



Newman Place

— OXFORD —



Welcome home

A residence of unique character

A collection of 1, 2, 3 & 4 bedroom homes available through Shared Ownership located just south of Oxford's evocative skyline, cobbled streets and globally recognisable college quads. The civil parish of Littlemore has its own distinctive character and strong sense of community. Superbly placed for the amenities, restaurants and buzzing nightlife of Oxford's vibrant city centre, as well as the city's botanical gardens and green spaces, the development offers modern living for today.

Your new surroundings

Explore and discover

Be perfectly placed at Newman Place with amenities, entertainment and tranquil countryside in and around Oxford.



Wine and dine

Local pubs with character serve up hearty home-made dishes and fine ales, while international fare is also on the menu at a live Japanese Teppanyaki bar. Or enjoy a perfectly brewed coffee with a delicious brunch – here you can savour it all.

Relax, unwind, escape

The Ozone, a true leisure and entertainment destination, is under two miles away. Catch a film, bowl a strike, swim and work out at the Park Gym – or work out the code to escape at City Mazes.

Nature on the doorstep

Explore well-trodden footpaths and watch the changing seasons transform the spacious vistas in your local community – visit Littlemore Park, Iffley Meadows Nature Reserve or venture a little further to Longbridges Nature Park.

From high street to high end

From high street to high end, Oxford's shopping ranges from markets to Westgate Oxford – a state-of-the-art mall with over a hundred UK and global brands. Take a break on the roof terrace for lunch al fresco and soak up a dramatic skyline.

01.

02.

03.

04.



Distance taken from google.co.uk/maps.

Great connections

From the capital to stunning countryside – be conveniently placed

With the major routes of the M40 and A34 nearby, Newman Place offers excellent road connections to major centres across the region. The village is also nestled between the Cotswolds and the Chiltern Hills Areas of Outstanding Natural Beauty.



Oxford railway station



Heathrow Airport

Oxford railway station is four miles away, with direct services into London Paddington in under an hour. With destinations to every continent as well as national carrier and budget airline routes, Heathrow is under an hour's drive away.



3.6 miles

Oxford

A bustling town offering a mix of ancient and modern attractions. Whether you are after a relaxing meal, shopping or visiting historic buildings, there is plenty to keep you entertained.

23 miles

Bicester

Home to Bicester Village designer outlet, offering everything from British Heritage brands to global fashion, as well as Bure Park Nature Reserve for peaceful walks.

35.4 miles

Cotswolds

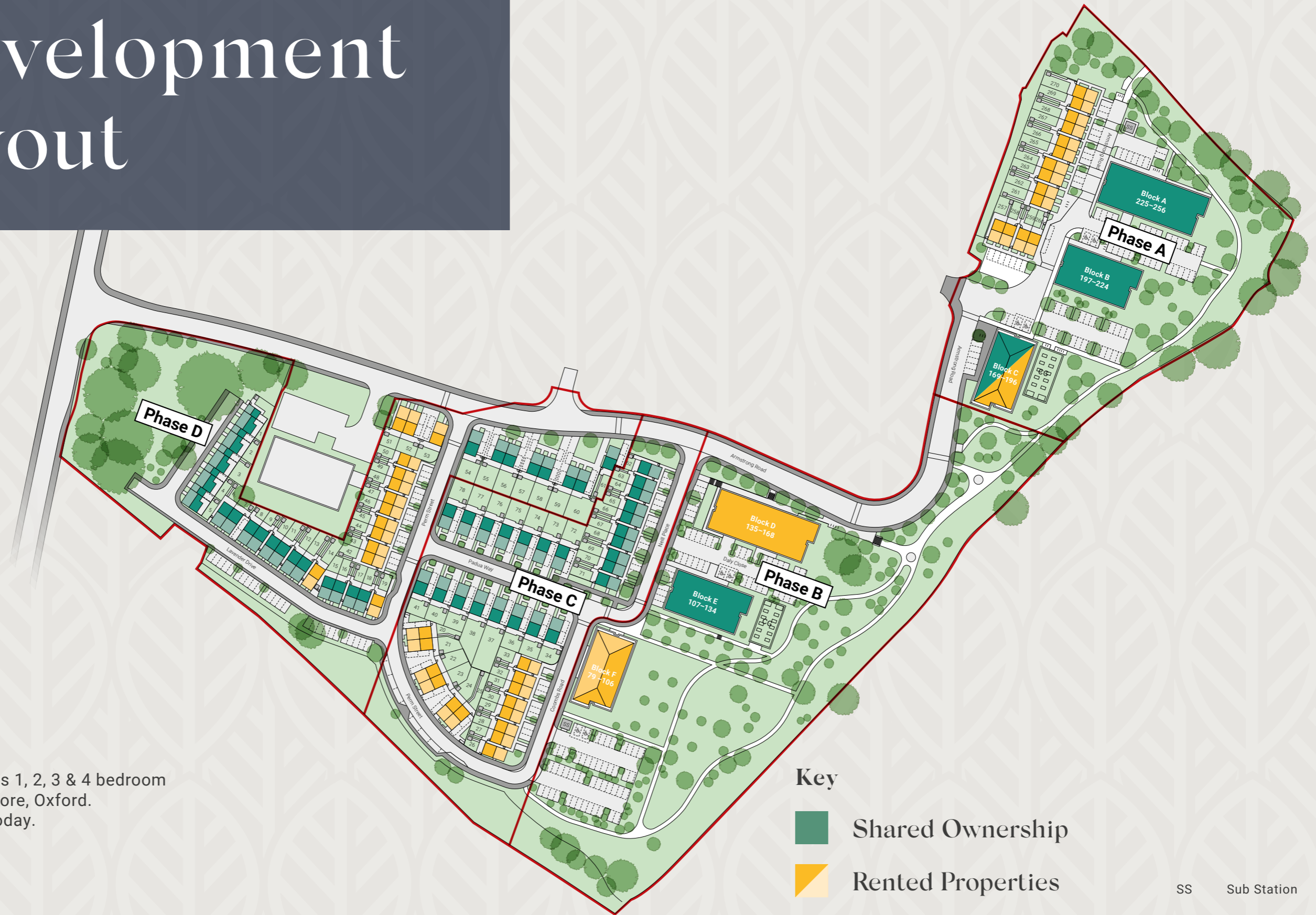
Enjoy a relaxing weekend in the Cotswolds, soaking up tranquil countryside in this famous Area of Outstanding Natural Beauty.

Times and distances taken from google.co.uk/maps and nationalrail.co.uk and are approximate only.

Development layout



Newman Place comprises 1, 2, 3 & 4 bedroom homes located in Littlemore, Oxford.
Locate your new home today.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with a Sales Executive prior to reservation.

Newman Place reflects the character of its natural landscape and the meandering Littlemore Brook. From the gently curving roads and surrounding open space, to the use of natural stone and considerate landscaping, you can discover the enduring appeal of living in the country.



Computer generated image.

Two bedroom

Clean lines and bright spaces offering modern yet cosy living at its finest.



Computer generated image.

The Hazel



Plots 6, 7[†], 8, 9[†], 10, 11[†], 12 & 13[†]
Gross Internal Area 79.3 sq m / 854 sq ft

Ground floor

Kitchen/Living/Dining Area 9.29m x 4.34m 30'6" x 14'3"

First floor

Bedroom 1	4.34m x 3.91m	14'3" x 12'10"
Bedroom 2	4.34m x 3.03m	14'3" x 9'11"
Bathroom	2.23m x 2.06m	7'4" x 6'9"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

[†]Plots 7, 9, 11 and 13 are handed. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Three bedroom

Comfortable, spacious and contemporary, our three bedroom homes offer ample storage and modern fittings.



Computer generated image.

The Maple



Plots 1, 2, 3, 4 & 5
Gross Internal Area 94.5 sq m / 1,017 sq ft

Ground floor

Kitchen/Living/Dining Area 6.82m x 3.90m 22'5" x 12'9"

First floor

Bedroom 1	5.36m x 3.45m	17'7" x 11'4"
En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 2	3.90m x 3.49m	12'9" x 11'5"
Bedroom 3	3.87m x 2.14m	12'9" x 7'0"
Bathroom	2.14m x 2.03m	7'0" x 6'9"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

*Windows to plot 5 only. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Viola – Detached



Plot 62

Gross Internal Area 108.9 sq m / 1,172 sq ft

The Viola – Semi-Detached



Plots 15, 16⁺, 17, 18⁺, 55⁺, 56, 57⁺, 58, 59⁺,
60, 63⁺, 64, 65⁺, 66, 67⁺, 68, 69⁺ & 70

Gross Internal Area 108.9 sq m / 1,172 sq ft

Ground floor

Kitchen/Dining Area
6.96m x 4.35m 22'10" x 14'3"

First floor

Living Room
4.35m x 3.02m 14'3" x 9'11"
Bedroom 3
4.35m x 3.12m 14'3" x 10'3"
Shower Room
2.23m x 1.70m 7'4" x 5'7"

Second floor

Bedroom 1
4.35m x 3.02m 14'3" x 9'11"
Bedroom 2
4.35m x 3.12m 14'3" x 10'3"
Bathroom
2.23m x 2.06m 7'4" x 6'9"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance

Ground floor

Kitchen/Dining Area
6.96m x 4.34m 22'10" x 14'3"

First floor

Living Room
4.34m x 3.06m 14'3" x 10'1"
Bedroom 3
4.34m x 3.08m 14'3" x 10'1"
Shower Room
2.23m x 1.70m 7'4" x 5'7"

Second floor

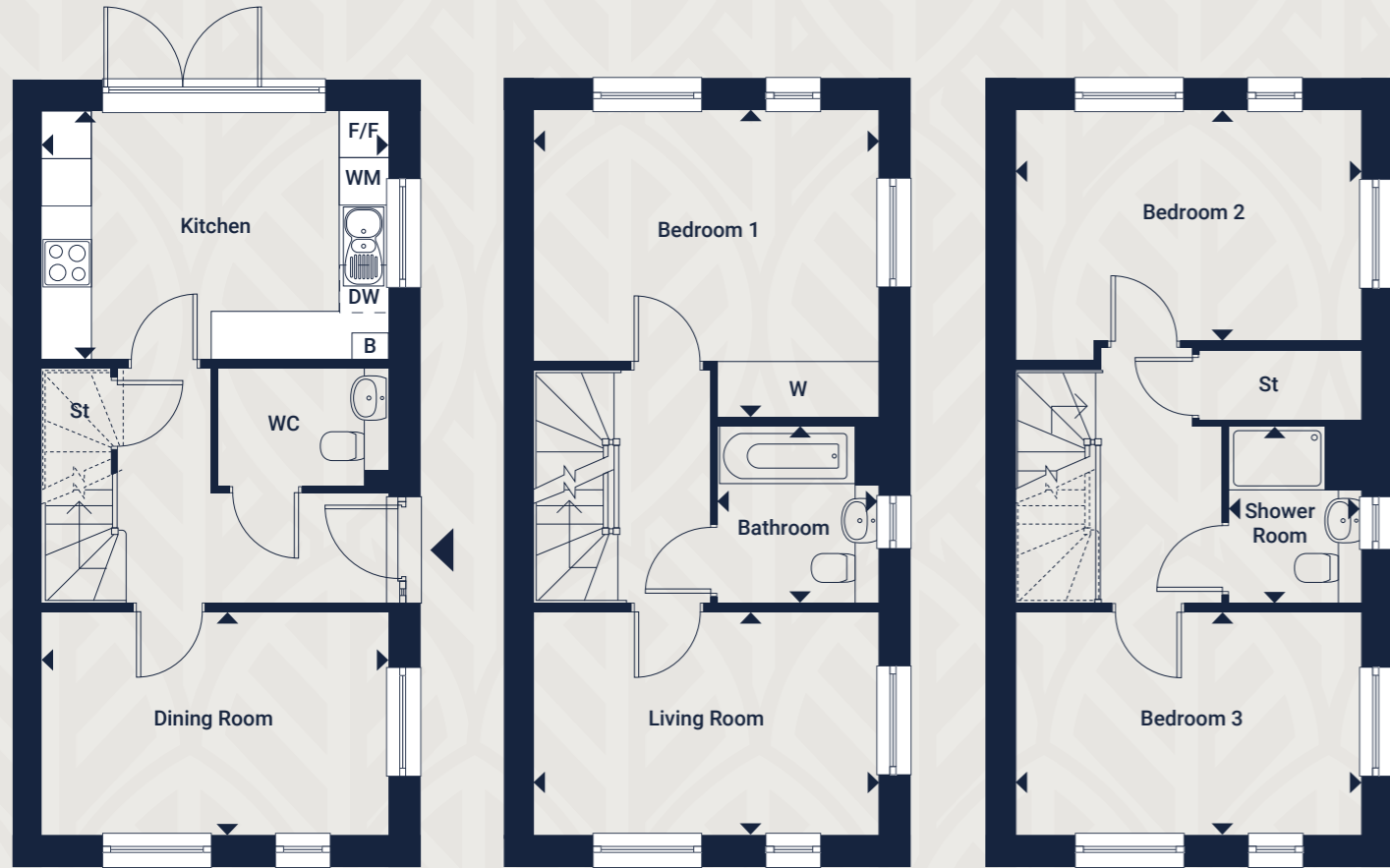
Bedroom 1
4.34m x 3.06m 14'3" x 10'1"
Bedroom 2
4.34m x 3.08m 14'3" x 10'1"
Bathroom
2.23m x 2.06m 7'4" x 6'9"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

*Plots 16, 18, 55, 57, 59, 63, 65, 67 and 69 are handed. *Windows to plots 15, 17, 56, 58, 60, 62, 64, 66, 68 & 70 only. **Windows to plots 16, 18, 55, 57, 59, 63, 65, 67 and 69 only. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

The Magnolia



Plots 61 & 71[†]
Gross Internal Area 116.1 sq m / 1,250 sq ft

Ground floor

Kitchen	4.35m x 3.14m	14'3" x 10'4"
Dining Room	4.35m x 2.80m	14'3" x 9'2"

First floor

Living Room	4.35m x 2.81m	14'3" x 9'3"
Bedroom 1	4.35m x 3.15m	14'3" x 10'4"
Bathroom	2.23m x 2.06m	7'4" x 6'9"

Second floor

Bedroom 2	4.34m x 3.15m	14'3" x 10'4"
Bedroom 3	4.34m x 2.81m	14'3" x 9'3"
Shower Room	2.23m x 1.70m	7'4" x 5'7"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance



Computer generated image.

[†]Plot 71 is handed. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

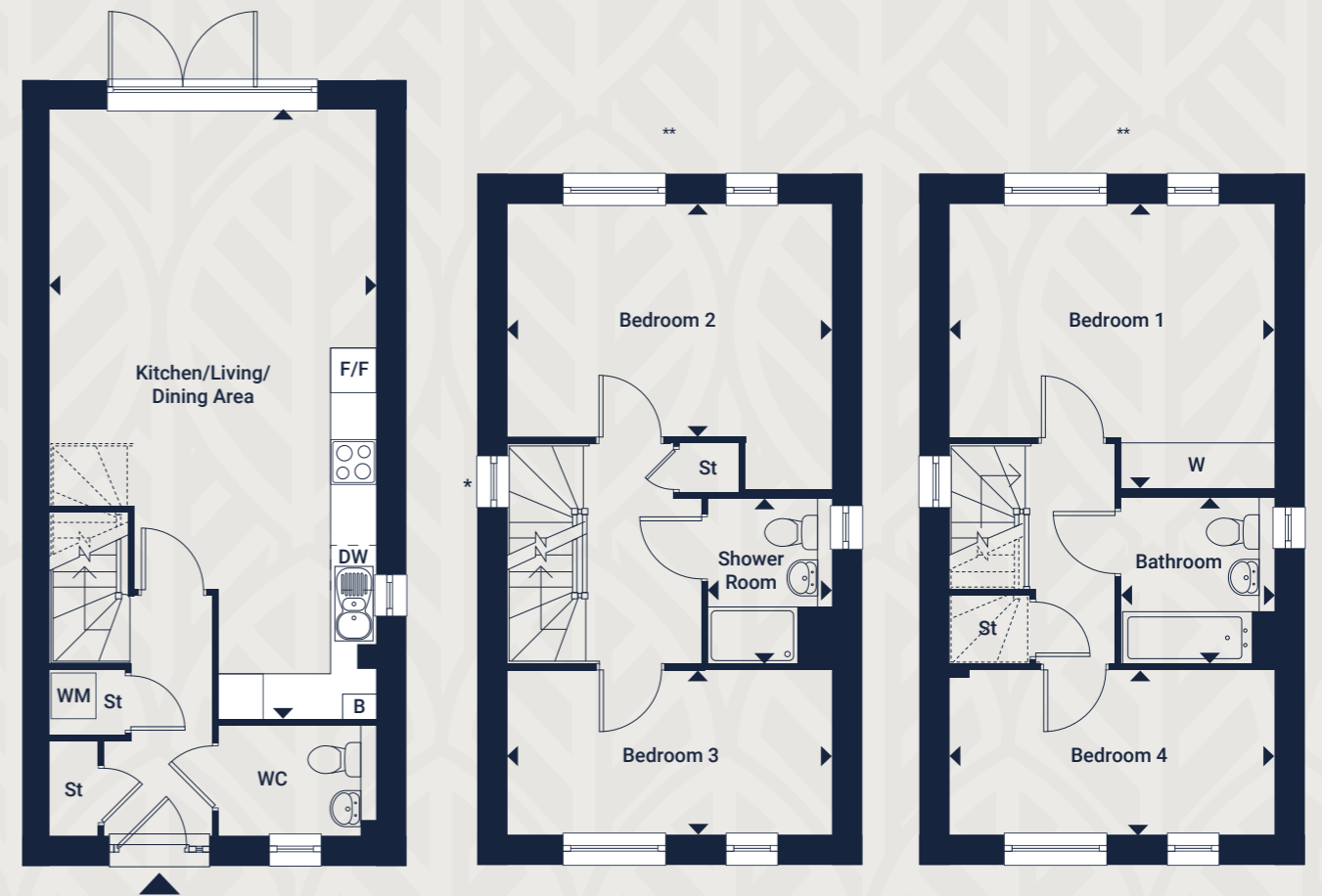
Four bedroom

Offering perfect space for all the family, discover our beautiful four bedroom homes at Newman Place.



Computer generated image.

The Redwood



Plots 34[†], 35[†], 36[†], 37[†], 38[†], 39[†], 40[†], 41[†], 54[†], 72, 73, 74, 75, 76, 77 & 78

Gross Internal Area 112.7 sq m / 1,213 sq ft

Ground floor

Kitchen/Living/Dining Area
8.09m x 4.35m 26'7" x 14'3"

First floor

Bedroom 2
4.34m x 3.12m 14'3" x 10'3"
Bedroom 3
4.34m x 2.22m 14'3" x 7'3"
Shower Room
2.23m x 1.70m 7'4" x 5'7"

Second floor

Bedroom 1
4.34m x 3.12m 14'3" x 10'3"
Bedroom 4
4.35m x 2.22m 14'3" x 7'3"
Bathroom
2.23m x 2.07m 7'4" x 6'9"

Key: B – Boiler DW – Dishwasher F/F – Fridge/Freezer St – Storage W – Fitted Wardrobe WM – Washing Machine WC – Cloakroom ▲ – Entrance

Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

*Plots 34, 35, 36, 37, 38, 39, 40, 41 & 54 are handed. *Plot specific windows. **Parapet to plots 41, 54, 78. *Parapet to plot 34. Layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Specification

Smart contemporary design meets exceptional comfort for relaxed, easy living

Each home at Newman Place delivers the eco-efficiency of a brand-new home alongside a layout where light and space flows. From the exquisite finish and detail of the kitchen equipped with A-rated appliances, to the design statement of the wide-plank flooring, your home has been thought out to the last detail.

Kitchen

- Symphony Inline range kitchen units
- Fully integrated kitchen appliances including fridge freezer, gas hob, oven, cooker hood and dishwasher
- Washing machine included

Flooring

- Amtico flooring to ground floor (except WC)
- Carpets to all bedrooms
- Ceramic tiled floor to bathroom and WC

General

- Dulux Brilliant White to walls and ceilings
- Satin white internal doors
- Gas boiler
- Mains wired smoke and CO² detectors
- Fitted wardrobe to bedroom 1
- Brushed chrome internal door handles
- Telephone points
- TV points in the living room and bedroom 1

Bathroom

- Chrome heated towel rail
- Contemporary white bathroom suites
- Glass shower screen to bath
- Ceramic wall tiles to bathroom



Shared Ownership

Shared Ownership is a part buy/part rent scheme, designed as a stepping stone if you are looking to get onto the property ladder or those who are unable to buy on the open market.

HOW DOES IT WORK?

You initially purchase between 25% to 75% of the home's market value. You then pay subsidised rent on the remainder calculated at 3% per annum.

AM I ELIGIBLE?

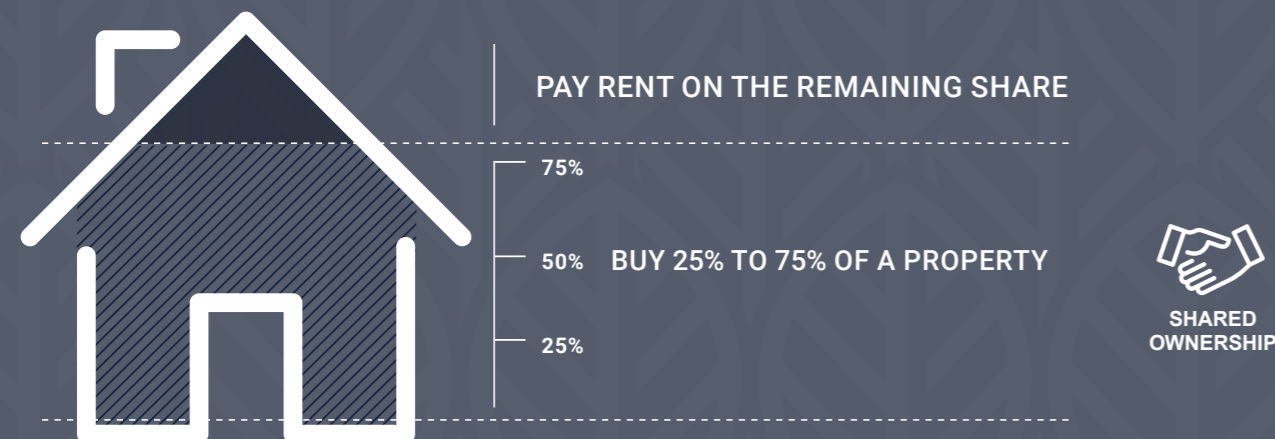
To be considered eligible for the Shared Ownership scheme your yearly income must be below £80,000. For London the limit is £90,000.

Those who already own a home are not eligible for the scheme. You would need to sell your current home to be considered.

WILL I NEED TO PAY A DEPOSIT?

In terms of a deposit you will usually need a minimum of 5% of the share you are purchasing but this could be more or less depending on your circumstances and the lender you choose.

If the property's market value is £200,000 and you're buying 35% then your proportion will be £70,000. This means you may only need a deposit of £3,500 alongside a mortgage of £66,500.



Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please speak to our Sales Team for further details.

About us

160+

BUILDING HISTORY

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.

£

STRONG GROWTH

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



AWARD WINNING

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



01865 567275
peabodynewhomes.co.uk