



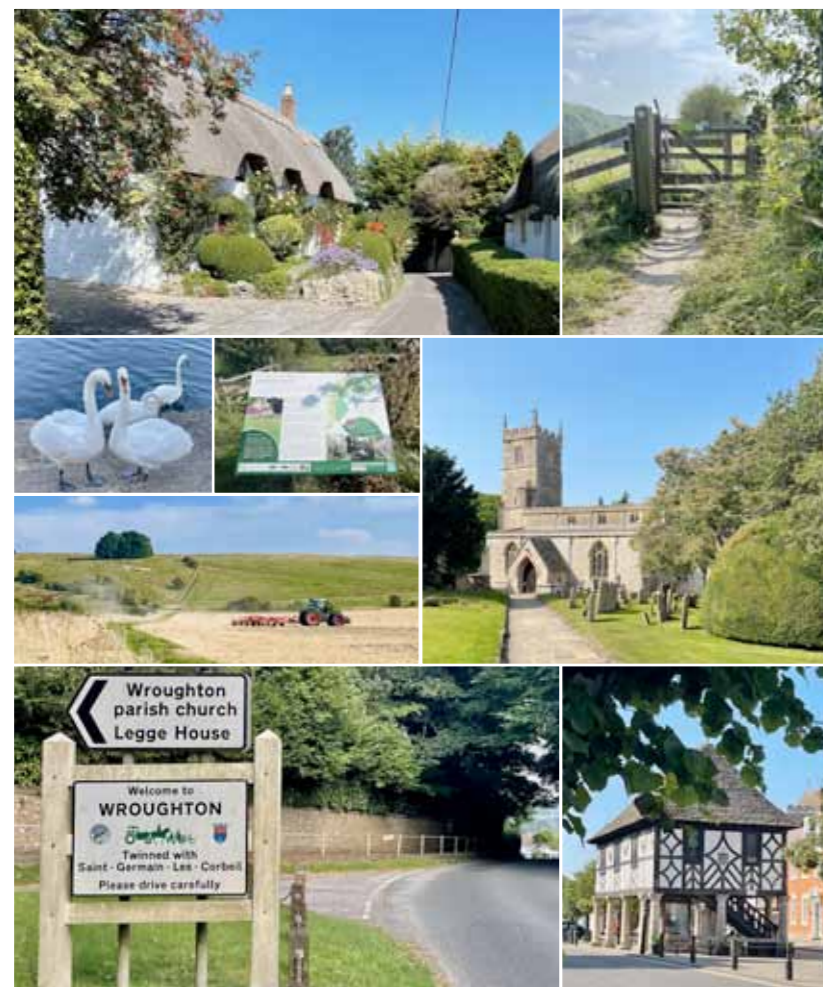
ASHFORD  
HOMES  
(SOUTH WESTERN) LIMITED

# CLEVEDON GARDENS

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WROUGHTON | WILTSHIRE





## CLEVEDON GARDENS

WROUGHTON | WILTSHIRE SN4 9BD

Clevedon Gardens is a collection of ten prestigious new four and five bedroom detached homes with generous gardens and garages. Set in the picturesque Wiltshire countryside, this exclusive development can be found in the historic village of Wroughton. The village itself offers a range of facilities including several excellent public houses, independent shops, supermarkets (including Waitrose), a Post Office, leisure centre with swimming pool and sauna, farm shop, tea rooms, doctors' surgery and private hospital.

Wroughton is located on the outskirts of the North Wessex Downs, an Area of Outstanding Natural Beauty, offering an array of walking, cycling and horse riding trails to discover. Days out can be spent at the World Heritage Site at Avebury, Stonebridge Wild River Reserve, Savernake Forest and the 8 Chalk White Horses across the region. Along with visiting the historic market towns of Marlborough and Devizes, you'll find the Kennet & Avon Canal. The Cotswolds is located just a 30 minute drive from Clevedon Gardens offering nearly 800 square miles of unspoilt countryside, packed with quaint villages built of Cotswold stone, beautiful churches and vast manor houses.

*The view of Wroughton village from  
Markham Bank Nature Reserve*





## HOW TO FIND US

The larger regional centre of Swindon lies two miles to the north of the development, providing excellent transport links with a mainline train service to London Paddington every 20 minutes, enabling a commute to London possible in approximately 50 minutes. Clevedon Gardens is conveniently located only four miles away from Junctions 15 and 16 of the M4.

Swindon's designer outlet can be found three miles from the development, with over 90 stores to choose from including Nike, John Lewis and Tommy Hilfiger. The town boasts a magnitude of restaurants, cocktail bars and bustling nightlife. Swindon is rich in both arts and culture, from award-winning museums to independent galleries and exhibitions. Swindon is also home to the Wyvern Theatre: a dance, comedy, drama and music venue with a 635-seat auditorium and two bars.

Clevedon Gardens has several nearby primary and secondary schools including Wroughton Primary Federation, The Rideway School & Sixth Form College, The Commonweal School and The Croft Primary School rated 'Outstanding' by Ofsted.



Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.

View from Barbury Castle



Avebury







*Explore the wonderful Coate Water  
Country Park: an idyllic setting to enjoy  
woodland walks, bird watching or a spot  
of fishing on the beautiful lakes*



*Clevedon Gardens provides 10 beautifully designed  
four and five bedroom quality detached homes*







WOODLAND VIEW

SITE PLAN







## PLOTS 1 • 4

### GROUND

**Kitchen / Dining Room**  
4.94m x 8.45m  
16'2" x 27'9"

**Living Room**  
4.03m x 6.35m  
13'3" x 20'10"

**Home Office**  
1.85m x 3.27m  
6'1" x 10'9"

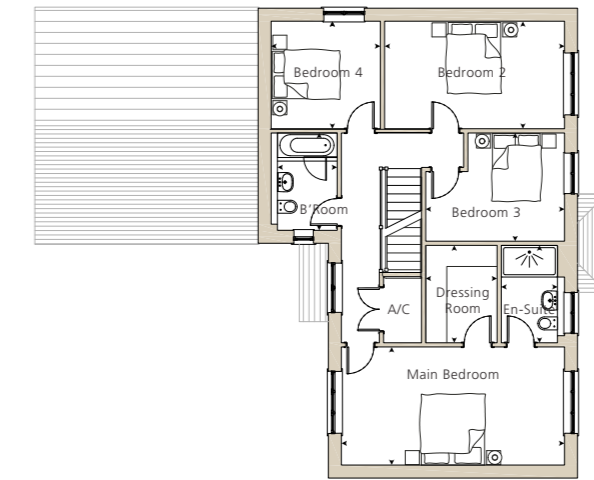
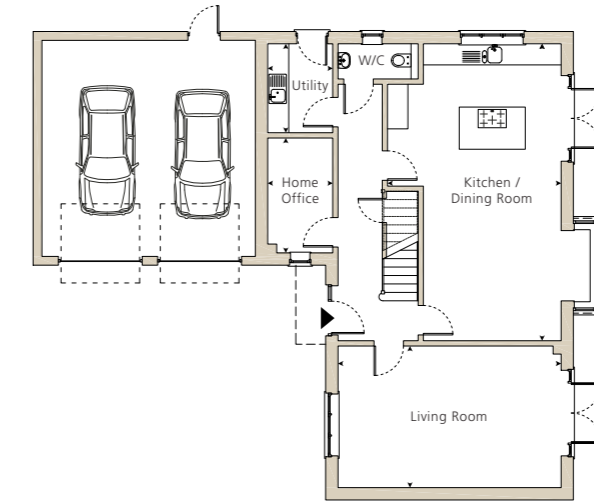
### FIRST

**Main Bedroom**  
3.36m x 6.35m  
11'0" x 20'1"

**Bedroom 2**  
3.06m x 5.12m  
10'0" x 16'1"

**Bedroom 3**  
3.08m x 3.95m  
10'1" x 12'12"

**Bedroom 4**  
3.11m x 3.06m  
10'2" x 10'0"



## THE NORTON

*Substantial four bedroom detached homes with an open plan luxury kitchen and dining area, separate living room, home office, utility and WC.*

*On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from a walk-in dressing room and an en-suite.*

*Double garage.*



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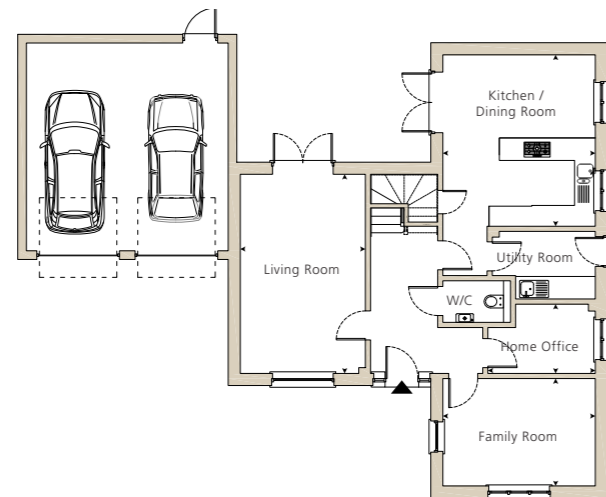
**GROUND**

**Kitchen / Dining Room**  
4.40m x 4.95m  
14'5" x 16'3"

**Living Room**  
3.61m x 5.75m  
11'10" x 18'10"

**Family Room**  
3.10m x 4.40m  
10'2" x 14'5"

**Home Office**  
2.00m x 3.10m  
6'7" x 10'2"



**FIRST**

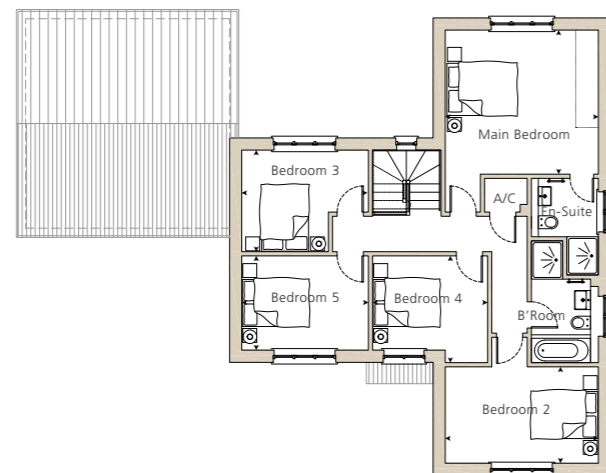
**Main Bedroom**  
4.14m x 4.40m  
13'7" x 14'5"

**Bedroom 2**  
2.77m x 4.40m  
9'1" x 14'5"

**Bedroom 3**  
3.07m x 3.31m  
10'1" x 10'10"

**Bedroom 4**  
3.07m x 3.31m  
10'1" x 10'10"

**Bedroom 5**  
2.71m x 3.64m  
8'11" x 11'11"



**THE GRANGE**

*Impressive five bedroom detached homes with contemporary kitchen and dining area, large living room, family room, home office, utility and WC.*

*On the first floor there are five double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.*

*Double garage.*



*Please note that the layout of Plot 2 is in reverse to that of Plot 3 (shown).*







PLOTS 5 • 8 • 9

GROUND

**Kitchen**  
3.49m x 6.14m  
11'5" x 20'2"

**Dining Room**  
2.81m x 4.48m  
9'3" x 14'8"

**Living Room**  
4.48m x 5.23m  
14'8" x 17'3"

**Home Office**  
1.80m x 3.78m  
5'11" x 12'5"

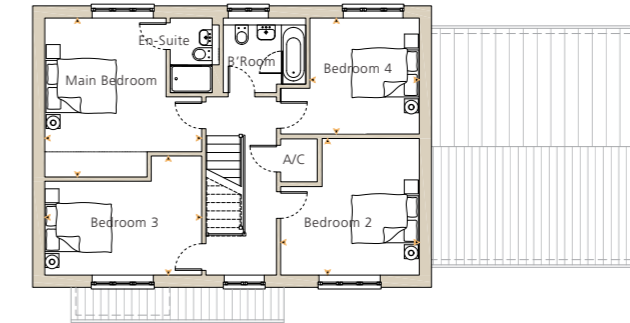
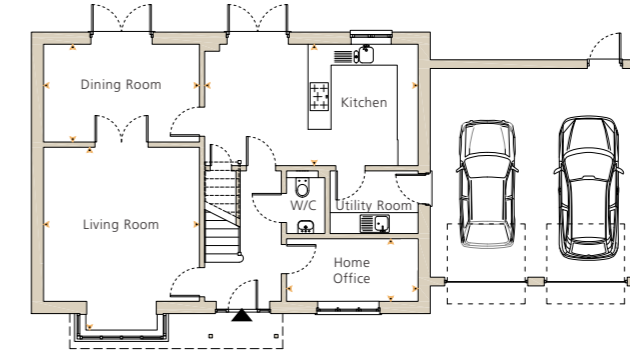
FIRST

**Main Bedroom**  
4.54m x 4.60m  
14'11" x 15'1"

**Bedroom 2**  
3.95 x 4.01m  
12'12" x 13'2"

**Bedroom 3**  
3.45m x 4.54m  
11'4" x 14'11"

**Bedroom 4**  
3.15m x 3.34m  
10'4" x 11'0"



THE PICKFORD

*Magnificent four bedroom detached homes with luxury kitchen, dining room, spacious living room, home office, utility and WC.*

*On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.*

*Double garage.*



*Please note that the layout of Plot 9 is in reverse to that of Plots 5 and 8 (shown).*



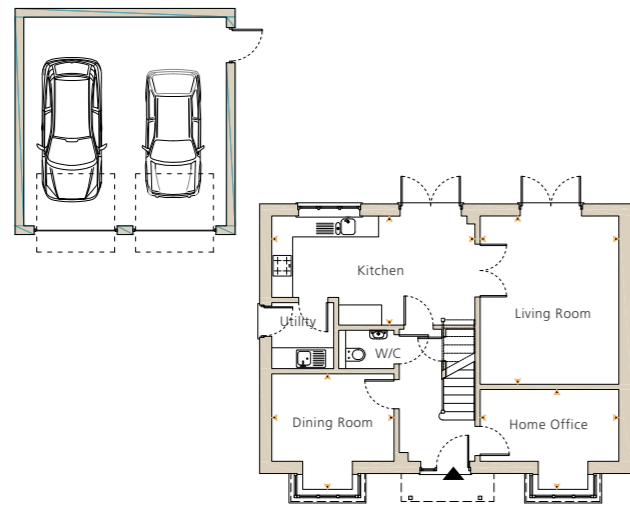
**GROUND**

**Kitchen**  
3.14m x 5.48m  
10'4" x 19'2"

**Dining Room**  
3.32m x 3.52m  
10'11" x 11'6"

**Living Room**  
3.99m x 4.84m  
13'1" x 15'10"

**Home Office**  
2.87m x 3.99m  
9'5" x 13'1"



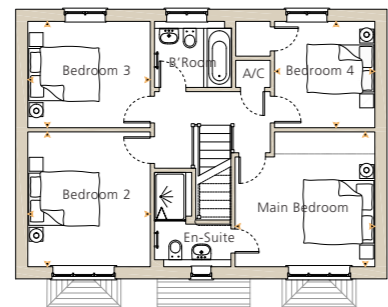
**FIRST**

**Main Bedroom**  
3.88m x 4.02m  
12'9" x 13'2"

**Bedroom 2**  
3.52m x 3.88m  
11'7" x 12'9"

**Bedroom 3**  
3.06m x 3.52m  
10'0" x 11'7"

**Bedroom 4**  
2.89m x 3.06m  
9'6" x 10'0"



**THE FULWELL**

*Superb four bedroom detached homes with contemporary kitchen, dining room, spacious living room, home office, utility and WC.*

*On the first floor there are four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.*

*Double or single garage.*



*Please note that the layout of Plots 7 and 10 are in reverse to that of Plot 6 (shown).*





# FEATURES AND OPTIONS

## Construction

- Traditional construction with elevations comprising a mixture of red multi brick and rubble stone with cast stone architectural features.
- Farmhouse red Double Roman roof tiles.
- UPVC anthracite windows.
- LABC 10 year warranty.

## Internal

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room thermostats. Ground and first floors controllable as separate zones. Option for individual room programming, central control, control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.
- Comprehensive electrical installation including energy efficient LED recessed downlights to kitchen, bathrooms, living room, hallway, landing and main bedroom.
- Internal doors – contemporary cottage style in veneered oak with chrome furniture.
- Staircase – oak newel and handrail with painted spindles and string.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.
- Wardrobe (in main bedroom) – sliding glass fronted doors with shelf and hanging rail.

## Kitchen

- Luxury fitted kitchen with a choice of quality finishes (subject to stage of construction).
- Fully integrated appliances including fridge freezer and dishwasher, built in double oven and microwave.
- Granite or quartz worktops.

## Bathrooms

- *En-Suite*  
Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin with vanity unit and low profile shower tray with Merlyn shower enclosure. Hansgrohe chrome fittings featuring thermostatic showerpipe with fixed rain head and separate rinse head.
- *Bathroom*  
Villeroy & Boch sanitary ware comprising back to back to wall WC, wall hung basin and bath with Merlyn bath screen over. Hansgrohe chrome fittings with exposed thermostatic bath/shower mixer with riser rail.

## Tiling

- Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled.
- Tile choices available (subject to stage of construction) from a selected range.

## Audio Visual Infrastructure

- TV aerial fitted as standard.
- Optional HD distribution to lounge and bedroom one from comms position.
- Audio entertainment infrastructure installed as standard, facilitating the optional extra for unobtrusive high quality in-ceiling speakers in reception rooms and main bedroom.

For full details, please see the audio visual options data sheet.

## External

- Development road finished in tarmacadam.
- Private parking areas finished in block paviments.
- Front gardens planted and/or turfed.
- Rear gardens levelled as far as practicable and prepared for customer to finish.

## Services

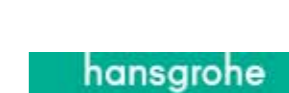
- Mains electric, water and drainage services will be connected.
- Air source heat pump to heating and hot water.
- Full fibre infrastructure to be installed.

## Upgrade options

- Marble to bathrooms tops.
- Flooring to areas other than kitchen and bathrooms.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Security system.
- Bathroom accessories.
- Water softener, dependent on plot.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.



MERLYN





## A PROUD HISTORY

We want you to buy and move into your home with absolute confidence, so you can enjoy it fully from day one. From the moment the sale is agreed we will work with you to take care of every detail and keep you informed.

Ashford Homes has been crafting beautiful homes in the South West for over 30 years. Quality, service and professionalism are at the core of everything we do.

We are very proud of our reputation for building innovative, thoughtfully designed homes with generous living spaces, close attention to detail and high-quality workmanship.

Our goal has always been to build homes of unrivalled quality and specification that stand the test of time, and that our customers are proud to call 'home'.

Our homes are individually designed and built to the highest standards using a skilled and dedicated local team. When you buy from us you have the added reassurance of a 10 year structural warranty policy from LABC. This means that your new home is insured against any structural defects for the first 10 years.

“I wanted to tell you how pleased I am with my new home. The design of the house is great and unlike many new builds I have seen, Ashford Homes seem to have thought about space and light. In addition I want to say that both your site manager and your sales manager have both been more than helpful in the two months since I have been in my new home. Thanks for all your help.”

Mrs N

“Thank you so much Ashford Homes. I love my new house. Every part of the moving process was handled with care and efficiency and most importantly the quality and finish of the house is superb. Nothing has been too much trouble, either before or after the move, and that kind of service is hard to find in any industry let alone the housing industry. Having had such a great experience, I wouldn't want to buy a new home from anyone else.”

Mr D



“Ashford Homes are definitely one of the best developers in the area. We've looked at lots of new builds and none of the others come anywhere near the quality and finish of Ashford Homes. They go over and above on build spec and offer a really friendly aftercare service.”

Mr S

“The quality of finish throughout the house, as well as the high standard of fixtures and fittings and the professional, caring attitude of the staff involved are but a few of the highly recommendable traits of an Ashford Homes property.”

Mr and Mrs G

“My wife and I are delighted with our purchase, location and quality of build are top quality. One of the best features of our dealings with Ashford Homes has been the friendliness and availability of your staff and directors.”

Mr and Mrs V



## Ashford Homes (South Western) Ltd

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**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*



### Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

### Reservation

A reservation fee will secure your house at Clevedon Gardens.

### Richard James Estate Agents

Gemini House, Hargreaves Road  
Swindon SN25 5AZ

Tel: 01793 688705

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