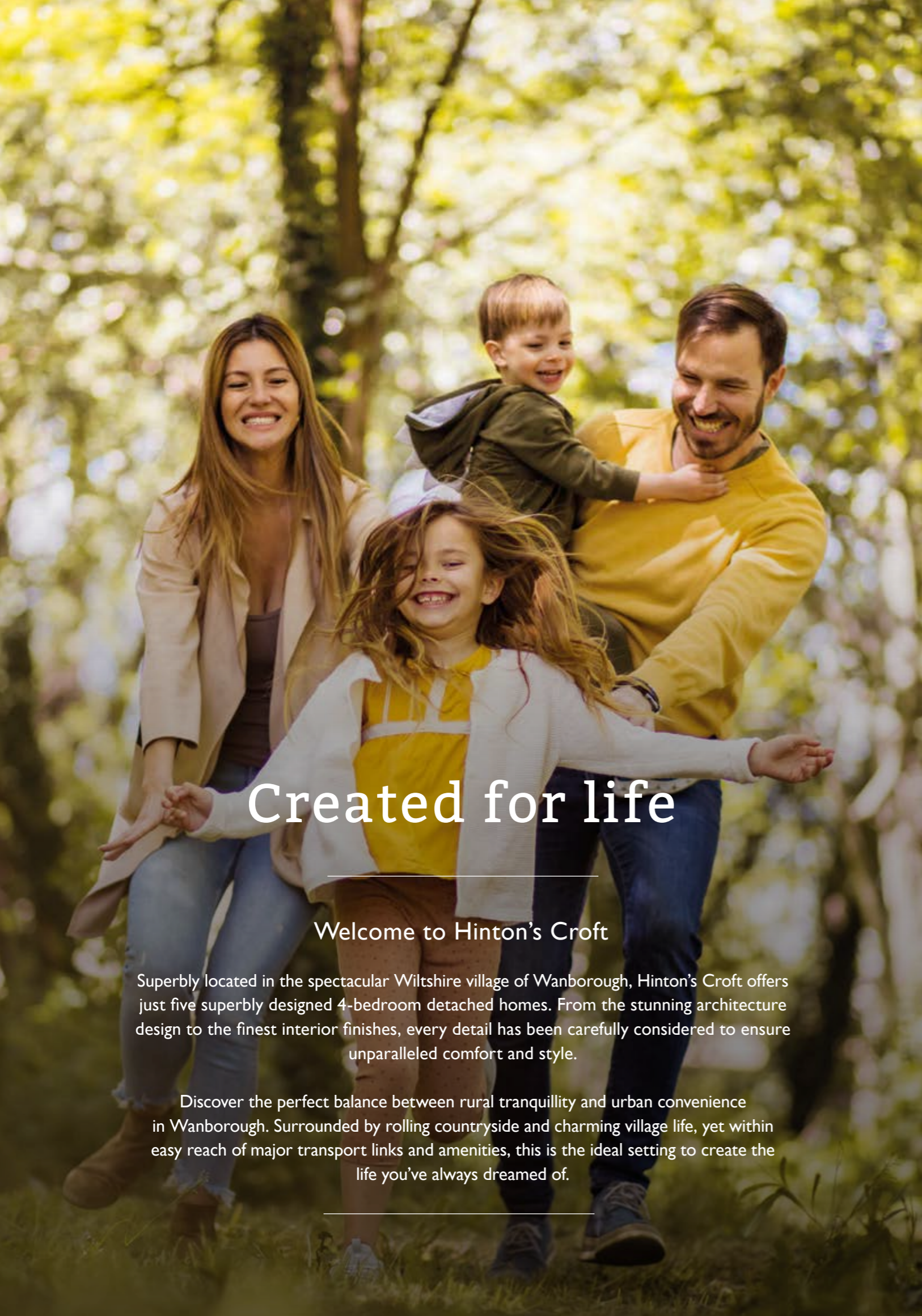


# HINTON'S CROFT

WANBOROUGH, WILTSHIRE

**BEWLEY**  
HOMES





# Created for life

## Welcome to Hinton's Croft

Superbly located in the spectacular Wiltshire village of Wanborough, Hinton's Croft offers just five superbly designed 4-bedroom detached homes. From the stunning architecture design to the finest interior finishes, every detail has been carefully considered to ensure unparalleled comfort and style.

Discover the perfect balance between rural tranquillity and urban convenience in Wanborough. Surrounded by rolling countryside and charming village life, yet within easy reach of major transport links and amenities, this is the ideal setting to create the life you've always dreamed of.



St Andrew's Church



### THE PERFECT SETTING FOR NEW BEGINNINGS

Hinton's Croft is positioned just a short walk from the centre of Wanborough, with its picturesque 15th century church and a range of amenities that help to bring the thriving community together. Locals are spoilt for choice with a fantastic range of pubs, all providing an ideal meeting place for drinks or dinner with friends.

Wanborough village is well known for its events, clubs and organisations. They include a parent and toddler group, Scouts group, cycling club, bridge club, theatre club and a regular farmers' market at the village hall, offering the freshest local produce.

The highlight of the village calendar is the annual village show, a bustling atmosphere and fun for the entire family. Held at Church Meadow, you can enjoy music, a dog show, craft tents, flower displays, fun fair, hog roast and much more.

Sports lovers will enjoy the local bowls, tennis, cricket and football clubs. Wanborough has plenty of green open spaces at Hooper's Field, Lower Recreation Field and Church Meadow, with the latter two featuring outdoor play areas.

When you make your move to Hinton's Croft you will be surrounded by rolling countryside with plenty of the outdoors to explore thanks to being close to The Ridgeway. On your doorstep, the Wanborough village trails provide circular walking routes that take in both the fascinating village history and thriving local wildlife.

When it comes to education, Wanborough benefits from a fantastic selection of local schools. The village itself boasts a nursery and primary school. There is also a large number of primary and secondary schools within easy reach that have been rated Outstanding or Good by Ofsted.

Lifestyle photography indicative only.





# The backdrop to your life

We create the home, you create the moments. We know that whilst each new home is given careful consideration by our architects and designers, it is you, your family and friends who will bring each room to life. A Bewley home gives you the peace of mind that allows you to focus on the more important things, like creating those everlasting personal memories.

Lifestyle photography and photography of previous Bewley show home is indicative only.



## THE BEWLEY DIFFERENCE

Since 1991, Bewley Homes has been creating stunning developments which in turn form exciting new communities. Each street scene, open space and play area has been designed to open up the possibility of lifelong friendships with neighbours and give families an environment in which they can relax and thrive. We think carefully about each location and how our homes will settle into the surrounding area.

As a Bewley customer, we know that personal touches are very important to you. Our specifications are designed with you in mind, but there is also the opportunity to add some extra finishing touches should you wish. Subject to the stage of construction, you can choose from our range of kitchens and tiling or to add additional extras from our Bewley Selections range of fixtures and fittings.

We are proud of our reputation; each customer is at the very heart of our business and we appreciate the purchase of a new home is not taken lightly. By the quality of our homebuilding and the level of before and after service, we hope each relationship will continue for many years to come. We are proud to know that customers and their families decide to return to, or recommend, Bewley Homes as their first choice for a new home.





# The perfect blend of town & country

Not only is Hinton's Croft just a stone's throw away from the centre of Wanborough, but it is situated just five miles east of Swindon town centre, making it the perfect place to put down roots and enjoy the best of both worlds.

Getting out and about couldn't be easier with Junction 15 of the M4, just 10 minutes away via the A419, making it easy to reach Reading and Bristol by road in around 45-minutes. Swindon Train Station offers regular services to Bristol, Reading, Bath and if commuting further afield, London Paddington can be reached in just over 50 minutes.



Swindon



Coate Country Water Park



Oxford

## AN IDEAL LOCATION

Nearby, there is no shortage of fun to be had, with the Greenbridge Retail Park located approximately 4 miles away, providing a hub of shopping and leisure facilities. Here, you'll find a variety of popular high-street stores, alongside fitness centres, a cinema, and an array of eateries perfect for grabbing a bite or catching up with friends over coffee.

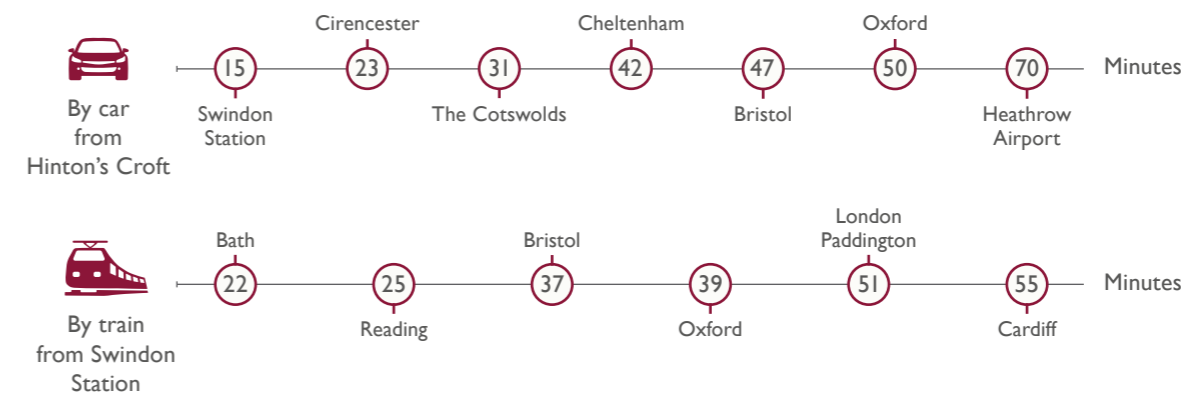
Swindon town centre and the outlet village boast an abundance of designer brands, while the charming independent shops, cafés, bars, and restaurants of the Old Town leave you spoilt for choice.

There is also a rich variety of arts, culture and entertainment to enjoy. Discover the collection of modern works at Museum and Art Swindon, take a journey back in time at the Steam Museum or enjoy a packed calendar of performing arts at the Wyvern Theatre.

Hinton's Croft is located on the edge of the North Wessex Downs, renowned for its walks among rolling hills, sweeping views and fascinating historical landmarks. Just south-east of Swindon you will find the Coate Water Country Park with activities for all the family. Or discover one of the countryside's famous white chalk horses near Uffington Castle.

The M4 motorway can be easily reached and carves a direct route west to Bristol where unbeatable arts, music and culture await. Alternatively, it's a similar drive along the A420 north-east to Oxford. This spectacular destination is also known as the City of Dreaming Spires and upon arrival it's easy to see why.

The Cotswolds, Bath, Reading and London are also easily accessible by car, but with Swindon Station providing regular direct rail links to each, why not exchange the steering wheel for a cup of tea as you watch the countryside roll by.





# Places for great moments

When it is time to snuggle up after a long winter walk or welcome friends for a relaxed family barbecue, your Bewley home has the perfect space for you to create moments to treasure.

Focus has been given to offering versatile floor spaces, with layouts that work for the busiest of households. From the kitchen where cooking with the family and friends becomes a joy and offers the perfect area for entertaining, to the spacious principal bedroom with en suite. Low maintenance gardens make it a delight to take advantage of those sunny summer evenings together.

The beautiful blank canvas our designers have fashioned enables you to choose how each room will be brought to life with your furnishings and you'll love creating something very special.

With sustainability at the forefront of our developments, each home will benefit from renewable energy via photovoltaic (PV) panels, and is fitted with EV charging points, helping build a greener tomorrow.

The NHBC ten-year building warranty\* and two-year Bewley warranty gives peace of mind and is another benefit of owning a brand new Bewley home. With our expertise and your inspiration, Hinton's Croft is a place you'll be happy to call home.



\*Refers to 10-year building warranty only. Speak to a Sales Executive for full details at reservation. Lifestyle photography is indicative only.

## Development Layout

Welcome to the lifestyle you deserve.

Don't miss your chance to be part of this community in Wanborough. With just five 4-bedroom homes available, opportunities like this are rare and fleeting. Set in a quiet yet convenient setting Hinton's Croft offers an idyllic cul-de-sac location.



- |  |   |
|--|---|
| <span style="color: #e91e63;">■</span> Charlbury House<br>Plot 1 | <span style="color: #009688;">■</span> Wooton House<br>Plot 4     |
| <span style="color: #43a047;">■</span> Lotmead House<br>Plot 2   | <span style="color: #9575cd;">■</span> Honeyfield House<br>Plot 5 |
| <span style="color: #ffc107;">■</span> Marston House<br>Plot 3   | V Visitor parking   |
|  | SP Surgery parking  |

Development layout is not to scale. These plans are indicative and are intended for guidance only, and do not form part of any contract agreement. They do not show ownership boundaries, easements or wayleaves. If levels are shown they are indicative and subject to change during phases of construction. Please speak to your Sales Executive for accurate drawings. In view of the natural contours and level changes to some areas of this development, it is important that working drawings are discussed if more clarity is required on any garden area, prior to reservation. It may not be possible to indicate all level changes on our brochure site layout. Speak to a Sales Executive for accurate details. New and existing trees are drawn indicatively only. Please refer to the landscaping conveyancing plan for accurate detail. Layout is subject to change. Please ask your Sales Executive for more information. House numbering is plot based and will change.



Introducing  
**Charlbury House, Marston House  
 and Honeyfield House**

**Four bedroom homes**

A four-bedroom detached home offering the same flexible living space, however externally each individual home offers unique character and charm and a generous south facing garden.

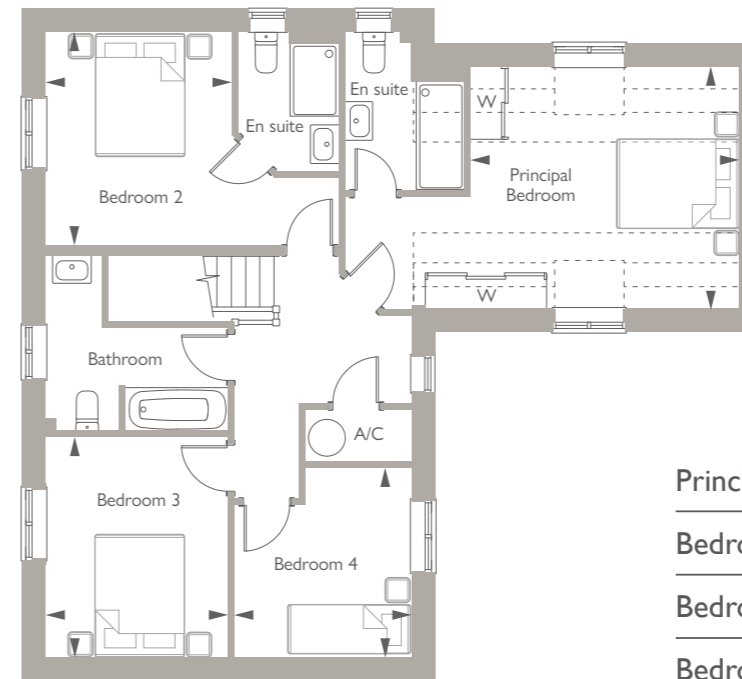
As soon as you step inside the welcoming and spacious hallway you will feel at home. The heart of the stunning ground floor is the kitchen/dining area with an adjacent utility room, both offering direct access to the garden. The dual aspect living room beams with light and the garden can be accessed via French doors. There is a separate study, downstairs cloakroom and understairs storage.

On the first floor there are four good sized bedrooms and the well-appointed family bathroom. The principal bedroom and bedroom 2 both boast an en suite shower room. To complete these wonderful homes there is a single garage and driveway parking.



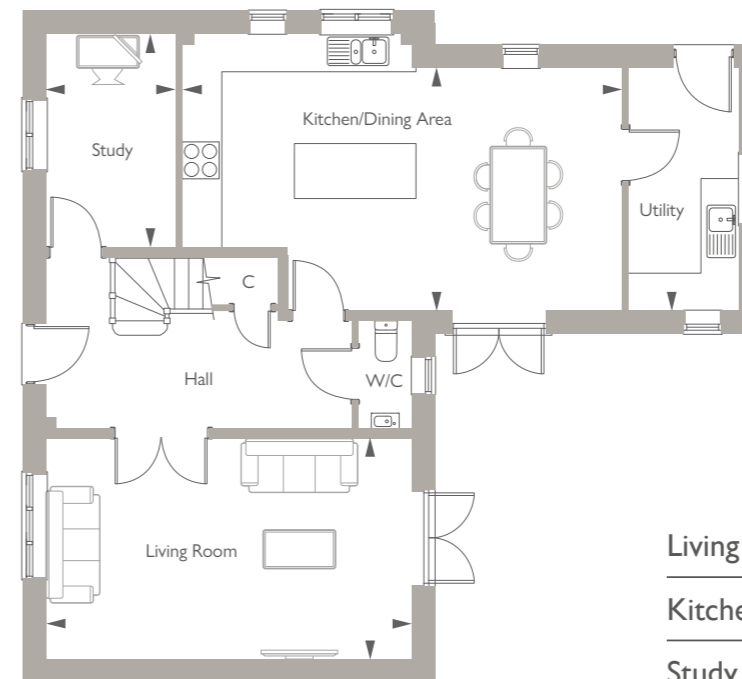
Computer generated image based on Plot 5, indicative only.

**Plots 1, 3 & 5**



**First Floor**

Principal Bedroom	4.44m x 4.01m	14'7" x 13'2"
Bedroom 2	3.52m x 3.08m	11'7" x 10'1"
Bedroom 3	3.65m x 3.01m	12'0" x 9'10"
Bedroom 4	3.13m x 2.93m	10'3" x 9'7"



**Ground Floor**

Living Room	6.04m x 3.66m	19'10" x 12'0"
Kitchen/Dining Area	7.25m x 4.01m	23'10" x 13'2"
Study	3.52m x 2.15m	11'7" x 7'1"

-- denotes reduced ceiling height. C denotes cupboard. W denotes wardrobe. A/C denotes airing cupboard ◀ Point from which dimensions are taken. All measurements are approximate. Bewley Homes reserves the right to vary as necessary to complete the works. Computer generated image for illustrative purposes only, the elevation and materials may vary and may not necessarily illustrate that property type in its setting at this development. Please refer to your Sales Executive for the conveyancing plans.



Introducing  
**Lotmead House**  
 Four bedroom home

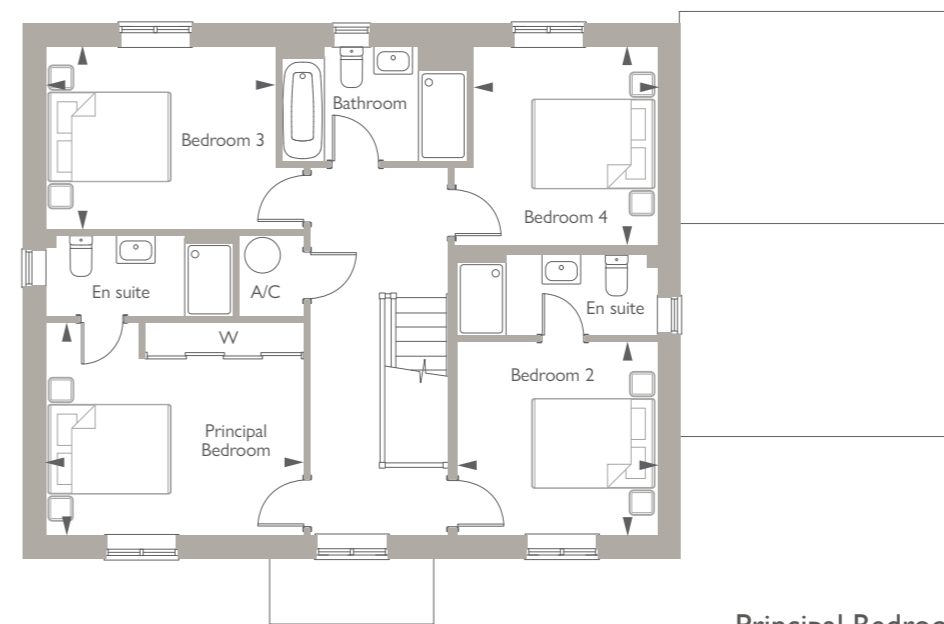
A superbly designed family home with an abundance of attractive features for the entire family to enjoy, Lotmead House offers plenty of kerb appeal. The impressive and welcoming kitchen/dining/family area with French doors to the garden spans the length of the ground floor and has the added benefit of a separate utility room. There is a separate living room, handy study and downstairs cloakroom.

On the first floor there are four double bedrooms and the family bathroom with walk-in shower. The principal bedroom boasts built-in wardrobes and en suite, whilst bedroom 2 also features an en suite. There is a single attached garage with access to the rear south facing garden and driveway parking.



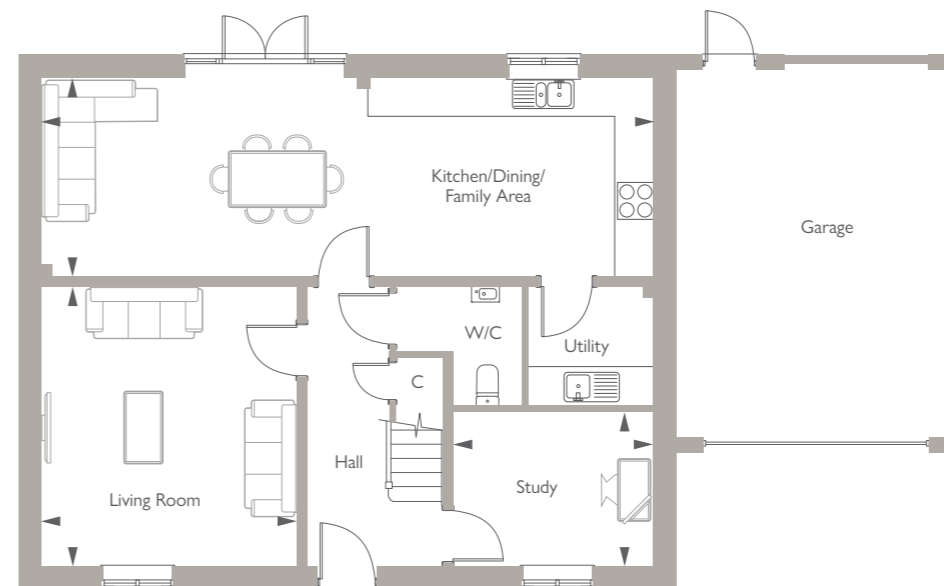
Computer generated image, based on Plot 2, indicative only.

**Plot 2**



**First Floor**

Principal Bedroom	4.26m x 3.53m	14'0" x 11'7"
Bedroom 2	3.31m x 3.20m	10'10" x 10'6"
Bedroom 3	3.80m x 3.02m	12'6" x 9'11"
Bedroom 4	3.29m x 3.04m	10'9" x 10'0"



**Ground Floor**

Living Room	4.62m x 4.22m	15'2" x 13'10"
Kitchen/Dining/ Family Area	10.09m x 3.29m	33'1" x 10'9"
Study	3.31m x 2.56m	10'10" x 8'5"

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Introducing  
**Wooton House**  
 Four bedroom home

Superbly located on a corner plot, Wooton House is located in a quiet location at the end of the cul-de-sac. Offering stylish living throughout from the separate dual aspect living room with French doors leading onto the garden, to the contemporary kitchen with garden access. The downstairs also boasts a dedicated study, dining room, separate utility room and cloakroom.

On the first floor there are four bedrooms and the family bathroom. The principal bedroom and bedroom 2 boast an en suite shower room. There is an attached single garage and driveway parking.



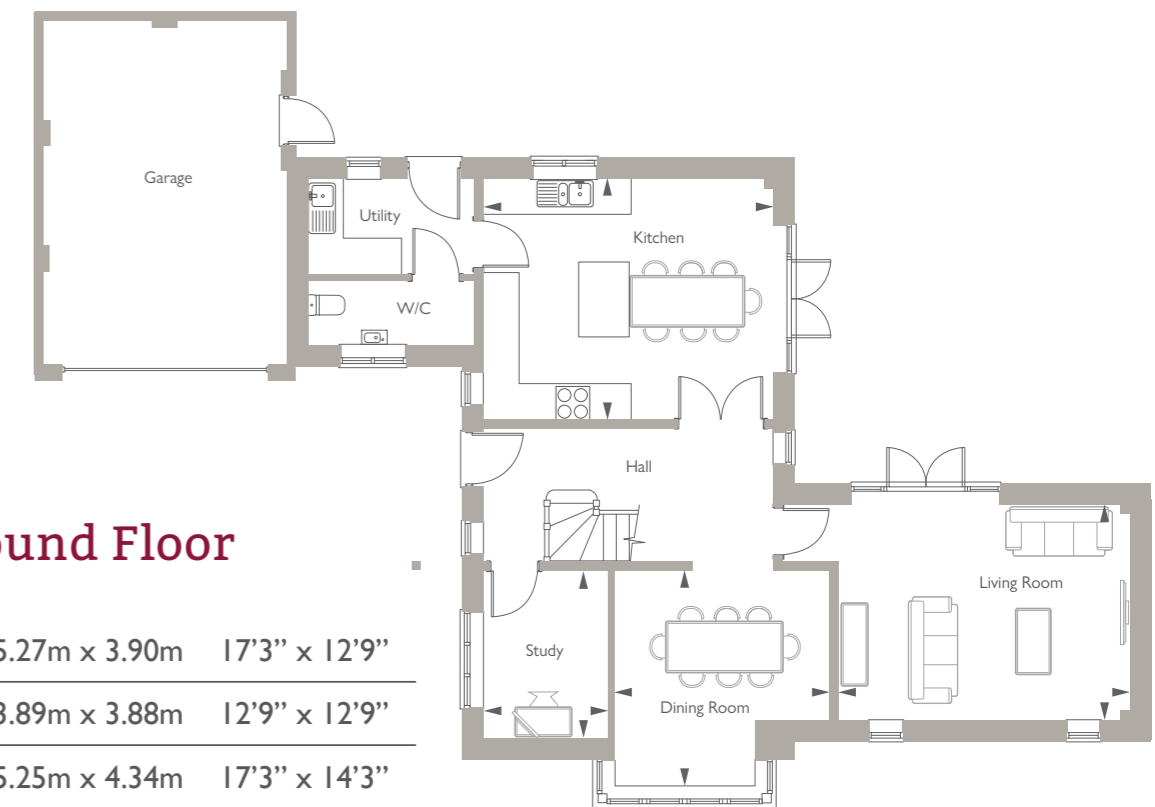
Computer generated image, based on Plot 4, indicative only.

**Plot 4**



**First Floor**

Principal Bedroom	4.07m x 3.90m	13'4" x 12'9"
Bedroom 2	3.71m x 3.49m	12'2" x 11'5"
Bedroom 3	3.40m x 3.08m	11'2" x 10'1"
Bedroom 4	3.85m x 2.14m	12'8" x 7'0"



**Ground Floor**

Living Room	5.27m x 3.90m	17'3" x 12'9"
Dining Room	3.89m x 3.88m	12'9" x 12'9"
Kitchen	5.25m x 4.34m	17'3" x 14'3"
Study	3.00m x 2.27m	9'11" x 7'5"

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# Interior inspiration

Our high quality interiors are designed around life. Room labels are a thing of the past; each space is yours to use the way you choose.



## KITCHEN & UTILITY

- Designer kitchen units with stone worktops and upstands with glass splashback to hob
- Pelmet lighting
- Stainless steel finished appliances consisting of:
  - Double oven
  - 90cm induction hob
  - Contemporary chimney extractor hood
  - Integrated dishwasher
  - Integrated fridge/freezer
- Space, plumbing and electrics for future installation by purchaser of either washing machine or washer/dryer
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white LED downlights (ceiling mounted fitting in utility)
- Chrome switches and sockets above kitchen worktop
- Karndean flooring to kitchen, dining and family areas (where applicable) and utility only



## BATHROOM, EN SUITE & CLOAKROOM

- White bathroom suite with steel bath and chrome fittings
- Vanity units
- Thermostatic mixer valve to shower cubicle
- Recessed white LED downlights
- Half height wall tiling to master en suite, family bathroom and W/C
- Full height tiling to shower cubicle
- Karndean flooring
- White multi-rail towel warmer to bathroom, en suite and W/C



## HIGH QUALITY FIXTURES & FITTINGS

- Double glazed white PVCu windows, multi-point locks with white furniture
- White moulded internal doors
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted white satinwood
- Moulded skirting boards and architraves
- White emulsion smooth finished ceilings throughout
- Internal walls painted white emulsion with woodwork painted white satinwood



## EXTERIORS

- Shared access road, driveways and parking spaces block paved
- Private footpaths and patios laid to paving
- Front gardens turfed and landscaped to approved design
- Rear gardens prepared ready for turf
- Wiring for light fitting to all external doors
- Front door overhead downlight or light fitting
- Light and power to garage
- Electric vehicle charging point
- Water tap to rear of house



## HEATING, SECURITY & ELECTRICS

- Gas fired boiler central heating system with thermostatic controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system
- TV points to kitchen/dining, family room and principal bedroom
- Media point to living room
- Shaver socket in bathroom and en suite
- Photovoltaic (PV) solar panels



Bewley Homes requests the understanding of its customers for the need to replace, on occasion, standard specification of a similar quality if we are unable to secure them due to availability. Whilst these particulars are prepared with due care for the convenience of intending customers, the information and images contained herein are intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary according to plot and all details should be checked with the Sales Executive. Photography shown is indicative only and does not necessarily reflect the homes on offer at Hinton's Croft. Please refer to the Sales Executive for more information.



# Created for that sense of arrival



At Bewley Homes we pride ourselves on attention to detail. The elevations to each new home have been designed to create an engaging street scene and a true sense of arrival.

By using a variety of brick colours and treatments, and adding feature details to main elevations, our architects are able to ensure that character is built in from the outset. By achieving this, a new Bewley home can offer the very best of both worlds: the latest in building technology combined with features previously only associated with traditional properties.

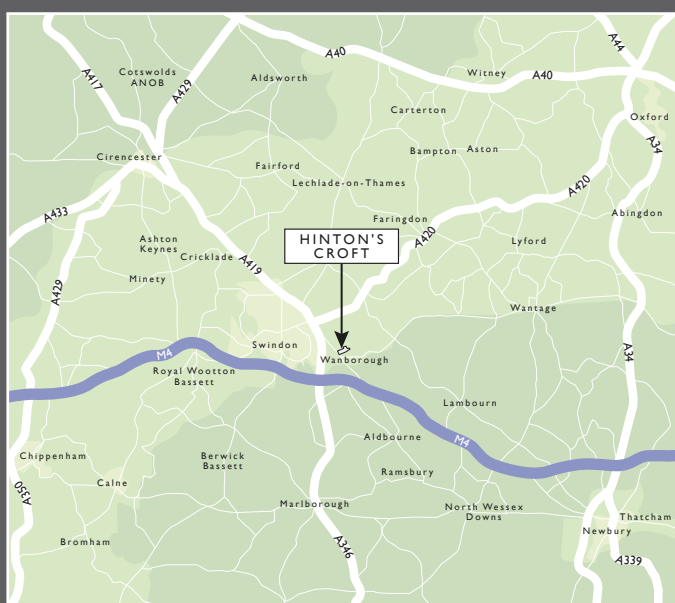
Our customers tell us that having considered a second hand home against new, they have been able to satisfy their desire for flexible accommodation and well planned space. They also enjoy all the exterior features they had wished for, but had not expected to find on a brand new development.

From taking the keys to unpacking that last box, there is truly something very special about creating your own unique style throughout a brand new Bewley home.



# HINTON'S CROFT

## WANBOROUGH, WILTSHIRE



WIDER AREA MAP



LOCAL MAP

**HINTON'S CROFT**  
Caswell Close, Wanborough,  
Wiltshire SN4 0GR  
WHAT3WORDS: CLEANSED.YUMMY.BALANCE

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REGISTERED OFFICE:  
BEWLEY HOMES, INHURST HOUSE, BRIMPTON ROAD, BAUGHURST, HAMPSHIRE RG26 5JJ

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It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. All internal and external photography of properties depicts previous Bewley Homes developments and are for guidance only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by thinkBDW 04/2024 02838-04.

**BEWLEY  
HOMES**