

**CANALSIDE  
QUARTER**

**An exquisite collection of  
3 & 4 bedroom houses**

# A new destination. A new way of life.

Welcome to Canalside Quarter, an exciting new concept in contemporary living with everything you need for a flourishing future.

Canalside Quarter is part of Oxford North, a dynamic new gateway to Oxford's historic centre, and a thriving neighbourhood where you can live and connect, work and play, get active and be inspired, and so much more.

The houses at Canalside Quarter enjoy a particularly green setting, close to Canalside Park and Neighbourhood Square, and are designed to help you live life to the full in this superb location.





# A visionary collection

Distinctive and unique, these homes make a real statement, with architecture that sets a new standard and leads the way in defining the aesthetic and way of living for this era.

There are three, four and five bedroom houses to choose from, all designed to help you live life to the full, in a tranquil setting that inspires wellbeing and creativity. Many enjoy leafy views over the Neighbourhood Square and Canalside Park, and all are just moments from these beautiful and uplifting open spaces.

Full height windows, balconies, terraces and private gardens connect you with the outside, which is so important for our wellbeing, as well as drawing natural light into the homes. Every aspect of contemporary living has been carefully considered in the design of these houses. Internal layouts offer a welcoming sense of flow and that all-important flexibility, so you can tailor your home to suit your lifestyle. Many homes are spread across three storeys, offering even more space and choice, with room for working, relaxing, spending time with friends and family, or to indulge in hobbies and interests.

# Designed for your lifestyle

The houses at Canalside Quarter are luxuriously appointed and crafted to an exceptional standard, with high quality fixtures and fittings and stylish details creating an inspiring environment for your lifestyle.

There are two specifications for the homes, offering different looks and finishes, with both delivering exemplary quality.



# An inspiring new neighbourhood



Proposed Future Development

# The Houses at Canalside Quarter

## THE KLEIN

THREE BEDROOM HOUSE  
With parking space  
Plots 32, 33, 34, 35, 36, 37, 38,  
39, 40, 69, 70, 71, 72, 73 & 75

## THE TODD

THREE BEDROOM HOUSE  
With parking space  
Plot 74

## THE MEADE

THREE BEDROOM HOUSE  
With parking space  
Plots 3, 6, 7, 10, 11, 12, 15, 16, 19,  
26, 27, 28, 29, 30, 31, 48, 51, 65,  
66, 67 & 68

## THE SPENCE

THREE BEDROOM HOUSE  
With parking space  
Plots 21, 22, 23 & 24

## THE ELIOT

FOUR BEDROOM HOUSE  
With integral garage  
Plots 4, 5, 8, 9, 13, 14,  
17, 18, 49 & 50

## THE ROBINSON

FOUR BEDROOM HOUSE  
With integral garage  
Plots 20, 25 & 52

## THE VILLAS COLLECTION

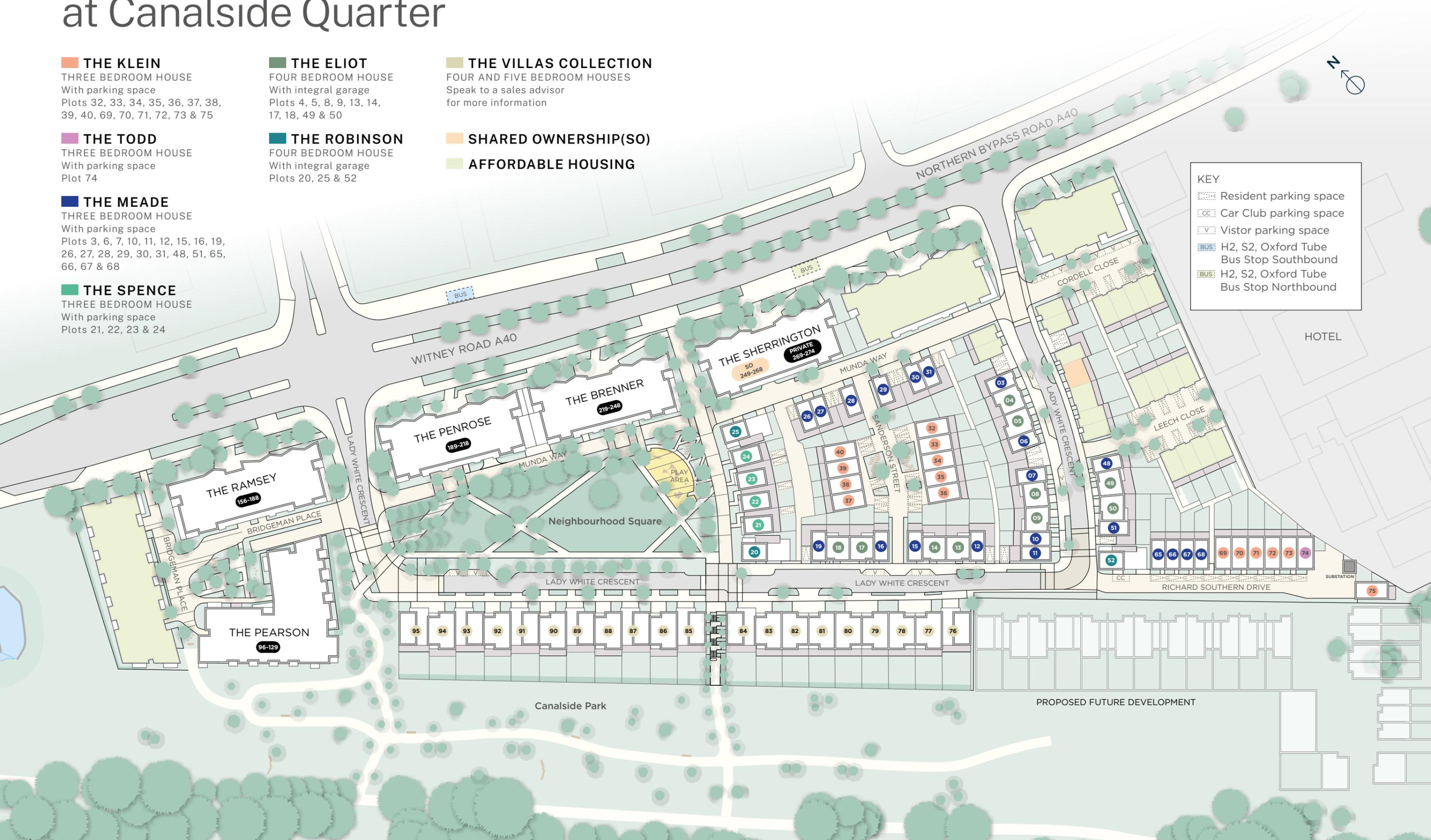
FOUR AND FIVE BEDROOM HOUSES  
Speak to a sales advisor  
for more information

## SHARED OWNERSHIP(SO)

## AFFORDABLE HOUSING

### KEY

-  Resident parking space
-  Car Club parking space
-  Visitor parking space
-  H2, S2, Oxford Tube  
Bus Stop Southbound
-  H2, S2, Oxford Tube  
Bus Stop Northbound



OXFORD CANAL

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.

# Specification

This specification features a sleek and contemporary kitchen, stylish bathrooms and en-suites, and energy saving features to help the homes run more sustainably.

## Kitchen

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- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- integrated washer/dryer or freestanding where in utility cupboard

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

## En-suites

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- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (to principal en-suite only)
- Large format wall and floor tiles
- Heated chrome towel rail

## Bathroom

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- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

## Decorative Finishes

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- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

## Floor Finishes

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- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor living/family room and bedrooms
- Large format tiles to bathroom and en-suites

## Doors and Windows

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- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with matching patio doors

## Heating and Water

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- Underfloor heating to ground floors, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank
- Mechanical Ventilation with Heat Recovery (MVHR)

## Electrical

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- Downlights to entrance hall, kitchen/dining/living area, bathroom, en-suites and WC
- Pendant fittings to separate living/family room, landing, study and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garage where applicable
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

## External Finishes

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- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Porcelain tiles to balcony/terrace
- Bird boxes to selected plots
- Garden shed where no garage present

## Construction

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- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff, red and brown facing bricks, grey or red roof tiles, or flat roof
- Aluminium rain-water goods
- PV panels

## Warranty

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- 10 year NHBC warranty

A Management Company has been formed at Canalside Quarter and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Canalside Quarter.

A managing agent has been appointed on behalf of the Management Company and will take on the day to day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.



# The Klein

## THREE BEDROOM HOUSE

With parking space

PLOTS 32, 33, 34, 35, 36, 37\*, 38, 39\*, 40, 69\*, 70\*, 71\*, 72\*, 73\* & 75

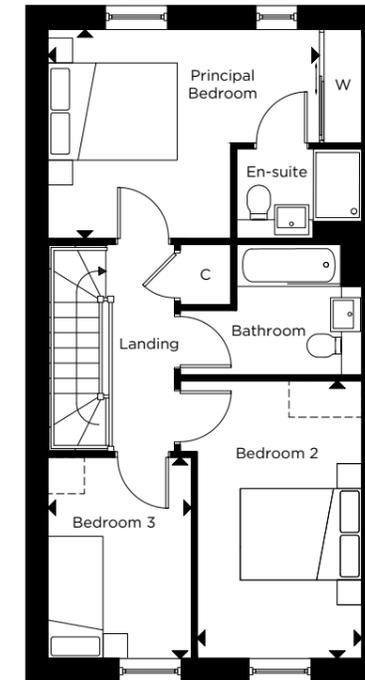


### GROUND FLOOR

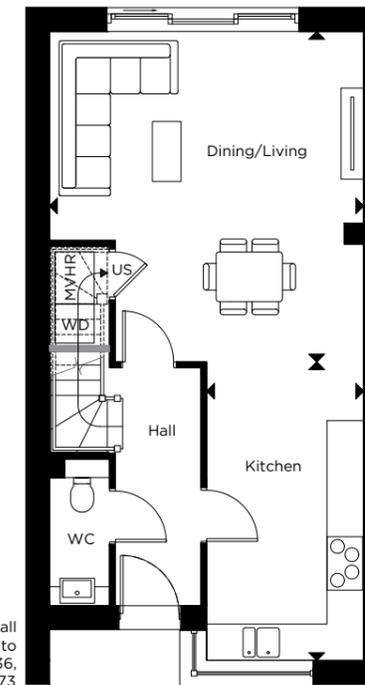
Kitchen	2.55m x 4.90m	8'4" x 16'0"
Dining/Living	5.15m x 5.40m	16'10" x 17'8"

### FIRST FLOOR

Principal Bedroom	4.45m x 3.40m	14'7" x 11'1"
Bedroom 2	2.70m x 4.55m	8'10" x 14'11"
Bedroom 3	2.35m x 3.30m	7'8" x 10'9"



FIRST FLOOR



External porch wall applicable to Plots 33, 34, 35, 36, 69, 70, 71, 72 & 73

GROUND FLOOR

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. The information contained within this document does not constitute part of any offer, contract, or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# The Todd

PROPOSED THREE BEDROOM HOUSE

With parking space

PLOT 74

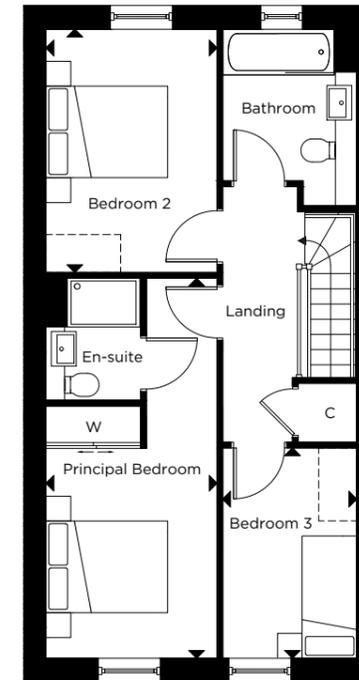


## GROUND FLOOR

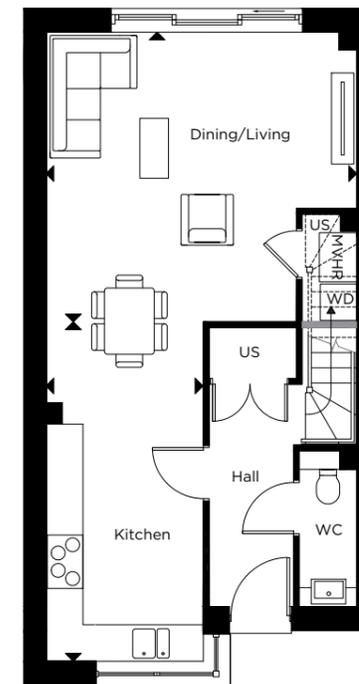
Kitchen	2.55m x 5.55m	8'4" x 18'2"
Dining/Living	5.10m x 4.75m	16'8" x 15'7"

## FIRST FLOOR

Principal Bedroom	2.80m x 6.20m	9'2" x 20'4"
Bedroom 2	2.80m x 4.00m	9'2" x 13'1"
Bedroom 3	2.20m x 3.40m	7'2" x 11'1"



FIRST FLOOR



GROUND FLOOR

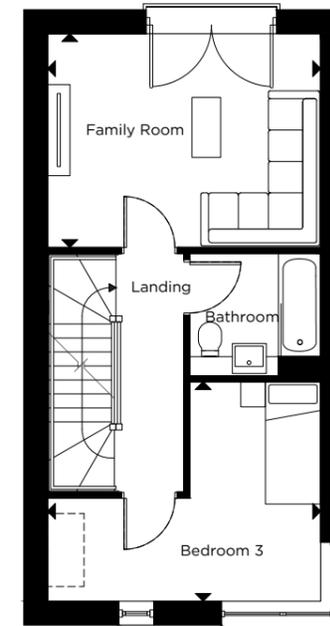
C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

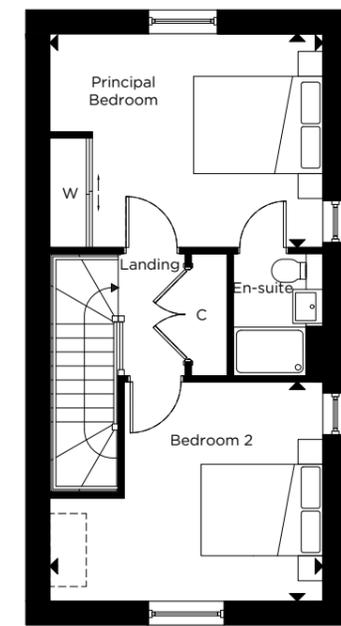
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# The Meade A

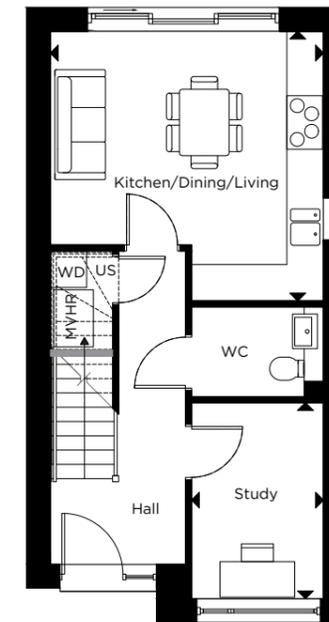
THREE BEDROOM HOUSE  
 With parking space  
 PLOTS 15\*, 16, 28\*, 29 & 48\*



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

## GROUND FLOOR

Kitchen/Dining/Living	4.45m x 4.40m	14'7" x 14'5"
Study	2.15m x 3.20m	7'0" x 10'5"

## FIRST FLOOR

Family Room	4.45m x 3.50m	14'7" x 11'5"
Bedroom 3	4.45m x 3.60m	14'7" x 11'9"

## SECOND FLOOR

Principal Bedroom	4.45m x 3.50m	14'7" x 11'5"
Bedroom 2	4.45m x 3.60m	14'7" x 11'9"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]-INDICATIVE WARDROBE POSITION  
 [WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Meade B

## THREE BEDROOM HOUSE

With parking space

PLOTS 3\*, 6, 7\*, 10, 12\*, 19, 26\*, 27, 30\*, 31, 51\*, 66, 67 & 68



### GROUND FLOOR

Kitchen/Dining/Living	4.45m x 4.40m	14'7" x 14'5"
Study	2.15m x 3.20m	7'0" x 10'5"

### FIRST FLOOR

Family Room	4.45m x 3.50m	14'7" x 11'5"
Bedroom 3	4.45m x 3.60m	14'7" x 11'9"

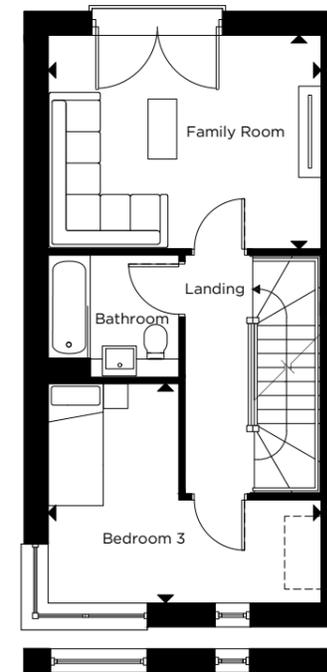
### SECOND FLOOR

Principal Bedroom	4.45m x 3.50m	14'7" x 11'5"
Bedroom 2	4.45m x 3.60m	14'7" x 11'9"

\*Handed to floorplan shown

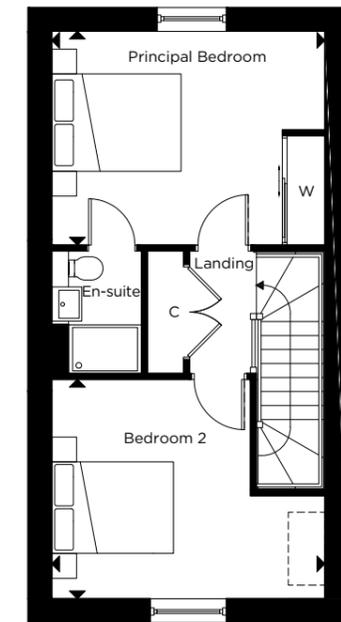
C-CUPBOARD W-WARDROBE US-UTILITY STORE [---] INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

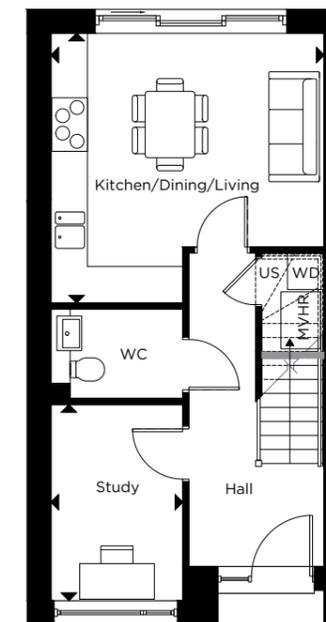


Window applicable to Plots 10, 66, 67 & 68

FIRST FLOOR



SECOND FLOOR



External porch wall applicable to Plots 66, 67 & 68

GROUND FLOOR

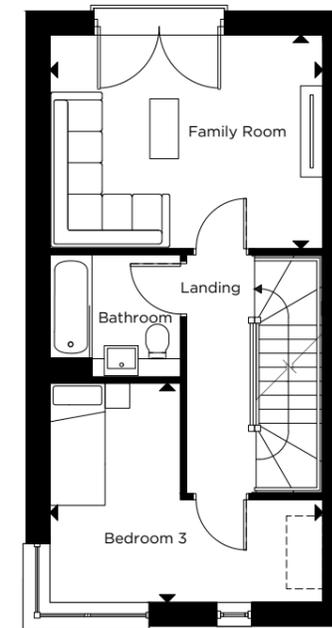
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# The Meade C

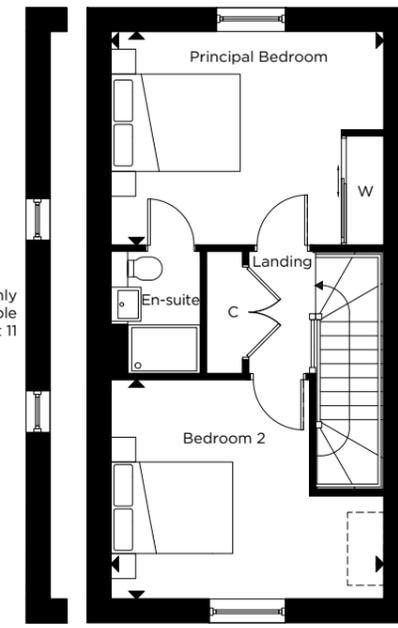
## THREE BEDROOM HOUSE

With parking space

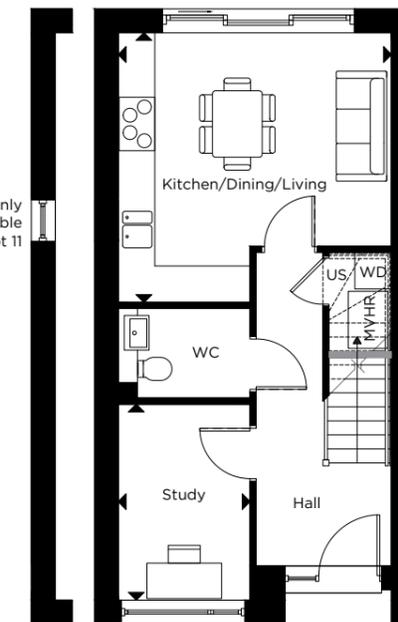
PLOTS 11\* & 65



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

### GROUND FLOOR

Kitchen/Dining/Living	4.35m x 4.40m	14'3" x 14'5"
Study	2.15m x 3.20m	7'0" x 10'5"

### FIRST FLOOR

Family Room	4.35m x 3.50m	14'3" x 11'5"
Bedroom 3	4.35m x 3.60m	14'3" x 11'9"

### SECOND FLOOR

Principal Bedroom	4.35m x 3.50m	14'3" x 11'5"
Bedroom 2	4.35m x 3.60m	14'3" x 11'9"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]-INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Spence

THREE BEDROOM HOUSE

With parking space

PLOTS 21, 22, 23\* & 24\*



Computer Generated Image of plots 21 & 22 is indicative only.

## GROUND FLOOR

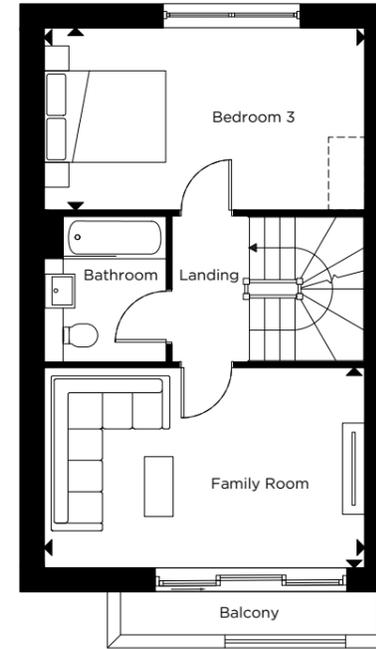
Kitchen/Dining/Living	5.25m x 4.70m	17'2" x 15'5"
Study	1.90m x 4.15m	6'2" x 13'7"

## FIRST FLOOR

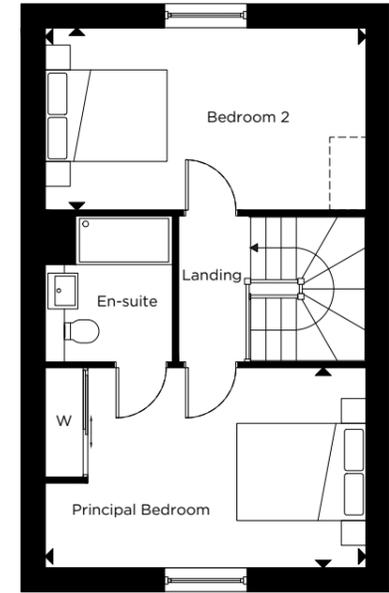
Family Room	5.25m x 3.25m	17'2" x 10'7"
Bedroom 3	5.25m x 3.00m	17'2" x 9'10"

## SECOND FLOOR

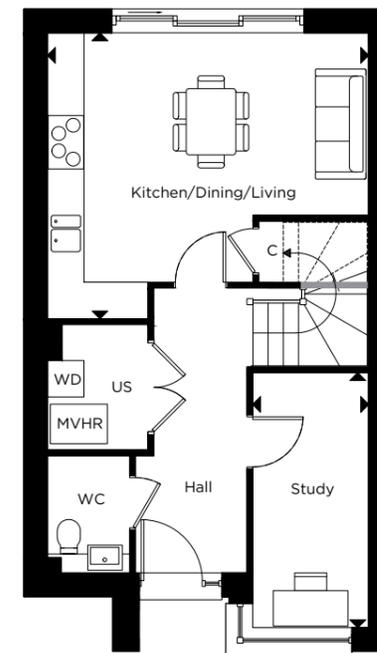
Principal Bedroom	5.25m x 3.25m	17'2" x 10'7"
Bedroom 2	5.25m x 3.00m	17'2" x 9'10"



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Eliot A

FOUR BEDROOM HOUSE  
With integral garage  
PLOTS 4\*, 5, 13\*, 14, 17\* & 18



Computer Generated Image of plots 17 & 18 is indicative only.

## GROUND FLOOR

Kitchen/Dining	3.60m x 5.50m	11'9" x 18'0"
Garage	3.35m x 7.55m	10'11" x 24'9"

## FIRST FLOOR

Living Room	5.05m x 4.10m	16'6" x 13'5"
Principal Bedroom	5.10m x 3.30m	16'8" x 10'9"

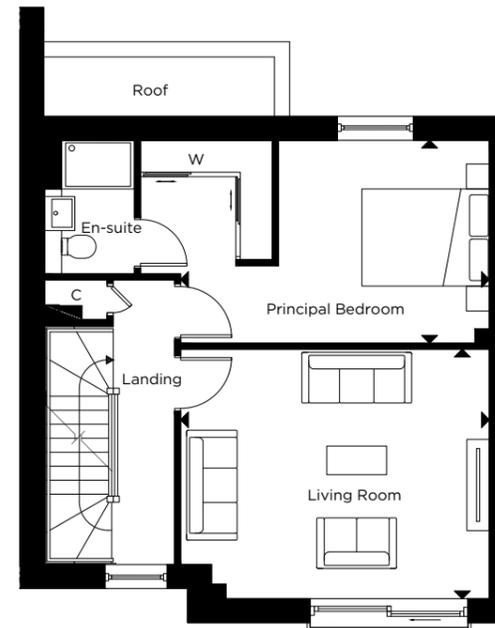
## SECOND FLOOR

Bedroom 2	3.80m x 3.35m	12'5" x 10'11"
Bedroom 3	3.70m x 2.95m	12'1" x 9'8"
Bedroom 4	3.50m x 2.50m	11'5" x 8'2"

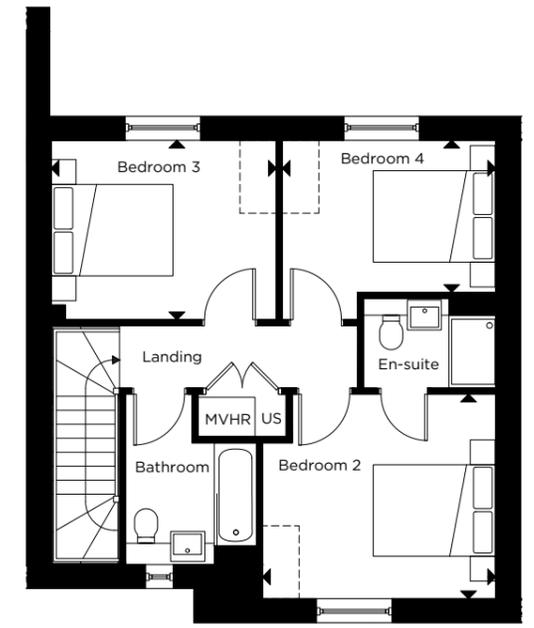
\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]-INDICATIVE WARDROBE POSITION

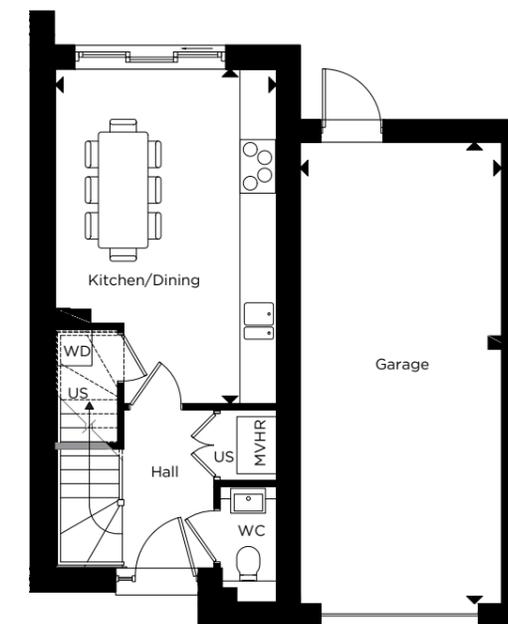
[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

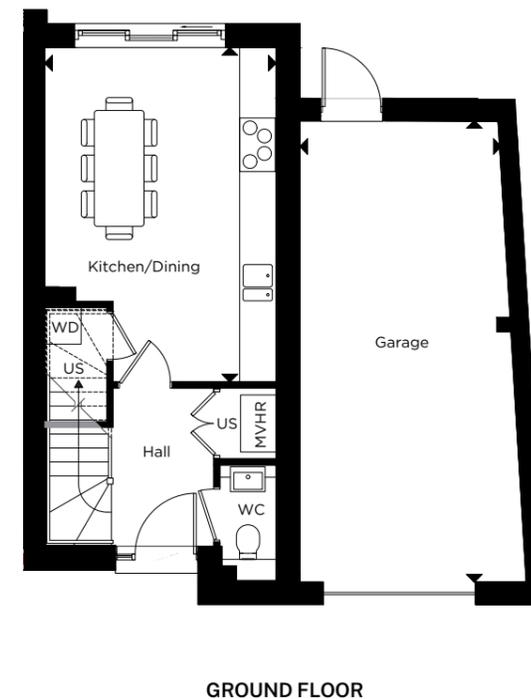
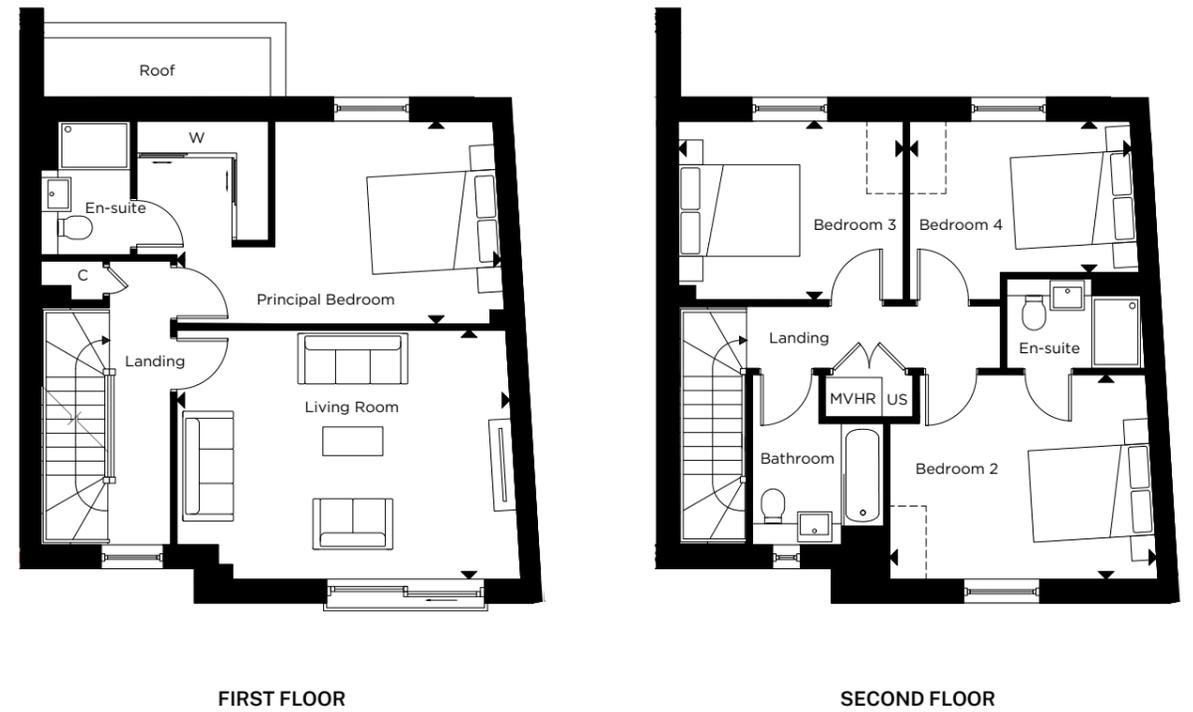
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# The Eliot B

## FOUR BEDROOM HOUSE

With integral garage

PLOTS 8\* & 9



### GROUND FLOOR

Kitchen/Dining	3.60m x 5.50m	11'9" x 18'0"
Garage	3.35m x 7.55m	10'11" x 24'9"

### FIRST FLOOR

Living Room	5.50m x 4.10m	18'0" x 13'5"
Principal Bedroom	5.30m x 3.30m	17'4" x 10'9"

### SECOND FLOOR

Bedroom 2	4.40m x 3.35m	14'5" x 10'11"
Bedroom 3	3.70m x 2.95m	12'1" x 9'8"
Bedroom 4	3.60m x 2.50m	11'9" x 8'2"

\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]-INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

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# The Eliot C

FOUR BEDROOM HOUSE

With integral garage

PLOTS 49 & 50\*



Computer Generated Image of plots 49 & 50 is indicative only.

## GROUND FLOOR

Kitchen/Dining	3.60m x 5.50m	11'9" x 18'0"
Garage	3.35m x 7.55m	10'11" x 24'9"

## FIRST FLOOR

Living Room	5.40m x 4.10m	17'8" x 13'5"
Principal Bedroom	5.30m x 3.30m	17'4" x 10'9"

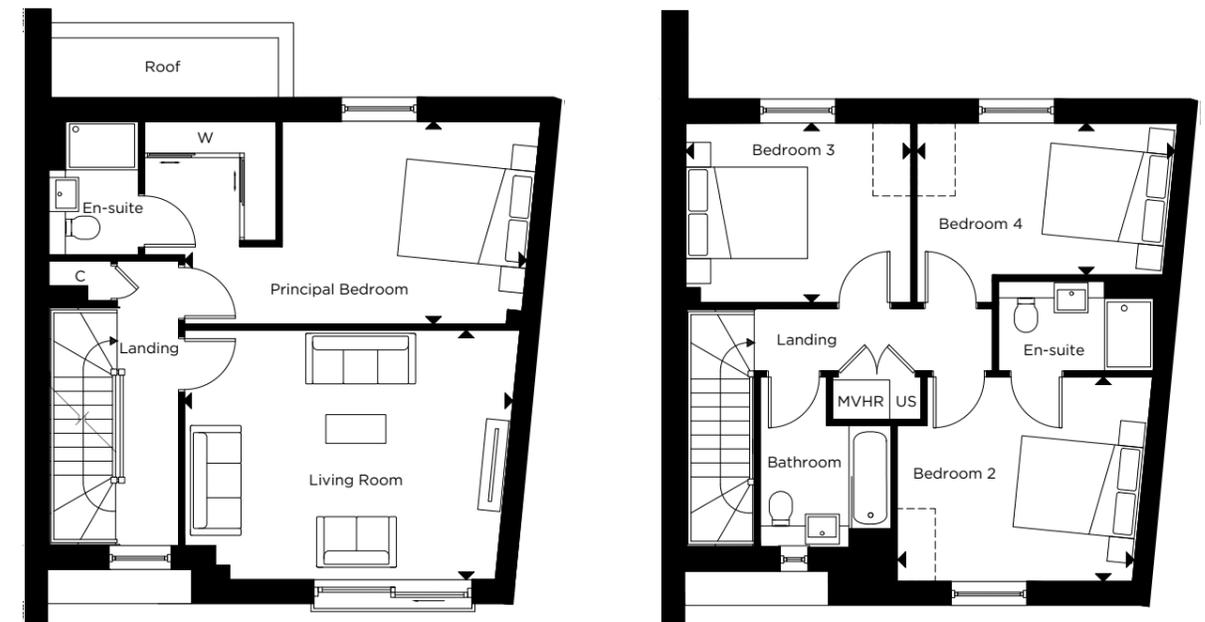
## SECOND FLOOR

Bedroom 2	4.40m x 3.35m	14'5" x 10'11"
Bedroom 3	3.70m x 2.95m	12'1" x 9'8"
Bedroom 4	3.60m x 2.50m	11'9" x 8'2"

\*Handed to floorplan shown

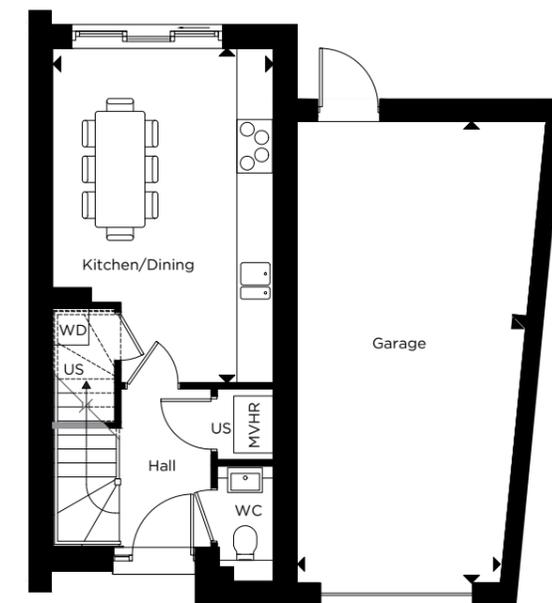
C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]INDICATIVE WARDROBE POSITION

[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

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# The Robinson

## FOUR BEDROOM HOUSE

With integral garage

PLOTS 20, 25\* & 52



### GROUND FLOOR

Kitchen/Dining/Living	3.90m x 7.05m	12'9" x 23'1"
Family Room	3.95m x 5.25m	12'11" x 17'2"
Garage	2.90m x 7.10m	9'6" x 23'3"

### FIRST FLOOR

Principal Bedroom	3.90m x 5.25m	12'9" x 17'2"
Bedroom 4	2.60m x 2.80m	8'6" x 9'2"
Terrace 1	7.00m x 7.30m	22'11" x 23'11"
Terrace 2	3.85m x 1.35m	12'7" x 4'5"

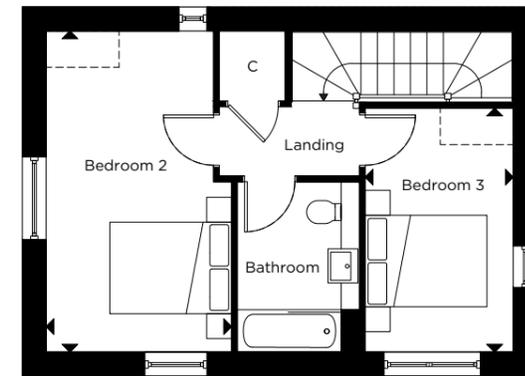
### SECOND FLOOR

Bedroom 2	3.05m x 5.25m	10'0" x 17'2"
Bedroom 3	2.40m x 4.00m	7'10" x 13'1"

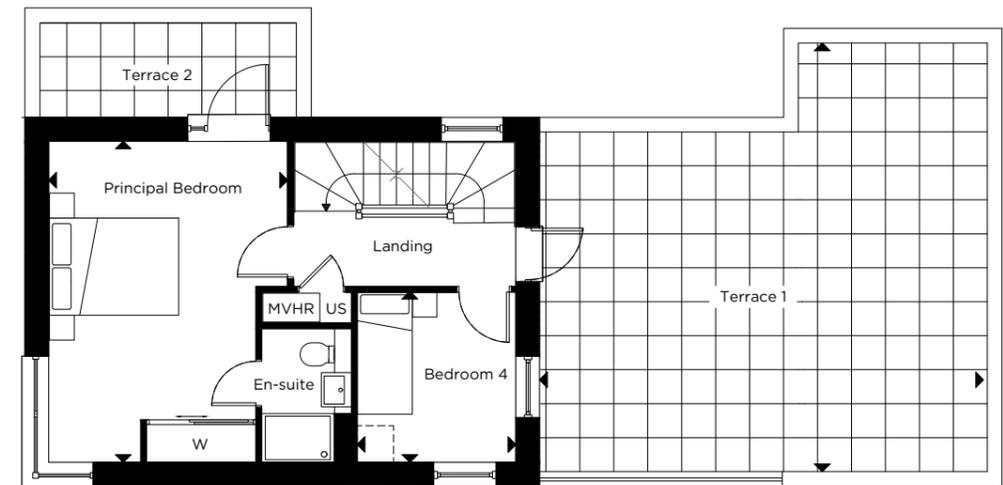
\*Handed to floorplan shown

C-CUPBOARD W-WARDROBE US-UTILITY STORE [---]INDICATIVE WARDROBE POSITION

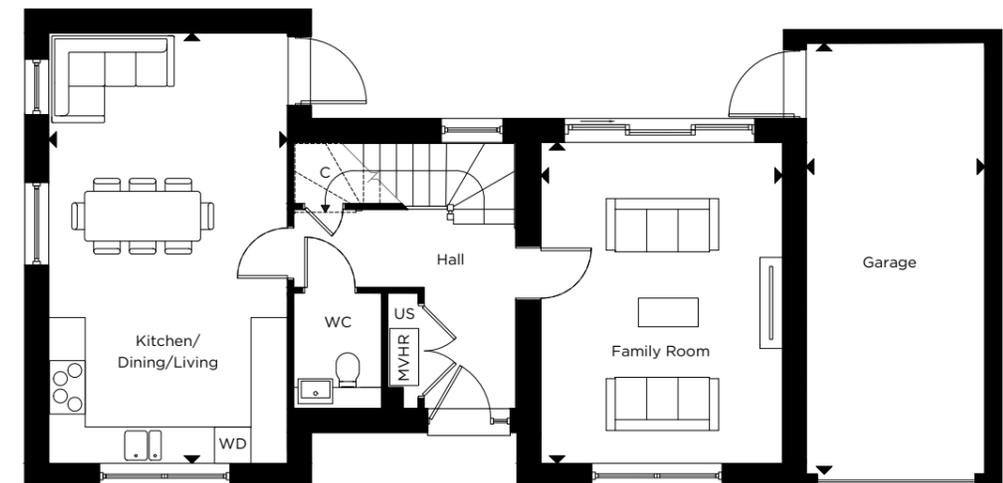
[WD]-WASHER DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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# Creating exceptional places to live

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South.

The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 25th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed 2,886 homes in the last financial year and has a controlled development pipeline of over 8,800 homes.

Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

 Follow us on Instagram  
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Mosaics, Oxford



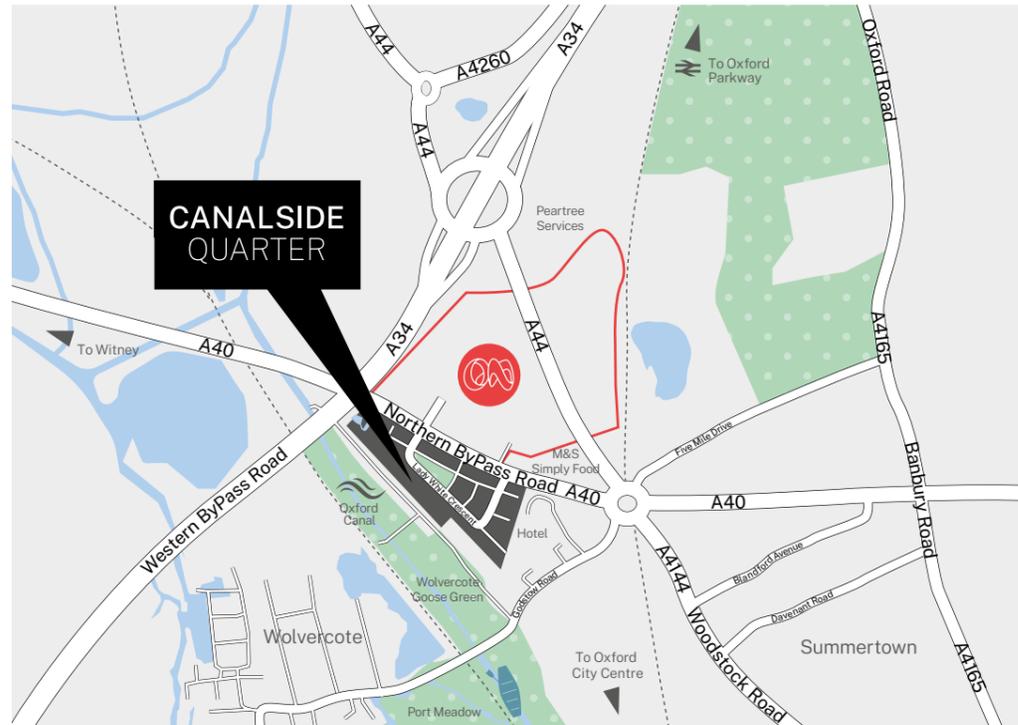
Millside Grange, Croxley Green



Marleigh, Cambridge

\*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

# How to find us



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