



HIGHCROFT

WALLINGFORD, OXFORDSHIRE

St Edward
Designed for life



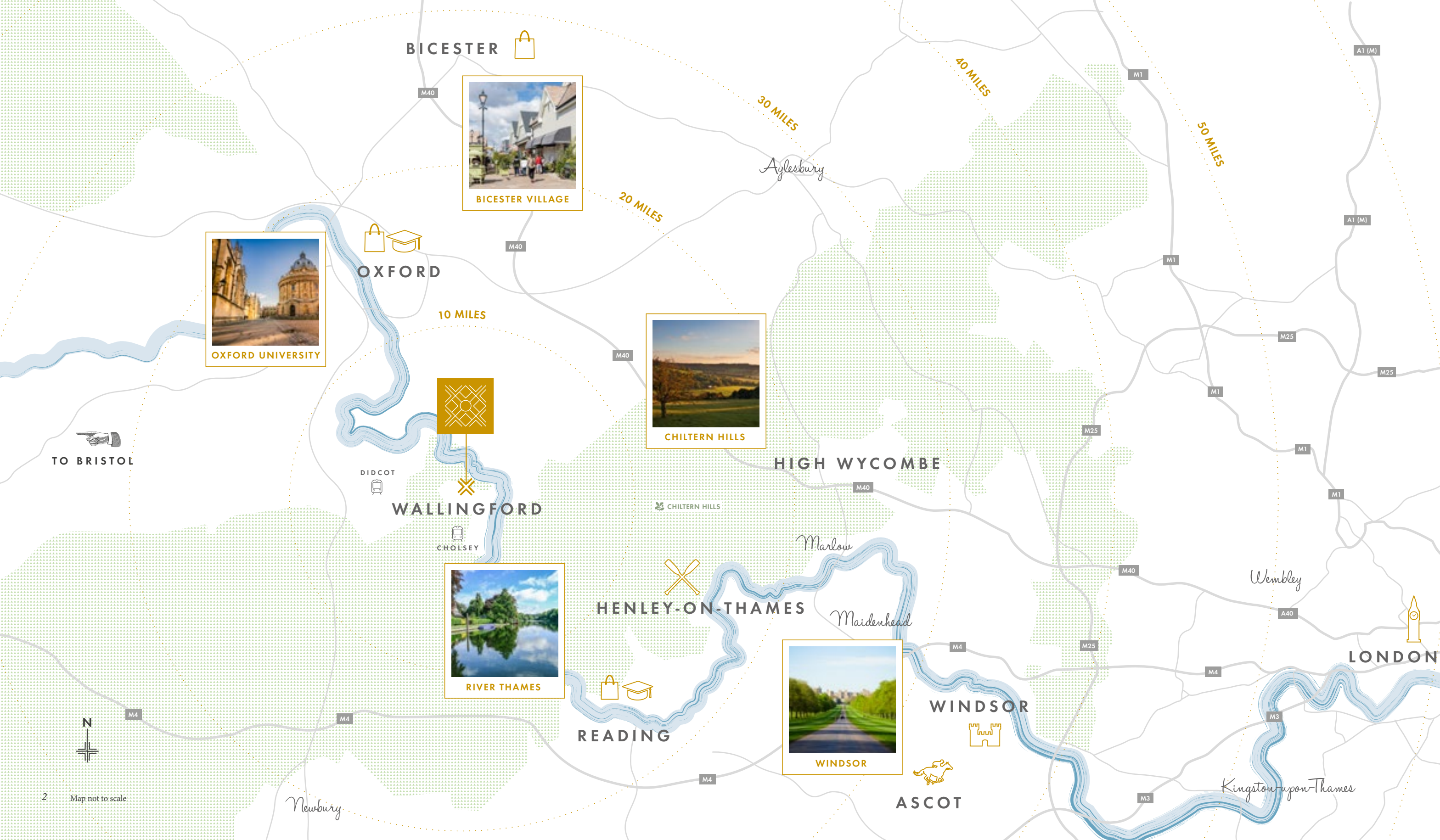
HIGHCROFT

WALLINGFORD, OXFORDSHIRE

Highcroft offers a beautiful range of homes for all generations inspired by traditional architecture and complemented by modern interior design fit for every aspect of life. Expansive green open spaces are carefully crafted throughout the development with village ponds and beautiful landscaping. All of this only a short walk from the historic market town of Wallingford and the River Thames in South Oxfordshire.

love coming home

Front Cover: Computer Generated Image of Highcroft, indicative only



PERFECTLY POSITIONED

Nestling close to the banks of the River Thames in South Oxfordshire, the ancient market town of Wallingford lies at the green heart of an area of outstanding natural beauty.



Welcome to Highcroft
**MAKING AN
ENTRANCE**

First impressions count. The boulevard entrance to the development, featuring brick and flint pillars and wrought iron signage, makes a reassuring statement of quality, refinement and carefully-considered design.



DESIGNED FOR LIFE

Our architects and landscapers have created a highly desirable destination – a new neighbourhood totally in keeping with its historic surroundings.



ARCHITECTURE

The architectural form reflects local building traditions, with a palette of high quality materials which have been selected with careful attention to detail. Architectural detailing and materials include gabled and hipped roofs, tile hanging, varied brick colours and simple porches. Open space including footpath connections, playing pitches and allotments as well as the creation of new bus services provide extensive local amenities and enhanced access to amenities and services which are further afield.



Architects' initial sketch of Highcroft entrance



The heart of the project at Central Square

LANDSCAPING

The landscaping and public realm at Highcroft has been designed to create an attractive setting that will successfully assimilate this high quality development within its local setting. The frontage to Calvin Thomas Way has been a key focus with the development set back within the site to secure a robust landscape setting combining

native woodland planting, new areas of parkland and open water with high levels of biodiversity. The open spaces provide safe access and recreation for walkers and cyclists alongside seating, play areas, trim-trails and allotments that provide inclusive multi-functional use for the Highcroft community.

“The landscape, public realm and biodiversity has been of central consideration securing a vibrant and verdant setting for the new community.”

JOHN GOLBY, PARTNER AT GOLBY + LUCK



Computer Generated Image of Highcroft, indicative only



Landscaped formal gardens

Meadows and wetlands

The design and quality of the public realm has been central to the design of Highcroft, something that is evident as you enter the site along a mature tree lined avenue set around a statement central reservation of ornamental hedgerows interspersed with an array of herbaceous and perennial shrubs that will provide year round colour and interest. The quality of this gateway is represented in the new houses and the careful detailing of the public realm utilising a complementary palette of materials and landscaping to secure the highest level of kerb appeal.

Throughout the design of Highcroft the landscape, public realm and biodiversity has been of central consideration securing a vibrant and verdant setting for the new community.





TRADITIONALLY STYLED HOMES



*Contemporary, elegant homes,
inspired by the architecture of
this historic market town are
designed to appeal to all.*

Thirty per cent of the development is open and biodiverse green space. Gardens and ponds, sheltered by mature specimen trees, provide abundant variety and beauty across the changing seasons.

BEAUTIFUL LANDSCAPING



EXCELLENT QUALITY OF LIFE



A variety of quality homes are surrounded by beautifully landscaped open green spaces to walk, run and cycle. The many on-site amenities include a village square, ponds, allotments, sports pitches, children's play park and a new primary school.



life at Highcroft

CREATING A REAL COMMUNITY

*With acres of open recreational space, a school and
a welcoming community, Highcroft offers everyone
the chance to unwind, play and grow.*





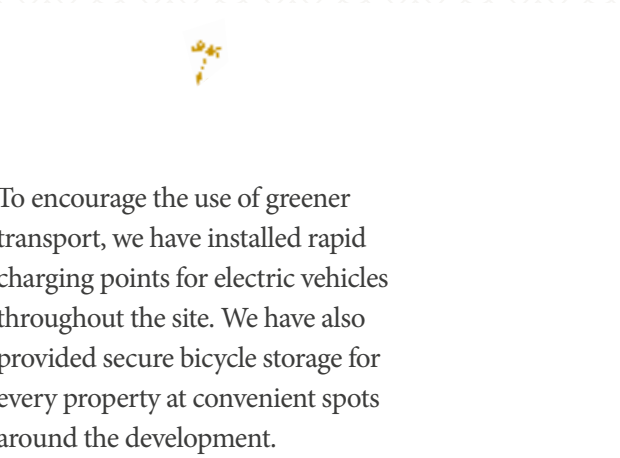
nature on site...

A nature trail will help the environment to flourish at Highcroft

over
1000
new trees to be planted

biodiversity enhancements

such as bat, bird boxes, hedgehog houses and wildlife-friendly landscape planting



life at Highcroft

SUSTAINABILITY AT ITS HEART

As a forward-thinking development, sustainability and biodiversity are top of the agenda at Highcroft. The natural environment flourishes here.

Follow the 'green trail' through the site to discover the abundant wildlife that lives here. We have created landscapes and swales planted with grasses, shrubs and mature trees that provide ideal natural habitats, complemented by bird and bat boxes, hedgehog houses, and log piles for insects.

Looking to the future of our global environment, we have introduced features that enable residents to weave sustainability into their everyday lives. These include allotments for residents to cultivate their own vegetables and fruit.

Wild flowers, native mammals and insects flourish at Highcroft. How many species can you spot?



life at Highcroft

FEEL CONNECTED

Be part of a vibrant community of people who love where they live.

Highcroft is designed for people of all ages and life stages to connect with each other in many different and enjoyable ways. At the primary school or the children's playground, the allotments or sports pitches. Whether it's for friendship, fun or learning, there is always something to join in, and someone to join with.



Wallingford town centre offers everything you could wish for. Alongside its independent shops, pubs and cafés, there is a cinema and a theatre, an outdoor heated pool and a Splash Park. It's big on community events, too – such as the St George's Day parade, Bunkfest music festival, pancake races, car rallies and the annual rowing regatta.

For friendship or fun, there is always something to join in, and someone to join with.



Getting around on public transport is easy. There is a bus route conveniently placed on site. Or you can catch a train at Cholsey, Goring & Streatley or Didcot rail stations; all are nearby. Going further afield? The M40 and A34 are both just a few miles away.



Friendships, connections and a real sense of community bring people together at Highcroft.





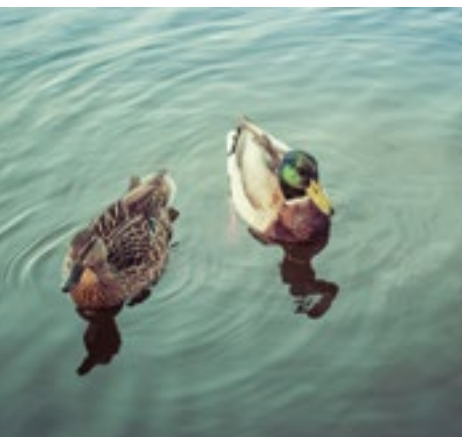
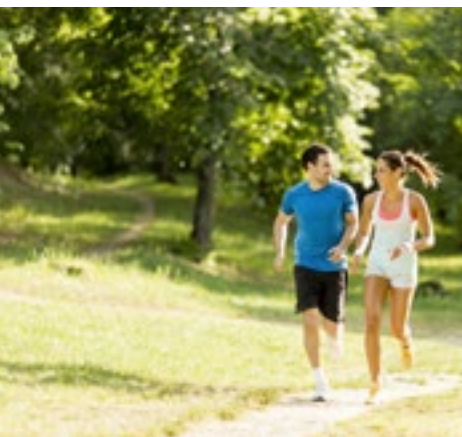
*With so many ways to play
and relax, there is something
for all ages to enjoy.*

Life at Highcroft

PARKS & RECREATION

*Nature trails, wetland meadows, a village pond
and tranquil spaces complement the landscape
and create a sense of place.*

With seven hectares of open land,
you are never far from green space
at Highcroft. Allotments, trim-trails,
sport pitches and play areas make
this a great place for outdoor fun, or
more serious fitness training, for all
ages and all the family.



*You are never far from
green space at Highcroft.*



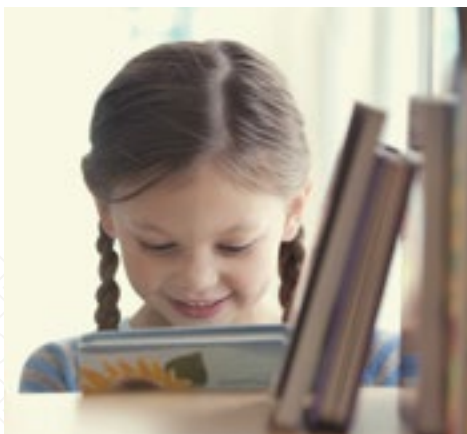
You will immediately feel a great
sense of freedom as you stroll
along the nature trail. Traffic-free
public footpaths link the homes
to the allotments, the children's
playgrounds and the community
square, the focus for communal
events on the development.



Life at Highcroft

A BRAND NEW PRIMARY SCHOOL

The new primary school will be central to the Highcroft community.



A brand new primary school will be built on the development, to benefit residents with young families and the wider local community. The school will provide a well-rounded education based on the national curriculum.

For families who live at Highcroft, the school offers many advantages – a safe walk or cycle from home, an opportunity for children to form lifelong friendships and for their parents to meet and get to know each other, and to create and contribute to a thriving community.



A local school is where friendships are made and the learning journey starts.



quality interiors

SPACE TO FLOURISH

Whether you are a growing family, a first-time buyer, or downsizing, there is a high quality home to suit you at Highcroft.





A SENSE OF SPACE

Open plan layout and carefully considered design give an immediate sense of space and relaxation.



All homes feature full fibre broadband, which is fast and reliable allowing the whole family to watch films, surf the net or play games with ease.

HI-TECH LIVING





Sumptuously comfortable and airy bedrooms and thoughtfully designed living spaces are the perfect retreat at the end of a busy day.

REST AND RELAXATION



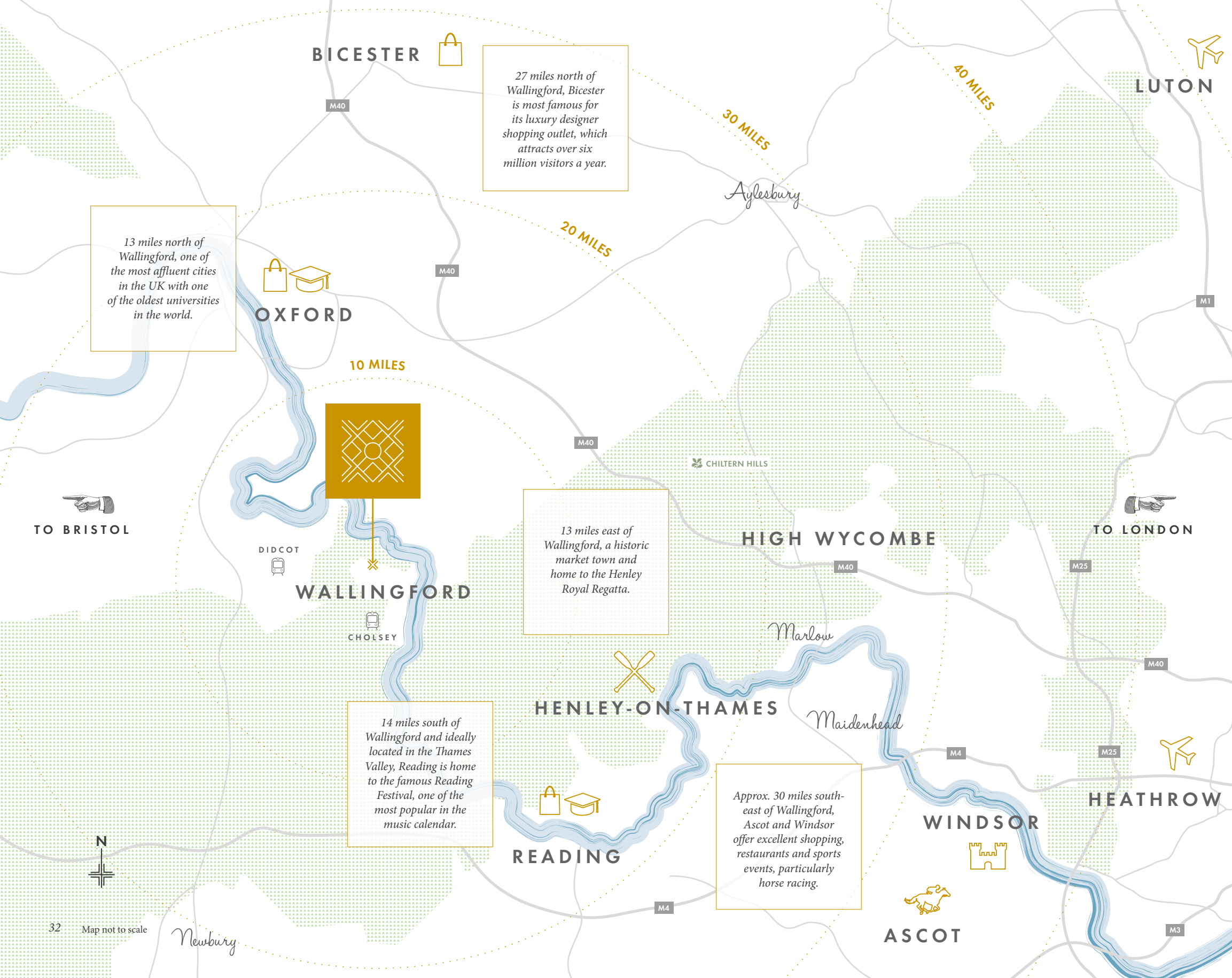


local area

HISTORICAL TOWN. MODERN LIVING

*A charming historic market town on the River Thames,
Wallingford offers all the amenities, services and
connections needed for today's lifestyles.*





TRANSPORT LINKS

↑ Bicester Village 42 MINS	↑ Birmingham New Street 1 HR 30 MINS	↑ Oxford City Centre 1 HR 36 MINS
↑ Oxford 31 MINS	↑ Bristol Temple Meads 1 HR	↑ Abingdon Town Centre 1 HR 10 MINS
↑ Oxford University 29 MINS	↑ Oxford 13 MINS	↑ Didcot Parkway Station 27 MINS
↓ Henley-on-Thames 23 MINS	↓ Reading 14 MINS	↓ Wallingford Market Place 5 MINS
↓ Reading 27 MINS	↓ London Paddington 42 MINS	
↓ M40 (Junction 7) 29 MINS		



BY CAR
from Highcroft



BY TRAIN
from Didcot Parkway



BY BUS
from Fir Tree Avenue

All journey times are approximate only. Source: Google maps, National Rail and thames-travel.co.uk

connections

ALL ALONG THE THAMES

Wallingford's position on the River Thames makes it the perfect spot for exploring the nearby towns, beautiful countryside and sporting venues that enrich this inspiring area.

Wallingford is a gem of a location – a delightful place to live that is within an hour's drive of some of the most celebrated towns in southern England. Oxford, with its ancient university, is 30 minutes away. Beyond it are the exquisite rolling hills and soft yellow stone-built towns of The Cotswolds, a magnet for walkers and lovers of pub lunches.

For shopping, Reading is a must, or head to Bicester Village for its superb range of designer outlets. Henley-on-Thames offers picturesque charm with independent retailers, galleries, theatre, and of course an annual rowing regatta. Further afield, are Windsor and its famous castle, and Ascot, where a day at the races promises fun and excitement.



local area

WALLINGFORD

An easy stroll or bus ride into the centre of town brings you to all your favourite high street stores, and many boutique shops that you'll come to love.



Surrounding the medieval marketplace at the heart of Wallingford are the independent shops that give the town its unique character. Explore the cobbled pedestrianised lanes for decorative items and unusual gifts. The Lamb Arcade, a 14th century former coaching inn, offers two floors of antiques and collectibles.



*A market town
with all the essentials.*



Side by side with essential high street brands – including Waitrose, Boots, Lloyds Pharmacy, Tesco and Wine Rack, among many others – are four different outdoor markets selling fresh local produce. And if you are searching for craft and art materials, you won't have to look far. Wallingford is the place to go for supplies.



local area

CAFÉS & RESTAURANTS

As you wander through the cobbled streets, squares and alleys of the town centre, you will find an excellent choice of places to eat and drink.

From gourmet restaurants and quaint cafés, to tea rooms and gastro pubs, Wallingford has something for everyone. With more than 100 Listed buildings in the town centre, the chances are you will be enjoying your refreshment in historic surroundings, perhaps beside a cosy open fire in winter, or al fresco when the weather is warmer.

Dine by the river at The Waterfront or The Boathouse. In the town centre, The Old Post Office is popular, Le Clos has a relaxed vibe, while The Shellfish Cow offers both steaks and seafood. If it's coffee and cake you crave, try Ribizli, The Cartshed or Cathy's Country Kitchen for sweet delights.

Al fresco dining is always a joy in Wallingford, whether by the river or in the quaint town centre.



There has been a bridge across the Thames at Wallingford since at least 1141. Today's Grade II Listed structure is 900ft long and has 19 arches. It connects the town to Crowmarsh Gifford in Berkshire.*

Experience the pleasures of the changing seasons as you explore the glorious countryside near Wallingford.

local area

RIVERSIDE & PARKLAND WALKS

Right on your doorstep are river walks, footpaths through open countryside, and historic monuments. Get set for some wonderful days out.



Highcroft offers so many opportunities to explore the great outdoors that you'll be spoilt for choice. The 11th century castle, once an impregnable royal stronghold but now in ruins, is unmissable. Its grounds, the Castle Meadows, are a popular spot for walkers, and home to many important wildlife habitats.

A stroll by the River Thames is always a pleasure. At Wallingford, the Thames towpath meanders through an Area of Outstanding Natural Beauty which is managed by the Earth Trust. In summer, the meadows are ablaze with wildflowers, including fields of oxeye daisy, knapweed and bird's foot trefoil.



local area

FURTHER AFIELD

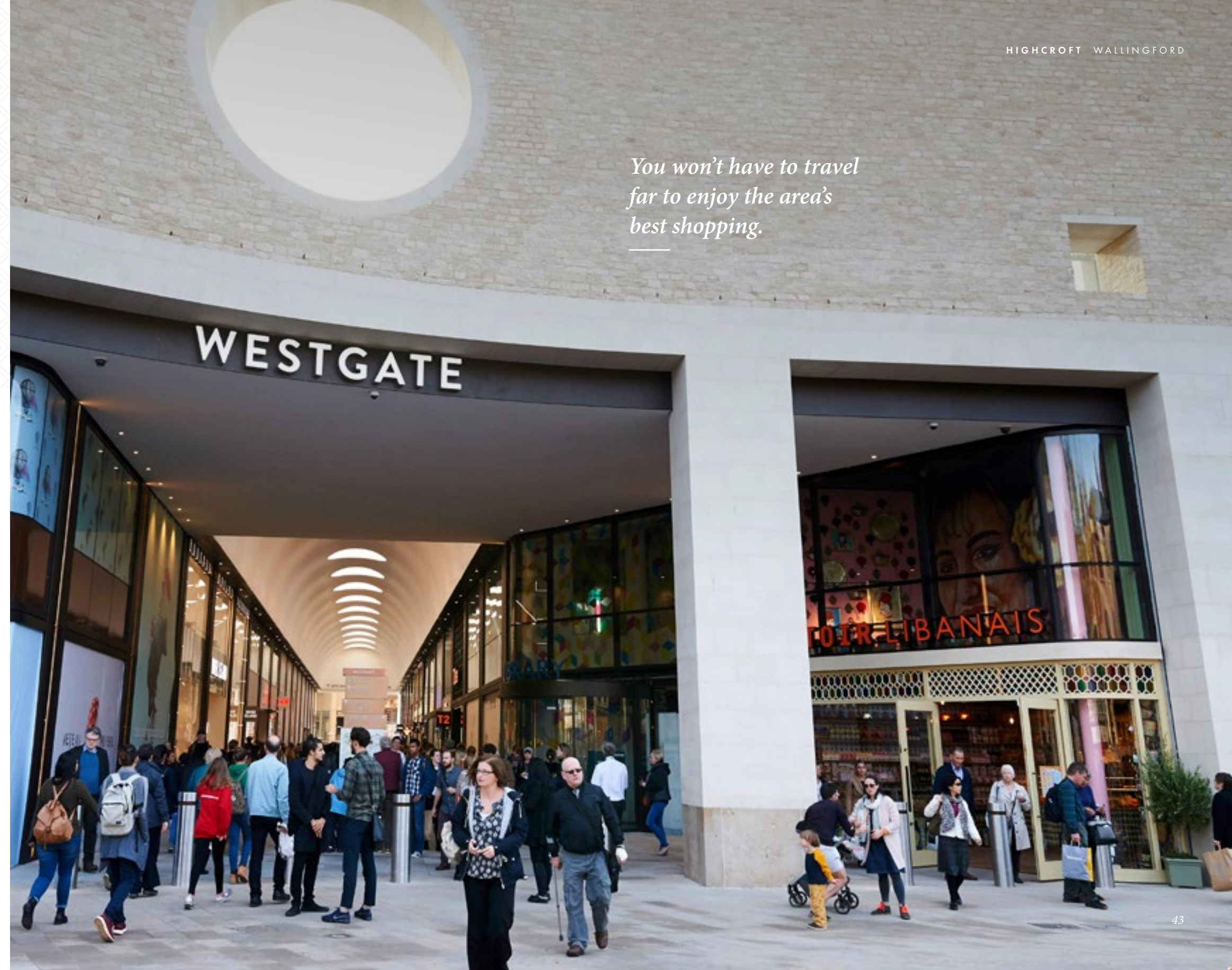
Keep it local or venture into the Capital – Highcroft offers you a great choice of shopping, culture and entertainment.

When it comes to relaxation, Highcroft gives you the best of both worlds – the peace of the countryside combined with first-class entertainment and shopping opportunities, all within easy reach. For excellent retail therapy, head for Oxford's Westgate Centre, Bicester Village designer outlet, or The Oracle in Reading.

There are three excellent provincial theatres within driving distance, and many cinemas, both multiplex and arthouse. For sport, there is rowing at the Henley Regatta and horseracing at Ascot and Windsor. Or if you prefer the excitement of the Capital, you can be in London's West End by train in around an hour and a half.



You won't have to travel far to enjoy the area's best shopping.




educational facilities

A FIRST-CLASS EDUCATION

Outstanding private and state schools, and of course one of the world’s oldest universities, make this a highly sought-after area for education.



 **BY CAR** from Highcroft

PRIMARY SCHOOLS

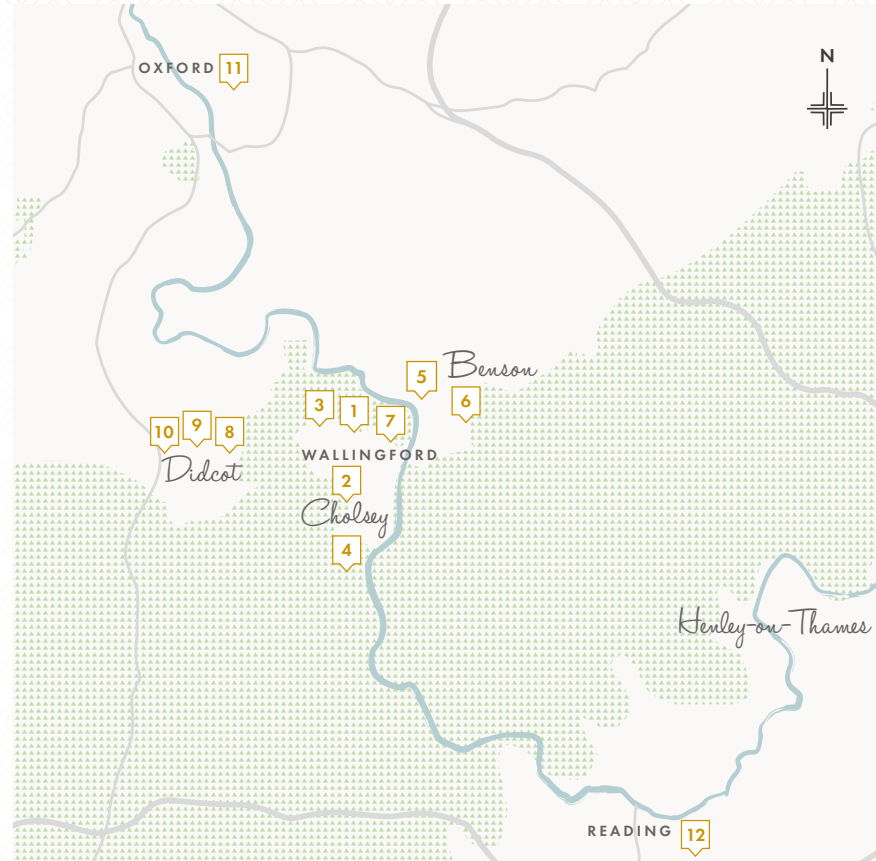
1. Fir Tree Primary School	4 mins
2. Cholsey Primary School	6 mins
3. Brightwell-cum-Sotwell CofE Academy	7 mins
4. Moulsoford Preparatory School	8 mins
5. Benson Church of England Primary	10 mins
6. RAF Benson Community Primary	13 mins

SECONDARY SCHOOLS

7. Wallingford School	5 mins
8. St Birinus Boys' School	11 mins
9. Didcot Girls' School	12 mins
10. UTC Oxfordshire	13 mins

FURTHER EDUCATION

11. Oxford University	29 mins
12. Reading University	34 mins



Within a six mile radius of Highcroft are more than 15 schools, from pre-school to secondary, with an Ofsted or ISI rating of Outstanding or Good. Highcroft falls within the catchment area of many of them. There will also be a brand new primary school on the development itself. For higher education, Oxford and Reading Universities and the Henley Business School are within easy reach.



*Our goal is to create vibrant,
sustainable places where people
truly want to live, work and play.*



**ABOUT
ST EDWARD**

*St Edward is a joint venture company owned by M&G Investments and Berkeley.
It brings together the powerful combination of the two companies' strengths
and provides a strong vehicle for delivering fantastic communities where
people enjoy a great quality of life.*



FOCUSED ON YOUR CUSTOMER EXPERIENCE

From exchange of contracts, we will provide every customer with a Customer Relations Representative to ensure you always have an expert to talk to. We will also provide regular updates on the timing of completion of your new home and keep you informed about the progress of construction.



We will invite you to choose the interior of your home from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your home for a full Home Demonstration to personally demonstrate all the functions and facilities, prior to legal completion.

On the day of legal completion, we will arrange for you or your chosen representative to meet with your dedicated Customer Relations Representative for a key handover.

We will provide you with a 'Folio' which contains comprehensive information on all aspects of your new home, in addition to a 2-year warranty period following legal completion.

A dedicated Customer Service telephone number is provided to our purchasers should you have any questions. Following completion, we will contact you to ensure that you are happy with every aspect of your new home and assist you with any queries that you may have.



Investor in
Customers®
Gold 2020



DESIGNED FOR LIFE

*Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations.
The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible.
Our levels of customer service aim to be comparable to other top brands.*



CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St Edward they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St Edward operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies
www.berkeleygroup.co.uk

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.



AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011. It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities. In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.



WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



BUYING PROCESS

These sections provide you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.



NEXT STEPS

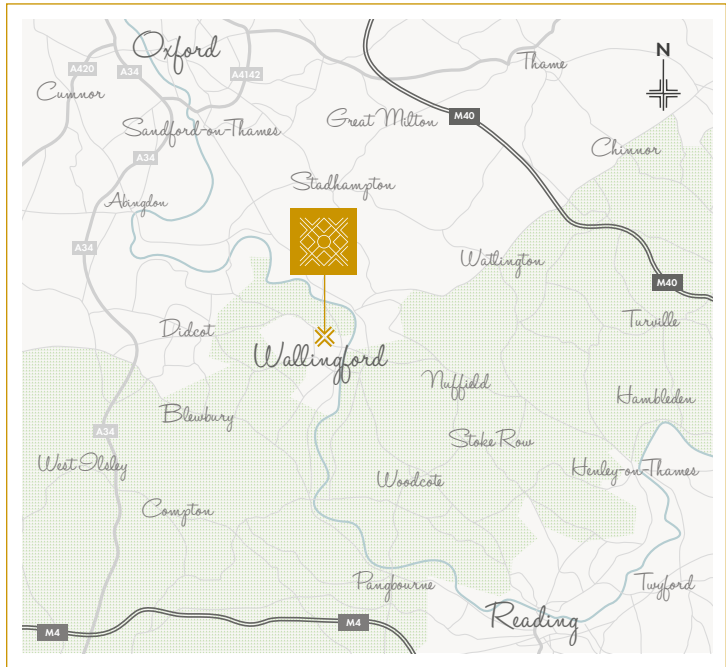
1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you into our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in



love coming home

CONTACT US



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Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Highcroft are indicative only. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission 10/01461/OUT (South Oxfordshire District Council). Apartments are acquired by the purchaser with a 999 years leasehold. Q600/05CA/0120

HIGHCROFT-WALLINGFORD.CO.UK

St Edward
Designed for life