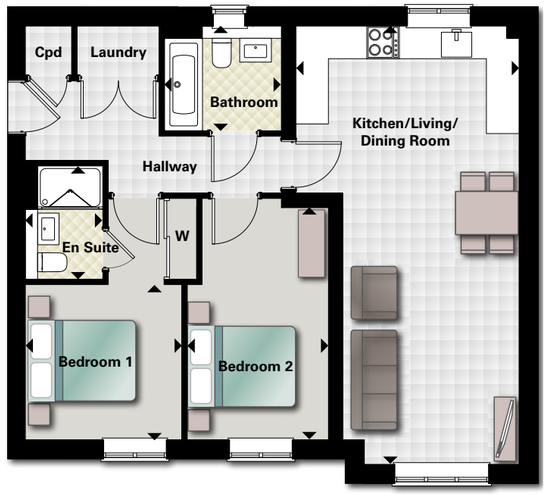
THE MARYLAND PLOTS 102 - 110 2 BEDROOM APARTMENT



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

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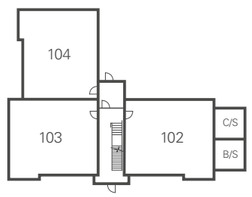
THE MARYLAND 1 | Plots 102 , 105

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"

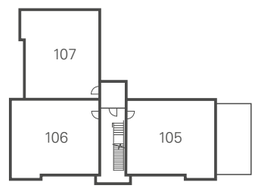
THE MARYLAND 2 | Plots 103 , 106

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"

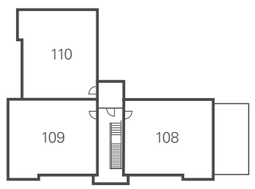




GROUND FLOOR

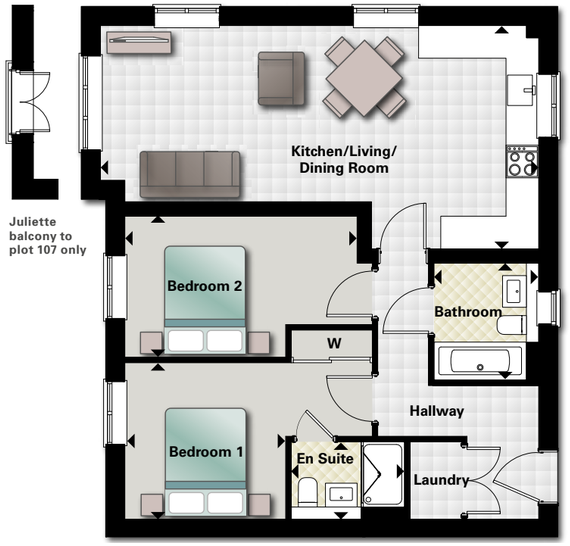


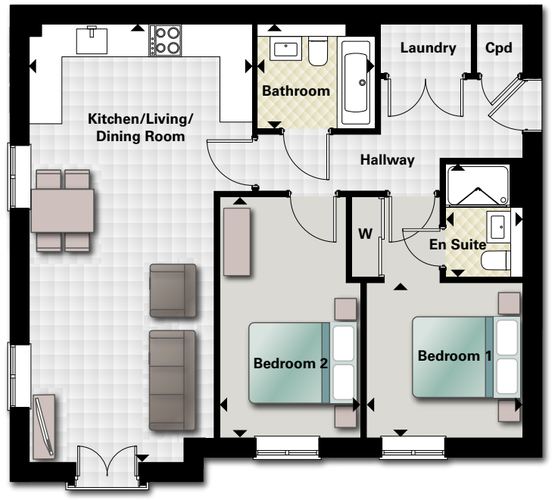
FIRST FLOOR



SECOND FLOOR

THE MARYLAND PLOTS 102 - 110 2 BEDROOM APARTMENT



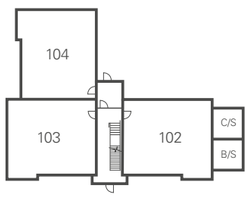


THE MARYLAND 3 | Plots 104, 107

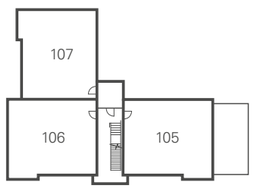
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.27m x 2.59m	14'1" x 8'6"
Bathroom	
2.21m x 1.91m	7'3" x 6'3"

THE MARYLAND 4 | Plot 109

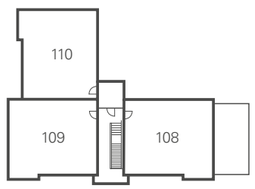
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



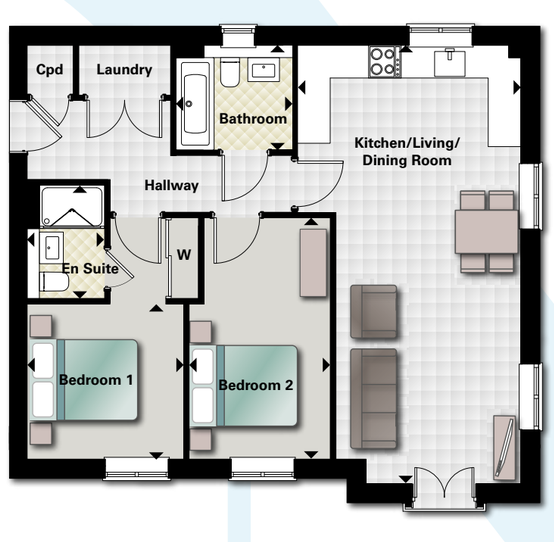
GROUND FLOOR

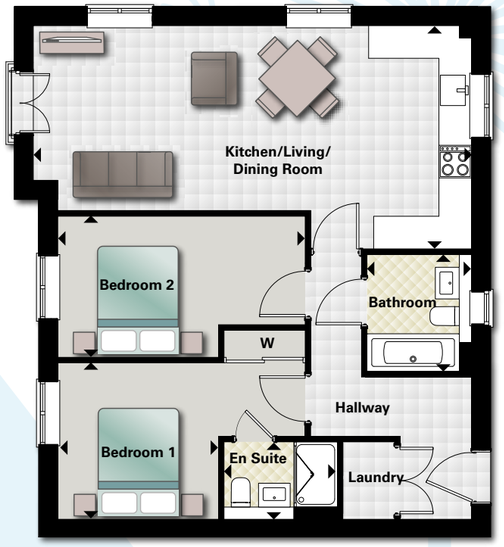


FIRST FLOOR



SECOND FLOOR



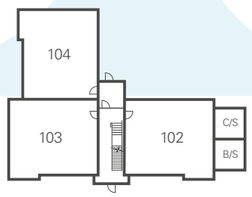


THE MARYLAND 5 | Plot 108

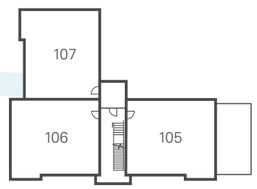
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"

THE MARYLAND 6 | Plot 110

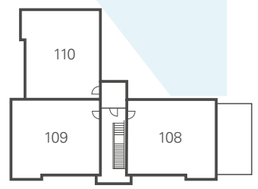
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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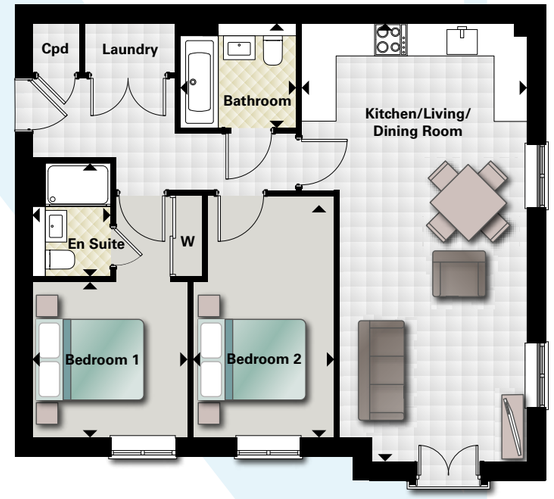


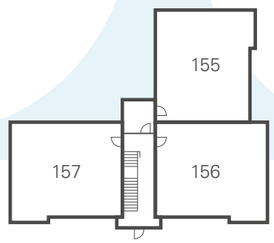
THE MARYLAND 1 | Plots 156, 159

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"

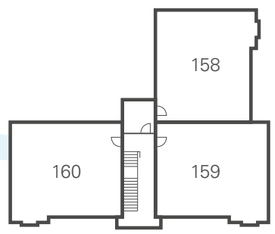
THE MARYLAND 2 | Plot 162

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"

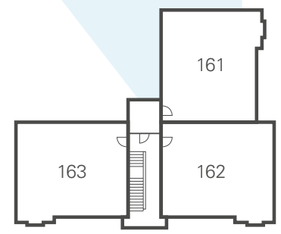




GROUND FLOOR

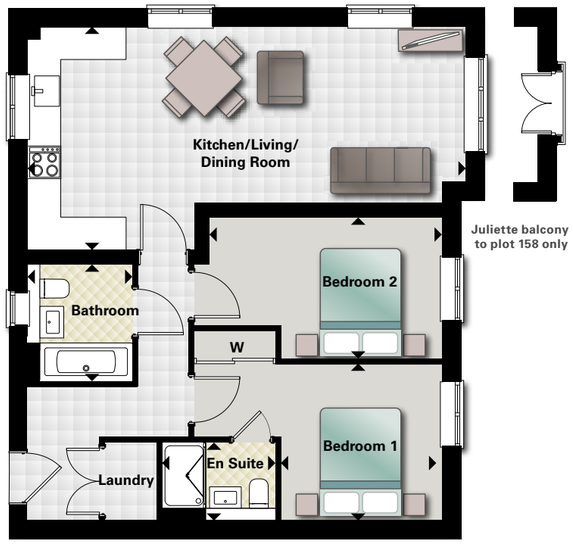


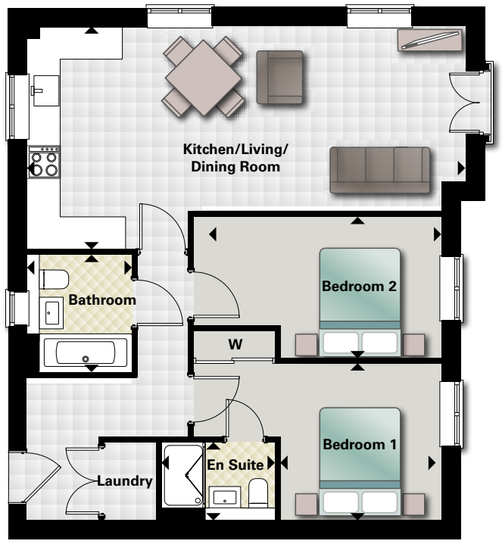
FIRST FLOOR



SECOND FLOOR

THE MARYLAND PLOTS 155 - 163 2 BEDROOM APARTMENT



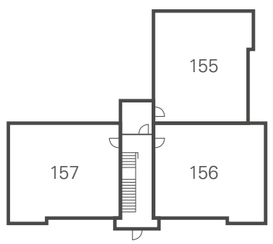


THE MARYLAND 3 | Plots 155, 158

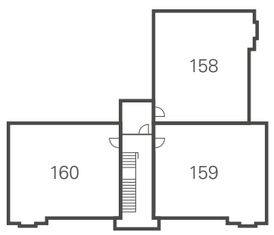
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.27m x 2.59m	14'1" x 8'6"
Bathroom	
2.21m x 1.91m	7'3" x 6'3"

THE MARYLAND 4 | Plot 161

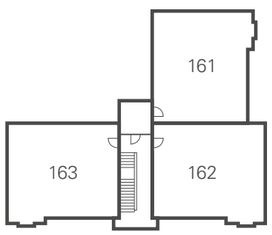
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.95m x 2.87m	9'8" x 9'5"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



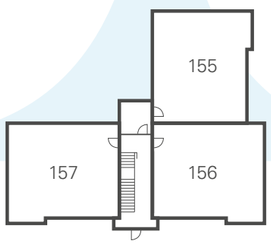


THE MARYLAND 5 | Plots 157, 160

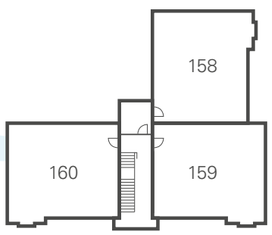
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.27m x 2.59m	14'1" x 8'6"
Bathroom	
2.21m x 1.92m	7'3" x 6'4"

THE MARYLAND 6 | Plot 163

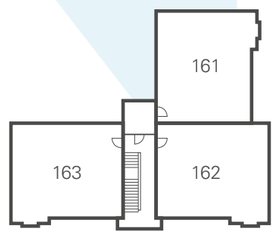
Kitchen/Living/Dining Room	
8.05m x 4.00m	26'5" x 13'1"
Bedroom 1	
2.87m x 2.85m	9'5" x 9'4"
En suite	
2.08m x 1.42m	6'11" x 4'8"
Bedroom 2	
4.43m x 2.59m	14'6" x 8'6"
Bathroom	
2.37m x 1.92m	7'9" x 6'4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE IVER 2 BEDROOM HOME

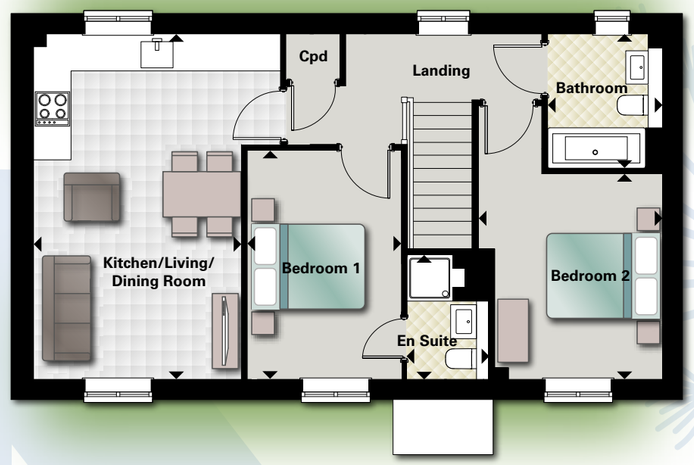
Plots 111† & 154



CGI depicts plot 111

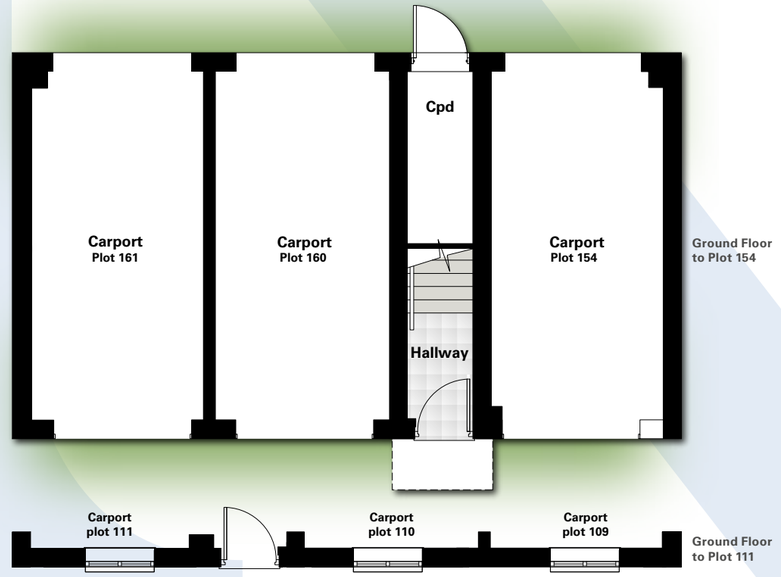
- Spacious open-plan kitchen/living/dining room with Bosch appliances and white goods
- Large Bedroom 1 with built-in wardrobe and en suite
- Stylish bathroom suite with Roca sanitaryware and full height Minoli wall tiles
- Private carport

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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

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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

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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†



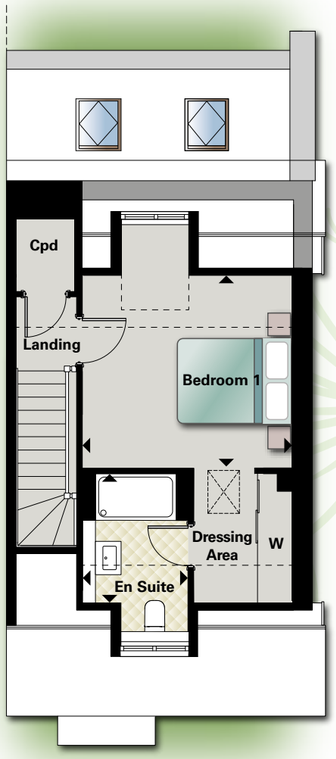
CGI depicts plots 1 & 2

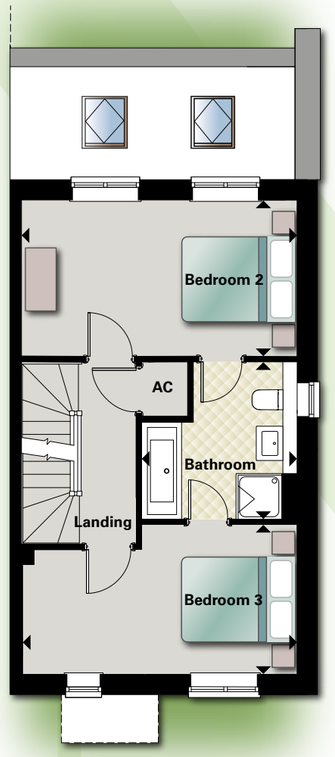
- Spacious three bedroom home set over three floors
- Open-plan living/dining room with bi-fold doors to the rear garden
- Amtico to living/dining room and kitchen
- Integrated Bosch appliances
- Top floor Bedroom 1 with dressing area, fitted wardrobe and en suite
- Shared bathroom to Bedroom 2 & 3

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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"



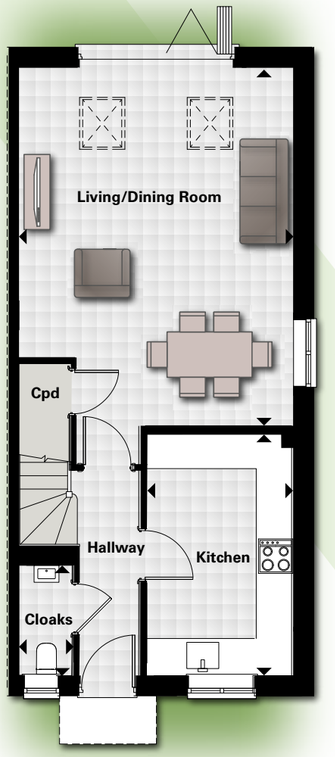


FIRST FLOOR

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†



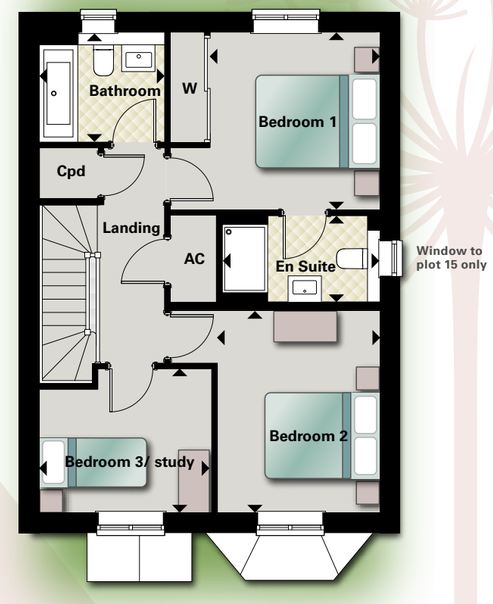
CGI depicts plot 36

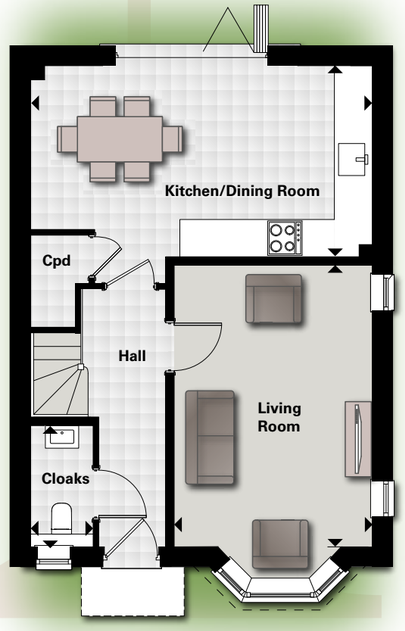
- A 3 bedroom link detached or detached home‡
- Open-plan kitchen/dining room with bi-fold doors opening out to the rear garden
- Spacious living room with bay window
- Large bedroom 1 with fitted wardrobes and en suite
- Downstairs cloakroom with Roca sanitaryware and storage

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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 FARRINGDON 3 BEDROOM HOME

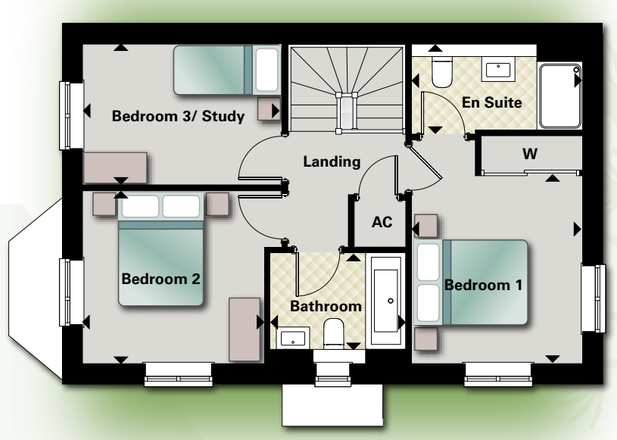
Plots 8†, 10†, 14, 35, 45, 54†, 56†, 68, 90†,
100, 118, 122†, 138, 145†, 150 & 166



CGI depicts plot 150

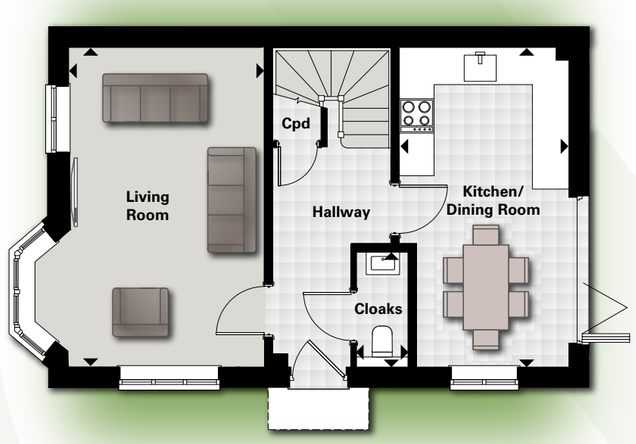
- A spacious double fronted 3 bedroom home
- With garage and allocated parking ^
- Large separate living room with bay window
- Open-plan kitchen/dining room with bi-fold doors leading to the garden
- Large entrance hallway with cloakroom
- Generous Bedroom 1 with en suite and fitted wardrobe

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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†



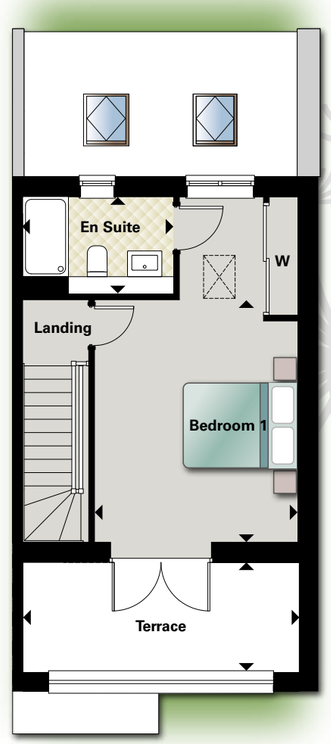
CGI depicts plots 29 & 30

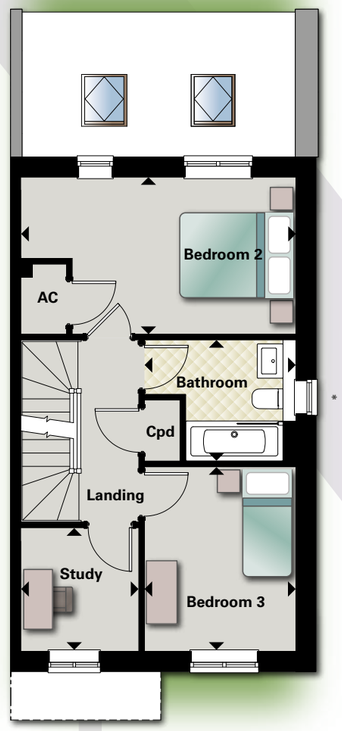
- Spacious open-plan kitchen/living/dining room with Amtico flooring throughout
- Stylish bathroom suite with Roca sanitaryware, full height Minoli wall tiles and Hansgrohe mixer taps
- Bedroom 1 with en-suite and leading out onto a terrace
- Large entrance hallway and excellent storage throughout
-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

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SECOND FLOOR

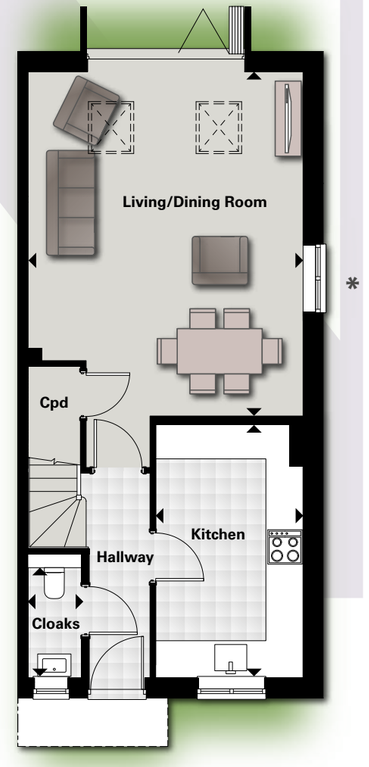
Bedroom 1 4.23m x 3.55m	13'11" x 11'8"
En Suite 2.63m x 1.70m	8'8" x 5'7"
Terrace 4.80m x 1.92m	15'9 " x 6'4"





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†



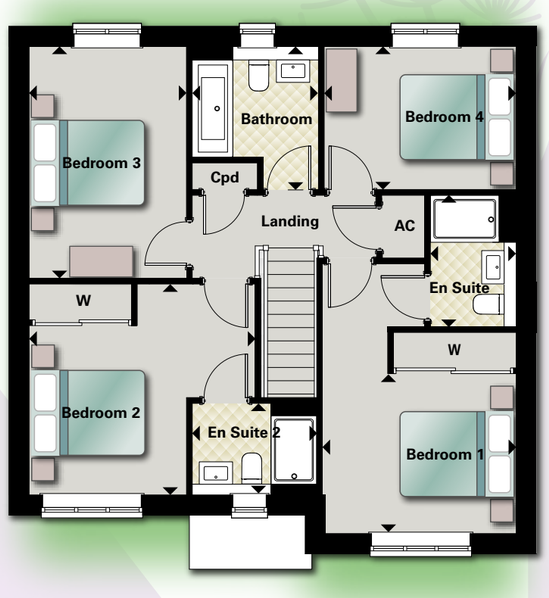
CGI depicts plot 98

- 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

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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†,51†,70†,167, & 168†



CGI depicts plot 168

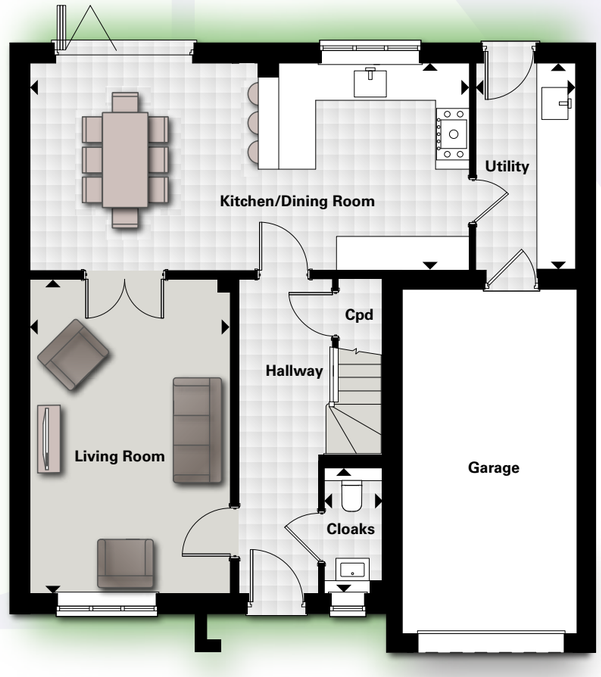
- Spacious four bedroom home over 1600sq ft
- Large open-plan kitchen/dining room with bi-fold doors to the rear garden
- Utility room with Bosch white goods
- Separate living room
- Bedroom 1 & 2 with en-suite and built in wardrobe
- Ample storage and generous sized bedrooms
- Integrated garage

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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



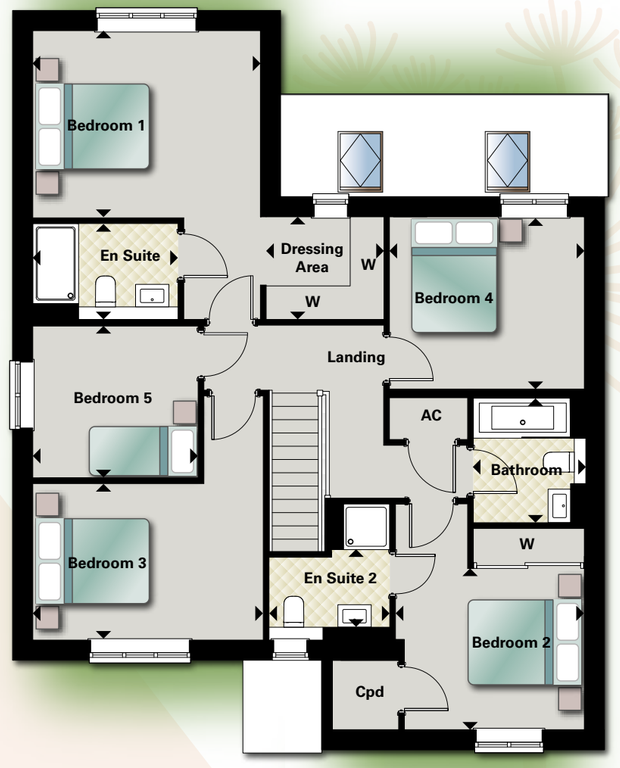
CGI depicts plot 39

- 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

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FIRST FLOOR

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





GROUND FLOOR

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



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.

Legal & General HOMES

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.



Photography shows previous Legal & General Homes development.

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.

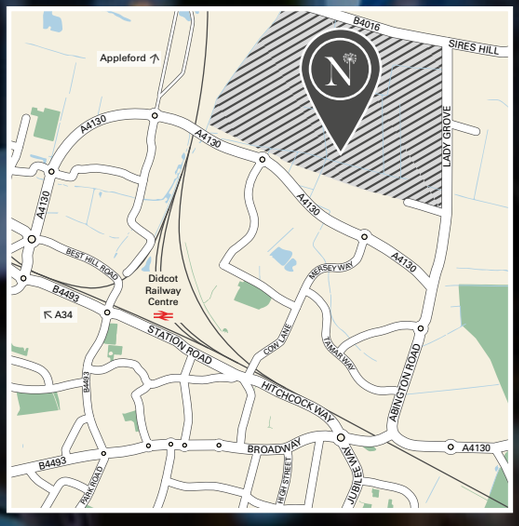
As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from.

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.



Nobel Park
DIDCOT

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

Legal & General
HOMES