

BACKHOUSE

HIGHWORTH

Living the high life at Highworth

The market town of Highworth is situated on the edge of the Cotswolds just six miles north east of Swindon and four miles south of the river Thames near Lechlade as it starts its journey east towards London. Positioned on the southern edge of the village, this impressive development is perfectly located to enjoy the local countryside yet within easy access to Swindon, the A419 and M4.

This development of 67 new homes is beautifully arranged with rural surroundings on all sides together

INTRODUCTION

with open green space within the development itself. The rural aspect combines with the benefits of local shopping in Highworth in one direction and more significant amenities in Swindon in the other, giving the perfect mix of town and country.

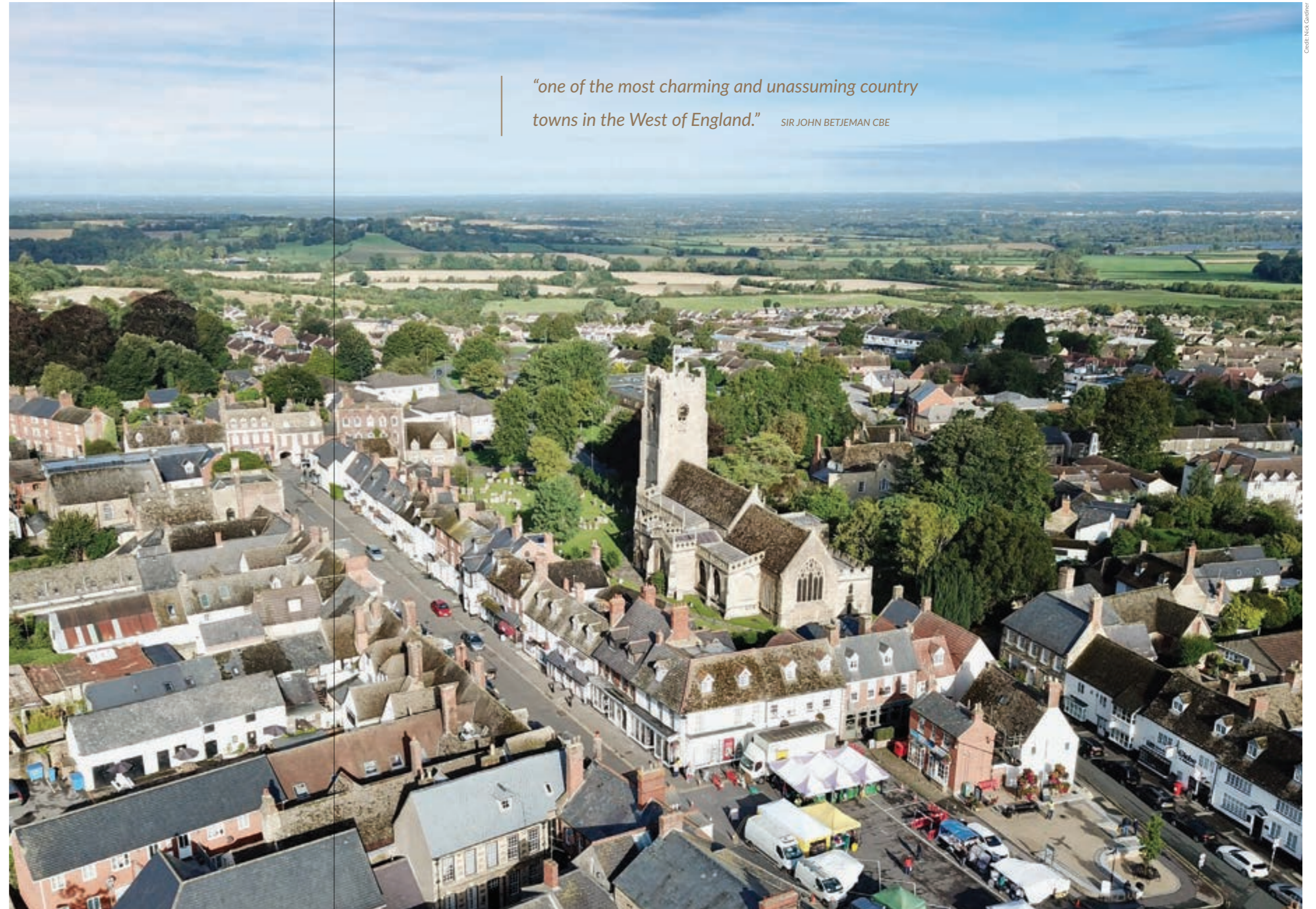
Developed by Backhouse, and designed by award-winning architects Allford Hall Monaghan Morris, these impressive 3-, 4- and 5-bedroom family homes are stunning both inside and out, offering an outstanding solution for modern living.



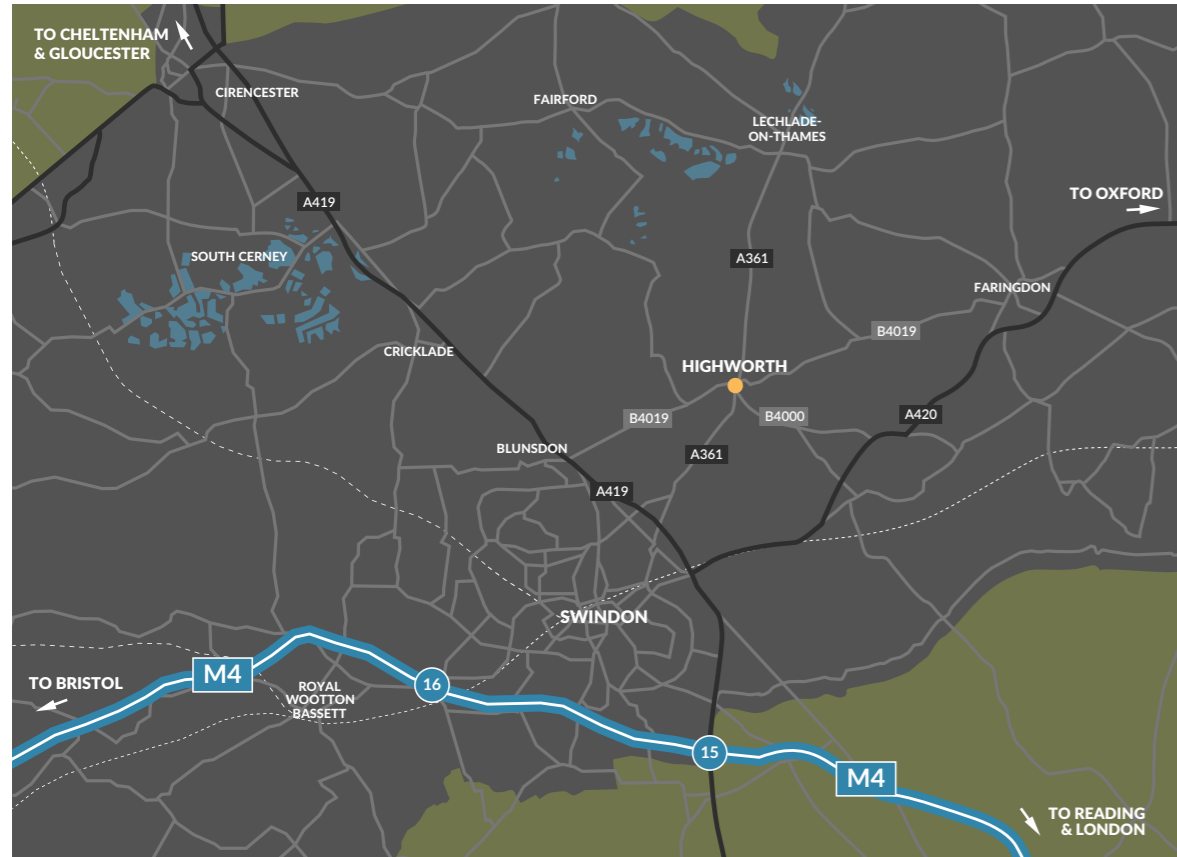
LOCATION

Highworth is the most north-easterly town in Wiltshire, adjacent to the Oxfordshire border and just over 25 miles from Oxford. Dating back to medieval times, and with a 13th Century church at its centre, it was actually much bigger than neighbouring Swindon by the 18th Century, thanks to a thriving cattle industry, and still retains some of the beautiful houses built around that time.

John Betjeman claimed that he had “never seen Highworth given due praise in guidebooks” and also famously described the town as “extraordinary because it has more beautiful buildings than ugly ones”. Today, Highworth remains a thriving town with a strong sense of community and the important architectural heritage enjoyed here for so long is maintained by the locals with the help of a conservation area that covers important parts of the town centre.



“one of the most charming and unassuming country towns in the West of England.” SIR JOHN BETJEMAN CBE



OUT & ABOUT

Enjoy local facilities or look further afield for shopping

Highworth enjoys many good local facilities including several sports clubs, a leisure centre with swimming pool, gym and sports hall, as well as an excellent local golf course.

With the river not far away plus Cotswold Water Park there are plenty of opportunities for activities by the water, from watersports, angling and bird watching to peaceful strolls by the lakes or along towpaths as well as more energetic off-road cycling.

There is a good range of local independent shops in the town, plus a number of pubs, restaurants and takeaways, mostly on the High Street and around the old market square – home to the regular Saturday Market. The nearest big supermarket is the Co-op in the middle of town, although there is a smaller Budgens at the Shell petrol station nearby.

Alternatively, there are larger supermarkets and shopping centres towards Swindon and McArthur Glen outlet shopping village (90 stores and 12 restaurants) is just a 20-minute drive.

The development is conveniently positioned just three miles from the A419 bypass that runs alongside the east of Swindon and you can be on the M4 in less than 15 minutes. Access to London, the M25, the West Country and South Wales is possible very quickly by car or coach while Heathrow Airport is similarly within easy reach.

The nearest railway station can be found at Swindon, approximately 6 miles away, with services to London Paddington less than an hour in one direction or Bristol Temple Meads an hour in the other, plus many other connections.

TRAVEL TIMES FROM HIGHWORTH BY CAR

Co-op supermarket, Highworth
Time: 1 mins

Wragg Barn Golf Club
Time: 3 mins

Swindon train station
Time: 20 mins

Lechlade-on-Thames
Time: 11 mins

Swindon
Distance: 6.5 miles
Time: 18 mins

M4 Motorway (Jct 15)
Distance: 7.5 miles
Time: 14 mins

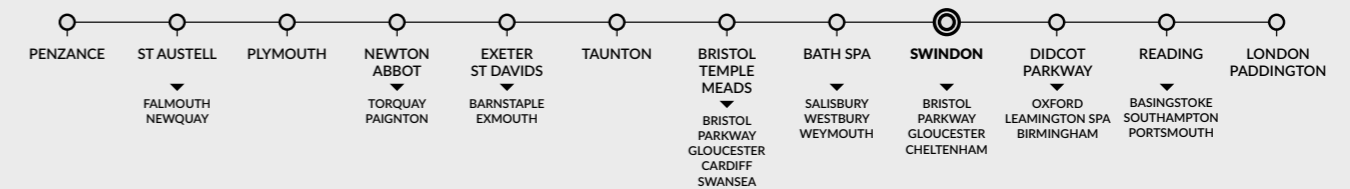
Cotswold Water Park
Distance: 16.2 miles
Time: 24 mins

Oxford
Distance: 26.1 miles
Time: 40 mins

Bath
Distance: 46.2 miles
Time: 60 mins

Heathrow Airport
Distance: 69 miles
Time: 1hr 15 mins

CONNECTIONS BY TRAIN FROM SWINDON STATION



Source: Google maps – all travel times are approximate



Relax at home

Make yourself at home at Highworth where an impressive selection of family homes is positioned just out of town but alongside beautiful countryside.

DEVELOPMENT

Highworth, your new home in the country

Developed by the talented team at Backhouse and designed by award-winning architects AHMM there are four different house types offering outstanding living spaces.

Designed around established trees and generous, shared open spaces, the development at Highworth will provide luxurious family homes

built for style and comfort in an enviable countryside location.

All properties offer flexible living spaces with exceptional attention to detail in all aspects of design, materials and finishing touches. Demonstrating outstanding quality throughout, a Backhouse home is sure to impress for years to come.



THE GATEHOUSE
PLOTS: 16-18 & 46-49

A modern family home with large open plan kitchen/dining/living room. Three bedrooms with en-suite to master and separate family bathroom.



THE VILLA
PLOTS: 54-63

The kitchen/dining room at the back of the house features bi-fold doors opening onto the garden and there is a large separate living room at the front. Three bedrooms with dressing room and en-suite to master and separate family bathroom.



THE LONGHOUSE
PLOTS: 1-7, 38-45 & 64-69

An unusual, double-entrance hallway leads to a large living room at the front and kitchen/dining at the rear with bi-folds out to the garden. Also benefits from separate large utility, store and cloakroom on the ground floor. Upstairs there are four bedrooms, with large dressing room and en-suite to master as well as a separate family bathroom.



THE MANOR
PLOTS: 31-37 & 70

An impressive family home set across three floors, with large open-plan living areas on the ground floor as well as a separate study and a large utility, plus integral garage. On the first floor you'll find the large master bedroom and en-suite, two further doubles and a family bathroom whilst on the top floor there are two further bedrooms with a shared en-suite plus separate storage areas.



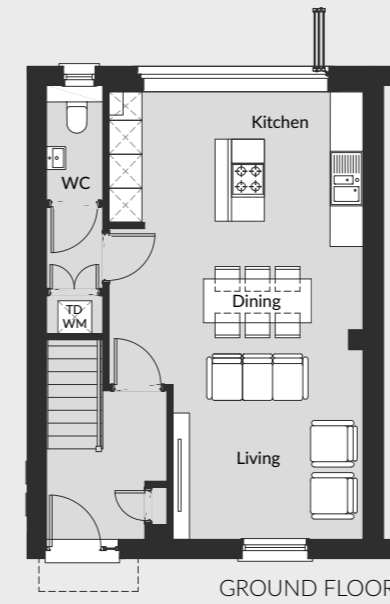


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The Gatehouse

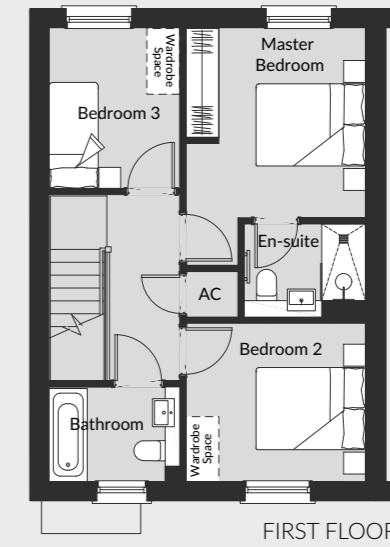
3-BEDROOM TERRACED HOME

PLOTS: 16-18 & 46-49



GROUND FLOOR

Kitchen/Dining/Living
8.18m x 4.64m 26'10" x 15'3"



FIRST FLOOR

Master Bedroom
3.47m x 3.28m 11'5" x 12'8"

Bedroom 2
3.28m x 2.89m 10'9" x 9'6"

Bedroom 3
2.94m x 2.39m 9'8" x 7'10"

PLAN AND CGIS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL MEASUREMENTS, SIZES AND LOCATIONS OF WALLS, DOORS, WINDOW FITTINGS AND APPLIANCES ARE SHOWN CONVENTIONALLY. THEY ARE APPROXIMATE ONLY AND CANNOT BE REGARDED AS BEING A REPRESENTATION EITHER BY THE SELLER OR THEIR AGENT. WE HOPE THAT THESE PLANS WILL ASSIST YOU BY PROVIDING YOU WITH A GENERAL IMPRESSION OF THE LAYOUT OF THE ACCOMMODATION. THE PLANS ARE NOT TO SCALE NOR ACCURATE IN DETAIL. KITCHEN AND BATHROOM LAYOUTS ARE INDICATIVE ONLY AND MAY VARY FROM PLOT TO PLOT.

The Villa

3-BEDROOM FAMILY HOME

PLOTS: 54-63

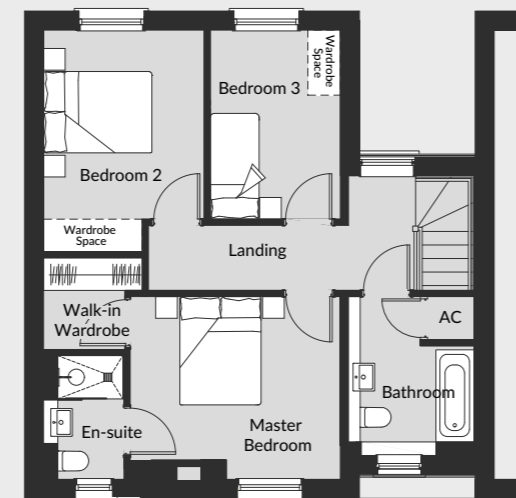


GROUND FLOOR

GROUND FLOOR

Kitchen/Dining
5.48m x 3.67m 18'0" x 12'0"

Living Room
5.48m x 3.73m 18'0" x 12'3"



FIRST FLOOR

FIRST FLOOR

Master Bedroom
3.88m x 3.37m 12'9" x 11'1"

Bedroom 2
4.09m x 2.97m 13'5" x 9'9"

Bedroom 3
3.49m x 2.40m 11'5" x 7'10"

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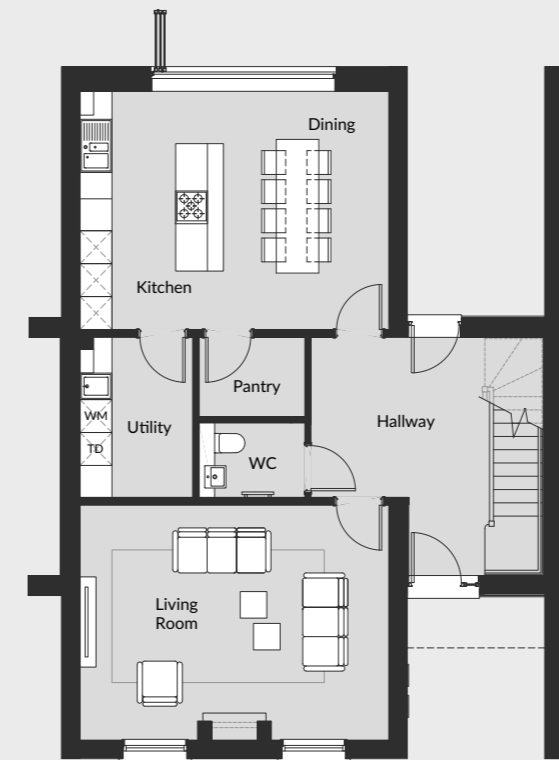


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The Longhouse

4-BEDROOM FAMILY HOME

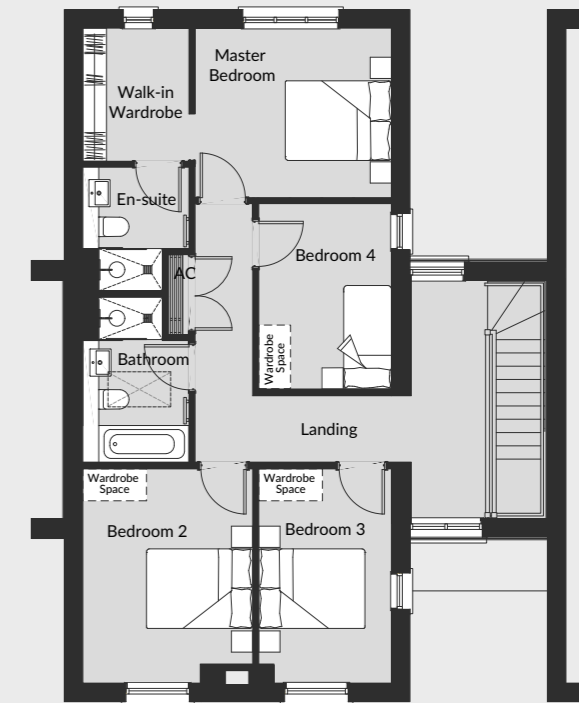
PLOTS: 1-7, 38-45 & 64-69



GROUND FLOOR

GROUND FLOOR

- Kitchen/Dining**
5.82m x 4.49m 19'1" x 14'9"
- Living Room**
5.82m x 4.43m 19'1" x 14'6"
- Utility**
3.01m x 2.12m 9'11" x 6'11"



FIRST FLOOR

FIRST FLOOR

- Master Bedroom**
3.70m x 3.19m 12'2" x 10'6"
- Bedroom 2**
4.04m x 3.20m 13'3" x 10'6"
- Bedroom 3**
4.04m x 2.50m 13'3" x 8'2"
- Bedroom 4**
3.49m x 2.50m 11'5" x 8'2"

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The Manor

5-BEDROOM DETACHED HOME

PLOTS: 31-37 & 70



GROUND FLOOR

GROUND FLOOR

Kitchen/Dining
8.91m x 3.27m 29'3" x 10'9"

Living Room
5.56m x 3.85m 18'3" x 12'8"

Study
3.25m x 2.79m 10'8" x 9'2"

Utility
3.76m x 2.75m 12'4" x 9'0"

FIRST FLOOR

Master Bedroom
4.26m x 3.50m 14'0" x 11'6"

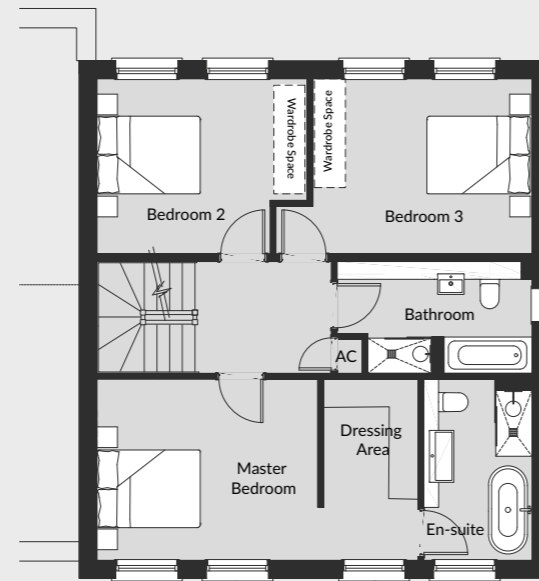
Bedroom 2
4.06m x 3.38m 13'4" x 11'1"

Bedroom 3
4.23m x 3.38m 13'11" x 11'1"

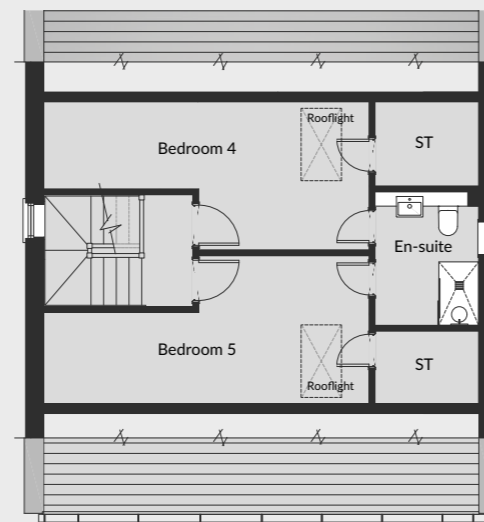
SECOND FLOOR

Bedroom 4
6.29m x 2.86m 20'8" x 9'5"

Bedroom 5
6.29m x 2.86m 20'8" x 9'5"



FIRST FLOOR



SECOND FLOOR

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Enjoy country living

The stunning development at Highworth not only benefits from magnificent countryside all around but also offers impressive open green spaces within the development itself giving plenty of room for you and your family to enjoy country living right on your doorstep.





PHOTOGRAPHY FROM PREVIOUS BACKHOUSE DEVELOPMENTS

YOUR HOME

Investment in architecture and modern design

In line with a commitment from Backhouse to work with some of the finest architects in the country, this development has been designed by Allford Hall Monaghan Morris.

At Highworth, simple uncluttered elevations, large window openings and a palette of high-quality materials have been employed to create a distinct development that is informed by the existing styles in the village.

Homes with Flow

Each home is designed with flexible and spacious living in mind. We ensure that natural light is fully utilised, there is optimum circulation between rooms and the transition between inside and outside space is minimised.

Placemaking

A Backhouse development works in harmony with the existing environment and aims to enhance and grow the local community. Local habitats and wildlife are respected both during the building process and into the future.

All homes built by Backhouse have one thing in common; a quality build combined with superb attention to detail.

High Specification

Every Backhouse home is designed and built with a high quality selection of materials, branded fixtures and fittings, energy-efficient integrated appliances and a carefully considered specification of finishes throughout.

Attention to Detail

We pride ourselves on building inspiring new homes that respond to the needs of today's contemporary lifestyles and understand how our customers want to live their lives so design accordingly - from convenient storage spaces to easy-clean surfaces and low maintenance features.



CUSTOMER EXPERIENCE

Buy a new home with complete confidence

Customer Journey

Backhouse wants every customer to enjoy not only the benefits of a new Backhouse home, but also the experience of buying with us. We offer a unique customer journey to ensure you have expert guidance and assistance throughout and beyond the home buying process.

Once you have reserved your new home we will be with you every step of the way. We will invite you to a reservation meeting to show you the drawings of your new home and the development and then prior to completion will give you an exclusive preview of the property to explain how everything works.

We'll be there to welcome you when you move in and check that everything is as it should be. We will give you a call one week later just in case you have questions following your move and then once you are properly settled in we'll call again to make sure there are no outstanding issues.

It goes without saying that

throughout the buying process we're here to answer any questions, however trivial they might seem. Our dedicated sales team can help guide you through the key decisions and ensure your experience of buying a new home with Backhouse is smooth and uncomplicated.

Special schemes

We can offer an assisted move scheme on many of our properties which can help make selling your existing home and moving into a new Backhouse home very simple.

Buy with confidence

We are fully compliant with The Consumer Code for Home Builders, 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.



PHOTOGRAPHY FROM PREVIOUS BACKHOUSE DEVELOPMENTS

OUR VISION

Homes of outstanding design & quality

Backhouse was born from a desire to establish an innovative British house builder that could deliver new homes of outstanding design and quality, whilst responding to the needs of today's contemporary lifestyles.

Founder Theo Backhouse believes consumers have lacked choice within the new homes market for too long, maintaining that home buyers deserve a thoughtfully designed home providing smart living solutions at a sensible price.

Backhouse works with the very best in architectural talent to produce life-long homes that reflect the way we live today. We are passionate about creating homes that are sympathetic to their surroundings, respecting the existing environment.

Placemaking is at the very core of our developments and we are constantly striving to use sensitive methods of construction alongside materials that safeguard local habitats and wildlife.

Backhouse specialises in small- to medium-sized developments, primarily across the South West of England. Our focus on design, build quality and attention to detail provides a Backhouse home with the space, light and flexible living opportunities that redefine what a new home looks and feels like.

We are committed to giving home buyers more choice and producing the very best in new homes.



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BACKHOUSE

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