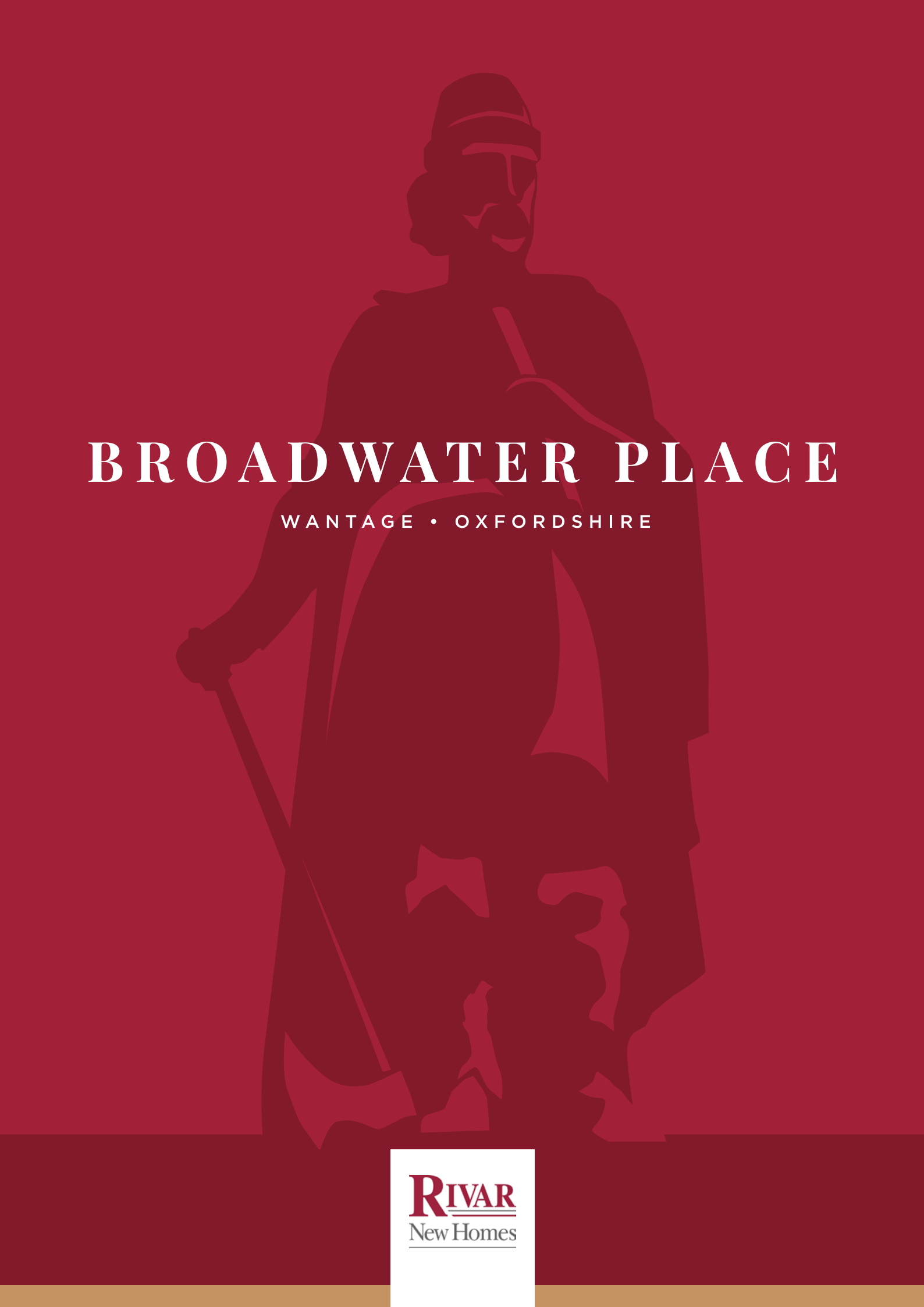

BROADWATER PLACE

WANTAGE • OXFORDSHIRE

RIVAR
New Homes

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WELCOME TO BROADWATER PLACE

Broadwater Place is located on the southern outskirts of the historic market town of Wantage. A small development of fourteen properties, nine detached four bedroom family homes and five Soha Housing (Housing association) homes.

Each of the nine detached four bedroom homes has its own individual style with large living spaces, en-suites and garages that provide great spaces that work well for family life.

Broadwater Place location is conveniently set back from the main road. With local amenities and open fields just a stones throw away, the development provides the best of both town and country.

BROADWATER PLACE
WANTAGE • OXFORDSHIRE

INTRODUCTION TO WANTAGE

Wantage, a town steeped in history and heritage is located in the picturesque county of Oxfordshire.

Wantage is famously the birth place of King Alfred the Great (in 849), who ruled during the Anglo-Saxon era. His statue stands proudly in the town centre amongst a bustling selection of high-street chains and charming independent restaurants and cafés. This is a good reflection of Wantage as a whole; a town with a great sense of heritage combined with everything you would expect from modern town convenience.

The town has an interesting selection of shops, supermarkets (Waitrose, Sainsbury's), pubs, leisure facilities and business. You can learn more about the area's history at The Vale and Downland Museum, enjoy a trip to Millets Farm Centre, a family day out to Didcot Railway Centre, or simply enjoy walks across the stunning National Trust White Horse Hill. Within walking distance of your new home at Broadwater Place is the Memorial Park, the Wantage Leisure Centre, Tennis Club and Wantage CE Primary School.

Part of the Vale of the White Horse, Wantage has great access to Abingdon and Harwell. Wantage is 15 miles from the city of Oxford and 17 miles from the town of Newbury. Didcot Railway station is only 9 miles away, with direct links to London Paddington (45 minutes) and Oxford (15 minutes).

Local attractions in Oxford feature the new state of the art West Gate shopping centre, The Ashmoleon Museum with ancient and modern art and antiquities covering world civilizations, plus fine and applied arts, entertainment venues, and world class colleges. Newbury has an array of shops and restaurants, The Corn Exchange and The Watermill theatres, a recently built Vue Cinema and the famous Newbury Racecourse.

Whatever your lifestyle, Wantage has something to offer everyone and where better to enjoy it, than from a beautiful new home at Broadwater Place?

BROADWATER PLACE
WANTAGE • OXFORDSHIRE

BROADWATER PLACE
WANTAGE • OXFORDSHIRE

Wantage Leisure Centre

Football pitches & playing field

Access to new build private house

Existing residential housing

Existing residential housing

Children's play park (Memorial park)

Willow Lane

Pump Station

Manor Road (A338)

N

SITE PLAN

A superb selection of four bedroom detached houses

6 **Bay House**
Page 8

7 **Damson House**
Page 10

8 **Betany House**
Page 12

9 **Cowslip House**
Page 14

10 **Sage House**
Page 16

11 **Rose House**
Page 18

12 **Angelica House**
Page 20

13 **Rosemary House**
Page 22

14 **Primrose House**
Page 24

1-5 **Soha Housing (Housing association)**

Computer generated image is for illustrative purposes and indicative only.

BAY HOUSE

Four bedroom house with a detached double garage

Bay House is an impressive and spacious family home. Ground floor accommodation comprises; entrance hallway, sitting room, kitchen/dining room, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, two with en-suites, four with built in wardrobes and a family bathroom.

Ground Floor	Metric	Imperial
Sitting Room	7.15m x 3.89m	23'5" x 12'9"
Kitchen/Dining Room	6.65m x 5.02m*	21'10" x 16'6"*
Study	3.89m x 2.55m	12'9" x 8'4"

First Floor	Metric	Imperial
Bedroom 1	3.89m* x 3.38m*	12'9"* x 11'1"*
Bedroom 2	3.15m x 2.94m	10'4" x 9'8"
Bedroom 3	3.67m x 2.74m	12'0" x 8'12"
Bedroom 4	2.95m x 2.70m	9'8" x 8'10"

*Denotes maximum dimensions

Total square footage	1,668

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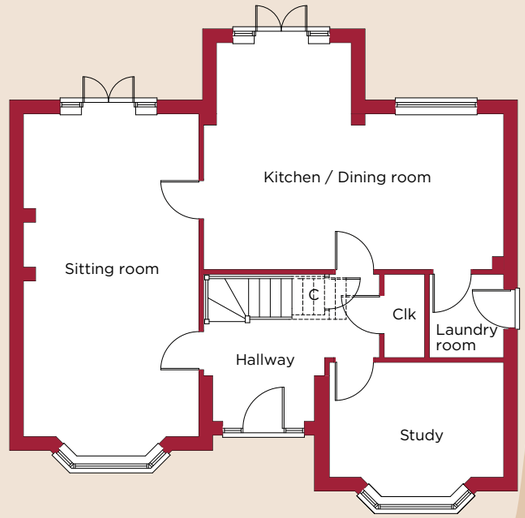
BROADWATER PLACE
WANTAGE • OXFORDSHIRE

GROUND FLOOR



FIRST FLOOR

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

DAMSON HOUSE

Four bedroom house with a detached double garage

Damson House is a beautiful detached family home. Ground floor accommodation comprises; entrance hallway, sitting room, dining room, study, kitchen breakfast area, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, all with fitted wardrobes, two with en-suites and a family bathroom.

Ground Floor	Metric	Imperial
Sitting Room	5.13m x 4.00m	16'10" x 13'1"
Dining Room	4.85m x 2.80m	15'11" x 9'2"
Kitchen/Breakfast	5.21m* x 5.13m*	17'1"* x 16'10"*
Study	3.05m* x 2.86m*	10'0"* x 9'5"*

First Floor	Metric	Imperial
Bedroom 1	4.46m x 4.00m	14'8" x 13'1"
Bedroom 2	3.45m x 3.40m*	11'4" x 11'2"*
Bedroom 3	3.60m x 3.15m*	11'10" x 10'4"*
Bedroom 4	3.60m* x 3.10m*	11'10"* x 10'2"*

Total square footage	2,012

*Denotes maximum dimensions

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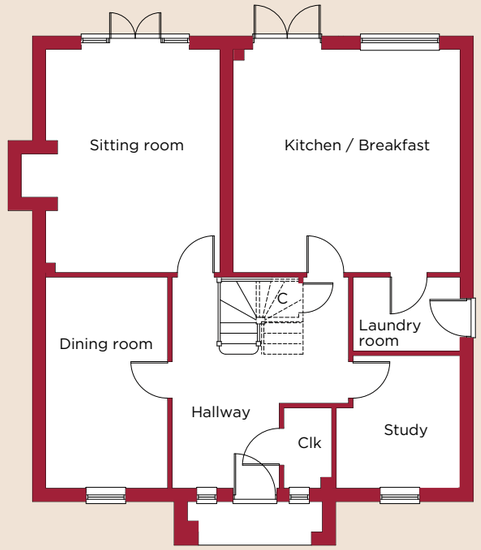
GROUND FLOOR



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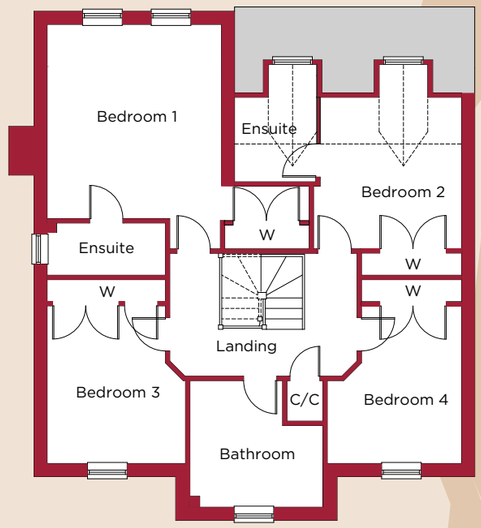

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

Sloping ceiling

BROADWATER PLACE
WANTAGE • OXFORDSHIRE

BETANY HOUSE

Four bedroom detached house with a detached double garage

Betany house is a lovely detached family home. Ground floor accommodation comprises; entrance hallway, sitting room, dining room, study and kitchen/breakfast area, laundry room and cloakroom. First floor accommodation comprises; master bedroom with dressing area and en-suite, a second bedroom with en-suite and two further bedrooms with fitted wardrobes and a family bathroom.

Ground Floor	Metric	Imperial
Sitting Room	5.13m x 4.00m	16'10" x 13'1"
Dining Room	4.85m x 2.80m	15'11" x 9'2"
Kitchen/Breakfast	5.21m* x 5.13m*	17'1"* x 16'10"*
Study	3.05m* x 2.86m*	10'0"* x 9'5"*

First Floor	Metric	Imperial
Bedroom 1	4.46m x 4.00m	14'8" x 13'1"
Bedroom 2	3.45m x 3.40m*	11'4" x 11'2"*
Bedroom 3	3.60m x 3.15m*	11'10" x 10'4"*
Bedroom 4	3.60m* x 3.10m*	11'10"* x 10'2"*

Total square footage	2,012

*Denotes maximum dimensions

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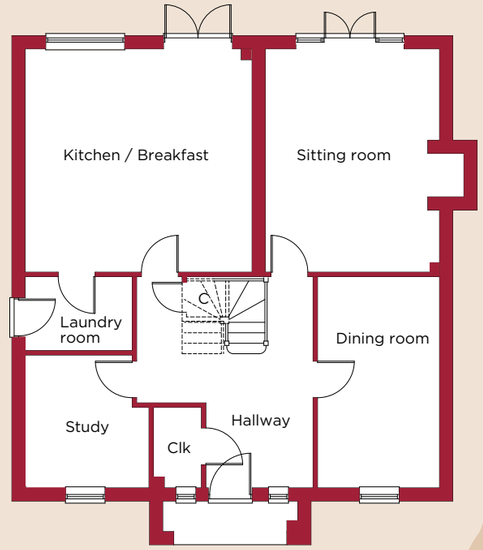
BROADWATER PLACE
WANTAGE • OXFORDSHIRE

GROUND FLOOR



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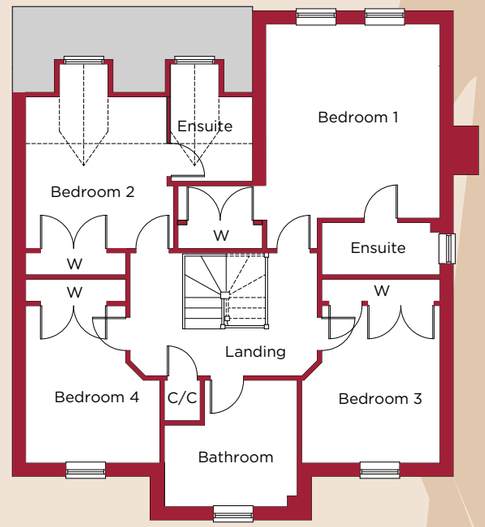

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

Sloping ceiling

COWSLIP HOUSE

Four bedroom detached house with an attached double garage

Cowslip House is a delightful family home with an attached double garage. Ground floor accommodation comprises; entrance hallway, sitting room, kitchen/dining room, study, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, two with en-suites, three with built in wardrobes and a family bathroom.

Ground Floor	Metric	Imperial
Sitting Room	7.15m x 3.86m	23'5" x 12'8"
Kitchen/Dining Room	6.63m* x 5.08m*	21'7"* x 16'8"*
Study	3.90m* x 3.89m*	12'10"* x 12'9"*

First Floor	Metric	Imperial
Bedroom 1	4.06m* x 3.83m*	13'4"* x 12'7"*
Bedroom 2	3.53m x 3.21m	11'7" x 10'6"
Bedroom 3	3.89m* x 3.90m*	12'9"* x 12'10"*
Bedroom 4	2.99m x 2.68m	9'10" x 8'10"

*Denotes maximum dimensions

Total square footage	1,840

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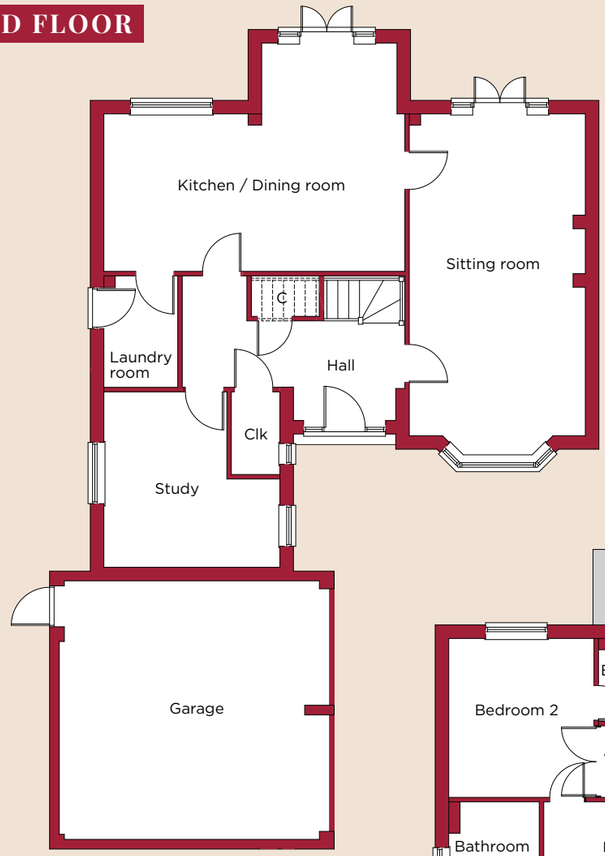
BROADWATER PLACE
WANTAGE • OXFORDSHIRE

GROUND FLOOR



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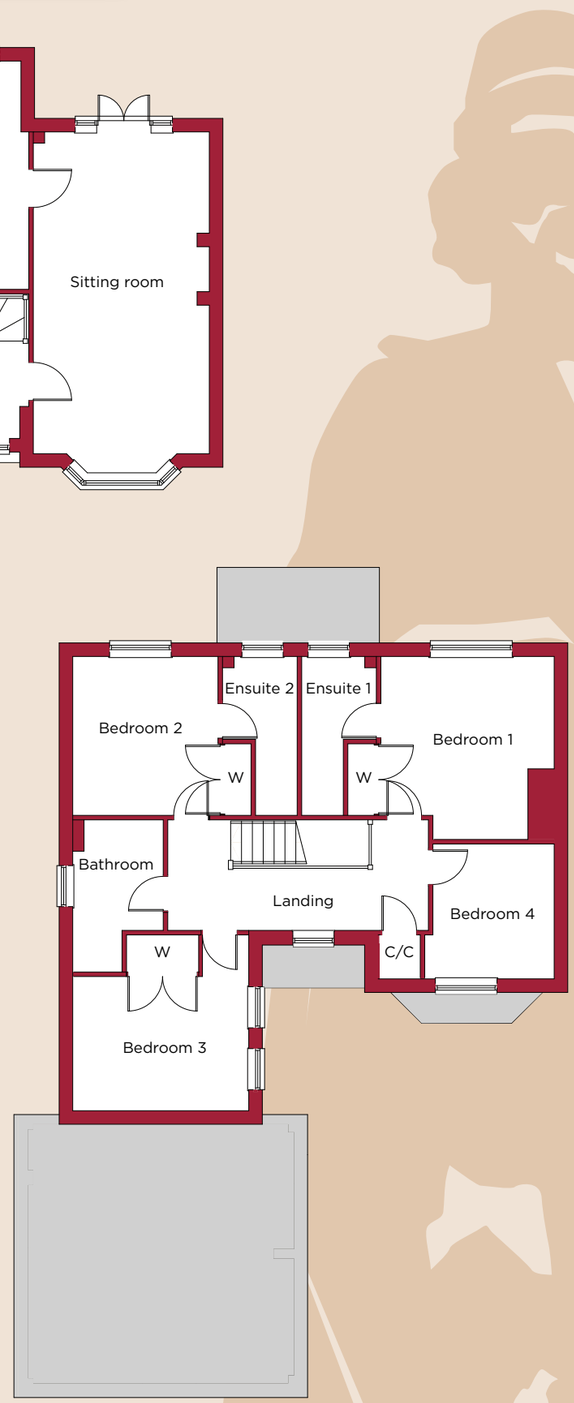

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

SAGE HOUSE

Four bedroom detached house with a single detached garage

Sage House is a pretty family home with a garden that leads on to the single garage. Ground floor accommodation comprises; entrance hallway, sitting room, kitchen/dining room, study, laundry room and cloakroom. First floor accommodation comprises; master bedroom with built in wardrobes and en-suite, three further bedrooms two with built in wardrobes, and a family bathroom.

Ground Floor	Metric	Imperial
Kitchen/Dining Room	5.88m* x 4.88m	19'3"* 16'0"
Sitting Room	5.55m x 3.78m	18'3" x 12'5"
Study	2.90m x 2.45m	9'6" x 8'0"

First Floor	Metric	Imperial
Bedroom 1	3.78m x 3.68m	12'5" x 12'1"
Bedroom 2	3.14m x 3.00m	10'4" x 9'10"
Bedroom 3	4.05m* x 2.90m*	13'3"* x 9'6"*
Bedroom 4	2.95m x 2.20m	9'8" x 7'3"

*Denotes maximum dimensions

Total square footage	1,593

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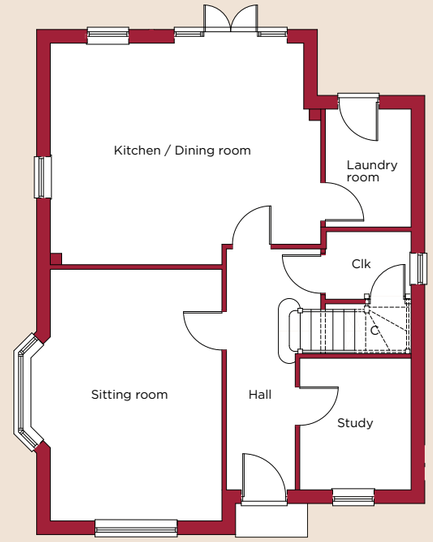
GROUND FLOOR



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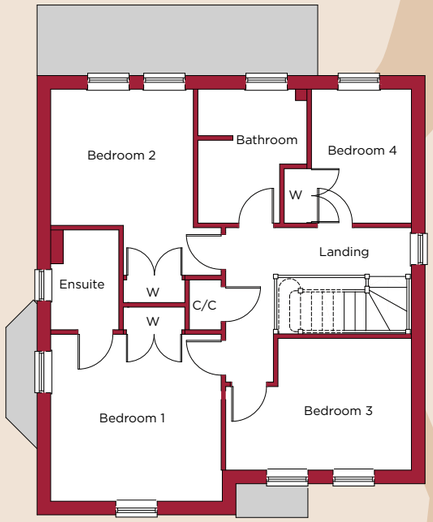

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

ROSE HOUSE

Four bedroom detached house with an attached double garage

A wonderful family home. Ground floor accommodation comprises; entrance hallway, sitting room, kitchen/ dining room, study, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, two with en-suites and three with built in wardrobes.

Ground Floor	Metric	Imperial
Sitting Room	7.15m x 3.86m	23'5" x 12'8"
Kitchen/Dining Room	6.63m* x 5.08m*	21'7"* x 16'8"*
Study	3.90m* x 3.89m*	12'10"* x 12'9"*

First Floor	Metric	Imperial
Bedroom 1	4.06m* x 3.83m*	13'4"* x 12'7"*
Bedroom 2	3.53m x 3.21m	11'7" x 10'6"
Bedroom 3	3.89m* x 3.9m*	12'9"* x 12'10"*
Bedroom 4	2.99m x 2.68m	9'10" x 8'10"

*Denotes maximum dimensions

Total square footage	1,840

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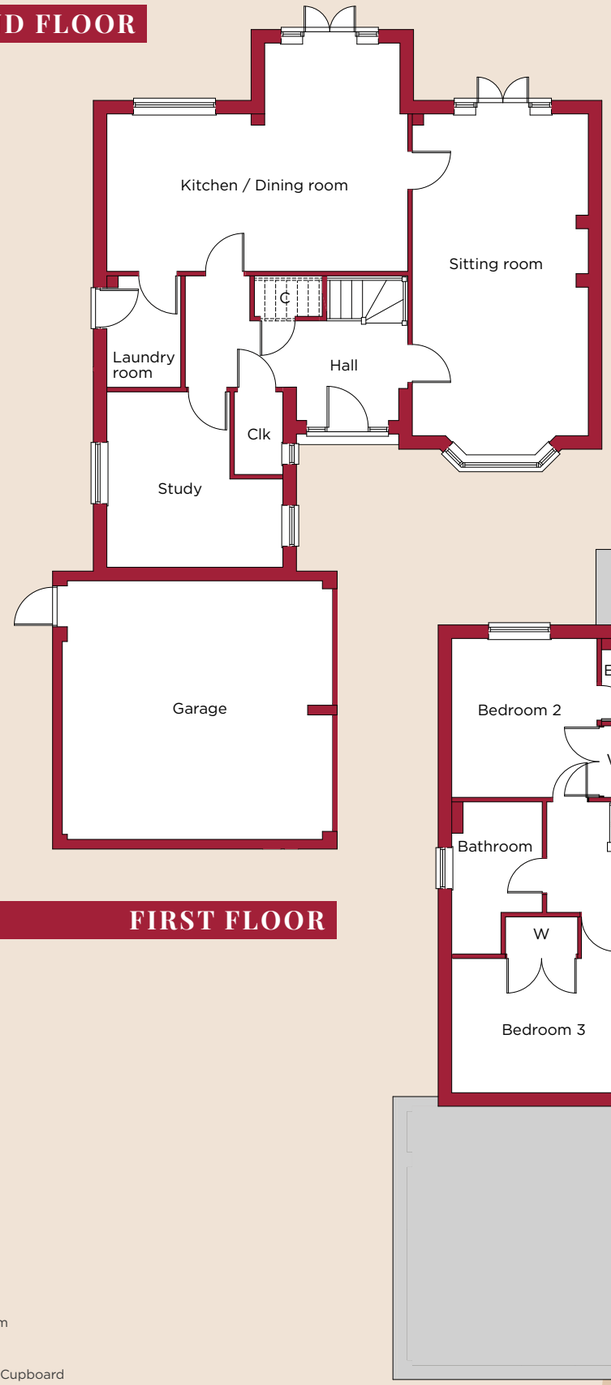
BROADWATER PLACE
WANTAGE • OXFORDSHIRE

GROUND FLOOR



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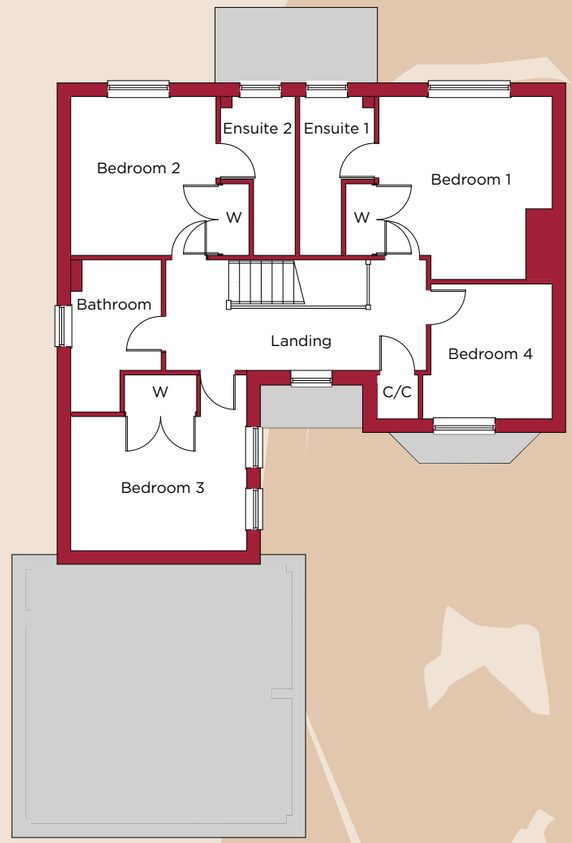

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

BROADWATER PLACE
WANTAGE • OXFORDSHIRE

ANGELICA HOUSE

Four bedroom detached house with a detached garage

A detached family home with a lovely garden. Ground floor accommodation comprises; spacious entrance hallway, sitting room, kitchen/ dining room, study, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, two with en-suites and all with built in wardrobes.

Ground Floor	Metric	Imperial
Kitchen/Dining Room	6.35m x 3.45m	20'10" x 11'4"
Sitting Room	7.15m x 3.89m	23'5" x 12'9"
Study	3.89m x 2.55m	12'9" x 8'4"

First Floor	Metric	Imperial
Bedroom 1	3.89m x 3.38m	12'9" x 11'1"
Bedroom 2	3.15m x 2.94m	10'4" x 9'8"
Bedroom 3	3.67m x 2.74m	12'0" x 8'12"
Bedroom 4	2.9m x 2.7m	9'6" x 8'10"

*Denotes maximum dimensions

Total square footage	1,625

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BROADWATER PLACE
WANTAGE • OXFORDSHIRE

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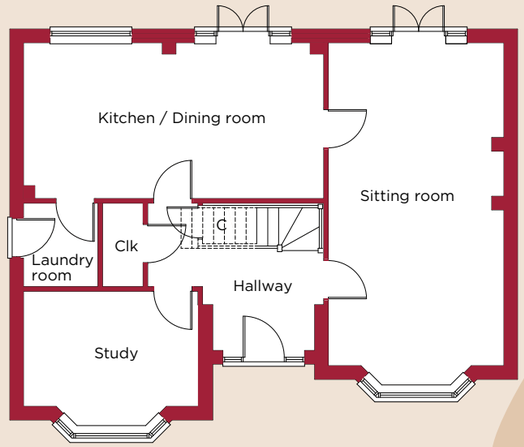

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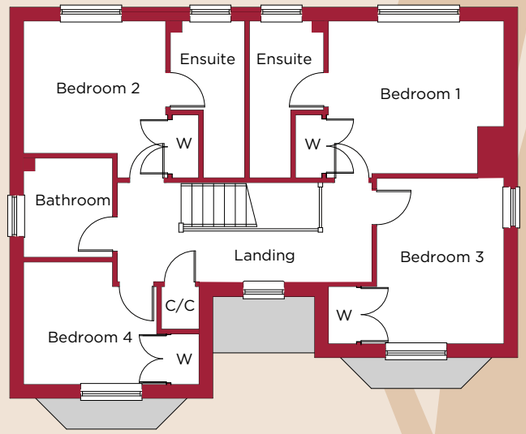

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

ROSEMARY HOUSE

Four bedroom detached house with a detached double garage

A detached family home with a charming garden. Ground floor accommodation comprises; spacious entrance hallway, sitting room, kitchen/dining room, study, laundry room and cloakroom. First floor accommodation comprises; four bedrooms, two with en-suites, four with built in wardrobes and a family bathroom.

Ground Floor	Metric	Imperial
Kitchen/Dining Room	6.65m x 5.03m*	21'10" x 16'6"*
Sitting Room	7.15m x 3.89m	23'5" x 12'9"
Study	3.89m x 2.55m	12'9" x 8'4"

First Floor	Metric	Imperial
Bedroom 1	3.89m* x 3.38m*	12'9"* x 11'1"*
Bedroom 2	3.15m x 2.94m	10'4" x 9'8"
Bedroom 3	3.67m x 2.74m	12'0" x 9'0"
Bedroom 4	3.25m x 2.72m	10'6" x 8'11"

*Denotes maximum dimensions

Total square footage	1,668

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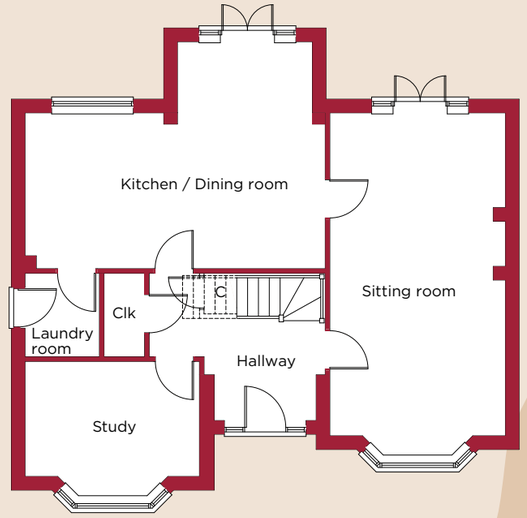
GROUND FLOOR



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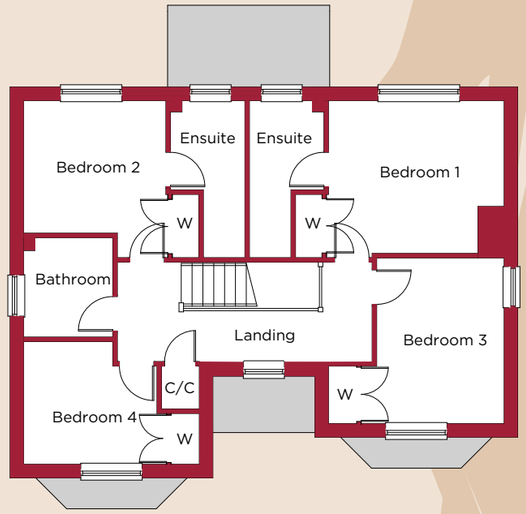

Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

PRIMROSE HOUSE

Four bedroom detached house with an attached double garage

An impressive family home with a delightful garden. Ground floor accommodation comprises; spacious entrance hallway, sitting room, kitchen/ dining room, family room, laundry room and cloakroom. First floor comprises; four bedrooms, two with en-suites and two with built in wardrobes.

Ground Floor	Metric	Imperial
Kitchen/Dining Room	6.80m x 3.68m	22'4" x 12'1"
Sitting Room	6.30m x 4.79m	20'8" x 15'9"
Family Room	4.79m x 3.45m	15'9" x 11'4"

First Floor	Metric	Imperial
Bedroom 1	4.79m* x 4.30m*	15'9"* x 14'1"*
Bedroom 2	4.60m x 2.93m	15'1" x 9'7"
Bedroom 3	4.79m x 3.10m	15'9" x 10'2"
Bedroom 4	4.34m x 2.55m	14'3" x 8'4"

*Denotes maximum dimensions

Total square footage	2,098

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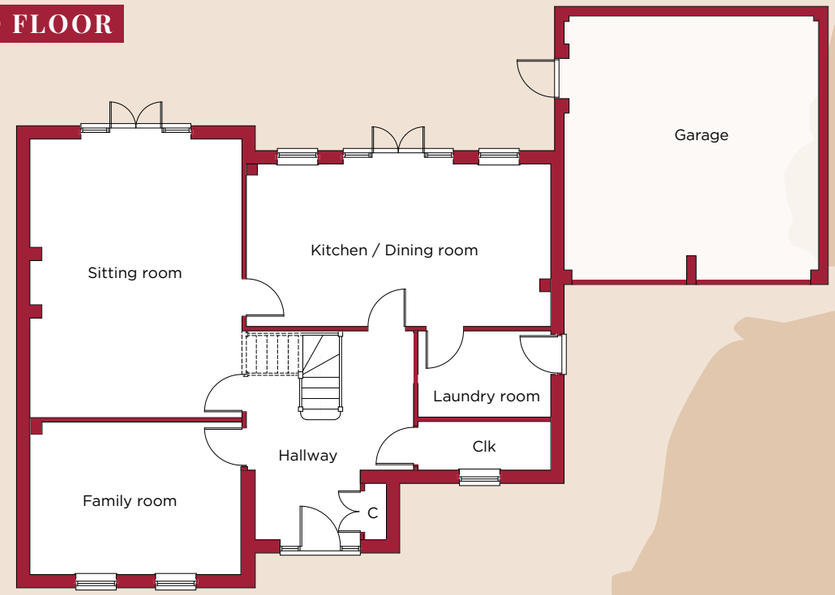
GROUND FLOOR



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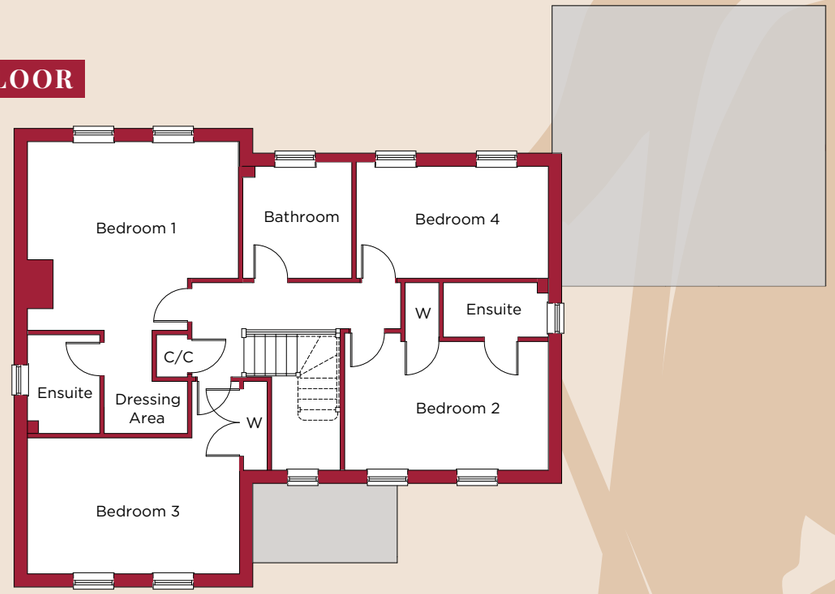


Clk = Cloakroom
C = Cupboard
W = Wardrobe
C/C = Cylinder Cupboard

SPECIFICATION

Kitchens & Laundry rooms

- Kitchen and laundry rooms are equipped with a range of Windmill Kitchens soft close units, composite worktops to kitchens and post formed worktops to laundry rooms.
- Fully integrated appliances to include built-in double oven, induction hob with extractor, integrated dishwasher and fridge freezer.
- Porcelanosa floor tiling

Windows & Doors

- Composite front doors
- UPVC windows and other doors
- Internal doors – white oak veneer
- Satin chrome door furniture

Bathrooms

- Heated chrome towel rails to bathroom and en-suites
- Thermostatically controlled showers
- Porcelanosa ceramic wall and floor tiling, full height to showers.
- Roca The Gap sanitary-ware with Vado basin mixer taps and concealed thermostatic shower valves.

Decorative Finish

- Off White emulsion to all walls
- White Gloss to Joinery
- Coving to all rooms other than 'wet rooms'
- Smooth, brilliant white ceilings
- 169mm deep torus skirtings and 69mm torus architraves

General Internal Features

- Gas fired boiler
- Underfloor heating to ground floor
- Recessed low energy ceiling lights to kitchen, laundry rooms, cloakrooms and bathrooms.
- TV and telephone point to principal rooms

External Features

- Lighting to all doors and garage
- Outside tap
- Landscaping as per submitted plan

Management Company

An annual charge will be payable for the maintenance of the communal and landscaped areas and associated administration. Please refer to the agent for further details.

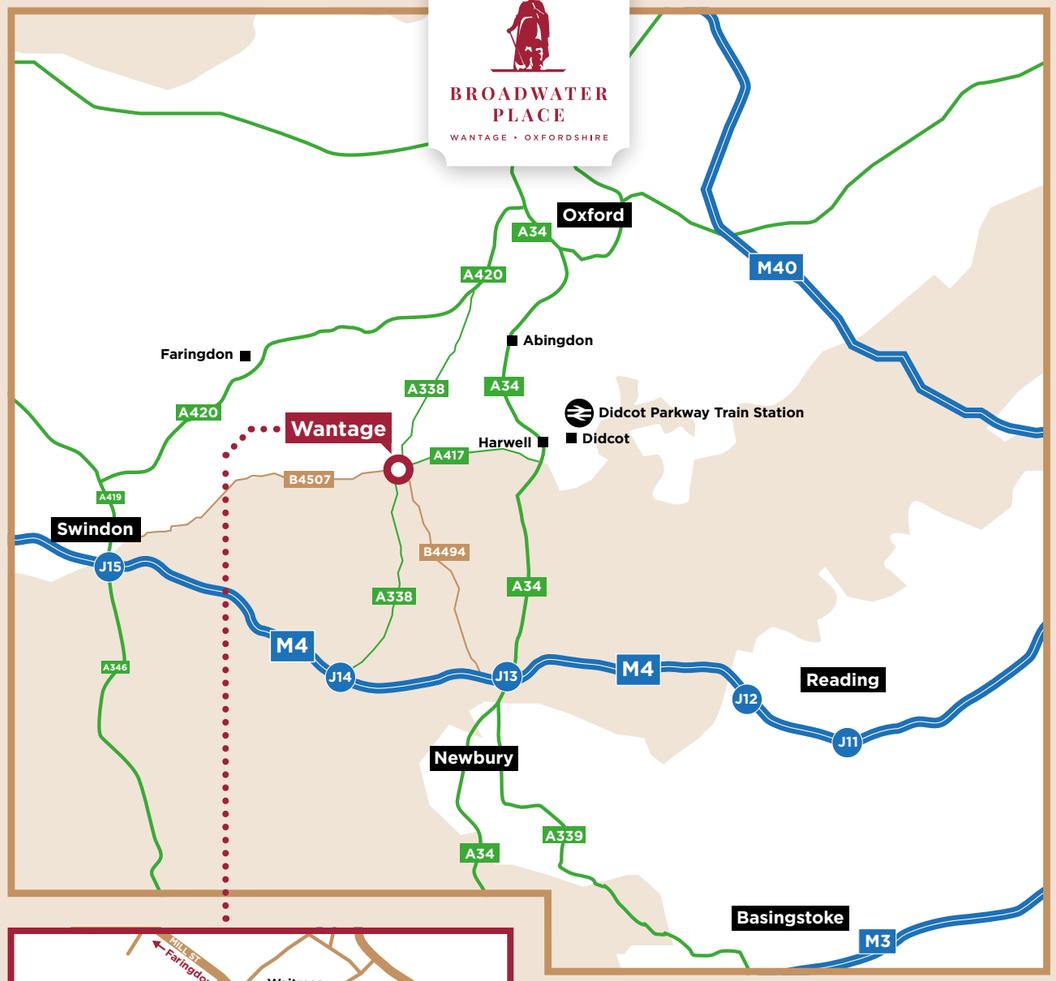
PORCELANOSA TILES · BATHROOMS · KITCHENS · HARDWOOD

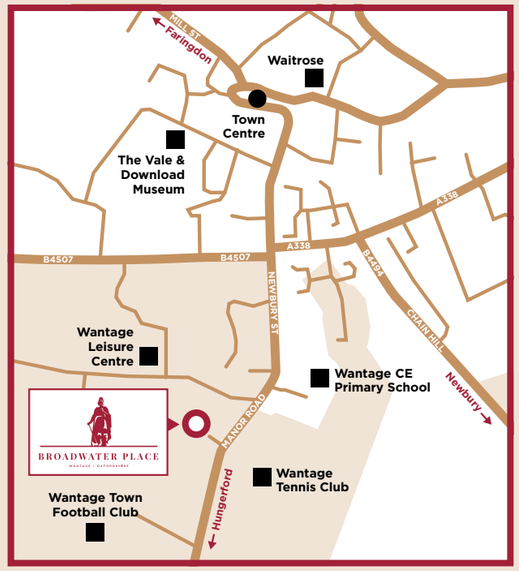
windmill kitchens

Roca

VADO

Important Note – Preliminary Finishes Specification: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.





Postcode for sat nav:

OX12 8DW

Broadwater Place Address:

Broadwater Place, Manor Road, Wantage, Oxfordshire

Directions from the M4:

Exit the M4 at junction 14 and take the A338 exit towards Wantage. After 2 miles you will reach Great Shefford, follow the road around until you reach the Swan Inn at which point bear right to continue following the A338. Continue following the A338 for another 8 miles, onto Manor Road. The entrance to Broadwater Place is on the left; a few meters past the entrance to the Memorial Park car park on the right.

The Broadwater Place logo is a homage to the statue of Alfred the Great, which can be found in the Wantage market place. The statue was sculpted by Count Gleichen, a relative of Queen Victoria's, and unveiled on 14 July 1877 by the Prince and Princess of Wales. It was presented to the town by Robert Loyd-Lindsay, 1st Baron Wantage. Source Wikipedia.

BROADWATER PLACE

WANTAGE • OXFORDSHIRE

Selling agent:

marriotts
with richard james

01367 300 370

incentivised.com

9 Market Place, Faringdon, Oxfordshire SN7 7HL

A development by:

RIVAR
New Homes

01635 43069

5 West Mills, Newbury,
Berkshire RG14 5HG
Email: sales@rivar.co.uk

www.rivar.co.uk

Important information
Broadwater Place is a marketing name and may not form part of the final postal address.

Your safety
Building sites are potentially dangerous. The Law requires all visitors to be protected against injury. No one will be allowed to inspect these properties if they are still under construction, without the permission of the Site Manager or Sales Negotiator. Visitors will be required to wear a safety helmet, appropriate footwear (protective boots) and a high visibility jacket or waistcoat. On no account will children be allowed on site.

Consumer protection from unfair trading regulations 2008
These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. Please note that any computer generated images were commissioned before finalisation of plans and landscaping and as such, are for illustrative purposes only. Any landscaping shown on computer generated images and site plan indicate possible mature landscaping. The site plan is indicative only, not to scale and for general guidance only. The information contained within this literature is correct at the time of going to press July 2019.

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