



Find your sanctuary at

Charles Church @ Wellington Gate - Admiral Grove

Grove, Oxfordshire

4 bedroom homes



Charles Church

Welcome
to your
sanctuary.



At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Charles Church Wellington Gate - Admiral Grove is our stunning collection of four-bedroom homes situated in the charming village of Grove and neighbouring market town of Wantage, Oxfordshire.

Ideal for families seeking spacious new homes with easy access to local amenities and excellent commuter links to Swindon, Reading, Oxford, and the M4 motorway just 14 miles away.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

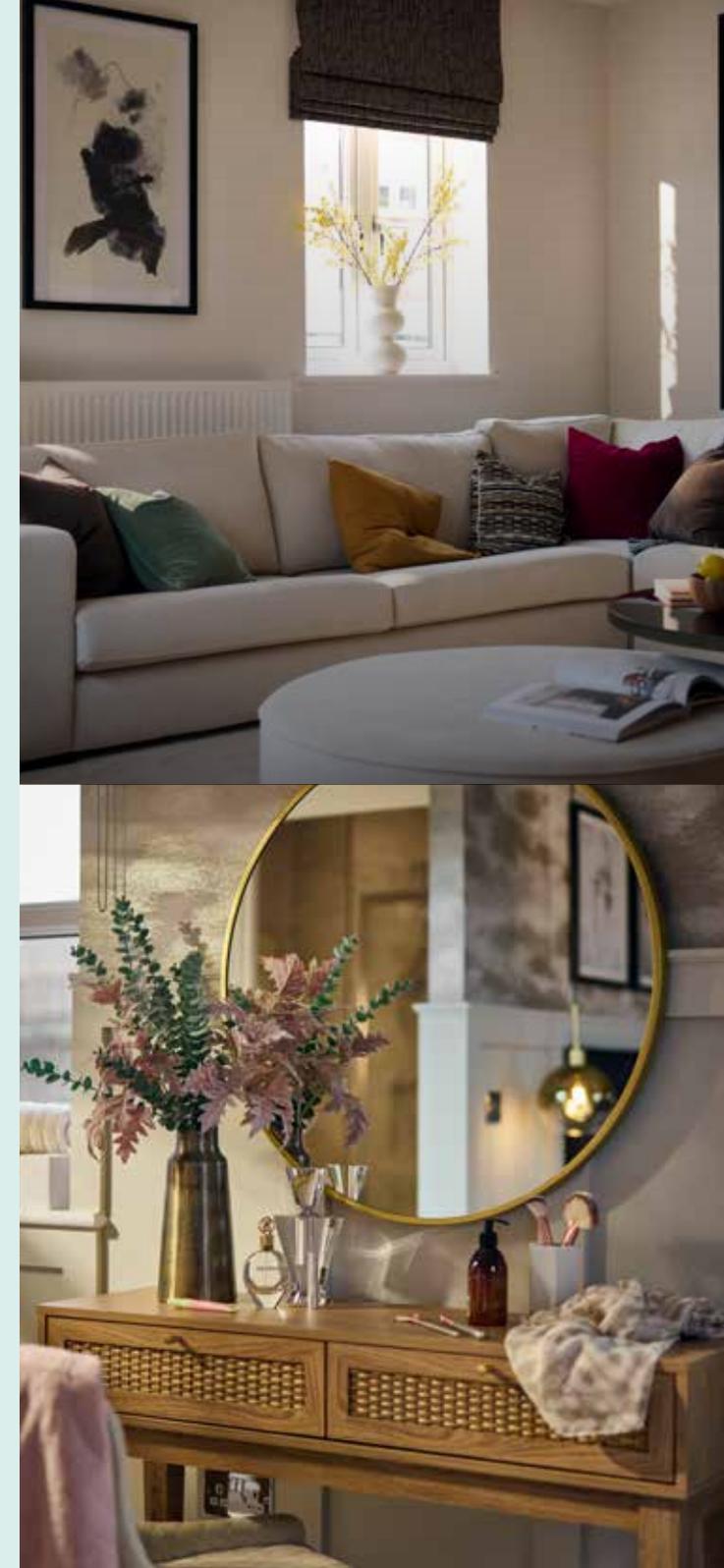
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication goes beyond building houses. We craft spaces where you can thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



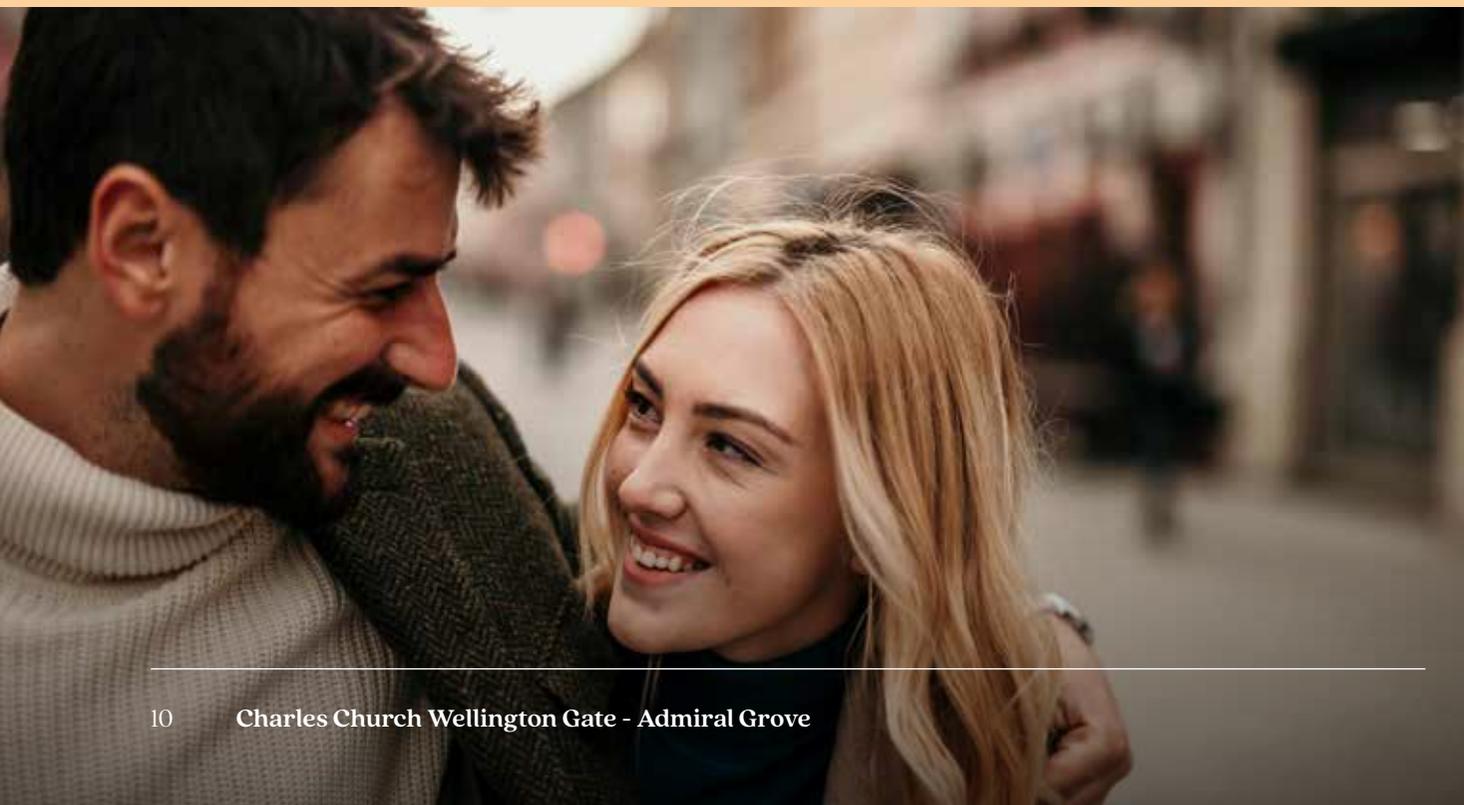






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Wellington Gate – Admiral Grove The perfect place to live and grow.

Set in the charming village of Grove and neighbouring market town of Wantage, Charles Church @ Wellington Gate offers a beautiful collection of four-bedroom homes.

The new Wellington Gate development is designed as a sustainable community with a focus on quality of life, featuring schools, leisure facilities, abundant green spaces, and community amenities. By choosing a new home at Wellington Gate, you'll become part of a vibrant, forward-thinking neighbourhood in Oxfordshire.

If you're looking for a new family home in Wantage or Grove, Wellington Gate offers excellent local amenities and outstanding transport links – making it an ideal choice.



Please do
make yourself
at home.



The best of both worlds.

From Wellington Gate, travel is simple and well-connected. Oxford, Abingdon and Didcot are all within easy reach, while the M4 motorway provides quick access to London and the South West.

Nearby Oxford, Abingdon and Didcot offer high street shopping, excellent schools and mainline train stations, while Swindon and Reading provide excellent employment opportunities.

Living in Grove and Wantage offers the best of both worlds – a welcoming market town lifestyle surrounded by Oxfordshire's stunning countryside. The North Wessex Downs Area of Outstanding Natural Beauty, the Cotswolds and neighbouring Wiltshire provide endless opportunities for walking, cycling and weekend adventures.

The town is situated within the 'Science Vale' Enterprise Zone so it is in close proximity to a range of employment opportunities. It's also great for commuters as it's just 10 miles from Didcot Parkway with its regular trains to London Paddington, Oxford, Cardiff and Bristol Temple Meads.



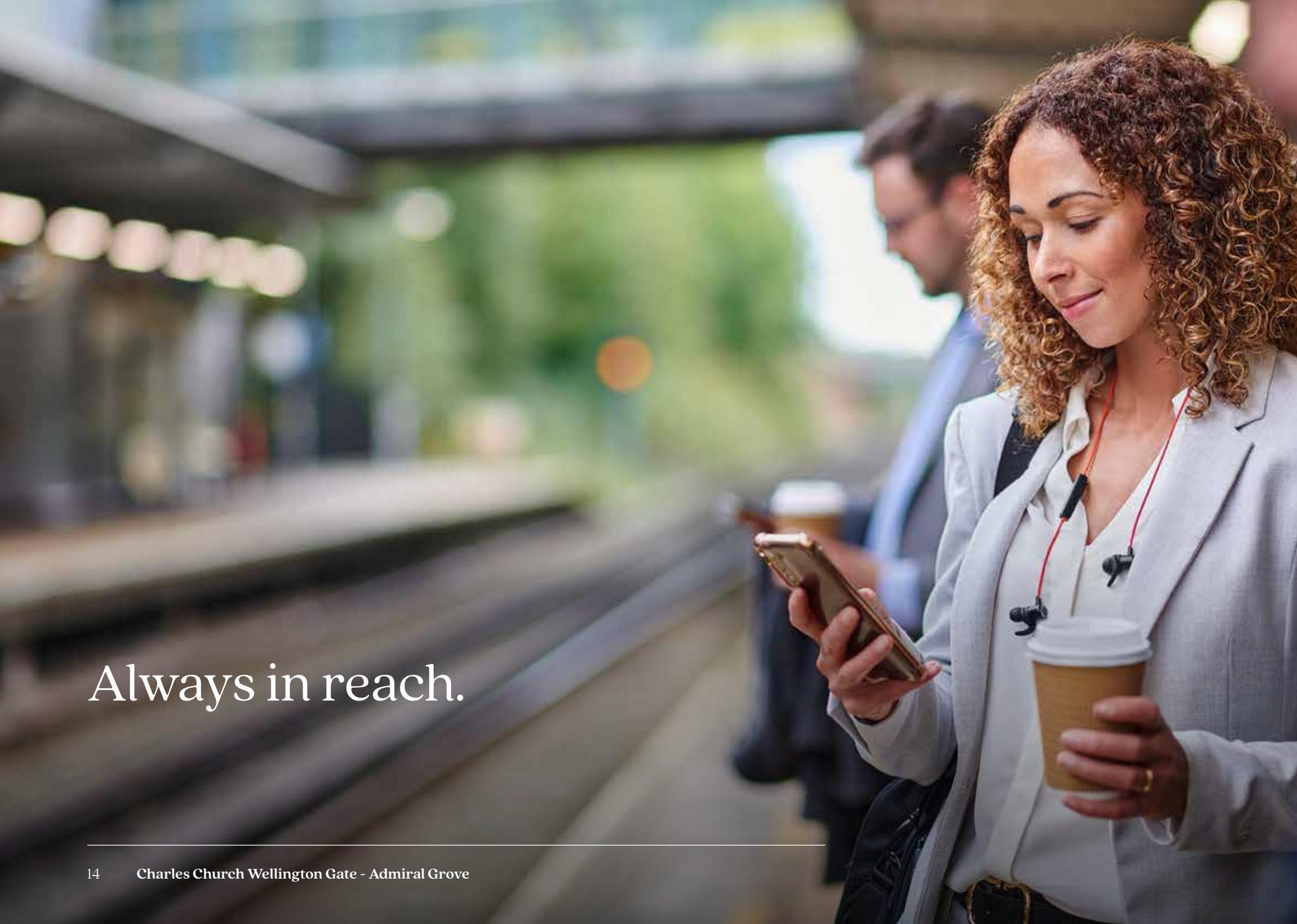
- 1 The Covered Market
- 2 The Ashmolean Museum
- 3 Westgate Oxford
- 4 Didcot Parkway
- 5 Wantage town centre



4



5



Always in reach.

Travel by **foot** from
Charles Church Wellington Gate



- St Johns C of E Academy 7 minutes
- Co-op 9 minutes
- Wantage Health Centre 16 minutes
- Church St Practice 16 minutes
- Bay Tree Pub 19 minutes
- Tesco Express 18 minutes
- Costa Coffee 18 minutes
- Stockham Primary 24 minutes
- Sainsbury's 31 minutes
- Pure Gym 31 minutes

Travel by **car** from
Charles Church Wellington Gate



- Wantage 4 minutes
- Didcot 20 minutes
- Didcot Parkway 20 minutes
- Oxford 31 minutes
- Reading 48 minutes

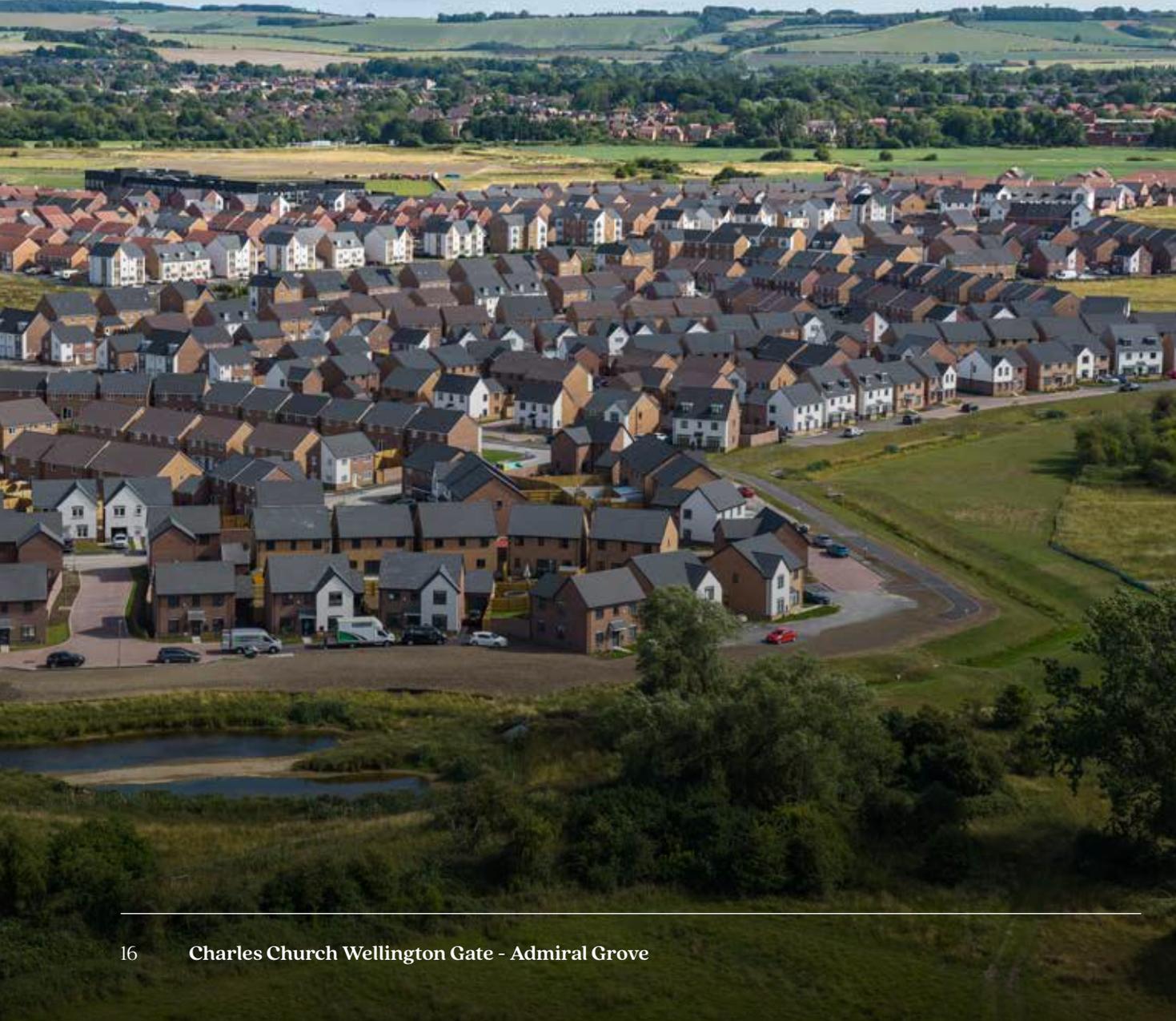
Travel by **train** from
Didcot Parkway



- Oxford 16 minutes
- Bristol Temple Meads 54 minutes
- London Paddington 1 hour and 3 minutes
- Cheltenham Spa 1 hour and 19 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary
at Charles Church @
Wellington Gate.



Charles Church Wellington Gate Admiral Grove site plan.

4 Bedroom Homes

-  The Chopwell
-  The Charlton
-  The Hasting
-  The Sandwood
-  The Turnberry
-  The Lancombe
-  The Seacombe



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.

Discover a
home you
adore in
every detail.







The Chopwell

Detached Home



Features

 4 x Bedrooms

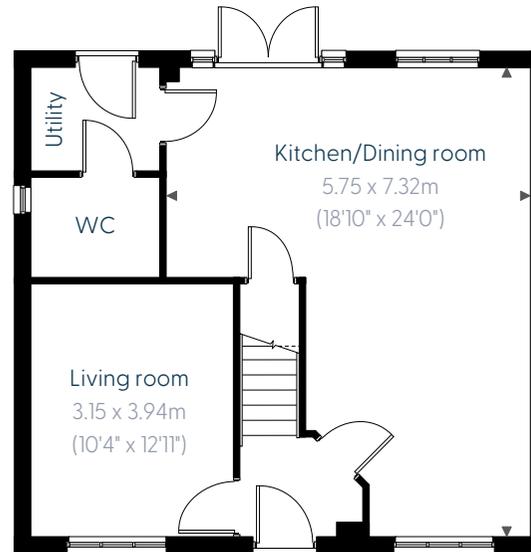
 1 x Bathroom

 1 x En suite

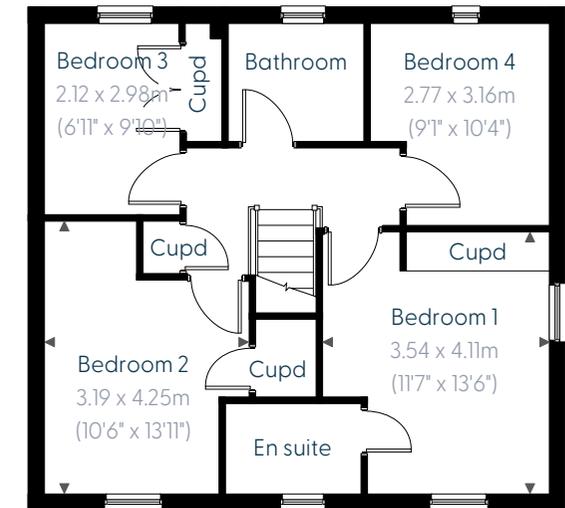
 Cycle/store room

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms, a family bathroom and an en suite create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room and the quiet space of a separate living room. A utility room, French doors to the garden and a cycle/store room, are welcome family-friendly features.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Charlton

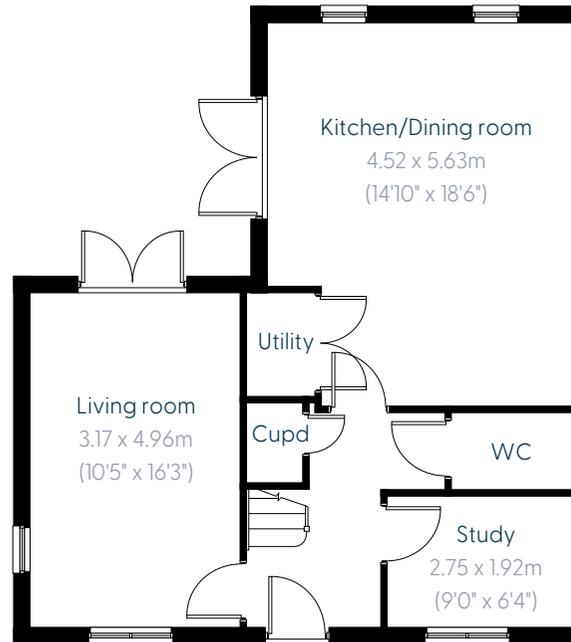
Detached Home



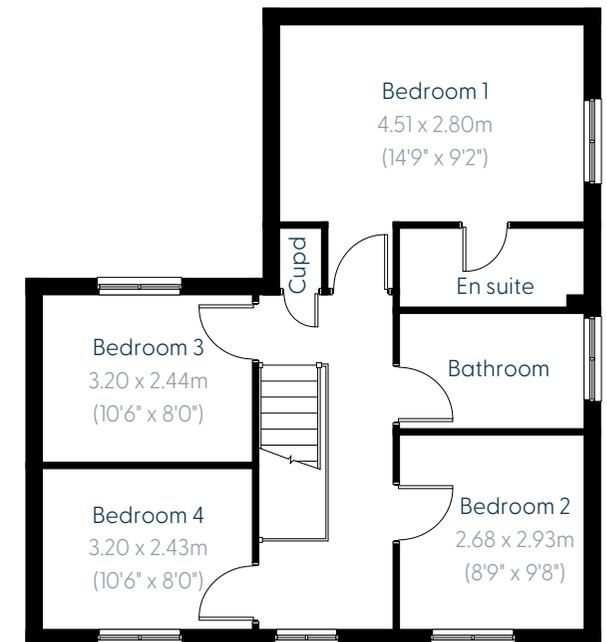
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Cycle/store room

The Charlton is a spacious four-bedroom home that benefits from an open-plan kitchen/dining room and a separate large living room, both with French doors leading into the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a study, downstairs WC and two handy storage cupboards.



Ground floor



First floor

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The Hasting

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

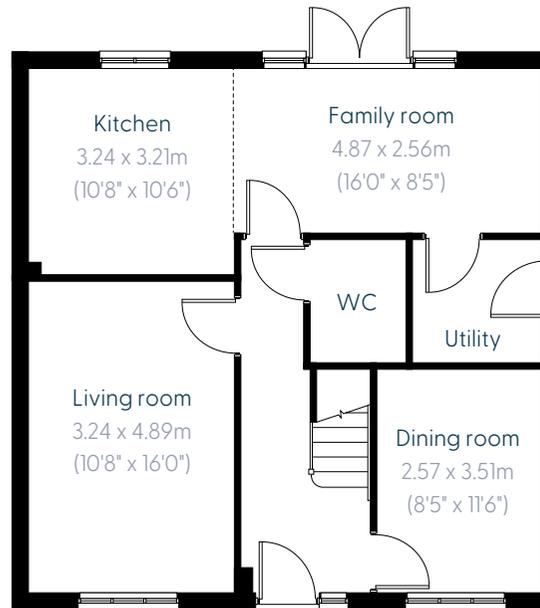
 1 x En suite

 1 x Study

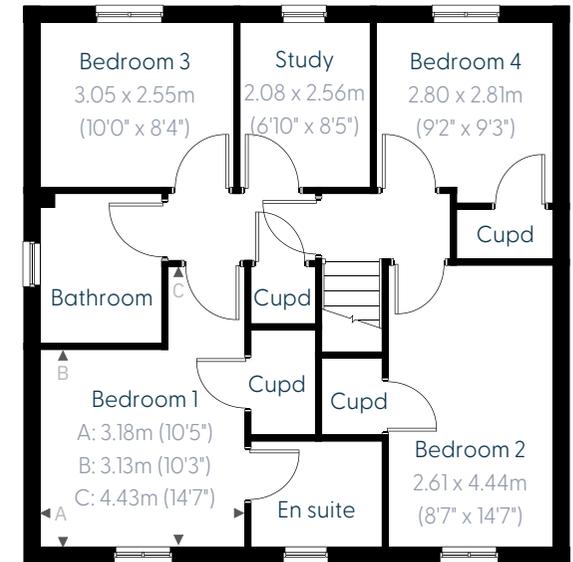
 Cycle/store room

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms, a family bathroom and an en suite to suit growing family life. The open-plan kitchen/family room has the bonus of French doors to the garden, making this a lovely inside-outside space to enjoy. The separate cycle/store room is another bonus.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Sandwood

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

 2 x En suites

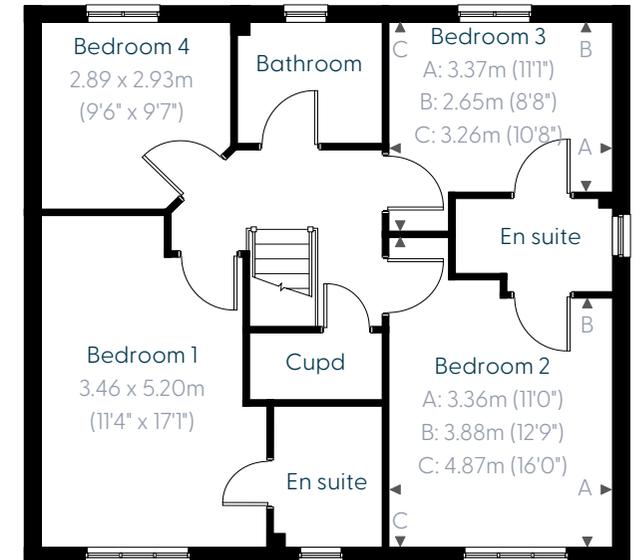
 Cycle/store room

The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. The store room has internal access via the utility room, and the kitchen/dining room has French doors to the garden. With a family bathroom and four bedrooms – bedroom one benefits from an en suite, and bedrooms two and three share an en suite. This is a practical and well-designed family home to grow up in.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Turnberry

Detached Home



Features

 4 x Bedrooms

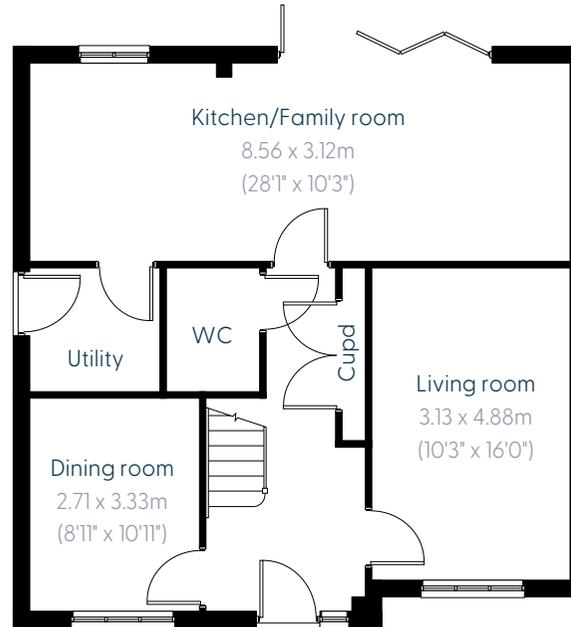
 1 x Bathroom

 1 x En suite

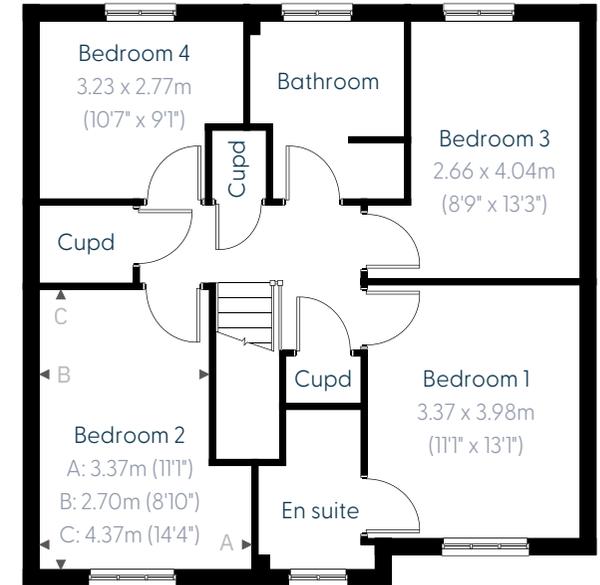
 Cycle/store room

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms, a family bathroom, an en suite, a utility room and a cycle/store room complete this family-friendly home.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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The Lancombe

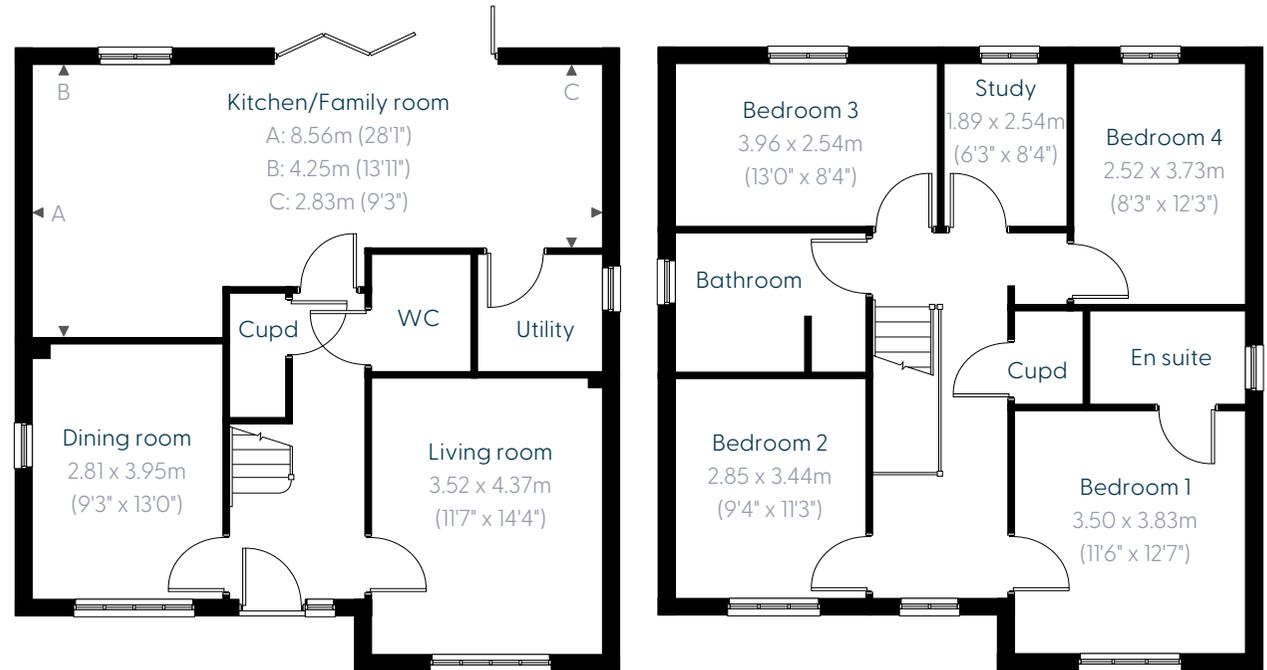
Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Cycle/store room

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and cycle/store room. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



Ground floor

First floor

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The Seacombe

Detached Home



Features

 4 x Bedrooms

 1 x Bathroom

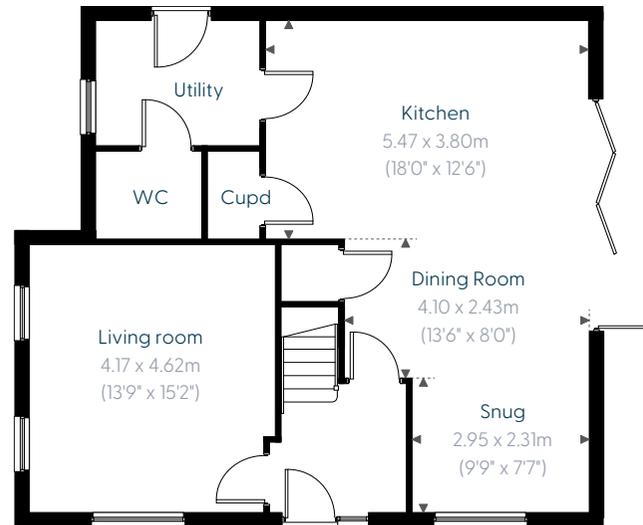
 2 x En suites

 1 x Dressing room

 Cycle/store room

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room/snug and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, one family bathroom, two en suites - one shared between bedroom four and bedroom three - a dressing room to bedroom one, and a cycle/store room. This is a wonderful new home for all aspects of family life.

 **B**
Energy
Efficiency Rating



Ground floor



First floor

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Specification.

General

- Door bell (wired)
- Electrical media plate to living room
- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Five panel cottage style un-finished oak veneer internal doors finished with Danish oil
- Ironmongery by Ian Firth Banbury (satin nickel finish)
- UPVC double glazed lockable windows
- Wardrobes to bedroom 1/dressing room
- Esi Centro Smart Wifi heating controls

Kitchen

- Choice of kitchen units and choice of Athena Quartz worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster 1.5 bowl undermount sink to kitchen
- AGA Rangemaster 1 bowl undermount sink to utility (selected house types only)
- Cornice or pelmet to kitchen units

- Soft close door and drawers
- AEG Stainless steel multifunctional built under double oven*
- AEG Microwave*
- Induction hob, integrated fridge/freezer, washing machine and dishwasher*
- Tumble dryer*
- Under wall unit lighting to kitchen

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- External wall lights
- Burglar alarm (wireless)
- Front gardens turfed
- Lockable windows

- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence + gate
- External single socket to side and rear of house
- External 'slate' effect door number plate
- Cabling and blank plate for future EV charging points

Other

- Personnel door to all internal and external cycle/store rooms (within curtilage of plot)
- Power and light to detached garages (within curtilage of plot)

Warranty

- 10 year new homes warranty



This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.



01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



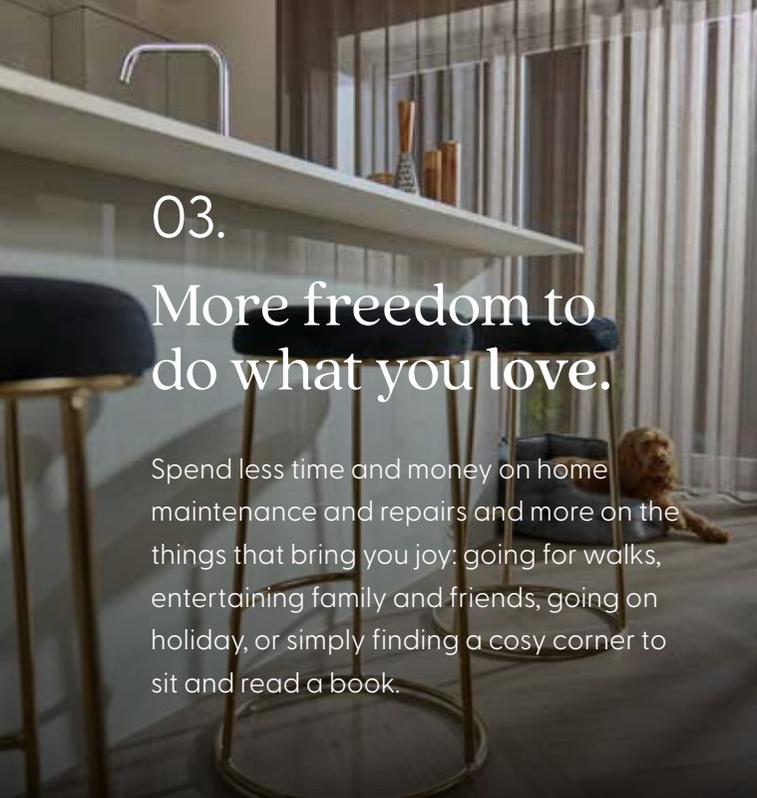
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



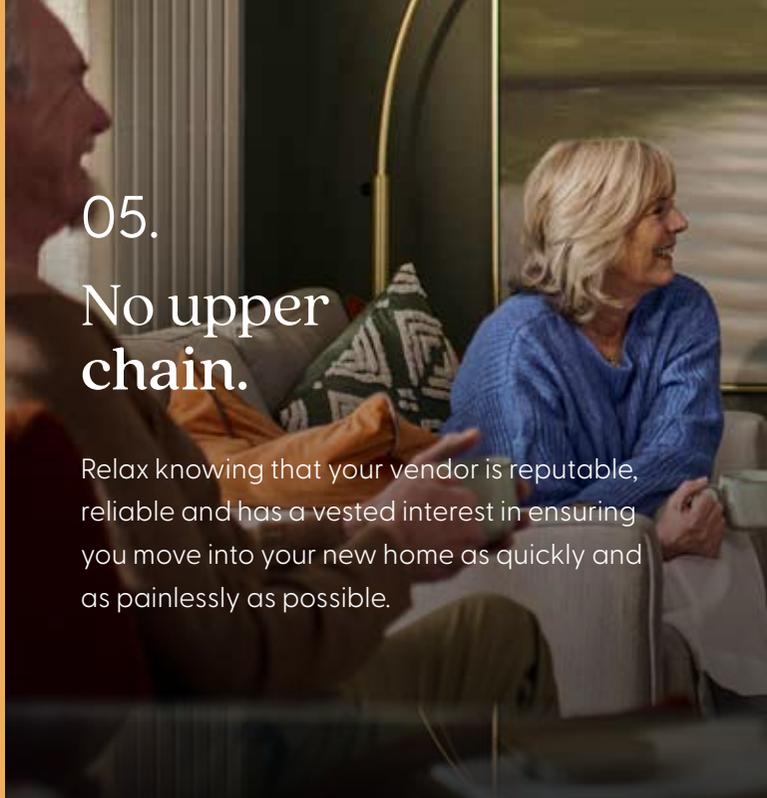
03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.



08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.



10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Deposit Match.

If you've saved a 5% deposit for your Charles Church home, we'll match it with an additional 5%, helping you secure a total deposit of 10%.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.



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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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