



Persimmon

Together, we make your home



Persimmon @ Wellington Gate - Marshal Grove

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 - Marshal Grove

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.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



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**

- 
- Choice of 2, 3 & 4-bedroom homes
 - Just 10 miles from Didcot Parkway train station
 - Close to Oxford, Didcot, Grove and Witney
 - 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 - Marshal Grove is our new collection of two, three and four-bedroom homes in Grove - the largest village in the Vale of White Horse, Oxfordshire.

Set in the Vale of White Horse, Grove is the largest village in the area, with everyday essentials and community spirit in easy reach. Enjoy wide-open green spaces, exciting play areas for little adventurers, and the beauty of allotments and orchards. Wander through the ecological and community parks, where every path and picnic spot helps create a healthy, happy and well-connected neighbourhood.

From morning commutes to weekend trips, the location couldn't be more convenient. You'll have quick access to the A34 for Oxford and Newbury, plus Didcot Parkway train station and the M4 motorway, a short drive away.

Family-friendly Wantage town centre provides you with local shops and schools close by, making it a place to put down roots and thrive. Plus, Wellington Gate also includes a planned community hub, sports pitches and allotments – all designed to support a healthy and active lifestyle.

Two primary schools and a secondary school are planned for the development. Meanwhile, there's a good choice of nursery, primary and secondary schools in the local area. Millbrook School, Grove Primary School, St Nicholas C of E Primary School and Stockham Primary School are all close to Wellington Gate. For older children, King Alfred's Academy is 2 miles from Wellington Gate.

The masterplan for Wellington Gate is based on a Green Infrastructure Strategy, designed to create a connected, multi-functional network of green spaces and corridors.

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



Previous
Development

Sub
Station

Development by
Charles Church

Our homes

2 bedroom



The Addleborough

3 bedroom



The Galloway



The Solway



The Sherwood



The Barndale



The Charndale



The Saunton



The Ashdown



The Ashdown Corner

4 bedroom



The Knebworth



The Kennet



The Brampton



Affordable Housing

As agreed through Section 106

Previous
Development

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.



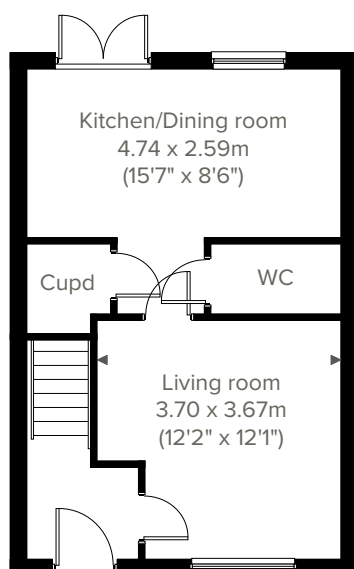


2 bedroom home

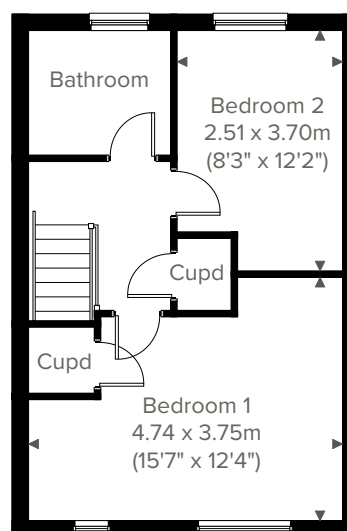
The Addleborough



The Addleborough features a bright open plan kitchen/dining room with French doors leading into the garden and a large, spacious front-aspect living room. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. With plenty of storage cupboards too, this house is ideal for first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

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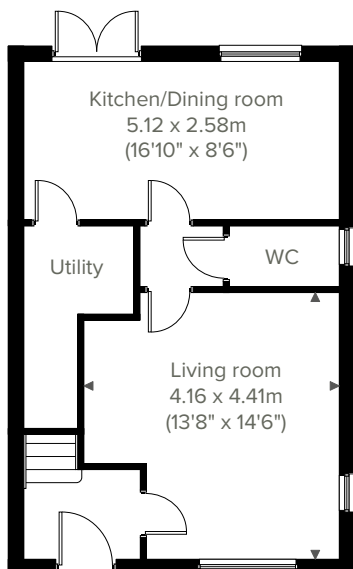


The Galloway

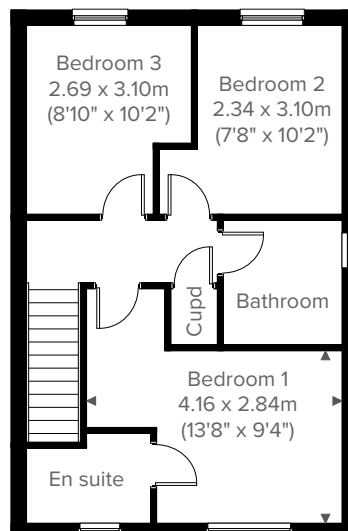
3 bedroom home



The Galloway is an ideal home for growing families, with a spacious front-living room and a welcoming, open plan kitchen/dining room with plenty of natural light. A utility room and a WC complete the ground floor, while three well-proportioned bedrooms and a family bathroom can be found upstairs.



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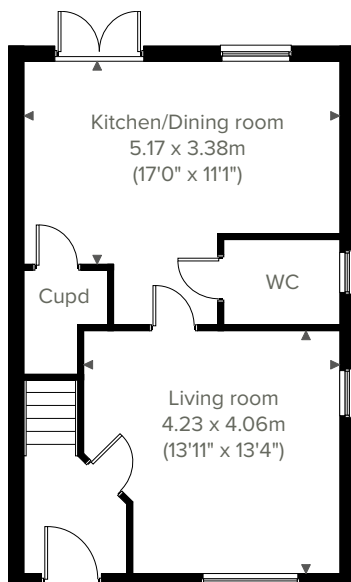


3 bedroom home

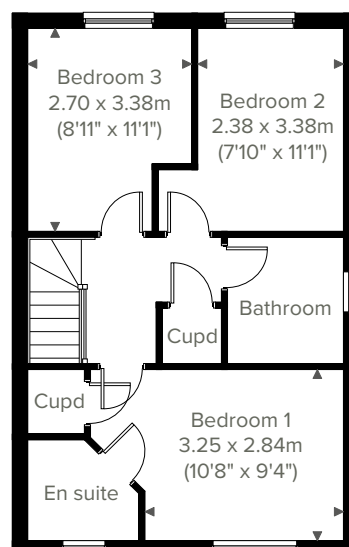
The Solway



Enjoy the best of modern living in the three-bedroom Solway. This home features a bright front-aspect living room and a stylish open-plan kitchen/dining area with French doors opening onto the garden. You'll also find handy storage and a downstairs WC. Upstairs are three generously-sized bedrooms, including an en suite to bedroom one, plus a spacious family bathroom.



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PEA: B

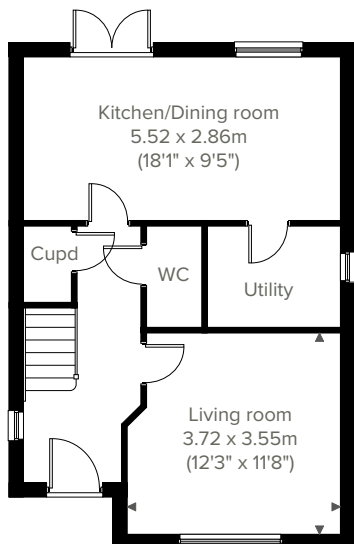


The Sherwood

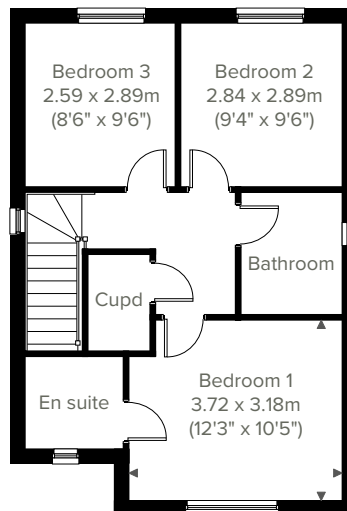
3 bedroom home



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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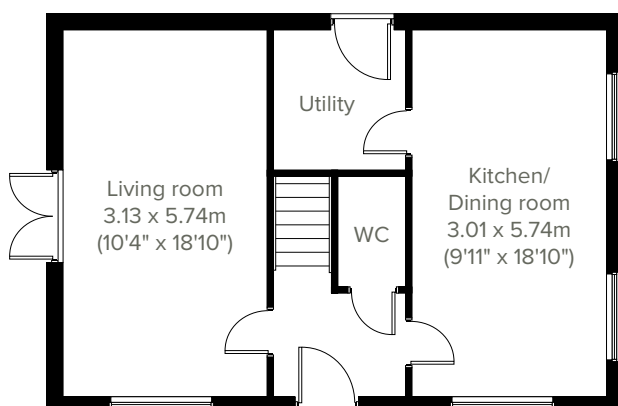


3 bedroom home

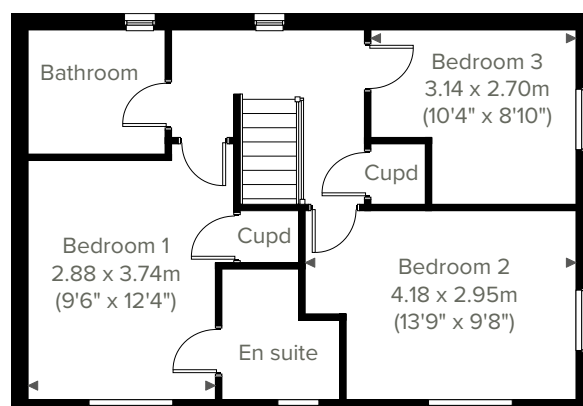
The Barndale



A thoughtfully-designed three-bedroom family home with much to offer, the Barndale has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. Plus there's an en suite to bedroom one and a family bathroom.



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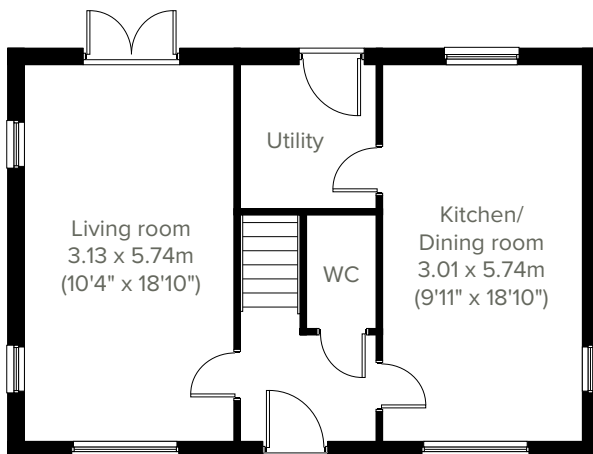


The Charndale

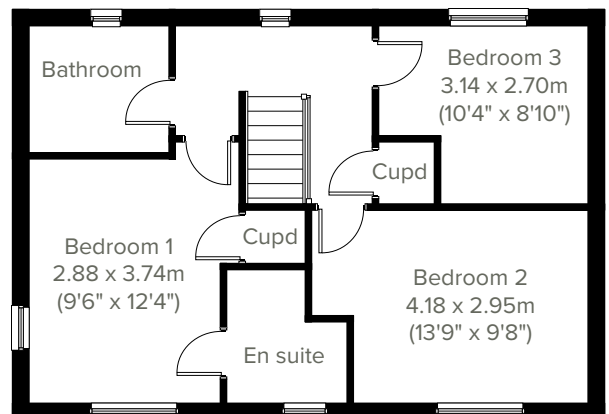
3 bedroom home



The Charndale is a popular three-bedroom family home with much to offer, it has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. Upstairs there are three good sized bedrooms, bedroom one benefiting from an en suite, plenty of storage and a modern family bathroom.



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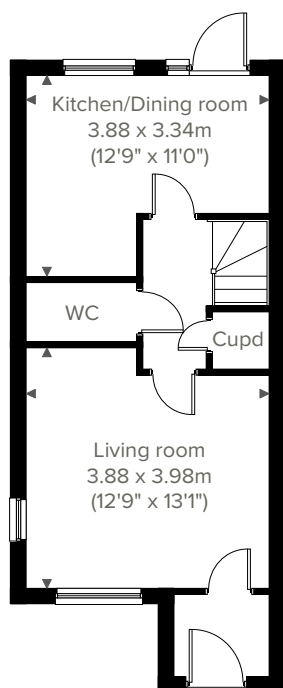


3 bedroom home

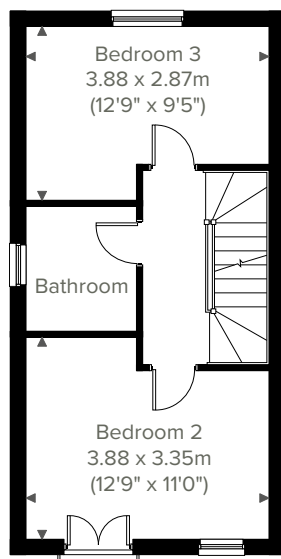
The Saunton



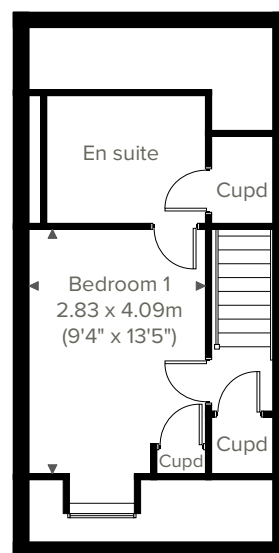
An attractive three-storey home, the Saunton has an open-plan kitchen/dining room, a living room and three bedrooms. The top floor bedroom benefits from a spacious en suite and three storage cupboards. The enclosed porch, downstairs WC and off-road parking mean it's practical as well as stylish.



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2ND FLOOR

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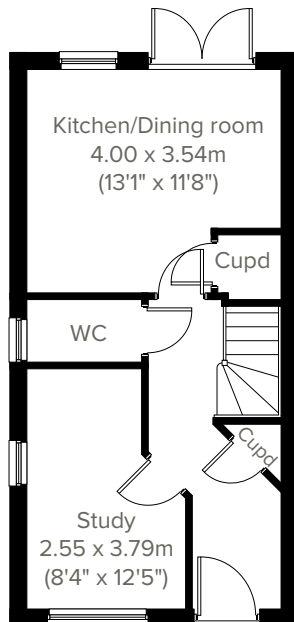


The Ashdown

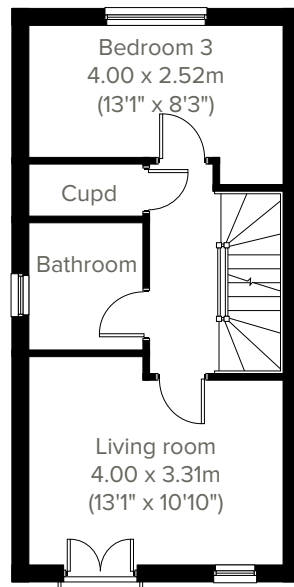
3 bedroom home



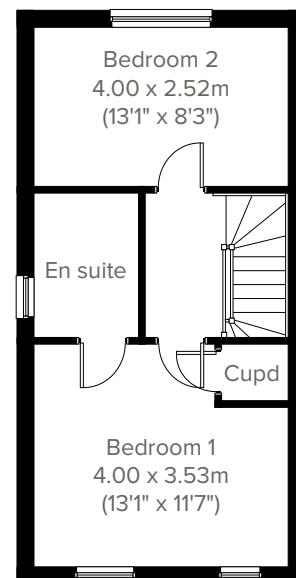
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely proportioned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



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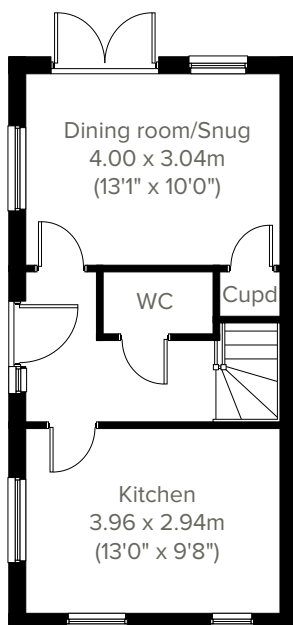


3 bedroom home

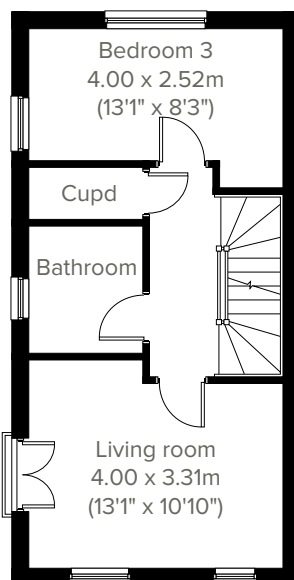
The Ashdown Corner



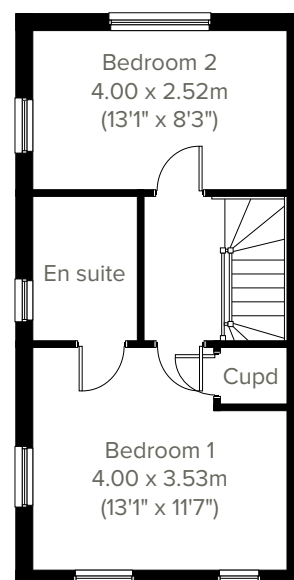
With a separate kitchen and dining room that opens out to the garden, the Ashdown Corner offers distinct and practical spaces for busy days and sociable evenings. There's also a downstairs WC and useful storage. The first floor includes bedroom three, the family bathroom and a spacious living room. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite.



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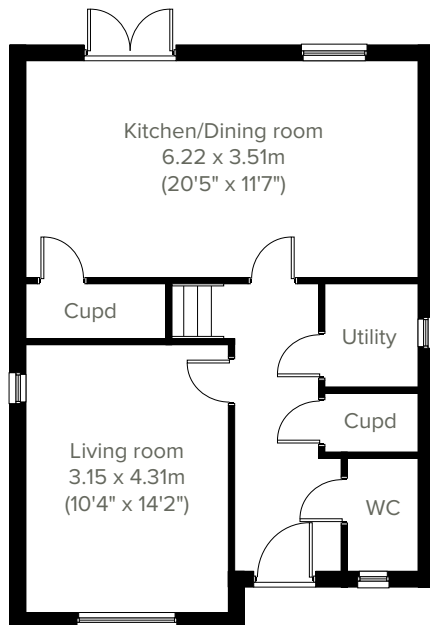


The Knebworth

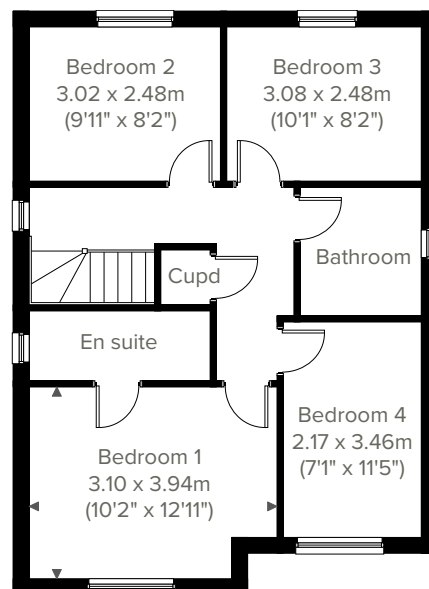
4 bedroom home



A great fit for busy households, the Knebworth offers a sociable open plan kitchen/dining/family room with French doors to the garden. There's also a separate living room to the front, a utility room and WC. Upstairs, four well-sized bedrooms and a sleek family bathroom provide comfort and flexibility, with bedroom one enjoying its own en suite.



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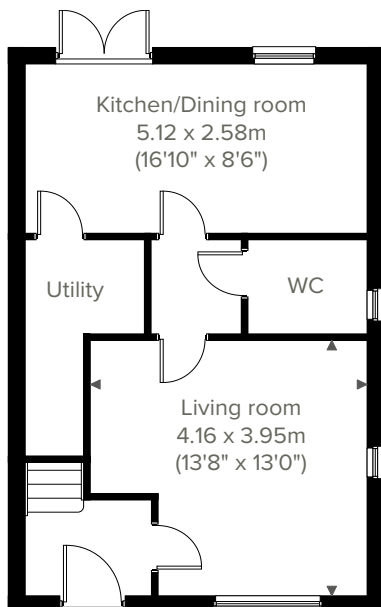


4 bedroom home

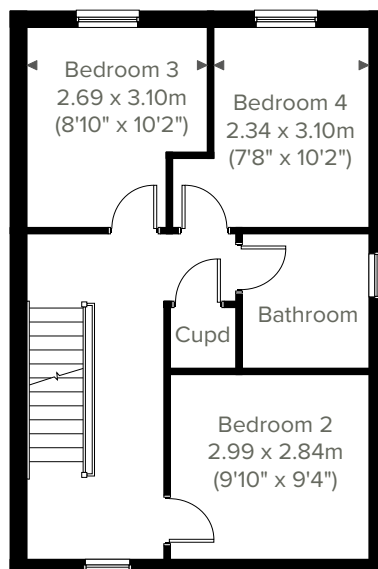
The Kennet



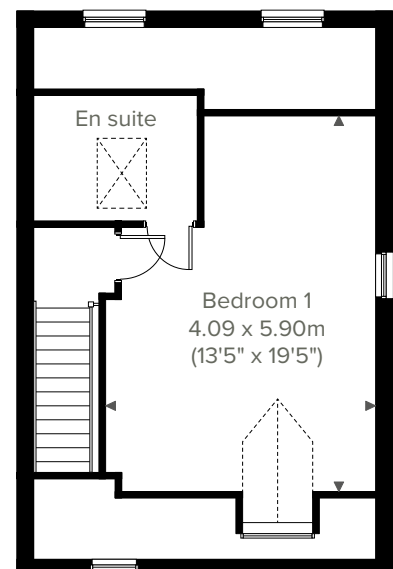
Spread across three floors, the Kennet offers impressive flexibility for family living. The ground floor includes an open plan kitchen/dining room with garden access, a front-aspect living room, utility and WC. On the first floor are three comfortable bedrooms, plus a family bathroom. On the top floor, bedroom one is a welcoming space with its own en suite.



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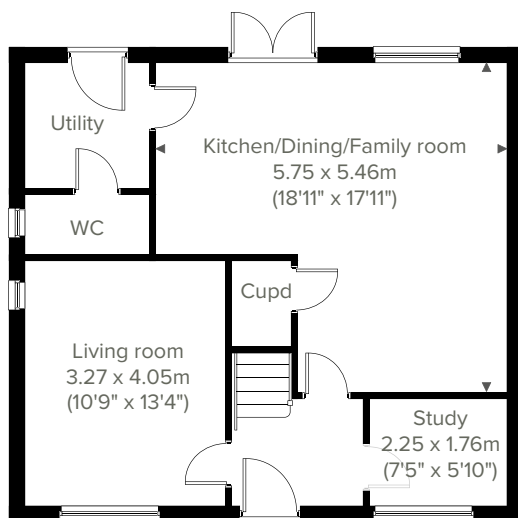


The Brampton

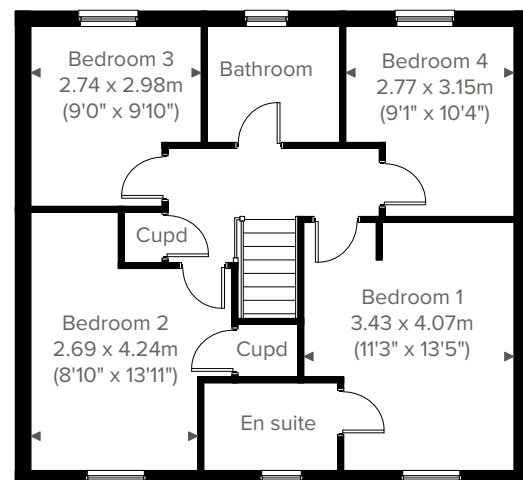
4 bedroom home



With a thoughtfully designed layout, the Brampton provides plenty of room to spread out. The front-facing living room is balanced by a generous kitchen/dining/family space with French doors to the garden, plus a quiet study for working from home. Upstairs includes four bedrooms, a stylish and modern bathroom, built-in storage and there's also an en suite to bedroom one.



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Persimmon @ Wellington Gate - Marshal Grove

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 and dishwasher.

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 to rear garden and gate.

Eco

EV charging points (where applicable, within curtilage of plot).





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.
- ✓ **Hyperfast 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 be in with a chance of winning a voucher. For more details, see 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/finishing-touches

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.



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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@fibrenew.com

Information correct at June 2025. Please see www.fibrenew.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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