

ORCHARDS VIEW @ WICHELSTOWE

MILL LANE, SWINDON SN1 7BX



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

ORCHARDS VIEW @ WICHELSTOWE

- LOUGHTON, COLEFORD & HORNSEA**
1 & 2 bedroom homes
- ALVERTON EXTRA**
2 bedroom home
- RADFORD EXTRA**
2 bedroom home
- MORESBY EXTRA**
3 bedroom home
- ELLERTON EXTRA**
3 bedroom home
- MAIDSTONE EXTRA**
3 bedroom home
- WICHELDFORD EXTRA**
3 bedroom home
- KINGSLEY EXTRA**
4 bedroom home
- HAVERSHAM EXTRA**
4 bedroom home
- HYTHIE EXTRA**
4 bedroom home
- HESKETH EXTRA**
4 bedroom home
- AFFORDABLE HOUSING**
- V** Visitor Parking
- B** Bin Collection Point

- SUSTAINABILITY FEATURES**
- Grassland
 - Wildflower meadow
 - Path
 - New tree line
 - Mature tree line
- THIS DEVELOPMENT ALSO FEATURES;**
- Swift boxes
 - Bat boxes
 - Hedgehog highways

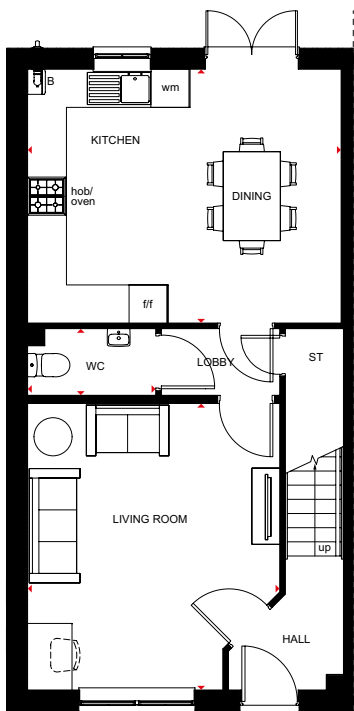


ELLERTON EXTRA

3 BEDROOM HOME



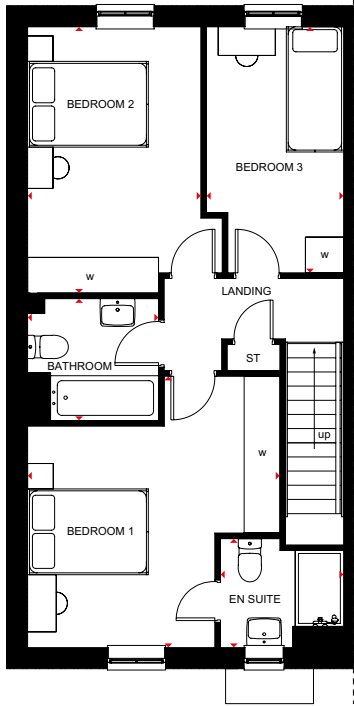
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized living room for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Kitchen/Dining	4969 x 3985mm	16'3" x 13'1"
Living Room	4502 x 3961mm	14'8" x 13'0"
WC	1053 x 2008mm	3'5" x 6'6"

[Approximate dimensions]



First Floor

Bedroom 1	3960 x 4261mm	13'0" x 14'0"
En Suite	1942 x 1705mm	6'4" x 5'6"
Bedroom 2	4182 x 3054mm	13'7" x 6'7"
Bedroom 3	3863 x 2163mm	12'7" x 7'1"
Bathroom	2051 x 1917mm	6'7" x 6'3"

[Approximate dimensions]

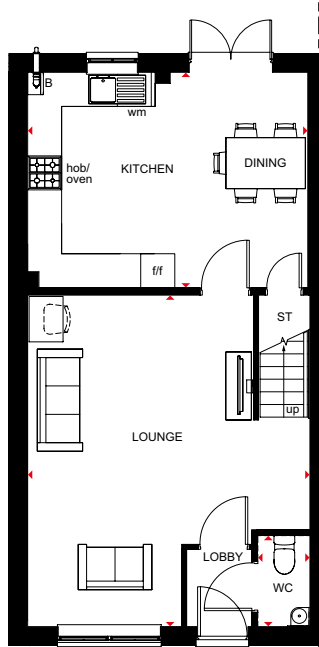
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location

MAIDSTONE EXTRA

3 BEDROOM HOME



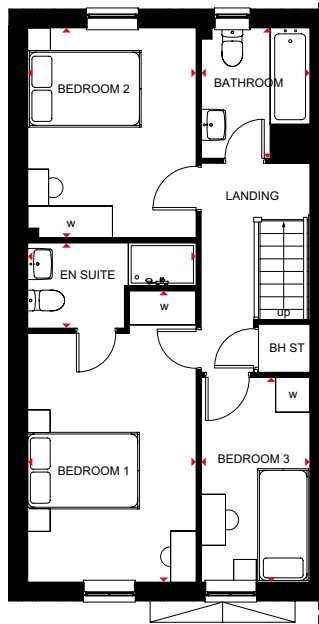
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

Kitchen/Dining	3791 x 4972mm	12'4" x 16'3"
Lounge	4972 x 5836mm	16'3" x 19'1"
WC	1610 x 940mm	5'3" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	2960 x 5128mm	9'7" x 16'8"
En Suite	2960 x 1501mm	9'7" x 4'9"
Bedroom 2	3693 x 2960mm	12'1" x 9'7"
Bedroom 3	3600 x 1922mm	11'8" x 6'3"
Bathroom	2288 x 1922mm	7'5" x 6'3"

[Approximate dimensions]

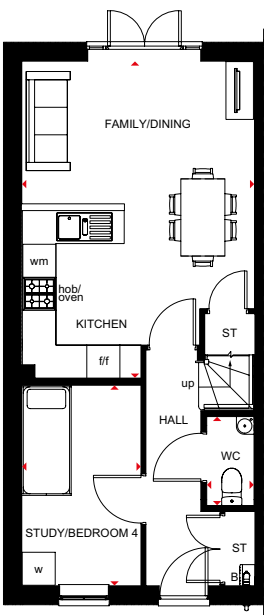
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulhead store	w	Wardrobe space		

HAVERSHAM EXTRA

4 BEDROOM HOME



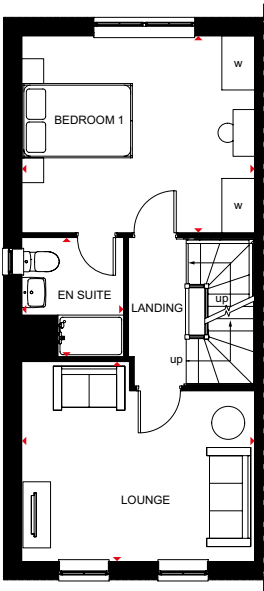
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining/ Kitchen	5758 x 4230mm	18'9" x 13'9"
Study/ Bedroom 4	2154 x 3636mm	7'1" x 11'9"
WC	899 x 1649mm	2'9" x 5'4"

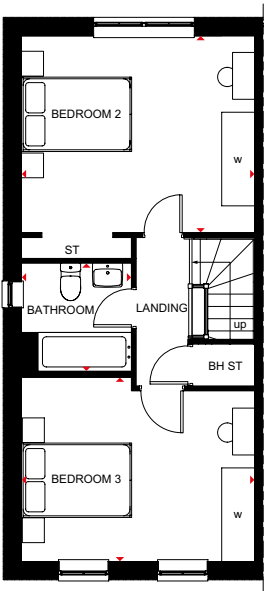
(Approximate dimensions)



First Floor

Lounge	4230 x 3620mm	13'9" x 11'9"
Bedroom 1	3566 x 4230mm	11'7" x 13'9"
En Suite	2163 x 1840mm	7'1" x 6'0"

(Approximate dimensions)



Second Floor

Bedroom 2	4230 x 4032mm	13'9" x 13'2"
Bedroom 3	4230 x 3089mm	13'9" x 10'1"
Bathroom	1994 x 1963mm	6'5" x 6'4"

(Approximate dimensions)

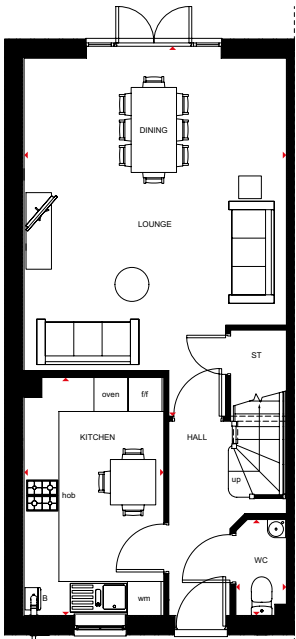
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	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

HYTHIE EXTRA

4 BEDROOM HOME



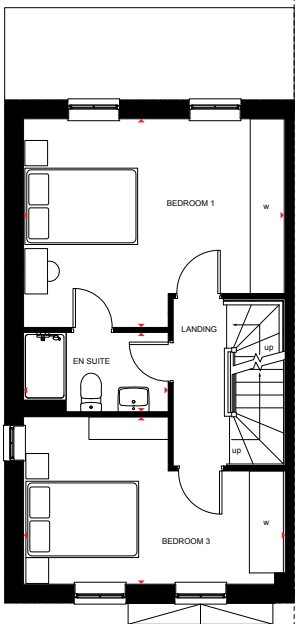
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through French doors that maximise light, making the room light and airy. The kitchen is also on the ground floor
- Two generous bedrooms are on the first floor, the main bedroom with an en suite while on the second floor are two further good sized bedrooms and a family bathroom



Ground Floor

Lounge/Dining	4617 x 5493mm	15'1" x 18'0"
Kitchen	4185 x 2464mm	13'7" x 8'1"
WC	1698 x 919mm	5'6" x 3'0"

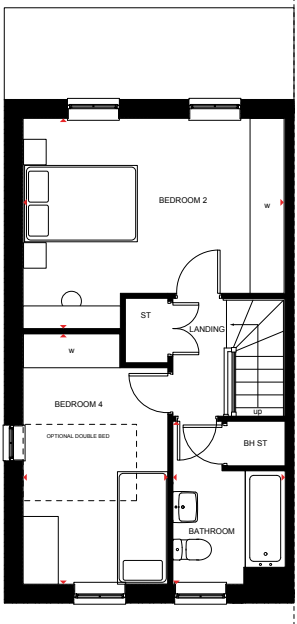
(Approximate dimensions)



First Floor

Bedroom 1	4617 x 3671mm	15'1" x 12'0"
En Suite	2543 x 1400mm	8'3" x 4'6"
Bedroom 3	4617 x 2944mm	15'1" x 9'7"

(Approximate dimensions)



Second Floor

Bedroom 2	4617 x 3698mm	15'1" x 12'1"
Bedroom 4	4405 x 2401mm	14'5" x 7'9"
Bathroom	2926 x 1986mm	9'6" x 6'5"

(Approximate dimensions)

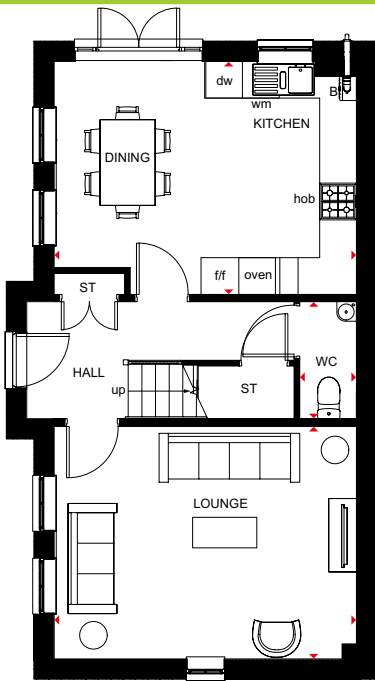
KEY	B	Boiler	Cylinder	w	Wardrobe space
	ST	Store			
	BH ST	Bulkhead store			
			wm		Dimension location
			f/f		

HESKETH EXTRA

4 BEDROOM HOME



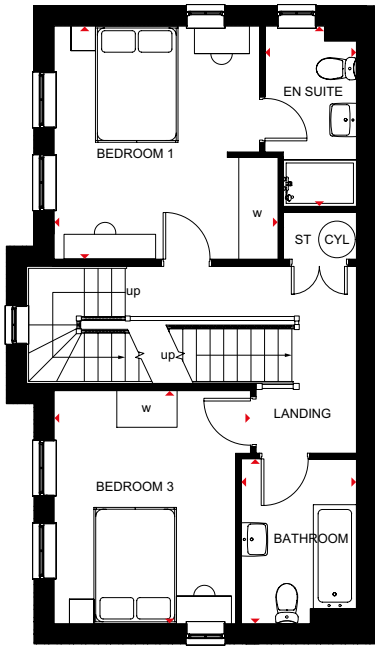
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

Kitchen/Dining	3802 x 4923mm	12'5" x 16'2"
Lounge	3793 x 4923mm	12'4" x 16'2"
WC	1918 x 919mm	6'3" x 3'0"

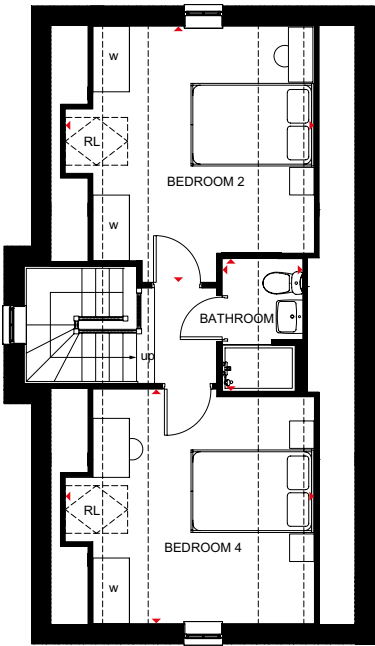
(Approximate dimensions)



First Floor

Bedroom 1	3635 x 3574mm	11'9" x 11'7"
En Suite	2938 x 1485mm	9'6" x 4'9"
Bedroom 3	3202 x 3802mm	10'5" x 12'5"
Bathroom	2686 x 1877mm	8'8" x 6'2"

(Approximate dimensions)



Second Floor

Bedroom 2	3603 x 4181*mm	11'8" x 13'7"*
Bedroom 4	3603 x 3700*mm	11'8" x 12'1"*
Bathroom	2171 x 1308*mm	7'1" x 4'3"*

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas

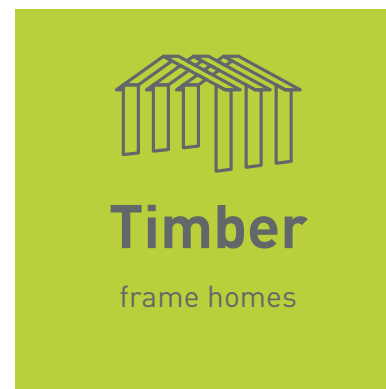
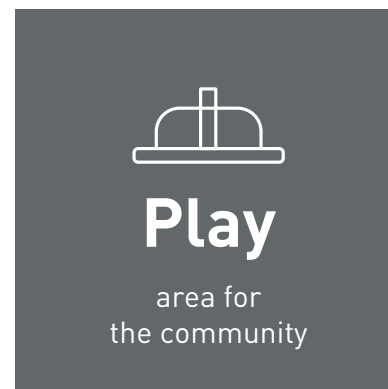
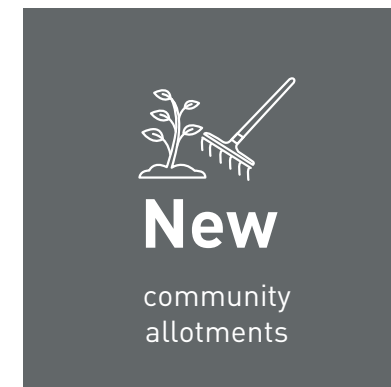
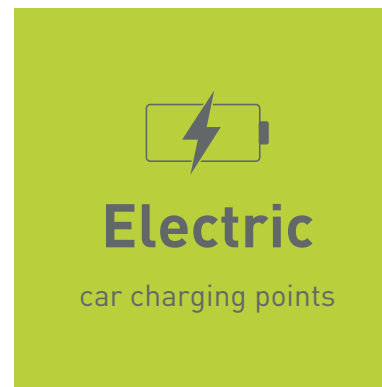
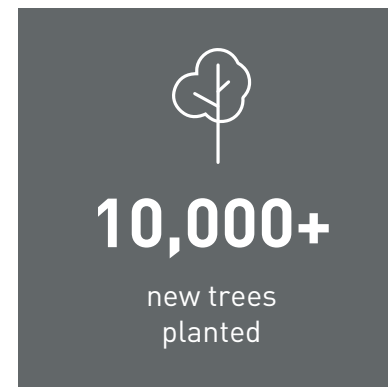
KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

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.



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.



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