



# Primrose Gardens at Valley Park

HARWELL, OXFORDSHIRE

A collection of one and two bedroom apartments,  
and two, three and four bedroom homes  
in the village of Harwell, Oxfordshire.

**Taylor**  
**Wimpey**

# Contents

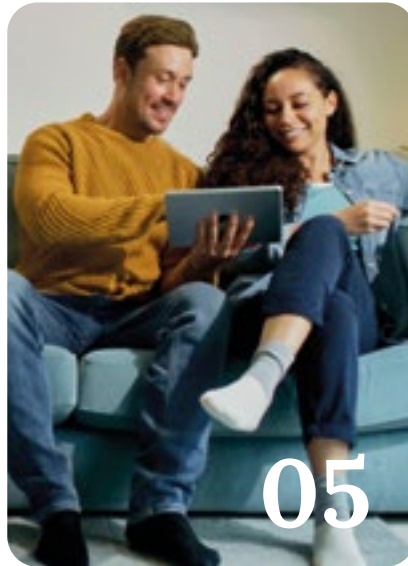
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**Welcome to  
Primrose Gardens**



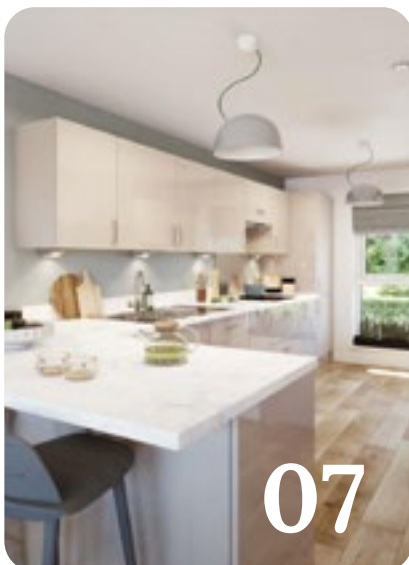
**Personalise  
your home**



**Included  
as standard**



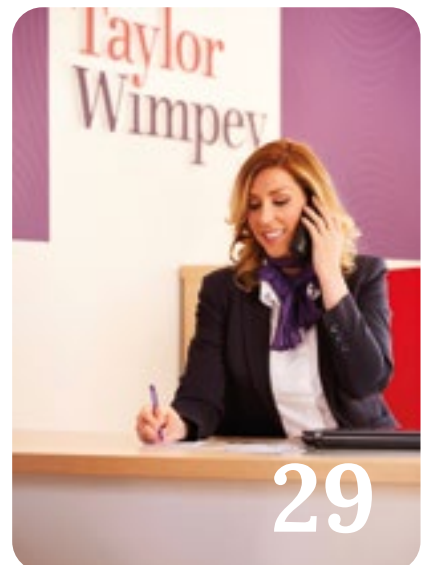
**Our homes**



**Ways to buy**



**Take your  
next step**



# Welcome to Primrose Gardens at Valley Park

Nestled in the beautiful Oxfordshire countryside, between Harwell and Didcot, Primrose Gardens is the first phase of an exciting new community.

Catering to all lifestyles, Primrose Gardens is ideal for first-time buyers, growing families or downsizers.

With areas of open green space and community facilities coming to the neighbourhood, play areas for children, and a range of nearby amenities, Primrose Gardens is the perfect place to call home.



[View the site plan](#)

# Love town life

Set in an idyllic location, Primrose Gardens offers perfectly balanced living.

A mere 3.2 miles away\*, you'll find Didcot, which boasts shops, restaurants, and amenities for everyday living.

For commuters, Didcot Parkway station offers direct connections to Reading, Bath, and London Paddington.

Oxford's bustling city centre is less than 12 miles away\*, offering a rich tapestry of cultural attractions, world-class educational institutions, and vibrant city life.

\*Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

Harwell Village



Orchard Shopping Centre



Wittenham Clumps & Wood



Watch development video



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high-quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your own sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style, we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each one as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



**Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact your Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all our houses are fitted with a range of high-quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All our kitchens are fitted with beautiful units and worktops. You can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a grey composite sink and taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps, give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms, which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from\* to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden, including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



\* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable.

All of the specification listed is included in our houses as standard. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact your Sales Executive for further information.

# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 1 & 2 bedroom apartments



→ View the site plan



# The Gildale

2 BEDROOM COACH HOUSE, TOTAL 727 sq. ft. / 67.53 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

## Kitchen/Dining/Living Area

6.08m × 3.86m 19'11" × 12'8"

## Bedroom 1

3.88m max. × 3.79m 12'9" max. × 12'5"

## Bedroom 2 max.

3.79m × 2.70m 12'5" × 8'11"

[→ Discover more about this development](#)

[→ View our current availability](#)

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. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 52514 /April 2025.



# The Hartdale

2 BEDROOM COACH HOUSE, TOTAL 777 sq. ft. / 72.17 sq. m.



## GROUND FLOOR



## FIRST FLOOR

### Kitchen/Dining/Living Area

6.08m x 3.67m 19'11" x 12'0"

### Bedroom 1

4.48m x 3.21m max. 12'9" x 10'7" max.

### Bedroom 2 max.

4.38m x 2.85m 14'5" x 9'5"

[→ Discover more about this development](#)

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# The Beaford

2 BEDROOM HOME, TOTAL 778 sq. ft. / 72.25 sq. m.



## GROUND FLOOR

### Kitchen

3.15m x 2.92m 10'4" x 9'7"

### Living/Dining Area

4.06m x 3.80m min. 13'4" x 12'6" min.



## FIRST FLOOR

### Bedroom 1 max.

4.06m x 3.78m 13'4" x 12'5"

### Bedroom 2 max.

4.06m x 2.69m 13'4" x 8'10"



[Discover more about this home](#)



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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq. ft. / 90.26 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.07m x 3.80m

16'8" x 12'6"

### Living Room

4.17m max. x 3.43m

13'8" max. x 11'3"



## FIRST FLOOR

### Bedroom 1 max.

4.03m x 4.03m

13'3" x 13'3"

### Bedroom 2

3.47m max. x 2.15m min.

11'5" max. x 7'1" min.

### Bedroom 3 max.

2.92m x 2.83m

9'7" x 9'4"



**Discover more about this home**



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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.28 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

### Living Room/Study

5.52m x 3.19m 18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.76m 11'0" x 9'1"

### Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

### Bedroom 3

2.80m x 2.66m 9'2" x 8'9"



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# The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq. ft. / 98.28 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.52m x 3.21m 18'1" x 10'6"

### Living Room

5.52m x 3.19m 18'1" x 10'6"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.75m 11'0" x 9'0"

### Bedroom 2

4.21m max. x 3.27m 13'10" max. x 10'9"

### Bedroom 3

2.80m x 2.68m 9'2" x 8'10"



**Discover more about this home**



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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq. ft. / 105.93 sq. m.



## GROUND FLOOR

### Kitchen/Living/Dining Area

6.69m x 4.39m      21'11" x 14'5"



## FIRST FLOOR

### Bedroom 1 max.

4.39m x 3.16m      14'5" x 10'5"

### Bedroom 3

3.31m x 2.40m      10'11" x 7'10"



## SECOND FLOOR

### Bedroom 2

3.41m x 3.34m      11'2" x 11'0"

### Dressing Room

2.81m x 2.22m      9'3" x 7'4"

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# The Owlton

3 BEDROOM HOME, TOTAL 1,225 sq. ft. / 113.82 sq. m.



## GROUND FLOOR

### Kitchen

4.79m x 2.50m 15'9" x 8'2"

### Living/Dining Area

4.73m x 4.10m max.  
15'6" x 13'5" max.



## FIRST FLOOR

### Bedroom 1

4.73m x 3.16m 15'6" x 10'5"

### Bedroom 3

3.31m x 2.57m 10'11" x 8'5"



## SECOND FLOOR

### Bedroom 2

3.65m x 3.42m 12'0" x 11'3"

### Dressing Room

3.14m x 2.22m 10'4" x 7'4"



Discover more about this home



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\*Plot specific window. \*\*Study variation to plots 155, 156, 162, 195 & 200. 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. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 52514 /April 2025.



# The Albury

3 BEDROOM HOME, TOTAL 1,276 sq. ft. / 118.55 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.44m x 3.35m 14'7" x 11'0"

### Study/Family Room

3.23m x 2.27m 10'7" x 7'5"



## FIRST FLOOR

### Living Room

4.44m x 3.38m 14'7" x 11'1"

### Bedroom 3

3.25m x 2.38m 10'8" x 7'10"



## SECOND FLOOR

### Bedroom 1 max.

4.44m x 3.77m 14'7" x 12'4"

### Bedroom 2 min.

3.39m x 2.75m 11'1" x 9'0"

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\*Plot specific window. \*\*Windows not included for plot 46. 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. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 52514 /April 2025.



# The Elterdale

3 BEDROOM HOME, TOTAL 1,369 sq. ft. / 127.22 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.78m x 3.28m 15'9" x 10'9"

### Study

3.25m x 2.59m 10'8" x 8'6"



## FIRST FLOOR

### Living Room

4.78m x 3.28m 15'9" x 10'9"

### Bedroom 2

3.60m x 3.26m 11'10" x 10'8"



## SECOND FLOOR

### Bedroom 1

4.41m min. x 3.19m max.  
14'6" min. x 10'6" max.

### Bedroom 3

3.35m max. x 2.50m min.  
11'0" max. x 8'2" min.

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# The Ayleford

4 BEDROOM HOME, TOTAL 1,101 sq. ft. / 102.28 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

5.74m x 3.78m

18'10" x 12'5"

### Living Room

5.74m max. x 3.42m min.

18'10" max. x 11'3" min.



## FIRST FLOOR

### Bedroom 1

3.29m x 3.25m min.

10'10" x 10'8" min.

### Bedroom 2

3.30m min. x 3.18m

10'10" min. x 10'5"

### Bedroom 3

2.40m x 2.15m

7'11" x 7'1"

### Bedroom 4

2.35m x 2.00m

7'9" x 6'7"



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# The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq. ft. / 116.29 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

6.53m x 3.29m      21'5" x 10'10"

### Living Room

6.53m x 3.25m      21'5" x 10'8"



## FIRST FLOOR

### Bedroom 1

3.63m max. x 3.40m      11'11" max. x 11'2"

### Bedroom 2

4.32m max. x 3.00m min.      14'2" max. x 9'10" min.

### Bedroom 3

3.44m x 2.17m      11'4" x 7'2"

### Bedroom 4

3.04m x 2.15m min.      10'0" x 7'1" min.



**Discover more about this home**



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# The Trelton

4 BEDROOM HOME, TOTAL 1,261 sq. ft. / 117.11 sq. m.



## GROUND FLOOR

### Kitchen

3.20m x 2.85m 10'6" x 9'4"

### Living/Dining Area

4.96m x 3.37m 16'3" x 11'1"



## FIRST FLOOR

### Bedroom 1 max.

4.69m x 3.42m 15'5" x 11'3"

### Bedroom 2

3.06m x 2.81m 10'0" x 9'3"



## SECOND FLOOR

### Bedroom 3

3.88m x 2.76m min.  
12'9" x 9'1" min.

### Bedroom 4

3.10m x 2.54m 10'2" x 8'4"



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# The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq. ft. / 127.67 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

8.33m x 3.31m 27'4" x 10'10"

### Living Room

4.19m x 3.19m 13'9" x 10'6"

### Study

2.81m x 2.14m 9'3" x 7'1"



## FIRST FLOOR

### Bedroom 1 max.

4.81m x 3.06m 15'9" x 10'1"

### Bedroom 2 max.

4.05m x 3.19m 13'4" x 10'6"

### Bedroom 3 max.

4.17m x 2.93m 13'8" x 9'8"

### Bedroom 4

3.02m max. x 2.22m min. 9'11" max. x 7'3" min.



**Discover more about this home**



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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. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 52514 /April 2025.



# The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq. ft. / 134.61 sq. m.



## GROUND FLOOR

### Kitchen

4.89m × 3.33m 16'1" × 10'11"

### Dining Room

3.35m × 3.33m 11'0" × 10'11"

### Living Room

4.45m × 3.21m 14'7" × 10'6"

### Study/Family Room

3.21m × 2.55m 10'6" × 8'5"



## FIRST FLOOR

### Bedroom 1

3.38m max. × 3.22m min. 11'1" max. × 10'7" min.

### Bedroom 2

3.27m max. × 3.20m min. 10'9" max. × 10'6" min.

### Bedroom 3

3.80m max. × 3.27m 12'6" max. × 10'9"

### Bedroom 4

3.21m max. × 2.87m min. 10'6" max. × 9'5" min.



Discover more about this home



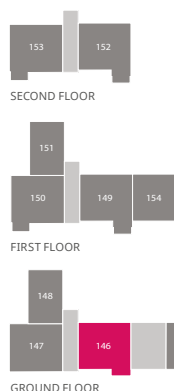
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# Glen House

## 2 BEDROOM APARTMENTS



### PLOT 146

#### Kitchen/Living/Dining Area

8.79m x 3.44m max. 28'10" x 11'4" max.

#### Bedroom 1

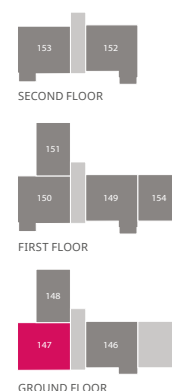
4.38m x 3.67m 14'4" x 12'1"

#### Bedroom 2

3.70m x 3.21m 12'2" x 10'6"

#### Total Internal Area

781 sq. ft. / 72.52 sq. m.



### PLOT 147

#### Kitchen/Living/Dining Area

8.11m x 3.42m 26'7" x 11'3"

#### Bedroom 1

3.90m x 3.48m min. 12'9" x 11'5" min.

#### Bedroom 2

4.02m x 3.09m 13'2" x 10'2"

#### Total Internal Area

784 sq. ft. / 72.87 sq. m.

[→ Discover more about this development](#)

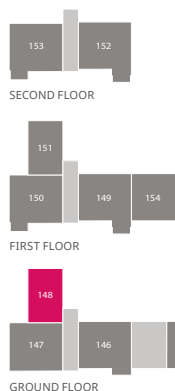
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# Glen House

## 1 & 2 BEDROOM APARTMENTS



### PLOT 148

#### Kitchen/Living/Dining Area

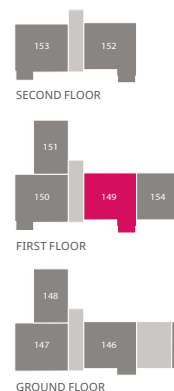
5.63m × 3.80m 18'5" × 12'6"

#### Bedroom 1 max.

5.18m × 2.73m 17'0" × 9'0"

#### Total Internal Area

551 sq. ft. / 51.21 sq. m.



### PLOT 149

#### Kitchen/Living/Dining Area

8.79m × 3.39m 28'10" × 11'1"

#### Bedroom 1

4.48m × 2.81m 14'8" × 9'3"

#### Bedroom 2

4.48m × 2.65m 14'8" × 8'8"

#### Total Internal Area

781 sq. ft. / 72.52 sq. m.

[→ Discover more about this development](#)

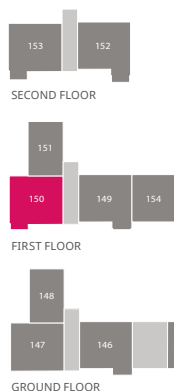
[→ View our current availability](#)

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# Glen House

## 1 & 2 BEDROOM APARTMENTS



### PLOT 150

#### Kitchen/Living/Dining Area

7.99m x 3.39m min. 26'2" x 11'1" min.

#### Bedroom 1

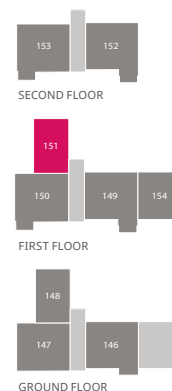
4.92m x 2.81m 16'2" x 9'3"

#### Bedroom 2

4.92m x 2.65m 16'2" x 8'8"

#### Total Internal Area

784 sq. ft. / 72.87 sq. m.



### PLOT 151

#### Kitchen/Living/Dining Area

5.63m x 3.80m 18'5" x 12'6"

#### Bedroom 1

5.18m x 2.73m 17'0" x 9'0"

#### Total Internal Area

551 sq. ft. / 51.21 sq. m.

[→ Discover more about this development](#)

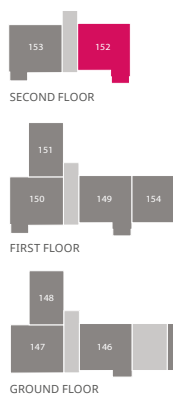
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# Glen House

## 2 BEDROOM APARTMENTS



### PLOT 152

#### Kitchen/Living/Dining Area

8.79m × 3.39m 28'10" × 11'1"

#### Bedroom 1

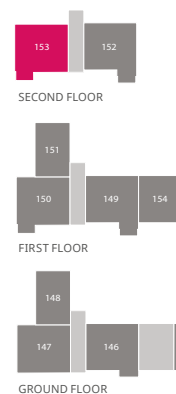
4.48m × 2.81m 14'8" × 9'3"

#### Bedroom 2

4.48m × 2.65m 14'8" × 8'8"

#### Total Internal Area

781 sq. ft. / 72.52 sq. m.



### PLOT 153

#### Kitchen/Living/Dining Area

7.99m × 3.39m min. 26'2" × 11'1" min.

#### Bedroom 1

4.92m × 2.81m 16'2" × 9'3"

#### Bedroom 2

4.92m × 2.65m 16'2" × 8'8"

#### Total Internal Area

784 sq. ft. / 72.87 sq. m.

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# Glen House

## 1 BEDROOM APARTMENT



### PLOT 154

#### Kitchen/Living/Dining Area

7.66m × 4.70m 25'1" × 15'5"

#### Bedroom 1

4.64m × 2.75m 15'3" × 9'0"

#### Total Internal Area

698 sq. ft. / 64.89 sq. m.

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# Ways to buy

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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.



## First-time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our Sales Executives on  
**01235 330 956**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



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# **Taylor Wimpey**