



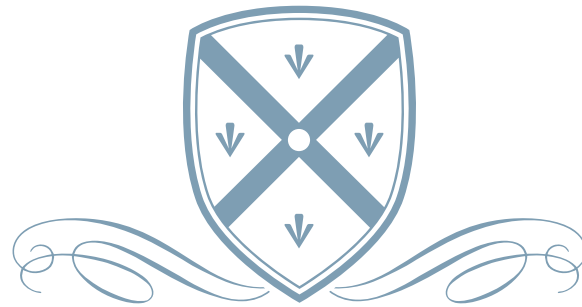
# PRIORY MANOR

A M B R O S D E N

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**Croudace**   
HOMES.CO.UK





# PRIORY MANOR

A M B R O S D E N

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A SELECT DEVELOPMENT OF 2, 3, 4 & 5  
BEDROOM HOMES IN AMBROSDEN, OXFORDSHIRE

# A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance.

Our homes are designed both to reduce energy demands and minimise their impact on their surroundings. Croudace recognises that the quality of the new homes we build is of vital importance to our customers.

Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task. We are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



A handwritten signature in black ink, appearing to read 'Russell Denness'.

Russell Denness,  
Group Chief Executive







# YOUR NEW COMMUNITY

Located in the picturesque village of Ambrosden, Priory Manor is a select development of 2, 3, 4 & 5 bedroom homes bordering verdant open countryside with rolling hills leading to the River Cherwell.

Priory Manor can be found in the north west of Cherwell, with rolling hills made of ironstone. This beautiful golden-brown colour stone is used in building the houses and cottages within the area. The hills are part of the Cotswolds Area of Outstanding Natural Beauty. With a wetland moor in the south of Cherwell known as the Vale of Otmoor, this extensive grassland is encircled by the “Seven Towns” of Otmoor. A large part of Otmoor has been made an RSPB nature reserve, with large areas of land being returned to marshland since 1997. Sourced in Northamptonshire, The River Cherwell is the main river within the Cherwell district and it has three small tributaries, rivers Sor, Swere and Ray. The River Cherwell joins the Thames in Oxford.

Within the village, a parish church, the Turner Arms public house, a post office, a village hall (formerly the school) and the Five Acres Primary School can be found. Ambrosden also offers a hair salon, a car dealer and garage and a local craft shop.

The Church of St. Mary the Virgin is the parish church and whilst the church has been refurbished several times, the door dates from Norman times. The west tower is Early English Gothic and the remainder of the church was rebuilt in the 14<sup>th</sup> century in a decorated Gothic style.

Since the Second World War, Ambrosden has been home to army personnel stationed at St. George’s Barracks. Like many other villages, Ambrosden’s history can be traced back to Saxon times. Historians believe the name derived from the Old English for ‘Ambre’s Hill’ although some believe that Ambrosden was named after a Roman military leader.









Ambrosden is under 3 miles west of Bicester, just south of the A41. Steeped in history, Bicester was once home to an Augustinian priory. The unusually shaped triangular market 'square' is surrounded by various 16<sup>th</sup> Century buildings and still hosts weekly markets on a Friday, while a farmers' market is held once a month – ideal for picking up local produce.

Historic shopping streets such as Market Square and Sheep Street boast a range of stand alone and well known retailers, combined with cafés and restaurants; nearby the Pioneer Square is home to a large supermarket, a cinema and several boutiques.

The region of Oxfordshire is renowned for its excellent academic facilities and Ambrosden couldn't be better located, offering a range of Primary Schools to Universities all nearby. Priory Manor is the perfect place for any family to live, grow and learn. Five Acres Primary School is just 4 minutes away by foot from Priory Manor. Chesterton C of E Primary School is less than 5 miles away, with an excellent rating by Ofsted and ethos of creativity, compassion and respect, this school is an ideal starting point for any family.

Only a short car or bus journey, Bicester Community College is a co-educational comprehensive school for students aged 11 - 18 years old. Bruern Abbey at Chesterton Manor is a unique school and the only preparatory school in the country to have as its main purpose the preparation of boys with learning difficulties into mainstream independent senior schools. The University of Oxford is the oldest in the English speaking world and is rightly renowned for its academic excellence, attracting students internationally.

Travelling is hassle-free with the village boasting 12 local bus services and main link roads such as the A41 and A34 just minutes from Priory Manor. From Bicester, the closest Rail Station, offers regular services to London Marylebone making this the perfect location for commuters. The thriving city of Oxford is a short 30 minute journey by car and travel further afield with ease due to quick access to Junction 9 on the M40 leading to London, Heathrow, the South East and Birmingham.





Oxford, 15 miles from Ambrosden, Oxfordshire

# DEVELOPMENT LAYOUT

Each home within Priory Manor is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.







**Cl**  
**THE CLIFTON**  
5 BEDROOM HOME



**Ar**  
**THE ARNCOTT**  
4 BEDROOM HOME



**Ba**  
**THE BAROQUE**  
4 BEDROOM HOME



**Br**  
**THE BROUGHTON**  
4 BEDROOM HOME



**Ch**  
**THE CHIPPERFIELD**  
4 BEDROOM HOME



**Le**  
**THE LEICESTER**  
4 BEDROOM HOME



**Mr**  
**THE MERTON**  
4 BEDROOM HOME



**As**  
**THE ASHFORD**  
4 BEDROOM HOME



**Lo**  
**THE LONGWICK**  
4 BEDROOM HOME



**Wo**  
**THE WOODCOTE**  
4 BEDROOM HOME



**Ri**  
**THE RICHMOND**  
3 BEDROOM HOME



**Me**  
**THE MELBURY**  
3 BEDROOM HOME



**Bl**  
**THE BLACKTHORN**  
3 BEDROOM HOME



**Eb**  
**THE EBURY**  
3 BEDROOM HOME



**La**  
**THE LAUNTON**  
3 BEDROOM HOME



**Fe**  
**THE FENCOTT**  
2 BEDROOM HOME



**Ti**  
**THE TILSEY**  
2 BEDROOM HOME

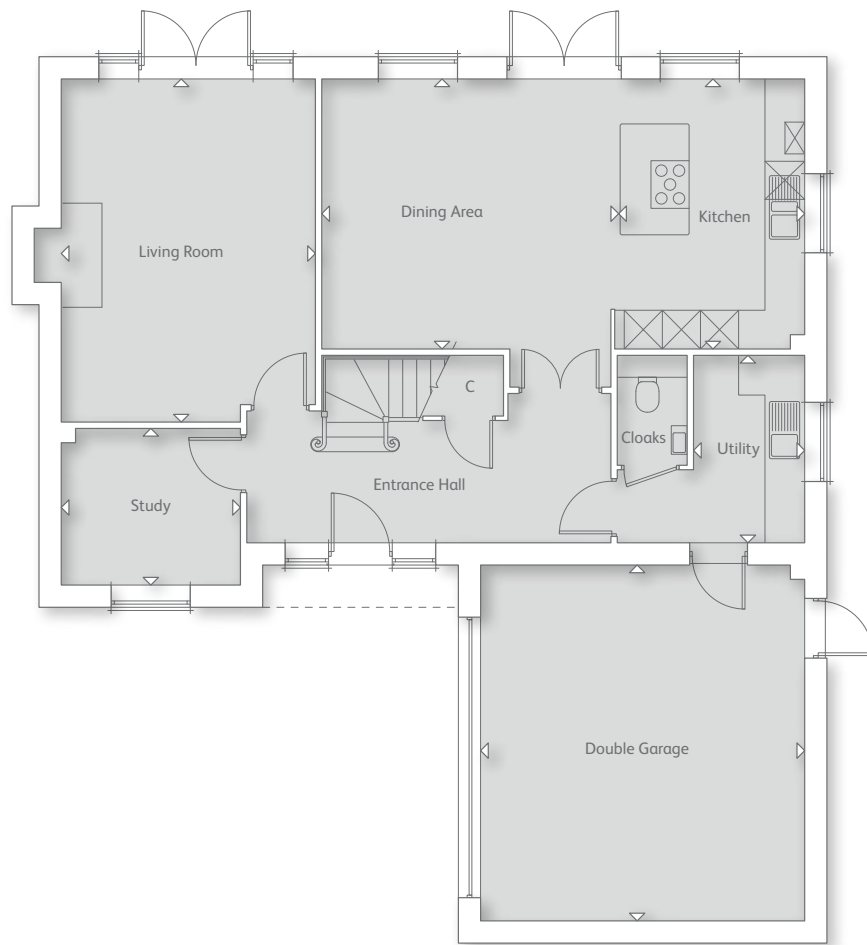




# THE CLIFTON

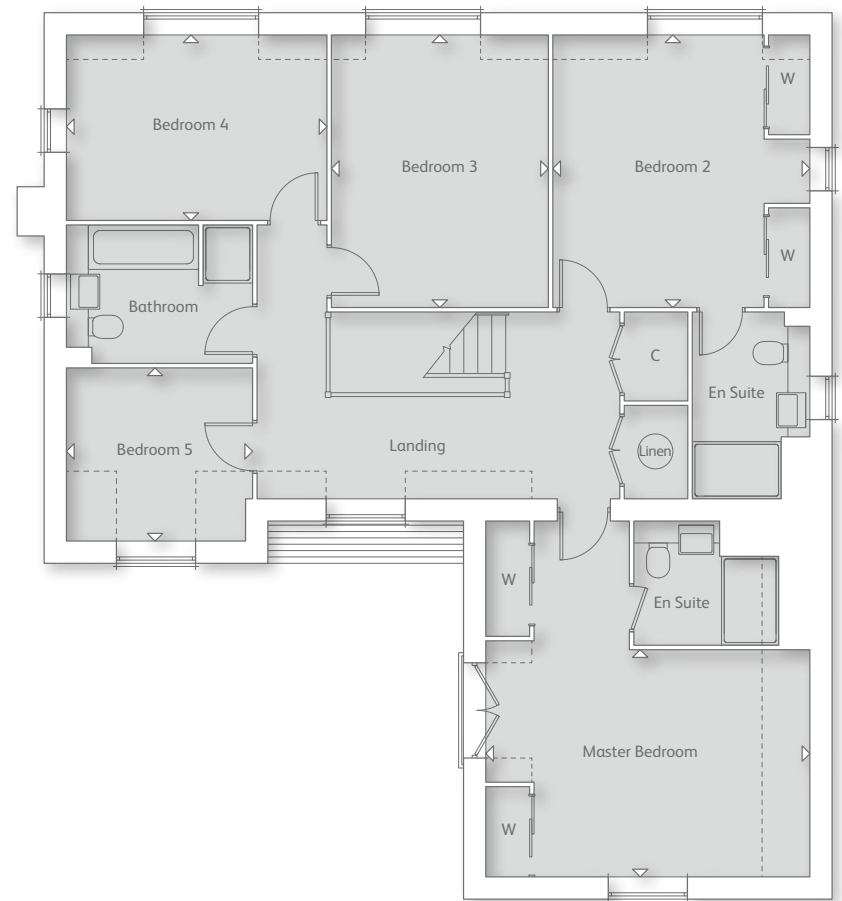
5 BEDROOM HOME





### GROUND FLOOR

Kitchen	4.19m x 2.84m	13' 8" x 9' 3"	Study	2.76m x 2.41m	9' 0" x 7' 10"
Dining Area	4.19m x 4.64m	13' 8" x 15' 2"	Utility	2.89m x 1.69m	9' 5" x 5' 6"
Living Room	5.34m x 3.94m	17' 6" x 12' 11"	Double Garage	5.54m x 5.04m	18' 2" x 16' 6"



### FIRST FLOOR

Master Bedroom	5.04m x 3.52m	16' 6" x 11' 6"	Bedroom 4	4.04m x 2.86m	13' 3" x 9' 4"
Bedroom 2	4.23m x 3.99m	13' 10" x 13' 0"	Bedroom 5	2.87m x 2.67m	9' 5" x 8' 8"
Bedroom 3	4.23m x 3.36m	13' 10" x 11' 0"			

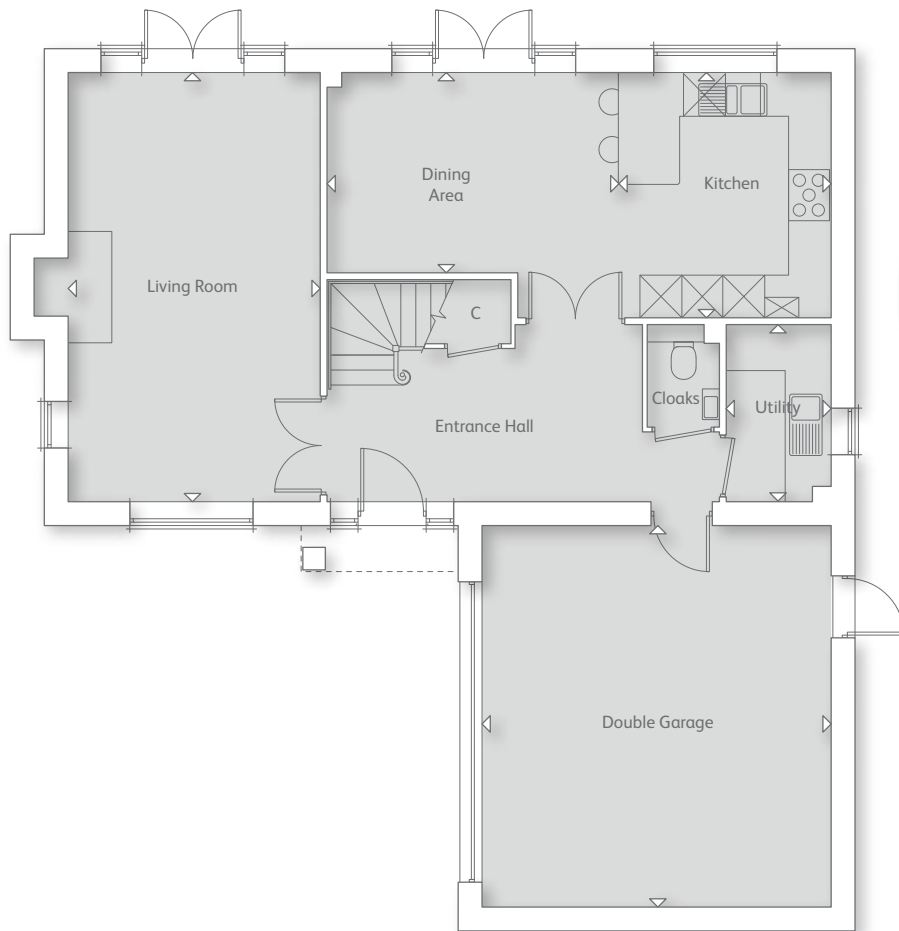


# THE ARNCOTT

4 BEDROOM HOME







### GROUND FLOOR

Kitchen	3.06m x 3.52m	10' 0" x 11' 6"	Utility	2.54m x 1.48m	8' 4" x 4' 10"
Dining Area	4.22m x 2.88m	13' 10" x 9' 5"	Double Garage	5.54m x 5.07m	18' 2" x 16' 7"
Living Room	6.24m x 3.64m	20' 5" x 11' 11"			



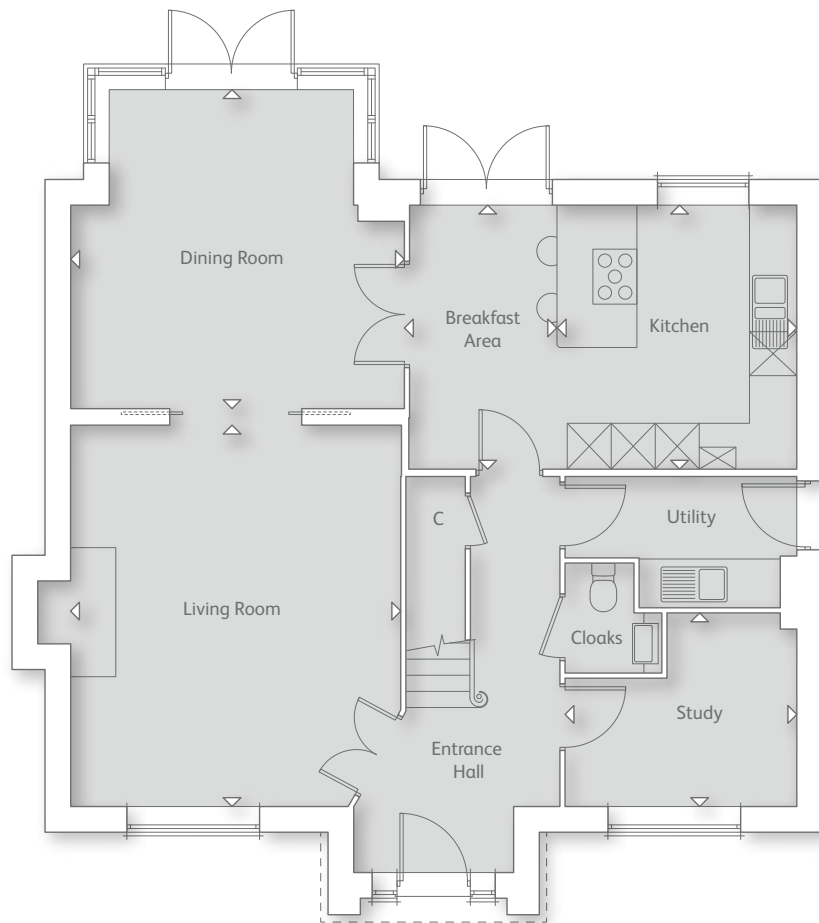
### FIRST FLOOR

Master Bedroom	3.81m x 3.68m	12' 5" x 12' 0"	Bedroom 3	4.02m x 3.20m	13' 2" x 10' 6"
Bedroom 2	5.07m x 3.52m	16' 7" x 11' 6"	Bedroom 4	4.07m x 2.92m	13' 4" x 9' 6"

# THE BAROQUE

4 BEDROOM HOME





GROUND FLOOR

Kitchen 3.54m x 3.21m    11' 7" x 10' 6"	Dining Room 4.49m x 4.29m    14' 8" x 14' 0"
Breakfast Area 3.54m x 1.95m    11' 7" x 6' 4"	Study 3.10m x 2.58m    10' 2" x 8' 5"
Living Room 5.14m x 4.44m    16' 10" x 14' 6"	



FIRST FLOOR

Master Bedroom 3.97m x 3.85m    13' 0" x 12' 7"	Bedroom 3 3.29m x 2.77m    10' 9" x 9' 0"
Bedroom 2 3.74m x 3.34m    12' 3" x 10' 11"	Bedroom 4 3.10m x 2.62m    10' 2" x 8' 6"



# THE BROUGHTON

4 BEDROOM HOME



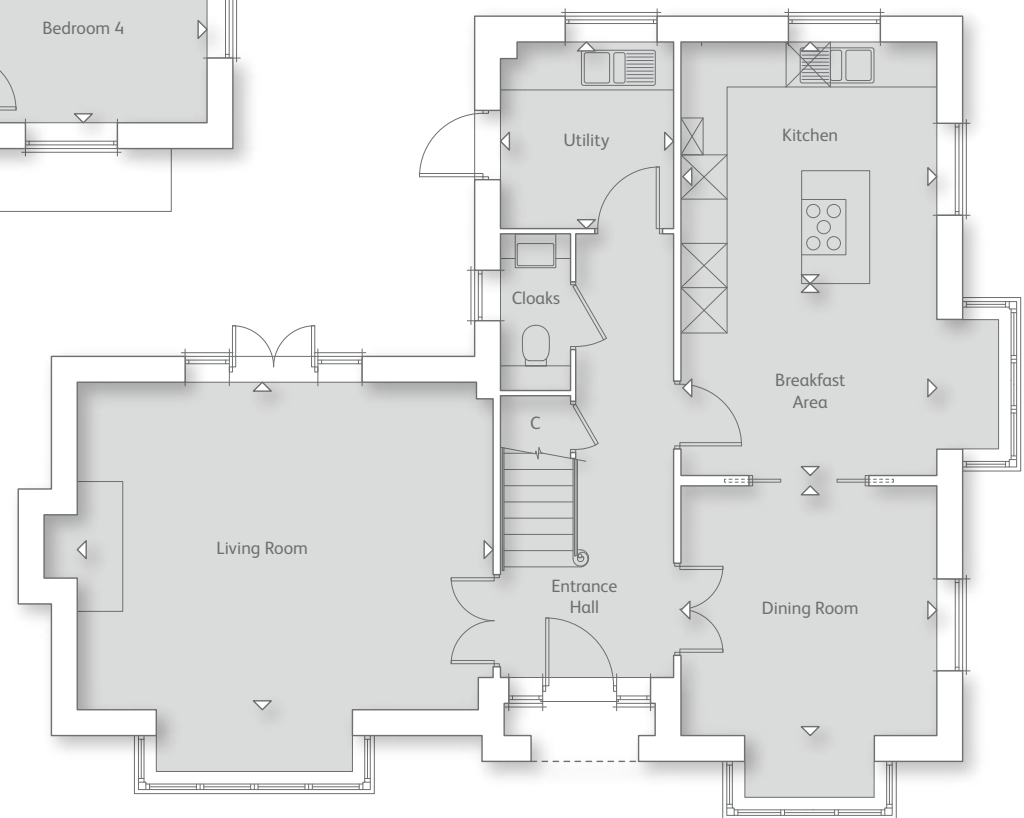
## FIRST FLOOR

Master Bedroom	4.38m x 5.58m	14' 4" x 18' 3"
Bedroom 2	3.09m x 3.29m	10' 1" x 10' 9"
Bedroom 3	2.87m x 2.34m	9' 4" x 7' 8"
Bedroom 4	3.29m x 2.40m	10' 9" x 7' 10"



## GROUND FLOOR

Kitchen	3.22m x 3.41m	10' 6" x 11' 2"
Breakfast Area	3.41m x 2.54m	11' 2" x 8' 4"
Living Room	4.96m x 4.38m	16' 3" x 14' 4"
Dining Room	3.41m x 3.33m	11' 2" x 10' 10"
Utility	2.47m x 2.29m	8' 1" x 7' 6"





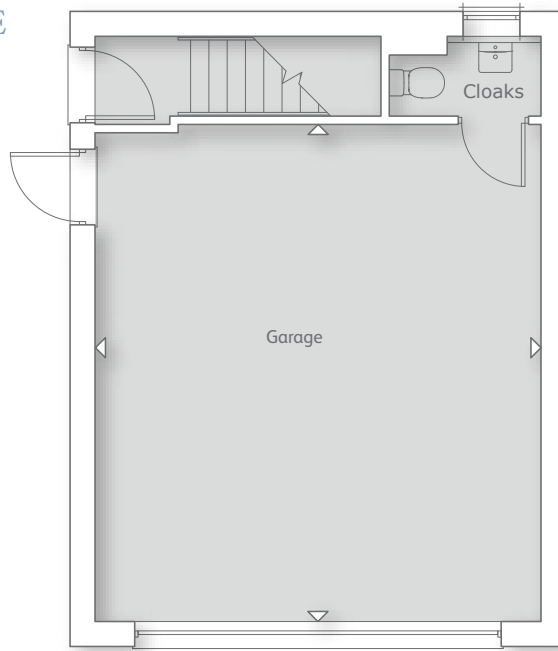
# STUDIO GARAGE

Available with The Baroque & The Broughton only



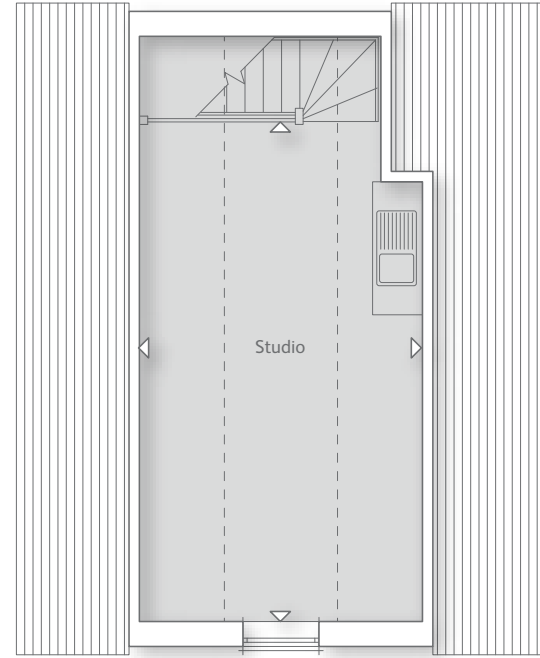


**THE BAROQUE**  
PLOTS 14 & 19 ONLY



GROUND FLOOR

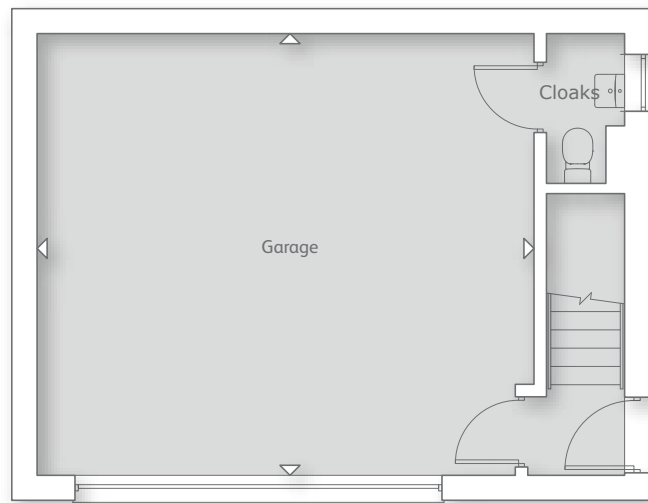
Garage  
6.03m x 5.31m    19' 9" x 17' 4"



FIRST FLOOR

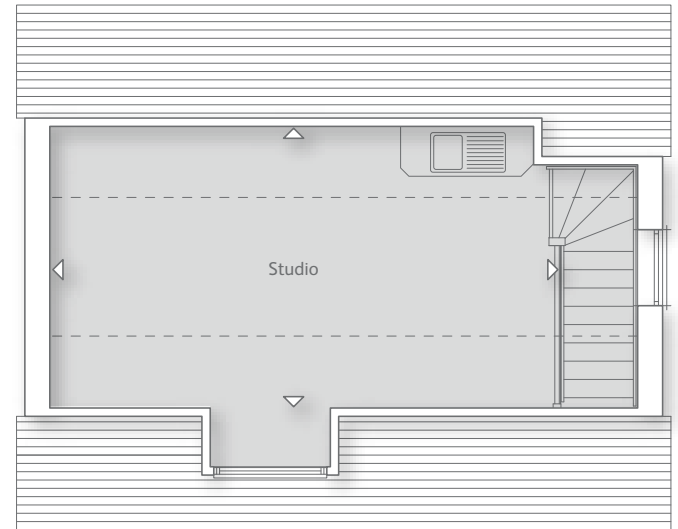
Studio  
5.95m x 2.22m    19' 6" x 7' 3"

**THE BROUGHTON**  
PLOT 32 ONLY



GROUND FLOOR

Garage  
5.92m x 5.25m    19' 5" x 17' 2"



FIRST FLOOR

Studio  
6.02m x 2.40m    19' 8" x 7' 10"

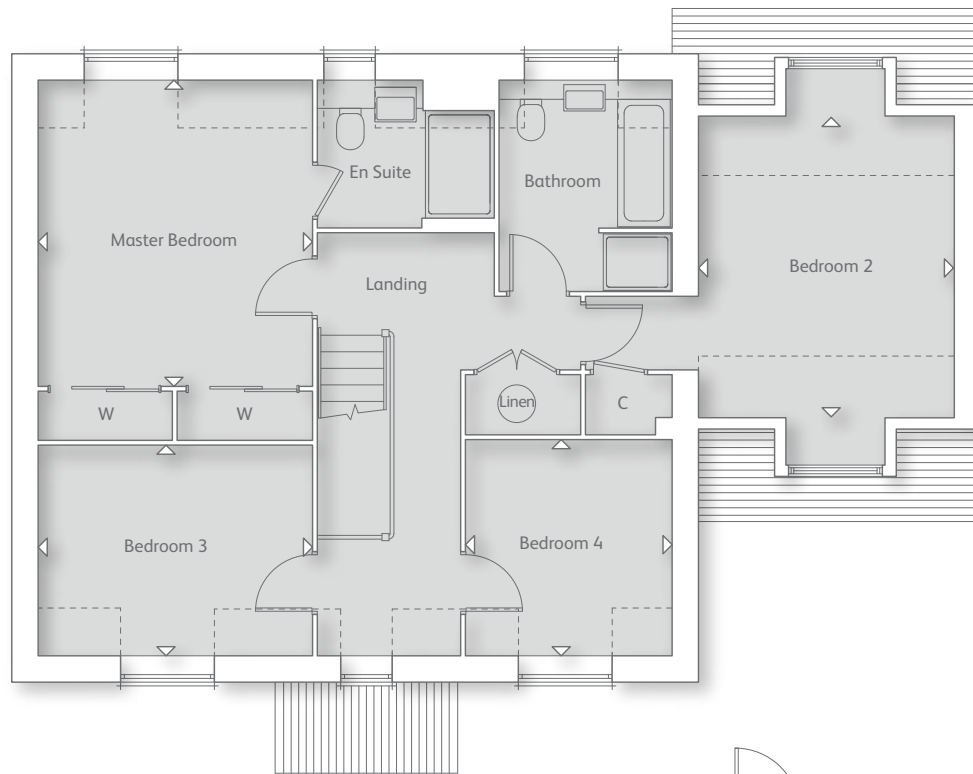
Please note floor plans are not to scale.

**STUDIO GARAGE**  
AVAILABLE WITH THE BAROQUE & THE BROUGHTON ONLY

# THE CHIPPERFIELD

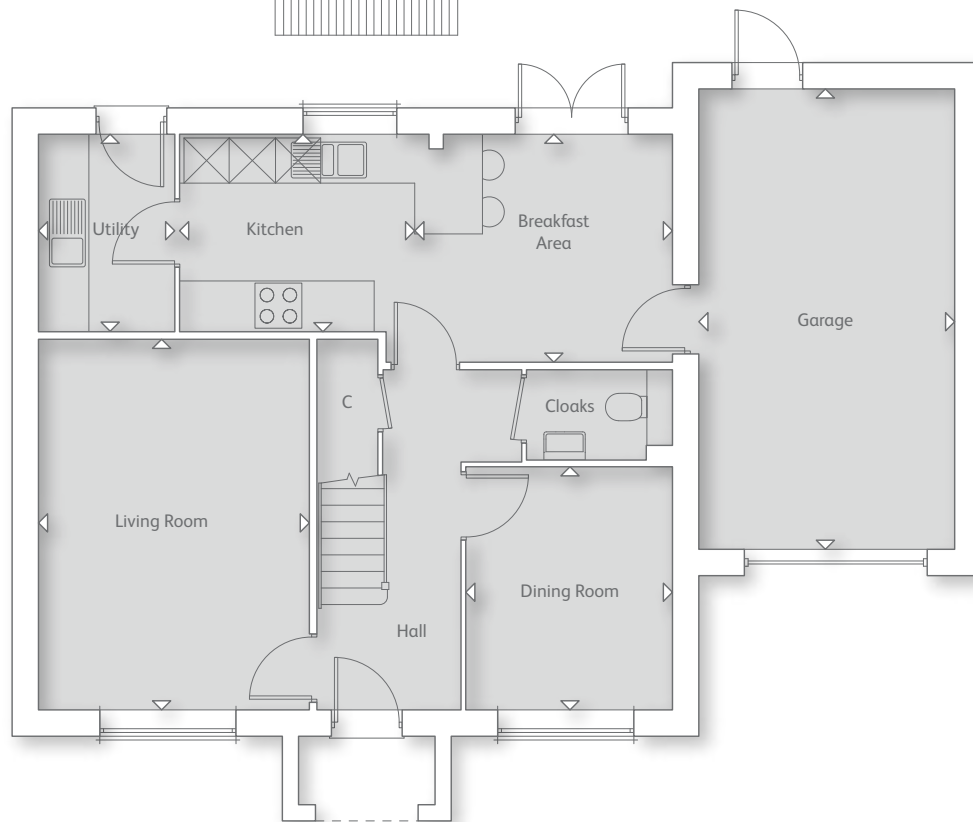
4 BEDROOM HOME





### FIRST FLOOR

Master Bedroom	4.01m x 3.59m	13' 1" x 11' 9"	Bedroom 3	3.59m x 2.74m	11' 9" x 8' 11"
Bedroom 2	3.95m x 3.34m	12' 11" x 10' 11"	Bedroom 4	2.81m x 2.75m	9' 2" x 9' 0"



### GROUND FLOOR

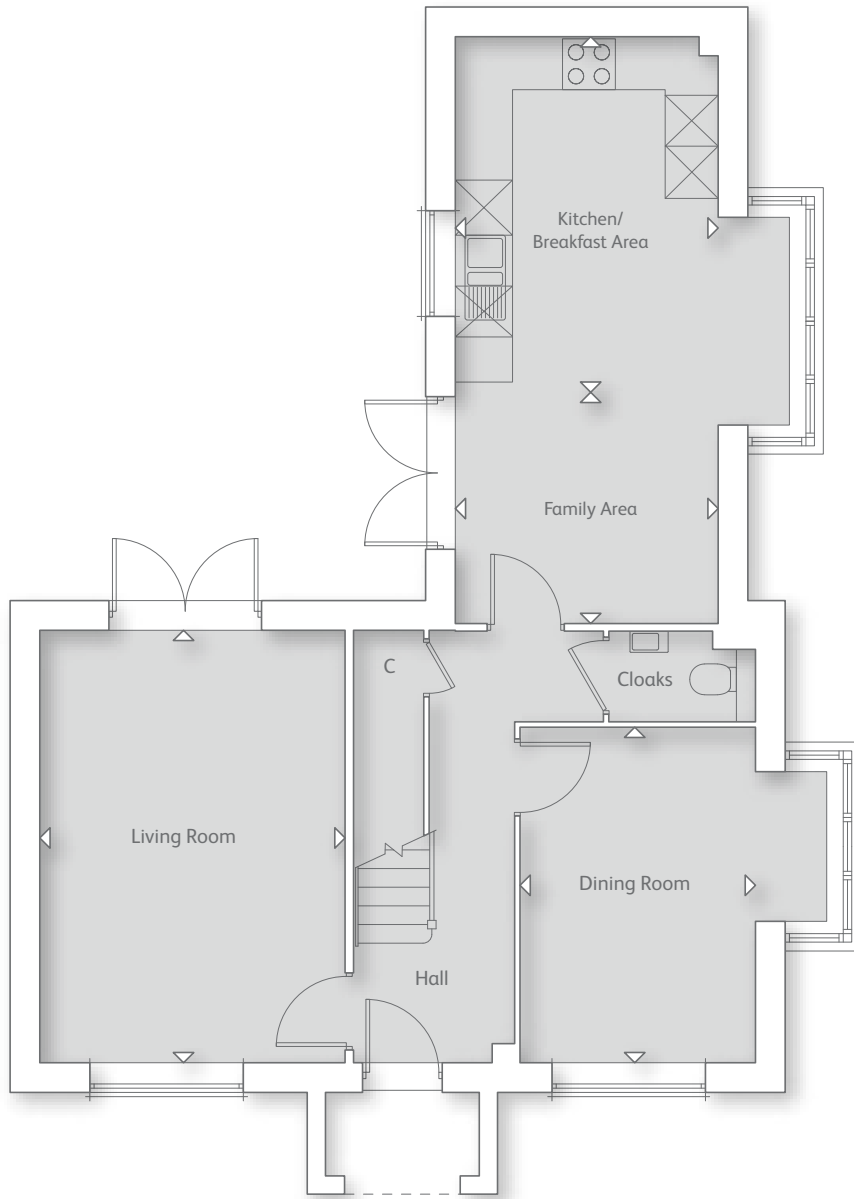
Kitchen	4.01m x 3.04m	13' 2" x 9' 11"	Dining Room	3.17m x 2.69m	10' 4" x 8' 9"
Breakfast Area	3.04m x 2.79m	9' 11" x 9' 1"	Utility	2.57m x 1.75m	8' 5" x 5' 8"
Living Room	4.87m x 3.54m	15' 11" x 11' 7"	Garage	6.06m x 3.34m	19' 10" x 10' 11"



# THE LEICESTER

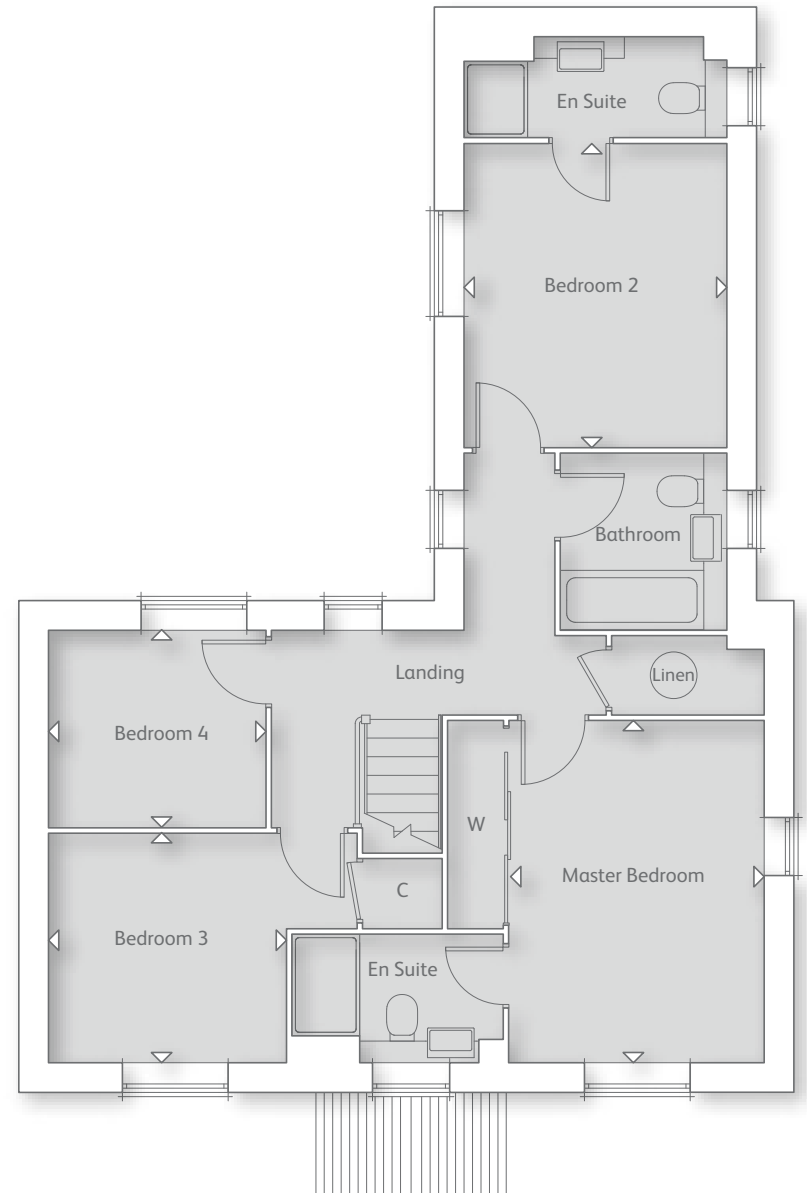
4 BEDROOM HOME





GROUND FLOOR

Kitchen/Breakfast Area	Living Room
4.10m x 3.04m    13' 5" x 9' 11"	5.04m x 3.54m    16' 6" x 11' 7"
Family Area	Dining Room
3.04m x 2.70m    9' 11" x 8' 10"	3.90m x 2.72m    12' 9" x 8' 10"



FIRST FLOOR

Master Bedroom	Bedroom 3
3.98m x 2.95m    13' 0" x 9' 8"	2.75m x 2.65m    9' 0" x 8' 8"
Bedroom 2	Bedroom 4
3.53m x 3.04m    11' 6" x 9' 11"	2.51m x 2.27m    8' 2" x 7' 5"

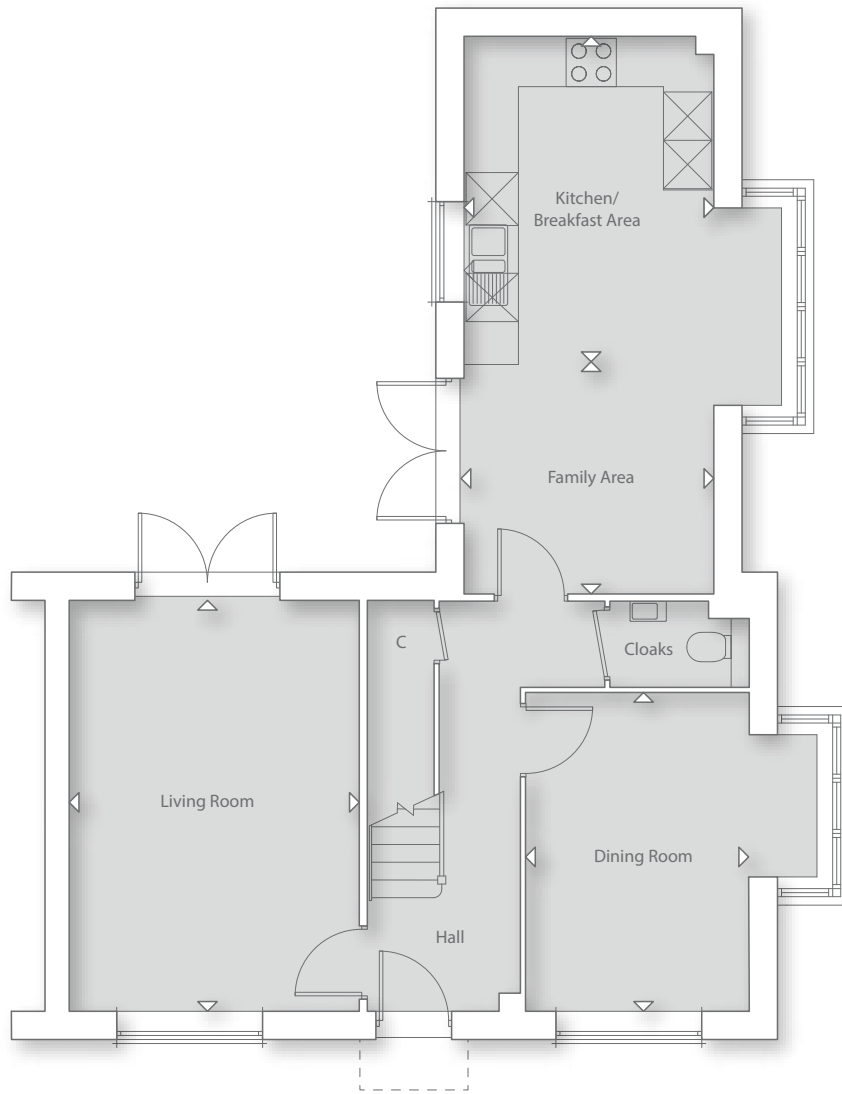


# THE MERTON

4 BEDROOM HOME

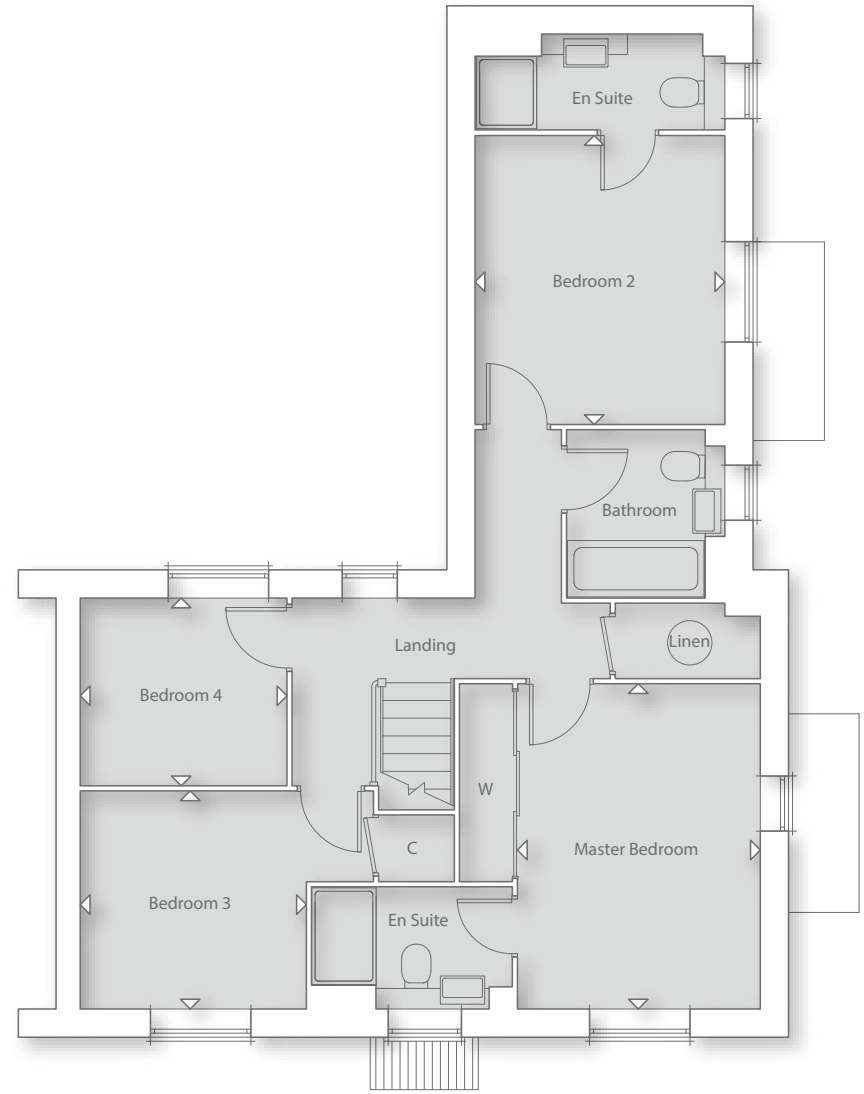






GROUND FLOOR

Kitchen/Breakfast Area	Living Room
3.04m x 2.26m    9' 11" x 7' 5"	5.04m x 3.54m    16' 6" x 11' 7"
Family Area	Dining Room
4.54m x 3.04m    14' 10" x 9' 11"	3.90m x 2.71m    12' 9" x 8' 10"



FIRST FLOOR

Master Bedroom	Bedroom 3
3.98m x 2.95m    13' 0" x 9' 8"	2.75m x 2.65m    9' 0" x 8' 8"
Bedroom 2	Bedroom 4
3.53m x 3.04m    11' 6" x 9' 11"	2.51m x 2.27m    8' 2" x 7' 5"

# THE ASHFORD

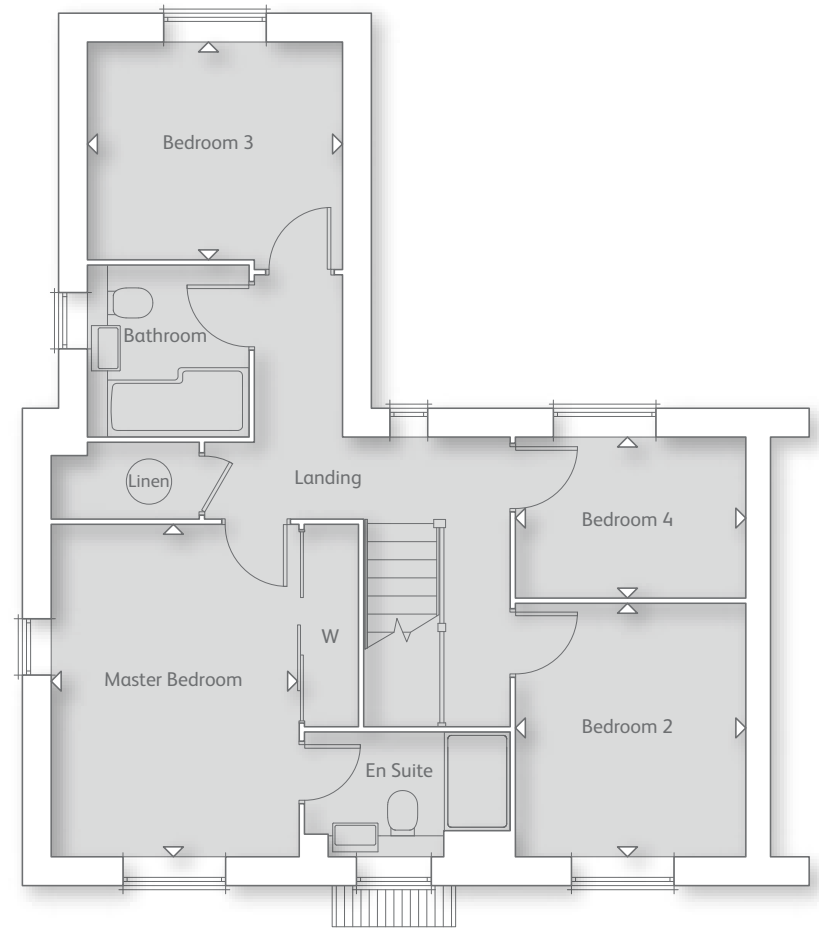
4 BEDROOM HOME





GROUND FLOOR

Kitchen/Breakfast Area	4.66m x 3.04m	15' 3" x 9' 11"	Dining Room	3.90m x 2.72m	12' 9" x 8' 10"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"			



FIRST FLOOR

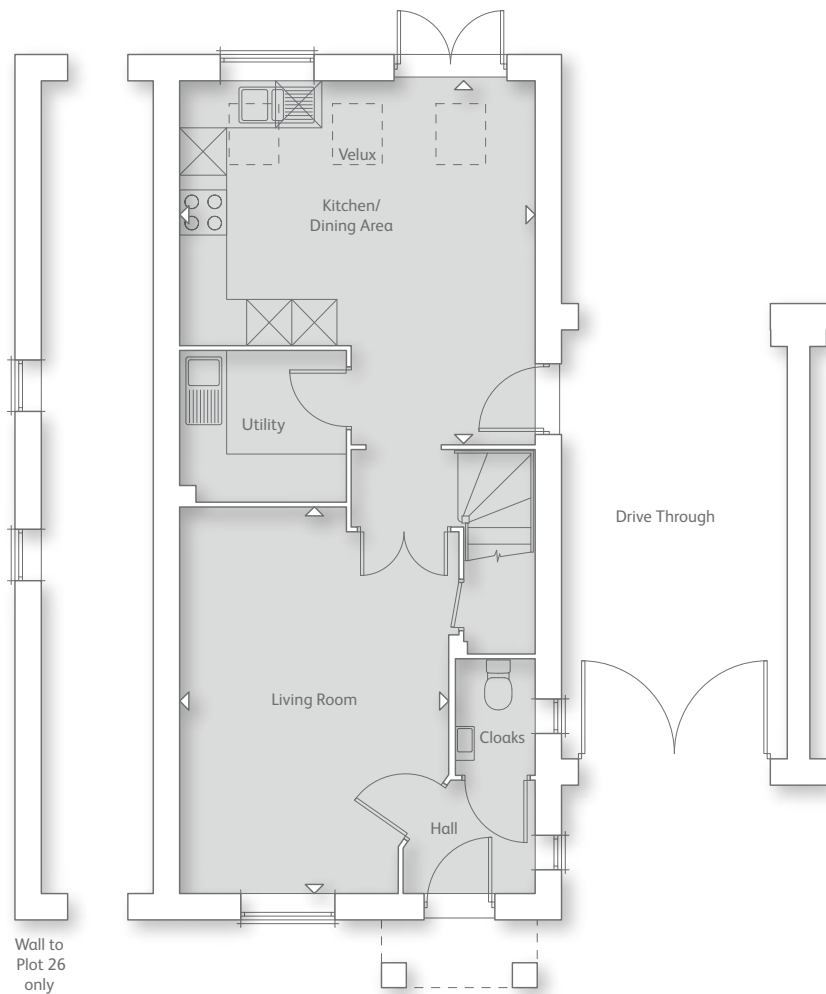
Master Bedroom	3.98m x 2.95m	13' 0" x 9' 8"	Bedroom 3	3.04m x 2.59m	9' 11" x 8' 5"
Bedroom 2	3.02m x 2.74m	9' 10" x 8' 11"	Bedroom 4	2.74m x 1.90m	8' 11" x 6' 2"



# THE LONGWICK

4 BEDROOM HOME





GROUND FLOOR

Kitchen/Dining Area	Living Room
4.67m x 4.78m    15' 3" x 15' 8"	5.08m x 3.52m    16' 7" x 11' 6"



FIRST FLOOR

Master Bedroom	Bedroom 3
3.38m x 3.19m    11' 0" x 10' 5"	3.45m x 2.61m    11' 4" x 8' 6"
Bedroom 2	Bedroom 4
4.67m x 2.96m    15' 3" x 9' 8"	2.64m x 1.93m    8' 8" x 6' 4"

Please note floor plans are not to scale.

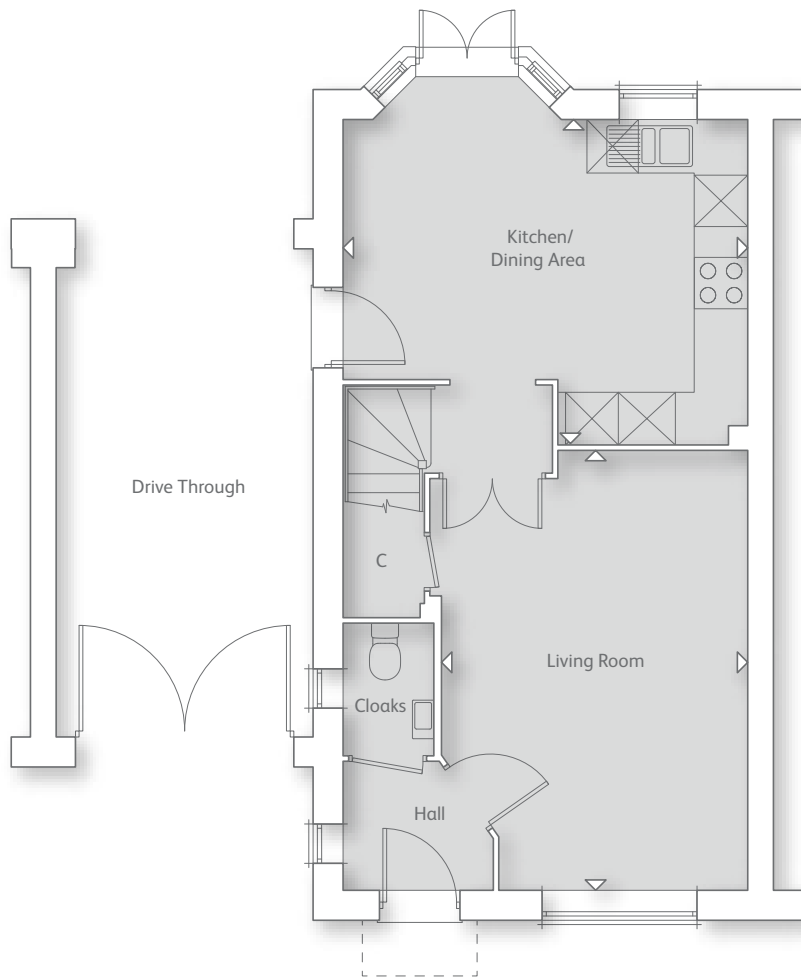


# THE WOODCOTE

4 BEDROOM HOME







GROUND FLOOR

Kitchen/Dining Area	Living Room
4.67m x 2.74m    15' 3" x 12' 3"	5.08m x 3.52m    16' 7" x 11' 6"



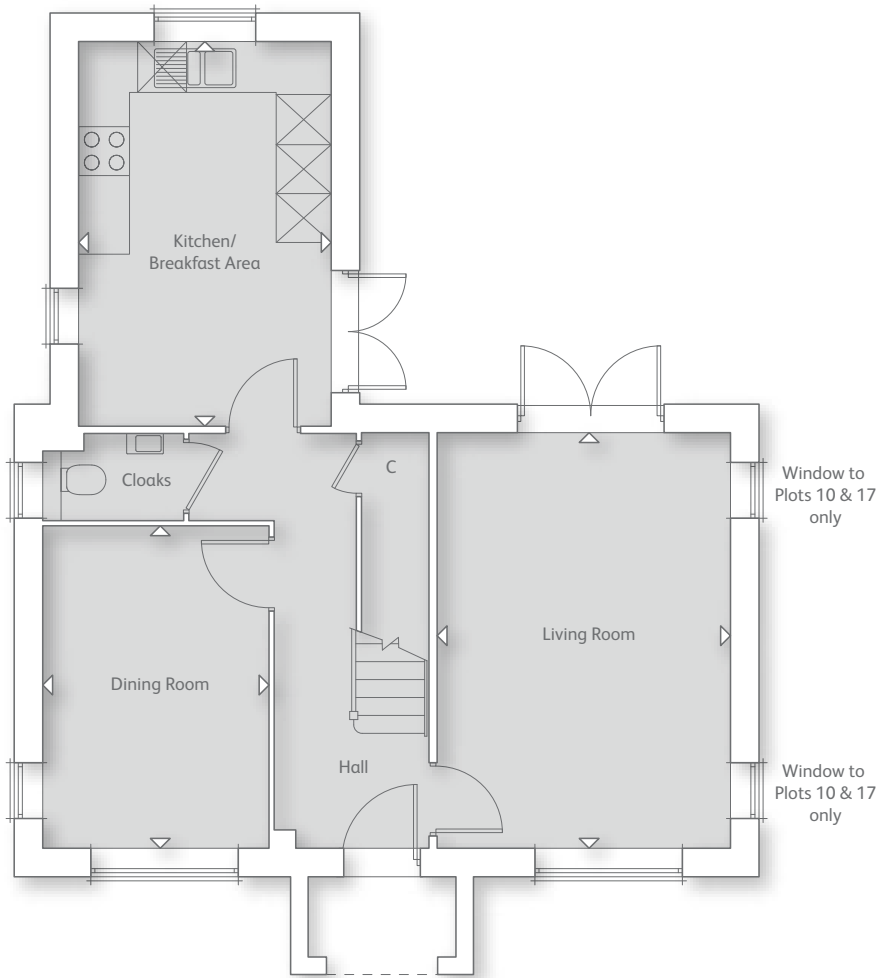
FIRST FLOOR

Master Bedroom	Bedroom 3
3.37m x 2.94m    11' 0" x 9' 7"	3.45m x 2.61m    11' 4" x 8' 6"
Bedroom 2	Bedroom 4
4.67m x 2.96m    15' 3" x 9' 8"	2.89m x 1.93m    9' 5" x 6' 4"

# THE RICHMOND

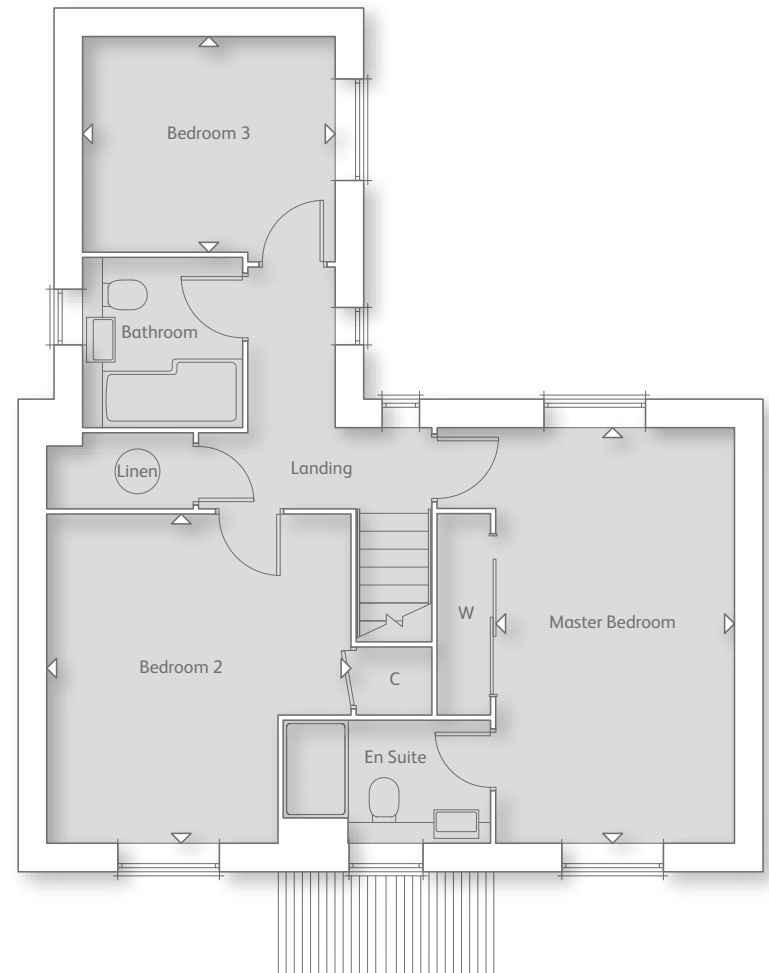
3 BEDROOM HOME





GROUND FLOOR

Kitchen/Breakfast Area 4.66m x 3.04m    15' 3" x 9' 11"	Dining Room 3.90m x 2.72m    12' 9" x 8' 10"
Living Room 5.04m x 3.54m    16' 6" x 11' 7"	



FIRST FLOOR

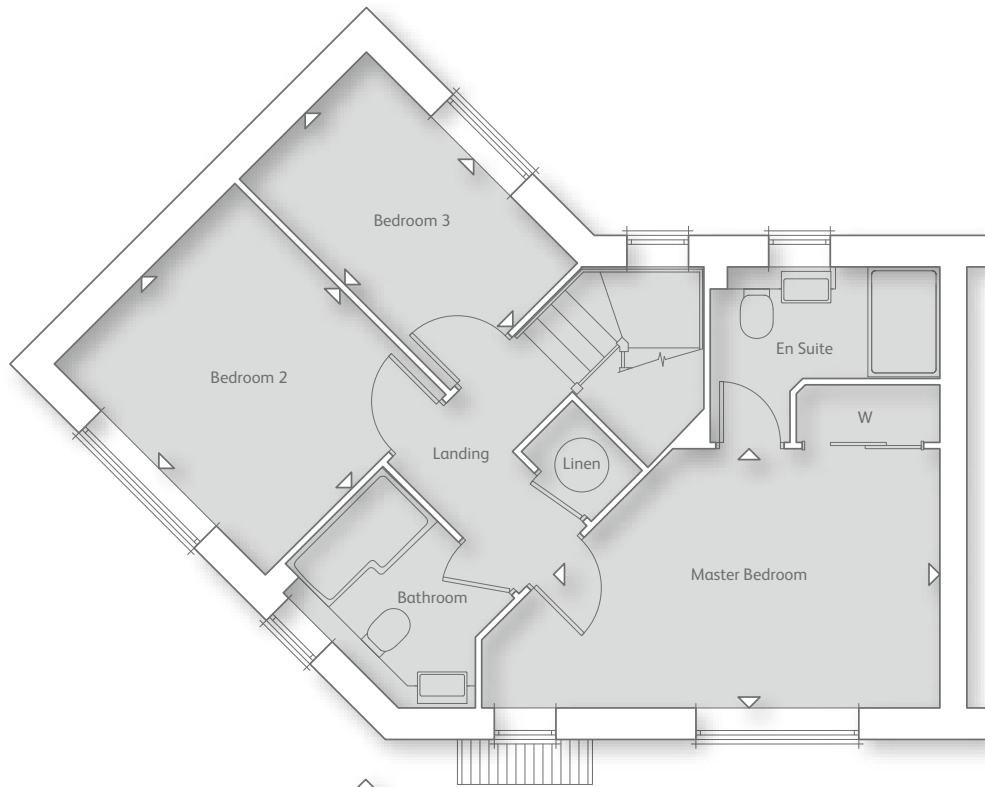
Master Bedroom 5.04m x 2.87m    16' 6" x 9' 5"	Bedroom 3 3.04m x 2.59m    9' 11" x 8' 5"
Bedroom 2 3.98m x 3.67m    13' 0" x 12' 0"	



# THE MELBURY

3 BEDROOM HOME



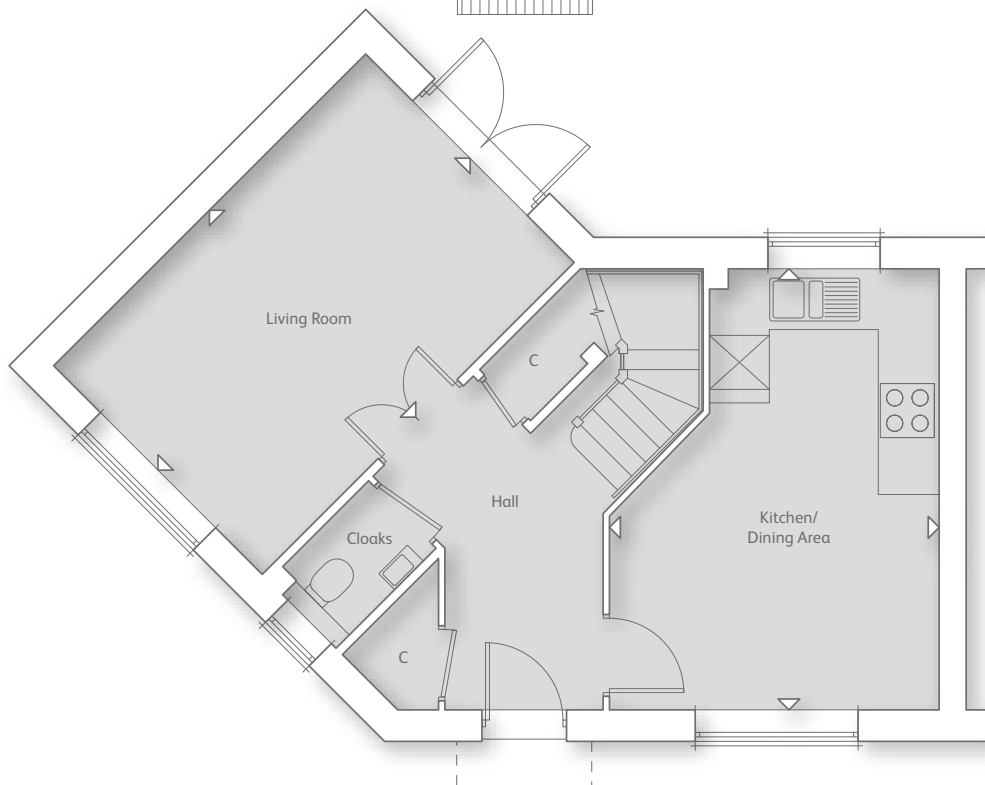


### FIRST FLOOR

Master Bedroom  
 4.55m x 2.82m    14' 11" x 9' 3"

Bedroom 2  
 3.26m x 2.78m    10' 8" x 9' 1"

Bedroom 3  
 3.26m x 1.94m    10' 8" x 6' 4"



### GROUND FLOOR

Kitchen/Dining Area  
 4.84m x 3.90m    15' 10" x 12' 9"

Living Room  
 4.84m x 3.22m    15' 10" x 10' 6"

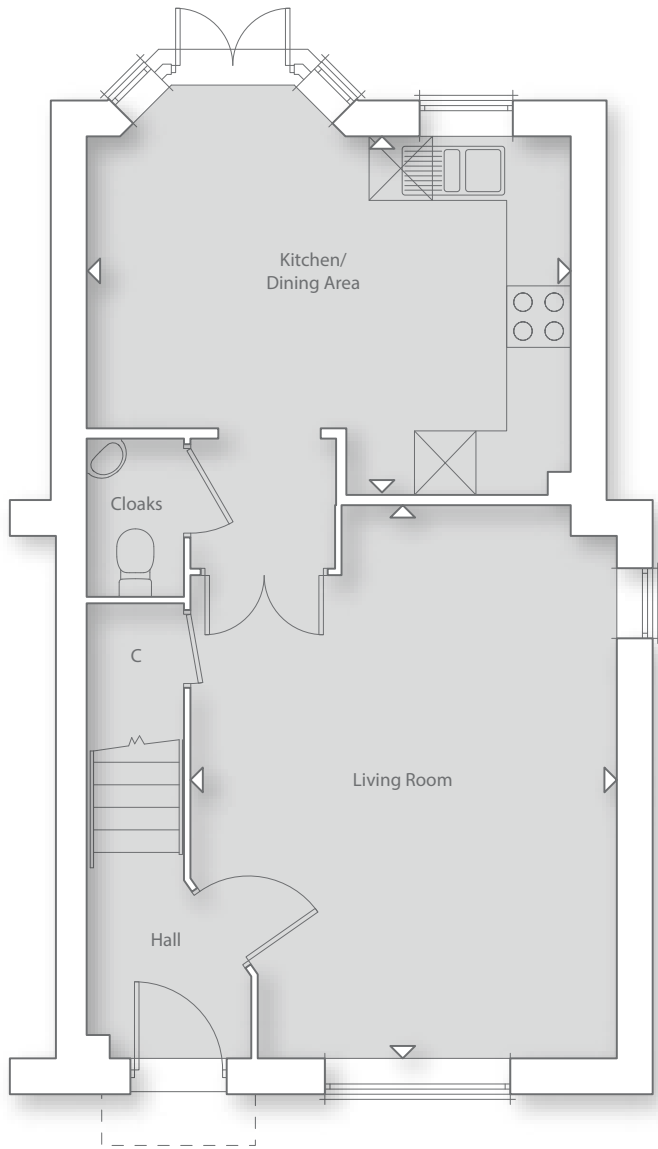


# THE BLACKTHORN

3 BEDROOM HOME

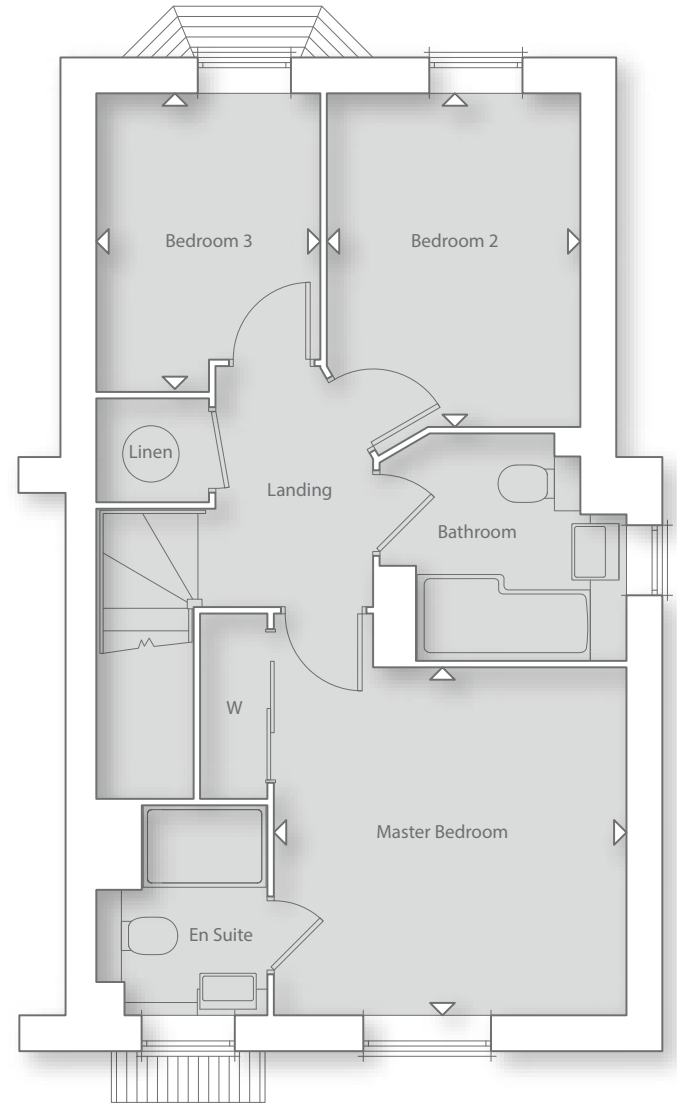






GROUND FLOOR

Kitchen/Dining Area	Living Room
4.67m x 3.44m    15' 3" x 11' 3"	5.34m x 4.10m    17' 6" x 13' 5"



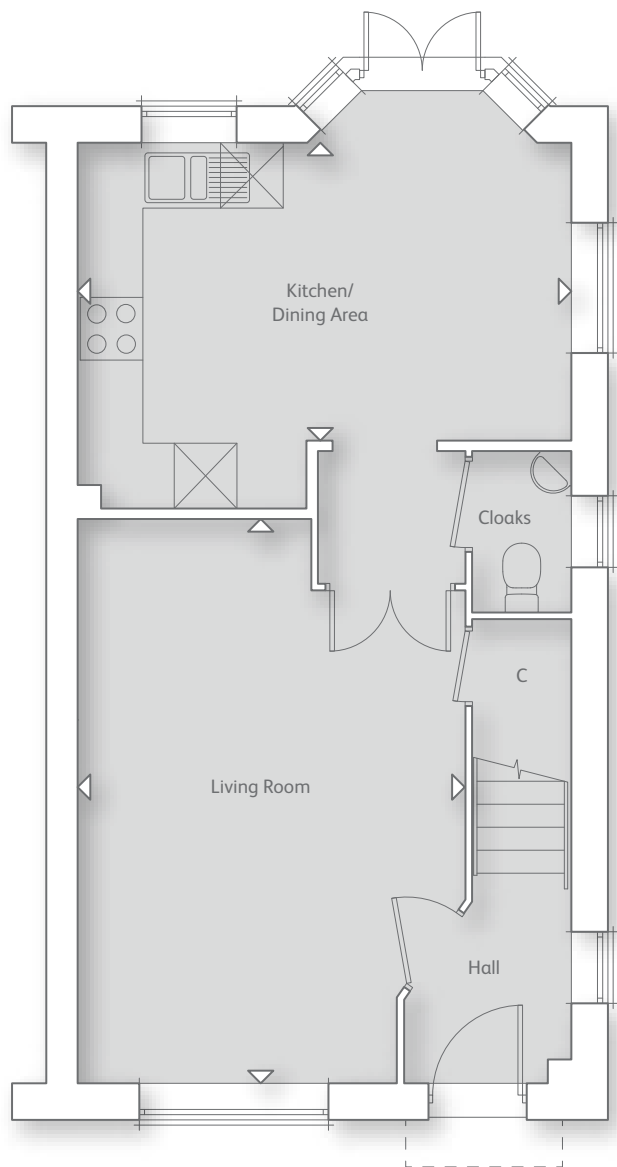
FIRST FLOOR

Master Bedroom	Bedroom 3
3.38m x 3.34m    11' 1" x 10' 11"	2.86m x 2.13m    9' 4" x 6' 11"
Bedroom 2	
3.20m x 2.42m    10' 5" x 7' 11"	

# THE EBURY

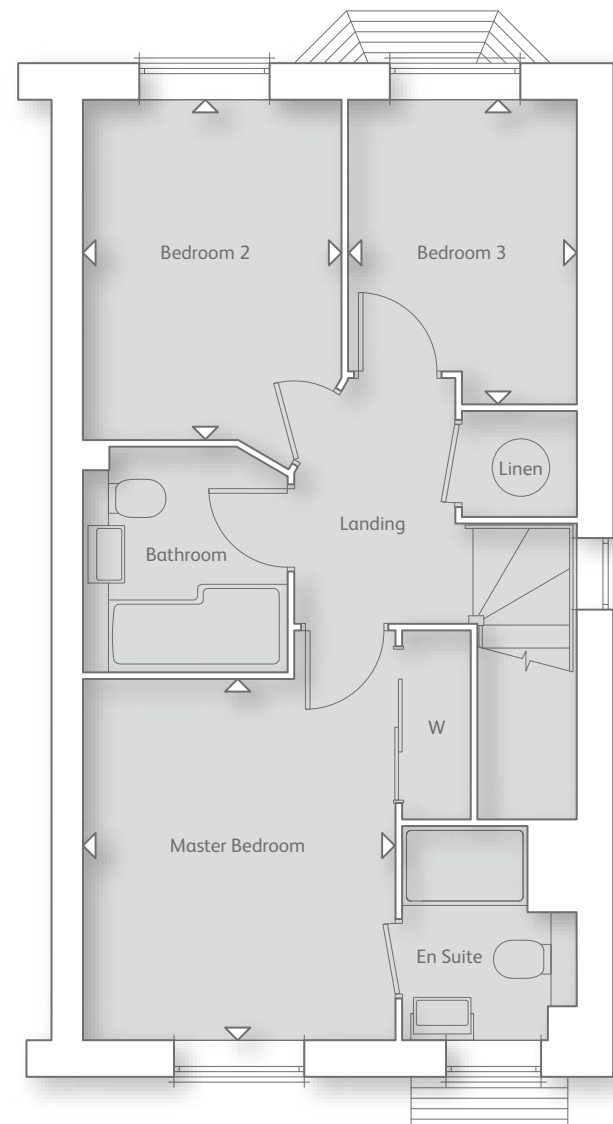
3 BEDROOM HOME





GROUND FLOOR

Kitchen/Dining Area	Living Room
4.66m x 2.79m    15' 3" x 9' 1"	5.34m x 3.65m    17' 6" x 11' 11"



FIRST FLOOR

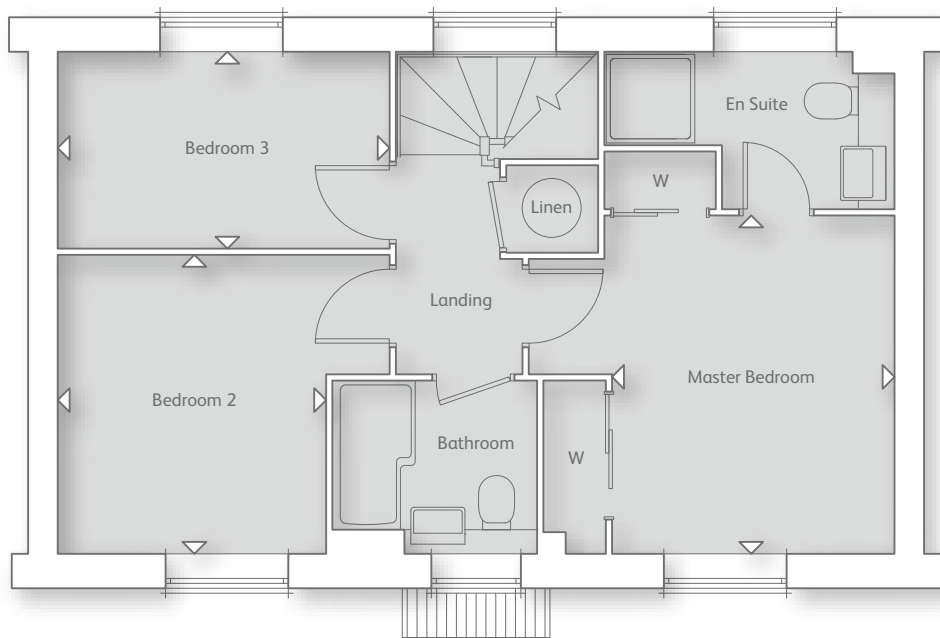
Master Bedroom	Bedroom 3
3.40m x 2.93m    11' 1" x 9' 7"	2.86m x 2.13m    9' 4" x 6' 11"
Bedroom 2	
3.20m x 2.41m    10' 5" x 7' 11"	



# THE LAUNTON

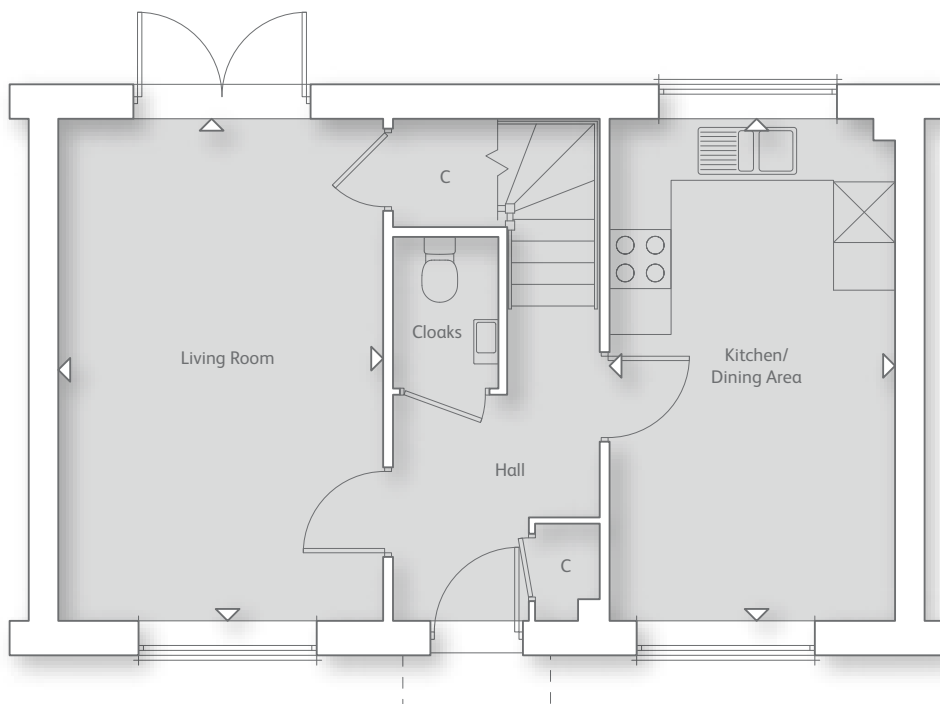
3 BEDROOM HOME





### FIRST FLOOR

Master Bedroom	3.37m x 2.81m	11' 0" x 9' 2"
Bedroom 2	2.98m x 2.67m	9' 9" x 8' 9"
Bedroom 3	3.31m x 1.94m	10' 10" x 6' 4"



### GROUND FLOOR

Kitchen/Dining Area	5.04m x 2.84m	16' 6" x 9' 3"
Living Room	5.04m x 3.24m	16' 6" x 10' 7"

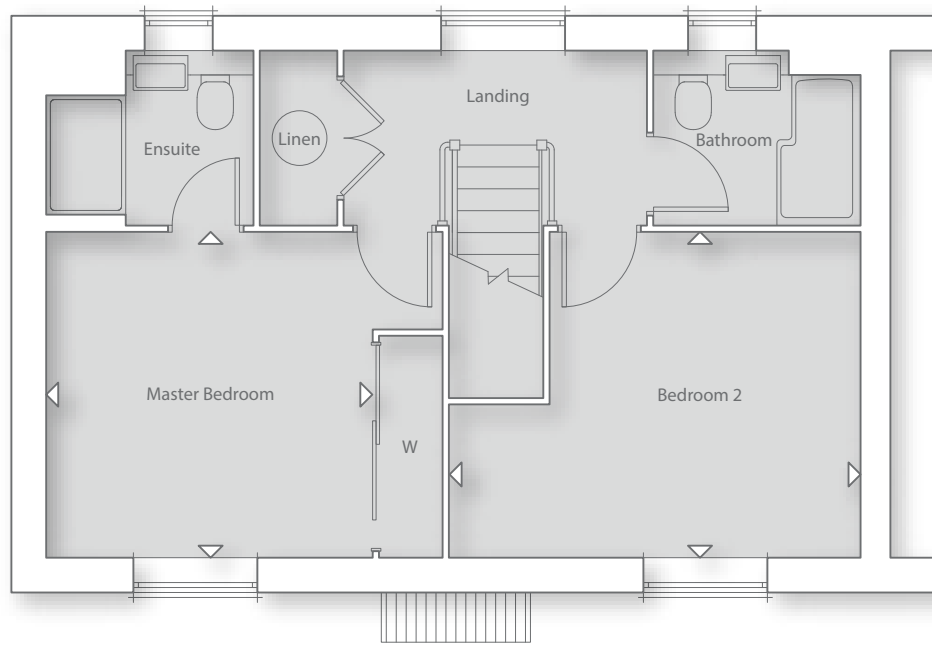


# THE FENCOTT

2 BEDROOM HOME

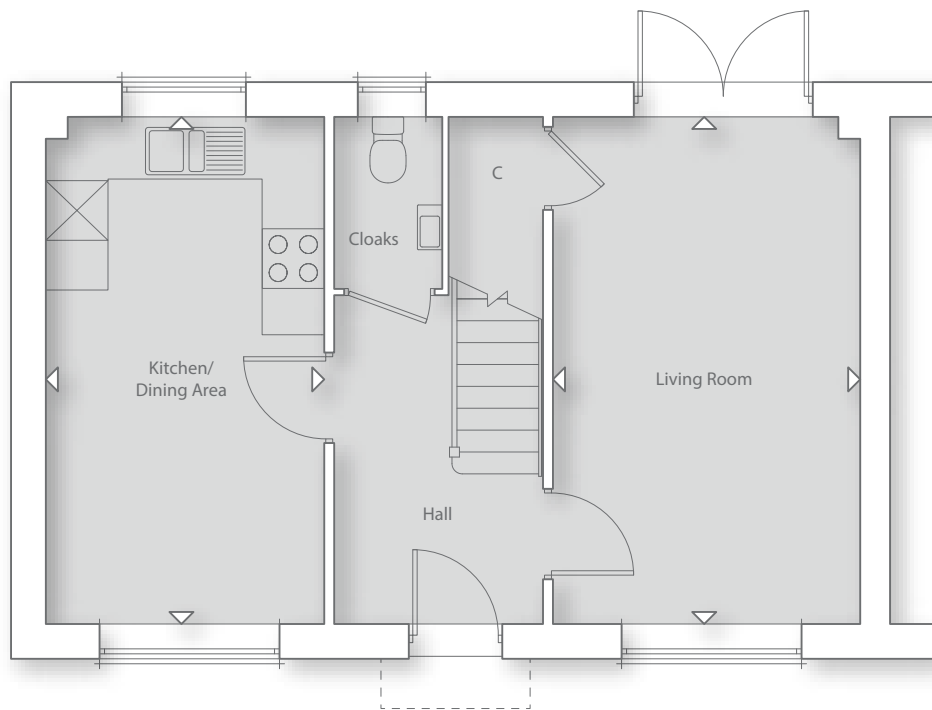






FIRST FLOOR

Master Bedroom	3.22m x 3.22m	10' 6" x 10' 6"
Bedroom 2	3.22m x 4.08m	10' 6" x 13' 4"



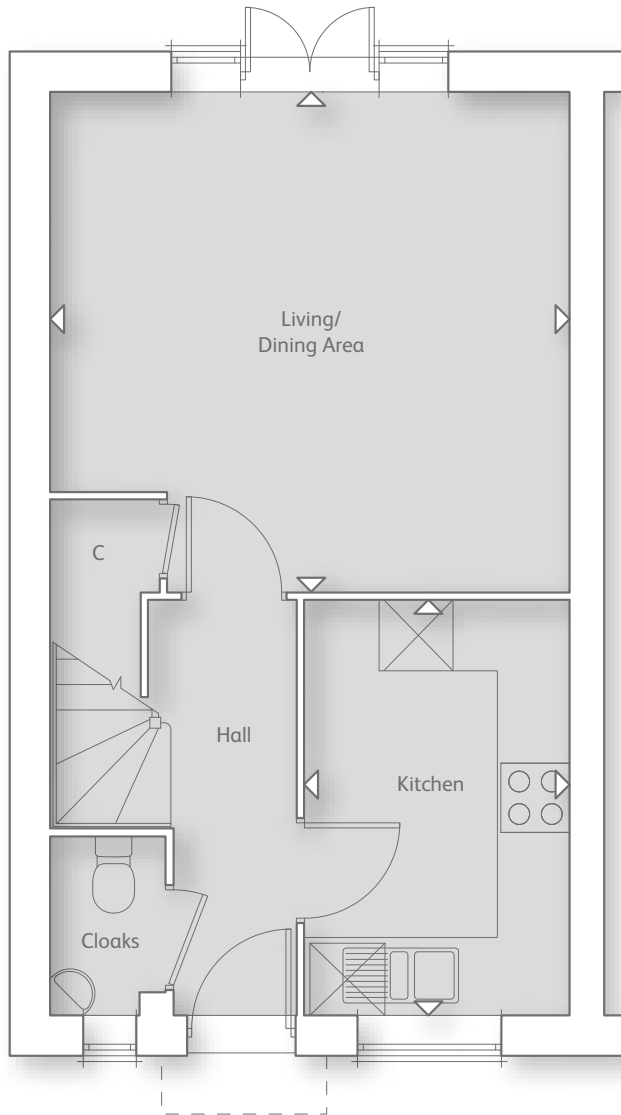
GROUND FLOOR

Kitchen/Dining Area	5.04m x 2.74m	16' 6" x 8' 11"
Living Room	5.04m x 3.03m	16' 6" x 9' 11"

# THE TILSEY

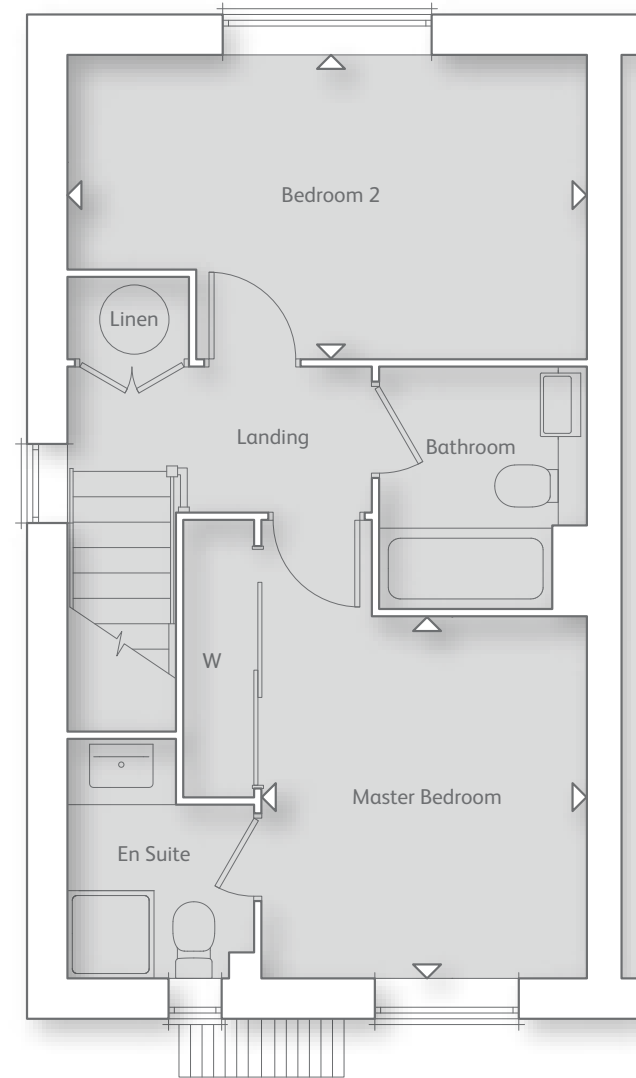
2 BEDROOM HOME





GROUND FLOOR

Kitchen		Living/Dining Area	
3.54m x 2.24m	11' 7" x 7' 4"	4.44m x 4.28m	14' 6" x 14' 0"



FIRST FLOOR

Master Bedroom		Bedroom 2	
3.07m x 2.76m	10' 0" x 9' 0"	4.44m x 2.58m	14' 6" x 8' 5"



# INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

## QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our sales centre after launch. We also offer a range of incentives to help you get started with your new home.



THE CLIFTON	THE ARNCOTT	THE BAROQUE	THE BROUGHTON	THE CHIPPERFIELD	THE LEICESTER	THE MERTON	THE ASHFORD	THE LONGWICK	THE WOODCOTE	THE RICHMOND	THE MELBURY	THE BLACKTHORN	THE EBURY	THE LAUNTON	THE FENCOTT	THE TILSEY
5 & 4 BEDROOM HOMES										3 & 2 BEDROOM HOMES						

### KITCHEN AND APPLIANCES

High quality furniture with storage/ workspace	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Granite worktops with up-stand to Kitchen only	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Laminate worktops with up-stand to Kitchen or Utility†	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Chimney extractor hood	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless Steel double electric oven with 5 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel double electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel single electric oven with 4 gas burner hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Fridge/Freezer	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Dishwasher	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Washing Machine	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Integrated Microwave	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■



† Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

	THE CLIFTON	THE ARNCOTT	THE BAROQUE	THE BROUGHTON	THE CHIPPERFIELD	THE LEICESTER	THE MERTON	THE ASHFORD	THE LONGWICK	THE WOODCOTE	THE RICHMOND	THE MELBURY	THE BLACKTHORN	THE EBURY	THE LAUNTON	THE FENCOTT	THE TILSEY
	5 & 4 BEDROOM HOMES										3 & 2 BEDROOM HOMES						

**DECORATION & JOINERY**

Smooth ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Pencil rounded white painted skirtings and architraves	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White panelled or veneer internal doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobe to Master Bedroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in wardrobes to Bedroom 2	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Built-in storage to other Bedroom(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

**SECURITY & COMFORT**

Brick and block construction	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark 10 year cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Gas central heating	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Intruder alarms	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Smoke detectors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Hardwood front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Composite front door and multipoint locking system	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu windows and French casement doors†	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Recessed downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s)†	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■



THE CLIFTON	THE ARNCOTT	THE BAROQUE	THE BROUGHTON	THE CHIPPERFIELD	THE LEICESTER	THE MERTON	THE ASHFORD	THE LONGWICK	THE WOODCOTE	THE RICHMOND	THE MELBURY	THE BLACKTHORN	THE EBURY	THE LAUNTON	THE FENCOTT	THE TILSEY
5 & 4 BEDROOM HOMES										3 & 2 BEDROOM HOMES						

### BATHROOM, EN SUITE & CLOAKROOM

White sanitaryware and chrome fittings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ceramic wall tiles	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fitted furniture to Bathroom, En Suite(s) and Cloakroom <sup>†</sup>	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shower enclosure with thermostatic shower in En Suite(s) <sup>†</sup>	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■



AQUALISA



manhattan



paula rosa



<sup>†</sup> Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown. <sup>‡</sup>Please note that there is no fitted furniture in the Cloakrooms of The Longwick, The Woodcote, The Blackthorn, The Ebury, The Launton, The Fencott or The Tilsey.

# TRANSPORT & CONNECTIONS

## EDUCATION

- LANGFORD VILLAGE COMMUNITY SCHOOL  
2.5 miles
- ST MARY'S CATHOLIC PRIMARY SCHOOL  
3.3 miles
- THE BICESTER SCHOOL  
3.4 miles
- BROOKSIDE PRIMARY SCHOOL  
3.6 miles
- LAUNTON CHURCH OF ENGLAND PRIMARY SCHOOL  
3.9 miles
- FIVE ACRES PRIMARY SCHOOL  
4 miles
- THE COOPER SCHOOL  
4.4 miles
- OXFORD UNIVERSITY  
12.1 miles

## BY TRAIN

- FROM BICESTER NORTH RAIL STATION
- HIGH WYCOMBE  
28 minutes
- LEAMINGTON SPA  
30 minutes
- WARWICK  
35 minutes
- LONDON MARYLEBONE  
52 minutes
- SOLIHULL  
54 minutes
- BIRMINGHAM MOOR STREET  
66 minutes
- BIRMINGHAM SNOW HILL  
69 minutes

## BY CAR

- BICESTER  
3 miles
- BICESTER VILLAGE  
3.1 miles
- BICESTER NORTH TRAIN STATION  
3.8 miles
- M40  
5.5 miles (JCT 9)
- A34  
7 miles
- OXFORD  
15 miles
- BANBURY  
22.8 miles
- READING  
41.7 miles
- HEATHROW  
50.8 miles

## ON FOOT

- TURNERS ARMS  
0.1 miles
- POST OFFICE  
0.2 miles
- THE CHURCH OF ST MARY THE VIRGIN  
0.2 miles
- FIVE ACRES PRIMARY SCHOOL  
0.4 miles



## FROM THE M40

Leave the M40 at junction 9 (signed Oxford, Newbury A34, Bicester A41).

At the roundabout take the third exit if travelling northbound or first exit if travelling southbound onto the A41 towards Aylesbury and Bicester.

At the next roundabout continue ahead, at the next roundabout take the third exit to remain on the A41 to Aylesbury.

At the next roundabout take the third exit continuing to follow the A41.

Take the second right signposted to Ambrosden.

Continue into Ambrosden, after passing a school on your left take the next right onto Merton Road signposted to Merton.

Continue for 300 metres and you will find us on the left hand side (just after The Turners Arms Public House).

SAT NAV: OX25 2LZ

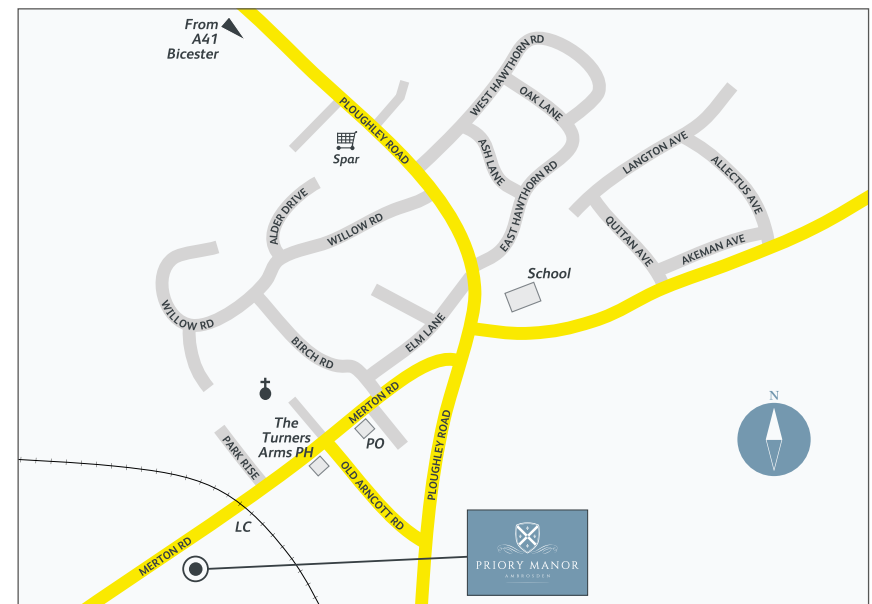


## BY TRAIN

Bicester Town is the nearest railway station, we are a 2.5 mile (10 minute) taxi ride from the station.

Bicester North is also nearby, we are a 3.5 mile (14 minute) taxi ride from the station.

For further information on train times and fares, please call the National Rail Enquiry Line on 03457 48 49 50, or check the railtrack website on [www.nationalrail.co.uk](http://www.nationalrail.co.uk)







★★★★★  
5 STAR HOME BUILDER  
CUSTOMER SATISFACTION

**HBF** 2016  
HOME BUILDERS FEDERATION

The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Priory Manor progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation September 2016.



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HOMES.CO.UK