

Discover the  
difference



# CRABHILL AT KINGSGROVE PHASE 5

Reading Road, Wantage, OX12 8HT



**ST.MODWEN  
HOMES**





# YOUR COMMUNITY



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**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.







# YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.









# DEVELOPMENT LAYOUT





# THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Separate study or playroom
- Master bedroom with en-suite and walk-in wardrobe
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

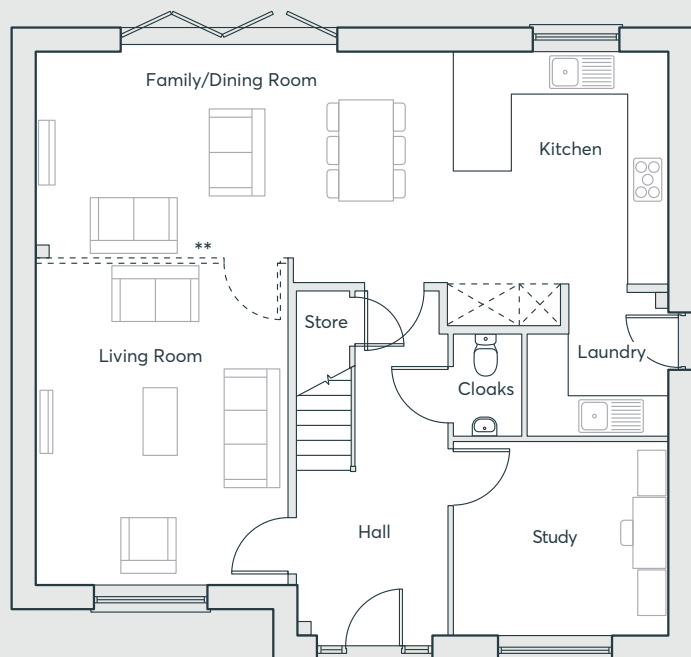
WANTAGE

**FIVE  
BEDROOM  
HOME**  
1836 SqFt

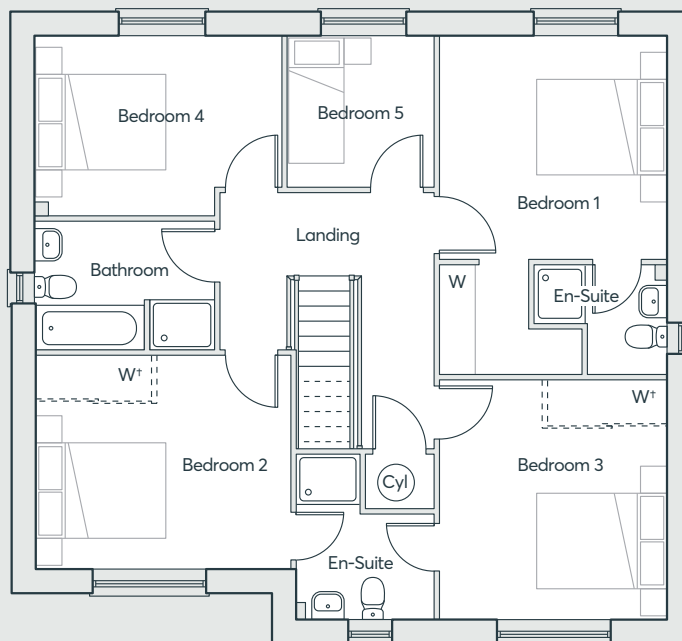
 **ST.MODWEN  
HOMES**



# THE ALMOND



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	3.57m x 9.81m	11'8" x 32'2"
Living Room	4.98m x 3.90m	16'4" x 12'10"
Study	3.35m x 2.94m	11'0" x 9'8"
Laundry	2.27m x 2.20m	7'5" x 7'3"
Bedroom 1	3.54m x 3.46m	11'7" x 11'4"
Bedroom 2	3.96m x 3.25m	13'0" x 10'8"
Bedroom 3	3.67m x 3.54m	12'1" x 11'7"
Bedroom 4	3.79m x 2.78m	12'5" x 9'1"
Bedroom 5	2.32m x 2.25m	7'7" x 7'5"
Bathroom	2.79m x 2.04m	9'2" x 6'8"
En-suite (bed 2/3)	2.50m x 2.10m	8'2" x 6'11"
En-suite (bed 1)	2.07m x 1.69m	6'9" x 5'6"

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CRABHILL

WANTAGE

**FIVE  
BEDROOM  
HOME**  
1836 SqFt

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# THE KEYNE

- Large open plan kitchen/dining/family room with bi-fold doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobes
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Integral garage with access off hallway
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

**CRABHILL**

WANTAGE

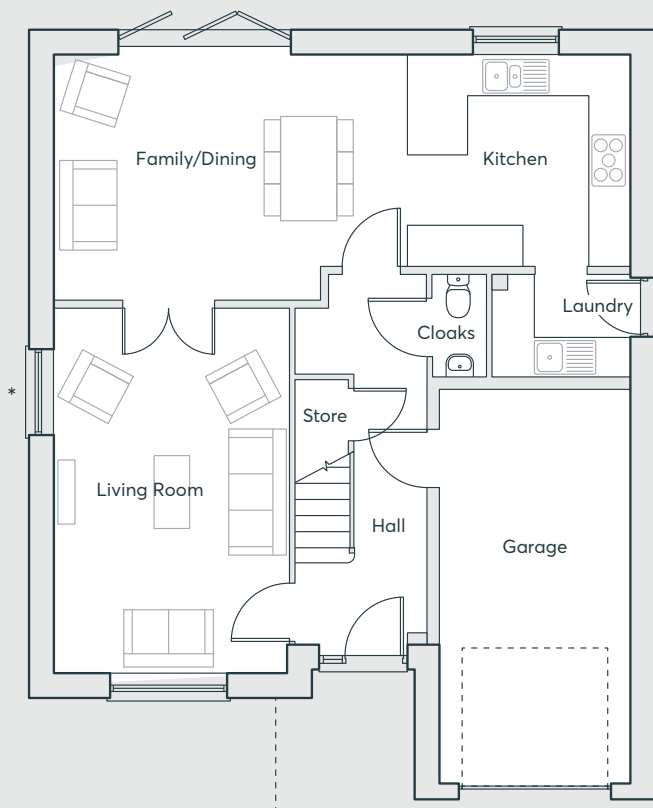
**FIVE  
BEDROOM  
HOME**

1643 SqFt

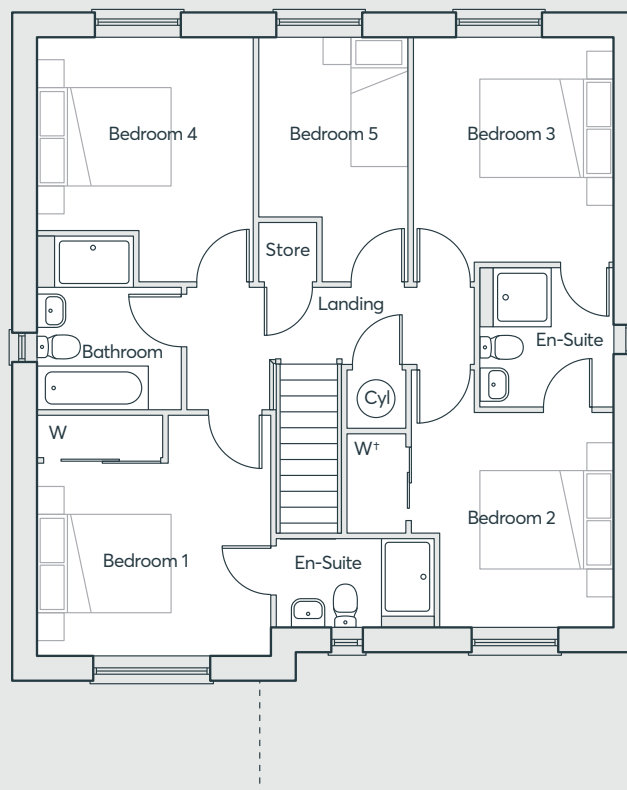
 **ST.MODWEN  
HOMES**



# THE KEYNE



GROUND FLOOR



FIRST FLOOR

\* Window to plot 22 only  
† Optional wardrobe

Kitchen/Dining	8.91m x 3.79m	29'3" x 12'5"
Living Room	5.64m x 3.62m	18'6" x 11'11"
Utility	2.12m x 1.59m	7'0" x 5'2"
Cloakroom	1.59m x 0.85m	5'2" x 2'9"
Garage	6.28m x 3.00m	20'7" x 9'10"
Bedroom 1	3.70m x 3.60m	12'2" x 11'10"
En-suite	1.43m x 2.44m	4'8" x 8'0"
Bedroom 2	4.06m x 3.13m	13'4" x 10'3"
En-suite	2.12m x 2.03m	7'0" x 6'8"
Bedroom 3	3.79m x 3.07m	12'5" x 10'1"
Bedroom 4	3.79m x 3.34m	12'5" x 11'0"
Bedroom 5	3.79m x 2.30m	12'5" x 7'7"
Bathroom	2.70m x 2.24m	8'10" x 7'4"

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CRABHILL

WANTAGE

FIVE  
BEDROOM  
HOME

1643 SqFt

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# THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Dual aspect living room with French doors to the rear garden
- Additional family room that could also be used as a study or playroom
- Downstairs cloakroom
- Laundry room with access to the rear garden
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Study area to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

**CRABHILL**

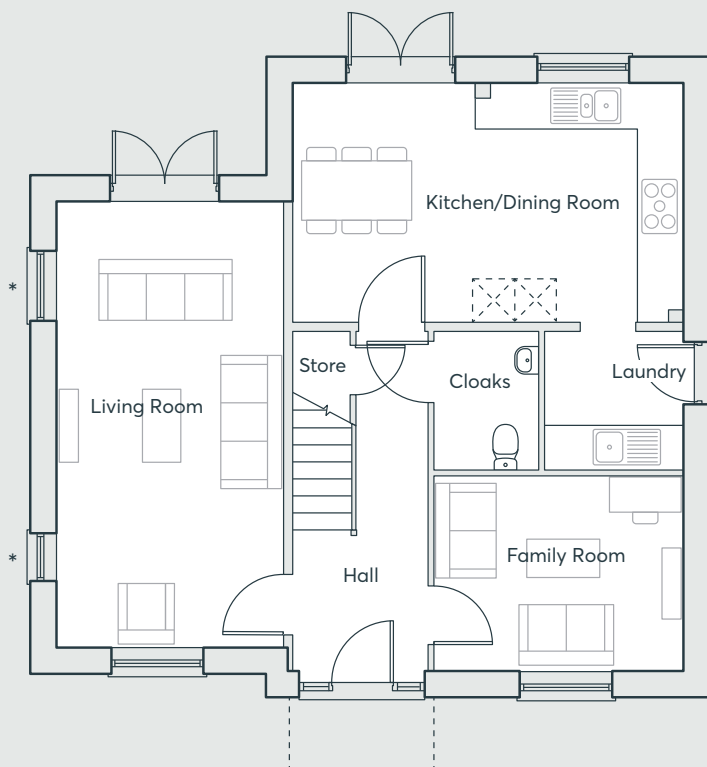
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**FOUR  
BEDROOM  
HOME**

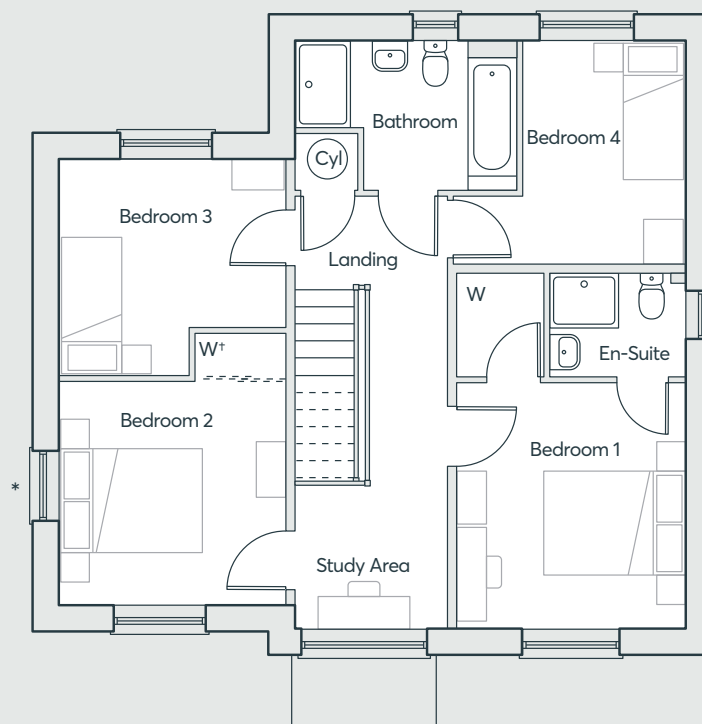
1454 SqFt

 **ST.MODWEN  
HOMES**

# THE GARNET



GROUND FLOOR



FIRST FLOOR

\* Windows to plot 67 only  
† Optional wardrobe

**FOUR  
BEDROOM  
HOME**  
1454 SqFt

Living Room	6.32m x 3.23m	20'9" x 10'7"
Family room	3.52m x 2.76m	11'6" x 9'1"
Kitchen/Dining	5.54m x 3.39m	18'2" x 11'1"
Laundry Room	1.96m x 1.98m	6'5" x 6'6"
Cloakroom	1.96m x 1.45m	6'5" x 4'9"
Bedroom 1	3.50m x 3.25m	11'6" x 10'8"
En-suite	1.94m x 1.51m	6'4" x 5'0"
Bedroom 2	3.26m x 3.18m	10'8" x 10'5"
Bedroom 3	3.05m x 3.29m	10'0" x 10'9"
Bedroom 4	3.13m x 2.36m	10'3" x 7'9"
Bathroom	1.94m x 3.09m	6'4" x 10'2"

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**CRABHILL**  
WANTAGE

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HOMES**



# THE CLERMONT

- Kitchen/dining room with integrated appliances and bi-fold doors to the garden
- Laundry room off the kitchen
- Separate living room
- Integral garage with door to the hallway
- Master bedroom with en-suite and built-in wardrobe
- Study area to first floor
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

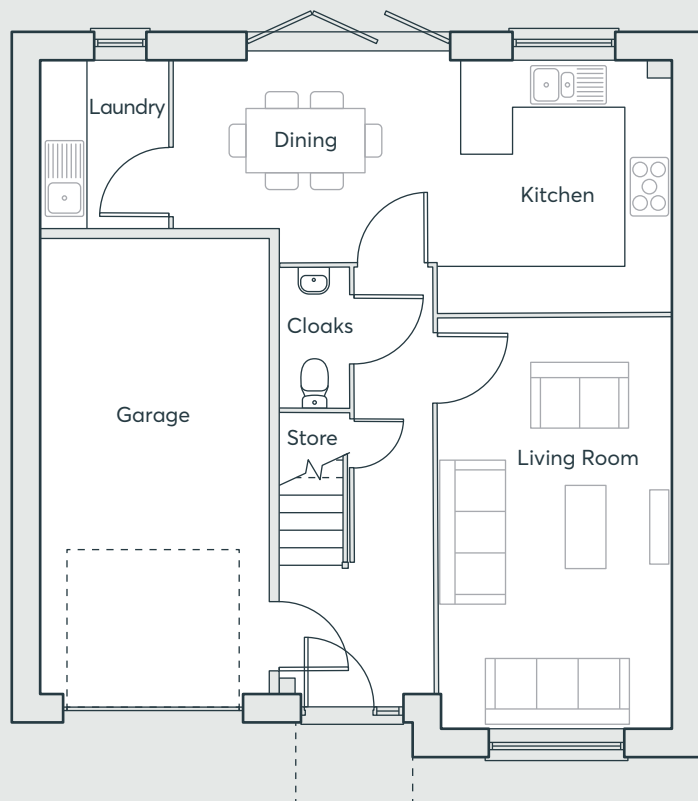
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WANTAGE

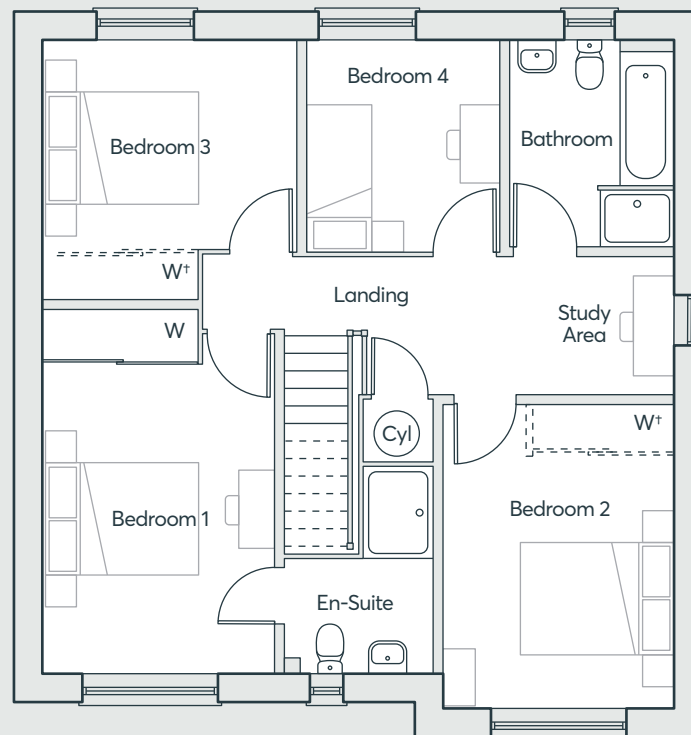
**FOUR  
BEDROOM  
HOME**  
1318 SqFt

 **ST.MODWEN  
HOMES**

# THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.40m x 3.06m	17'9" x 10'0"
Kitchen	3.31m x 3.06m	10'10" x 10'0"
Dining Room	2.11m x 3.48m	6'11" x 11'5"
Cloakroom	1.84m x 0.91m	6'0" x 3'0"
Bedroom 1	3.10m x 4.06m	10'2" x 13'4"
En-suite	1.99m x 2.69m	6'6" x 8'10"
Bedroom 2	4.02m x 3.06m	13'2" x 10'0"
Bedroom 3	3.45m x 3.36m	11'4" x 11'0"
Bedroom 4	2.59m x 2.84m	8'6" x 9'4"
Bathroom	2.20m x 2.81m	7'3" x 9'3"

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CRABHILL

WANTAGE

\*Optional wardrobe

**FOUR  
BEDROOM  
HOME**  
1318 SqFt

 **ST.MODWEN  
HOMES**



# THE WEBSTER

- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with Juliet balcony, en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

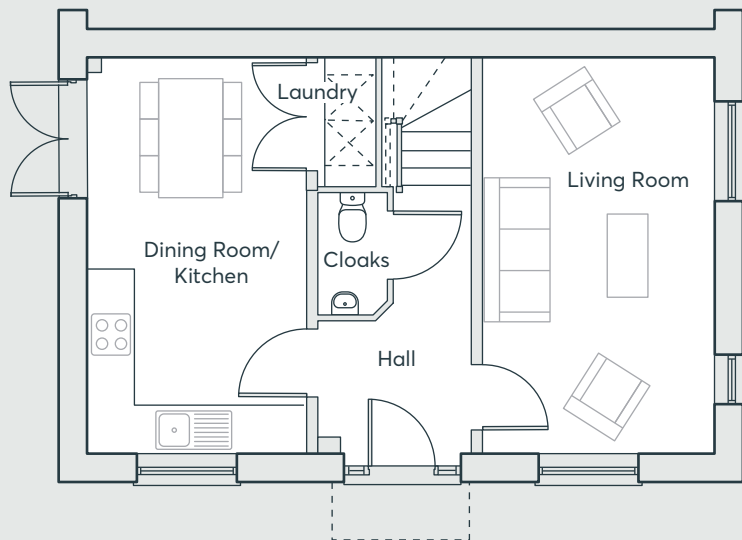
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WANTAGE

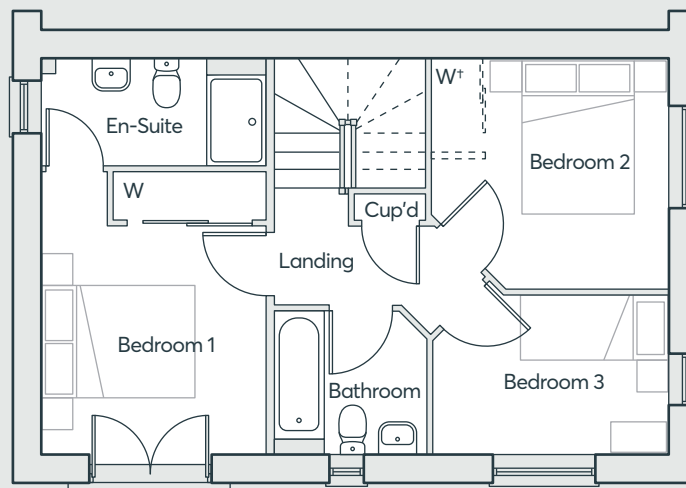
**THREE  
BEDROOM  
HOME**  
922 SqFt

 **ST.MODWEN  
HOMES**

# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen/Dining	5.20m x 2.91m	17'1" x 9'6"
Cloakroom	1.68m x 0.90m	5'6" x 2'11"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.40m x 2.96m	4'7" x 9'8"
Bedroom 2	3.12m x 3.03m	10'3" x 9'11"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.94m x 2.00m	6'4" x 6'7"

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SMP 75986/JULY 2023

CRABHILL

WANTAGE

\*Optional wardrobe

**THREE  
BEDROOM  
HOME**  
922 SqFt

 **ST.MODWEN  
HOMES**





# THE KEA

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

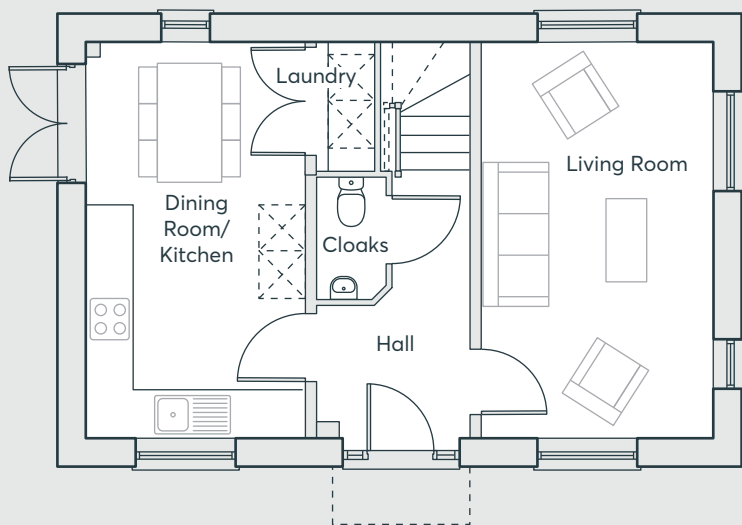
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WANTAGE

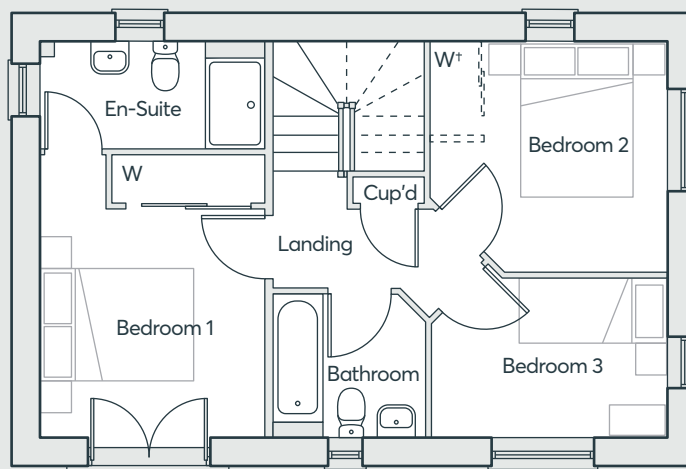
**THREE  
BEDROOM  
HOME**  
922 SqFt

 **ST.MODWEN  
HOMES**

# THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen/Dining	5.20m x 2.91m	17'1" x 9'6"
Cloakroom	1.68m x 0.90m	5'6" x 2'11"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.40m x 2.96m	4'7" x 9'8"
Bedroom 2	3.12m x 3.03m	10'3" x 9'11"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.94m x 2.00m	6'4" x 6'7"

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CRABHILL

WANTAGE

\*Optional wardrobe

**THREE  
BEDROOM  
HOME**  
922 SqFt

 **ST.MODWEN  
HOMES**



# THE HOUGHTON

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

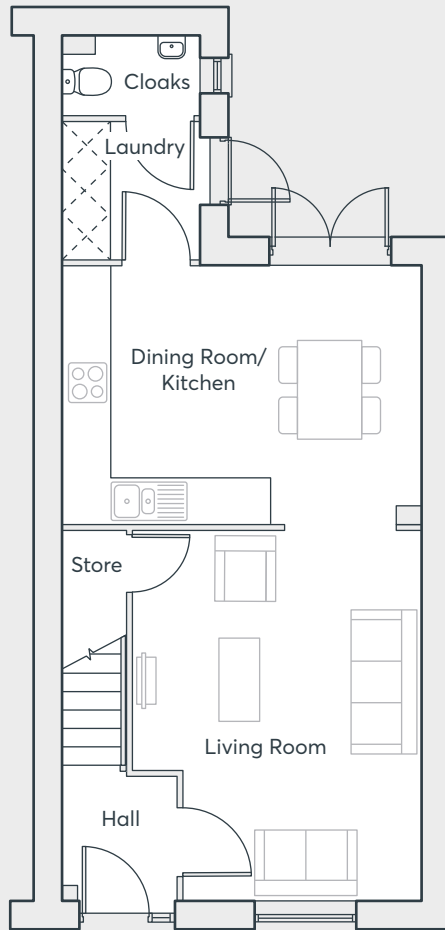
**CRABHILL**

WANTAGE

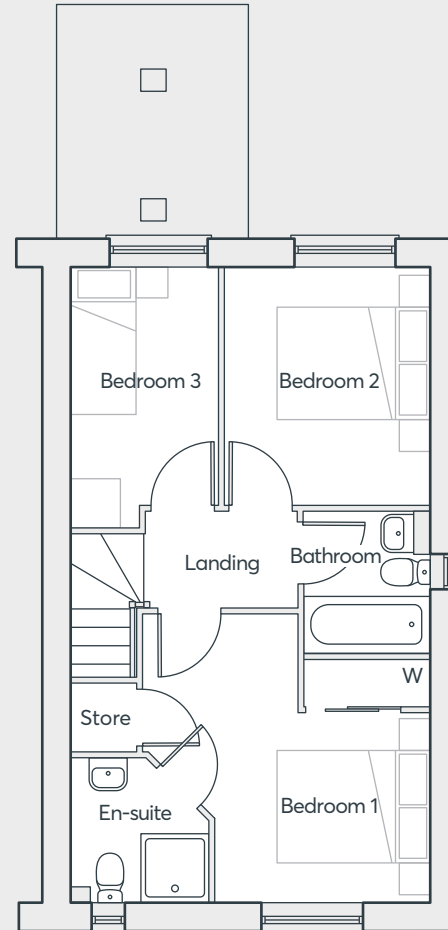
**THREE  
BEDROOM  
HOME**  
909 SqFt

 **ST.MODWEN  
HOMES**

# THE HOUGHTON



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	4.84m x 3.79m	15'11" x 12'5"
Kitchen	2.45m x 3.42m	8'0" x 11'2"
Dining area	2.28m x 3.42m	7'6" x 11'2"
Laundry	1.81m x 1.81m	5'11" x 5'11"
Cloakroom	1.81m x 1.02m	5'11" x 3'4"
Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.80m x 1.91m	5'11" x 6'3"
Bedroom 2	3.03m x 2.72m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'4"
Bathroom	1.70m x 1.97m	6'6" x 6'2"

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SMP 75986/MAY 2024

**CRABHILL**

WANTAGE

**THREE  
BEDROOM  
HOME**  
909 SqFt

 **ST.MODWEN  
HOMES**





# THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

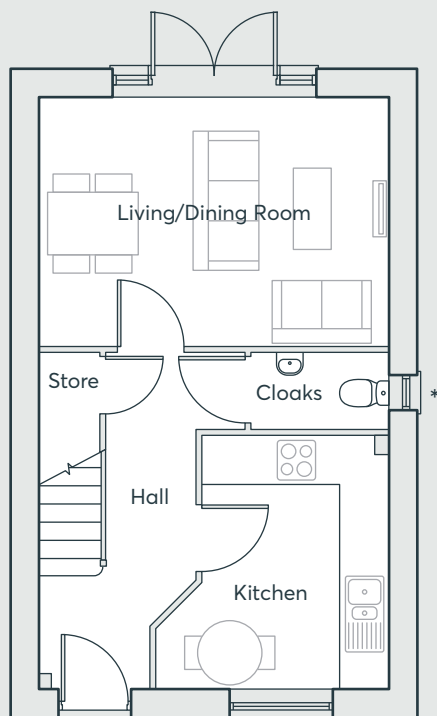
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WANTAGE

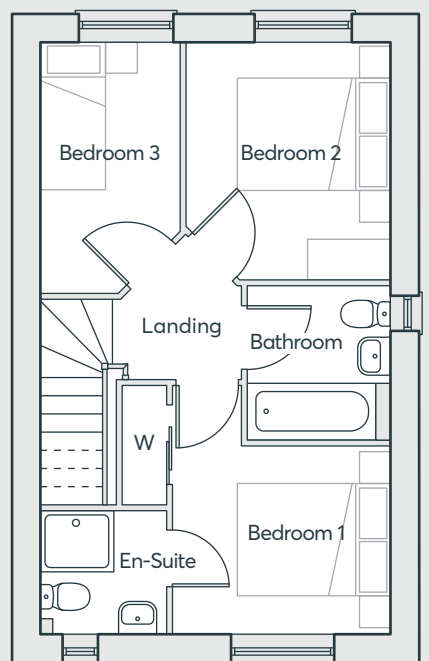
**THREE  
BEDROOM  
HOME**  
777 SqFt

 **ST.MODWEN  
HOMES**

# THE LAWRENCE



**GROUND FLOOR**



**FIRST FLOOR**

Living/Dining	4.63m x 3.21m	15'2" x 10'6"
Kitchen	3.33m x 3.07m	10'11" x 10'1"
Cloakroom	1.08m x 1.82m	3'6" x 5'11"
Bedroom 1	3.35m x 2.85m	11'0" x 9'4"
En-suite	1.63m x 1.70m	5'4" x 5'7"
Bedroom 2	3.10m x 2.69m	10'2" x 8'10"
Bedroom 3	3.21m x 1.86m	10'6" x 6'1"
Bathroom	2.03m x 1.93m	6'8" x 6'4"

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**CRABHILL**

WANTAGE

\*Plot specific windows

**THREE  
BEDROOM  
HOME**  
777 SqFt

 **ST.MODWEN  
HOMES**



# THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

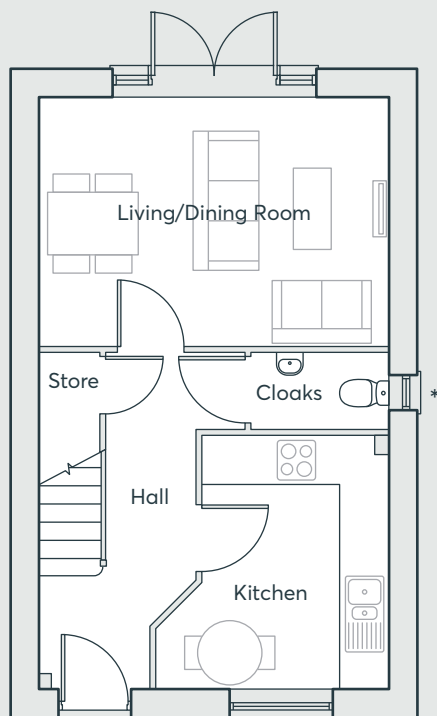
**CRABHILL**

WANTAGE

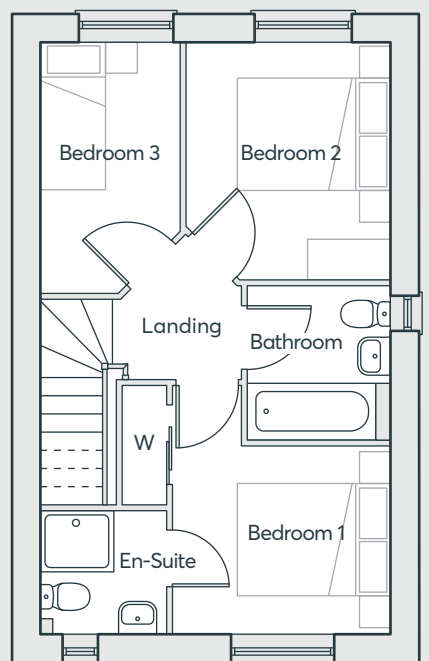
**THREE  
BEDROOM  
HOME**  
777 SqFt

 **ST.MODWEN  
HOMES**

# THE LAWRENCE



**GROUND FLOOR**



**FIRST FLOOR**

Living/Dining	4.63m x 3.21m	15'2" x 10'6"
Kitchen	3.33m x 3.07m	10'11" x 10'1"
Cloakroom	1.08m x 1.82m	3'6" x 5'11"
Bedroom 1	3.35m x 2.85m	11'0" x 9'4"
En-suite	1.63m x 1.70m	5'4" x 5'7"
Bedroom 2	3.10m x 2.69m	10'2" x 8'10"
Bedroom 3	3.21m x 1.86m	10'6" x 6'1"
Bathroom	2.03m x 1.93m	6'8" x 6'4"

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SMP 75986/JULY 2023

**CRABHILL**

WANTAGE

\*Plot specific windows

**THREE  
BEDROOM  
HOME**  
777 SqFt

 **ST.MODWEN  
HOMES**



# THE WILFRED

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

\*Available on selected plots. Please refer to working drawings for exact locations

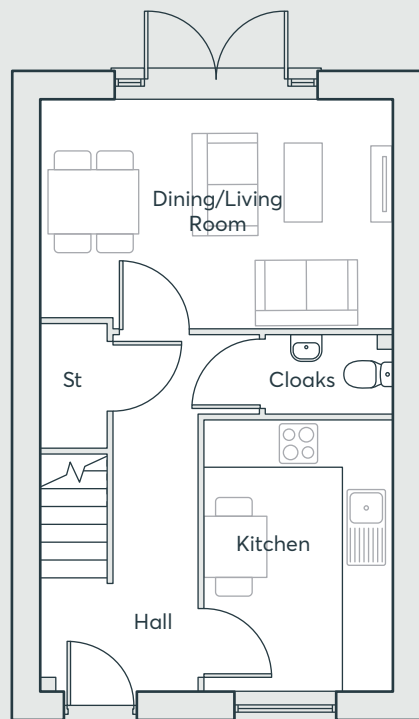
**CRABHILL**

WANTAGE

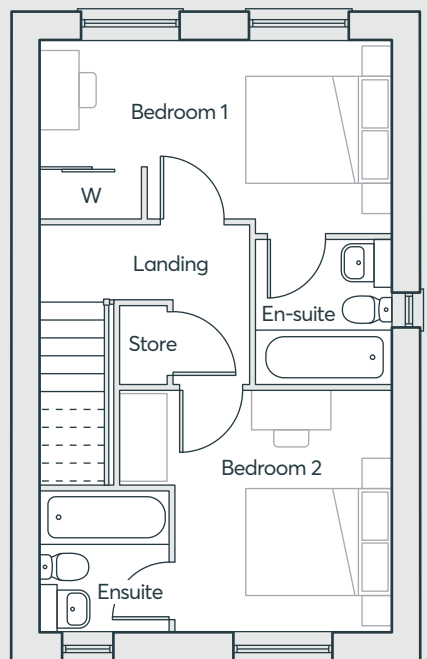
**TWO  
BEDROOM  
HOME**  
774 SqFt

 **ST.MODWEN  
HOMES**

# THE WILFRED



GROUND FLOOR



FIRST FLOOR

Living Room	2.98m x 2.56m	9'9" x 8'5"
Kitchen	3.58m x 2.48m	11'9" x 8'1"
Dining Area	2.83m x 2.07m	9'3" x 6'10"
Cloakroom	1.05m x 1.50m	3'5" x 4'11"
Bedroom 1	2.81m x 4.64m	9'3" x 15'2"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
Bedroom 2	2.90m x 2.78m	9'6" x 9'2"
En-suite 2	1.84m x 1.76m	6'0" x 5'9"

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SMP 75986/JULY 2023

CRABHILL

WANTAGE

\*Plot specific windows

**TWO  
BEDROOM  
HOME**  
774 SqFt

 **ST.MODWEN  
HOMES**





# THE CERA

- Open plan kitchen/living room with Juliet balcony
- Double bedroom with built-in wardrobe
- Useful storage cupboard
- Integral garage with additional storage cupboard
- Fully fitted bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof\*

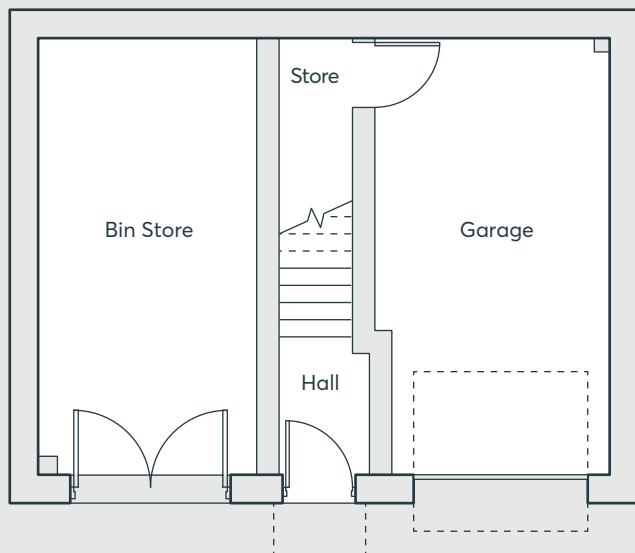
\*Available on selected plots. Please refer to working drawings for exact locations

**CRABHILL**  
WANTAGE

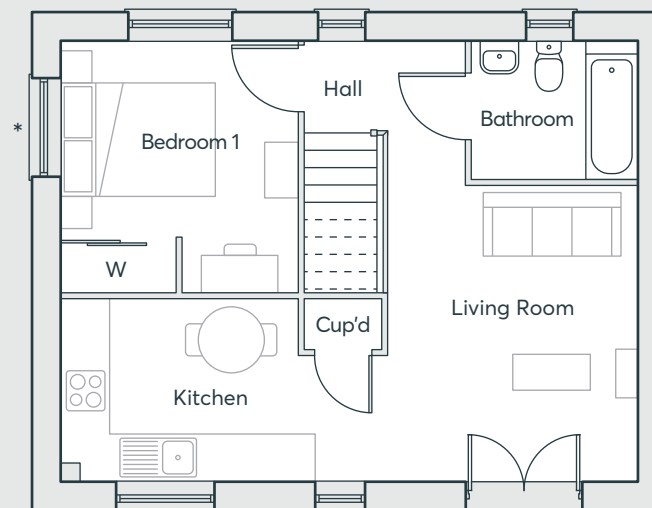
**ONE  
BEDROOM  
HOME**  
569 SqFt

 **ST.MODWEN  
HOMES**

# THE CERA



GROUND FLOOR



FIRST FLOOR

Living Room	3.96m x 3.37m	13'0" x 11'1"
Kitchen/Dining	4.42m x 2.48m	14'6" x 8'1"
Bedroom 1	3.42m x 3.21m	11'3" x 10'6"
Bathroom	1.94m x 2.24m	6'4" x 7'4"

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SMP 75986/JULY 2023

\*Window to plot 91 only

**ONE  
BEDROOM  
HOME**  
569 SqFt

**CRABHILL**

WANTAGE

 **ST.MODWEN  
HOMES**



# Crabhill at Kingsgrove

Crabhill at Kingsgrove, Reading Road,  
Wantage, OX12 8HT



## KINGS HILL APARTMENTS



**ST.MODWEN  
HOMES**



2 bedroom apartments



Typical St. Modwen Homes interiors – indicative only.

# Crabhill at Kingsgrove

## Kings Hill – 2 Bedroom Apartments

An attractive, and elegantly designed three storey apartment building, Kings Hill features a number of attractive 2 bedroom apartments, perfect for either first-time buyers or downsizers looking for modern comfort.

Offering a contemporary, spacious take on modern living, these apartments come complete with a modern open-plan kitchen/living/dining area, perfect for socialising. As well as two stylish bedrooms, these apartments feature a private outdoor terrace which is perfect for enjoying breakfast al-fresco or settling down in an evening with a book.

## Specification

### Kitchen

- A choice of fitted units with soft-close drawers and doors
- A choice of laminated worktops with stainless steel splashback
- Four way spotlights in the kitchen area
- Fully plumbed washer-dryer
- Four-burner gas hob complete with overhead chimney extractor hood

### Bathroom

- Ideal Standard iLife bath complete with panel, frameless hinged shower screen and thermostatic shower
- Integrated WC with shrouded back
- Wash basin on pedestal featuring chrome mixer tap
- Tiled finish to windowsills

### Extra features

- Wardrobe in bedroom 1 with mirrored doors
- UPVC high-performance glazed windows and patio doors
- Multi-point locks on patio doors
- Lounge and master bedroom media plate pre-wired for digital TV output
- Hyperoptic internet point available
- Gas-fired central heating with white radiators
- Integrated thermostat with digital display

\*Specification details are correct as of August 2023. Please speak to your Sales Consultant for any changes to the specification or for further details.







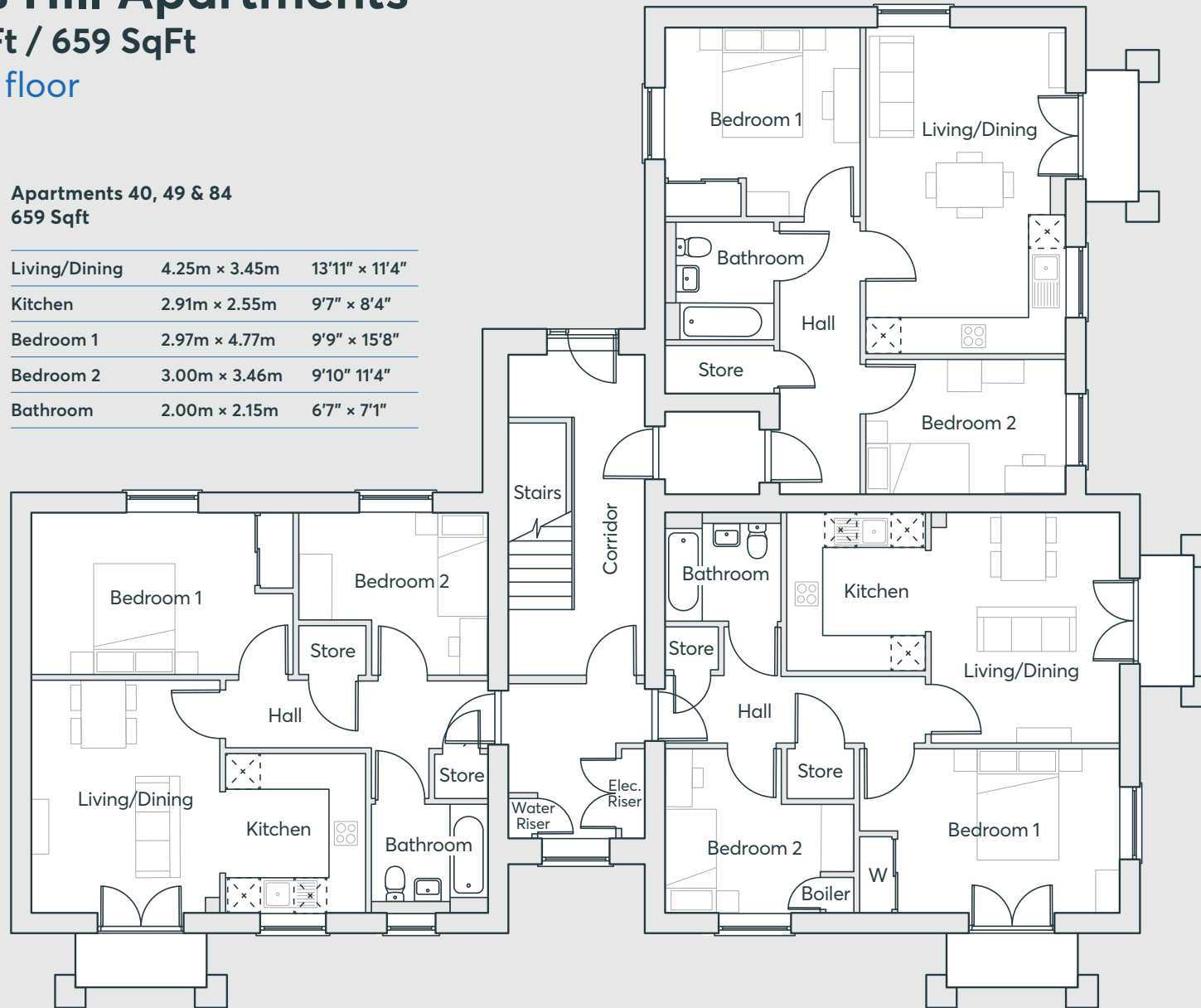
# Kings Hill Apartments

## 633 SqFt / 659 SqFt

### Ground floor

#### Apartments 40, 49 & 84 659 Sqft

Living/Dining	4.25m × 3.45m	13'11" × 11'4"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	2.97m × 4.77m	9'9" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"



#### Apartments 38, 47 & 82 633 Sqft

Living/Dining	3.46m × 3.65m	11'4" × 12'0"
Kitchen	2.50m × 3.65m	8'2" × 12'0"
Bedroom 1	3.46m × 3.58m	11'4" × 11'9"
Bedroom 2	2.47m × 3.65m	8'1" × 12'0"
Bathroom	2.15m × 2.00m	7'1" × 6'7"

#### Apartments 39, 48 & 83 659 Sqft

Living/Dining	4.25m × 3.47m	13'11" × 11'5"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	3.00m × 4.77m	9'10" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"



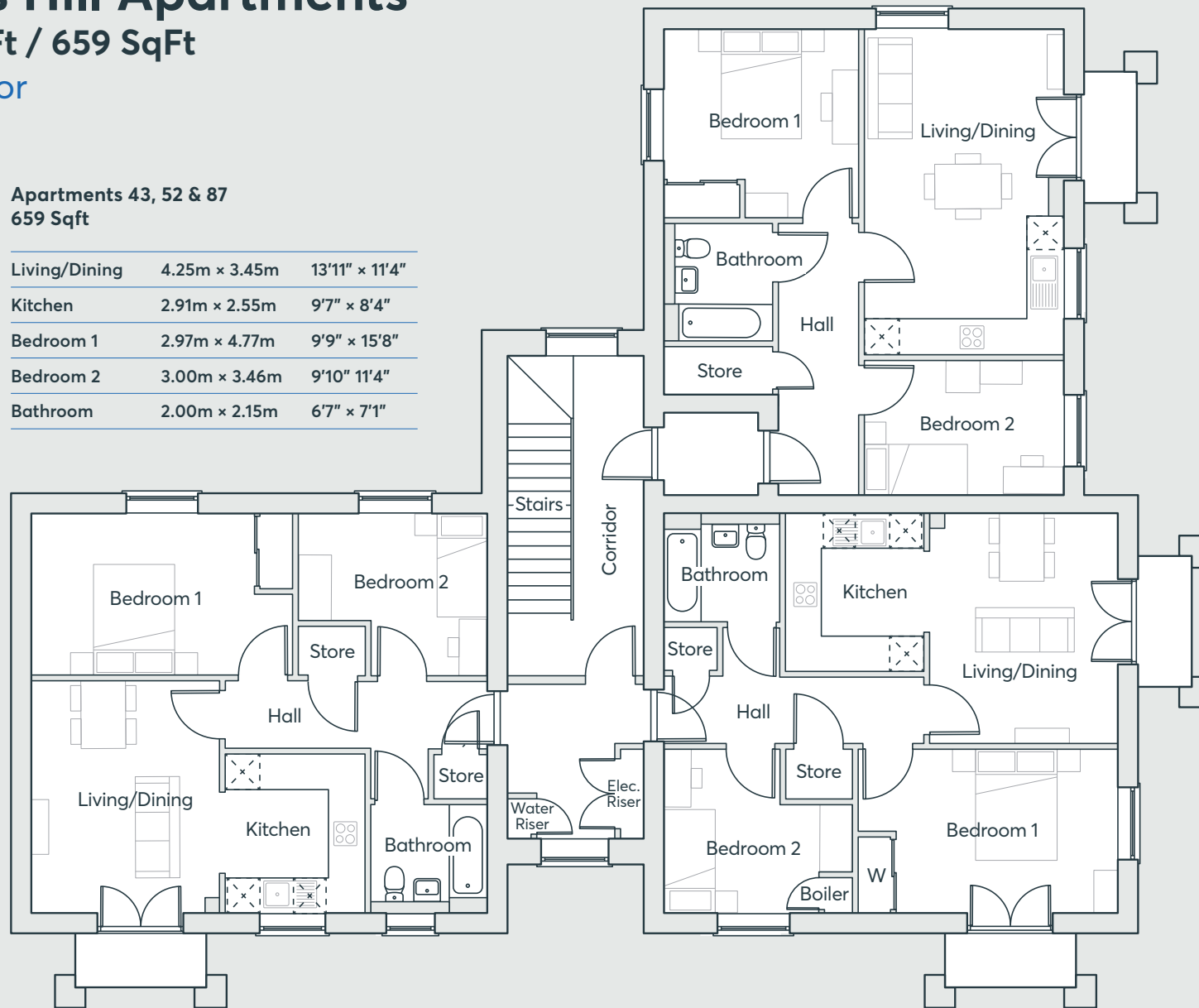
# Kings Hill Apartments

## 633 SqFt / 659 SqFt

### First floor

#### Apartments 43, 52 & 87 659 Sqft

Living/Dining	4.25m × 3.45m	13'11" × 11'4"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	2.97m × 4.77m	9'9" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"



#### Apartments 41, 50 & 85 633 Sqft

Living/Dining	3.46m × 3.65m	11'4" × 12'0"
Kitchen	2.50m × 3.65m	8'2" × 12'0"
Bedroom 1	3.46m × 3.58m	11'4" × 11'9"
Bedroom 2	2.47m × 3.65m	8'1" × 12'0"
Bathroom	2.15m × 2.00m	7'1" × 6'7"

#### Apartments 42, 51 & 86 659 Sqft

Living/Dining	4.25m × 3.47m	13'11" × 11'5"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	3.00m × 4.77m	9'10" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"

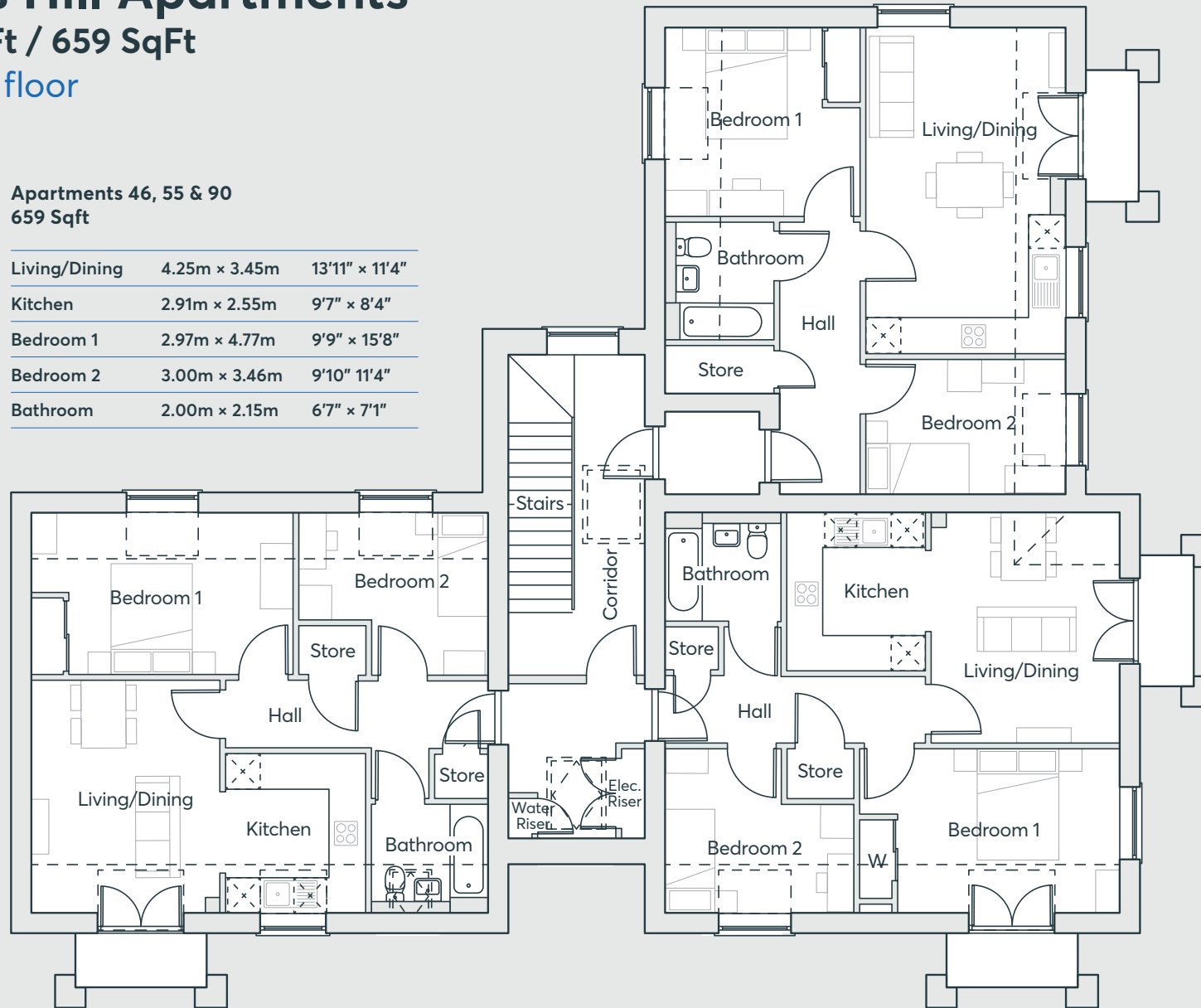
# Kings Hill Apartments

## 633 SqFt / 659 SqFt

### Second floor

#### Apartments 46, 55 & 90 659 Sqft

Living/Dining	4.25m × 3.45m	13'11" × 11'4"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	2.97m × 4.77m	9'9" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"



#### Apartments 44, 53 & 88 633 Sqft

Living/Dining	3.46m × 3.65m	11'4" × 12'0"
Kitchen	2.50m × 3.65m	8'2" × 12'0"
Bedroom 1	3.46m × 3.58m	11'4" × 11'9"
Bedroom 2	2.47m × 3.65m	8'1" × 12'0"
Bathroom	2.15m × 2.00m	7'1" × 6'7"

#### Apartments 45, 54 & 89 659 Sqft

Living/Dining	4.22m × 3.47m	13'10" × 11'5"
Kitchen	2.91m × 2.55m	9'7" × 8'4"
Bedroom 1	3.00m × 4.77m	9'10" × 15'8"
Bedroom 2	3.00m × 3.46m	9'10" × 11'4"
Bathroom	2.00m × 2.15m	6'7" × 7'1"



# Crabhill at Kingsgrove

Crabhill at Kingsgrove, Reading Road,  
Wantage, OX12 8HT



## CHARLTON VIEW APARTMENTS

1 and 2 bedroom apartments







Typical St. Modwen Homes interiors – indicative only.

# Crabhill at Kingsgrove

## Charlton View – 1 Bedroom Apartments

An attractive, and elegantly designed three storey apartment building, Charlton View features a number of attractive 1 bedroom apartments, perfect for either first-time buyers or downsizers looking for modern comfort.

Offering a contemporary, spacious take on modern living, these apartments come complete with a modern open-plan kitchen/living/dining area, perfect for socialising. As well as a stylish bedroom, these apartments feature a private outdoor terrace which is perfect for enjoying breakfast al-fresco or settling down in an evening with a book.

## Specification

### Kitchen

- A choice of fitted units with soft-close drawers and doors
- A choice of laminated worktops with stainless steel splashback
- Four way spotlights in the kitchen area
- Fully plumbed washer-dryer
- Four-burner gas hob complete with overhead chimney extractor hood

### Bathroom

- Ideal Standard iLife bath complete with panel, frameless hinged shower screen and thermostatic shower
- Integrated WC with shrouded back
- Wash basin on pedestal featuring chrome mixer tap
- Tiled finish to windowsills

### Extra features

- Wardrobe in bedroom 1 with mirrored doors
- UPVC high-performance glazed windows and patio doors
- Multi-point locks on patio doors
- Lounge and master bedroom media plate pre-wired for digital TV output
- Hyperoptic internet point available
- Gas-fired central heating with white radiators
- Integrated thermostat with digital display

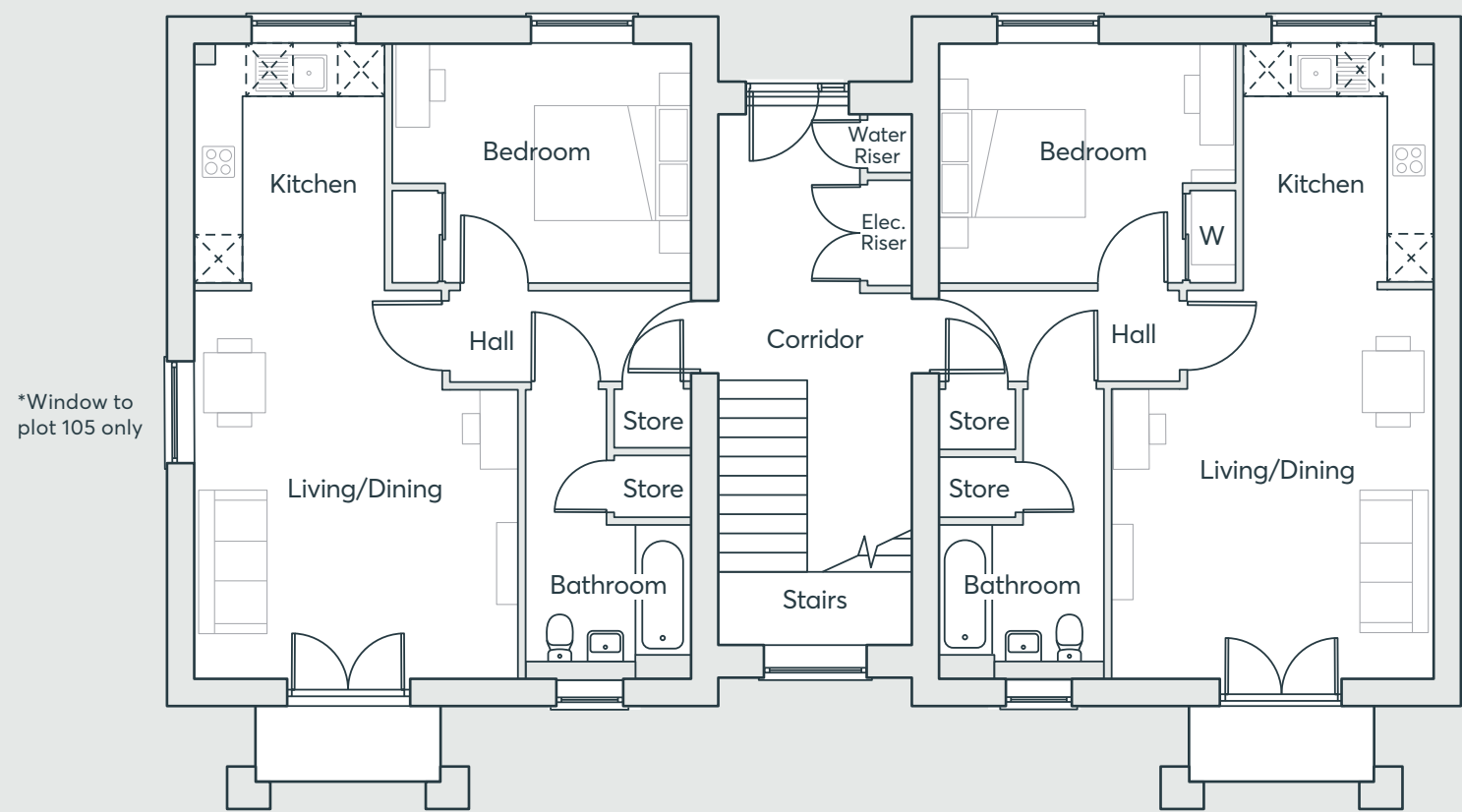
\*Specification details are correct as of August 2023. Please speak to your Sales Consultant for any changes to the specification or for further details.



# Charlton View Apartments

570 SqFt

Ground floor



## Apartment 93 & 105

Living/Dining	5.05m × 4.20m	16'7" × 13'9"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

## Apartment 92 & 104

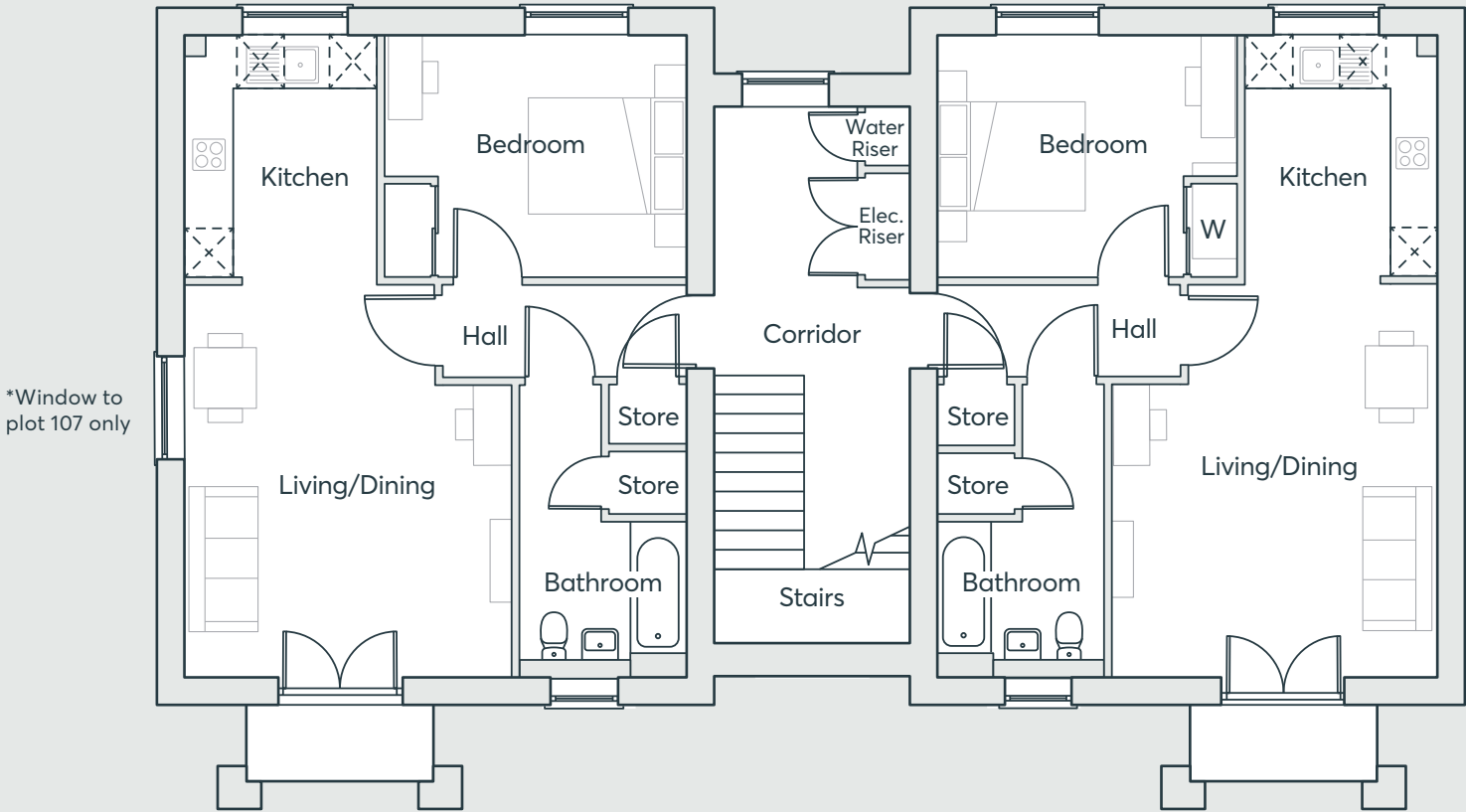
Living/Dining	5.05m × 4.20m	16'7" × 13'9"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

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# Charlton View Apartments

570 SqFt

First floor



### Apartment 95 & 107

Living/Dining	5.05m × 4.20m	16'7" × 13'9"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

### Apartment 94 & 106

Living/Dining	5.05m × 4.20m	16'7" × 13'9"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

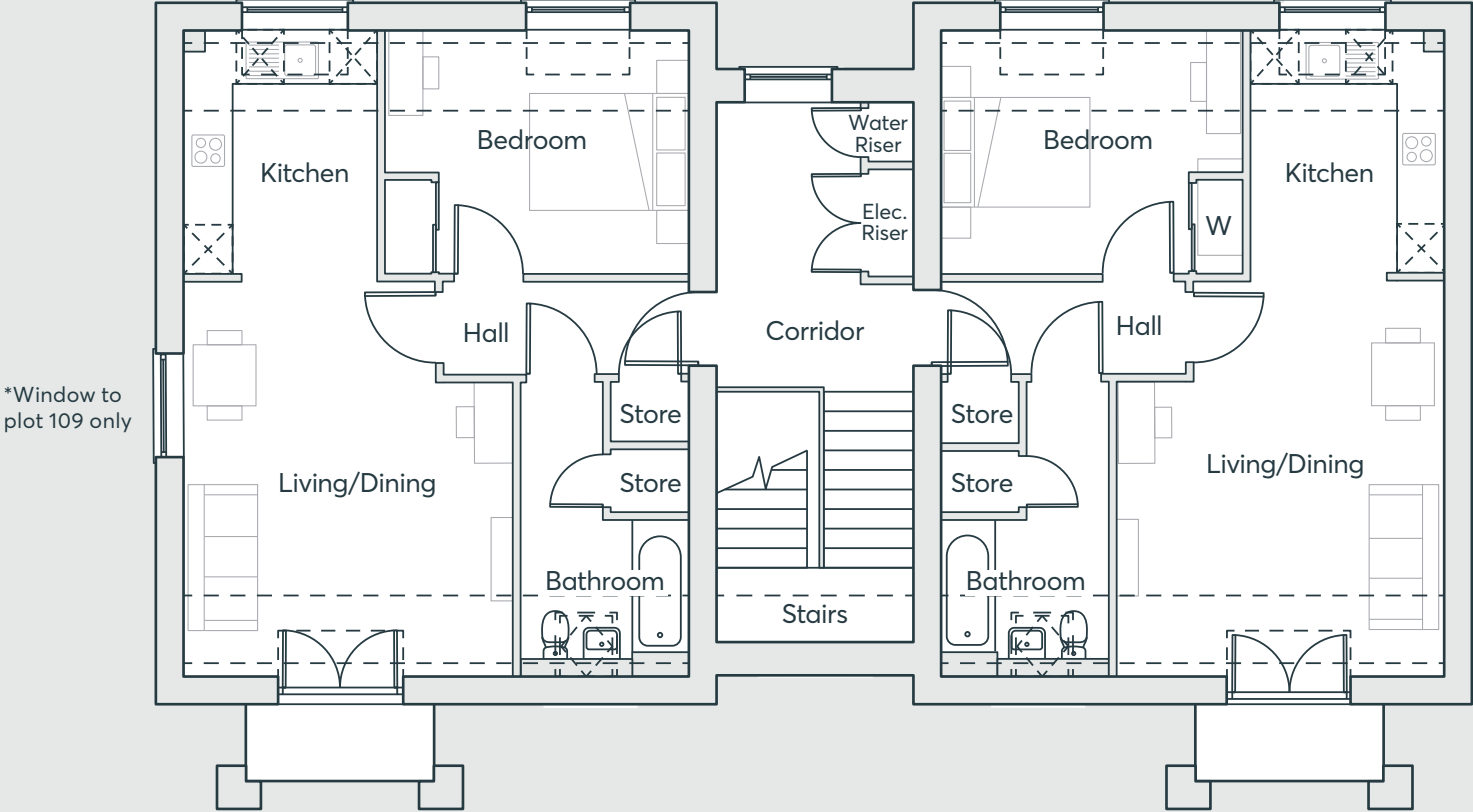
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# Charlton View Apartments

570 SqFt

Second floor



### Apartment 97 & 109

Living/Dining	5.05m × 4.17m	16'7" × 13'8"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

### Apartment 96 & 108

Living/Dining	5.05m × 4.17m	16'7" × 13'8"
Kitchen	3.10m × 2.45m	10'2" × 8'0"
Bedroom 1	3.10m × 3.87m	10'2" × 12'8"
Bathroom	3.76m × 2.15m	12'4" × 7'1"

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Please speak to a member of staff if you require this brochure in an alternative format.

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