



# Your place to grow at Enstone Leys, Enstone



Your place  
to thrive



Stow-on-the-wold, Enstone, Chipping Norton

# Find your place to grow at Enstone Leys

Enstone Leys is an attractive collection of 2, 3 and 4-bedroom Shared Ownership homes in the peaceful village of Enstone, on the edge of the stunning Cotswolds. This fantastic location puts rural calm, market-town charm and city excitement all within easy reach, and when combined with such a versatile selection of homes, results in the perfect place to make your own.

The village centre provides all the essentials for everyday life, with a Post Office and village store, pre-school, primary school and even a fuel station for complete convenience. You'll also find some great ways to unwind, with a choice of pubs, a nearby café and a local sports and social club.

For staying active, the local playing field offers plenty of open space and there are a number of classes, clubs and activities to enjoy at the parish hall.

Alternatively, get away from it all exploring the seemingly endless footpaths and spectacular scenery of the Cotswolds.

The bustling market town of Chipping Norton is located a short drive away and plays home to a selection of characterful independent shops, cafés, pubs and restaurants. There is also a leisure centre with pool, gym and fitness studios, plus a charming town theatre that hosts a great schedule of music, cinema and stage shows.

A little further afield is the famous city of Oxford where you can find a huge range of shops, from high street favourites to high-end designer brands. Plus, there is no end of leisure and entertainment in the stunning city centre.



## Get Connected

Enstone Leys benefits from excellent transport connections by road, rail and air. The A44 provides a direct route to both Chipping Norton and Oxford and it is possible to reach the M40 motorway in around 25 minutes, which connects to Birmingham in the north and London in the south. This puts both Birmingham International and Heathrow airports little over an hour away. For rail travel, Charlbury Station is a short drive away and sits on the Cotswolds line.



By car from Enstone Leys



By train from Charlbury station





# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units with soft close doors
- 22mm square edge laminate worktops
- Tiled splashback
- Stainless steel sink with chrome mixer tap
- Integrated stainless-steel single oven
- Extractor hood
- Induction hob
- Integrated microwave to four-bedroom homes
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine to houses

## Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full height tiling to bath. (Houses without a separate shower within the family bathroom)
- Thermostatically controlled shower to en-suite and glass shower cubicle with full height tiling
- Lockable mirror fronted vanity cabinet with shaver socket
- Chrome ladder radiator to bathroom and en-suite
- Diesse wall tiles

## Plumbing

- Gas fired central heating with combination boiler to two and three bed homes
- Gas-fired central heating with system boiler and hot water cylinder (to all four-bedroom homes)
- Thermostatically controlled radiators

## Electrical

- Downlights to kitchen, utility, bathroom, en-suite, cloakroom, hall, and landing
- Pendant lights to living room and bedrooms
- LED under-cupboard lighting to kitchens
- TV point to bedroom one
- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Mains-wired smoke detector and alarm

- Carbon monoxide detector and alarm
- PIR outside light to front and rear of the property
- Electric Vehicle charging point infrastructure within curtilage of property

## Windows and Doors

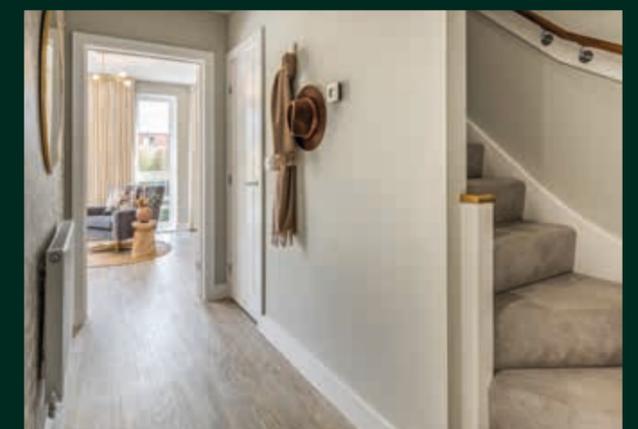
- Front door with multi point locking, deadbolt, and chrome ironmongery
- PVCu double glazed lockable windows and patio doors. Timber lockable windows to plots 1 and 2

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Oak handrail to staircase
- Amtico flooring to hall, living room, cloakroom, kitchen, utility, bathroom and en suite
- Carpets to stairs, landing, and all bedrooms
- Built-in wardrobe to bedroom one

## General

- Choice of Light, Colour or Wood palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear gardens
- 1.8m close board fence to rear garden
- Outside tap
- 10-year NHBC warranty





# Homes to be proud of



“Orbit have made a real difference to our lives”  
- Fred & Angie

Here at Orbit, we believe everyone is entitled to a good quality home that they can afford in a place that they are proud to live.

Our mission is to build thriving communities that provide residents with a great place to live, work and play. Diversity is a big part of this, and we are proud to offer every Orbit home at Enstone Leys with the Shared Ownership scheme, helping more people to become homeowners.

The Shared Ownership scheme allows you to purchase an agreed percentage of your new home, usually from 25% to 75%, and pay rent on the remaining share. As time goes on, you may be able to buy more shares until you own your home outright.

When you buy with Shared Ownership, the deposit you need is based on the shares you are buying, rather than the full market value, making it a more affordable way to buy a new home. This means that the idea of owning your own home in today's challenging market is not so crazy after all.

Last October, we met Fred and Angie, a couple planning into retirement, who became the proud owners of a new home at Hanwood Park in Kettering by taking advantage of the Shared Ownership scheme.

They were looking to move somewhere closer to their family and after doing some research they found their perfect home with Orbit. Buying a new build property appealed on the spot; as well as being more energy efficient than their previous home and low maintenance, it's also a blank canvas for them to make their own.

“Without a doubt, the house is warm and well insulated, and we don't need the heating on as much. Overall, our energy usage is less, and our bills are lower than our previous home”, says Fred.

He also told us that buying with Shared Ownership gave him and Angie financial security, which was particularly important given that they are looking to retire. He thinks the scheme offers long-term stability and is a great opportunity to get on the property ladder, with the added option of buying more shares in the future.

“We can now retire in our lovely home in a new community with confidence and trust that Orbit will continue to make a real difference in people's lives”.

Interested in Shared Ownership homes?  
Contact our team today to find out how we can help.



\*Please check your lease for any exceptions to this.



Micklewell Park, Daventry

# The Orbit Difference

## The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high



quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

## Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.

## Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.



St Anne's Quarter, Norwich

## Design Standards

At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

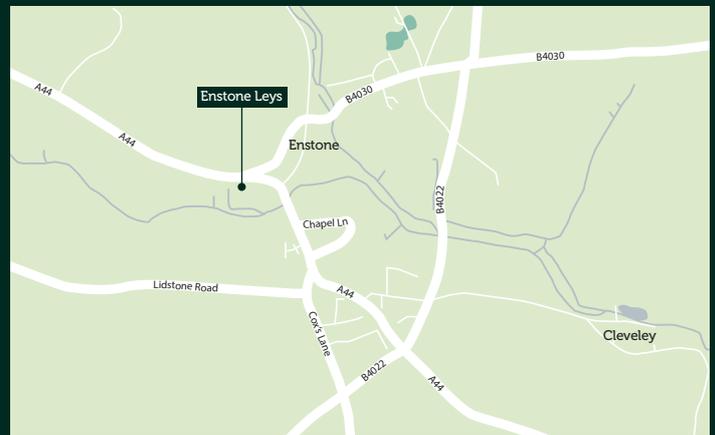
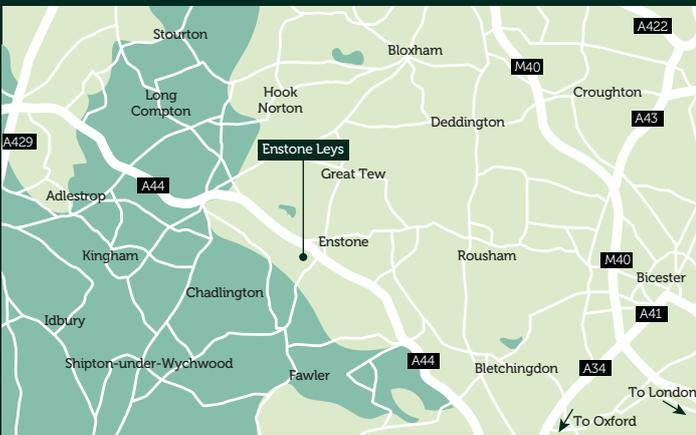
## Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain

Enstone Leys  
Oxford Road  
Enstone  
Oxfordshire  
OX7 4NE



Wider Area

Local Area



Your place  
to thrive

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[homes@orbit.org.uk](mailto:homes@orbit.org.uk)