




# ELGROVE GARDENS

DRAYTON VILLAGE, OX14



DISCOVER A NEW  
*outlook*  
ON LIFE

WELCOME TO LONG WALKS AND HISTORIC PUBS, TO VILLAGE FÊTES AND VIBRANT TOWNS, TO GLORIOUS COUNTRYSIDE AND TRANQUIL RIVERBANKS. WELCOME TO ELGROVE GARDENS.

Situated in the picturesque Oxfordshire village of Drayton, this boutique collection of two, three, four and five bedroom homes is a wonderful place to make your home and take in a new view of life.

Enjoy excellent transport links from this rural yet well-connected location, with journeys to London Paddington taking just 33 minutes\*.

\*Fast train from Didcot Parkway Station. Journey time is approximate.  
Source [www.nationalrail.co.uk](http://www.nationalrail.co.uk)



Computer generated image is indicative only.

# A picture PERFECT SETTING

AT ELGROVE GARDENS, YOU ARE WELL POSITIONED  
TO EXPLORE ALL OF OXFORDSHIRE'S CHARMS.



Surrounded by acres of green, this tranquil haven is just off Drayton's High Street and an easy walk from all the village amenities.

The River Thames is 10 minutes\* away by bicycle, while country lanes and open fields are just a short stroll from the homes at Elgrove Gardens.

Drayton Village is a particularly desirable location, combining village living and stunning countryside with excellent access to larger towns and the magnificent city of Oxford. Nestled between three Areas of Outstanding Natural Beauty - the Chiltern Hills, North Wessex Downs and the Cotswolds - it is a truly serene and beautiful place to live.

\*Journey time is approximate. Source: Google Maps.





St Nicholas' Church, Abingdon



The George Freehouse



The Fish restaurant

## THE LOCAL *scene*

DISCOVER A RURAL YET VIBRANT AND ACTIVE LIFESTYLE, COMBINING THE BEST OF TOWN AND COUNTRY LIVING.

A sociable and welcoming community, Drayton is home to a convenience store, two pubs, a post office, allotments and Drayton Community Primary School – everything you need for day-to-day. You'll also find sports facilities, including Drayton Park Golf Club and Drayton Football Club.

In neighbouring Sutton Courtenay, an eight-minute cycle ride\* away, you can enjoy a drink in The George's relaxed and cosy pub atmosphere, or indulge in some fine dining at The Fish restaurant.

There are, of course, plenty of opportunities to get active in the surrounding countryside, with Stonehill Riding School a four-minute drive\* away, and the Hanson Way cycle route to Oxford, and miles of riverside walking along the Thames Path.

\*Journey times are approximate. Source: Google Maps.



For shopping, an evening out with friends, and a wider choice of amenities, the historic market town of Abingdon is 10 minutes away by car\*. Walk along its centuries-old streets and you will find shops, a variety of restaurants, cafés and pubs, as well as a cinema, sports centres, and Abingdon County Hall Museum.

The town's setting on the banks of the River Thames is particularly striking, with boats and other sailing craft mooring up at Abingdon Marina in the summer.

Abbey Meadows is a stunning green space that also boasts a riverside setting, with a playground, splash park and gardens that will keep little ones entertained for hours.

The city of Oxford is just a 25-minute drive\* north, where you can discover the ultimate cosmopolitan lifestyle. With wonderful museums, galleries, theatres, gardens, independent boutiques and markets, and a dizzying choice of places to eat, drink, meet and chat there is plenty of choice for everyone.

\*Journey times are approximate. Source: Google Maps.



Abbey Meadows



Abingdon Marina



Radcliffe Camera, Oxford



## EXCELLENT EDUCATIONAL *prospects*

WHICHEVER STAGE OF EDUCATION YOU ARE LOOKING FOR, THERE ARE PLENTY OF OPPORTUNITIES WITHIN EASY REACH OF ELGROVE GARDENS.

Drayton Community Primary School is just a 12-minute walk from your home at Elgrove Gardens, an excellent choice for your children to take their first educational steps. Abingdon offers further choice, as well as a range of highly regarded secondary schools. There are independent schools for all ages, some with boarding facilities.

Beyond school, there are local higher education and technical colleges in Abingdon and Didcot, while the world-famous University of Oxford is less than half an hour away by car\*.

\*Journey times are approximate. Source: Google Maps.  
Ofsted ratings correct at time of going to print.

### PRIMARY SCHOOLS

#### Drayton Community Primary School

Hilliat Fields, Drayton, Abingdon OX14 4JF

Ofsted rated Good  
12 minutes

#### Thameside Primary School

Cotman Close, Abingdon OX14 5NL

Ofsted rated Good  
10 minutes

#### Caldecott Primary School

Caldecott Road, Abingdon OX14 5HB

Ofsted rated Good  
11 minutes

#### Europa School UK

Thame Lane, Culham, Abingdon OX14 3DZ

Ofsted rated Good  
14 minutes

### SECONDARY SCHOOLS

#### Larkmead School

Faringdon Road, Abingdon OX14 1RF

Ofsted rated Good  
8 minutes

#### John Mason School

Wootton Road, Abingdon OX14 1JB

Ofsted rated Good  
9 minutes

#### Fitzharrys School

Northcourt Road, Abingdon OX14 1NP

Ofsted rated Good  
11 minutes

### INDEPENDENT SCHOOLS

#### The Manor Preparatory School

Faringdon Road, Shippon, Abingdon OX13 6LN

Day school for boys and girls aged 2-11  
8 minutes

#### Abingdon School

Park Road, Abingdon OX14 1DE

Day and boarding school for boys aged 4-18  
9 minutes

#### Our Lady's Abingdon School

Radley Road, Abingdon OX14 3PS

Day school for boys and girls aged 7-18  
10 minutes

#### Radley College

Kennington Road, Radley, Abingdon OX14 2HR

Boarding school for boys aged 13-18  
16 minutes

### HIGHER EDUCATION

#### Abingdon & Witney College

Abingdon Campus, Wootton Road, Abingdon OX14 1GG

10 minutes

#### University Technical College Oxfordshire

Greenwood Way, Harwell, Didcot OX11 6BZ

12 minutes

#### University of Oxford

Various college locations throughout Oxford

25 minutes

#### Oxford Brookes University

Various college locations throughout Oxford

32 minutes



# FROM *landscape* TO CITYSCAPE WITH EASE

DESPITE ITS RURAL OUTLOOK, DRAYTON IS PARTICULARLY WELL CONNECTED.

Elgrove Gardens is situated within easy reach of the A34, M4 and M40 – in a ‘golden triangle’ for driving to Oxford, London, the Midlands, Bristol and the Southwest.

For fast train links, Didcot Parkway Station is a 13-minute\* drive away. From here, you can travel to London Paddington in 33 minutes\*, plus Oxford, Radley and Reading, to explore city culture, shopping, career opportunities, fine dining and nights out.

Heathrow Airport is just over an hour’s drive\* away, so European city breaks and holidays abroad are yours to enjoy.



\*Journey times are approximate.  
Source: Google Maps and nationalrail.co.uk



*On foot*

**Post Office**  
7 minutes

**Convenience Store**  
10 minutes

**Village Hall**  
11 minutes

**Millennium Green Park and Gardens**  
14 minutes



*By bicycle*

**Drayton Park Golf Club**  
7 minutes

**Sutton Courtenay**  
8 minutes

**River Thames**  
10 minutes



*By car*

**Abingdon**  
9 minutes

**Didcot Parkway Station**  
13 minutes

**Radley Station**  
15 minutes

**Oxford**  
25 minutes

**Bicester Village**  
53 minutes

**London Heathrow Airport**  
61 minutes



*By train*

from Didcot Parkway Station

**Radley**  
9 minutes

**Oxford**  
12 minutes

**Reading**  
12 minutes

**London Paddington**  
33 minutes

**Banbury**  
46 minutes





## A TRANQUIL *vista*

DRAWING UPON THE CHARACTERISTICS OF THE LOCAL AREA, ELGROVE GARDENS IS A PEACEFUL AND WELCOMING ENCLAVE OF TWO, THREE, FOUR AND FIVE BEDROOM HOMES.

Leafy streets meander between the rustic, traditional looking homes, with landscaped pockets of green and a shared open space at the heart of the development. Mature oak trees further enhance the rural character, while the bordering hedgerows are the ideal framing for the surrounding countryside.

Feel a sense of calm as you take in the views over this verdant setting, the perfect place for your new home.



Computer enhanced image is indicative only.

BEAUTIFULLY  
CRAFTED FROM EVERY  
*angle*

LIGHT, SPACIOUS AND READY TO MAKE YOUR OWN, HOMES AT ELGROVE GARDENS HAVE BEEN THOUGHTFULLY DESIGNED FOR MODERN LIVING.

While exteriors are traditionally styled, inside these homes incorporate energy efficient features, living spaces that flow and offer flexibility, and high quality fixtures and fittings. Entertain friends or family in the open plan kitchen, dining and living space; unwind in the luxurious bathroom; and relax in your own private rear garden.

A calming colour palette, classic designs and a range of natural materials all combine to create the ideal setting for your new life in this welcoming community.










## ENJOY A SUPERB *aspect*

THIS BOUTIQUE COLLECTION OF HOMES HAS BEEN CAREFULLY DESIGNED TO CREATE A LEAFY AND WELCOMING SETTING, WITH A BALANCE BETWEEN PRIVACY AND COMMUNAL OPEN SPACES.

The range of different sizes and styles of homes make Elgrove Gardens an attractive and characterful neighbourhood. The positioning and design of each home has been thoughtfully considered to make the most of its location, light and views.

Ample parking is also provided for the homes, much of it discreetly set back to maintain the sense of openness.

-  **TWO BEDROOM BUNGALOW**  
Plots 1 & 2
-  **THREE BEDROOM HOUSE**  
Plot 4
-  **FOUR BEDROOM HOUSE**  
Plots 3, 5, 7, 8, 9, 10, 11, 20, 21 & 22
-  **FIVE BEDROOM HOUSE**  
Plot 6
-  **AFFORDABLE HOUSING**  
Plots 12-19



# Specification

## 2, 3 AND SELECTED 4 BEDROOM HOMES

### PLOTS 1, 2, 4, 5, 7, 8 & 21

#### KITCHEN

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer where in kitchen

Kitchen designs and layouts vary; please speak to our Sales Executives for further information.

#### UTILITY ROOM

##### TO THE FARINGDON

- Matt finish shaker-style units with soft close doors
- Slimline laminate worktops with matching upstand
- Freestanding washer/dryer

##### EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top
- Large format wall and floor tiles
- Heated chrome towel rail

#### BATHROOM

- Bath with shower over and glass screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Framed feature mirror with shelf
- Large format wall and floor tiles
- Heated chrome towel rail

#### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

#### FLOOR FINISHES

- Amtico flooring to entrance hall, WC, kitchen and all ground floor reception rooms
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suite

#### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors or aluminium bifold doors to The Faringdon
- Up and over garage door, colour to match front door

#### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

#### ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, open plan kitchen/dining area, bathroom, en-suite, WC and utility room
- Pendant fittings to separate living room, family room, landing and all bedrooms
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

#### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap

#### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red facing bricks, with wood effect cladding or render to selected plots and grey or red roof tiles
- uPVC rain-water goods

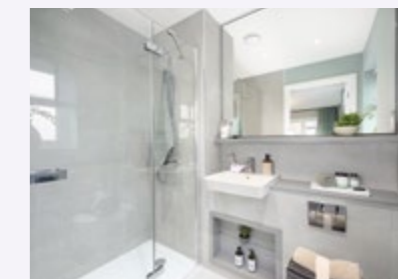
#### WARRANTY

- 10 year NHBC warranty

Facilities shared between the homes at Elgrove Gardens such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Elgrove Gardens once all homes have been sold and conveyed. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



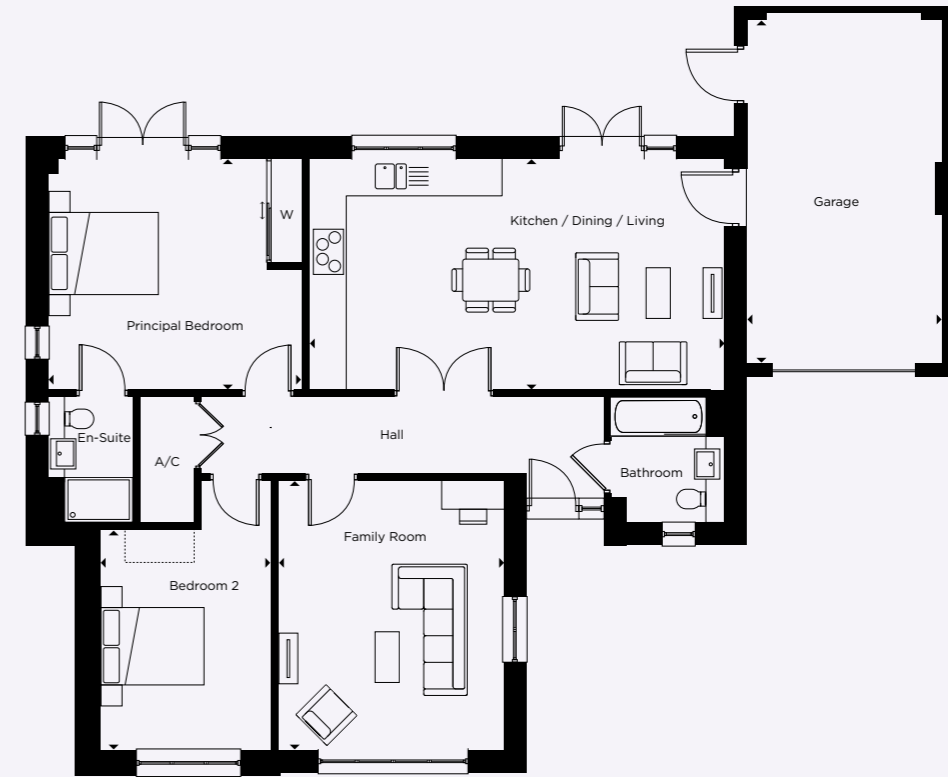
Images are indicative only - taken from a similar Hill home.

# THE BAMPTON

## 2 BEDROOM BUNGALOW PLOT 1



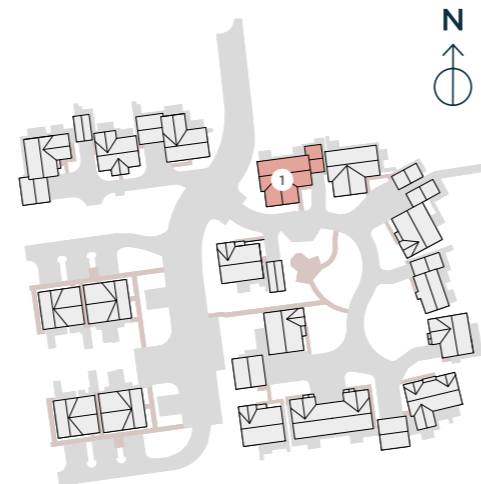
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GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining/Living	7.20 m x 4.00 m	23'7" x 13'1"
Family Room	3.90 m x 4.70 m	12'9" x 15'5"
Principal Bedroom	4.40 m x 4.00 m	14'5" x 13'1"
Bedroom 2	3.00 m x 3.80 m	9'10" x 12'5"
Garage	3.40 m x 6.10 m	11'1" x 20'0"

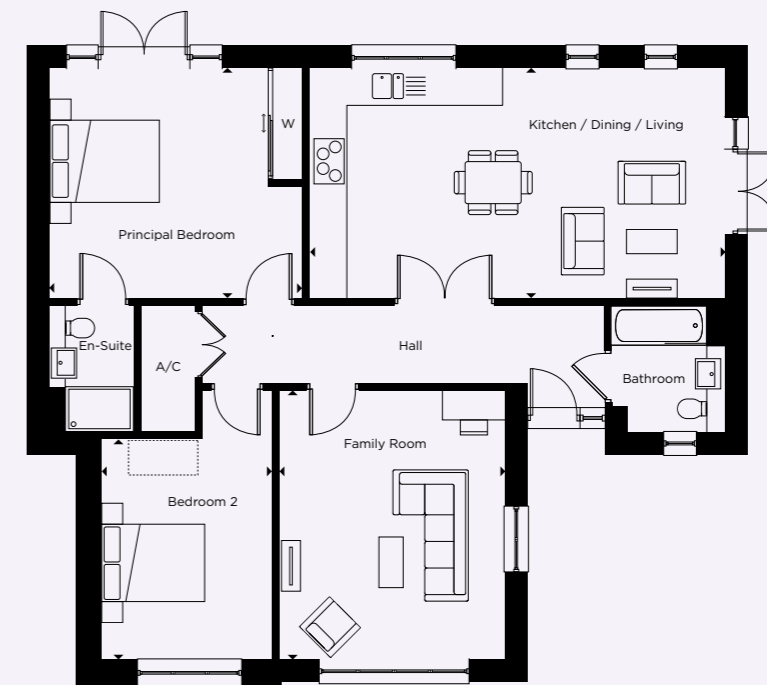


W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

# THE DORCHESTER

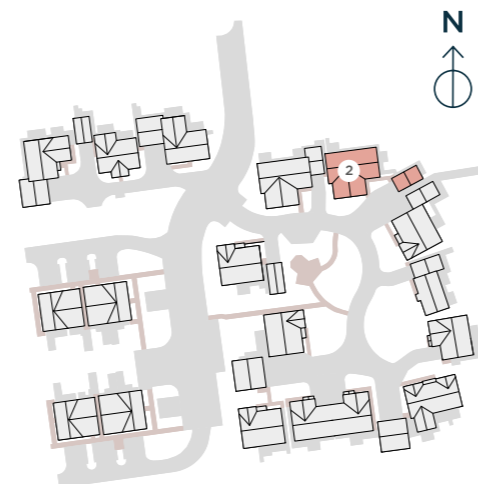
## 2 BEDROOM BUNGALOW PLOT 2



GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining/Living	7.20 m x 4.00 m	23'7" x 13'1"
Family Room	3.90 m x 4.70 m	12'9" x 15'5"
Principal Bedroom	4.40 m x 4.00 m	14'5" x 13'1"
Bedroom 2	3.00 m x 3.80 m	9'10" x 12'5"



W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE ALDERTON

## 3 BEDROOM DETACHED HOUSE PLOT 4



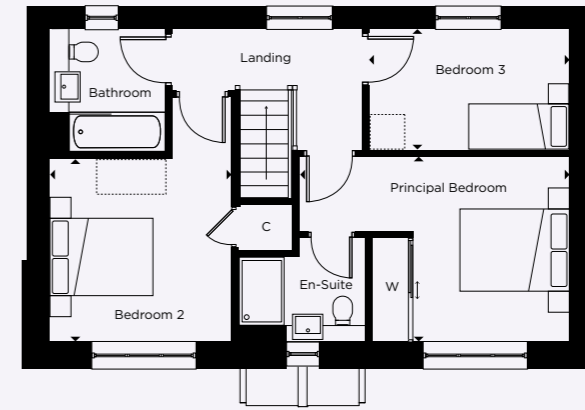
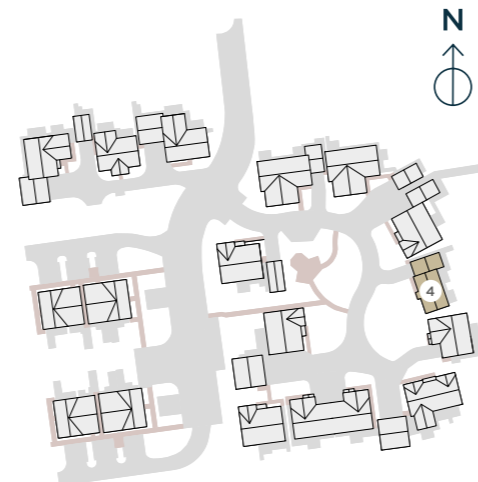
Computer generated image is indicative only.

### GROUND FLOOR

Kitchen/Dining	3.50 m x 5.40 m	11'5" x 17'8"
Living Room	3.10 m x 5.40 m	10'2" x 17'8"
Garage	3.60 m x 7.30 m	11'9" x 23'11"

### FIRST FLOOR

Principal Bedroom	4.70 m x 3.20 m	15'5" x 10'5"
Bedroom 2	3.10 m x 3.10 m	10'2" x 10'2"
Bedroom 3	3.50 m x 2.10 m	11'5" x 6'10"



FIRST FLOOR



GROUND FLOOR

W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE THORPE

4 BEDROOM DETACHED HOUSE  
PLOT 5



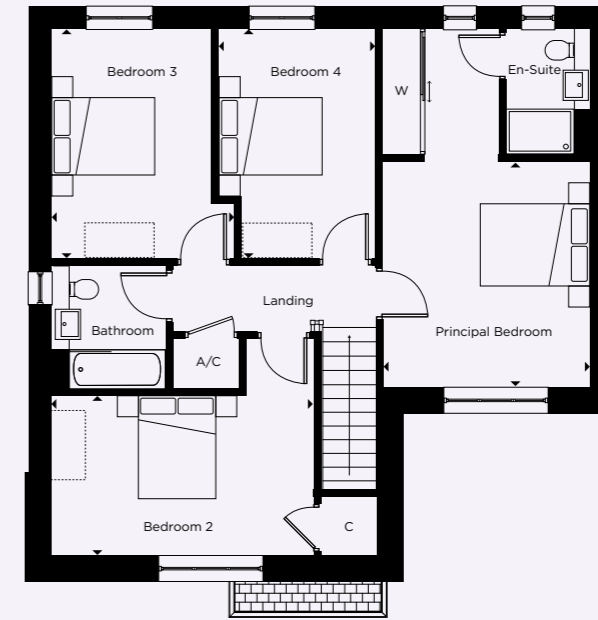
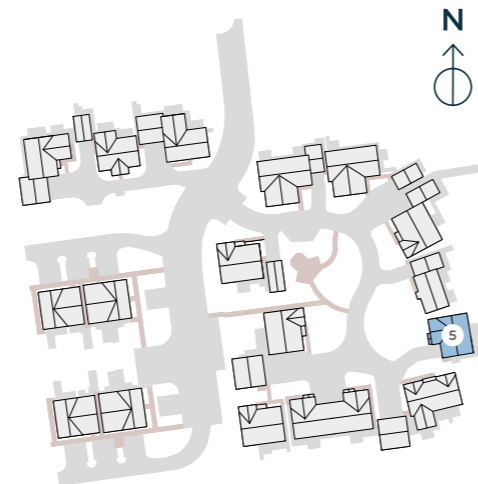
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## GROUND FLOOR

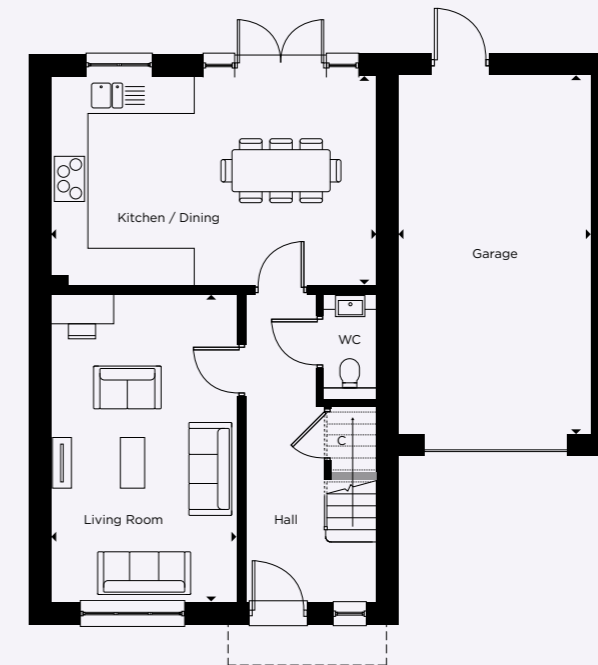
Kitchen/Dining	5.60 m x 3.60 m	18'4" x 11'9"
Living Room	3.20 m x 5.30 m	10'5" x 17'4"
Garage	3.40 m x 6.30 m	11'1" x 20'8"

## FIRST FLOOR

Principal Bedroom	3.60 m x 3.90 m	11'9" x 12'9"
Bedroom 2	4.60 m x 2.80 m	15'1" x 9'2"
Bedroom 3	2.80 m x 4.00 m	9'2" x 13'1"
Bedroom 4	2.80 m x 4.00 m	9'2" x 13'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE THORPE

4 BEDROOM SEMI-DETACHED HOUSE  
PLOT 7

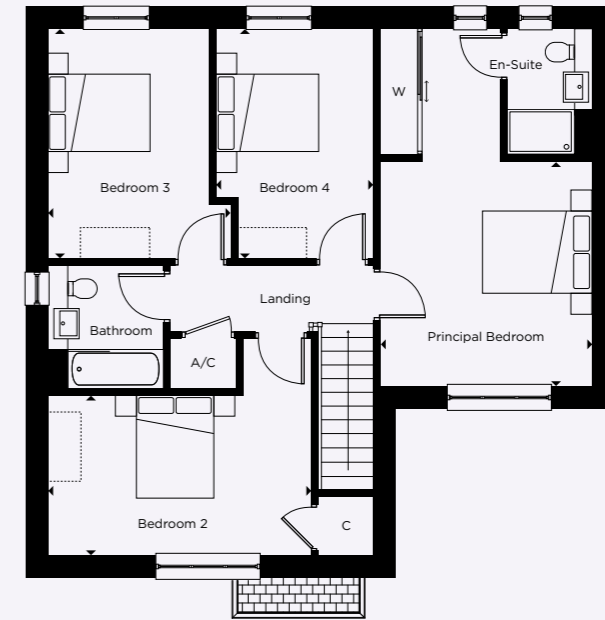
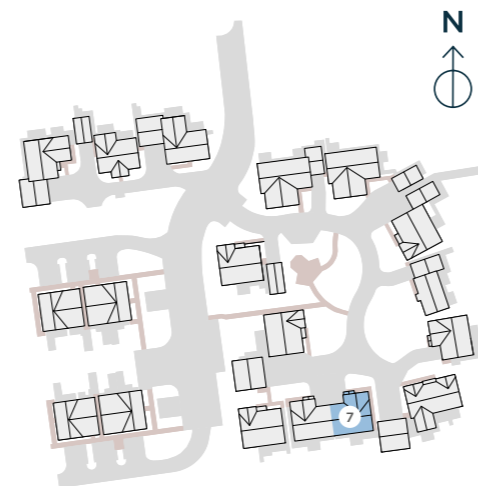


## GROUND FLOOR

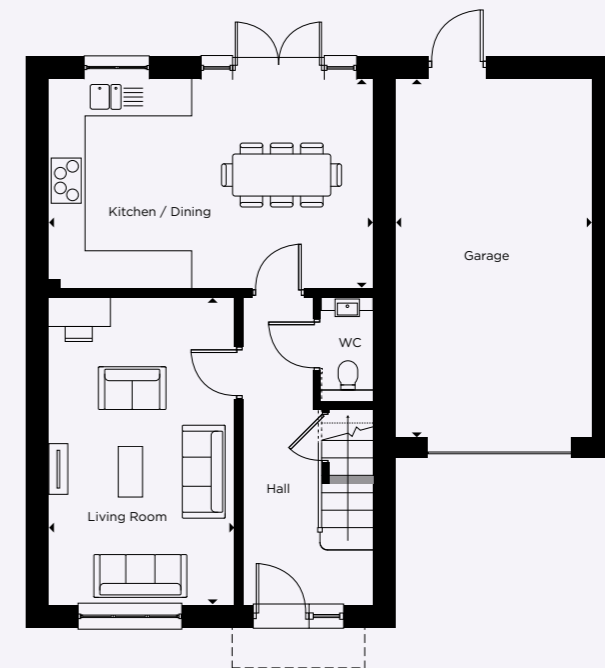
Kitchen/Dining	5.60 m x 3.60 m	18'4" x 11'9"
Living Room	3.20 m x 5.30 m	10'5" x 17'4"
Garage	3.40 m x 6.30 m	11'1" x 20'8"

## FIRST FLOOR

Principal Bedroom	3.60 m x 3.90 m	11'9" x 12'9"
Bedroom 2	4.60 m x 2.80 m	15'1" x 9'2"
Bedroom 3	2.80 m x 4.00 m	9'2" x 13'1"
Bedroom 4	2.80 m x 4.00 m	9'2" x 13'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE THORPE

4 BEDROOM SEMI-DETACHED HOUSE  
PLOT 8

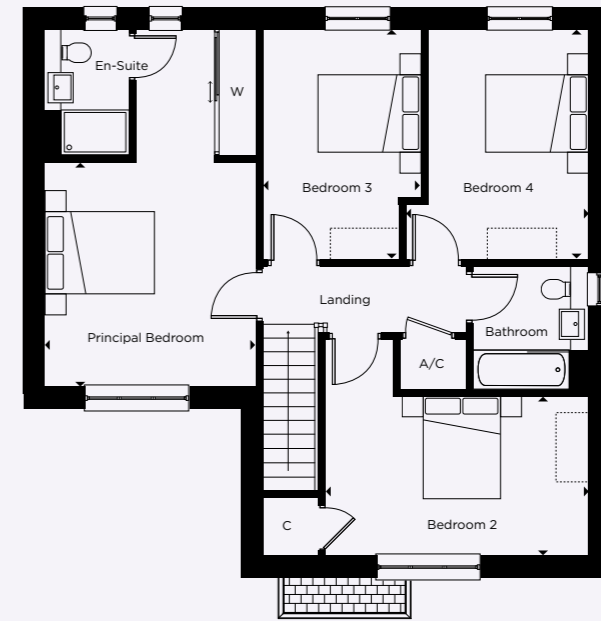
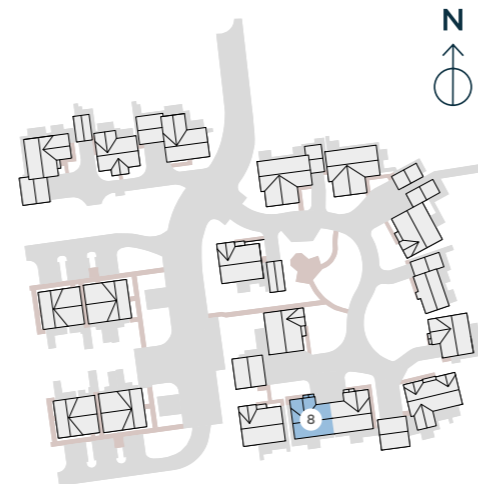


## GROUND FLOOR

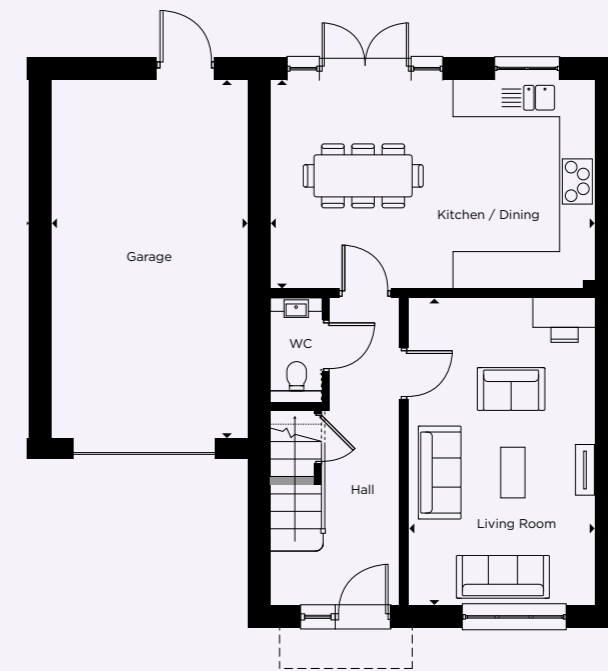
Kitchen/Dining	5.60 m x 3.60 m	18'4" x 11'9"
Living Room	3.20 m x 5.30 m	10'5" x 17'4"
Garage	3.40 m x 6.30 m	11'1" x 20'8"

## FIRST FLOOR

Principal Bedroom	3.60 m x 3.90 m	11'9" x 12'9"
Bedroom 2	4.60 m x 2.80 m	15'1" x 9'2"
Bedroom 3	2.80 m x 4.00 m	9'2" x 13'1"
Bedroom 4	2.80 m x 4.00 m	9'2" x 13'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE FARINGDON

4 BEDROOM DETACHED HOUSE  
PLOT 21



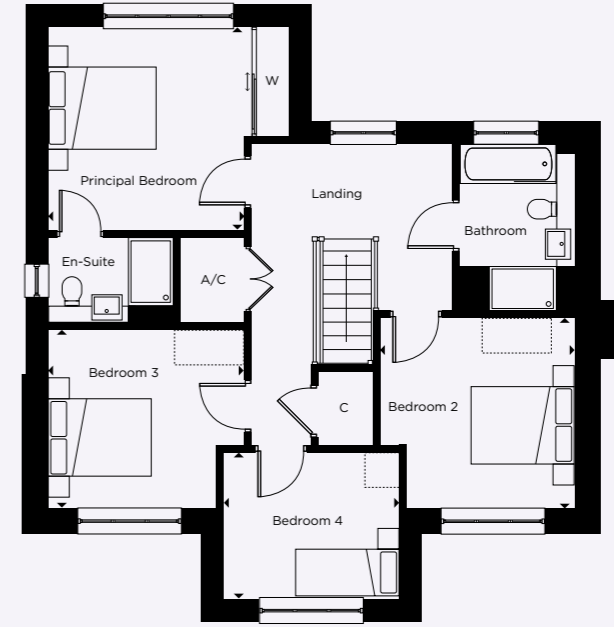
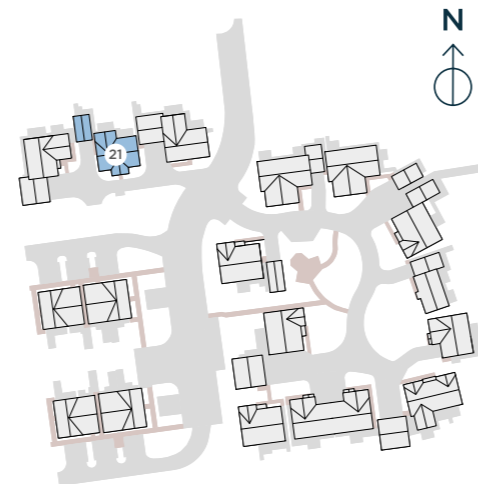
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## GROUND FLOOR

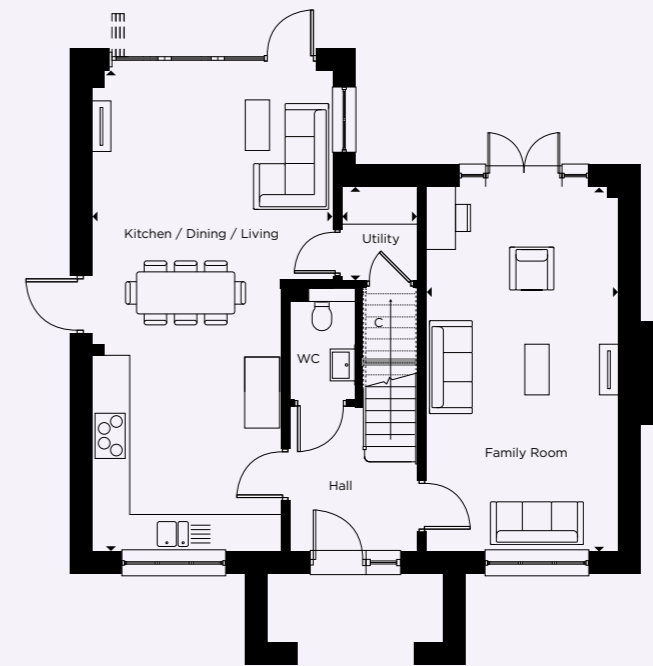
Kitchen/Dining/Living	4.20 m x 8.30 m	13'9" x 27'2"
Family Room	3.30 m x 6.30 m	11'9" x 20'8"
Utility	1.30 m x 1.60 m	4'3" x 5'2"

## FIRST FLOOR

Principal Bedroom	3.40 m x 3.50 m	11'1" x 11'5"
Bedroom 2	3.30 m x 3.40 m	10'9" x 11'1"
Bedroom 3	3.40 m x 3.10 m	11'1" x 10'2"
Bedroom 4	3.10 m x 2.60 m	10'2" x 8'6"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# Specification

## SELECTED 4 AND 5 BEDROOM HOMES

PLOTS 3, 6, 9, 10, 11, 20 & 22

### KITCHEN

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built-in extractor where on peninsula)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

### UTILITY

- Matt finish shaker-style units with soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room designs and layouts vary; please speak to our Sales Executives for further information.

### EN-SUITES

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

### BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door where applicable
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Large format tiles to bathroom and en-suites

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors or aluminium bifold doors where shown on plan
- Electrically controlled up and over garage door, colour to match front door

### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

### ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living area, utility room, bathroom, en-suites, WC and principal bedroom
- Pendant fittings to separate family room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red facing bricks, with wood effect cladding or render to selected plots and grey or red roof tiles
- uPVC rain-water goods

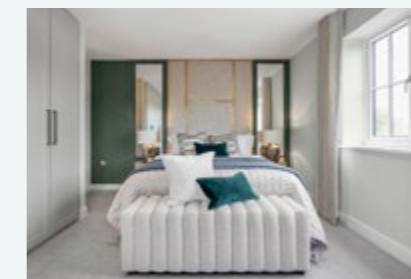
### WARRANTY

- 10 year NHBC warranty

Facilities shared between the homes at Elgrove Gardens such as any non-adopted private roads and landscaping, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Elgrove Gardens once all homes have been sold and conveyed. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.



Images of Plot 22 Show Home.



# THE WAINWRIGHT

4 BEDROOM DETACHED HOUSE  
PLOT 3

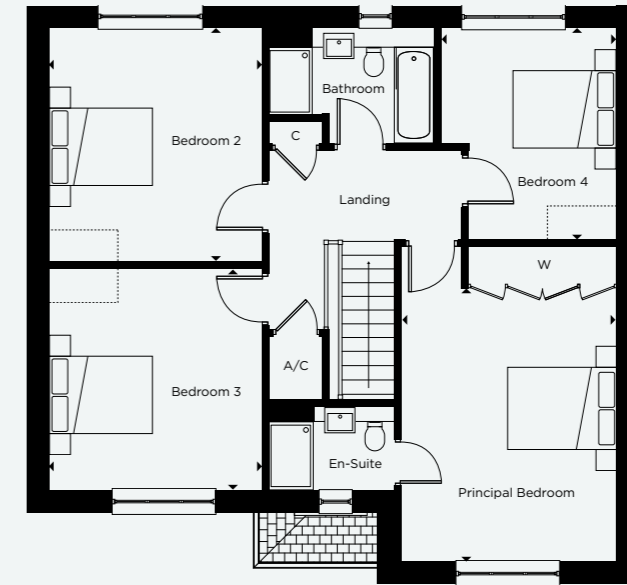
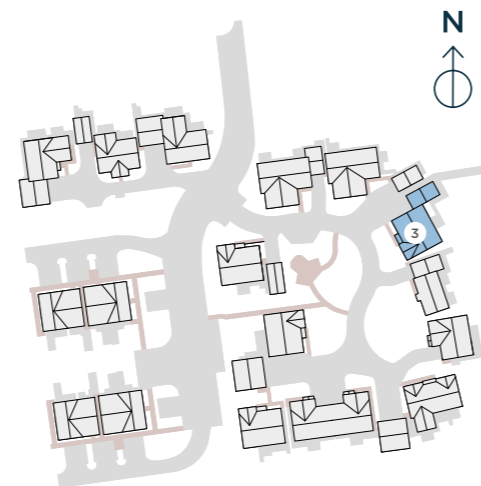


## GROUND FLOOR

Kitchen/Dining/Living	9.80 m x 3.60 m	32'1" x 11'9"
Family Room	3.70 m x 5.50 m	12'1" x 18'0"
Study	3.70 m x 2.20 m	12'1" x 7'2"
Utility	2.70 m x 2.10 m	8'10" x 6'10"
Garage	3.50 m x 7.30 m	11'5" x 23'11"

## FIRST FLOOR

Principal Bedroom	3.70 m x 4.70 m	12'1" x 15'5"
Bedroom 2	3.70 m x 4.10 m	12'1" x 13'5"
Bedroom 3	3.70 m x 3.90 m	12'1" x 12'9"
Bedroom 4	3.00 m x 3.70 m	9'10" x 12'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE WAINWRIGHT

4 BEDROOM DETACHED HOUSE  
PLOT 9

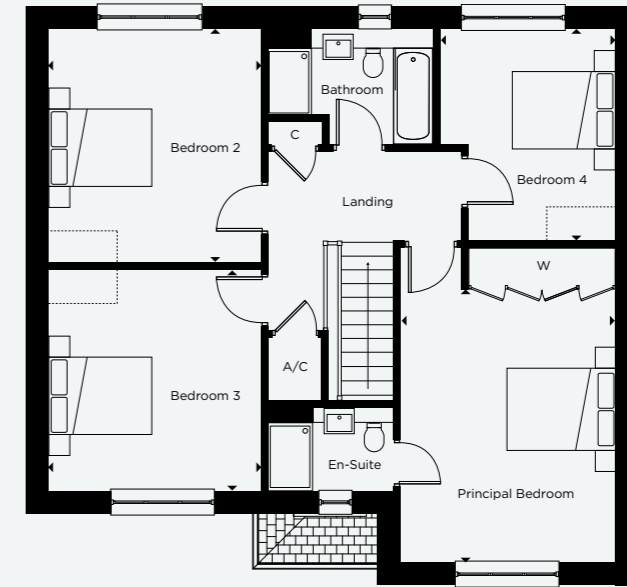
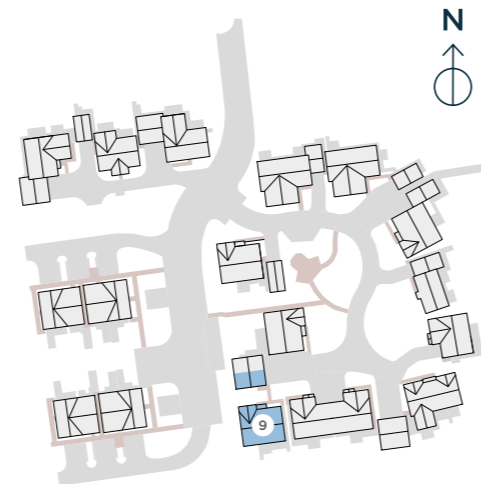


## GROUND FLOOR

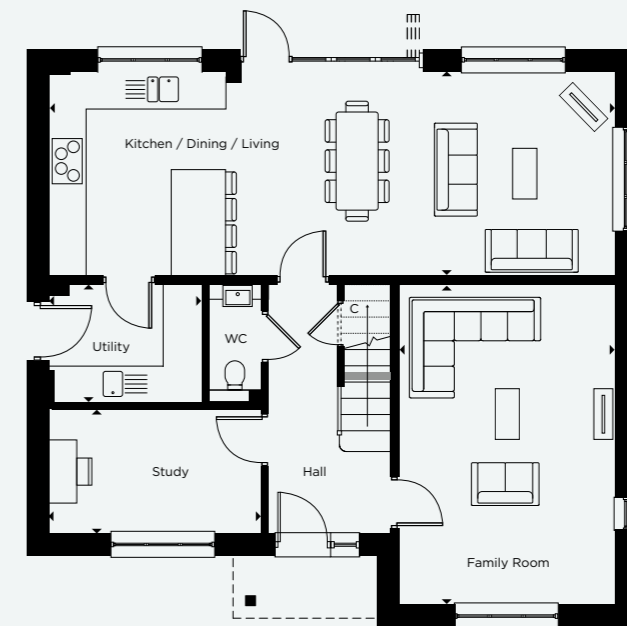
Kitchen/Dining/Living	9.80 m x 3.60 m	32'1" x 11'9"
Family Room	3.70 m x 5.50 m	12'1" x 18'0"
Study	3.70 m x 2.20 m	12'1" x 7'2"
Utility	2.70 m x 2.10 m	8'10" x 6'10"

## FIRST FLOOR

Principal Bedroom	3.70 m x 4.70 m	12'1" x 15'5"
Bedroom 2	3.70 m x 4.10 m	12'1" x 13'5"
Bedroom 3	3.70 m x 3.90 m	12'1" x 12'9"
Bedroom 4	3.00 m x 3.70 m	9'10" x 12'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE WAINWRIGHT

4 BEDROOM DETACHED HOUSE  
PLOT 10



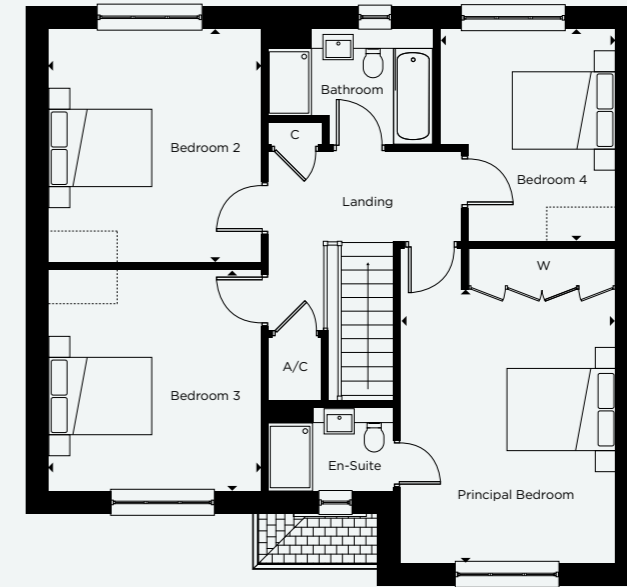
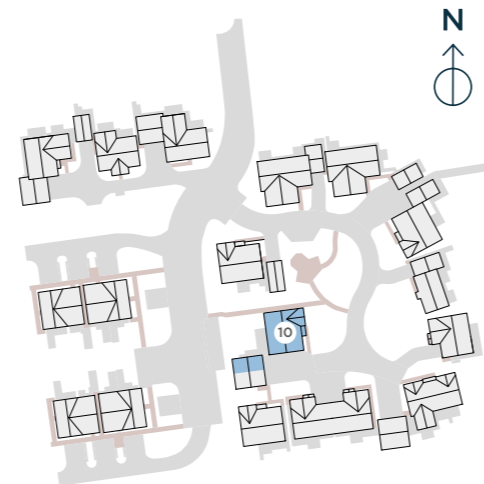
Computer generated image is indicative only.

## GROUND FLOOR

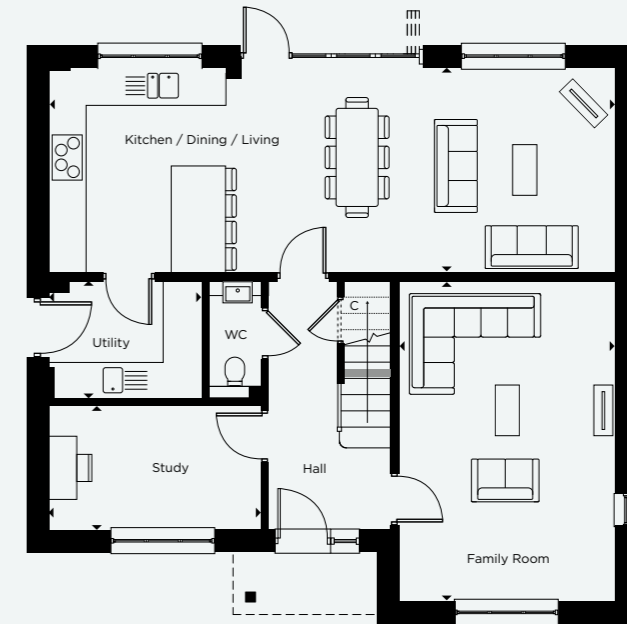
Kitchen/Dining/Living	9.80 m x 3.60 m	32'1" x 11'9"
Family Room	3.70 m x 5.50 m	12'1" x 18'0"
Study	3.70 m x 2.20 m	12'1" x 7'2"
Utility	2.70 m x 2.10 m	8'10" x 6'10"

## FIRST FLOOR

Principal Bedroom	3.70 m x 4.70 m	12'1" x 15'5"
Bedroom 2	3.70 m x 4.10 m	12'1" x 13'5"
Bedroom 3	3.70 m x 3.90 m	12'1" x 12'9"
Bedroom 4	3.00 m x 3.70 m	9'10" x 12'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE WAINWRIGHT

4 BEDROOM DETACHED HOUSE  
PLOT 11



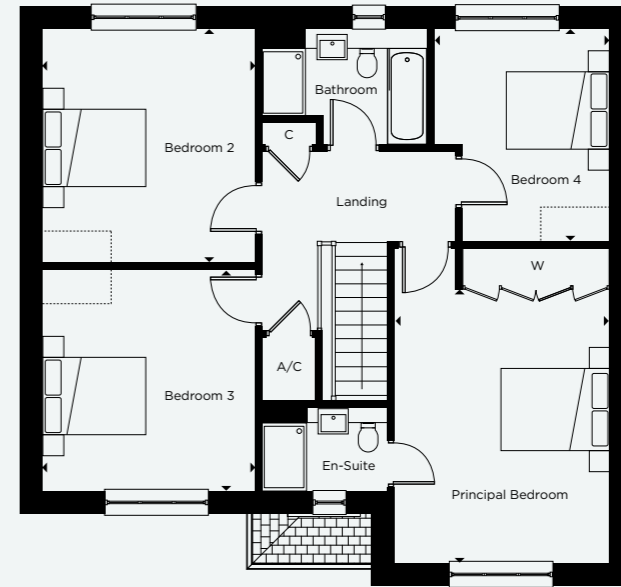
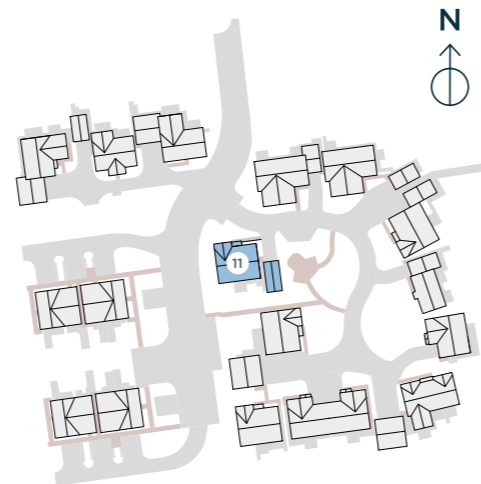
Computer Generated Image of a similar housetype to plot 11, is indicative only. External finishes may vary.

## GROUND FLOOR

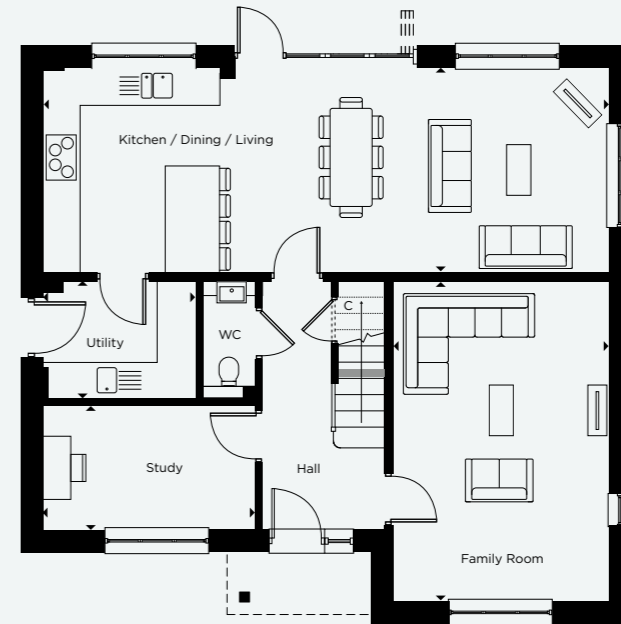
Kitchen/Dining/Living	9.80 m x 3.60 m	32'1" x 11'9"
Family Room	3.70 m x 5.50 m	12'1" x 18'0"
Study	3.70 m x 2.20 m	12'1" x 7'2"
Utility	2.70 m x 2.10 m	8'10" x 6'10"

## FIRST FLOOR

Principal Bedroom	3.70 m x 4.70 m	12'1" x 15'5"
Bedroom 2	3.70 m x 4.10 m	12'1" x 13'5"
Bedroom 3	3.70 m x 3.90 m	12'1" x 12'9"
Bedroom 4	3.00 m x 3.70 m	9'10" x 12'1"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE BUCKLAND

4 BEDROOM DETACHED HOUSE  
PLOT 20



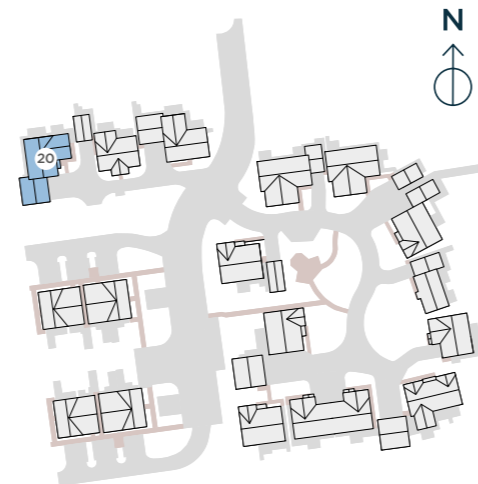
Computer generated image is indicative only.

## GROUND FLOOR

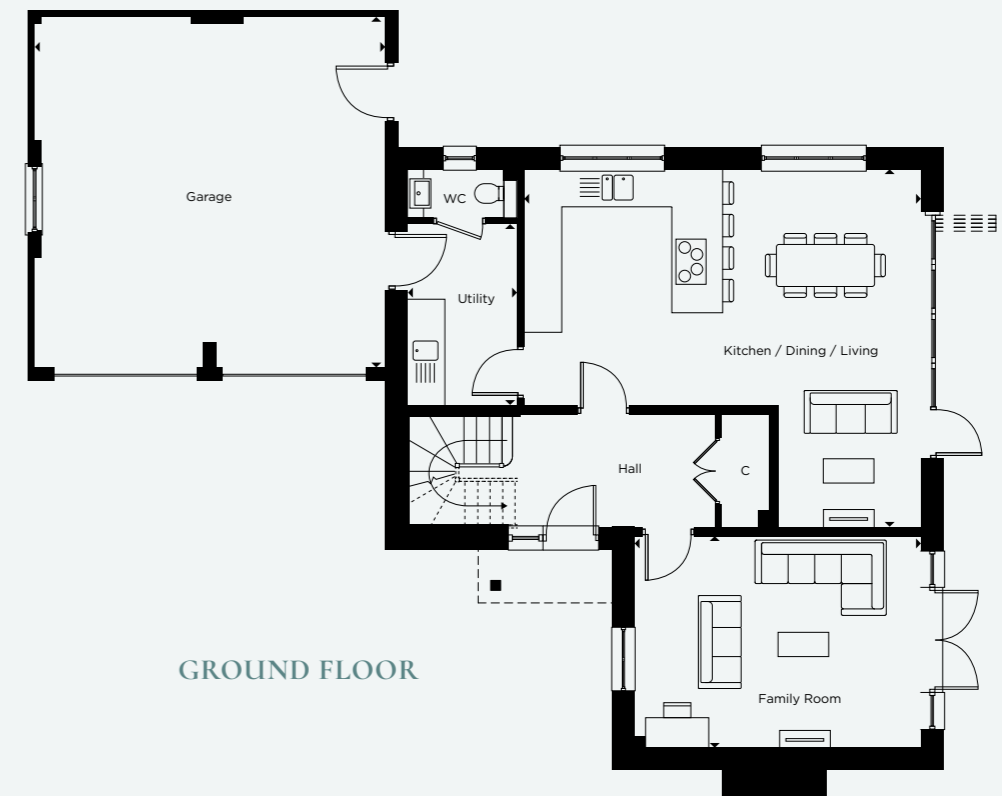
Kitchen/Dining/Living	6.90 m x 6.20 m	22'7" x 20'4"
Family Room	5.00 m x 3.70 m	16'4" x 12'1"
Utility	1.90 m x 3.20 m	6'2" x 10'5"
Garage	6.10 m x 6.10 m	20'0" x 20'0"

## FIRST FLOOR

Principal Bedroom	3.90 m x 3.30 m	12'9" x 10'9"
Bedroom 2	4.00 m x 4.20 m	13'1" x 13'9"
Bedroom 3	2.90 m x 3.30 m	9'6" x 10'9"
Bedroom 4	2.90 m x 3.10 m	9'6" x 10'2"



## FIRST FLOOR



## GROUND FLOOR

C - CUPBOARD W - WARDROBE [Dashed Box] - INDICATIVE WARDROBE POSITION

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# THE LAMBOURN

4 BEDROOM DETACHED HOUSE  
PLOT 22



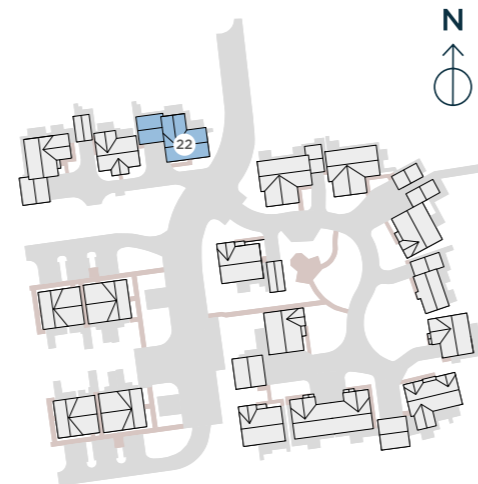
Computer generated image is indicative only.

## GROUND FLOOR

Kitchen/Dining/Living	4.70 m x 10.30 m	15'5" x 33'9"
Family Room	3.70 m x 6.10 m	12'1" x 20'0"
Utility	2.20 m x 1.60 m	7'2" x 5'2"
Garage	6.10 m x 6.20 m	20'0" x 20'4"

## FIRST FLOOR

Principal Bedroom	4.70 m x 3.70 m	15'5" x 12'1"
Bedroom 2	3.80 m x 3.00 m	12'5" x 9'10"
Bedroom 3	3.80 m x 3.00 m	12'5" x 9'10"
Bedroom 4	3.50 m x 2.60 m	11'5" x 8'6"



C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# THE FAIRFIELD

5 BEDROOM DETACHED HOUSE  
PLOT 6



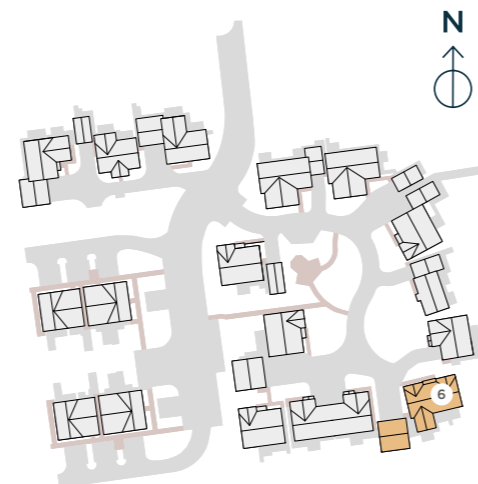
Computer generated image is indicative only.

## GROUND FLOOR

Kitchen/Dining/Living	4.60 m x 11.20 m	15'1" x 36'8"
Family Room	4.20 m x 7.40 m	13'9" x 24'3"
Utility	2.20 m x 2.40 m	7'2" x 7'10"

## FIRST FLOOR

Principal Bedroom	5.90 m x 4.10 m	19'4" x 13'5"
Bedroom 2	3.60 m x 3.60 m	11'9" x 11'9"
Bedroom 3	3.40 m x 3.70 m	11'1" x 12'1"
Bedroom 4	3.10 m x 3.40 m	10'2" x 11'1"
Bedroom 5	2.50 m x 3.60 m	8'2" x 11'9"



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD - INDICATIVE WARDROBE POSITION

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# Creating exceptional PLACES TO LIVE

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

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In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing circa. 2,900 homes this financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Other awards won in 2023 range from WhatHouse? Awards Best Development and Best Exterior Design, to Best Family Home at the Evening Standard New Homes Awards.

In addition, Hill is dedicated to delivering the highest quality homes and exceptional customer service. This commitment has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.



Follow us on Facebook and Instagram at [@CreatedbyHill](#)



Chesterford Meadows, Essex



Millside Grange, Croxley Green



Marleigh, Cambridge

# HOW TO FIND US



## ELGROVE GARDENS

Elgrove Gardens, Halls Close, Drayton Village, Abingdon OX14 4LU

01865 411680 | [elgrovegardens@hill.co.uk](mailto:elgrovegardens@hill.co.uk)



