



KINGSMERE

BICESTER

A NEW VILLAGE
COMMUNITY



COUNTRYSIDE

Places People Love



WELCOME TO KINGSMERE

For the ultimate in modern village living,
look no further than Kingsmere –
a flourishing new village community
surrounded by the picturesque Oxfordshire
countryside with easy access
to Oxford and London.



KINGSMERE

BICESTER



WHERE FAMILIES CAN FLOURISH

Kingsmere is the ideal environment for carefree family living with its first class facilities and friendly village setting, surrounded by acres of open space.

Residents at Kingsmere will experience the true meaning of community, as they spend time with family, make new friends and get to know their neighbours.

Families are well catered for with parks, play areas, sports pitches and schools. The village centre is the heart of Kingsmere with a new community and youth centre, local shops and a day nursery providing convenient on-site childcare for residents with little ones.

Kingsmere offers a safe and peaceful environment where children can play happily and enjoy the open air.

A welcoming place for families to call home.



MODERN VILLAGE LIVING

Come home to a vibrant village with enviable community and educational facilities, served by unbeatable travel connections.

Kingsmere is designed to offer the perfect mix of traditional homes paired with stylish contemporary interiors, to suit today's modern lifestyles.

Your place to call home awaits. Set against beautiful green open spaces, you can choose from a range of house styles, designs and sizes, all built to exceptional standards. From two bedroom terraced homes, to three-storey townhouses, and executive detached houses, you can find your perfect home at Kingsmere.

At Kingsmere, residents have room to breathe – with extensive green open spaces across the development, there’s space to explore, play, relax and enjoy.



Pingle Brook is a peaceful sanctuary for both residents and wildlife.

This informal recreational space is the perfect place to relax and enjoy a picnic or take a seat on one of the many public art benches and observe the wildlife.

Naturalistic ponds have been created alongside the brook with a network of footpaths and cycleways to take it all in.



UNWIND IN ACRES
OF OPEN SPACE



Pingle Brook, Kingsmere

It’s not just local people flocking to make a home at Kingsmere – a variety of bird and butterfly species are nesting and flourishing here. Pairs of lapwings have been spotted around the ponds at Pingle Brook.

Other species enjoying the welcoming environment include mistle thrushes, reed buntings and small blue butterflies.



Whitelands Park offers more open space, perfect for the active, with an adventure playground, mini sports pitch, climbing areas and aerial runway.

Smaller play areas for younger children can also be found nestled amongst the new homes throughout the village.

Kingsmere residents benefit from fantastic new community facilities, including a village centre at the heart of the development.

Kingsmere Village Centre has a new multi-use community centre and separate youth centre building. A great place to socialise, be active and make new friends. A convenience store, local shops and day nursery provide residents with a range of essential facilities on their doorstep.

In addition to the Village Centre, there is a brand new retail park hosting brands such as M&S, Next, Nike, Boots, EE and more.



The Premier Inn and Brewers Fayre restaurant at Kingsmere are perfect for when you have a large group of friends or family visiting – sample the designer shopping at neighbouring Bicester Village, and dine out at one of the many local pubs and restaurants in the area.

AT THE HEART OF THE VILLAGE





The new secondary school at Kingsmere, Whitelands Academy

TOP MARKS FOR EDUCATION

Kingsmere is perfectly placed for schools with 13 primary schools within three miles and two well regarded secondary schools, The Bicester School and The Cooper School nearby.*



New primary school at Kingsmere

Kingsmere is top of the class when it comes to educational facilities, with a new primary and secondary school on site, and a great choice of schools locally around Bicester.

St Edburg's Church of England Primary School opened at Kingsmere in January 2016 relocating from its original site in Bicester. The oldest and only Church of England school in Bicester, St Edburg's now enjoys state-of-the-art facilities including outdoor learning spaces, a multi-use games area, sports pitches, sensory garden and nursery play area.

Located just a short distance from St Edburg's Primary School, the secondary school has 26-classrooms, a four-court sports hall with changing facilities, sports pitches for rugby, hockey and football, as well as multi-use games area with provision for basketball and netball. External social spaces have also been provided including a garden and allotments.

In November 2020 Oxfordshire County Council approved the proposed expansion of St Edburg's CE Primary School onto a nearby second site within Kingsmere. The primary school will expand to a 3 form of entry providing 630 primary places from the age of 2-11 years.

Whitelands Academy also benefits from being located opposite to the Whitelands Sports Village at Kingsmere, with its extensive sporting facilities.

For further education, nearby Oxford University and Oxford Brookes need no introduction.

Whitelands Academy is the brand-new secondary school at Kingsmere. It opened its doors to the first intake of Year 7 students in November 2020 and will grow year-on-year with an eventual capacity of 600 students through to Year 11.

* Source: www.direct.gov.uk/schoolsfinder

Encouraging a healthy and active lifestyle is a central part of the vision for Kingsmere. Living here you have a wide range of facilities on the doorstep for all the family to enjoy.



The sports village is the centre for these activities, providing first class sporting amenities for the local community.

The Kingsmere sports village boasts a new purpose built sports pavilion with changing facilities, cafe and function room, floodlit all purpose astro-pitches, three full size rugby pitches, three junior football pitches and a cricket pitch.

The pitches are surrounded by a three metre wheelchair-friendly cycle track which links into the network of cycleways at Kingsmere.

Plans have also been approved for tennis courts to be built in the future.

By providing valuable sporting opportunities for residents and the wider Bicester community, Kingsmere will be a place that inspires residents and future generations to get fit and active.

AN ACTIVE LIFESTYLE STARTS AT HOME



A romantic couple stands in a field of tall, golden grass at sunset. The woman, seen from behind, wears a white dress with a colorful polka-dot pattern. The man, in a white shirt and jeans, holds her hand. The warm, golden light of the setting sun creates a soft, hazy atmosphere.

THE BEST OF BOTH WORLDS

A PLACE TO
CALL HOME...

Kingsmere is an enviable modern village with exemplary recreational, community and educational facilities, surrounded by acres of inspiring open space.

A man with short dark hair and a beard, wearing a dark blue sweater, looks out of a train window. The window shows a blurred green landscape, suggesting the train is moving quickly. The man's expression is thoughtful and serene.

... THAT'S TRULY
WELL-CONNECTED

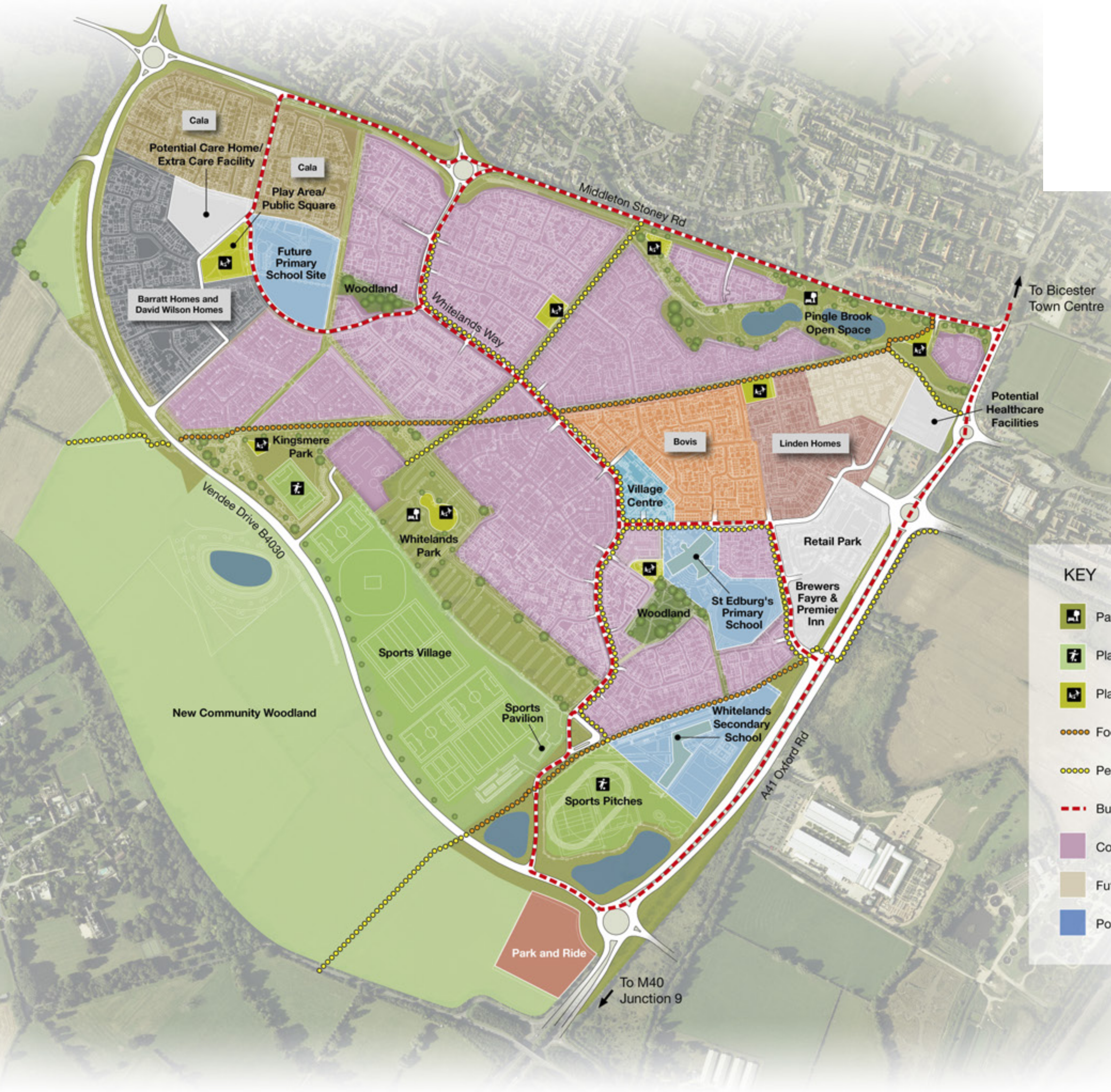
Located just three miles from the M40 and 12 miles from Oxford, and boasting two train stations within walking distance,* Kingsmere is perfect for commuters looking for a straightforward journey to London, Oxford, the midlands and south coast.

* Kingsmere – Bicester Village 1.2 miles, Bicester North 0.9 miles



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KEY

- Park
- Playing Field/Sports pitch
- Play Area
- Footpath/Cycleway
- Pedestrian Route
- Bus Route
- Completed residential development
- Future residential development
- Ponds

Whether you're traveling by car, bus or train, commuting from Kingsmere is easy!



Bicester Village and Bicester North railway stations are a convenient walk* from home, offering trains to Oxford in 11 minutes and London Marylebone in 46 minutes.



FIRST CLASS CONNECTIONS



* Kingsmere – Bicester Village 1.1 miles, Bicester North 0.9
Source: Google Maps, Walking



Kingsmere is served by two bus services running directly through the development. One links to Bicester Town Centre and Bicester Village Railway Station, and the other provides a direct service to Oxford.

A new Park and Ride on the edge of the development also offers a frequent, direct service to Oxford and Bicester town centres.



Just 12 miles from Oxford city centre, and 3 miles from the M40, Kingsmere benefits from excellent road, rail and public transport links.

SHOP OVER
130 DESIGNER OUTLET
BRANDS AT
BICESTER VILLAGE



PICTURESQUE COUNTRYSIDE, OPEN
SPACES AND VILLAGES



LEISURE ACTIVITIES

SUPERMARKETS,
INDEPENDENT SHOPS
AND RENOWNED
FARMERS' MARKETS



MARKET LIVING AND
OXFORDSHIRE'S FINEST



COUNTRY PUBS, CAFÉS
AND MICHELIN-STAR
RESTAURANTS



Kingsmere is well-positioned to explore the charming town of Bicester, as well as sampling some of the finest sights, streets, sounds and shops in Oxfordshire, one of the most breathtaking counties in England.

The region offers some of the country's best farmers' markets, rural villages, historic sites and inspiring architecture.

From the Bronze Age Uffington White Horse to the rolling hills of the Cotswolds, rich history and culture abounds in Oxfordshire.

Whether you want to sample the best local produce at a farmers' market, wander around some of the most famous landmarks in the UK, treat yourself to a Michelin fine dining experience or relax with an afternoon tea, the area has lots to offer every member of the family all year round.

OXFORD

A CITY OF WORLD RENOWNED EDUCATION AND ARCHITECTURE

Kingsmere is just 12 miles from Oxford, one of the fastest growing and diverse cities in the UK, known for its 'dreaming spires' and the University of Oxford, the oldest and one of the most prestigious higher education institutions in the world.

Oxford has a thriving economy and is seen as a hub for education, science and technology attracting a wide range of professionals from around the world.

Boasting numerous ancient and beautiful buildings, Oxford is a major tourist attraction with its many theatres, museums, galleries and collections. For those that enjoy shopping Oxford has it all – from designer and high street brands to independent boutiques and gift shops. With two shopping malls and one of the oldest covered markets offering a captivating variety of goods there is something for everyone.

Thanks to a great choice of bars, eateries and pubs, Oxford also has a thriving nightlife, popular with students and young professionals.



University of Oxford



Stroll through ancient college quads, take an open-top bus tour to view the famous skyline of 'dreaming spires', admire the horticulture at the Botanic Gardens, or go punting on the river Thames.



A G R O W I N G C O M M U N I T Y

Kingsmere offers new homes in a variety of sizes, types and tenures to suit a wide range of lifestyles.

The provision of community facilities continues into Phase 2 of Kingsmere with the recent opening of Kingsmere Park, providing further sports and recreational facilities along with an additional primary school building and nursery still to come.





COUNTRYSIDE

Places People Love

CREATING PLACES PEOPLE LOVE

Countryside believes that where we live matters. We are passionate about creating places where people aspire to live, and where people feel a true sense of belonging.

Our creative approach to placemaking ensures a positive impact on all those who live in and around our developments.

Countryside has earned a reputation for high quality, innovative community-led design, and considerate development, and has created award-winning developments across the country.

For further information, visit
www.countrysideproperties.com

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Beaulieu, Chelmsford, Essex



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www.kingsmere-bicester.com

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