



HIGHCROFT

WALLINGFORD, OXFORDSHIRE



## THE BLUEBELL APARTMENTS

*1 and 2 bedroom apartments*



# HIGHCROFT

WALLINGFORD, OXFORDSHIRE

*The Bluebell Apartments form part of Highcroft, a flourishing community located in Wallingford, Oxfordshire.*

Highcroft offers beautiful, high-quality homes for all generations inspired by traditional architecture and complemented by modern interior design.

Expansive green open spaces are carefully crafted throughout Highcroft 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.

Whether you're beginning your journey on the property ladder or searching for an exceptional apartment to begin your next chapter, we look forward to welcoming you to Highcroft to showcase the Bluebell Apartments, a beautiful collection of 1 and 2 bedroom homes.



*love coming home*



*Taking time out is always a joy in Wallingford, whether dining by the river or enjoying a quiet coffee in the town centre.*

*Connections all along the Thames*

*Excellent choice of places to eat and drink*

*Local area*

## **HISTORICAL TOWN. MODERN LIVING.**

*Wallingford offers the perfect rural respite and a place to call home.*

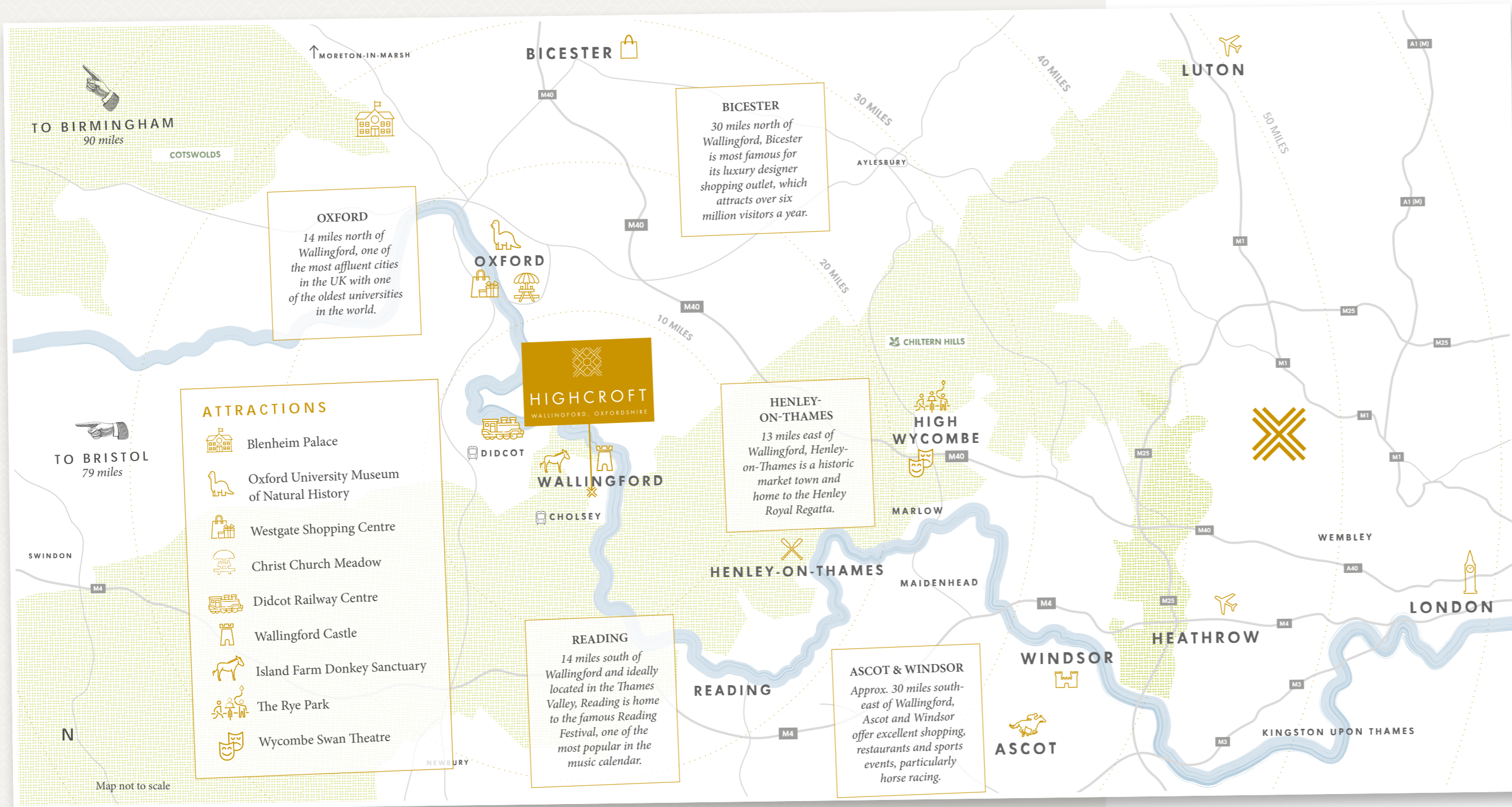
A quintessentially English market town with rich history, beautiful riverside and a shopper's haven, Wallingford offers something for all desires.

Bustling with independent eateries, from restaurants, pubs and cafes. Whether you're looking for a relaxing Sunday brunch or a celebratory evening meal, Wallingford has plenty to tickle your taste buds.



*Charming market town*

*Something for all ages to enjoy*



## Connected

# COUNTRYSIDE LIVING. CITY CONNECTIONS.

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.

Highcrot is perfectly positioned for you to enjoy everything an AONB has to offer while being commutable to major work hubs including Oxford, Reading and London.



## TRANSPORT LINKS

Bicester Village 42 MINS	↑	Birmingham New Street 1 HR 30 MINS
Oxford 31 MINS	↑	Bristol Temple Meads 1 HR
Oxford University 29 MINS	↑	Oxford 13 MINS
	↑	BY TRAIN from Didcot Parkway
	↑	BY CAR from Highcrot
Henley-on-Thames 23 MINS	↓	Reading 14 MINS
Reading 27 MINS	↓	London Paddington 42 MINS
M40 (Junction 7) 29 MINS	↓	

All journey times are approximate only.  
Source: Google Maps and National Rail.





WELCOME TO  
THE BLUEBELL  
APARTMENTS



*An exclusive collection of 19  
apartments located in the heart  
of the Highcroft.*

Individually  
designed kitchens

# THE BLUEBELL apartments

The Bluebell Apartments are home to 19, one and two bedroom apartments located across three floors.

One bedroom apartments are complemented with a separate study, proving the perfect set up for those who work from home. While all apartments enjoy a private balcony or terrace.

With inspiring design-led layouts, the Bluebell Apartments have been meticulously crafted to provide the perfect place to call home.



## EXCELLENT QUALITY of life

## Site plan

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

A BRAND  
NEW PRIMARY  
SCHOOL



2.2 ACRES OF  
NEW SPORTS  
PITCHES



FOOTPATH CONNECTION  
TO TOWN CENTRE

NATURE PATH/  
TRIM TRAIL

Future phases  
Nature path / Trim trail

ENTRANCE TO  
HIGHCROFT



TOWARDS  
READING & OXFORD





# THE BLUEBELL APARTMENTS

## Ground Floor

### Apartment 201 71.9 sq m 775 sq ft

Kitchen / Living Room	8.21m x 3.09m	26'11" x 10'2"
Bedroom 1	4.65m x 2.65m	15'3" x 8'8"
Bedroom 2	4.17m x 2.65m	13'8" x 8'8"

### Apartment 202 70.6 sq m 760 sq ft

Kitchen / Living Room	6.32m x 4.12m	20'9" x 13'6"
Bedroom 1	3.22m x 3.05m	10'7" x 10'0"
Bedroom 2	3.62m x 3.05m	11'11" x 10'0"

### Apartment 203 70.5 sq m 759 sq ft

Kitchen / Living Room	5.73m x 4.26m	18'10" x 14'0"
Bedroom 1	3.36m x 3.13m	11'0" x 10'3"
Bedroom 2	3.31m x 3.10m	10'10" x 10'2"

### Apartment 204 58.3 sq m 628 sq ft

Kitchen / Living Room	6.77m x 3.24m	22'3" x 10'8"
Bedroom	3.67m x 3.11m	12'0" x 10'2"
Study	3.48m x 2.11m	11'5" x 6'11"

### Apartment 205 61.7 sq m 664 sq ft

Kitchen / Living Room	6.77m x 3.35m	22'3" x 11'0"
Bedroom	4.16m x 3.12m	13'8" x 10'3"
Study	3.48m x 2.12m	11'5" x 6'11"

### Apartment 206 70.9 sq m 763 sq ft

Kitchen / Living Room	5.49m x 4.08m	18'0" x 13'4"
Bedroom 1	3.07m x 3.02m	10'1" x 9'11"
Bedroom 2	3.10m x 2.98m	10'2" x 9'9"

#### Key

- ◄► Depicts measurement points
- W Wardrobe
- SW Space for wardrobe
- C Cupboard
- U Utility cupboard
- B Boiler

Kitchen layout is indicative only and may vary. Floorplans shown for Highcroft are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as other plans. Highcroft is a marketing name and will not necessarily form part of the approved postal address. Site plan (including marketing names) is indicative only and subject to change. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Computer generated images of Highcroft are indicative only. Issue date: April 2024.





# THE BLUEBELL APARTMENTS

## First Floor

### Apartment 207 71.9 sq m 775 sq ft

Kitchen / Living Room	8.21m x 3.09m	26'11" x 10'2"
Bedroom 1	4.65m x 2.65m	15'3" x 8'8"
Bedroom 2	4.17m x 2.65m	13'8" x 8'8"

### Apartment 208 70.6 sq m 760 sq ft

Kitchen / Living Room	6.32m x 4.12m	20'9" x 13'6"
Bedroom 1	3.22m x 3.05m	10'7" x 10'0"
Bedroom 2	3.62m x 3.05m	11'11" x 10'0"

### Apartment 209 70.5 sq m 759 sq ft

Kitchen / Living Room	5.73m x 4.26m	18'10" x 14'0"
Bedroom 1	3.36m x 3.13m	11'0" x 10'3"
Bedroom 2	3.31m x 3.10m	10'10" x 10'2"

### Apartment 210 58.3 sq m 628 sq ft

Kitchen / Living Room	6.77m x 3.24m	22'3" x 10'8"
Bedroom	3.67m x 3.11m	12'0" x 10'2"
Study	3.48m x 2.11m	11'5" x 6'11"

### Apartment 211 61.7 sq m 664 sq ft

Kitchen / Living Room	6.77m x 3.35m	22'3" x 11'0"
Bedroom	4.16m x 3.12m	13'8" x 10'3"
Study	3.48m x 2.12m	11'5" x 6'11"

### Apartment 212 70.9 sq m 763 sq ft

Kitchen / Living Room	5.49m x 4.08m	18'0" x 13'4"
Bedroom 1	3.07m x 3.02m	10'1" x 9'11"
Bedroom 2	3.10m x 2.98m	10'2" x 9'9"

### Apartment 213 70.1 sq m 755 sq ft

Kitchen / Living Room	6.33m x 5.27m	20'9" x 17'3"
Bedroom 1	3.24m x 2.89m	10'8" x 9'6"
Bedroom 2	3.52m x 3.14m	11'6" x 10'4"

### Key

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# THE BLUEBELL APARTMENTS

## Second Floor

### Apartment 214 87.2 sq m 939 sq ft

Kitchen / Living Room	6.32m x 4.12m	20'9" x 13'6"
Bedroom 1	3.22m x 3.10m	10'7" x 10'2"
Bedroom 2	3.62m x 3.05m	11'11" x 10'0"
Study	3.39m x 2.20m	11'1" x 7'2"

### Apartment 215 70.5 sq m 759 sq ft

Kitchen / Living Room	5.73m x 4.26m	18'10" x 14'0"
Bedroom 1	3.36m x 3.13m	11'0" x 10'3"
Bedroom 2	3.31m x 3.10m	10'10" x 10'2"

### Apartment 216 58.3 sq m 628 sq ft

Kitchen / Living Room	6.77m x 3.24m	22'3" x 10'8"
Bedroom	3.67m x 3.11m	12'0" x 10'2"
Study	3.48m x 2.11m	11'5" x 6'11"

### Apartment 217 61.7 sq m 664 sq ft

Kitchen / Living Room	6.77m x 3.35m	22'3" x 10'8"
Bedroom	4.16m x 3.12m	13'8" x 10'3"
Study	3.48m x 2.12m	11'5" x 6'11"

### Apartment 218 70.9 sq m 763 sq ft

Kitchen / Living Room	5.49m x 4.08m	18'0" x 13'4"
Bedroom 1	3.07m x 3.02m	10'1" x 9'11"
Bedroom 2	3.10m x 2.98m	10'2" x 9'9"

### Apartment 219 70.1 sq m 755 sq ft

Kitchen / Living Room	6.34m x 5.27m	20'9" x 17'3"
Bedroom 1	3.24m x 2.89m	10'8" x 9'6"
Bedroom 2	3.51m x 3.14m	11'6" x 10'4"

#### Key

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# Apartment

## SPECIFICATIONS



### INDIVIDUALLY DESIGNED KITCHENS

- Contemporary or traditional styled kitchen incorporating a choice of door and laminate worktop finishes with matching upstand
- Bosch single oven
- Bosch ceramic hob
- Integrated dishwasher
- Fully integrated fridge / freezer
- Washer / dryer (freestanding in utility cupboard)
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

### QUALITY BATHROOMS

- Contemporary styled bathrooms
- Washbasin with vanity unit
- Matching mirrored wall unit including shaver socket
- Overhead rain shower to ensuite (see individual floorplans)
- Bathroom with shower over bath, handset and screen
- WC with dual flush plate, concealed cistern and soft-close seat
- Heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas
- Tiling to floors in bathroom and ensuite

### HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Brushed chrome switches and sockets throughout
- LED downlights to open space living room and kitchen, bathroom and ensuite
- LED pendant lighting to all bedrooms

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St Edward reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



Quality  
bathrooms



### HOME ENTERTAINMENT & COMMUNICATIONS

- Digital TV aerial point in living room and bedroom 1
- Wiring for Sky Q to living room
- Telephone points to living room
- USB charging points provided

### INTERIOR FINISHES

- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Fitted carpets to the bedrooms
- Karndean flooring to remainder of property

Rest and  
relaxation



### EXTERNAL

- Private parking
- Landscaped communal areas
- Car charging points in the parking area

### SECURITY & PEACE OF MIND

- Smoke detectors and heat detectors hardwired with battery back-up
- Multi-point locking to entrance door
- Audio entry to each individual apartment
- 10-year NHBC Warranty
- 999-year lease
- 2-year St Edward warranty



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## DESIGNED FOR LIFE

*At the Berkeley Group we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.*



### CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need: well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### CHOICE AND DIVERSITY

No two St Edward customers are the same, so we aim to offer a wide choice of property, location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for or traditional family home, you will find the perfect fit for your lifestyle.

### QUALITY FIRST TO LAST

Quality is the defining characteristic of a St Edward development, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St

Edward you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

### GREEN LIVING

For St Edward, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the area that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance our biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud to be a member of the Berkeley Group of Companies  
[www.berkeleygroup.co.uk](http://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



*The Berkeley Group continues to strive to be the best at what we do, and have received many awards for design, customer service, construction and health and safety.*

*Our customers remain very positive about the standard and finish of our work, and in feedback and surveys, 98% say they would recommend us to a friend.*

*You can be assured that our attention to detail and quality will remain as high as ever across every one of our sites.*



## CONTACT US



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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

  
Proud to be a member of the  
Berkeley Group of companies

**St Edward**  
Designed for life

A joint venture company owned by  
 

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Bluebell Apartments at Highcroft are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images and photography are indicative only. Highcroft was granted planning permission by South Oxfordshire District Council. The planning application number is O600/05CA/0223. Through the purchase of a Bluebell apartment at Highcroft, the buyer is acquiring an apartment with a 999-year leasehold from 2025. 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.

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Group