

BACKHOUSE

# Blunsdon

SWINDON SN26 8AQ

2, 3, 4 & 5 bedroom homes



# Welcome to Blunsdon

Backhouse Blunsdon is a desirable collection of 2, 3, 4 and 5 bedroom contemporary homes situated in the historic village of Blunsdon on the outskirts of Swindon. A home in this unique location surrounds you with beautiful Wiltshire countryside, putting the Cotswolds on your doorstep yet keeping the town's amenities within easy reach.

BLUNSDON



BACKHOUSE

# Our story

Backhouse was born out of a desire to establish an innovative British housebuilder that could deliver new homes of outstanding design, which respond to the needs of today's contemporary lifestyles.



Our interiors are designed to be flexible, providing spaces that can serve more than one function, while our communities always begin with open space at their heart, ensuring every resident can benefit.

At Backhouse, we bring an element of bespoke housebuilding into our developments, which means there is always an individuality to what we do – something that you rarely find with volume housebuilders.



Theodore Backhouse  
Founder of Backhouse

# Our vision

Founder Theo Backhouse established our business because he believed that consumers had lacked choice in the new homes market for too long. He felt buyers deserved a better designed, sensibly priced, more interesting home that provided smart living solutions.

To this day, Backhouse upholds Theo's vision with no less passion. Driven by a highly experienced and motivated team, we are firmly focused on delivering housing schemes that we are proud of.

Our aim is to establish welcoming, friendly neighbourhoods that provide a higher quality of life for generations.

We work with the very best in architectural talent to produce liveable homes that reflect the way we live today whilst offering a strong sense of place and community identity.



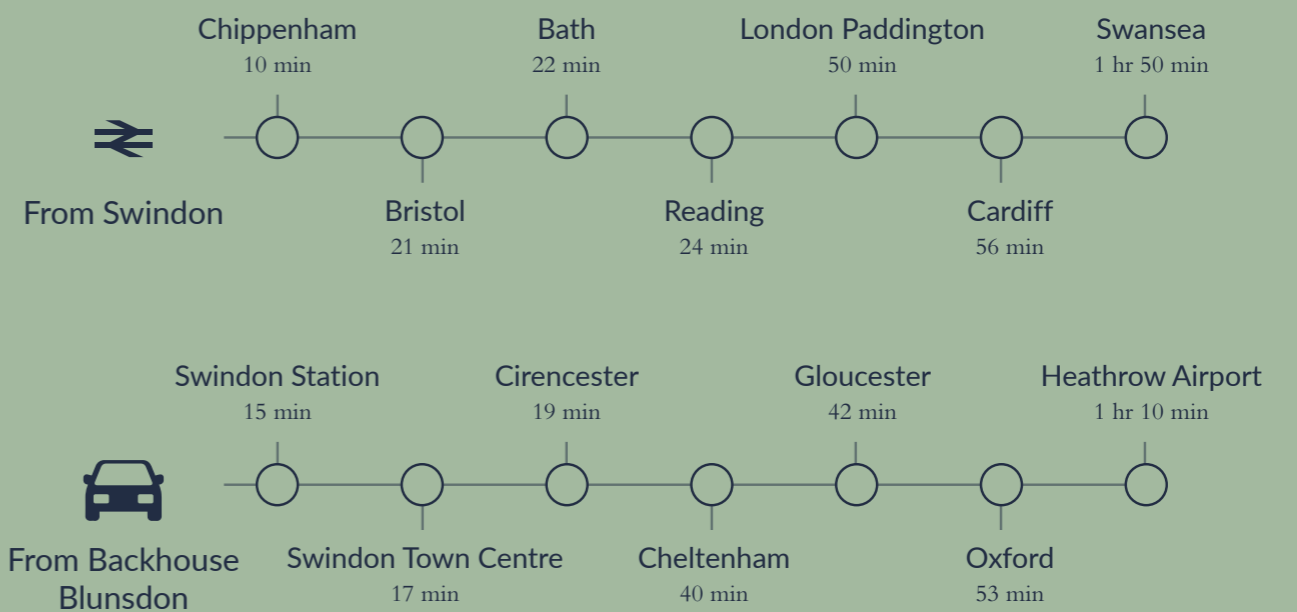
# A new place to call home

All the peace of rural life just minutes from the bustling town centre and the buzz of the city.

Blunsdon is a friendly community characterised by pretty stone walls and historic architecture. At the heart of the village sits the community shop and café where, in addition to a warm welcome, you can find all the essentials and much more. The local pub, with its generous beer garden, provides a great place to enjoy real ales and home-cooked food all year round,

while the nearby recreation ground, playground and parklands make it easy for the whole family to get out in the fresh air. Alternatively, Blunsdon House Hotel and Country Club is located nearby – its gym, pool, spa, and restaurant-bar are ideal for wining, dining, working out or simply relaxing.

Blunsdon benefits from excellent transport links by road and rail. The nearby A419 offers easy access to Swindon, Cirencester and the M4, which acts as a gateway to the national motorway network. Alternatively, nearby Swindon station operates regular direct rail services between London and Swansea.



Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.

# Everything & more

A surrounding area that provides the best of all worlds.

The spectacular Cotswolds is just a short journey north, offering endless pursuits such as hiking, cycling, horse riding, water sports and so much more, all among stunning scenery. Alternatively, if you're craving the comforts of the town centre, it's just a short journey south into Swindon, where you can find a wide selection of retail, entertainment, leisure, supermarkets and services that can cater for most needs.



## Nearby hotspots

**Blunston House Hotel & Country Club**  
0.7 miles | 2 min

**Designer Outlet Swindon**  
5.7 miles | 13 min

**Swindon & Cricklade Railway**  
2.5 miles | 7 min

**Orbital Shopping Park**  
2.8 miles | 8 min

**Stanton Country Park**  
4.2 miles | 9 min

**Cricklade North Meadow, National Nature Reserve**  
6.5 miles | 11 min

**Cotswold Water Park**  
12.7 miles | 19 min

**South Cerney Golf Club**  
10.3 miles | 13 min

Distances taken from google.co.uk/maps. Car travel times taken from www.google.co.uk/maps and are approximate only.



# A brighter future ahead

A great home provides a solid foundation for future generations and a huge part of that comes from a good education. Blunsdon has a wide selection of local schools, from nursery and pre-school right through to sixth form, all within a 10-minute drive.

This choice of nearby education helps to ensure your family gets the best start in life. With the benefits of local schooling throughout their journey, they can enjoy not only the stability essential for a healthy learning environment, but also stay close to the long-term friendships that are forged during their formative years.

William Morris Primary School  
0.7 miles | 1 min

Great Western Academy  
0.9 miles | 2 min

Blunsdon Pre-School Ltd  
0.9 miles | 3 min

St Leonards CE Primary Academy  
1.1 miles | 4 min

Abbey Meads Community Primary School  
2.3 miles | 6 min

Red Oaks Primary  
2.6 miles | 8 min

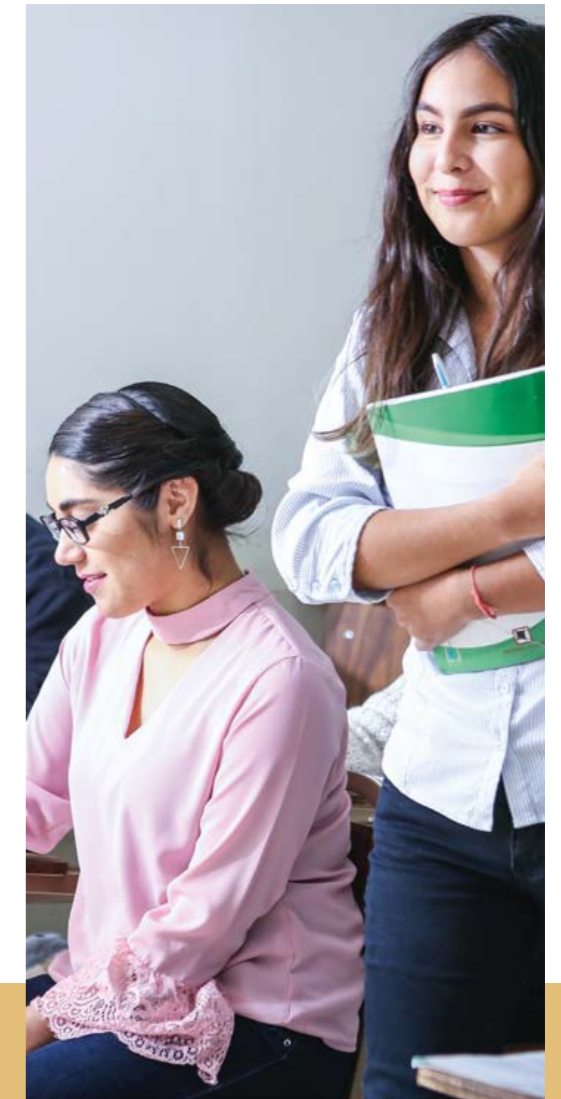
Abbey Park School  
2.7 miles | 8 min

Bridlewood Primary School & Nursery  
3 miles | 9 min

Highworth Warneford School  
4.8 miles | 10 min

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps). Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.

BLUNSDON



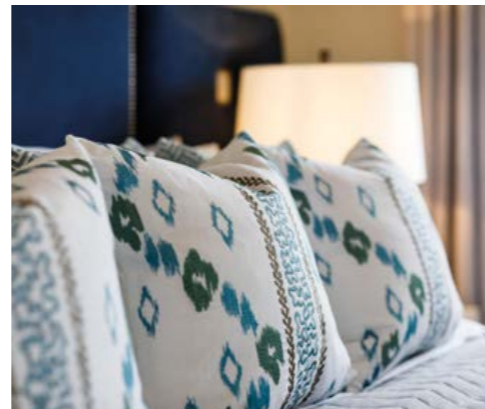
BACKHOUSE

# Design is in the detail

Backhouse Blunsdon has been designed around existing natural features and open space using a combination of traditional building forms and contemporary detailing. This gives the development a distinct rhythm, interest and identity, creating a strong sense of place.



BLUNSDON



Daniel Clifton & Michael Clinton  
Clifton Emery Design

## The vision

When working within a location characterised by mature trees and open space, it's important to integrate the existing natural features into the development. As such Backhouse Blunsdon has been designed to create structure and repetition that sits comfortably within these rural surroundings.

The result is a number of distinct character zones that interact with each other to create a perfectly balanced environment.



“There is a cohesiveness on arrival that helps to generate a distinct sense of place born out of the local area – it doesn't feel like a collection of things from elsewhere, it's identifiable.”



Traditional building forms combined with large windows, interesting details, modern interior fittings and high-quality materials add an overall richness to the development.

This combines to create a place that can be enjoyed by generations long into the future.

“The aim is to deliver something more than just a collection of houses – a distinct environment which is a lovely place to live and where a strong sense of community can develop.”

CLIFTONEMERYDESIGN.CO.UK

BACKHOUSE

# Built to last

Our core aim is to create long-term sustainable neighbourhoods that respect both existing and future environments.

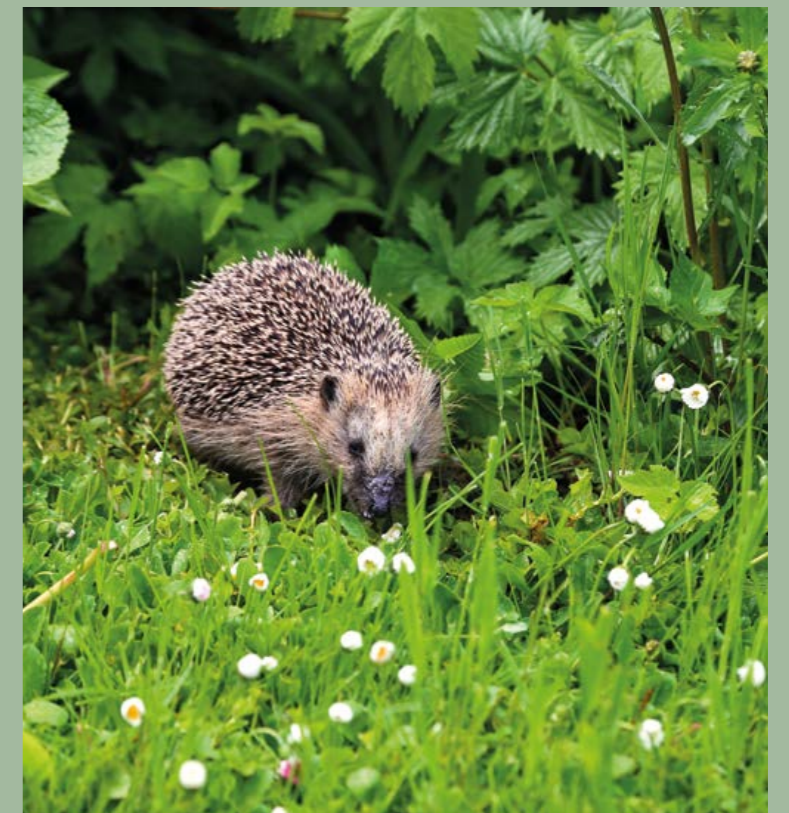
Making a home is about much more than simply building a house. It is about creating a lasting environment that can be enjoyed for generations to come.

It is for this reason that all our developments are designed with sustainability at their core. We are focused on creating places which are sympathetic to their location, using methods and materials that safeguard local habitats and wildlife.



As such, all our developments feature extensive habitats for bats and birds in the form of boxes, tubes and terraces that help these important species thrive. We are also proud to recycle over 99% of our waste, helping to secure a healthier future for all.

Furthermore, by taking a fabric-first approach to our developments, energy efficiency, sustainability and environmental care are all built-in from the ground up to not only provide happy homes now, but also possess the longevity they need to stay that way.





# Saving you money

At Backhouse, we continue to adapt our building techniques to satisfy an increasingly environmentally friendly consumer base. When building our homes, we use modern techniques, sustainable materials and utilise energy-efficient appliances.

Not only are new build homes significantly greener, generating 64% lower carbon emissions than an older home, but new build homes are built in-line with strict energy efficiency guidelines, meaning buying new helps save you money. With rising energy and household bills, energy-efficient homes have never been more important.

The measures employed across new build homes typically mean that they have higher EPC ratings than their older counterparts. A survey conducted by the Home Builders Federation found that, as of June 2022, 84% of new builds were rated Band A or B for energy efficiency, while just under 4% of older homes reached the same standards. By comparison, 54% of older homes were rated Band D or lower. At Backhouse, every home we sell comes with an EPC. This certificate contains information about a home's typical energy use and the predicted energy costs.



BLUNSDON

A Backhouse home has several energy-efficient features that help you to save money.

The average new build home uses significantly less energy than an older home. A new build home uses approximately 100 kWh per m<sup>2</sup>, while older homes use roughly 259 kWh per m<sup>2</sup>.

Windows on older homes may be less efficient, especially if they are single-glazed. Backhouse homes install double-glazed windows as standard. Double-glazed windows are effective in preventing heat loss. Air is a natural insulator; a layer of air is trapped between two panes of glass. This stops the air from circulating, which reduces convection and minimises heat loss across the window.



Good insulation is integral; that's why we use thicker than normal insulation.

We use self-regulating thermostatic radiator valves to maintain a constant temperature in a specific room. These valves allow you to control the temperature of individual rooms. We protect our central heating systems with ADEY products to reduce growth sludge and help prevent boiler breakdown.

<https://www.hbf.co.uk/news/new-build-houses-save-homeowners-2600-in-annual-energy-bills>

BACKHOUSE

# Site plan



- BCP - Bin Collection Point
- LAP - Local Area of Play
- SS - Sub Station
- V - Visitor Parking
- ▶ - Integral Parking
- ▷ - Drive Through

## 2 Bedroom Homes

- **The Coach House**  
Plots: 33–35 & 52
- **The Lodge**  
Plots: 36 & 37
- **The Barn**  
Plots: 80 & 81

## 3 Bedroom Homes

- **The Ridge**  
Plots: 3, 7, 10, 13–15, 40–47, 62, 63, 66 & 69

## 4 Bedroom Homes

- **The Highfield**  
Plots: 2, 6, 11, 12, 38, 39, 60, 61, 64, 65, 67 & 68
- **The Broad House**  
Plots: 9, 59, 73 & 74
- **The Fairview**  
Plots: 1, 4, 5, 8 & 70–72
- **The Keep House**  
Plots: 75 & 88
- **The Loft**  
Plots: 76–79 & 84–87

## 5 Bedroom Homes

- **The Q Type**  
Plots: 82 & 83

## Affordable housing\*

- Plots: 16–32, 48–51 & 53–58

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. Please speak to a member of our Sales Team for more details.

# Houses

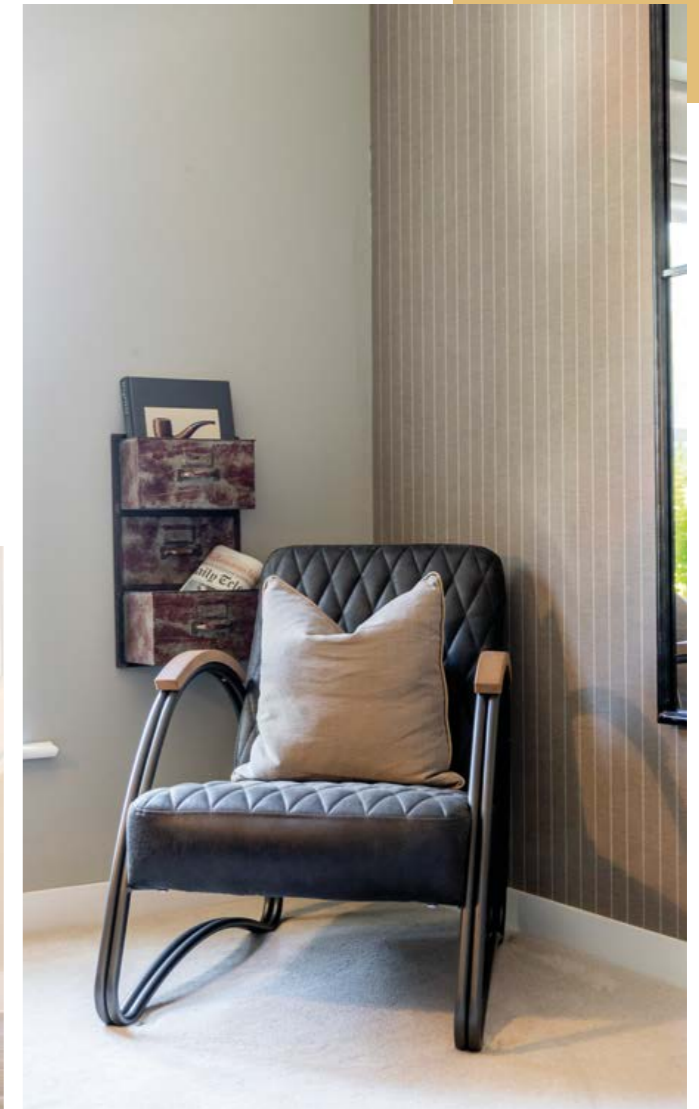


BLUNSDON



“The house types at Blunston have been designed to look familiar and traditional, but at the same time quite refined and contemporary.”

- Daniel Clifton, Clifton Emery Design



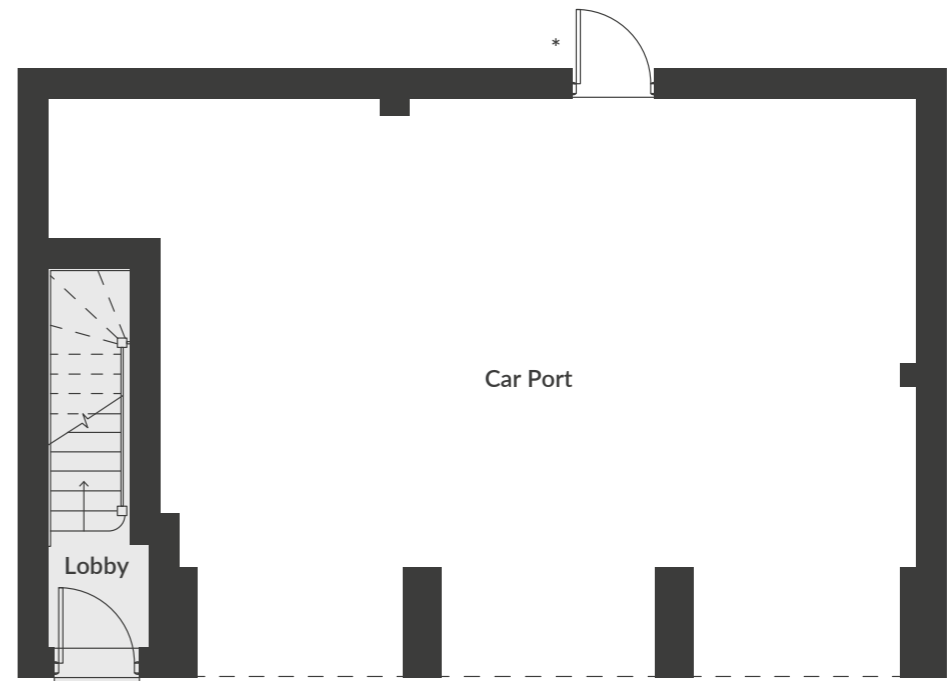
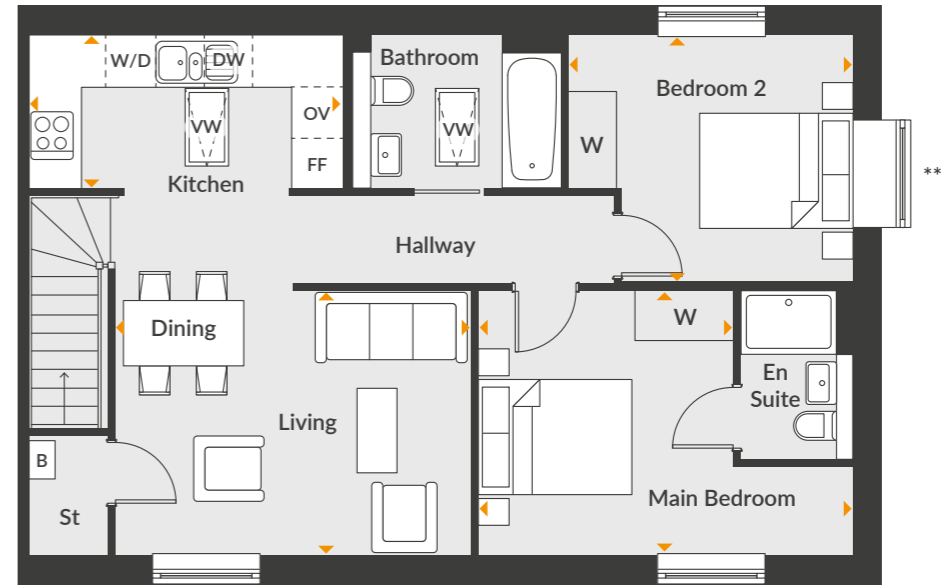
BACKHOUSE



# The Coach House

2 bedroom home

A modern two bedroom home which benefits from a modern open-plan layout with a kitchen/living/dining area. Off the hallway, you'll find the main bedroom with en suite and wardrobe, alongside bedroom 2 and a family bathroom.



<b>Kitchen</b> 3.95m x 1.89m	12'11" x 6'2"	<b>Main Bedroom</b> 4.71m x 3.31m	15'5" x 10'10"
<b>Living/Dining Area</b> 4.47m x 3.31m	14'8" x 10'10"	<b>Bedroom 2</b> 3.57m x 3.12m	11'9" x 10'3"
<b>Total Area   734 sq. ft.</b>			

B Boiler DW Dishwasher FF Fridge Freezer St Store OV Oven VW Velux Window W Wardrobe WD Washer/Dryer

\*Rear garden access to plot 33 only and drive through access to plot 35 & 51. \*\*No window to plot 52 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

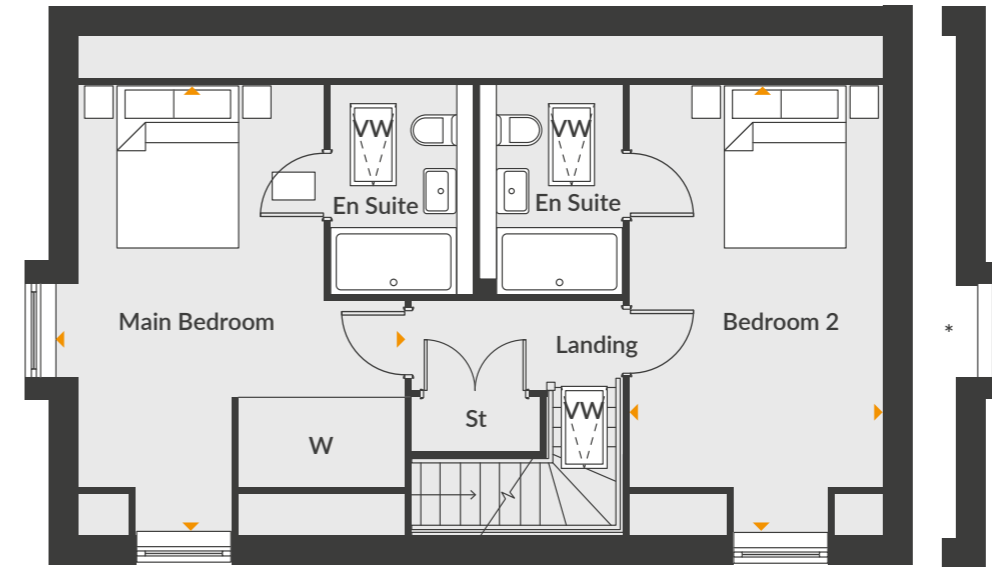


# The Lodge

2 bedroom home

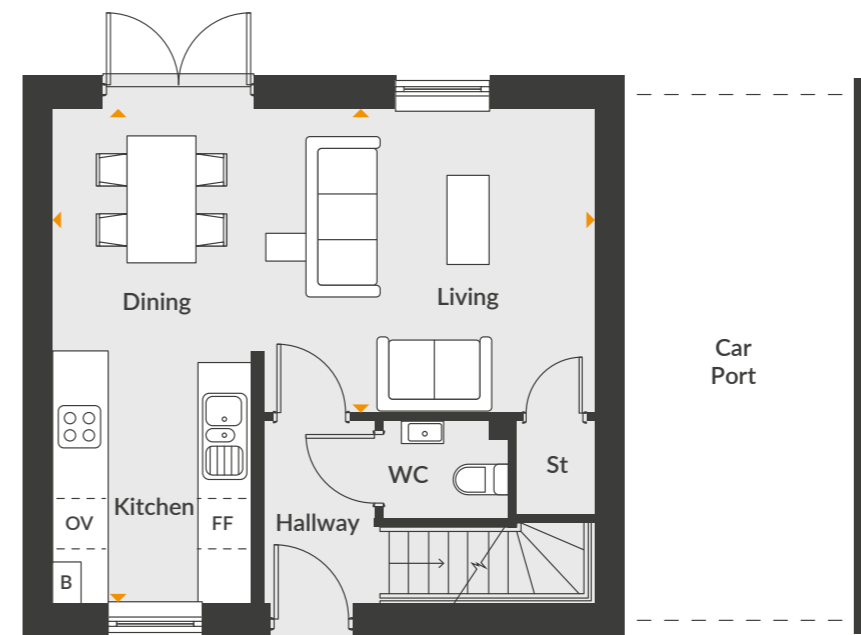
This lovely two-bedroom home has an open-plan ground floor layout, with double doors leading to the garden. Upstairs features two bedrooms with both benefiting from en suites, plus a wardrobe to the main bedroom.

BLUNSDON



### FIRST FLOOR

- Main Bedroom  
4.75m x 2.89m 15'7" x 9'6"
- Bedroom 2  
4.75m x 3.01m 15'7" x 9'11"



### GROUND FLOOR

- Kitchen/Dining Area  
5.86m x 2.36m 19'3" x 7'9"
- Living Room  
3.90m x 3.61m 12'10" x 11'10"

Total Area | 854 sq. ft.

B Boiler FF Fridge Freezer St Store OV Oven VW Velux Window W Wardrobe WC Cloakroom

\*Window to plot 37 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

Coming soon

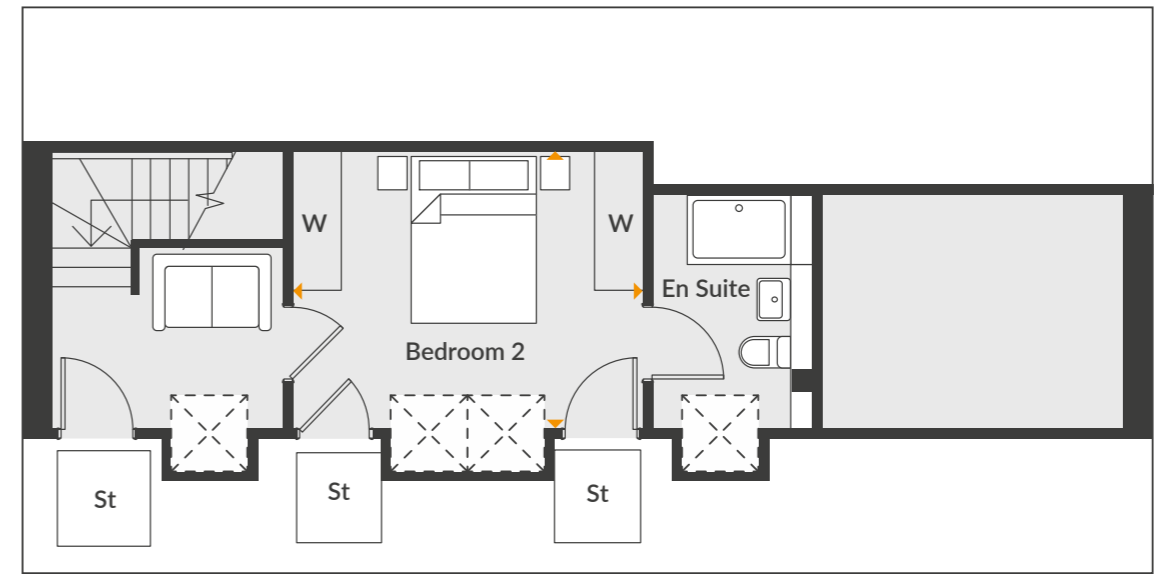


# The Barn

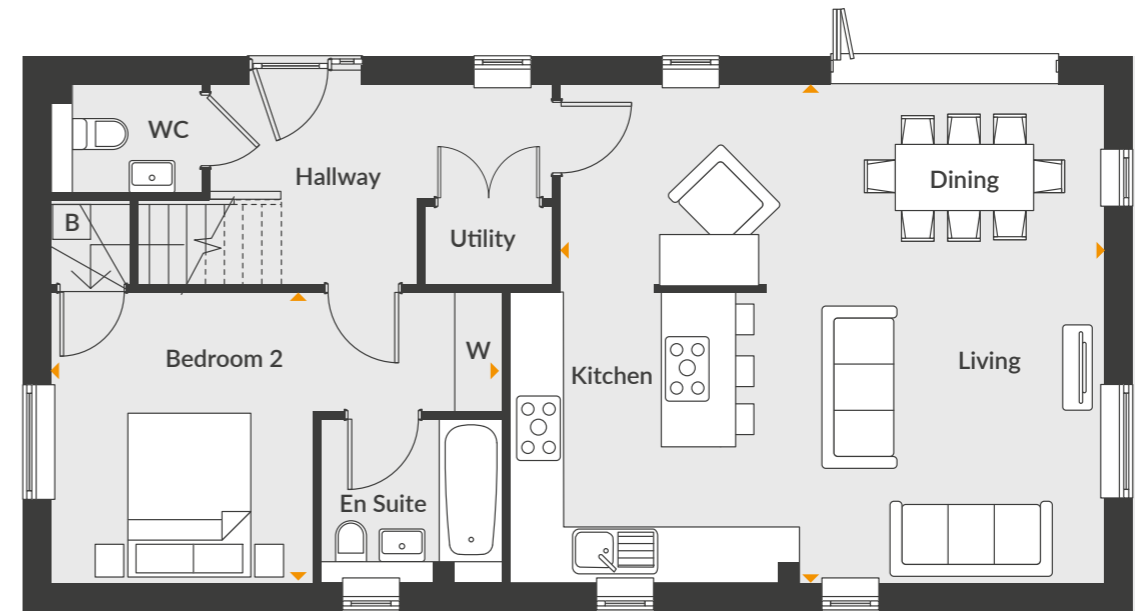
2 bedroom home

A delightful two bedroom home with an open-plan layout on the ground floor with bi-folding doors leading through to the garden. The main bedroom and en suite are located on the ground floor and a second bedroom with an en suite can be found on the first floor.

BLUNSDON



FIRST FLOOR



GROUND FLOOR

Total Area | 1,108 sq. ft.

B Boiler W Wardrobe WC Cloakroom

\*Window to plot 37 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE



# The Ridge

3 bedroom family home

A modern three bedroom home with an open-plan kitchen/dining area with access to the garden, a separate utility room and living room. Upstairs features the main bedroom with an en suite, the family bathroom and two further bedrooms.



### FIRST FLOOR

<b>Main Bedroom</b>	4.08m x 3.71m	13'5" x 12'2"
<b>Bedroom 2</b>	3.67m x 2.91m	12'1" x 9'7"
<b>Bedroom 3</b>	2.89m x 2.50	9'6" x 8'3"



### GROUND FLOOR

<b>Kitchen/Dining Area</b>	5.92m x 3.69m	19'5" x 12'2"
<b>Living Room</b>	3.73m x 3.69m	12'3" x 12'1"
<b>Utility Room</b>	2.65m x 1.89m	8'9" x 6'3"

Total Area | 1,208 sq. ft.

B Boiler DW Dishwasher FF Fridge Freezer St Store TD Tumble Dryer OV Oven W Wardrobe WC Cloakroom WM Washing Machine

\*Window to plot 10. \*\*Window to plots 13, 43 & 47. †Window to plots 3, 7, 44, 63 & 66 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

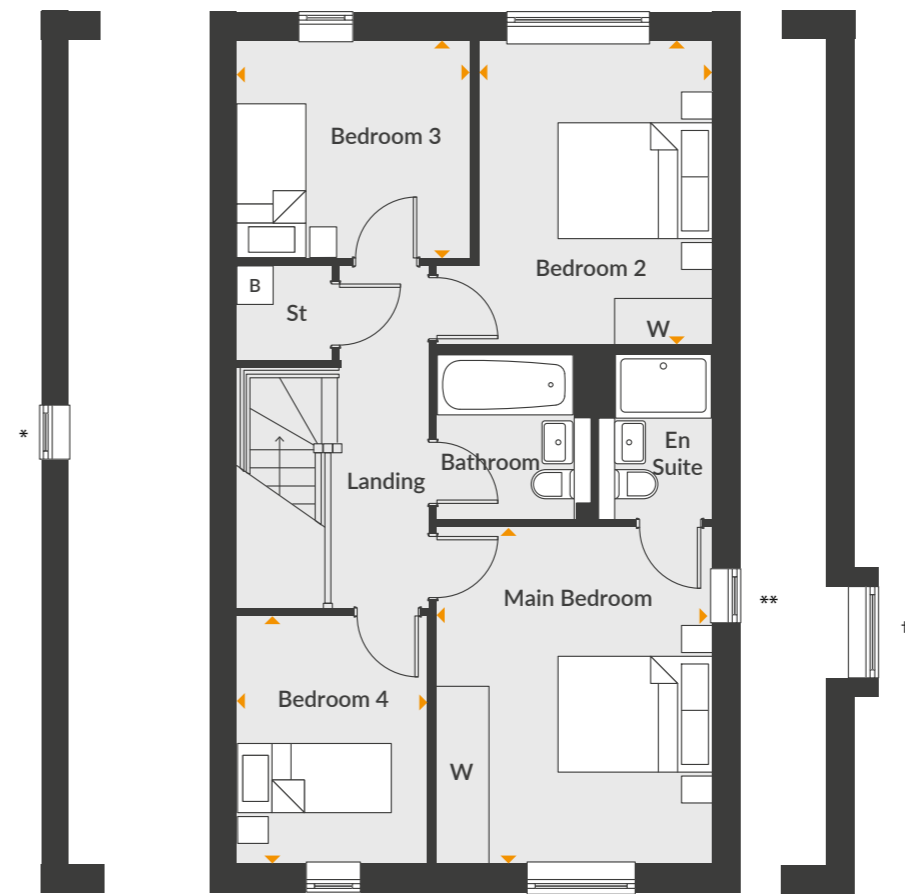


# The Highfield

4 bedroom family home

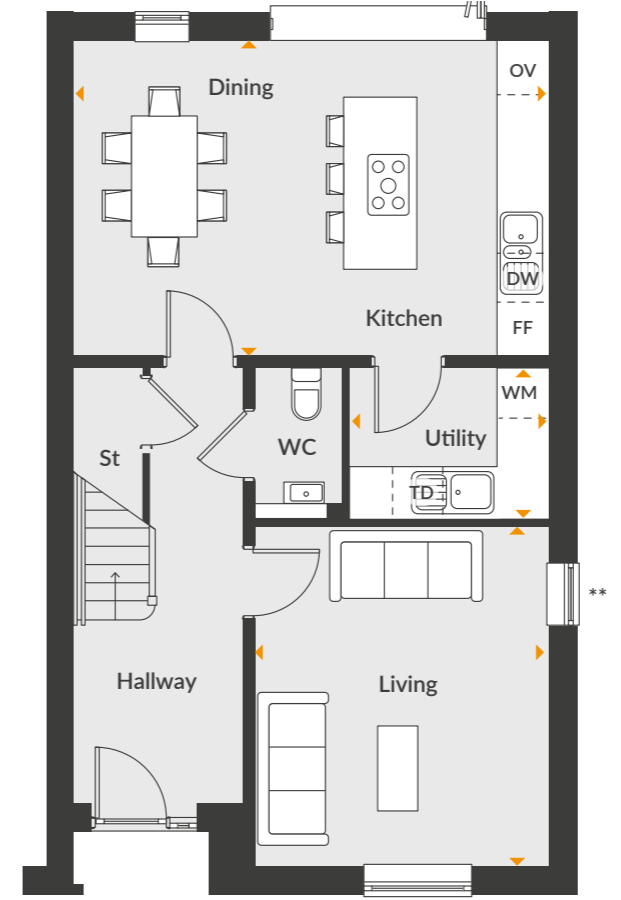
A spectacular four bedroom home which boasts an open-plan kitchen/dining area with bi-folding doors to the garden, as well as a utility room and living room downstairs. On the first floor is the main bedroom which benefits from an en suite and wardrobes, along with three further bedrooms and the family bathroom.

**PLOTS**  
2, 6, 11, 12,  
38, 39, 60,  
61, 64, 65,  
67 & 68



**FIRST FLOOR**

<b>Main Bedroom</b>	4.21m x 3.43m	13'10" x 11'3"
<b>Bedroom 2</b>	3.82m x 2.90m	12'7" x 9'6"
<b>Bedroom 3</b>	2.91m x 2.74m	9'7" x 9'0"
<b>Bedroom 4</b>	3.12m x 2.38m	10'3" x 7'10"



**GROUND FLOOR**

<b>Kitchen/Dining Area</b>	5.92m x 3.95m	19'5" x 13'0"
<b>Living Room</b>	4.24m x 3.67m	13'11" x 12'1"
<b>Utility Room</b>	2.48m x 1.87m	8'2" x 6'2"

Total Area | 1,309 sq. ft.

- B Boiler
- DW Dishwasher
- FF Fridge Freezer
- St Store
- TD Tumble Dryer
- OV Oven
- W Wardrobe
- WC Cloakroom
- WM Washing Machine

\*Window to plots 2, 6, 12 & 38 only. \*\*Window to plots 60 & 67 only. †Window to plot 64 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



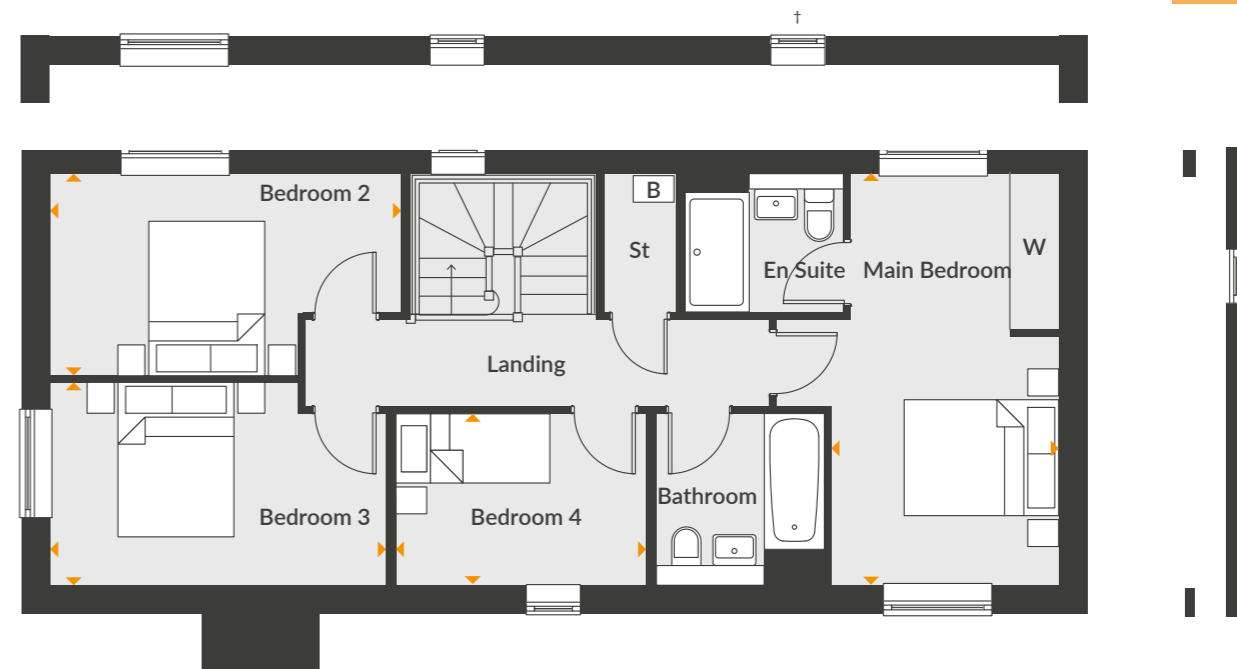


# The Broad House

4 bedroom family home

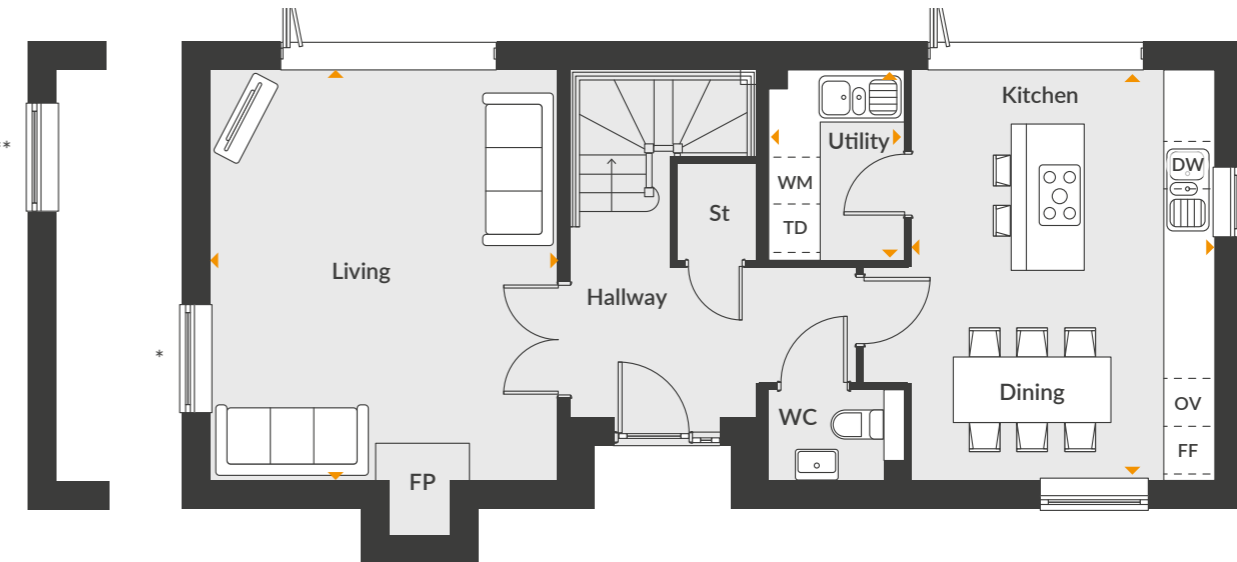
A wonderful four bedroom family home which benefits from a good sized living room and open-plan kitchen/dining area. A cloakroom, storage and utility room completes the ground floor. Upstairs is the main bedroom which benefits from an en suite and wardrobes, along with three further bedrooms and the family bathroom.

BLUNSDON



### FIRST FLOOR

<b>Main Bedroom</b> 5.13m x 2.82m	16'10" x 9'3"	<b>Bedroom 3</b> 4.19m x 2.52m	13'9" x 8'3"
<b>Bedroom 2</b> 4.38m x 2.54m	14'5" x 8'3"	<b>Bedroom 4</b> 3.13m x 2.13m	10'3" x 7'0"



### GROUND FLOOR

<b>Kitchen/Dining Area</b> 5.13m x 3.79m	16'10" x 12'6"	<b>Utility Room</b> 2.38m x 1.70m	7'10" x 5'7"
<b>Living Room</b> 5.13m x 4.34m	16'10" x 14'3"		

Total Area | 1,386 sq. ft.

B Boiler DW Dishwasher FF Fridge Freezer St Store TD Tumble Dryer OV Oven W Wardrobe WC Cloakroom WM Washing Machine FP Fireplace

Kitchen and living room layout variation to plot 59, please speak with the sales executive. \*Window to plots 9 & 74. \*\*Window to plot 73 only. †Window to plot 59 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE



# The Fairview

4 bedroom family home

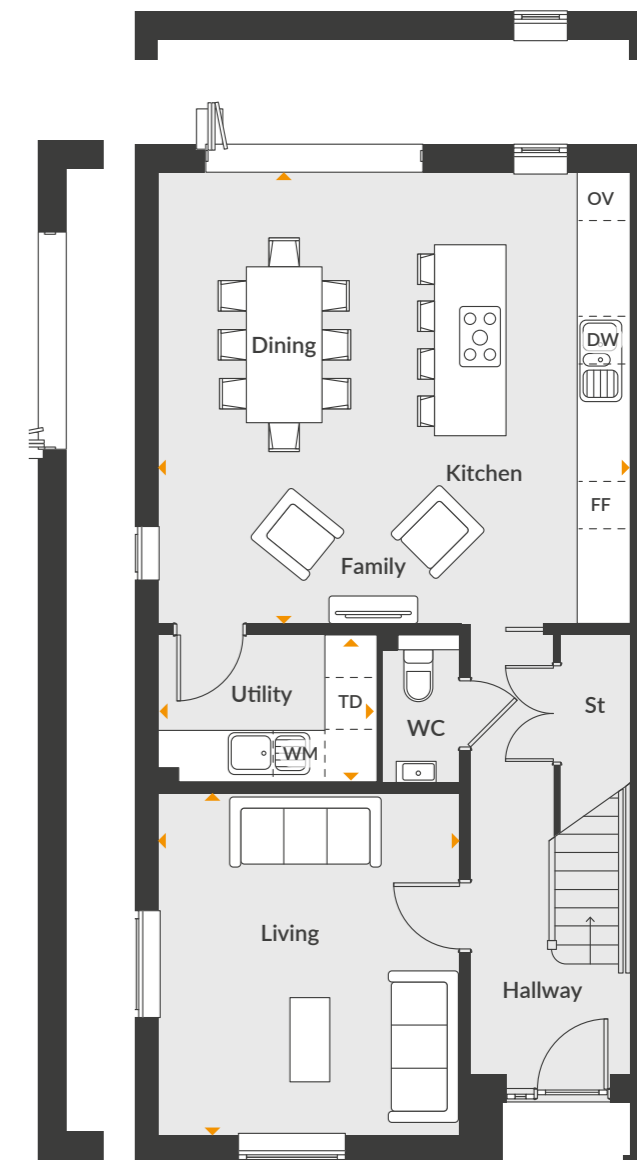
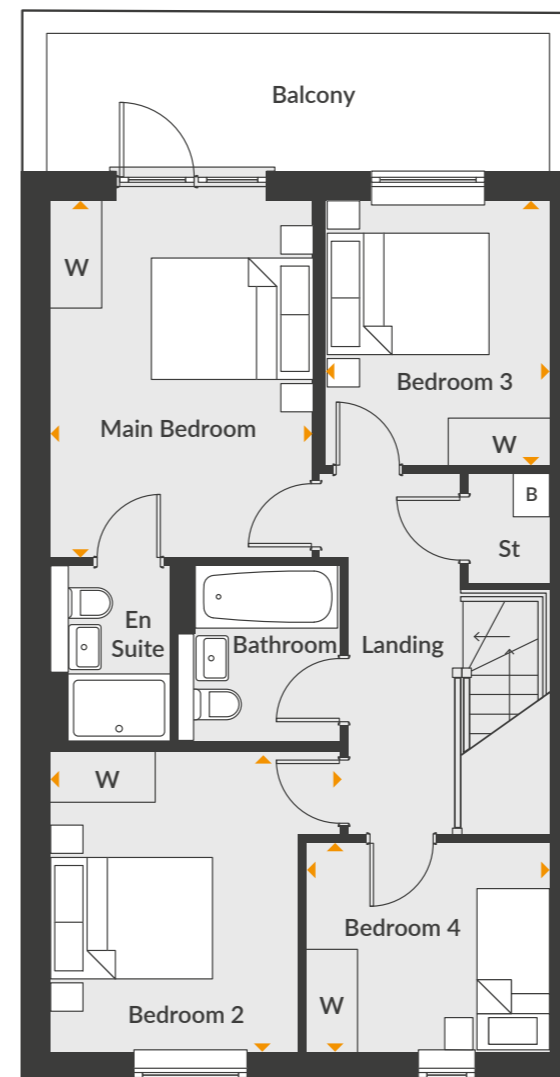
A lovely four bedroom home which offers an open-plan kitchen/dining/family area with access to the utility and bi-folding doors that open onto the rear garden. A spacious living room can be found at the front of the home. Upstairs is the main bedroom which benefits from an en suite and wardrobe, along with three further bedrooms and the family bathroom.

BLUNSDON

**PLOTS**  
1, 4, 5, 8, 70,  
71 & 72

## FIRST FLOOR

- Main Bedroom**  
4.24m x 3.12m    13'11" x 10'3"
- Bedroom 2**  
3.56m x 2.91m    11'8" x 9'7"
- Bedroom 3**  
3.14m x 2.66m    10'4" x 8'9"
- Bedroom 4**  
2.86m x 2.46m    9'5" x 8'1"



## GROUND FLOOR

- Kitchen/Dining/Family Area**  
5.92m x 5.68m    19'5" x 18'8"
- Living Room**  
4.30m x 3.78m    14'1" x 12'5"
- Utility Room**  
2.73m x 1.83m    9'0" x 6'0"

Tumble DryOV - Oven    WC - Cloakroom    WM - Washing Machine

**Total Area | 1,417 sq. ft.**

B Boiler    DW Dishwasher    FF Fridge Freezer    St Store    TD Tumble Dryer    OV Oven    W Wardrobe    WC Cloakroom    WM Washing Machine

\*Bi-fold and windows to plot 72 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE



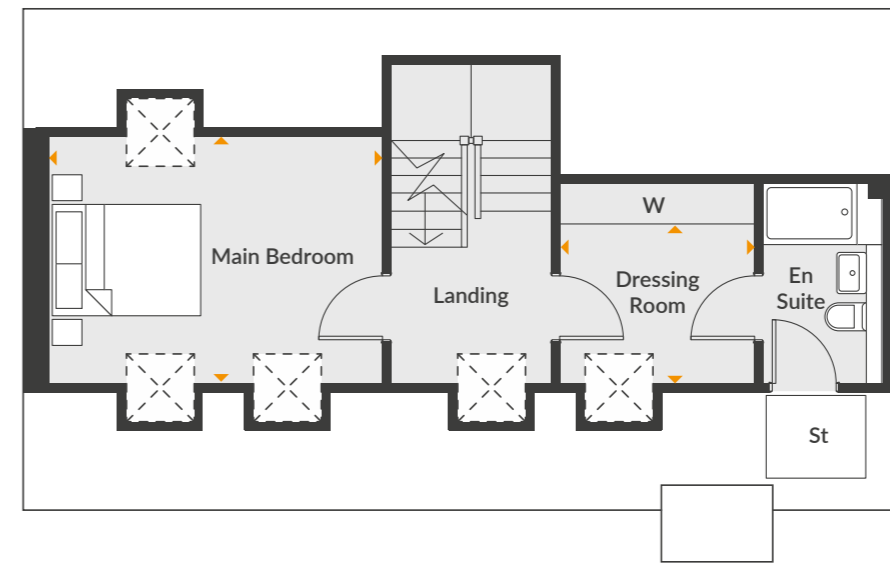
Coming soon

# The Keep House

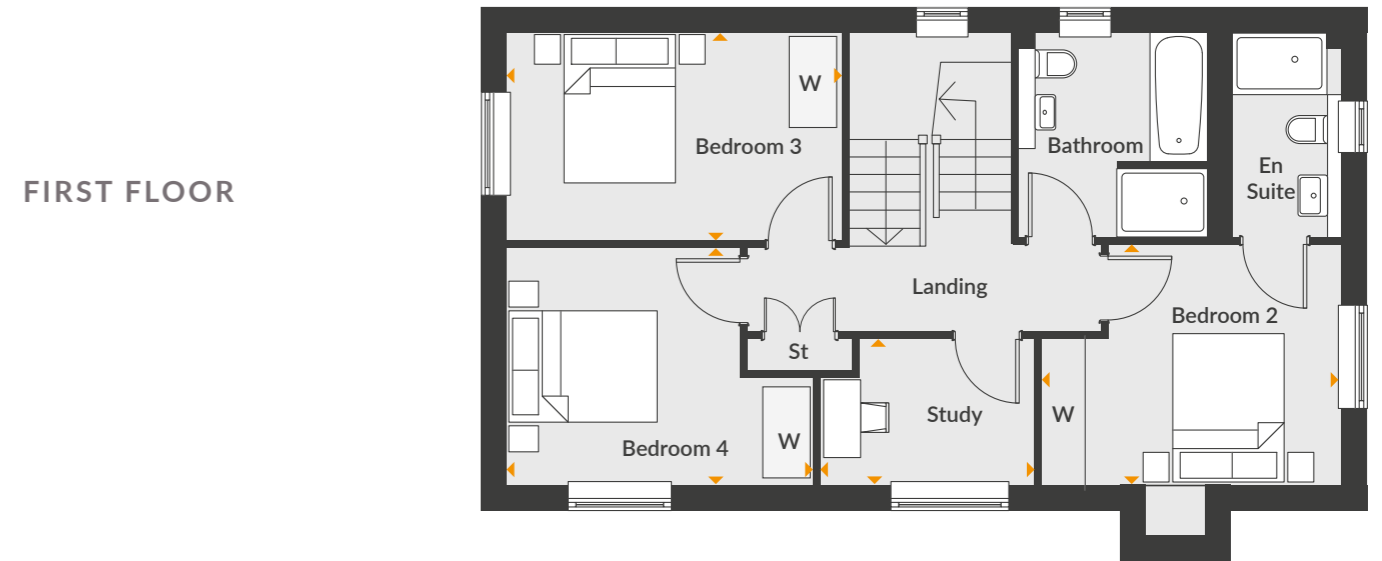
4 bedroom home

A lovely four bedroom home set across three floors. This home offers an open-plan kitchen/dining area with a separate utility which both have access to the garden. A spacious living room with storage cupboard completes the ground floor. Upstairs there is a separate study, family bathroom and three double bedrooms, of which one has an en suite. The main bedroom with a dressing room and en suite can be found on the second floor.

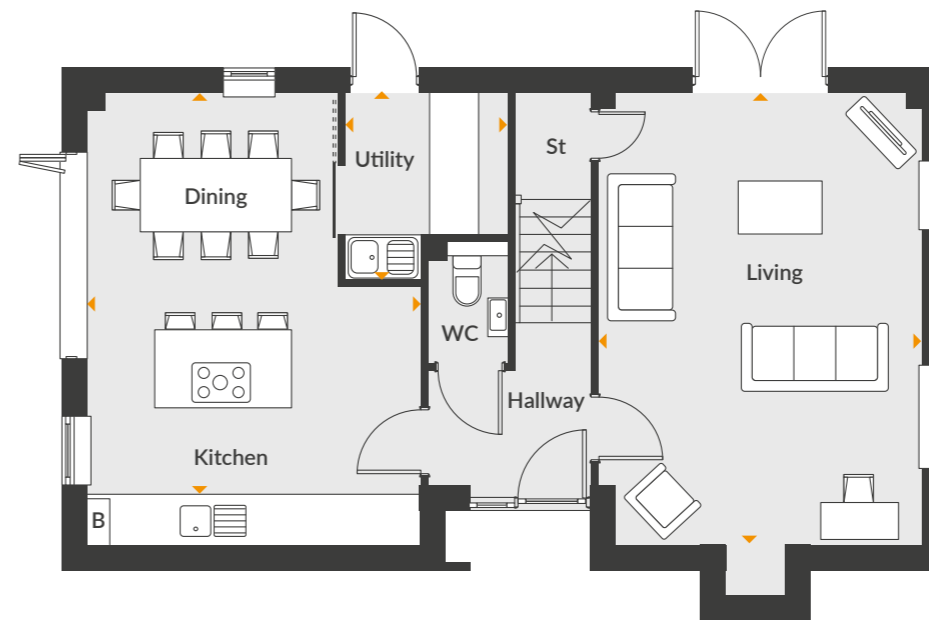
BLUNSDON



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Total Area | 1,779 sq. ft.

B Boiler St Store W Wardrobe WC Cloakroom

\*Bi-fold and windows to plot 72 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

Coming soon



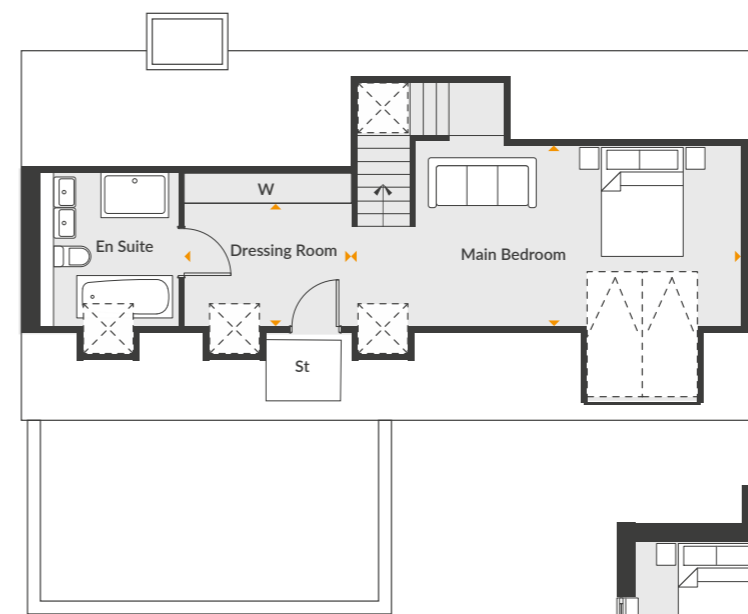
# The Loft

4 bedroom home

A lovely four bedroom home set across three floors. This home offers an open-plan kitchen/dining area with a separate utility which both have access to outside. A living room featuring a fireplace completes the ground floor. Upstairs there is a separate study, family bathroom and three double bedrooms, of which one has an en suite. The main bedroom with a dressing room and en suite can be found on the second floor.

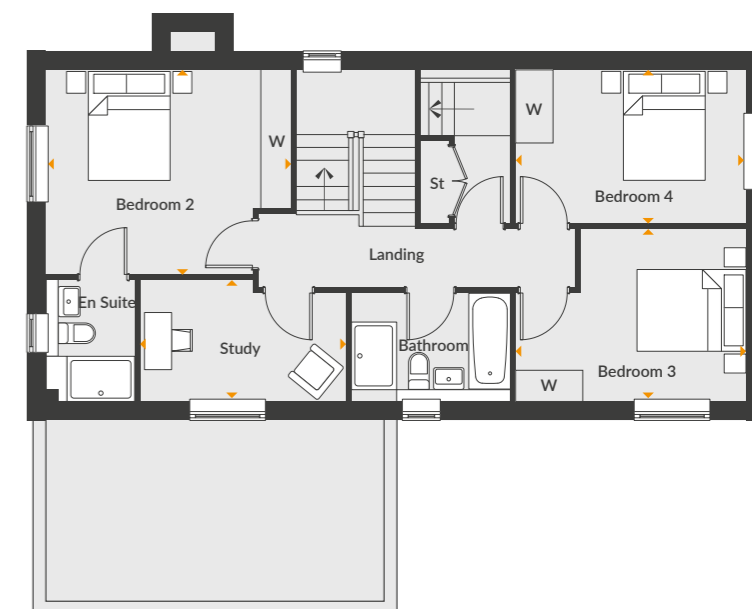
BLUNSDON

PLOTS  
76-79 &  
84-87



SECOND FLOOR

FIRST FLOOR



GROUND FLOOR

Total Area | 2,043 sq. ft.

B Boiler St Store W Wardrobe WC Cloakroom

\*Bi-fold and windows to plot 72 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

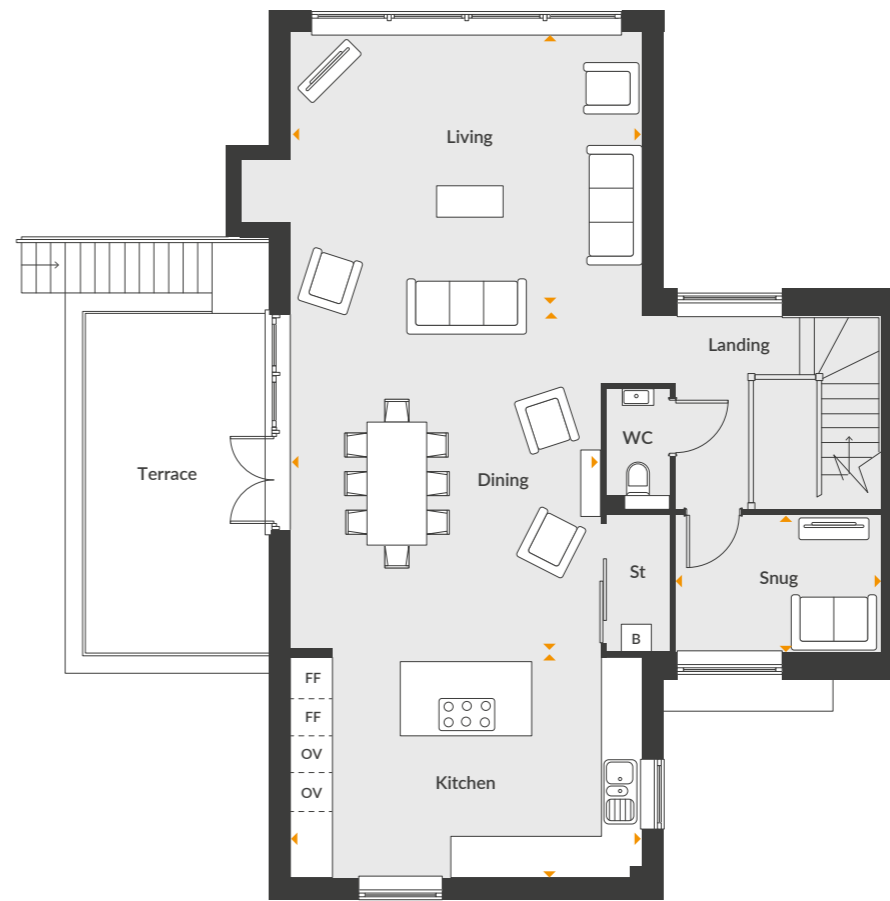


# The Q Type

5 bedroom family home

An impressive five bedroom family home with plenty of space on the first floor with an open-plan kitchen/living/dining area which opens onto a terrace to make the most of the views, as well as a separate snug. On the ground floor is a spacious entrance hallway with five bedrooms, two with en suites, utility room and the family bathroom.

BLUNSDON



### FIRST FLOOR

<b>Kitchen</b>	5.58m x 3.50m	18'4" x 11'6"
<b>Living Area</b>	5.58m x 4.50m	18'4" x 14'9"
<b>Dining Area</b>	5.36m x 4.93m	17'7" x 16'2"
<b>Snug</b>	3.29m x 2.17m	11'10" x 7'2"



### GROUND FLOOR

<b>Main Bedroom</b>	5.58m x 3.87m	18'4" x 12'9"
<b>Bedroom 2</b>	5.06m x 2.63m	16'8" x 8'8"
<b>Bedroom 3</b>	5.06m x 2.63m	16'8" x 8'8"
<b>Bedroom 4</b>	3.45m x 3.32m	11'4" x 10'11"
<b>Bedroom 5</b>	3.45m x 2.16m	11'4" x 7'1"
<b>Utility</b>	2.69m x 1.58m	8'10" x 5'2"

Total Area | 2,248 sq. ft.

B Boiler FF Fridge Freezer St Store TD Tumble Dryer OV Oven W Wardrobe WC Cloakroom WM Washing Machine

All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

# Detail is the essence of quality

## Kitchens

21mm laminate worktops – within 2 & 3 beds

20mm Forza stone worktops to kitchens – within 4 & 5 beds

1.5 bowl stainless steel sink and Vado Bahr monobloc mixer tap

Carron Phoenix Zeta 150 Stainless Steel Inset sink – within 2 & 3 beds

Undermount sink with worktop drainer grooves on Silestone worktops

Single Bosch oven and 60cm induction hob with hood – within 2 & 3 beds

Double Bosch oven and 80cm induction hob with hood – within 4 & 5 beds

Integrated Bosch Fridge Freezer

Integrated Bosch Dishwasher

## Bathrooms, En Suites & Cloakrooms

Porcelanosa 590mm x 330mm wall tiles

Half height tiles to all sanitaryware walls

Full height tiles to shower enclosure and around baths with shower

White or grey grout and tile edges to suit wall tile colour

Concealed thermostatic shower. Vado Tablet

Roca Gap Rimless Back to Wall WC pan with soft close toilet seat

Towel Rads Pisa Straight Chrome Towel radiator to bathrooms and en suites

Stelrad Compact radiators

Shaver socket to bathroom and en suites

Illuminated mirror

## Utility Room

Single bowl stainless steel sink and Vado Bahr monobloc mixer tap to all utilities with external door access

21mm laminate worktops with upstands – within 2 & 3 beds

20mm Forza stone worktops – within 4 & 5 beds

Separate washing machine and tumble dryer space

## Plumbing & Heating

Outside tap to rear garden

Vaillant EcoFIT Sustain 835 Combination boiler – within 2 & 3 beds

Vaillant EcoTEC Green iQ 835 Gas fired Combination boiler – within 4 & 5 beds

Stelrad Compact radiators to all rooms except bathroom and en suite/s

Air source heat pumps – within 5 beds

## Electrical & Lighting

Deta Slimline Screwless white sockets and switches

Aico smoke detectors, heat detectors and carbon monoxide detectors

TV point in living room, main bedroom and study/snug

Mains operated doorbell

Low energy pendant lights

LED downlights to kitchen, utility, bathroom and en suite

External lights to front door and doors to rear garden

LED strip lighting under wall units in kitchen

32 amp EVIQ car charging point

## Joinery

Steel garage door

Oak clad composite front door – within 4 & 5 beds

Aluminium/steel front door – within 2 & 3 beds

Built-in sliding wardrobes to main bedroom

Solid internal doors with five vertical panels

Full width slatted shelving within boiler cupboards

## Décor

White gloss finish to doors & woodwork

Smooth finish to all walls & ceilings, painted in white emulsion



A Backhouse home is exquisitely designed and built to exceptionally high standards so you can be sure that your house is ready for you when you want to move in. Our interiors have been thoughtfully created to respond to modern lifestyles and accommodate your needs and you'll be able to personalise your new home with a variety of finishing touches. Our attention to detail and focus on quality means you don't have to worry about redecorating or repairing your home, but can enjoy the benefit of something brand new.

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.



# Buy a new home with complete confidence

At Backhouse we want you to enjoy not only the benefits of our homes, but also the experience of buying with us. As such, we offer a unique customer journey that ensures expert guidance and assistance throughout and beyond the home-buying process.

From your initial reservation onwards, we will be with you every step of the way, beginning with a guided tour of the site so you can see your new home taking shape. Once built, we will give you an exclusive preview of the property prior to completion to explain how everything works.

We will also be there to welcome you when you move in and check that everything is as it should be, then give you a visit a week later just in case you have any questions. We'll even

call again once you are properly settled to make sure there are no outstanding issues.

It goes without saying that throughout the whole buying process we are here to answer any questions, however trivial they might seem. Our dedicated customer service team can help guide you through the key decisions and ensure your experience of buying a new home with Backhouse is smooth and uncomplicated.

We are fully compliant with The New Homes Quality Code, which was developed to make the home-buying process fairer and more transparent for customers, and you can also be assured that all our homes benefit from a 10-year NHBC (National House Building Council) warranty.



# Part Exchange

Enjoy a stress-free move with Property PX Group

If the thought of selling your existing property is putting you off buying the home you really want. Then our Part Exchange\* service is the best solution for you. We know how frustrating and expensive the process of selling your home can be, with estate agent's fees, delays and long chains keeping you waiting.

Our Part Exchange service keeps things moving and keeps costs down with no fuss and no hassle, taking the strain and stress out of selling your current house so that you can complete a smooth move into your new home with Backhouse.

## So how does it work?

We will assess the current market value of your home through a minimum of two independent valuations, after which we will make you an offer.

We'll keep you fully informed right up to exchange of contracts, and agree a mutually convenient completion date.



You can also remain in your old property until your new one is ready.

## Benefits of Part Exchange:

- No awkward negotiations with potential buyers - we'll handle all of that for you
- No nerve-wracking chains that could break-down at any time
- No estate agent fees because we pay them for you
- You'll get a fair price for your property based on independent valuations
- You can stay in your existing property until your new home has legally completed
- The whole process is quicker, easier and less stressful

\*Part Exchange - Terms and conditions apply. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.

# Blunsdon

SWINDON SN26 8AQ

## BACKHOUSE

Blunsdon Hill, Blunsdon, Swindon SN26 8AQ

01793 268905

[sales@backhouseblunsdon.com](mailto:sales@backhouseblunsdon.com)

[www.backhousehousing.com](http://www.backhousehousing.com)