



MACTAGGART
& MICKEL

CHILDREY PARK, EAST CHALLOW



location, location, location...



WITHIN WALKING DISTANCE

King Alfred Academy (West site) – 0.1 miles
East Challow village hall – 0.6 miles
Challow and Childrey Cricket Club – 0.6 miles
Reynolds Way allotment gardens – 0.6 miles
Royal British Legion club – 0.6 miles
St Nicholas C of E Primary School – 0.7 miles
Stockholm Primary School – 0.7 miles
Wantage marketplace - 1 mile
Waitrose supermarket – 1 mile
King Alfred Academy (Centre site) – 1.2 miles
Wantage Community Hospital – 1.4 miles
Sainsburys supermarket (including petrol station)
– 1.6 miles



EASY ROAD ACCESS

Faringdon – 9.1 miles
Didcot Parkway mainline railway station – 10 miles
Abingdon – 10.9 miles
Newbury – 17 miles
Oxford – 17 miles
Swindon – 17.7 miles
Reading – 25 miles
Heathrow – 56 miles



AT YOUR LEISURE

Wantage library – 1 mile
Betjeman Millennium Park – 1.1 miles
The Beacon (cinema, music, arts) – 1.2 miles
Wantage Leisure and Sports Centre – 1.3 miles
Wantage Town FC – 1.7 miles
Wantage Market Garden – 1.9 miles
Williams F1 Racing, Grove – 3.3 miles
Ardington House – 3.6 miles
The Ridgeway National trail (nearest access) –
4.5 miles
Uffington Castle – 6.3 miles
White Horse Hill – 7.6 miles
Blenheim Palace – 22.4 miles

Introducing Childrey Park



*On your
doorstep...*



Nestling in a lovely location in the Oxfordshire countryside, Childrey Park offers the advantages of modern country living while being within easy reach of the city.

Based between East Challow and Wantage in the Vale of White Horse, village life is on your doorstep here. The village hall, local cricket club and popular Legion Club are based in East Challow.

Nearby education facilities include St Nicholas Primary School, which is less than a mile away. King Alfred Academy's West Site for year 7 and 8 pupils is across the road and its main site for pupils between years 9 and 13 is only a mile away.

A mile away, Wantage is a thriving community. The historic market place in the centre of the town has extensive shopping, restaurants, pubs, sports and leisure opportunities. There is a civic hall, library, leisure centre with swimming pool, in addition to Waitrose and Sainsbury's supermarkets.

Residents and visitors can enjoy the parks, walking, cycling and sports clubs including Wantage Town Football Club, Wantage and Grove Cricket Club and White Horse Harriers, which offer activities and coaching for children.

Childrey Park is well connected, which makes commuting and city trips straight-forward. The A417 runs to the south of the site and a local bus service runs between East Challow and Wantage, and beyond. Just two stops from London Paddington, the mainline railway station Didcot Parkway is just 10 miles away. Heathrow Airport is also within easy reach. Oxford, Swindon and Newbury are all within 20 miles, making Childrey Park ideally located for business or pleasure trips.

When you're not travelling, you will be welcomed with a coffee or glass of wine and a chat in one of the many restaurants, bars or cafés in Wantage.

Life at Childrey Park

Our Childrey Park development offers a choice of 25 spacious two-, three-, four- and five-bedroom semi-detached and detached homes, finished to the highest standard.



St Nicholas Church

KEY LOCATION BENEFITS

- Primary age schooling at St Nicholas C of E Primary School
- Secondary school at the excellent King Alfred Academy
- Local bus services
- Mainline railway station at Didcot Parkway
- An outstanding choice of shopping, leisure and sporting amenities





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CHILDREY PARK | MACTAGGART & MICKEL

Discovering your new home

Buying a new home is one of the most important decisions you will ever make – we'd like to tell you what makes Mactaggart & Mickel stand out from the crowd.



LOCATION

Building new communities and homes in exclusive UK locations.

FAMILY

A family business with strong values and ethos at our core since 1925.

AWARDS

Our company, practices, homes and employees have won countless awards over the years for quality, service, Health & Safety, design and sustainability.

REPUTATION

Many of our customers go on to buy their second and even third Mactaggart & Mickel home.

CONTACT

A dedicated Sales Consultant will be your One Point of Contact throughout your home-buying process, from pre-reservation up to two years after you move in.

GUARANTEED

We strive to offer guaranteed entry dates so that your move-in day will go as smoothly as possible. We extend our after-sales customer care for two years.

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Spacious homes

High-quality finishes



Room for the whole family

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Delivering the best since 1925



CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



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We combine knowledge, experience and innovation to deliver unrivalled homes, quality and service since 1925.



Buying with us means you can rest assured you are making the right decision when it comes to making one of life's biggest purchases. We are a 4th-generation family business and are proudly independent.

In fact, family members are still involved in the day-to-day running of the business. Over the years, our reputation for delivering outstanding homes, customer care and services has been substantiated by numerous industry awards and accolades, including prestigious HBF 5 star rating. You will have one dedicated Sales Consultant as your One Point Contact throughout your home buying process, from pre-reservation up to two years after you move in and we strive to offer a guaranteed entry date so that your move-in day will go as smoothly as possible.



THE MACTAGGART & MICKEL SEAL OF APPROVAL

Every Mactaggart & Mickel home is given the 'Seal of Approval' as a final quality check before new owners move in.

The practice of undertaking inspections dates back to 1925, when Mactaggart & Mickel were first established. We have now formalised this check as the Seal of Approval - a final step in the housebuilding process to ensure that clients walk into a sparkling new home that meets our stringent construction standards.

All Mactaggart & Mickel homes are independently certified and approved by the NHBC (National Home Building Council) before being occupied, however, we like to go even further to ensure that each of our new build homes is handed over in the best possible condition.

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WHERE TO FIND US

Marketing Suite

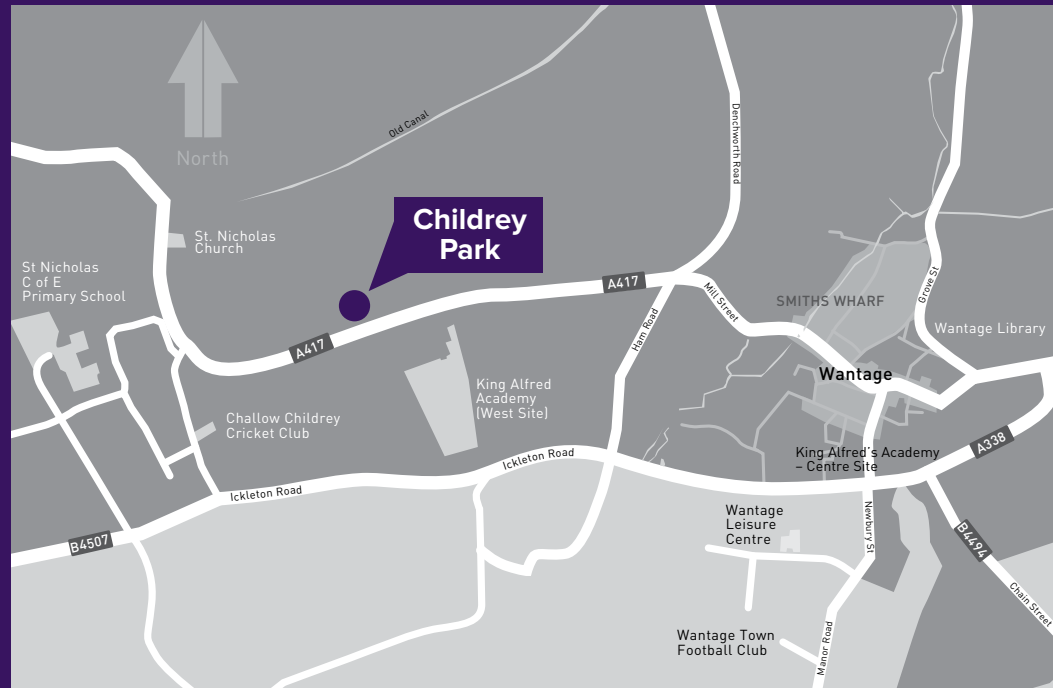
Childrey Park
Off Challow Road
East Challow
OX12 9RH

Tel. 0845 600 1925

Email:
childreypark@macmic.co.uk

Opening hours:
Thursday – Monday
10.30am – 4.30pm – Nov to Mar
11am-5pm – Apr to Oct

Head Office:
4th Floor East
Cheltenham House
Clarence Street
Cheltenham
GL50 3JR
T: 01242 895 200



If you are travelling far to visit us, why not give us a call before you set off so that we can set time aside for you to ensure that you get the most out of your visit or email us at childreypark@macmic.co.uk



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MACTAGGART
& MICKEL



Childrey Park

Development Plan

- **The Richardson**
2-Bedroom Semi-Detached Home
- **The Herbert**
3-Bedroom Detached Home
- **The Blomfield**
4-Bedroom Detached Home
- **The Kent**
3-Bedroom Detached Home
- **The Trevail**
4-Bedroom Detached Home
- **The Ferrey**
5-Bedroom Detached Home
- **Affordable Homes**

P.O.S Public Open Space
BC Bin Collection points

Development Plan shows indicative plot layouts only. Clients should refer to their title plan for individual plots. Your solicitor will be able to advise.



Helping Your Community Grow

In addition to contributing to local infrastructure and community facilities, our Building Communities Fund accepts applications from charities, schools and local projects.

£750
Fintan FC & Lakeside FC Cheltenham

£2,000
Wychwood CE Primary School, Shipton-Under-Wychwood (2 donations)

£1,000
Hagbourne CE Primary School, East Hagbourne

£1,000
Milton-under-Wychwood Village Hall Committee

£500
1st Wychwoods Scout Group, Shipton Under Wychwood

£500
Joss Searchlight, Registered Children's Cancer Support Charity, Witney

£1,000
Milton-under-Wychwood Allotment and Gardens Association

£1,000
Lawrence Home Nursing Team, Chipping Norton

£1,000
Maymessy (Cookery school), West Challow



£30k
Affordable housing contribution

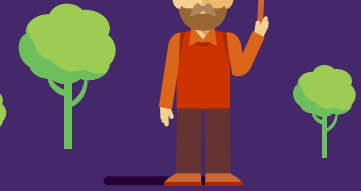
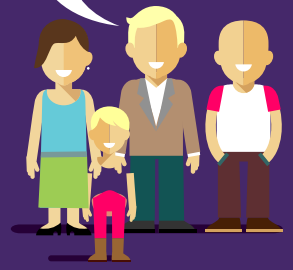
Over £36k
Nursery contribution

Over £153k
Primary Education

£2k
Public Transport Infrastructure

Over £88k
District & County contributions

£3k
Traffic Regulation contribution





The Richardson ■

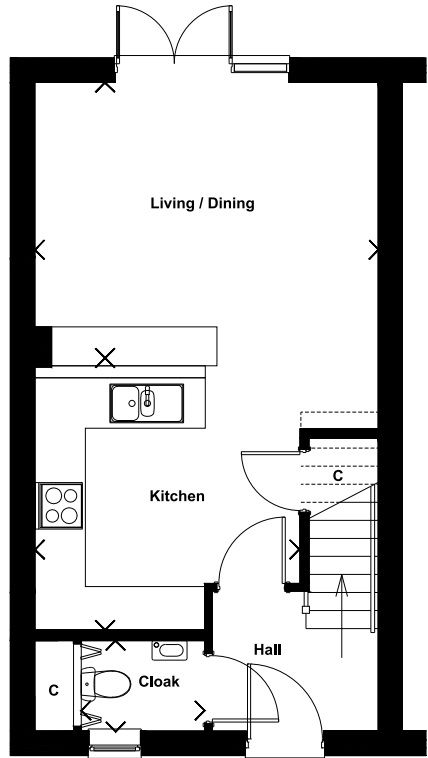
2-Bedroom Semi-Detached Home

CHILDREY PARK, EAST CHALLOW

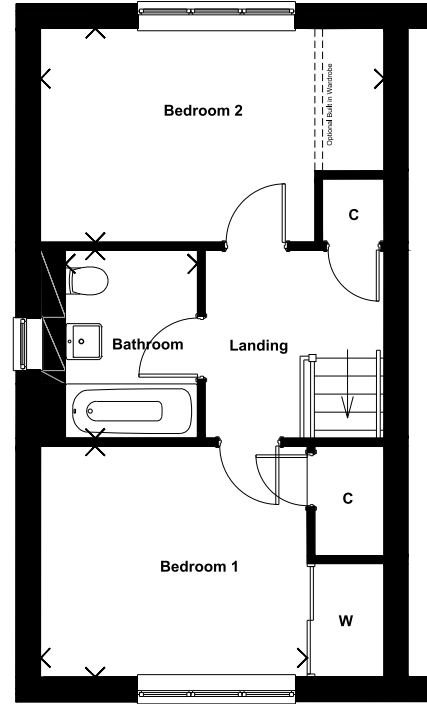
PLOTS:

3, 4, 21, 22

Ground Floor



First Floor



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living / Dining	4422 x 3550	14'6" x 11'8"	Bedroom 1	3434 x 2975	11'3" x 9'9"
Kitchen	3414 x 3505	11'2" x 11'6"	Bedroom 2	4422 x 2755	14'6" x 9'0"
Cloak	1589 x 1171	5'3" x 3'10"	Bathroom	1700 x 2425	5'7" x 7'11"

Dimensions taken at the position of the arrows.

The Richardson ■
2-Bedroom Semi-Detached Home

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The Kent ■

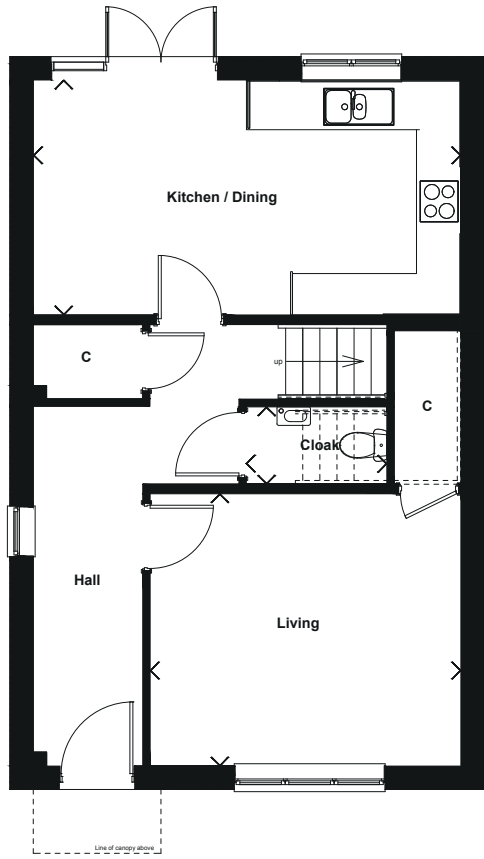
3-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

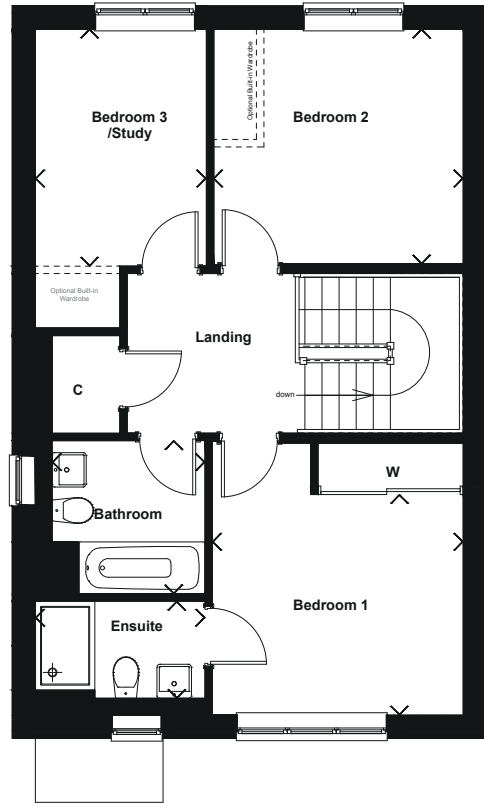
PLOTS:

2, 5, 6, 9

Ground Floor



First Floor



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	4194 x 3675	13'9" x 12'1"	Bedroom 1	3384 x 2975	11'1" x 9'9"
Kitchen / Dining	5769 x 3171	18'11" x 10'5"	Ensuite	2286 x 1310	7'6" x 4'4"
Cloak	1898 x 1045	6'3" x 3'5"	Bedroom 2	3369 x 3171	11'1" x 10'5"
			Bedroom 3 / Study	2301 x 3199	7'7" x 10'6"
			Bathroom	2061 x 2067	6'9" x 6'9"

Dimensions taken at the position of the arrows.

The Kent
3-Bedroom Detached Home

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The Herbert ■

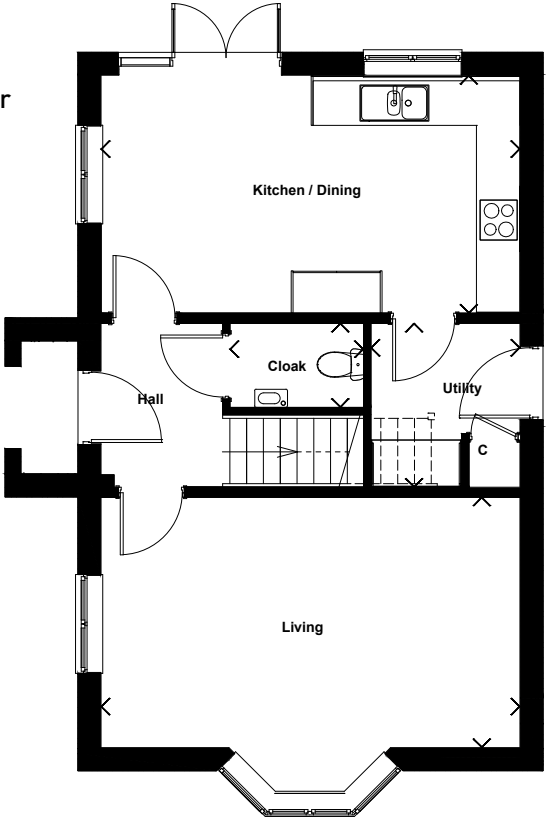
3-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

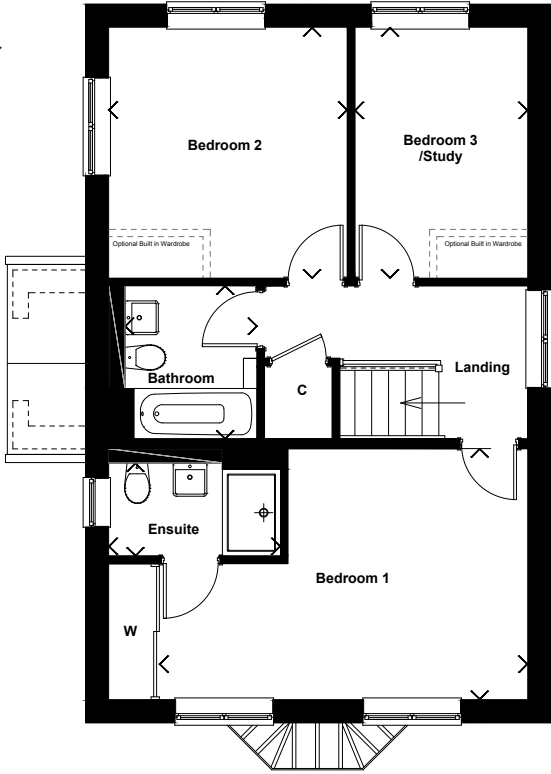
PLOTS:

7, 20

Ground Floor



First Floor



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	5769 x 3439	18'11" x 11'3"	Bedroom 1	5069 x 3458	16'8" x 11'4"
Kitchen / Dining	5759 x 3276	18'11" x 10'9"	Ensuite	2366 x 1281	7'9" x 4'2"
Cloak	1819 x 1174	6'0" x 3'10"	Bedroom 2	3289 x 3457	10'9" x 11'4"
Utility	2054 x 2258	6'9" x 7'5"	Bedroom 3 / Study	2381 x 3457	7'10" x 11'4"
			Bathroom	1821 x 2115	6'0" x 6'11"

Dimensions taken at the position of the arrows.

The Herbert
3-Bedroom Detached Home

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The Ferrey ■

5-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

PLOTS:

1, 10, 12, 16

Ground Floor



PLOT 1 ONLY

First Floor



PLOT 1 ONLY

FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	4307 x 5499	14'2" x 18'0"	Bedroom 1	3611 x 3375	11'10" x 11'1"
Kitchen / Dining	4307 x 5215	14'2" x 17'1"	Ensuite 1	1320 x 2336	4'4" x 7'8"
Family	3290 x 3294	10'10" x 10'10"	Bedroom 2	4307 x 2930	14'2" x 9'7"
Utility	1983 x 1757	6'6" x 5'9"	Ensuite 2	1545 x 1640	5'1" x 5'5"
Cloak	1528 x 1382	5'0" x 4'6"	Bedroom 3	3318 x 3037	10'11" x 10'0"
Dimensions taken at the position of the arrows.			Bedroom 4	3232 x 3037	10'7" x 10'0"
			Bedroom 5 / Study	3157 x 2123	10'4" x 7'0"
			Bathroom	1550 x 3586	5'1" x 11'9"

The Ferrey ■
5-Bedroom Detached Home

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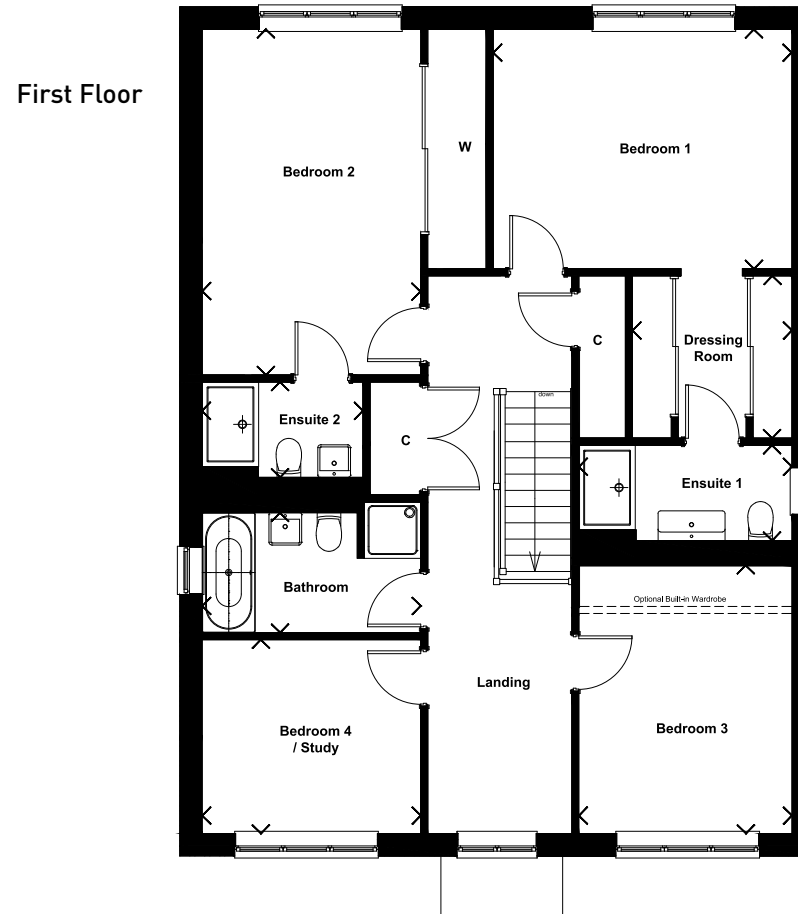
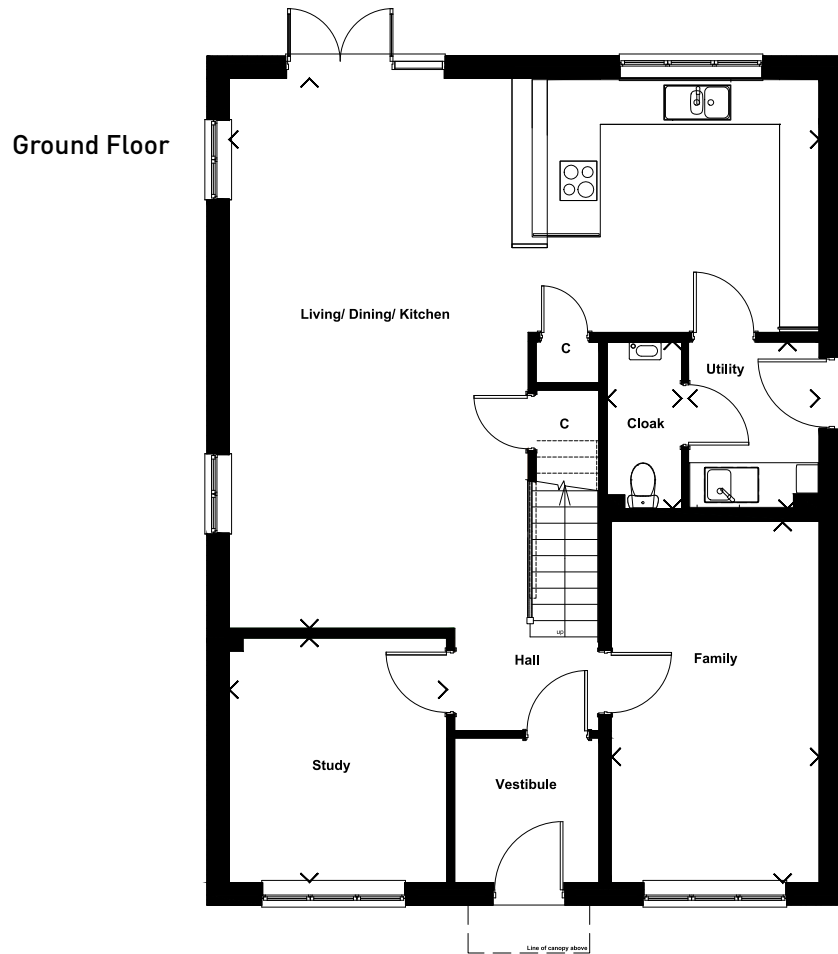
The Trevail ■

4-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

PLOTS:

11, 14, 15, 23, 24



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living / Dining / Kitchen	8355 x 7789	27'5" x 25'7"	Bedroom 1	4235 x 3392	13'11" x 11'2"
Study	3077 x 3466	10'1" x 11'4"	Dressing Room	2260 x 2300	7'5" x 7'7"
Family	2950 x 5129	9'8" x 16'10"	Ensuite 1	3020 x 1350	9'11" x 4'5"
Utility	1851 x 2358	6'1" x 7'9"	Bedroom 2	3096 x 4896	10'2" x 16'1"
Cloak	1051 x 2358	3'5" x 7'9"	Ensuite 2	2277 x 1350	7'6" x 4'5"
Dimensions taken at the position of the arrows.			Bedroom 3	3020 x 3800	9'11" x 12'5"
			Bedroom 4 / Study	3096 x 2746	10'2" x 9'0"
			Bathroom	3096 x 1700	10'2" x 5'7"

The Trevail

4-Bedroom Detached Home

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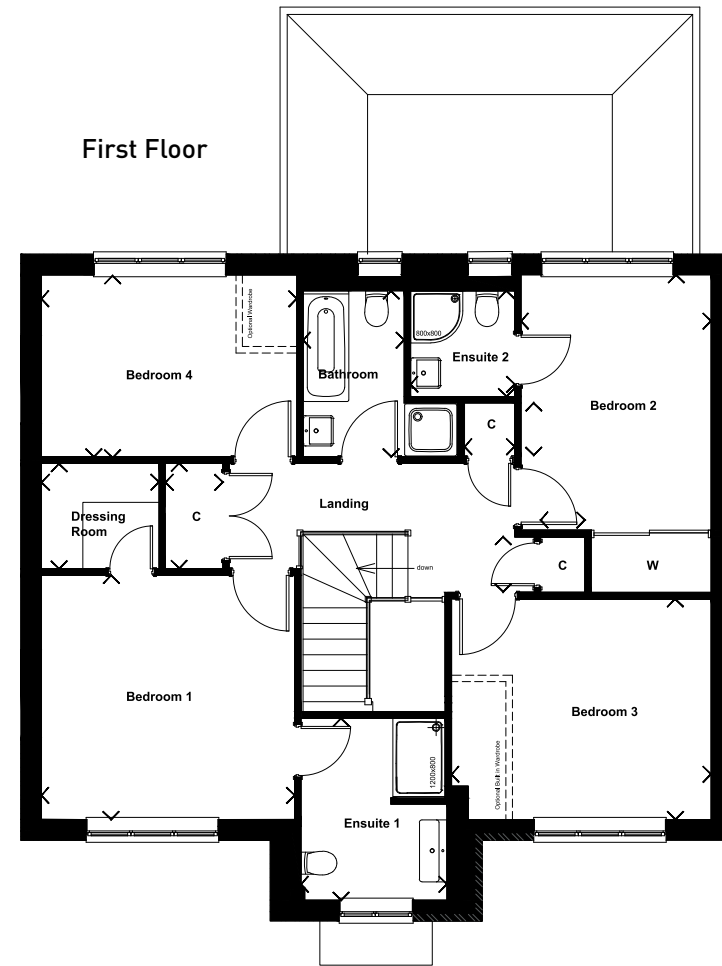
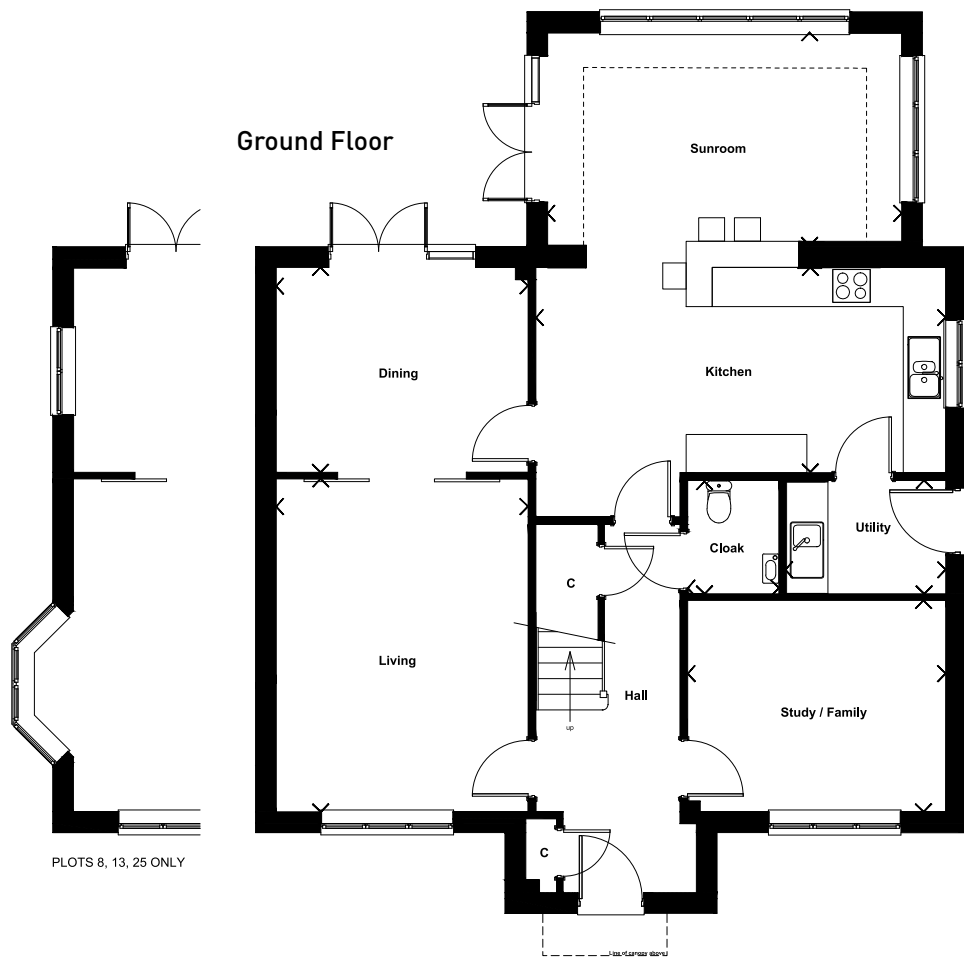
The Blomfield ■

4-Bedroom Detached Home

CHILDREY PARK, EAST CHALLOW

PLOTS:

8, 13, 17, 18, 19, 25



FLOOR PLANS:

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Living	3855 x 5103	12'8" x 16'9"	Bedroom 1	3882 x 3745	12'9" x 12'3"
Dining	3854 x 3136	12'8" x 10'3"	Dressing Room	1800 x 1619	5'11" x 5'4"
Study/Family	3948 x 3228	12'11" x 10'7"	Ensuite 1	2235 x 2789	7'4" x 9'2"
Kitchen	6285 x 3148	20'7" x 10'4"	Bedroom 2	2911 x 3911	9'7" x 12'10"
Sunroom	5431 x 3193	17'10" x 10'6"	Ensuite 2	1595 x 1622	5'3" x 5'4"
Utility	2457 x 1741	8'1" x 5'9"	Bedroom 3	3977 x 3383	13'1" x 11'1"
Cloak	1392 x 1741	4'7" x 5'9"	Bedroom 4	3914 x 2791	12'10" x 9'2"
			Bathroom	1547 x 2546	5'1" x 8'4"

Dimensions taken at the position of the arrows.

The Blomfield

4-Bedroom Detached Home

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GENERAL

White lighting switches, light points to ceilings and twin electrical sockets throughout as per house type layouts. Low energy bulbs to all light points



White radiators throughout and white plumbed towel rails to cloakrooms, bathrooms and ensuites



White emulsion to all internal walls and ceilings and gloss paint to all internal woodwork



Vicaima Dekordor Oak finish internal doorsets, some with glazing



Chrome lever door handles and door stops



Architraves and skirtings throughout

Anthracite Grey (external) and White (internal) double glazed casement windows with chrome ironmongery handles. (Locking handles to ground floor)



Staircase with timber stringers, treads, risers and ballusters, Oak handrails and newel cap



VESTIBULE / HALL

Anthracite Grey (external) and White (internal) cottage-style front door with glazed panel and multi-point locking security feature



Door bell push and sounder



Mains smoke detector to ceiling with battery back-up



CLOAK

Laufen close-coupled WC



Laufen wall-mounted basin with chrome mixer tap and bottle trap and Porcelanosa tiled splashback



Ceiling extractor fan



Batten light fitting



Chrome toilet roll holder



Cupboard with consumer unit, boiler and carbon monoxide detector

LIVING

Anthracite Grey (external) and White (internal) fully glazed patio doors



Multi gang outlet plate with two twin sockets, BT, TV and data points



Pendant light fitting(s)

FAMILY

Multi gang outlet plate with two twin sockets, BT, TV and data points



Pendant light fitting

DINING

Anthracite Grey (external) and White (internal) fully glazed patio doors



Single TV socket



Pendant light fitting

KITCHEN

Units and worktops as per kitchen layouts, with soft closers to applicable units



LED strip lighting as per kitchen layouts



Laminate worktop and upstand with glass splashback behind hob



Stainless steel 1 1/2 bowl sink & drainer with chrome mixer tap



AEG 4-zone induction hob with integrated extract hood



AEG single oven



AEG integrated fridge freezer



AEG integrated dishwasher



LED downlighters as per kitchen layouts



Heat alarm



Boiler and carbon monoxide detector



Ceiling extractor fan

USB point to power socket

SUNROOM

Anthracite Grey (external) and White (internal) fully glazed patio doors



Multi gang outlet plate with two twin sockets, BT, TV and Data points



LED downlighters as per house type layouts

UTILITY

Anthracite Grey (external) and White (internal) cottage-style front door with glazed panel and multi-point locking security feature



Units and worktops with upstand as per kitchen layouts, with soft closers to applicable uni



Batten holder light fitting



Stainless steel sink & drainer with chrome mixer tap



Ceiling extractor fan

Boiler and carbon monoxide detector

UNDER-STAIR CUPBOARD

Consumer unit



Batten holder light fitting



Telephone socket outlet, BT fibre and Virgin Media connection points



Twin power socket

Data point

UTILITY CUPBOARD

Boiler and carbon monoxide detector



Hot water cylinder

Batten holder light fitting(s)

CUPBOARD

Consumer unit



Batten holder light fitting(s)



Telephone socket outlet

Twin power socket

Boiler and carbon monoxide detector

Data point

Childrey Park

 **The Richardson**
2-Bedroom Semi-Detached Home

 **The Herbert**
3-Bedroom Detached Home

 **The Trevail**
4-Bedroom Detached Home

 **The Kent**
3-Bedroom Detached Home

 **The Ferrey**
5-Bedroom Detached Home

 **The Blomfield**
4-Bedroom Detached Home



LANDING

Mains smoke detector to ceiling with battery back-up

Pendant holder light fitting(s)

Loft hatch

Twin power socket



BEDROOM 1

Fitted wardrobe

Single TV socket

Pendant light fitting

Twin power sockets - two with USB points



DRESSING ROOM

Fitted wardrobe

Pendant light fitting



BEDROOM 2

Fitted wardrobe

Pendant light fitting

Twin power sockets



BEDROOM 3

Fitted wardrobe

Pendant light fitting

Data point

Twin power sockets



BEDROOM 4

Fitted wardrobe

Pendant light fitting

Data point

Twin power sockets



BEDROOM 5

Fitted wardrobe

Pendant light fitting

Data Point

Twin power sockets



BATHROOM

Laufen wall-hung WC with concealed cistern

Laufen wall-mounted basin with chrome mixer tap and bottle trap

Steel and enamel bath, rounded at one end

Steel and enamel bath, rounded at both ends

Bath screen

Front bath panel

End bath panel

Hansgrohe thermostatic chrome bath / shower mixer

Shower screen to bath and riser rail

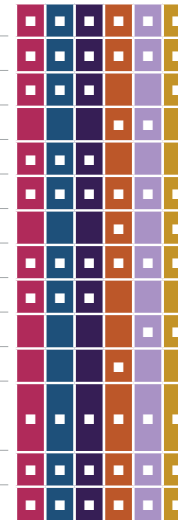
Hansgrohe thermostatic shower and enclosure with pivot door

Hansgrohe thermostatic shower and enclosure with sliding door

Porcelanosa ceramic wall tiles to half-height behind WC and basin and along length of bath. Full-height tiling to shower enclosure where applicable

LED downlighters and ceiling extractor fan as per house type layouts

Chrome toilet roll holder



EN-SUITE 1

Laufen wall-hung WC with concealed cistern

Laufen wall-mounted basin with chrome mixer tap and bottle trap

Hansgrohe thermostatic shower and enclosure with sliding door

Porcelanosa ceramic wall tiles to half-height behind WC and basin. Full-height tiling to shower enclosure

LED downlighters and ceiling extractor fan as per house type layouts

Chrome toilet roll holder



EN-SUITE 2

Laufen wall-hung WC with concealed cistern

Laufen wall-mounted basin with chrome mixer tap and bottle trap

Hansgrohe thermostatic shower and enclosure with sliding door

Porcelanosa ceramic wall tiles to half-height behind WC and basin. Full-height tiling to shower enclosure

LED downlighters and ceiling extractor fan as per house type layouts

Chrome toilet roll holder



LOFT

Single unswitched socket for television aerial booster

Batten holder light point to ceiling

Light switch



GARAGES

Detached single garage with twin power socket, batten holder light point and switch

Detached double garage with twin power socket, batten holder light point and switch



EXTERNALS

Door bell push

External light fitting to front door

External light to side elevation

External light fitting to rear elevation

Water tap

Wall-mounted gas meter box

Black PVC downpipes and gutters

Black PVC barge, fascia and soffit board

Turf to front garden

Rotivate rear garden



Childrey Park

The Richardson
2-Bedroom Semi-Detached Home

The Herbert
3-Bedroom Detached Home


The Trevail
4-Bedroom Detached Home

The Kent
3-Bedroom Detached Home

The Ferrey
5-Bedroom Detached Home

The Blomfield
4-Bedroom Detached Home

Specifications

Any indicative internal images shown are of typical Mactaggart & Mickel showhomes, and the specification depicted may vary to that in the version of this house type. Some internal images contain upgrades to fixtures, fittings and appliances and these may not be included in the sale price. Please ask your Sales Consultant for the full details of the specification and pricing. The particulars, prices, illustrations and plans in this brochure are intended to give a fair description of the properties but their accuracy is not guaranteed and they do not form part of any contract. Mactaggart & Mickel reserve the right to alter prices, specifications and equipment as necessary. Items marked  are available as optional extras in the selected home style. Subject to build stage.

