

Taylor
Wimpey

CASTLE GRANGE

BANBURY | OXFORDSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

CASTLE GRANGE A VERY SPECIAL PLACE TO BE

If you're looking for a home with all the convenience of town living and easy access to rural open space, then look no further than Castle Grange in Banbury.

Perfectly positioned on Banbury's Northern border and just 2 miles from the town centre, Castle Grange offers a superb selection of 2, 3, 4 and 5 bedroom homes suitable for a wide range of buyers looking to lay down roots.

This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.





LIVE AND LOVE BANBURY LIFE

Castle Grange is a rare opportunity to secure a new home in the desirable town of Banbury. With a host of essential amenities within easy reach, the development is ideal for a wide range of lifestyles.

Purchasers can enjoy easy access to nearby pubs and restaurants such as The Barley Mow and The Roebuck Inn, both only 1.2 miles away.




 Oxford Canal, Banbury to Oxford



 Cultural Attractions, Banbury



 Great choice of local parks in Banbury

THE PERFECT PLACE TO BE

Castle Grange is an ideal place to live for those who need access to the town centre but enjoy access to open countryside and rural spaces. For commuter ease, Banbury train station, with regular services to Oxford, London and much of the Midlands, is just 3.5 miles away. Junction 11 of the M40 is 3 miles away from the development for easy access to London and Birmingham.



Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



 Market Place, Banbury



 High Street Shopping, Banbury



 Countryside Walks, Oxfordshire



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU BUY



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

HERE TO HELP YOU SELL



EASYMOVER





or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.








5 bedroom homes

-  **The Wayford**
5 bedroom home
Plots: 215, 217, 221, 225, 226, 234, 250, 253 & 258






4 bedroom homes

-  **The Langdale**
4 bedroom home
Plots: 21, 210, 211, 227, 230, 238 & 256
-  **The Lanford**
4 bedroom home
Plots: 8, 10, 15, 16, 20, 22, 25, 27, 28, 191, 209, 220, 222, 231, 257 & 279
-  **The Midford**
4 bedroom home
Plots: 6, 7, 195, 212-214, 216, 218, 219, 223, 224, 228, 229, 235-237, 242, 246 & 270
-  **4 bedroom home***
Plots: 274, 285 & 286

3 bedroom homes

-  **The Crofton G**
3 bedroom home
Plots: 239-241
-  **The Yewdale**
3 bedroom home
Plot: 3
-  **The Easedale**
3 bedroom home
Plots: 9, 269 & 280
-  **The Rosedale**
3 bedroom home
Plots: 1, 2, 189 & 190
-  **The Gosford**
3 bedroom home
Plots: 11-14, 23, 24, 26, 186-188, 207, 208, 232, 233, 244, 245, 248, 249, 251, 252, 254, 255, 259, 260, 267, 268, 277, 278 & 292-294
-  **3 bedroom home***
Plots: 196, 205, 206, 273, 282-284, 287, 288, 300 & 301
-  **3 bedroom home***
Plot: 266

2 bedroom homes

-  **The Canford**
2 bedroom home
Plots: 17-19, 181-184 & 192-194
-  **The Mouldon**
2 bedroom home
Plots: 4, 185, 243 & 247
-  **2 bedroom home***
Plots: 197, 261-265, 271, 272, 275, 276 & 289-291
-  **2 bedroom apartment***
Plots: 198-204
-  **2 bedroom bungalow***
Plot: 281

1 bedroom homes

-  **1 bedroom apartment***
Plots: 296-299



Get to know CASTLE GRANGE

BANBURY | OXFORDSHIRE

*Situated in a highly sought-after area,
Castle Grange is the perfect place for those
who need easy access to the amenities of
Banbury town centre and beyond.*

*ah = Affordable housing
BM = Bin Muster
L.A.P. = Local Area for Play

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 49707 / TWO / June 2019.

Taylor Wimpey

THE MOULDON

2 bedroom home



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THE MOULDON

With an open-plan design, The Mouldon is an ideal home for those looking for a contemporary living area. The kitchen/living room/dining area is a welcoming and versatile space where you can relax, entertain, or just enjoy day to day living. The master bedroom is complemented by its own en suite shower room, with a second bedroom and master bathroom completing this charming home.

TOTAL 786 sq ft / 73.02 sq m (Plot 4 767 sq ft / 71.26 sq m)

Ground Floor



First Floor



Kitchen/Living Room/Dining Area

6.51m x 4.53m 21' 4" x 14' 11"

Master Bedroom

4.61m x 2.57m 15' 2" x 8' 5"

Bedroom 2

3.18m x 2.25m 10' 5" x 7' 5"

 **Plots:** 4, 185, 243 & 247

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 49707 / TWO / February 2019

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THE CANFORD

2 bedroom home



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THE CANFORD

The Canford is a 2 bedroom property which has been thoughtfully designed with both first time buyers and downsizers in mind. A lounge/diner with a convenient under stairs cupboard provides an ideal space for day to day living and opens out to the garden through French doors. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689sqft / 64.01 sqm

Ground Floor



Lounge/Dining	3.98m x 4.73m	13' 1" x 15' 6"
Kitchen	1.85m x 3.02m	6' 1" x 9' 11"

First Floor



Bedroom 1	3.08m x 2.97m	10' 1" x 9' 9"
Bedroom 2 max.	3.98m x 2.56m	13' 1" x 8' 5"

Plots: 17-19, 181-184 & 192-194

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THE GOSFORD
3 bedroom home



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THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/diner which has French doors out to the garden. The first floor comprises the en-suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866sqft / 80.45 sqm

Ground Floor



Lounge max.	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

First Floor



Bedroom 1 min.	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 max.	3.55m x 2.00m	11' 8" x 6' 7"

Plots: 11-14, 23, 24, 26, 186-188, 207, 208, 232, 233, 244, 245, 248, 249, 251, 252, 254, 255, 259, 260, 277, 288 & 292-294

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THE ROSEDALE

3 bedroom home



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THE ROSEDALE

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/diner and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

TOTAL 876 sqft / 81.38 sqm

Ground Floor



Lounge	4.85m x 3.01m	15' 11" x 9' 11"
Kitchen/Dining max.	4.85m x 3.19m	15' 11" x 10' 6"

First Floor



Bedroom 1 max.	3.54m x 3.07m	11' 8" x 10' 1"
Bedroom 2 max.	3.54m x 2.37m	11' 8" x 7' 9"
Bedroom 3 min.	2.39m x 2.03m	7' 10" x 6' 8"

Plots: 1, 2, 189 & 190

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THE EASEDALE

3 bedroom home



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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/diner. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sqft / 86.49 sqm

Ground Floor




Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"

First Floor



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"

 **Plots:** 9, 269 & 280

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THE YEWDAL

3 bedroom home

THE YEWDAL

The Yewdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/diner. Upstairs, the landing leads to the en-suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sqft / 86.49 sqm

Ground Floor



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"

First Floor



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"

Plot: 3

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THE CROFTON G

3 bedroom home



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CROFTON G

The Crofton G three bedroom townhouse is the ideal home for families or professional couples. The entrance hall leads to a kitchen/breakfast room and a living/dining room with French doors opening onto the garden. A downstairs bathroom and a storage closet. Leading off the first floor landing is a double bedroom, a second bedroom and bathroom. Another staircase leads up to the second floor en suite master bedroom.

TOTAL 1149 sqft / 106.74 sqm

Ground Floor



Lounge/Dining	4.78m x 3.70m	15' 8" x 12' 2"
Kitchen	3.43m x 2.70m	11' 3" x 12' 1"

First Floor



Bedroom 2	4.79m x 3.37m	15' 9" x 11' 1"
Bedroom 3	2.90m x 2.56m	9' 6" x 8' 5"

Second Floor



Bedroom 1 max ex. dormer	6.20m x 3.66m	20' 4" x 12' 0"
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Plots: 239-241

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THE LANFORD

4 bedroom home



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THE LANFORD

The 4 bedroom Lanford features a traditional double fronted design with a spacious interior layout that makes it an ideal family home. Downstairs, an open plan kitchen/dining area has French doors onto the private garden. The good sized lounge, study, guest cloakroom complete the ground floor. Upstairs, you'll find the en suite master bedroom and three further bedrooms, along with a family bathroom and built-in wardrobes to 3 bedrooms.

TOTAL 1251 sqft / 116.22 sqm

Ground Floor



Lounge	3.24m x 4.57m	10' 8" x 15' 0"
Kitchen/Dining	2.85m x 6.87m	9' 4" x 22' 7"
Study	2.17m x 2.21m	7' 2" x 7' 3"

First Floor



Bedroom 1	3.08m x 3.78m	10' 1" x 12' 5"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"
Bedroom 4	3.15m x 2.66m	10' 4" x 8' 8"

 **Plots:** 8, 10, 15, 16, 20, 22, 25, 27, 28, 191, 209, 220, 222, 231, 257 & 279

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THE MIDFORD

4 bedroom home



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned 4 bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate lounge and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1170 sqft / 108.69 sqm

Ground Floor




Lounge	3.62m x 4.49m	11' 11" x 14' 9"
Kitchen/Dining	5.71m x 3.38m	18' 9" x 11' 1"

First Floor



Bedroom 1	3.27m x 3.61m	10' 9" x 11' 10"
Bedroom 2	2.81m x 3.53m	9' 3" x 11' 7"
Bedroom 3 min.	2.81m x 2.52m	9' 3" x 8' 3"
Bedroom 4	2.35m x 2.23m	7' 9" x 7' 4"

 **Plots:** 6, 7, 195, 212-214, 216, 218, 219, 223, 224, 228, 229, 235-237, 242, 246 & 270

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THE LANGDALE

4 bedroom home



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THE LANGDALE

The Langdale is a four bedroom home designed to offer extra space to growing families. A dual aspect living room and a spacious kitchen/family room both open onto the private garden. A dining room, cloakroom and a downstairs bathroom complete the downstairs layout. Leading off the upstairs landing is the master bedroom with en suite bathroom, three further double bedrooms and a family bathroom.

TOTAL 1530 sqft / 142.14 sqm

Ground Floor



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining	3.41m x 3.05m	11' 2" x 10' 0"

First Floor



Bedroom 1 max.	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2 min.	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 min.	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 max.	3.48m x 2.68m	11' 5" x 8' 10"

Plots: 21, 210, 211, 227, 230, 238 & 256

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THE WAYFORD

5 bedroom home

THE WAYFORD

The Wayford is an archetypal 5 bedroom home with a spacious interior situated over two floors. The lobby leads to a large living room and kitchen/breakfast room each with French doors opening onto the garden. There's also a formal dining room, study and a cloakroom. Located off the upstairs landing is the master bedroom and second bedroom, both with their own en suites, three further bedrooms and the main family bathroom.

TOTAL 1856 sqft / 172.43 sqm

Ground Floor



Lounge	4.40m x 6.06m	14' 6" x 19' 11"
Kitchen	5.58m x 3.35m	18' 4" x 11' 0"
Dining	3.39m x 3.06m	11' 1" x 10' 1"
Study	3.39m x 2.34m	11' 1" x 7' 8"

First Floor



Bedroom 1	3.39m x 3.41m	11' 1" x 11' 3"
Bedroom 2 max.	2.98m x 3.47m	9' 10" x 11' 5"
Bedroom 3	3.02m x 3.12m	9' 11" x 10' 3"
Bedroom 4	4.13m x 2.42m	13' 7" x 8' 0"
Bedroom 5	3.26m x 2.33m	10' 9" x 7' 8"

 **Plots:** 215, 217, 221, 225, 226, 234, 250, 253 & 258

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STANDARD SPECIFICATIONS

2-5 bedrooms

CASTLE GRANGE

Land off Warwick Road, Banbury, Oxfordshire, OX17 1HJ

TELEPHONE

01295 234 103

OPEN TIMES

Tuesday – Sunday, 10am–5pm
(Monday, 1pm–5pm)

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. 43007/November 2020.

Kitchen	
Fitted kitchen with choice of soft close door fronts*	✓
Choice of laminate worktops with matching upstand*	✓
1.5 bowl sink and chrome tap	✓
Single built-in oven/double eye-level oven†	✓
Stainless steel 4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Under cupboard lights to kitchen	✓
Bathrooms, En suites, Utility & Cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Tiled shower enclosure to en suites	✓
Modern white sanitaryware with soft close toilet seats	✓
9.5Kw electric shower/thermostatic shower. Housetype dependent†	✓
Central heating/Hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to living room and master bedroom	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area	✓



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2-5 bedrooms

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(Monday, 1pm–5pm)

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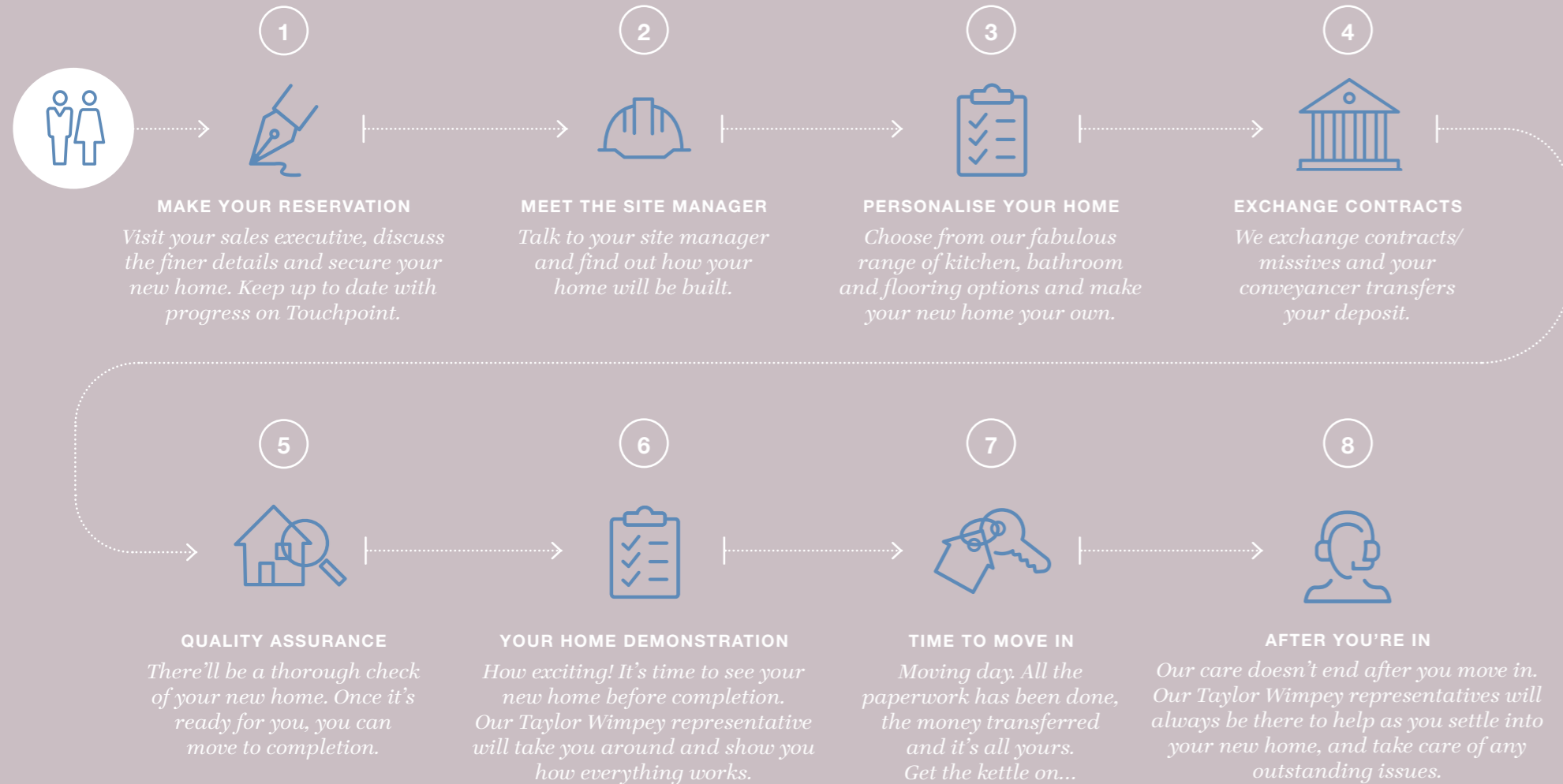
To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. 43007/November 2020.

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White internal doors with chrome ironmongery	✓
External features	
Buff riven concrete slabs to pathways and patios	✓
House number plaque	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Doorbell	✓
Security and Safety	
Mains operated smoke and carbon monoxide detectors supplied in line with building regulations	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed in line with landscaping plan	✓
Driveways finished in tarmac	✓
1.8m fencing to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction. Ask sales executive for details † = Where applicable
Please note: Images used for illustrative purposes only and may include optional upgrades at an additional cost. Floor coverings are available as part of our Options.

FROM LOOKING ROUND TO MOVING IN...



Taylor Wimpey

CASTLE GRANGE
Warwick Road
Banbury
Oxfordshire
OX17 1HJ

CONTACT US ON

01295 234 103

SATNAV

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Twitter @TaylorWimpey

Facebook taylorwimpey

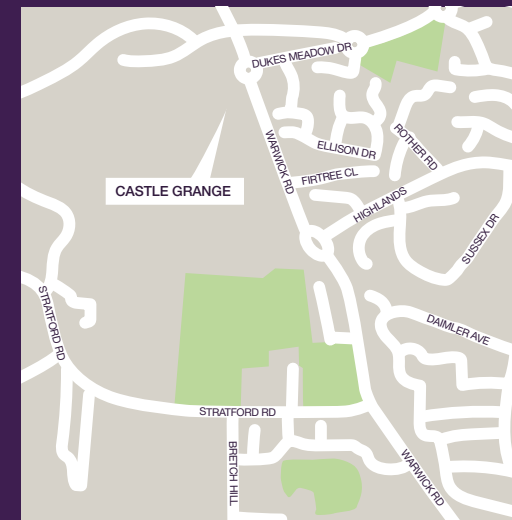
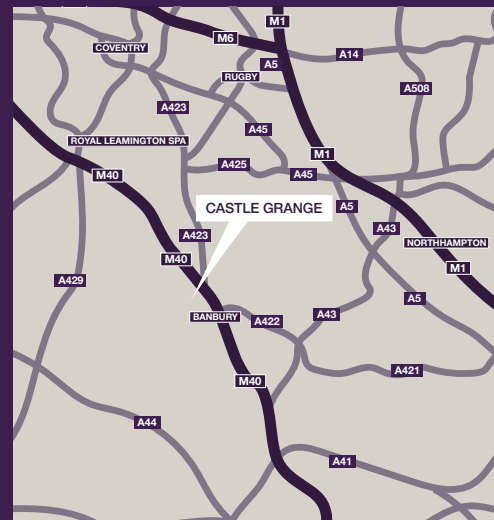
taylorwimpey.co.uk

FROM THE M40:

- Leave the M40 at Junction 11 and head west on the A422 (Hennef Way)
- Continue on Hennef Way until you reach the third roundabout, then take the third exit onto Southam Road.
- After 0.6 miles, take the first exit at the roundabout onto Dukes Meadow Drive.
- Follow Dukes Meadow Drive for 1.4 miles.
- At the sixth roundabout take the second exit into the Castle Grange development.
- The Sales Centre will be found immediately on your left.

FROM BANBURY TOWN CENTRE:

- From the Banbury Cross roundabout in the centre of Banbury, head north on the A361.
- After 0.2 miles, at the crossroads, turn left onto Warwick Road.
- Continue on Warwick Road for 2 miles.
- At the fourth roundabout take the 1st exit into the Castle Grange development.
- The Sales Centre will be found immediately on your left hand side.



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details. 49707 / TWO / January 2021.