



Persimmon @ Wellington Gate

Grove • Oxfordshire

Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"

5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Persimmon @ Wellington Gate

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 34](#)

Persimmon plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

10,664

homes
delivered in
2024

200+

locations
across
the UK

4,731

direct employees
make it all
happen

484

acres of
public space
created

£2.2bn

invested in
local communities
over the last
5 years





"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.



Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 36**





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.→ 2.→ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.→ 5.→ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.→ 8.→ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

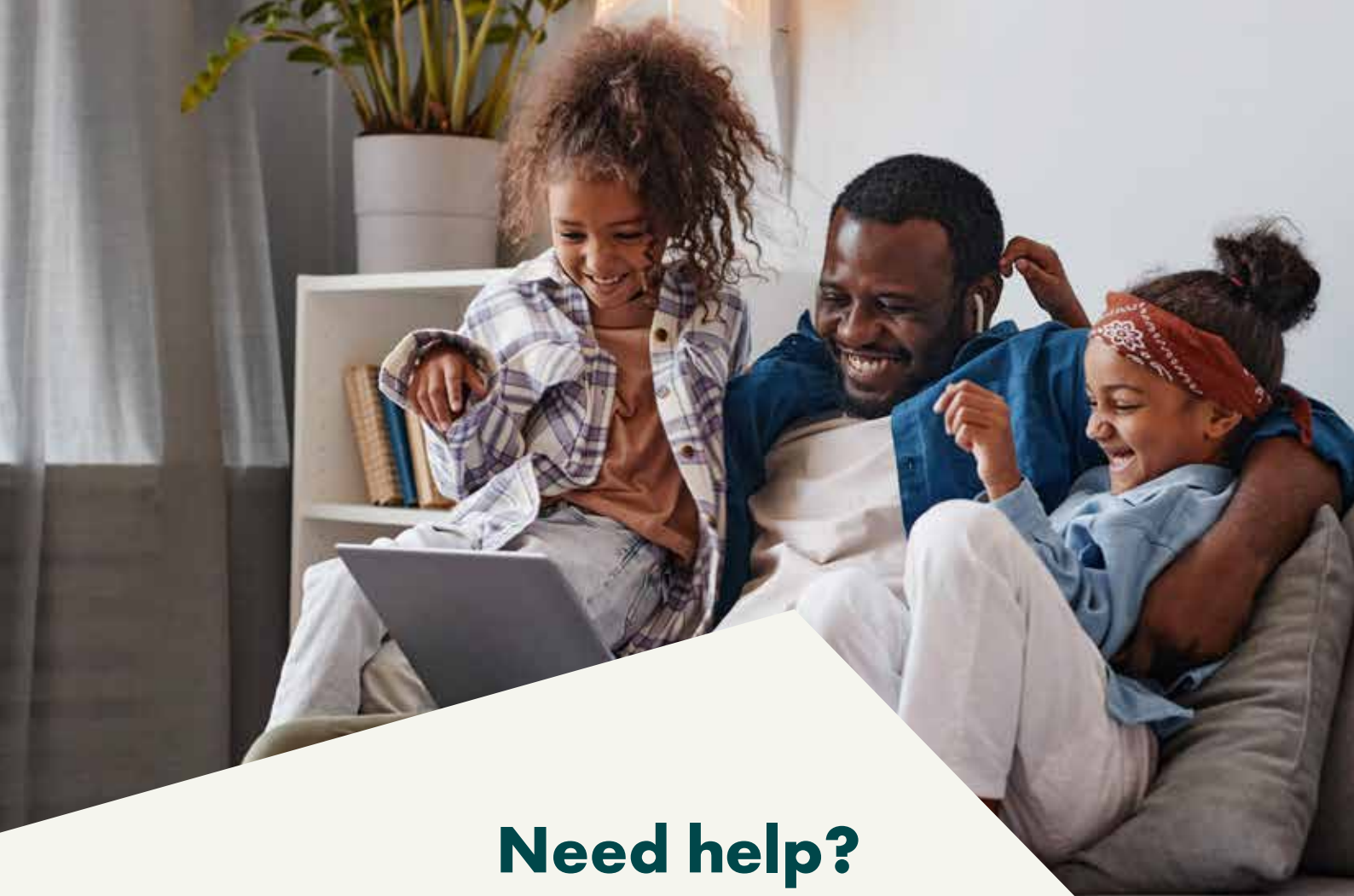
Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



PART
EXCHANGE



HOME
CHANGE



EARLY
BIRD



Deposit Unlock



Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**

- 
- ④ Choice of 1 & 2 bedroom apartments and 2, 3 & 4-bedroom homes
 - ④ Just 10 miles from Didcot Parkway Train Station
 - ④ Close to Oxford, Didcot, Grove and Witney
 - ④ Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at Wellington Gate.



Grove • Oxfordshire

Persimmon @ Wellington Gate

Persimmon @ Wellington Gate is our new collection of one, two, three and four-bedroom homes in Grove - the largest village in the Vale of White Horse, Oxfordshire.

Wellington Gate lies on the outskirts of Grove approximately 16 miles south-west of Oxford, 10 miles south-west of Abingdon and a similar distance west of Didcot, where the Thames Valley meets the scenic Berkshire Downs.

Living at Wellington Gate means you'll be part of an exciting new sustainable community which will include a community hub and sports facilities (including play pitches). The Masterplan for Wellington Gate is based upon a Green Infrastructure Strategy, developed to create a connected, multi-functional network of green spaces and corridors. Residents here can look forward to public open space, equipped play areas, an ecological park, community park, community allotments and orchards.

Something for everyone

Nearby Didcot is host to the Orchard Shopping Centre, and for a wider range of shops and historical architecture, Oxford City Centre is less than 16 miles away and can be reached easily by train or bus. Didcot has a selection of leisure centres and swimming pools, and keen golfers can enjoy the pristine greens at Drayton Park, Hadden Hill and Frilford Heath.

Easily within reach

The town is great for commuters, being just 10 miles from Didcot Parkway with its regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads. Heathrow Airport is 57 miles from our new development and Southampton Port is 59 miles away.

EXPLORE

Start exploring...

Wantage
2.2 miles

Didcot Parkway
train station
9.9 miles

Didcot
10.9 miles

Oxford
16.7 miles



Persimmon @ Wellington Gate Phase 6

Ecological Park /
Public Open Space

Charles C
Develop

Our homes

1 bedroom

 1 Bedroom Apartment

2 bedroom

 2 Bedroom Apartment

 The Alnmouth

3 bedroom

 The Danbury

 The Sherwood

 The Charnwood

 The Barnwood

 The Barnwood Alt

 The Barnfield

 The Saunton

 The Ashdown

 The Ashdown Corner

4 bedroom

 The Blenheim

 The Penrith

 The Marston

 The Brampton

 Affordable Housing

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



Future Phase

Future Phase

church
ment

Public
Open Space

Previous Phase



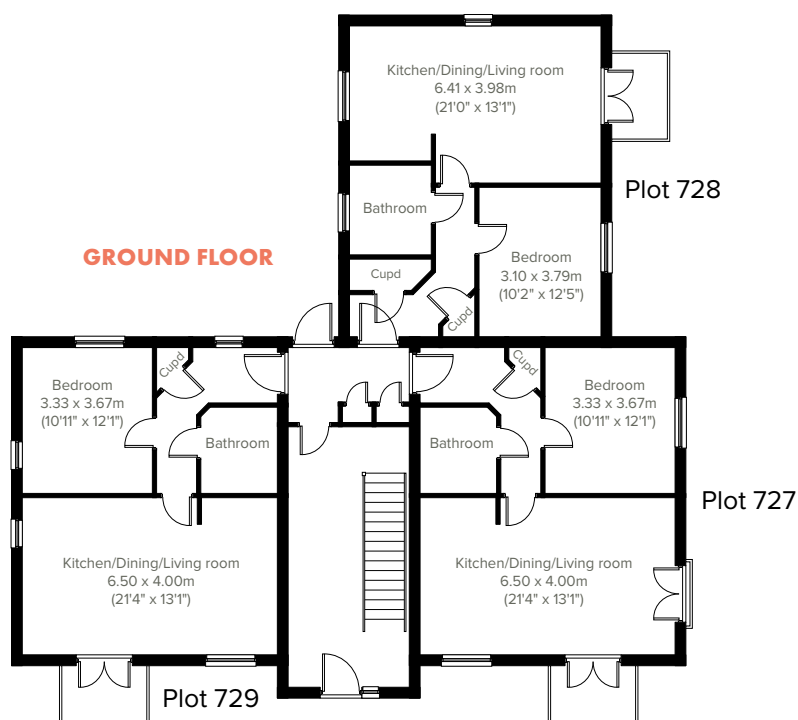


The Apartments

1 bedroom apartments

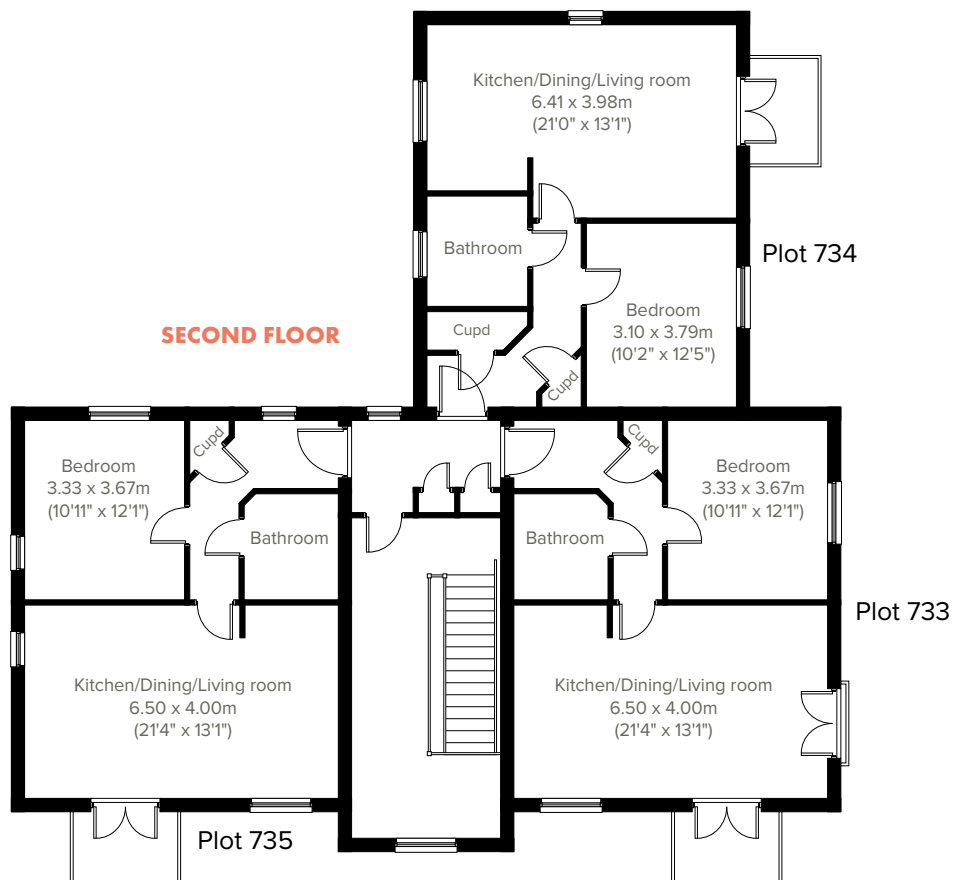
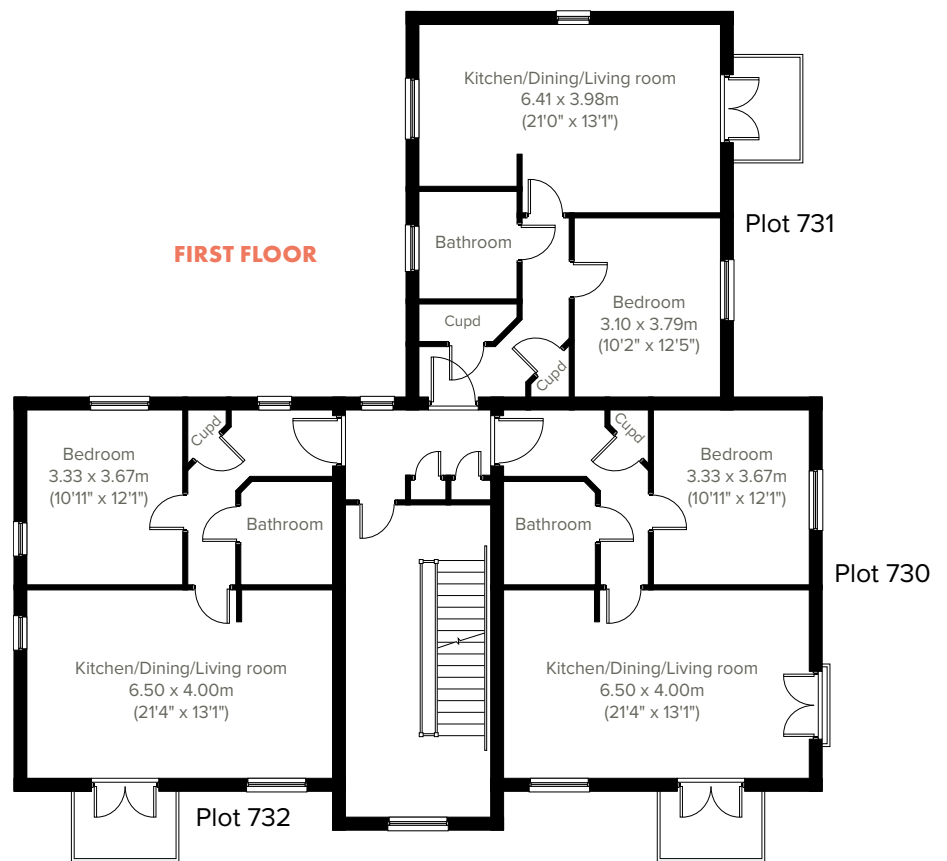


These attractive one-bedroom apartments are a great choice for first-time buyers wanting a place of their own. There's an open-plan kitchen/living/dining room with a Juliet balcony, a good-sized bedroom, modern family bathroom and handy storage cupboards.



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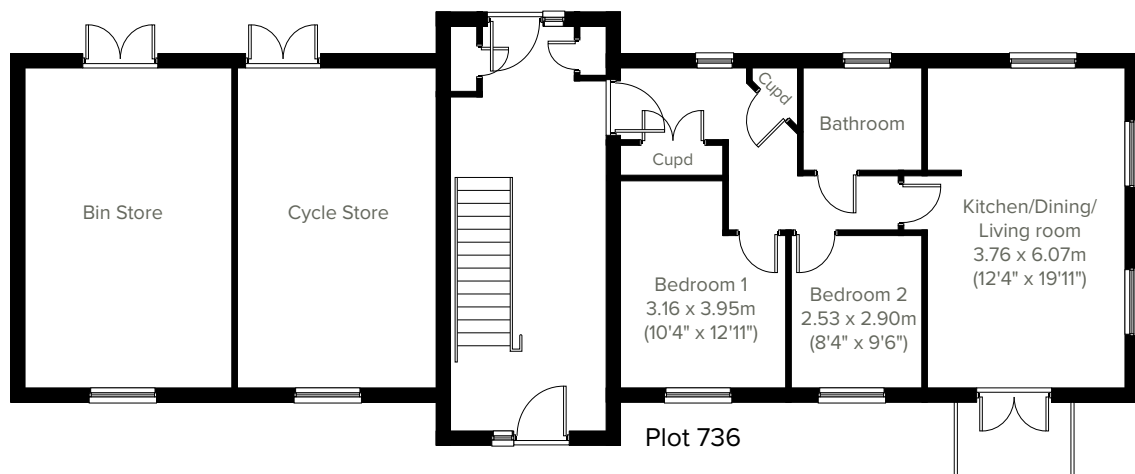


1 & 2 bedroom apartments

The Apartments



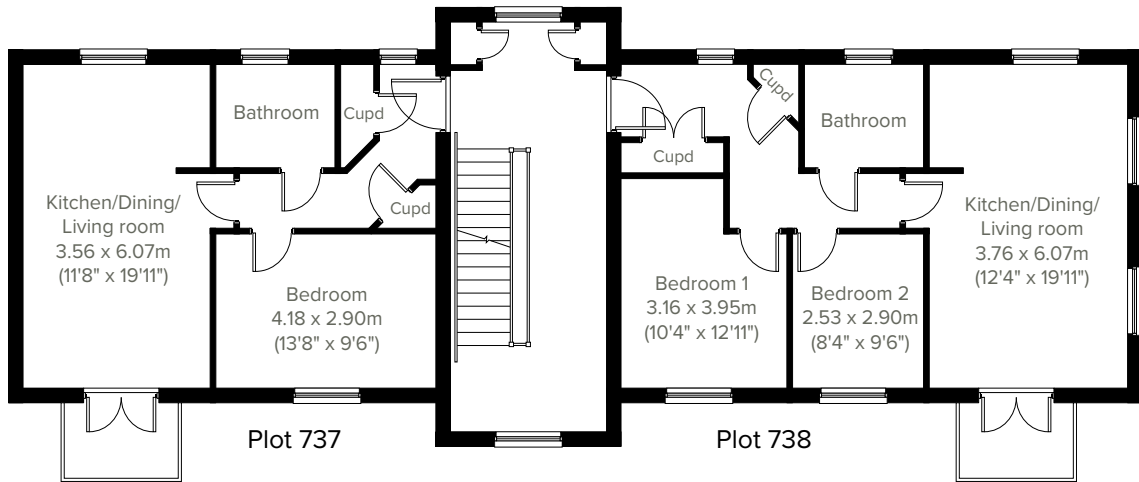
These attractive one and two-bedroom apartments (the number of bedrooms is plot dependent) are perfect for first-time buyers, young professionals and those looking to downsize. With a good-sized kitchen/dining/living room, two storage cupboards, good-sized bedroom(s) and a modern bathroom.



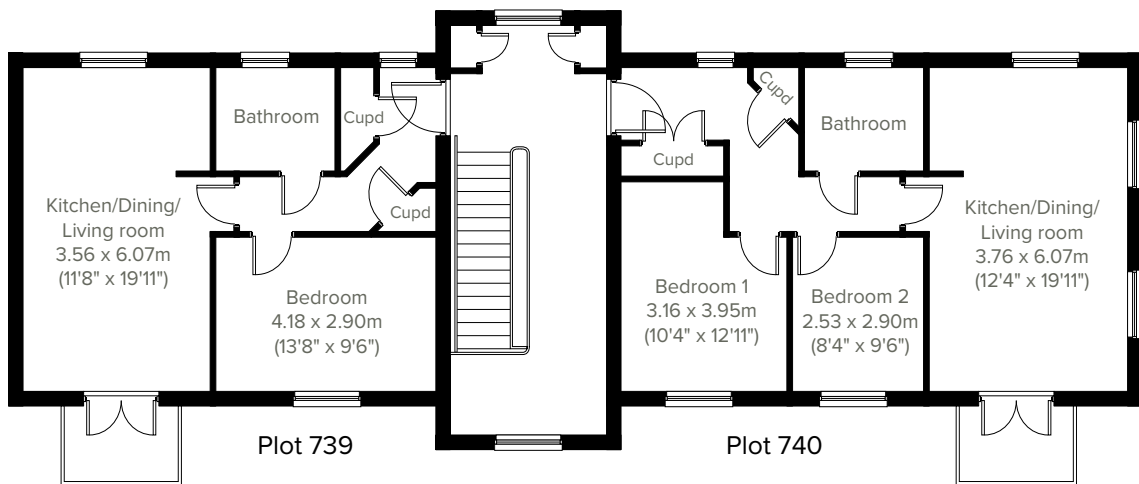
GROUND FLOOR

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FIRST FLOOR



SECOND FLOOR

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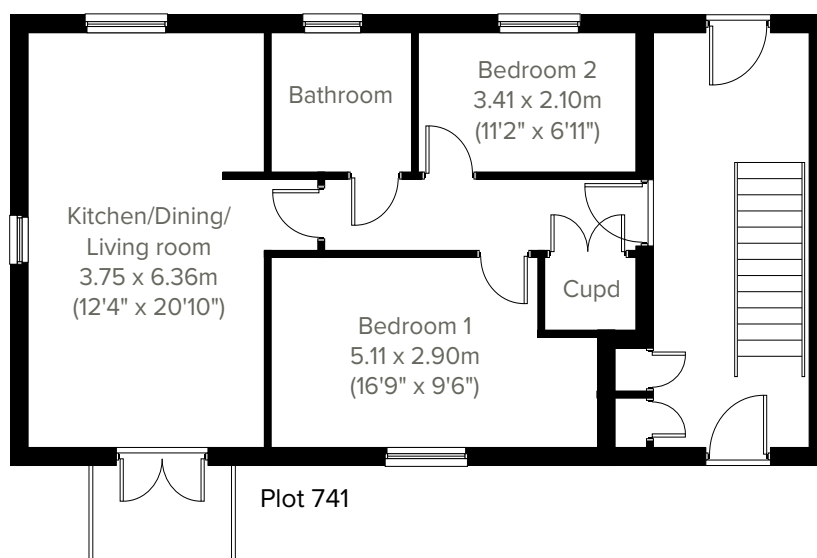


2 bedroom apartments

The Apartments



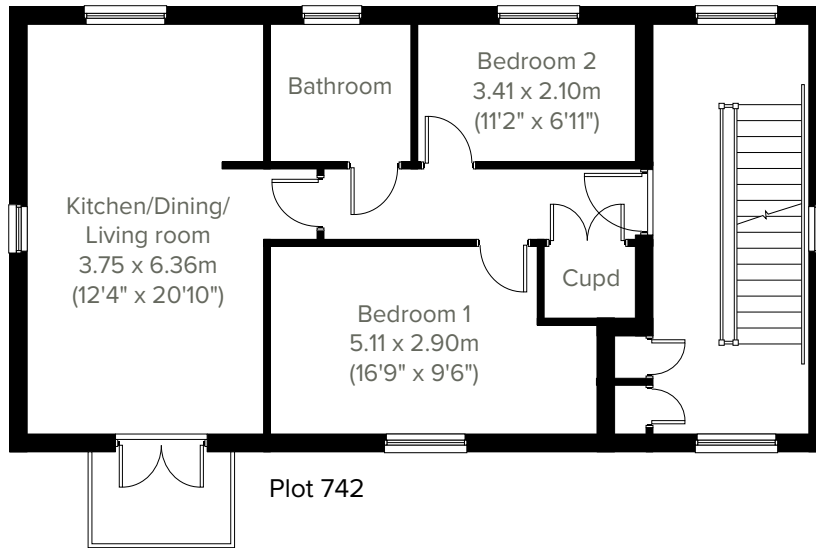
These attractive two-bedroom apartments are a great choice for first-time buyers wanting a place of their own. There's a spacious open-plan kitchen/living/dining room with a Juliet balcony, two good-sized bedrooms, a modern family bathroom and handy storage cupboard.



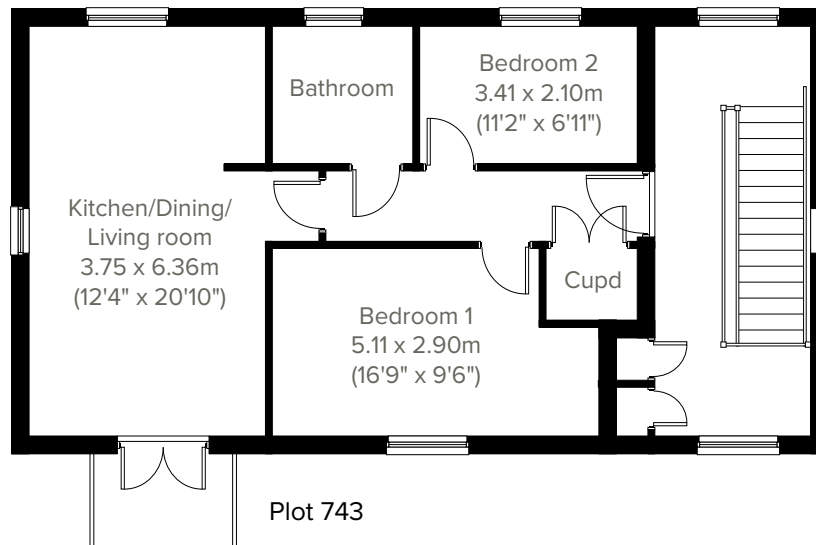
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FIRST FLOOR



SECOND FLOOR

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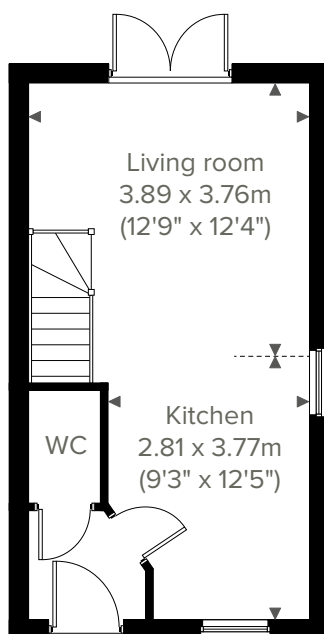


2 bedroom home

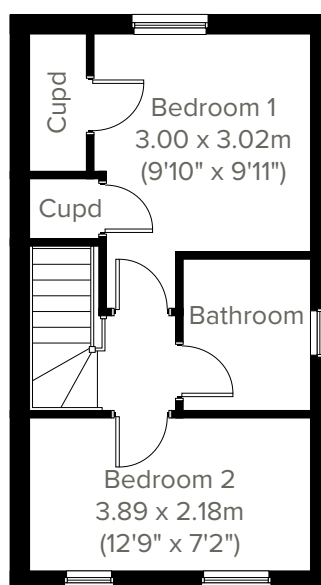
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, handy storage cupboard and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



1ST FLOOR

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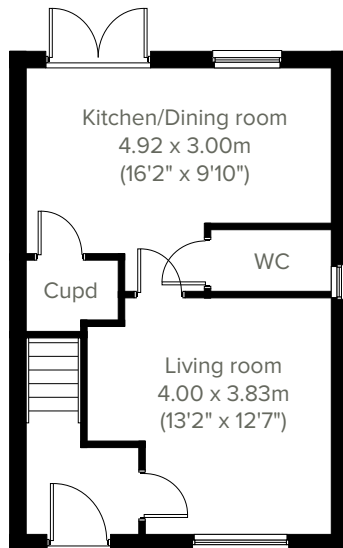


The Danbury

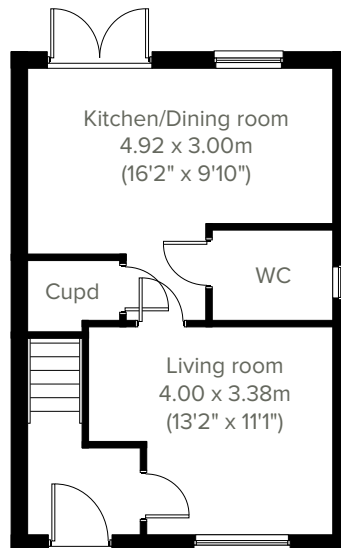
3 bedroom home



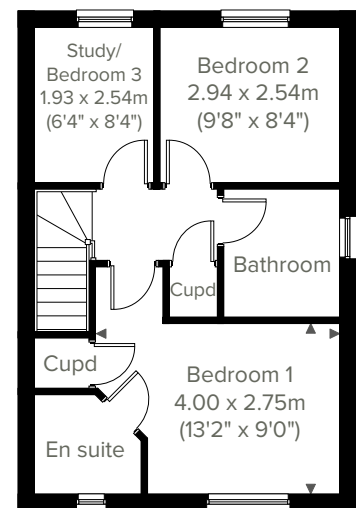
Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with French doors and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR
FOR PLOTS 699, 653,
698, 652 & 700



GROUND FLOOR
FOR PLOTS 666 & 667



1ST FLOOR

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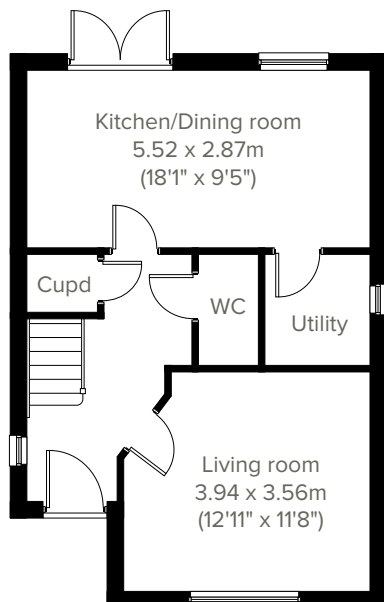


3 bedroom home

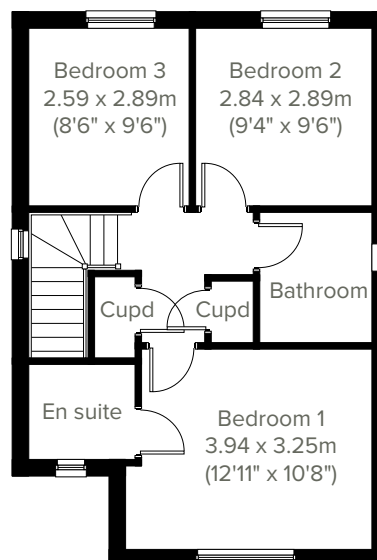
The Sherwood



The Sherwood is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.



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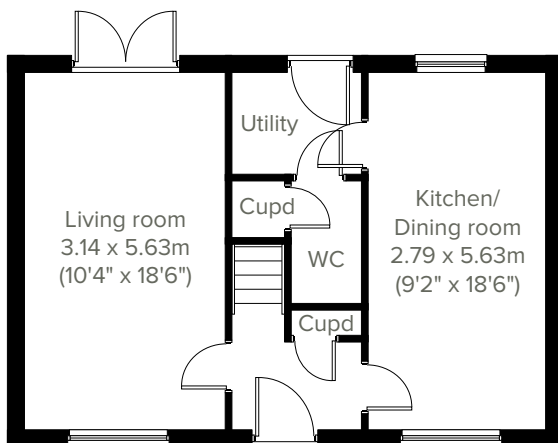


The Charnwood

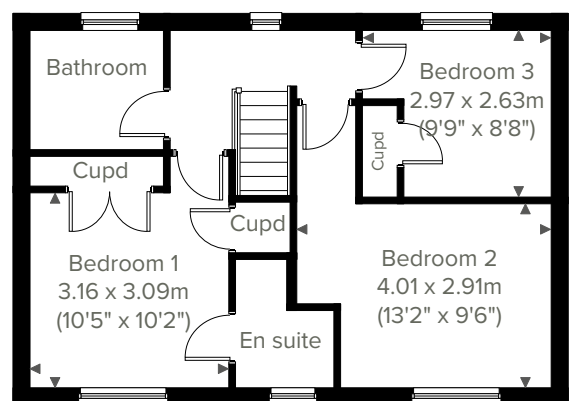
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room with outside access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - and a good-sized family bathroom.



GROUND FLOOR



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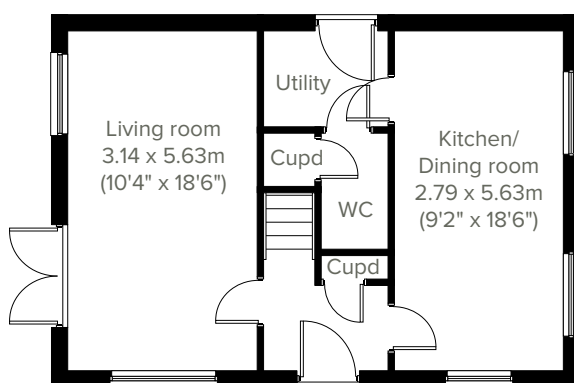


3 bedroom home

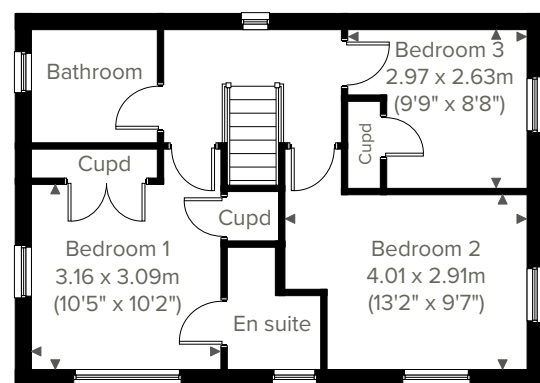
The Barnwood



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room with outside access. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



GROUND FLOOR



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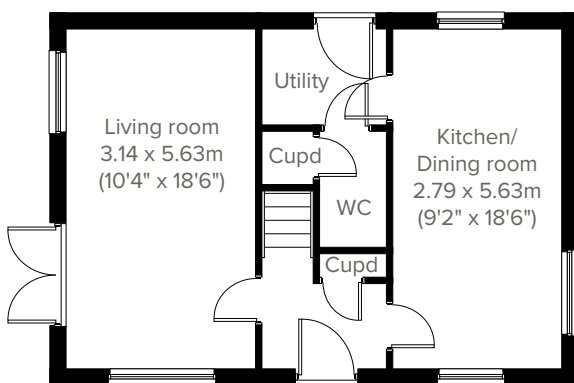


The Barnwood Alt

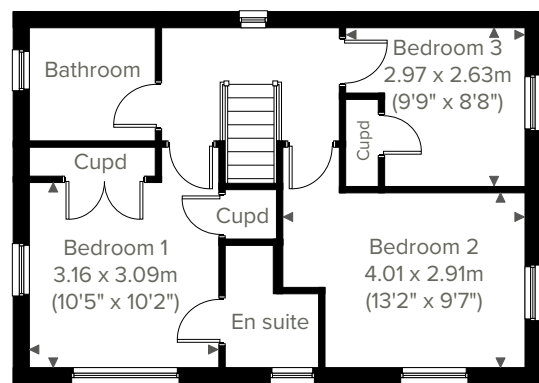
3 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood Alt has a bright and modern open plan kitchen/dining room leading to a handy utility room with outside access. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



GROUND FLOOR



1ST FLOOR

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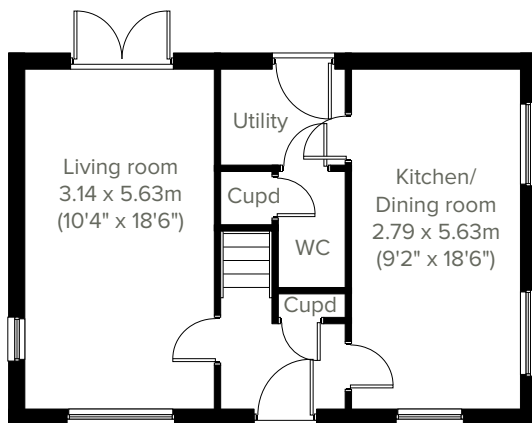


3 bedroom home

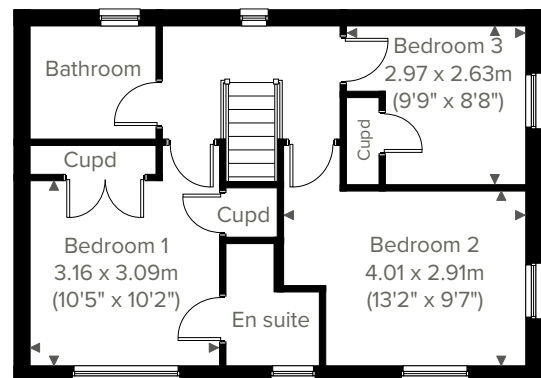
The Barnfield



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room. The Barnfield features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards, utility and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, and a modern family bathroom.



GROUND FLOOR



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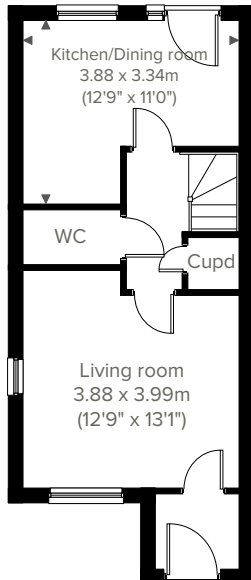


The Saunton

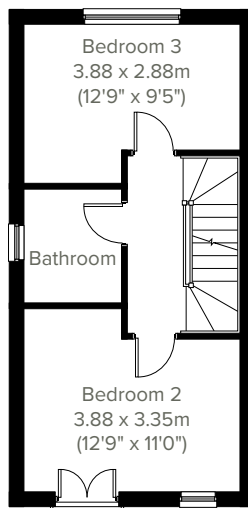
3 bedroom home



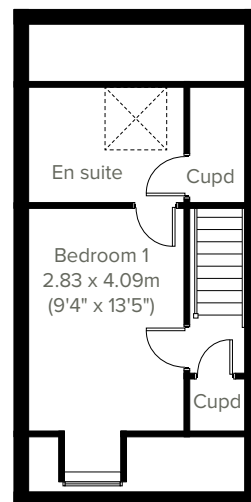
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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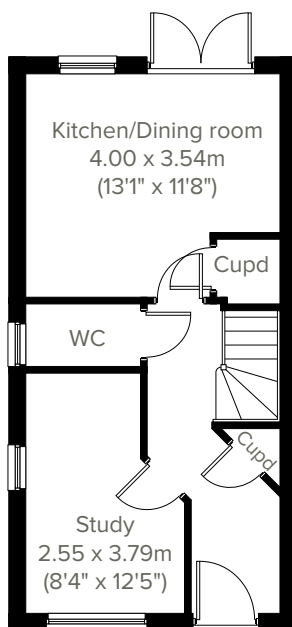


3 bedroom home

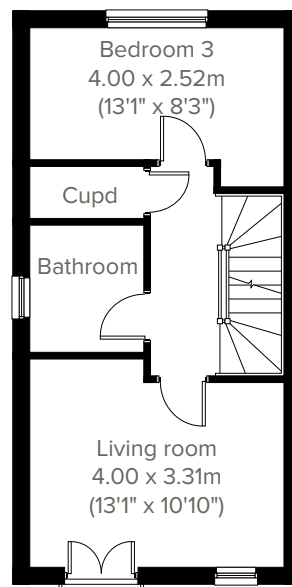
The Ashdown



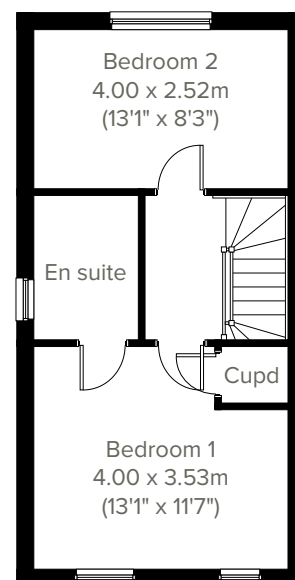
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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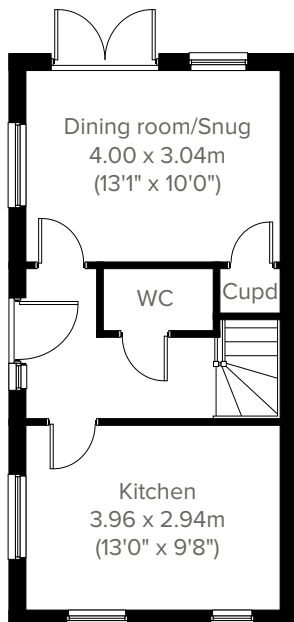


Ashdown Corner

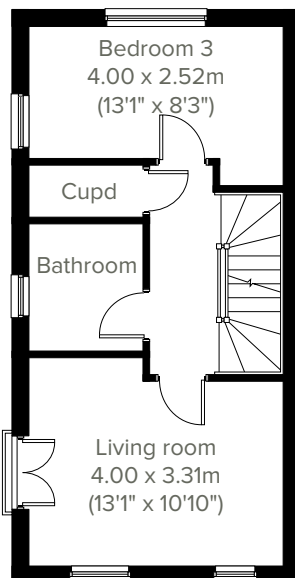
3 bedroom home



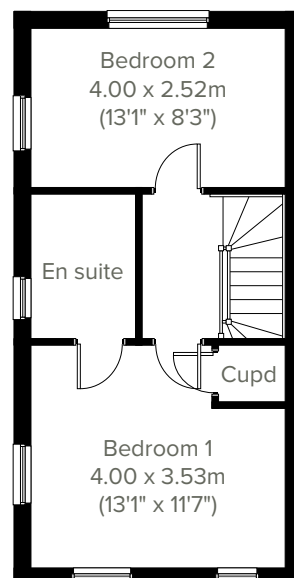
Ideal for the way we live today, the Ashdown Corner has a spacious kitchen and a separate dining room/snug with French doors. It's practical too with a downstairs WC and a handy storage cupboard. Bedroom three, the family bathroom and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one also benefits from an en suite, and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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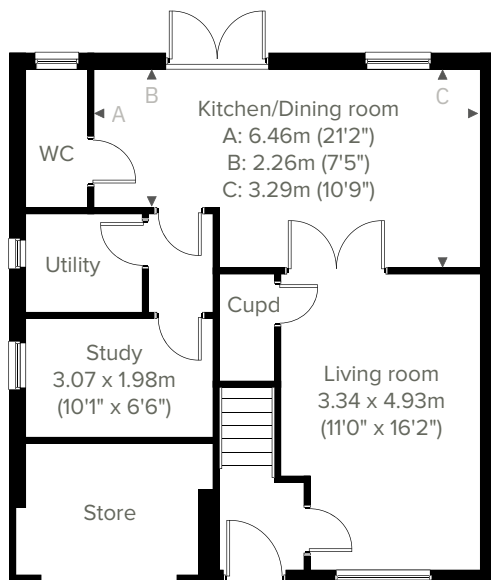


4 bedroom home

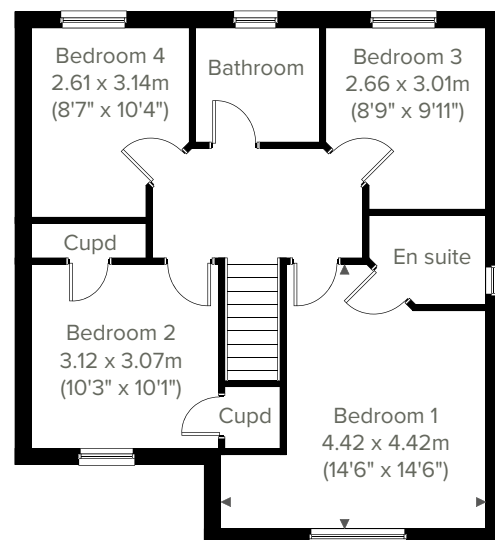
The Blenheim



A beautifully-designed four-bedroom detached home, the Blenheim has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining room with French doors leading into the rear garden, a separate study, utility, WC and store room. The first floor is home to four good-sized bedrooms - bedroom one with an en suite plus plenty of storage space and the modern family bathroom.



GROUND FLOOR



1ST FLOOR

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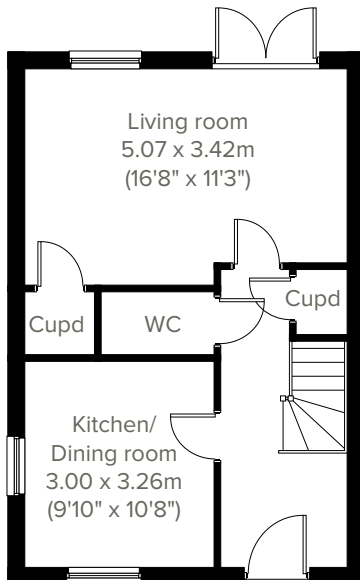


The Penrith

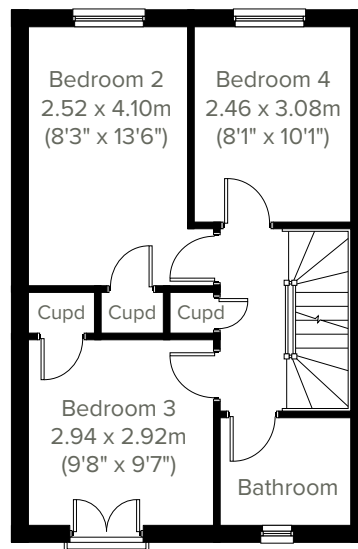
4 bedroom home



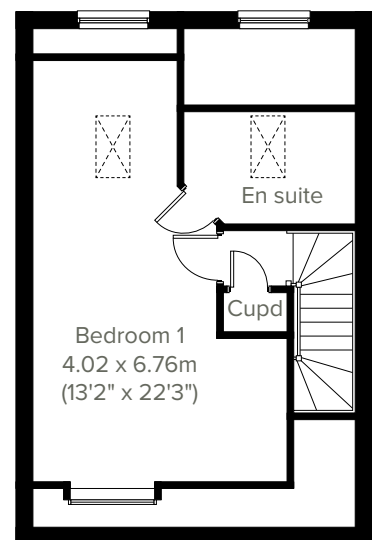
Ideal for the way we live today, the Penrith has a front-aspect kitchen/dining room and spacious living room with French doors leading into the garden. It's practical too with a downstairs WC and handy storage cupboards. The first floor consists of three good-sized bedrooms, the family bathroom and further storage. Bedroom one is situated on the second floor and benefits from an en suite, and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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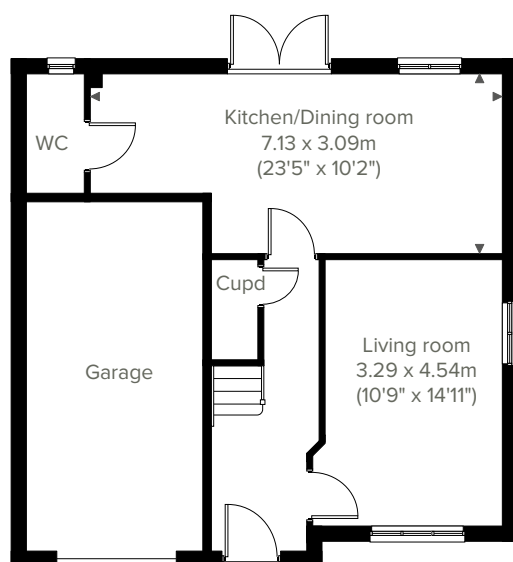


4 bedroom home

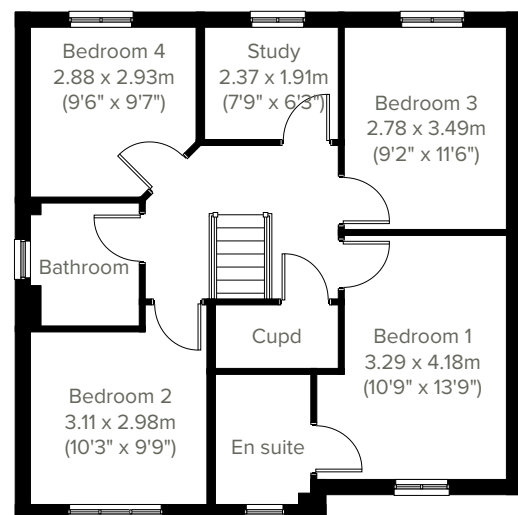
The Marston



A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room and downstairs WC. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom, a study and further storage.



GROUND FLOOR



1ST FLOOR

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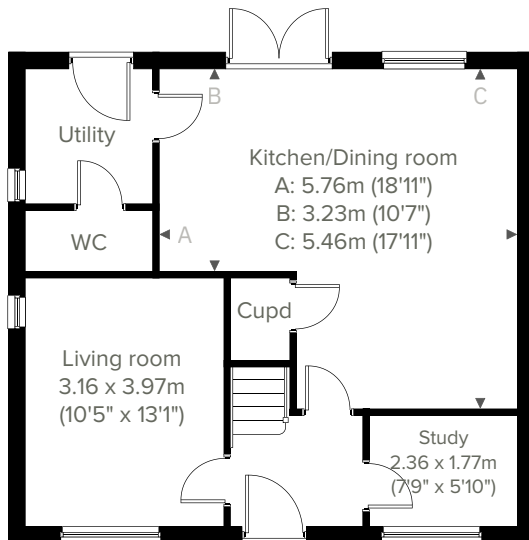


The Brampton

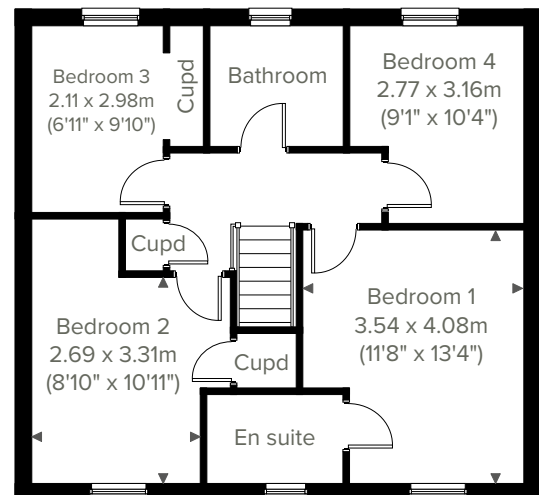
4 bedroom home



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite plus plenty of storage cupboards and the family bathroom.



GROUND FLOOR



1ST FLOOR

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Persimmon @ Wellington Gate

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven and black ceramic hob with canopy stainless steel cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira thermostatic showers with chrome fittings to en-suite. Where there is no en-suite, hair rinse only (no screen or additional tiling).

Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only. WC splashback to basin only.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fencing.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





Your home, better connected
for a brighter future

Hyperfast 900Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Information correct at June 2025. Please see www.fibrenewest.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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