



# Cross Trees Park

Shrivenham



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# Country, convenience and community. Have it all

Nestled in the peaceful and characterful Oxfordshire village of Shrivenham, you'll find a stylish collection of 1, 2, 3 & 4 bedroom homes at Cross Trees Park.

Striking the perfect balance between country calm, community and convenience, Cross Trees Park offers a highly desirable quality of living. You'll also be close to cosy pubs, a post office, pharmacy, an award-winning deli, golf course and an active community hub.

While these superb homes are surrounded by picturesque countryside, you'll also be well connected for straightforward journeys to Swindon, Oxford and Reading.



# Homes to suit you and your lifestyle

Whether you're looking for more space for a growing family, a first home buyer, upsizing or downsizing or escaping from the town buzz, you'll find an outstanding choice of detached and semi-detached homes, terraces and one bedroom homes with gardens to suit your needs at Cross Trees Park. Each one features light and spacious layouts with flexible living spaces and high quality design and specifications throughout. They're highly energy efficient too – with an emphasis on sustainability with each home featuring Solar PV Panels, Smart Heating and Electric Vehicle Charging – everything you'd expect from a smart new Cala home.



Photography of Cross Trees Park showhome

# Have everything on your doorstep

Have a wander down Shrivvenham High Street and you'll discover a village steeped in history, yet you'll have everything you would expect of a thriving modern village. Shrivvenham's shops are the pride of the village, with the award-winning Bloomfields fine food deli a particular favourite among locals. You'll also be connected by footpaths and cycleways as well as a brand new primary school and play parks on Phase one of the development.

Looking to make new friends? The Grade II listed Memorial Hall is very much a hub for the community, with a packed calendar of activities including everything from art and yoga to table tennis, baby ballet and Pilates.



# Open green spaces await



Cross Trees Park's enviable location on the edge of the charming village of Shrivenham means the great outdoors will always be readily accessible here. Shrivenham Park Golf Club set in 100 acres of open green space lies just next to the development, with the tranquil Tuckmill Meadows nature reserve also close by.

Slightly further afield, Stanton Country Park is a picturesque nature reserve with open green space, woodlands, meadows and a number of ponds and streams.



# Enjoy rural Oxfordshire at your leisure

With open countryside stretching as far as the eye can see, you'll quickly find there is much to see and do here. And if you're looking to get to know the local area, White Horse Hill in Uffington is the ideal place to start, with its famous and very distinctive chalk hill figure. You can also take the circular trail which will take you across stunning landscape with panoramic views.

National Trust – Ashdown in neighbouring Lambourn is also well worth a visit, an unusual Dutch-style manor house located in the Berkshire Downs. And if you have a head for heights, the Vale of White Horse Gliding Centre provides a new perspective on the surrounding countryside.



Local photography



Local photography



Stock photography

# Looking to the future

There are plenty of good educational options nearby for children and young people of all ages. Shrivenham Church of England Primary school is located on Phase one of the development, just half a mile away and there are further primary schools at nearby Watchfield and Highworth. Highworth is also home to Eastrop Infant School & Nursery for 2–7 year-olds,

For older students, Highworth Warneford School is also just a 7 minute drive, while independent co-ed Pinewood School offers boarding and day places for youngsters aged from 3 to 13. There are extensive options for further education, including Swindon Academy and Faringdon Community College.





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# Fun for all the family

For fun days out for all the family, neighbouring Swindon has a wide selection of attractions. The Jolly Roger Adventure centre is perfect for children, with soft play facilities that are just right for burning off some energy.

Alternatively, the Coate Water Miniature Railway takes in some spectacular sights around the nearby Coate Water Country Park.

# Places to go



**Eating out** – Shrivenham High Street is a short walk away, and is home to The Prince of Wales pub and the Barrington Arms Hotel, with both perfect for a cosy meal out. Alternatively, the nearby Gulshan Brasserie is just the place for a delicious curry.



**Sports and leisure** – For fun, activity and fitness, Highworth Recreation Centre is the place to be heading. With a gym, swimming pool, group fitness studio and sports hall, the whole family will be covered here.



**History and heritage** – Want to learn more about the area's past? There are a number of historical landmarks located nearby, including Wayland's Smithy, Uffington Castle and Liddington Hillfort. Discover the beauty of Burford town, often referred to as the 'gateway' to the Cotswolds which is just half an hour drive.





**Parks and nature** – With rolling fields stretching for miles around, there will always be a new open green space to explore. The Coombes at Hinton Parva is the ideal place to get lost in nature, with its wildflowers and myriad butterflies. The Cotswolds Wildlife Park is a must visit for nature enthusiasts, with over 260 different species of animals set in 160 acres of landscaped parkland.



**Entertainment** – Film fans can catch all the latest blockbusters at Vue and Cineworld in Swindon. Swindon Arts Centre, meanwhile, runs a varied programme of drama, comedy, dance and music.

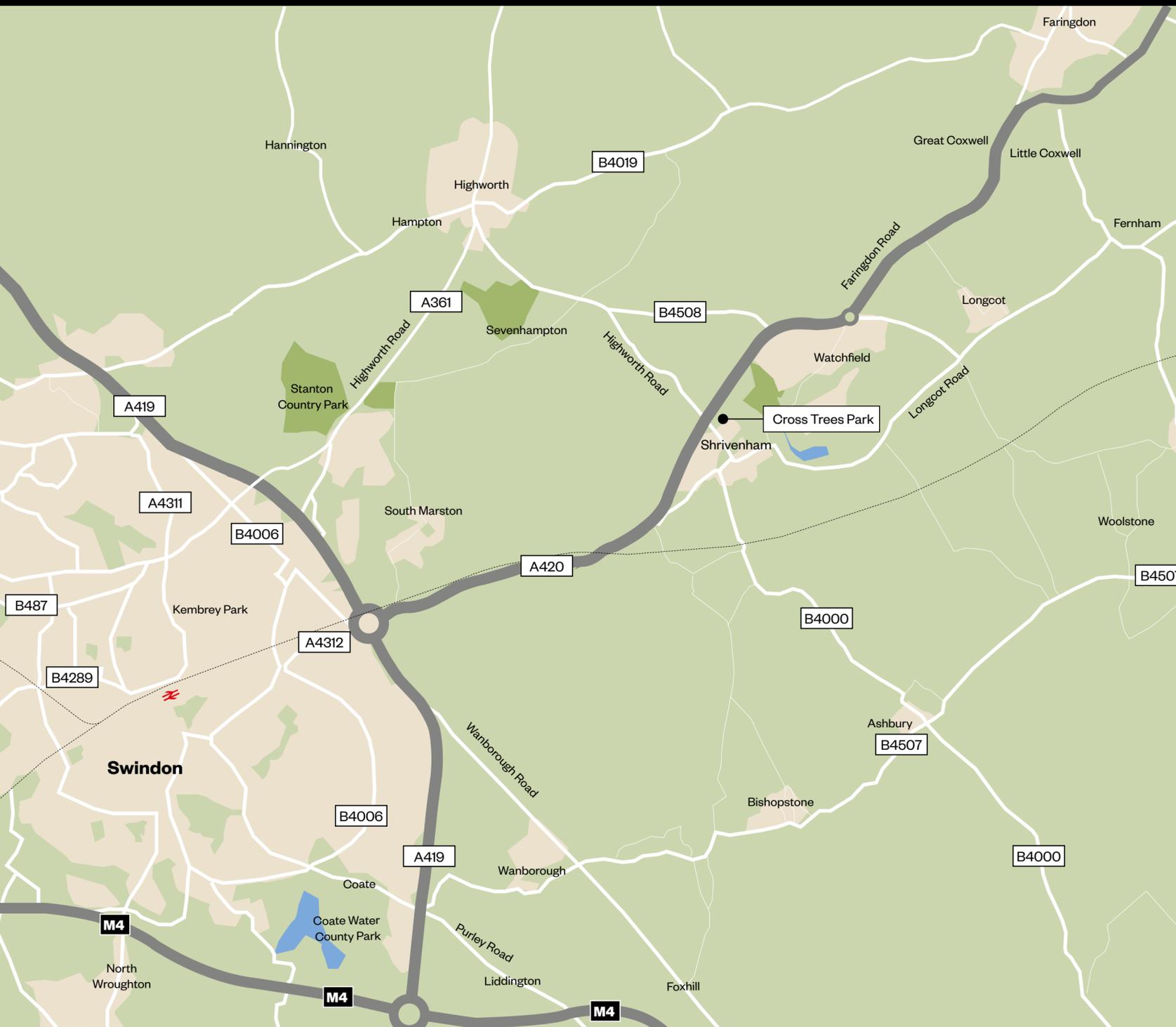


**Shopping** – You'll find a good mix of shops in Shrivenham High Street, including a farm shop, deli, convenience stores and a florist. For serious doses of retail therapy, Swindon is resplendent with household name retailers, including at The Brunel Shopping Centre and Orbital Shopping Park. Find your favourite designer brands at McArthurGlen Designer Outlet, one of the largest covered designer outlets in Europe.



**Family days out** – There will always be plenty of choice when it comes to family days out. Roves Farm is less than 10 minutes away by road and has animals to meet and greet, an outdoor play area and an indoor play barn. Alternatively, Cotswolds Country Park boasts a beautiful lagoon and the UK's largest inland sandy beach.





# Getting around



By foot: Shrivensham Church of England Primary School is within easy walking distance. The high street, with its local shops, post office, pubs, and The Elm Tree doctor's surgery, is also conveniently close by.



By car: The M4 motorway is also moments away connecting you to London in just over 2 hours as well as Bath, Bristol, Basingstoke and Reading, all within an hour's drive.



By train: Swindon station offers regular services to London Paddington in under an hour, Reading in around 32 minutes and Bristol in approximately 37 minutes.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of November 2024 and are sourced from thetrainline.com

# Superbly connected



## On foot and bicycle

- Shrivenham C of E Primary School – 0.5 miles
- Shrivenham Memorial Hall – 0.6 miles
- Shrivenham Football Club – 0.6 miles
- Co-op – 0.8 miles
- Elm Tree GP Surgery – 0.8 miles
- Post Office – 0.8 miles



## By car

- Defence Academy of the UK – 2.1 miles
- Shrivenham Golf Club – 3 miles
- Swindon Train Station – 6.8 miles
- Uffington Castle and White Horse Hill – 7 miles
- National Trust Ashdown – 7.3 miles
- M4 Motorway Junction 15 – 7.9 miles
- McArthurGlen Designer Outlet – 7.9 miles



## By rail (from Swindon station)

- Reading – 25 minutes
- Bristol Temple Meads – 36 minutes
- London Paddington – 56 minutes
- Cheltenham Spa – 57 minutes

See a detailed view of the area and get directions



\*Above taken from Google Maps. Journey times are approximate. Train journey times are accurate as of November 2024 and are sourced from Google Maps and trainline.com

# Cross Trees Park

## The development

-  **The Burnham**  
4 bedroom detached home
-  **The Gidea**  
4 bedroom detached home
-  **The Warrington**  
4 bedroom detached home
-  **The York**  
4 bedroom detached home
-  **The Ashford**  
3 bedroom terraced home
-  **The Chadwell**  
3 bedroom detached home
-  **The Drayton**  
3 bedroom detached home
-  **The Fulham**  
2 bedroom semi-detached and terraced home
-  **The Langley**  
2 bedroom semi-detached and terraced home
-  **The Holly**  
1 bedroom terraced home
-  **The Ivy**  
1 bedroom terraced home
-  **Affordable Housing**

-  Block paving
-  Timber fences
-  Feature walls
-  B Bin collection point



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping and play area detail is indicative only. Shed positions are indicative and subject to change. Please confirm the most up-to-date details with our sales consultants prior to reservation. BS: Bin Store.

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# Choose the home that's right for you



**The Burnham**  
4 bedroom  
detached home



**The Gidea**  
4 bedroom  
detached home



**The Warrington**  
4 bedroom  
detached home



**The York**  
4 bedroom  
detached home



**The Ashford**  
3 bedroom  
terraced home



**The Chadwell**  
3 bedroom  
detached home

[Click here for current availability and prices](#)



# Choose the home that's right for you



**The Drayton**  
3 bedroom  
detached home



**The Fulham**  
2 bedroom  
terraced home



**The Langley**  
2 bedroom  
semi-detached  
home



**The Holly**  
1 bedroom  
terraced home



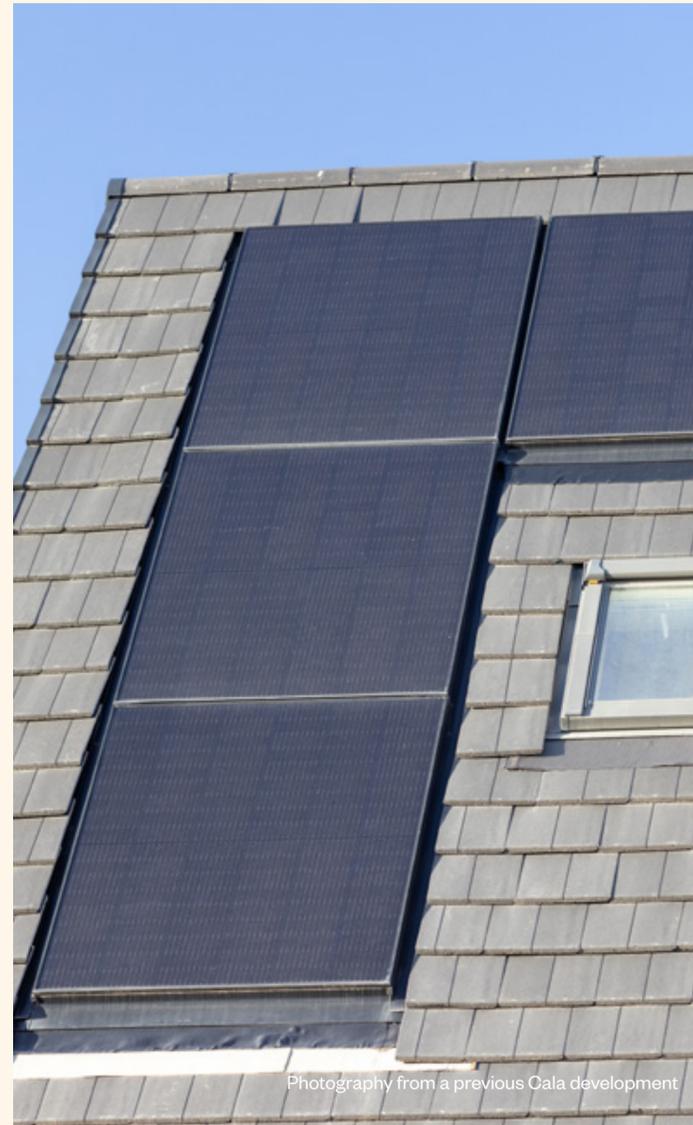
**The Ivy**  
1 bedroom  
terraced home

[Click here for current availability and prices](#)





Photography from a previous Cala development



Photography from a previous Cala development

# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with high-end technology built-in, for showing off your proudest recipes. Impressive family bathrooms and en suites with desirable sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to the highest standards; because when you look for quality, it's the little things that make all the difference.

[Click here to view the full specification](#)





Photography at Cross Trees Park

# What our customers say



Photography at Cross Trees Park

“ For my first property, I had my eyes on Shrivenham due to the ease of my daily commute to work. Shrivenham is a quieter area than Swindon itself but close enough with only a 20-minute drive providing the best of both worlds. The size of the bedroom was also a big selling point as well as the high specification throughout which is included as standard. For example, moving in there were already integrated appliances, flooring throughout, exterior lights, turf, a shed and patio as well as external electric points. This is only a few of the extras from Cala that I really appreciated.

Purchasing my home was straight forward. My first viewing was during the early stages of construction and to get the keys just months later was perfect timing, I was very impressed. The level of communication has been well above what I'd deem as standard. The sales team were aware of my busy work schedule and worked around this to ensure all works were complete on time and that the house was handed over to a high standard. ”

Oliver,  
Purchaser at Cross Trees Park



Photography at Cross Trees Park

See more customer stories, reviews and ratings >



Photography from a previous Cala development



Stock photography

# Why buy new?

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#) 

# Cala homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset – our people – and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online-only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey:

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





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# Welcome to your new home

Cross Trees Park  
Bingham Turner Way (off the A420 Roundabout),  
Shrivenham SN6 8GL

[Click here to arrange your viewing](#) 

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