A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



FOALS MEADOW

DIDCOT

TILIA HOMES

Foals Meadow

DIDCOT



A stunning collection of 2, 3 & 4 bedroom homes

This thoughtfully designed collection of brand new homes sits within the established and well-connected town of Didcot, Oxfordshire. Here, a thriving new neighbourhood combines contemporary living with everyday convenience.

Open green spaces, treelined avenues and lakeside paths create the perfect place to explore and unwind.

All just moments from local amenities, excellent transport links and direct connections to Oxford, Reading and London.

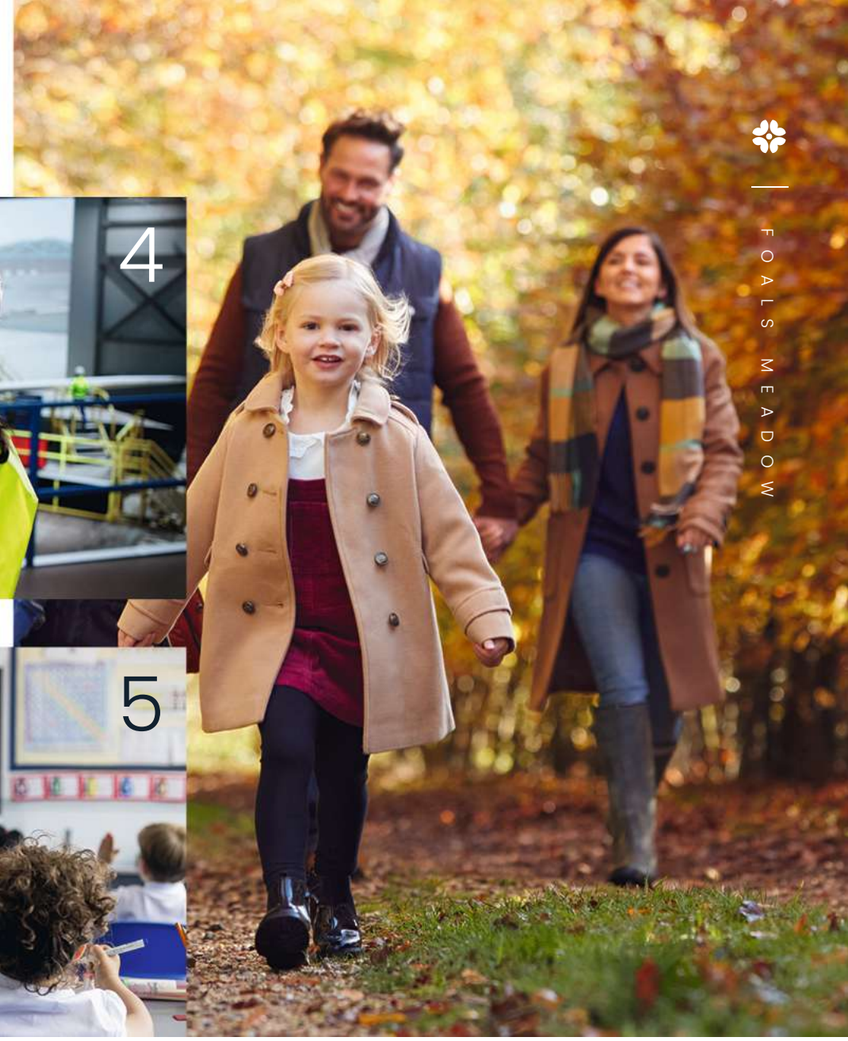




Feel at *home.*













1. Exceptionally well connected

Didcot Parkway provides fast, direct services to Oxford, Reading and London Paddington, making commuting and wider travel straightforward. Strong road links, including access to the A34, further connect the town across Oxfordshire and beyond. Celebrating the excellent commuter town, the Didcot Railway Centre is a standout attraction to experience featuring a railway museum and steam train rides.

2. Perfectly placed

At the heart of Didcot, The Orchard Centre has an array of high street shops, supermarkets and restaurants perfect for indulging in retail therapy. Home to independent cafés, local favourites and eateries including the Cornerstone Café and The Mulberry pub, there's something for everyone to enjoy.

3. Space to unwind

With picturesque open surroundings close to home, enjoy the popular Didcot Nature Trail, Ladygrove Park and Mowbray Fields Local Nature Reserve for welcoming walking and cycling routes. The green Oxfordshire countryside is perfect for those seeking a natural escape or enjoyable family days out.

4. Designed for modern living

The thriving Didcot community is shaped by innovation and opportunity. Milton Park supports a growing business and science hub, and the Harwell Science and Innovation Campus, providing jobs and a growing local economy. Within the beautiful English countryside, Didcot is perfect for families and professionals looking for a balance between town and rural living.

5. A place to put down roots

Families will love the excellent education including primary schools such as Didcot Primary Academy and Aurerus Primary School. Healthcare services and leisure facilities help support every stage of life, complemented by cultural destinations such as the Cornerstone Arts Centre. Together, they create a well-rounded environment designed for balanced, quality living.

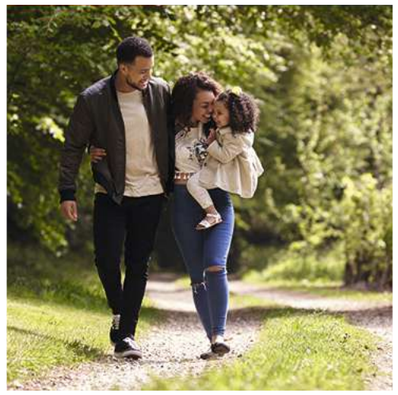
1 Train station
2 Shopping Centre
3 Park
4 Science campus
5 Education

Perfectly placed, *always* in reach.





Didcot thrives on its highly connected position within Oxfordshire, offering excellent transport links for both commuting and leisure. Frequent rail services from Didcot Parkway provide direct connections to Oxford, Reading and London Paddington, making travel straightforward and efficient. For those travelling by car, easy access to the A34 places the wider region within comfortable reach, connecting to the M4 and key routes across the South East and beyond.



From Foals Meadow	Walk	Car
1. Ladygrove Day Nursery	21 minutes	1.1 miles
2. Ladygrove Lake	22 minutes	1.5 miles
3. Aldi Supermarket	24 minutes	1.1 miles
4. Tesco Supermarket	28 minutes	6.0 miles
5. Didcot Railway Centre	29 minutes	1.5 miles
6. Cineworld	30 minutes	1.5 miles
7. Didcot Wave & Gym	46 minutes	2.1 miles
8. Woodlands Medical Centre	52 minutes	2.4 miles
9. Aureus Primary School	58 minutes	3.2 miles

Connections *without* compromise.

Effortless travel, wherever life takes you
Foals Meadow places you at the centre of one of Oxfordshire's most accessible locations. Didcot Parkway Station offers fast and regular direct train services to London Paddington in under an hour, making daily commuting and spontaneous city escapes convenient with minimal hassle. From frequent routes to Oxford and The Cotswold's, Midlands and beyond, residents can enjoy seamless connectivity wherever they are.

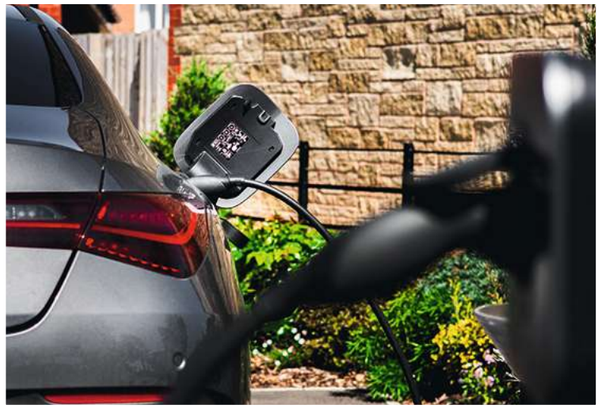
Quick access to the nearby A34 provides swift access to both the M4 and M40, positioning Oxford and London Heathrow Airport comfortably within reach and opening the door to both business travel and global escapes.

Direct trains from Didcot Parkway

- **Reading** from 12 mins
- **Oxford** from 15 mins
- **London Paddington** from 34 mins
- **Bath Spa** from 50 mins
- **Birmingham New Street** from 1hr 50 mins

By car from Foals Meadow

- **Oxford** 11.6 miles
- **Henley-on-Thames** 18.2 miles
- **Newbury** 21 miles
- **Swindon** 28.6 miles
- **Windsor** 34.1 miles
- **London Heathrow Airport** 40.8 miles



All homes will have Electric Vehicle (EV) charging points.



From Foals Meadow	Car
Primary Schools	
All Saints CE Primary School	1.1 miles
Ladygrove Park Primary School	1.5 miles
Aurerus Primary School	3.2 miles
Didcot Primary Academy	3.9 miles
Secondary Schools	
Aurerus Secondary School	3.1 miles
Didcot Girls' School	3.2 miles
Northern House Academy	17.3 miles
Further Education	
UTC Oxfordshire	2.9 miles
University of Oxford	15.7 miles
University of Reading	20.8 miles

A foundation for *bright* futures.

Learning and opportunity at every stage
Families at Foals Meadow can enjoy excellent education provision, covering everything from early years through to higher education. Didcot is home to a strong selection of well-regarded primary and secondary schools, while prestigious hubs in Oxford and Reading offers a wider choice for sixth form and higher education.

Distances and travel times taken from google.co.uk/maps and nationalrail.co.uk, and are approximate only.

Proximity to schools mentioned is for information only and is not a guarantee of admittance.

Proud to be *Tilia.*

For more than 70 years, Tilia Homes has been creating homes designed around the way people truly live. Rooted in experience and shaped by generations of craftsmanship, our approach combines time-honoured building principles with a clear understanding of modern life.

At Tilia, we believe a home should offer more than a beautiful design – it should provide comfort, reassurance and the freedom to grow. Every neighbourhood we create is thoughtfully planned, from its setting within the local landscape to the flow and functionality of each individual home. It is this thoughtful balance of heritage and innovation that defines the Tilia name.


1

Find your *new home.*

Our homes are designed to evolve with you. Light-filled living spaces, adaptable layouts and carefully chosen specifications ensure that whether you are taking your first step onto the property ladder, moving with a growing family, or seeking a fresh start, your home continues to support you at every stage.

Just as importantly, we build with a sense of responsibility – to our homeowners, to the communities we help shape, and to the environment around us. Green spaces, sustainable technologies and energy-efficient design principles are integrated from the outset, creating places that feel good today and remain timeless.

At Foals Meadow, that legacy continues. Inspired by its Oxfordshire setting and guided by decades of expertise, this is a neighbourhood created with care, integrity and confidence – a place where modern living feels effortless and enduring.


2

Accessible *living.*

A selection of homes are built with differences in accessibility to suite a wide range of needs. Whether you are looking for long term flexibility, future ready design, or full wheelchair accessibility, our homes are created around comfort, independence and peace of mind.

Our M4(2) homes offer enhanced accessibility and built inflexibility. Designed to accommodate a wide range of needs, including older residents or those with reduced mobility, these homes can also be adapted over time.

Key Features Include

- Step-free access to the main entrance
- Wider doorways and circulation routes
- Entrance-level WC and living accommodation
- Scope for a future through-floor lift
- Strengthened bathroom walls (to support grab rails, seats, etc.)
- Switches, sockets, and controls at accessible heights

M4(2) homes are ideal for:

- Growing families
- Downsizers planning ahead
- Anyone thinking about long term comfort
- Households where mobility may change over time

M4(2) homes are built to evolve with you, offering independence, flexibility, and lasting comfort without compromising on style.

1 Furlong Heath, Norwich
2 Tilia Homes Customers

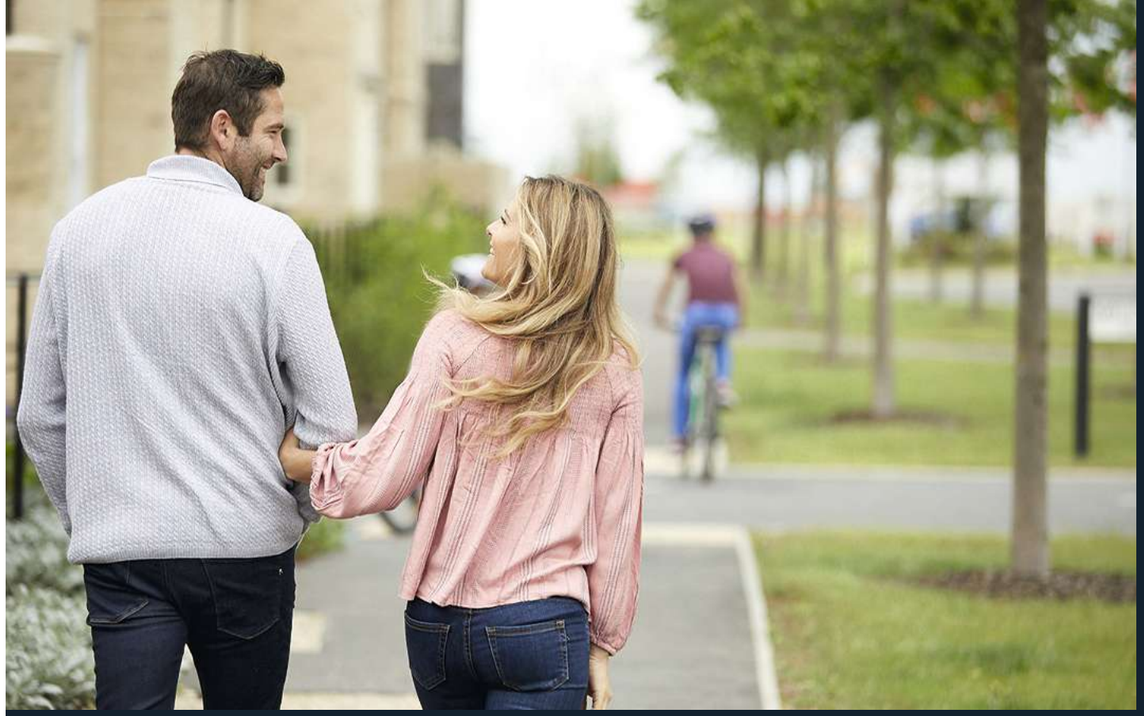
Guidance you can *rely on*.



At Tilia, buying a new home is treated with the care and attention it deserves. We recognise that every move represents a meaningful step – whether it's your first home, your next chapter, or a fresh start somewhere new, we're committed to ensuring your experience feels clear, supported and reassuring from the outset.

From your first introduction to Foals Meadow to the day you collect your keys, our experienced sales executive will assist you with expert guidance and a seamless buying journey. We take pride in offering advice you can trust, being approachable and responsive to help you move forward with clarity.

We work alongside trusted financial advisers and recommended solicitors to help ensure each step progresses smoothly. Our support does not end at completion; dedicated customer care remains in place as you settle in. At Foals Meadow, you are choosing more than a home – it's the composure that comes from a team committed to quality at every stage.



Offering a *helping hand.*

For extra peace of mind, our supportive offers are designed to make your move to Foals Meadow more manageable and reassuring – whether you are stepping onto the property ladder, selling your existing home or simply looking for a more flexible way to buy, explore our full range options below and find the right one for you.

Part Exchange

If you're planning to upsize or relocate and want to remove the uncertainty of selling on the open market, Part Exchange can help. Tilia may buy your current home at a fair market valuation, enabling you to move more quickly and smoothly.

Key Worker Incentive

As a thank you to those who serve our communities, we offer a Key Worker incentive to help make buying a new home more achievable. Eligible key workers can receive £500 for every £25,000 spent on a Tilia home to help with moving or settling-in costs.

Smooth Move

If you have a property to sell, Smooth Move is designed to ease the process. We work with trusted local estate agents and cover their fees, helping to reduce costs and simplify your transition to Foals Meadow.

All schemes are subject to terms and availability.

Contact our *team today.*

Foals Meadow, Lady Grove, Didcot,
Oxfordshire, OX11 9BS

what3words: ///truffles.windpipe.captures



For further information please contact us:
01235 330441 | foalsmeadow.sales@tiliahomes.co.uk

Terms and conditions apply. Images and computer generated images are for illustrative purposes only. It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The Properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Other photographs are of the local area or are indicative lifestyle images. All details are correct at time of printing. The Wixams area is undergoing significant growth and future developments, which may alter the local environment, amenities and surroundings over time. Smooth Move – Terms and conditions apply. Fees to be agreed in advance between Tilia Homes and the estate agent. During the Smooth Move period, Tilia Homes reserves the right to continue marketing your chosen home. In the event that another purchaser is found, Tilia Homes reserves the right to cancel the Smooth Move reservation or offer an alternative property. If this happens, your holding fee will be refunded in full. Available on selected plots only. Please speak to a Sales Executive for further details. Part Exchange – Terms and conditions apply. Available on selected plots, subject to our valuation criteria, and is not available in conjunction with any other offer. Please speak to a Sales Executive for further details. Keyworker Discount – Terms and conditions apply, see www.tiliahomes.co.uk/termsandconditions. Eligibility: Terms and conditions apply. Available on selected plots only. Please speak to a Sales Executive for further details. October 2025.

FOALS MEADOW

DIDCOT

2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
The Rosedene 26*, 40*, 41*, 61*, 63*	The Coleridge 4, 5, 13, 14, 25, 27, 43, 44, 51, 52, 64, 68, 69, 79, 80 The Derwent 3, 12, 15, 20, 24, 39, 42, 45, 49, 53, 54, 62, 65, 70, 78	The Chiddingstone 1, 2, 9, 10, 11, 23, 46 The Sandford & V1 6*, 7*, 22* The Selsdon 8, 21, 47, 48, 50, 66, 67



N

Sunset Sunrise

○	–	Affordable Housing
*	–	Accessible homes M4(2)
CS	–	Cycle Store
BCP	–	Bin Collection Point
V	–	Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. April 2026

Foals Meadow *Specification*

TILIA HOMES

	2 bed	3 bed	4 bed
Kitchen**			
Choice of kitchen units with soft-close drawers and doors**	✓	✓	✓
Choice of 40mm laminate worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓	✓	
Stainless steel single and a half bowl sink with mixer tap*			✓
Stainless steel four-ring electric ceramic hob	✓	✓	✓
Stainless steel under-counter single oven	✓	✓	
Stainless steel under-counter double oven			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Glass splashback	✓	✓	✓
Cutlery tray	✓	✓	✓
Recycling bin	✓	✓	✓
Electrical**			
TV point† (location - refer to working drawing)	✓	✓	✓
BT telephone point (location - refer to working drawing)	✓	✓	✓
Chrome bar with 4 spot lights to kitchen and pendant to utility room (where applicable)	✓	✓	
White LED down lighters to kitchen and utility			✓
LED down lighters to bathroom and en suite (if applicable)	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓

	2 bed	3 bed	4 bed
Window and Doors			
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓
Front door in various styles and colours, double-glazed with chrome-effect door furniture and numerals*	✓	✓	✓
Bathroom & En Suite			
Porcelanosa wall tiles to sink, bath and shower areas**	✓	✓	✓
Roca sanitaryware from the Tilia Homes approved range	✓	✓	✓
Thermostatic rainfall shower with riser and handset (where applicable)	✓	✓	✓
Mixer taps to basins*	✓	✓	✓
Thermostatic bath shower mixer tap	✓	✓	✓
Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose and chrome door knobs on double cupboards	✓	✓	✓
Air source heat pump and central heating to radiators and mains pressure hot water	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
External Features			
Front path to main entrance, 900mm wide	✓	✓	✓
Patios - paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Front gardens - landscaped to planning requirements	✓	✓	✓
Fencing, refer to drawing for style		✓	✓
Rear gardens - rotavated and graded top soil	✓	✓	✓
Private drive (where applicable) - finished to planning requirements	✓	✓	✓
Ohme 7.5kw car charging point	✓	✓	✓
Outside tap	✓	✓	✓
Double socket, ceiling light and vertical steel up and over garage door to single garage (if applicable)		✓	✓
Two double sockets, ceiling light and vertical steel up and over garage door to double garage ***			✓

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN

10 year warranty and 2 year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties.
*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Refer to the working house type drawing for full specification. *** Available on the Selsdon. †Please note TV points are provided - purchaser to arrange own connection including aerial. July 2026.

Your Tilia home

THE CHIDDINGSTONE

Four bedroom house

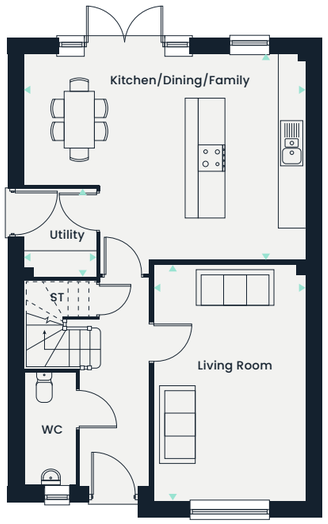


HOMES 1, 2, 9, 10, 11, 23, 46

TILIA HOMES

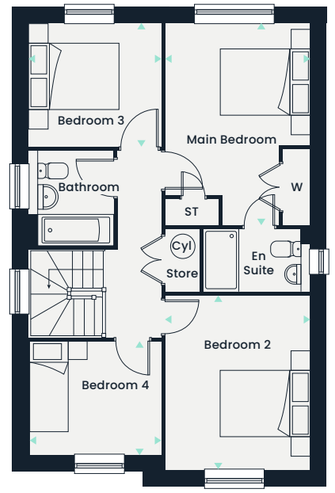
THE CHIDDINGSTONE

Four bedroom house



Ground *Floor*

Kitchen/Dining/Family	
6.31m x 4.59m	20'8" x 15'1"
Living Room	
5.27m x 3.38m	17'3" x 11'1"
Utility	
1.98m x 1.61m	6'6" x 5'4"



First *Floor*

Main Bedroom	
4.52m x 3.23m	14'10" x 10'7"
Bedroom 2	
3.9m x 3.24m	12'10" x 10'8"
Bedroom 3	
2.98m x 2.75m	9'9" x 9'0"
Bedroom 4	
2.98m x 2.54m	9'9" x 8'4"

124.52m² I 1340.3ft²

▶ Dimensions
Cyl Cylinder
ST Storage
WC Cloakroom
W Wardrobe

This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

THE COLERIDGE

Three bedroom house

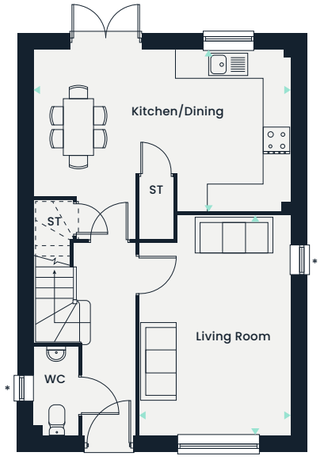


HOMES 4, 5, 13, 14, 25, 27, 43, 44, 51, 52, 64, 68, 69, 79, 80

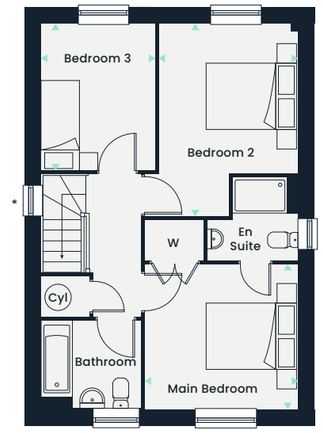
TILIA HOMES

THE COLERIDGE

Three bedroom house



*Window here only on certain plots
Living room – 4, 5, 13, 14, 25, 43, 44, 51, 52, 64, 79, 80
WC – 68,69



*Window here for plots 68 & 69 only

Ground *Floor*

Kitchen/Dining	
5.63m x 3.53m	18'5" x 11'7"
Living Room	
4.51m x 3.32m	14'10" x 10'10"

First *Floor*

Main Bedroom	
3.5m x 3.36m	11'6" x 11'
Bedroom 2	
4.22m x 3.04m	13'10" x 10'
Bedroom 3	
3.19m x 2.50m	10'6" x 8'2"

95.2m² I 1024.7ft²

▶ Dimensions
Cyl Cylinder
ST Storage
WC Cloakroom
W Wardrobe

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THE DERWENT

Three bedroom house

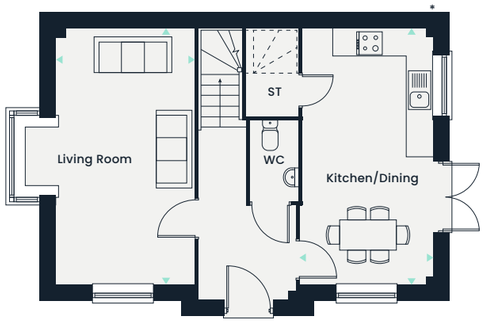


HOMES 3, 12, 15, 20, 24, 39, 42, 45, 49, 53, 54, 62, 65, 70, 78

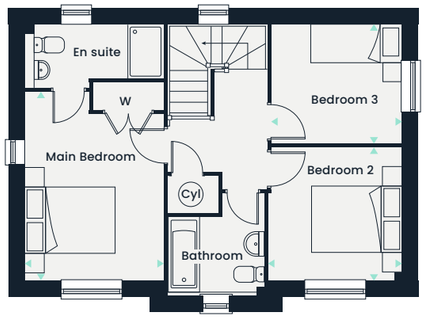
TILIA HOMES

THE DERWENT

Three bedroom house



*Boxing in corner for plots 45, 53, 54



Ground *Floor*

Kitchen/Dining
5.63m x 2.95m 18'6" x 9'8"

Living Room
5.63m x 3.05m 18'6" x 10'

First *Floor*

Main Bedroom
4.14m x 3.06m 13'7" x 10'

Bedroom 2
2.94m x 2.9m 9'8" x 9'6"

Bedroom 3
2.88m x 2.64m 9'5" x 8'8"

96.41m² I 1037.7ft²

▶ Dimensions
Cyl Cylinder
ST Storage
WC Cloakroom
W Wardrobe

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THE ROSEDENE

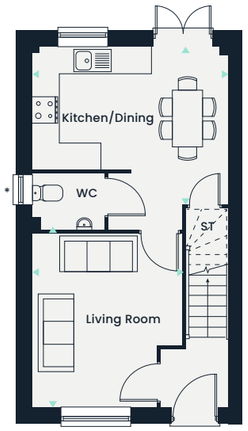
Two bedroom house



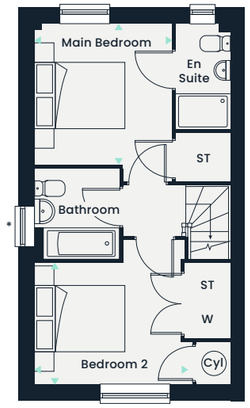
HOMES 26*, 40*, 41*, 61*, 63*

THE ROSEDENE

Two bedroom house



*Window here for plots 40, 41, 61, 63 only



*Window here for plots 40, 41, 61, 63 only

Ground *Floor*

Kitchen/Dining

4.38m x 3.52m 14'4" x 11'7"

Living Room

3.9m x 3.38m 12'10" x 11'1"

First *Floor*

Main Bedroom

3.09m x 3.16m 10'2" x 10'4"

Bedroom 2

2.73m x 3.31m 8'11" x 10'10"

77.2m² / 831ft²

- ▶ Dimensions
- Cyl Cylinder
- ST Storage
- WC Cloakroom
- W Wardrobe
- * Accessible homes M4(2)

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THE SANDFORD

Four bedroom house

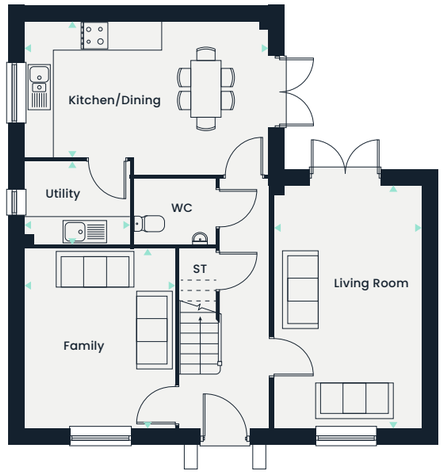


HOME 7*

TILIA HOMES

THE SANDFORD

Four bedroom house





Ground *Floor*

Kitchen/Dining	
5.31m x 2.97m	17'5'' x 9'9''
Living Room	
5.31m x 3.20m	17'5'' x 10'6''
Family	
3.92m x 3.28m	12'10'' x 10'9''
Utility	
2.27m x 1.82m	7'5'' x 6'

First *Floor*

Main Bedroom	
3.28m x 3.15m	10'9'' x 10'4''
Bedroom 2	
3.30m x 3.28m	10'10'' x 10'9''
Bedroom 3	
3.02m x 3.01m	9'11'' x 9'11''
Bedroom 4	
3.76m x 2.20m	12'4'' x 7'2''

130.4m² I 1403.6ft²

- ▶ Dimensions
- Cyl Cylinder
- ST Storage
- WC Cloakroom
- W Wardrobe
- * Accessible homes M4(2)

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THE SANDFORD V1

Four bedroom house



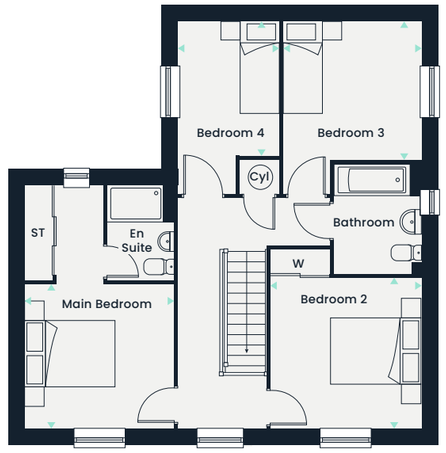
HOMES 6*, 22*

TILIA HOMES

THE SANDFORD V1

Four bedroom house





Ground *Floor*

Kitchen/Dining	
5.31m x 2.97m	17'5'' x 9'9''
Living Room	
5.31m x 3.20m	17'5'' x 10'6''
Family	
3.92m x 3.28m	12'10'' x 10'9''
Utility	
2.27m x 1.82m	7'5'' x 6'

First *Floor*

Main Bedroom	
3.28m x 3.15m	10'9'' x 10'4''
Bedroom 2	
3.30m x 3.28m	10'10'' x 10'9''
Bedroom 3	
3.02m x 3.01m	9'11'' x 9'11''
Bedroom 4	
3.76m x 2.20m	12'4'' x 7'2''

130.4m² I 1403.6ft²

▶	Dimensions
Cyl	Cylinder
ST	Storage
WC	Cloakroom
W	Wardrobe
*	Accessible homes M4(2)

This floorplan is indicative of this house type only and does not reflect home specific variations. Any and all such variations, for example additional windows, are shown on home specific drawings for this development. The positions of the appliances and furniture are indicative and not to scale. Please speak to our sales consultant for details. Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office.

THE SELSDON

Four bedroom house

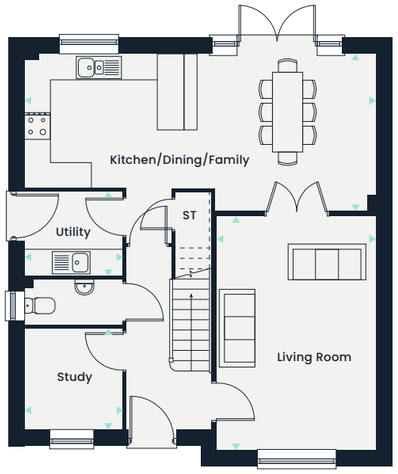


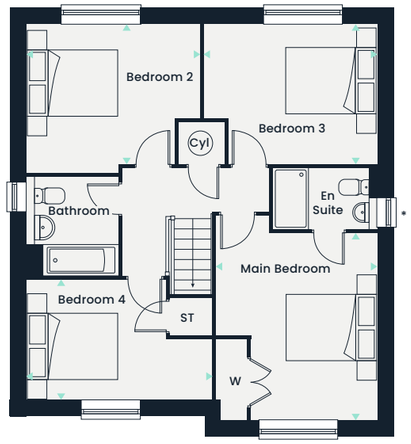
HOMES 8, 21, 47, 48, 50, 66, 67

TILIA HOMES

THE SELSDON

Four bedroom house





*Window here on plots 8, 21, 47, 48, 66, 67

Ground *Floor*

Kitchen/Dining/Family	
7.99m x 3.57m	26'2" x 11'8"
Living Room	
5.28m x 3.61m	17'4" x 11'10"
Utility	
2.22m x 1.89m	7'4" x 6'2"
Study	
2.28m x 2.22m	7'6" x 7'3"

First *Floor*

Main Bedroom	
4.22m x 3.67m	13'1" x 12'
Bedroom 2	
3.96m x 3.37m	13'x 11'1"
Bedroom 3	
3.94m x 3.18m	12'11" x 10'2"
Bedroom 4	
4.24m x 2.73m	13'11" x 8'11"

140.19m^2 I 1509ft^2

▶ Dimensions
Cyl Cylinder
ST Storage
WC Cloakroom
W Wardrobe

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TILIA
HOMES

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