



**CREST
NICHOLSON**

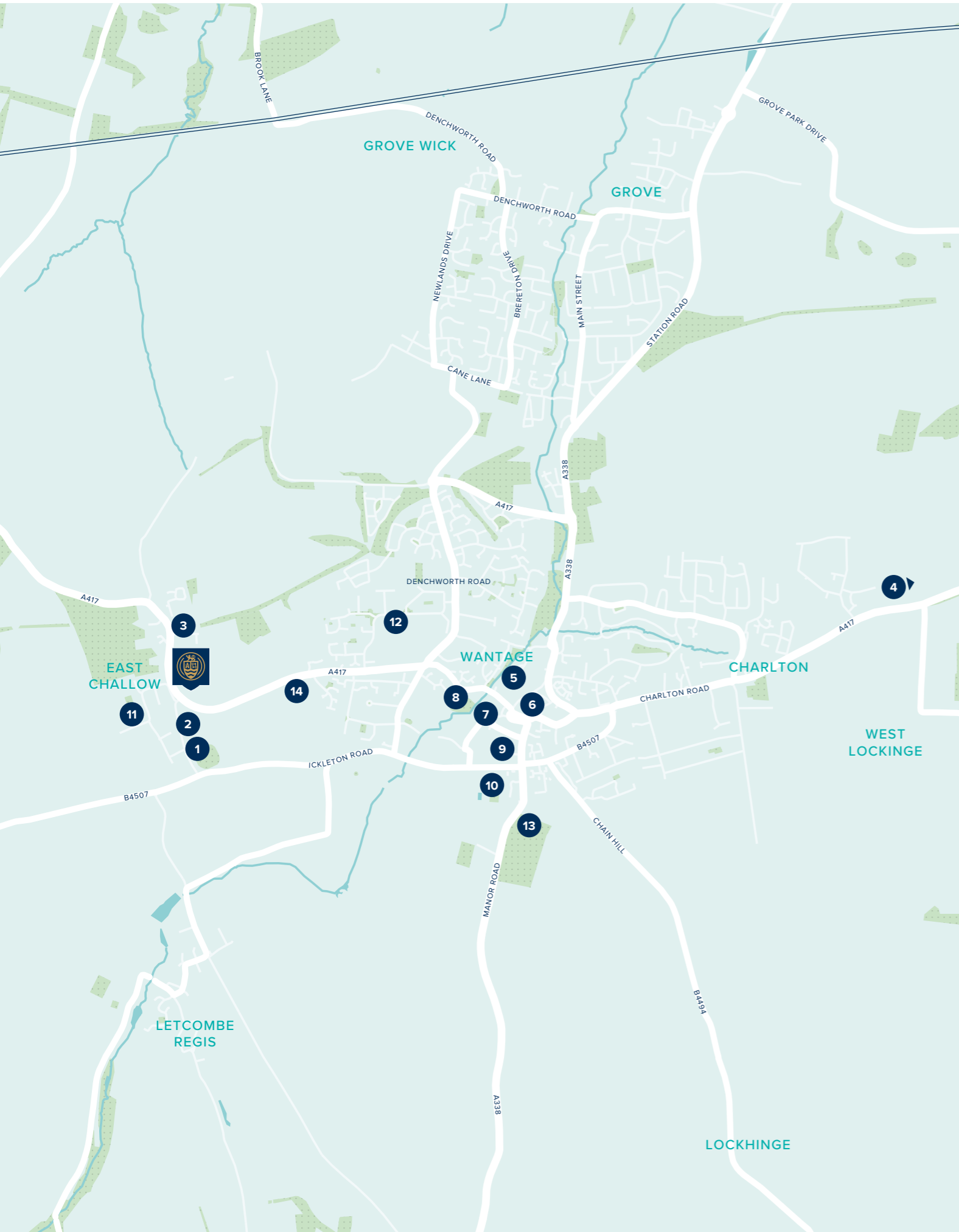
FULLER'S GROVE

EAST CHALLOW • OXFORDSHIRE

Surrounded by countryside and nestled within the idyllic village of East Challow, Fuller's Grove is tucked away within the desirable Vale of White Horse – well-positioned to enjoy nature and commerce, and for the commute.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN EAST CHALLOW

With so much to appreciate in the immediate and surrounding area, there's something for everyone in East Challow.

On your doorstep

Bordered by rolling hills and just a mile from the bustling market town of Wantage, whether it's being amongst nature or socialising over a good meal, life at Fuller's Grove is all about doing what makes you happy.

Education








Fuller's Grove is located near to an array of well-established schools that have all been rated as 'Good' or 'Outstanding' by Ofsted.

Travel

With numerous transport links you can always feel connected at Fuller's Grove. Junction 14 of the M4 is nearby, as is the A34, so major towns and cities are within reach. Those that work in the City can catch a train from Didcot Parkway Station, which is a 23-minute drive away and offers regular services to London Paddington.

- 1 Challow Childrey Cricket Club
- 2 Royal British Legion
- 3 St Nicholas Church
- 4 Didcot Parkway Railway Station
- 5 Sainsbury's
- 6 Waitrose
- 7 The Vale and Downland Museum
- 8 Betjeman Millennium Park
- 9 The Beacon
- 10 Wantage Leisure Centre

- 11 St Nicholas C of E Primary School
- 12 Stockham Primary School
- 13 Wantage CE Primary School
- 14 King Alfred's Academy West Site

-  Didcot – 23 minutes
-  Oxford – 39 minutes
-  Reading – 52 minutes
-  Reading – 15 minutes
-  London Paddington – 45 minutes
-  Bristol Temple Meads – 63 minutes
-  Heathrow Airport – 77 minutes drive





FULLER'S GROVE

Challow Road, East Challow
Oxfordshire OX12 9RN

For all enquiries please call

01235 313 289

crestnicholson.com/fullersgrove

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Fuller's Grove is a collection of 2, 3, 4 & 5 bedroom homes set on the edge of the North Wessex Downs Area of Outstanding Natural Beauty.

Fuller's Grove in East Challow is ideal for those that love the great outdoors, with an expanse of open space and numerous walking and cycling routes to explore, all just moments from your front door.

The village has a number of community facilities including the cricket club and church, and for wider amenities locals travel to Wantage, which is just a fifteen-minute walk away or a five-minute drive. This historic market town is a mix of Georgian and Victorian buildings and cobbled streets, and at its heart is a town centre with restaurants, cosy pubs, cafés and boutiques. You will find a variety of retailers, from independents through to

high street brands and, of course, your everyday needs are catered for with both a large Waitrose and Sainsbury's.

Fuller's Grove is located near to an array of well-established schools that have all been rated as 'Good' or 'Outstanding' by Ofsted. St Nicholas C of E Primary School is located in the village and is less than a fifteen minute walk away, offering education for children aged 5-11. For younger families, The Wantage Nursery and Preschool is approximately one mile away and provides childcare and early years education for children aged 3 months-5 years.

With market towns, cities and countryside surrounding you, there's a lot to explore. Most known for its outstanding university and rich history, Oxford is approximately a 40-minute drive from Fuller's Grove. It's also popular for its shopping and lifestyle offering, with the recently-opened Westgate centre offering over 100 high street and luxury stores, a host of bars and restaurants to try, many of which overlook the River Thames. Other nearby places to visit include Swindon and Newbury, which is of course home to the well-known racecourse. If you have your sights set further afield, Heathrow Airport is just over an hour away.





**CREST
NICHOLSON**

FULLERS GROVE

DEVELOPMENT PLAN

Nestled within the idyllic village of East Challow and surrounded by countryside, Fuller's Grove is a wonderful place to call home.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Cromer
- The Elmswell

3 BEDROOM HOMES

- The Chesham
- The Redgrave
- The Huntingdon
- The Seaton
- The Kingham

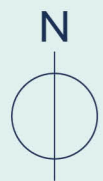
4 BEDROOM HOMES

- The Romsey
- The Marlborough
- The Dorking
- The Somerton
- The Salcombe
- The Adderbury

5 BEDROOM HOMES

- The Buckingham
- The Windsor
- The Roydon
- The Churchill
- The Wolvercote

- Shared Ownership
- Affordable Housing





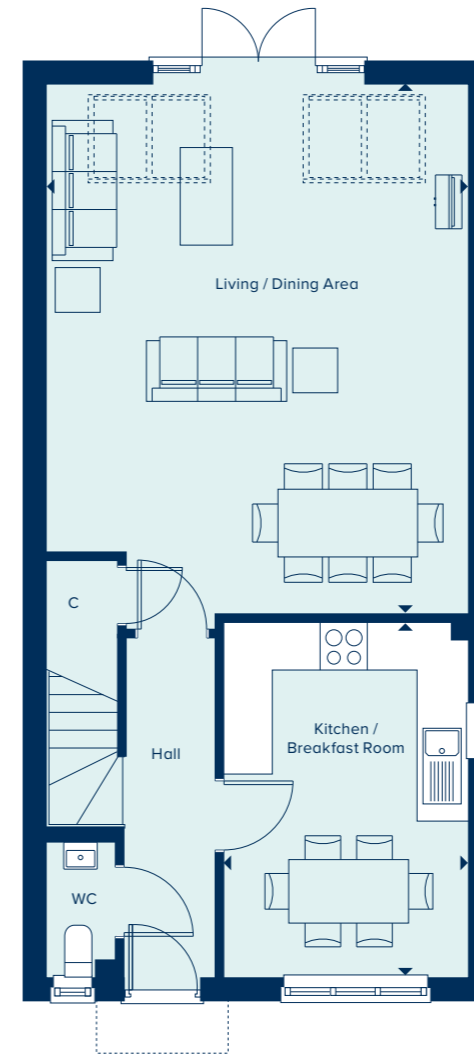
THE KINGHAM
3 Bedroom Home

crestnicholson.com

THE KINGHAM

With a contemporary layout ideal for entertaining and family life, this three-bedroom home has dining areas included in both the kitchen and living room. Upstairs, a double and a single bedroom share the bathroom while the main bedroom benefits from an en suite and dressing area.

3 BEDROOM HOME



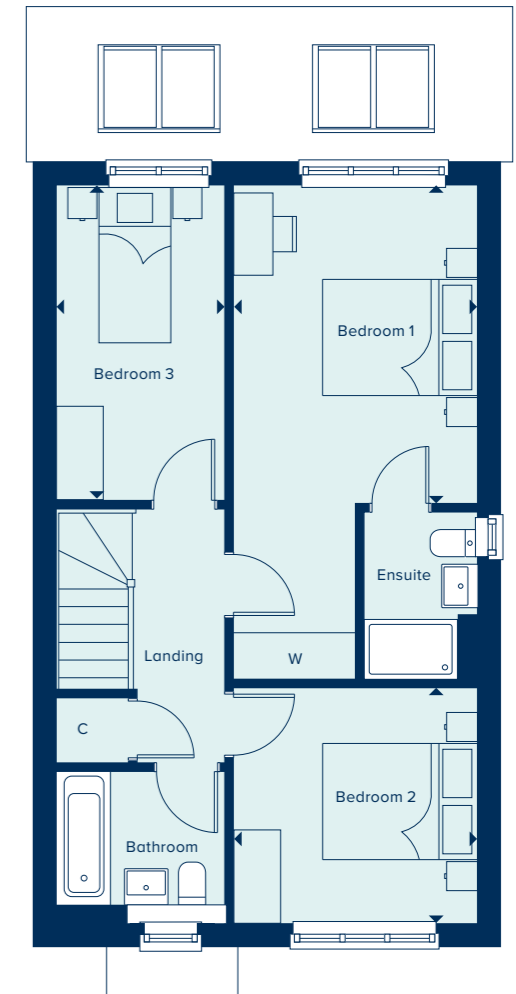
GROUND FLOOR

LIVING / DINING ROOM

6.77m x 5.39m 22'2" x 17'8"

KITCHEN / BREAKFAST ROOM

4.54m x 3.11m 14'11" x 10'2"



FIRST FLOOR

BEDROOM 1

4.09m x 3.13m 13'5" x 10'3"

BEDROOM 2

3.13m x 3.02m 10'3" x 9'11"

BEDROOM 3

4.06m x 2.15m 13'4" x 7'1"

C Cupboard W Wardrobe * Window to Houses 5 & 27 only

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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive open plan kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, dining room and utility room. Upstairs, bedroom one benefits from built-in wardrobes and an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

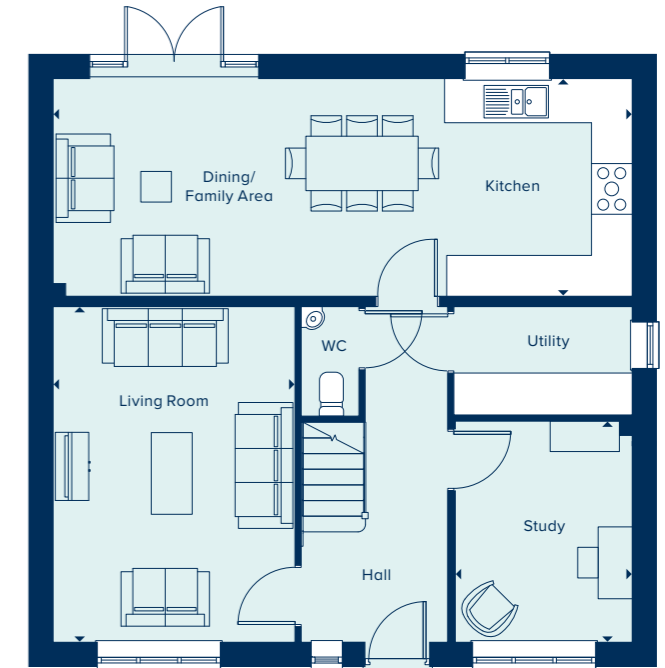
8.51m x 3.20m 27'11" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

4.24m x 3.78m 13'11" x 12'5"

BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

BEDROOM 3

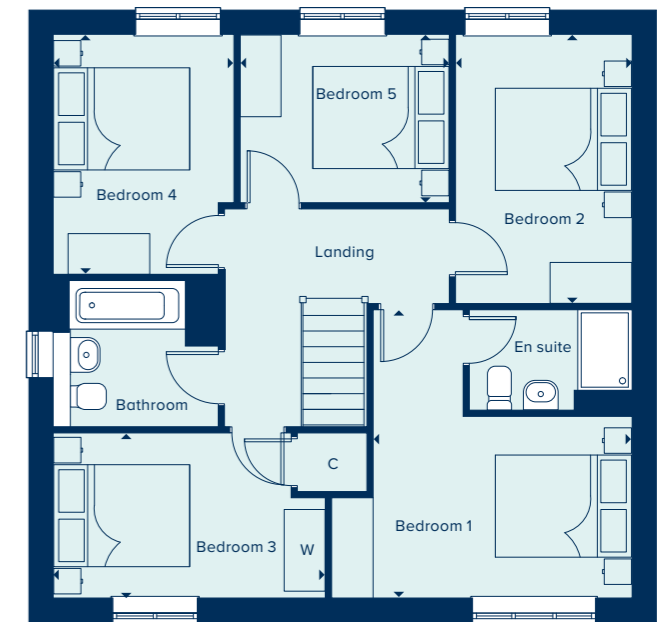
4.00m x 2.43m 13'2" x 8'0"

BEDROOM 4

3.53m x 2.66m 11'7" x 8'9"

BEDROOM 5

3.09m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOMES



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	3.93m x 3.45m	12'11" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3" x 11'1"
LIVING ROOM	6.03m x 3.90m	19'9" x 12'9"



FIRST FLOOR

BEDROOM 1	3.98m x 3.24m	13'0" x 10'7"
BEDROOM 2	3.31m x 2.61m	10'10" x 8'7"
BEDROOM 3	3.98m x 2.72m	13'0" x 8'11"
BEDROOM 4	3.52m x 2.89m	11'6" x 9'6"
BEDROOM 5	3.29m x 2.71m	10'9" x 8'11"



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME



THE WINDSOR

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

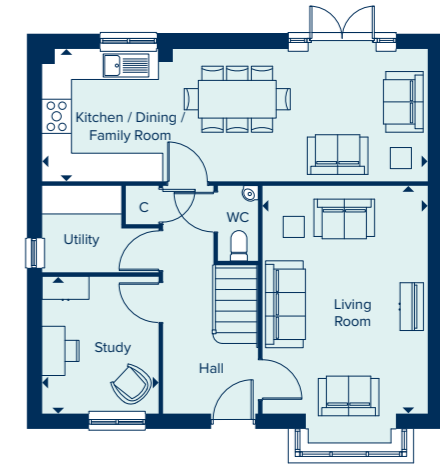
8.22m x 2.74m 26'9" x 9'0"

LIVING ROOM

4.83m x 3.50m 15'10" x 11'6"

STUDY

2.89m x 2.47m 9'6" x 8'1"



FIRST FLOOR

BEDROOM 1

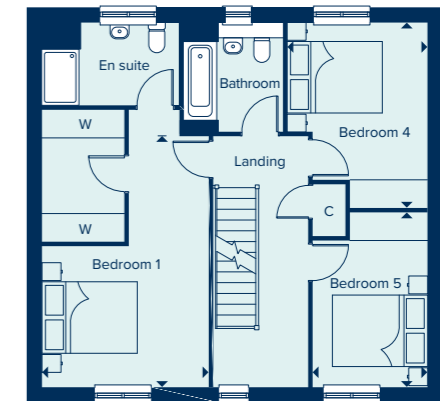
5.33m x 3.53m 19'4" x 11'8"

BEDROOM 4

3.93m x 2.96m 12'11" x 9'8"

BEDROOM 5

3.70m x 2.43m 12'2" x 8'0"



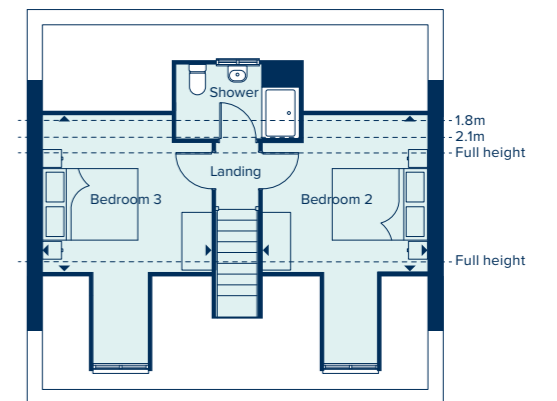
SECOND FLOOR

BEDROOM 2

3.50m x 3.39m 11'6" x 10'11"

BEDROOM 3

3.54m x 3.39m 11'7" x 10'11"



C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

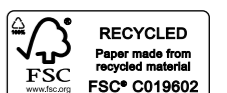


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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FULLERS GROVE

Challow Road, East Challow,
Oxfordshire, OX12 9RN

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House Type Illustration

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Development Map/Site Plan

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