

CARTERTON, OXFORDSHIRE, OX18 3RL

# THE FALCONS



PRESENTED TO YOU BY  
PLATFORM HOME OWNERSHIP



# WELCOME TO THE FALCONS

A brand new development nestled amongst stunning countryside in a region filled with heritage. This development of 2, 3 and 4-bedroom homes is located in Carterton in Oxfordshire - one of the area's newest towns - offering the perfect blend of modern living and the tranquillity of the countryside. Located between Oxford and Cirencester, The Falcons represents high-quality living in a beautiful part of the country, ideal for families or couples that want to settle down and get their foot on the property ladder.

# WELCOME TO

Carterton is the second largest town in West Oxfordshire and one of the newest in the entire county. Just 18 miles from Oxford, Carterton is a safe, picturesque and vibrant market town that has everything a home buyer could dream of.



# CARTERTON



# A HISTORIC MARKET TOWN

With a rich history of hosting market fairs, it's now recognised as one of the fastest growing towns in the South East. Home to over 14,000, Carterton has quickly developed into a modern, bustling town centre that has a range of shops, pubs, restaurants, leisure activities, exceptional schools and a lower crime rate than the Oxfordshire average.

Independent businesses, friendly locals and a thriving high street give this market town a cosy, community atmosphere and if you're looking for things to do, there's plenty of culture to soak up, such as the popular Cotswold Wildlife Park & Gardens. It's this vibrant environment that led to Carterton being voted the best place to live in West Oxfordshire in 2021.

# A KEY LOCATION

## AMENITIES

	MILES	MINUTES
Morrisons .....	0.5	2
Pub (The Beehive) .....	0.5	2
Doctors .....	0.9	3
Town Centre .....	0.6	2

## PLACES

Cotswold Wildlife Park & Gardens .....	5.2	12
Kilkenny Lane Country Park .....	2.4	7
Crocodiles of the World .....	2.3	6
Carterton Leisure Centre .....	1.3	4

## EDUCATION

Carterton Primary School .....	0.8	3
St. Joseph's Catholic Primary School .....	1	4
Carterton Community College .....	1.4	4
Bright Start Pre-School .....	0.6	2

## TRANSPORT LINKS (A40 & A417)

Oxford .....	18.7
Cirencester .....	18.6
Bicester .....	29.2
Cheltenham .....	26.8



# LOVE LOCAL

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Community is at the heart of Carterton and nothing epitomises that spirit more than the independent businesses that line its streets.

Whether you're stopping by one of the local coffee shops, browsing handmade craftworks, enjoying a spot of lunch at Italian family restaurant All' Angelo or enjoying a drink at alternative bar The Siege of Orleans, there's plenty for everyone.

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With a wide variety of stores making up a vibrant and eclectic retail experience, these are the people that have helped turn Carterton into what it is today.

A prime example of this community spirit is The Butty Box, an independent, family-run sandwich shop in Carterton that has served the local area for over 20 years.

After moving to Carterton in 1996 due to family being stationed at the nearby airbase, RAF Brize Norton, owner Charlotte and her family have built The Butty Box into an enduring icon for the town, feeding both locals and RAF



personnel alike. Described as ‘not your average sandwich shop’, The Butty Box offers a range of delicious sandwiches for their customers and operates a dog-friendly policy, providing a dedicated water station for furry visitors.

As a longtime resident of Carterton, Charlotte believes the town has a lot to offer, “Carterton is simply a happy place to live. There’s a real sense of community here and we all feel safe. It’s a great family place to bring up children too.

“The nightlife in Carterton can be a fun experience and the locals definitely keep us busy. We love running a business in the area.”

*“Carterton is simply  
a happy place to live.  
There’s a real sense  
of community here  
and we all feel safe”*

THE BUTTY BOX

# LIFE IN

Oxfordshire remains one of the most desirable areas for homebuyers that want a more relaxed lifestyle without giving up access to major cities.

The region is filled with areas of outstanding natural beauty, as well as cultural hotspots and world-class amenities, many of which are easily accessible for residents of The Falcons.

14 As one of the safest major regions in the country, Oxfordshire is also home to exceptional schools. 9 in 10 schools across the region are rated 'good' or 'outstanding' by Ofsted and the area has an exceptional heritage backed up by the University of Oxford.

For commuters that want access to major UK hotspots, The Falcons has excellent transport links around the country, with Birmingham and London accessible in just over an hour.

There's a reason that Oxfordshire usually ranks as one of the best places to live in the country and residents of The Falcons will be ideally placed to take advantage of these benefits.



# OXFORDSHIRE

# ABOUT THE FALCONS

Available as part of our Shared Ownership and Rent to Buy schemes, The Falcons is a fantastic opportunity to get on the property ladder via an affordable homes scheme.

For residents, The Falcons will offer a blend of relaxed country side living and modern town life, with links to larger cities ensuring you're always connected. For families, young professionals and couples that want to live in this incredibly popular part of the country, The Falcons represents a clear opportunity to get started.

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Welcome to The Falcons - a modern development at the heart of an area imbued with heritage. With a range of new homes amidst beautiful green landscapes and modern amenities, it's not hard to imagine families or couples starting a new life here.

Seamlessly blending contemporary features with vibrant natural surroundings, The Falcons will utilise modern fixtures and fittings to ensure a world-class build quality for home buyers.

Built by United Living Homes, The Falcons will have a selection of 2, 3 and 4-bedroom homes offered on a Shared Ownership and Rent to Buy basis.

The development name is a nod to the historic parachute regiment based out of the nearby RAF airbase - Brize Norton - and reflects the heritage that can be found throughout the region.

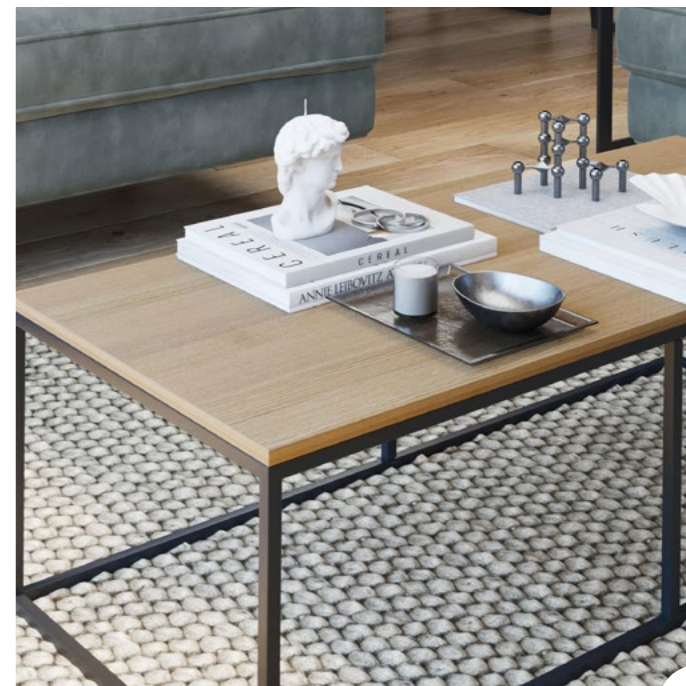


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**A DISTINCTIVE  
COLLECTION OF**

**2, 3 & 4  
BEDROOM  
HOMES**

**AVAILABLE WITH  
SHARED OWNERSHIP  
& RENT TO BUY**







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CGI'S ARE INDICATIVE ONLY



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PHASE ONE & TWO (RESERVED)

# THE FALCONS

The Falcons is an exclusive collection of two, three and four bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



**THE VOYAGER**

4 Bedroom Home

**PLOTS**

51



**THE GLOBEMASTER**

4 Bedroom Home

**PLOTS**

49, 50, 63, 64, 65, 66, 67,  
68, 69, 72, 73, 74, 75, 76, 77



**THE ATLAS**

4 Bedroom Home

**PLOTS**

70, 71, 78



**THE BRITANNIA**

3 Bedroom Home

**PLOTS**

24, 25, 26, 27



**THE ARGOSY**

3 Bedroom Home

**PLOTS**

28, 29, 43, 44, 45, 46



**THE WHITLEY**

2 Bedroom Home

**PLOTS**

47, 48, 126







# FUTURE RELEASES



Over the coming months The Falcons will be releasing additional properties which can be found below. It is important to note that we will only be accepting applications for plots that have been released. If you are interested in one of the plots below that has not yet been released, you will be required to re-send your Home Ownership application at the time of the plot release. Applications will be dealt with on first-come, first-served basis.

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PHASE THREE





	<b>THE BRITANNIA</b> 3 Bedroom Home	<b>PLOTS</b> 22, 23
	<b>THE ARGOSY</b> 3 Bedroom Home	<b>PLOTS</b> 92, 95, 96, 119
	<b>THE WHITLEY</b> 2 Bedroom Home	<b>PLOTS</b> 94, 124, 125, 127
	<b>THE ALBERMARLE</b> 3 Bedroom Home	<b>PLOTS</b> 118

PHASE FOUR




	<b>THE ARGOSY</b> 3 Bedroom Home	<b>PLOTS</b> 91, 97, 98, 105, 106, 108
	<b>THE WHITLEY</b> 2 Bedroom Home	<b>PLOTS</b> 93, 100, 101, 102, 103, 104, 107, 109, 110, 111,

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PHASE FIVE

	<b>THE VOYAGER</b> 4 Bedroom Home	<b>PLOTS</b> 02
	<b>THE ATLAS</b> 4 Bedroom Home	<b>PLOTS</b> 03
	<b>THE ARGOSY</b> 3 Bedroom Home	<b>PLOTS</b> 14, 15, 20, 21, 112, 113
	<b>THE WHITLEY</b> 2 Bedroom Home	<b>PLOTS</b> 16, 17, 18, 19, 114, 115, 116, 117

PHASE SIX

	<b>THE ARGOSY</b> 3 Bedroom Home	<b>PLOTS</b> 08
	<b>THE WHITLEY</b> 2 Bedroom Home	<b>PLOTS</b> 04, 05, 06, 07, 99
	<b>THE ALBERMARLE</b> 3 Bedroom Home	<b>PLOTS</b> 09



– THE VOYAGER –  
4 BEDROOM DETACHED

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Lounge	16.5	177
Kitchen	11.8	127
Dining	15.4	165
Study	5.7	61

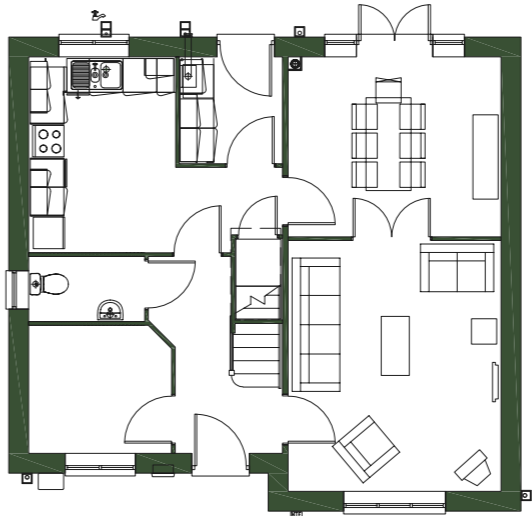
FIRST FLOOR		
Bedroom 1	10.3	110
Bedroom 2	10.9	117
Bedroom 3	11.5	123
Bedroom 4	10.0	107

TOTAL AREA	SQM	SQFT
	123.5	1,329

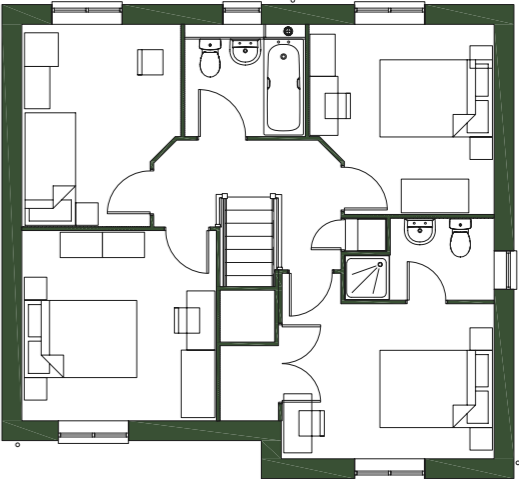


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE GLOBEMASTER –

4 BEDROOM TERRACE &  
SEMI DETACHED

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/  
bathroom
- Turfed rear garden

GROUND FLOOR		
Lounge/Dining	21.2	228
Kitchen	8.5	91

FIRST FLOOR		
Bedroom 1	12.2	131
Bedroom 2	10.2	109

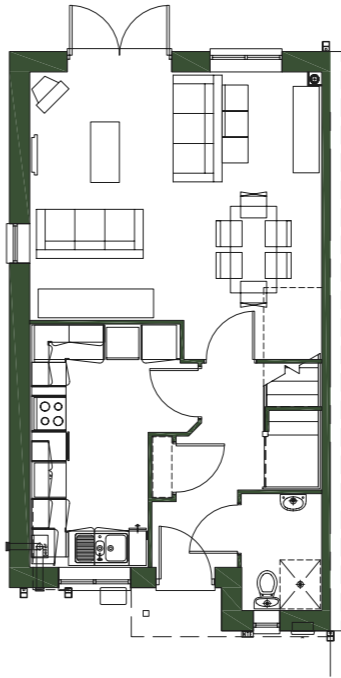
SECOND FLOOR		
Bedroom 3	10.4	111
Bedroom 4	6.8	73

TOTAL AREA	SQM	SQFT
	118	1,271

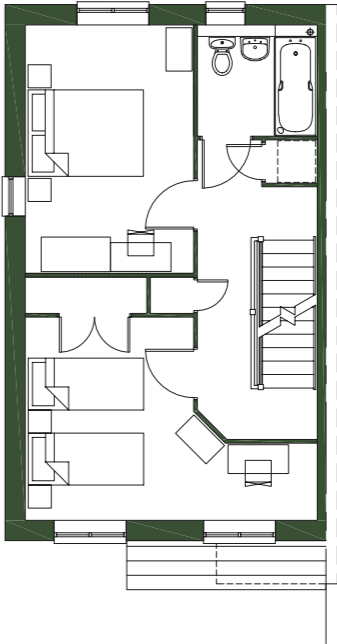


TYPICAL FLOORPLAN

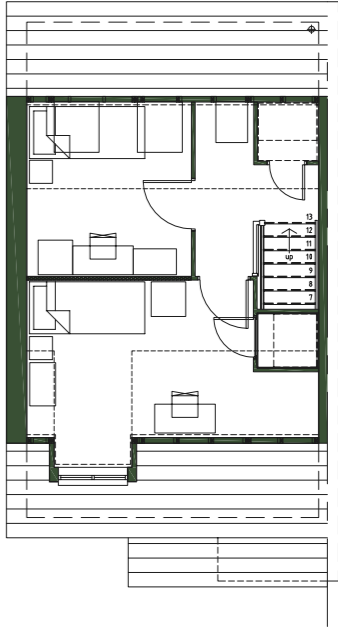
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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– THE ATLAS –

4 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Lounge	18.8	202
Kitchen/Dining	19.1	205

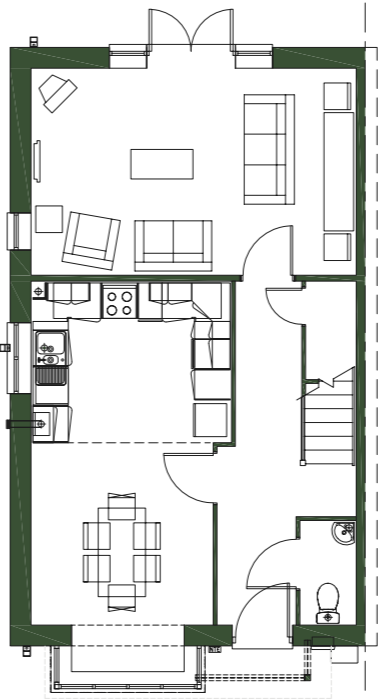
FIRST FLOOR		
Bedroom 1	10.4	111
Bedroom 2	11.7	125
Bedroom 3	6.1	65
Bedroom 4	6.1	65

TOTAL AREA	SQM	SQFT
	105.2	1,132

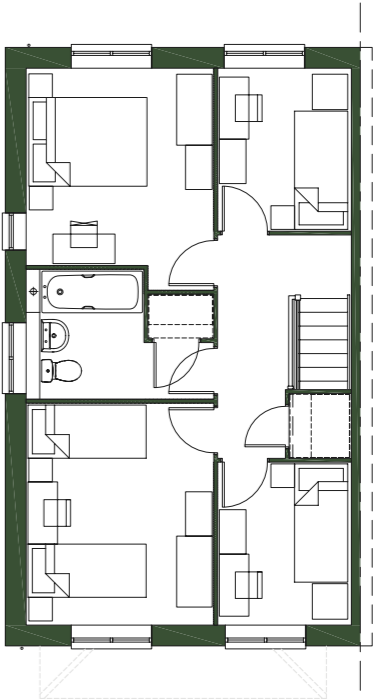


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE BRITANNIA –

3 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

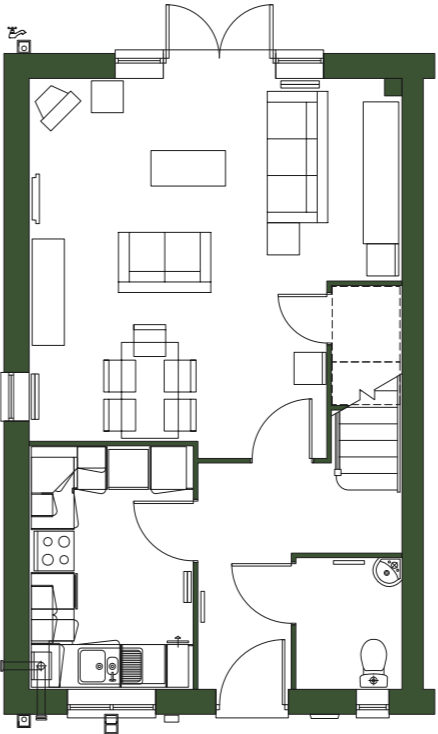
- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Kitchen	8.2	88
Living/Dining	26.9	289
FIRST FLOOR		
Bedroom 1	11.9	128
Bedroom 2	12.2	132
Bedroom 3	5.5	60
TOTAL AREA		
	SQM	SQFT
	90.3	972

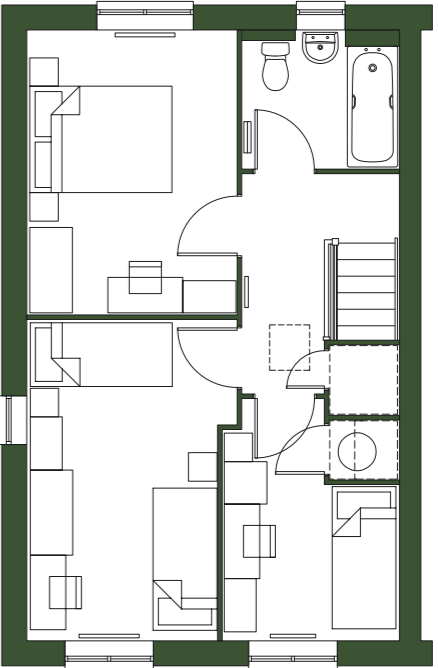


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE ARGOSY –

3 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

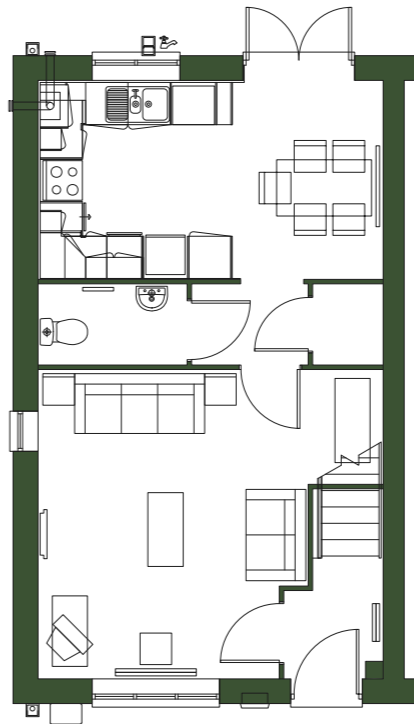
- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Kitchen/Dining	14	150
Living Room	15.2	163
FIRST FLOOR		
Bedroom 1	10.1	109
Bedroom 2	11.1	120
Bedroom 3	6.4	69
TOTAL AREA		
	SQM	SQFT
	83.7	901

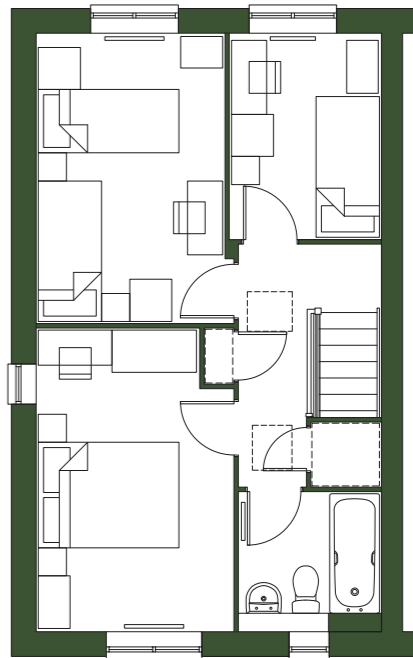


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE ARGOSY –

3 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Kitchen/Dining	14	150
Living Room	15.2	163

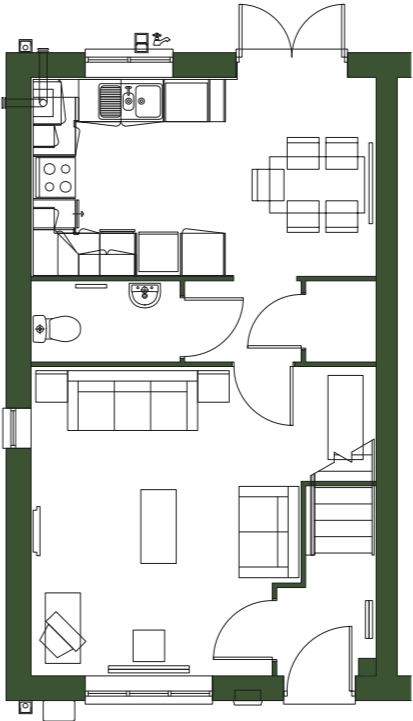
FIRST FLOOR		
Bedroom 1	10.1	109
Bedroom 2	11.1	120
Bedroom 3	6.4	69

TOTAL AREA	SQM	SQFT
	83.7	901

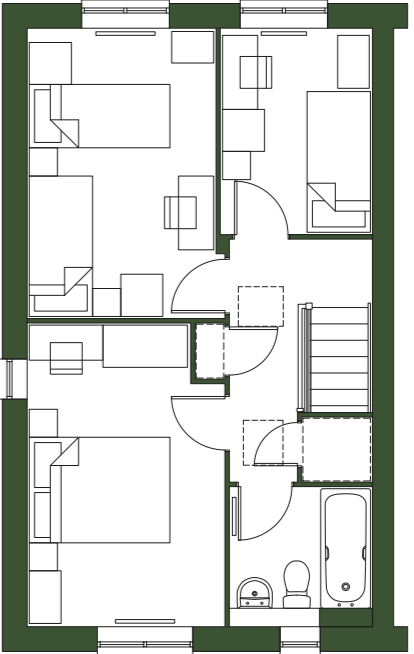


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE WHITLEY –

2 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

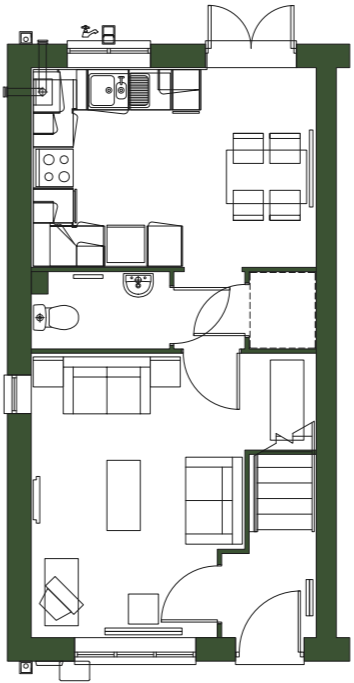
- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Kitchen/Dining	12.7	137
Living Room	11.9	128
FIRST FLOOR		
Bedroom 1	13.6	147
Bedroom 2	13.1	141
TOTAL AREA		
	SQM	SQFT
	72.5	781

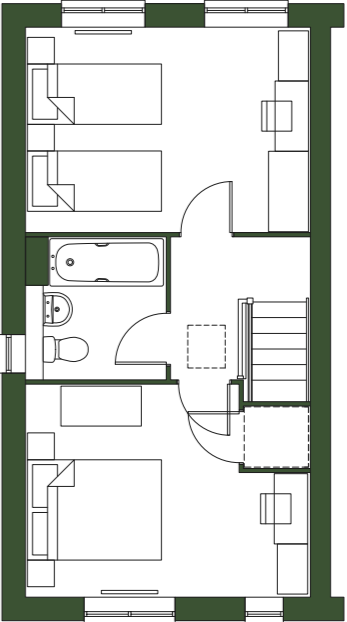


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE WHITLEY –

2 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

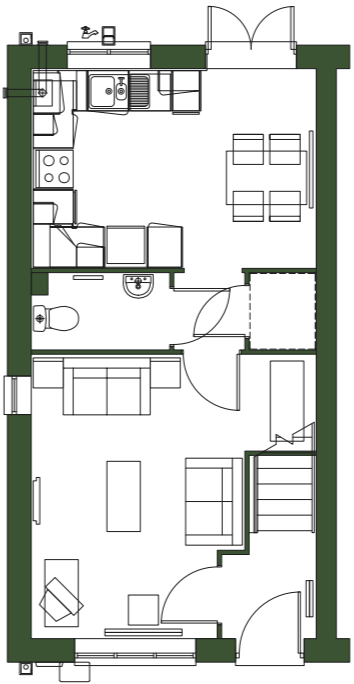
- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR		
Kitchen/Dining	12.7	137
Living Room	11.9	128
FIRST FLOOR		
Bedroom 1	13.6	147
Bedroom 2	13.1	141
TOTAL AREA		
	SQM	SQFT
	72.5	781

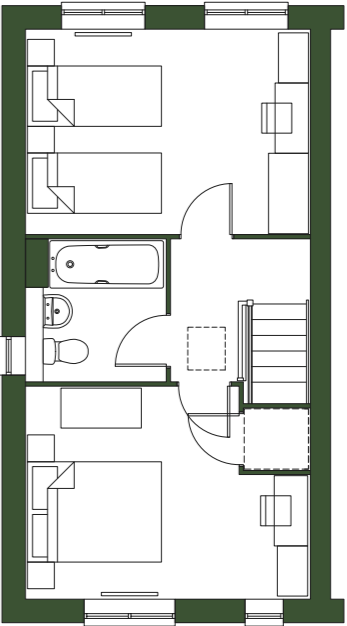


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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– THE ALBERMARLE –

3 BEDROOM  
SEMI DETACHED

SPECIFICATIONS

- Gas central heating
- Modern fitted kitchen
- Allocated parking
- 10 year build warranty
- Good transport links
- Local connection required
- Vinyl flooring through kitchen/ bathroom
- Turfed rear garden

GROUND FLOOR	SQM	SQFT
Kitchen/Dining	16.4	176
Living Room	15.8	170

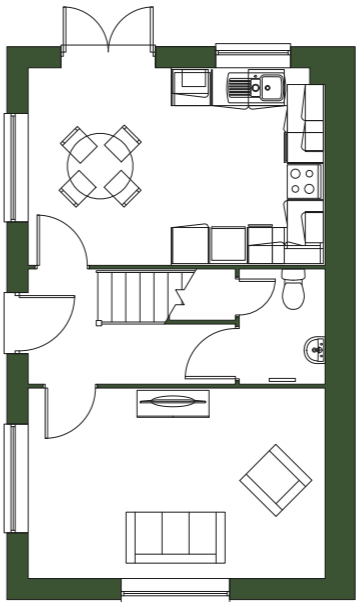
FIRST FLOOR		
Bedroom 1	9.6	103
Bedroom 2	11.2	120
Bedroom 3	6.7	72

TOTAL AREA	SQM	SQFT
	84.3	907

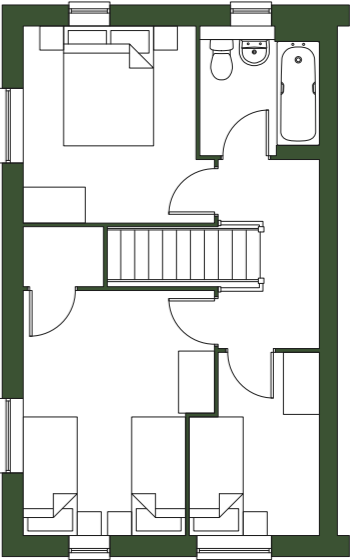


TYPICAL FLOORPLAN

GROUND FLOOR



FIRST FLOOR



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# THE FALCONS

CARTERTON, OXFORDSHIRE, OX18 3RL

## SHARED OWNERSHIP

PLOT	HOUSE TYPE	ADDRESS	HANDOVER	100% SHARE	40% SHARE	MONTHLY RENT	SERVICE CHARGE
2	4 bed detached house 4B7P (F146 - VOYAGER)	4 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£450,000	£180,000	£618.75	£36.97
3	4 bed detached house 4B6P (F119 - ATLAS)	6 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£425,000	£170,000	£584.38	£36.97
4	2 bed semi detached house (F133 - WHITLEY)	8 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£300,000	£120,000	£412.50	£34.11
5	2 bed semi detached house (F133 - WHITLEY)	10 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£300,000	£120,000	£412.50	£34.11
6	2 bed semi detached house (F133 - WHITLEY)	12 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£300,000	£120,000	£412.50	£34.11
7	2 bed semi detached house (F133 - WHITLEY)	14 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£300,000	£120,000	£412.50	£34.11
8	3 bed semi detached house (F131 - ARGOSY)	16 St Dunstans Way, Carterton, OX18 3GR	Sep-25	£350,000	£140,000	£481.25	£35.96
9	3 bed semi detached house (F113 - A'MARLE)	2 Hamer Avenue, Carterton, OX18 3GS	Sep-25	£350,000	£140,000	£481.25	£35.96
14	3 bed semi detached house (F131 - ARGOSY)	8 Megson Close, Carterton, OX18 3GT	Sep-25	£350,000	£140,000	£481.25	£35.96
15	3 bed semi detached house (F131 - ARGOSY)	7 Megson Close, Carterton, OX18 3GT	Sep-25	£350,000	£140,000	£481.25	£35.96
16	2 bed semi detached house (F133 - WHITLEY)	6 Megson Close, Carterton, OX18 3GT	Sep-25	£300,000	£120,000	£412.50	£34.11
17	2 bed semi detached house (F133 - WHITLEY)	5 Megson Close, Carterton, OX18 3GT	Sep-25	£300,000	£120,000	£412.50	£34.11
18	2 bed semi detached house (F133 - WHITLEY)	4 Megson Close, Carterton, OX18 3GT	Sep-25	£300,000	£120,000	£412.50	£34.11
19	2 bed semi detached house (F133 - WHITLEY)	3 Megson Close, Carterton, OX18 3GT	Sep-25	£300,000	£120,000	£412.50	£34.11
20	3 bed semi detached house (F131 - ARGOSY)	2 Megson Close, Carterton, OX18 3GT	Sep-25	£350,000	£140,000	£481.25	£35.96
21	3 bed semi detached house (F131 - ARGOSY)	1 Megson Close, Carterton, OX18 3GT	Sep-25	£350,000	£140,000	£481.25	£35.96

# THE FALCONS

CARTERTON, OXFORDSHIRE, OX18 3RL

## SHARED OWNERSHIP

[illegible]

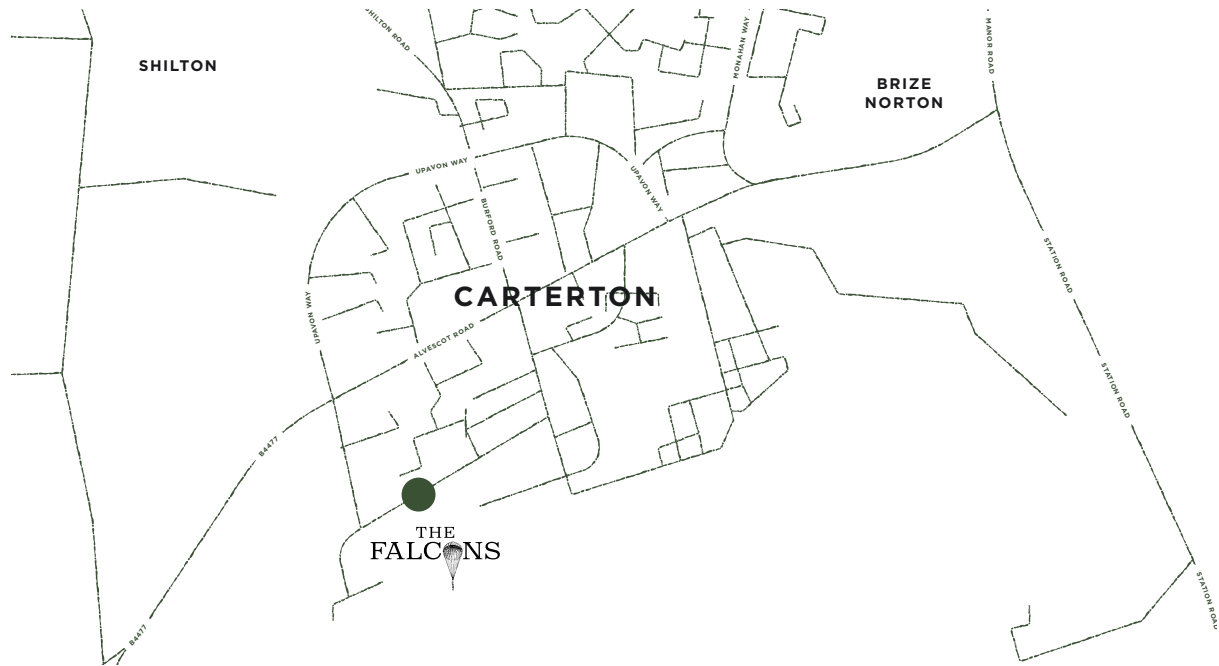
# THE FALCONS

CARTERTON, OXFORDSHIRE, OX18 3RL

## RENT TO BUY

[illegible]

CARTERTON, OXFORDSHIRE, OX18 3RL



FOR MORE INFORMATION CONTACT

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