



Welcome to Cross Trees Park, Shrivenham

Stock photography



Cross Trees Park

Contemporary homes in a natural setting

Set in the tranquil and timeless Oxfordshire countryside, in the historic village of Shrivenham, Phase Two at Cross Trees Park offers a delightful selection of beautifully-designed one, two, three and four bedroom homes.

We place the creation of real communities at the heart of our developments. With acres of open public space, play parks and a primary school on your doorstep, Cross Trees Park is a growing community with good amenities on the high street just a short walk away. A modern and sustainable village development with traditional values and a semi-rural ambience, the perfect place for the tranquil and healthier lifestyle.



Computed-generated street scene at Cross Trees Park



Homes full of character

Wherever you are on life's journey Cross Trees Park offers flexible homes whether it's low maintenance, your first home or more space for your growing family.

Distinctive and contemporary exterior features blend with carefully-considered interior layouts, to create homes full of individual charm and character. Combined with finishing touches like solar PV panels and flooring throughout, they are designed to fulfil your aspirations, and complement your lifestyle.

Stock photography

What you see is what you get

In a Legal and General home, we give you more than standard. Contemporary designs coupled with sustainable features and well-known, trusted brand names, help to create your energy-efficient, quality living space.

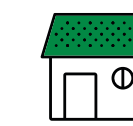
- ✔ Fully-integrated Bosch kitchen appliances
- ✔ Solar PV panels and Electric Vehicle Charging point
- ✔ Minoli wall tiles in bathrooms and en suites
- ✔ Luxurious and durable Amtico flooring and carpets as standard
- ✔ Fitted wardrobes
- ✔ Turf to the rear garden



Discover more in the
Cross Tress Park specification >



A community in the making



Main Street

A principal road through Cross Trees Park flanked by characterful, detached and terraced homes and apartments.



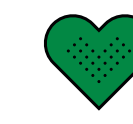
The Community Park

A wide, natural green space for the community to enjoy all year round.



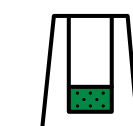
Highworth Road

The gateway between Cross Trees Park and its wider village setting.



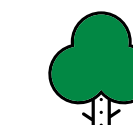
The Back Lanes

A character area that reflects the development's rural setting and offers a range of house styles.



The Playground

A place for imaginative play for toddlers upwards, where young residents can enjoy the open air.



Green Avenue

Lined with trees and homes set back from the trim trail, Green Avenue reflects the sense of truly being amongst nature that defines Cross Trees Park.



New Primary School

Opened in summer 2024 for both new residents and existing villagers.

*Indicative layout only. Map is not to scale

Village life at its very best

Shrivenham has retained much of the traditional charm of the classic English village, while evolving into a thriving modern community.

The high street is a short walk from Cross Trees Park via a linked footpath. The village hall and playing fields sit alongside handy shops, popular pubs with excellent dining, a pharmacy, post office and a superb deli promoting local produce. You'll also find a unique hair salon in a converted horse lorry as well as a delicatessen offering fine food from local suppliers. There's a lively programme of events to enjoy too, including a much-loved annual village fete.





Fun for all the family

Families will find lots to keep them busy and active. There are clubs and societies, including choirs and amateur dramatics, gardening and heritage in the village, plus swimming, gym, fitness classes, trampolining, racquet sports and plenty more at Highworth Recreation Centre and Faringdon Leisure Centre.

If you have a head for heights, the Vale of White Horse Gliding Centre provides a new perspective on the surrounding countryside. As well as its bustling shopping scene just a 20 minute drive you'll find Swindon which is well-stocked with leisure options including bowling and ice-skating to rock-climbing and trampolining.





A breath of fresh air

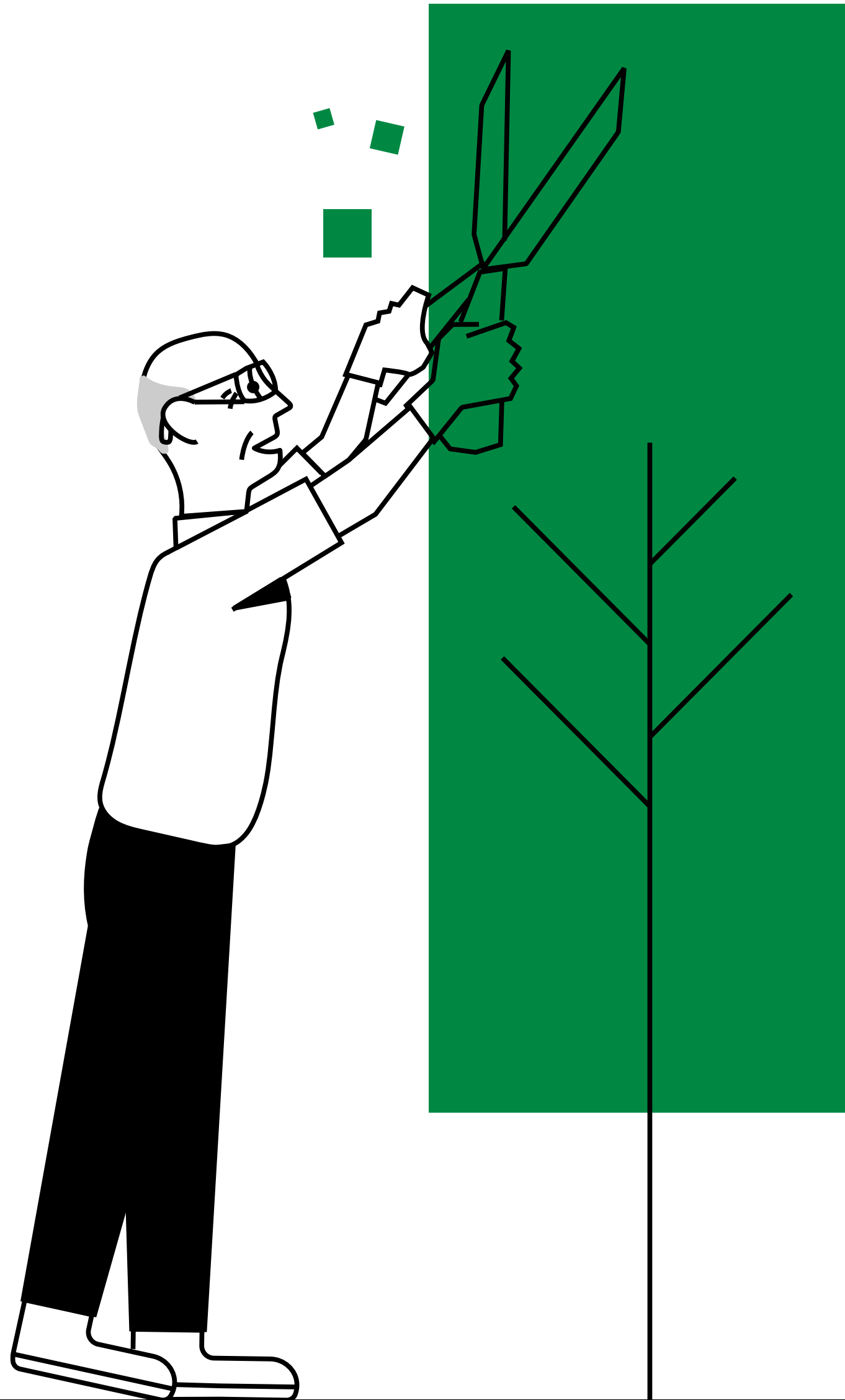
Shrivenham is the perfect base for exploring the great outdoors, with a number of Public Right of Way (PROW) routes and rambles including a signposted village circular walk, cycle trails and bridleways. First residents of each household at Cross Trees Park are also entitled to a cycle voucher*. There are many sports and leisure pursuits to enjoy too, including cricket, tennis, bowls and netball.

As well as the open spaces and play areas within Cross Trees Park, the development borders Shrivenham Golf Club, set in 100 acres, and the local football club.

*Cycle vouchers are provided by JNP group. Please speak to a sales consultant for further information

Green spaces, sustainable places

Cross Trees Park has been planned to enhance the existing natural landscape. Extensive new planting of native trees and plants will ensure that Cross Trees Park has a natural feel which will mature over the years. New hedgerows will mirror the ancient hedgerows that form the boundaries. This combination of old and new will encourage biodiversity and provide habitats for a wide range of birdlife, mammals and insects.



Giving your children a good start

There are plenty of good educational options nearby for children and young people of all ages. Shrevenham village primary school has now moved to Cross Trees Park 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, while Faringdon and Highworth both have reputable junior schools too. At secondary level, you'll find Swindon Academy, Faringdon Community College and Kingsdown at Stratton St Margaret.



You're well connected:

By foot:

Shrivenham Church of England Primary School is an easy walk for school, local shopping, post office, public houses and the Elm Tree doctors surgery.

By car:

Cross Trees Park lies just off the A420 between Swindon (7 miles away) and Oxford (20 miles away). Bath, Cheltenham, Bristol, Basingstoke and Reading are within an hour's drive and the M4 connects you to London.

By train:

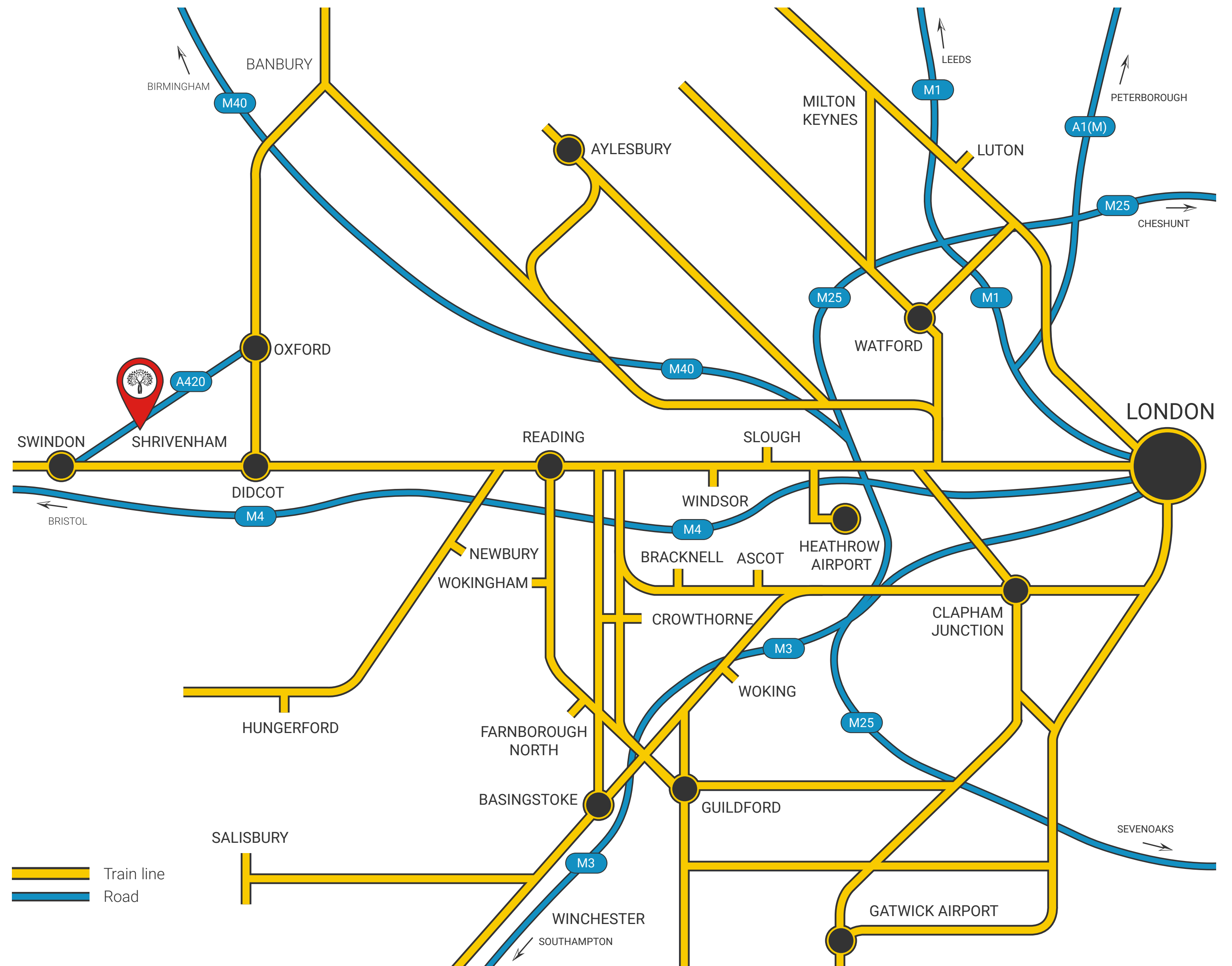
Swindon offers fast and direct services to Reading (30min), Bristol Temple Meads (41min), Cardiff Central (1hr 10min) and London Paddington takes less than one hour

By bus:

Services run regularly from the High Street to Swindon and Faringdon (for connections to Oxford) via the S6 bus and there are also services to several surrounding villages.

By air:

Bristol Airport is 58 miles to the west, with Heathrow 69 miles away via the M4.

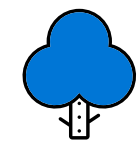


Yellow line: Train line
Blue line: Road

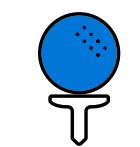
Places to go



Eating out or in, there's plenty of choice with three pubs in the village, a local Indian restaurant and takeaways. Bloomfields Deli is a must try.



Enjoy family days out exploring the glorious countryside, with special places like Uffington White Horse and Badbury Clump with its bluebells, Coate Water Park and the Cotswold Wildlife Park.



Village sports include Shrivenham Bowls Club and Football Club, as well as a calendar of events at Shrivenham Memorial Hall such as pilates, gardening club, yoga, zumba, and children's ballet. These are complemented by Highworth Recreation Centre, Faringdon Leisure Centre, extensive facilities in Swindon, and excellent golf courses like Shrivenham Golf Club that's pretty much on your doorstep.



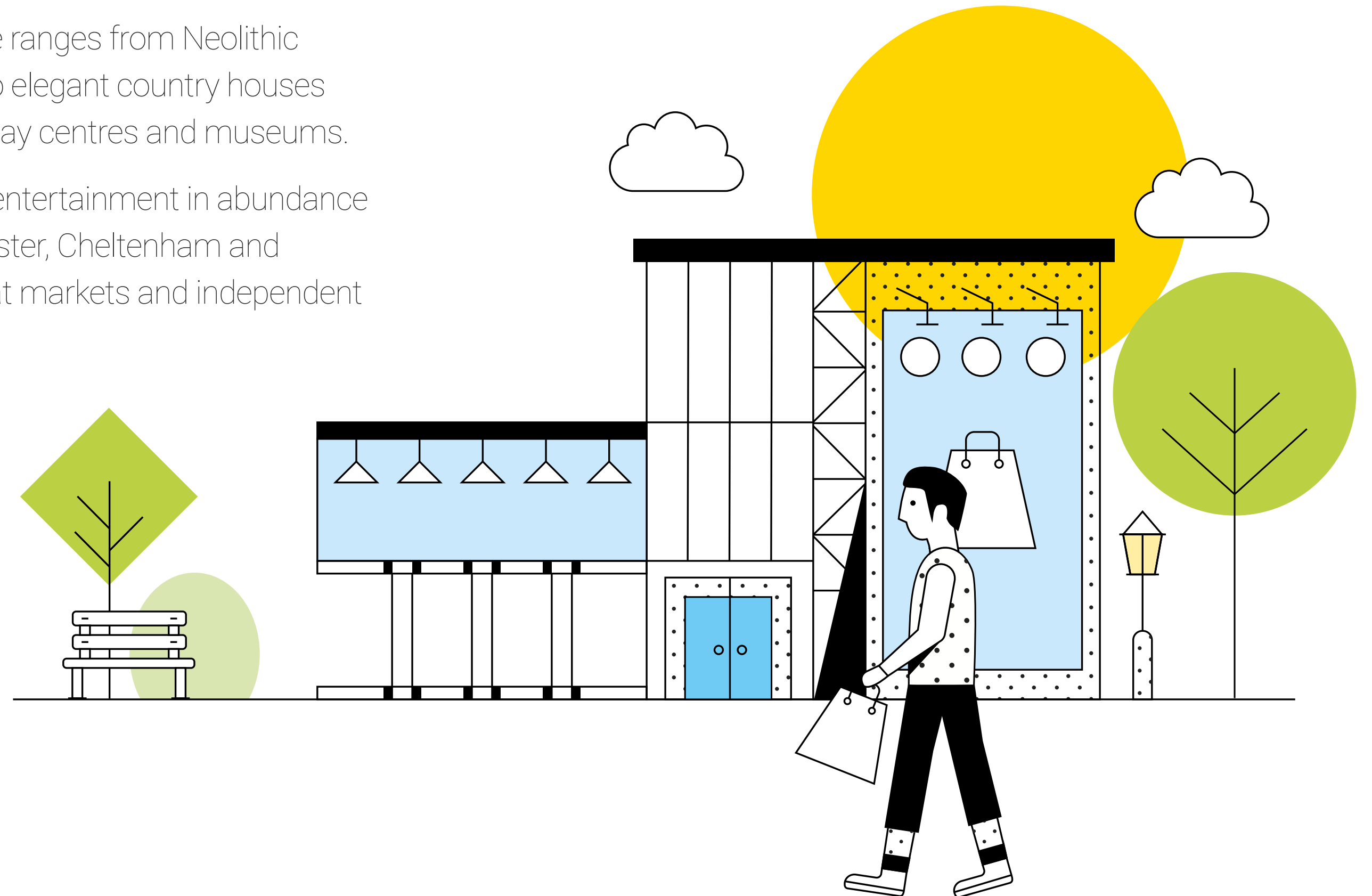
Explore extensive local country paths and trails by foot, bike or horse, or visit Faringdon National Trust woodlands or the historic tithe barn at Great Coxwell.



History and heritage ranges from Neolithic Wayland's Smithy to elegant country houses and mansions, railway centres and museums.



Find shopping and entertainment in abundance in Swindon, Cirencester, Cheltenham and Oxford. Explore great markets and independent stores in Faringdon.



Putting down roots

First time buyers, Dean and Ollie purchased a three bedroom Farrington home at Cross Trees Park.

It was Ollie's parents who were house hunting originally and found Cross Trees Park. "When they took us to see their new home [a three-bedroom Drayton], we were so impressed with the layout, finish and surroundings that we ended up buying the house across the road from them!"

"We didn't think larger properties would be within our reach. We were over the moon to realise that, with some support from a purchasing scheme and Ollie's parents, we were able to afford a three bedroom family home like this."



Photography of the Farrington

"There's a genuine community feel to Shrivensham. It allows us to enjoy village life, but it's also ten minutes from the motorway and around fifteen minutes from Swindon Train Station, which runs fifty-five-minute trains to London. It gives us the best of both worlds!"



Photography at Cross Trees Park



Photography at Cross Trees Park

Downsizing to a new village community was our right move

Eddie and Jayne had lived in their Surrey home for 26 years before deciding it was time for a change. They found themselves with more space than they needed and having both retired, the nearby motorway that was once the perfect drive-to-work link, became something they'd rather leave behind.

Eddie says: "We wanted to move away from such a busy commuter town, to somewhere more peaceful. We're very keen on campervanning, so geographically we wanted to be closer to the countryside, so we can explore different areas more easily."

Location was important to Eddie and Jayne, but so was the type of property they wanted to move to.

"Having stopped in the village on one of our holidays, we knew it was where we wanted to be. Both of our children work nearby, and we're only an hour away from our parents, so we're still able to visit them regularly."

Just outside the development, the neighbouring idyllic village of Shrivenham has several pubs, shops and golf courses. "Knowing that almost everything we could need was just a short walk away and in such a beautiful location was a huge positive for us," says Eddie. "As location was high on our wish-list."

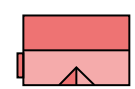
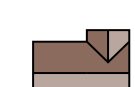









"We know everyone must say this, but we really feel our home is in the best possible place. Our garden is a great size, there isn't a house in front of us, and the ones behind don't back onto us." "This is definitely a forever home for us now, and we couldn't be happier with the way it's turned out," says Eddie.

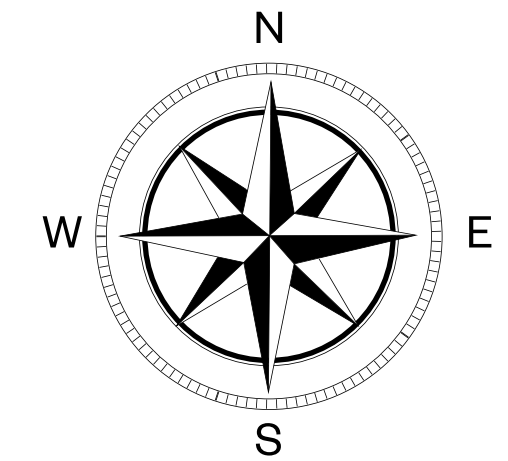


Cross Trees Park

Phase 2

-  **The Warrington**
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 home with garden
-  **The Ivy**
1 bedroom home with garden
-  **Affordable Housing**
Enquire via Legal & General Homes Affordable

-  Block Paving
-  Timber Fences
-  Feature Walls
-  B Bin collection point
-  SS Sub Station



[Click here for current availability](#) >

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. SS: Sub Station. CS: Cycle Store
 IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Cotswolds) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 03.09.24. See the main brochure for the full Consumer Protection statement



Cross Trees Park

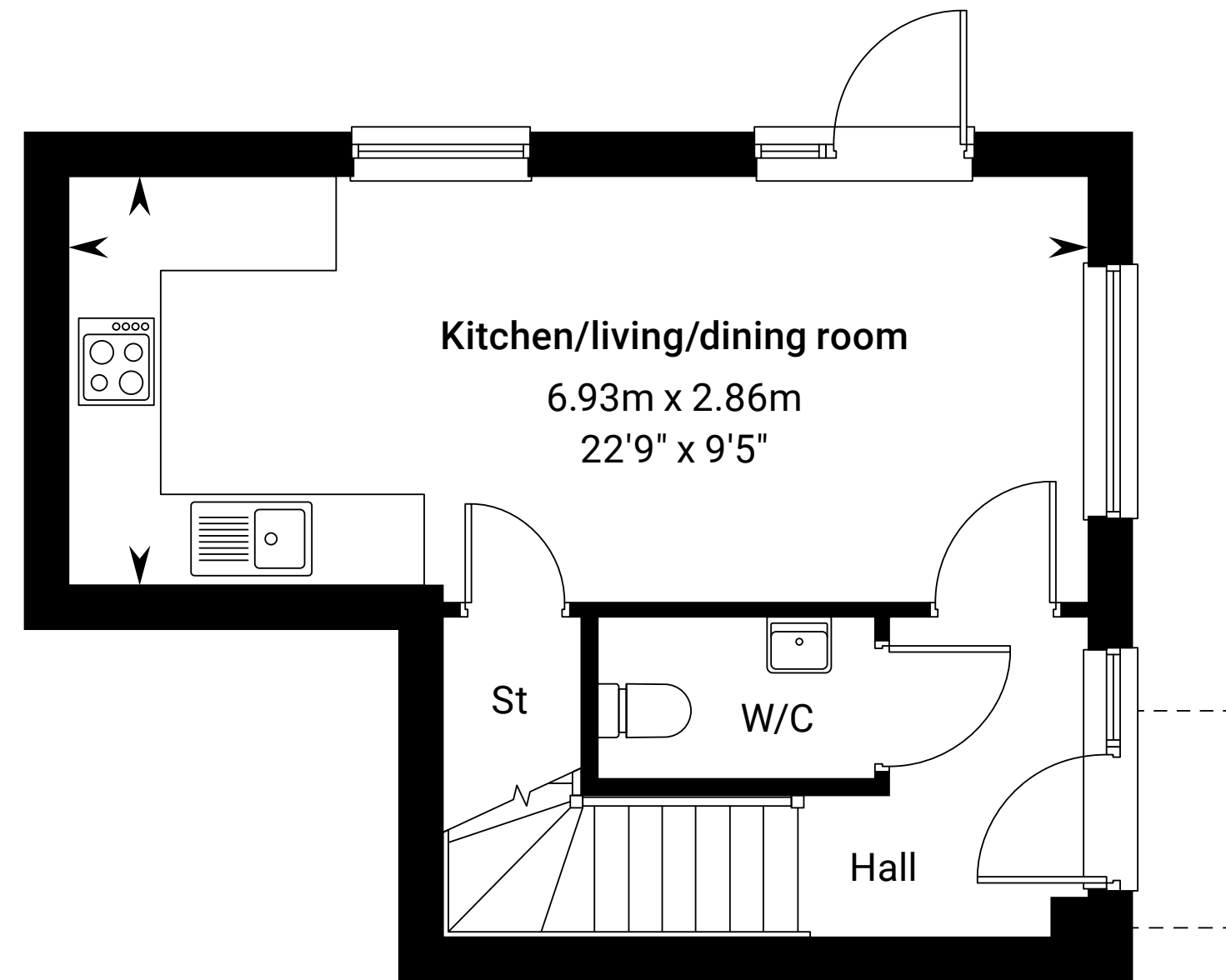
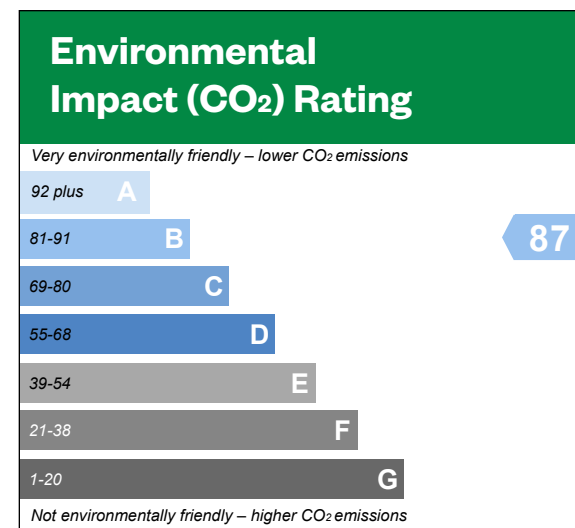
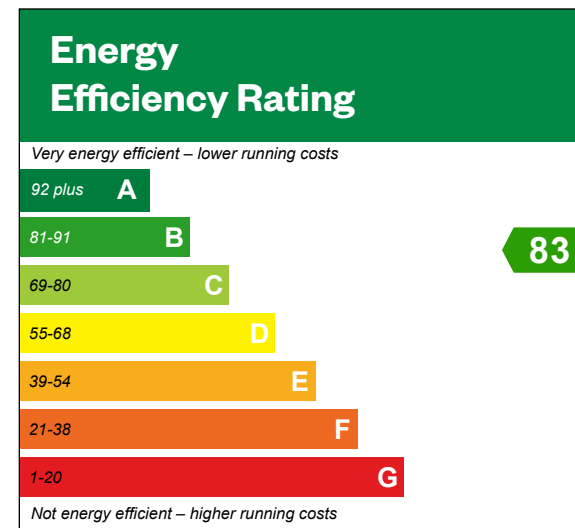
The Holly

1 bedroom home

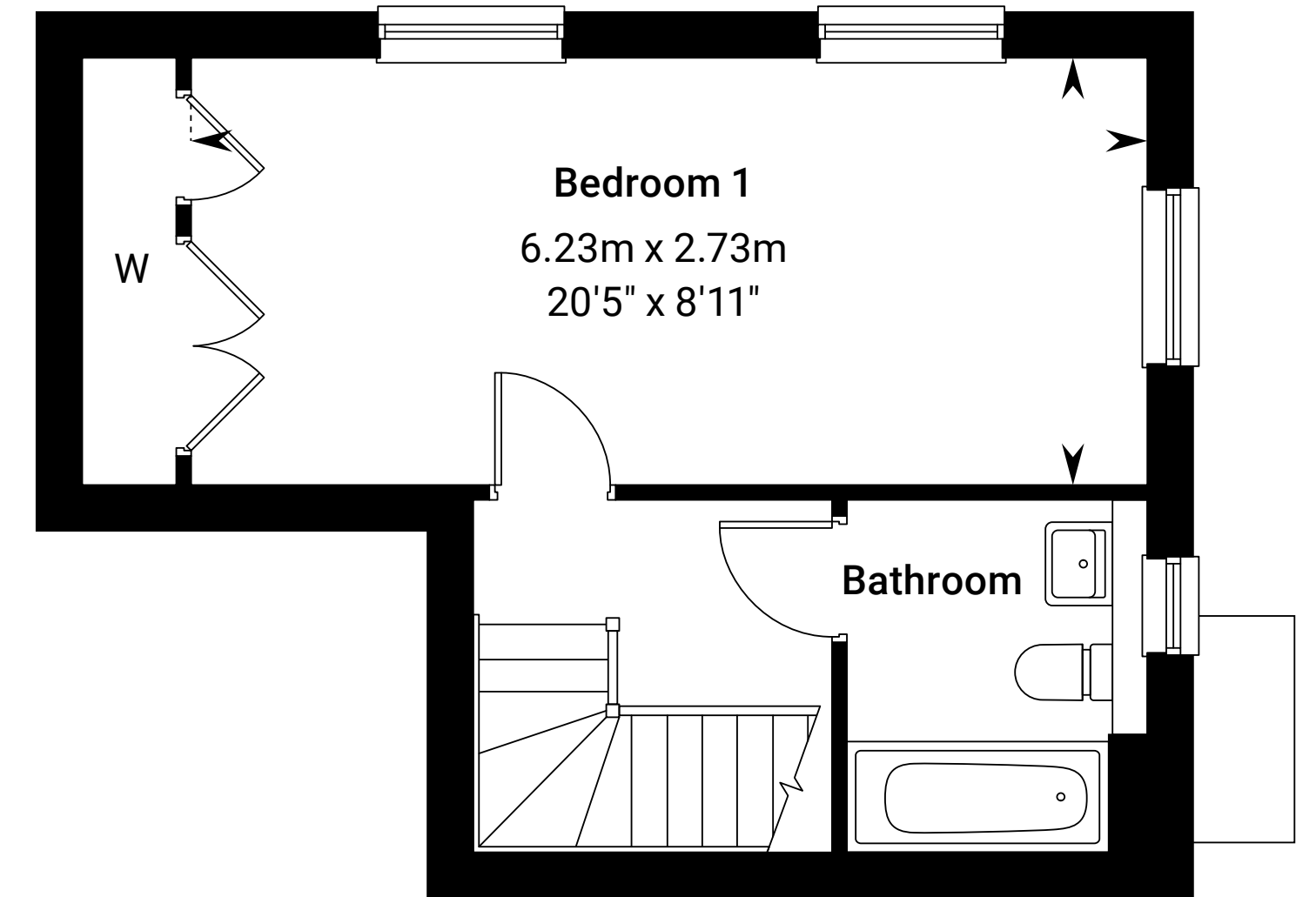


The Holly

Plots 467 & 510 – as shown
 Plots 448, 463, 507 & 515 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

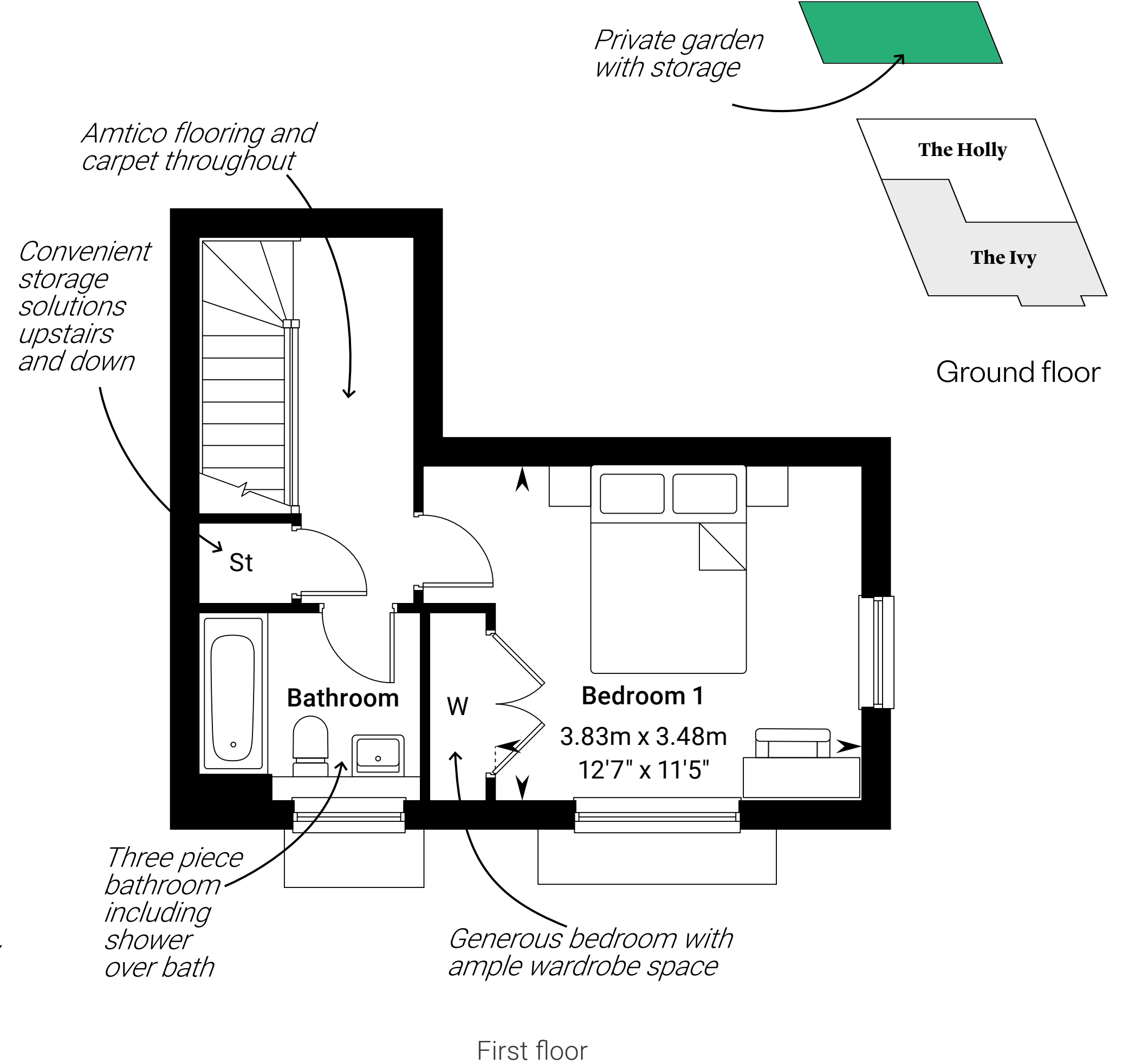
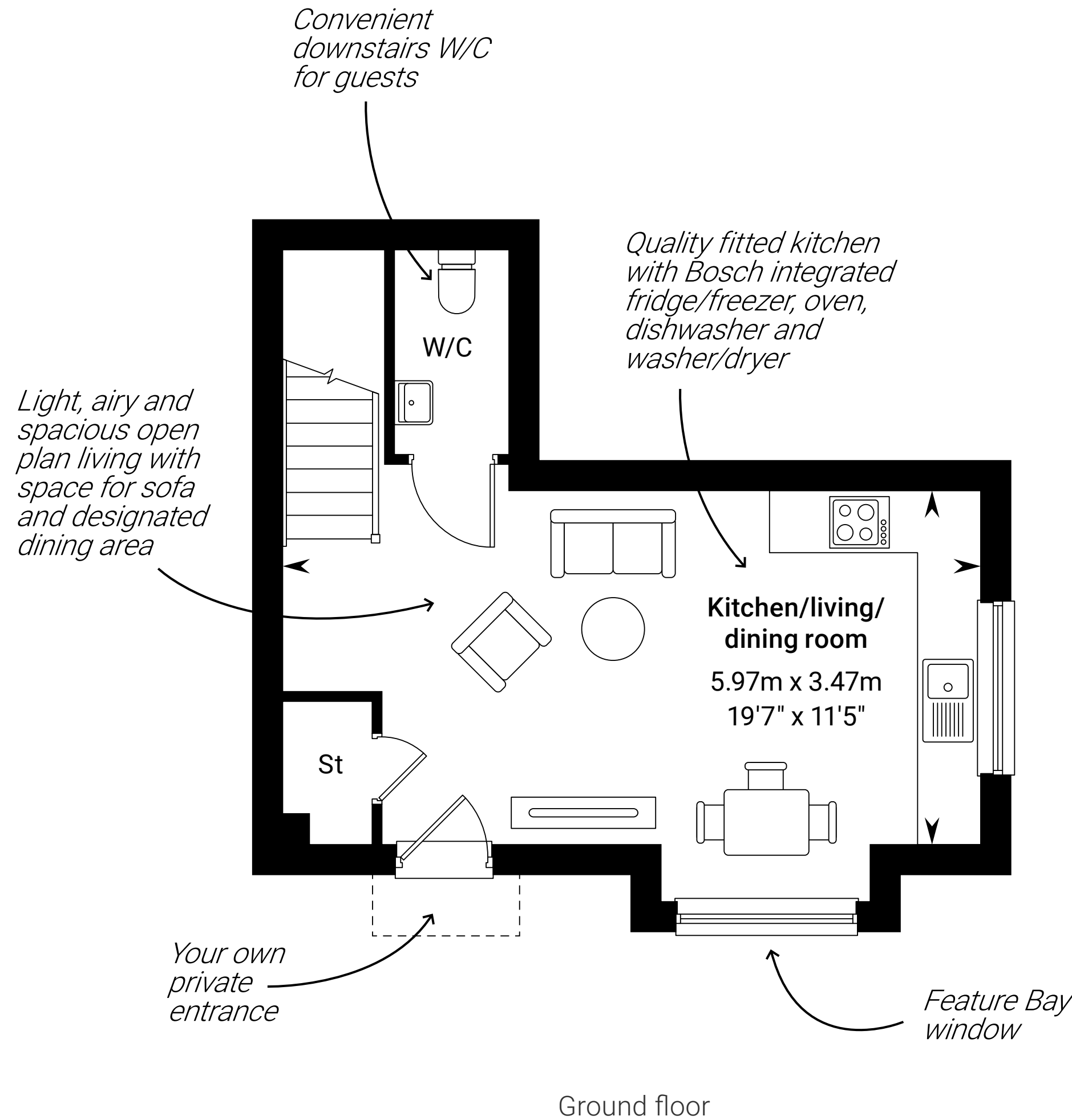
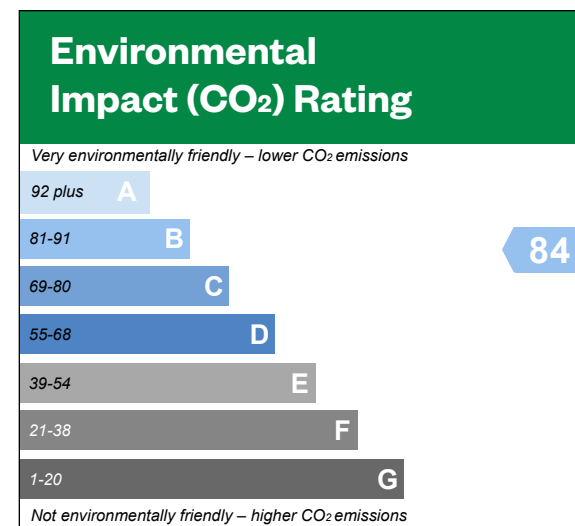
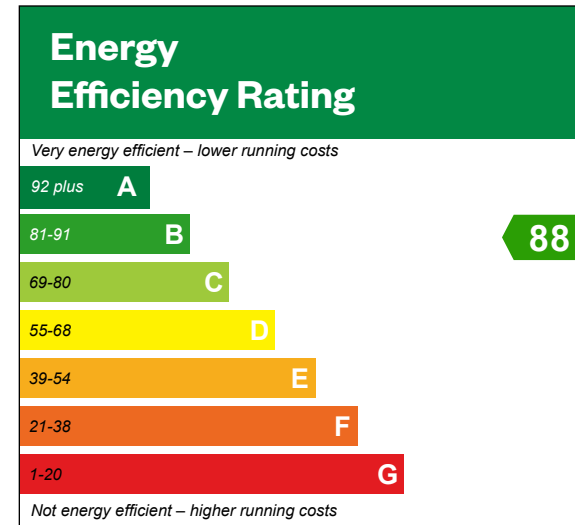
The Ivy

1 bedroom home



The Ivy

Plots 468 & 511 – as shown
 Plots 447, 462, 506 & 514 – handed



Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

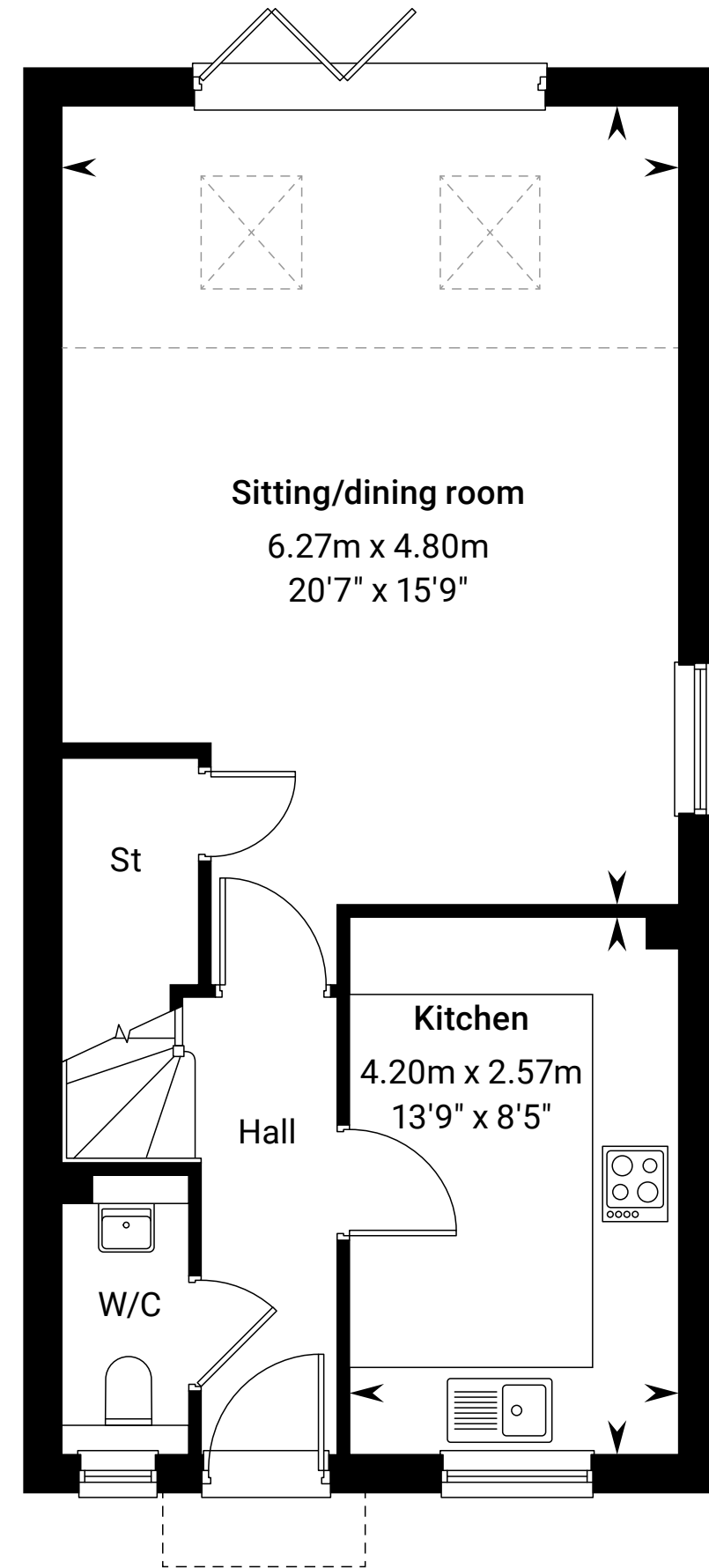
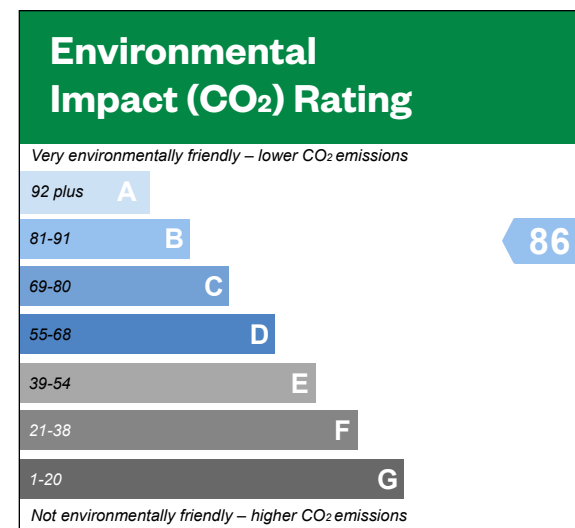
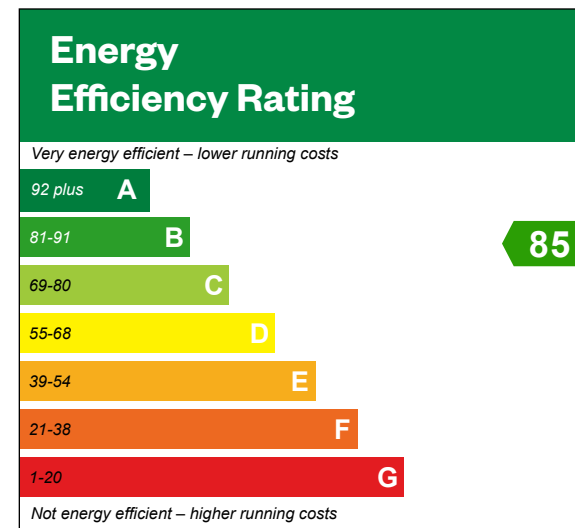
The Ashford

3 bedroom home



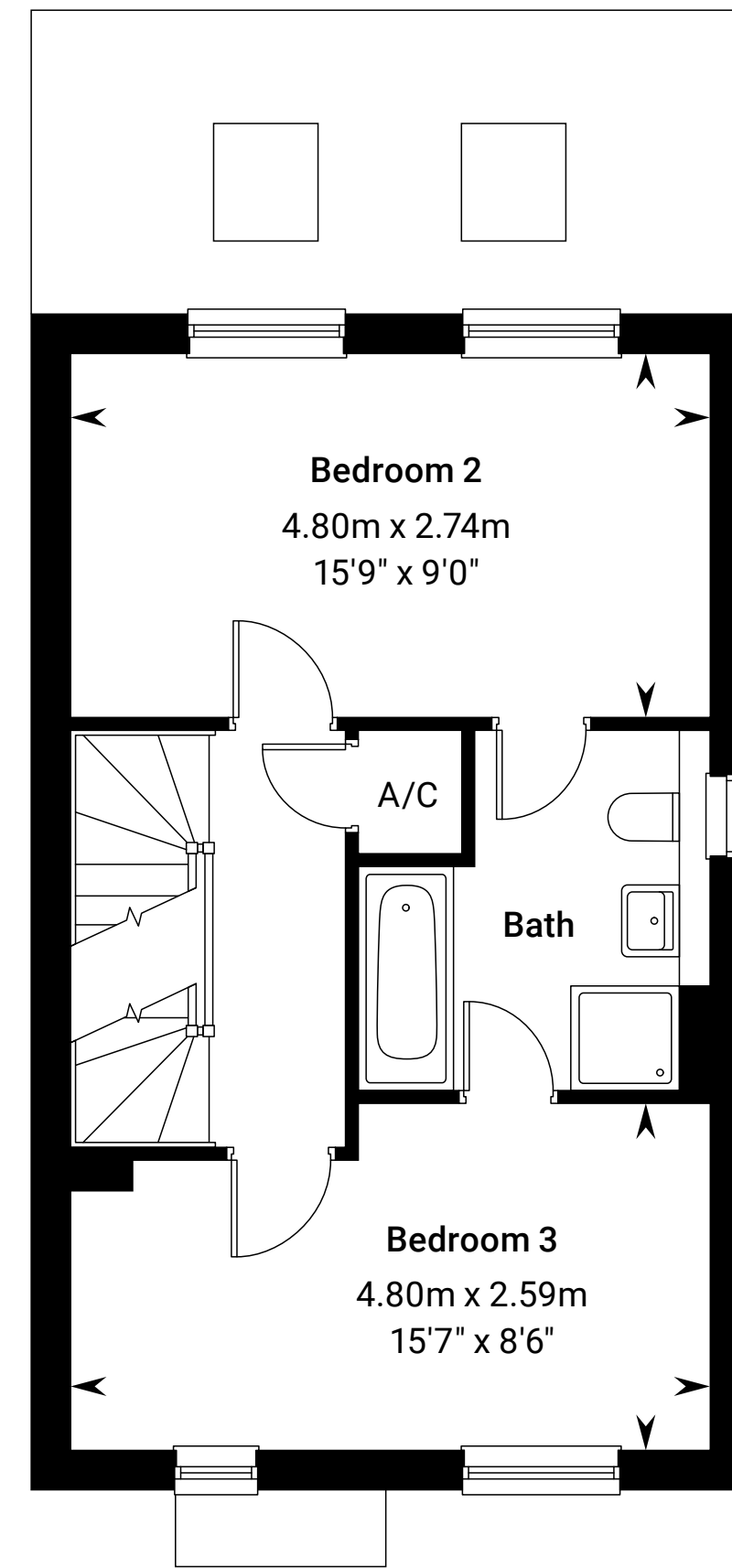
The Ashford

Plots 397, 398, 453 & 454 – as shown
Plots 396 & 452 – handed



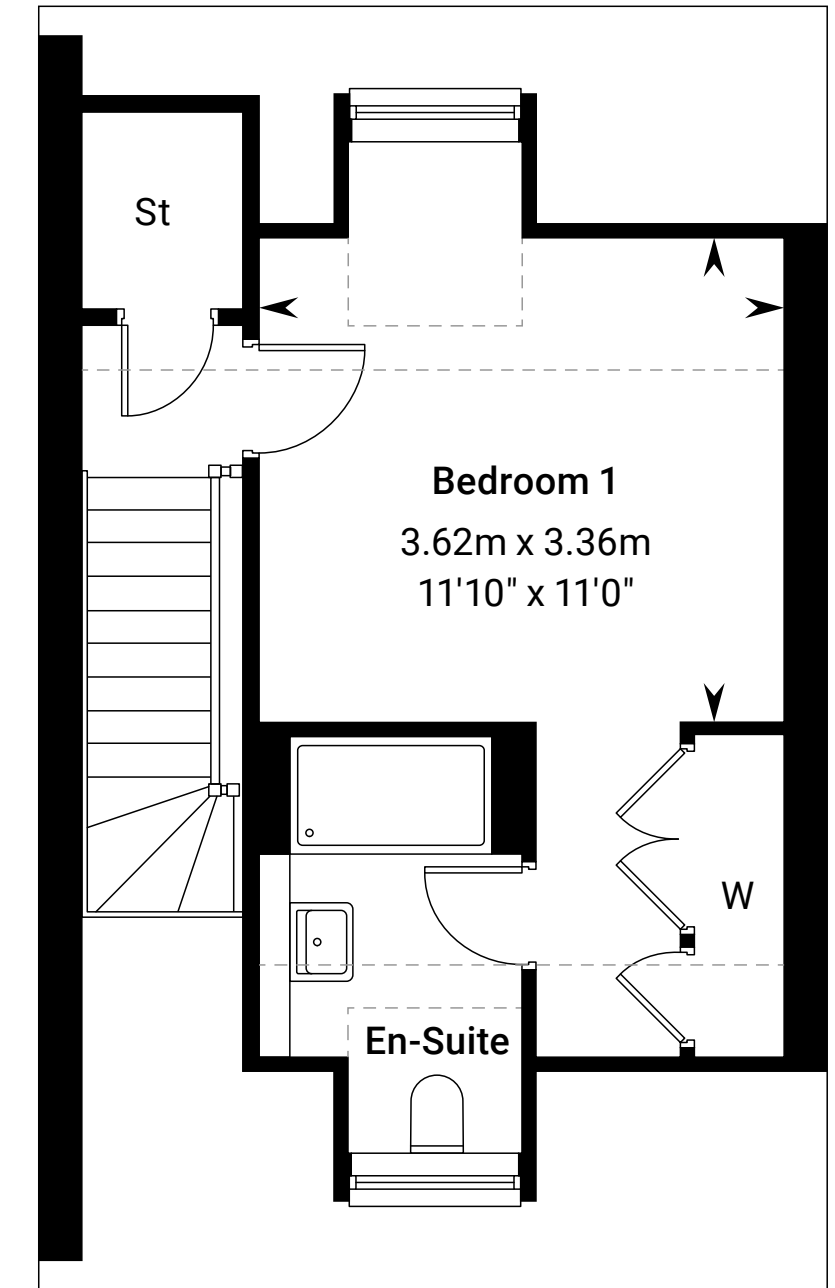
* Window to plots 452 & 454 only.

Ground floor



** Window to plots 396, 398, 452 & 454 only.

First floor



Second floor

*Window to plots 452 & 454 only. **Window to plots 396, 398, 452 & 454 only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. ☒ Roof light.

Dotted lines denote reduced head height or structure above.

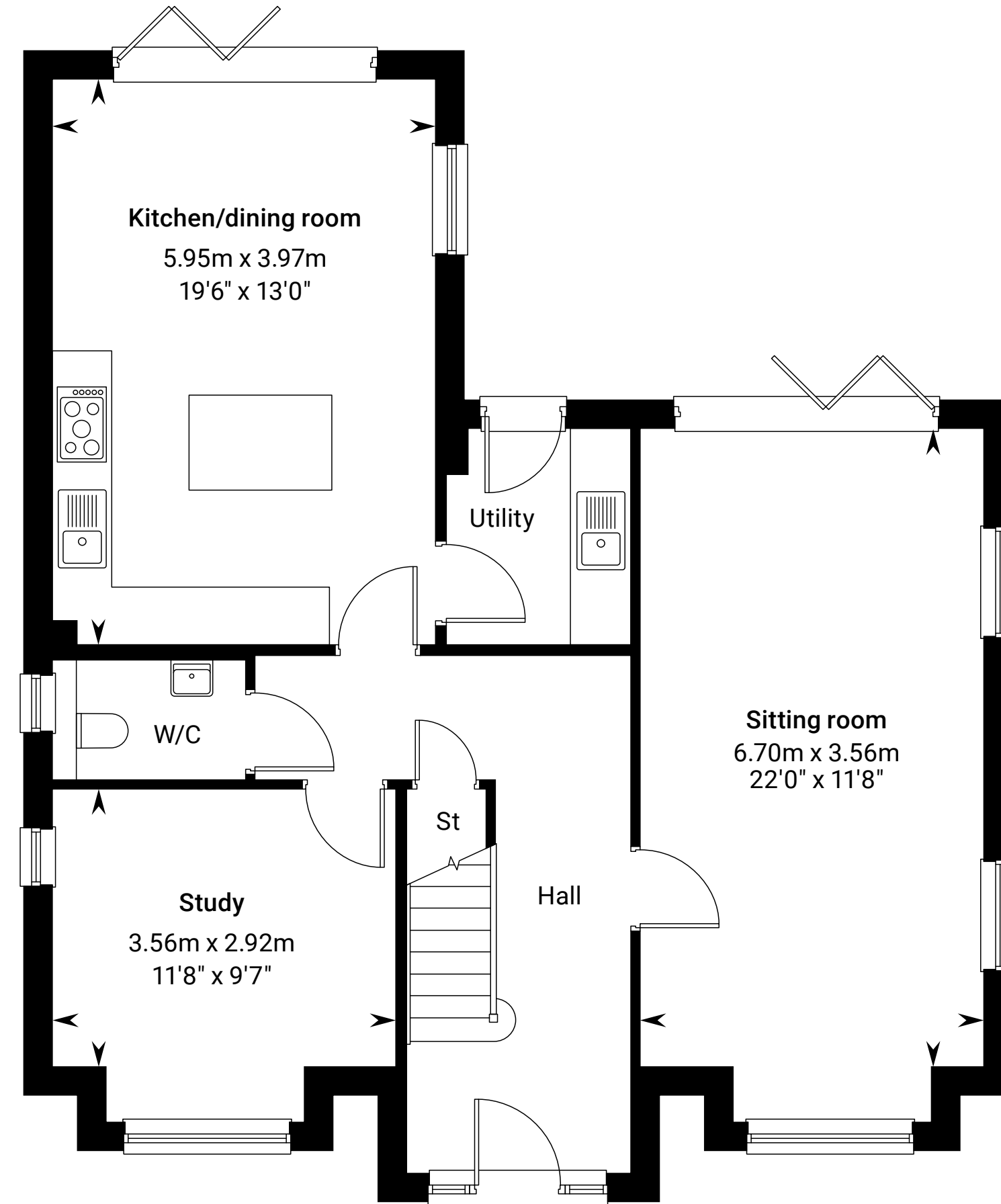
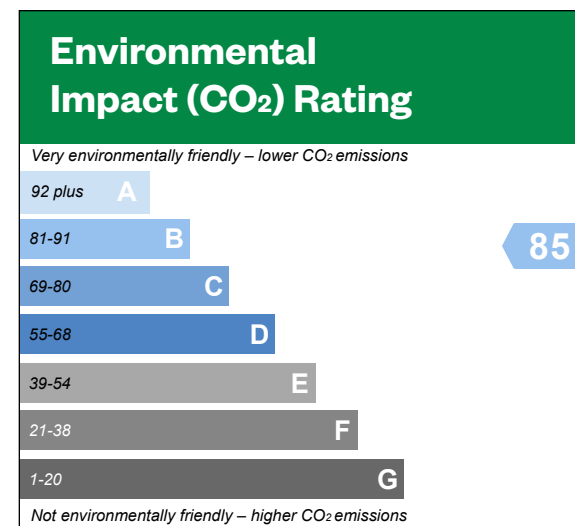
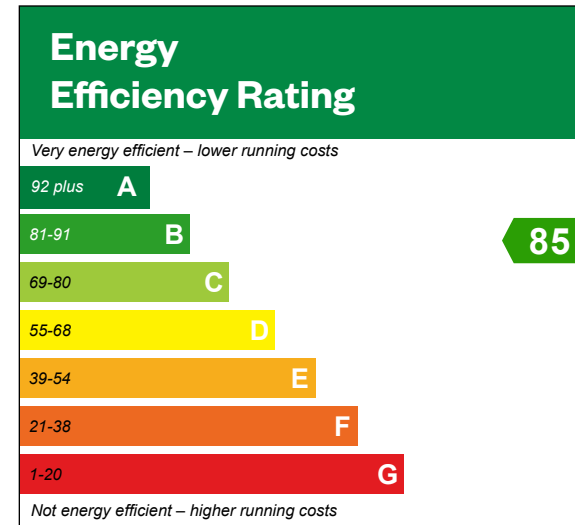
The Burnham

4 bedroom home

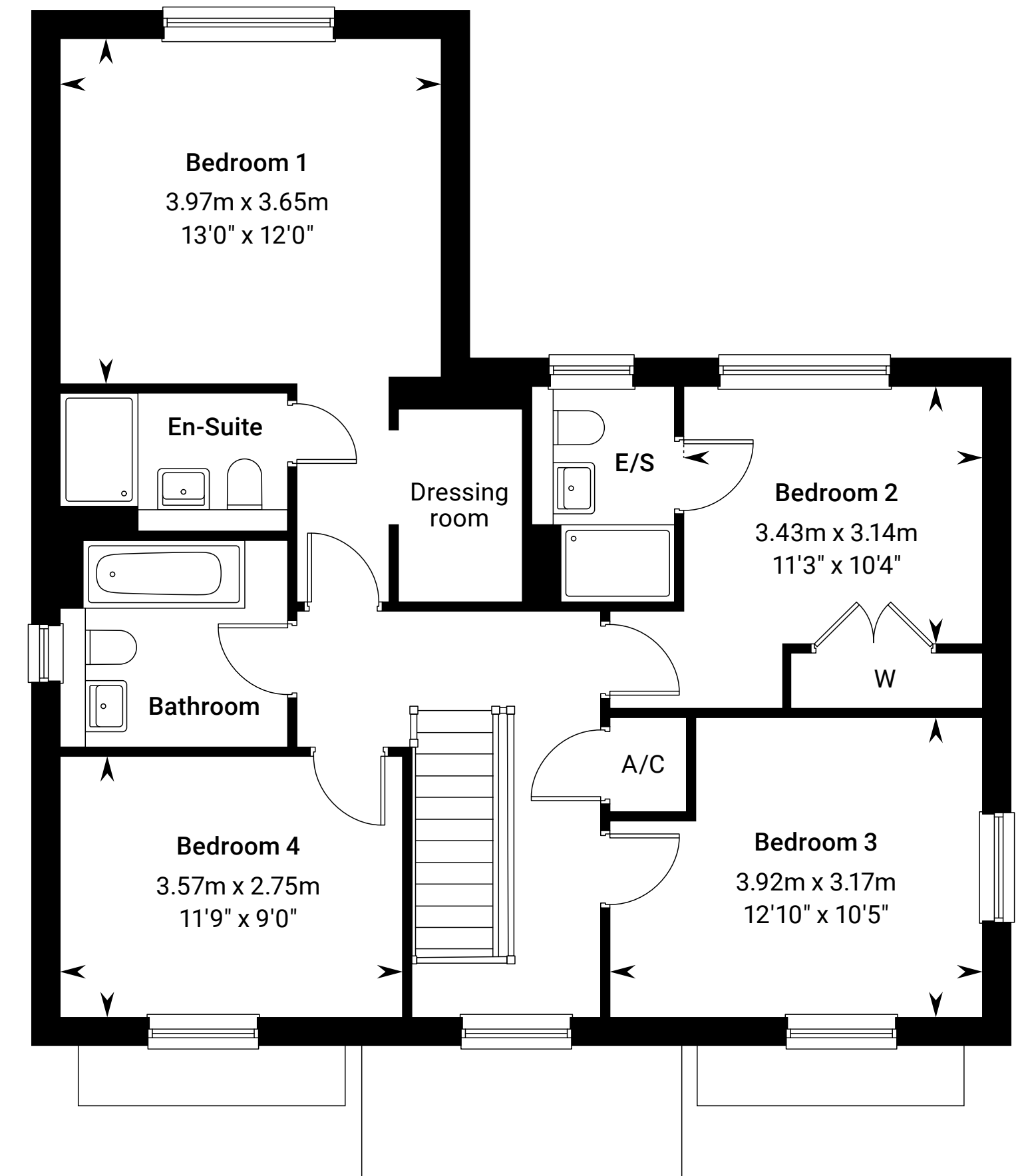


The Burnham

Plots 403 & 411 – as shown



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

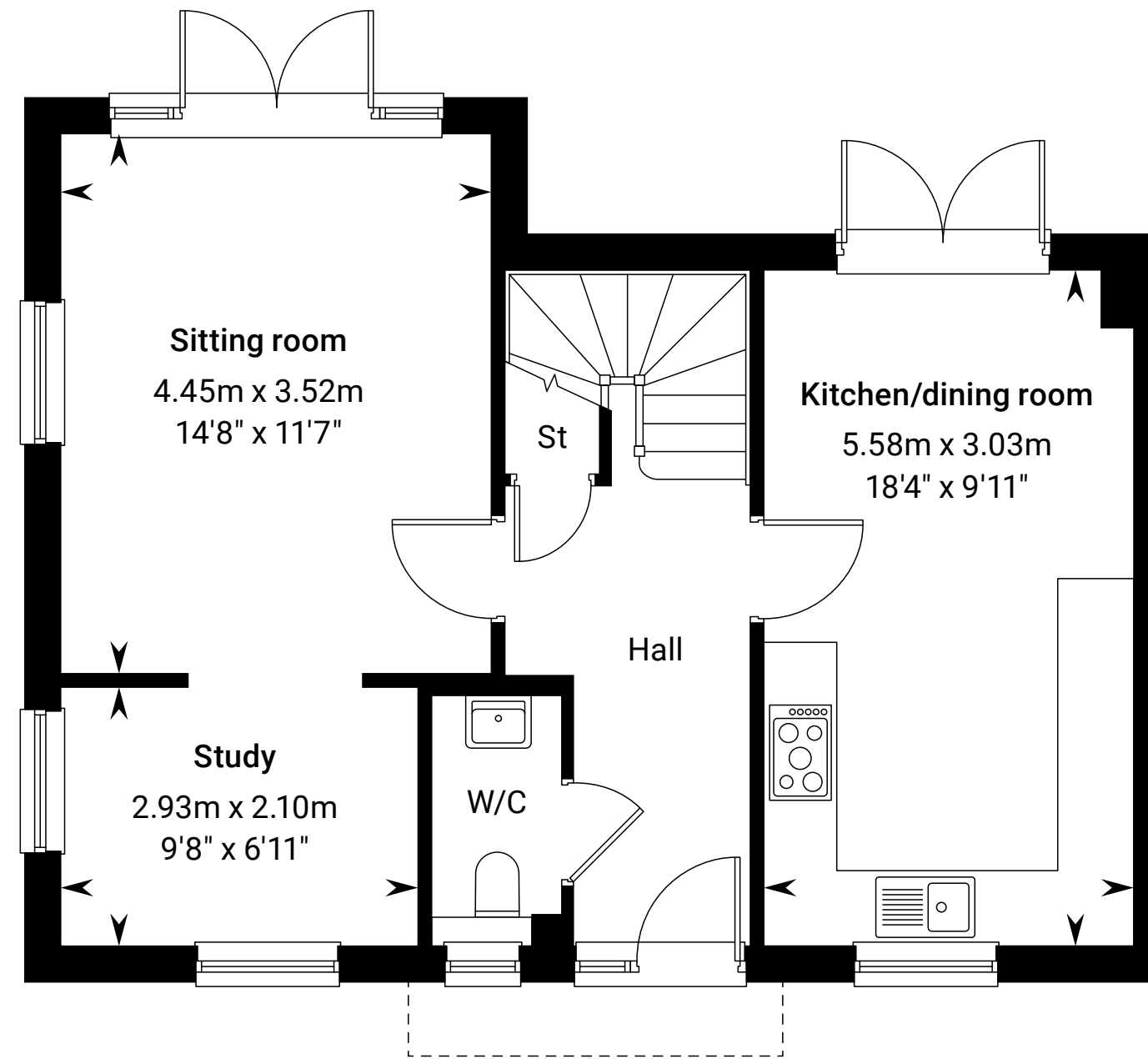
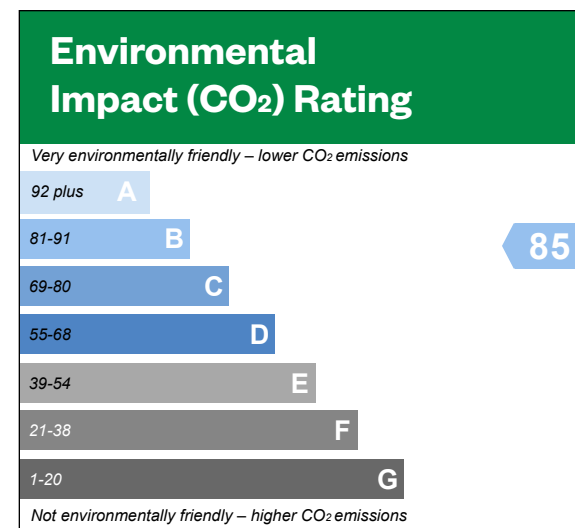
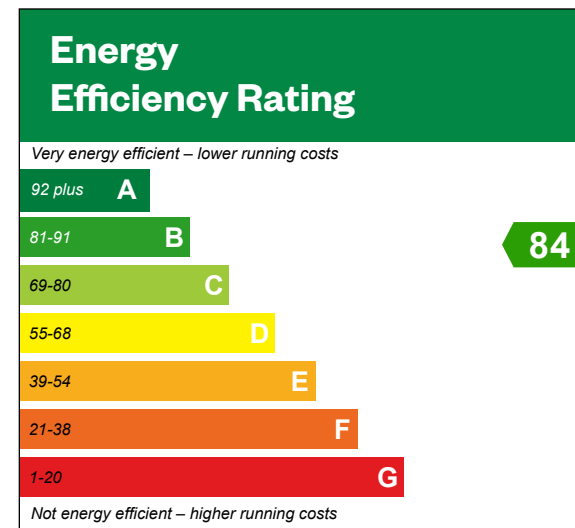
The Chadwell

3 bedroom home

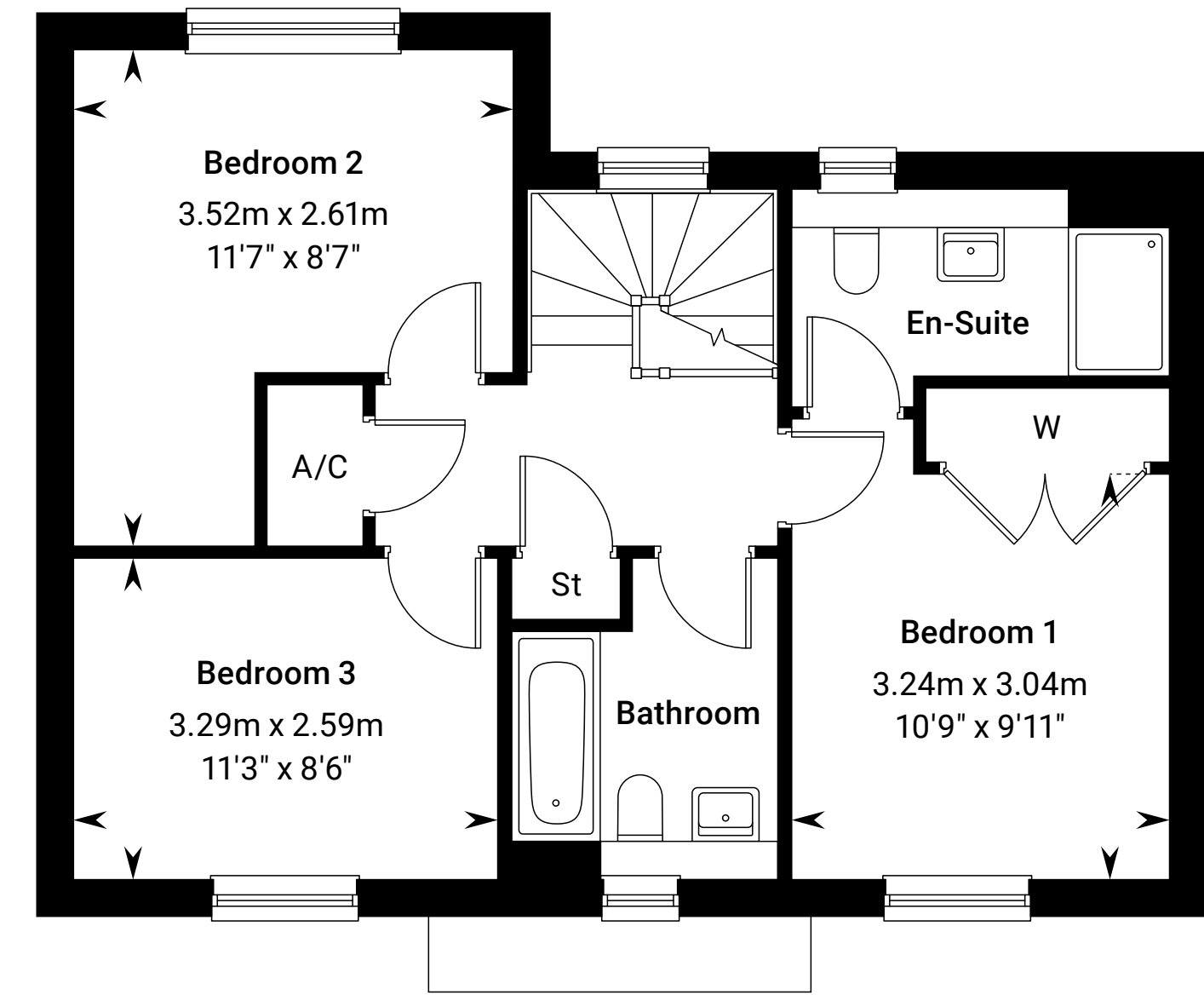


The Chadwell

Plot 473 – as shown
Plot 435 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

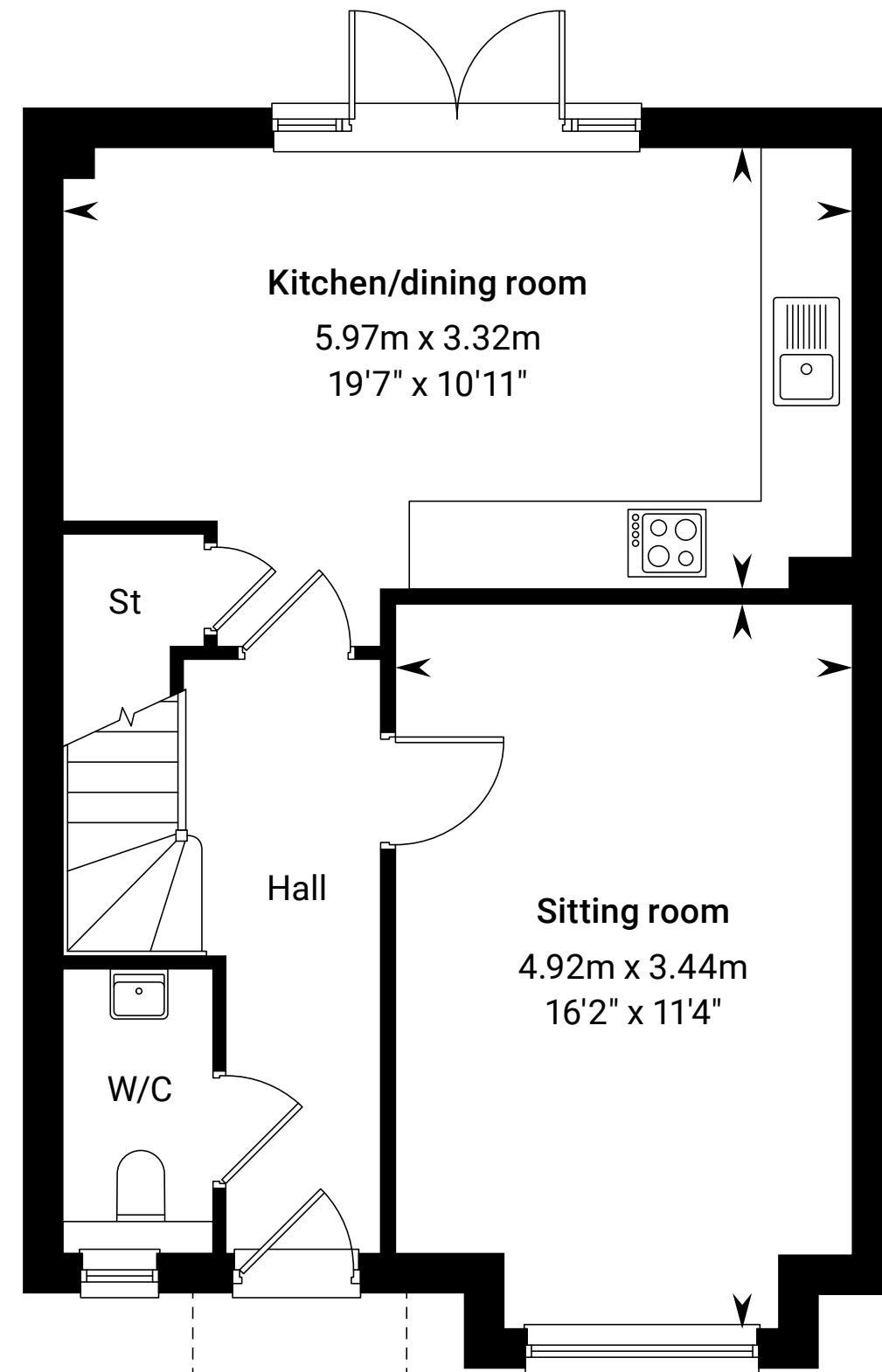
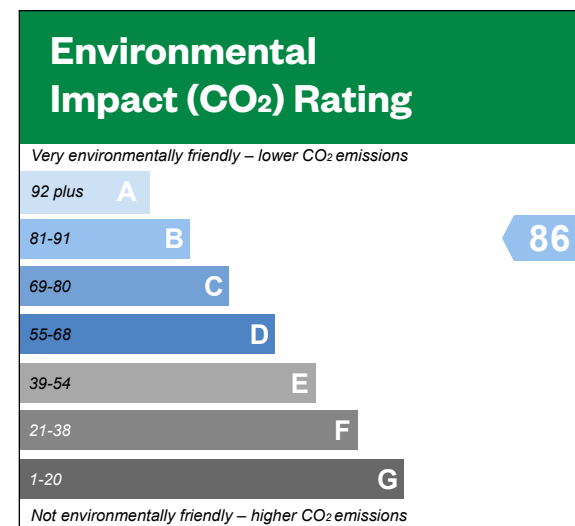
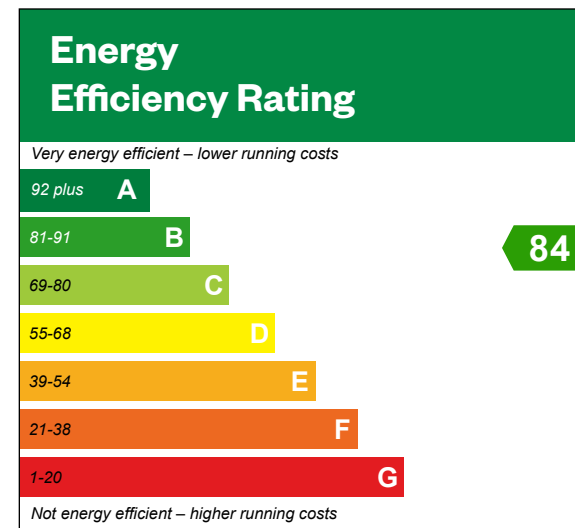
The Drayton

3 bedroom home

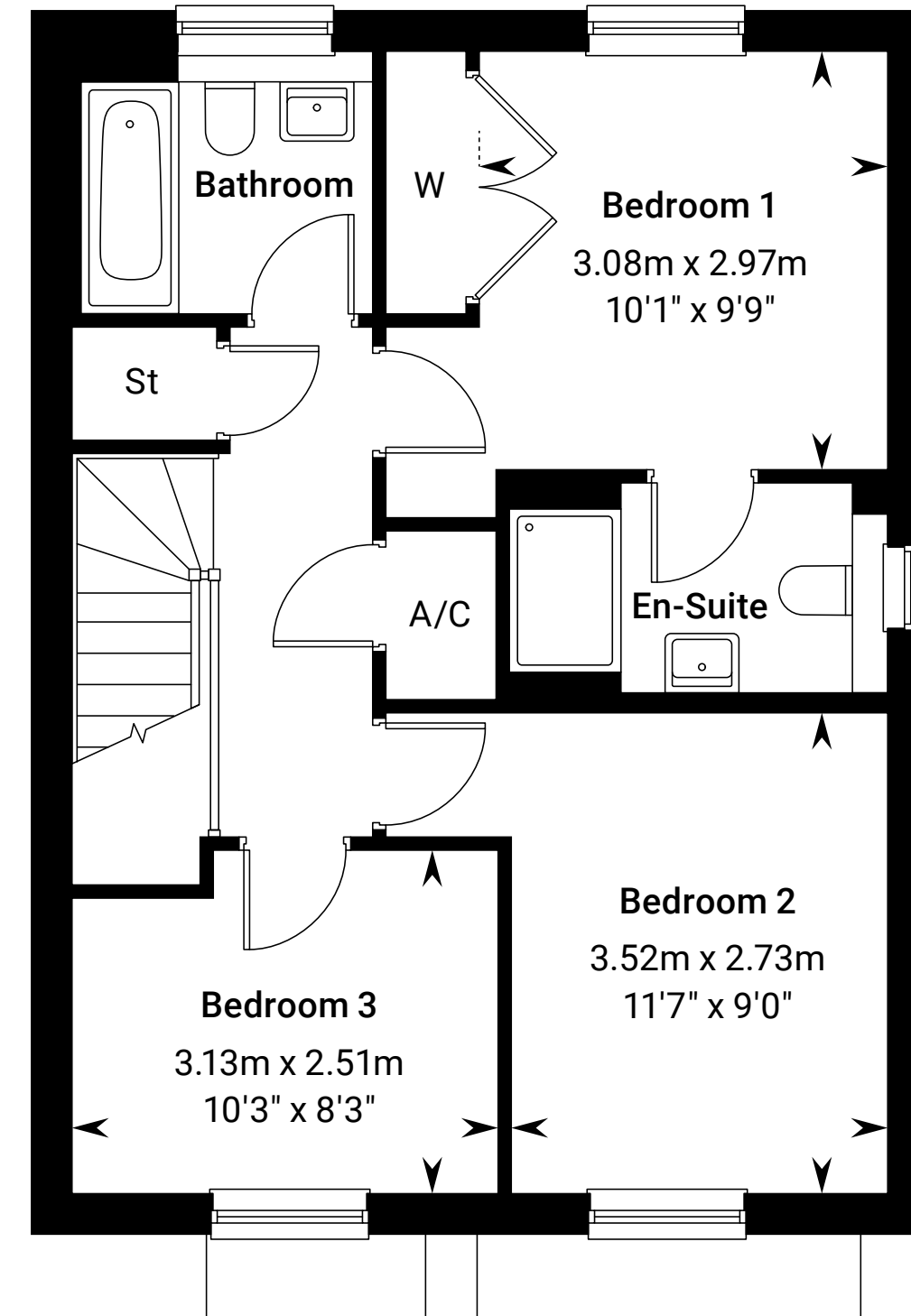


The Drayton

Plots 395, 416, 469 & 471 – as shown
 Plots 399, 404, 405, 406, 430, 434,
 470, 477, 479 & 480 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

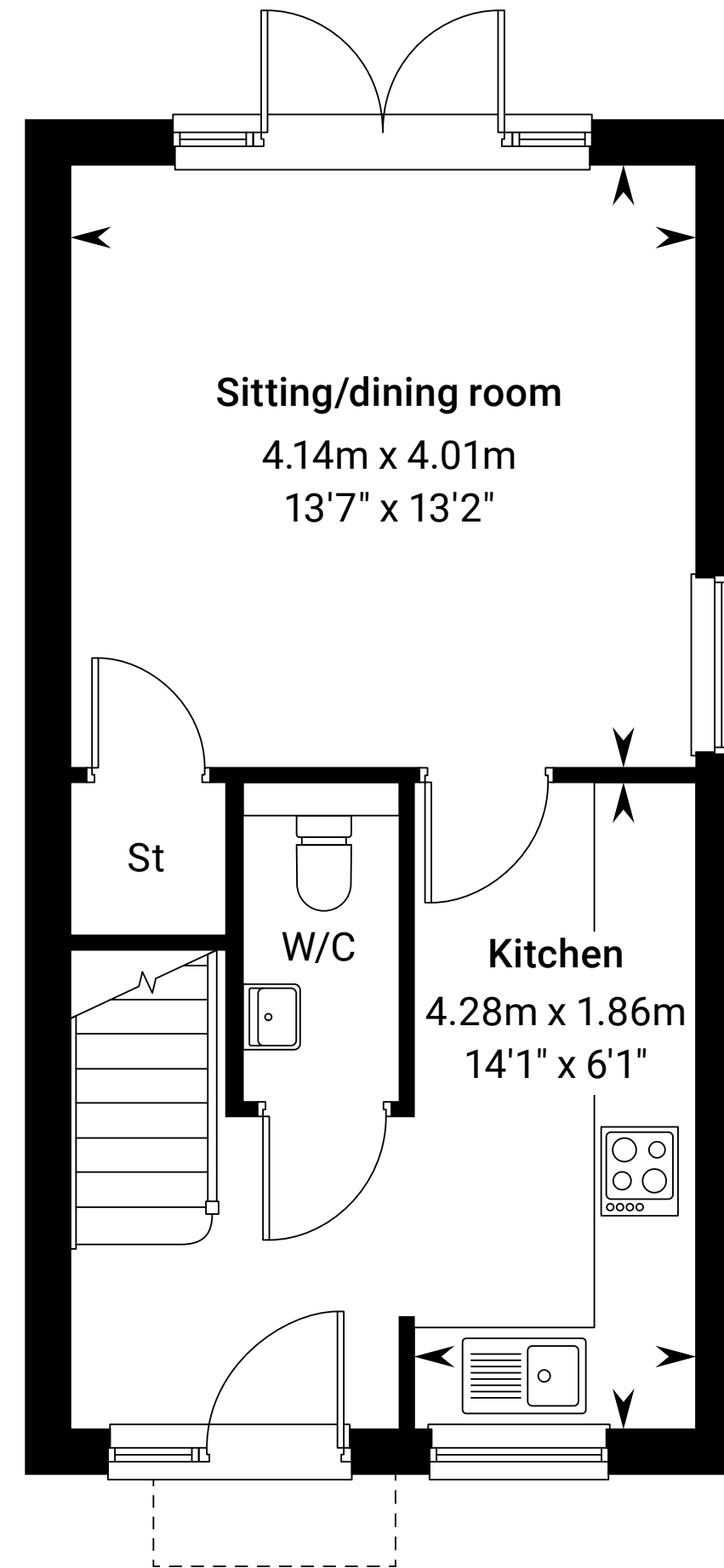
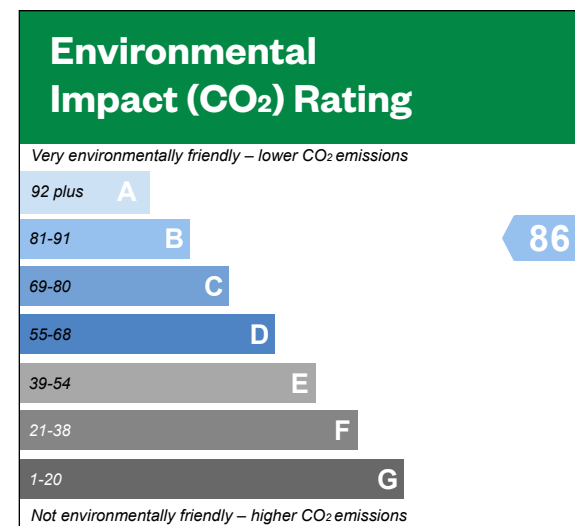
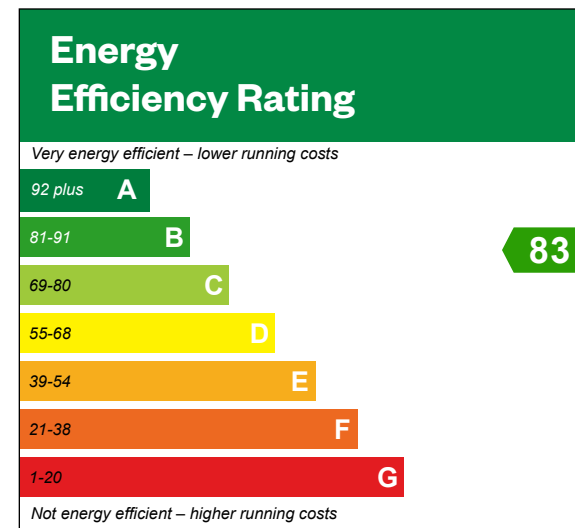
The Fulham

2 bedroom home



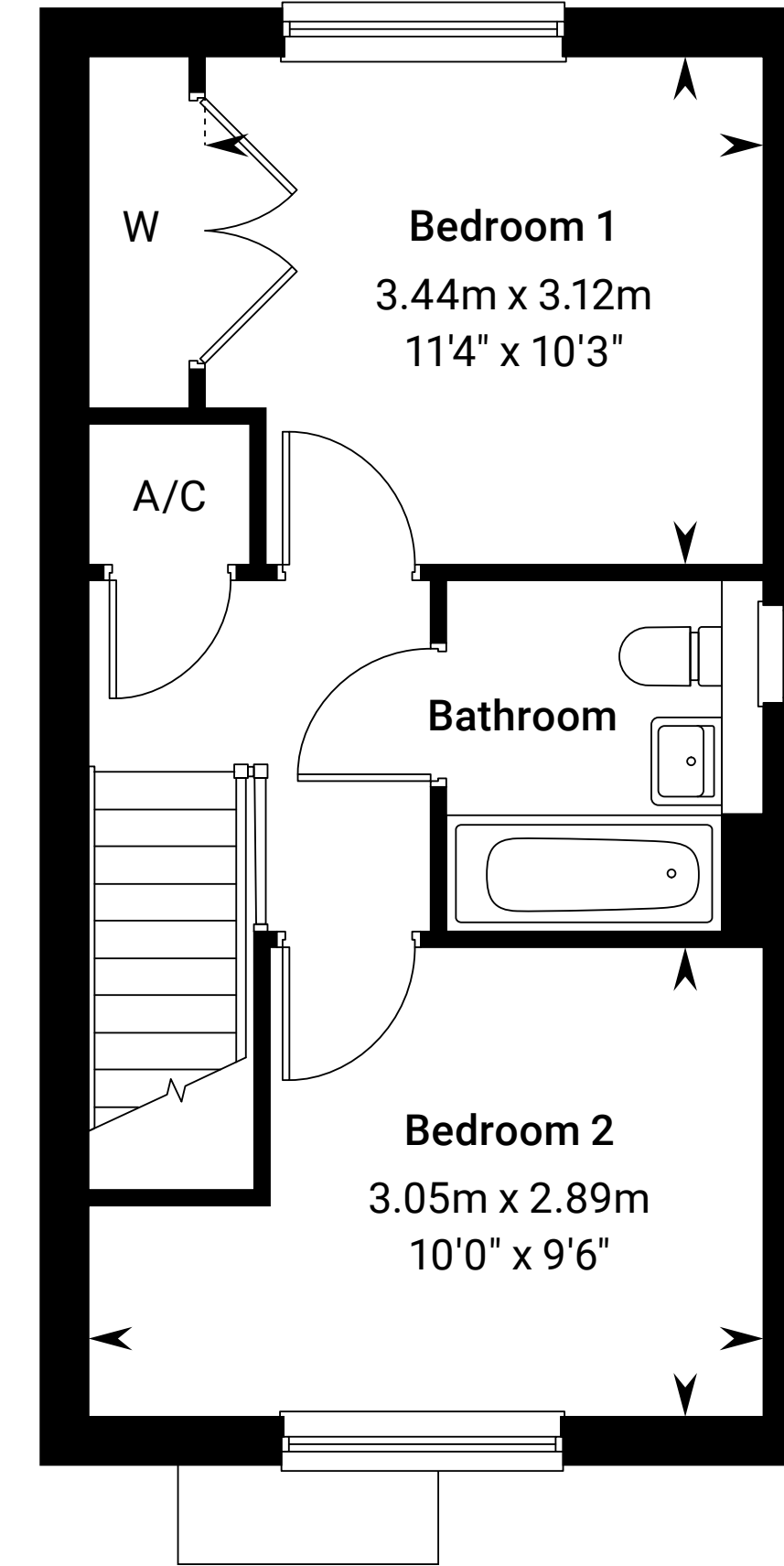
The Fulham

Plots 437, 438, 501, 503 & 505 – as shown
 Plots 436, 500, 502 & 504 – handed



* Window to plots 501, 504 & 505 only.

Ground floor



* Window to Plots 501, 504, 505 only.

First floor

*Window to plots 501, 504 & 505 only. Plots 436, 437 & 438 are terraced plots. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

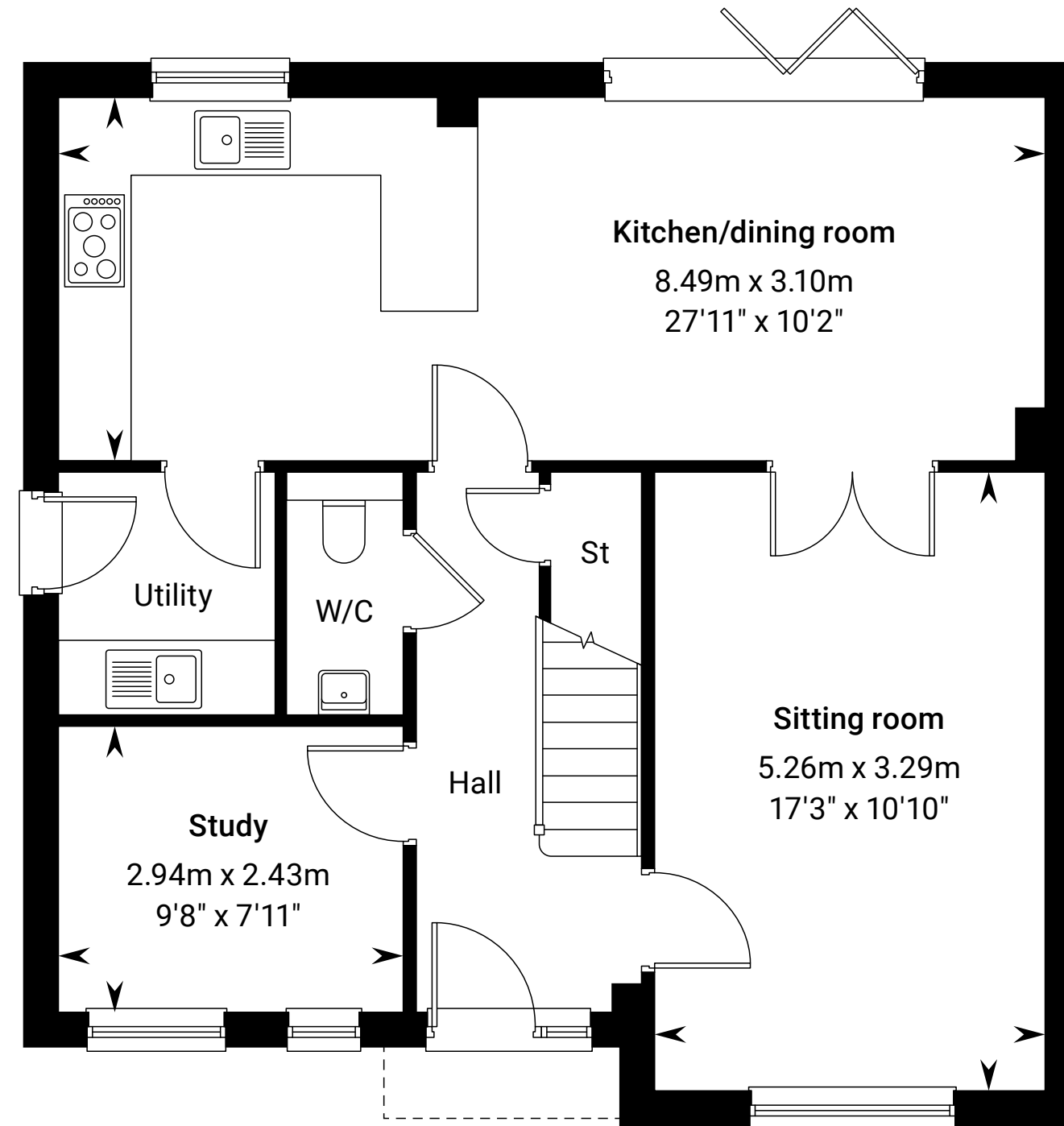
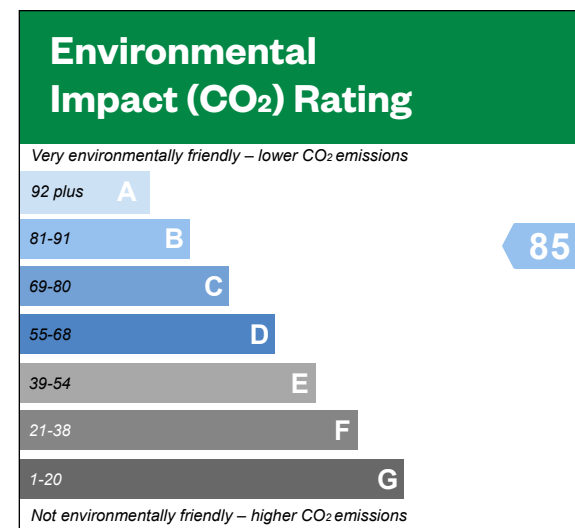
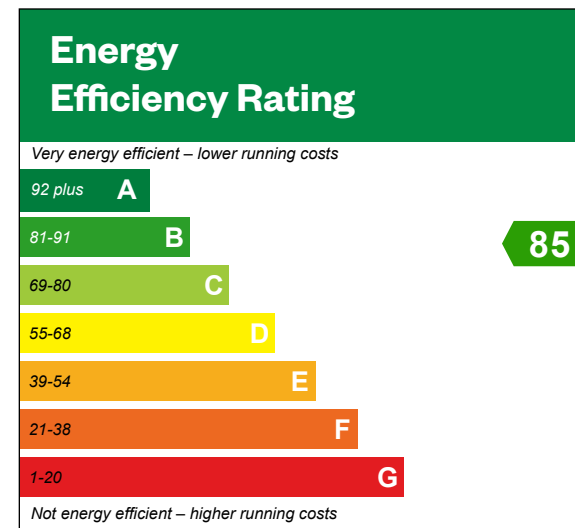
The Gidea

4 bedroom home

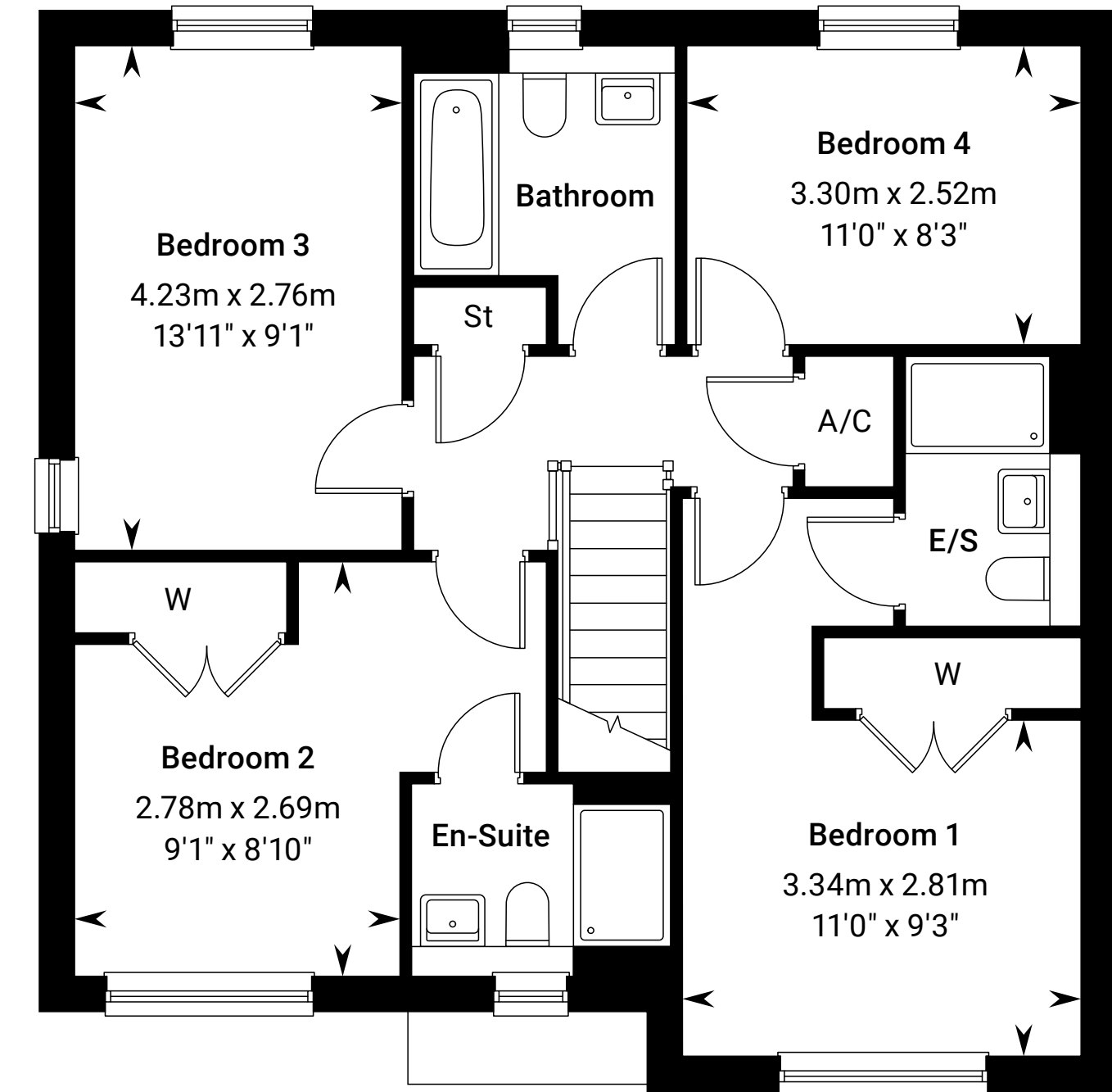


The Gidea

Plots 414 & 428 – as shown
 Plots 415, 419, 427 & 429 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

The Langley

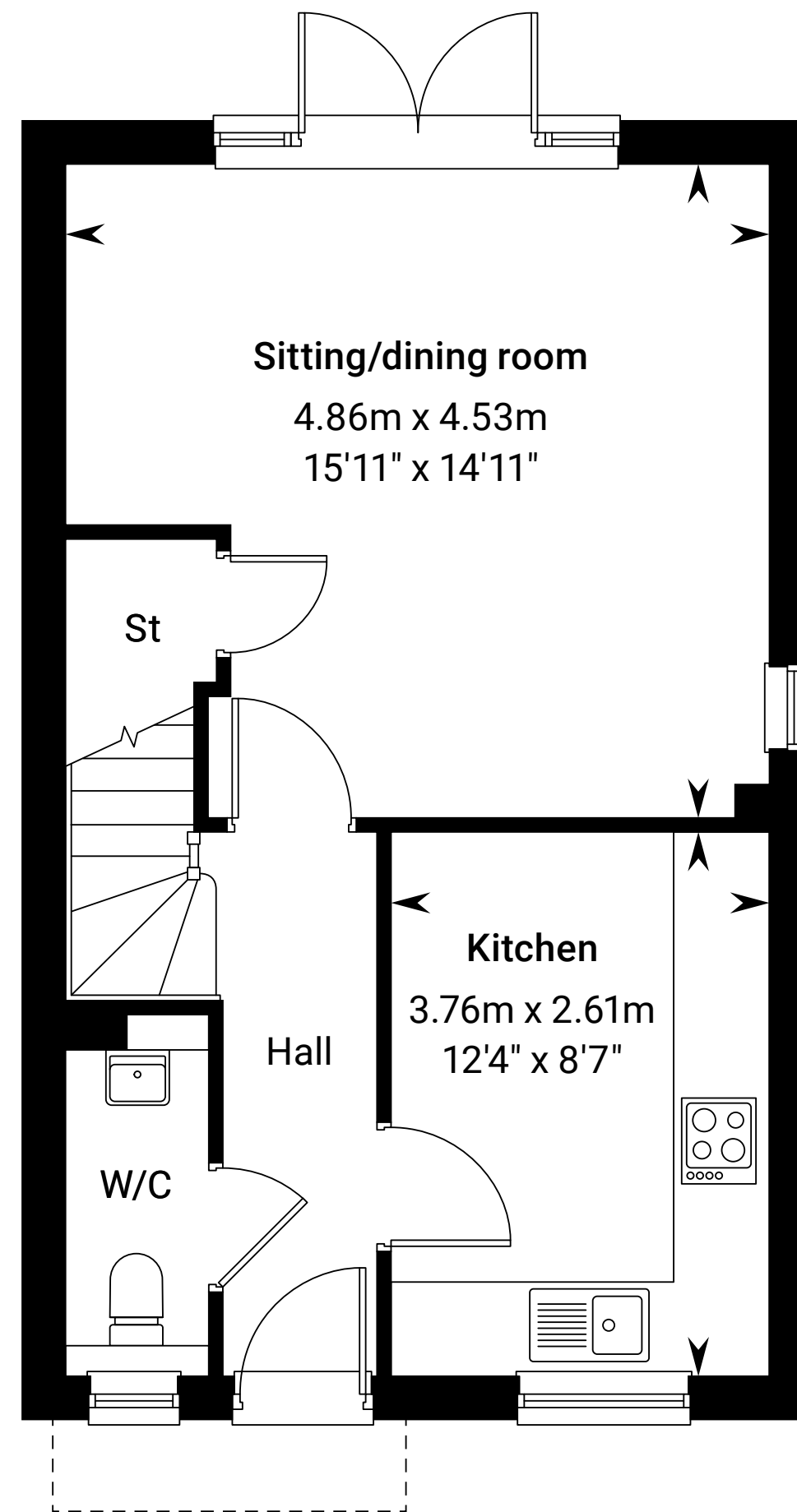
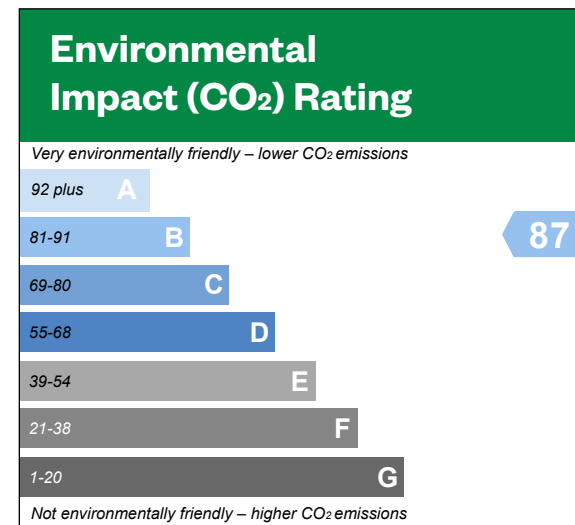
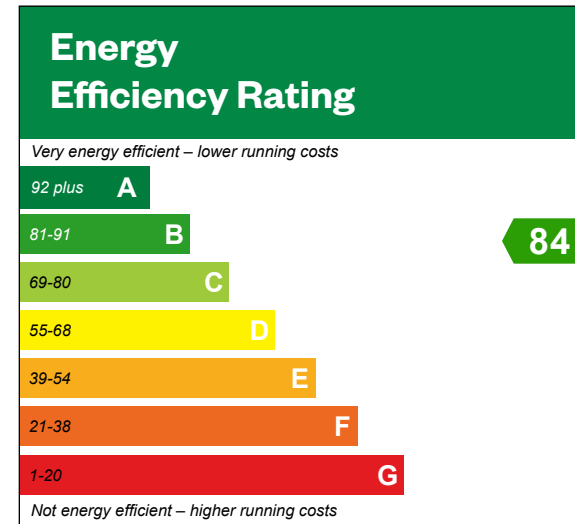
2 bedroom home



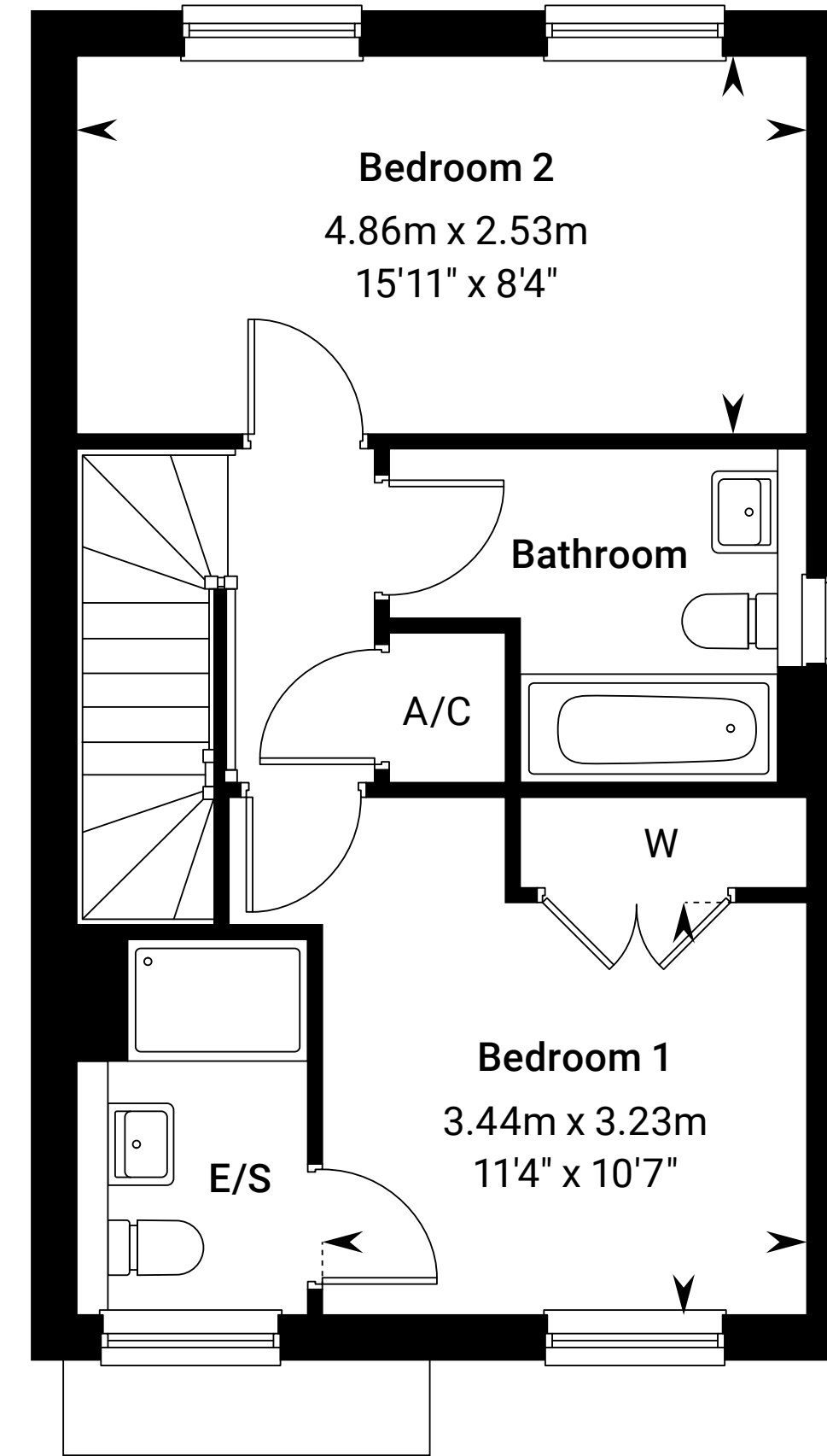
The Langley

Plots 402, 408, 432, 440, 450, 466, 476, 483, 509 & 513 – as shown

Plots 401, 407, 431, 439, 449, 464, 465, 475, 482, 508 & 512 – handed



* Window to plots 482 & 483 only.



** Window to end terraced and semi-detached plots.

Ground floor

First floor

Plots 449, 450, 464, 465, 466, 508, 508, 509, 512 & 513 are terraced plots. *Window to plots 482 & 483 only. **Window to Plots 401, 402, 407, 408, 431, 432, 439, 440, 450, 475, 476, 482, 483 & 509 only. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

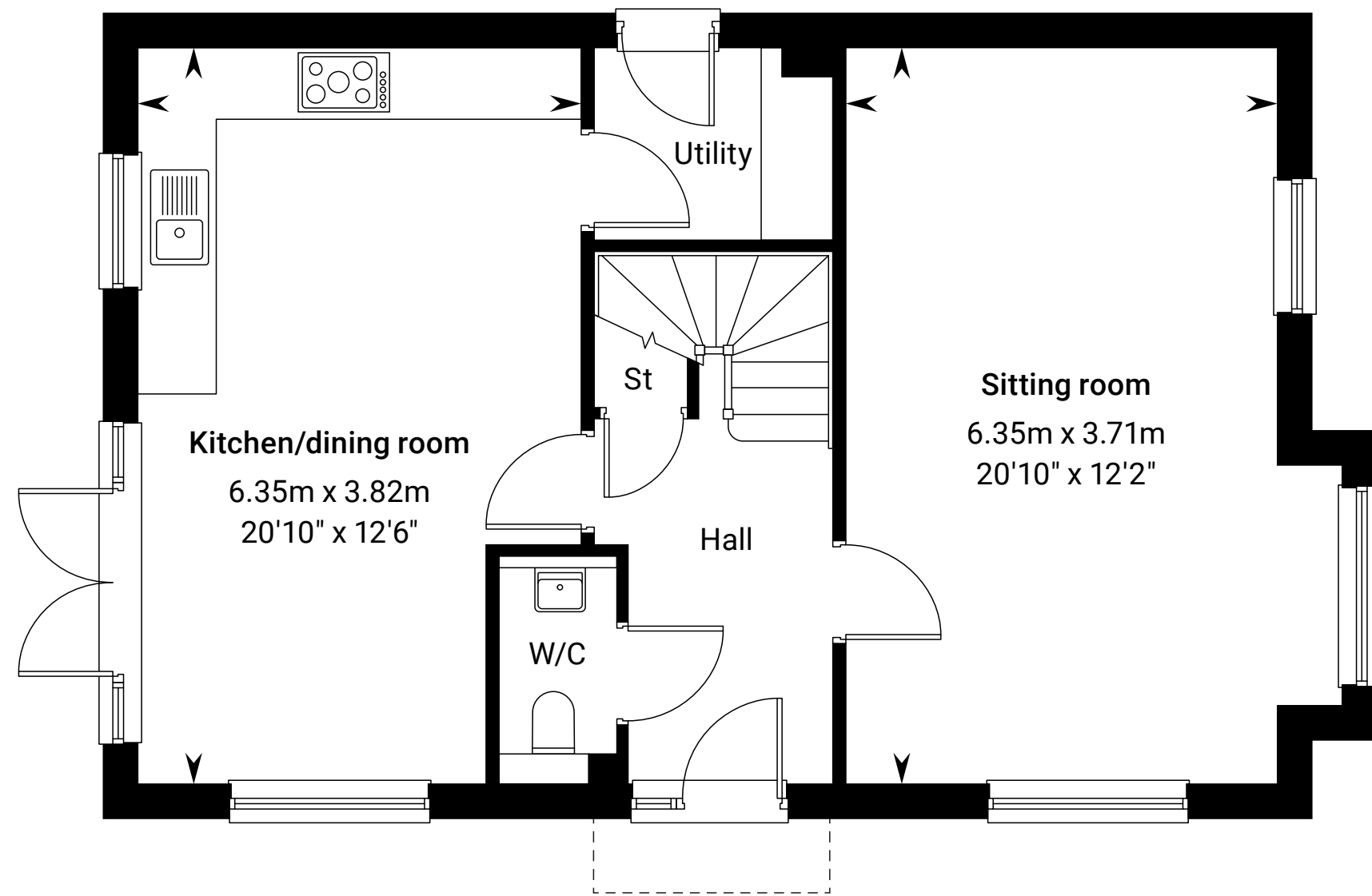
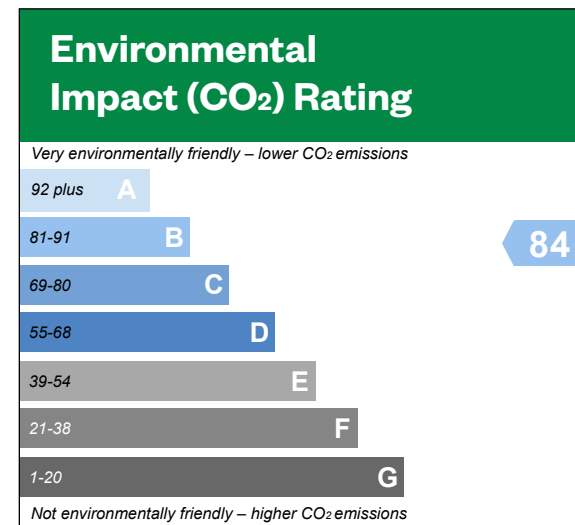
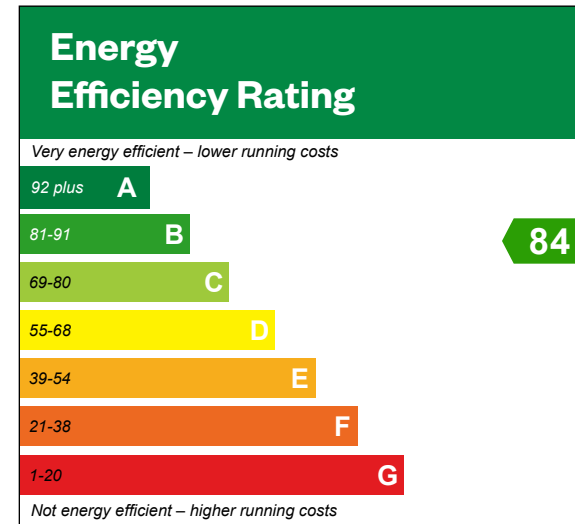
The Warrington

4 bedroom home

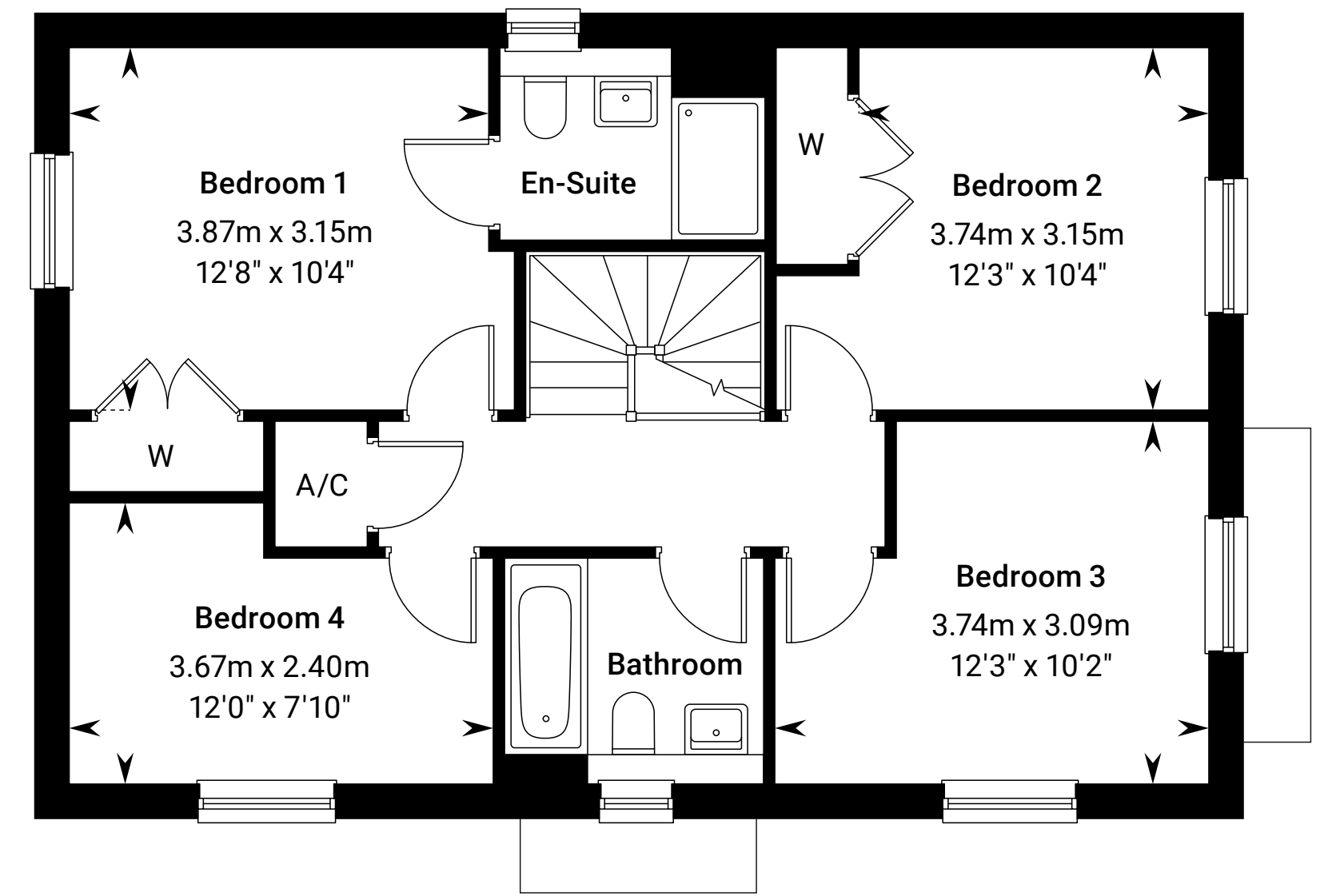


The Warrington

Plots 392, 400, 413, 418, 426,
451 & 474 – as shown
Plots 394, 412, 417, 425, 433,
472, 478 & 481 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

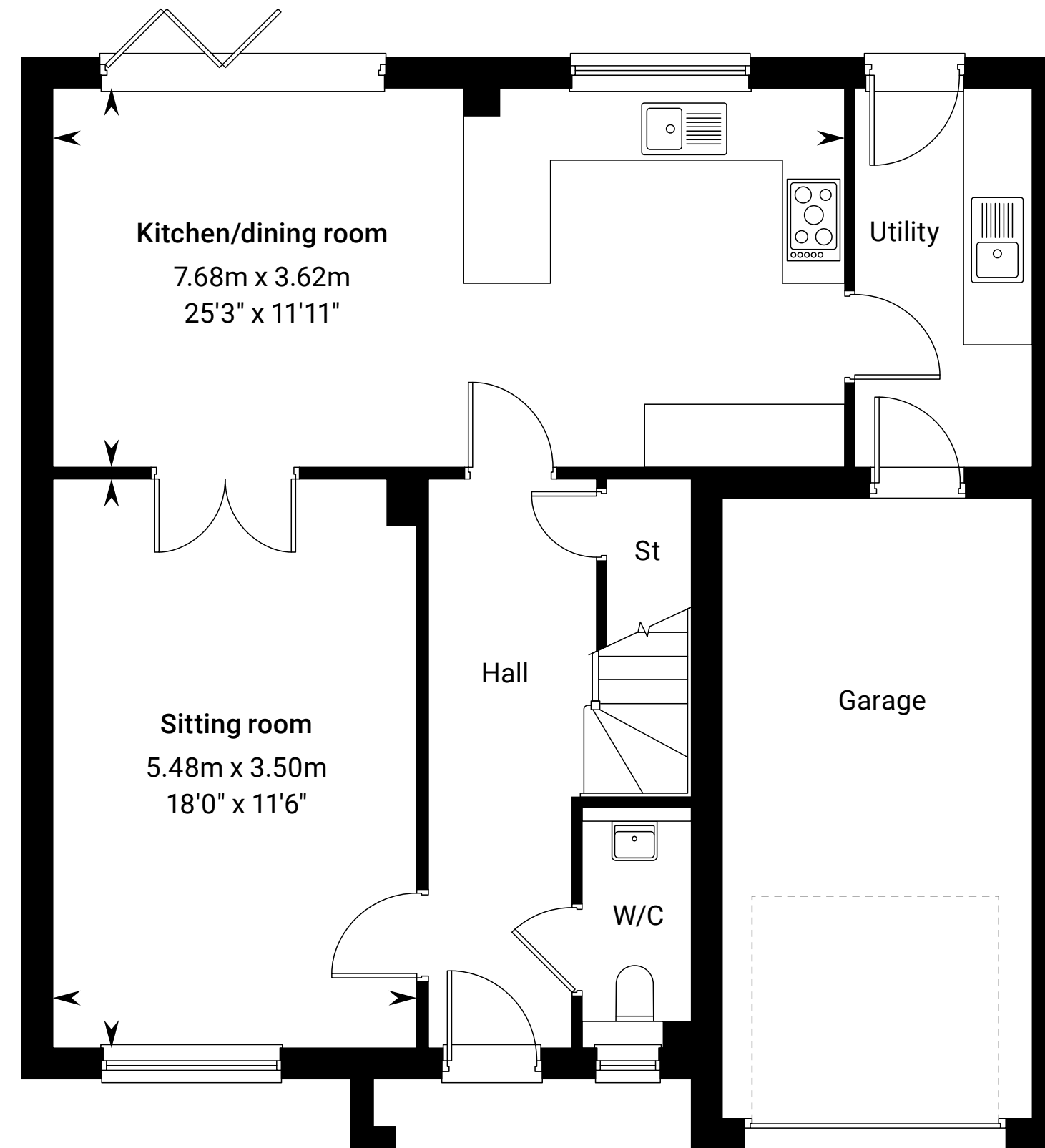
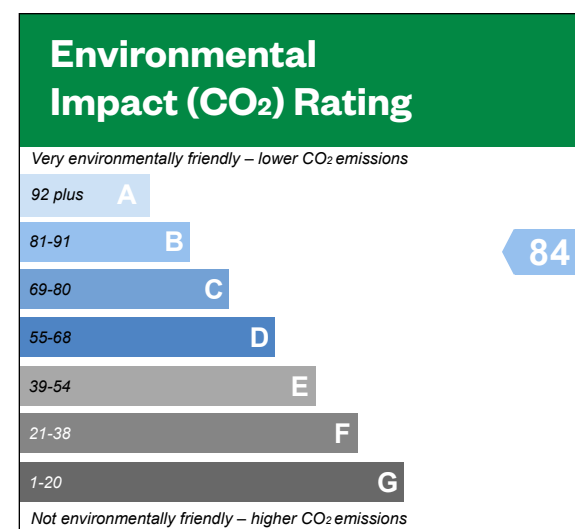
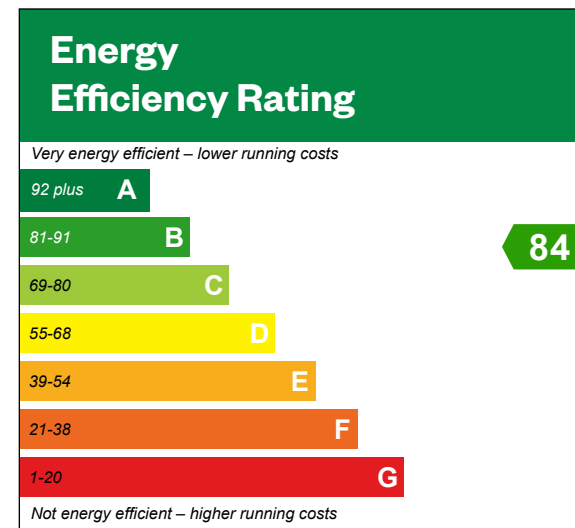
The York

4 bedroom home

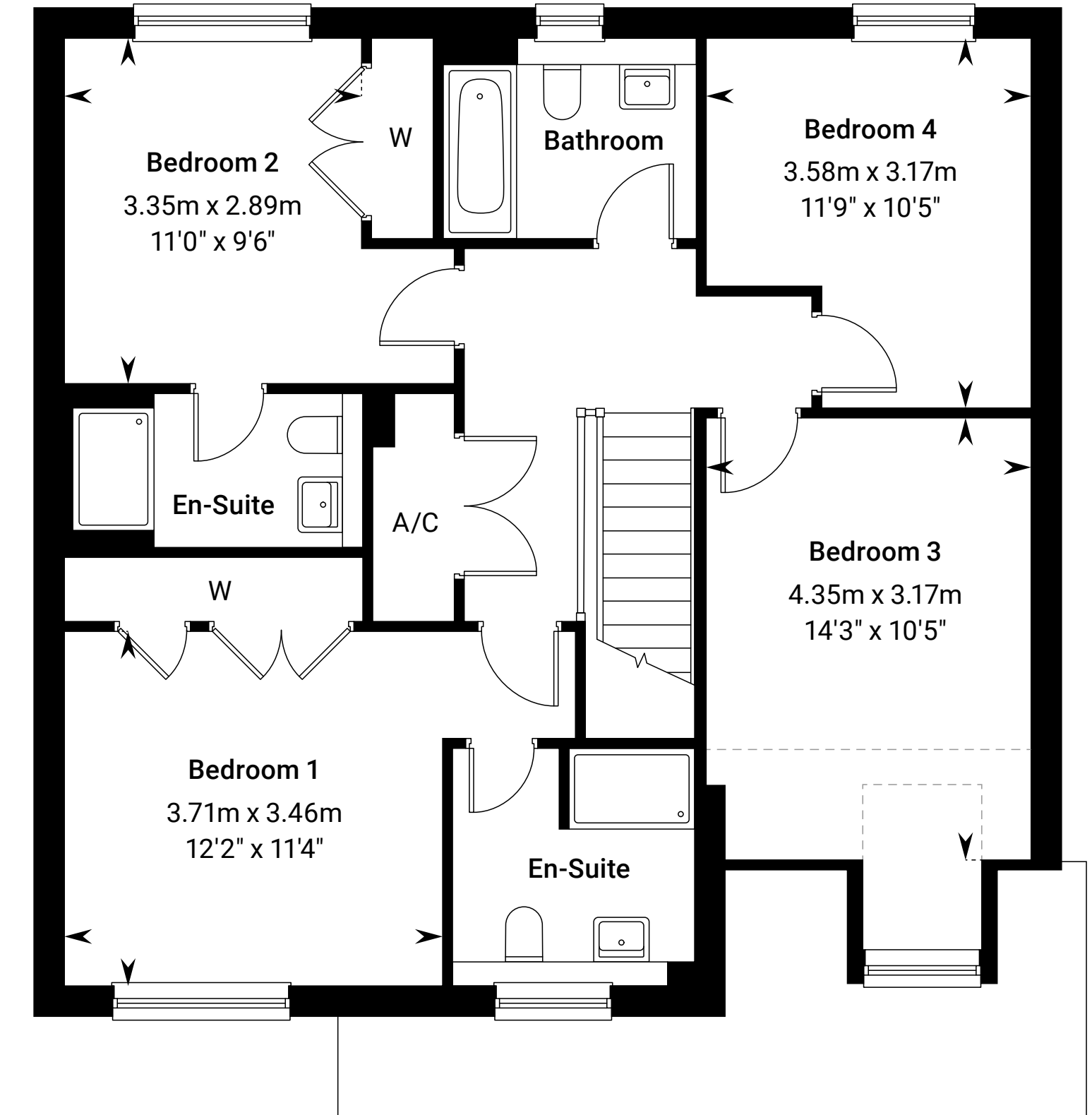


The York

Plots 409, 410 & 422 – as shown
 Plots 393, 420, 421, 423,
 424 & 441 – handed



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

The finer details

Kitchens

- High quality kitchens with a choice of 25mm or 40mm laminate worktop with matching upstands*
- Heat resistant toughened hob glass splashback^
- Bosch 4 ring touch control induction hob (1, 2 & 3 bedroom homes)
- Bosch 5 ring touch control induction hob (4 bedroom homes)
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch chimney hood extractor
- Bosch built-in single oven (1, 2 & 3 bedroom homes)
- Bosch built-in double oven (4 bedroom homes)
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer in kitchen except when there is a separate utility. Space is provided for your own free-standing washing machine and dryer* in utility.
- Amtico Spacia flooring^
- Laminate worktop to homes with utility
- 1 bowl stainless steel sink with chrome mixer tap with swivel spout to homes with utility

Bathroom, en-suites & cloakrooms

- White Roca sanitaryware
- White high gloss vanity units to family bathroom and en suite 1 (3 & 4 bedroom homes)
- Full height tiling^ around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)*
- Half height tiling^ around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)*
- Full height tiling^ to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to all bathrooms and en suite(s)
- Choice of Minoli wall tiles and Amtico Spacia flooring^

Internal finishes

- Carpets to living space, stairs and bedrooms†
- All walls smooth painted with white matt emulsion (except where tiled)
- Bi-fold doors to the The Ashford, Burnham, Gidea and York*
- White internal doors to all rooms with chrome door furniture



- High thermal performance PVCu double glazed windows with toughened glass
- Built-in wardrobes to bedroom one to 1, 2, 3 & 4 bedroom homes and to bedroom two to 4 bedroom homes†
- Dressing room to The Burnham
- All woodwork finished in white gloss

External finishes

- Paved patio area and turfed rear garden.
- Landscaped front garden & rotavate to the rear enclosed with closeboard fencing
- External electrical point to the rear garden (3 & 4 bedroom homes)*
- External water tap†
- Electric Vehicle charger installed as standard*
- External light to front and rear of property (front is PIR controlled)
- Chrome doorbell to front door

Electrics & heating

- White switchplates and double sockets throughout
- USB charging port sockets to selected sockets to kitchen and bedroom 1
- LED downlights to kitchen/breakfast/family room, utility and wetrooms. Pendant light fitting to all other rooms*
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for TV/satellite to all rooms with a TV socket
- Telephone sockets to study/smallest bedroom

- Fibre to the Home (FTTH) broadband providing a faster, more reliable and greener technology
- Thermostatically controlled radiators to rooms
- Ceiling mounted smoke and heat detectors
- Electric spur to storage cupboard for burglar alarm
- Google Nest Learning thermostats to all homes

Environmental details

- Solar PV panels to be fitted to selected homes* absorbing sunlight as a source of energy to generate electricity
- Energy efficient and thermostatically controlled central heating
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats including ecological features to house
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

Guarantee

- 10 year NHBC Buildmark warranty



Photography from a previous Legal & General Homes development.



Photography from a previous Legal & General Homes development.



Photography from a previous Legal & General Homes development.

*Choice subject to build stage. †Dependent on housetype. ‡Plot specific detail. Please speak to a Sales Consultant for further information.

Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Legal & General Homes reserves the right to implement changes to the specifications without warning.

Not all domestic appliances have an EU energy label. Whilst these particulars are prepared with all due care for the convenience of potential purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant

Why choose us?

Legal & General Homes and Cala Homes are brands currently used by Cala[†] and share the same exceptional customer service and management teams, who aim to provide you with the very best standards throughout your journey.

Peace of mind

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.

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

[†]CALA Management Limited currently uses the brands known as Cala Homes and Legal & General Homes. CALA Management Limited (Company Number SC013655) is a company registered in Scotland whose registered office is at Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU.

Move chain-free

Our 100% Part Exchange* service frees you from being in a chain. Click below to use our part exchange calculator to see what you could save.

A vibrant new community

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.

Less maintenance

A new build home requires lower maintenance compared to an old house, saving you time and money.



Stock photography



Sale office at Cross Trees Park



Stock photography

More choice

With a selection of kitchens and bathrooms, you can choose kitchen worktops and cupboards as well as bathroom tiles and flooring to suit you. Choices are subject to build stage.

Energy efficient

Enjoy reduced gas and electricity bills with Hive smart heating and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.**

Safe as houses

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



*We will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to our purchasing criteria, terms and conditions. Visit www.landghomes.com/why-choose-us for full terms and conditions and purchasing criteria. Up to 100% part exchange and other incentives available on selected plots, subject to terms and conditions and not in conjunction with each other or any other offer.

**Source: The NHBC Foundation 2016

Photography of a previous development

All the mod cons

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.

Freedom to personalise

A new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.

Desirable in every detail

If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.

New Homes Quality Code

We comply with the New Homes Quality Code, giving you peace of mind during the purchase process.



Stock photography

People come first.

It's been the Legal & General way for almost 200 years

At Legal & General Homes, we are driven by our mission to create beautiful, vibrant, sustainable communities where people can thrive. We are passionately committed to providing first-class customer service and we have been awarded the maximum five-star rating in the Home Builders Federation's National New Home Customer Satisfaction survey*.

Legal & General is tackling the housing crisis head-on and believes it is more important than ever to deliver the houses that our society needs

[Click here to find out how we make a difference](#)



to address structural shortages across every dimension of the market. It provides homes for all demographics, ages and tenures, whilst looking to make a positive socioeconomic impact on all communities where it builds homes.

Legal & General Homes is a brand used by Cala, a subsidiary of Legal & General. One of the UK's oldest, most respected financial services companies, Legal & General is also a major house builder and has a multi-tenure housing strategy, which Cala is now part of.

Legal & General Homes has committed to building homes that are operationally net zero carbon enabled before 2030.

*5 stars awarded for customers' willingness to 'Recommend to a Friend' across Cala (which currently uses the brands Legal & General Homes and Cala Homes) in findings of the survey, undertaken by the Home Builders Federation 2020/21.

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