



HILL CORNER ROAD, CHIPPENHAM, WILTSHIRE, SN15 1DX

GREAT REASONS TO LIVE AT BIRDS MARSH VIEW

HILL CORNER ROAD, CHIPPENHAM, WILTSHIRE, SN15 1DX



Birds Marsh View is a development of 3 & 4 bedroom homes in the market town of Chippenham, on the edge of the Cotswolds. Surrounded by open countryside, historical architecture and excellent transport links.

At Birds Marsh View you can enjoy the best of country living while still having access to all the necessary amenities close by. Chippenham Town Centre is just a short drive or bus ride away and is situated along the River Avon. The pedestrianised high street offers a selection of bars, restaurants, high street and independent retailers, banks, supermarkets and coffee shops. Chippenham has a number of respected Ofsted rated schools, including Frogwell Primary School which is a 6 minute drive away.

There are plenty of things to see and do including visiting the famous Dyrham Park, this large country house is set in the middle of an ancient deer park. Set over 100 acres of Parkland, Bowood house and gardens is only 6 miles away and is perfect for walking and exploring, it is also home to one of the UK's best adventure playground and soft play.

The historical city of Bath is 15 miles away. A World Heritage Site offering a perfect day out for site seeing and exploring it's high street shops and vibrant Artisan Quarter. You can also enjoy a variety of theatres, parks, restaurants and cafés.

Situated just off the A350, with junction 17 of the M4 only a 3 minute drive away, Birds Marsh View is perfectly positioned with easy links to Swindon, Bristol and London. Chippenham Railway station is just 1.2 miles away, providing direct links London Paddington with a journey time of just over 1 hour, Bristol in 40 minutes and Bath around 10 minutes. Local bus stops are just a short walk away.



Birds Marsh View

THE ARCHFORD
3 bedroom home

THE HADLEY
3 bedroom home

THE GREENWOOD
3 bedroom home

THE CANNINGTON
3 bedroom home

THE INGLEBY
4 bedroom home

THE BAYSWATER
4 bedroom home

THE CORNELL
4 bedroom home

THE EXETER
4 bedroom home

THE HOLDEN
4 bedroom home

Affordable Housing

★ Sales Arena

V Visitor parking

B Bin collection point



dwh.co.uk



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WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Birds Marsh View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen

and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive home is completed by a further double bedroom, a single bedroom and a family bathroom.



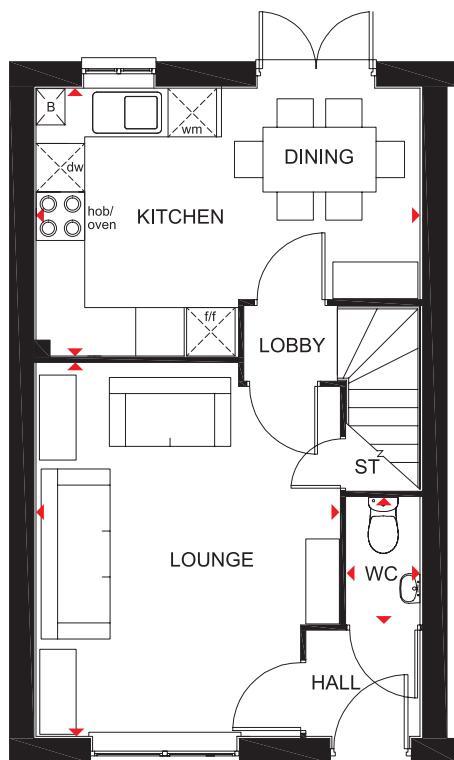
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THE ARCHFORD

THREE BEDROOM HOME

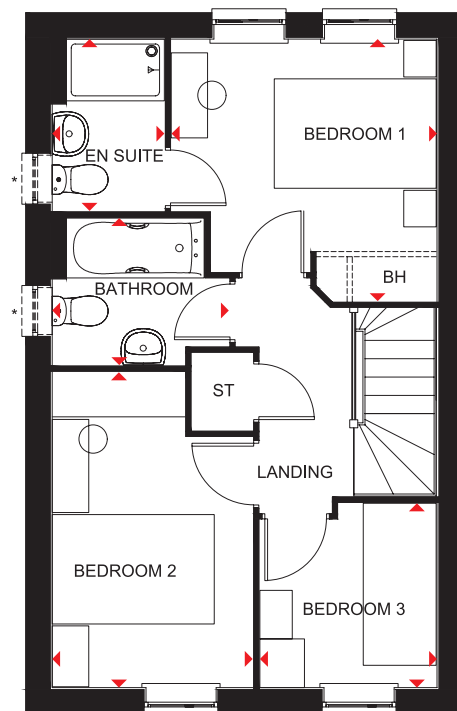
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1030 mm	5'1" x 3'4"



First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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THE BAYSWATER

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is beautifully designed over three floors. The open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge is perfect for all the family to relax in.

On the first floor are three double bedrooms and the family bathroom. The spacious main bedroom comes with an en suite and dressing area and takes up the entire second floor.



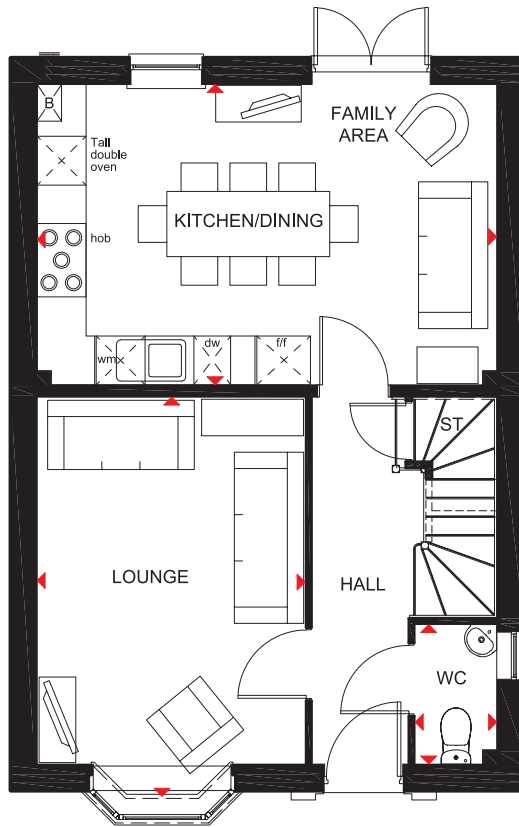
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THE BAYSWATER

FOUR BEDROOM HOME

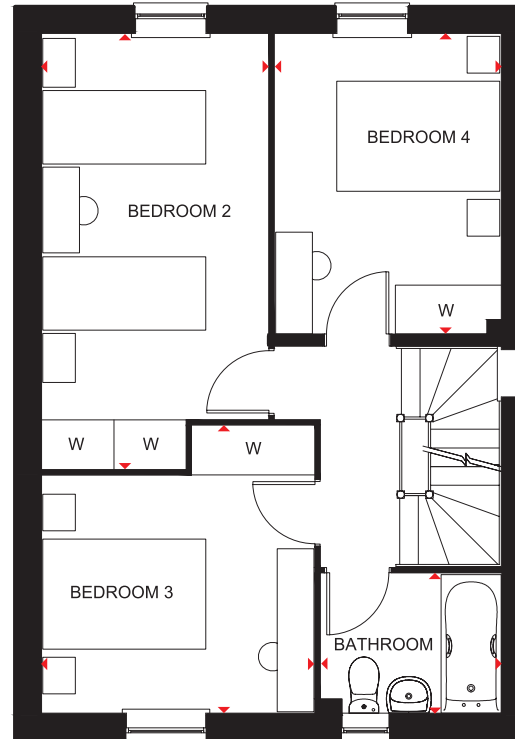
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ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



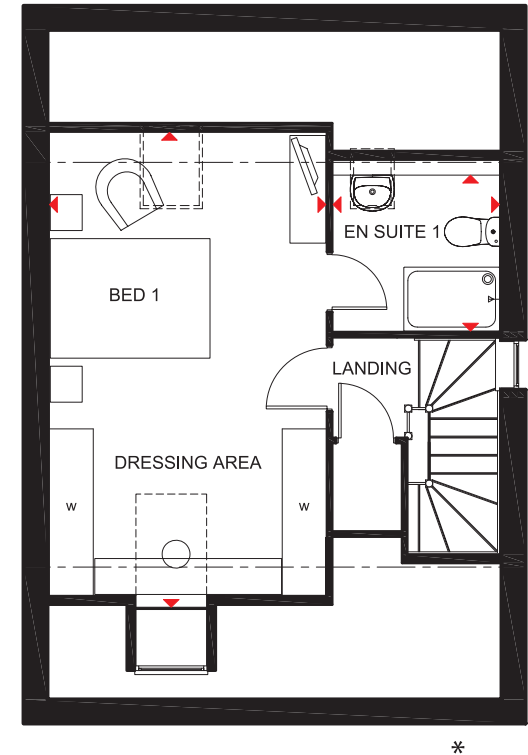
Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/ Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



Second Floor

Bed 1/ Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite 1	2085 x 1954* mm	6'10" x 6'5"*

*Overall floor dimension includes lowered ceiling areas

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THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a traditional style. The large open-plan kitchen with its spacious dining and family areas is designed for modern living. A fully glazed walk-in bay with French doors gives access to the garden and there's also

a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



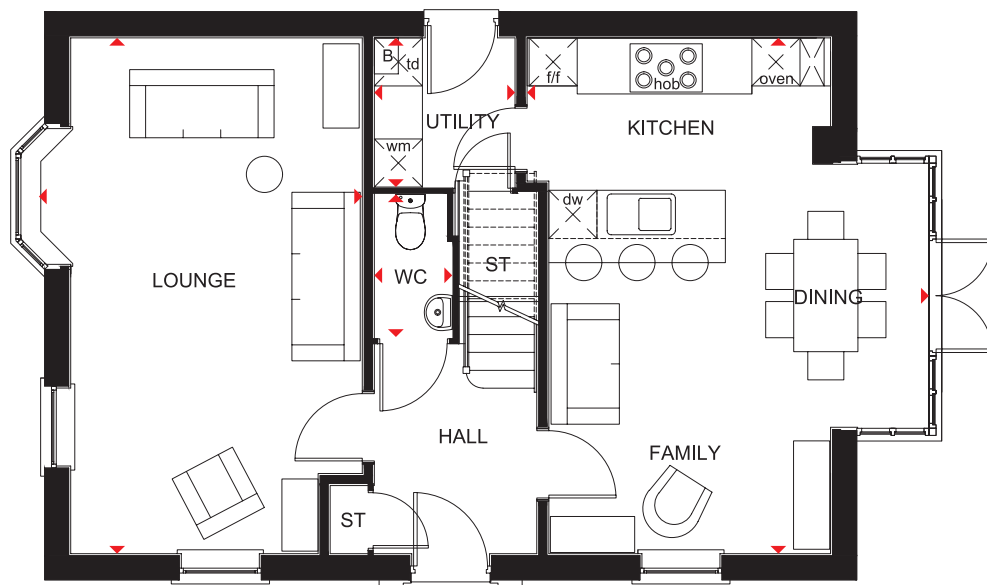
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THE CORNELL

FOUR BEDROOM HOME

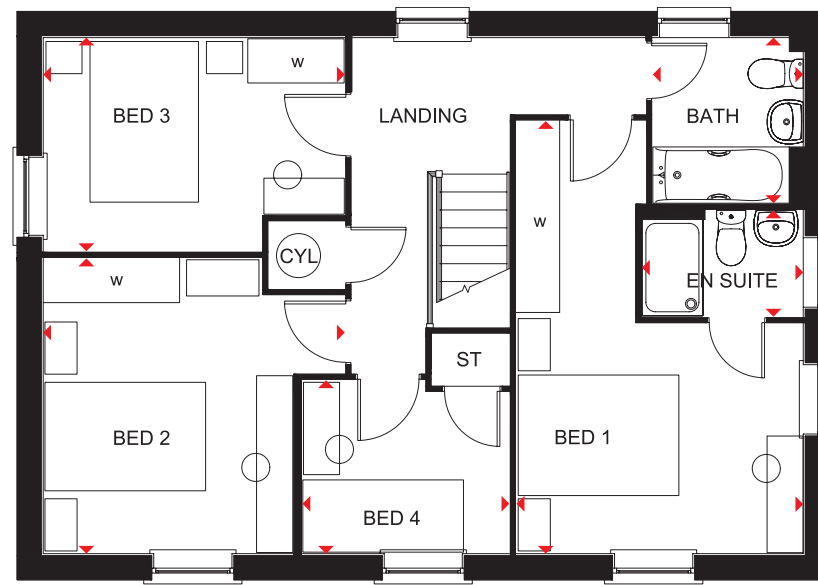
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"



First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3756 mm	12'1" x 12'4"
Bedroom 3	3756 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"

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THE EXETER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge

a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the master with en suite, and a large family bathroom. An integral garage completes this spacious family home.



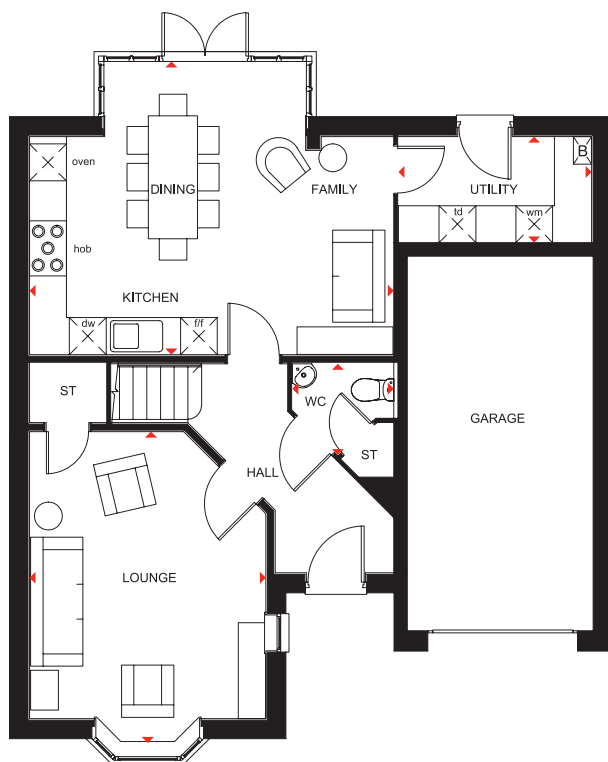
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THE EXETER

FOUR BEDROOM DETACHED HOME

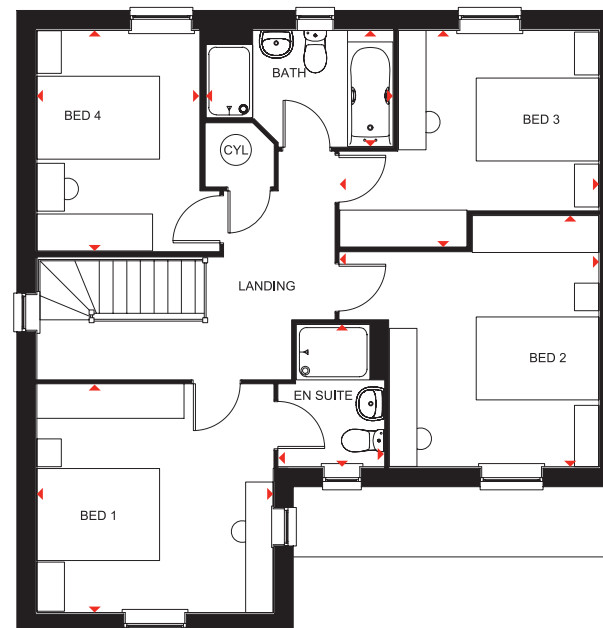
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/ Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1484 mm	5'5" x 4'10"



First Floor

Bed 1	3850 x 3711 mm	12'8" x 12'2"
En Suite	2315 x 1711 mm	7'7" x 5'7"
Bed 2	4222 x 4088 mm	13'10" x 13'5"
Bed 3	4222 x 3525 mm	13'10" x 11'7"
Bed 4/Study	3611 x 2665 mm	11'10" x 8'9"
Bath	3046 x 1886 mm	10'0" x 6'2"

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THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has an open-plan kitchen with dining and family areas. A large walk-in glazed bay leads to the garden. A study and a utility

cupboard are also on the ground floor. A spacious lounge and main bedroom with en suite are on the first floor. On the second floor there is a further two double bedrooms and the family bathroom.



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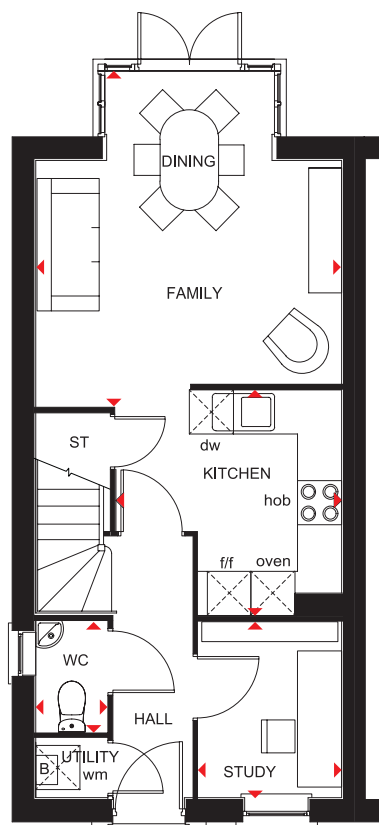
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

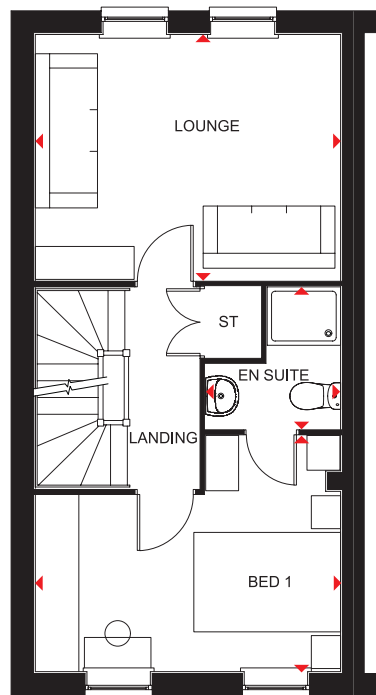
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



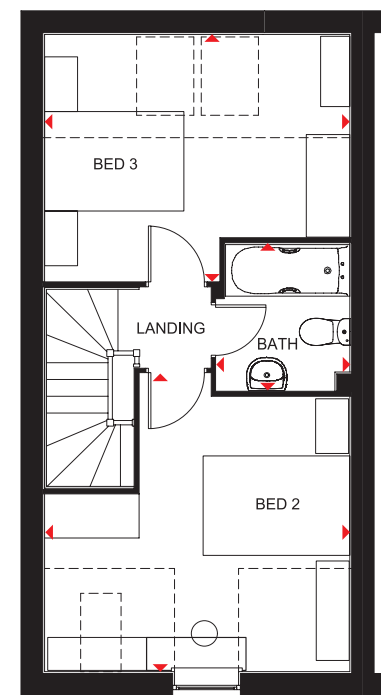
Ground Floor

Family/Dining	4160 x 4481 mm	13'8" x 14'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1614 x 968 mm	5'4" x 3'2"



First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En suite	1838 x 1927 mm	6'0" x 6'4"



Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'3"*
Bedroom 3	4160 x 3255* mm	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

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THE HADLEY

THREE BEDROOM HOME



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The Hadley has an open-plan kitchen with dining area and separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge provides

the perfect place to relax. Upstairs there are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



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THE HADLEY

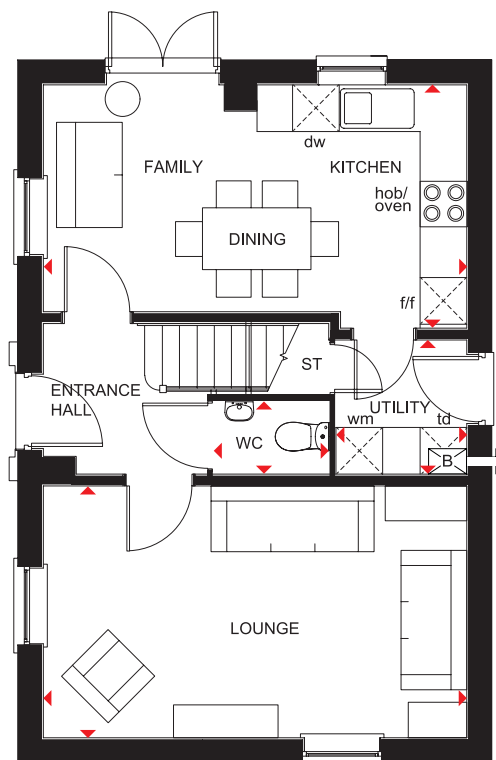
THREE BEDROOM HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

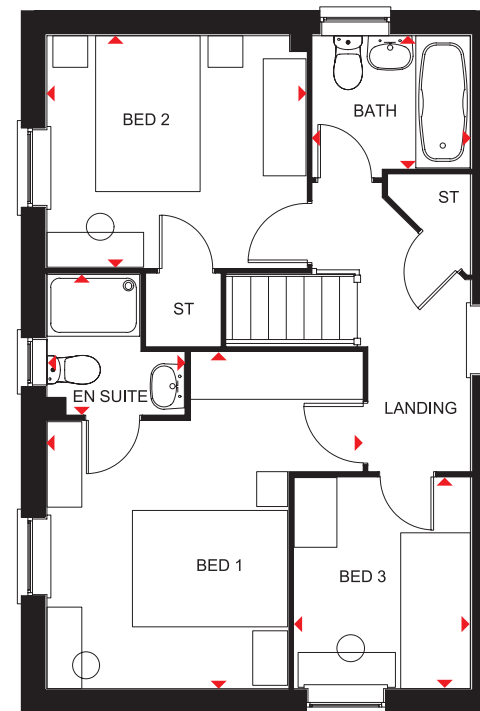
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'1"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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428039



THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden is a beautiful four bedroom detached family home. A glazed bay leads to the garden from the open-plan kitchen, family and dining area. A separate utility room also has access to the garden.

A large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom.



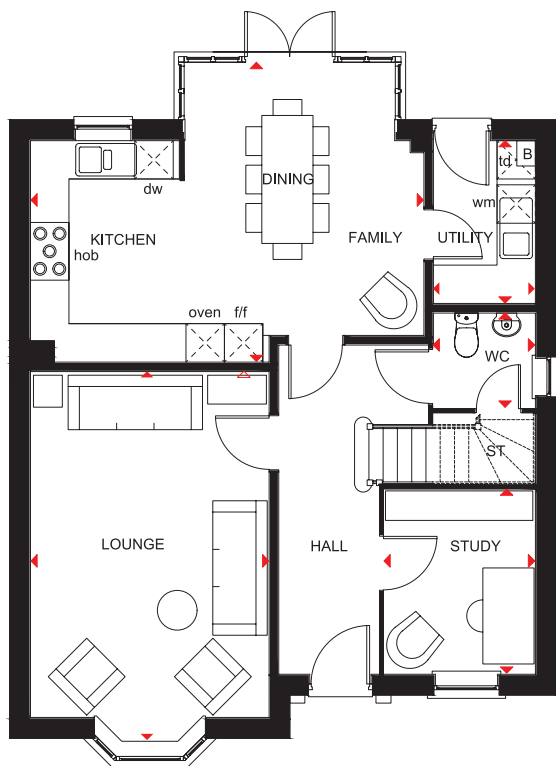
DAVID WILSON HOMES
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THE HOLDEN

FOUR BEDROOM HOME

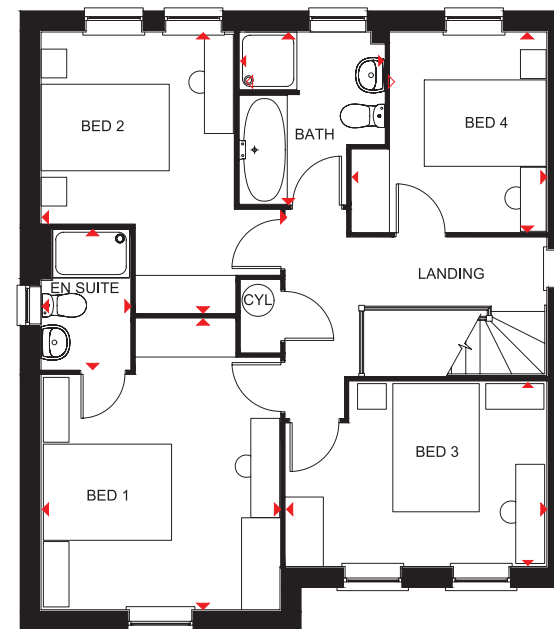
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE INGLEBY

FOUR BEDROOM DETACHED HOME



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The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.



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THE INGLEBY

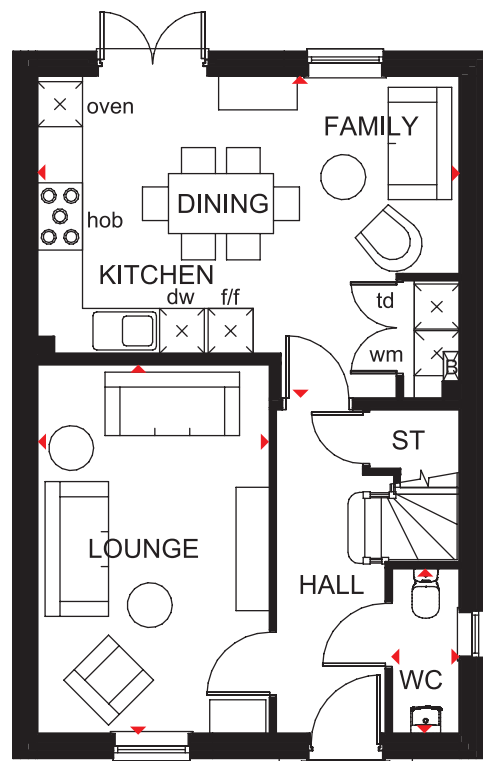
FOUR BEDROOM DETACHED HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

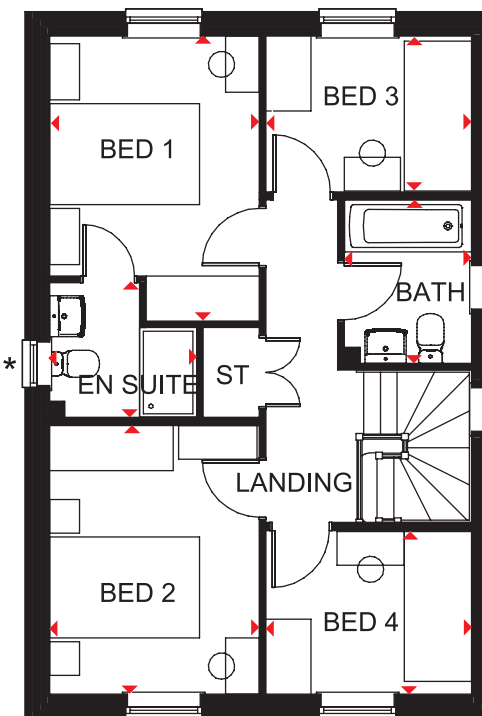
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2181 x 1700 mm	7'2" x 5'7"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners[†] would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



^{††}"We" and "us" refer to the Barratt Developments PLC Group brands. ^{**}First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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 house-builder 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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