

# Cross Trees Park by Cala Homes

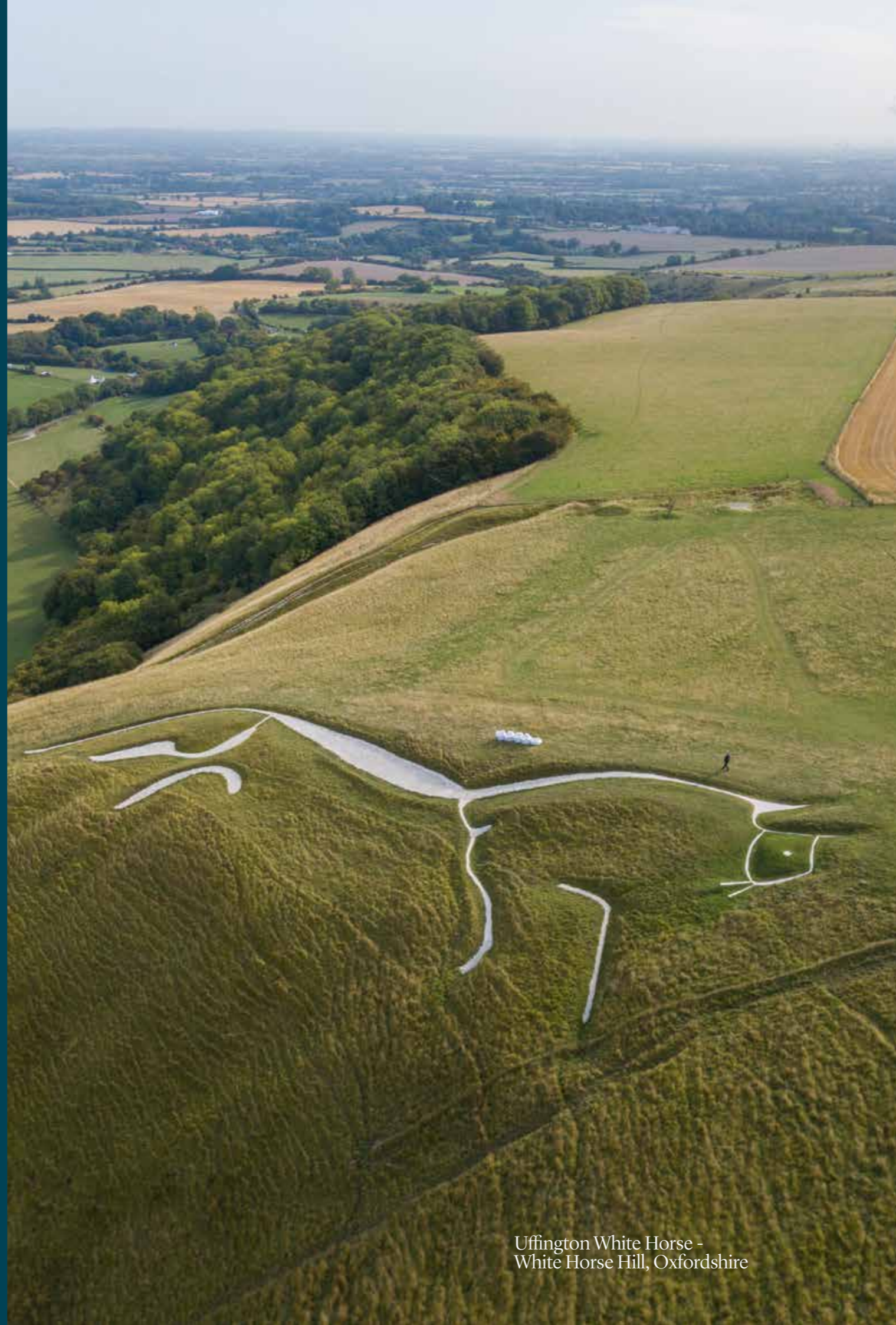
SHRIVENHAM, OXFORDSHIRE

A collection of 2 & 3 bedroom homes  
available with Shared Ownership

*A home of your own*

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Uffington White Horse -  
White Horse Hill, Oxfordshire

# Welcome to Cross Trees Park

Set in the tranquil and timeless Oxfordshire countryside, in the historic village of Shrivenham, Cross Trees Park by Cala Homes offers a delightful selection of beautifully designed two and three bedroom houses in the second phase of this exciting new development, creating a real community at its heart. Set in 31 acres of open public space, a welcoming new neighbourhood is coming together. A modern and sustainable village-style development with traditional values and a semi-rural ambience.

Known for its stone walls, thatched cottages and 12th-century parish church, historic Shrivenham village lies just half a mile from Cross Trees Park, and approximately 20 miles southwest of Oxford. In addition to being close to all the amenities of this major Oxfordshire town, Cross Trees Park is also within easy reach of Swindon (7 miles away) and Cirencester (20 miles away). There's also a regular bus service offering routes to both Swindon & Oxford.

Shrivenham High Street offers a range of shops for your everyday needs including a Co-op supermarket, while there's a Waitrose, Tesco, Asda and Sainsbury's all less than 7 miles away. Living here also means you're able to enjoy some beautiful outdoor settings including White Horse Hill, Nightingale Woods and Stanton Park.

Legal & General Affordable Homes is offering a unique opportunity to live within this exciting new community through Shared Ownership. Thanks to this scheme, you can get on the property ladder with a lower deposit than is required to buy outright or with other buying schemes.

# Living at Cross Trees Park



## Designed around you

Each home is designed with you in mind – from the high-quality specification and appliances to the clean, modern décor.



## The Best of Both Worlds

Close to the tranquil town of Shrivenham, the development benefits from being set within 31 acres of public open space, but close to everyday amenities.



## Timeless beauty

The Oxfordshire countryside is home to charming market towns and villages.



## The Personal Touch

The neutral décor allows you to put your own personal stamp on the property, and truly make the space your own.



Make yourself at home

# Exploring beautiful Oxfordshire

## Oxfordshire Countryside

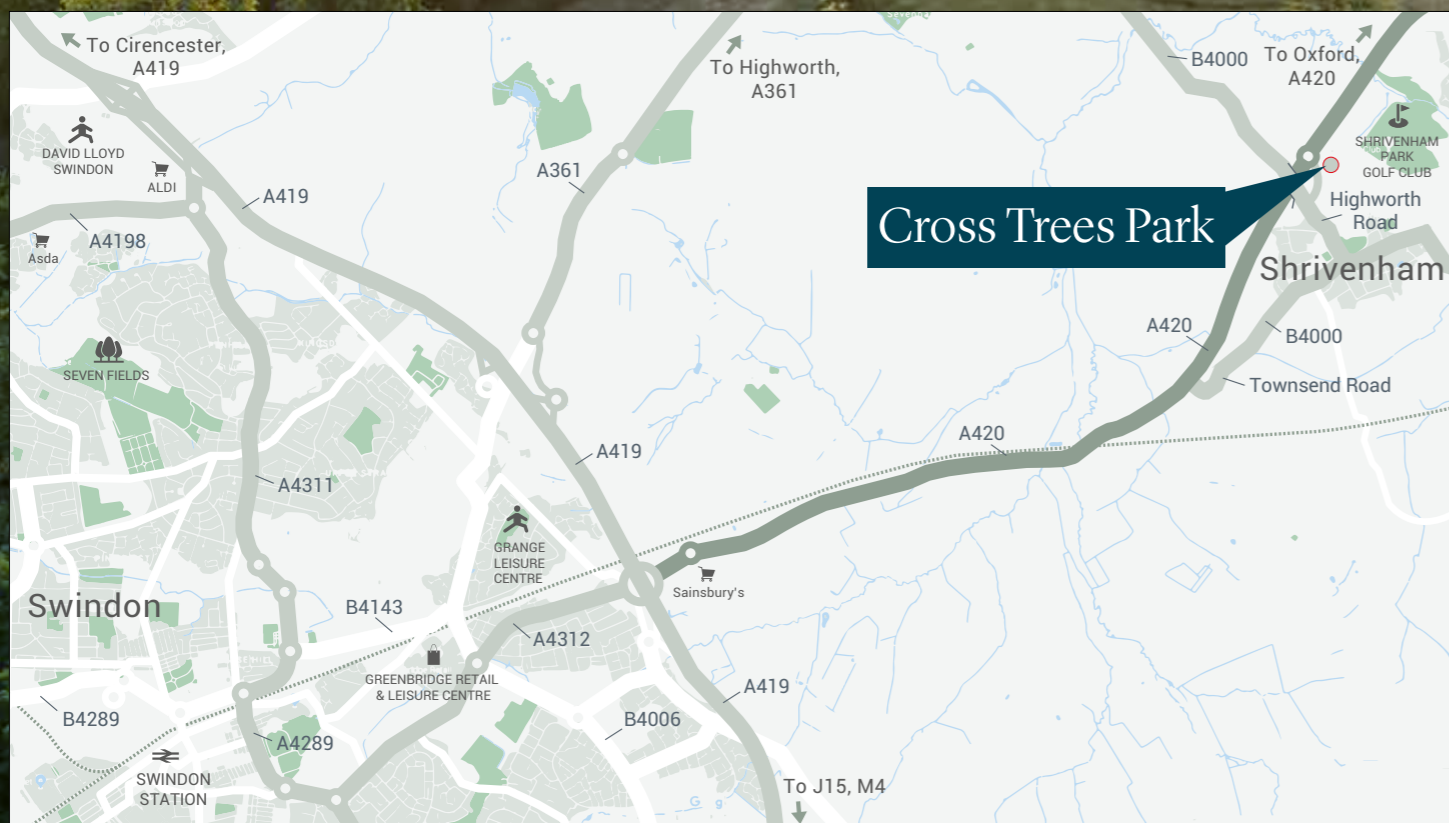
Shrivenham, nestled in the picturesque Oxfordshire countryside near Swindon, offers a tranquil escape from the hustle and bustle of urban life. This quaint village exudes charm with its historic architecture, including the stunning St. Andrew's Church, a prominent feature of the local landscape. The surrounding countryside, dotted with lush green fields, rolling hills, and meandering streams, provides a perfect backdrop for nature lovers and those seeking a peaceful retreat.

The village of Shrivenham has a rich history, evident in its well-preserved buildings and cobbled streets. The sense of community is palpable, with local shops, traditional pubs, and a friendly atmosphere that welcomes both residents and visitors alike. The village hosts various events throughout the year, fostering a strong community spirit.

Just a short drive away lies Swindon, a town known for its industrial heritage and modern amenities. Swindon offers a contrast to the rural tranquility of Shrivenham, featuring shopping centres, cultural attractions, and a vibrant social scene.

Venturing further afield, the surrounding Oxfordshire countryside unfolds with its timeless beauty. Quaint villages, charming market towns, and sprawling landscapes make it an ideal destination for leisurely strolls and exploration. The region's connection to academia is evident in Oxford, a city steeped in history and home to one of the world's oldest universities.

Whether one seeks the serenity of village life in Shrivenham, the amenities of Swindon, or the timeless beauty of the Oxfordshire countryside, this corner of England offers a diverse tapestry of experiences for residents and visitors alike.



Aerial view of Lydiard House, Lydiard Park Swindon



Swindon Designer Outlet Centre



The Prince of Wales public house in Shrivenham



Hall & Woodhouse Wichelstowe, Swindon

# You're connected wherever you're heading

Ideally situated between Bristol, Bath and Oxford, Shrivenham offers green living in the heart of The Vale of The White Horse – perfect for those looking for a well-connected escape to the country.

Shrivenham sits within easy reach of several large towns and cities, with the M4 to the south and A40 to the north. Those working in Bath, Cheltenham, Bristol, Basingstoke and Reading will find they are within an hour by road, and Oxford is just 34 minutes' drive away. By train, Swindon station has fast direct services to London Paddington in under an hour.

For locals and those in the know, it's easy to understand why the region is often cited as one of Britain's top spots to live.



By Foot

- Shrivenham COE school  
0.4 miles
- Shrivenham Football Club  
0.4 miles
- Shrivenham Memorial Hall  
0.4 miles
- The Co-operative Food  
0.5 miles
- Bloomfields fine food  
0.6 miles
- Shrivenham Park Golf Club  
1 mile



By Train  
from Swindon

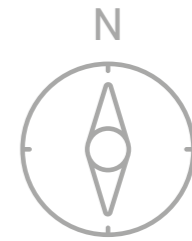
- Bath  
24 mins
- Reading  
30 mins
- Bristol Temple Meads  
38 mins
- Oxford  
41 mins
- Gloucester  
49 mins
- London Paddington  
52 mins



By Road

- Uffington White Horse  
6.2 miles
- Swindon  
7 miles
- Hall & Woodhouse  
9.3 miles
- Lydiard Park  
10.7 miles
- Burford, Cotswolds  
16.4 miles
- Oxford  
24.7 miles

# Site Plan



## Key

- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes
- LGAH Future Homes
- Cala Homes
- Bloor Homes

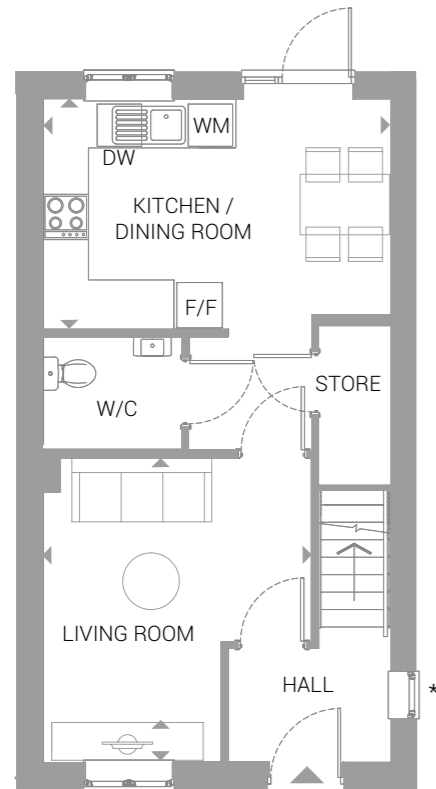
# Two Bedroom House

Plots 455\*, 456 & 498

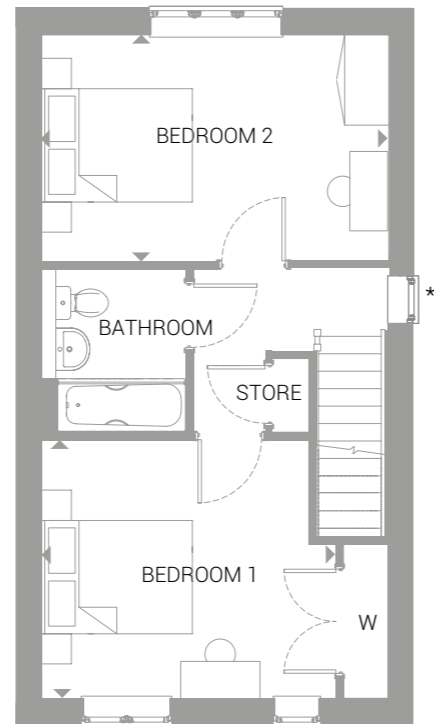
\* Plots 455 is handed to the plans drawn



FRONT ELAVATION



GROUND FLOOR



FIRST FLOOR

**Key**  
 FF - SPACE FOR FRIDGE/FREEZER WM- SPACE FOR WASHING MACHINE DW- REMOVABLE BASE UNIT FOR DISHWASHER B- BOILER W- WARDROBE  
 \* - ONLY PLOTS 455 & 456 HAVE THIS WINDOW

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions	TOTAL AREA: 82.0 SQ M 883 SQ FT			
	Length	Width	Length	Width
Living Room	4.07m x 3.59m	13' 4" x 11' 9"		
Kitchen / Dining Room	4.66m x 3.09m	15' 3" x 10' 2"		
Bedroom 1	3.95m x 3.46m	12' 11" x 11' 4"		
Bedroom 2	4.66m x 3.03m	15' 3" x 9' 11"		



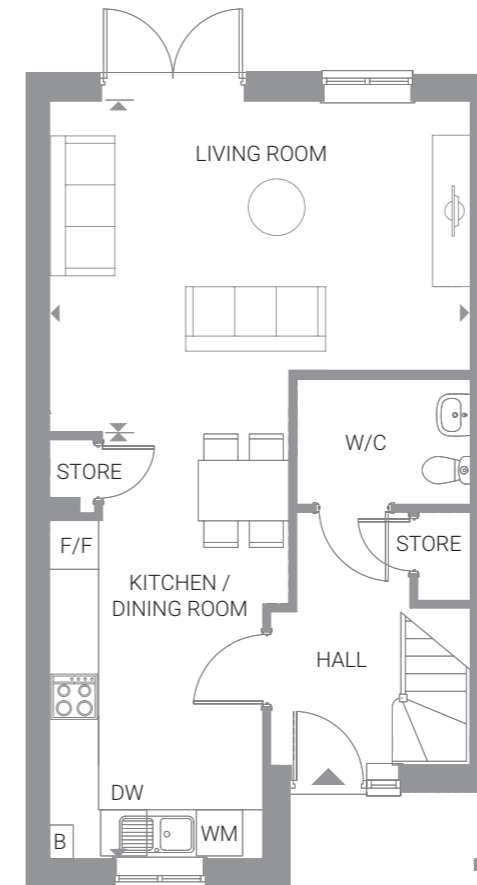
# Two Bedroom House

Plots 443\*, 444, 445\* & 446

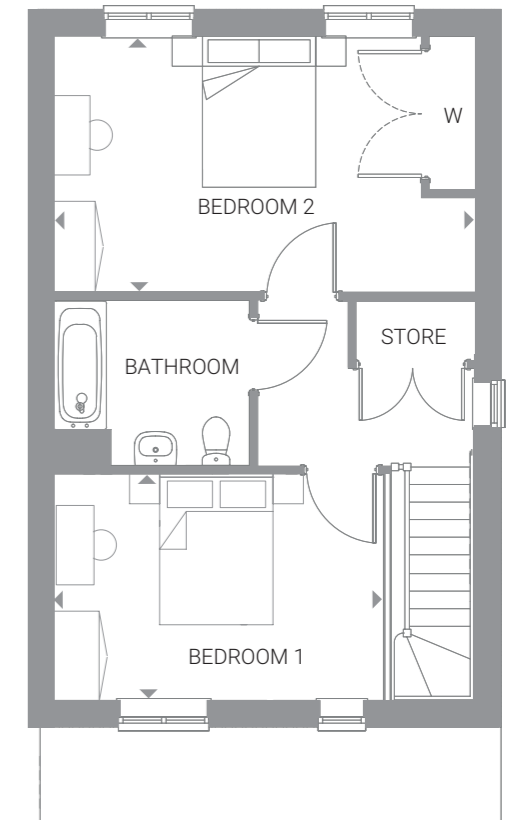
\* Plots 443 & 445 are handed to the plans drawn



FRONT ELAVATION



GROUND FLOOR



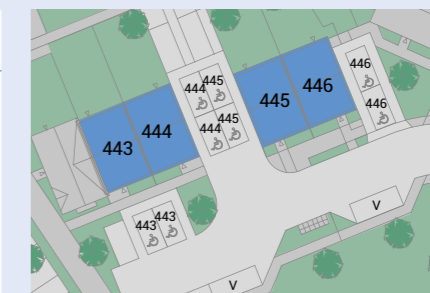
FIRST FLOOR

**Key**  
 FF - SPACE FOR FRIDGE/FREEZER WM- SPACE FOR WASHING MACHINE DW- REMOVABLE BASE UNIT FOR DISHWASHER B- BOILER W- WARDROBE

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Dimensions	TOTAL AREA: 102.8 SQ M 1,107 SQ FT			
	Length	Width	Length	Width
Living Room	5.62m x 4.42m	18' 5" x 14' 6"		
Kitchen / Dining Room	5.65m x 2.87m	18' 7" x 9' 5"		
Bedroom 1	5.62m x 3.43m	18' 5" x 11' 3"		
Bedroom 2	5.62m x 3.04m	18' 5" x 10' 0"		



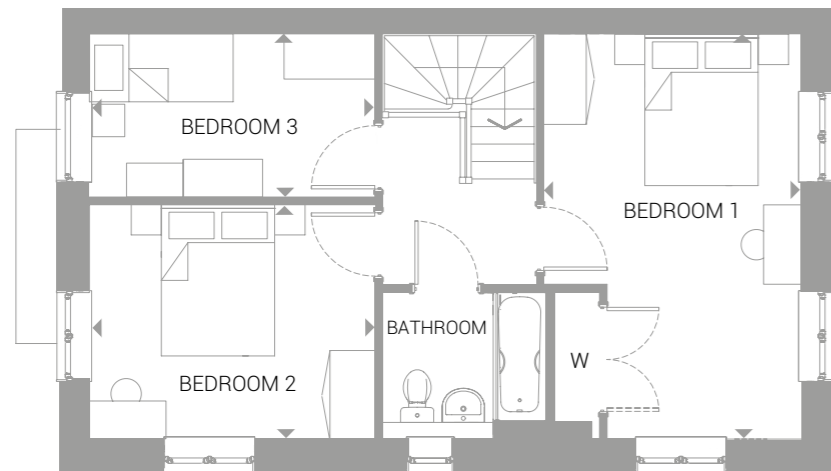
# Three Bedroom House

Plots 442\* & 499

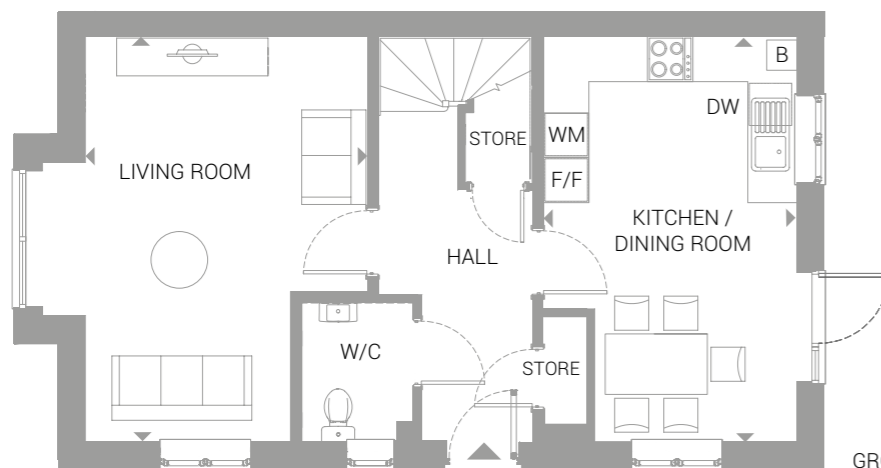
\* Plot 442 is handed to the plans drawn



FRONT ELEVATION



FIRST FLOOR



GROUND FLOOR

## Key

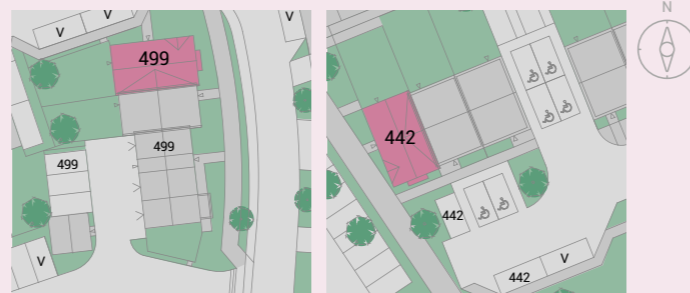
FF - SPACE FOR FRIDGE/FREEZER WM- SPACE FOR WASHING MACHINE DW- REMOVABLE BASE UNIT FOR DISHWASHER B- BOILER W- WARDROBE

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**Dimensions** TOTAL AREA: 103.5 SQ M 1,114 SQ FT

	Length	Width	Length	Width
Living Room	5.41m x 3.77m	17' 9" x 12' 5"		
Kitchen / Dining Room	5.41m x 3.40m	17' 9" x 11' 2"		
Bedroom 1	5.41m x 3.44m	17' 9" x 11' 3"		
Bedroom 2	3.81m x 3.14m	12' 6" x 10' 4"		
Bedroom 3	3.81m x 2.20m	12' 6" x 7' 3"		





# Specification

## Kitchen

- Contemporary kitchen with chrome handles and laminate worktops and matching upstands with under unit lighting to wall units
- Stainless steel splashback to hob
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and cooker hood
- Space for a freestanding fridge/freezer
- Space for a freestanding washing machine
- Removable base unit with plumbing in place for a dishwasher

## Cloakroom

- Contemporary white Roca bathroom suite
- Splashback tiling to basin

## Bathroom

- Contemporary white Roca bathroom suite
- Thermostatic bath/shower mixer over bath with glass shower screen
- Chrome mixer tap to basin
- Minoli full height wall tiling to bathroom and shower area with splashback tiling to basin
- Chrome heated towel rail
- Mirror

## Flooring

- Minoli tiles to kitchen/dining area, cloakroom and bathroom
- Carpet to hall, stairs, landing, lounge and bedrooms

## General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted in white
- White six panel internal doors with brushed aluminium ironmongery
- Gas central heating via a combi boiler with white contemporary radiators
- Two parking bays
- NHBC 12 year warranty

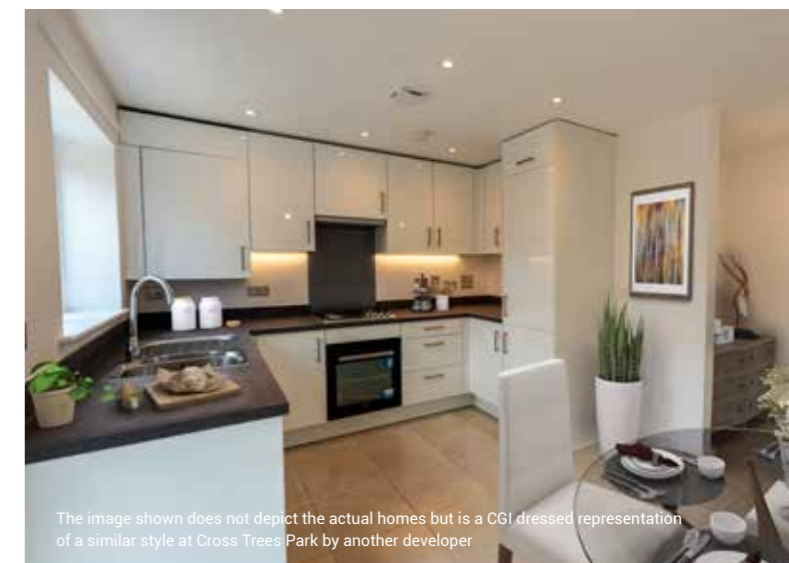


## Electrical

- Door bell with sounder
- LED Downlights to kitchen/dining, cloakroom and bathroom
- Pendant lighting throughout except kitchen and wet rooms
- White sockets and switches throughout
- TV point to lounge, dining area and master bedroom
- Telephone point to hall cupboard and lounge
- Shaver socket to bathroom
- Smoke detector and CO2 detector
- Extractor fan to kitchen and bathroom
- Spur for future installation of burglar alarm

## External

- Turf to rear garden
- Shed to garden
- Outdoor light to porch area and rear elevation
- Buff paved patio area
- External tap
- 1.8m high timber fencing to rear gardens
- External plug socket



We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

# Shared Ownership Explained

## Your essential guide to all things Shared Ownership with Legal & General

Shared Ownership could be your step onto the property ladder. This home ownership scheme allows you to buy a share in your home and rent the remaining share. Over time, you can buy more shares in your home until you own the full 100%.

### How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 25% and 75% (depending on the development) of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change.

Your annual rent is charged at 2.5% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### Am I eligible for Shared Ownership?

If you earn or have a household income up to a maximum of £80,000 (or £90,000 in London) per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### What other charges will be payable?

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our

Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.

### Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy shares at the current market value, at the time you are buying the shares. You can staircase up to 100% ownership.

### Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

### What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership.

Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

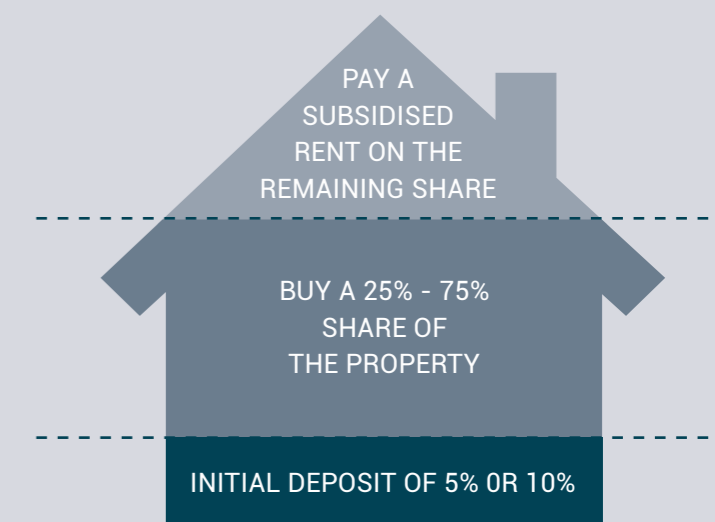
### Will I need a deposit?

Yes you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

For more frequently answered questions go to [www.landgah.com/faq](http://www.landgah.com/faq)



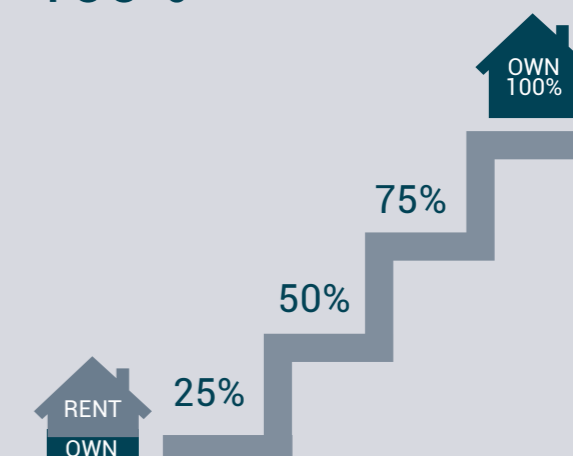
## Breakdown example of a new home at Cross Trees Park



For a full breakdown of costs, please speak to one of our Sales Consultants.

## Buying more shares

### STAIRCASE YOUR WAY TO OWNING 100%



When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to **100% ownership**.

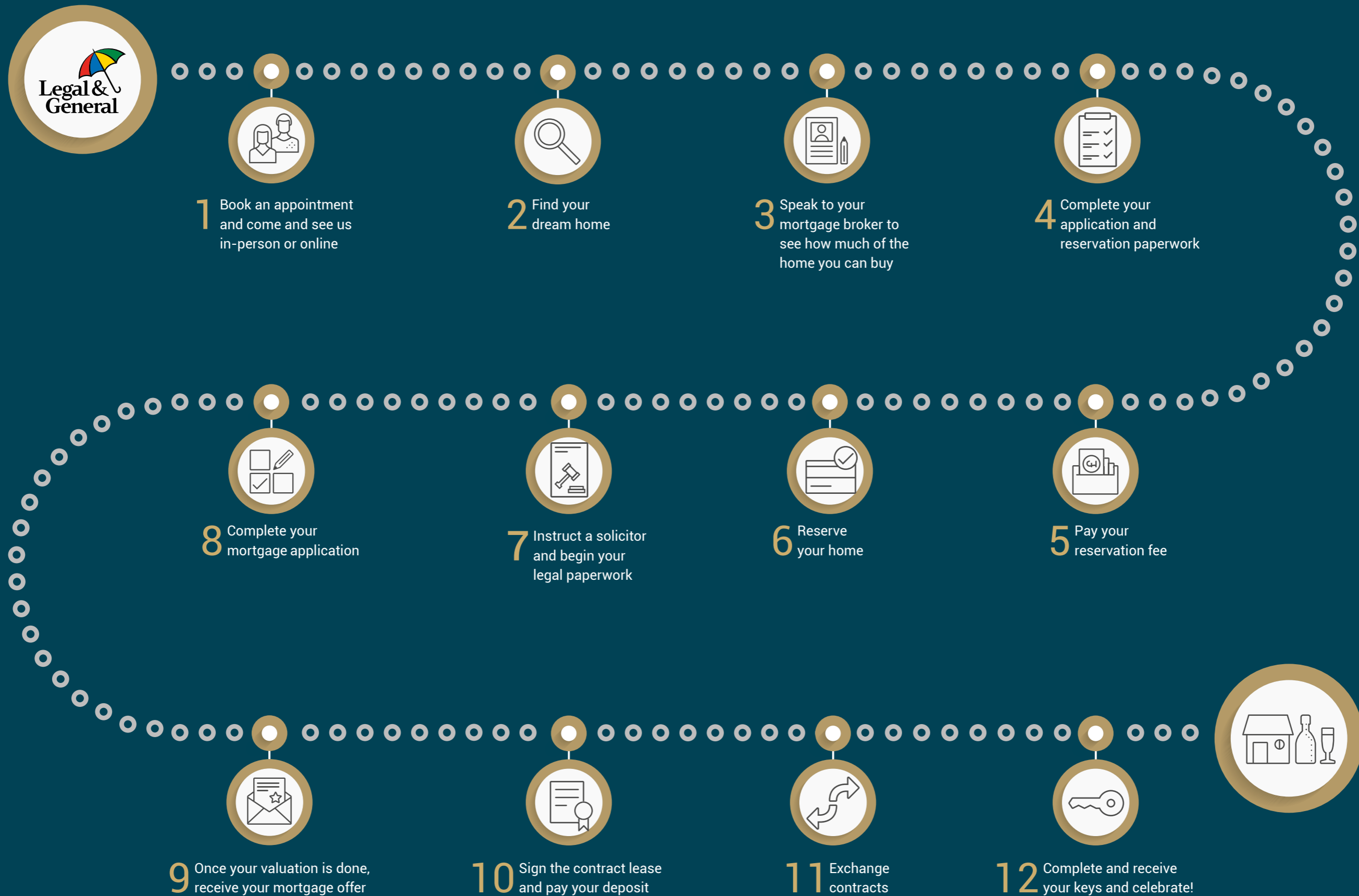
### We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.





Enjoy your  
new home,  
your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. Our mission is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust, is one we will never move from. That's why our key principles underpin everything we do:



**Quality** We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



**Customer Service** We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



**Sustainability** We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

# Cross Trees Park

SHRIVENHAM, OXFORDSHIRE SN6 8GB

Call to book an appointment

 01793 352 102

 [landgah.com/cross-trees-park](https://landgah.com/cross-trees-park)



We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for appliance spaces or items of furniture. Kitchen, utility layouts and bathroom may differ to build. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only. LGAH-ED-V150224.