CRABHILL AT KINGSGROVE

ST.MODWEN HOMES

Crabhill at Kingsgrove, 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.

CRABHILL
WANTAGE

DEVELOPMENT LAYOUT

- The Almond (1857) — 5 bedroom home
- The Mayne (1774) — 4 bedroom home
- The Keyne (1664) — 5 bedroom home
- The Cuthbert (1513) — 5 bedroom home
- The Garnet (1474) — 4 bedroom home
- The Barlow (1379) — 4 bedroom home
- The Clermont (1336) — 4 bedroom home
- The Paris (1318) — 4 bedroom home
- The Becket (1210) — 4 bedroom home
- The Edwena (1036) — 3 bedroom home
- The Kea (936) — 3 bedroom home
- The Webster (936) — 3 bedroom home
- The Houghton (920) — 3 bedroom home
- The Mirin (838) — 3 bedroom home
- The Cosmas (774) — 2 bedroom home
- Affordable Housing

BCP = Bin Collection Point

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 63105/AUGUST 2021

THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FIVE BEDROOM HOME

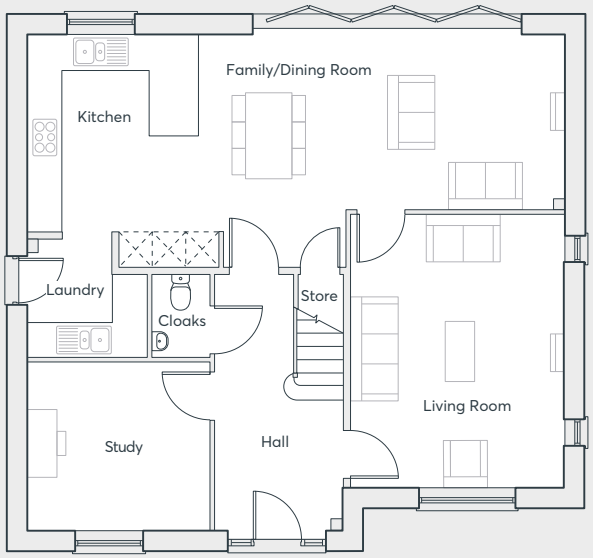
CRABHILL

WANTAGE

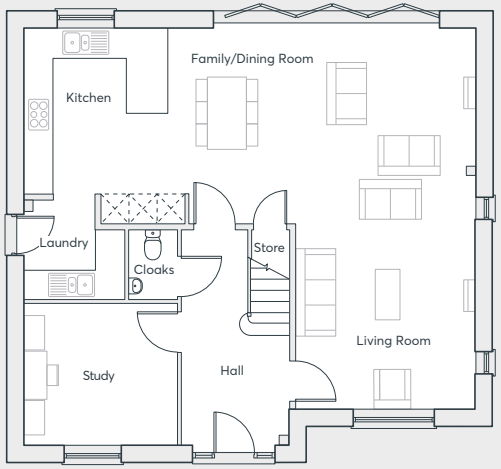
ST.MODWEN HOMES

THE ALMOND

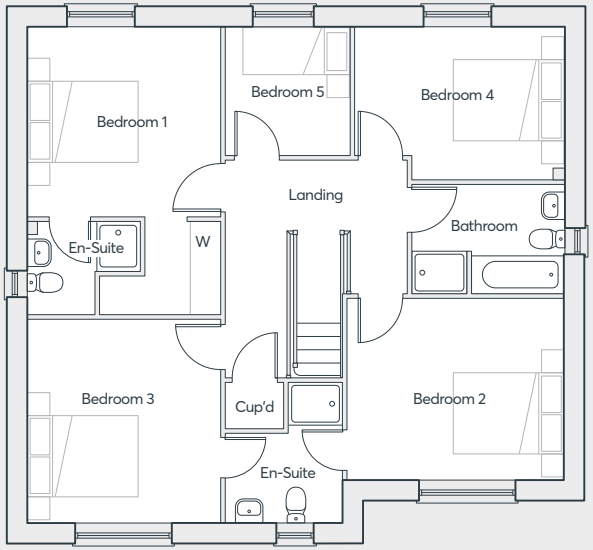
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Kitchen/Dining	4.25m × 9.86m	13'11" × 32'4"
Living Room	5.01m × 3.90m	16'5" × 12'10"
Study	3.37m × 3.08m	11'1" × 10'1"
Laundry	2.22m × 2.15m	7'4" × 7'1"
Bedroom 1	3.57m × 3.49m	11'8" × 11'5"
Bedroom 2	3.96m × 3.30m	13'0" × 10'10"
Bedroom 3	3.70m × 3.57m	12'2" × 11'8"
Bedroom 4	3.84m × 2.80m	12'7" × 9'2"
Bedroom 5	2.34m × 2.25m	7'8" × 7'5"
Bathroom	2.79m × 2.01m	9'2" × 6'7"
En-suite	2.56m × 2.13m	8'5" × 7'0"
En-suite	2.10m × 1.69m	6'10" × 5'6"

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.
SMP 63105/OCTOBER 2020

FIVE BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE CUTHBERT

- Large open plan kitchen/dining/family room with French doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- En-suite to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

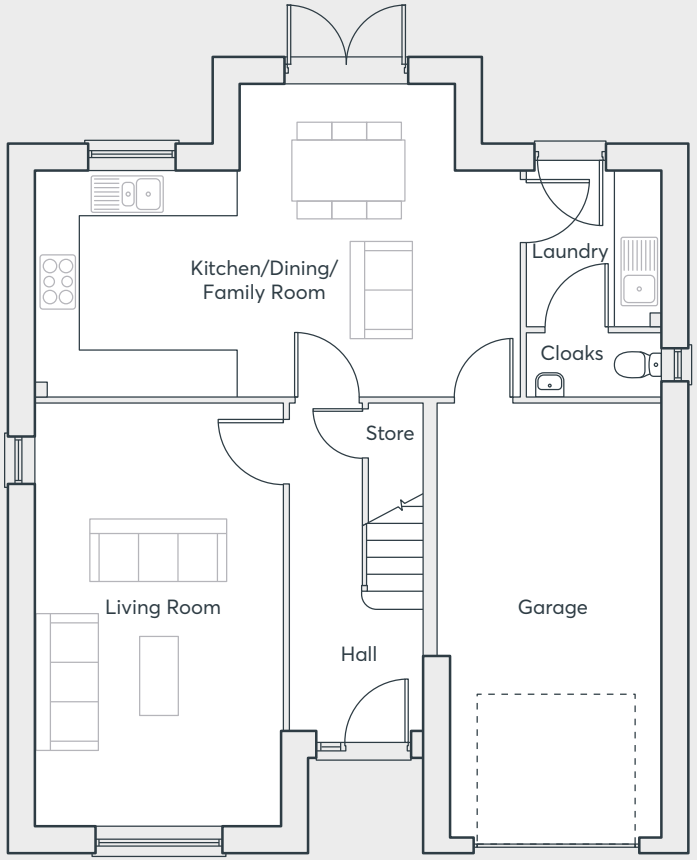
FIVE BEDROOM HOME

CRABHILL

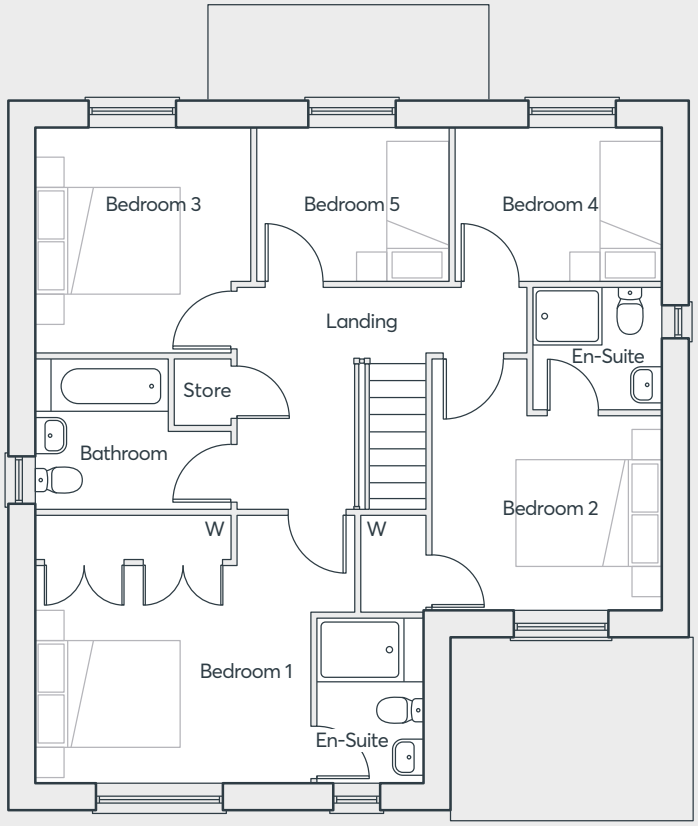
WANTAGE

ST.MODWEN HOMES

THE CUTHBERT



GROUND FLOOR



FIRST FLOOR

Kitchen	6.95m × 4.47m	22'10" × 14'8"
Living Room	6.03m × 3.56m	19'9" × 11'8"
Utility	2.24m × 1.93m	7'4" × 6'4"
Cloakroom	1.93m × 0.90m	6'4" × 2'11"
Garage	6.15m × 3.23m	20'2" × 10'7"
Bedroom 1	4.56m × 3.85m	15'0" × 12'8"
En-suite	1.85m × 1.72m	6'1" × 5'8"
Bedroom 2	3.61m × 3.28m	11'10" × 10'9"
En-suite	2.39m × 1.55m	7'10" × 5'1"
Bedroom 3	3.22m × 3.09m	10'7" × 10'2"
Bedroom 4	2.94m × 2.21m	9'8" × 7'3"
Bedroom 5	2.73m × 2.21m	8'11" × 7'3"
Bathroom	2.80m × 2.13m	9'2" × 7'0"

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.
SMP 63105/OCTOBER 2020

FIVE BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE KEYNE

- Large open plan kitchen/dining/family room with Bi-folding doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- En-suite to bedroom two and three
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

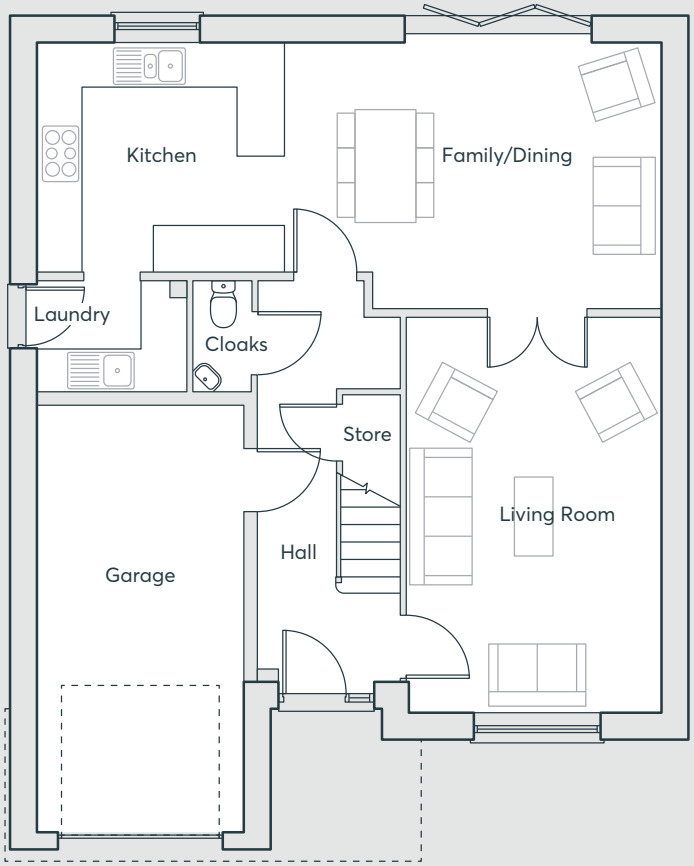
FIVE BEDROOM HOME

CRABHILL

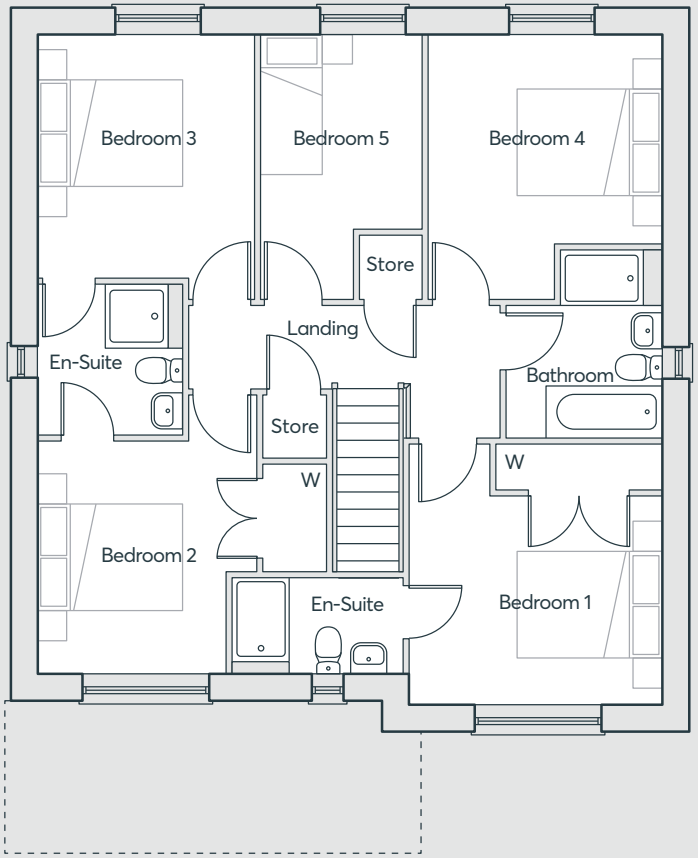
WANTAGE

ST.MODWEN HOMES

THE KEYNE



GROUND FLOOR



FIRST FLOOR

Kitchen	8.96m × 3.82m	29'5" × 12'6"
Living Room	5.66m × 3.67m	18'7" × 12'1"
Utility	2.15m × 1.59m	7'1" × 5'2"
Cloakroom	1.59m × 0.87m	5'2" × 2'10"
Garage	6.15m × 3.05m	20'2" × 10'0"
Bedroom 1	3.72m × 3.65m	12'3" × 12'0"
En-suite	2.12m × 2.05m	7'0" × 6'9"
Bedroom 2	4.01m × 3.13m	13'2" × 10'3"
En-suite	2.41m × 1.40m	7'11" × 4'7"
Bedroom 3	3.81m × 3.09m	12'6" × 10'2"
Bedroom 4	3.81m × 3.37m	12'6" × 11'1"
Bedroom 5	3.81m × 2.30m	12'6" × 7'7"
Bathroom	2.70m × 2.27m	8'10" × 7'5"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

FIVE BEDROOM HOME

ST.MODWEN HOMES

THE MAYNE

- Large open plan living room and kitchen/ dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe
- En-suite to bedroom two and bedroom three
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

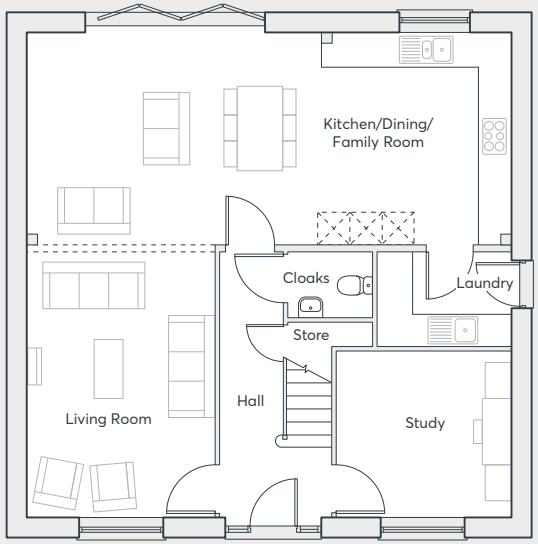
CRABHILL

WANTAGE

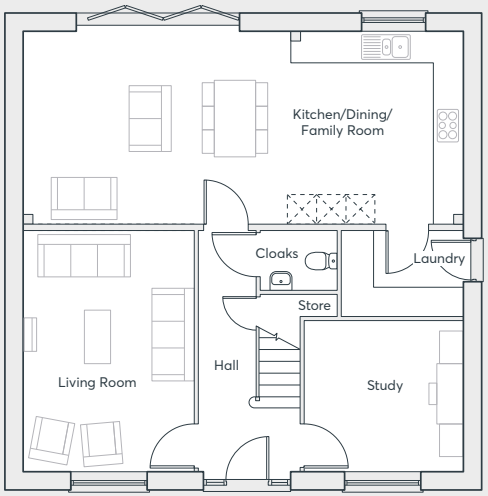
ST.MODWEN HOMES

THE MAYNE

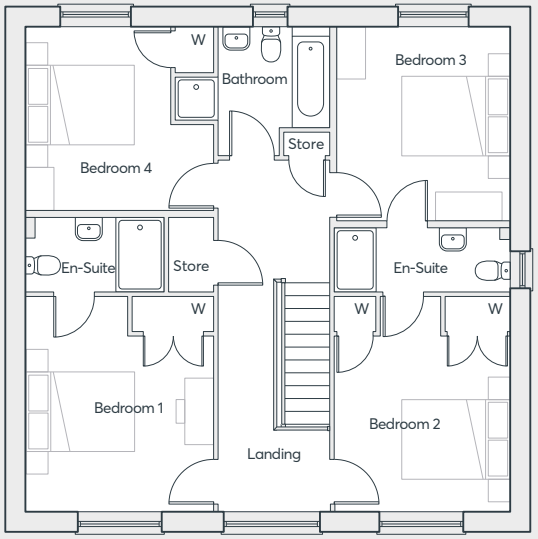
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Kitchen/Dining/Family Room		
	9.08m × 3.94m	29'9" × 12'11"
Living Room	5.14m × 3.53m	16'10" × 11'7"
Study	3.28m × 3.13m	10'9" × 10'3"
Laundry	2.51m × 1.77m	8'3" × 5'10"
Bedroom 1	4.01m × 3.53m	13'2" × 11'7"
Bedroom 2	4.01m × 3.28m	13'2" × 10'9"
Bedroom 3	3.66m × 3.26m	12'0" × 10'8"
Bedroom 4	3.53m × 3.46m	11'7" × 11'4"
Bathroom	2.89m × 2.44m	9'6" × 8'0"
En-suite	3.28m × 1.2m	10'9" × 3'11"
En-suite	2.61m × 1.40m	8'7" × 4'7"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL
WANTAGE

ST.MODWEN HOMES

THE GARNET

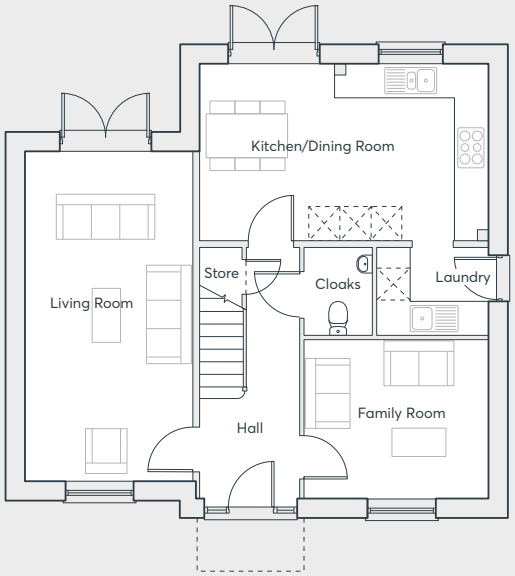
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

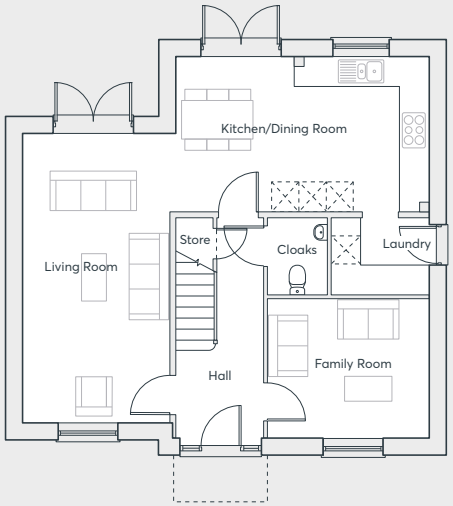
CRABHILL
WANTAGE

ST.MODWEN HOMES

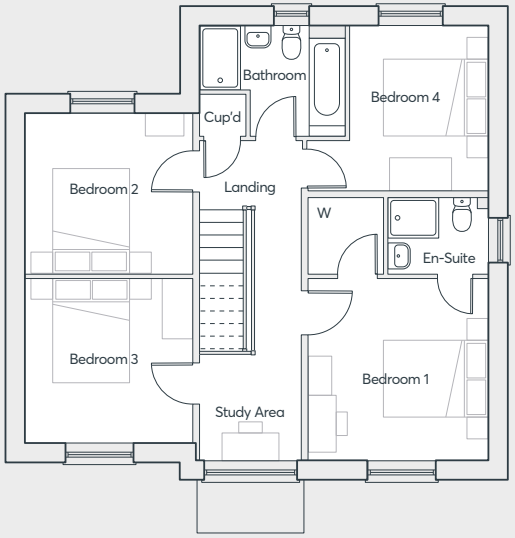
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



THE GARNET

Living Room	6.38m × 3.23m	20'11" × 10'7"
Family room	3.56m × 3.07m	11'8" × 10'1"
Kitchen/Dining	5.59m × 3.41m	18'4" 11'2"
Laundry Room	2.16m × 1.69m	7'1" × 5'6"
Cloakroom	1.69m × 1.31m	5'6" × 4'4"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
En-suite	1.95m × 1.51m	6'5" × 4'11"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	3.16m × 2.68m	10'5" × 8'9"
Bathroom	2.82m × 2.10m	9'3" × 6'11"
Wardrobe	1.51m × 1.47m	4'11" × 4'10"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE GARNET V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

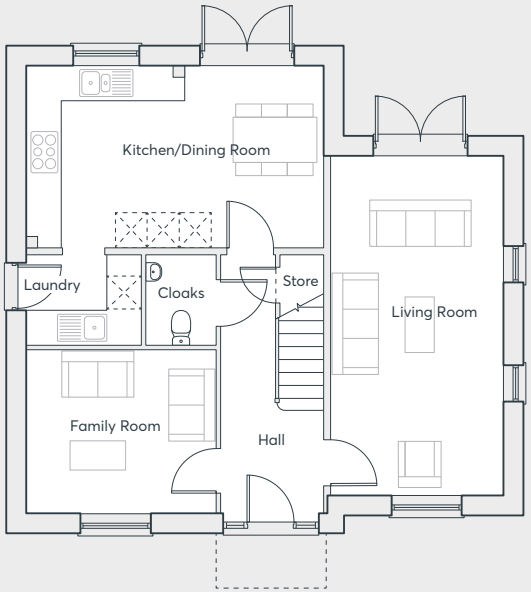
FOUR BEDROOM HOME

CRABHILL
WANTAGE

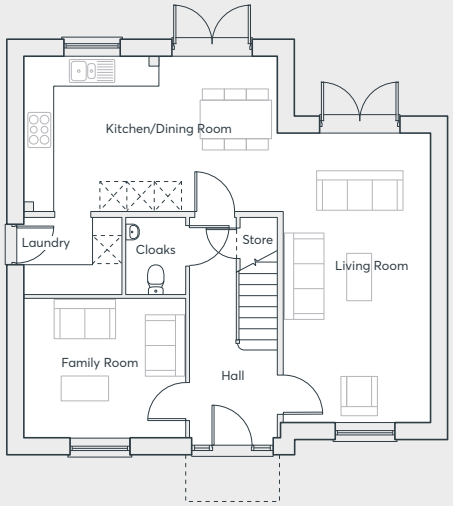
ST.MODWEN HOMES

THE GARNET V1

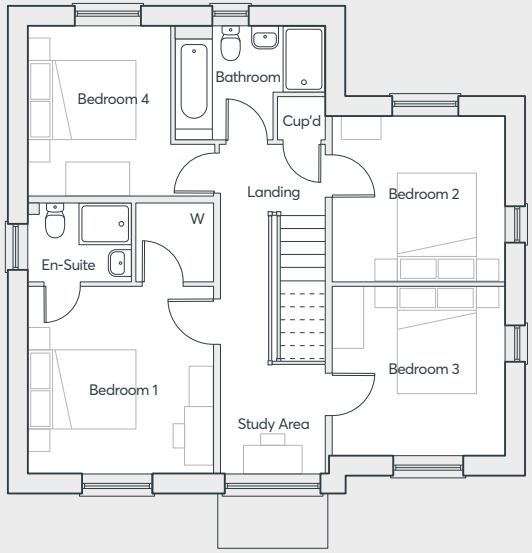
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Living Room	6.38m × 3.23m	20'11" × 10'7"
Family room	3.56m × 3.07m	11'8" × 10'1"
Kitchen/Dining	5.59m × 3.41m	18'4" 11'2"
Laundry Room	2.16m × 1.69m	7'1" × 5'6"
Cloakroom	1.69m × 1.31m	5'6" × 4'4"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
En-suite	1.95m × 1.51m	6'5" × 4'11"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	3.16m × 2.68m	10'5" × 8'9"
Bathroom	2.82m × 2.10m	9'3" × 6'11"
Wardrobe	1.51m × 1.47m	4'11" × 4'10"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL
WANTAGE

ST.MODWEN HOMES

THE CLERMONT

- Integral garage with internal access door
- Spacious kitchen/dining room with access to rear garden via bi-folding doors
- Living room with storage space
- Four bedrooms upstairs with the master bedroom featuring an en suite shower room
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

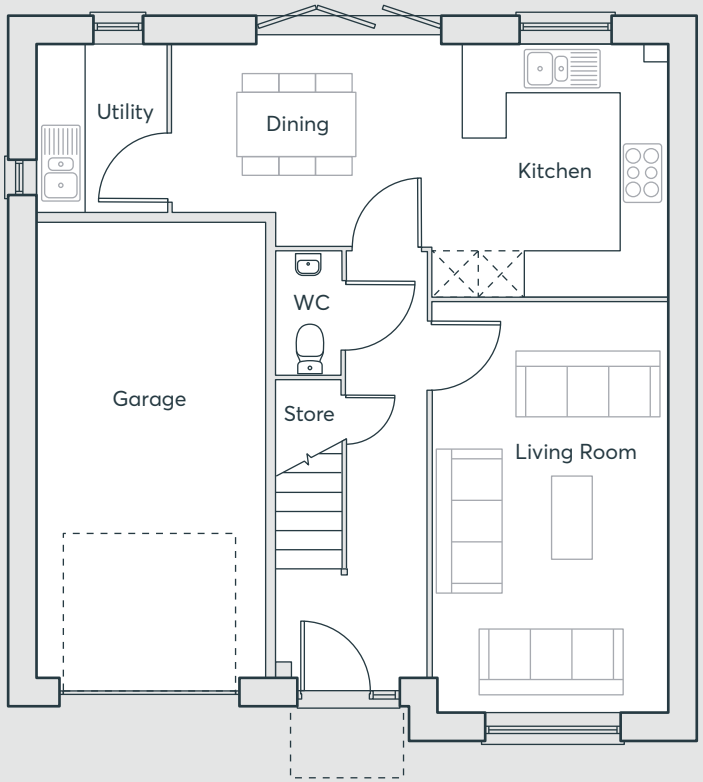
FOUR BEDROOM HOME

CRABHILL

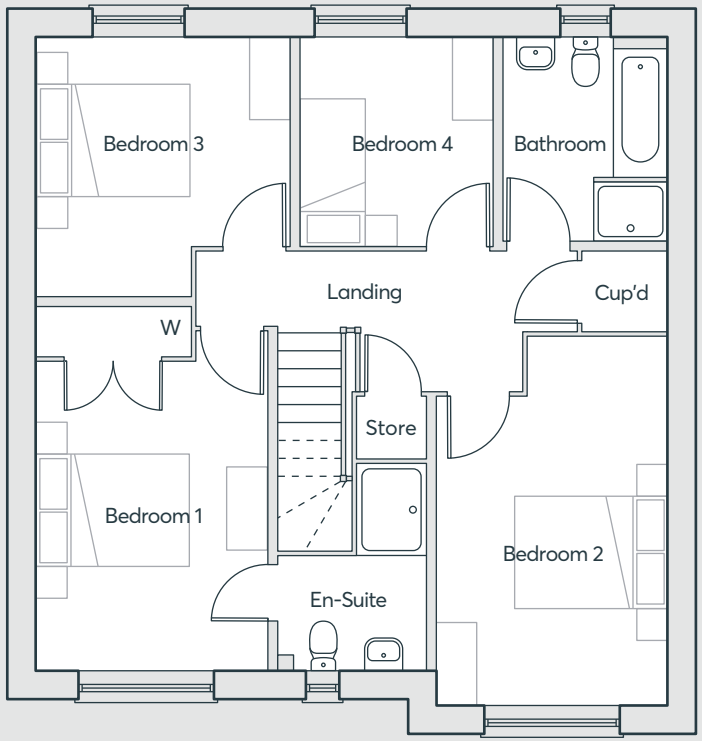
WANTAGE

ST.MODWEN HOMES

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	5.21m × 4.54m	17'1" × 14'11"
Kitchen	4.32m × 4.22m	14'2" × 13'10"
Dining Room	3.10m × 2.21m	10'2" × 7'3"
Cloakroom	0.90m × 2.21m	2'11" × 7'3"
Bedroom 1	3.10m × 4.08m	10'2" × 13'5"
En-suite	1.99m × 2.71m	6'6" × 8'11"
Bedroom 2	3.11m × 4.05m	10'2" × 13'3"
Bedroom 3	3.38m × 3.48m	11'1" × 11'5"
Bedroom 4	2.59m × 2.79m	8'6" × 9'2"
Bathroom	2.23m × 2.76m	7'4" × 9'1"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

FOUR BEDROOM HOME

ST.MODWEN HOMES

THE PARIS

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor.
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

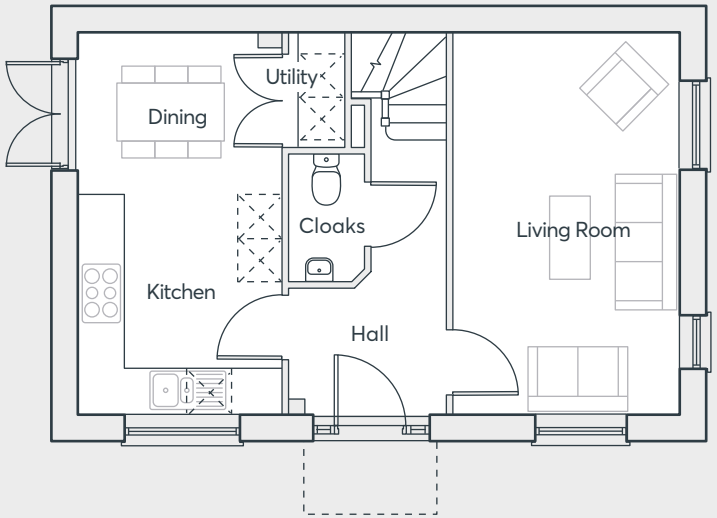
FOUR BEDROOM HOME

CRABHILL

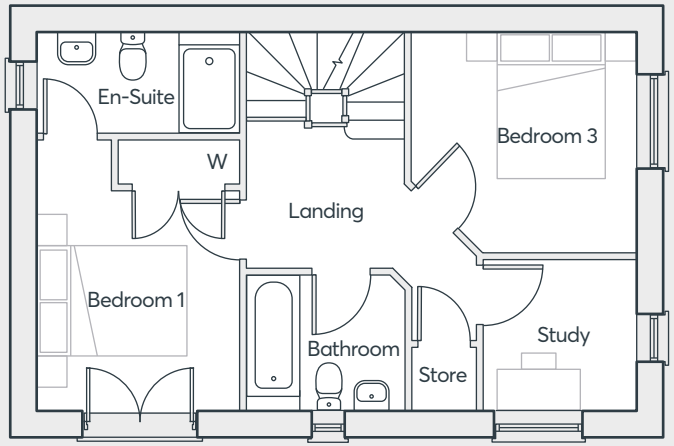
WANTAGE

ST.MODWEN HOMES

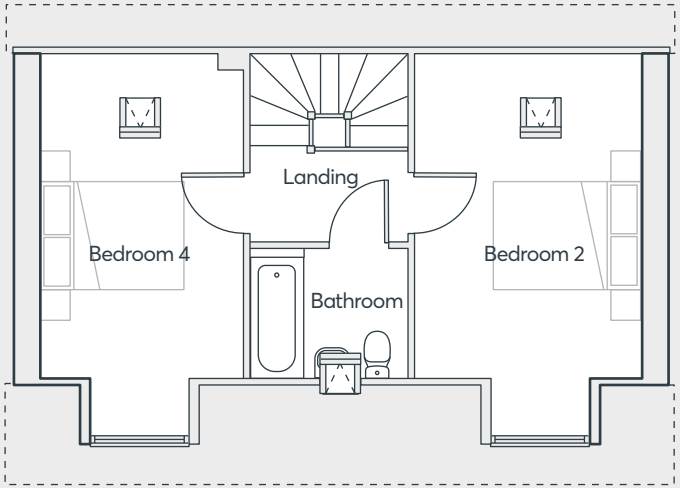
THE PARIS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.25m × 3.12m	17'3" × 10'3"
Kitchen/Dining	5.25m × 2.82m	17'3" × 9'3"
Cloakroom	1.75m × 1.04m	5'9" × 3'5"
Laundry	0.77m × 1.56m	2'6" × 5'1"
Bedroom 1	3.75m × 2.79m	12'3" × 9'2"
En-suite	2.79m × 1.42m	9'1" × 4'7"
Study	2.14m × 2.10m	7'0" × 6'11"
Bedroom 3	3.12m × 3.06m	10'3" × 10'0"
Bedroom 2	4.47m × 3.12m	14'8" × 10'3"
Bedroom 4	4.47m × 2.82m	14'8" × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE PARIS V1

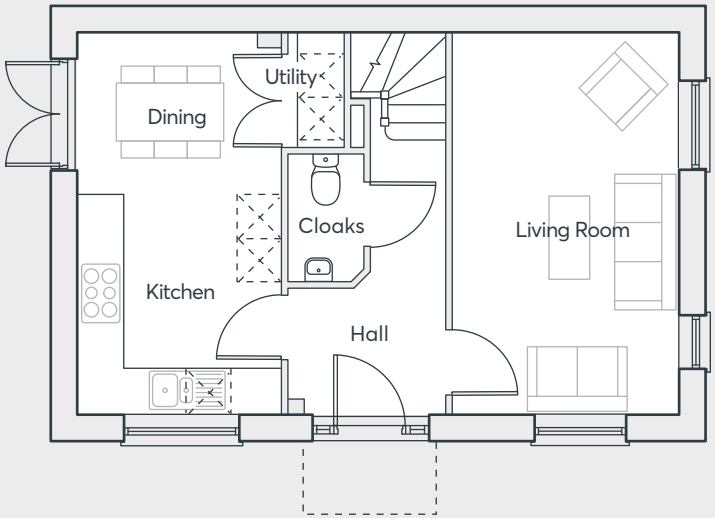
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor.
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

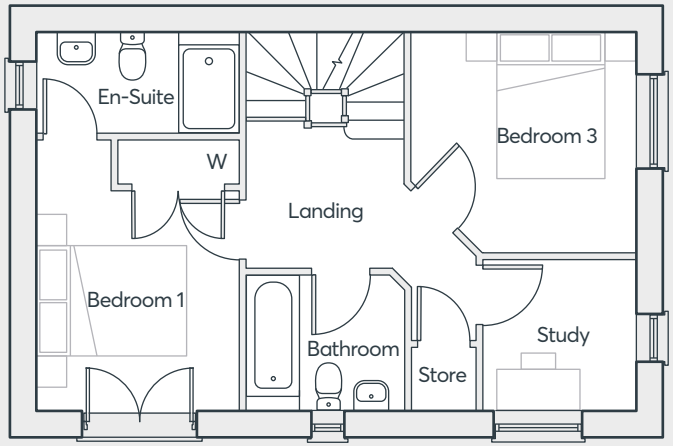
CRABHILL
WANTAGE

ST.MODWEN HOMES

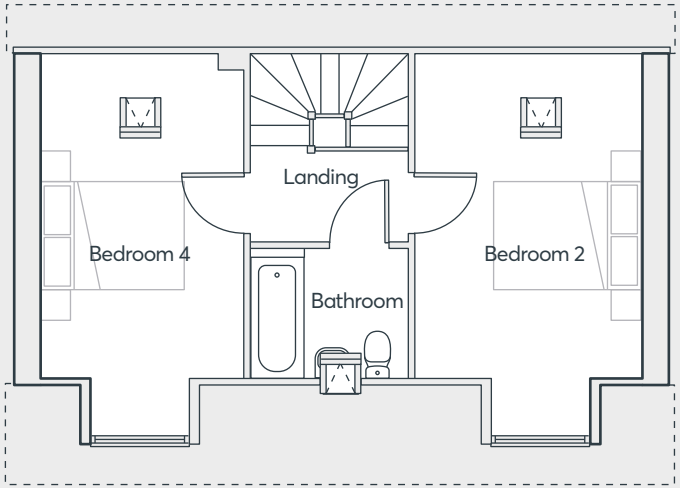
THE PARIS V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.25m × 3.12m	17'3" × 10'3"
Kitchen/Dining	5.25m × 2.82m	17'3" × 9'3"
Cloakroom	1.75m × 1.04m	5'9" × 3'5"
Laundry	0.77m × 1.56m	2'6" × 5'1"
Bedroom 1	3.75m × 2.79m	12'3" × 9'2"
En-suite	2.79m × 1.42m	9'1" × 4'7"
Study	2.14m × 2.10m	7'0" × 6'11"
Bedroom 3	3.12m × 3.06m	10'3" × 10'0"
Bedroom 2	4.47m × 3.12m	14'8" × 10'3"
Bedroom 4	4.47m × 2.82m	14'8" × 9'3"
Bathroom	2.18m × 1.80m	7'2" × 5'11"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL
WANTAGE

ST.MODWEN HOMES

THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

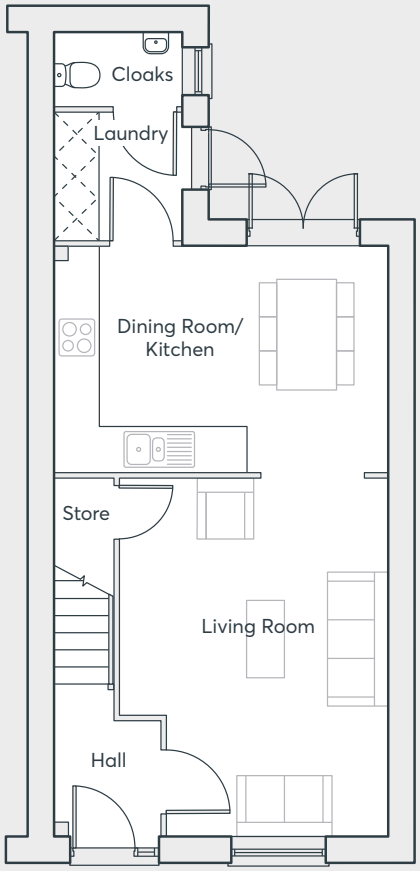
FOUR BEDROOM HOME

CRABHILL

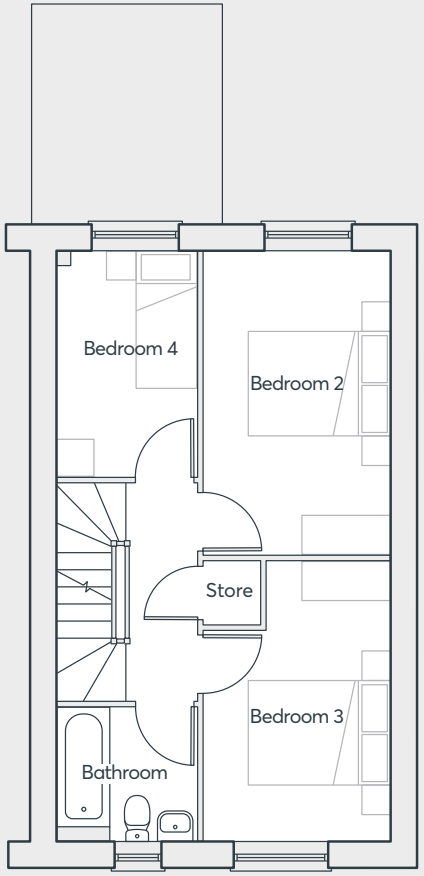
WANTAGE

ST.MODWEN HOMES

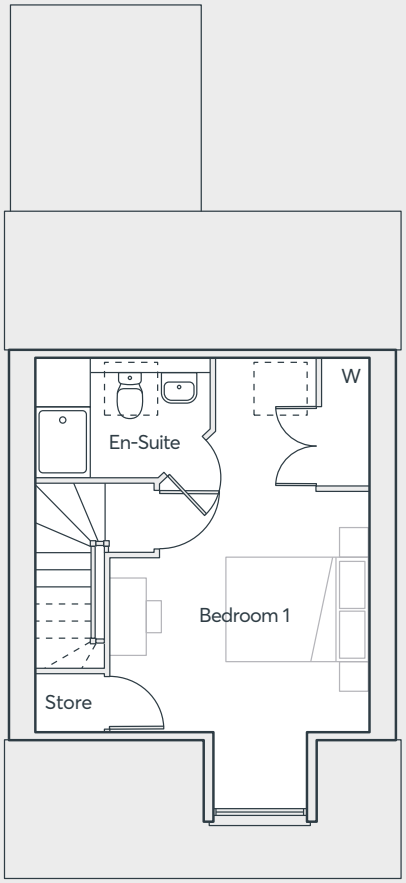
THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m × 3.81m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76	10'7" × 15'7"
Cloakroom	1.05m × 1.83m	3'5"' × 6'0"
Laundry	1.80m × 1.83m	5'11' × 6'0"
Bedroom 1	5.35m × 3.68m	17'7" × 12'1"
En-suite	1.70m × 2.51m	5'7" × 8'3"
Bedroom 2	4.31m × 2.64m	14'2" × 8'8"
Bedroom 3	3.97m × 2.64m	13'0" × 8'8"
Bedroom 4	3.21m × 2.02m	10'7" × 6'8"
Bathroom	1.91m × 2.03m	6'3" × 6'8"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE BECKET V2

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

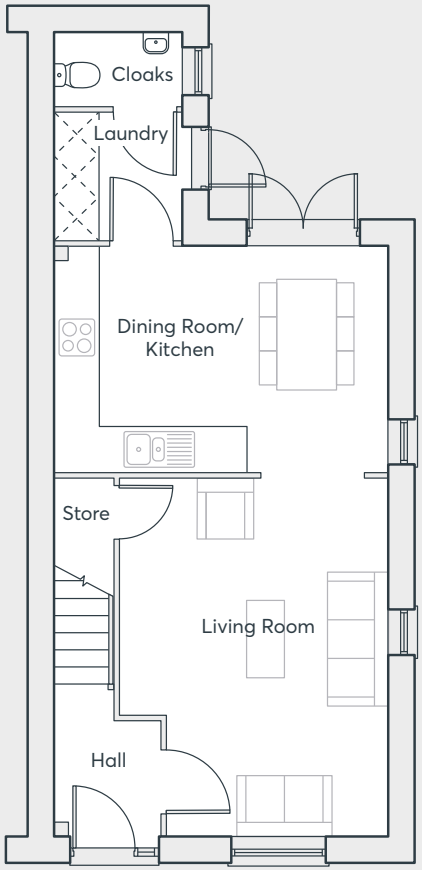
FOUR BEDROOM HOME

CRABHILL

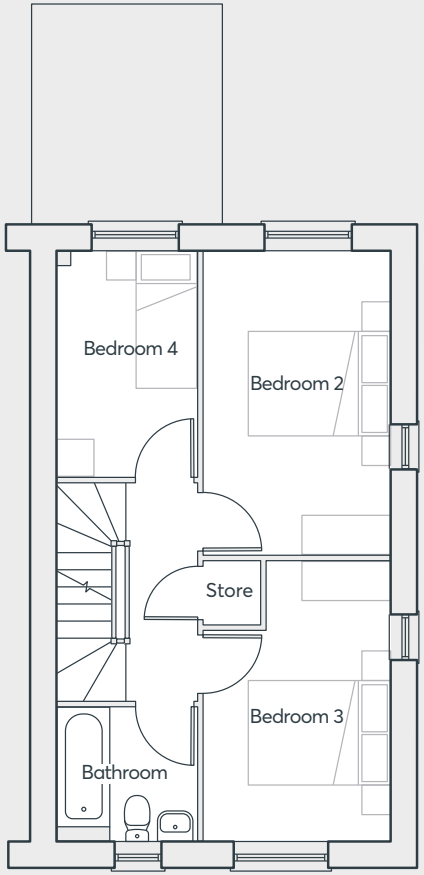
WANTAGE

ST.MODWEN HOMES

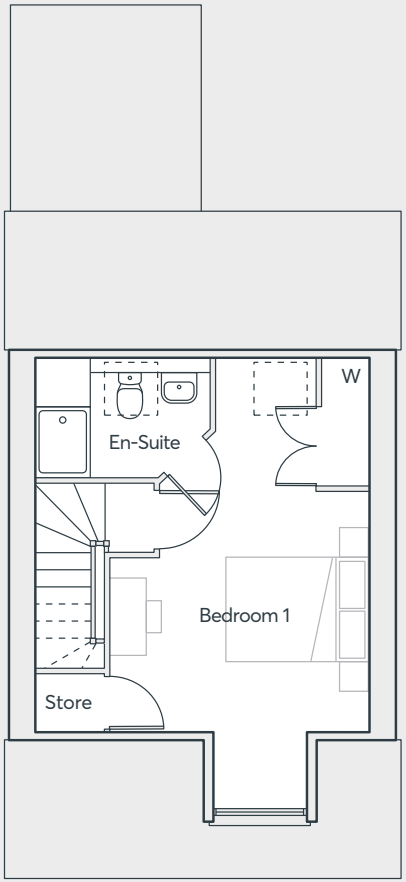
THE BECKET V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m × 3.81m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76	10'7" × 15'7"
Cloakroom	1.05m × 1.83m	3'5"' × 6'0"
Laundry	1.80m × 1.83m	5'11' × 6'0"
Bedroom 1	5.35m × 3.68m	17'7" × 12'1"
En-suite	1.70m × 2.51m	5'7" × 8'3"
Bedroom 2	4.31m × 2.64m	14'2" × 8'8"
Bedroom 3	3.97m × 2.64m	13'0" × 8'8"
Bedroom 4	3.21m × 2.02m	10'7" × 6'8"
Bathroom	1.91m × 2.03m	6'3" × 6'8"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL
WANTAGE

ST.MODWEN HOMES

THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

FOUR BEDROOM HOME

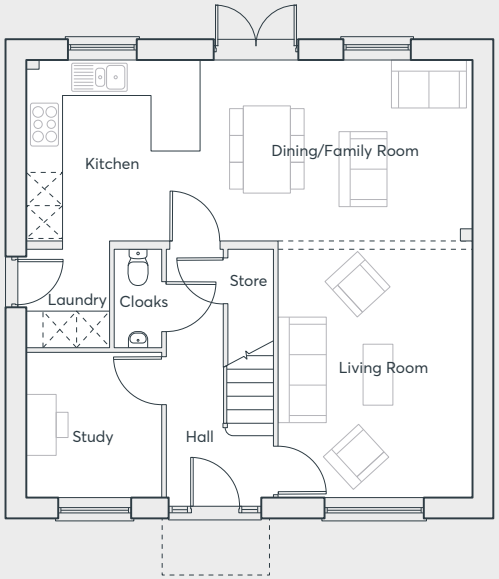
CRABHILL

WANTAGE

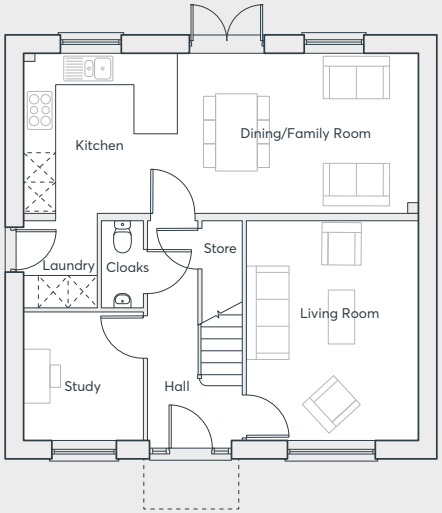
ST.MODWEN HOMES

THE BARLOW

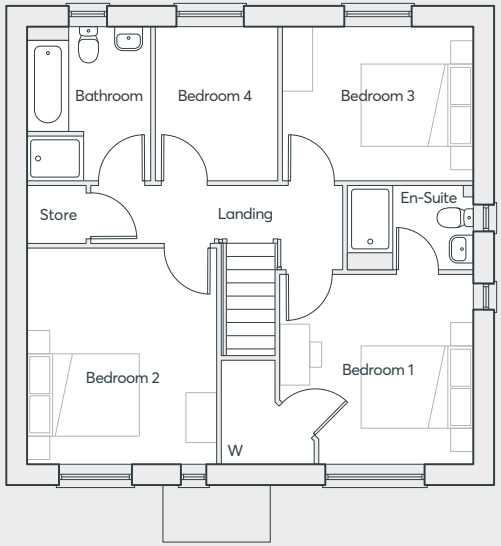
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



Living Room	3.50m × 4.65m	11'6" × 15'3"
Kitchen/Dining	8.06m × 3.28m	26'6" × 10'9"
Study	2.45m × 2.64m	8'0" × 8'8"
Laundry Room	1.50m × 1.78m	4'11" × 5'10"
Cloakroom	0.85m × 1.78m	2'9" × 5'10"
Bedroom 1	3.50m × 3.45m	11'6" × 11'4"
En-suite	2.29m × 1.51m	7'6" × 5'0"
Bedroom 2	3.42m × 3.91m	11'3" × 12'10"
Bedroom 3	3.45m × 2.76m	11'4" × 9'1"
Bedroom 4	2.21m × 2.80m	7'3" × 9'2"
Bathroom	2.24m × 2.79m	7'4" × 9'2"

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.
SMP 63105/OCTOBER 2020

FOUR BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE EDWENA

- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with 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

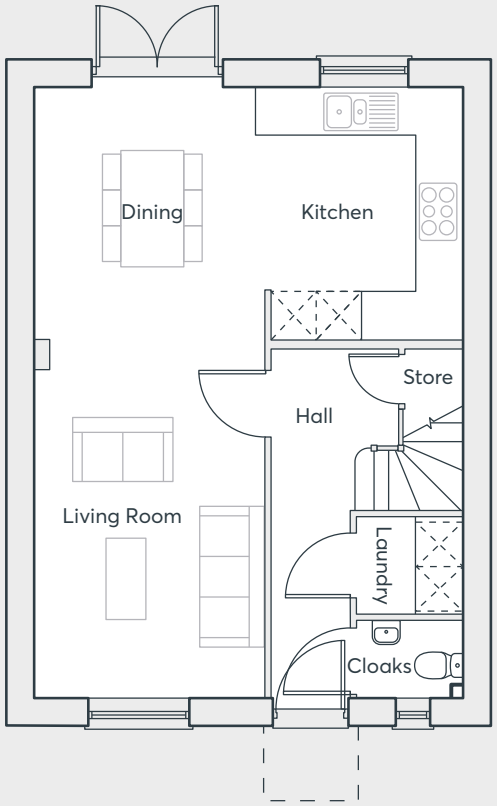
THREE BEDROOM HOME

CRABHILL

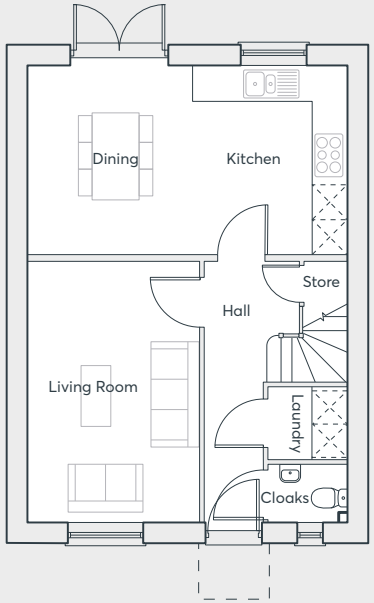
WANTAGE

ST.MODWEN HOMES

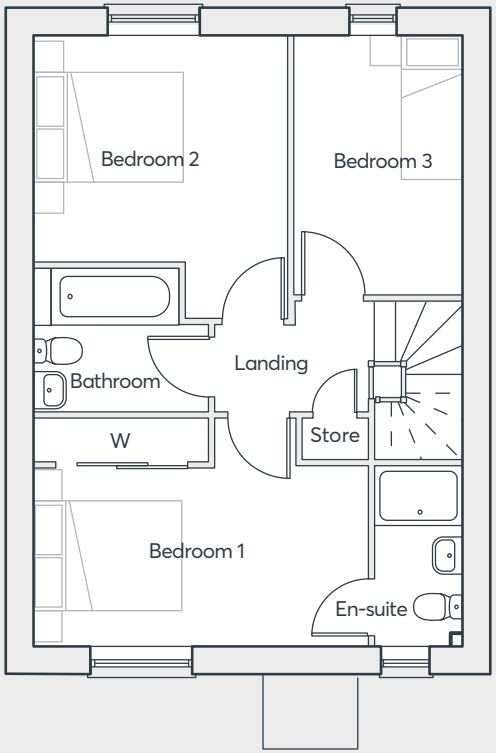
THE EDWENA



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	3.13m × 4.85m	10'3" × 15'11"
Kitchen/Dining	5.81m × 3.43m	19'1" × 11'3"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	4.52m × 2.42m	14'10" × 7'11"
En-Suite	2.44m × 1.20m	8'0" × 3'11"
Bedroom 2	3.10m × 3.48m	10'2" × 11'5"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	2.37m × 1.94m	7'9" × 6'4"

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.
SMP 63105/OCTOBER 2020

THREE BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE EDWENA V1

- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heatin
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

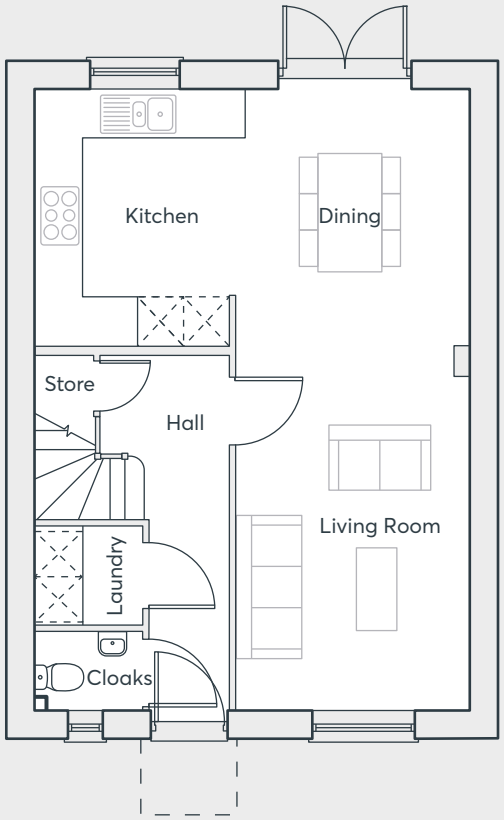
THREE BEDROOM HOME

CRABHILL

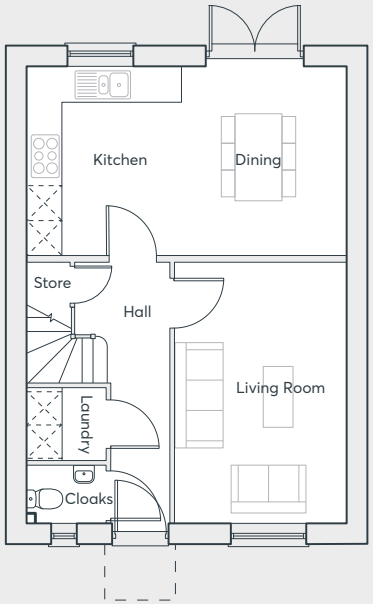
WANTAGE

ST.MODWEN HOMES

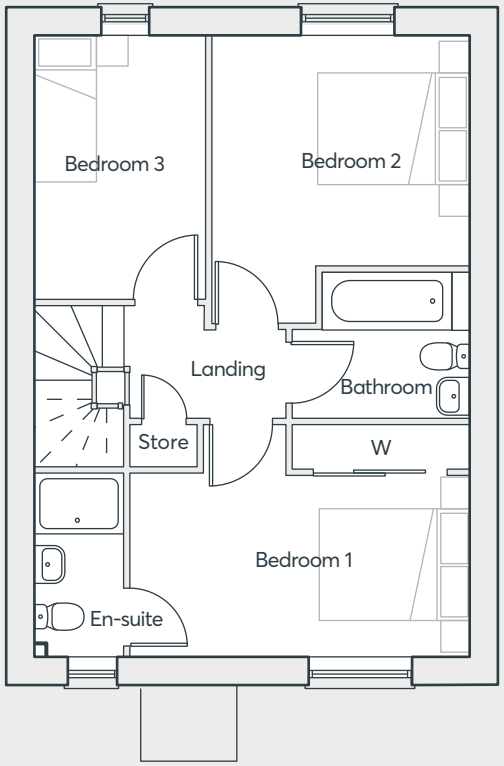
THE EDWENA V1



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	3.13m × 4.85m	10'3" × 15'11"
Kitchen/Dining	5.81m × 3.43m	19'1" × 11'3"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	4.52m × 2.42m	14'10" × 7'11"
En-Suite	2.44m × 1.20m	8'0" × 3'11"
Bedroom 2	3.10m × 3.48m	10'2" × 11'5"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	2.37m × 1.94m	7'9" × 6'4"

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.
SMP 63105/OCTOBER 2020

THREE BEDROOM HOME

CRABHILL

WANTAGE

ST.MODWEN HOMES

THE KEA

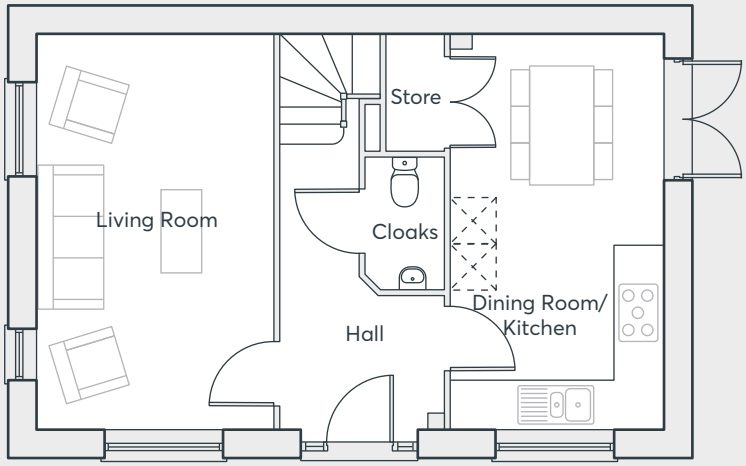
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

THREE BEDROOM HOME

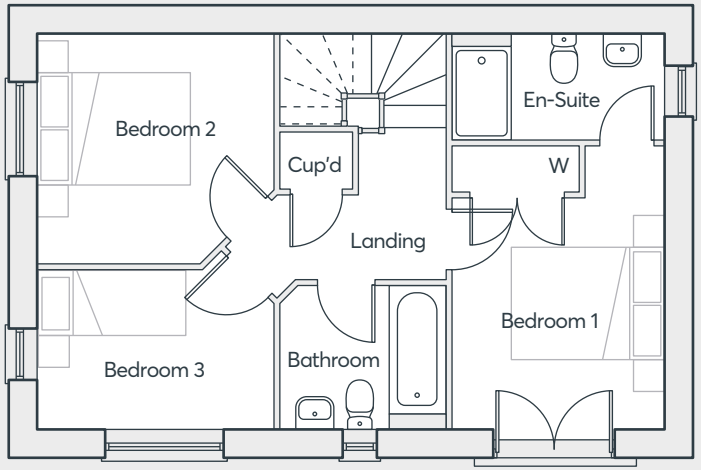
CRABHILL
WANTAGE

ST.MODWEN HOMES

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m × 5.25m	10'3" × 17'3"
Kitchen/Dining	2.81m × 5.25m	9'3" × 17'3"
Cloakroom	1.04m × 1.75m	3'5" × 5'9"
Bedroom 1	2.79m × 3.75m	9'2" × 12'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Bedroom 2	3.12m × 3.06m	10'3" × 10'0"
Bedroom 3	3.12m × 2.11m	10'3" × 6'11"
Bathroom	2.18m × 1.90m	7'2" × 6'3"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

THREE BEDROOM HOME

ST.MODWEN HOMES

THE KEA V2

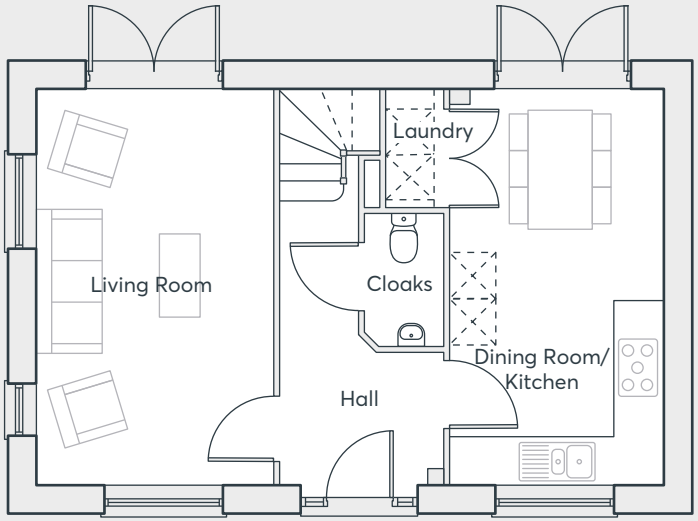
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

THREE BEDROOM HOME

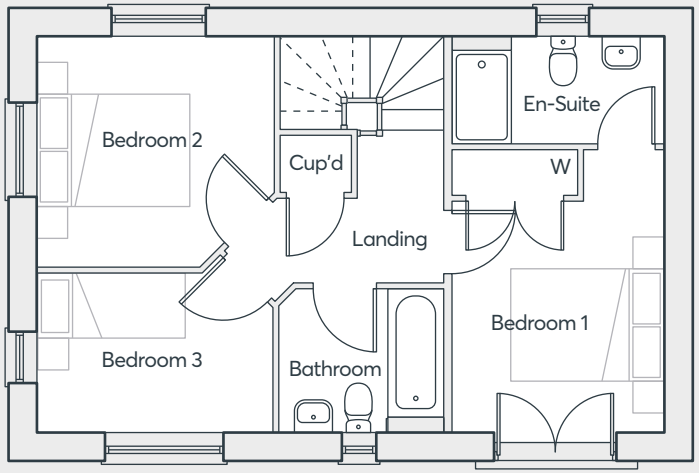
CRABHILL
WANTAGE

ST.MODWEN HOMES

THE KEA V2



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m × 5.25m	10'3" × 17'3"
Kitchen/Dining	2.81m × 5.25m	9'3" × 17'3"
Cloakroom	1.04m × 1.75m	3'5" × 5'9"
Bedroom 1	2.79m × 3.75m	9'2" × 12'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Bedroom 2	3.12m × 3.06m	10'3" × 10'0"
Bedroom 3	3.12m × 2.11m	10'3" × 6'11"
Bathroom	2.18m × 1.90m	7'2" × 6'3"

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.
SMP 63105/OCTOBER 2020

CRABHILL
WANTAGE

THREE BEDROOM HOME

ST.MODWEN HOMES

THE WEBSTER

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

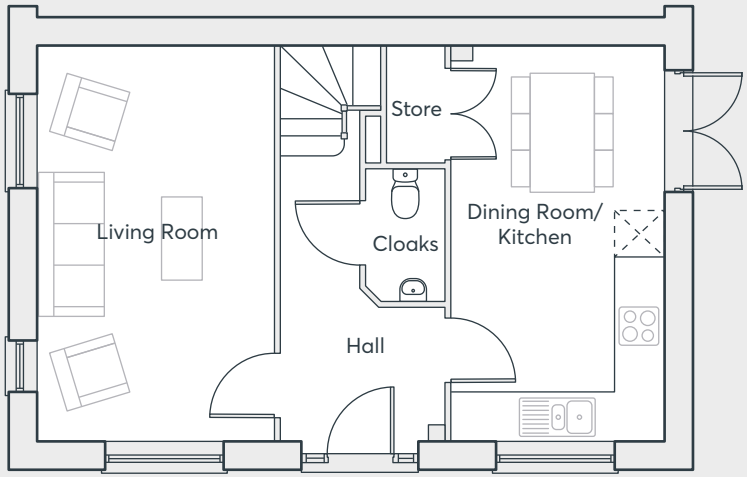
THREE BEDROOM HOME

CRABHILL

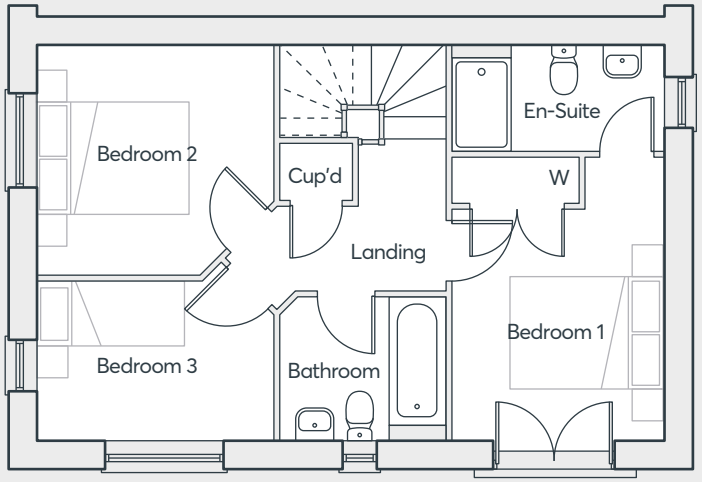
WANTAGE

ST.MODWEN HOMES

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m × 5.25m	10'3" × 17'3"
Kitchen/Dining	2.82m × 5.25m	9'3" × 17'3"
Cloakroom	1.04m × 1.75m	3'5" × 5'9"
Bedroom 1	2.79m × 3.75m	9'2" × 12'3"
En-suite	2.79m × 1.42m	9'2" × 4'8"
Bedroom 2	3.12m × 3.06m	10'3" × 10'0"
Bedroom 3	3.12m × 2.11m	10'3" × 6'11"
Bathroom	2.18m × 1.90m	7'2" × 6'3"

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.
SMP 63105/OCTOBER 2020

CRABHILL
WANTAGE

THREE BEDROOM HOME

ST.MODWEN HOMES

THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Standard size 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

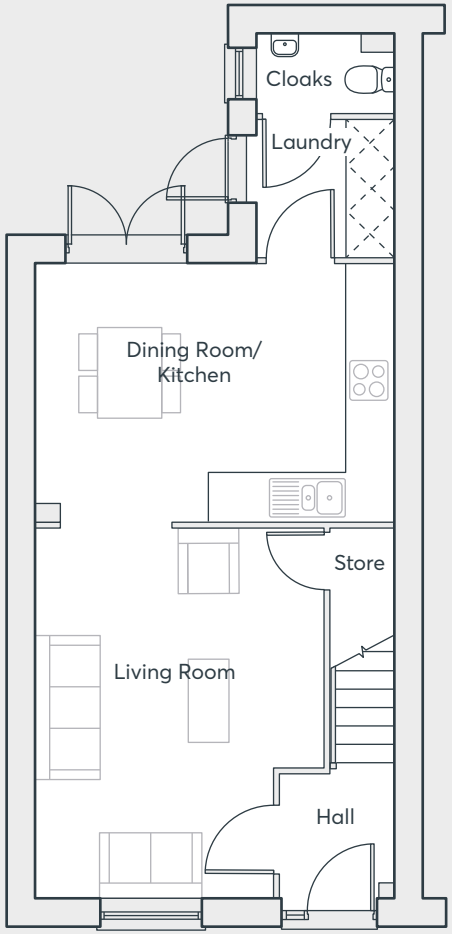
THREE BEDROOM HOME

CRABHILL

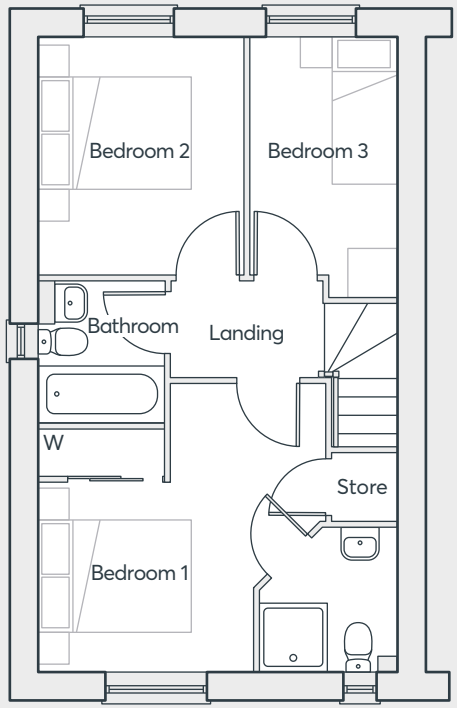
WANTAGE

ST.MODWEN HOMES

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m × 3.81m	16'0" × 12'6"
Kitchen	2.45m × 3.44m	8'0" × 11'3"
Dining area	2.30m × 3.44m	7'7" × 11'3"
Laundry	1.83m × 1.81m	6'0" × 5'11"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 1	3.19m × 2.86m	10'6" × 9'5"
En-suite	1.80m × 1.92m	5'11" × 6'4"
Bedroom 2	3.13m × 2.74m	10'3" × 9'0"
Bedroom 3	3.44m × 1.92m	11'3" × 6'4"
Bathroom	1.70m × 1.87m	5'7" × 6'2"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

THREE BEDROOM HOME

ST.MODWEN HOMES

THE MIRIN

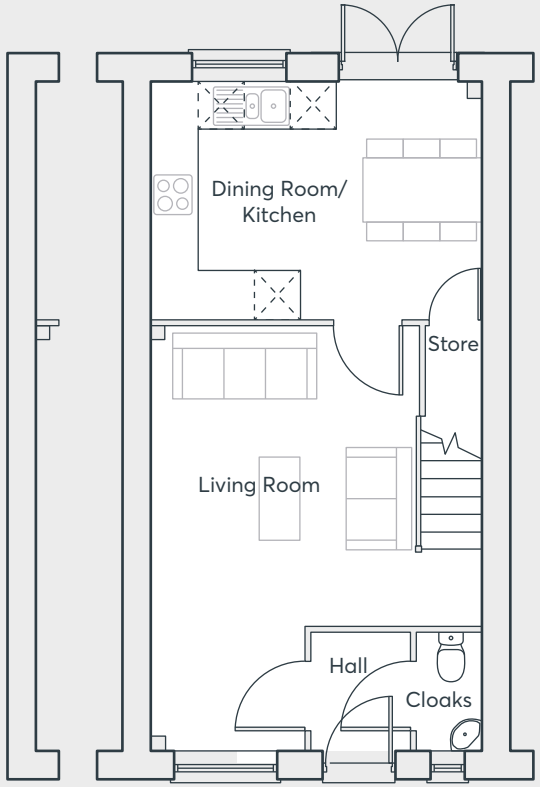
- Separate living room/
- Kitchen/Dining with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

THREE BEDROOM HOME

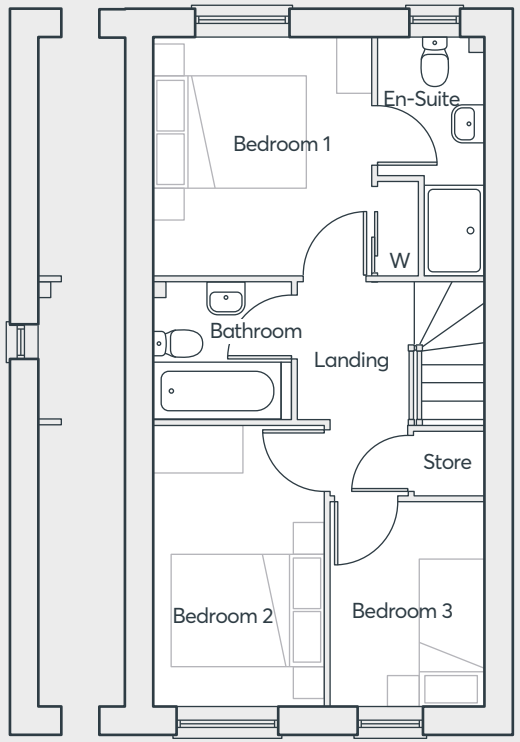
CRABHILL
WANTAGE

ST.MODWEN HOMES

THE MIRIN



GROUND FLOOR



FIRST FLOOR

Living Room	4.40m × 5.60m	14'4" × 18'4"
Kitchen/Dining	4.40m × 3.16m	14'4" × 10'5"
Cloakroom	0.86m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.16m	9'6" × 10'4"
Bedroom 2	2.26m × 3.71m	7'5" × 12'2"
Bedroom 3	2.05m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.80m	6'1" × 5'11"
En-suite	1.41m × 3.16m	4'7" × 10'4"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

THREE BEDROOM HOME

ST.MODWEN HOMES

THE COSMAS

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

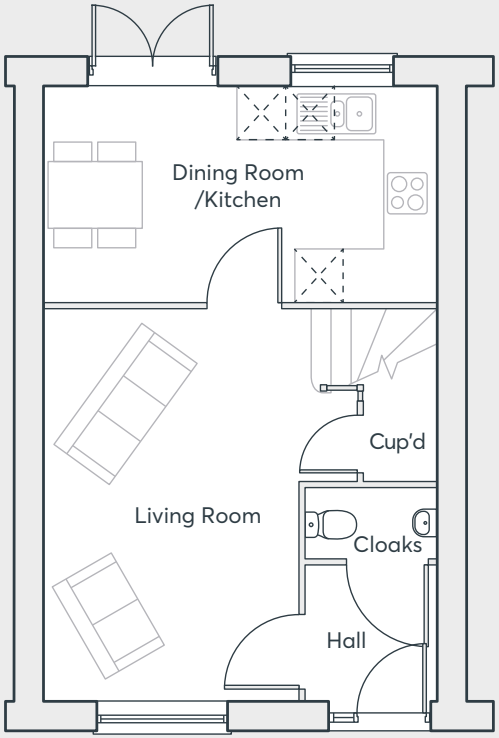
TWO BEDROOM HOME

CRABHILL

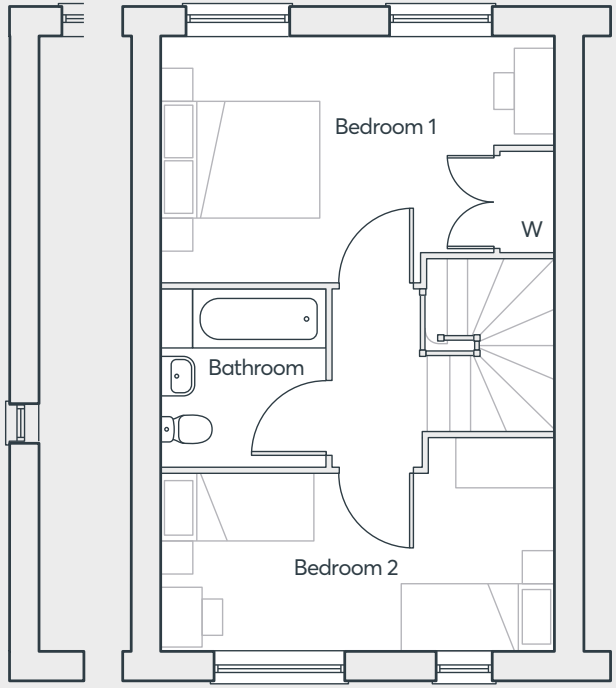
WANTAGE

ST.MODWEN HOMES

THE COSMAS



GROUND FLOOR



FIRST FLOOR

Living Room	3.11m × 4.78m	10'2" × 15'8"
Kitchen/Dining	4.80m × 2.63m	15'9" × 8'8"
Cloakroom	1.60m × 0.85m	5'3" × 2'9"
Bedroom 1	4.80m × 3.00m	15'9" × 9'10"
Bedroom 2	4.80m × 2.60m	15'9" × 8'6"
Bathroom	2.00m × 2.15m	6'7" × 7'1"

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.
SMP 63105/OCTOBER 2020

CRABHILL

WANTAGE

TWO BEDROOM HOME

ST.MODWEN HOMES

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS
T: 0121 647 1000 E: sales@stmodwenhomes.co.uk

stmodwenhomes.co.uk