



NALDER FIELDS

Main Street, East Challow, Wantage, Oxfordshire OX12 9SY

BEWLEY
HOMES PLC



View across the Vale of White Horse



East Challow

A PRESTIGE DEVELOPMENT IN THE VALE OF WHITE HORSE

Bewley Homes are delighted to welcome you to our latest prestigious development of 3, 4 and 5 bedroom homes, Nalder Fields, nestling in the Vale of White Horse in the pretty village of East Challow, just one mile to the west of Wantage.

East Challow affords a popular primary school with an established pre-school attached. St Nicholas church, the village hall and a delightfully placed cricket pitch with clubhouse that is one of the most picturesque in the county and regularly hosts County matches completes most people's wish list.

Wantage has a bustling town centre featuring independent shops, stylish bistros, butchers and deli alongside the convenience of larger national superstores such as Waitrose and Sainsburys. There is also a good range of both state and private education provision in the area including King Alfred's Academy, noted as a Specialist Sports College and has the accolade of an 'outstanding' Ofsted Report. Most of the town's buildings are 17th and 18th Century with narrow

cobbled streets and passages, links with the past are very strong and in the Market Place there is a statue of King Alfred the Great who was born in Wantage in 849AD.

There is also plenty to do and see including a Festival of Music during the months of June and July but if you enjoy something a bit more peaceful take a walk on the nearby Downs and see the beautiful countryside known as the Vale of White Horse where, indeed, the famous White Horse is carved into the hillside.

Nalder Fields is conveniently situated central to Oxford, Swindon and Newbury, all being less than 20 miles distant. Oxford, 'city of dreaming spires' is known worldwide as the home of the University of Oxford, the oldest University in the country and the English speaking world, and the beauty of its historic buildings make this location a popular target for film and TV crews. Oxford city centre has all you would expect to find and more with many shops, several theatres and an ice-rink.

IDYLLIC COUNTRY LIVING

Swindon has superb sports and recreational facilities and offers a variety of lively nightlife with a number of restaurants, bars and nightclubs that cater for all tastes. Central to everything 'retail' is the Brunel Centre, a modern covered shopping mall with a whole host of national and international retailers. The Swindon Designer Outlet Village has around one hundred shops and is Europe's largest covered Designer Outlet.

Newbury is best known for its racecourse which is home to the most prestigious race in the calendar, the Hennessy Gold Cup, which normally takes place in late November. It has excellent shopping facilities with lots of town centre parking, a pedestrianised High Street with a good mix of well known High Street names and local independents and the open street development of Parkway in the heart of the town with more than 50 shops and kiosks.

Whatever you're looking for in your next home Nalder Fields has something for everyone.



White Horse Hill



Morris Dancing in the Market Square, Wantage



Statue of King Alfred the Great

- Acacia**
Plot 32, Plot 2 banded

- Beech**
Plots 40 and 41

- Birch**
Plots 4, 16 and 38
Plots 3, 12 and 37 banded

- Blackthorn**
Plots 13 and 43, Plot 24 banded

- Cedar**
Plots 5, 6, 11 and 28
Plots 27 and 33 banded

- Elder**
Plots 17 and 31, Plot 35 banded

- Elm**
Plots 7, 10, 19, 29, 34, 36 and 42

- Fir**
Plots 14, 15, 18 and 30

- Maple**
Plots 1 and 39

- Oak**
Plots 44 and 45

- Pear**
Plot 20

- Pine**
Plots 56 and 57

- Plum**
Plot 21

- Walnut**
Plot 22

- Willow**
Plot 23

- Housing Association**
Plot 8, 9, 25, 26, 46-55, 58-71



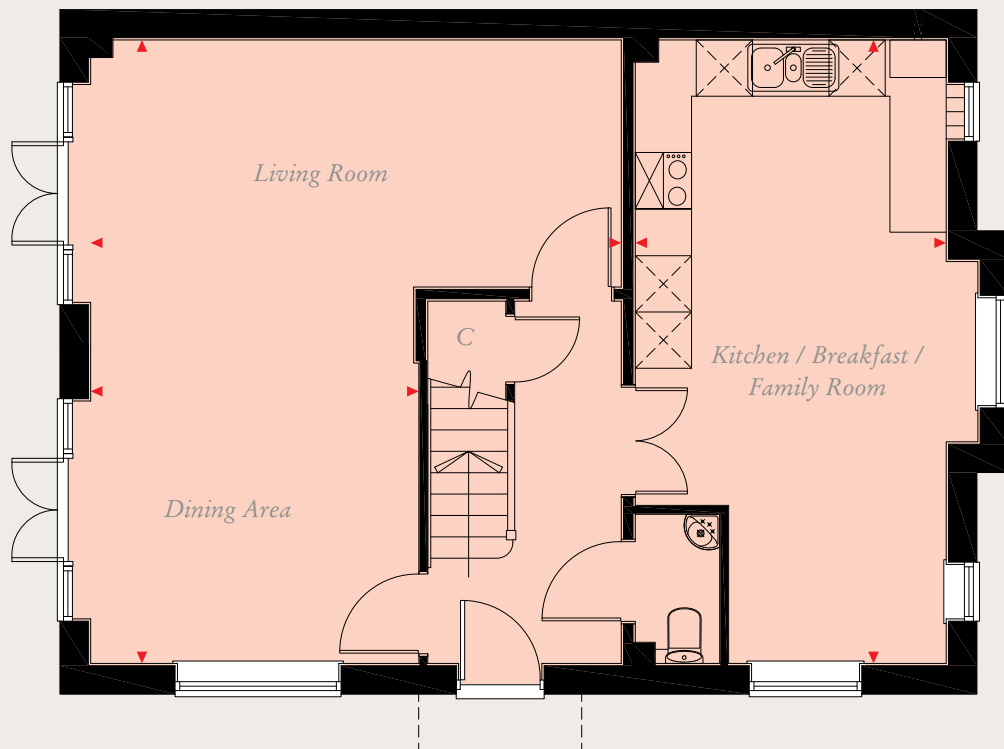
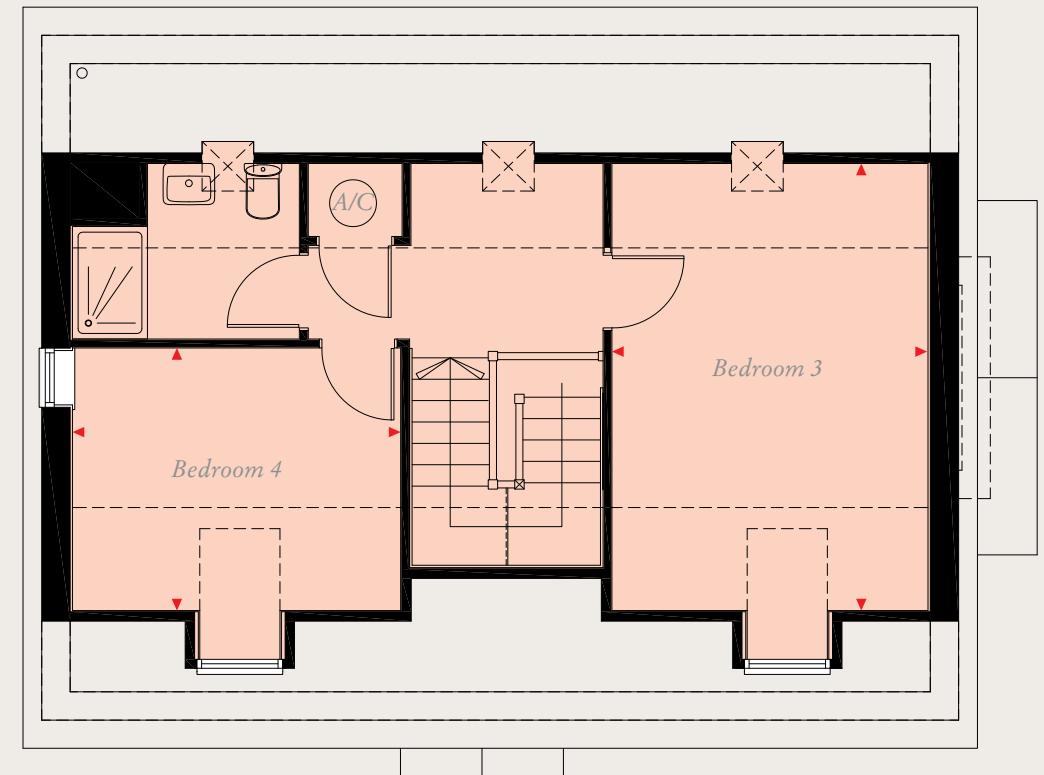
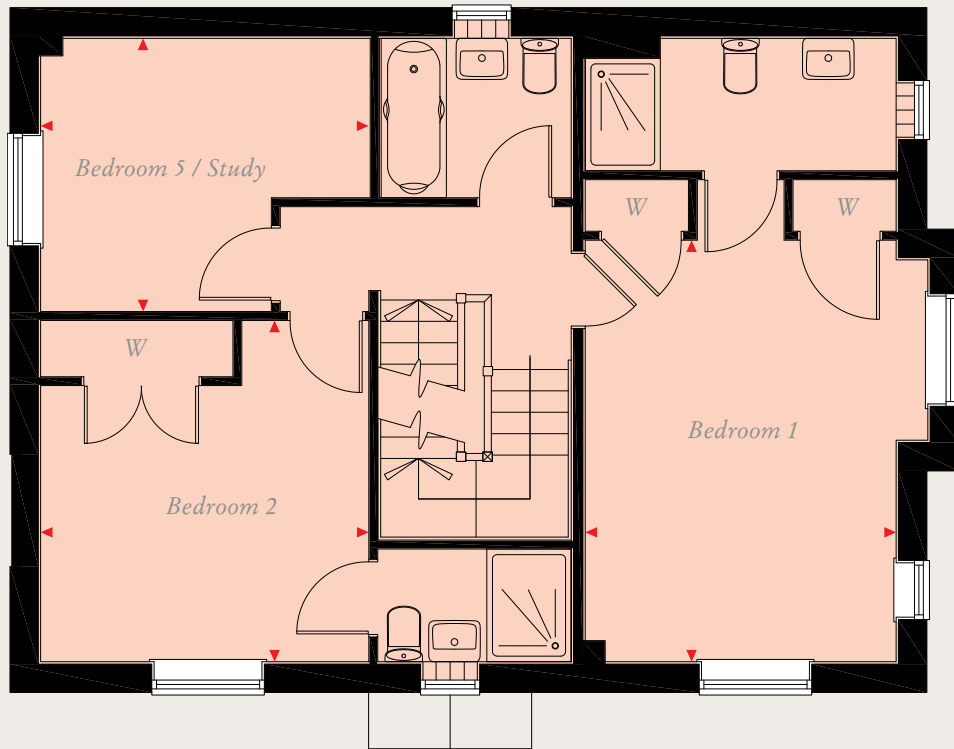
All measurements are approximate and where imperial measurements are shown, these are rounded to the nearest 3 inches. Designs may vary according to plot. Bewley Homes reserves the right to vary as necessary to complete the works.

The Acacia



The Acacia

Plot 32, Plot 2 handed



Second Floor

Bedroom 3	4.77m x 3.37m	15'6" x 11'6"
Bedroom 4	3.50m x 2.79m	11'3" x 9'0"

First Floor

Bedroom 1	4.50m x 3.32m	14'9" x 10'9"
Bedroom 2	3.64m x 3.50m	11'9" x 11'3"
Bedroom 5 / Study	3.52m x 2.91m	11'6" x 9'6"

Ground Floor

Kitchen / Breakfast / Family Room	6.67m x 3.32m	21'9" x 10'9"
Dining Area	3.50m x 3.20m	11'3" x 10'6"
Living Room	5.66m x 3.30m	18'6" x 10'9"

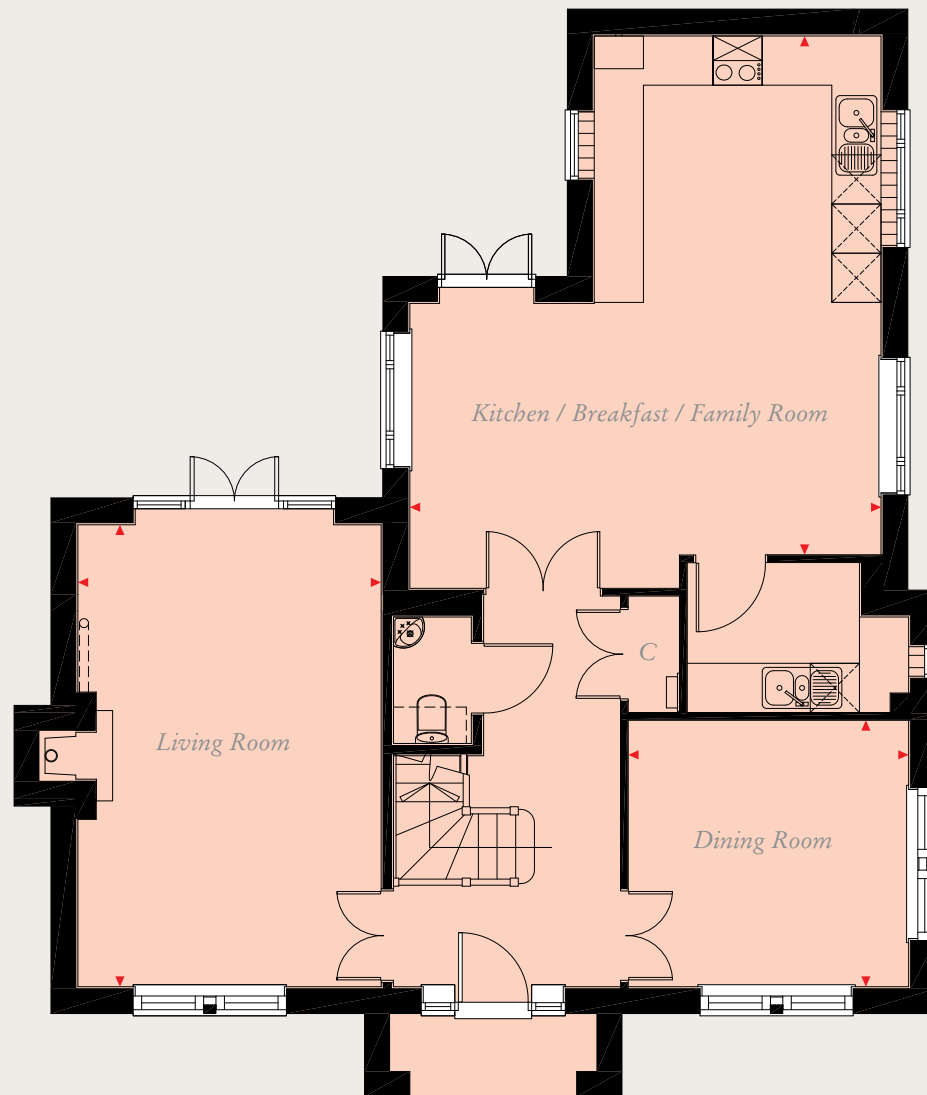
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The Beech



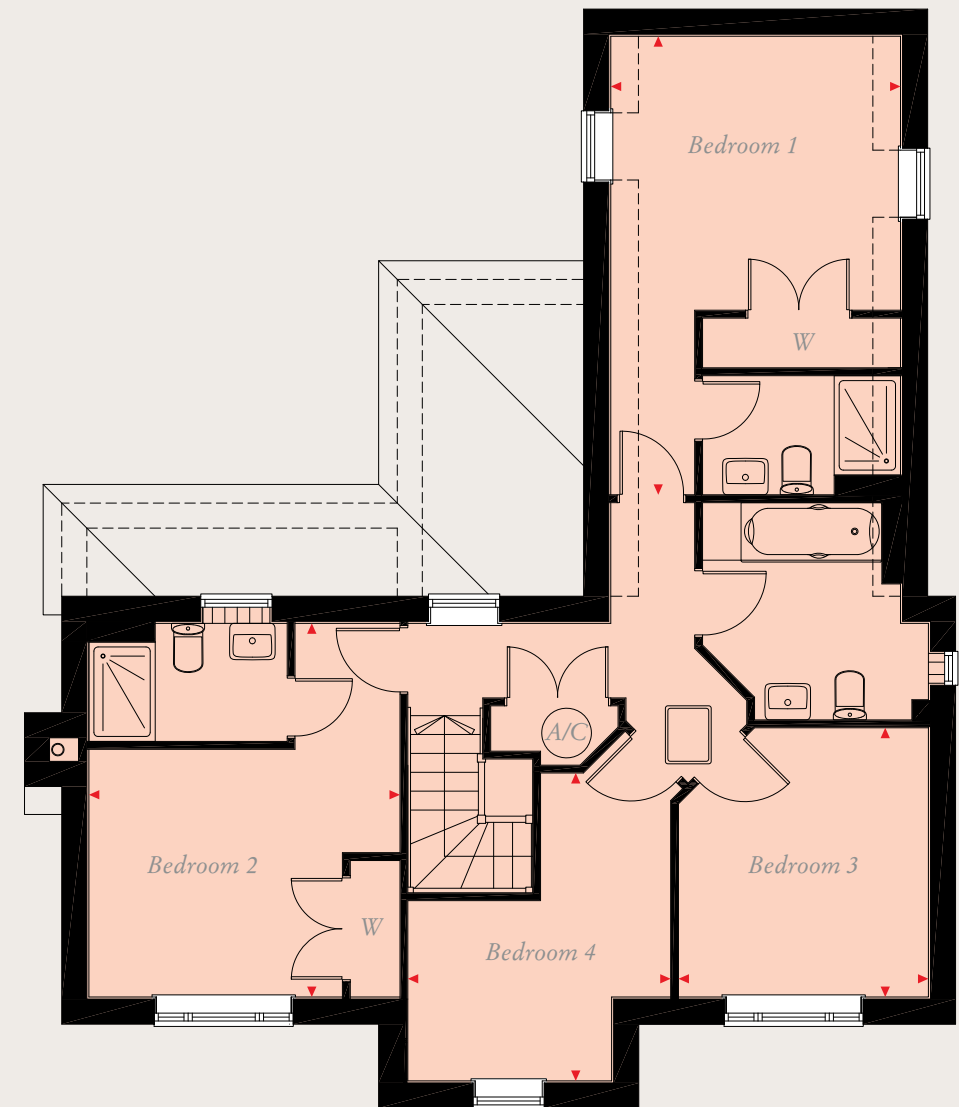
The Beech

Plots 40 and 41



Ground Floor

Kitchen / Breakfast / Family Room	6.33m x 5.75m	20'6" x 18'9"
Dining Room	3.42m x 3.25m	11'0" x 10'6"
Living Room	5.64m x 3.70m	18'3" x 12'0"



First Floor

Bedroom 1	5.54m x 3.50m	18'0" x 11'3"
Bedroom 2	4.51m x 3.76m	14'6" x 12'3"
Bedroom 3	3.25m x 3.02m	10'6" x 9'9"
Bedroom 4	3.72m x 3.17m	12'0" x 10'3"

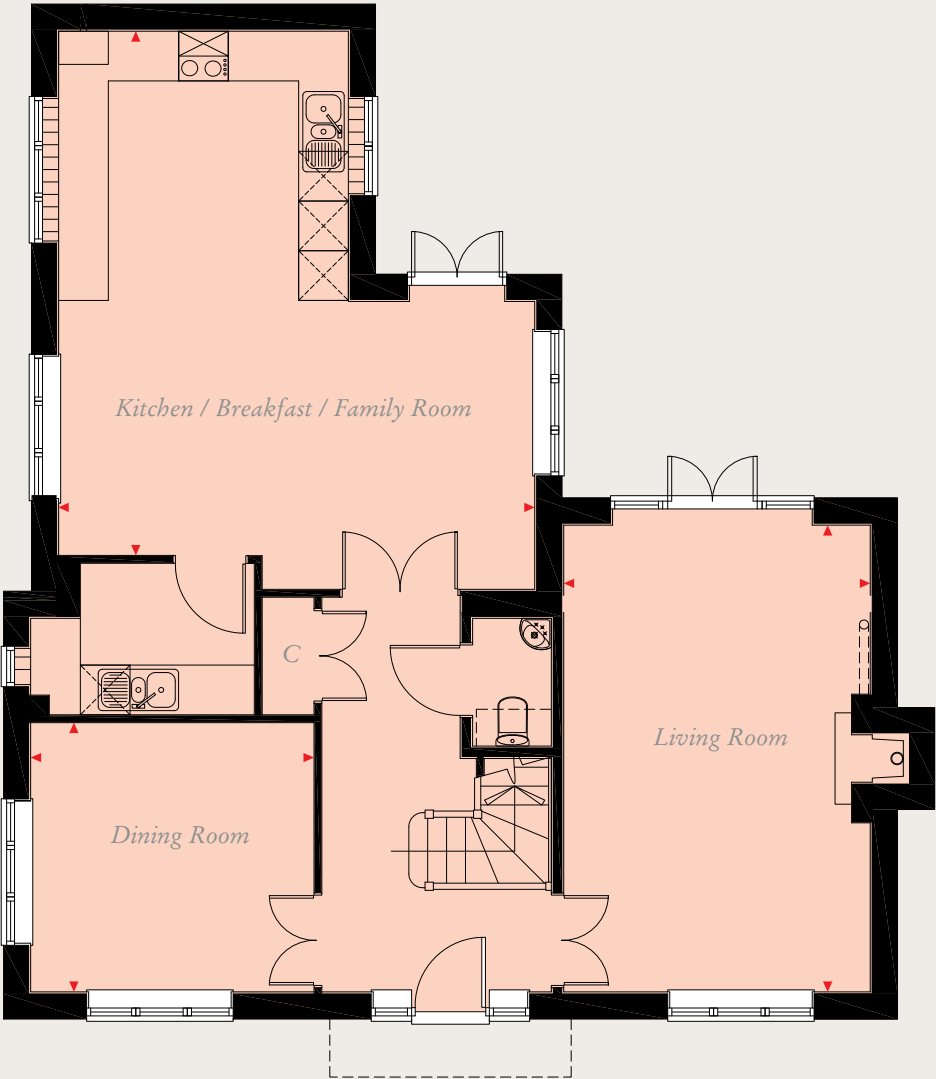
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The Birch



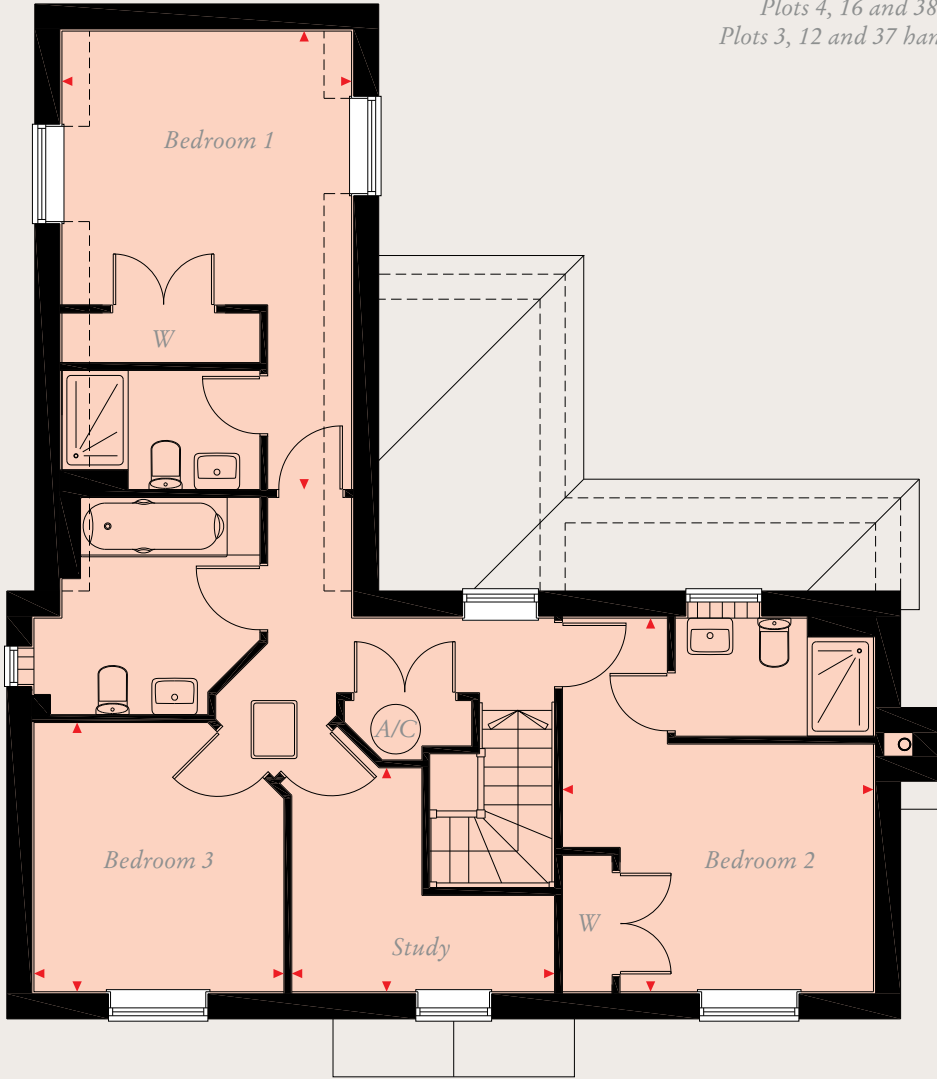
The Birch

Plots 4, 16 and 38
Plots 3, 12 and 37 handed



Ground Floor

Kitchen / Breakfast / Family Room	6.33m x 5.75m	20'6" x 18'9"
Dining Room	3.42m x 3.25m	11'0" x 10'6"
Living Room	5.64m x 3.70m	18'3" x 12'0"



First Floor

Bedroom 1	5.54m x 3.50m	18'0" x 11'3"
Bedroom 2	4.51m x 3.76m	14'6" x 12'3"
Bedroom 3	3.25m x 3.02m	10'6" x 9'9"
Study	3.17m x 2.70m	10'3" x 8'9"

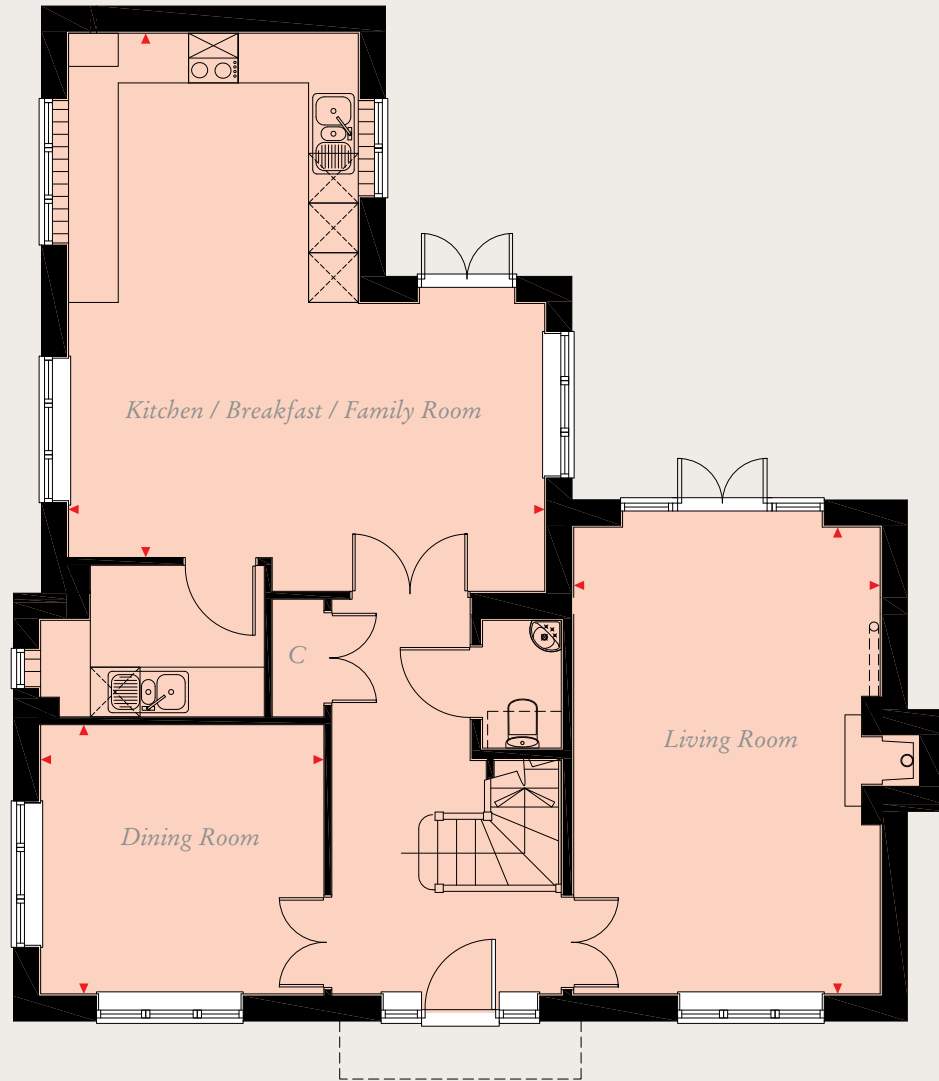
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The Blackthorn



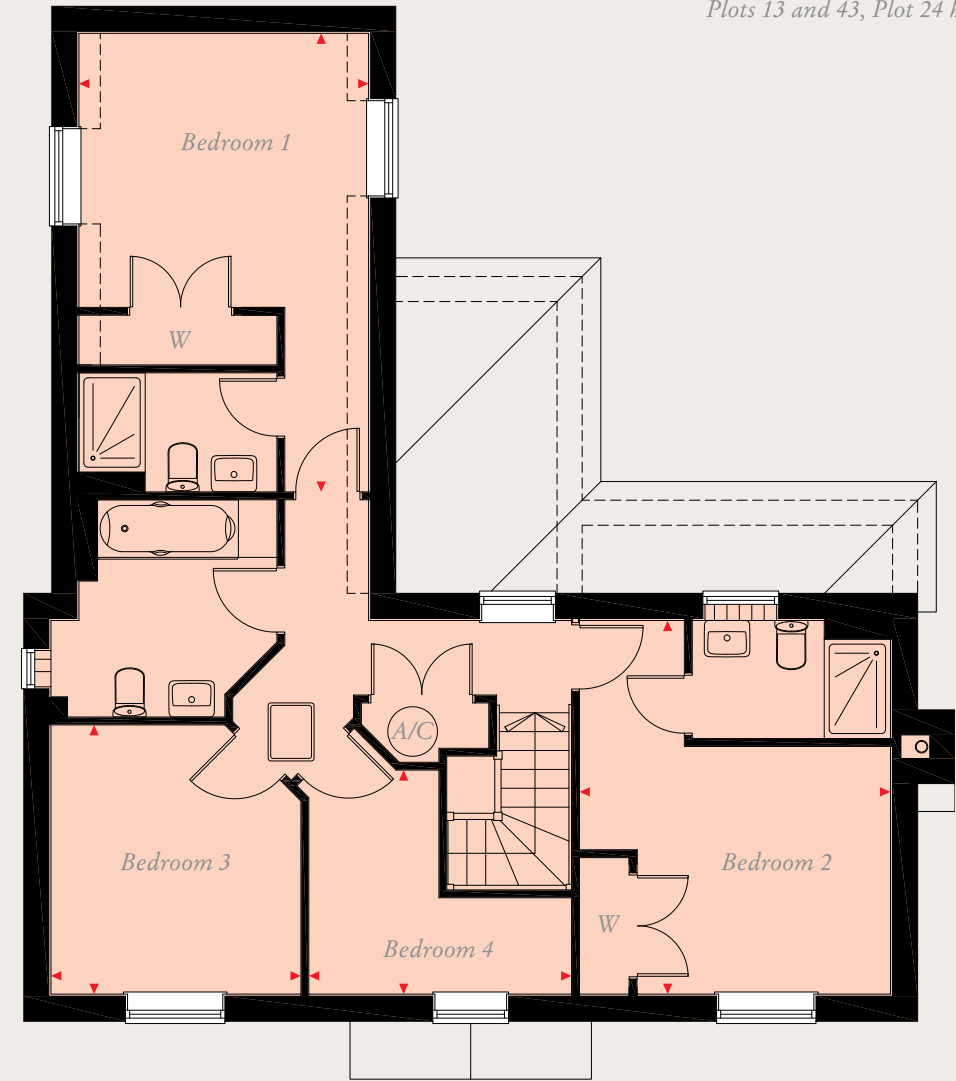
The Blackthorn

Plots 13 and 43, Plot 24 handed



Ground Floor

Kitchen / Breakfast / Family Room	6.33m x 5.75m	20'6" x 18'9"
Dining Room	3.42m x 3.25m	11'0" x 10'6"
Living Room	5.64m x 3.70m	18'3" x 12'0"



First Floor

Bedroom 1	5.54m x 3.50m	18'0" x 11'3"
Bedroom 2	4.51m x 3.76m	14'6" x 12'3"
Bedroom 3	3.25m x 3.02m	10'6" x 9'9"
Bedroom 4	3.17m x 2.70m	10'3" x 8'9"

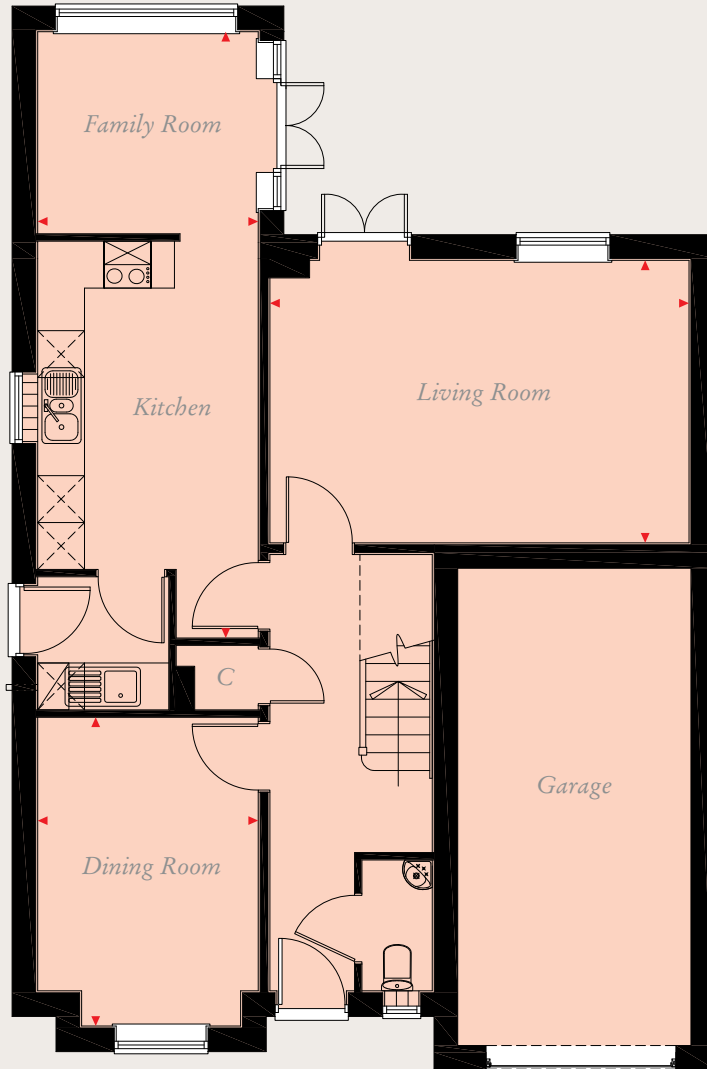
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The Cedar



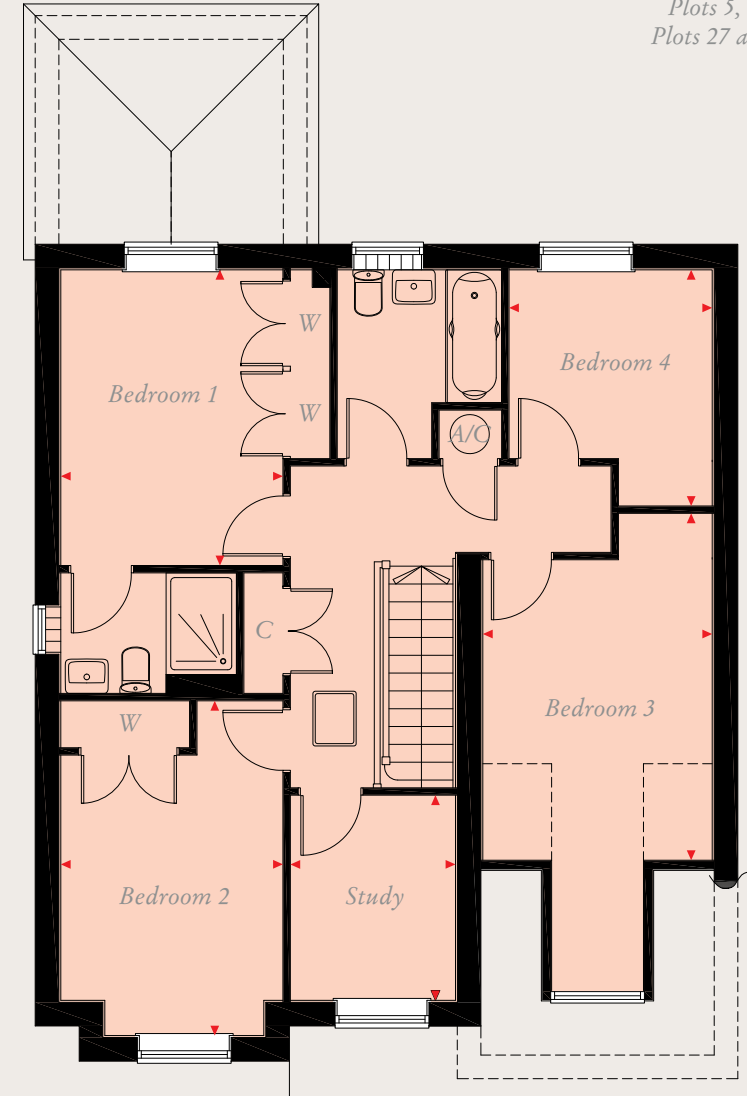
The Cedar

Plots 5, 6, 11 and 28
Plots 27 and 33 handed



Ground Floor

Kitchen / Family Room	7.76m x 2.82m	25'3" x 9'0"
Dining Room	3.95m x 2.82m	12'9" x 9'0"
Living Room	5.38m x 3.62m	17'6" x 11'9"



First Floor

Bedroom 1	3.78m x 2.84m	12'3" x 9'0"
Bedroom 2	4.28m x 2.84m	14'0" x 9'0"
Bedroom 3	4.44m x 2.94m	14'3" x 9'6"
Bedroom 4	3.02m x 2.60m	9'9" x 8'3"
Study	2.63m x 2.11m	8'6" x 6'9"

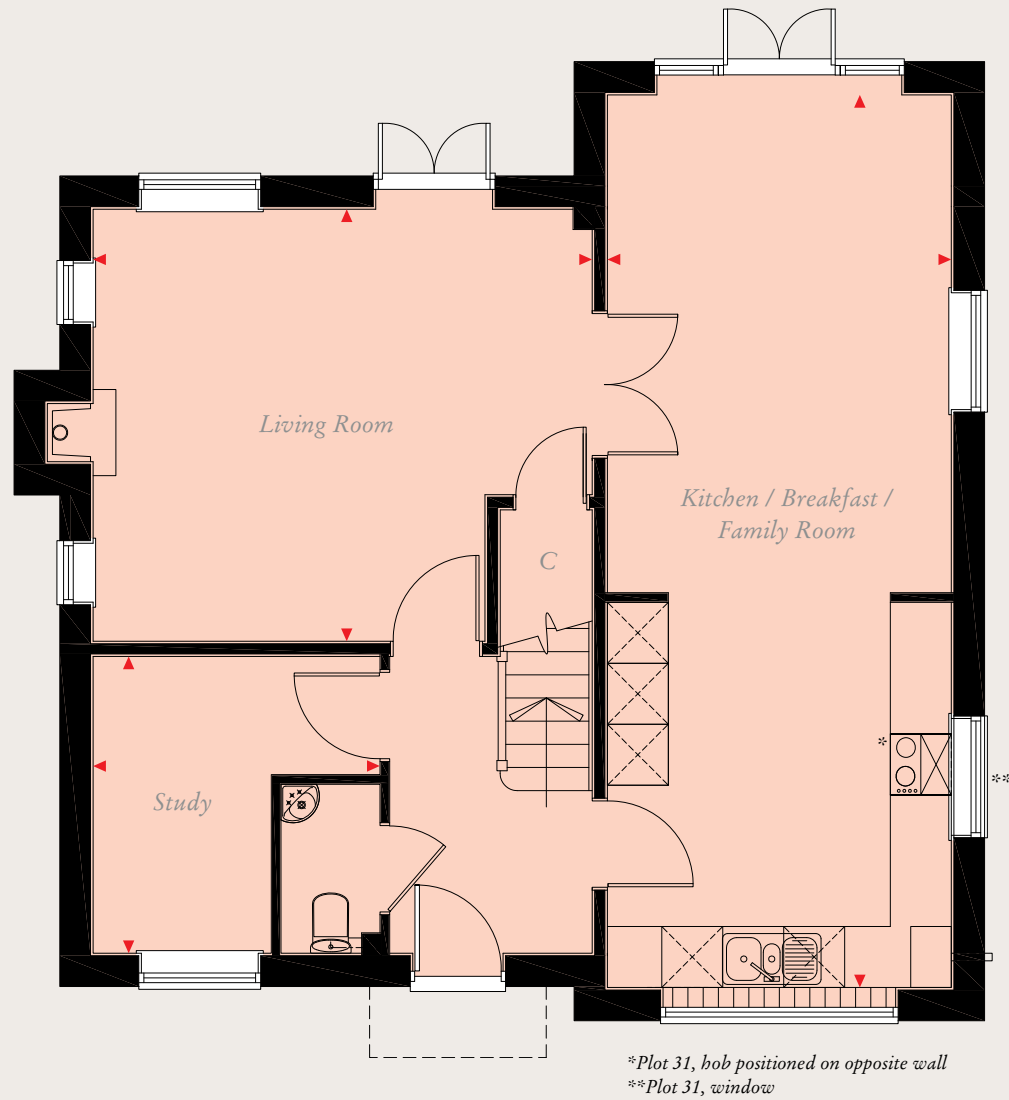
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The Elder



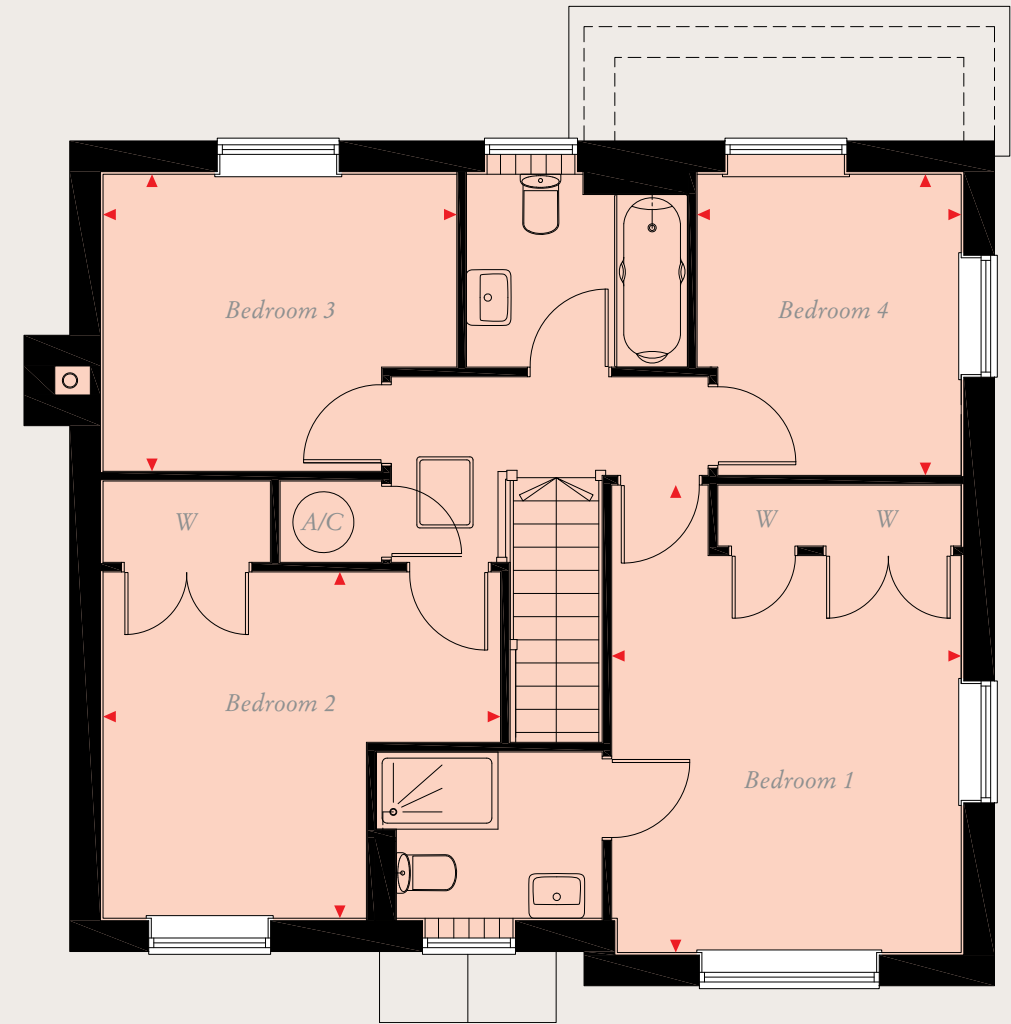
The Elder

Plots 17 and 31, Plot 35 banded



Ground Floor

Kitchen / Breakfast / Family Room	8.79m x 3.39m	28'6" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



First Floor

Bedroom 1	4.60m x 3.44m	15'0" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

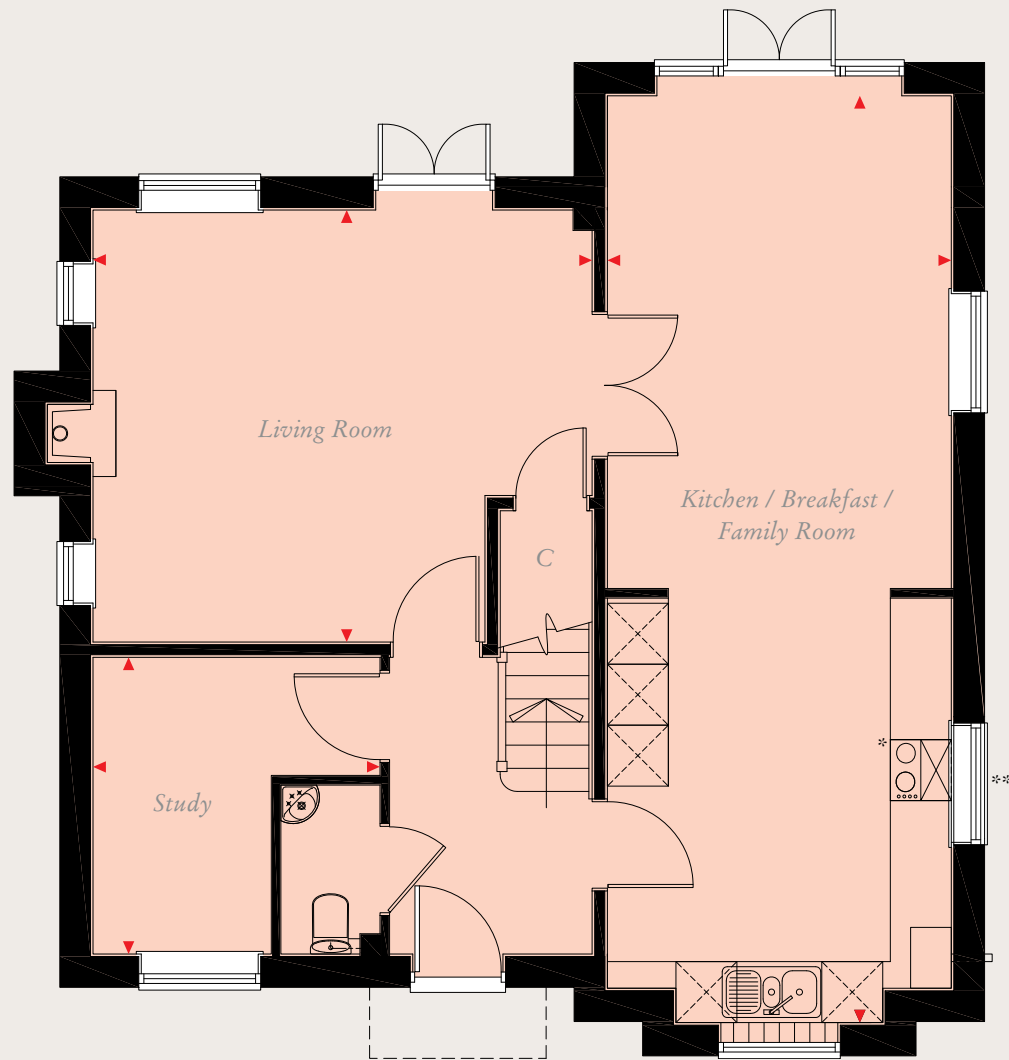
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The Elm



The Elm

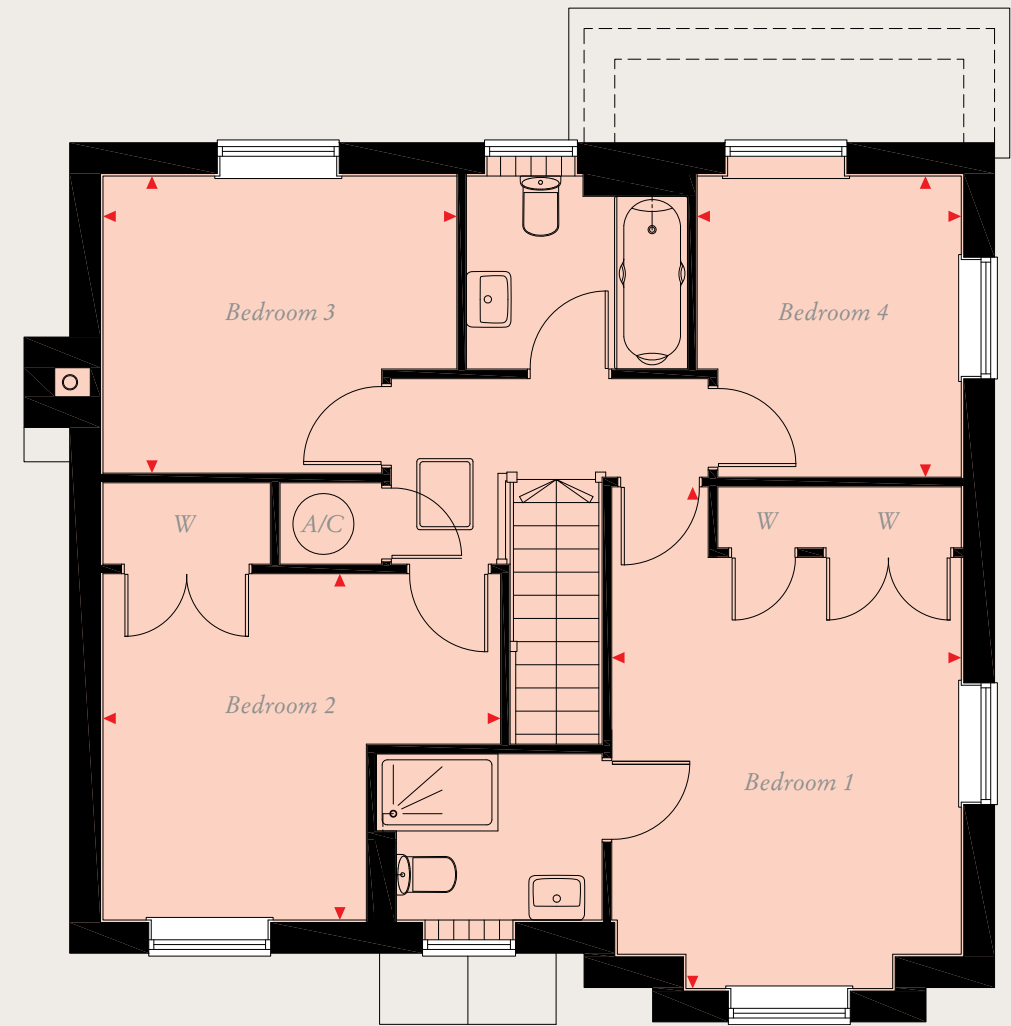
Plots 7, 10, 19, 29, 34, 36 and 42



*Plot 7, hob positioned on opposite wall
 **Plot 7, window

Ground Floor

Kitchen / Breakfast / Family Room	9.12m x 3.39m	29'9" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



First Floor

Bedroom 1	4.94m x 3.44m	16'0" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

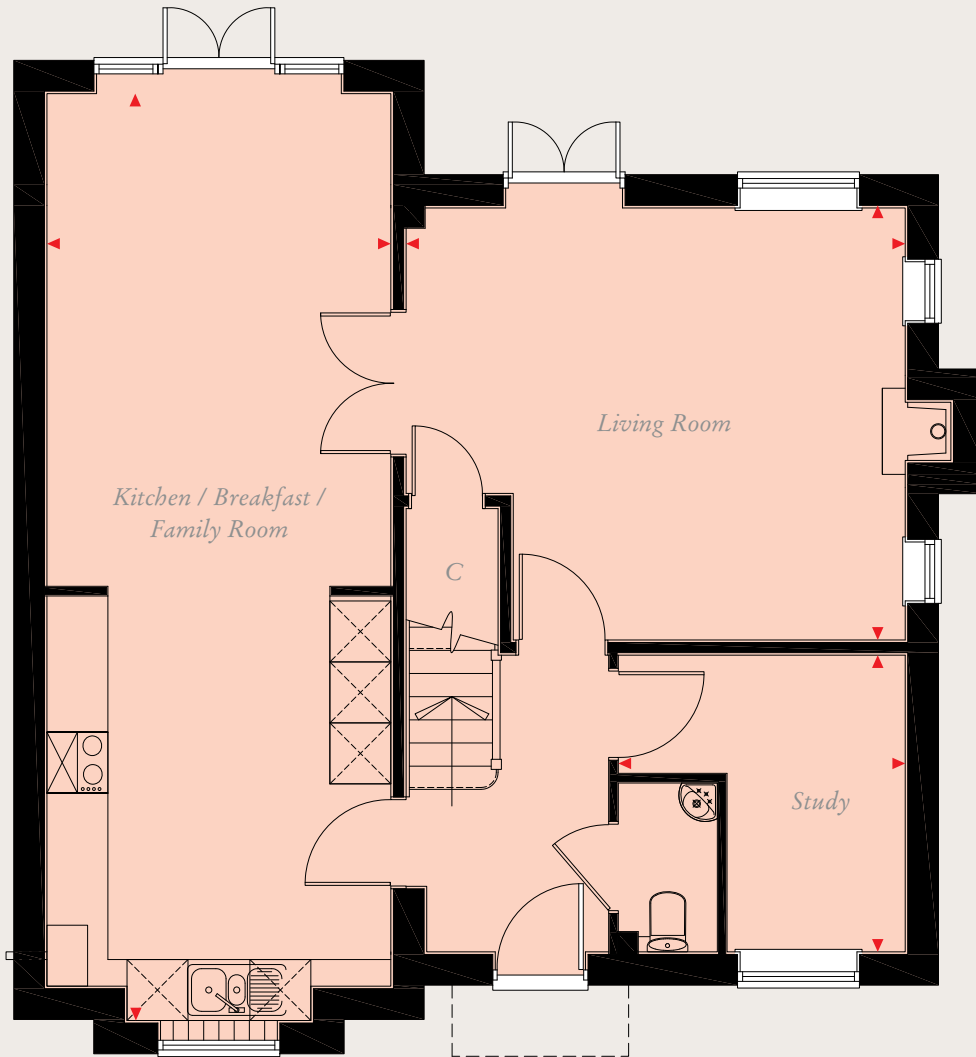
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The Fir



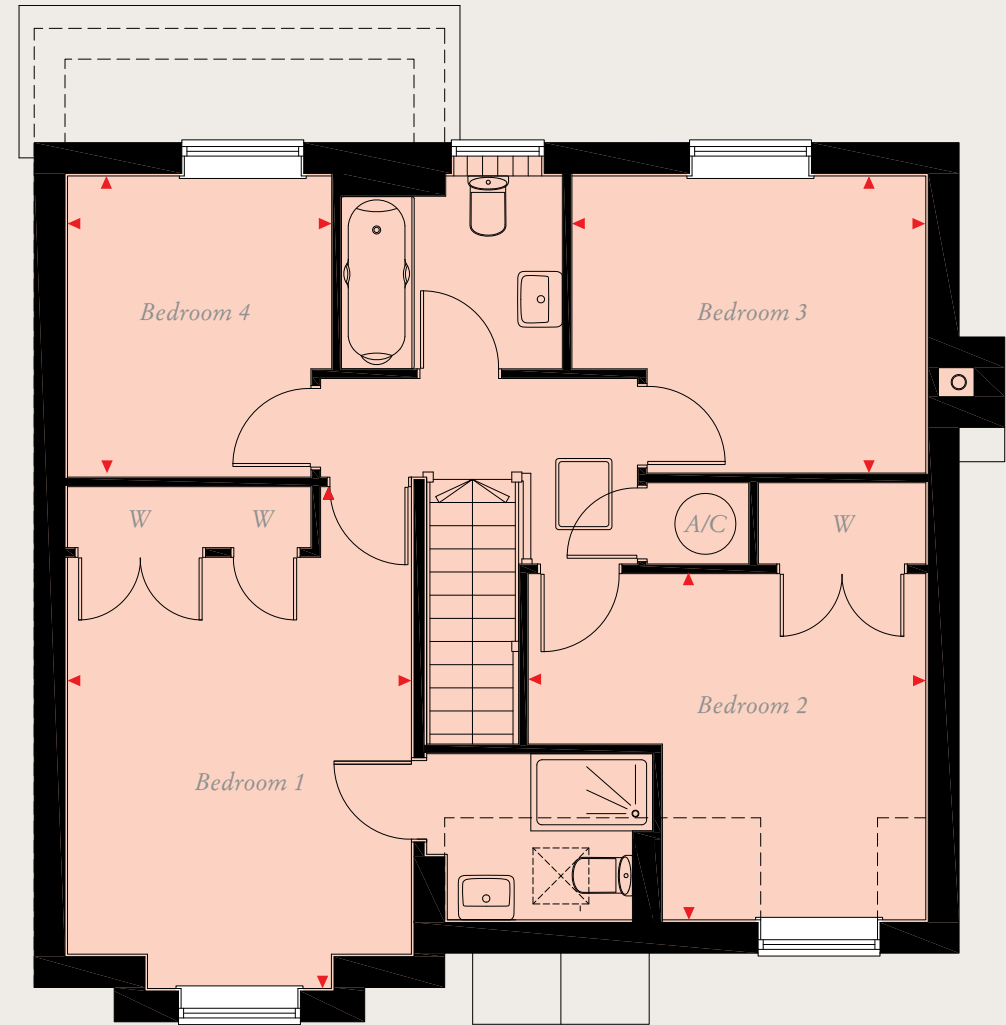
The Fir

Plots 14, 15, 18 and 30



Ground Floor

Kitchen / Breakfast / Family Room	9.12m x 3.39m	29'9" x 11'0"
Living Room	4.91m x 4.28m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



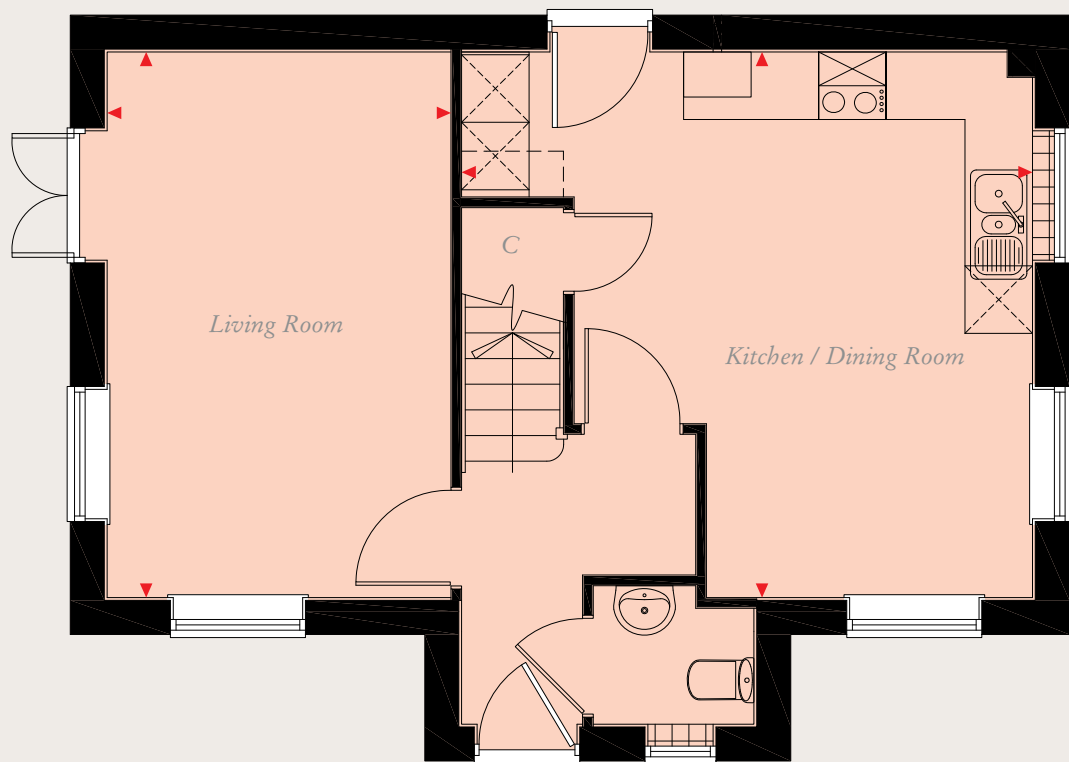
First Floor

Bedroom 1	4.94m x 3.39m	16'0" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

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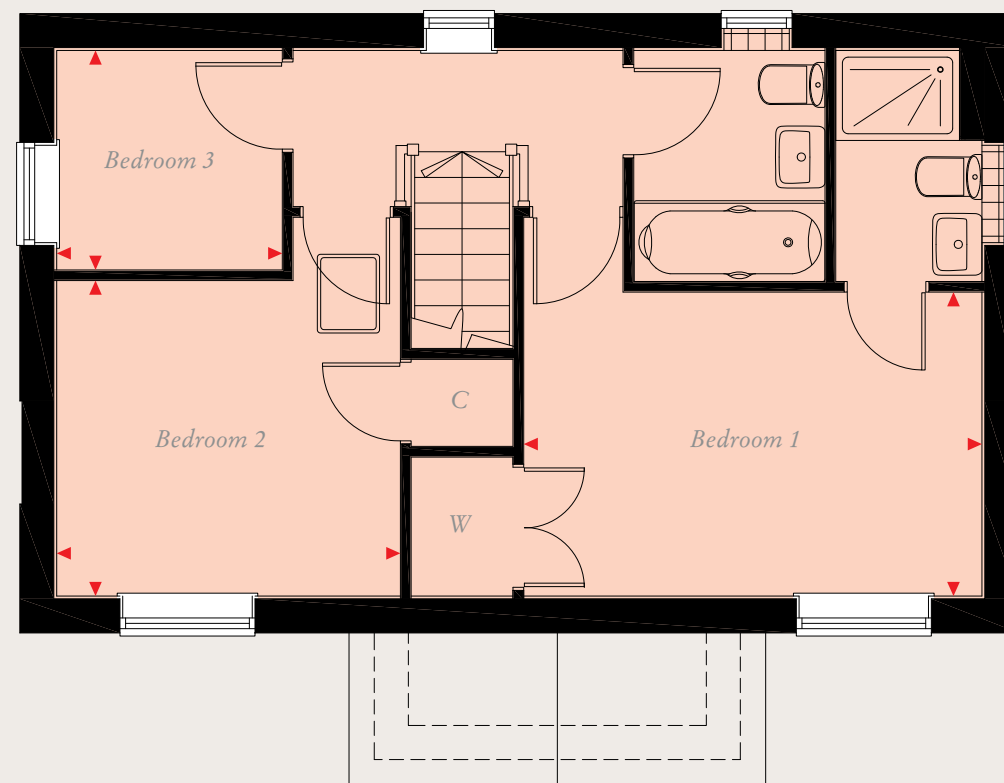
The Maple





Ground Floor

Kitchen/Dining Room	5.07m x 4.85m	16'6" x 15' 9"
Living Room	4.85m x 3.06m	15'9" x 9'9"



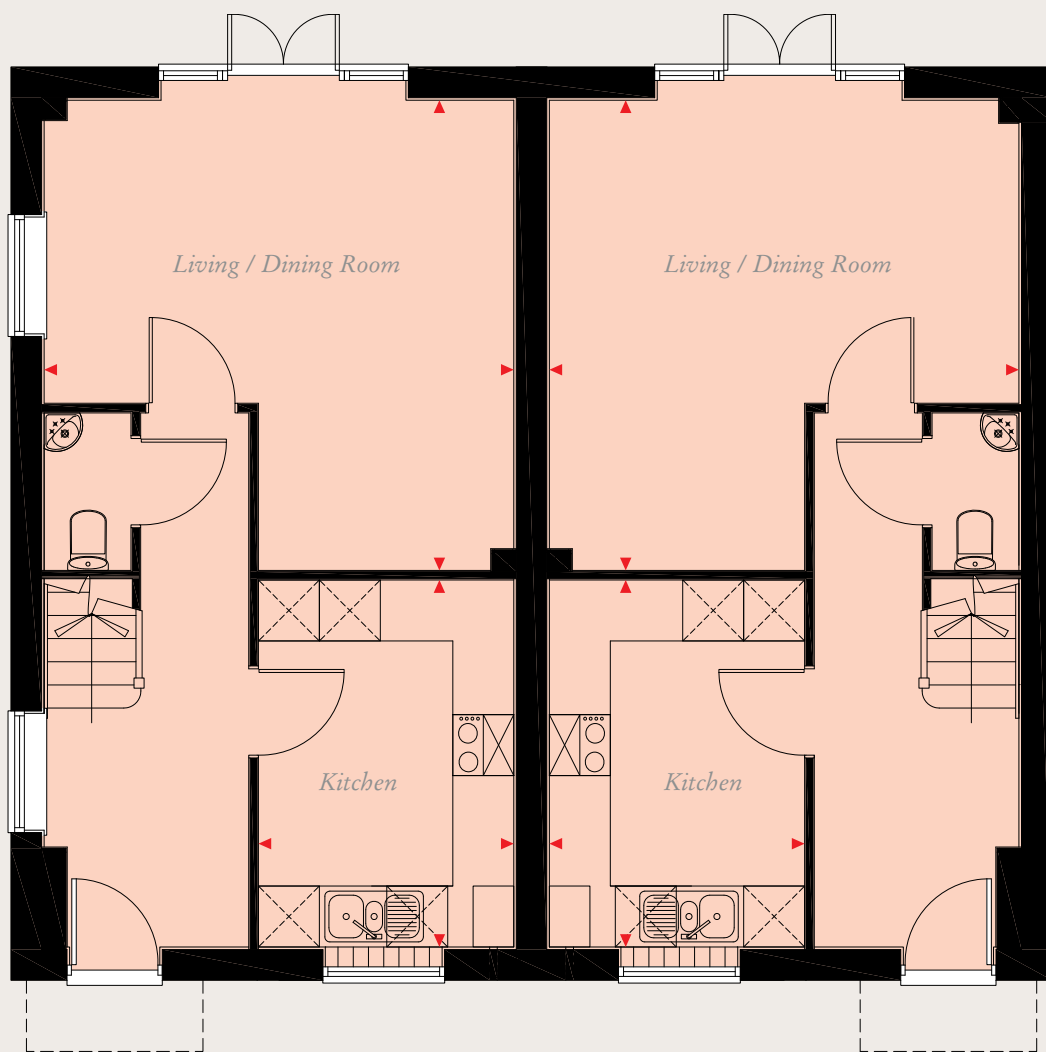
First Floor

Bedroom 1	4.07m x 2.70m	13'3" x 8'9"
Bedroom 2	3.06m x 2.80m	9'9" x 9'0"
Bedroom 3	2.01m x 1.95m	6'6" x 6'3"

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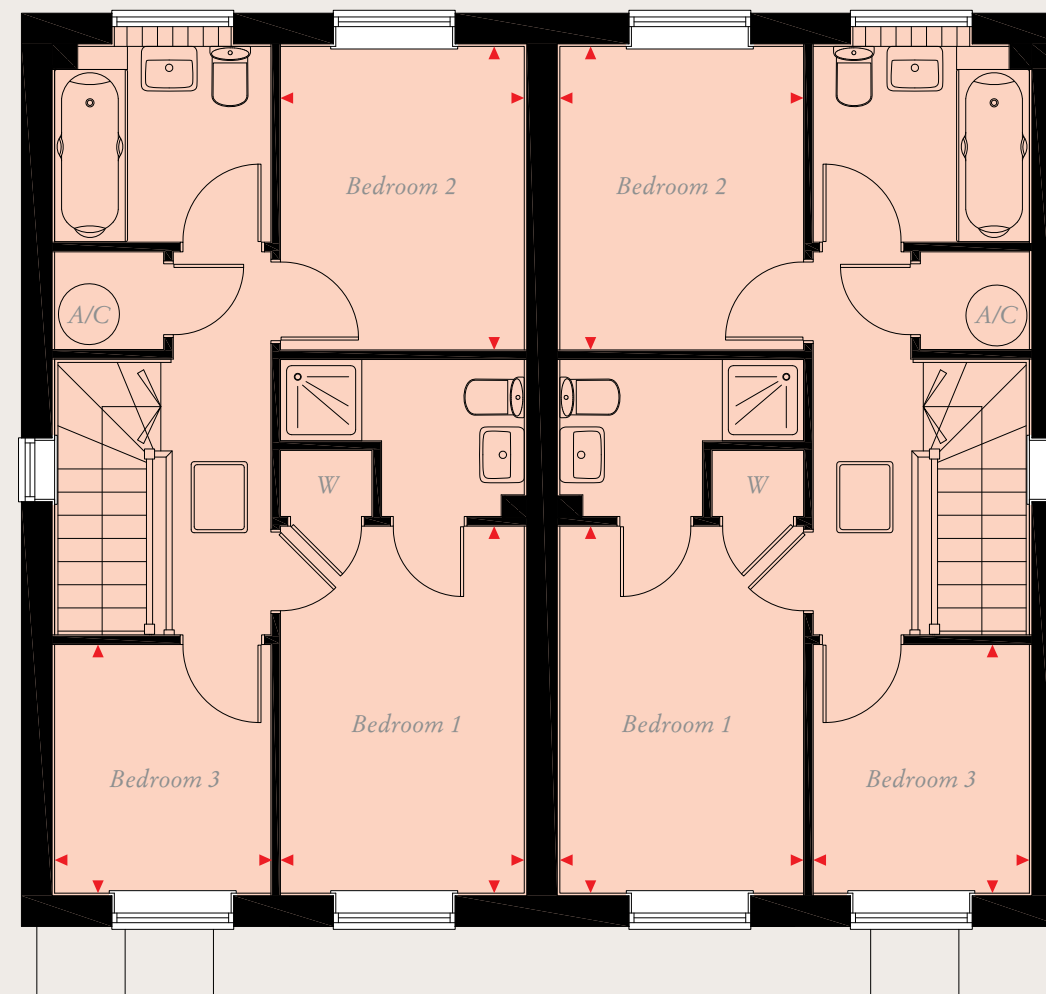
The Oak





Ground Floor

Kitchen	3.61m x 2.51m	11'9" x 8'0"
Living / Dining Room	4.62m x 2.63m	15'0" x 8'6"



First Floor

Bedroom 1	3.61m x 2.40m	11'9" x 7'9"
Bedroom 2	2.99m x 2.40m	9'6" x 7'9"
Bedroom 3	2.45m x 2.14m	7'9" x 6'9"

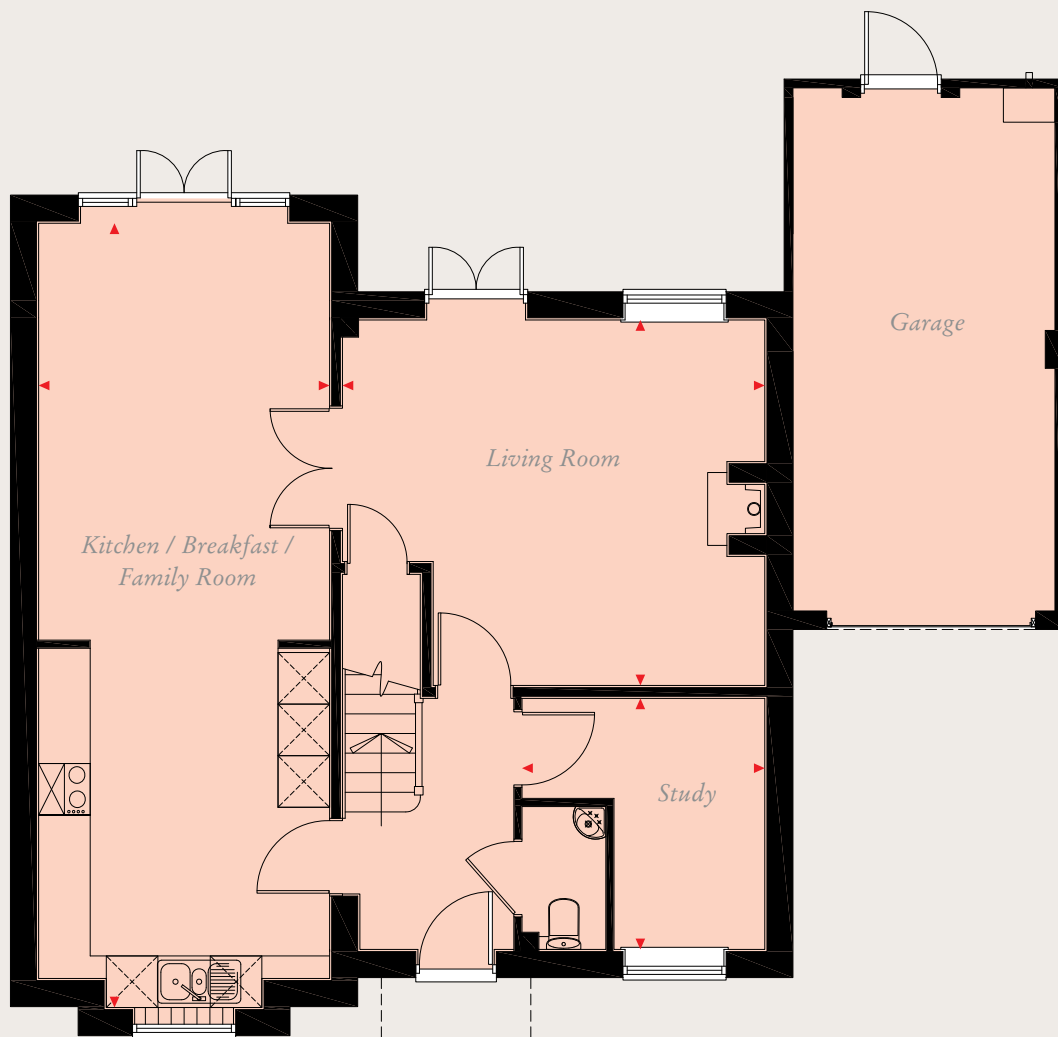
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The Pear



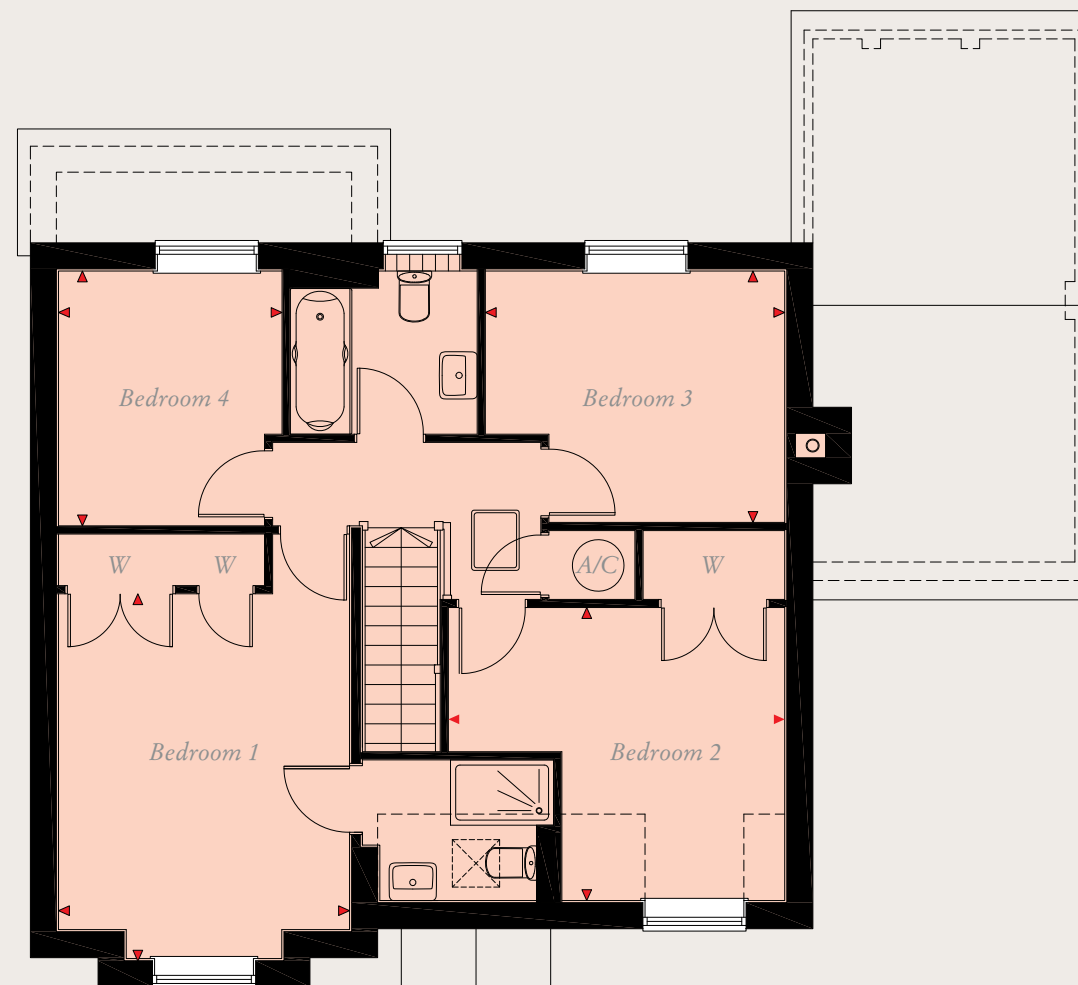
The Pear

Plot 20



Ground Floor

Kitchen / Breakfast / Family Room	9.12m x 3.39m	29'9" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



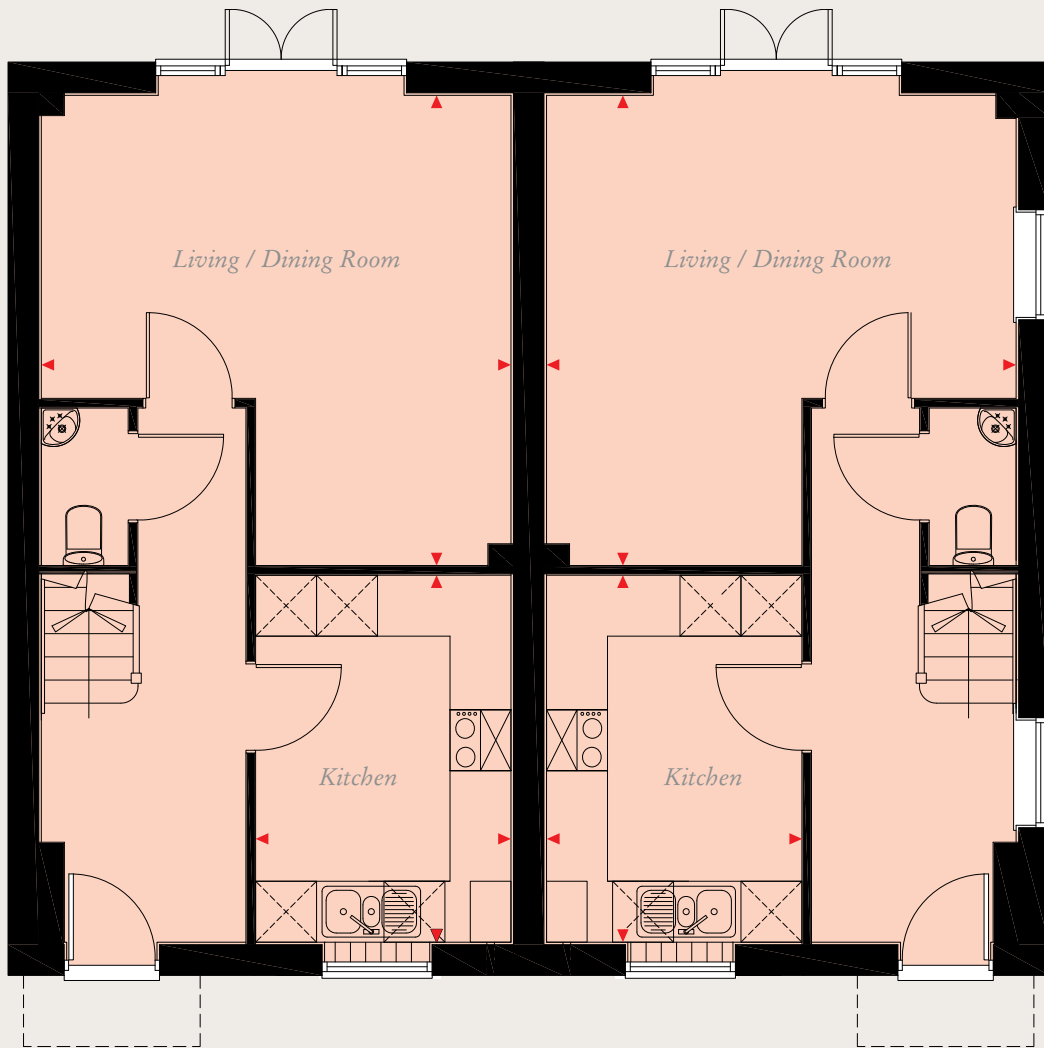
First Floor

Bedroom 1	4.27m x 3.39m	13'9" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

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The Pine





Ground Floor

Kitchen	3.61m x 2.51m	11'9" x 8'0"
Living / Dining Room	4.62m x 2.63m	15'0" x 8'6"



First Floor

Bedroom 1	3.61m x 2.40m	11'9" x 7'9"
Bedroom 2	2.99m x 2.40m	9'6" x 7'9"
Bedroom 3	2.45m x 2.14m	7'9" x 6'9"

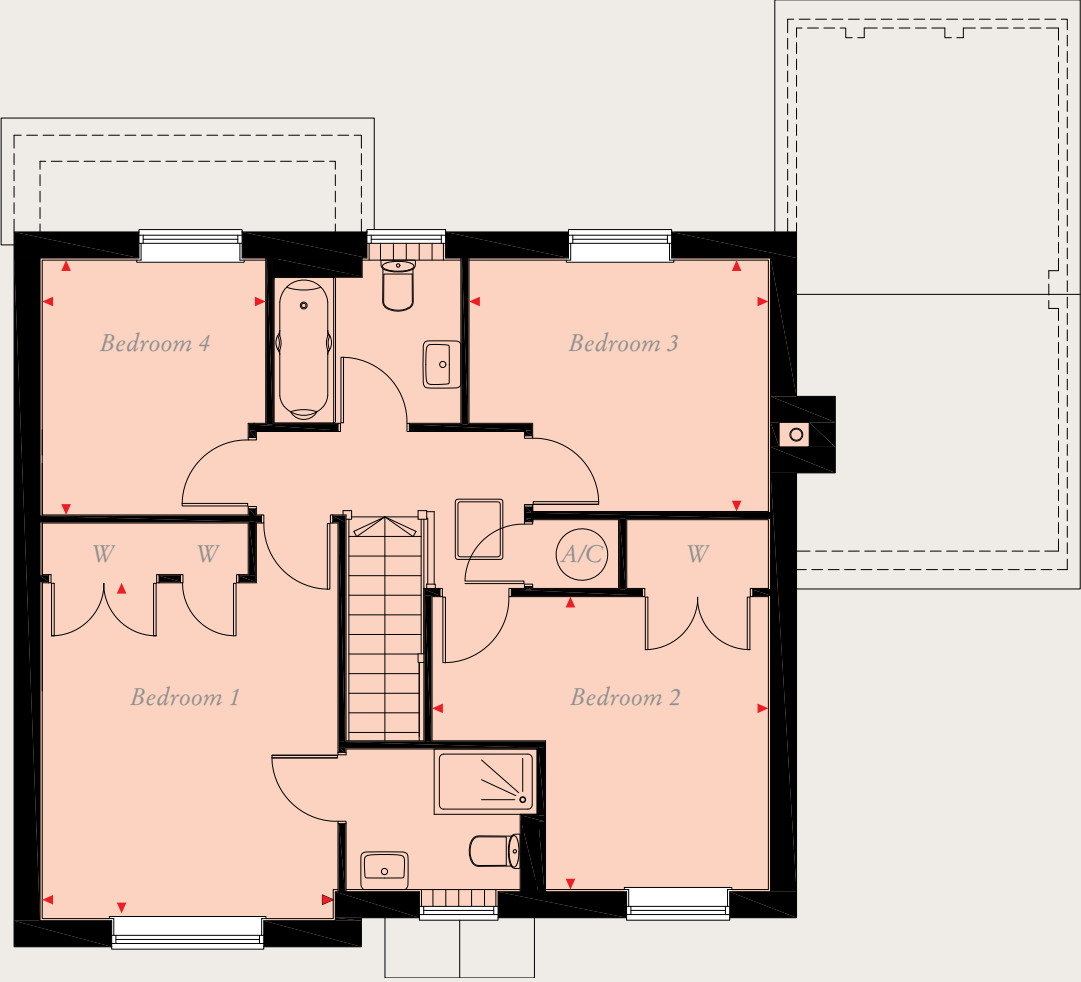
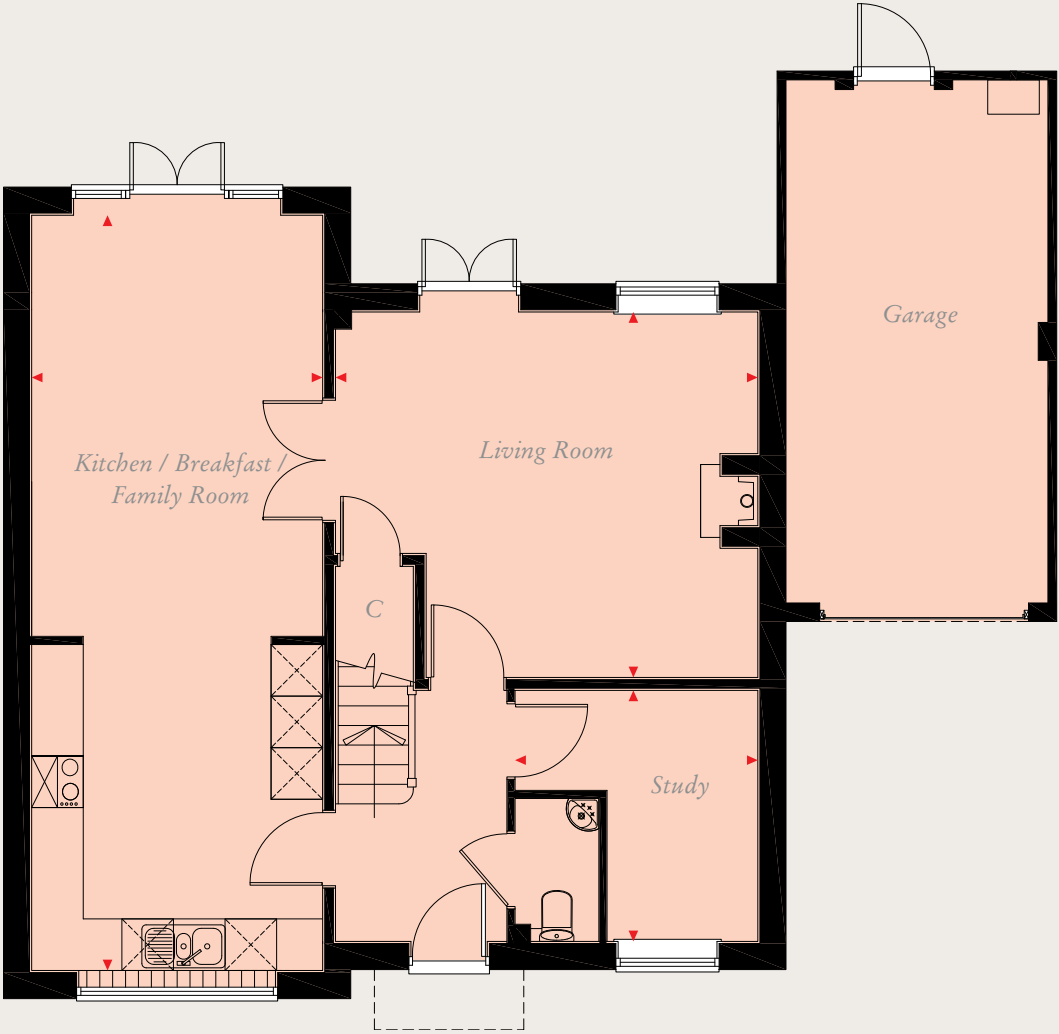
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The Plum



The Plum

Plot 21



Ground Floor

Kitchen / Breakfast / Family Room	8.79m x 3.39m	28'6" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"

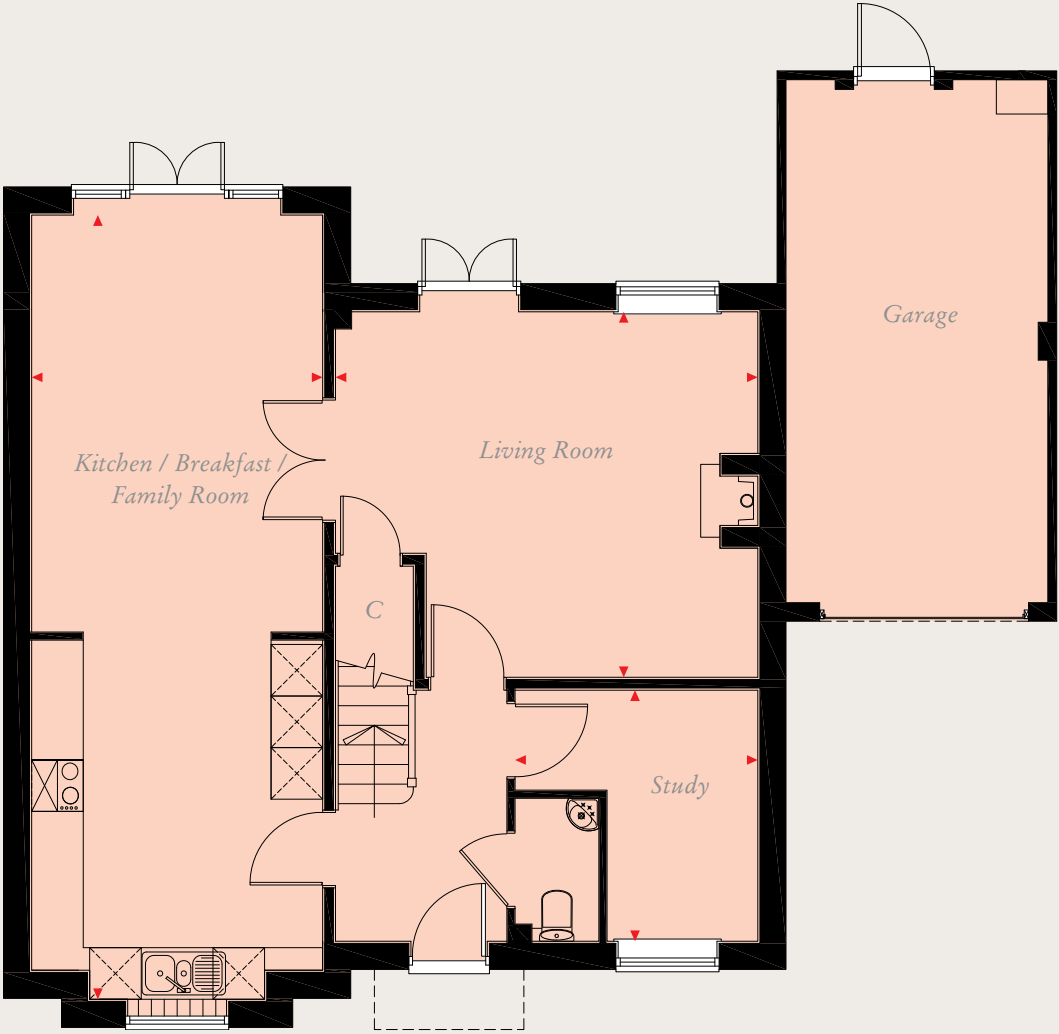
First Floor

Bedroom 1	3.91m x 3.39m	12'6" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

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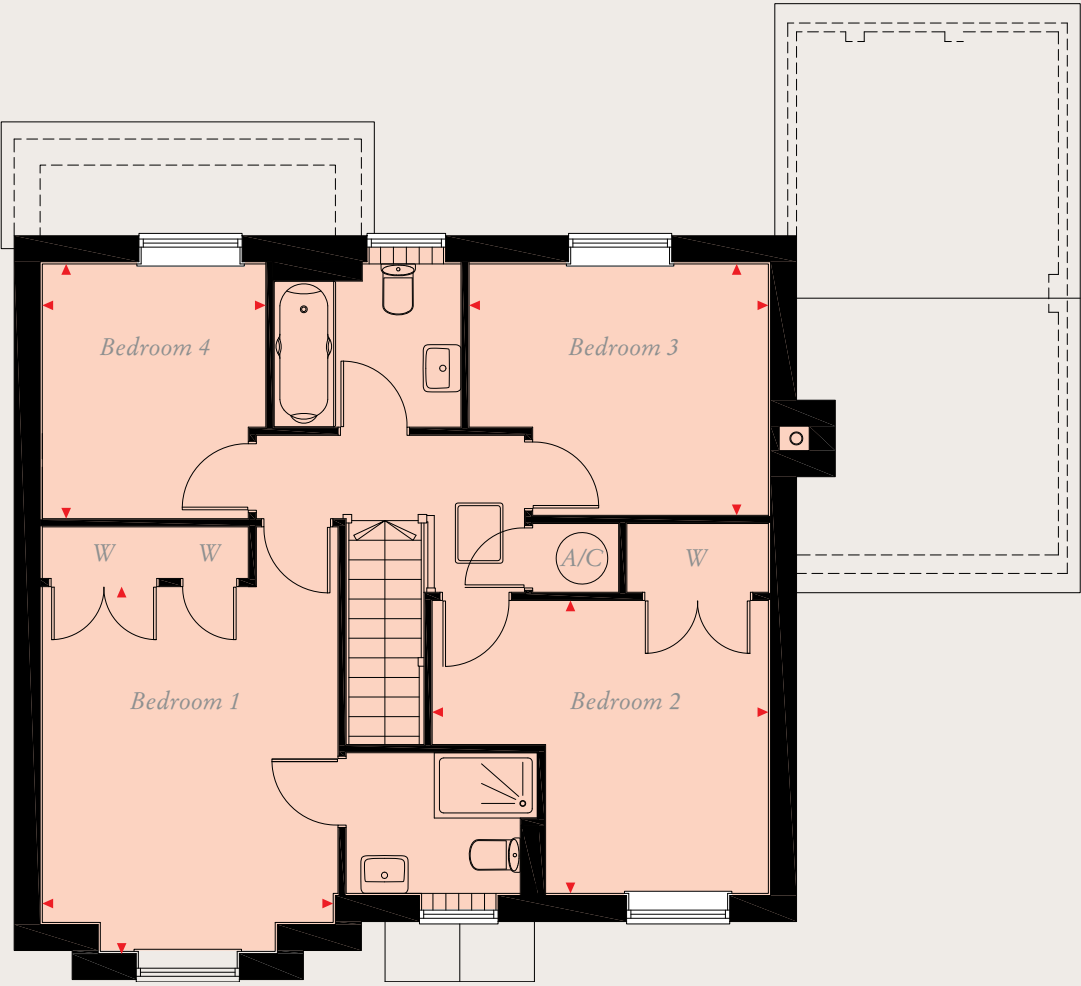
The Walnut





Ground Floor

Kitchen / Breakfast / Family Room	9.12m x 3.39m	29'9" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



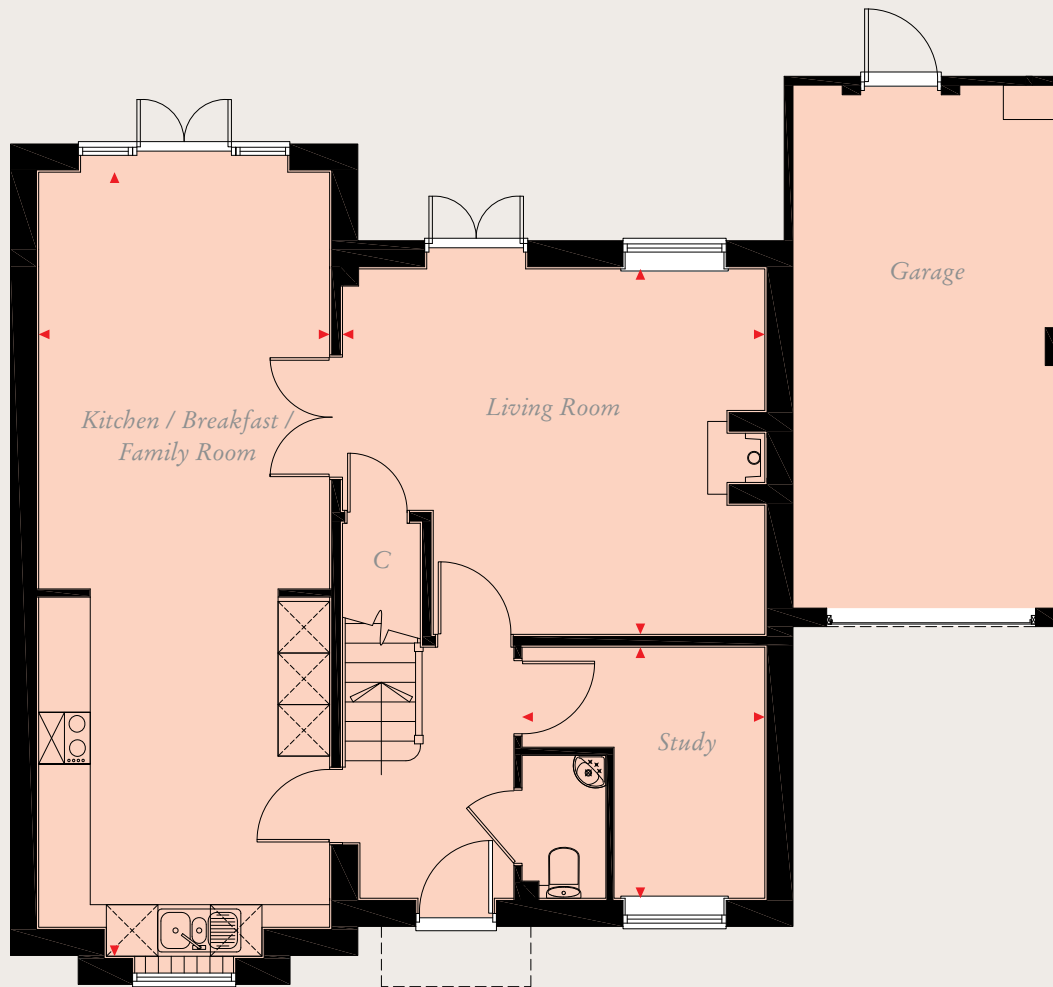
First Floor

Bedroom 1	4.27m x 3.39m	13'9" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"

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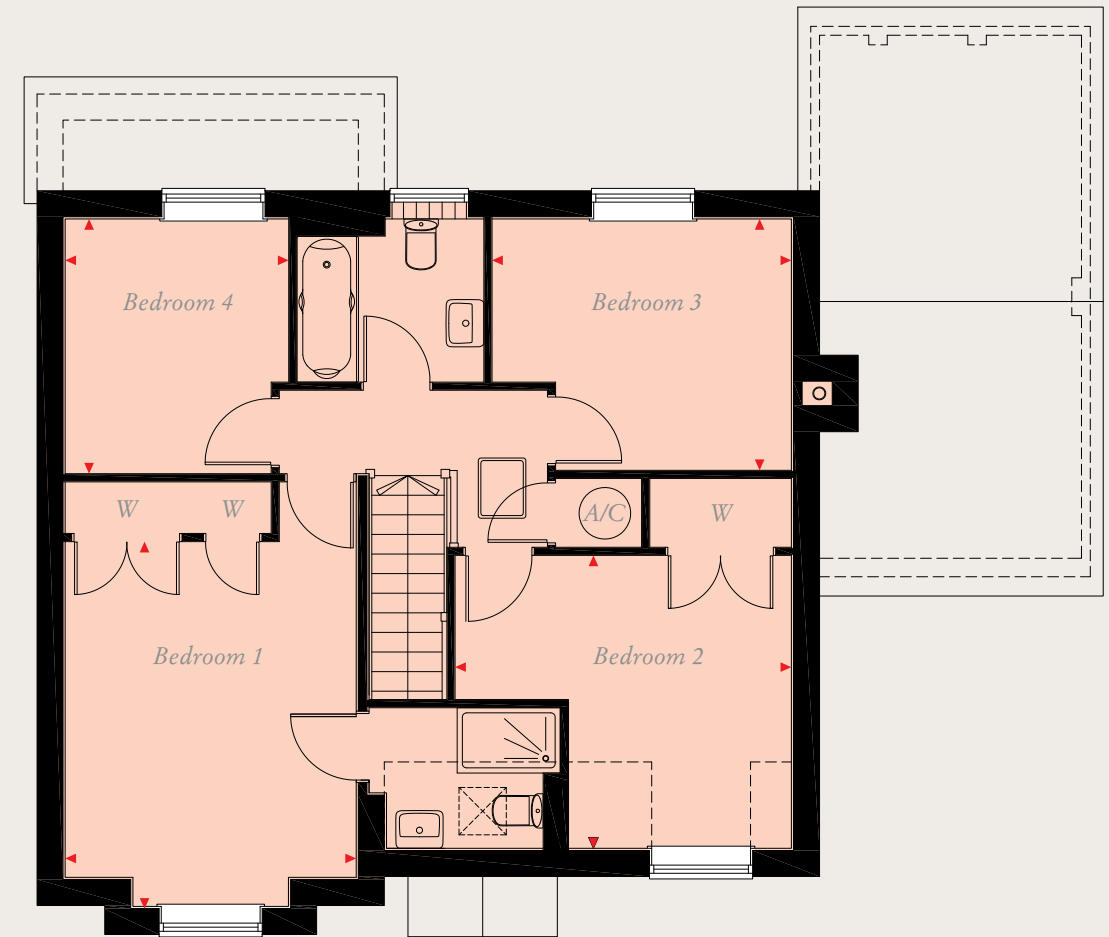
The Willow





Ground Floor

Kitchen / Breakfast / Family Room	9.12m x 3.39m	29'9" x 11'0"
Living Room	4.91m x 4.25m	16'0" x 13'9"
Study	2.92m x 2.82m	9'6" x 9'0"



First Floor

Bedroom 1	4.27m x 3.39m	13'9" x 11'0"
Bedroom 2	3.91m x 3.41m	12'9" x 11'0"
Bedroom 3	3.48m x 2.92m	11'3" x 9'6"
Bedroom 4	2.96m x 2.60m	9'6" x 8'3"



View over the Vale of White Horse

NALDER FIELDS

Main Street, East Challow, Wantage, Oxfordshire OX12 9SY

General

- Each new home is constructed with a concrete ground floor system with traditional brick and block external cavity walls. The elevations are varied with either brick, painted brick, stone, and tile hanging with either plain clay tiles or slate to the roof.

High Quality Fixtures & Fittings

- Double glazed PVCu windows with multi-point locks. Sliding slash windows to plots 40, 41, 56 and 57
- White two panel internal doors
- Prefinished woodgrain effect composite black front entrance door set in PVCu frame
- Polished chrome door furniture
- Feature painted staircase with varnished white oak handrail
- Decorative moulded skirting boards and architraves
- Dulux White painted smooth finished ceilings throughout
- Internal walls painted Dulux Almond White emulsion with woodwork painted Dulux White Gloss
- Coving to living room, dining room, or living/dining room, study, hall, stairs and landing
- Built-in wardrobes as per floor plans

Heating, Security & Electrics

- Gas fired central heating system with thermostatic controlled radiators
- Class 1 fireplace, stone surround with iron fire basket to plots 3, 4, 7, 10, 12 to 23, 24, 29 to 31, 34 to 37, 38, 40 to 43
- Mains operated smoke detectors
- Wiring for zoned security alarm system
- Light to under stairs cupboard
- TV points to kitchen or kitchen/breakfast room and all bedrooms
- Media point to living room consisting of TV point, 2 x satellite points and BT point
- BT points to understairs cupboard, bedroom 1 and study (where applicable)
- Shaver socket in bathroom and en-suite
- Wiring for satellite TV
- Light and power to loft

Kitchen & Utility

- Choice of designer kitchen units* with post formed laminate worktops and upstands with a stainless steel splash back
- Pelmet lighting
- Stainless steel finished appliances consisting of double oven, gas hob, extractor hood with integrated fridge/freezer and dishwasher. Integrated washing machine fitted if no utility
- Plumbing for washing machine and tumble drier in the utility
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white downlights
- Stainless steel switches and sockets
- Choice of ceramic floor tiling*

Bathroom, En-Suite & Cloakroom

- Roca white bathroom suite with steel bath and chrome fittings
- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Recessed white downlights
- Choice of half height wall tiling* to master en-suite. Family bathroom and 2nd en-suite with choice of half height wall tiling* behind sanitaryware. Full height tiling* to shower cubicle and three sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles*
- Multi rail towel warmer

Externals

- Access road block paved and tarmac
- Shared access drive and parking spaces to be block paved
- Private footpaths and patios will be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be, close board panel fencing and post-rail in accordance with a comprehensive landscape scheme
- Light fitting to all external doors
- Light and power to garage
- Water tap to rear of property

Premier Guarantee

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available through the Sales Office.

24 hr Pinnacle Emergency Cover

All Bewley Homes purchasers benefit from 24-hour emergency cover provided by Pinnacle Property.

This service is valid for a period of two years from the date of legal completion and, should assistance be required, include cover for the following:

- 24-hour cover. 7 days per week. All calls to a 24-hour emergency number. Maximum 2 hour response time. Calls to be answered immediately
- Blockages in toilet waste pipes in the property
- Plumbing problems such as burst pipes or leaking radiators
- Electricity supply failure
- Central heating or boiler failure. If the heating cannot be restored Pinnacle Property to supply electric heaters to each room
- Up to £100 towards the cost of overnight accommodation should hot water not be restored
- One boiler service at the end of the 1st year
- Blocked external drains
- Main lock failure

In addition, a number of guarantees will be available covering such items as the gas boiler and the kitchen appliances. These guarantees provide further peace of mind and, in the case of the kitchen appliances, the purchaser is able to contact the local service engineer directly in the event of a fault developing.

Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. "Nalder Fields" has been chosen for marketing purposes only and should not be taken as forming any part of the final postal address, which is decided by postal and local authority.

*Subject to stage of construction and availability



BEWLEY HOMES

About us

Whatever the price range or house style, each Bewley Home is built in a carefully selected location and designed to complement its environment, while meeting the practical requirements of everyday living. Quality and imagination combined with meticulous attention to exterior and interior detail are the key factors that have enabled Bewley Homes to secure its strong reputation for excellence.

Bewley Homes promotes environmentally responsible designs and specifies building techniques that typically score in the top ten per cent for energy efficiency.

The company also has a clearly defined policy regarding landscaping and protecting the environment. The company firmly believes in working with the local communities to achieve the best planning and design solutions and its portfolio of award winning developments has played a crucial role in building relationships and confidence. As a result Bewley Homes is recognised and respected by its purchasers and planning authorities for outstanding quality, innovation and development excellence. The many awards and commendations the company has received demonstrate its diverse skill across a range of disciplines including luxury and starter homes, restoration and exterior design. These accolades, however, are not just for the design and quality of Bewley Homes but also for the high level of customer care, which draws praise from purchasers and the house-building industry.

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Elmbridge Borough Council
Design Awards

Hot Property
New Homes Awards
Winner: Innovation Award

Hart District Council
Best New Conversion
Winner: Built In Quality Award



Green Leaf Awards Winner

The Chartered Surveyors
UK Property and Marketing
Highly Commended

Housing Contractor Awards
Bronze Medal



Sussex Heritage Trust Award

International Property Awards
Highly Commended:
Best UK Redevelopment
Safe Home Award
Best Redevelopment



Customer First Award



Sponsored by The Sunday Times

Gold Award Winner
Best Exterior Design

Silver Award Winner
Best Luxury House
Best Renovation
Best Landscaping Design

Bronze Award Winner
Best Medium Sized House Builder



Sponsored by The Sunday Times

Silver Award Winner
Best Renovation
Bronze Award Winner
Best Starter Home
Best Luxury House
Best Exterior Design



Sponsored by The Daily Telegraph

Silver Award Winner
Best Brownfield Site



Sponsored by Smart New Homes

Silver Award Winner
Best Renovation



Best Luxury Home: Winner

Best New Family Home
Highly Commended
5 Bedrooms or more
4 Bedrooms

Best Renovation
Best New Conversion: Winner
Best 5 Bedroom Home: Winner
Best 4 Bedroom Home: Winner



Overall Winner
Best Starter Home: Runner up
Best Major Builder: Commendation
2 further commendations



Commendations for
Best Standard House Type
Best One Off House



Citation
Best New Housing Project

NALDER FIELDS EAST CHALLOW WANTAGE OXFORDSHIRE OX12 9SY



HOW TO FIND NALDER FIELDS

By Road: Excellent road links to A420/A34 via the A417 (West and East) which lead to the M40 in the North and the M4 in the South.

By Rail: Nearest railway station is Didcot (approx. 10.5 miles) London Paddington 40 minutes.

By Bus: Services include Oxford Bus, Stagecoach and White Coaches.

By Air: Heathrow (approx. 1hr 15mins drive) Gatwick (approx. 1hr 40 mins drive) Southampton (approx. 1hr 10mins drive).

BEWLEY
HOMES PLC

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