



ASHFORD  
CONSTRUCTION

# GROVE FARM

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ROYAL WOOTTON BASSETT | WILTSHIRE

# GROVE FARM

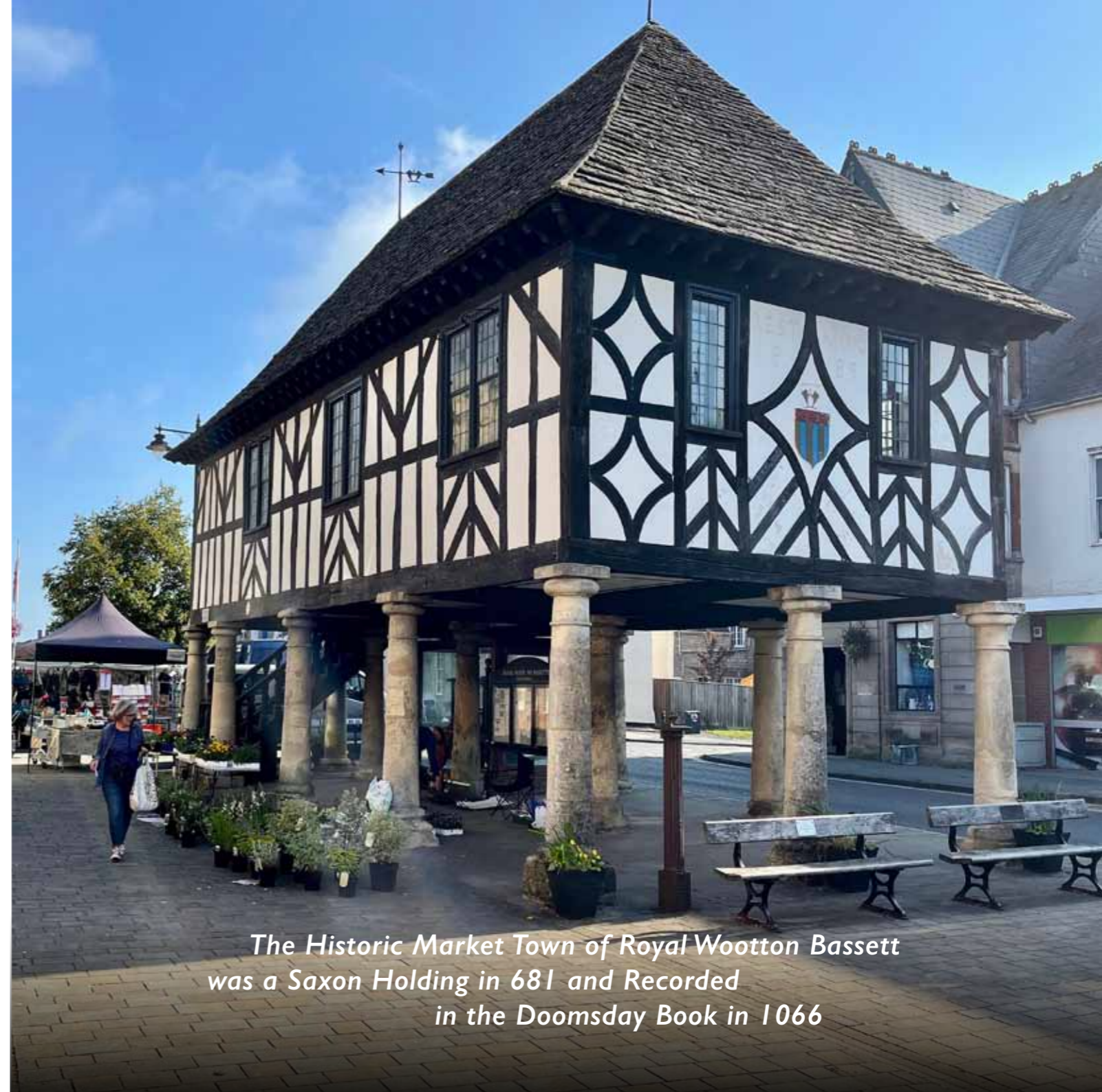
GROVE FARM, BINCKNOLL LANE, ROYAL WOOTTON BASSETT SN4 8BD



Grove Farm is a collection of 10 beautifully crafted new homes ranging from three to four bedrooms, located in the market town of Royal Wootton Bassett in north Wiltshire.

Often referred to by the locals as 'Bassett' this wonderful town was granted the "Royal" prefix in recognition of the role its town and people played in the repatriation of UK service men and women killed as a result of war. This friendly Wiltshire town offers a weekly market, monthly farmers market and an abundance of places to eat and drink amongst an interesting variety of shops.

The town boasts a well-regarded secondary school, Royal Wootton Bassett Academy, which was historically presented with an 'Outstanding' OFSTED Rating. There are four primary schools: St Bartholomew's Primary Academy (formerly C of E Primary School), Longleaze Primary School, Noremars Junior School and Wootton Bassett Infants' School.



*The Historic Market Town of Royal Wootton Bassett was a Saxon Holding in 681 and Recorded in the Domesday Book in 1066*

# HOW TO FIND US

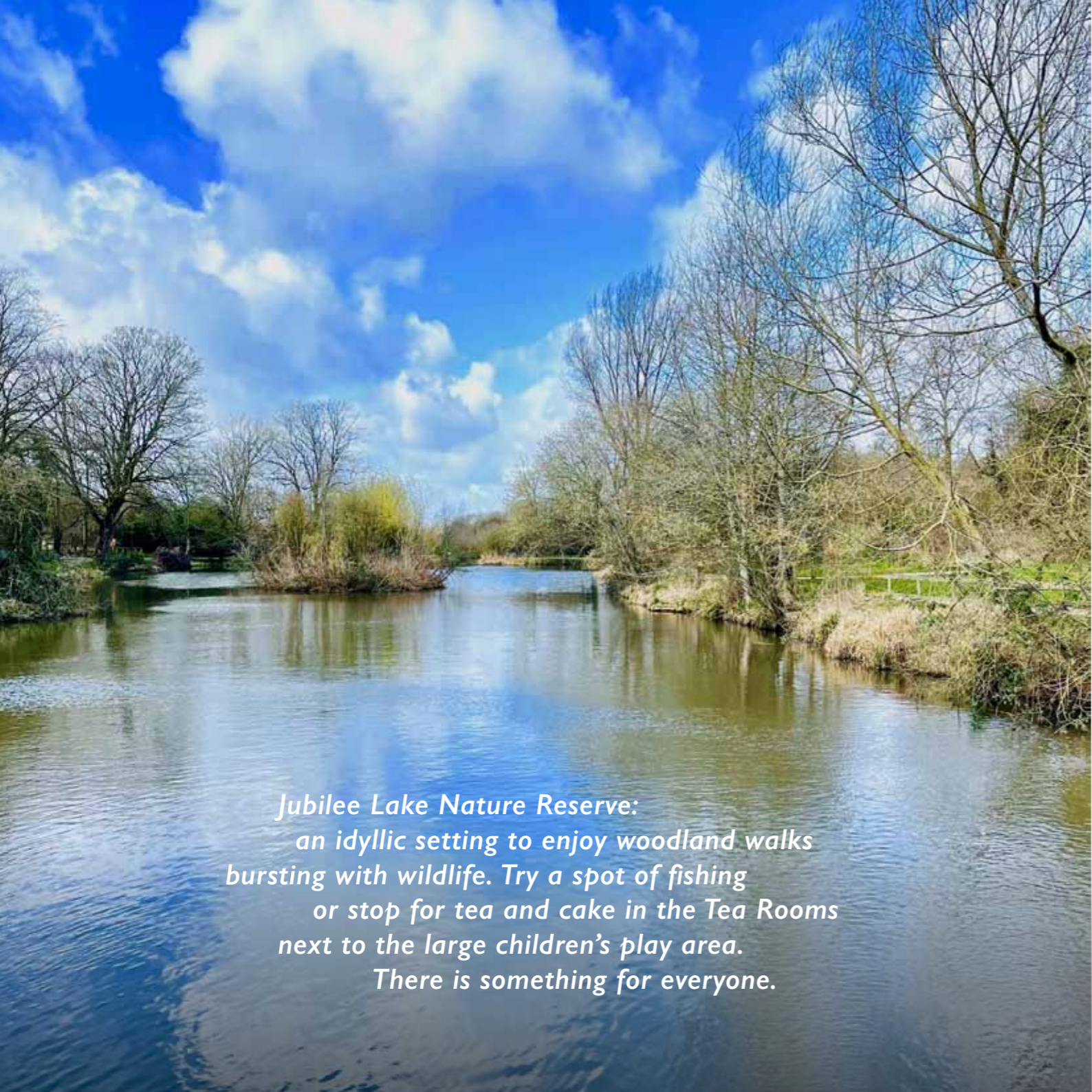


Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated 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.

For the keen amblers and walkers, Jubilee Lake is in close proximity and is a natural habitat for a variety of wonderful wildlife. Nearby, you'll discover Broad Town which is where Wiltshire's most northerly White Horse figure carved in the chalk hillside can be found. A great way to explore the area is to follow the Royal Wootton Bassett and Cricklade villages town trail.

The larger regional centre of Swindon lies five miles to the east of the development, providing excellent transport links with a mainline train service to London Paddington every 20 minutes, with a journey time of approximately 55 minutes. Grove Farm is conveniently located only two miles away from Junction 16 of the M4 and with a mere thirty minute drive to Cirencester (Capital of the Cotswolds), Royal Wotton Bassett couldn't be more finely located.





*Jubilee Lake Nature Reserve:  
an idyllic setting to enjoy woodland walks  
bursting with wildlife. Try a spot of fishing  
or stop for tea and cake in the Tea Rooms  
next to the large children's play area.  
There is something for everyone.*





## Grove Farm

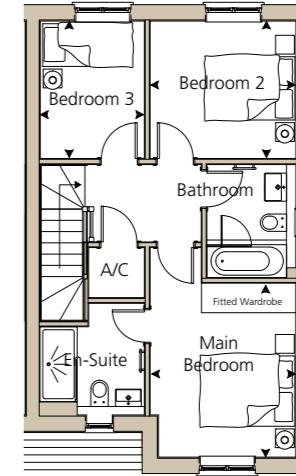
*provides 10 beautifully crafted  
three and four bedroom luxury homes*



Impressive three bedroom semi-detached home with contemporary kitchen/dining room, cloakroom and living room with French doors opening out to the patio area in the garden.

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

Single garage.



## FIRST

**Main Bedroom**  
3.11m x 4.47m  
(10'2" x 14'8")

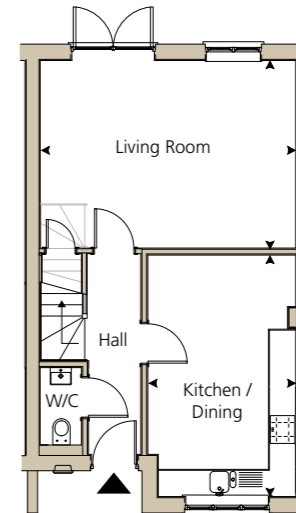
**Bedroom 2**  
3.11m x 2.93m  
(10'2" x 9'7")

**Bedroom 3**  
2.22m x 2.93m  
(7'3" x 9'7")

## GROUND

**Kitchen / Dining**  
3.16m x 5.15m  
(10'4" x 16'11")

**Living Room**  
5.45m x 4.00m  
(17'11" x 13'1")



Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

Total Net Sales Area  
1042 sq.ft

PLOT 1

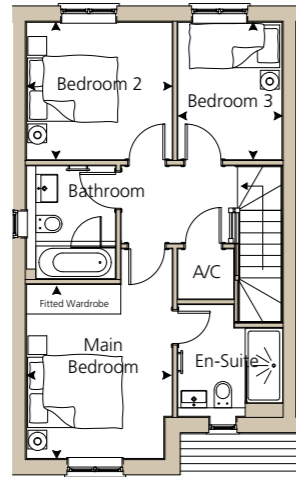
# PLOT 2

## FIRST

**Main Bedroom**  
3.11m x 4.47m  
(10'2" x 14'8")

**Bedroom 2**  
3.11m x 2.93m  
(10'2" x 9'7")

**Bedroom 3**  
2.22m x 2.93m  
(7'3" x 9'7")



*Impressive three bedroom semi-detached home with contemporary kitchen/dining room, cloakroom and living room with French doors opening out to the patio area in the garden.*

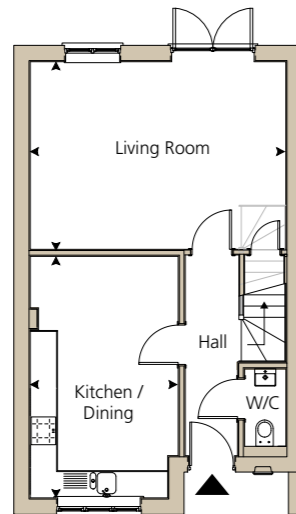
*On the first floor there are three bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.*

*Single garage.*

## GROUND

**Kitchen / Dining**  
3.16m x 5.15m  
(10'4" x 16'11")

**Living Room**  
5.45m x 4.00m  
(17'11" x 13'1")



Total Net Sales Area  
1042 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



Superb three bedroom detached homes with contemporary kitchen/dining room, cloakroom and living room with French doors opening out to the patio area in the garden.

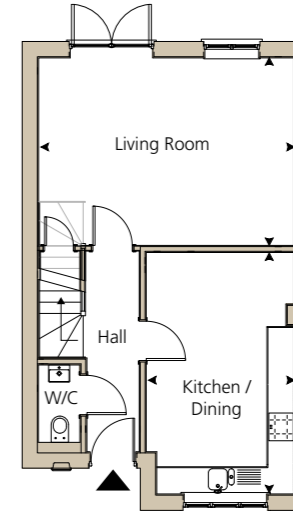
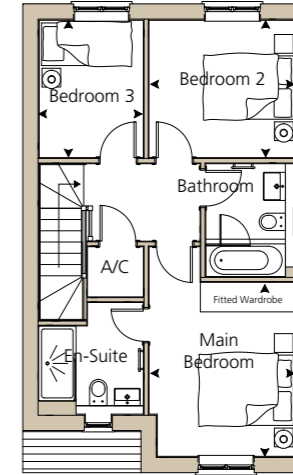
On the first floor there are three bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.

Single garage.



Please note that the layout of Plots 4 & 5 are in reverse to that of Plots 3 & 6 (shown).

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



PLOTS 3 • 6

FIRST

Main Bedroom  
3.11m x 4.47m  
(10'2" x 14'8")

Bedroom 2  
3.11m x 2.93m  
(10'2" x 9'7")

Bedroom 3  
2.22m x 2.93m  
(7'3" x 9'7")

GROUND

Kitchen / Dining  
3.16m x 5.15m  
(10'4" x 16'11")

Living Room  
5.45m x 4.00m  
(17'11" x 13'1")

Total Net Sales Area  
1042 sq.ft



**FIRST**

**Main Bedroom**  
3.11m x 4.47m  
(10'2" x 14'8")

**Bedroom 2**  
3.11m x 2.93m  
(10'2" x 9'7")

**Bedroom 3**  
2.22m x 2.93m  
(7'3" x 9'7")

**GROUND**

**Kitchen / Dining**  
3.16m x 5.15m  
(10'4" x 16'11")

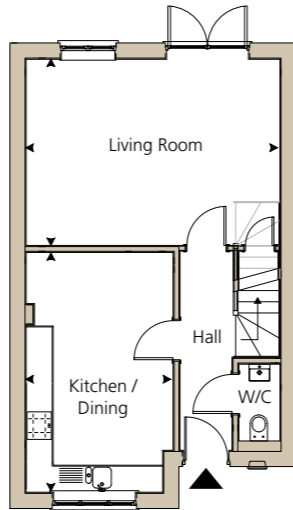
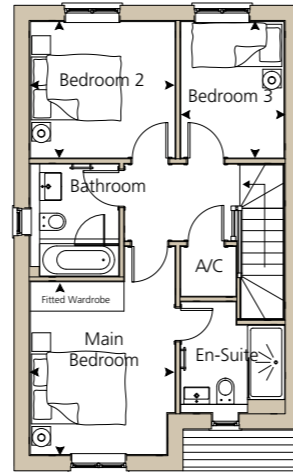
**Living Room**  
5.45m x 4.00m  
(17'11" x 13'1")



*Superb three bedroom detached homes with contemporary kitchen/dining room, cloakroom and living room with French doors opening out to the patio area in the garden.*

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

*Single garage.*



Total Net Sales Area  
1042 sq.ft

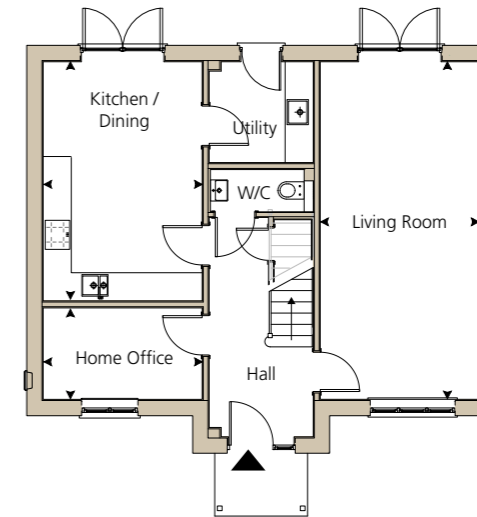
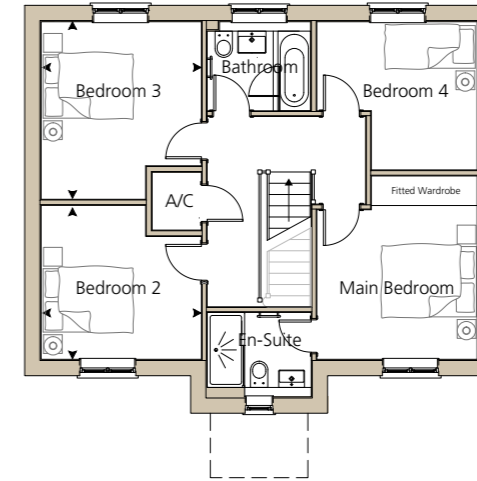
Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



Magnificent four bedroom detached homes with luxury kitchen/dining room with utility room, an impressive living room with French doors opening out to the patio area in the generous garden, home office and cloakroom.

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

Double garage.



PLOTS 7 • 9

**FIRST**

**Main Bedroom**  
3.42m x 3.91m  
(11'3" x 12'10")

**Bedroom 2**  
3.42m x 3.28m  
(11'3" x 10'9")

**Bedroom 3**  
3.42m x 3.80m  
(11'3" x 12'5")

**Bedroom 4**  
3.42m x 3.16m  
(11'3" x 10'4")

**GROUND**

**Kitchen / Dining**  
3.39m x 5.10m  
(11'1" x 16'9")

**Living Room**  
3.39m x 7.20m  
(11'1" x 23'7")

**Home Office**  
3.39m x 1.95m  
(11'1" x 6'5")

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

Total Net Sales Area  
1480 sq.ft

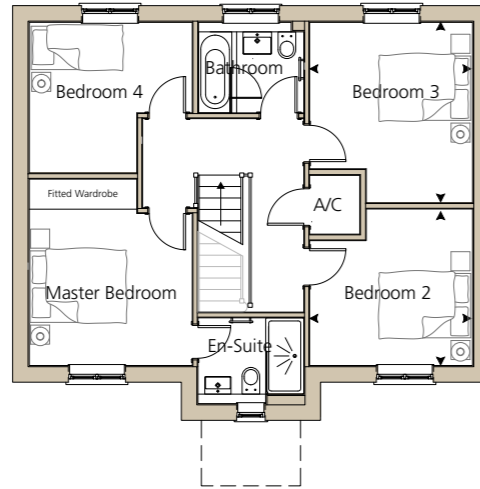
**FIRST**

**Main Bedroom**  
3.42m x 3.91m  
(11'3" x 12'10")

**Bedroom 2**  
3.42m x 3.28m  
(11'3" x 10'9")

**Bedroom 3**  
3.42m x 3.80m  
(11'3" x 12'5")

**Bedroom 4**  
3.42m x 3.16m  
(11'3" x 10'4")



*Magnificent four bedroom detached homes with luxury kitchen/ dining room with utility room, an impressive living room with French doors opening out to the patio area in the generous garden, home office and cloakroom.*

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

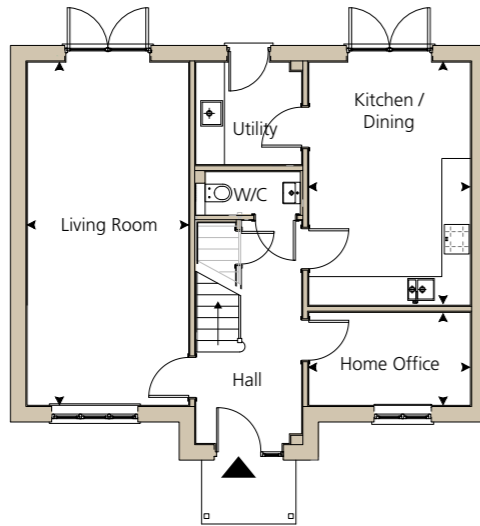
*Double garage.*

**GROUND**

**Kitchen / Dining**  
3.39m x 5.10m  
(11'1" x 16'9")

**Living Room**  
3.39m x 7.20m  
(11'1" x 23'7")

**Home Office**  
3.39m x 1.95m  
(11'1" x 6'5")



Total Net Sales Area  
1480 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

# FEATURES AND OPTIONS

## CONSTRUCTION

- Traditional construction with elevations comprising red brick with cast stone architectural features.
- Roof coverings of clay plain tiles to all plots.
- UPVC white windows.
- LABC 10 year warranty.

## INTERNAL

- Central heating comprising air source heat pump supplying underfloor heating on the ground floor with individual room thermostats and radiators to first floor. Options for individual room programming on the ground floor, control of complete heating system via smartphone or tablet and remote operation over internet (excludes hot water control).
- LED lighting throughout including recessed down lights to kitchen, bathrooms and other selected areas.
- Internal doors – contemporary oak ladder style doors with chrome furniture.
- 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.

## AUDIO-VISUAL INFRASTRUCTURE

- TV aerial fitted as standard.
- Optional HD distribution to lounge and bedroom one from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers living room, kitchen and main bedroom.

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

## KITCHEN

- Luxury fitted kitchen with a choice of quality finishes subject to specification and stage of construction.
- Fully integrated appliances.
- Plots 7 - 10 – utility room with sink and space for washing machine and tumble dryer.

## BATHROOMS

- *En-Suite*  
RAK sanitary ware comprising back to wall WC, wall hung basin and low profile shower tray with Merlyn shower enclosure. Vado chrome fittings with exposed thermostatic shower valve incorporating fixed overhead shower and separate hand rinse.
- *Bathroom*  
RAK sanitary ware comprising back to wall WC, wall hung basin and bath with Merlyn bath screen over. Vado 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.

## EXTERNAL

- Tarmacadam development road with block pavements to access roads and private driveways.
- Front gardens planted and/or turfed.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket and tap.
- External lights.
- EV car charging point in garage.

## SERVICES

- Mains electric, water and drainage services will be connected.
- Telephone/Broadband – FTTP – Fibre To The Premises.

## UPGRADE OPTIONS

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

MERLYN



RAK  
CERAMICS





*A distant view of Royal Wootton Bassett which is situated in an area of outstanding natural beauty with plenty of interesting places to discover and enjoy*

# 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

“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 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



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*

## Ashford Homes (South Western) Ltd

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e: sales@ashford-homes.co.uk

[www.ashford-homes.co.uk](http://www.ashford-homes.co.uk)



### 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 home at Grove Farm.

### Richard James Estate Agents

Gemini House, Hargreaves Road  
Swindon SN25 5AZ

t: 01793 688705

e: newhomes@richardjames.uk

[www.richardjames.uk](http://www.richardjames.uk)

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james**