ORCHARDS VIEW @ WICHELSTOWE

SCOTT WAY, SOUTH LEAZE, SWINDON, SN1 7NT



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



ORCHARDS VIEW @ WICHELSTOWE

SITE PLAN

2 bedroom home

MAPLE 3 bedroom home

ELDER 3 bedroom home **MULBERRY** 3 bedroom home

WILLOW

PALM

HOLLY 4 bedroom home

HAZEL

ELM

Grassland

New tree line Mature tree line

Hedgehog highways

Footpath

Swift boxes Bat boxes

ROSEWOOD 4 bedroom home







THE ASPEN

2 BEDROOM HOME



















First Floor		
Bedroom 1	3945 x 3825 mm	12'11" x 12'6"
En suite	1890 x 1220 mm	6′2″ x 4′0″
Bedroom 2	3945 x 3020 mm	12′11″ x 9′10″
Bathroom	2095 x 1890 mm	6′10″ x 6′2″
(Approximate dimension	ns)	

KEY

Boiler

ST

Store

Washing machine space

f/f

Dishwasher space

WFH Working from home space

Fridge/freezer space

BH/ST Bulkhead Store

W Wardrobe space







THE BAY

3 BEDROOM HOME







Ground Floor		
Kitchen	5310 x 3765 mm	17'5" x 12'4"
Utility	1995 x 1855 mm	6'6" x 6'1"
WC	1960 x 865 mm	6′5″ x 2′10″
Lounge	4300 x 4115 mm	14'1" x 13'6"
(Approximate dimensions)		



First Floor		
Bedroom 1	4330 x 3250 mm	14'2" x 10'7"
En suite	2105 x 1415 mm	6′10″ x 4′7″
Bedroom 2	3780 x 3170 mm	12'4" x 10'4"
Bedroom 3	3275 x 3215 mm	10'8" x 10'6"
Bathroom	1950 x 1900 mm	6'4" x 6'2"
(Approximate dimension	ns)	

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 W
 Wardrobe space

 wm
 Washing machine space
 WFH
 Working from home space
 Image: Company of the property of th

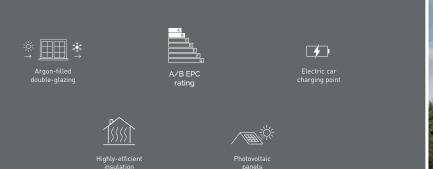






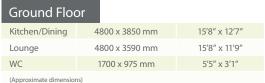
THE MAPLE

3 BEDROOM HOME











First Floor		
Bedroom 1	3640 x 3295 mm	11'11" x 10'9"
En suite	2660 x 1435 mm	8′8″ x 4′8″
Bedroom 2	4800 x 2740 mm	15′8″ x 8′11″
Bedroom 3	3875 x 1985 mm	12′8″ x 6′6″
Bathroom	2115 x 1690 mm	6′11″ x 5′6″
(Approximate dimension	ns)	

KEY

Boiler

Store

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ST

f/f

Dishwasher space Fridge/freezer space

BH/ST Bulkhead Store

WFH Working from home space

W Wardrobe space Dimension location

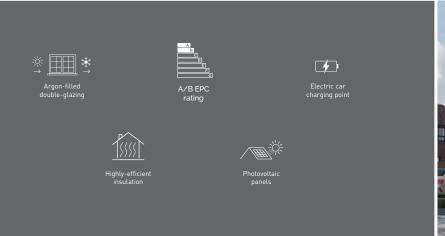






THE ELDER

3 BEDROOM HOME









Ground Floo	or	
Kitchen/Dining	4910 x 3975 mm	16'1" x 13"'0"
Lounge	4500 x 3960 mm	14'9" x 12'11"
WC	1990 x 1015 mm	6'6" x 3'3"
(Approximate dimension:	s)	

First Floor		
Bedroom 1	4110 x 3960 mm	13′5″ x 12′11″
En suite	1935 x 1705 mm	6′4″ x 5′7″
Bedroom 2	4185 x 2835 mm	13′8″ x 9′3″
Bedroom 3	3820 x 2040 mm	12'6" x 6'8"
Bathroom	2050 x 1920 mm	6′8″ x 6′3″
(Approximate dimension	ns)	

KEY

В Boiler

Store

ST

Washing machine space

Dishwasher space f/f Fridge/freezer space

WFH Working from home space

BH/ST Bulkhead Store

W Wardrobe space







THE MULBERRY

3 BEDROOM HOME

















Ground Floor		
Lounge	5820 x 5010 mm	19'1" x 16'5"
Kitchen/Dining	4960 x 3810 mm	16′3″ x 12′6″
WC	1590 x 900 mm	5′2″ x 2′11″

First Floor		
Bedroom 1	4995 x 3005 mm	16'4" x 9'10"
En suite	3005 x 1365 mm	9′10″ x 4′5″
Bedroom 2	3835 x 3000 mm	12'6" x 9'10"
Bedroom 3	3465 x 2155 mm	11′4″ x 7′0″
Bathroom	2420 x 1920 mm	7′11″ x 6′3″
(Approximate dimension	ns)	

KEY

Boiler

ST

Store

f/f

Dishwasher space

Fridge/freezer space

BH/ST Bulkhead Store

W Wardrobe space Dimension location

Washing machine space

WFH Working from home space







THE WILLOW

4 BEDROOM HOME













Ground Floor		
Lounge	5585 x 3410 mm	18'3" x 11'2"
Kitchen/Dining	5955 x 3690 mm	19'6" x 12'1"
Utility	1860 x 1325 mm	6'1" x 4'4"
WC	1605 x 925 mm	5′3″ x 3′0″
(Approximate dimensions)		



First Floor		
Bedroom 1	4190 x 3090 mm	13'8" x 10'1"
En suite	2215 x 1815 mm	7′3″ x 5′11″
Bedroom 2	3850 x 3090 mm	12'7" x 10'1"
Bedroom 3	3230 x 2790 mm	10'7" x 9'1"
Bedroom 4	2805 x 2790 mm	9′2″ x 9′1″
Bathroom	1960 x 1735 mm	6′5″ x 5′8″
(Approximate dimensions)		

KEY

В Boiler

ST Store

Washing machine space

Dishwasher space f/f

Fridge/freezer space WFH Working from home space BH/ST Bulkhead Store

W Wardrobe space

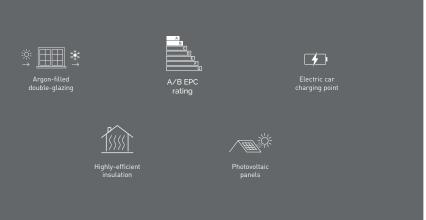






THE PALM

4 BEDROOM HOME









Ground Floor		
Lounge	5120 x 3090 mm	16'9" x 10'1"
Kitchen/Break- fast/Family	4590 x 4580 mm	15'0" x 15'0"
Dining	3250 x 2960 mm	10′7″ x 9′8″
WC	1645 x 855 mm	5′4″ x 2′9″
(Approximate dimensions)		

First Floor		
Bedroom 1	4595 x 3090 mm	15'0" x 10'1"
En suite	2075 x 1190 mm	6′9″ x 3′10″
Bedroom 2	4510 x 3100 mm	14'9" x 10'2"
Bedroom 3	3710 x 3100 mm	12'2" x 10'2"
Bedroom 4	2260 x 2140 mm	7′4″ x 7′0″
Bathroom	2075 x 1700 mm	6′9″ x 5′6″
(Approximate dimension	ns)	

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 Image: Control of the property of th







THE ROSEWOOD

4 BEDROOM HOME









Ground Floor		
Lounge	5060 x 3345 mm	16′7″ x 10′11″
Kitchen/Dining/ Family	8070 x 3570 mm	26′5″ x 11′8″
Study	2260 x 2105 mm	7'4" x 6'10"
Utility	1630 x 1530 mm	5′4″ x 5′0″
WC	1605 x 855 mm	5′3″ x 2′9″
(Approximate dimensions)		

First Floor		
Bedroom 1	3845 x 3525 mm	12′7″ x 11′6″
En suite	2310 x 1500 mm	7'6" x 4'11"
Bedroom 2	4320 x 3400 mm	14'2" x 11'1"
Bedroom 3	3335 x 2810 mm	10'11" x 9'2"
Bedroom 4	3140 x 2960 mm	10'3" x 9'8"
Bathroom	2140 x 1700 mm	7′0″ x 5′6″
(Approximate dimension	ns)	

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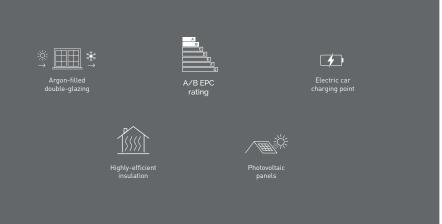






THE HOLLY

4 BEDROOM HOME











Craund	Flagr
Ground	FLOOR

Kitchen/ Dining/Family	5800 x 4165 mm	19'0" x 13'7"
Study/ Bedroom 4	3615 x 2165 mm	11'10" x 7'1"
WC	1530 x 880 mm	5'0" x 2'10"

First Floor			
Lounge	4215 x 3625 mm	13'9" x 11'10"	
Bedroom 1	4190 x 3590 mm	13'8" x 11'9"	
En Suite	2170 x 1825 mm	7'1" x 5'11"	

Second Floor		
Bedroom 2	4215 x 3590 mm	13'9" x 11'9"
Bedroom 3	4215 x 3350 mm	13'9" x 10'11"
Bathroom	1980 x 1960 mm	6'5" x 6'5"

KEY

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ST

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BH/ST Bulkhead Store

f/f Store Washing machine space WFH Working from home space

Fridge/freezer space

W Wardrobe space

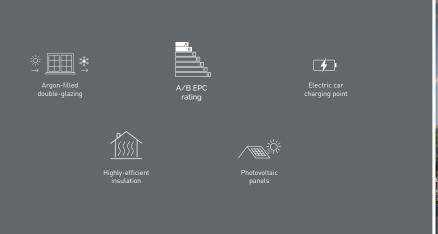






THE HAZEL

4 BEDROOM HOME











Ground Floor			
Kitchen	4185 x 2465 mm	13'8" x 8'1"	
Lounge/Dining	6345 x 4595 mm	20'9" x 15'0"	
WC	1695 x 915 mm	5'6" x 3'0"	

First Floor		
Bedroom 1	4610 x 3675 mm	15'1" x 12'0"
En suite	2545 x 1400 mm	8'4" x 4'7"
Bedroom 3	4610 x 2950 mm	15'1" x 9'8"

Second Floor		
Bedroom 2	4610 x 3700 mm	15′1″ x 12′1″
Bathroom	2865 x 1975 mm	9′4″ x 6′5″
Bedroom 4	4395 x 2560 mm	14'5" x 8'4"

KEY

B Boiler

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BH/ST Bulkhead Store

W Wardrobe space







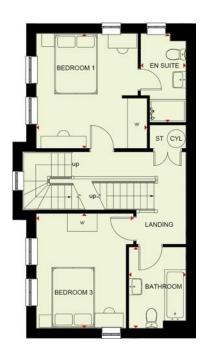
THE ELM

4 BEDROOM HOME











Ground Floor			
Kitchen/Dining	4920 x 3800 mm	16'1" x 12'5"	
Lounge	4920 x 3835 mm	16'1" x 12'6"	
WC	1880 x 950 mm	6′2″ x 3′1″	

First Floor		
Bedroom 1	3820 x 3665 mm	12'6" x 12'0"
En Suite	2945 x 1500 mm	9'7" x 4'11"
Bedroom 3	3840 x 3205 mm	12'7" x 10'6"
Bathroom	2680 x 1890 mm	8′9″ x 6′2″

Second Floor		
Bedroom 2	4075 x 4040 mm	13′4″ x 13′3″
Bedroom 4	4075 x 3840 mm	13'4" x 12'7"
Bathroom	2170 x 1390 mm	7′1″ x 4′6″

В Boiler ST

KEY

Store Washing machine space

Dishwasher space f/f Fridge/freezer space

Working from home space

WFH

BH/ST

Bulkhead Store W Wardrobe space







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.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills^. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty† as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

^Based on HBF "Watt a Save" report published July 2023. †2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. * We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

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 buildingsafety 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.













