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# Maple Grove

Shrivenham



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Maple Grove  
Shrivenham

*welcome*

An exclusive development of  
2, 3, 4 and 5 bedroom homes

As part of Kier Group PLC, Kier Living specialises in new homes construction. We apply our vast experience and technical expertise to every aspect of development - from carefully selecting locations where people want to live, through sensitive planning and design, to complex, high quality construction.

We take great pride in improving and transforming areas. Working closely with local planners, we ensure that each new development we build blends in sympathetically with its surroundings, bringing positive change to new communities with a genuine sense of place.

Each Kier Living development is thoughtfully designed to include the careful creation of open spaces, landscaping, and feature uniquely designed exteriors and street scenes to create attractive living environments.

## ...to the Kier way of living

With careful attention to detail, we combine high quality materials, modern construction methods and a superb internal specification to create award-winning new homes.

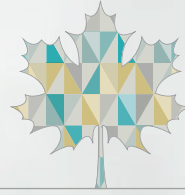
Buying a new home is exciting and we very much hope you purchase your new home here and enjoy the new community we have created. We want this to be *your home, your location.*



**Chris King** Managing Director  
Kier Living - Central Region







# Maple Grove

## Shrivenham

Maple Grove is an exclusive, select development with the build-quality and eye-catching design that Kier Living is renowned for.

The development itself has been created to harmonise with its village location, with a variety of bespoke house styles, discrete parking and green areas to provide a tranquil, living environment.



Maple Grove  
Shrivenham



*...beautiful homes, thoughtfully designed...*



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# Maple Grove

Shrivenham

*your home, your location*



Badbury Hill - is a favourite spot for ramblers and family days out. Renowned for its bluebells and woodland trails, Badbury Hill sits on the remains of an Iron Age hill fort dating back to 600 BC.



The internationally renowned Uffington White Horse is approximately 6 miles from Shrivenham. This dramatic, prehistoric hill figure is best seen from the air or directly across the Vale. The horse dates back to 1000 BC and the mystery of why it was created still remains.

The lovely medieval village of Shrivenham in Oxfordshire is large enough to provide a range of excellent facilities – such as a post office, doctor's surgery, three historic pubs, restaurants, mini-marts and independent shops – yet small enough to have a genuine sense of community. The village primary school is a big attraction for growing families, and there are a host of leisure opportunities nearby, ranging from Blenheim Palace to boating on the River Thames.

Maple Grove is also perfectly situated for major





towns such as Swindon, Oxford and Reading as well as transportation links with junction 15 of the M4 only 7 miles away. Swindon rail station offers services to major centres, including London, Cardiff and Bristol. (The fastest journey time to London Paddington is just 56 minutes.) As the nearest town, Swindon is a hive of work and leisure opportunities, and includes many cultural attractions as well as excellent restaurants, shops and sporting venues.





# Maple Grove

Shrivenham

## development layout

### 2 bedroom homes



The Wyatt  
62.70 sq mtr 675 sq ft  
Plots 30 & 31

### 3 bedroom homes



The Lambourne  
88.25 sq mtr 950 sq ft  
Plot 18



The Beauchamp  
92.90 sq mtr 1000 sq ft  
Plot 23

### 4 bedroom homes



The Radnor  
116.10 sq mtr 1250 sq ft  
Plots 2 & 3



The Eaton  
144 sq mtr 1550 sq ft  
Plots 1 & 22



The Beckett  
167.2 sq mtr 1800 sq ft  
Plot 16

### 5 bedroom homes



The Barrington  
202.90sq mtr 2184 sq ft  
Plot 17



Rental/Shared Ownership Homes



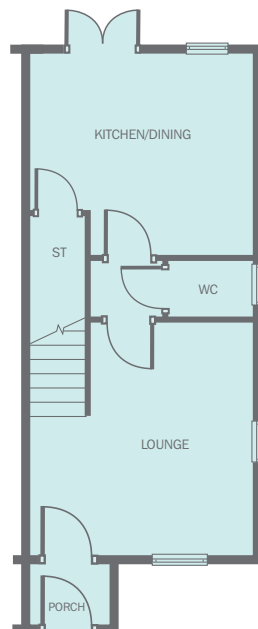


The development layout is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.



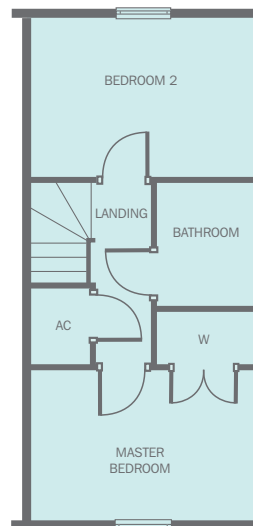
 *The Wyatt* 2 bedroom home - 62.70 sq mtr 675 sq ft

Plots 30, 31



**GROUND FLOOR**

Lounge	3.82m x 3.76m max 12' 5" x 12' 3" max
Kitchen/Dining	3.39m x 3.76m max 11' 1" x 12' 3" max
WC	0.99m x 1.43m 3' 2" x 4' 7"



**FIRST FLOOR**

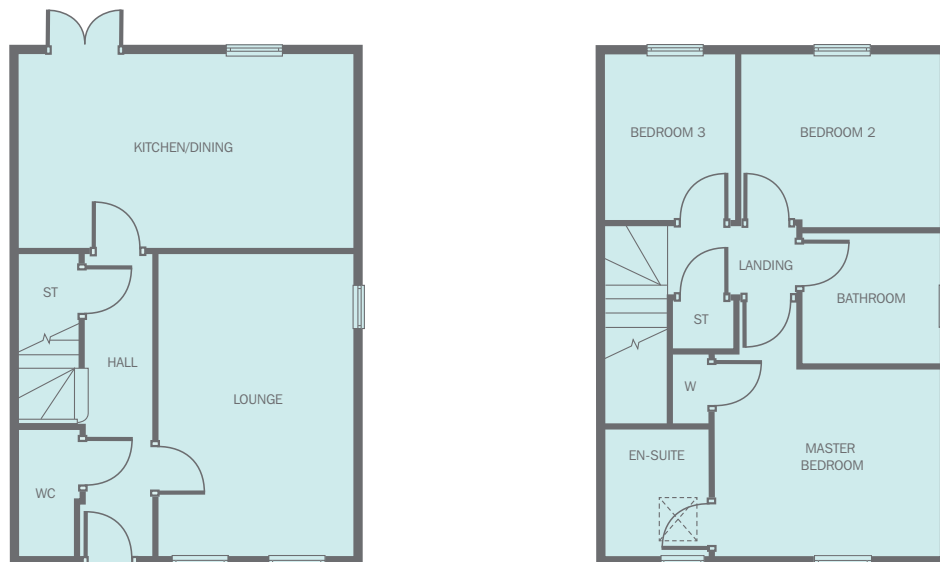
Master Bedroom	2.56m x 3.76m 8' 4" x 12' 3"
Bedroom 2	2.64m x 3.76m 8' 7" x 12' 3"
Bathroom	2.05m x 1.71m 6' 7" x 5' 6"

The Wyatt housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



 **The Lambourne** 3 bedroom home - 88.25 sq mtr 950 sq ft

Plot 18



**GROUND FLOOR**

Lounge	4.93m x 3.17m 16' 1" x 10' 4"
Kitchen/Dining	3.13m x 5.46m 10' 3" x 17' 9"
WC	2.09m x 1.03m 6' 8" x 3' 4"

**FIRST FLOOR**

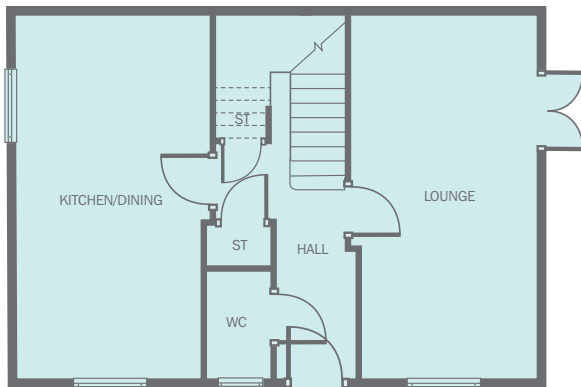
Master Bedroom	4.13m x 3.67m max 13' 5" x 12' 0" max	Bedroom 3	2.70m x 2.13m 8' 9" x 6' 10"
En-suite	2.09m x 1.70m 6' 9" x 5' 6"	Bathroom	2.12m x 2.12m 6' 10" x 6' 10"
Bedroom 2	2.81m x 3.24m 9' 2" x 10' 6"		

The Lambourne housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



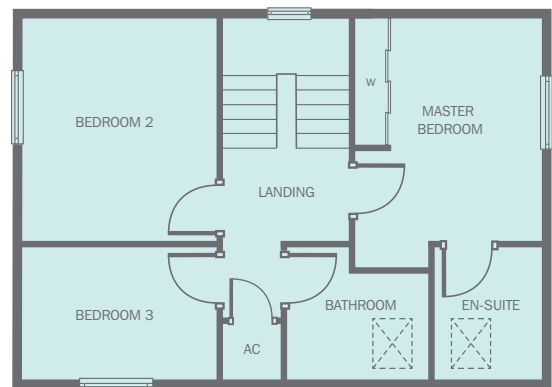
 **The Beauchamp** 3 bedroom home - 92.90 sq mtr 1000 sq ft

Plot 23



**GROUND FLOOR**

Lounge	5.69m x 2.92m max 18' 7" x 9' 6" max
Kitchen/Dining	5.69m x 3.04m max 18' 7" x 9' 10" max
WC	1.71m x 1.01m 5' 6" x 3' 3"



**FIRST FLOOR**


Master Bedroom	3.51m x 2.96m max 11' 5" x 9' 7" max
En-suite	2.11m x 1.72m 6' 9" x 5' 6"
Bedroom 2	3.51m x 3.08m 11' 5" x 10' 1"

**FIRST FLOOR**

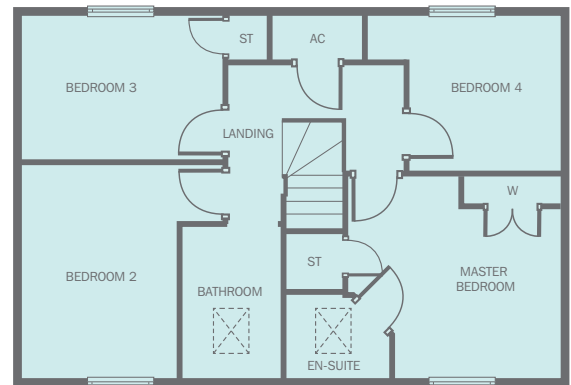
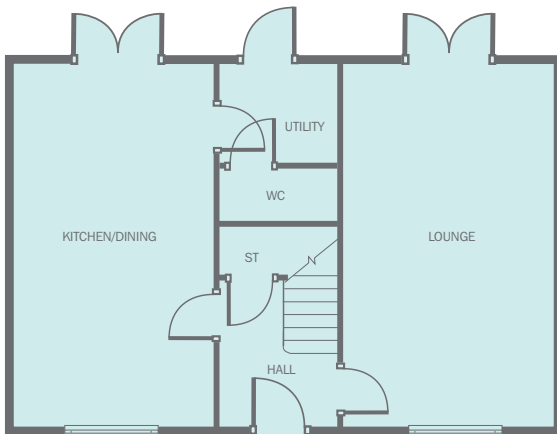
Bedroom 3	2.11m x 3.08m 6' 9" x 10' 1"
Bathroom	2.11m max x 2.24m 6' 9" max x 7' 3"

The Beauchamp housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



 **The Radnor** 4 bedroom home - 116.10 sq mtr 1250 sq ft

Plots 2, 3



**GROUND FLOOR**

Lounge	6.25m x 3.63m 20' 5" x 11' 9"
Kitchen/Dining	6.25m x 3.46m 20' 5" x 11' 3"
WC	0.90m x 2.00m 2' 9" x 6' 6"

**FIRST FLOOR**

Master Bedroom	3.49m x 3.69m max 11' 4" x 12' 1" max
En-suite	1.47m x 1.78m 4' 8" x 5' 8"
Bedroom 2	3.69m x 3.49m max 12' 1" x 11' 4" max

**FIRST FLOOR**

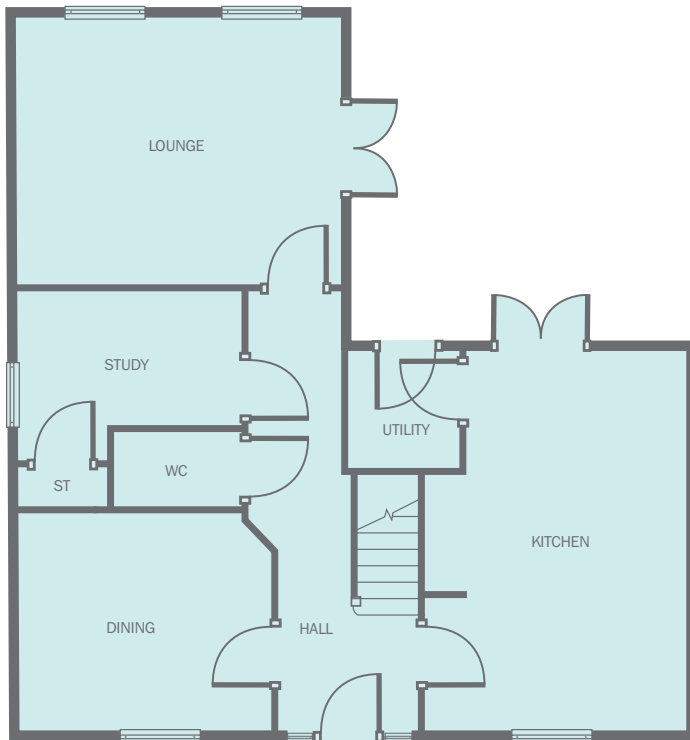
Bedroom 3	2.50m x 3.49m 8' 2" x 11' 4"
Bedroom 4	2.70m x 3.36m 8' 8" x 11' 0"
Bathroom	2.65m x 1.77m 8' 7" x 5' 8"

The Radnor housetype. Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external and internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



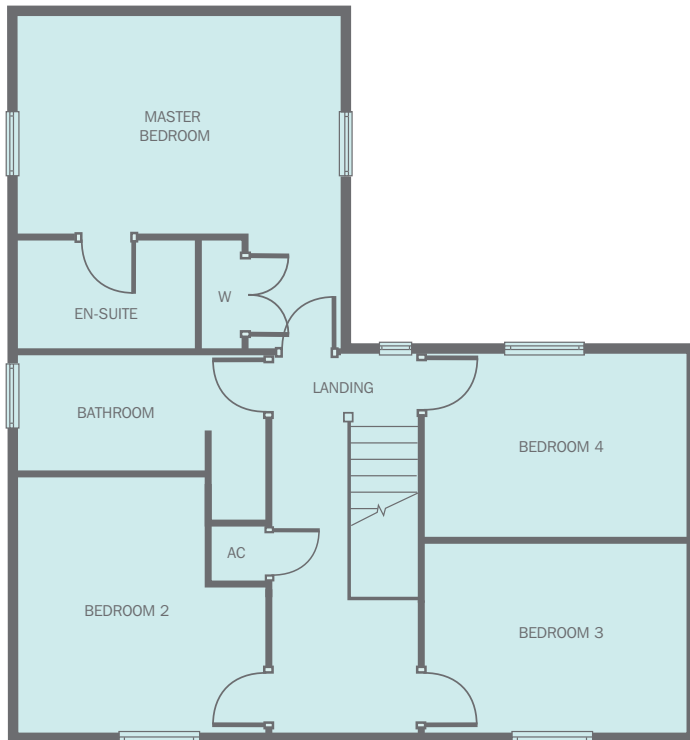


Plots 1, 22



**GROUND FLOOR**

Lounge	3.84m x 4.68m 12' 6" x 5' 11"
Kitchen	5.46m x 3.75m 17' 9" x 12' 3"
Dining	3.20m x 3.65m max 10' 5" x 11' 10" max
Study	2.09m x 3.23m max 6' 8" x 10' 6" max
WC	1.09m x 1.83m 3' 6" x 6' 0"
Utility	1.65m x 1.67m max 5' 4" x 5' 5" max

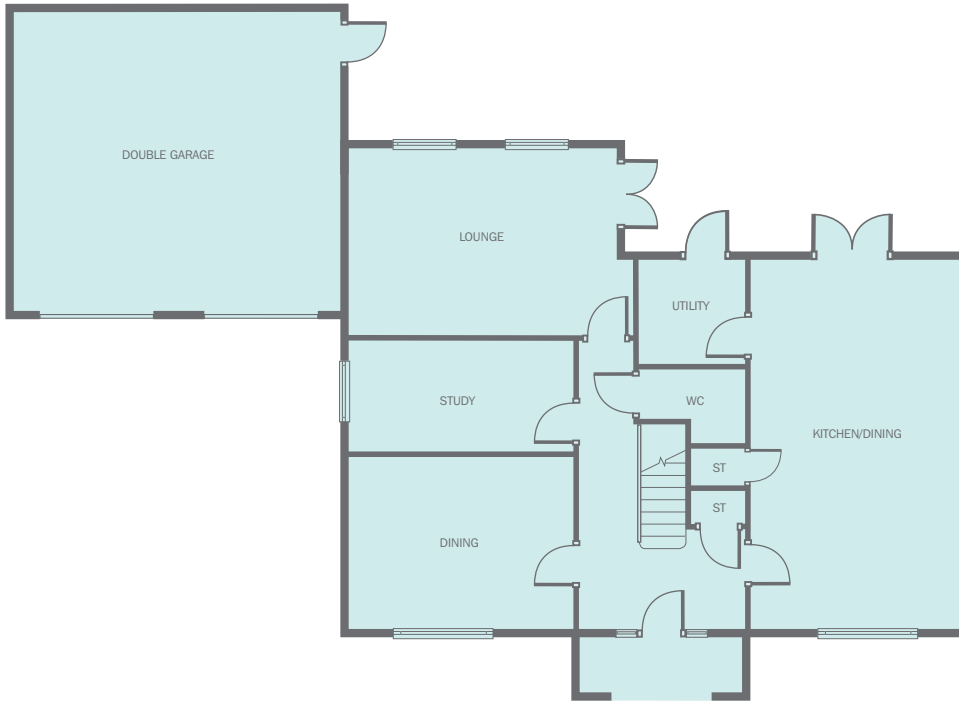


**FIRST FLOOR**

Master Bedroom	4.76m x 4.68m max 15' 6" x 5' 11" max
En-suite	1.59m x 2.57m 5' 2" x 8' 4"
Bedroom 2	3.67m x 3.58m max 12' 0" x 11' 7" max
Bedroom 3	2.73m x 3.79m 8' 9" x 12' 4"
Bedroom 4	2.66m x 3.79m 8' 7" x 12' 4"
Bathroom	1.72m x 3.58m 5' 6" x 11' 7"

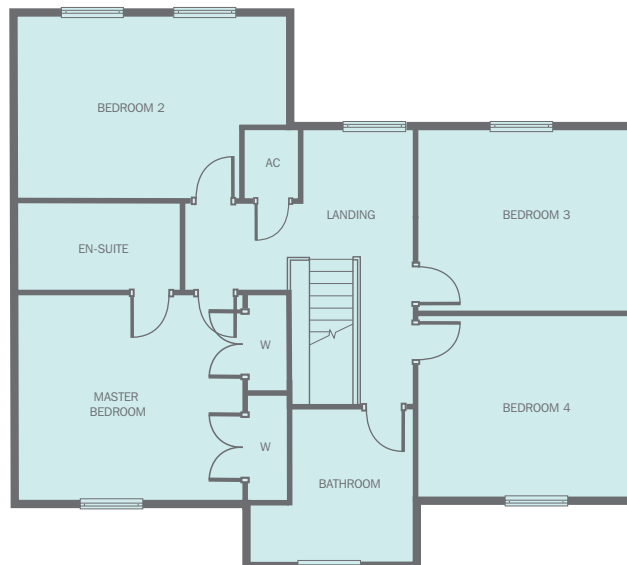


Plot 16



**GROUND FLOOR**

Lounge	3.40m x 5.15m max 11' 1" x 16' 9" max
Kitchen/Dining	6.70m x 3.81m 21' 10" x 12' 5"
Dining	3.15m x 4.05m 10' 3" x 13' 3"
Study	2.02m x 4.07m 6' 6" x 13' 3"
WC	1.14m x 1.90m max 3' 7" x 6' 2" max
Utility	1.91m x 1.73m 6' 2" x 5' 7"

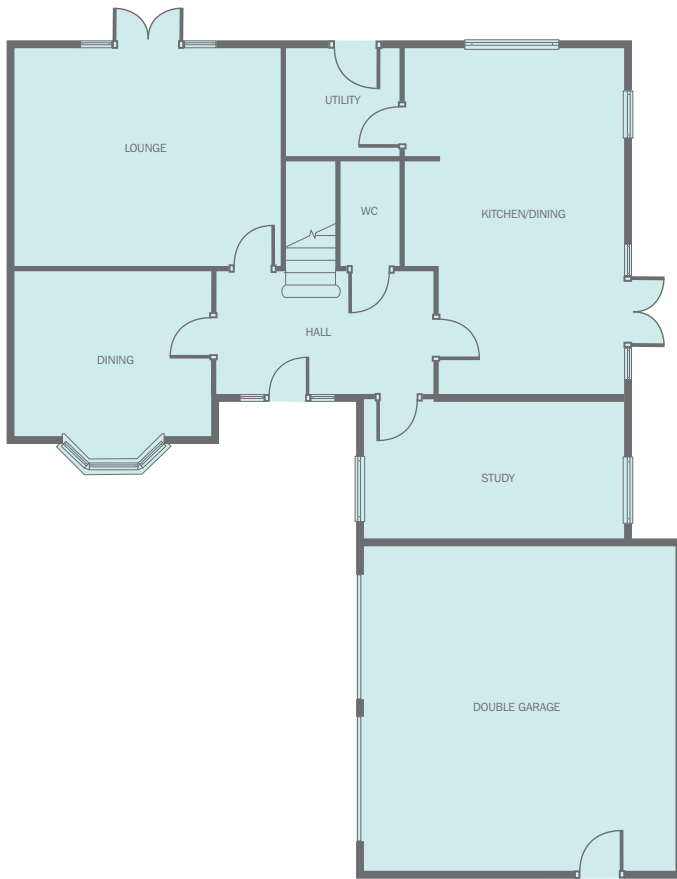


**FIRST FLOOR**

Master Bedroom	3.71m x 4.09m 12' 2" x 13' 4"
En-suite	1.59m x 2.98m 5' 2" x 9' 8"
Bedroom 2	4.90m x 3.30m 16' 1" x 10' 8"
Bedroom 3	3.29m x 3.87m max 10' 8" x 12' 7" max
Bedroom 4	3.34m x 3.87m 10' 9" x 12' 7"
Bathroom	2.78m x 2.99m max 9' 1" x 9' 8" max

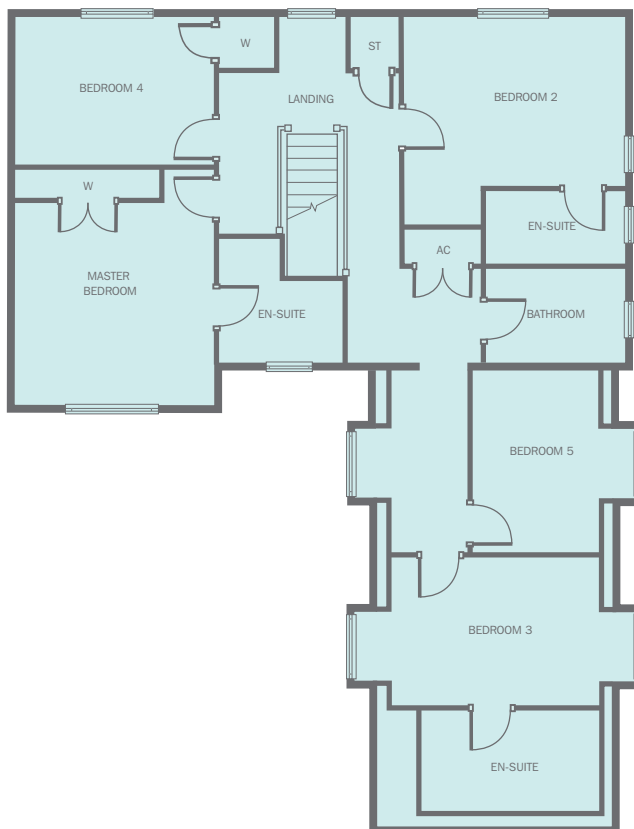


Plot 17



**GROUND FLOOR**

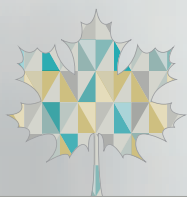
Lounge	4.17m x 5.08m 13' 7" x 16' 6"
Kitchen/Dining	6.57m x 4.20m max 12' 5" x 13' 8" max
Utility	2.07m x 2.16m max 6' 8" x 7' 1" max
Dining	3.10m x 3.78m 10' 2" x 12' 4"
Study	2.49m x 5.01m max 8' 2" x 16' 4" max
WC	2.01m x 1.14m 6' 6" x 3' 7"



**FIRST FLOOR**

Master Bedroom	4.47m x 3.76m 14' 7" x 12' 3"
En-suite	2.35m x 2.43m max 7' 7" x 7' 10" max
Bedroom 2	3.24m x 4.25m 10' 6" x 13' 9"
En-suite	1.42m x 2.67m 4' 6" x 8' 7"
Bedroom 3	2.86m x 3.99m 9' 4" x 13' 1"
En-suite	1.95m x 3.42m 6' 4" x 11' 2"
Bedroom 4	2.84m x 3.76m 9' 3" x 12' 3"
Bedroom 5	2.44m x 3.34m 8' 0" x 10' 10"
Bathroom	1.78m x 2.69m 5' 8" x 8' 8"





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# Maple Grove

## Shrivenham

Attention to detail - a specification that's anything but standard.

Each two, three, four and five bedroom home comes highly specified to Kier Living's ultimate Gold Standard.

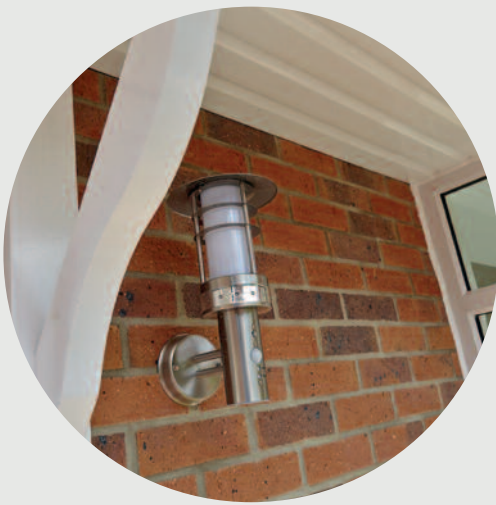
Furthermore all our homes come with a 10 year warranty and 2 year Customer Service support.



# Maple Grove

Shrivenham

## Our specification



### External Features

- Double glazed PVCu windows
- GRP front door with security lock and chrome effect furniture
- PVCu rear glazed door with security lock
- Door numerals
- Door bell
- Outside light to front and rear
- Paving slabs to patio
- Block paved driveways
- Outside tap to rear of property
- Turf to front and rear gardens
- 1.8m closeboard fencing panels to rear gardens
- Light and power to garage (excluding carports)
- Personnel exit door to garage



### Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Oak finish internal doors with chrome furniture
- Chrome effect light switches and sockets
- Coving to lounge, dining room, hall, stairs, landing and master bedroom
- Gas fire and surround (4 and 5 bedroom homes)
- Fitted wardrobes to master bedroom
- \*TV & BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)
- Security alarm





## Kitchen Features

- Choice of fitted kitchen\*\* and granite worksurfaces and upstands - subject to build stage
- Monobloc sink mixer tap
- Kitchen sink one and a half bowl stainless steel, single drainer (2 and 3 bedroom homes)
- Kitchen sink one and a half bowl stainless steel, double drainer (4 and 5 bedroom homes)
- Granite splashback to hob
- Chrome downlighters
- Stainless steel electric single oven, gas hob and stainless steel hood (2 and 3 bedroom homes)
- Stainless steel electric double oven, gas hob and stainless steel hood (4 and 5 bedroom homes)
- Integrated dishwasher and fridge freezer
- Integrated washer/dryer or washing machine and dryer - subject to plot
- Karndean flooring (2 and 3 bedroom homes)
- Ceramic floor tiles (4 and 5 bedroom homes)



## Bathroom/En-suite/Cloakroom Features

- All sanitaryware white
- Choice of Porcelanosa wall tiles - subject to build stage
- Shower to en-suite
- Extractor fan to cloakroom, bathroom and en-suite
- Chrome shaver point to bathroom and en-suite
- Chrome downlighters to bathroom and en-suite
- Chrome ladder heated towel rail to bathroom and en-suite
- Karndean flooring (2 and 3 bedroom homes)
- Ceramic floor tiles (4 and 5 bedroom homes)

## Central Heating

- Gas fired central heating and hot water system
- All radiators have thermostatic radiator valves except room where the thermostat is located

Please confirm all details with the Development Sales Advisor at point of purchase. Specifications are correct at the time of printing. We reserve the right to change or substitute alternative items of the same quality. This specification is only for general guidance and we recommend that you inspect the full specification prior to reservation. \*Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. A TV aerial is not provided. \*\*See the Development Sales Advisor for plot specific kitchen layout.



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# Maple Grove

Shrivenham



*...where style works perfectly with living...*





# Maple Grove

Shrivenham

off Highworth Road, Shrivenham, Oxfordshire SN6 8BL

Call: 0845 652 2417 email: [maplegrovesales@kier.co.uk](mailto:maplegrovesales@kier.co.uk)



[www.kierliving.co.uk](http://www.kierliving.co.uk)

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