BODICOTE
ARBOR
PARK
PERFECTLY CRAFTED FAMILY HOMES
Lucy Developments

Welcome to

ARBOR PARK

BODICOTE

A new community of exceptional, sustainably built 3, 4 and 5 bedroom homes set in the beautiful north Oxfordshire countryside.

Computer generated artist impression

The homes at Arbor Park have been designed to reflect the best of traditional house building, but they offer you so much more. Built to exacting environmental standards, these are dwellings with a low carbon footprint, high energy and water efficiency, plus many luxurious touches such as underfloor heating, fibre optic broadband and electric car charging points. Arbor Park has been created to give homeowners a sense of community, with a gated play area for young children and many surrounding amenities in the village of Bodicote. Arbor Park has retained dozens of mature trees within and surrounding the development, attracting wildlife and preserving the area's natural beauty.

Set in glorious countryside

Bodicote is surrounded on two sides by fields and footpaths, giving you the opportunity to enjoy attractive walks and explore nearby villages.

A jewel of the north Oxfordshire countryside

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Bodicote is a distinguished place to call home. Already a settlement at the time of the Domesday Book in 1086, it still boasts many beautiful buildings. The church of St John the Baptist has a chancel arch that dates from the 13th century, plus a tower with a ring of eight bells. Bodicote Mill is a water powered corn mill that has stood on the same site since the 18th century. Indeed, to walk the streets of this village is to walk back in time.

You'll soon discover that what makes Bodicote really stand out is its sense of community. There are two popular pubs, The Plough and The Horse and Jockey. The Bishop Loveday CofE primary school serves local families, and there are also two local day nurseries for younger children.

In Bodicote, you'll also find there are many other amenities that enhance your quality of life, from local shops and a hairdresser, through to Cotefield Nurseries and its popular coffee shop. Once you've experienced life in Bodicote, you'll never want to make your home anywhere else.

This is also a village that loves its sports: there are playing fields, a cricket pavilion and a local adult and youth football club. Rugby team, Banbury RFC, are also based locally.

A friendly village community, loved by people who value its close-knit way of life.

Glorious walks along the canal

The walk from Arbor Park in Bodicote to the Oxford Canal is a peaceful and scenic escape. Starting in the park, you'll pass through quiet fields before reaching the canal. The towpath offers a relaxing stroll with lovely views surrounding greenery, making it a perfect spot for a short, calming walk.

A region to explore

There's so much to discover in Oxfordshire, especially within a short drive of Arbor Park. If you like to explore historic buildings, you'll be spoilt for choice. You'll be just over three miles from Broughton Castle, the ancient home of the famous Fiennes family, not to mention only 16 miles from Blenheim Palace, the breathtaking home of the Dukes of Marlborough and the birthplace of Winston Churchill. Nearby Aynho Park, a 400-acre estate designed by Sir John Soane, is now home to RH England and is a temple to high-end home design and furnishings, not to mention fine dining, wine tasting and even a dedicated juicery.

RH England, Aynho

There's also plenty of culture to enjoy near Bodicote. Each year, Fairport's Cropready Convention – and annual folk and rock festival – attracts up to 20,000 people over three days in August. The Mill Arts Centre in neighbouring Banbury puts on a great variety of shows, comedy and more, while The Light is an accessible cinema with an excellent programme of films, plus activities such as bowling, mini golf, adventure climbing and more.

If you're a stickler for fresh produce, Deddington has a hugely popular and award-winning farmers' market with over 30 stalls. And if you want to upgrade your cocktails, be sure to pay a visit to the Gin School at the Pinnock Distillery, where you can make your own bespoke spirits. Fashion enthusiasts will love the fact they'll be only half an hour from Bicester Village, the famous shopping centre where you can hunt for bargains from over 160 designer brands.

Bicester Village

Suggs Performing at the Fairport's Cropredy Convention, Banbury

The “City of Dreaming Spires”

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Oxford, the “City of Dreaming Spires,” is only a 45-minute drive from Bodicote. Known for its stunning architecture, cobbled streets and beautiful riverside setting on the Isis, it is home to arguably the most famous university in the world.

As a cosmopolitan city, Oxford is a great place to work and an even better place to enjoy. With lots of lively cafés, restaurants and cultural venues, there’s no shortage of things to do and see. From exploring medieval colleges to punting down the river, experiencing the atmosphere of quaint taverns to hunting for treasures in antiquarian bookshops, you’ll never tire of what the writer Max Beerbohm called the “little city of learning and laughter”.

Oxford is also an excellent place to shop. With bustling markets, lots of designer outlets, antiques centres and independent shops devoted to everything from crafts and hobbies to cheese and chocolate, this is a city with few rivals anywhere in England – or even Europe.

Oxford

On your doorstep

As well as being a beautiful place to live, Bodicote is also very convenient. From sports and schools to leisure facilities, through to shops, pubs, and restaurants, you'll enjoy lots of nearby amenities. With excellent road links to Oxford, Stratford-upon-Avon, the Cotswolds, and the M40 motorway, travel couldn't be easier. The M40 provides quick access to major destinations, making commuting a breeze. Trains from Banbury can also get you to London Marylebone in just over an hour.

Train times are taken from Banbury Station and car times are taken from Arbor Park.
Travel times source: google.co.uk/maps/

ROYAL LEAMINGTON SPA
16 MINUTES

NORTHAMPTON
53 MINUTES

BANBURY
NEAREST STATION

ARBOR PARK
BODICOTE

MILTON KEYNES
55 MINUTES

BEDFORD

BICESTER
12 MINUTES 27 MINUTES

OXFORD
17 MINUTES

LUTON

London Luton

STEVENAGE

LONDON
1HR 1 MINUTE MARYLEBONE STATION

Wellingborough
Rushden
Warwick
Daventry
St Neots
Cambourne
Stratford-upon-Avon
M40
A423
A361
Towcester
A422
A43
Biggleswade
Royston
A421
Buckingham
Newton Longville
Letchworth
Baldock
Moreton-in-Marsh
Hitchin
Chipping Norton
A4260
Leighton Buzzard
Stow-on-the Wold
Dunstable
A41
Aylesbury
Harpenden
Hertford
Ware
Witney
Kidlington
Tring
St Albans
Welwyn Garden City
Hemel Hempstead
Hoddesdon
Thame
Hatfield
Chesham
Potters Bar
Amersham
Abingdon
Watford
High Wycombe
Beaconsfield
Gerrards Cross
Milton
Wallingford
Didcot
Henley-on-Thames
Maidenhead
Slough

Sport

Basketball Court	2 minutes walk
Bodicote Cricket Club	3 minutes walk
Longford Park FC	3 minutes walk
Banbury RUFC	20 minutes walk

Leisure

Longford Park Play Area	2 minutes walk
Longford Park Trails	3 minutes walk
Bannatyne Health Club	20 minutes walk

Pubs & Dining out

Horse & Jockey	7 minutes walk
Plough Inn	8 minutes walk
The Chatsworth	16 minutes walk
Farm and Table	25 minutes walk

Travel

Bus Stop	5 minutes walk
Banbury Station	7 minutes drive
Kings Sutton Station	10 minutes drive
Bicester	27 minutes drive
Oxford	47 minutes drive

Shops

Asda Express	2 minutes walk
Cotefield Nurseries	3 minutes walk
Wykham Park Farm	3 minutes drive
Sainsbury's	5 minutes drive
Waitrose	14 minutes drive

Schools

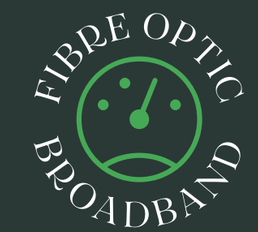
Saltway Day Nursery	2 minutes walk
Bishop Loveday Primary School	2 minutes walk
Longford Park Primary School	4 minutes walk
St John's Priory School	6 minutes drive

Banbury

A green Arbor Park

Our homes are built with future generations in mind, incorporating sustainable initiatives to create communities that prioritise people's well-being while leaving a positive impact for years to come.

Air source heat pumps fitted in all of our homes - no fossil fuels



Fibre optic broadband ready

New build homes use 65% less energy potentially saving you £979 per year*

Enhanced comfort & efficiency, leading to less dust movement

EV charging designed to minimize your carbon footprint

Water-efficient baths, toilets & flow restrictors on taps

Our homes are renewable energy ready

We are committed to include nature-led sustainable features

*Source gov.uk

Choose your new home

- **The Chestnut**
  Plots 5 & 6
- **The Beech**
  Plots 20, 23 & 42
- **The Ash**
  Plot 44
- **The Maple**
  Plots 13, 14, 35, 39, 40 & 45
- **The Lime**
  Plots 17 & 18
- **The Sycamore**
  Plots 19, 21, 33 & 43
- **The Bay**
  Plots 34 & 46
- **The Blackthorn**
  Plot 24
- **The Elderberry**
  Plot 25
- **The Acer**
  Plot 26
- **The Birch**
  Plots 31 & 32
- **The Elm**
  Plot 36
- **The Yew**
  Plot 37
- **The Rowan**
  Plot 38
- **The Oak**
  Plots 22 & 41
- **The Elderflower***
  Plots 3, 4, 29 & 30
- **The Holly***
  Plots 7, 8, 11, 12, 15 & 16
- **The Alder***
  Plots 9, 10, 27 & 28
- **The Hazel***
  Plot 1
- **The Willow***
  Plot 2

**Affordable Housing*

A stylish specification

Your new home at Arbor Park is not only built to very high environmental standards, but it also offers you more than a little luxury. With kitchens featuring quartz or slimline worksurfaces and Bosch appliances, contemporary sanitaryware in bathrooms and en-suites, premium carpets, high quality woodwork and panelled doors, plus conveniences that include electric car charging points, smart doorbells and an air source heat pump, you'll enjoy truly modern living with a lot of class.

Images are computer generated artist impressions of Bishop's Field, Tingewick

Kitchen

German engineered handleless kitchens in soft neutral colours

Quartz or Slimline worksurfaces and upstands (dependant on plot)

Bosch appliance package to include;

Bosch Double or single electric oven (dependant on plot)

Bosch Induction hob with integral extract (dependant on plot)

Bosch extractor (dependant on plot)

Bosch fully integrated 60/40 fridge freezer

Bosch fully integrated dishwasher

Bosch full integrated washer/dryer (if no utility room)

Utility

Cabinets to match kitchen

Quartz or Slimline worksurfaces and upstands (dependant on plot)

Image ia a computer generated artist impression of Bishop's Field, Tingewick

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Bathroom and Ensuite

- Contemporary sanitaryware and tapware
- Wall mounted thermostatic shower valve with riser kit
- Modern close coupled toilet, with soft close seat and cover
- Vanity units in bathroom and bedroom 1 ensuite
- Heated towel rail
- Full height tiling to wet areas with tiling to washbasin and toilet WC

Internal Fixtures & Fittings

- Painted panelled internal doors with high quality door furniture
- Amtico flooring to hall, kitchen, utility, bathrooms and cloakroom
- Premium British wool twist carpet on premium underlay to bedrooms, stairs, landings and living areas
- Neutral colour to walls

External Finishes

- Double glazed uPVC windows in Dual Colour (Agate Grey externally, White internally).
- Traditional brickwork in red brick, or Ironstone, with cast stone window heads and cills
- Permeable block paved road and driveways
- External tap
- Turfed garden spaces
- Textured paving to paths and patios
- Timber boundary fencing
- Bin and bike storage sheds

Warranty

- 10-year Warranty, by ICW

Mechanical & Electrical

- Air source heat pump by Mitsubishi (or similar)
- Unvented hot water cylinder with integrated immersion
- Underfloor heating to ground floor, with zoned control
- Steel panelled radiators with thermostatic controls, and digital programmer
- Low energy, LED downlighting and pendant lighting throughout
- Fibre to the premises internet connection
- Ring smart doorbell or similar
- TV and BT points to living room
- Extractor fans to bathrooms and cloakroom
- Smoke detection in halls and landings
- Heat detection in kitchens
- Electric vehicle charging points
- External lighting

Computer generated artist impression of Chestnut House, The Paddocks

Crafted with Care, Built to Last

At Lucy Developments, we design and build homes to the highest standards. Every home begins with the careful selection of the perfect location, followed by close collaboration with trusted designers and skilled craftspeople. The result? Beautiful, individual homes built to stand the test of time.

As part of Lucy Group – a family-owned business rooted in Oxford for over 200 years – our reputation means everything. That's why we go the extra mile to provide a seamless home-buying experience, supporting you before, during, and after you move in.

We're proud to be a local business with a long-term commitment to sustainability and community. Every development is thoughtfully designed with sustainable and ecologically friendly features at its core. Beyond building homes, we support local charities and initiatives, helping to strengthen the communities we're part of.

Lucy Developments

ICW

NEW HOMES QUALITY CODE

Computer generated artist impression of Linnet House, Greenview

Lucy Developments

ArborPark.co.uk