



**CANALSIDE  
QUARTER**

**An exquisite collection of  
3, 4 and 5 bedroom houses**

A new destination.  
A new way of life.

Welcome to Canalside Quarter, an exciting new concept in contemporary living with everything you need for a flourishing future.

Canalside Quarter is part of Oxford North, a dynamic new gateway to Oxford's historic centre, and a thriving neighbourhood where you can live and connect, work and play, get active and be inspired, and so much more.

The houses at Canalside Quarter enjoy a particularly green setting, close to Canalside Park and Neighbourhood Square, and are designed to help you live life to the full in this superb location.



# A visionary collection

Distinctive and unique, these homes make a real statement, with architecture that sets a new standard and leads the way in defining the aesthetic and way of living for this era.

There are three, four and five bedroom houses to choose from, all designed to help you live life to the full, in a tranquil setting that inspires wellbeing and creativity. Many enjoy leafy views over the Neighbourhood Square and Canalside Park, and all are just moments from these beautiful and uplifting open spaces.

Full height windows, balconies, terraces and private gardens connect you with the outside, which is so important for our wellbeing, as well as drawing natural light into the homes. Every aspect of contemporary living has been carefully considered in the design of these houses. Internal layouts offer a welcoming sense of flow and that all-important flexibility, so you can tailor your home to suit your lifestyle. Many homes are spread across three storeys, offering even more space and choice, with room for working, relaxing, spending time with friends and family, or to indulge in hobbies and interests.

# Designed for your lifestyle

The houses at Canalside Quarter are luxuriously appointed and crafted to an exceptional standard, with high quality fixtures and fittings and stylish details creating an inspiring environment for your lifestyle.

There are two specifications for the homes, offering different looks and finishes, with both delivering exemplary quality.



# An inspiring new neighbourhood



Proposed Future Development

# The Houses at Canalside Quarter

## THE KLEIN

THREE BEDROOM HOUSE  
With parking space  
Plots 32, 33, 34, 35, 36, 37, 38,  
39, 40, 69, 70, 71, 72, 73 & 75

## THE MEADE

THREE BEDROOM HOUSE  
With parking space  
Plots 3, 6, 7, 10, 11, 12, 15, 16, 19,  
26, 27, 28, 29, 30, 31, 48, 51, 65,  
66, 67 & 68

## THE SPENCE

THREE BEDROOM HOUSE  
With parking space  
Plots 21, 22, 23 & 24

## THE ELIOT

FOUR BEDROOM HOUSE  
With integral garage  
Plots 4, 5, 8, 9, 13, 14,  
17, 18, 49 & 50

## THE ROBINSON

FOUR BEDROOM HOUSE  
With integral garage  
Plots 20, 25 & 52

## THE CORNFORTH

FOUR BEDROOM HOUSE  
With integral garage  
Plots 77, 78, 79, 80, 81, 82, 83, 86,  
88, 90, 92 & 94

## THE FLOREY

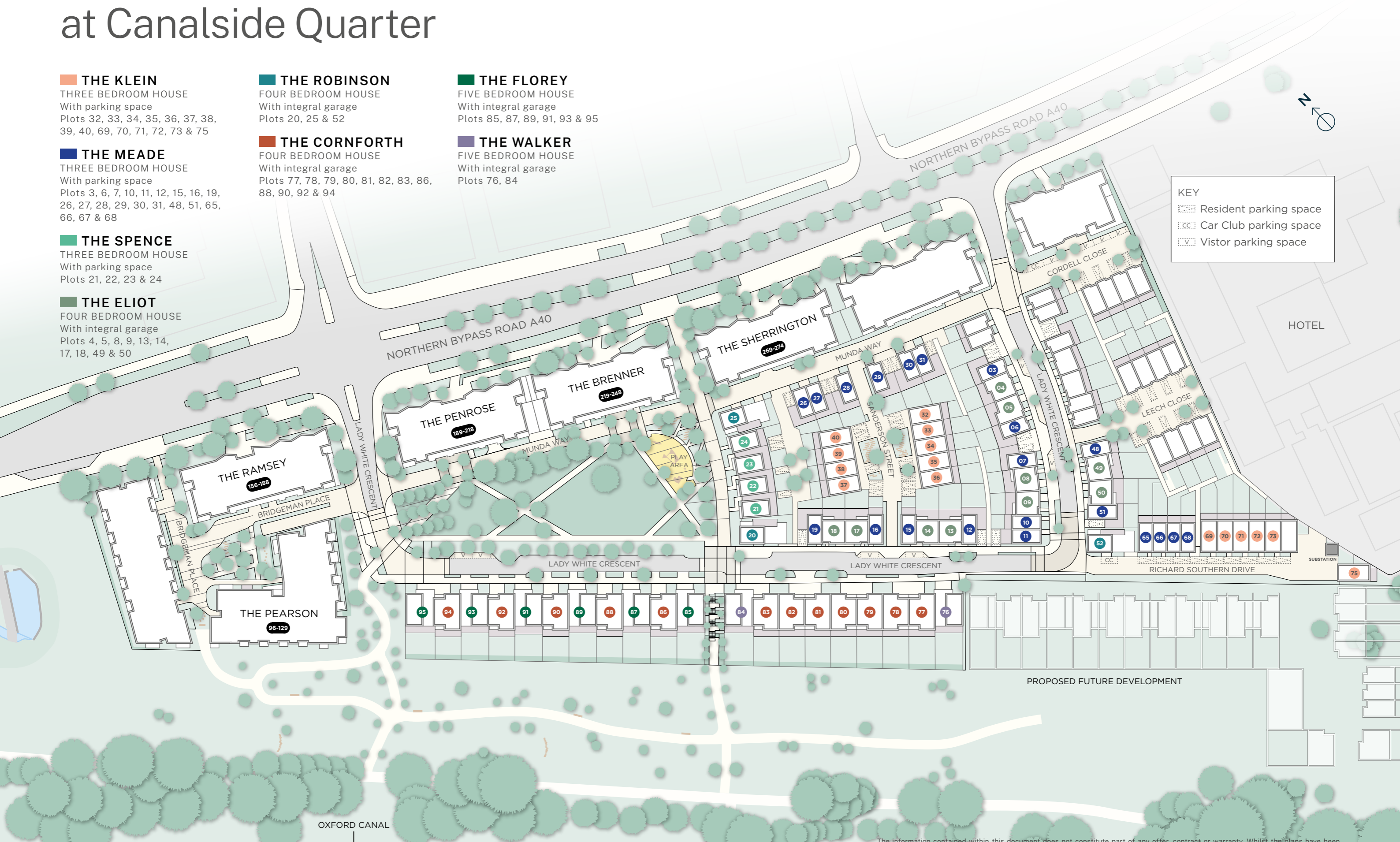
FIVE BEDROOM HOUSE  
With integral garage  
Plots 85, 87, 89, 91, 93 & 95

## THE WALKER

FIVE BEDROOM HOUSE  
With integral garage  
Plots 76, 84

### KEY

- Resident parking space
- Car Club parking space
- Visitor parking space



# Specification

This specification features a sleek and contemporary kitchen, stylish bathrooms and en-suites, and energy saving features to help the homes run more sustainably.

The Klein

The Meade

The Spence

The Eliot

The Robinson

## Kitchen

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- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- AEG induction hob
- AEG integrated single oven
- AEG integrated microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- AEG integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Zanussi integrated washer/dryer or freestanding where in utility cupboard

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## En-suites

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- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (to principal en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom

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- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative Finishes

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- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## Floor Finishes

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- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor living/family room and bedrooms
- Large format tiles to bathroom and en-suites

## Doors and Windows

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- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with matching patio doors

## Heating and Water

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- Underfloor heating to ground floors, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank
- Mechanical Ventilation with Heat Recovery (MVHR)

## Electrical

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- Downlights to entrance hall, kitchen/dining/living area, bathroom, en-suites and WC
- Pendant fittings to separate living/family room, landing, study and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

## External Finishes

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- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Porcelain tiles to balcony/terrace
- Bird boxes to selected plots
- Garden shed where no garage present

## Construction

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- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff, red and brown facing bricks, grey or red roof tiles, or flat roof
- Aluminium rain-water goods
- PV panels

## Warranty

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- 10 year NHBC warranty

A Management Company has been formed at Canalside Quarter and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Canalside Quarter.

A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.





# The Klein

## THREE BEDROOM HOUSE

With parking space

PLOTS 32, 33, 34, 35, 36, 37\*, 38, 39\*, 40, 69\*, 70\*, 71\*, 72\*, 73\* & 75



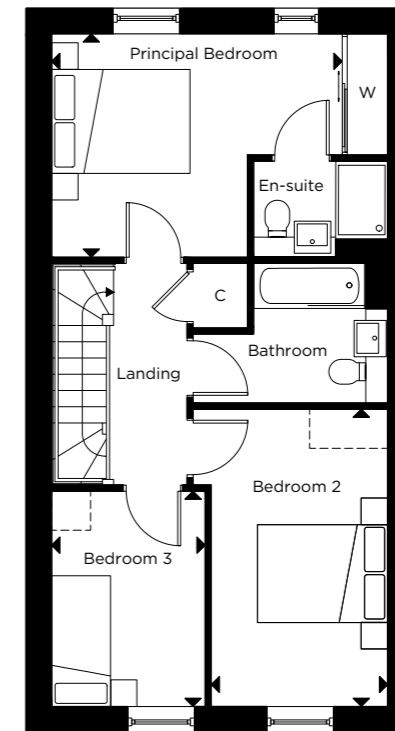
Computer Generated Image of plots 34 & 35 is indicative only.

### GROUND FLOOR

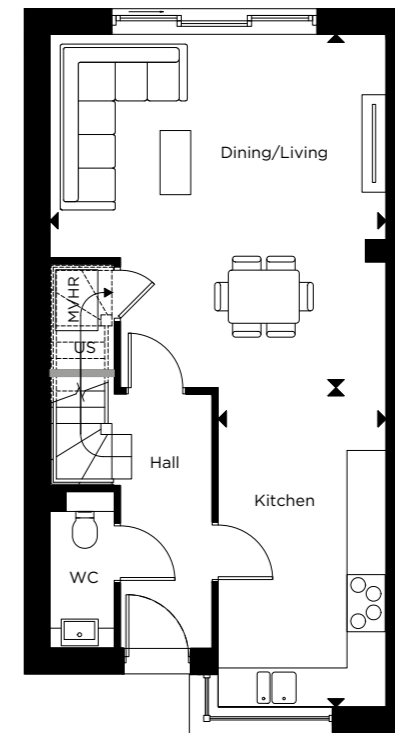
Kitchen	2.55m x 4.90m	8'4" x 16'1"
Dining/Living	5.15m x 5.40m	16'10" x 17'8"

### FIRST FLOOR

Principal Bedroom	4.45m x 3.40m	14'7" x 11'2"
Bedroom 2	2.70m x 4.55m	8'10" x 14'11"
Bedroom 3	2.35m x 3.30m	7'8" x 10'9"



FIRST FLOOR



GROUND FLOOR

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE -INDICATIVE WARDROBE POSITION  
-MECHANICAL VENTILATION WITH HEAT RECOVERY

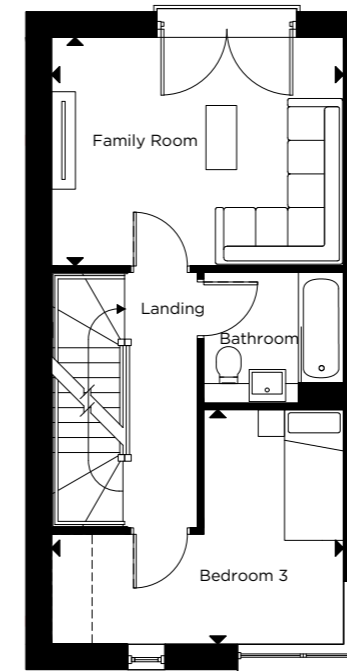
Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. 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 convenience of the intending purchaser, the information herein is a preliminary guide only.

# The Meade

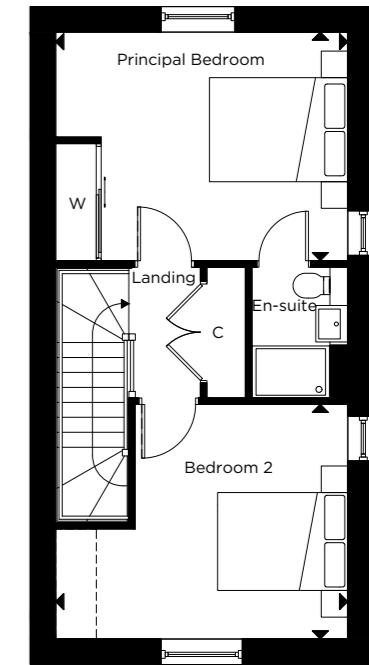
## THREE BEDROOM HOUSE

With parking space

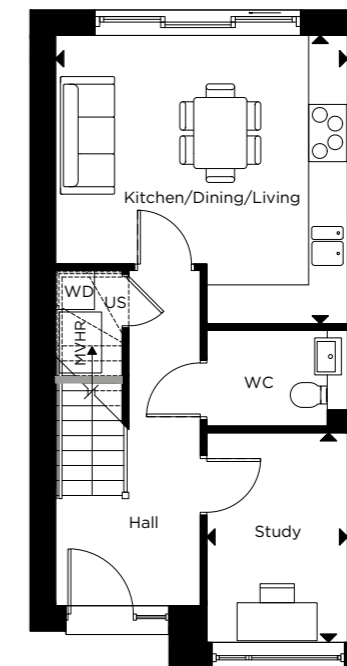
PLOTS 3, 6\*, 7, 10\*, 11\*, 12, 15\*, 16, 19, 26, 27\*, 28\*, 29, 30, 31\*, 48\*, 51, 65\*, 66\*, 67\* & 68\*



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining/Living	4.45m x 4.40m	14'7" x 14'5"
Study	2.15m x 3.20m	7'1" x 10'6"

### FIRST FLOOR

Family Room	4.45m x 3.50m	14'7" x 11'5"
Bedroom 3	4.45m x 3.60m	14'7" x 11'9"

### SECOND FLOOR

Principal Bedroom	4.45m x 3.50m	16'8" x 10'8"
Bedroom 2	4.45m x 3.60m	14'7" x 11'9"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Spence

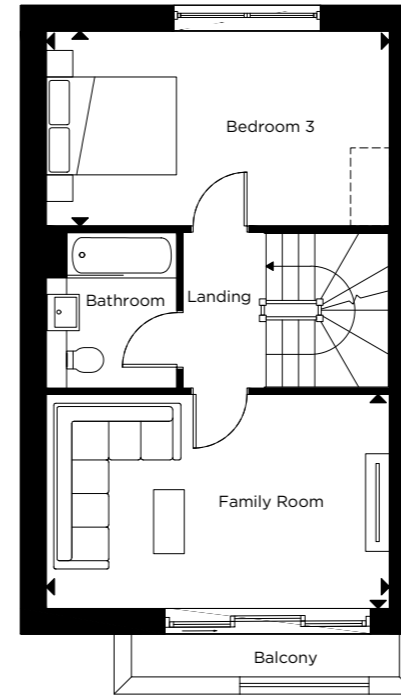
THREE BEDROOM HOUSE

With parking space

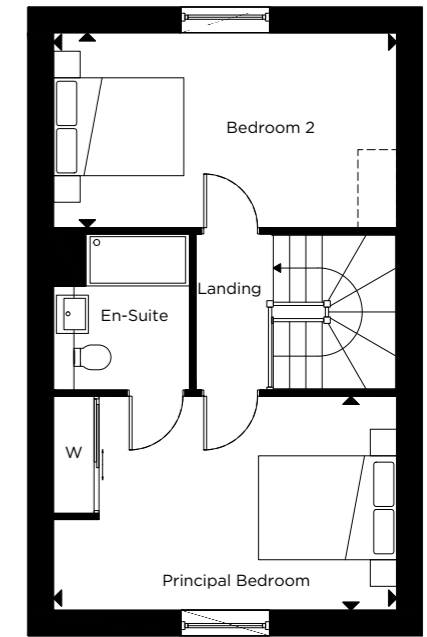
PLOTS 21, 22, 23\* & 24\*



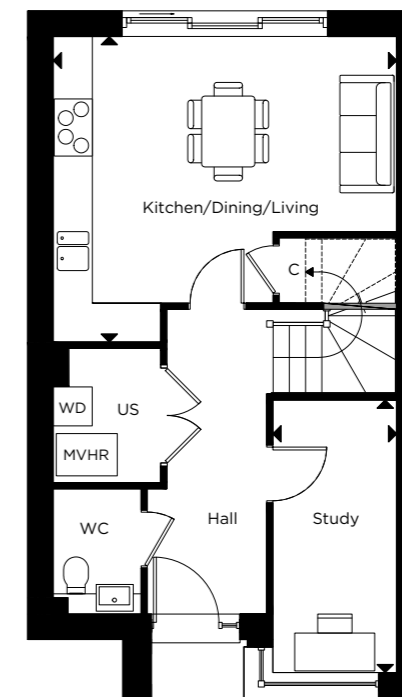
Computer Generated Image of plots 21 & 22 is indicative only.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

## GROUND FLOOR

Kitchen/Dining/Living	5.25m x 4.70m	17'2" x 15'4"
Study	1.90m x 4.15m	6'2" x 13'6"

## FIRST FLOOR

Family Room	5.25m x 3.25m	17'2" x 10'8"
Bedroom 3	5.25m x 3.00m	17'2" x 9'8"

## SECOND FLOOR

Principal Bedroom	5.25m x 3.25m	17'2" x 10'6"
Bedroom 2	5.25m x 3.00m	17'2" x 9'8"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

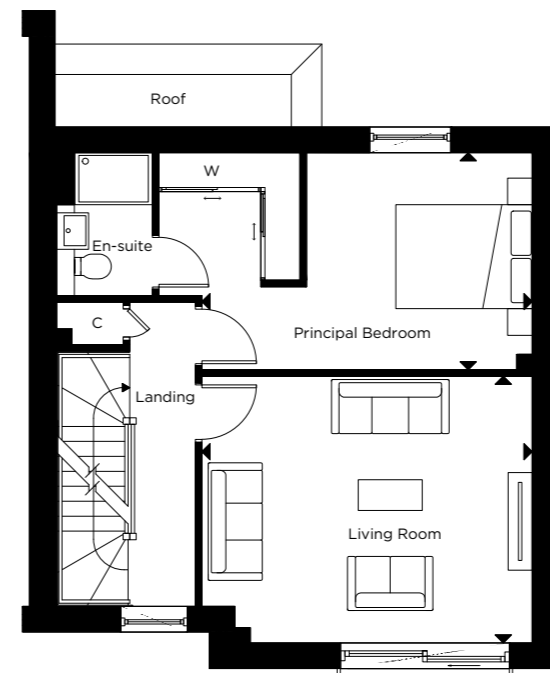
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# The Eliot

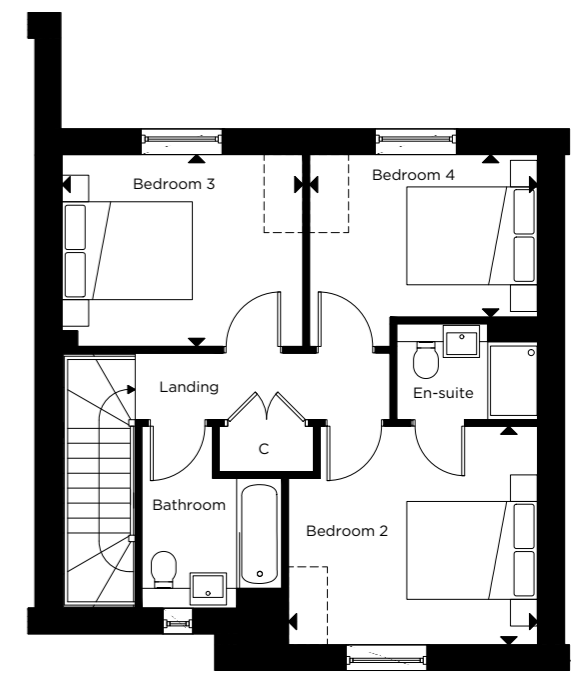
## FOUR BEDROOM HOUSE

With integral garage

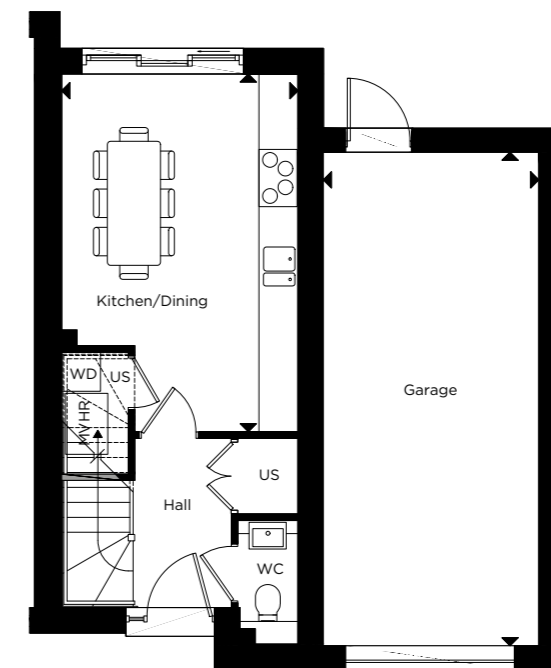
PLOTS 4\*, 5, 8\*, 9, 13\*, 14, 17\*, 18, 49 & 50\*



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining	3.60m x 5.50m	11'8" x 18'0"
Garage	7.55m x 3.35m	24'7" x 11'0"

### FIRST FLOOR

Living Room	5.05m x 4.10m	16'5" x 13'5"
Principal Bedroom	5.10m x 3.30m	16'8" x 10'8"

### SECOND FLOOR

Bedroom 2	3.80m x 3.35m	12'5" x 11'0"
Bedroom 3	3.70m x 2.95m	12'1" x 9'7"
Bedroom 4	3.50m x 2.50m	11'5" x 8'2"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Robinson

## FOUR BEDROOM HOUSE

With integral garage

PLOTS 20, 25\* & 52



### GROUND FLOOR

Kitchen/Dining/Living	7.05m x 3.90m	23'1" x 12'9"
Family Room	5.25m x 3.95m	17'2" x 12'11"
Garage	7.10m x 2.90m	23'3" x 9'6"

### FIRST FLOOR

Principal Bedroom	5.25m x 3.90m	17'2" x 12'9"
Bedroom 4	2.80m x 2.60m	9'2" x 8'6"
Terrace 1	7.00m x 7.30m	22'11" x 23'11"
Terrace 2	3.85m x 1.35m	12'7" x 4'5"

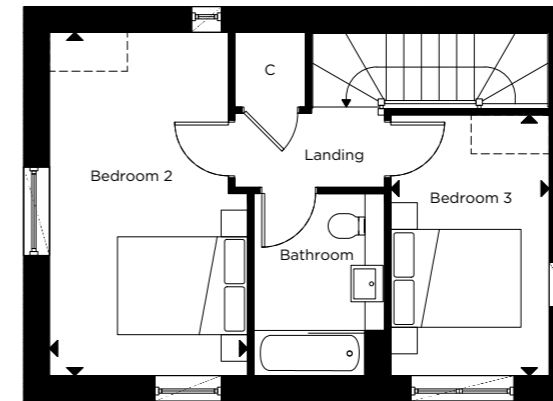
### SECOND FLOOR

Bedroom 2	5.25m x 3.05m	17'2" x 10'0"
Bedroom 3	4.00m x 2.40m	13'1" x 7'10"

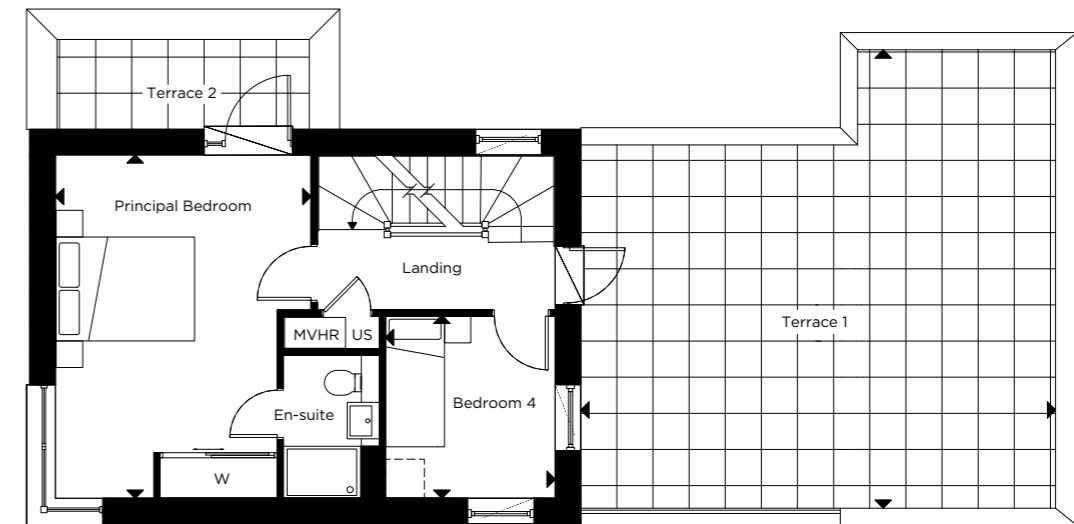
\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE -INDICATIVE WARDROBE POSITION

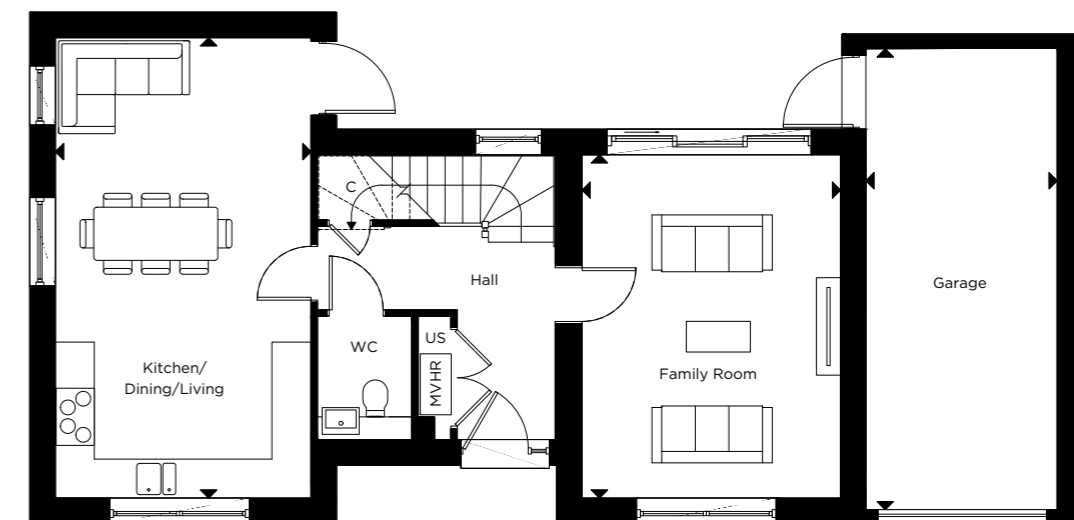
-MECHANICAL VENTILATION WITH HEAT RECOVERY



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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# Specification

Enjoy a chic modern kitchen, bi-fold doors connecting you with the garden, design details such as a recessed shower shelf in the bathrooms and en-suites, and a smart, contemporary utility room.

The Cornforth

The Florey

The Walker

## Kitchen

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- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- AEG induction hob (with built-in extractor where on island)
- AEG integrated single oven
- AEG integrated compact combi oven/microwave
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- AEG integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## Utility Room

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- Matt finish handleless units with soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- Zanussi freestanding washing machine
- Zanussi freestanding condenser dryer

Utility room designs and layouts vary; please speak to our Sales Executives for further information

## En-suites

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- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

## Main Bathroom

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- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative Finishes

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- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## Floor Finishes

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- Amtico flooring throughout ground and lower ground floors
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

## Doors and Windows

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- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with aluminium bi-fold patio doors
- Electrically controlled roller garage door, colour to match front door

## Heating and Water

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- Underfloor heating to ground floor and lower ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank
- Mechanical Ventilation with Heat Recovery (MVHR)

## Electrical

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- Downlights to entrance hall, open plan kitchen/dining/living area, landings, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, study and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

## External Finishes

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- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Porcelain tiles to terrace
- Bird and/or bat boxes to all plots

## Construction

---

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground and lower ground floors with timber to upper floors
- Exterior treatments are a combination of buff, red or brown facing bricks, and grey or red roof tiles, or flat roof
- Aluminium rain-water goods
- PV panels

## Warranty

---

- 10 year NHBC warranty

A Management Company has been formed at Canalside Quarter and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Canalside Quarter.

A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.



# The Cornforth

FOUR BEDROOM HOUSE

With integral garage

PLOTS 77, 78\*, 79, 80\*, 81, 82\*, 83, 86, 88, 90, 92 & 94



Computer Generated Image of plots 78 & 79 is indicative only.

## LOWER GROUND FLOOR

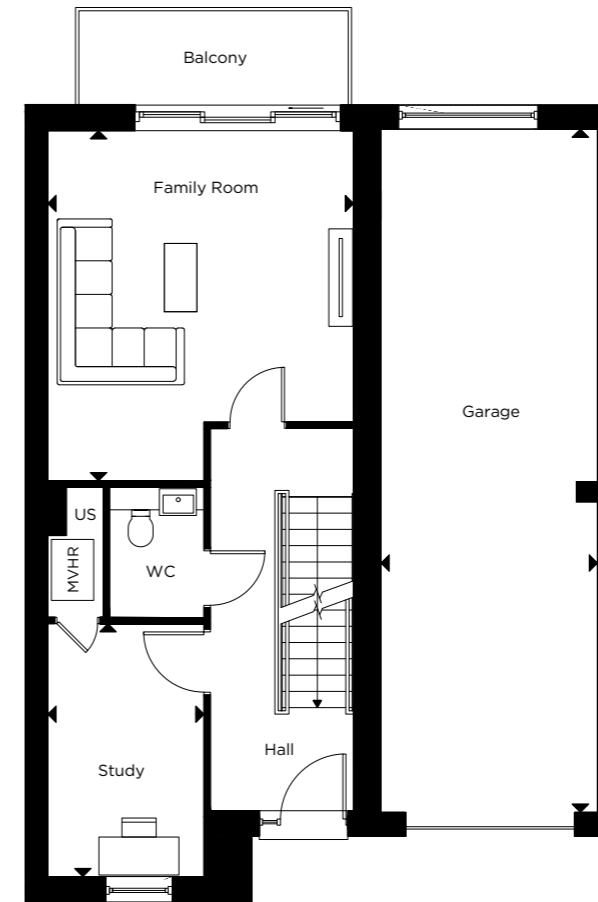
Kitchen/Dining	8.40m x 5.15m	27'6" x 16'10"
Living	6.10m x 3.40m	20'0" x 11'1"

## GROUND FLOOR

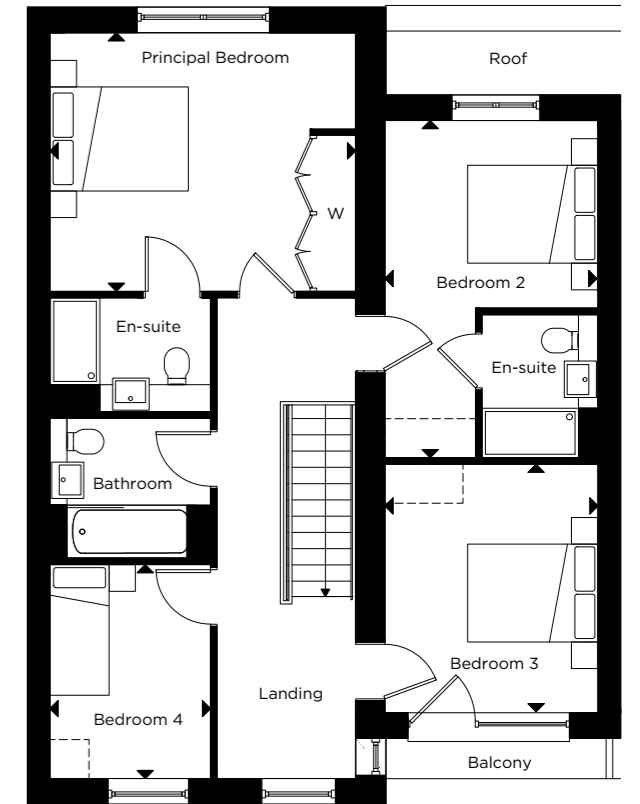
Family Room	5.35m x 4.70m	17'6" x 15'5"
Study	3.85m x 2.40m	12'7" x 7'10"
Garage	10.50m x 3.30m	34'5" x 10'9"

## FIRST FLOOR

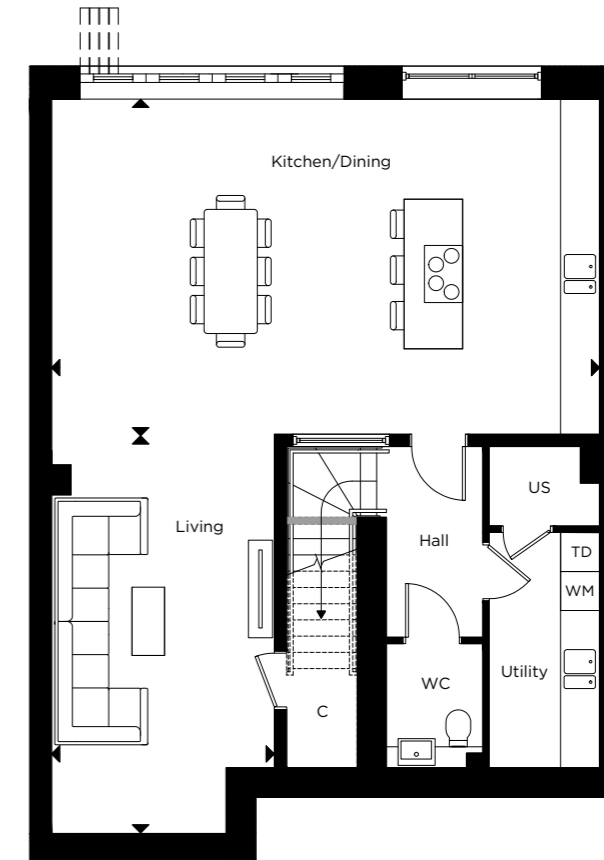
Principal Bedroom	4.70m x 3.95m	15'5" x 12'11"
Bedroom 2	5.15m x 3.25m	16'10" x 10'7"
Bedroom 3	3.80m x 3.25m	12'5" x 10'7"
Bedroom 4	3.25m x 2.45m	10'7" x 8'0"



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WM]-WASHING MACHINE [TD]-TUMBLE DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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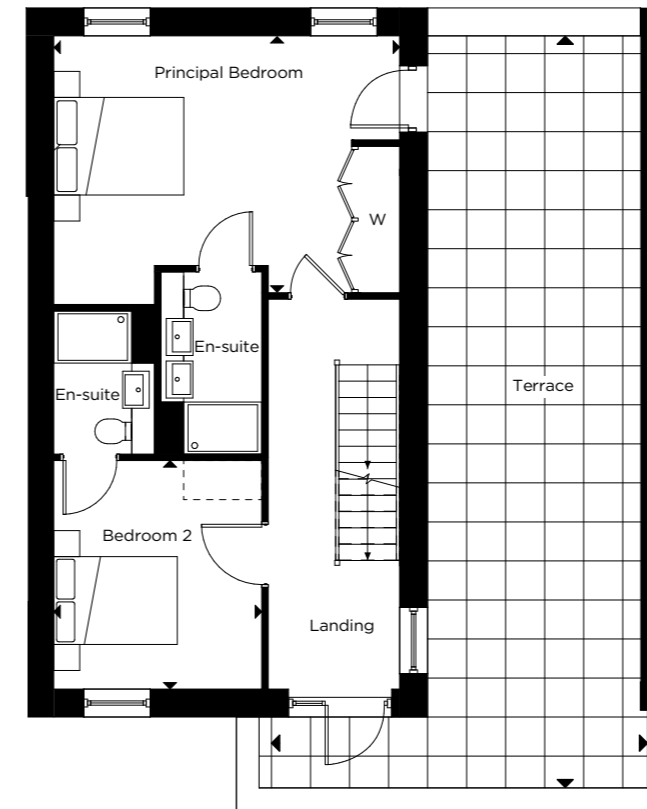


# The Florey

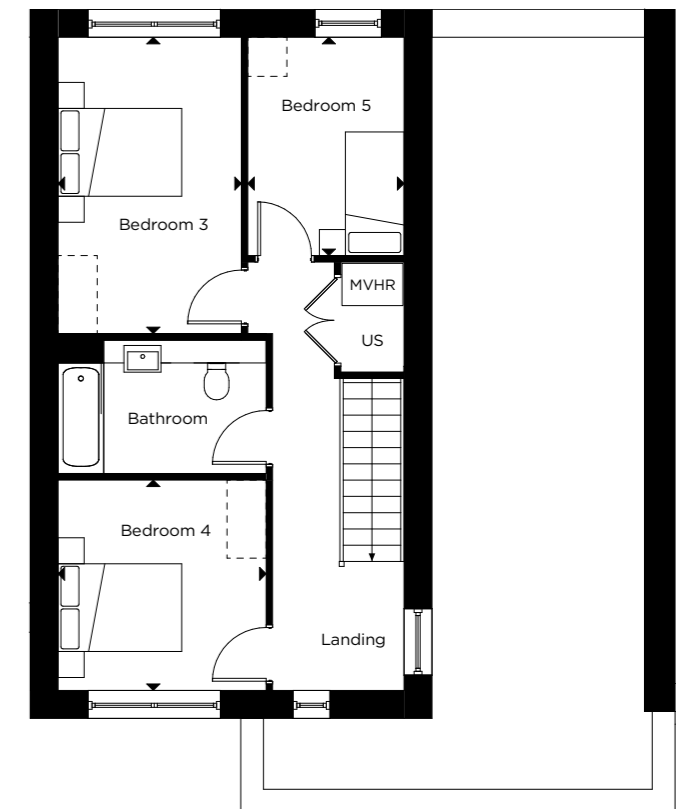
FIVE BEDROOM HOUSE

With integral garage

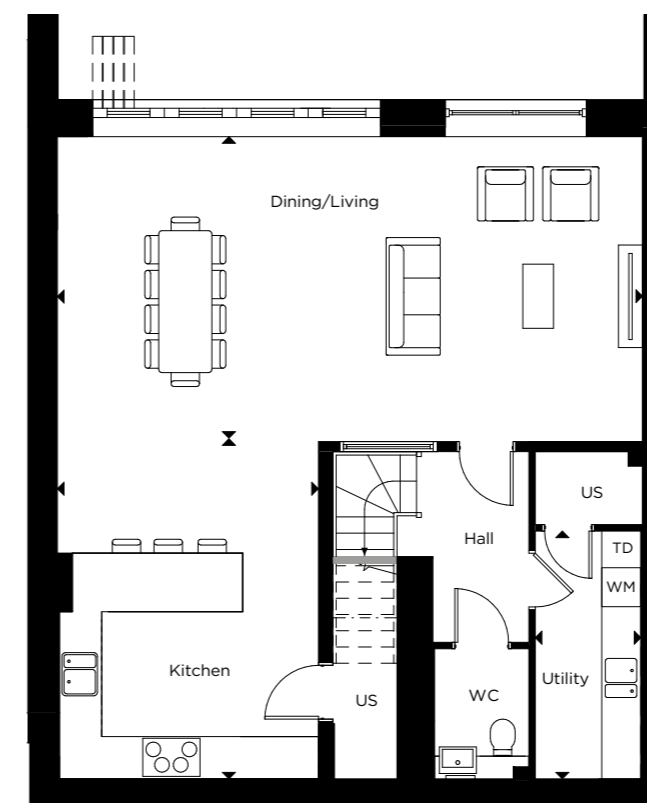
PLOTS 85, 87, 89, 91, 93 & 95\*



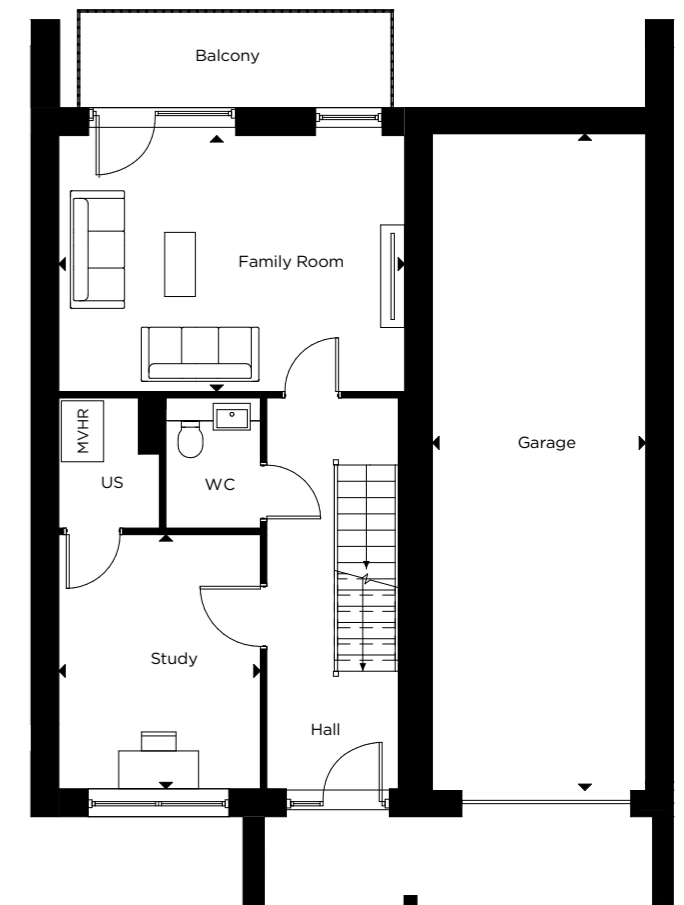
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

## LOWER GROUND FLOOR

Kitchen	5.15m x 3.90m	16'9" x 12'9"
Dining/Living	8.75m x 4.75m	28'8" x 15'6"

## FIRST FLOOR

Principal Bedroom	5.25m x 4.10m	17'2" x 13'5"
Bedroom 2	3.60m x 3.20m	11'9" x 10'5"
Terrace	11.25m x 5.70m	36'10" x 18'8"

## GROUND FLOOR

Family Room	5.25m x 4.00m	17'2" x 13'1"
Study	3.90m x 3.10m	12'9" x 10'2"
Garage	10.15m x 3.25m	33'3" x 10'7"

## SECOND FLOOR

Bedroom 3	4.50m x 2.85m	14'9" x 9'4"
Bedroom 4	3.20m x 3.20m	10'5" x 10'5"
Bedroom 5	2.30m x 3.30m	7'6" x 10'9"

\*Handed to floorplan shown

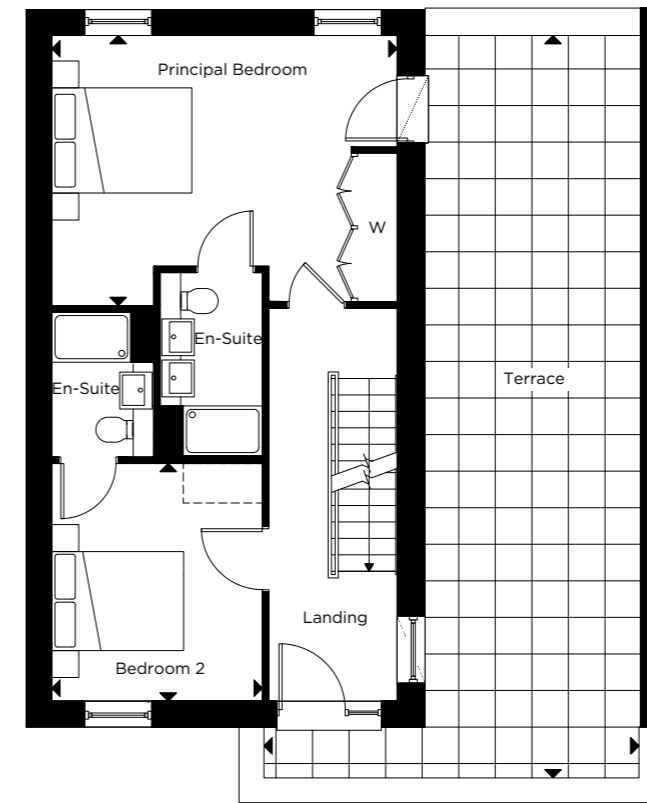
C-CUPBOARD W-WARDROBE US-UTILITY STORE -INDICATIVE WARDROBE POSITION

-WASHING MACHINE -TUMBLE DRYER -MECHANICAL VENTILATION WITH HEAT RECOVERY

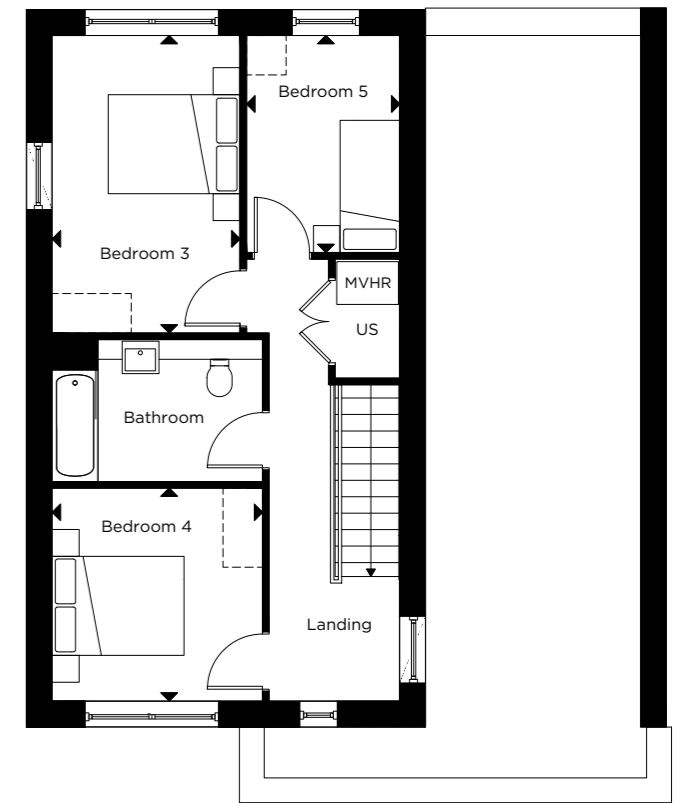
Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. 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 convenience of the intending purchaser, the information herein is a preliminary guide only.

# The Walker

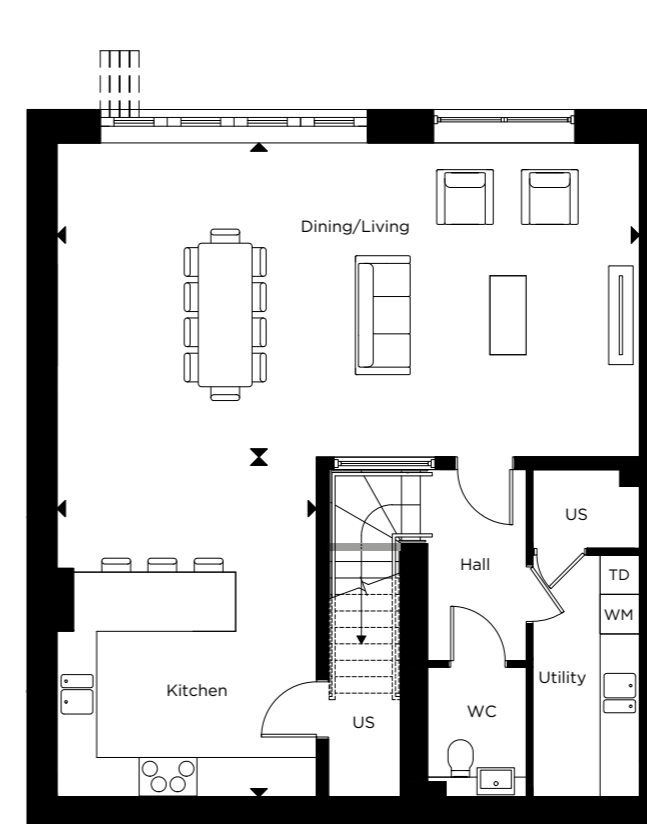
FIVE BEDROOM HOUSE  
With integral garage  
PLOTS 76\* & 84



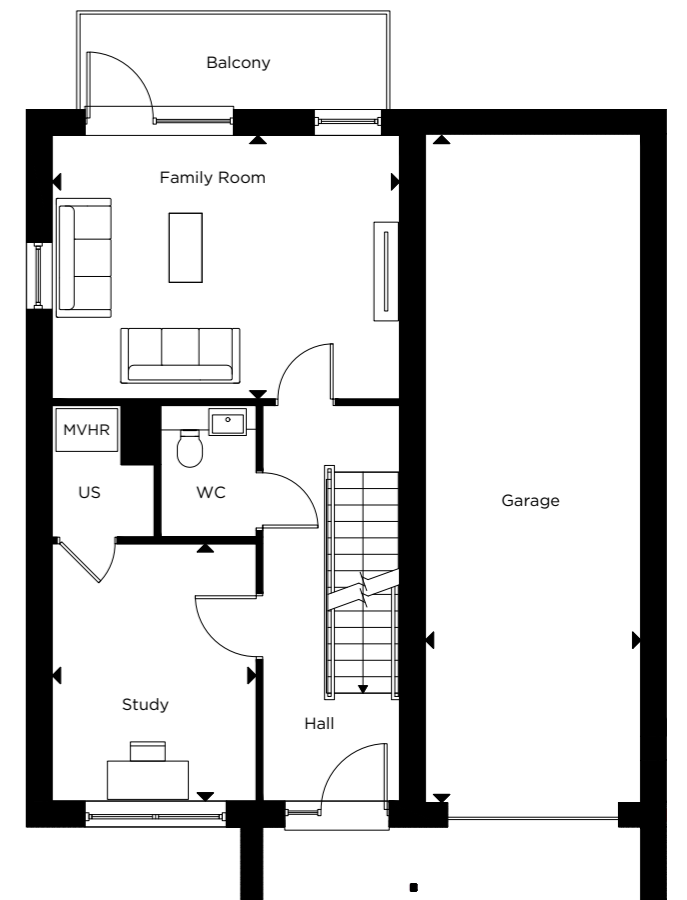
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

## LOWER GROUND FLOOR

Kitchen	5.15m x 3.90m	16'9" x 12'9"
Dining/Living	8.75m x 4.75m	28'8" x 15'6"

## FIRST FLOOR

Principal Bedroom	5.25m x 4.10m	17'2" x 13'5"
Bedroom 2	3.60m x 3.20m	11'9" x 10'5"
Terrace	11.25m x 5.70m	36'10" x 18'8"

## GROUND FLOOR

Family Room	5.25m x 4.00m	17'2" x 13'1"
Study	3.90m x 3.10m	12'9" x 10'2"
Garage	10.15m x 3.25m	33'3" x 10'7"

## SECOND FLOOR

Bedroom 3	4.50m x 2.85m	14'9" x 9'4"
Bedroom 4	3.20m x 3.20m	10'5" x 10'5"
Bedroom 5	2.30m x 3.30m	7'6" x 10'9"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE -INDICATIVE WARDROBE POSITION

-WASHING MACHINE -TUMBLE DRYER -MECHANICAL VENTILATION WITH HEAT RECOVERY

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# Creating exceptional places to live

Hill is an award-winning housebuilder and one of the leading developers in London, the home counties, and the South.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.



Employing over 800 staff, the company operates from six strategically located regional offices, with its head office based in Waltham Abbey, Essex.

Hill anticipates completing over 3,000 homes by the close of its current financial year and has a controlled land bank with planning consent for over 8,500 units. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed titles of WhatHouse? Housebuilder of the Year in 2015, 2020, and most recently in 2023, when it also won the Best Large Housebuilder accolade in its first year entering the category. Other awards won in 2023 range from WhatHouse? Awards Best Development and Best Exterior Design, to Best Family Home at the Evening Standard New Homes Awards.

In addition, Hill, a registered New Homes Quality Board (NHQB) developer, proudly adopts the new industry code of practice, demonstrating its dedication to delivering the highest quality homes and exceptional customer service. This commitment has earned Hill the coveted 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past seven years.

The Hill Group is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

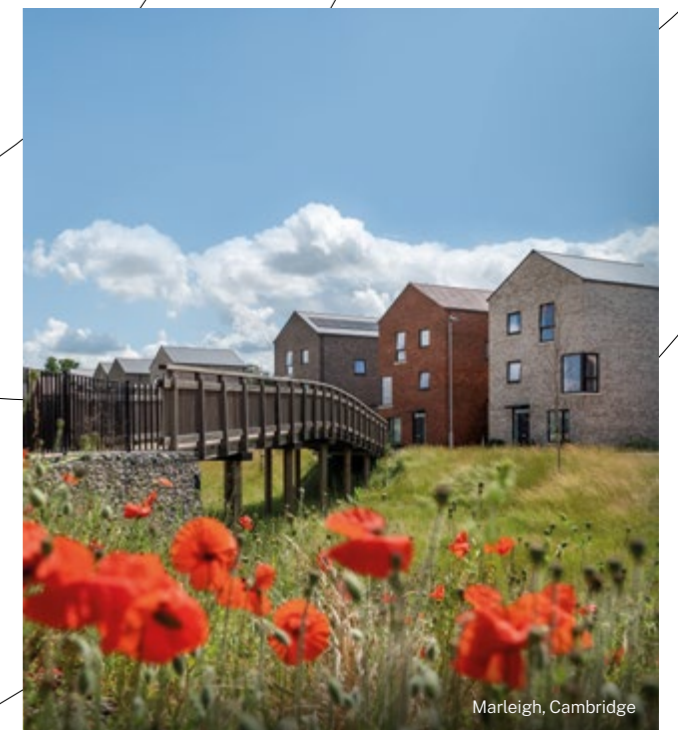
  Follow us on Facebook and Instagram @CreatedbyHill



Mosaics, Oxford



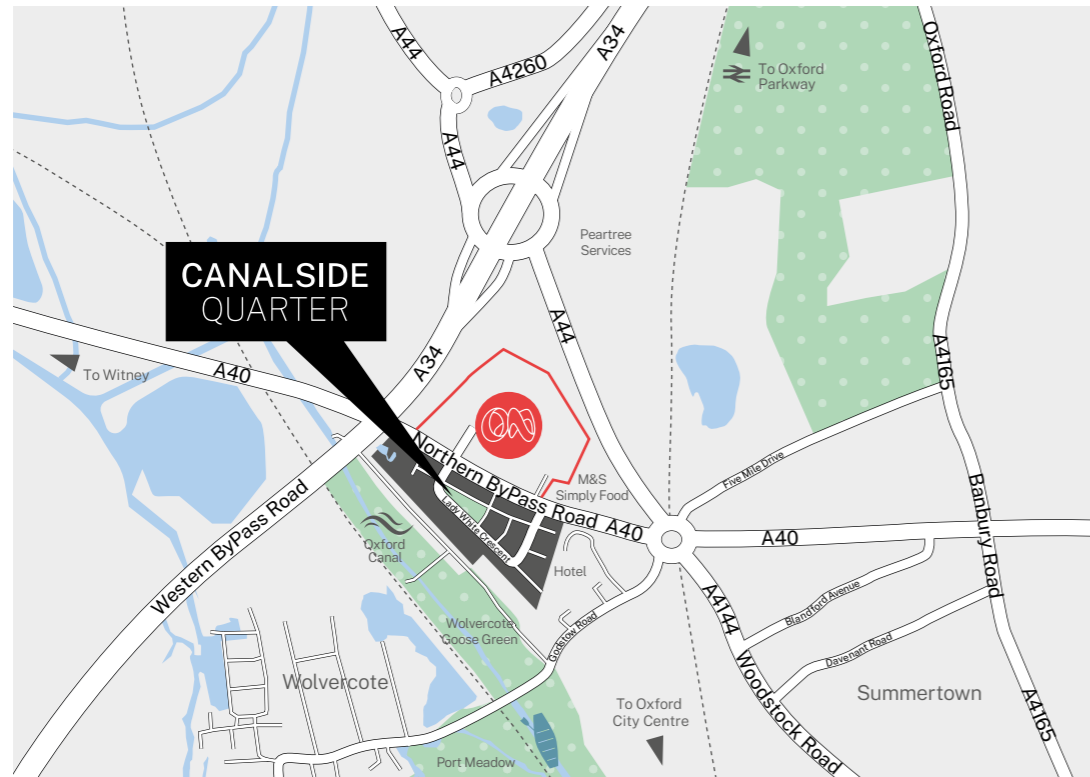
Millside Grange, Croyley Green



Marleigh, Cambridge



# How to find us



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