

# ORCHARDS VIEW @ WICHELSTOWE

MILL LANE, SWINDON SN1 7BX



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

# ORCHARDS VIEW @ WICHELSTOWE

## DEVELOPMENT LAYOUT

- 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
- Wichelford 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 Homes  
Rented
- Affordable Homes  
Shared Ownership
- C Cycle Bays
- V Visitor parking



- Hedgehog Highway
- Bat Box
- Bird Box
- Meadow Grass
- Grassland

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# LOUGHTON, HORNSEA, COLEFORD

## 1 AND 2 BEDROOM APARTMENTS



- The Loughton is an ideal starter home for a first-time buyer, comprising an open-plan kitchen/lounge and dining area, a good-sized bedroom and a bathroom
- The Hornsea offers two generous bedrooms, the main bedroom with en suite, and a separate bathroom. The apartment also features an open-plan kitchen/lounge and dining area, ideal for entertaining
- The Coleford features a generous, open-plan kitchen/lounge and dining area. Two bedrooms, the main with en suite, and a bathroom complete this home



### Coleford

Kitchen/Lounge/Dining	7601 x 3842mm	24'9" x 12'6"
Bedroom 1	4340 x 2883mm	14'2" x 9'5"
En Suite	2075 x 1444mm	6'8" x 4'7"
Bedroom 2	4400 x 2552mm	14'4" x 8'4"
Bathroom	1701 x 2200mm	5'6" x 7'2"

[Approximate dimensions]



### First Floor

### Loughton

Kitchen/Lounge/Dining	5543 x 3848mm	18'2" x 12'6"
Bedroom	3448 x 3925mm	11'3" x 12'9"
Bathroom	2200 x 2950mm	7'2" x 9'7"

[Approximate dimensions]



### Second Floor

### Hornsea

Kitchen/Lounge/Dining	7745 x 3442mm	25'4" x 11'3"
Bedroom 1	3157 x 3854mm	10'4" x 12'6"
En Suite	1423 x 2191mm	4'7" x 7'2"
Bedroom 2	3187 x 3854mm	10'5" x 12'6"
Bathroom	2200 x 1975mm	7'2" x 6'5"

[Approximate dimensions]

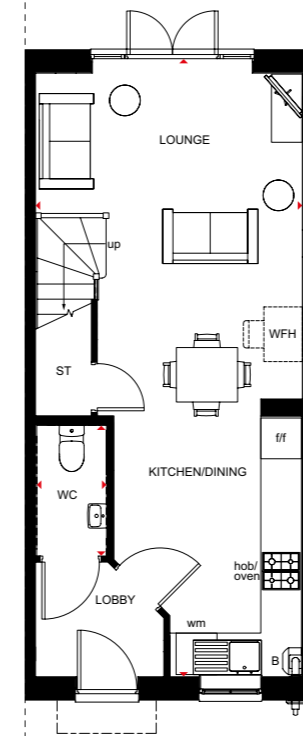
<b>KEY</b>	B	Boiler	dw	Dishwasher space
	ST	Store	w	Wardrobe space
	f/f	Fridge/freezer space	◀▶	Dimension location

# RADFORD EXTRA

## 2 BEDROOM HOME



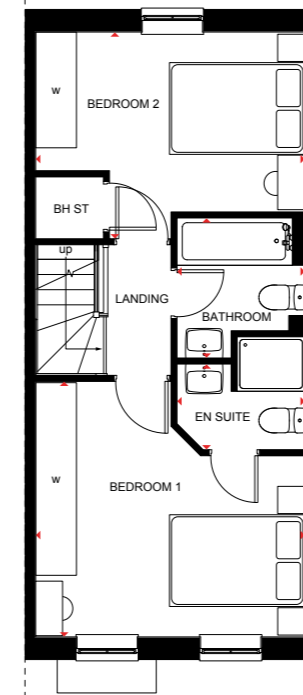
- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two good-sized bedrooms, the main with en suite, and the bathroom



### Ground Floor

Lounge/ Kitchen/Dining	8849 x 3955mm	29'0" x 13'0"
WC	1937 x 1067mm	6'4" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3955 x 3744mm	13'0" x 12'3"
En Suite	1872 x 1660mm	6'1" x 5'4"
Bedroom 2	3955 x 3026mm	13'0" x 9'9"
Bathroom	1872 x 2058mm	6'1" x 6'8"

[Approximate dimensions]

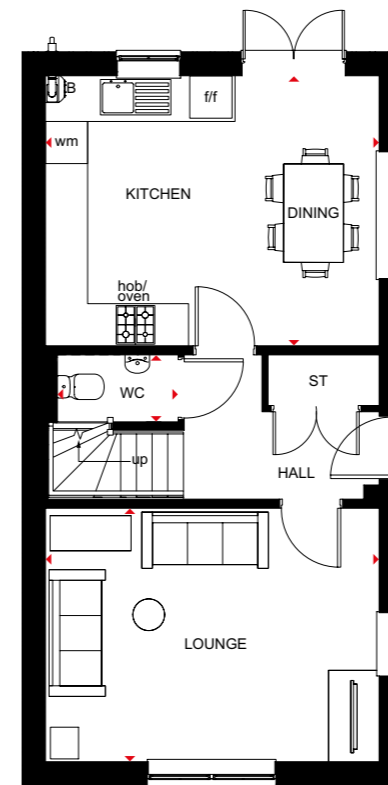
<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	WFH	Working from home space		

# MORESBY EXTRA

## 3 BEDROOM HOME



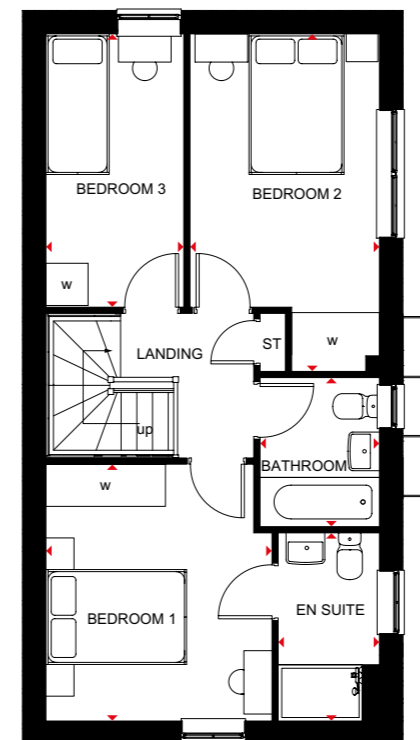
- A bright family home, full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has two double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	4725 x 3598mm	15'5" x 11'8"
Kitchen/Dining	3832 x 4725mm	12'6" x 15'5"
WC	958 x 1875mm	3'1" x 6'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3642 x 3204mm	11'9" x 10'5"
En Suite	2665 x 1431mm	8'7" x 4'7"
Bedroom 2	2685 x 4789mm	8'8" x 15'7"
Bedroom 3	1950 x 3876mm	6'4" x 12'7"
Bathroom	1690 x 2120mm	5'5" x 7'0"

[Approximate dimensions]

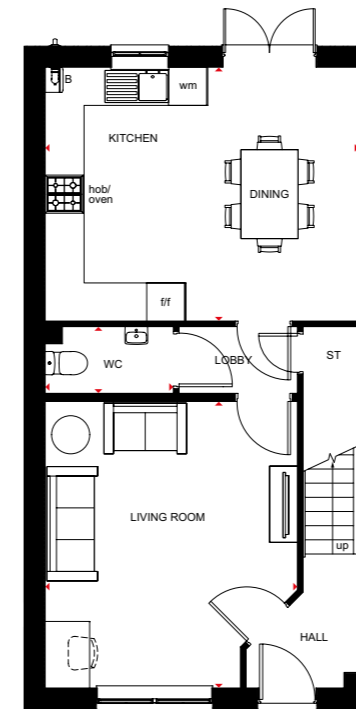
KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
w	Wardrobe space	◀▶	Dimension location

# ELLERTON EXTRA

## 3 BEDROOM HOME



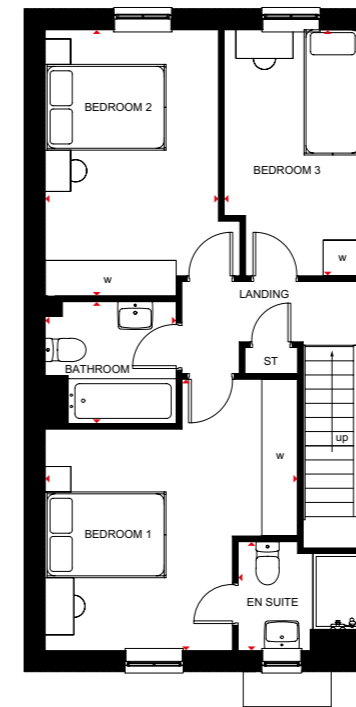
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized living room for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom,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

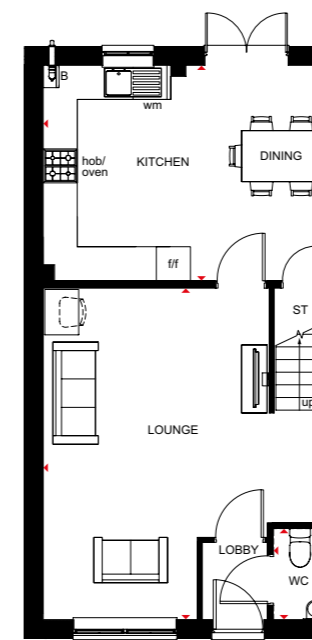
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location

# MAIDSTONE EXTRA

## 3 BEDROOM HOME



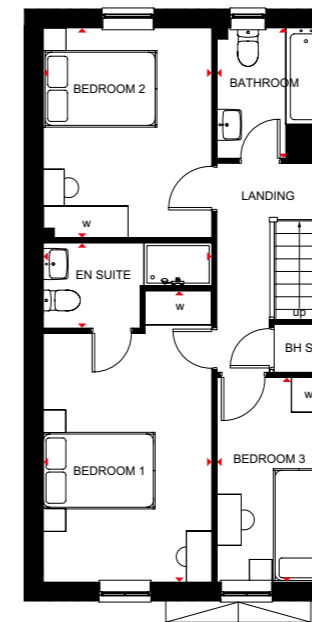
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom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

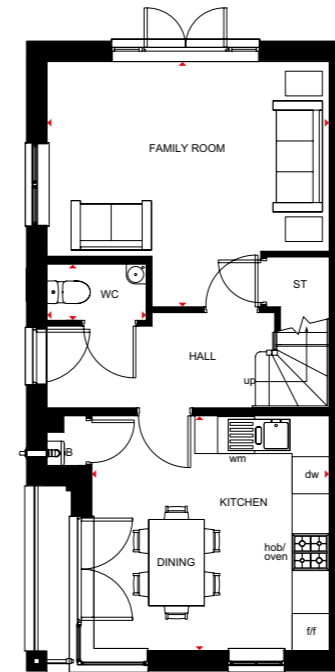
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	BH ST	Bulhead store	w	Wardrobe space	

# WICHELFORD EXTRA

## 3 BEDROOM HOME



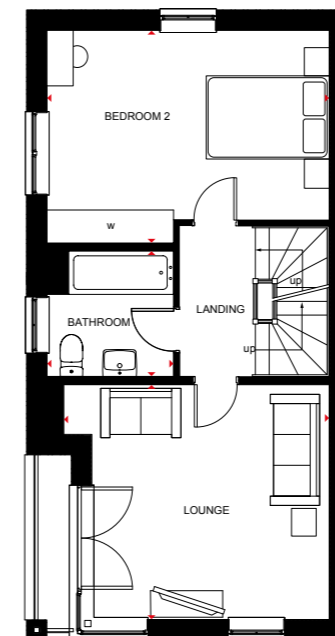
- An attractive family home designed over three floors with oversized windows and balconies providing a bright and airy feeling
- The ground floor has a kitchen with dining area and a family room with French doors leading to the garden
- The spacious lounge is upstairs on the first floor, along with a good-sized bedroom and family bathroom
- The second floor is home to the main bedroom with en suite shower room and a further bedroom



### Ground Floor

Kitchen/Dining	3845 x 3805mm	12'6" x 12'5"
Family Room	3975 x 4570 mm	13'0" x 14'9"
WC	911 x 1605mm	3'0" x 5'3"

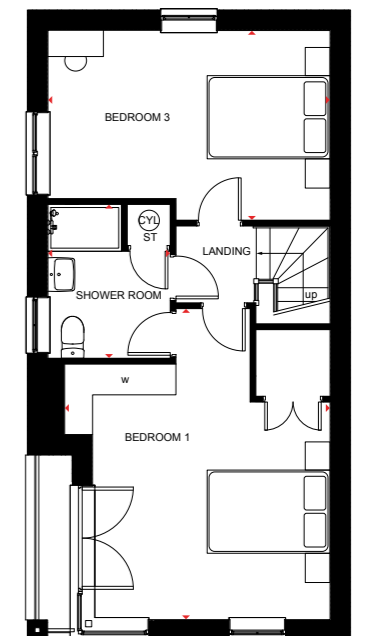
[Approximate dimensions]



### First Floor

Lounge	4300 x 3805mm	14'1" x 12'5"
Bedroom 2	4570 x 3450mm	15'0" x 11'3"
Bathroom	2035 x 2055mm	6'7" x 6'7"

[Approximate dimensions]



### Second Floor

Bedroom 1	4300 x 5038mm	14'1" x 16'5"
Bedroom 3	4570 x 3073mm	15'0" x 10'1"
Shower Room	2493 x 1980mm	8'2" x 6'5"

[Approximate dimensions]

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

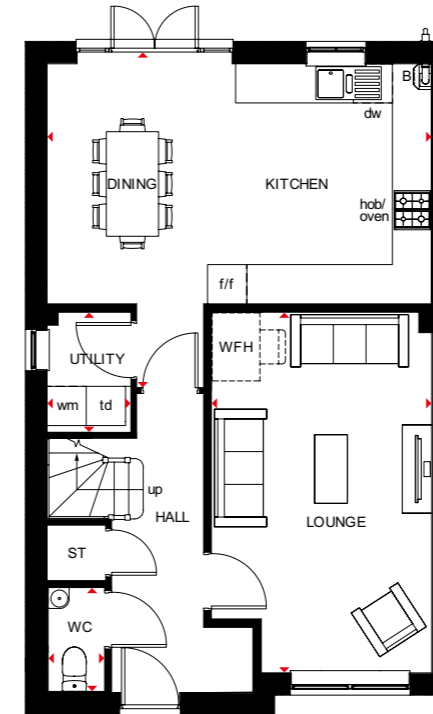


# KINGSLEY EXTRA

## 4 BEDROOM HOME



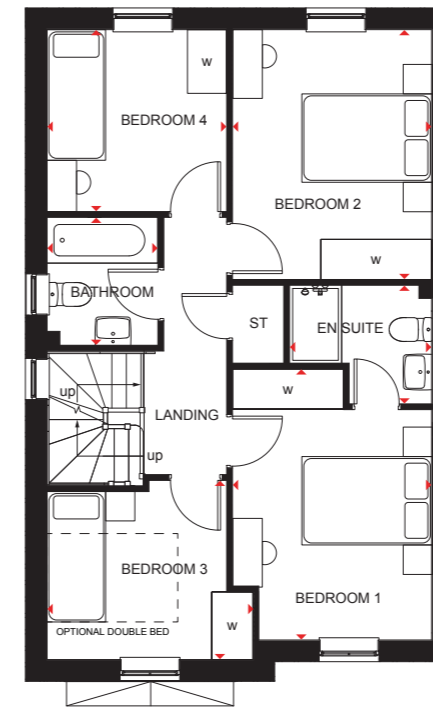
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are four bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

Lounge	5519 x 3370mm	18'1" x 11'0"
Kitchen/Dining	5885 x 4958mm	19'3" x 16'2"
WC	1612 x 888mm	5'3" x 2'9"
Utility	1272 x 1842mm	4'2" x 6'0"

(Approximate dimensions)



### First Floor

Bedroom 1	4118 x 3038mm	13'5" x 10'0"
En Suite	1816 x 2165mm	6'0" x 7'1"
Bedroom 2	3813 x 3038mm	12'5" x 10'0"
Bedroom 3	2732 x 3142mm	9'0" x 10'3"
Bedroom 4	2774 x 2738mm	9'1" x 9'0"
Bathroom	1957 x 1685mm	6'4" x 5'5"

(Approximate dimensions)

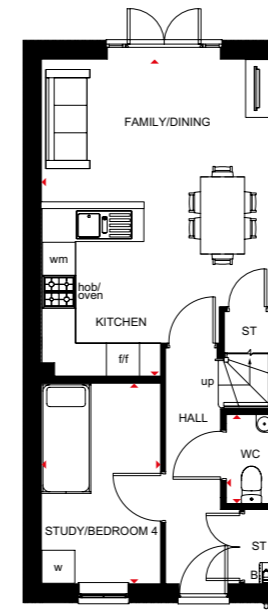
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	w	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

# HAVERSHAM EXTRA

## 4 BEDROOM HOME



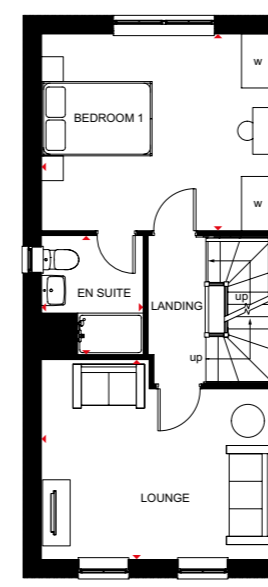
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along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

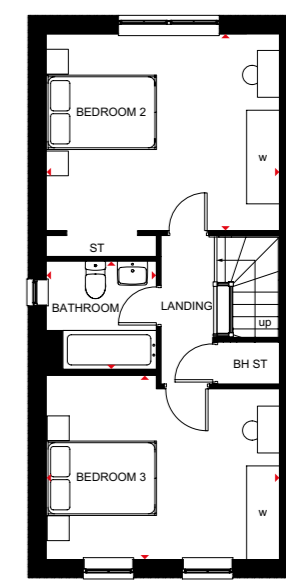
[Approximate dimensions]



### 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

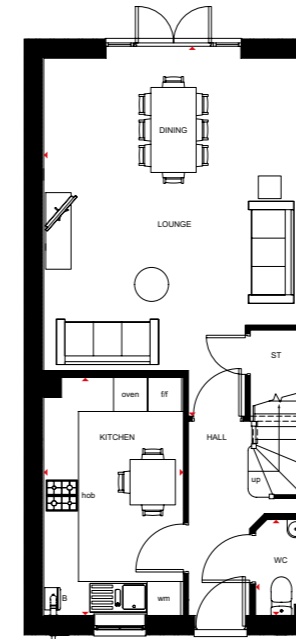
Bedroom 2	4230 x 4032mm	13'9" x 13'2"
Bedroom 3	4230 x 3089mm	13'9" x 10'1"
Bathroom	1994 x 1963mm	6'5" x 6'4"

[Approximate dimensions]

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

# HYTHIE EXTRA

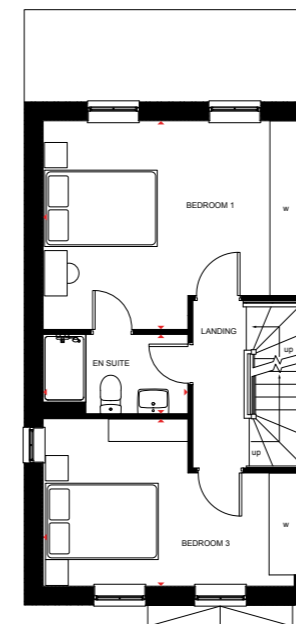
## 4 BEDROOM HOME



### 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"

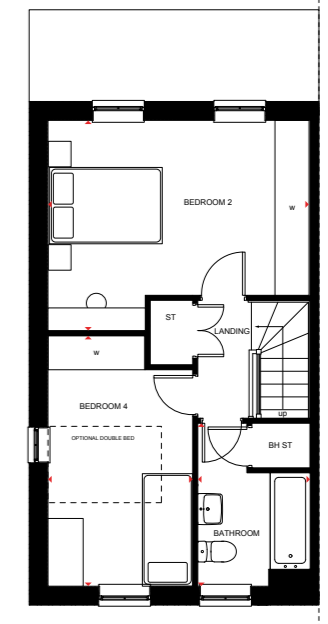
[Approximate dimensions]



### 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]

- 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

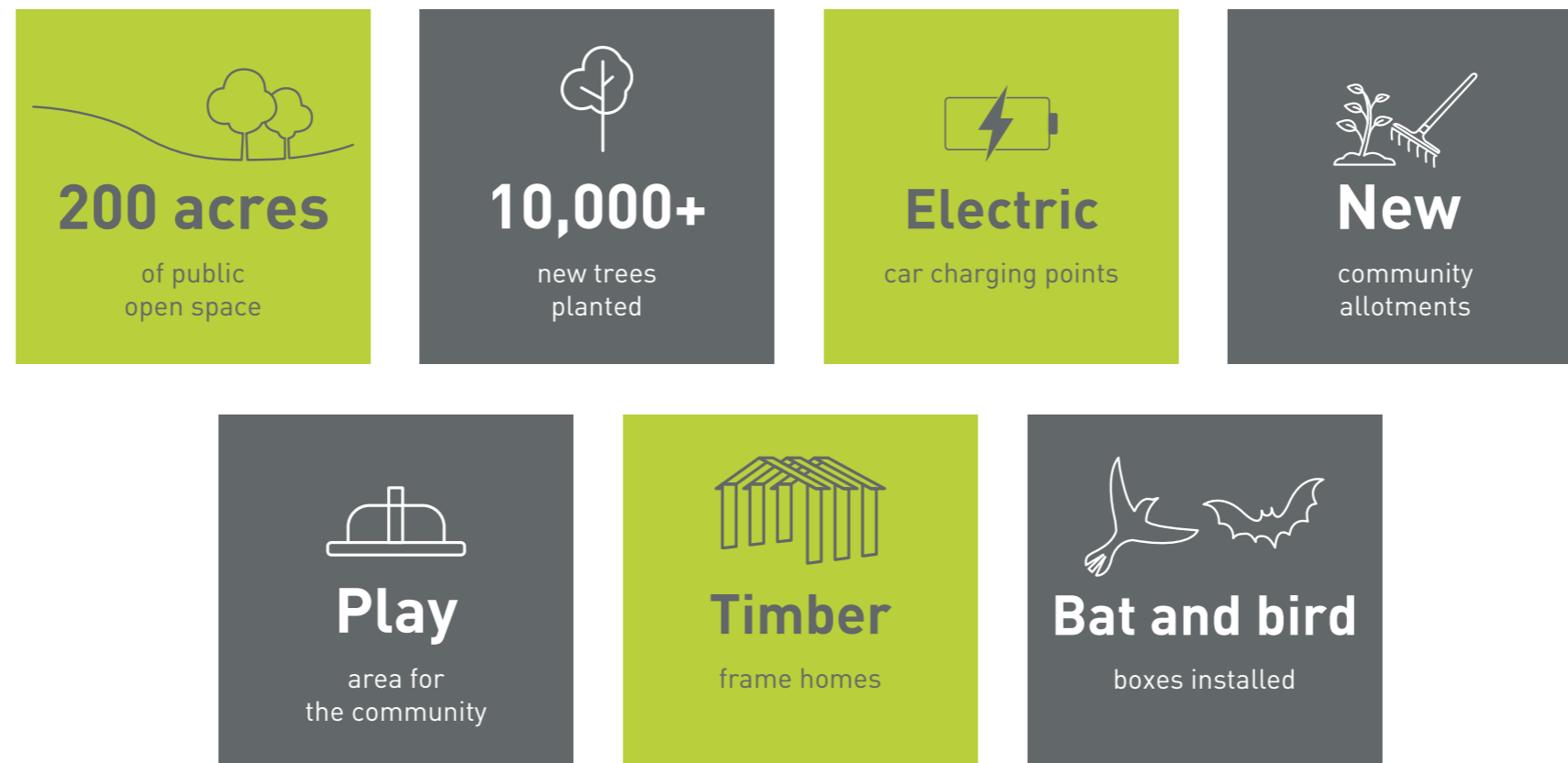
<b>KEY</b>	B Boiler	Cylinder	w Wardrobe space
	ST Store	wm Washing machine space	◀▶ Dimension location
	BH ST Bulkhead store	f/f Fridge/freezer space	

# 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.



# 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.



## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



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. Wichef Fields is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

# 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](http://barratthomes.co.uk)

**0333 355 8490**



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