

Discover the difference



CRABHILL AT KINGSGROVE PHASE 5

Reading Road, Wantage, OX12 8HT



YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





DEVELOPMENT LAYOUT



- The Almond (1836)**
5 bedroom home
 - The Keyne (1643)**
5 bedroom home
 - The Garnet (1454)**
4 bedroom home
 - The Clermont (1318)**
4 bedroom home
 - The Kea (922)**
3 bedroom home
 - The Webster (922)**
3 bedroom home
 - The Houghton (909)**
3 bedroom home
 - The Lawrence (777)**
3 bedroom home
 - The Wilfred (774)**
2 bedroom home
 - The Cera (569)**
1 bedroom coach house
 - Kings Hill Apartments (674)**
2 bedroom home
 - Alfred Court Apartments (659)**
2 bedroom home
 - Charlton View Apartments (570)**
1 bedroom home
 - Affordable Housing**
- BCP = Bin Collection Point**
- V = Visitor Parking**
- m/c = Motorcycle Parking**
- ▶ = Integral garage**

Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 75986/February 2024

THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Separate study or playroom
- Master bedroom with en-suite and walk-in wardrobe
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

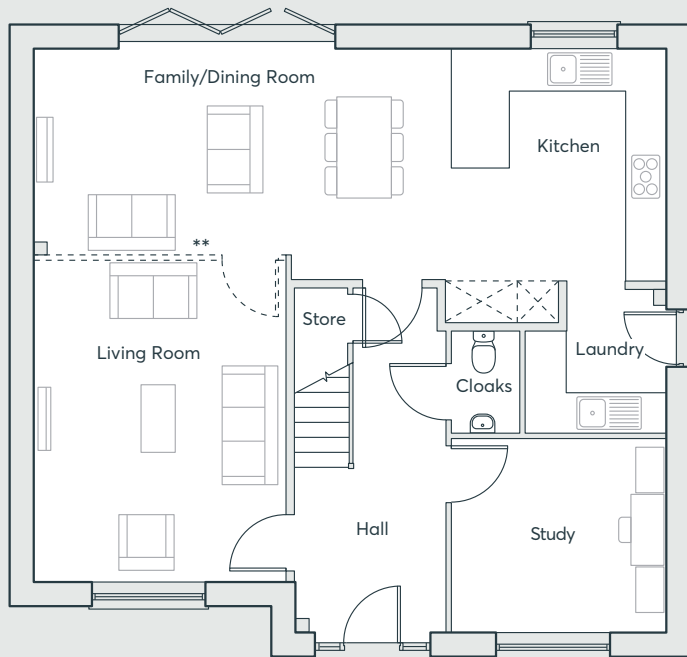
WANTAGE

**FIVE
BEDROOM
HOME**

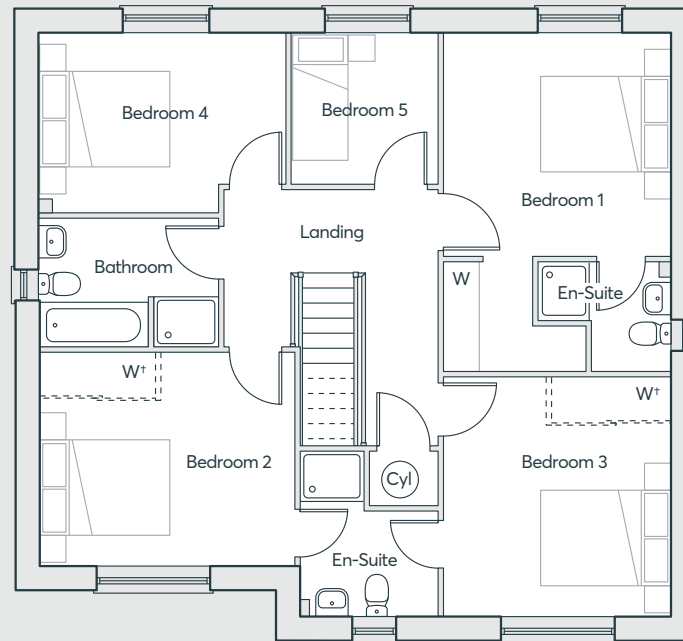
1836 SqFt

 **ST. MODWEN
HOMES**

THE ALMOND



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	3.57m x 9.81m	11'8" x 32'2"
Living Room	4.98m x 3.90m	16'4" x 12'10"
Study	3.35m x 2.94m	11'0" x 9'8"
Laundry	2.27m x 2.20m	7'5" x 7'3"
Bedroom 1	3.54m x 3.46m	11'7" x 11'4"
Bedroom 2	3.96m x 3.25m	13'0" x 10'8"
Bedroom 3	3.67m x 3.54m	12'1" x 11'7"
Bedroom 4	3.79m x 2.78m	12'5" x 9'1"
Bedroom 5	2.32m x 2.25m	7'7" x 7'5"
Bathroom	2.79m x 2.04m	9'2" x 6'8"
En-suite (bed 2/3)	2.50m x 2.10m	8'2" x 6'11"
En-suite (bed 1)	2.07m x 1.69m	6'9" x 5'6"

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SMP 75986/JULY 2023

**Optional wall
†Optional wardrobe

**FIVE
BEDROOM
HOME**
1836 SqFt

CRABHILL

WANTAGE

 **ST. MODWEN
HOMES**



THE KEYNE

- Large open plan kitchen/dining/family room with bi-fold doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room with access to the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobes
- Shared en-suite to bedrooms two and three
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Integral garage with access off hallway
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

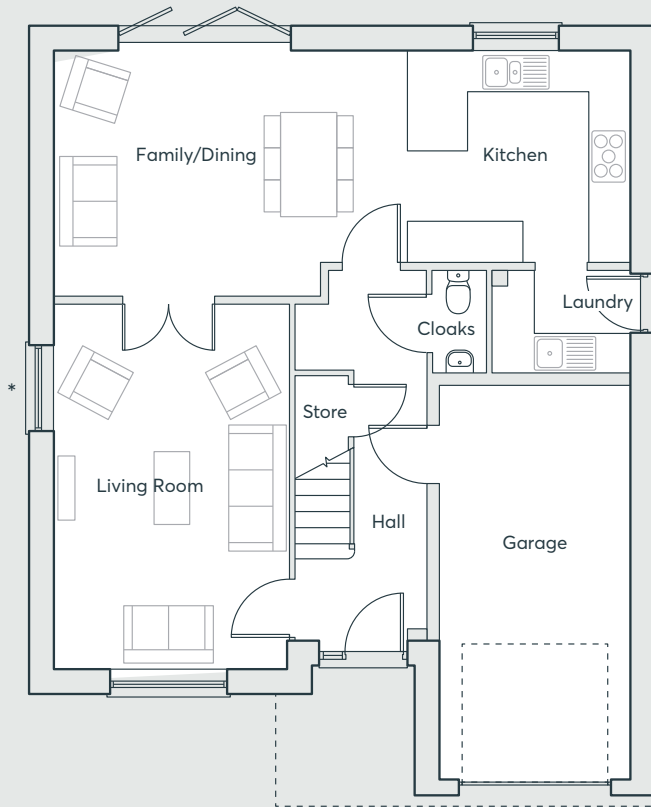
WANTAGE

**FIVE
BEDROOM
HOME**

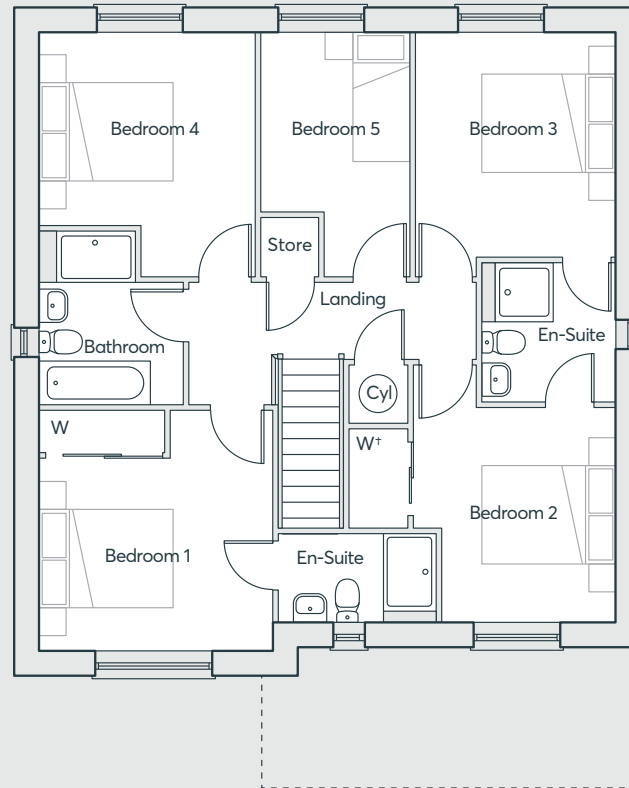
1643 SqFt

 **ST. MODWEN
HOMES**

THE KEYNE



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	8.91m x 3.79m	29'3" x 12'5"
Living Room	5.64m x 3.62m	18'6" x 11'11"
Utility	2.12m x 1.59m	7'0" x 5'2"
Cloakroom	1.59m x 0.85m	5'2" x 2'9"
Garage	6.28m x 3.00m	20'7" x 9'10"
Bedroom 1	3.70m x 3.60m	12'2" x 11'10"
En-suite	1.43m x 2.44m	4'8" x 8'0"
Bedroom 2	4.06m x 3.13m	13'4" x 10'3"
En-suite	2.12m x 2.03m	7'0" x 6'8"
Bedroom 3	3.79m x 3.07m	12'5" x 10'1"
Bedroom 4	3.79m x 3.34m	12'5" x 11'0"
Bedroom 5	3.79m x 2.30m	12'5" x 7'7"
Bathroom	2.70m x 2.24m	8'10" x 7'4"

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SMP 75986/JULY 2023

* Window to plot 22 only
†Optional wardrobe

**FIVE
BEDROOM
HOME**
1643 SqFt

CRABHILL

WANTAGE

 **ST. MODWEN
HOMES**



THE GARNET

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Dual aspect living room with French doors to the rear garden
- Additional family room that could also be used as a study or playroom
- Downstairs cloakroom
- Laundry room with access to the rear garden
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Study area to first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

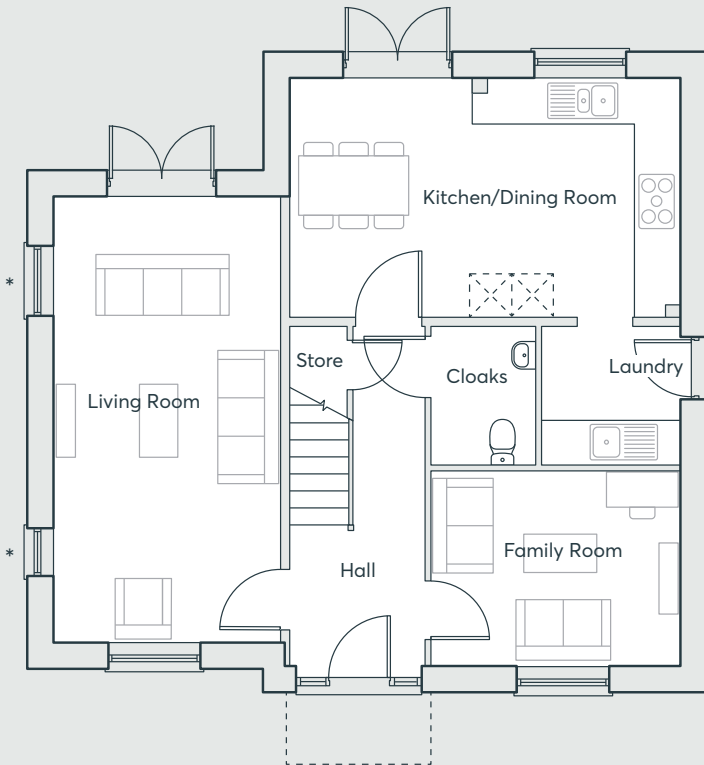
WANTAGE

**FOUR
BEDROOM
HOME**

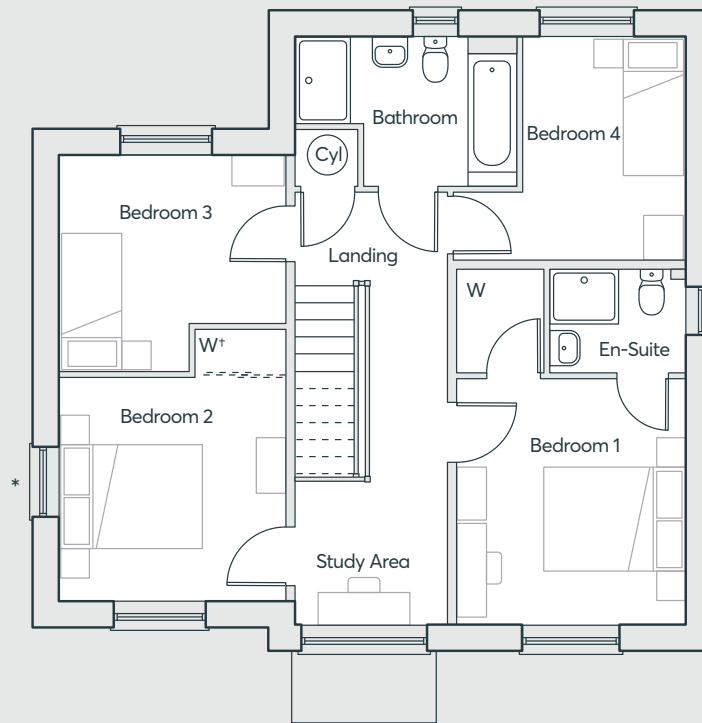
1454 SqFt

 **ST. MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

Living Room	6.32m x 3.23m	20'9" x 10'7"
Family room	3.52m x 2.76m	11'6" x 9'1"
Kitchen/Dining	5.54m x 3.39m	18'2" x 11'1"
Laundry Room	1.96m x 1.98m	6'5" x 6'6"
Cloakroom	1.96m x 1.45m	6'5" x 4'9"
Bedroom 1	3.50m x 3.25m	11'6" x 10'8"
En-suite	1.94m x 1.51m	6'4" x 5'0"
Bedroom 2	3.26m x 3.18m	10'8" x 10'5"
Bedroom 3	3.05m x 3.29m	10'0" x 10'9"
Bedroom 4	3.13m x 2.36m	10'3" x 7'9"
Bathroom	1.94m x 3.09m	6'4" x 10'2"

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* Windows to plot 67 only
†Optional wardrobe

**FOUR
BEDROOM
HOME**
1454 SqFt

CRABHILL

WANTAGE

**ST. MODWEN
HOMES**



THE CLERMONT

- Kitchen/dining room with integrated appliances and bi-fold doors to the garden
- Laundry room off the kitchen
- Separate living room
- Integral garage with door to the hallway
- Master bedroom with en-suite and built-in wardrobe
- Study area to first floor
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

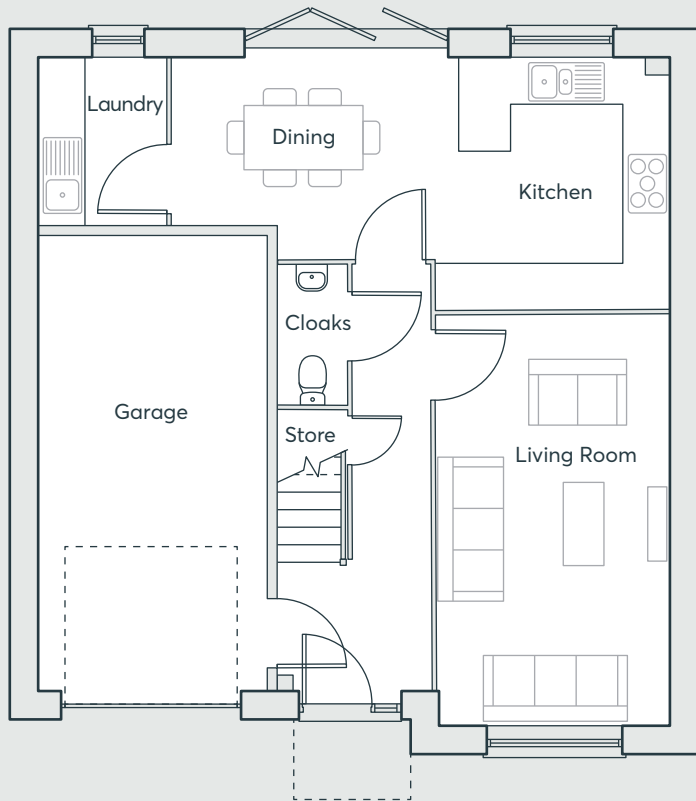
WANTAGE

**FOUR
BEDROOM
HOME**

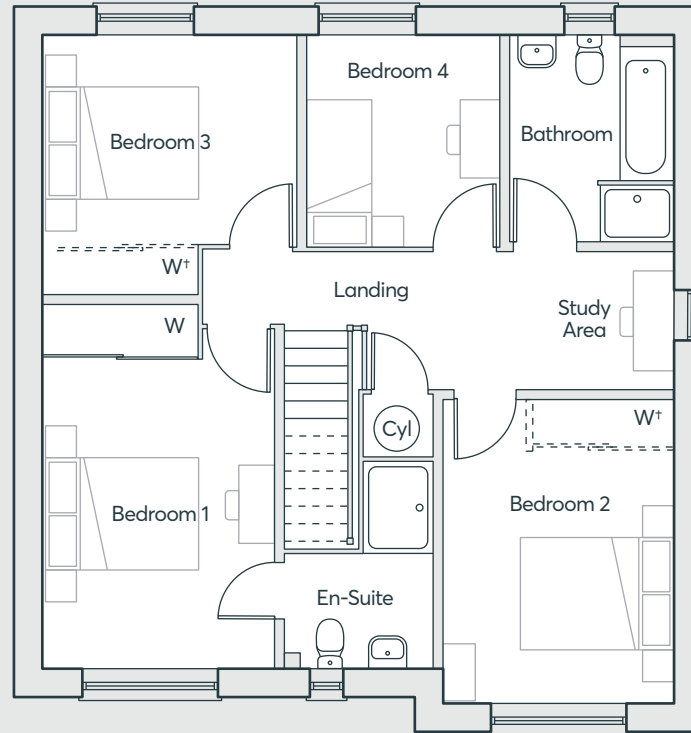
1318 SqFt

 **ST. MODWEN
HOMES**

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.40m x 3.06m	17'9" x 10'0"
Kitchen	3.31m x 3.06m	10'10" x 10'0"
Dining Room	2.11m x 3.48m	6'11" x 11'5"
Cloakroom	1.84m x 0.91m	6'0" x 3'0"
Bedroom 1	3.10m x 4.06m	10'2" x 13'4"
En-suite	1.99m x 2.69m	6'6" x 8'10"
Bedroom 2	4.02m x 3.06m	13'2" x 10'0"
Bedroom 3	3.45m x 3.36m	11'4" x 11'0"
Bedroom 4	2.59m x 2.84m	8'6" x 9'4"
Bathroom	2.20m x 2.81m	7'3" x 9'3"

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SMP 75986/JULY 2023

*Optional wardrobe

**FOUR
BEDROOM
HOME**
1318 SqFt

CRABHILL

WANTAGE

**ST. MODWEN
HOMES**

THE WEBSTER

- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with Juliet balcony, en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

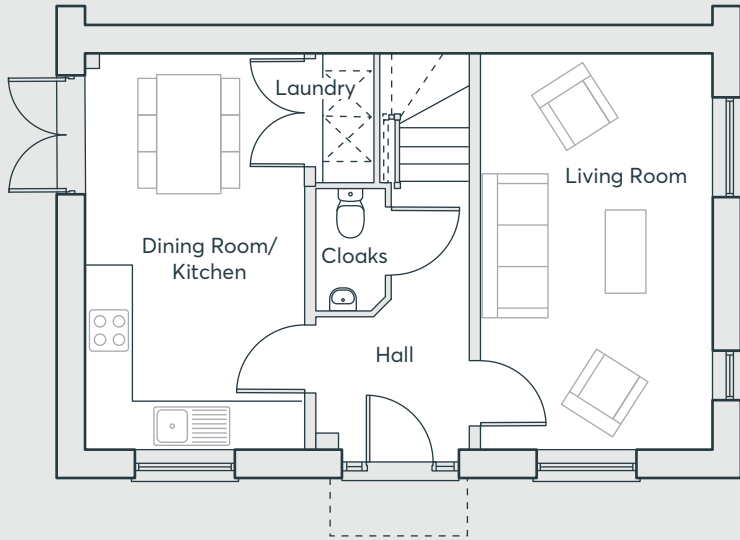
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THREE
BEDROOM
HOME

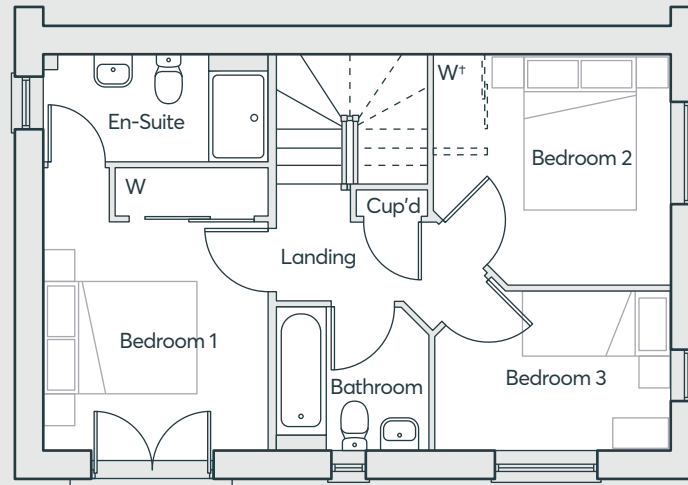
922 SqFt

 **ST. MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m x 3.06m	17'1" x 10'0"
Kitchen/Dining	5.20m x 2.91m	17'1" x 9'6"
Cloakroom	1.68m x 0.90m	5'6" x 2'11"
Bedroom 1	3.69m x 2.91m	12'1" x 9'7"
En-suite	1.40m x 2.96m	4'7" x 9'8"
Bedroom 2	3.12m x 3.03m	10'3" x 9'11"
Bedroom 3	2.08m x 3.09m	6'10" x 10'2"
Bathroom	1.94m x 2.00m	6'4" x 6'7"

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SMP 75986/JULY 2023

CRABHILL

WANTAGE

*Optional wardrobe

**THREE
BEDROOM
HOME**
922 SqFt

 **ST. MODWEN
HOMES**



THE KEA

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

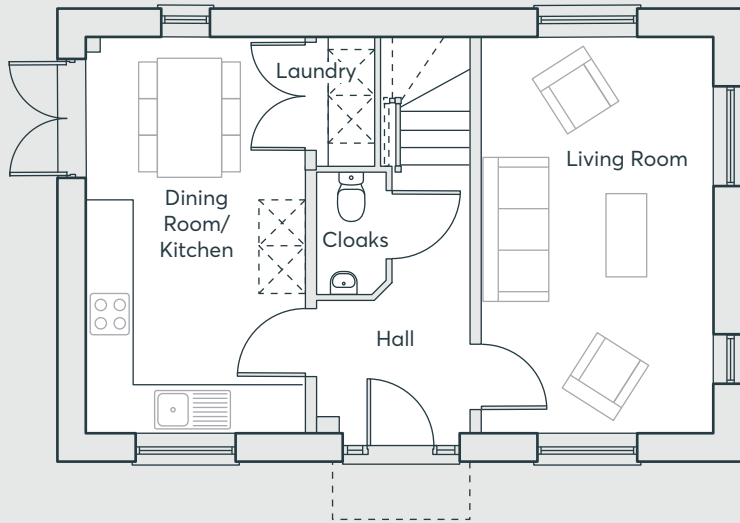
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THREE
BEDROOM
HOME

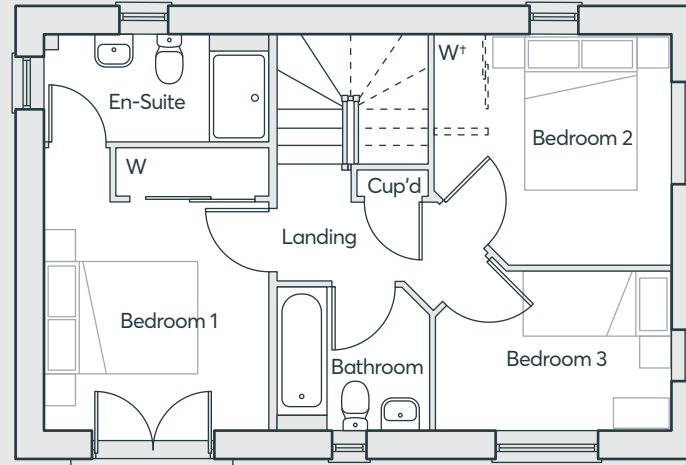
922 SqFt

 **ST. MODWEN
HOMES**

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m × 3.06m	17'1" × 10'0"
Kitchen/Dining	5.20m × 2.91m	17'1" × 9'6"
Cloakroom	1.68m × 0.90m	5'6" × 2'11"
Bedroom 1	3.69m × 2.91m	12'1" × 9'7"
En-suite	1.40m × 2.96m	4'7" × 9'8"
Bedroom 2	3.12m × 3.03m	10'3" × 9'11"
Bedroom 3	2.08m × 3.09m	6'10" × 10'2"
Bathroom	1.94m × 2.00m	6'4" × 6'7"

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SMP 75986/JULY 2023

CRABHILL

WANTAGE

†Optional wardrobe

**THREE
BEDROOM
HOME**
922 SqFt

 **ST. MODWEN
HOMES**



THE HOUGHTON

- Kitchen/dining room with French doors to the garden
- Laundry cupboard with space for washing machine and dryer
- Downstairs cloakroom
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

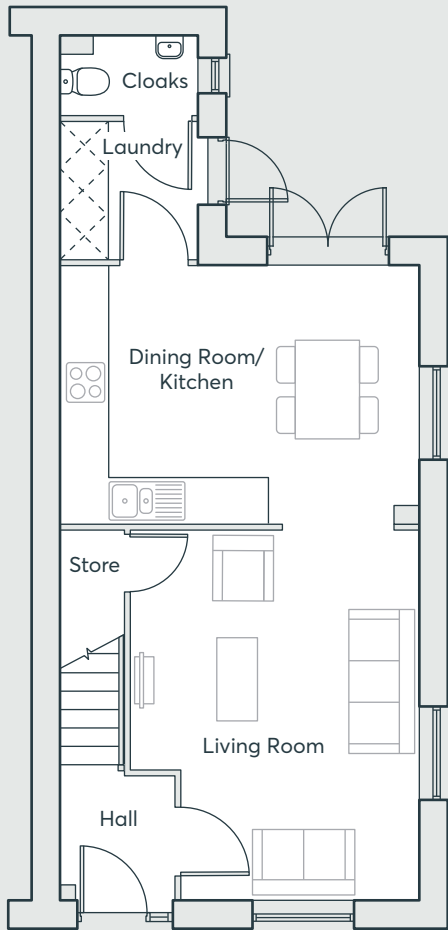
CRABHILL

WANTAGE

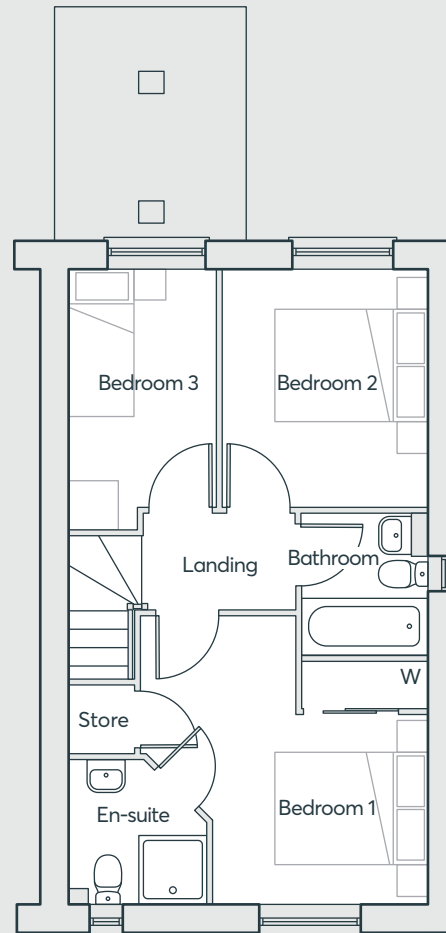
**THREE
BEDROOM
HOME**
909 SqFt

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.84m x 3.79m	15'11" x 12'5"
Kitchen	2.45m x 3.42m	8'0" x 11'2"
Dining area	2.28m x 3.42m	7'6" x 11'2"
Laundry	1.81m x 1.81m	5'11" x 5'11"
Cloakroom	1.81m x 1.02m	5'11" x 3'4"
Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.80m x 1.91m	5'11" x 6'3"
Bedroom 2	3.03m x 2.72m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'4"
Bathroom	1.70m x 1.97m	6'6" x 6'2"

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CRABHILL

WANTAGE

**THREE
BEDROOM
HOME**
909 SqFt

**ST. MODWEN
HOMES**





THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

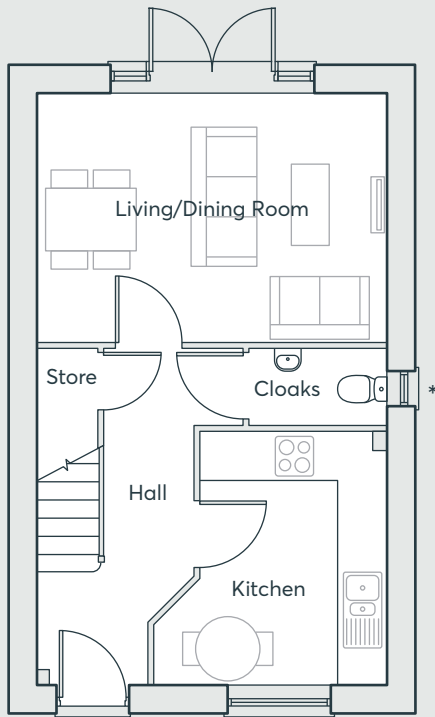
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**THREE
BEDROOM
HOME**

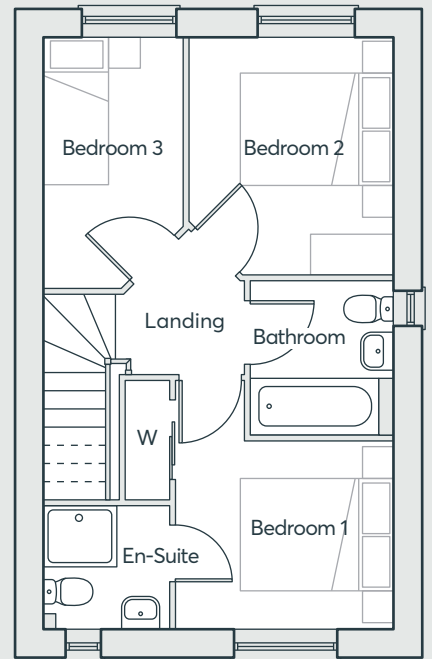
777 SqFt

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.63m x 3.21m	15'2" x 10'6"
Kitchen	3.33m x 3.07m	10'11" x 10'1"
Cloakroom	1.08m x 1.82m	3'6" x 5'11"
Bedroom 1	3.35m x 2.85m	11'0" x 9'4"
En-suite	1.63m x 1.70m	5'4" x 5'7"
Bedroom 2	3.10m x 2.69m	10'2" x 8'10"
Bedroom 3	3.21m x 1.86m	10'6" x 6'1"
Bathroom	2.03m x 1.93m	6'8" x 6'4"

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*Plot specific windows

**THREE
BEDROOM
HOME**
777 SqFt

CRABHILL

WANTAGE



 **ST. MODWEN
HOMES**



THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

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CRABHILL

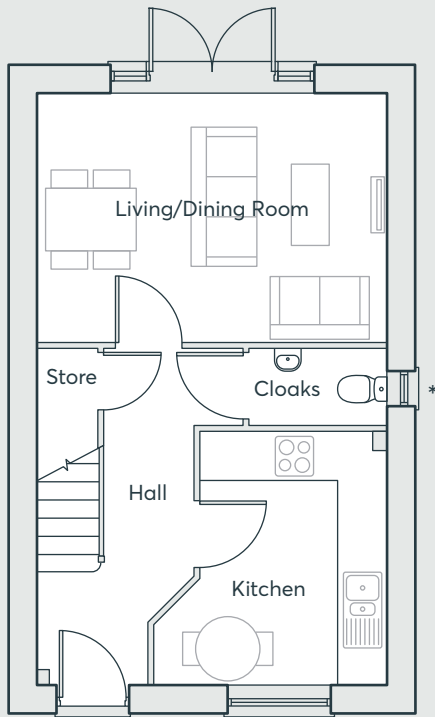
WANTAGE

**THREE
BEDROOM
HOME**

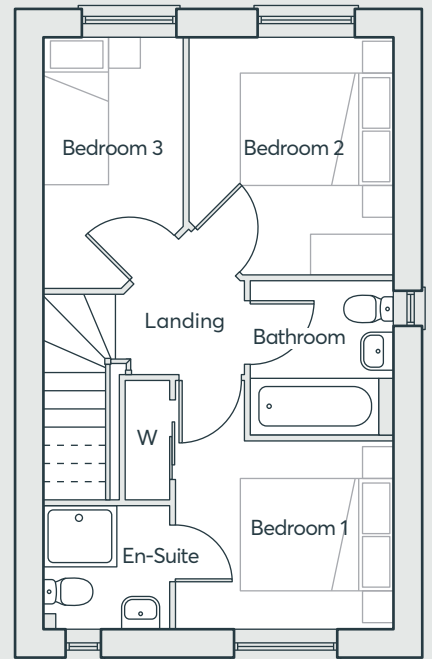
777 SqFt

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.63m x 3.21m	15'2" x 10'6"
Kitchen	3.33m x 3.07m	10'11" x 10'1"
Cloakroom	1.08m x 1.82m	3'6" x 5'11"
Bedroom 1	3.35m x 2.85m	11'0" x 9'4"
En-suite	1.63m x 1.70m	5'4" x 5'7"
Bedroom 2	3.10m x 2.69m	10'2" x 8'10"
Bedroom 3	3.21m x 1.86m	10'6" x 6'1"
Bathroom	2.03m x 1.93m	6'8" x 6'4"

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*Plot specific windows

**THREE
BEDROOM
HOME**
777 SqFt

CRABHILL

WANTAGE

 **ST. MODWEN
HOMES**



THE WILFRED

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

CRABHILL

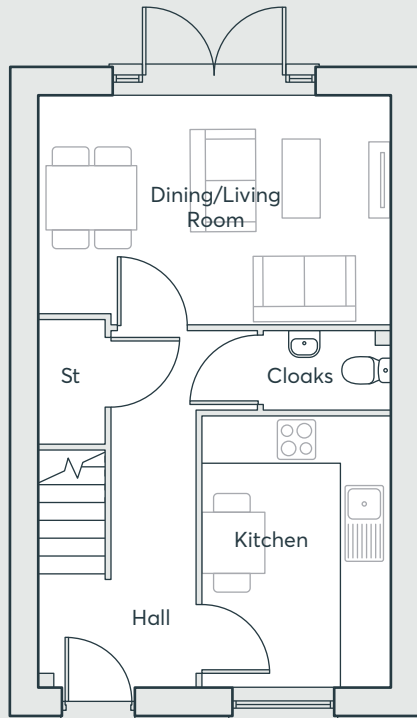
WANTAGE

TWO
BEDROOM
HOME

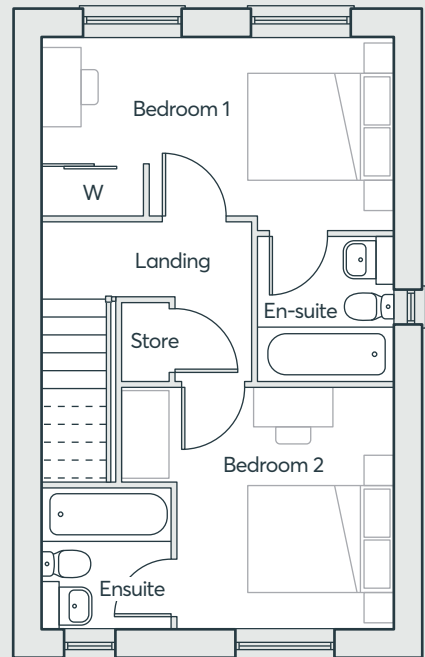
774 SqFt

 ST. MODWEN
HOMES

THE WILFRED



GROUND FLOOR



FIRST FLOOR

Living Room	2.98m x 2.56m	9'9" x 8'5"
Kitchen	3.58m x 2.48m	11'9" x 8'1"
Dining Area	2.83m x 2.07m	9'3" x 6'10"
Cloakroom	1.05m x 1.50m	3'5" x 4'11"
Bedroom 1	2.81m x 4.64m	9'3" x 15'2"
En-suite 1	1.90m x 1.78m	6'3" x 5'10"
Bedroom 2	2.90m x 2.78m	9'6" x 9'2"
En-suite 2	1.84m x 1.76m	6'0" x 5'9"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.
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*Plot specific windows

CRABHILL

WANTAGE

**TWO
BEDROOM
HOME**
774 SqFt

 **ST. MODWEN
HOMES**



THE CERA

- Open plan kitchen/living room with Juliet balcony
- Double bedroom with built-in wardrobe
- Useful storage cupboard
- Integral garage with additional storage cupboard
- Fully fitted bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV Solar Panels to roof*

*Available on selected plots. Please refer to working drawings for exact locations

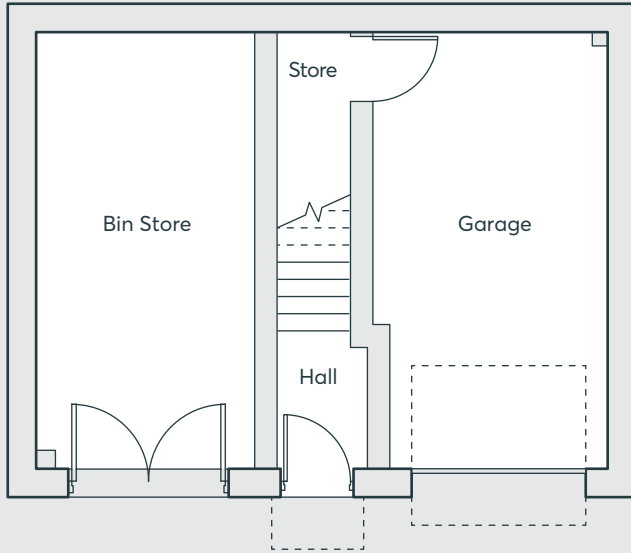
CRABHILL

WANTAGE

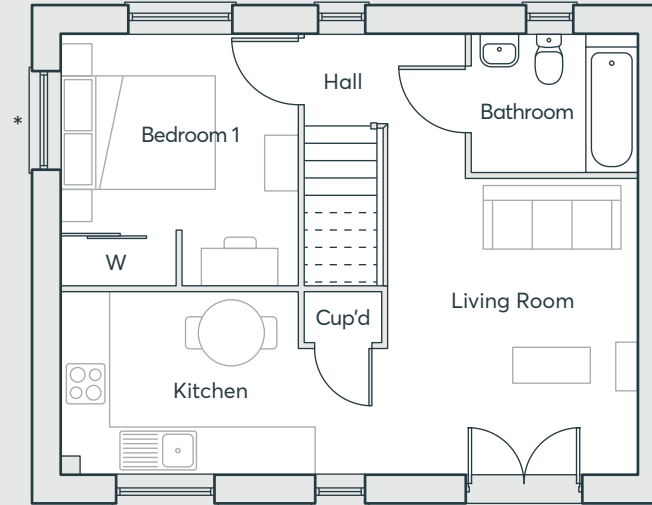
**ONE
BEDROOM
HOME**
569 SqFt

 **ST. MODWEN
HOMES**

THE CERA



GROUND FLOOR



FIRST FLOOR

Living Room	3.96m x 3.37m	13'0" x 11'1"
Kitchen/Dining	4.42m x 2.48m	14'6" x 8'1"
Bedroom 1	3.42m x 3.21m	11'3" x 10'6"
Bathroom	1.94m x 2.24m	6'4" x 7'4"

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*Window to plot 91 only

**ONE
BEDROOM
HOME**
569 SqFt

CRABHILL

WANTAGE



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Please speak to a member of staff if you require this brochure in an alternative format.

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