



**CEDARWOOD**  
WANTAGE

A stylish collection of 3 and 4 bedroom homes  
in the historic market town of Wantage.







“

*The projects we undertake are always imaginative and fresh. We relish the opportunity to be bold, and thrive on delivering extraordinary outcomes.*

”



Hugh Thomas  
Managing Director  
Thomas Homes

## We are Thomas Homes

The award-winning name behind sensitive, high quality developments.

Established in 1974, we are one of the largest privately owned residential property developers in the south of England. We specialise in building in sensitive locations – projects where design and quality are the major consideration.

With an appetite for developments that demand an imaginative, holistic and sympathetic approach, our ambitious schemes to date demonstrate a legacy of success, from large scale renovations to smaller private developments.

There is no standard Thomas Homes design; projects take inspiration from each location and the surrounding area to create individual dwellings with identity and character where people love to live.

With over 40 years experience of building beautiful homes, we are delighted to present our latest development - Cedarwood.



# Welcome to Wantage; a thriving, historic market town in the heart of the Oxfordshire countryside.

With easy access to London and the rest of the country, this characterful market town combines twenty-first century convenience with timeless charm and a strong sense of community.



*View from the famous Uffington White Horse.*

## **Character and convenience**

With the M4, A34 and Didcot Parkway station just minutes away, central London is accessible in under an hour by train, and Oxford is only 15 miles away. Famous as the birthplace of King Alfred the Great, the town's cobbled streets are lined with elegant seventeenth and eighteenth century buildings and home to a diverse range of shops and services, including independent cafés, bistros and bookshops.

A recent Great British High Street award-winner, Wantage town centre hosts regular community events and open-air music performances. There's also all the convenience of having Waitrose, Sainsbury's and other well-known high street retailers on your doorstep.

A bustling twice-weekly market and monthly farmers' market draw shoppers to the ancient Market Square, where The Bear Hotel has given locals and visitors a warm welcome for the last five centuries.

## **Health, fitness and entertainment**

The town has a great choice of gyms and sports clubs – including running, rugby, football, cricket and hockey – and a well-equipped leisure centre. Highly-regarded Frilford Golf Club is just a short distance away.

Cinema, live theatre, music and comedy events are regularly hosted at the Beacon, a great gathering place for the local community, along with classes such as Pilates and baby yoga.



*Clockwise from top left: The historic Bear Hotel has been welcoming guests for five centuries. Sir John Betjeman was a famous resident of Wantage. Enjoy fitness classes at The Beacon. King Alfred's statue in the historic market place. Enjoy playing a round at nearby Frilford Golf Club. Wantage still enjoys a twice-weekly market.*

## Rich heritage

Our new Cedarwood development is a short stroll or cycle ride from the very heart of Wantage and all it offers. At the town's historic centre, King Alfred's nation-changing legacy is honoured by a marble statue, a well-known and much-loved local landmark. You can find out more about the area's rich past in the Vale and Downland Museum, housed in the Old Surgery, Church Street.

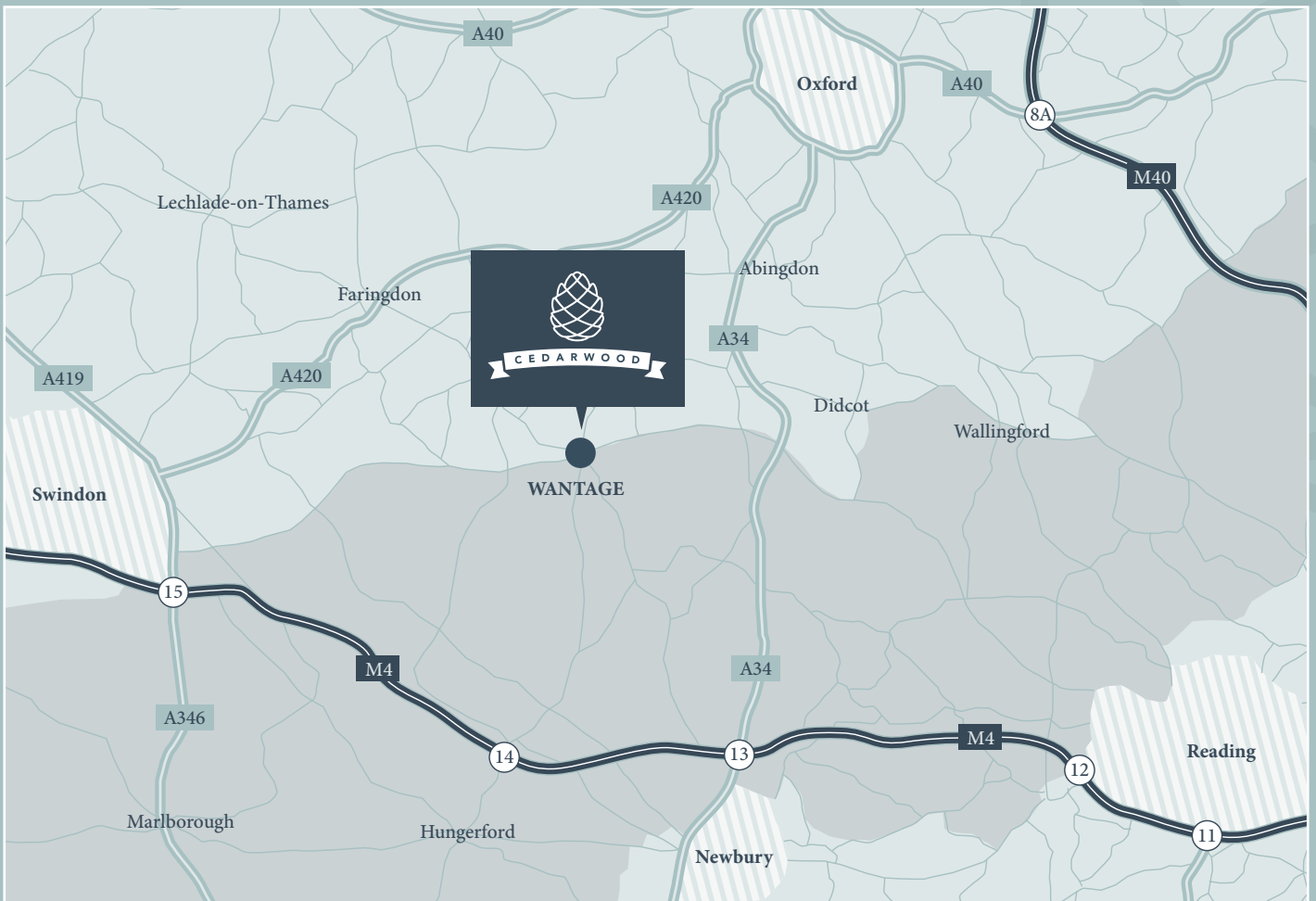
Another highly-respected son of Wantage, poet laureate Sir John Betjeman, has lent his name to the lovely semi-wild Betjeman Millennium Park. The clear waters of Letcombe Brook, a rare, wildlife-rich chalk stream, flow through the park. Following the stream out of town on a summer evening to the pretty village of Letcombe Regis for a drink in its pub is a popular local tradition.

## Beautiful countryside

Wantage is surrounded by unspoilt countryside, and offers a wealth of opportunities for those wanting to embrace a healthy, active lifestyle. With the Ridgeway national trail just over a mile away, you can walk, run or cycle Britain's oldest road, enjoy far-reaching views over the Berkshire Downs, and explore the area's secluded valleys and ancient woodland. The prehistoric Uffington White Horse nearby gives the Vale its name, and offers another fun family day out.

## Local schools

Cedarwood is close to Ofsted-rated good local schools including Stockham Primary School and Wantage Church of England Primary School. It's also located equidistant between the twin sites of the well-regarded King Alfred's Academy, each under ten minutes' walk away.





## Location and transport links

Located just a short walk from Wantage's thriving, historic heart, Cedarwood enjoys quick access to a number of appealing cafés, shops and restaurants. For commuters, Didcot Parkway Station is less than 10 miles away, its fastest service delivering travellers direct to London Paddington in under 45 minutes. The attractions of Oxford, Newbury, Swindon and Reading are also within easy reach.

### On foot

Betjeman Millennium Park	6 mins
Stockham Primary School	8 mins
Town centre	11 mins






### By train

From Didcot Parkway

Reading	12 mins
Oxford	15 mins
Swindon	16 mins
Newbury	39 mins
London Paddington	45 mins

### By road






Didcot Parkway	22 mins
Newbury	30 mins
Oxford	32 mins
Swindon	37 mins
Reading	49 mins
London Heathrow	75 mins

-  School
-  Church
-  Museum
-  Hospital
-  Library

### Leisure

 Betjeman Millennium Park	0.3 miles
 The Beacon	0.8 miles
 Wantage Leisure Centre	0.9 miles
 Manor Road Memorial Park	1.2 miles
 Cricket Club	1.4 miles

### Shopping

 Arbery Arcade	0.7 miles
 Waitrose	0.7 miles
 Sainsbury's	1.3 miles
 Midcounties Co-op	1.7 miles
 Tesco	2.3 miles

### Dining

 House of Spice	0.5 miles
 Wildwood bistro	0.5 miles
 Yummy Thai	0.6 miles
 The Bear	0.6 miles
 The Greyhound Inn	1.7 miles

# Specification at Cedarwood



## Warranty

Each property will be sold with a 10 year Premier Guarantee. A comprehensive Premier Guarantee handbook and certificate will be given to the purchaser on completion of contracts and full details of the scheme will be available from the selling agents on request.



## Kitchen

- Shaker style units in 'Cashmere'
- Soft close doors
- Mirostone Arctic composite worktop with upstand
- 1½ bowl stainless steel sink with drainer
- Bosch ceramic hob (Induction hob to Ashdown & Ardington)
- Bosch stainless steel single oven (Double oven to Ashdown & Ardington)
- Integrated hood
- Integrated A rated dishwasher
- Integrated A+ rated fridge freezer
- Integrated washer dryer

## Bathroom

- White wall hung basin and soft close wc with chrome fittings
- Chrome shower over bath (Letcombe)
- Heated towel rail
- Shaver point
- Porcelanosa wall tiles
- Fitted mirror

## En suite

- Thermostatic shower
- White wall hung basin and soft close wc with chrome fittings
- Heated towel rail
- Shaver point
- Porcelanosa wall tiles
- Fitted mirror

## Flooring

- Carpet to hall, living room, stairs & bedrooms
- Smoke Brushed Elm effect vinyl tiles to kitchen/diner, utility and WC

## Windows

- uPVC double glazed windows

## Decorative finishes

- Walls and ceilings painted in 'Timeless' matt emulsion
- Diamond White satinwood woodwork

## Heating

- Gas fired combi-boiler

## Electrical

- BT fibre broadband\*
- BT points to kitchen/diner, living room, study and bedroom 1
- **USB sockets?**
- LED downlighters to the kitchen, bathroom and en suite
- Mains wired smoke detectors
- Wired for intruder alarm

## Exterior

- Outside tap

*For a more detailed specification please contact one of our sales consultants.*

Computer generated image. Indicative and for illustrative purposes only.

\*TV, broadband and telephone services not included. Due to a policy of continual review the developer reserves the right to alter the specification and design without prior notice.



# Site plan & house types



Cedarwood is a collection of 31 thoughtfully designed, high quality homes, several of which enjoy beautiful views over the historic and gracious grounds of neighbouring St Mary's Convent. Each new home combines style, comfort and energy efficiency to provide a characterful and highly desirable contemporary living space.



**The Letcombe**  
3 bedroom home  
Plots: 1, 2, 5, 6, 23, 24, 25,  
26, 29, 30 & 31

Page: 8 - 11



**The Childrey**  
3 bedroom home  
Plot: 16 & 17

Page: 12



**The Ashdown**  
4 bedroom home  
Plots: 18, 19, 20, 21, 22 &  
27

Pages: 14 - 19



**The Ardington**  
4 bedroom home  
Plot: 28

Page: 20



# The Letcombe

Plots 1, 2, 5, 6, 23, 24, 25 & 26

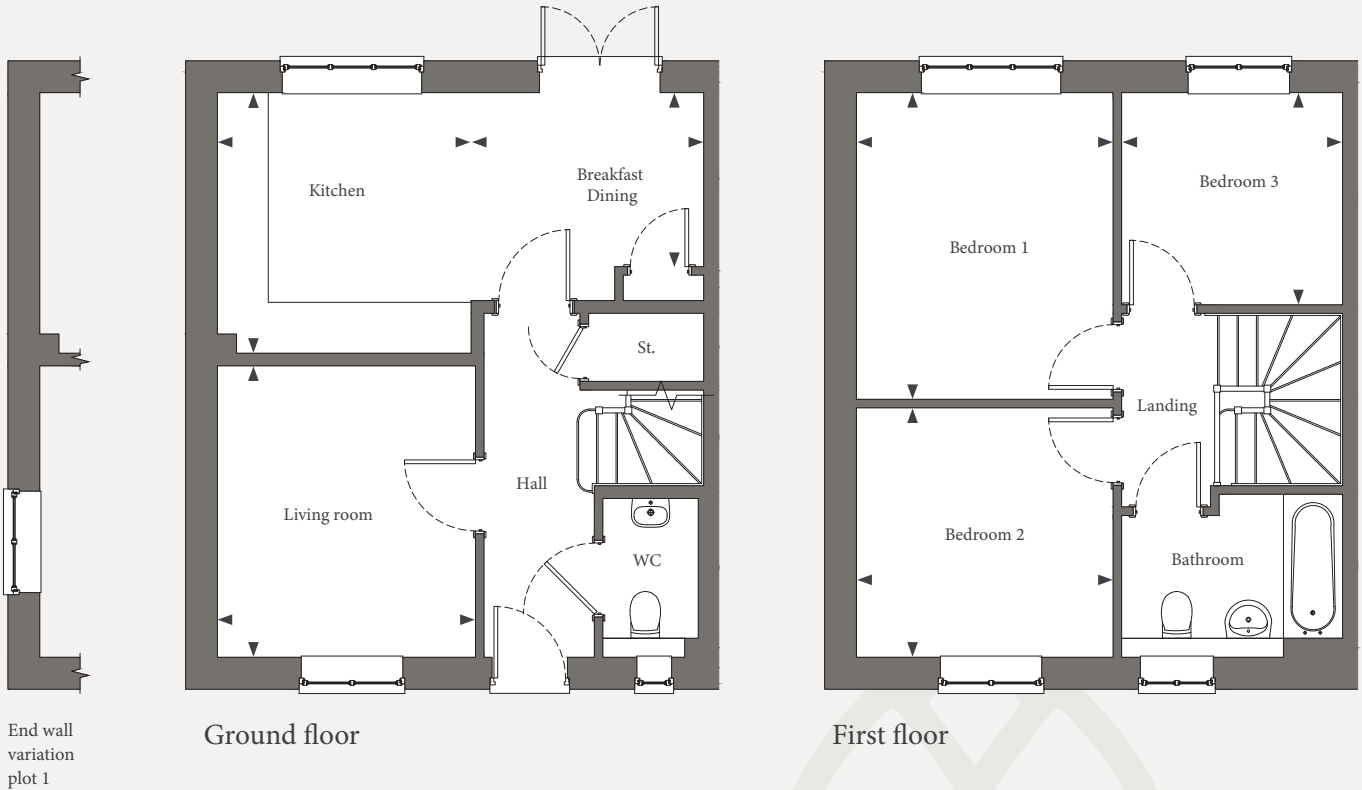


The Letcombe is a 3-bedroom home with two dedicated parking spaces. With living room and WC to the front, French doors at the rear lead from the attractive kitchen/breakfast space to the garden.

Computer generated image showing plots 5 & 6. Indicative and for illustrative purposes only.



## Floorplans



## Dimensions

### Ground floor

**Kitchen**  
3.10m x 3.00 / 10'1" x 9'10"

**Breakfast / Dining**  
2.75m x 2.05 / 9' x 6'9"

**Living room**  
3.45m x 3.05 / 11'3" x 10'

### First floor

**Bedroom 1**  
3.60m x 3.05 / 11'11" x 9'11"

**Bedroom 2**  
3.05m x 2.95 / 9'11" x 9'8"

**Bedroom 3**  
2.60m x 2.50 / 8'7" x 8'3"

### Total area

824ft<sup>2</sup> / 76.5m<sup>2</sup>



# The Letcombe (*special*)

Plots 29, 30 & 31

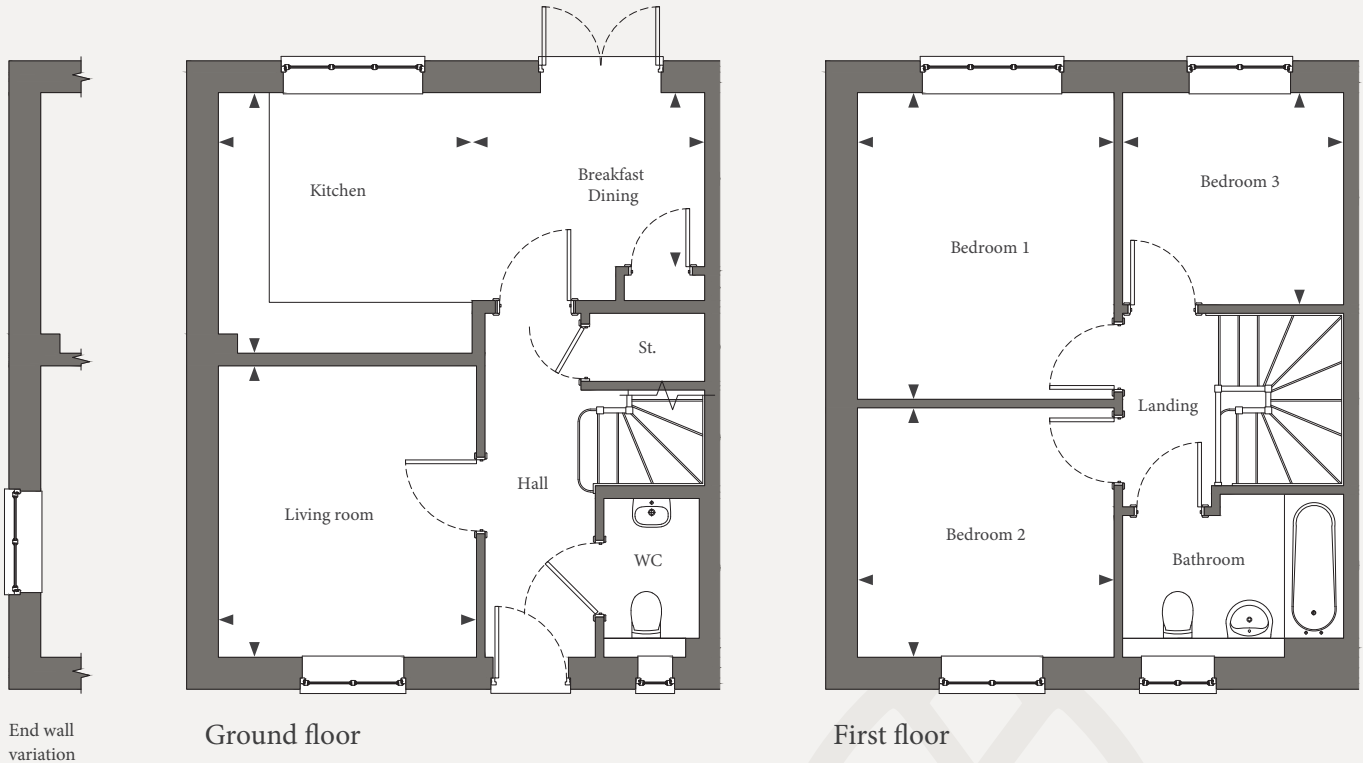


The Letcombe (*special*) is a distinctive 3-bedroom home with contemporary dark timber cladding, and two dedicated parking spaces. Its flexible kitchen/breakfast space opens via French doors directly on to the garden.

Computer generated image. Indicative and for illustrative purposes only.



## Floorplans



## Dimensions

### Ground floor

**Kitchen**  
3.10m x 3.00 / 10'1" x 9'10"

**Breakfast / Dining**  
2.75m x 2.05 / 9' x 6'9"

**Living room**  
3.45m x 3.05 / 11'3" x 10'

### First floor

**Bedroom 1**  
3.60m x 3.05 / 11'11" x 9'11"

**Bedroom 2**  
3.05m x 2.95 / 9'11" x 9'8"

**Bedroom 3**  
2.60m x 2.50 / 8'7" x 8'3"

### Total area

824ft<sup>2</sup> / 76.5m<sup>2</sup>



# The Childrey

Plots 16 & 17

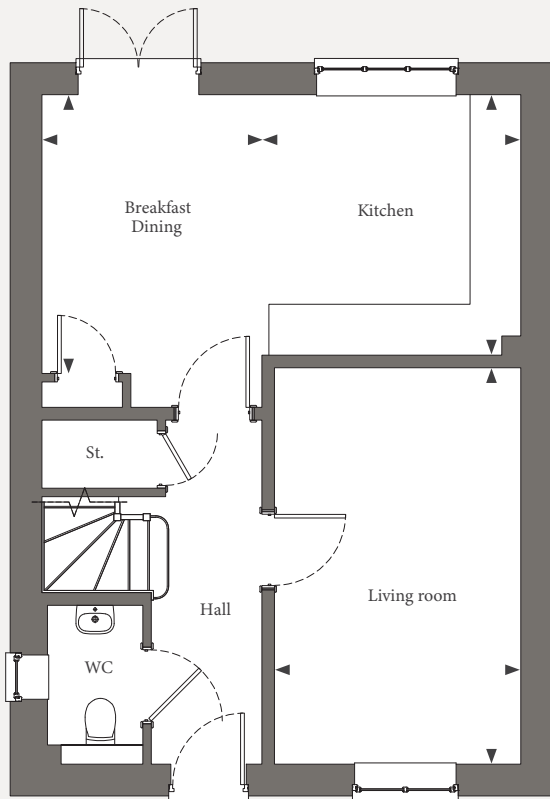


The Childrey is a detached home with a generous open-plan kitchen/breakfast space spanning the property to the rear. It has three double bedrooms, one with en-suite, plus a garage with additional parking space.

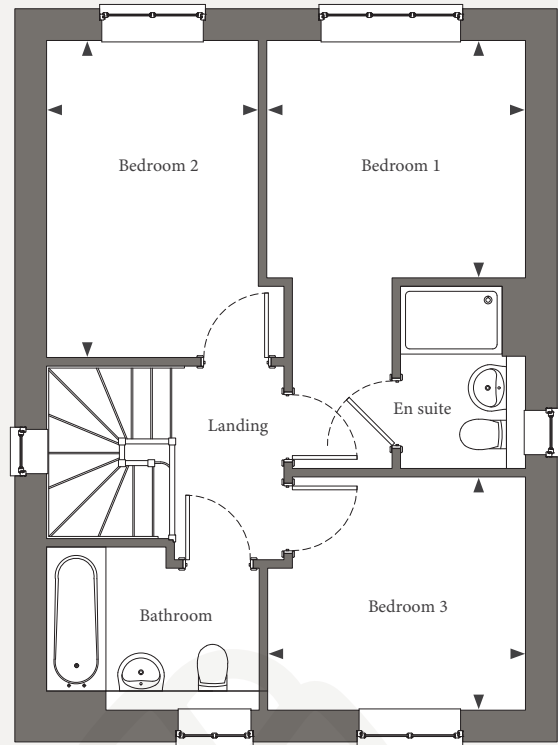
Computer generated image showing plot 16. Indicative and for illustrative purposes only.



## Floorplans



Ground floor



First floor

Plot 16 floorplan shown. Plot 17 is handed.

## Dimensions

### Ground floor

- Kitchen**  
3.10m x 3.05 / 10'1" x 10'
- Breakfast / Dining**  
3.30m x 2.60 / 10'10" x 8'6"
- Living room**  
4.70m x 2.90 / 15'4" x 9'6"

### First floor

- Bedroom 1**  
3.05m x 2.80 / 10' x 9'3"
- Bedroom 2**  
3.75m x 2.50 / 12'3" x 8'2"
- Bedroom 3**  
3.05m x 2.75 / 10' x 9'

### Total area

962ft<sup>2</sup> / 89m<sup>2</sup>

Plots 16 & 17 each benefit from a single garage adjacent to the property.

Floorplans and dimensions are taken from architectural drawings, for guidance only and are subject to minor variations. Floorplans are not to scale. Total areas are provided as gross internal areas. Ask your sales advisor for details.



# The Ashdown

Plot 18



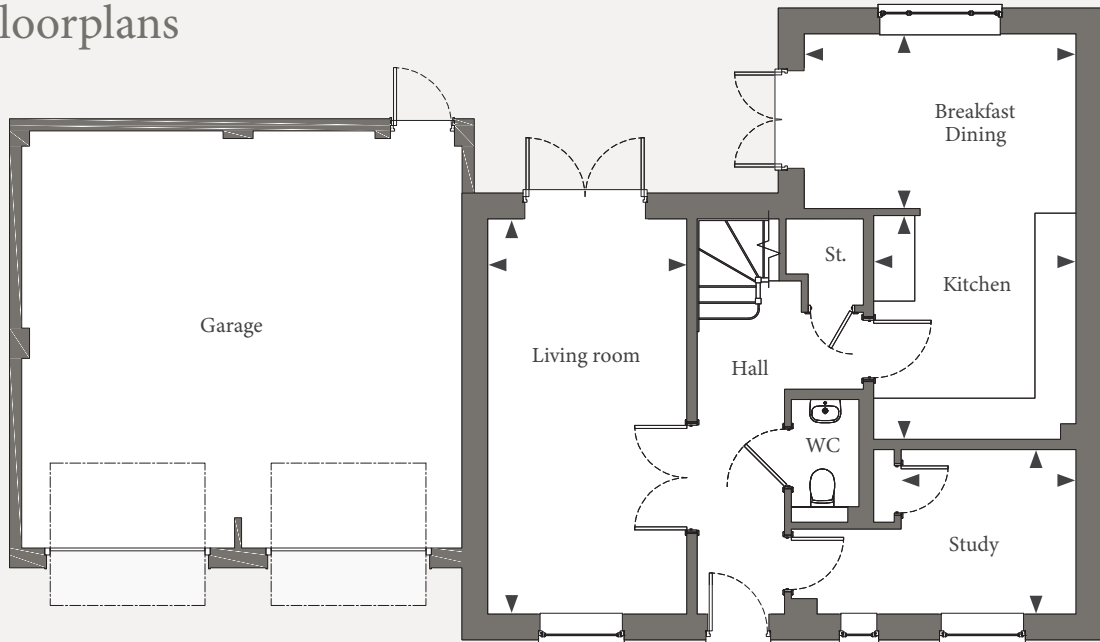
The Ashdown is a detached 4-bedroom home featuring large living and kitchen/breakfast spaces which both open directly on to the garden, and a study. Variations include double garage, double carport or single garage with driveway parking.

Computer generated image showing plot 18. Indicative and for illustrative purposes only.





## Floorplans



Ground floor

## Dimensions

### Ground floor

#### Kitchen

3.25m x 2.95 / 10'9" x 9'8"

#### Breakfast / Dining

3.95m x 2.55 / 13' x 8'4"

#### Living room

5.75m x 2.90 / 18'11" x 9'6"

#### Study

2.55m x 2.40 / 8'4" x 7'10"

### First floor

#### Bedroom 1

3.95m x 2.95 / 13' x 9'9"

#### Bedroom 2

3.25m x 3.00 / 10'9" x 9'10"

#### Bedroom 3

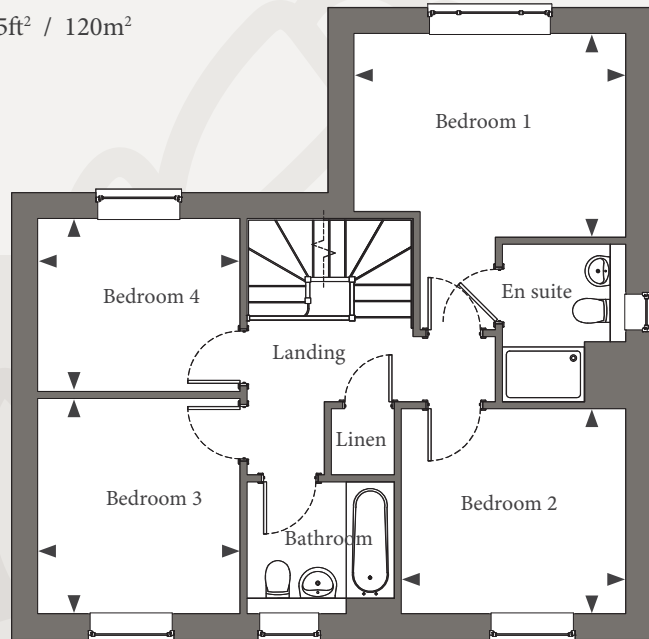
3.15m x 2.95 / 10'4" x 9'8"

#### Bedroom 4

2.95m x 2.50 / 9'8" x 8'3"

### Total area

1,295ft<sup>2</sup> / 120m<sup>2</sup>

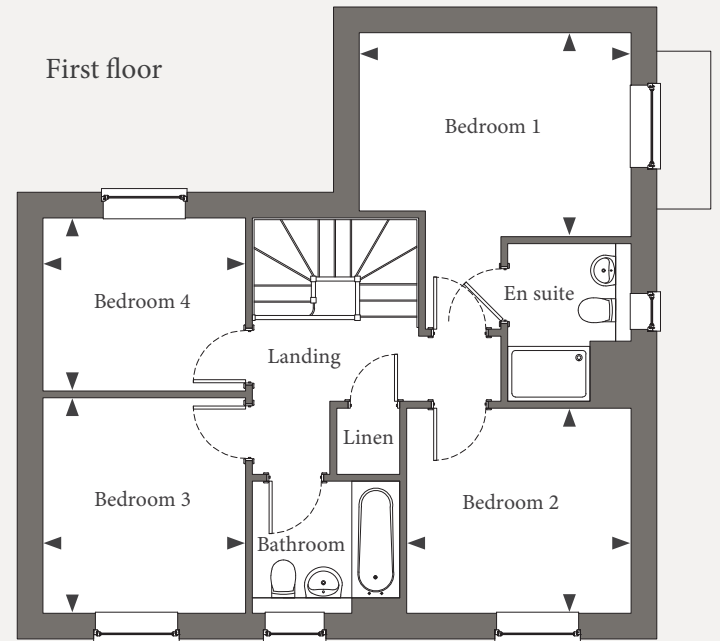
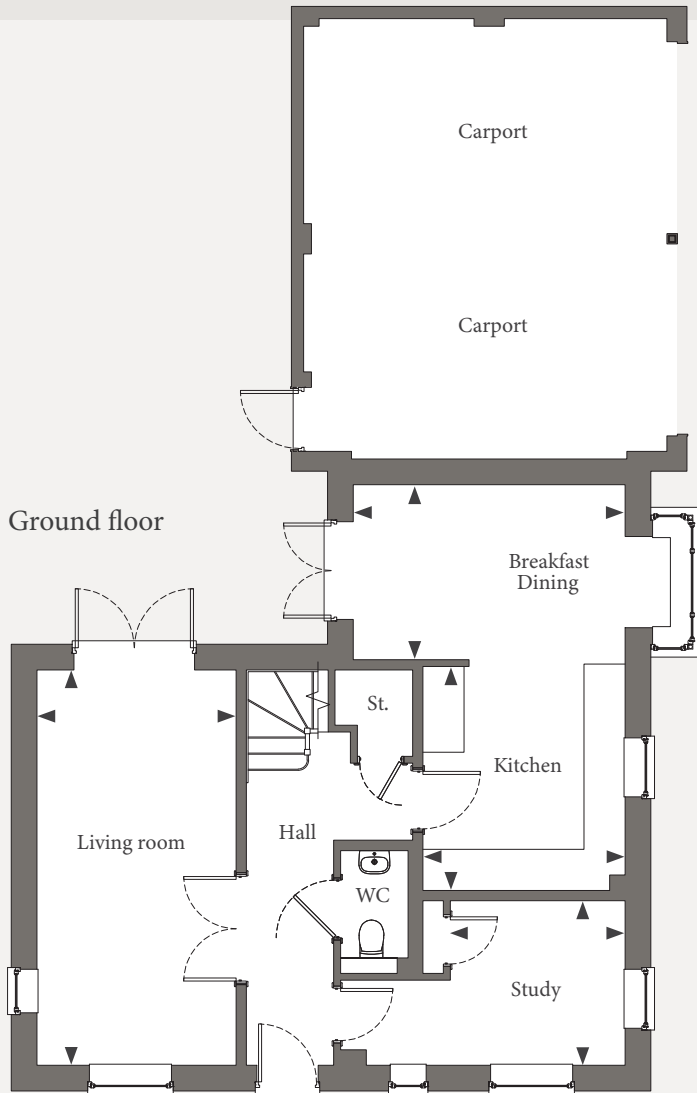


First floor



# The Ashdown

Plot 19



## Dimensions

### Ground floor

- Kitchen**  
3.25m x 2.95 / 10'9" x 9'8"
- Breakfast / Dining**  
3.95m x 2.55 / 13' x 8'4"
- Living room**  
5.75m x 2.90 / 18'11" x 9'6"
- Study**  
2.55m x 2.40 / 8'4" x 7'10"

### First floor

- Bedroom 1**  
3.95m x 2.95 / 13' x 9'9"
- Bedroom 2**  
3.25m x 3.00 / 10'9" x 9'10"
- Bedroom 3**  
3.15m x 2.95 / 10'4" x 9'8"
- Bedroom 4**  
2.95m x 2.50 / 9'8" x 8'3"

### Total area

1,305ft<sup>2</sup> / 121m<sup>2</sup>

Floorplans and dimensions are taken from architectural drawings, for guidance only and are subject to minor variations. Floorplans are not to scale. Total areas are provided as gross internal areas. Ask your sales advisor for details.



## Dimensions

### Ground floor

- Kitchen**  
3.25m x 2.95 / 10'9" x 9'8"
- Breakfast / Dining**  
3.95m x 2.55 / 13' x 8'4"
- Living room**  
5.75m x 2.90 / 18'11" x 9'6"
- Study**  
2.55m x 2.40 / 8'4" x 7'10"

### First floor

- Bedroom 1**  
3.95m x 2.95 / 13' x 9'9"
- Bedroom 2**  
3.25m x 3.00 / 10'9" x 9'10"
- Bedroom 3**  
3.15m x 2.95 / 10'4" x 9'8"
- Bedroom 4**  
2.95m x 2.50 / 9'8" x 8'3"

### Total area

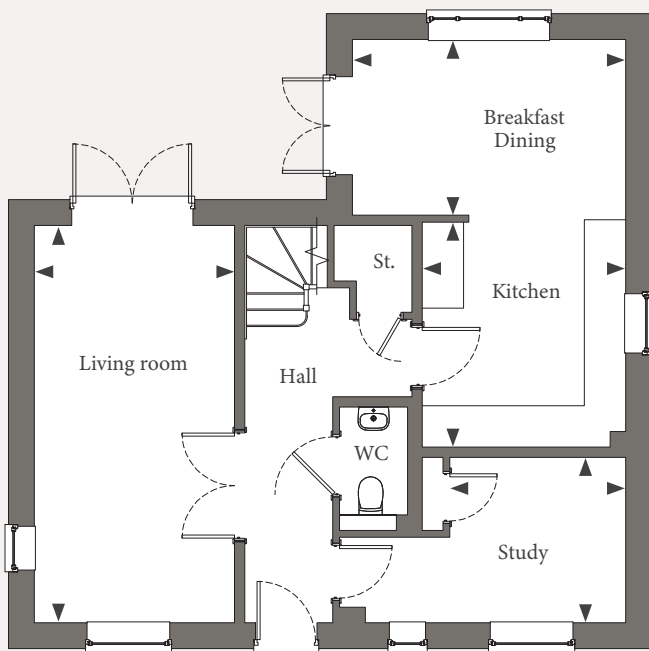
1,311ft<sup>2</sup> / 122m<sup>2</sup>

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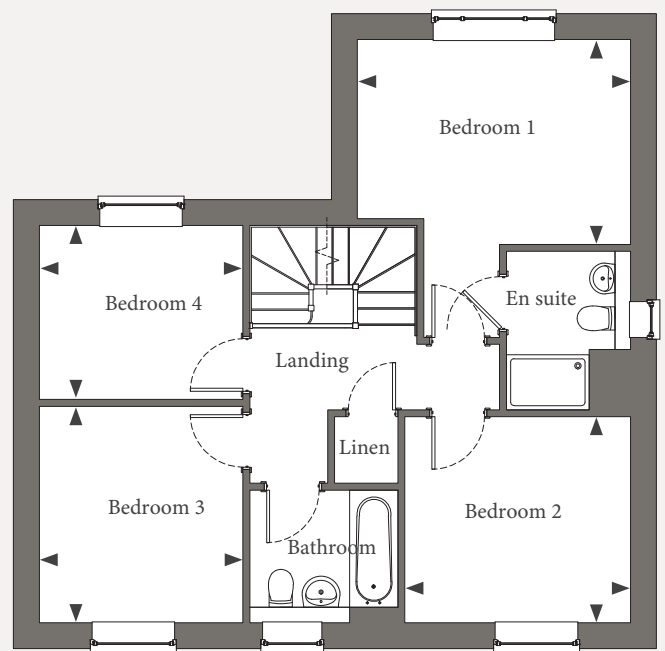


# The Ashdown

Plots 21 & 22



Ground floor



First floor

Plot 21 floorplan shown. Plot 22 is handed.

## Dimensions

### Ground floor

#### Kitchen

3.25m x 2.95 / 10'9" x 9'8"

#### Breakfast / Dining

3.95m x 2.55 / 13' x 8'4"

#### Living room

5.75m x 2.90 / 18'11" x 9'6"

#### Study

2.55m x 2.40 / 8'4" x 7'10"

### First floor

#### Bedroom 1

3.95m x 2.95 / 13' x 9'9"

#### Bedroom 2

3.25m x 3.00 / 10'9" x 9'10"

#### Bedroom 3

3.15m x 2.95 / 10'4" x 9'8"

#### Bedroom 4

2.95m x 2.50 / 9'8" x 8'3"

### Total area

1,295ft<sup>2</sup> / 120m<sup>2</sup>

Plots 21 & 22 each benefit from a single garage adjacent to the property.

Floorplans and dimensions are taken from architectural drawings, for guidance only and are subject to minor variations. Floorplans are not to scale. Total areas are provided as gross internal areas. Ask your sales advisor for details.



## Dimensions

### Ground floor

#### Kitchen

3.25m x 2.95 / 10'9" x 9'8"

#### Breakfast / Dining

3.95m x 2.55 / 13' x 8'4"

#### Living room

5.75m x 2.90 / 18'11" x 9'6"

#### Study

2.55m x 2.40 / 8'4" x 7'10"

### First floor

#### Bedroom 1

3.95m x 2.95 / 13' x 9'9"

#### Bedroom 2

3.25m x 3.00 / 10'9" x 9'10"

#### Bedroom 3

3.15m x 2.95 / 10'4" x 9'8"

#### Bedroom 4

2.95m x 2.50 / 9'8" x 8'3"

### Total area

1,295ft<sup>2</sup> / 120m<sup>2</sup>



# The Ardington

Plot 28

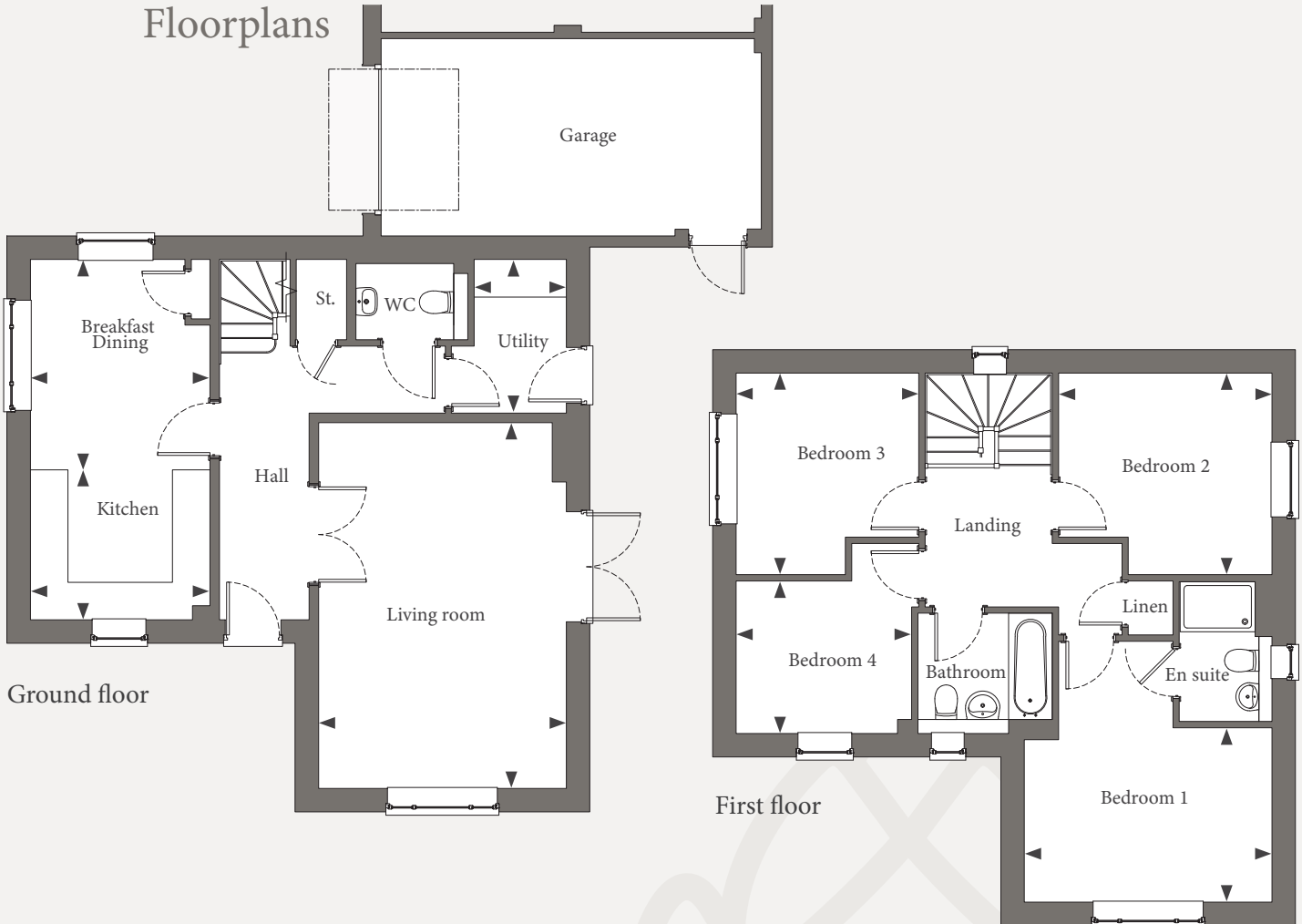


The Ardington is a spacious detached 4-bedroom home with double garage. It benefits from a large open-plan kitchen/breakfast room, and its airy living room opens on to the garden via wide-aspect French doors.

Computer generated image. Indicative and for illustrative purposes only.



## Floorplans



## Dimensions

### Ground floor

<b>Kitchen</b>	2.90m x 2.40 / 9'5" x 7'10"
<b>Breakfast / Dining</b>	3.35m x 2.90 / 11' x 9'5"
<b>Living room</b>	5.85m x 3.95 / 19'3" x 13'
<b>Utility</b>	2.45m x 1.50 / 8'1" x 4'10"

### First floor

<b>Bedroom 1</b>	3.95m x 2.80 / 13' x 9'2"
<b>Bedroom 2</b>	3.40m x 3.20 / 11'3" x 10'7"
<b>Bedroom 3</b>	3.20m x 2.95 / 10'7" x 9'7"
<b>Bedroom 4</b>	2.80m x 2.45 / 9'3" x 8'

### Total area

1,295ft<sup>2</sup> / 120m<sup>2</sup>



**CEDARWOOD**  
WANTAGE



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