

**CANALSIDE
QUARTER**

THE VILLAS

Luxurious homes for exceptional Oxford living



Computer generated image of plots 85 to 89 is indicative only.

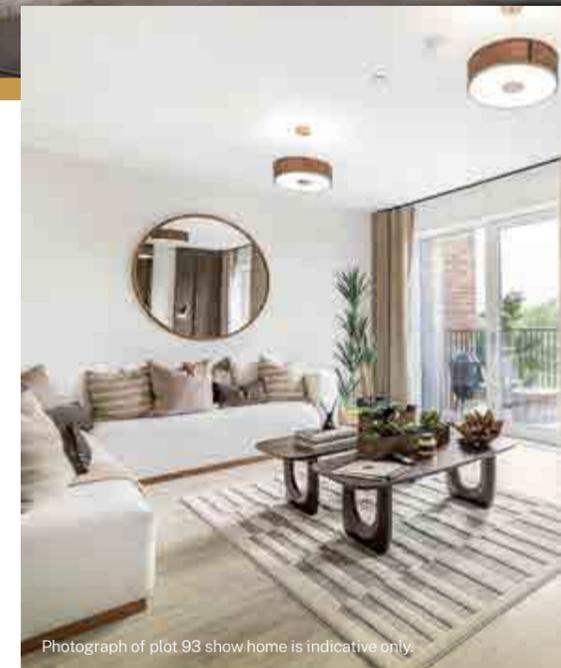
INTRODUCING

The Villas

Welcome to a new level of luxury for Oxford.

The Villas is a prestigious collection of four and five bedroom houses designed to help your life flow effortlessly. Era-defining architecture, a meticulous finish and eco-friendly features combine to create distinctive homes of elegance, comfort, ease and sustainability.

Part of the inspiring new community of Canalside Quarter, with its beautiful green spaces and leafy setting next to the Oxford Canal, these distinctive new homes are thoughtfully crafted to incorporate maximum glazing in all living spaces, and offer far-reaching views of the glorious surrounding countryside. Spend time in nature, take a short walk to a freshly brewed cup of coffee, and enjoy a swift journey into the city's historic heart. From small daily pleasures to memorable occasions, The Villas offers everything you could want for an exceptional lifestyle.



Photograph of plot 93 show home is indicative only.



Photograph taken from plot 79.



Computer generated image of The Villas is indicative only.

A rich and fulfilling LIFESTYLE

Oxford is one of the country's most famous cities, renowned for its world-leading university, graceful architecture and streets steeped in history. It is also a place of huge enterprise and innovation, with a thriving economy, stimulating cultural scene, and a wealth of social and leisure pursuits.

The surrounding countryside is full of luxurious destinations and exciting diversions. Raymond Blanc's Le Manoir aux Quat' Saisons remains a Mecca for gourmands, set in gardens that are almost as exquisite as the food. There are three golf clubs within a short distance of The Villas, or travel a little further to The Oxfordshire for a round on its Championship golf course.



4

- 1 The Cotswolds
- 2 North Oxford golf course
- 3 Le Manoir aux Quat' Saisons
- 4 Oxford



1



2



Living on the north side of Oxford also means you are within easy reach of the Cotswolds Area of Outstanding Natural Beauty and its array of picturesque villages, five-star spas and chic dining and shopping. Exclusive members' club and rural escape Soho Farmhouse is a mere 35 minutes away by car, while Daylesford Organic, with its farm shop, restaurant, café, homewares store and wellness spa, is 45 minutes' drive.

Newcomer to the scene Estelle Manor, an award-winning country house hotel and private members' club in a Grade II listed landmark house, is even closer – just 20 minutes away by car. A particular highlight is its 3,000 square metre Roman-inspired spa with tepidarium bathing hall, five thermal pools and opulent treatment rooms.

Journey times are approximate. Source: Google Maps.

JOIN AN *inspiring community*

The Villas is part of the visionary new community of Oxford North, which connects academia and commerce with invention and investment. It's an exciting, dynamic new destination that elevates the everyday right on your doorstep, where you can work, learn and socialise. Amidst the state-of-the-art laboratories and workspaces, there will be cafés, bars, convenience stores, a hotel and a nursery, with leafy open spaces provided for public art, events and culture.

Just beyond, Wolvercote Goose Green, Port Meadow and the tranquil Oxford Canal are perfect for walking, running or quiet contemplation, while the atmospheric Wytham Woods is just 12 minutes away by bike.



1

Neighbouring Summertown's amenities include a choice of schools and a vibrant arts venue, as well as a range of stores, cafés, pubs and restaurants: from up-market chains to imaginative independents, it offers a cosmopolitan world of temptations. Even closer to home, M&S Simply Food is a five-minute walk, and Waitrose is nearby.

The Villas are ideally located for access to the city, with the historic centre a 14-minute cycle ride away. Oxford Parkway station is nine minutes by bike or six minutes by car, with regular direct services to central London, and to Oxford to change for other destinations. Two minutes' drive from the A40, it also offers easy access to main roads and the motorway.

Journey times are approximate. Source: Google Maps.



26,000+
sq ft

cafés, bars and
convenience retail



2km

new and improved
cycle paths



£12m

investment in transport
and bus services

Computer generated image of Oxford North is indicative only.

All information is provisional and dependent on final delivery by Oxford North.



6
minute walk

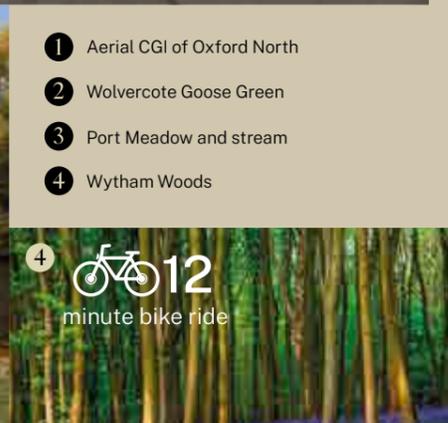
2



3



9
minute walk



12
minute bike ride

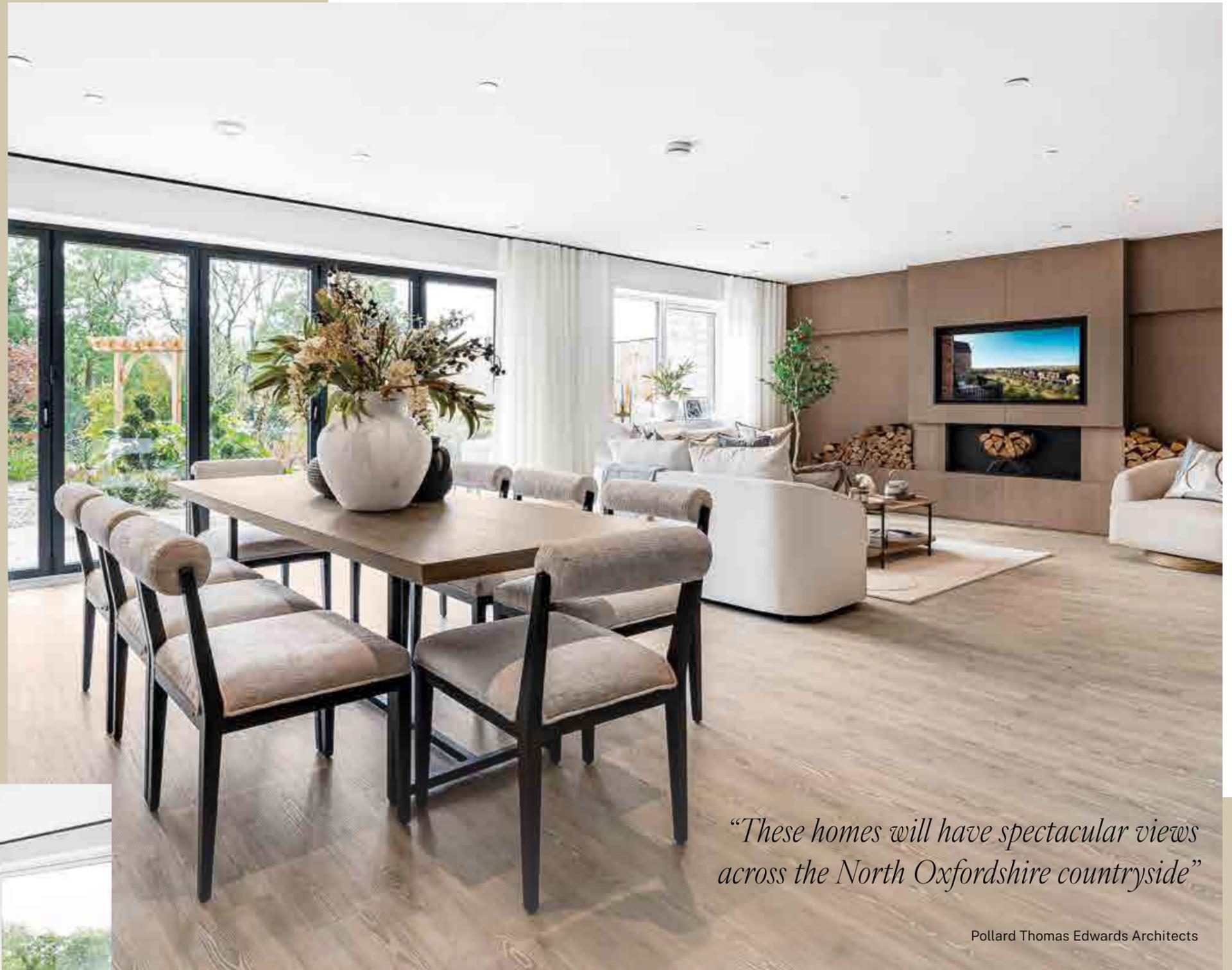
4

- 1 Aerial CGI of Oxford North
- 2 Wolvercote Goose Green
- 3 Port Meadow and stream
- 4 Wytham Woods

CREATED *for the discerning*

Every aspect of the interior layout has been carefully considered to reflect how we live today, with generous, sociable open-plan spaces balanced by cocooning rooms for when peace and privacy are required.

Rear elevations feature extensive use of glass, including large bi-fold doors in the expansive kitchen/dining/living area, to maximize views and the amount of natural light flowing into the homes, and create a seamless connection between indoors and out.



“These homes will have spectacular views across the North Oxfordshire countryside”

Pollard Thomas Edwards Architects



Photography of plot 93 show home is indicative only.

The elegant specification creates sumptuous bedrooms and bathrooms, enviable kitchens and sophisticated living spaces - all finished to an outstanding standard. Carefully planned practical elements, such as the storage, garages and utility rooms that are vital to smooth running households, plus the low-maintenance and energy efficient benefits of a considered new-build home, complete these remarkable residences.



Forward-thinking DESIGN

With its sharply angled pitched roofs and crisp horizontal lines, The Villas exemplify the best in contemporary architectural design. Award-winning architects Pollard Thomas Edward (PTE) have combined projecting balconies and recessed bays to add interest to the streetscape, while large expanses of glass flood the interiors with natural light and provide stunning views across the neighbourhood.



The Villas' intelligent layouts are more flexible and adapt easily to 21st century lifestyles, while the high specification fixtures and fittings are installed to last. Double glazing and increased insulation are hallmarks of Hill's commitment to meeting the highest level of sustainable design, with low energy lighting and aerated showerheads and taps included to keep energy and water consumption and CO₂ emissions low.

Benefiting from state-of-the-art technology, The Villas also feature solar photovoltaic (PV) panels, air source heat pumps and mechanical ventilation with heat recovery, both to meet the latest environmental standards and to save the purchaser money. There are also bird and/or bat boxes for every home, while thoughtful planting in gardens and along pavements increase biodiversity and sustainability across the site.

Computer generated image of plot 95 and photography of plot 93 show home are indicative only.

SUBLIMELY *Situated*



Proposed Future Development

Computer generated image of Canalside Quarter is indicative only.

THE VILLAS

at Canalside Quarter

The Villas enjoy an idyllic setting, located next to the Canalside Park with the Oxford Canal flowing past just beyond its borders. This position provides uninterrupted views across the enchanting countryside, belying the proximity to Oxford city centre and all its amenities.

THE CORNFORTH A
FOUR BEDROOM HOUSE
With integral garage
Plots 77, 78*, 79, 80*, 81, 82* & 83

THE CORNFORTH B
FOUR BEDROOM HOUSE
With integral garage
Plots 86, 88, 90, 92 & 94

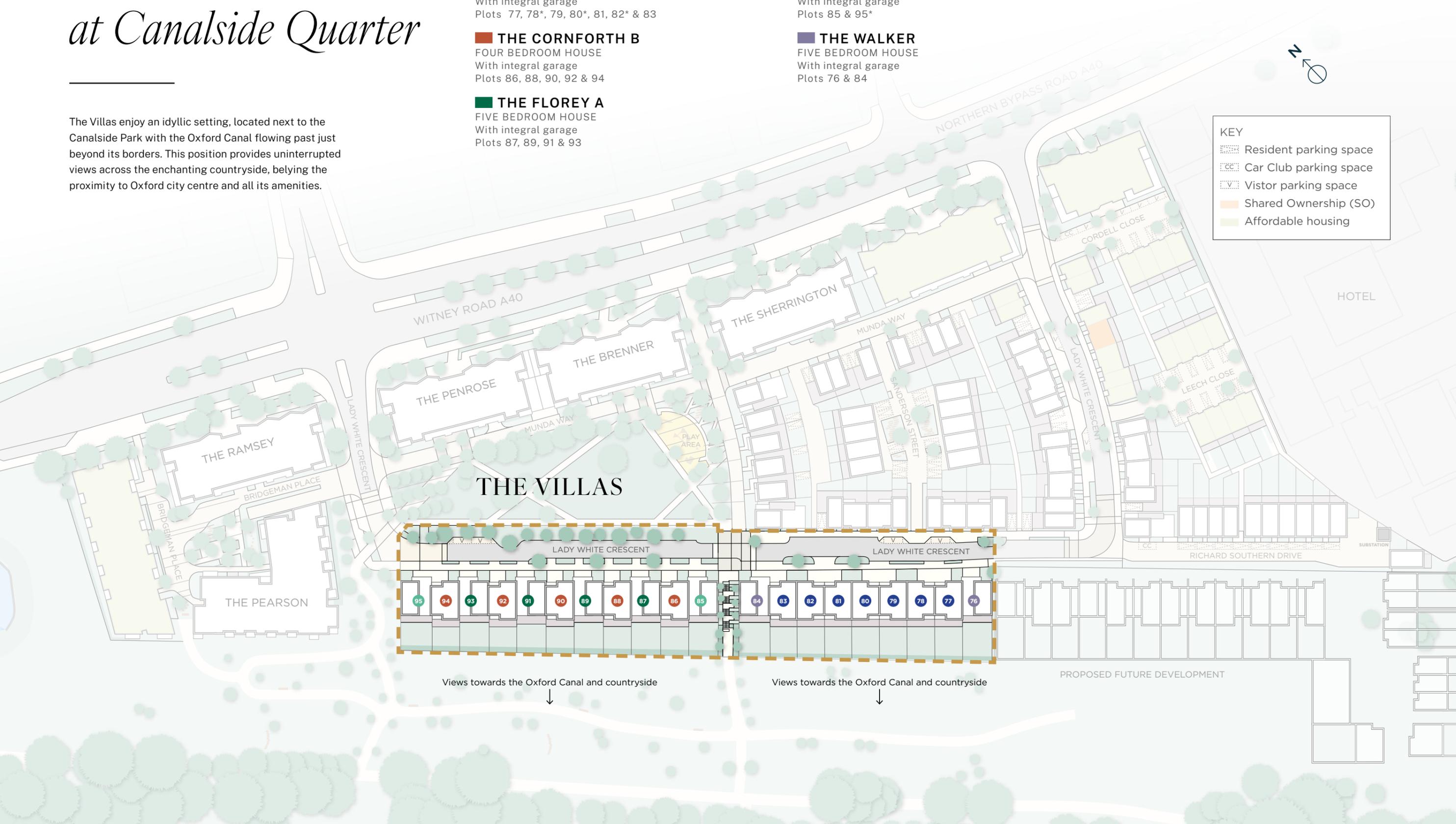
THE FLOREY A
FIVE BEDROOM HOUSE
With integral garage
Plots 87, 89, 91 & 93

THE FLOREY B
FIVE BEDROOM HOUSE
With integral garage
Plots 85 & 95*

THE WALKER
FIVE BEDROOM HOUSE
With integral garage
Plots 76 & 84

KEY

- Resident parking space
- Car Club parking space
- Visitor parking space
- Shared Ownership (SO)
- Affordable housing



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*Handed plots

SPECIFICATION

Kitchen

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built-in extractor where on island)
- Integrated single oven
- Integrated compact combi oven/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

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

Utility Room

- Matt finish handleless units with soft close doors
- Caesarstone worktops with matching upstand
- Stainless steel under-mounted sink with contemporary brushed steel mixer tap
- Freestanding washing machine
- Freestanding condenser dryer

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

En-suites

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Main Bathroom

- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

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

Floor Finishes

- Amtico flooring throughout ground and lower ground floors
- Carpet to stairs, landings and bedrooms
- Large format tiles to bathroom and en-suites

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows, with aluminium bi-fold patio doors
- Electrically controlled roller garage door, colour to match front door

Heating and Water

- Underfloor heating to ground floor and lower ground floor, 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)

Plot 94 indicative layout



Computer generated image of The Cornforth B, Plot 94 is indicative only.

Plot 95 indicative layout



Computer generated image of The Florey B, plot 95 is indicative only.

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living area, landings, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate family room, study and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- 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
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- Electric car charging point

External Finishes

- Landscaping to front garden and rear garden
- Paved patios
- External tap and power socket
- Porcelain tiles to terrace
- Bird and/or bat boxes to all plots

Construction

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

Photography of plot 93 show home is indicative only.

Warranty

- 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 Cornforth A

FOUR BEDROOM HOUSE

With integral garage

PLOTS 77, 78*, 79, 80*, 81, 82* & 83



Computer generated image of plots 78 & 79 is indicative only.



GROUND FLOOR

FIRST FLOOR

LOWER GROUND FLOOR

Kitchen/Dining	8.40m x 5.15m	27'6" x 16'10"
Living	3.40m x 6.10m	11'1" x 20'0"
Utility	1.70m x 3.60m	5'6" x 11'9"

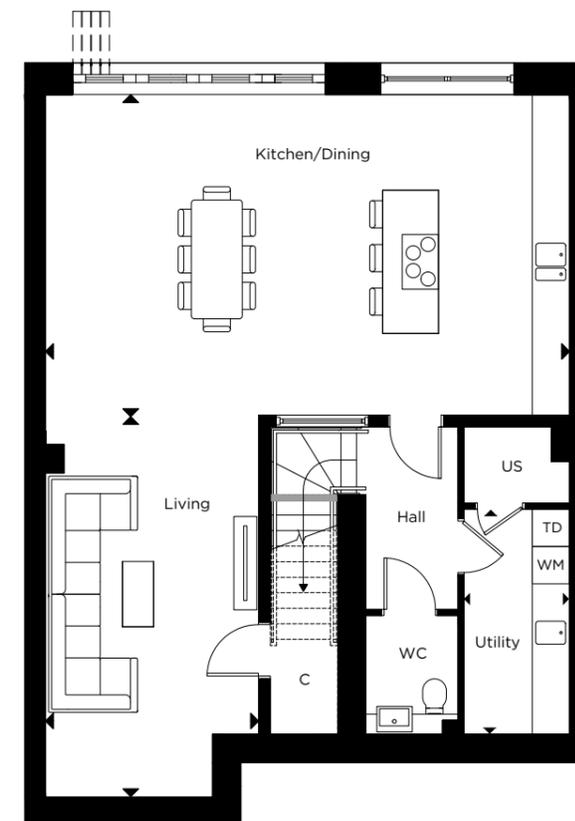
GROUND FLOOR

Family Room	4.70m x 5.35m	15'5" x 17'6"
Study	2.40m x 3.85m	7'10" x 12'7"
Garage	3.30m x 10.50m	10'9" x 34'5"

FIRST FLOOR

Principal Bedroom	4.70m x 3.95m	15'5" x 12'11"
Bedroom 2	3.25m x 5.15m	10'7" x 16'10"
Bedroom 3	3.25m x 3.80m	10'7" x 12'5"
Bedroom 4	2.45m x 3.25m	8'0" x 10'7"

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. Affordable housing is indicative and can be moved. 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.



LOWER GROUND FLOOR

*Handed to floorplan shown

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

[WM]-WASHING MACHINE [TD]-TUMBLE DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

The Cornforth B

FOUR BEDROOM HOUSE
With integral garage
PLOTS 86, 88, 90, 92 & 94



GROUND FLOOR

FIRST FLOOR

LOWER GROUND FLOOR

Kitchen/Dining	8.30m x 5.00m	27'2" x 16'4"
Living	3.30m x 6.05m	10'9" x 19'10"
Utility	1.60m x 3.70m	5'2" x 12'1"

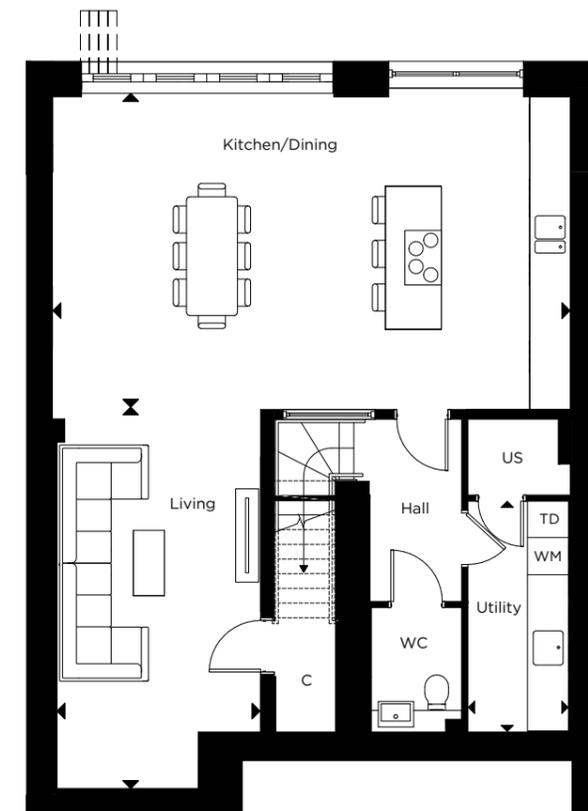
GROUND FLOOR

Family Room	4.60m x 5.20m	15'1" x 17'0"
Study	2.35m x 3.85m	7'8" x 12'7"
Garage	3.25m x 10.40m	10'7" x 34'1"

FIRST FLOOR

Principal Bedroom	4.60m x 3.80m	15'1" x 12'5"
Bedroom 2	3.20m x 5.15m	10'5" x 16'10"
Bedroom 3	3.20m x 3.40m	10'5" x 11'1"
Bedroom 4	2.45m x 3.25m	8'0" x 10'7"

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LOWER GROUND FLOOR

C-CUPBOARD W-WARDROBE US-UTILITY STORE []-INDICATIVE WARDROBE POSITION
[WM]-WASHING MACHINE [TD]-TUMBLE DRYER [MVHR]-MECHANICAL VENTILATION WITH HEAT RECOVERY

The Florey A

FIVE BEDROOM HOUSE

With integral garage

PLOTS 87, 89, 91 & 93



Computer generated image of plot 87 is indicative only.

LOWER GROUND FLOOR

Kitchen	3.90m x 5.15m	12'9" x 16'10"
Dining/Living	8.75m x 4.75m	28'8" x 15'7"
Utility	1.60m x 3.80m	5'2" x 12'5"

FIRST FLOOR

Principal Bedroom	5.25m x 4.10m	17'2" x 13'5"
Bedroom 2	3.20m x 3.60m	10'5" x 11'9"
Terrace	5.70m x 11.25m	18'8" x 36'10"

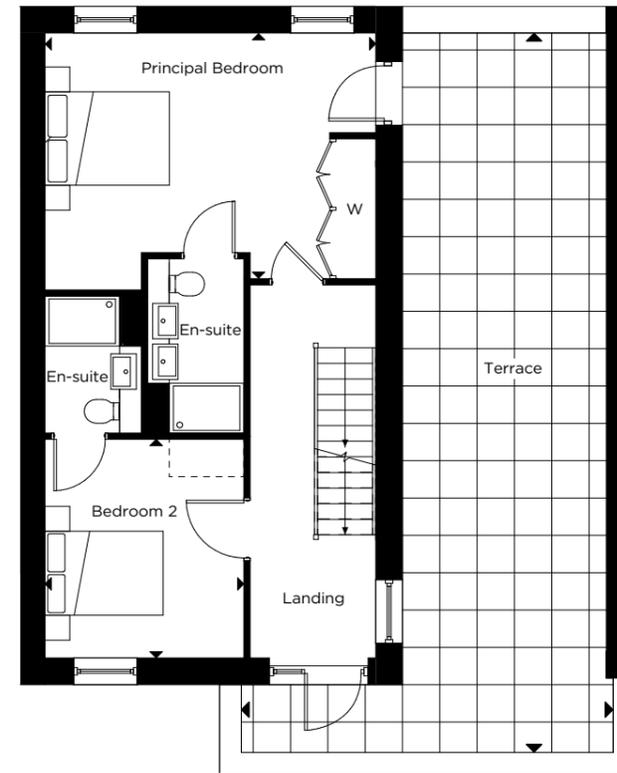
GROUND FLOOR

Family Room	5.25m x 4.00m	17'2" x 13'1"
Study	3.10m x 3.90m	10'2" x 12'9"
Garage	3.25m x 10.15m	10'7" x 33'3"

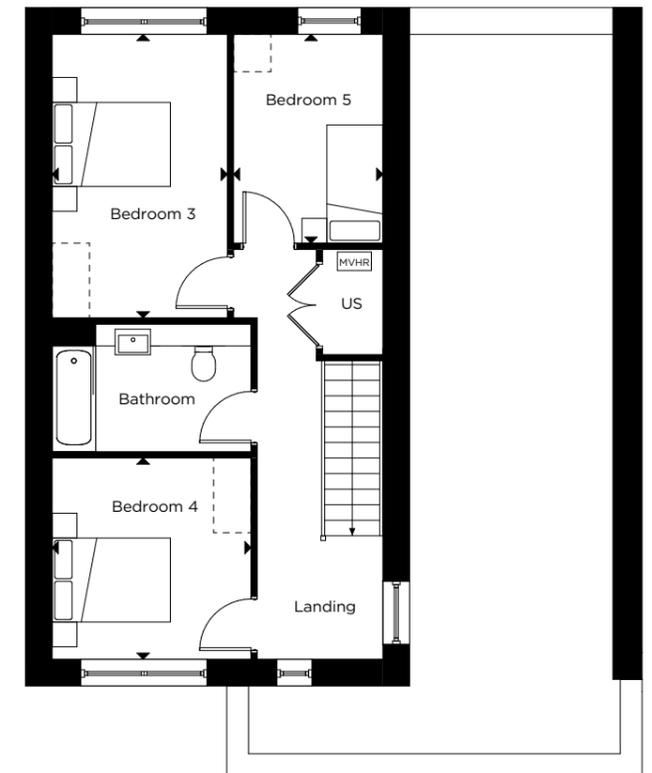
SECOND FLOOR

Bedroom 3	2.85m x 4.50m	9'4" x 14'9"
Bedroom 4	3.20m x 3.20m	10'5" x 10'5"
Bedroom 5	2.30m x 3.30m	7'6" x 10'9"

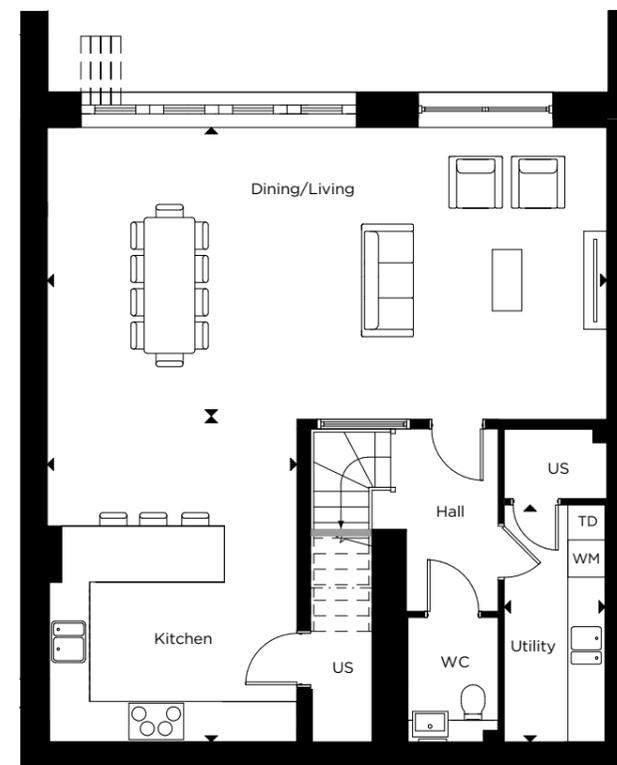
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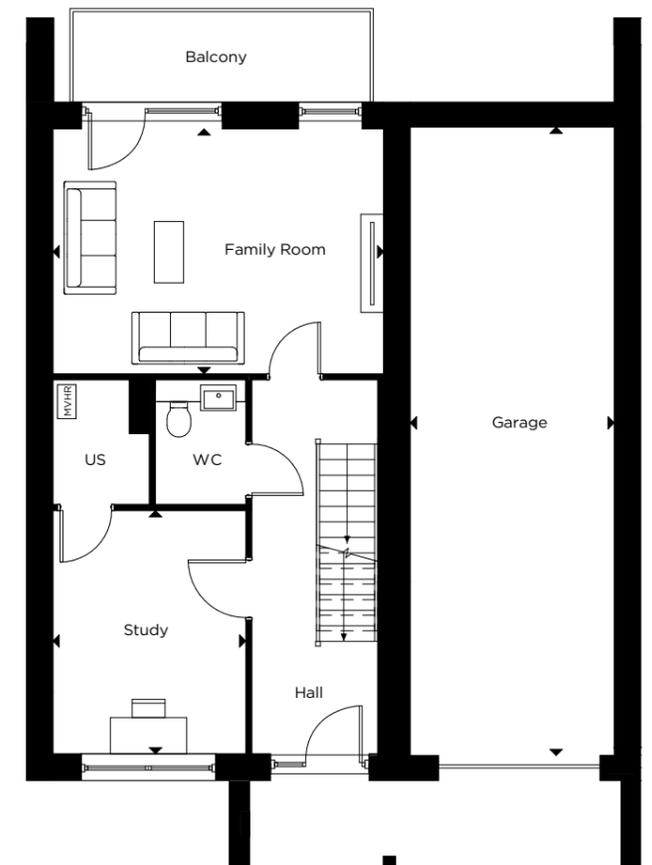
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

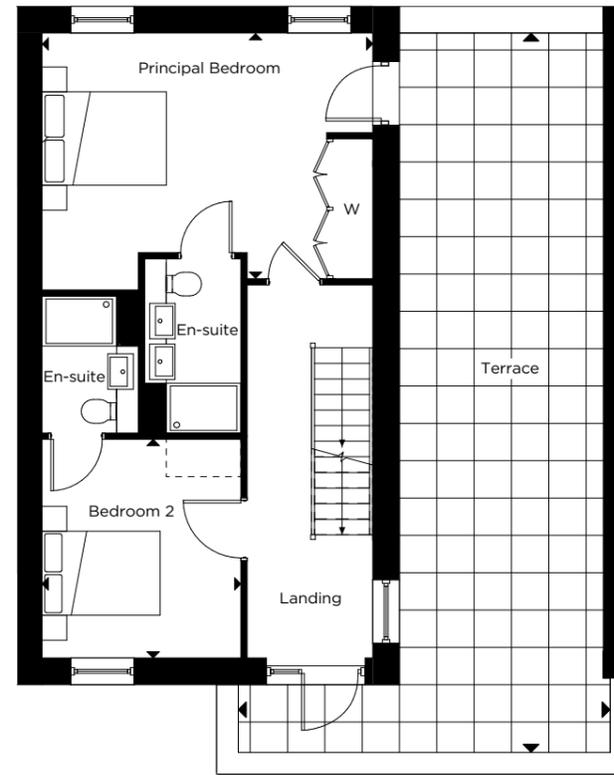
W - WARDROBE US - UTILITY STORE [---] - INDICATIVE WARDROBE POSITION
 [WM] - WASHING MACHINE [TD] - TUMBLE DRYER [MVHR] - MECHANICAL VENTILATION WITH HEAT RECOVERY

The Florey B

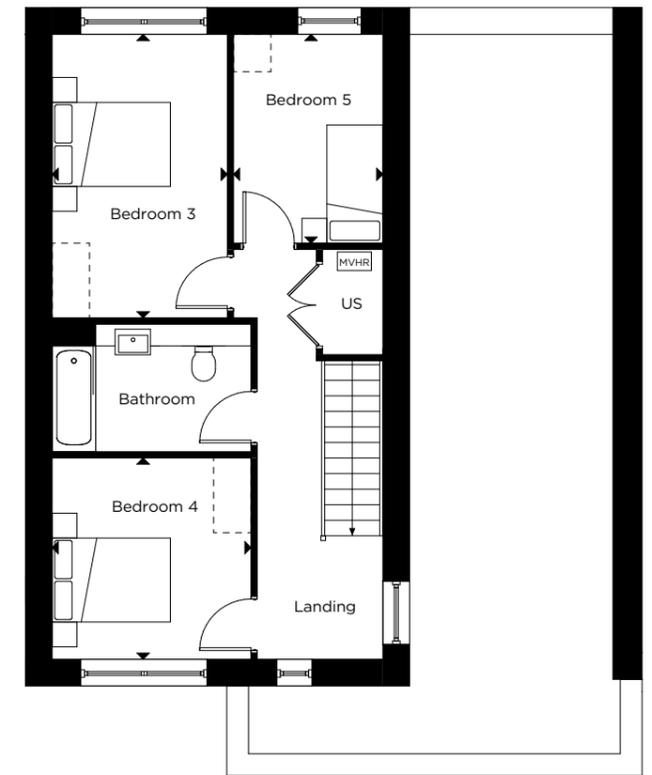
FIVE BEDROOM HOUSE

With integral garage

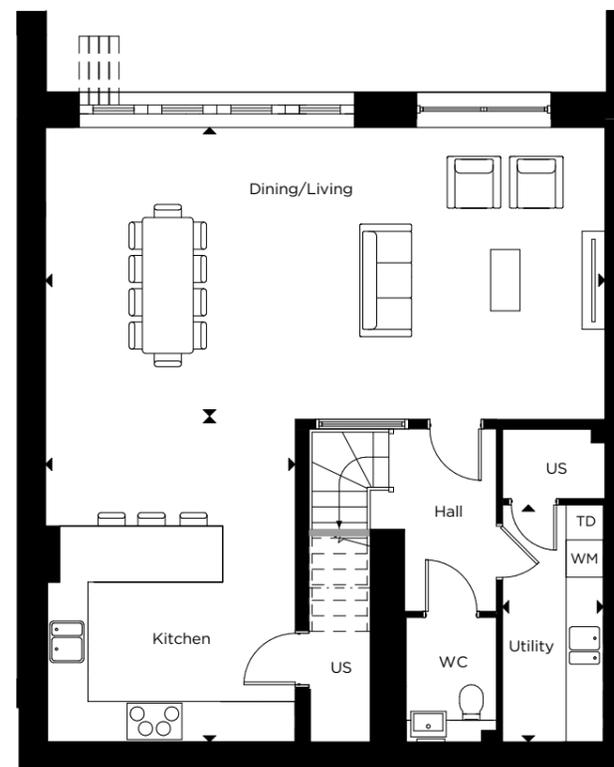
PLOTS 85 & 95*



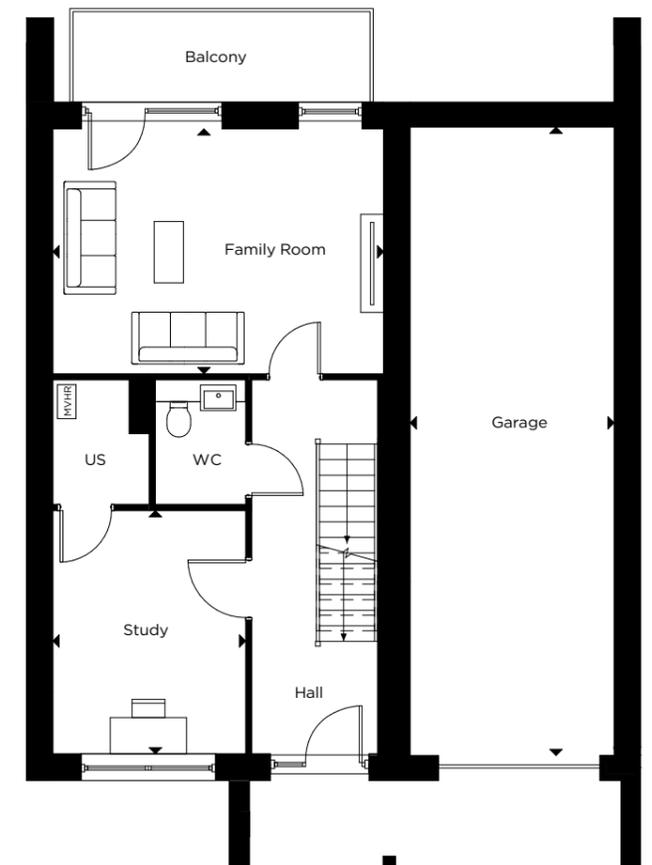
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

LOWER GROUND FLOOR

Kitchen	3.90m x 5.15m	12'9" x 16'10"
Dining/Living	8.75m x 4.75m	28'8" x 15'7"
Utility	1.60m x 3.80m	5'2" x 12'5"

FIRST FLOOR

Principal Bedroom	5.25m x 4.10m	17'2" x 13'5"
Bedroom 2	3.20m x 3.60m	10'5" x 11'9"
Terrace	5.70m x 11.25m	18'8" x 36'10"

GROUND FLOOR

Family Room	5.25m x 4.00m	17'2" x 13'1"
Study	3.10m x 3.90m	10'2" x 12'9"
Garage	3.25m x 10.15m	10'7" x 33'3"

SECOND FLOOR

Bedroom 3	2.85m x 4.50m	9'4" x 14'9"
Bedroom 4	3.20m x 3.20m	10'5" x 10'5"
Bedroom 5	2.30m x 3.30m	7'6" x 10'9"

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WM - WASHING MACHINE TD - TUMBLE DRYER MVHR - MECHANICAL VENTILATION WITH HEAT RECOVERY
 W - WARDROBE US - UTILITY STORE - -INDICATIVE WARDROBE POSITION

The Walker

FIVE BEDROOM HOUSE

With integral garage

PLOTS 76 & 84*



Computer generated image of plot 76 is indicative only.

LOWER GROUND FLOOR

Kitchen	3.90m x 5.15m	12'9" x 16'10"
Dining/Living	8.85m x 4.75m	29'0" x 15'7"
Utility	1.55m x 3.60m	5'1" x 11'9"

FIRST FLOOR

Principal Bedroom	5.25m x 4.10m	17'2" x 13'5"
Bedroom 2	3.20m x 3.60m	10'5" x 11'9"
Terrace	5.70m x 11.25m	18'8" x 36'10"

GROUND FLOOR

Family Room	5.25m x 4.00m	17'2" x 13'1"
Study	3.10m x 3.90m	10'2" x 12'9"
Garage	3.25m x 10.15m	10'7" x 33'3"

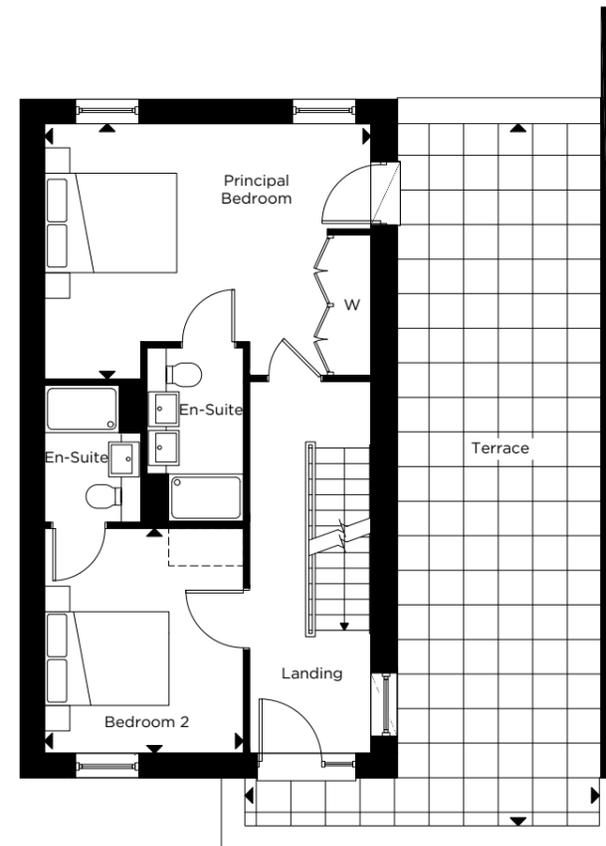
SECOND FLOOR

Bedroom 3	2.85m x 4.50m	9'4" x 14'9"
Bedroom 4	3.20m x 3.20m	10'5" x 10'5"
Bedroom 5	2.30m x 3.25m	7'6" x 10'7"

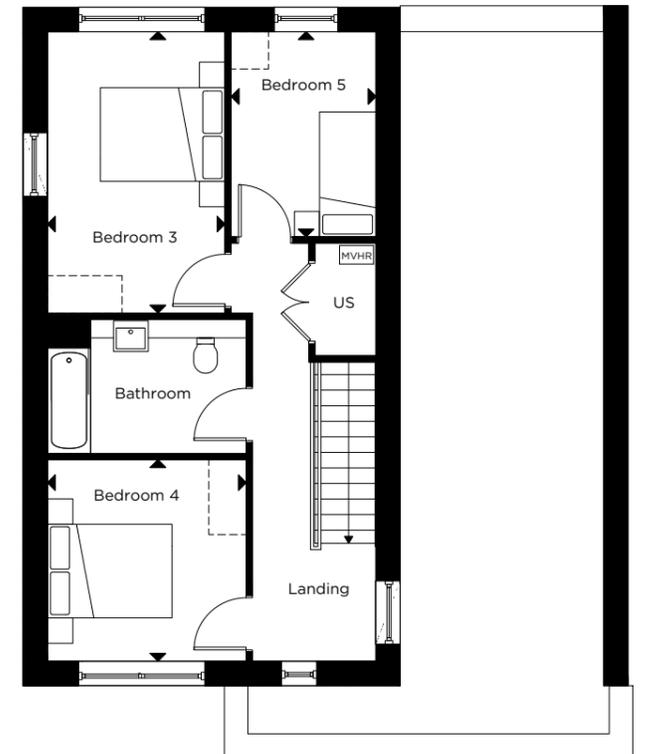
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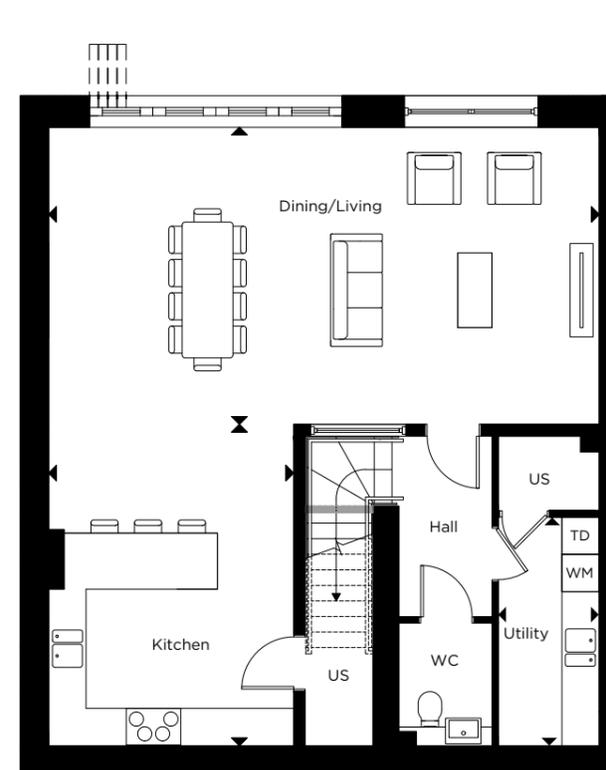
W - WARDROBE US - UTILITY STORE - INDICATIVE WARDROBE POSITION
 - WASHING MACHINE - TUMBLE DRYER - MECHANICAL VENTILATION WITH HEAT RECOVERY



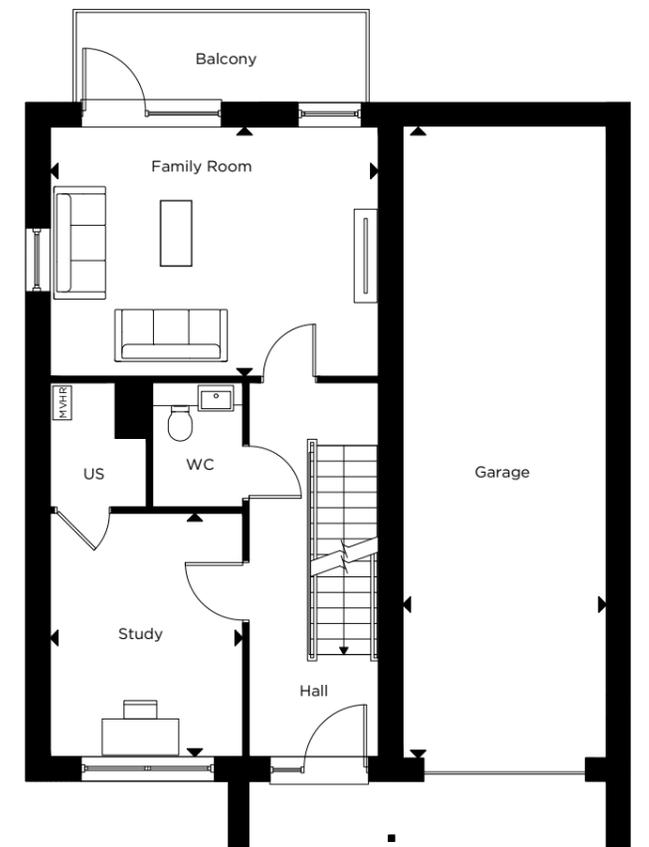
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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.

*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

 Follow us on Instagram
@CreatedbyHill



Mosaics, Oxford

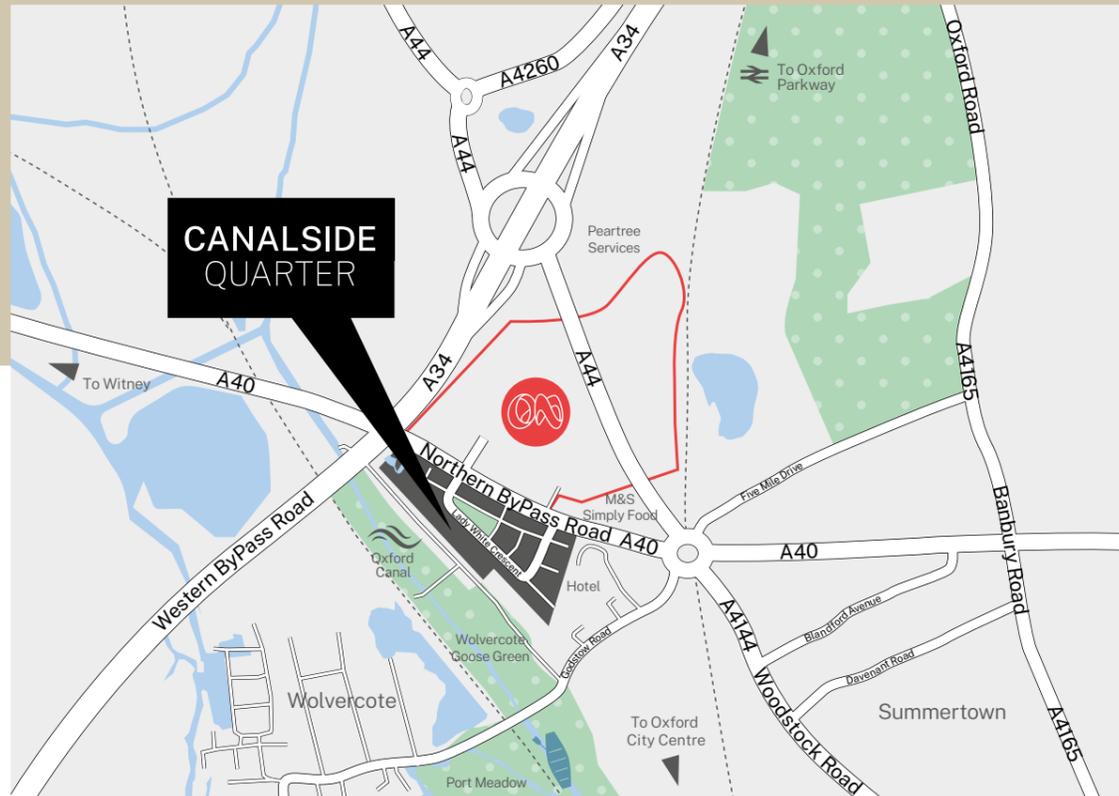


Millside Grange, Rickmansworth



Marleigh, Cambridge

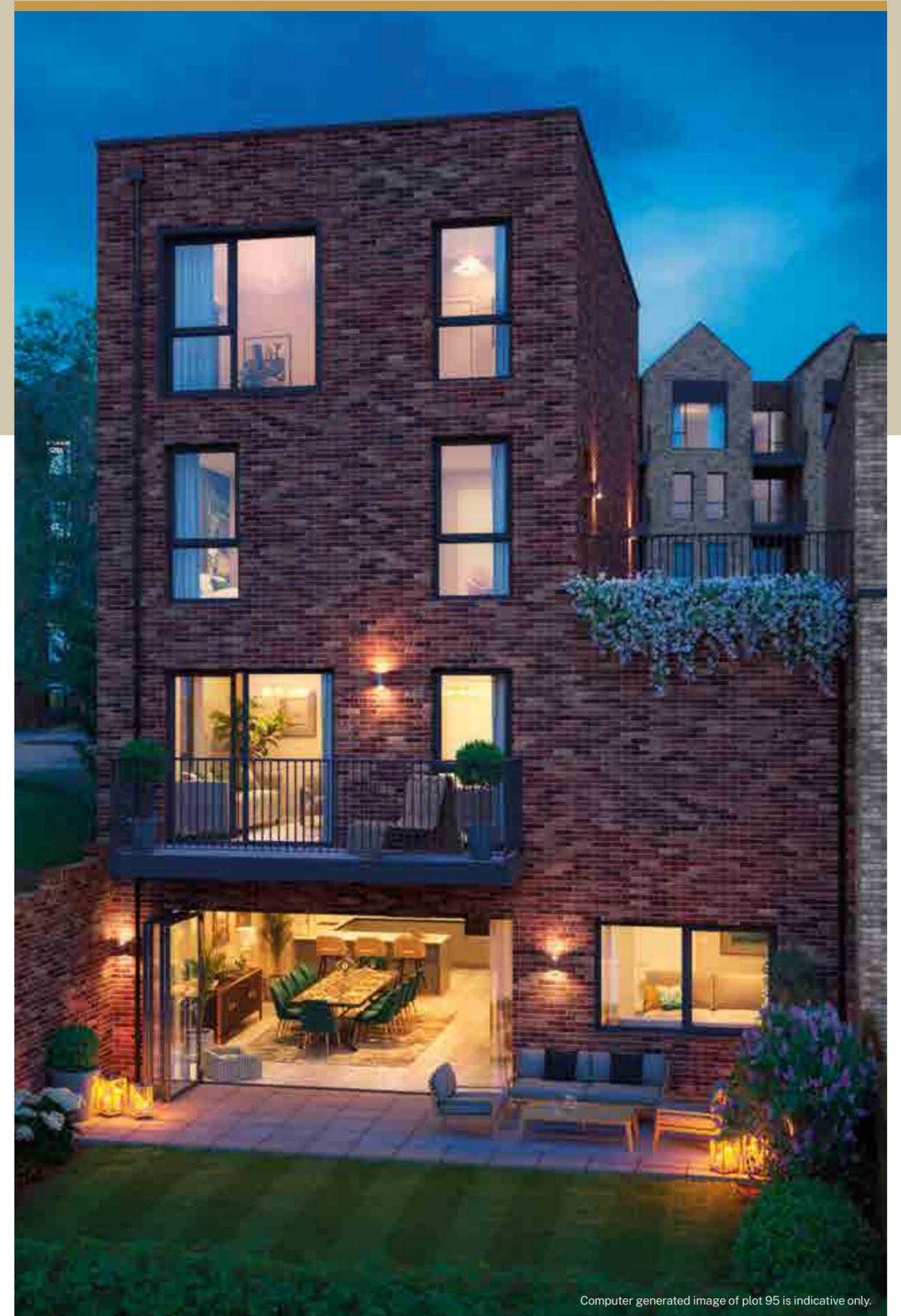
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Computer generated image of plot 95 is indicative only.

