

ROYAL RETREAT

KINGSMERE, BICESTER



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes' abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Oxfordshire at your fingertips.



Welcome to Royal Retreat - a new collection of 2, 3 and 4 bedroom homes situated in the aspirational new Kingsmere development in Bicester, with fantastic planned facilities including a Sports Village, local shops, a Community Centre, a Medical Village, a nursery, schools and a Premier Inn with restaurant.

Royal Retreat enjoys an enviable position on the edge of Bicester's town centre. There you'll find a great range of amenities that includes a post office, pharmacy and surgery, together with a range of banks and supermarkets such as M&S, Sainsbury's and Tesco. You'll also discover Bicester's diverse dining scene, from standard pub fayre at Copper Kitchen to vibrant Thai cuisine at Suwanna Siam.

Bicester's retail scene is headlined by the Bicester Village Outlet, which is just a 10-minute drive from home and offers over 160 luxury boutiques across fashion, lifestyle, homeware and beauty.

Active lifestyles are catered for with Bicester's range of green open spaces, including Bure Park Nature Reserve just a 10-minute drive away that's ideal for walking and cycling. Local fitness facilities

include Bicester Leisure Centre around 7 minutes away by car, offering a large state-of-the-art gym and swimming pool.

Royal Retreat is conveniently positioned for days out in Oxford, a city known for its magnificent architecture, world-class education, and rich history and culture. Discover the range of art galleries and museums, explore the renowned University of Oxford or enjoy a guided tour of Oxford Castle - one of the oldest buildings in the UK.

Families will benefit from a range of well-regarded local schools. Chesterton C of E, Bure Park and Kings Meadow primary schools are all under 10 minutes away by car, whilst The Bicester School is just 7 minutes away by car for secondary and sixth form pupils.

Bicester's local road network keeps you in reach of Oxfordshire and beyond, with Oxford around 30 minutes away, and Banbury, Aylesbury and Milton Keynes around 45 minutes away. Bicester North Station is 10 minutes away by car, offering rail journeys to High Wycombe, London Marylebone, Warwick, Birmingham Moor Street and Stratford-upon-Avon.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to illustrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. All images in this brochure are for illustrative purposes only.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Integrated washer/dryer or washing machine
- Integrated fridge/freezer
- Integrated dishwasher
- Several oven & hob upgrade options
- Earthstone worktop

FLOORING:

- Choose from carpets, vinyl, ceramic tiles or Amtico

TILING:

- Full and half height tiling with comprehensive upgrade options

PLUMBING:

- Outside tap
- Heated towel rail

ELECTRICAL:

- Additional sockets - chrome or white
- Additional switches - chrome or white
- Under unit lighting
- Electric powered garage
- Door controls
- Light fittings
- Shaver socket
- BT and TV point

MISCELLANEOUS:

- Turf to rear garden
- Fitted wardrobes
- Intruder alarms
- Security lights





Computer generated image.



ROYAL RETREAT

Welcome to Royal Retreat, an attractive collection of 2, 3 and 4 bedroom homes on the edge of Bicester.

With a wide choice of house styles and layouts there is something for everyone at this delightful development.



A home you are proud
to call your own.

4 Bedroom Homes



The Hemlock
plots 162, 163 & 164



The Jasmine
plots 19, 62, 70, 78, 136, 143 & 157



The Jasmine Alt
plots 160 & 166



The Allium
plots 58 & 139



The Gardenia
plots 161 & 165



The Chelsea
plots 12 & 32



The Aster
plots 14, 16, 20, 74, 75, 77 & 137



The Rose
plots 15, 17, 18, 73, 76 & 138



The Wisteria Alt
plots 159 & 167



The Worcester
plots 5, 6, 7, 8, 9, 10, 11, 33, 34, 35, 36, 37 & 38

3 Bedroom Homes



The Heather
plots 1, 2, 3, 69, 72, 151, 152 & 153



The Wisteria
plots 4, 57, 68, 71, 135 & 150



The Lysander
plots 13, 21, 22, 23, 55, 59, 60, 154, 155, 156 & 158



The Foxglove
plots 159 & 167



The Verbena
plot 67

Existing Development



2 Bedroom Homes

 **The Poppy**
plots 140, 141, 142, 144, 145, 146, 147, 148 & 149

 **The Senetti**
plot 24

 **The Senetti Alt**
plot 56

Affordable Homes



Existing Development

Existing Development

Existing Development

Key to plan s/s Sub station ● = Plots to have PV panels on roof ○ = Street lights ☒ = Tree Grill

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Help to Buy is subject to eligibility. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development.



Help to Buy

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Ashberry Home Exchange

We understand your current home is more than bricks and mortar, it's full of hard work and memories. The time has come to move on and up, but understandably you'll only sell your home for what it's worth. That's why we'll arrange for 2 independent estate agents to value your home before we make you an offer, to ensure the price we offer is fair. That's refreshing...



Ashberry Assisted Move

Selling your home can be hard work, so let us help. We'll work with you to appoint a local estate agent to market your home at a price you're happy with.

We'll then speak directly with the agent and call you with an update at least once a week. It all adds up to Ashberry Homes, refreshingly different.

We look forward to meeting you...



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