



Persimmon @ Valley Park Phase 2

Didcot • Oxfordshire



Persimmon

Together, we make your home

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"

HBF Home
Builders
Federation



Customer Satisfaction 2025

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 @ Valley Park Phase 2

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Persimmon @ Valley Park	9
Our homes	10
Specifications	22
Sustainability	24
Personalise with Finishing Touches	25
Proud to be building communities	26
Eco Range Homes	28



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 24](#)

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.



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 25**



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
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



BANK OF MUM AND DAD

Bank of Mum and Dad



DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount

- 
- Choice of 1 & 2-bedroom apartments, 1 & 2-bedroom coach houses and 3 & 4-bedroom homes
 - Excellent commuter links
 - Great local schooling
 - Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes in
Persimmon @ Valley Park.



Didcot • Oxfordshire

Persimmon @ Valley Park Phase 2

Persimmon @ Valley Park brings a collection of homes ranging from 1 & 2-bedroom apartments, 1 & 2-bedroom coach houses and 3 & 4-bedroom houses, to a newly developed area of Didcot, Oxfordshire.

Community & Sustainability

This exciting new community will benefit from brand new amenities including two primary schools, an SEN school, local centres and sports facilities, all within easy reach of further shops, schools, restaurants and services in bustling Didcot.

All Persimmon @ Valley Park homes will be equipped with sustainable features including air source heat pumps, electric vehicle charging points and solar panels, meaning you could enjoy great energy-saving benefits.

Easily within reach

In addition to the brand new facilities at Valley Park, you'll find everything you need in Didcot.

The lively town is home to a number of supermarkets, high street stores, restaurants and bars, along with entertainment venues including a cinema and arts centre. For more shops and attractions, historic Oxford makes for a perfect day out.

Perfect for families

Persimmon @ Valley Park is a great choice for families with children, thanks to the range of schools in the local area. While younger children can attend the two new primary schools at Valley Park, there's also Didcot Primary School 1 mile away and Bright Horizon Nursery is also a mile away. For older children, Aureus Secondary School is 1.5 miles away, as is UTC Oxford.

With everything on offer, this is a super opportunity to join a sustainable new community in an enviable location.

EXPLORE

Start exploring...

A34
0.5 miles

Didcot Parkway train station
2.7 miles

Didcot
2.8 miles

Oxford
11.5 miles



Persimmon @ Valley Park Phase 2

Our homes

1 & 2 bedroom



The Dewbury Apartments



The Appleford



The Culham

3 bedroom



The Saunton



The Ashdown



The Ashdown Corner

4 bedroom



The Waverly



The Waverly Corner



Affordable Housing





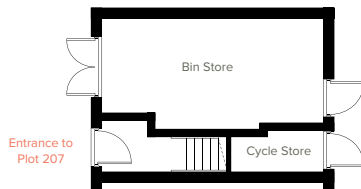


1 & 2 bedroom home

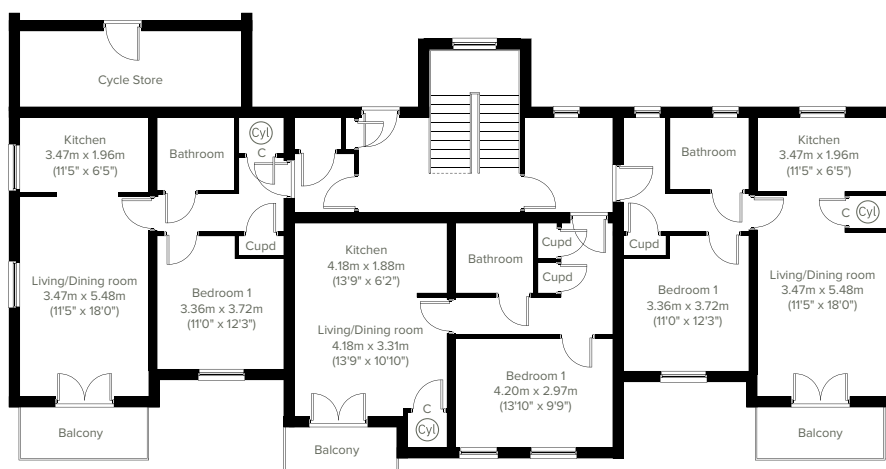
The Dewbury Apartments



The Dewbury Apartments feature a bright open plan kitchen/living room, one or two good-sized bedrooms, a main bathroom and handy storage cupboards. Perfect for first-time buyers and young professionals alike.



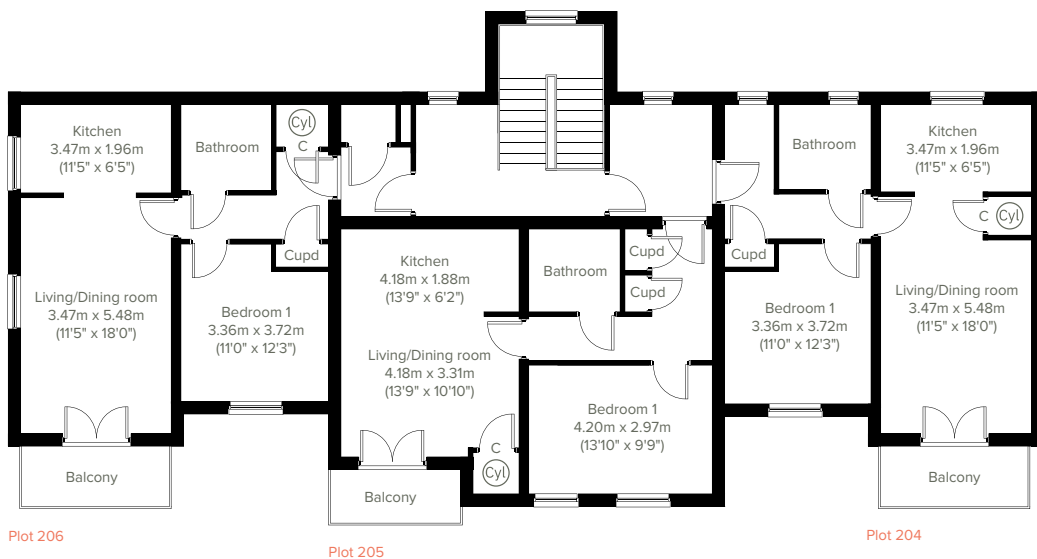
Drive Under



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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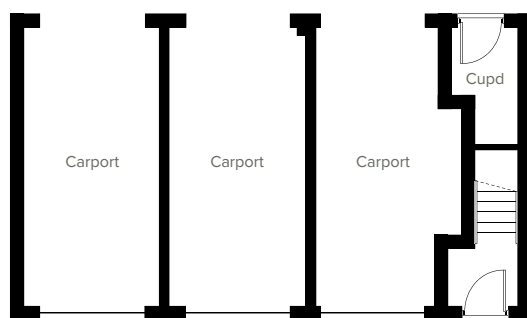


2 bedroom home

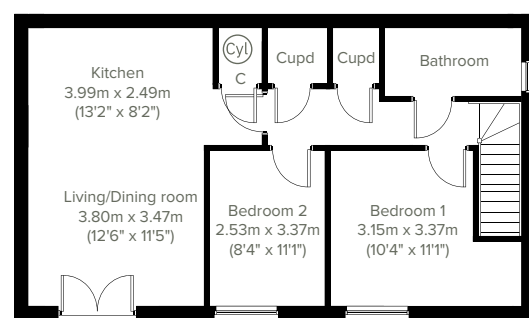
The Appleford



Modern living at its best, the Appleford's open plan kitchen/dining/living room is bright and ideal for the way we live today. There are two good-sized bedroom, plenty of storage and a modern bathroom. Perfect for first-time buyers and young professionals.



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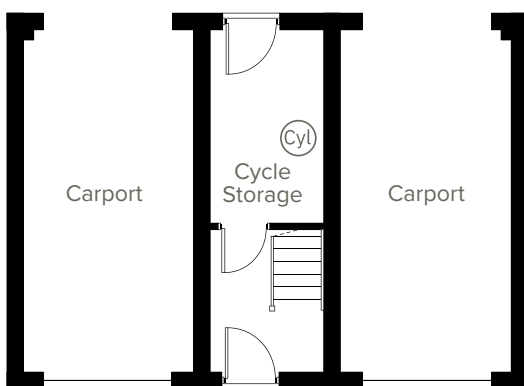


The Culham

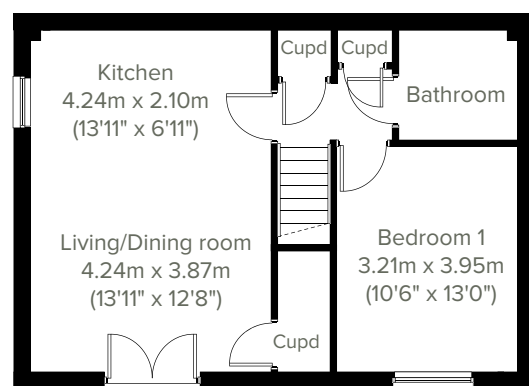
1 bedroom home



Modern living at its best, the Culham's open plan kitchen/dining/living room is bright and ideal for the way we live today. There is a nicely-proportioned bedroom, plenty of storage and a modern sized bathroom. Perfect for first-time buyers and young professionals.



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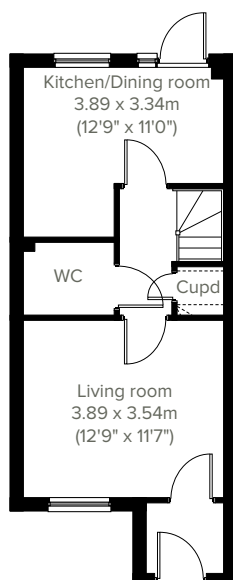


3 bedroom home

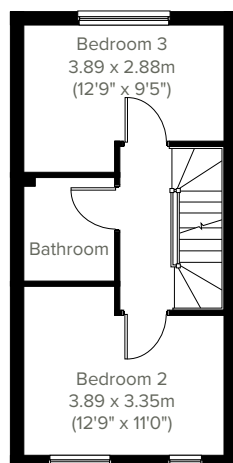
The Saunton



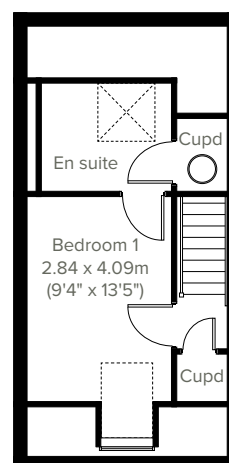
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



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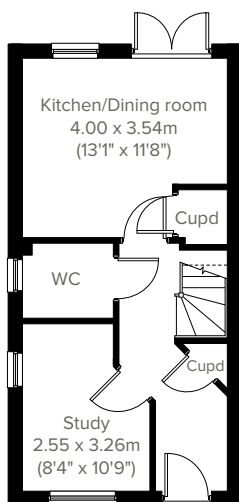


The Ashdown

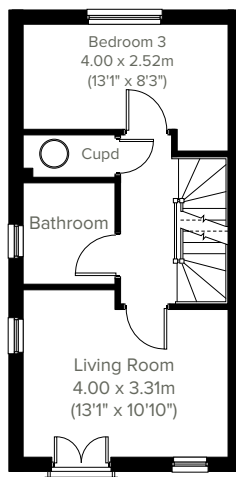
3 bedroom home



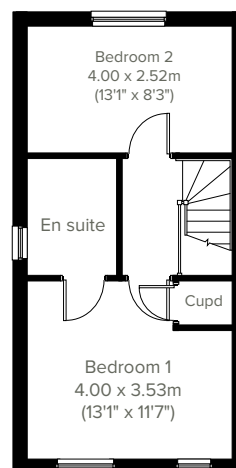
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening to the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned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



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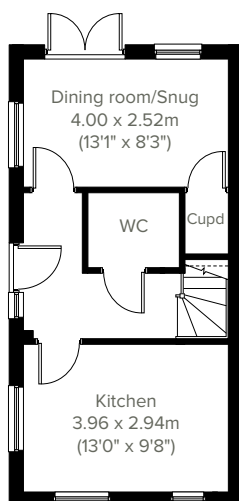


3 bedroom home

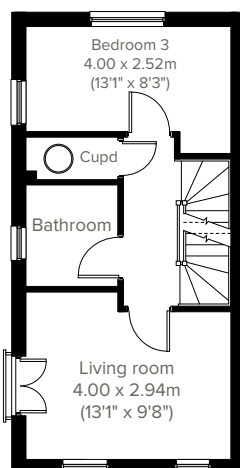
The Ashdown Corner



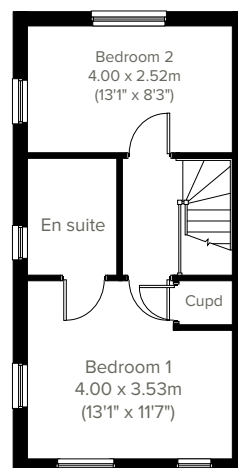
Ideal for the way we live today, the Ashdown Corner has a spacious kitchen and a separate dining room with French doors leading into the garden. It's practical too with a downstairs WC and a handy storage cupboard. Bedroom three, a bathroom and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one has an en suite - and further storage.



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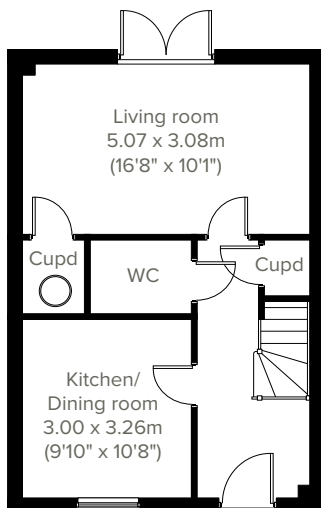


The Waverly

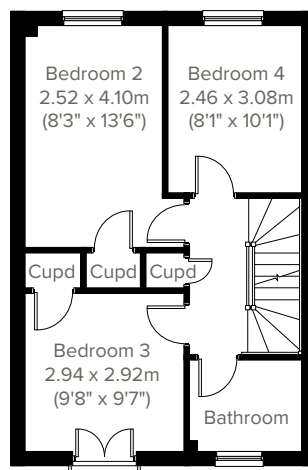
4 bedroom home



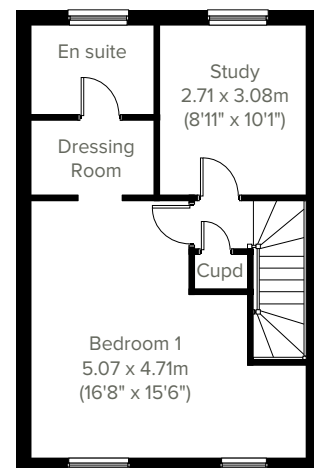
The Waverly is an attractive three-storey, four-bedroom home with lots to offer. Its ground floor features include a spacious living room with French doors leading into the garden, an open plan kitchen/dining room, a WC and storage cupboards. The first floor is home to three of the bedrooms - bedroom three with a Juliet balcony - and the main bathroom. The spacious bedroom one is on the top floor with a dressing room, en suite and separate study.



GROUND FLOOR



1ST FLOOR



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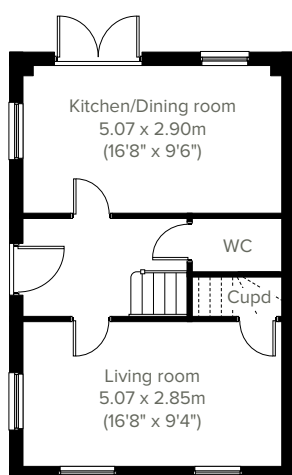


4 bedroom home

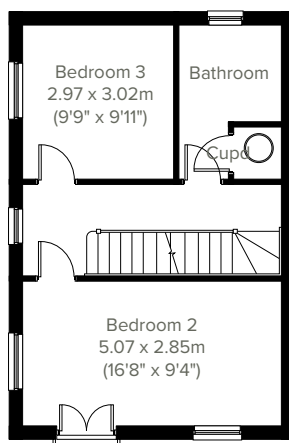
The Waverly Corner



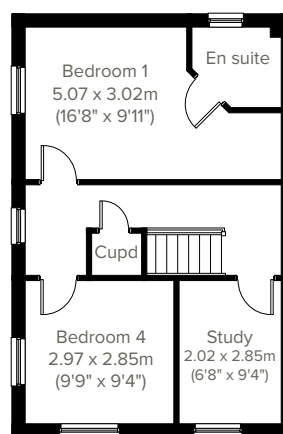
The Waverly Corner is an attractive three-storey, four-bedroom home with lots to offer. Its ground floor features include an open plan kitchen/dining room with French doors leading into the garden, a front-aspect living room, a WC and storage cupboards. The first floor is home to two of the bedrooms - bedroom two with a Juliet balcony - and the main bathroom. On the top floor you'll find bedroom one with an en suite, another bedroom, a study and storage cupboard.



GROUND FLOOR



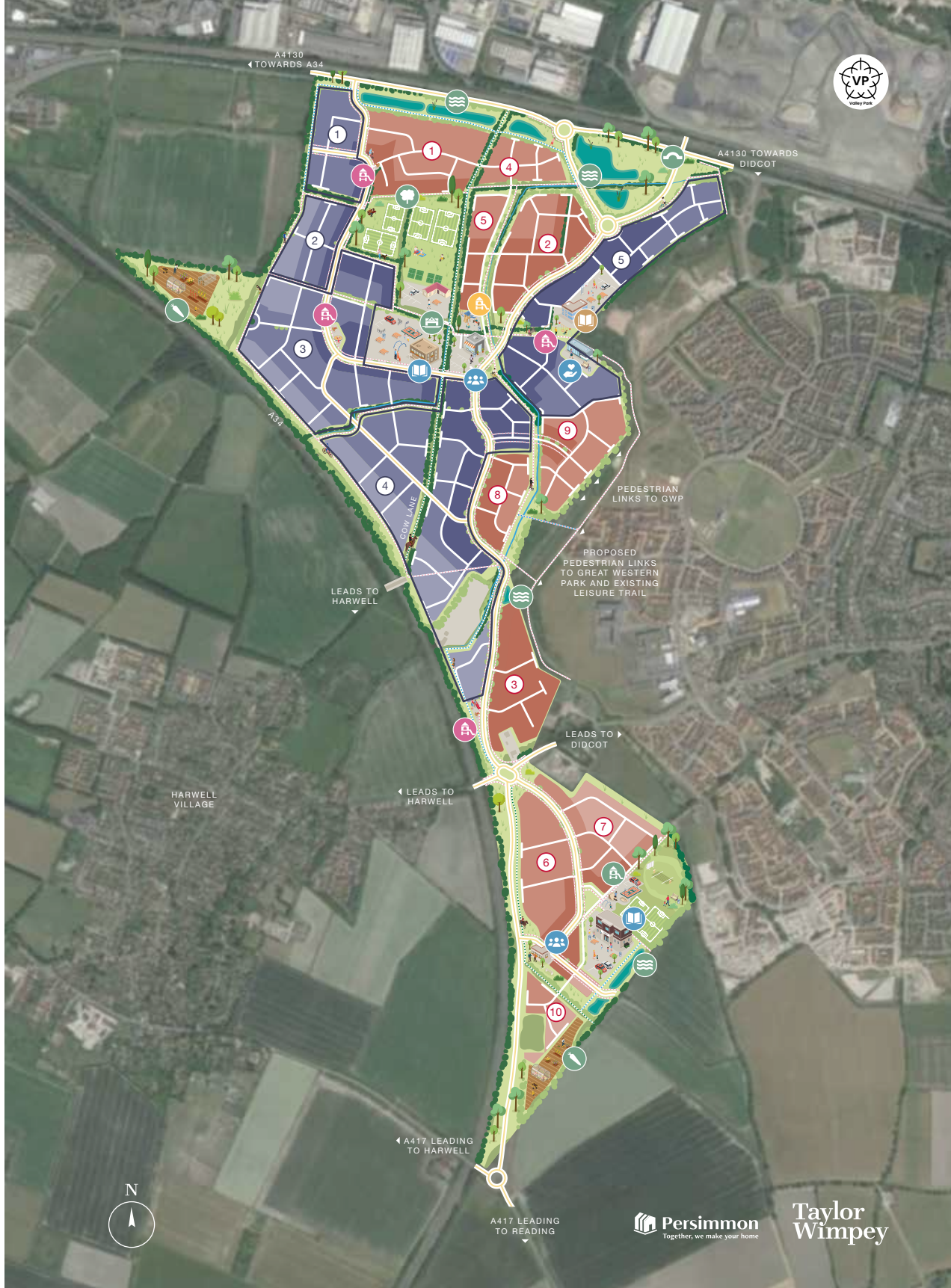
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VALLEY PARK Master Plan

Valley Park will include a number of eco-friendly features to support the existing environment.

These include:
Bee Bricks Nesting boxes
Hedgehog Highways Insect Houses
Please speak to your sales executive regarding placement of ecology features on your plot.

Taylor Wimpey Homes

- | | |
|--------------------|------------------|
| 1 Primrose Gardens | 2 Dahlia View |
| 3 Clover Meadow | 4 Jasmine Fields |
| 5 Phase 5 | 6 Phase 6 |
| 7 Phase 7 | 8 Phase 8 |
| 9 Phase 9 | 10 Phase 10 |

Persimmon Homes

- | | |
|---|---------------|
| 1 Aspen Grove | 2 Maple Grove |
| 3 Willow Grove | 4 Cedar Grove |
| 5 Chestnut Grove | |
| Proposed Special Educational Needs School | |
| Proposed Primary School | |
| Proposed Community Centre/Local amenities | |
| Proposed Assisted Living Facilities | |

Points of interest

- | | | |
|----------------------|-------------------|-------------------|
| Main Roads | Existing Streams | Bridleways |
| Pedestrian Footpaths | Existing Hedgerow | Proposed Hedgerow |
| | | Cycle Route |

Play Areas

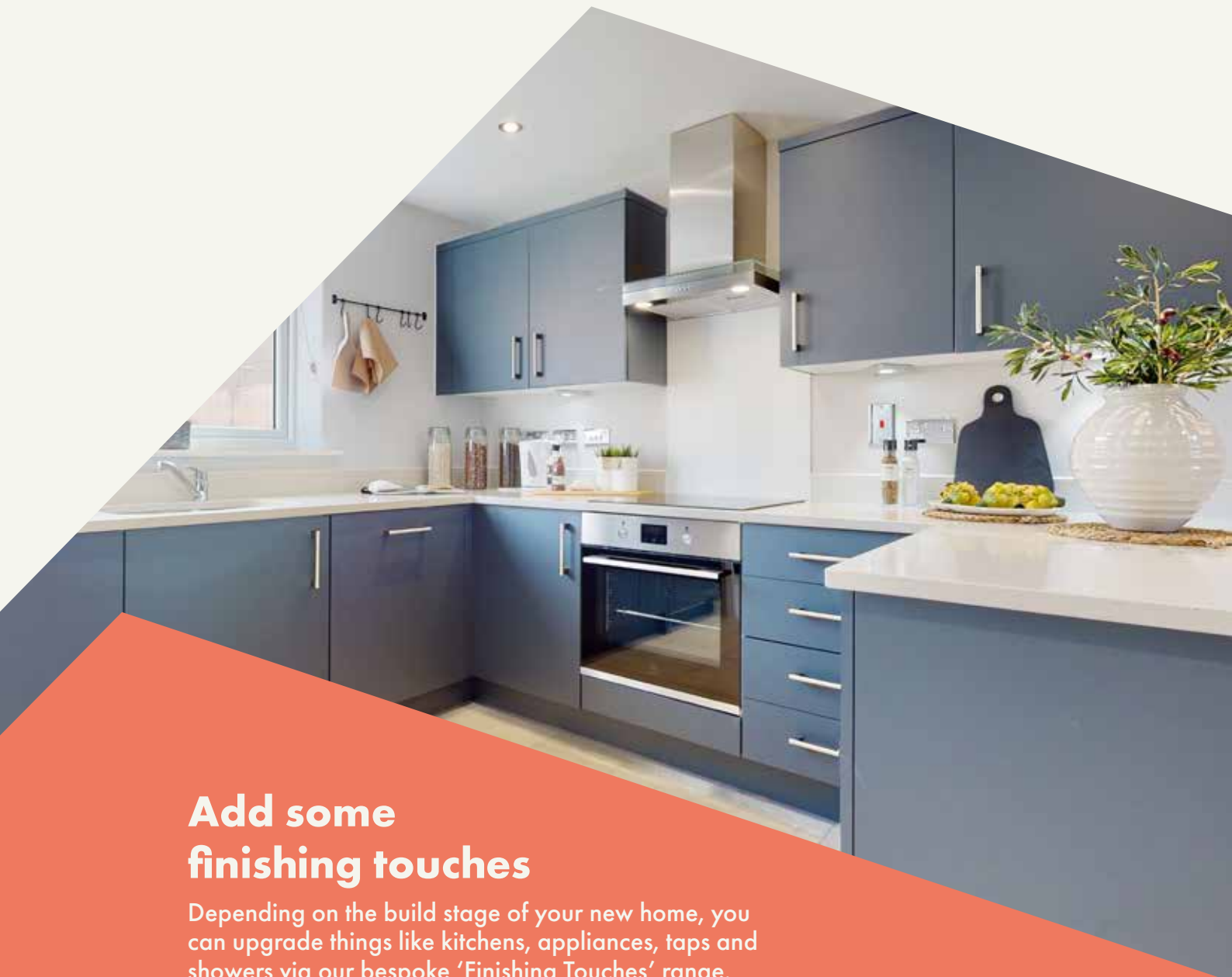
- Local Equipped Area for Play
- Neighbourhood Equipped Area for Play
- Combined Local Equipped Area for Play & Neighbourhood Equipped Area for Play
- Sustainable Urban Drainage System (SUDS)
- Allotments
- Parks and Green Space
- The Science Bridge, crosses the A4130 & the railway line
- Pavilion



Persimmon @ Valley Park Phase 2

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

Air Source Heat Pump central heating system with radiators to 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.

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

Solar panels.

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.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **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.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.



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."



All about community

Proud to be building communities

When creating Persimmon @ Valley Park , not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Persimmon @ Valley Park has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



"We've actively enhanced biodiversity at Persimmon @ Valley Park ."

EDUCATION

Delivery of two primary schools & an SEN school.

HOUSING

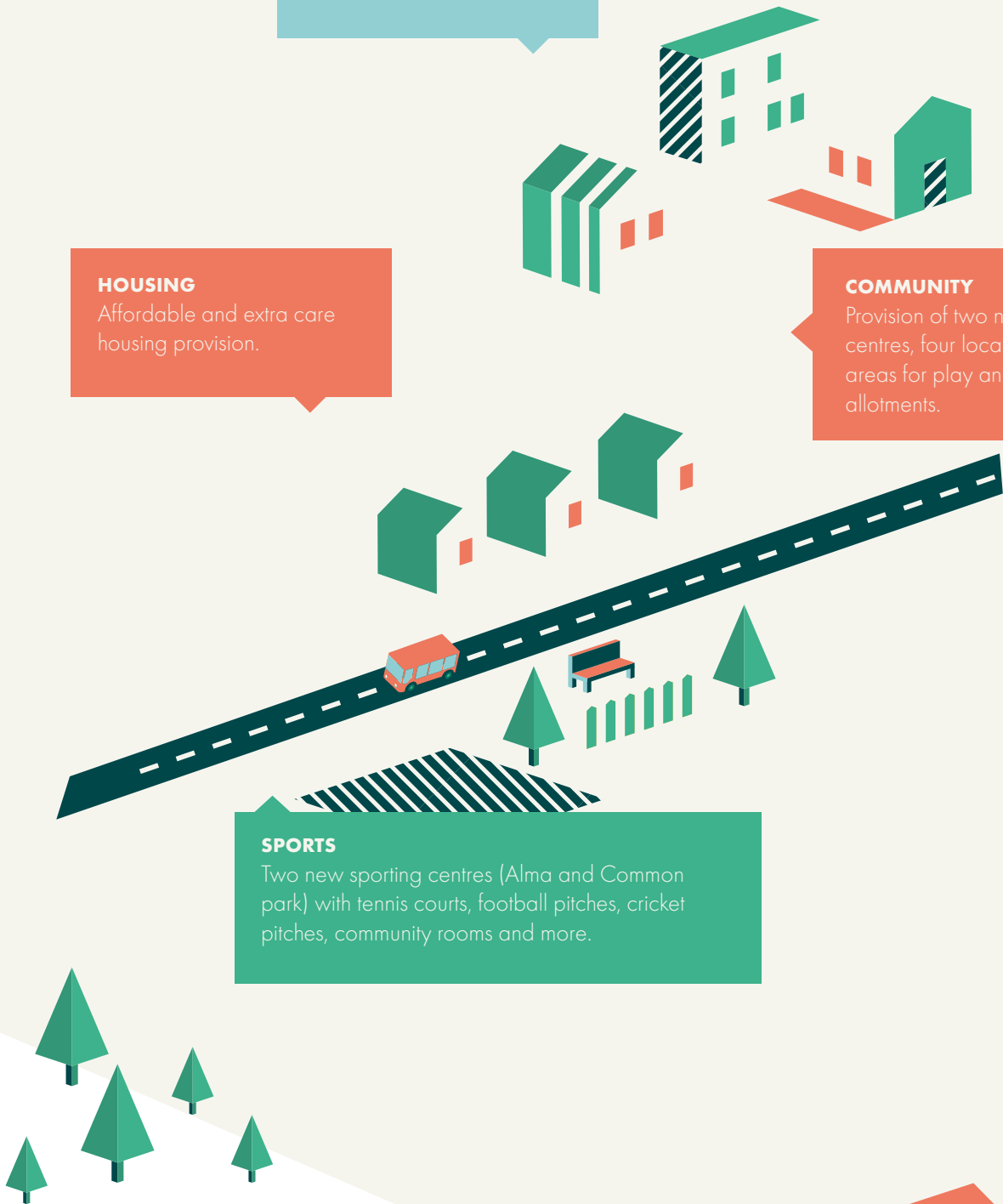
Affordable and extra care housing provision.

COMMUNITY

Provision of two new local centres, four local equipped areas for play and two allotments.

SPORTS

Two new sporting centres (Alma and Common park) with tennis courts, football pitches, cricket pitches, community rooms and more.



Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31 % reduction in carbon emissions

Solar panels Solar panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity to use in your new home giving you free and renewable energy, alternatively any excess electricity generated can be sold to the grid.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the air source heat pump doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient air source heat pumps use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[^]NB: not all homes will be built using timber frame technology.
[^]NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range. *Whilst the heat pump is extremely efficient, purchasers should take into account the price of energy when considering any cost savings.





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