

WICHEL FIELDS @ WICHELSTOWE

MILL LANE, SWINDON, SN1 7BX



A DEVELOPMENT OF 1 & 2 BEDROOM APARTMENTS
AND 2, 3 & 4 BEDROOM HOMES



BARRATT
— HOMES —

WICHEL FIELDS

SITE PLAN

ASH, MAGNOLIA & PINE
1 & 2 bedroom apartments

ALDER, BIRCH & CEDAR
1 & 2 bedroom apartments

HAWTHORNE, HEMLOCK, JUNIPER & ROWAN
2 bedroom apartments

ASPEN
2 bedroom home

MAPLE
3 bedroom home

MULBERRY
3 bedroom home

SYCAMORE
3 bedroom home

BEECH
3 bedroom home

CYPRESS
3 bedroom home

WILLOW
4 bedroom home

ELM
4 bedroom home

HOLLY
4 bedroom home

HAZEL
4 bedroom home

OAK
4 bedroom home

AFFORDABLE HOUSING

V Visitor Parking

B Bin Collection Point

C Cycle Store

SUSTAINABILITY FEATURES

- Grassland
- Wildflower meadow
- Path
- New tree line
- Mature tree line

THIS DEVELOPMENT ALSO FEATURES;

- Swift boxes
- Bat boxes
- Hedgehog highways



THE ASH, MAGNOLIA & PINE

1 & 2 BEDROOM APARTMENTS



Electric car
charging
point



Argon-filled
double-glazing



Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



The Ash

Kitchen/Dining/Lounge	5535 x 3900 mm	18'1" x 12'7"
Bedroom	4000 x 3500 mm	13'1" x 11'4"
Bathroom	3240 x 2155 mm	10'6" x 7'0"

The Magnolia

Kitchen/Lounge/Dining	7150 x 3515 mm	23'4" x 11'5"
Bedroom 1	4520 x 3610 mm	14'8" x 11'8"
En suite	2270 x 1520 mm	7'4" x 4'9"
Bedroom 2	4520 x 3120 mm	14'8" x 10'2"
Bathroom	2070 x 2155 mm	6'7" x 7'0"

The Pine

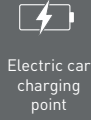
Kitchen/Lounge/Dining	7715 x 3950 mm	25'3" x 12'9"
Bedroom 1	4335 x 3115 mm	14'2" x 10'2"
En suite	2195 x 1525 mm	7'2" x 5'0"
Bedroom 2	4400 x 2610 mm	14'4" x 8'5"
Bathroom	2030 x 2155 mm	6'6" x 7'0"

KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	d/w	Dishwasher space		
	w/m	Washing machine space	w	Wardrobe space		



THE ALDER, BIRCH & CEDAR

1 & 2 BEDROOM APARTMENTS



Electric car
charging
point



Argon-filled
double-glazing



Highly-efficient
insulation



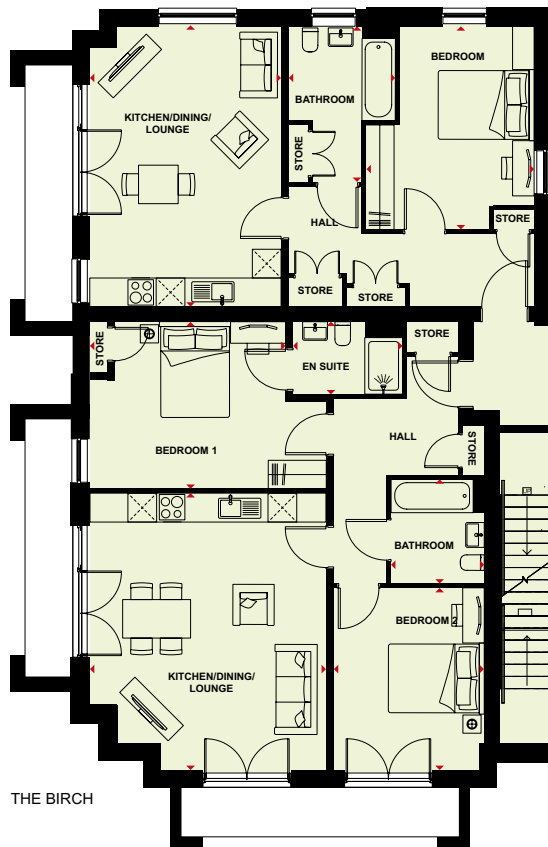
A/B EPC Rating



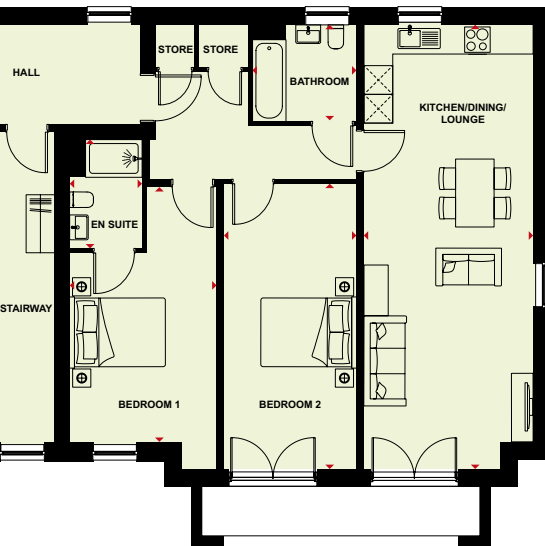
Photovoltaic
panels



THE ALDER



THE CEDAR



THE BIRCH

The Alder		
Kitchen/Dining/Lounge	5750 x 3960 mm	18'8" x 12'9"
Bedroom	4195 x 2770 mm	13'7" x 9'0"
Bathroom	3230 x 2175 mm	10'5" x 7'1"

The Birch		
Kitchen/Dining/Lounge	5700 x 4885 mm	18'7" x 16'0"
Bedroom 1	4045 x 3385 mm	13'2" x 11'1"
Bedroom 2	3760 x 3077 mm	12'3" x 10'0"
Bathroom	2140 x 1920 mm	7'0" x 6'2"

The Cedar		
Kitchen/Dining/Lounge	9135 x 3450 mm	29'9" x 11'3"
Bedroom 1	5280 x 300 mm	17'3" x 1'0"
Bedroom 2	5840 x 2745 mm	19'1" x 9'0"
Bathroom	2150 x 1995 mm	7'0" x 6'5"



THE HEMLOCK & HAWTHORN

2 BEDROOM APARTMENTS



Electric car
charging
point



Solar
or Photovoltaic
panels



A/B EPC Rating



Argon-filled
double-glazing

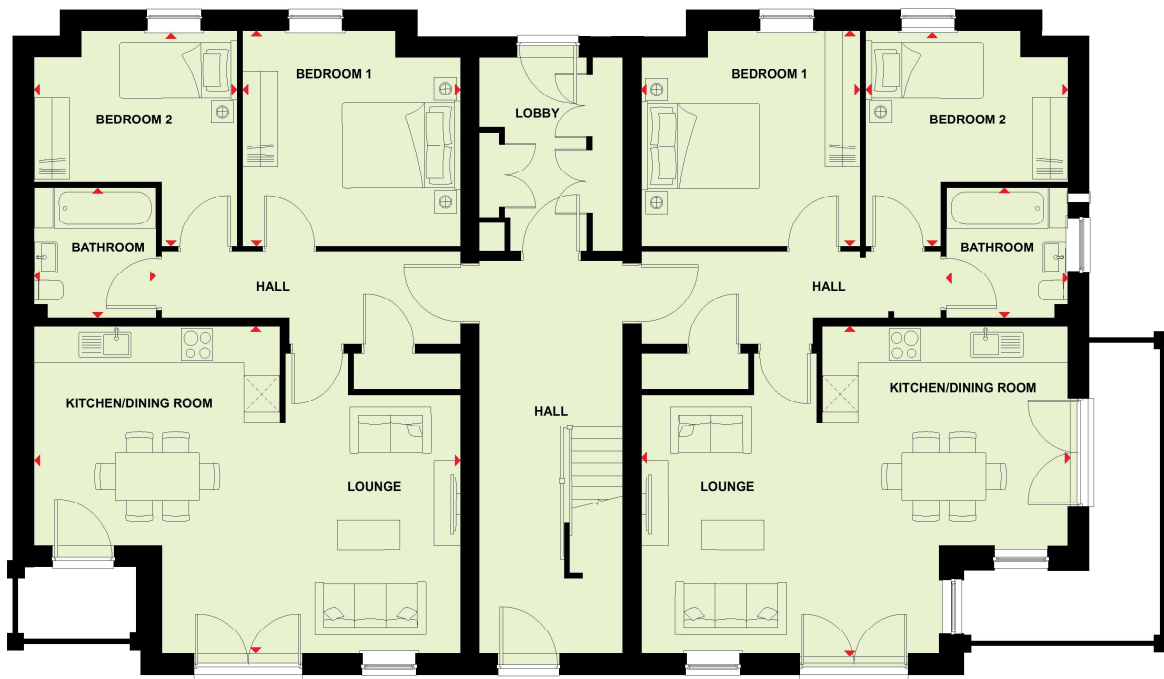


Highly-efficient
insulation



THE HEMLOCK

THE HAWTHORN



The Hemlock

Kitchen/Dining/ Lounge	7080 x 5425 mm	23'2" x 17'7"
Bedroom 1	3610 x 3600 mm	11'8" x 11'8"
Bedroom 2	3350 x 2510 mm	10'9" x 8'2"
Bathroom	2145 x 2030 mm	7'0" x 6'6"

The Hawthorn

Kitchen/Dining/ Lounge	7080 x 5425 mm	23'2" x 17'7"
Bedroom 1	3610 x 3600 mm	11'8" x 11'8"
Bedroom 2	3350 x 2510 mm	10'9" x 8'2"
Bathroom	2145 x 2030 mm	7'0" x 6'6"



THE ASPEN

2 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



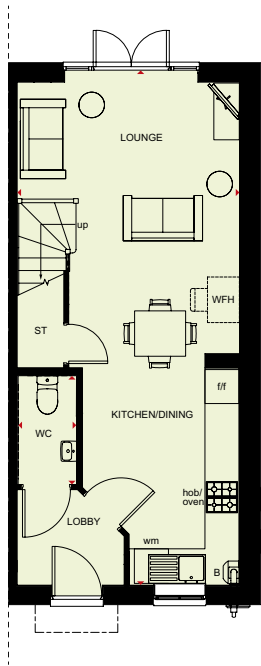
Highly-efficient
insulation



A/B EPC
rating



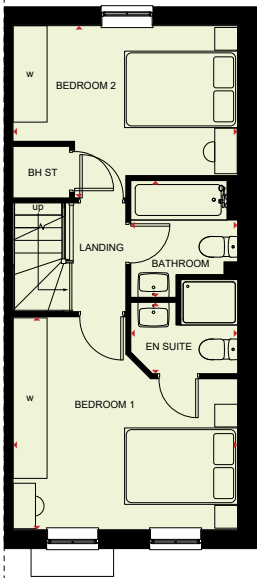
Photovoltaic
panels



Ground Floor

Lounge/ Kitchen/Dining	8945 x 3910 mm	29'3" x 12'8"
WC	1985 x 1025 mm	6'5" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	3950 x 3815 mm	13'0" x 12'5"
En suite	1890 x 1675 mm	6'2" x 5'4"
Bedroom 2	3945 x 3020 mm	12'9" x 9'9"
Bathroom	2060 x 1890 mm	6'7" x 6'2"

[Approximate dimensions]

KEY

B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
BH ST	Bulkhead store	WFH	Working from home space		



THE MAPLE

3 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



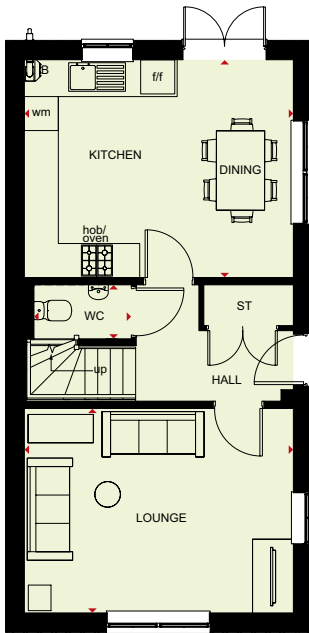
Highly-efficient
insulation



A/B EPC Rating



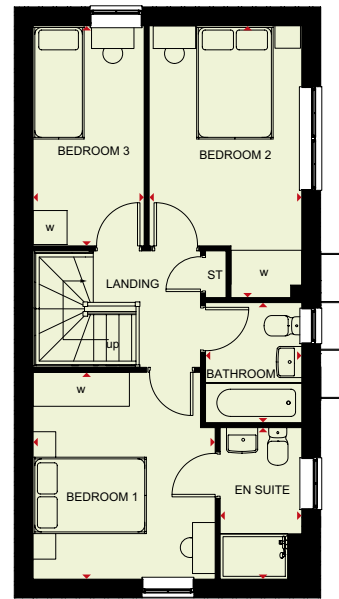
Photovoltaic
panels



Ground Floor

Lounge	4810 x 3585 mm	15'7" x 11'7"
Kitchen/Dining	3855 x 4810 mm	12'6" x 15'7"
WC	1700 x 975 mm	5'5" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3635 x 3305 mm	11'9" x 10'8"
En suite	1430 x 2655 mm	4'6" x 8'7"
Bedroom 2	2745 x 4805 mm	9'0" x 15'7"
Bedroom 3	1990 x 3885 mm	6'5" x 12'7"
Bathroom	1695 x 2120 mm	5'5" x 6'9"

[Approximate dimensions]

KEY

B Boiler
ST Store
w Wardrobe space

wm Washing machine space
f/f Fridge/freezer space
◀▶ Dimension location



THE MULBERRY

3 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



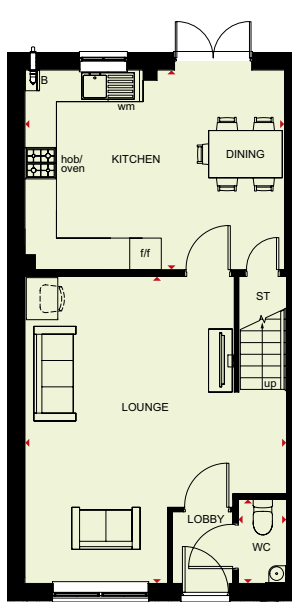
A/B EPC Rating



Photovoltaic
panels



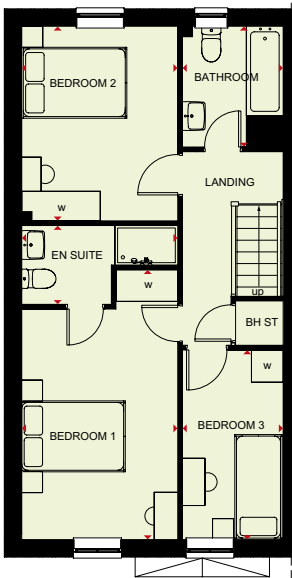
Highly-efficient
insulation



Ground Floor

Kitchen/Dining	4960 x 3810 mm	16'2" x 12'5"
Lounge	5820 x 5010 mm	19'0" x 16'4"
WC	1590 x 900 mm	5'2" x 2'9"

[Approximate dimensions]



First Floor

Bedroom 1	4995 x 2765 mm	16'3" x 9'0"
En suite	3005 x 1365 mm	9'8" x 4'4"
Bedroom 2	3835 x 3005 mm	12'5" x 9'8"
Bedroom 3	3455 x 2155 mm	11'3" x 7'0"
Bathroom	2425 x 1920 mm	7'9" x 6'2"

[Approximate dimensions]

KEY

B Boiler
ST Store
BH ST Bulkhead store

wm Washing machine space
f/f Fridge/freezer space
w Wardrobe space

◀ ▶ Dimension location



SYCAMORE

3 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



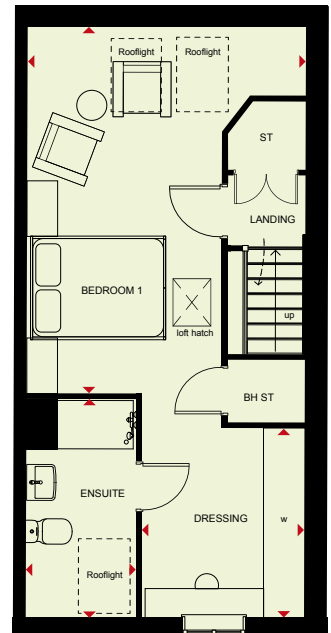
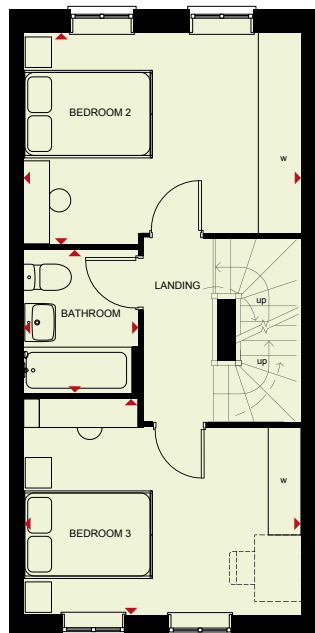
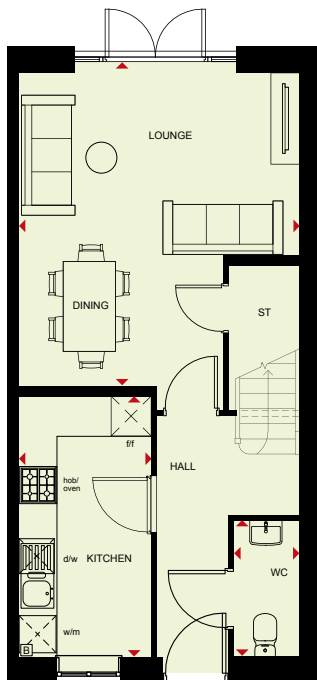
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Lounge/Dining	4645 x 4110 mm	15'2" x 13'4"
Kitchen	3890 x 1950 mm	12'7" x 6'3"
WC	1990 x 900 mm	6'5" x 2'9"

First Floor

Bedroom 2	4110 x 3160 mm	13'4" x 10'3"
Bedroom 3	4110 x 3190 mm	13'4" x 10'4"
Bathroom	2145 x 1710 mm	7'0" x 5'6"

Second Floor

Bedroom 1	5405 x 4110 mm	17'7" x 13'4"
En suite	3200 x 1620 mm	10'4" x 5'3"
Dressing area	2785 x 2405 mm	9'1" x 7'8"

KEY

B Boiler

ST Store

BH ST Bulkhead Store

w/m Washing machine space

f/f Fridge/freezer space

d/w Dishwasher space

RL Roof light

w Wardrobe space

◀▶ Dimension location



THE BEECH

3 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



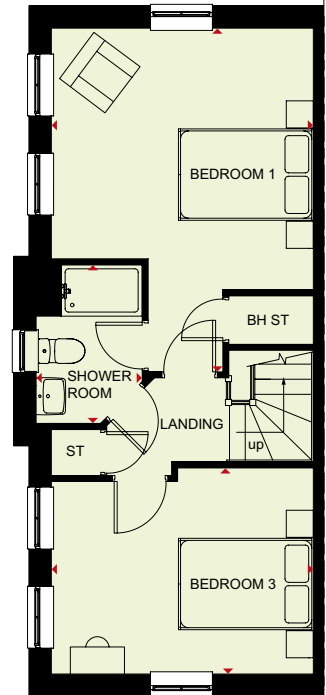
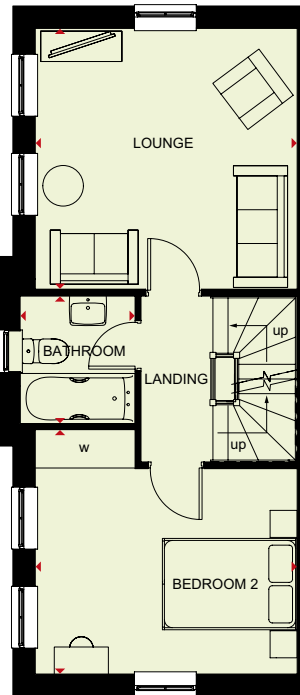
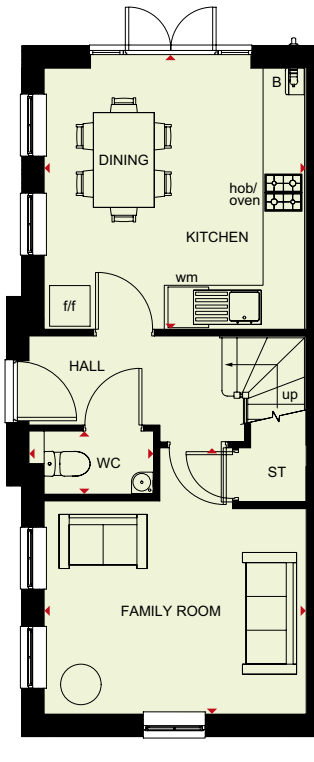
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Kitchen/Dining	3820 x 3850 mm	12'5" x 12'6"
Family Room	4015 x 3860 mm	13'1" x 12'6"
WC	1885 x 875 mm	6'1" x 2'8"

(Approximate dimensions)

First Floor

Lounge	3830 x 3860 mm	12'5" x 12'6"
Bedroom 2	3860 x 3680 mm	12'6" x 12'0"
Bathroom	1835 x 1765 mm	6'0" x 5'7"

(Approximate dimensions)

Second Floor

Bedroom 1	5050 x 3860 mm	16'5" x 12'6"
Bedroom 3	3860 x 3010 mm	12'6" x 9'8"
Shower Room	2380 x 1630 mm	7'8" x 5'3"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	BH ST Bulkhead store	w Wardrobe space	



CYPRESS

3 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



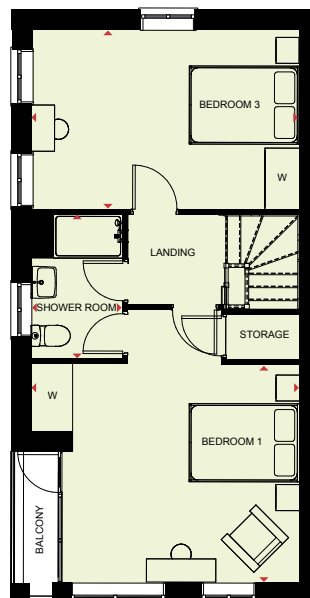
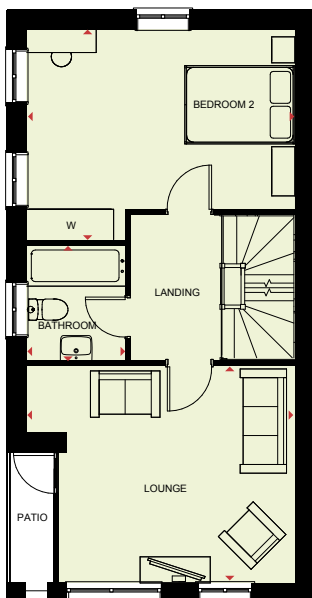
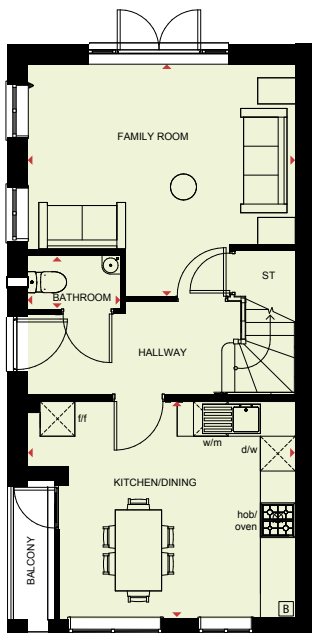
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Kitchen/Dining	4640 x 3730 mm	15'2" x 12'2"
Family Room	4640 x 4010 mm	15'2" x 13'1"
Bathroom	1610 x 925 mm	5'2" x 3'0"

First Floor

Lounge	4640 x 3730 mm	15'2" x 12'2"
Bedroom 2	4640 x 3630 mm	15'2" x 11'9"
Bathroom	1995 x 1700 mm	6'5" x 5'5"

Second Floor

Bedroom 1	4710 x 4640 mm	15'4" x 15'2"
Bedroom 3	4640 x 3105 mm	15'2" x 10'1"
Shower Room	2505 x 1585 mm	8'2" x 5'2"

KEY

B	Boiler	f/f	Fridge/freezer space
ST	Store	d/w	Dishwasher space
w/m	Washing machine space	w	Wardrobe space

◀ ▶ Dimension location



THE WILLOW

4 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



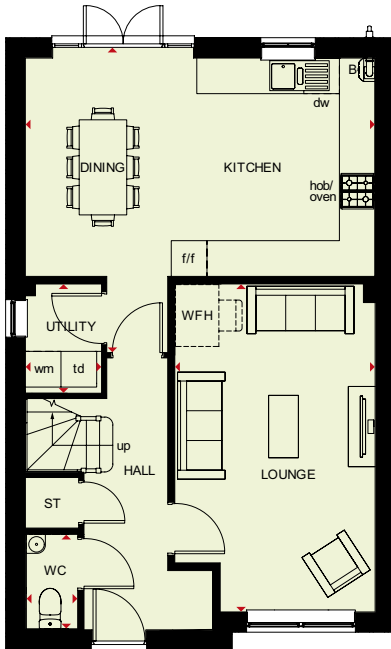
Highly-efficient
insulation



A/B EPC Rating



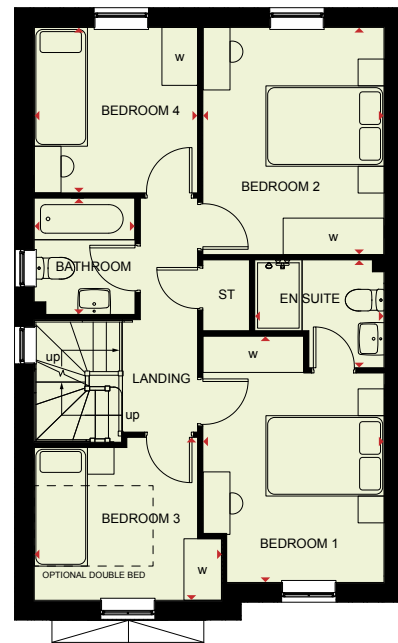
Photovoltaic
panels



Ground Floor

Lounge	5895 x 3381 mm	19'3" x 11'0"
Kitchen/Dining	5855 x 3910 mm	19'2" x 12'8"
WC	1680 x 855 mm	5'5" x 2'8"
Utility	1840 x 1275 mm	6'0" x 4'1"

[Approximate dimensions]



First Floor

Bedroom 1	4510 x 3070 mm	14'7" x 10'0"
En suite	2195 x 1820 mm	7'2" x 5'9"
Bedroom 2	3815 x 3055 mm	12'5" x 10'0"
Bedroom 3	3100 x 2820 mm	10'1" x 9'2"
Bedroom 4	2765 x 2740 mm	9'0" x 8'9"
Bathroom	1960 x 1685 mm	6'4" x 5'5"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	WFH Working from home space
	ST Store	dw Dishwasher space	w Wardrobe space
	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



THE ELM

4 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



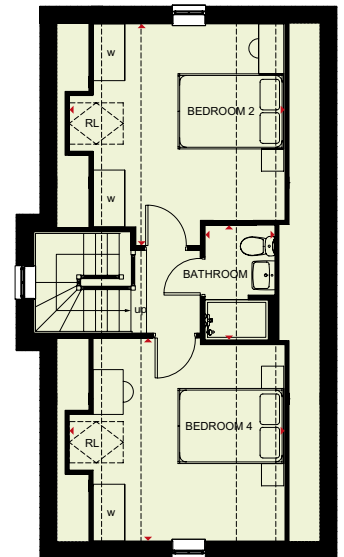
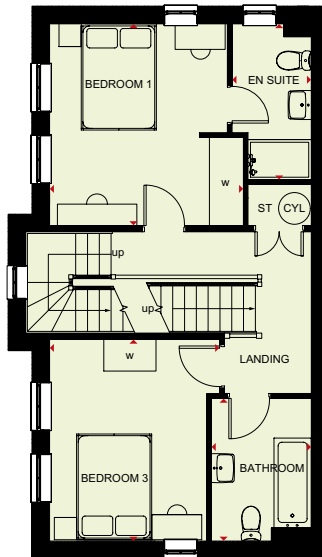
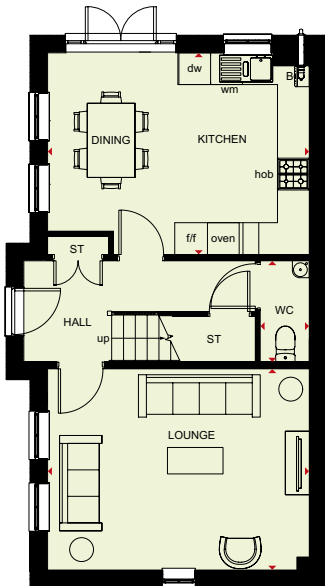
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Kitchen/Dining	3790 x 4895 mm	12'4" x 16'0"
Lounge	3793 x 4923 mm	12'4" x 16'1"
WC	1918 x 919 mm	6'2" x 3'0"

(Approximate dimensions)

First Floor

Bedroom 1	3630 x 3800 mm	11'9" x 12'4"
En suite	1500 x 2945 mm	4'9" x 9'6"
Bedroom 3	3880 x 3205 mm	12'7" x 10'5"
Bathroom	2720 x 1890 mm	8'9" x 6'2"

(Approximate dimensions)

Second Floor

Bedroom 2	4075 x 3800 mm	13'3" x 12'4"
Bedroom 4	4075 x 3860 mm	13'3" x 12'6"
Bathroom	2170 x 1390 mm	7'1" x 4'5"

(Approximate dimensions)

KEY

B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	RL	Roof light
CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location



THE HOLLY

4 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



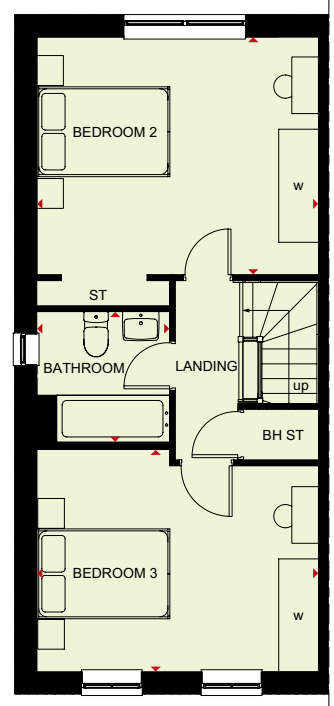
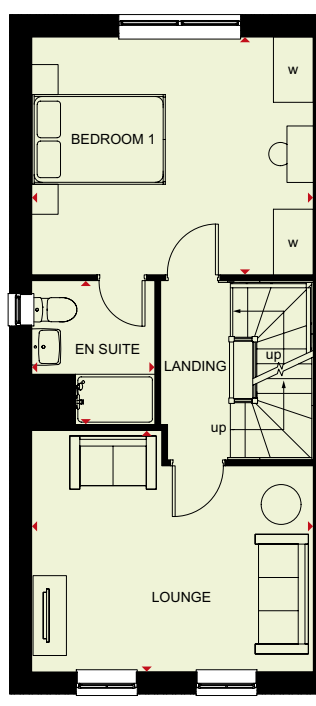
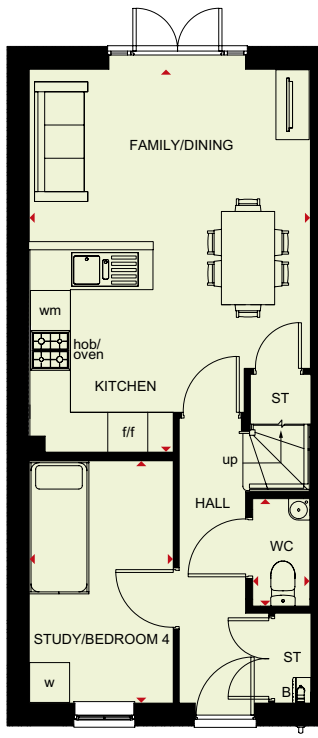
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Family/Dining/ Kitchen	5805 x 4165 mm	19'0" x 13'6"
Study/Bedroom 4	3615 x 2150 mm	11'8" x 7'0"
WC	1530 x 860 mm	5'0" x 2'8"

(Approximate dimensions)

First Floor

Lounge	4215 x 3580 mm	13'8" x 11'7"
Bedroom 1	4175 x 3550 mm	13'6" x 11'6"
En suite	2175 x 1825 mm	7'1" x 5'9"

(Approximate dimensions)

Second Floor

Bedroom 2	4210 x 3595 mm	13'8" x 11'7"
Bedroom 3	4210 x 3350 mm	13'8" x 10'9"
Bathroom	1965 x 1980 mm	6'4" x 6'4"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	BH ST Bulkhead store	w Wardrobe space	



THE HAZEL

4 BEDROOM HOME



Electric car
charging
point



Argon-filled
double-glazing



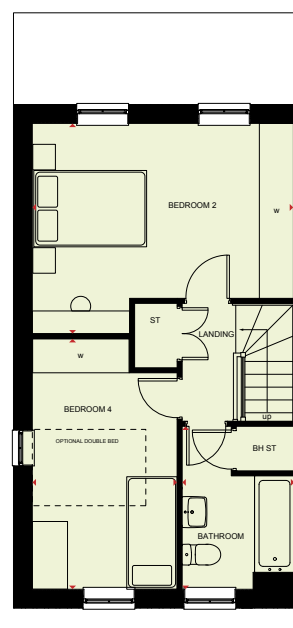
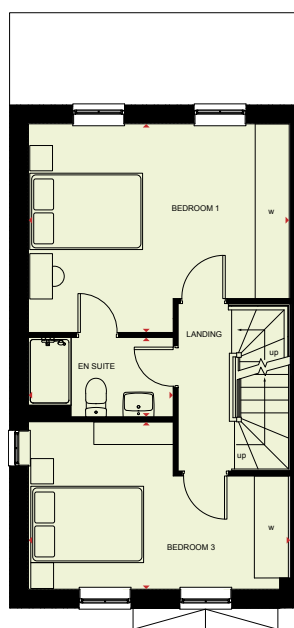
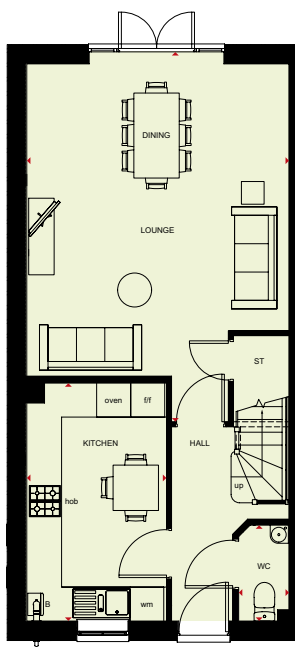
Highly-efficient
insulation



A/B EPC Rating



Photovoltaic
panels



Ground Floor

Lounge/Dining	4610 x 6335 mm	15'1" x 20'7"
Kitchen	4160 x 2470 mm	13'6" x 8'1"
WC	1690 x 770 mm	5'5" x 2'5"

(Approximate dimensions)

First Floor

Bedroom 1	4610 x 3665 mm	15'1" x 12'0"
En suite	2560 x 1400 mm	8'3" x 4'5"
Bedroom 3	4610 x 2945 mm	15'1" x 9'6"

(Approximate dimensions)

Second Floor

Bedroom 2	4610 x 3690 mm	15'1" x 12'1"
Bedroom 4	4410 x 2560 mm	14'4" x 8'3"
Bathroom	2865 x 1960 mm	9'3" x 6'4"

(Approximate dimensions)

KEY	B Boiler	w Wardrobe space	◀▶ Dimension location
	ST Store	wm Washing machine space	
	BH ST Bulkhead store	f/f Fridge/freezer space	



THE OAK

4 BEDROOM HOME



Argon-filled
double-glazing



Photovoltaic
panels



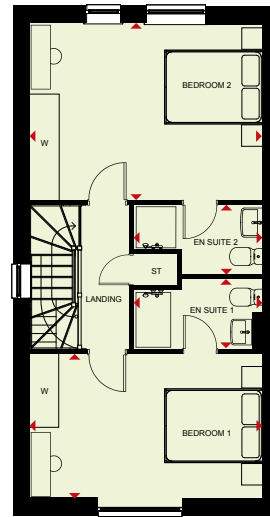
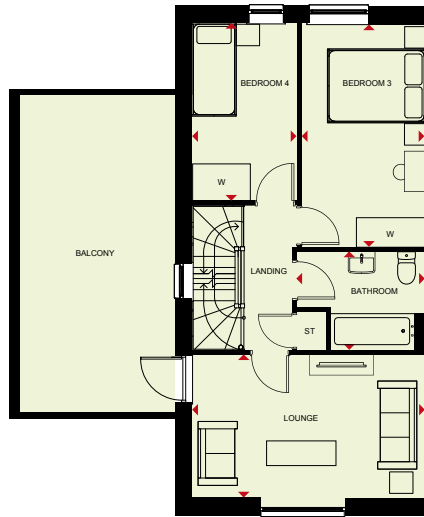
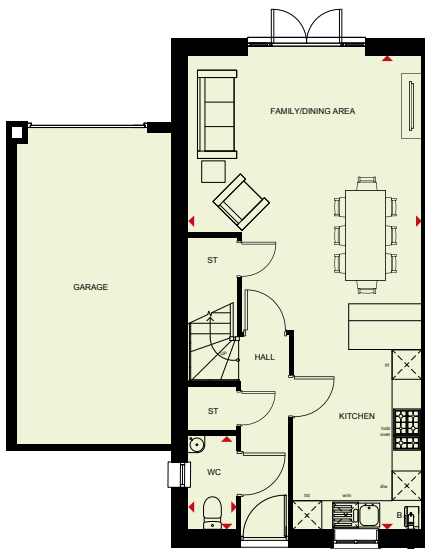
Highly-efficient
insulation



Electric car
charging
point



A/B EPC Rating



Ground Floor

Family/Dining/ Kitchen	9685 x 4765 mm	31'7" x 15'6"
WC	1925 x 990 mm	6'3" x 3'2"

First Floor

Bedroom 3	4565 x 2540 mm	14'9" x 8'3"
Bedroom 4	3620 x 2135 mm	11'8" x 7'0"
Lounge	4765 x 2935 mm	15'6" x 9'6"
Bathroom	2640 x 2010 mm	8'6" x 6'5"

Second Floor

Bedroom 1	4765 x 2935 mm	15'6" x 9'6"
En suite 1	2640 x 1440 mm	8'6" x 4'7"
Bedroom 2	4765 x 3620 mm	15'6" x 11'8"
En suite 2	2640 x 1430 mm	8'6" x 4'6"

KEY

B Boiler

ST Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

t/d Tumble dryer space

W

Wardrobe space



Dimension location

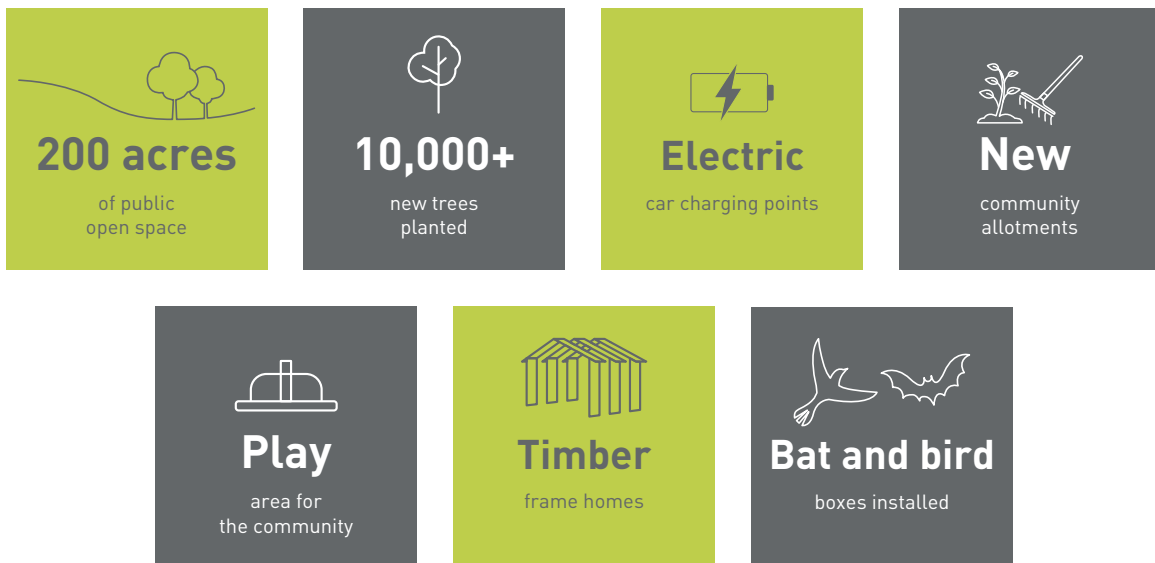


CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk

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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



BARRATT
HOMES

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