

# CHESTNUT GARDENS

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SHRIVENHAM, OXFORDSHIRE

In the Vale of the White Horse



*A fresh approach  
to your retirement*

# QUINTESSENTIAL VILLAGE LIFE





Computer generated image

# WELCOME TO CHESTNUT GARDENS

Set within the charming and vibrant Oxfordshire village of Shrivenham, with its traditional high street, many thatched cottages, stone walls and beautiful Norman Church.

Chestnut Gardens is an exclusive development of 12 freehold detached houses designed for people over the age of 55, set around delightful private landscaped gardens.



## A DESIRABLE LOCATION

Conveniently positioned close to Shrivenham's well-kept recreation ground and stately Memorial Hall, Chestnut Gardens is within a few minutes' walk of the high street which offers a full range of village amenities, including shops, pubs, restaurants, a doctors' surgery, pharmacy, hairdresser and churches. Shrivenham is close to the historic and distinguished City of Oxford, the Market Town of Highworth and Swindon.

Chestnut Gardens offers twelve detached freehold houses, each with its own garage, parking and private rear garden. The houses enjoy views over a central landscaped garden with a stylish communal summer house for homeowners to share.



## EXTERIOR FEATURES

- Stylish yet sympathetic design
- Appealing layout in landscaped communal gardens
- Central summerhouse and seating area
- Garage, parking and private garden for every house
- Visitors' parking
- Gated entrance (automated and controllable from within each house)

Highworth Road



The development layout is for guidance purposes only and is not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction.

# DESIGNED WITH YOU IN MIND

Versatile accommodation, with generous proportions in an exclusive setting, is a trademark of a Blue Cedar Homes development, Chestnut Gardens is no exception. Built to Blue Cedar's rigorous specifications, these 12 detached houses provide light, airy homes which combine practicality with style.

From the outside, the properties compliment the local architecture whilst inside the well-planned layouts offer modern, energy-efficient living. All Blue Cedar homes have fully-fitted kitchens with state-of-the-art appliances, granite work tops and luxury bathrooms.

The homes are designed to be adaptable as needs change in older age with one such feature being the option to convert the downstairs dining room and shower room into an en suite bedroom. Our marketing team can provide more details of Blue Cedar Homes' future-proof features.

*The houses at Chestnut Gardens are freehold and come with a 10-year NHBC Buildmark warranty.*



Interior photos from other Blue Cedar Homes developments



## INTERIOR FEATURES:

- Bespoke kitchens with Neff appliances and granite work tops
- Porcelanosa bathroom tiles and Duravit sanitaryware
- Underfloor heating to the ground floor and all bathrooms/en suites
- Engineered oak flooring to the hallways, kitchens and garden rooms
- Grade B Energy Performance (less than 2% of houses in the UK achieve this level)



*"The house, its garden and the outside communal space, suit us admirably. The layout of the houses, around a central lawn, is very attractive. Inside the house the layout has been well thought out. We would happily recommend Blue Cedar Homes."*

Mr C, Wrington Nr Bristol

## RELAX AND ENJOY

Thanks to the Blue Cedar Homes Management Company, you can forget about a host of chores and spend more time doing things you really enjoy, either at home in beautiful, stress-free surroundings, or out and about.

The company employs a visiting Estate Manager who looks after the general wellbeing and security of Chestnut Gardens, including estate maintenance, external window cleaning, waste management, periodic external redecoration and, of course, caring for the gardens. All this is included within the annual service charge.

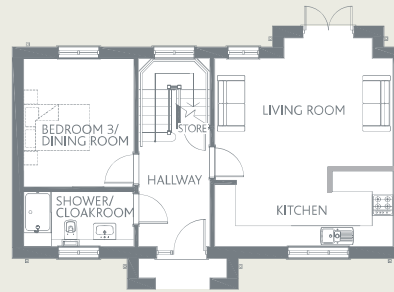
Further services are available as and when required, such as assistance with moving in or taking extra care of your home when you are away on holiday.



PLOT 1



Ground Floor



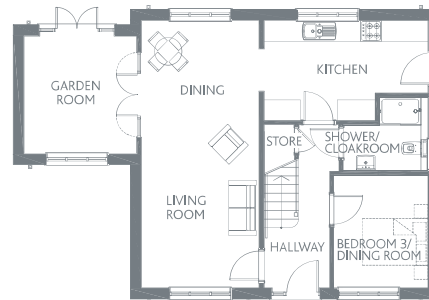
First Floor



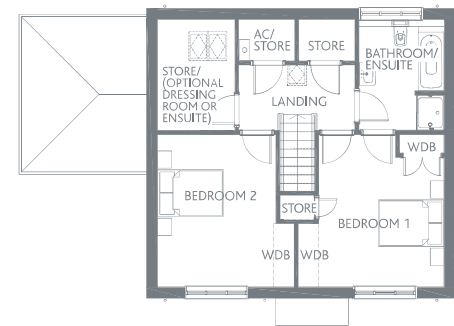
PLOT 2/5



Ground Floor



First Floor



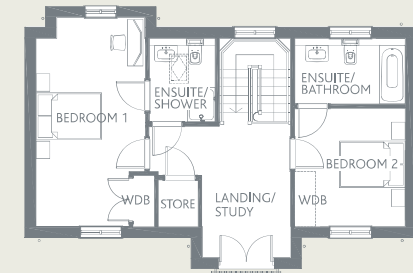
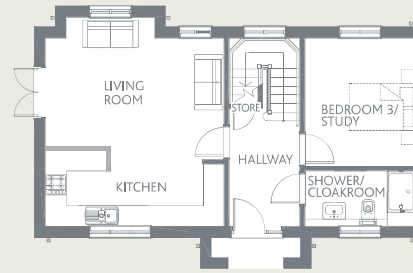
Illustrative layouts for plots 2 & 5 - please ask our sales team for the individual floor plans



PLOT 3/4/12

Ground Floor

First Floor

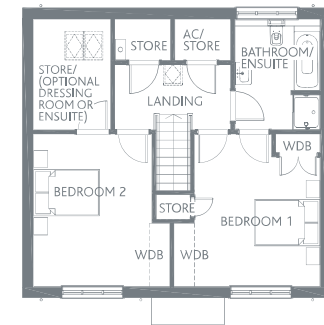
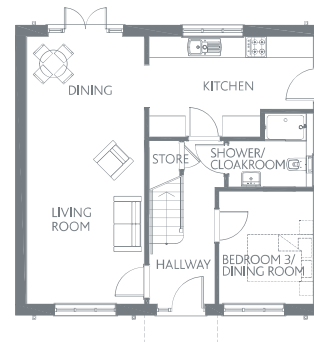


Illustrative layouts for plots 3, 4 & 12 - please ask our sales team for the individual floor plans

PLOT 6

Ground Floor

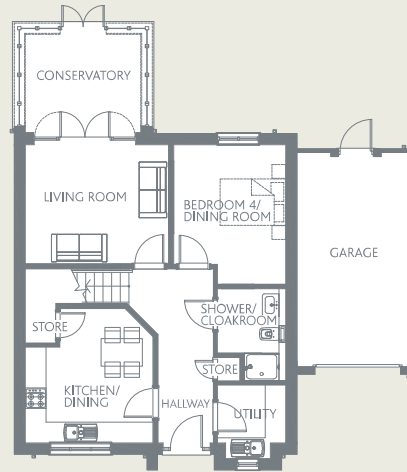
First Floor



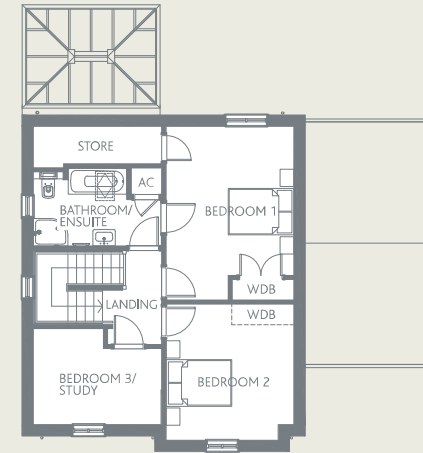
PLOT 7



Ground Floor



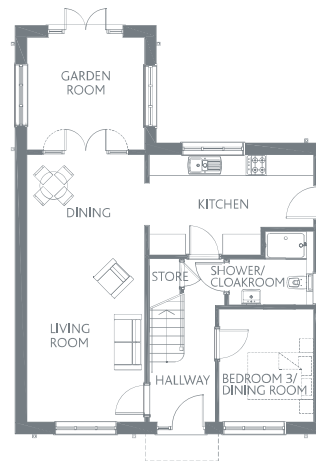
First Floor



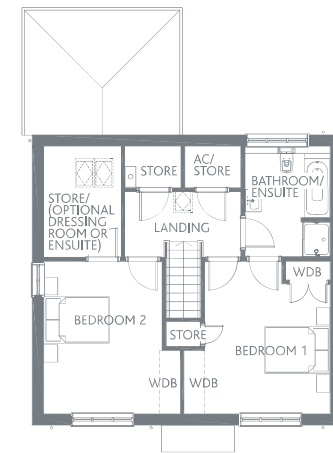
PLOT 8/10



Ground Floor



First Floor

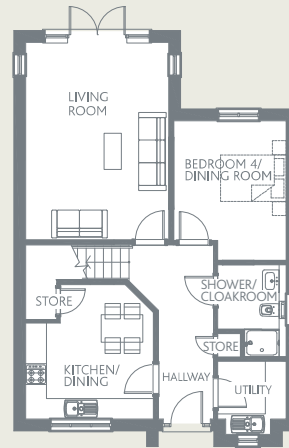


Illustrative layouts for plots 8 & 10 - please ask our sales team for the individual floor plans

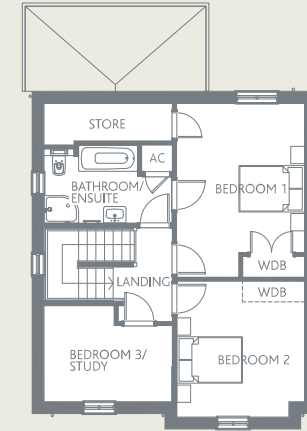
PLOT 9



Ground Floor



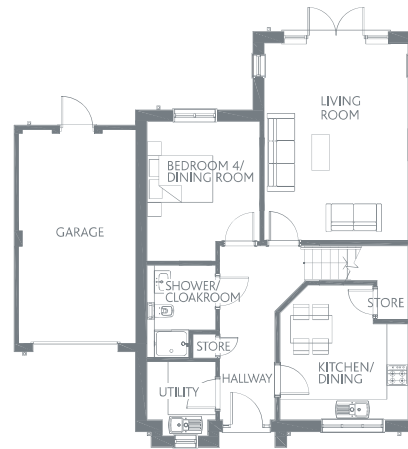
First Floor



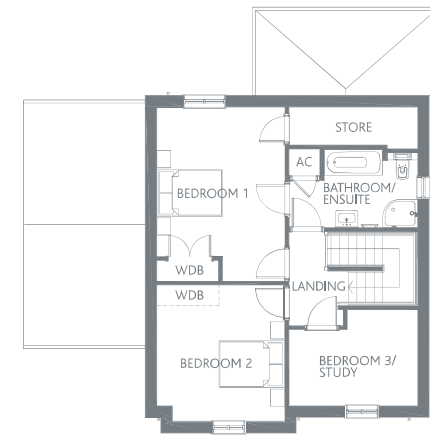
PLOT 11



Ground Floor



First Floor



# WELCOME TO SHRIVENHAM

Shrivenham sits in the west of Oxfordshire's Vale of White Horse, just a few miles from the ancient mystical chalk horse carved into the hillside at Uffington.

With a population of around 6,000 people, Shrivenham has a host of amenities, including a doctors' surgery, pharmacy, three churches, sports clubs, an amateur dramatic society, gardening and art clubs and many other groups which meet in the village Memorial Hall. Golf is also available nearby.

The community is served by the Great Western Hospital, which opened in 2002, and is less than seven miles away.



## LEISURE AND PURSUITS

The Shrivenham area is well served by sporting facilities, Wrag Barn Golf Club and Shrivenham Park Golf Club, and for the more adventurous wishing to spread their wings, the Vale of White Horse Gliding Centre is based just outside the village. There is also a thriving cricket club, bowls club and a tennis club with three floodlit all-weather courts.

*The Amateur Dramatic Society, Gardening Club, Art Club, Photographic Society, Writers Group and many more organisations also add to the richness of village life.*





## HERITAGE

Steeped in history, Shrevenham, now in Oxfordshire, was once part of Berkshire, and the village's Heritage Society is kept busy exploring and documenting its fascinating past. Discovered in 1952, Neolithic flint implements point to prehistoric settlements in the area. The Domesday Book notes: "In the Manor are two mills worth 20 shillings, and 240 acres of meadow and wood land to render 20 swine."

The village's Beckett House was home to lawyer and MP Henry Marten, one of the men who signed the death warrant of King Charles I. The house later came into the ownership of the Barrington family, who have provided the nation with, among others, an Admiral and a Bishop. In 1938, it became an Artillery school and during World War II it was an Officer Cadet Training Unit before becoming home to the Royal Military College of Science in 1946.



Oxford



Oxford

## CULTURE

Shrevenham is surrounded by towns and cities boasting some of England's finest cultural experiences. Oxford, the city of dreaming spires, is home to the oldest university in the country. Visitors can indulge themselves in the newly refurbished Ashmolean Museum, the Bodleian Library, the Museum of the History of Science, and the Sheldonian Theatre, as well as the Oxford Playhouse and other theatres and cinemas. Home to countless authors and writers, the city itself played a starring role in the Inspector Morse TV series! Reading, Cheltenham and Newbury are all also less than an hour from Shrevenham as are the beautiful towns and villages of the Cotswolds.



## SHOPPING

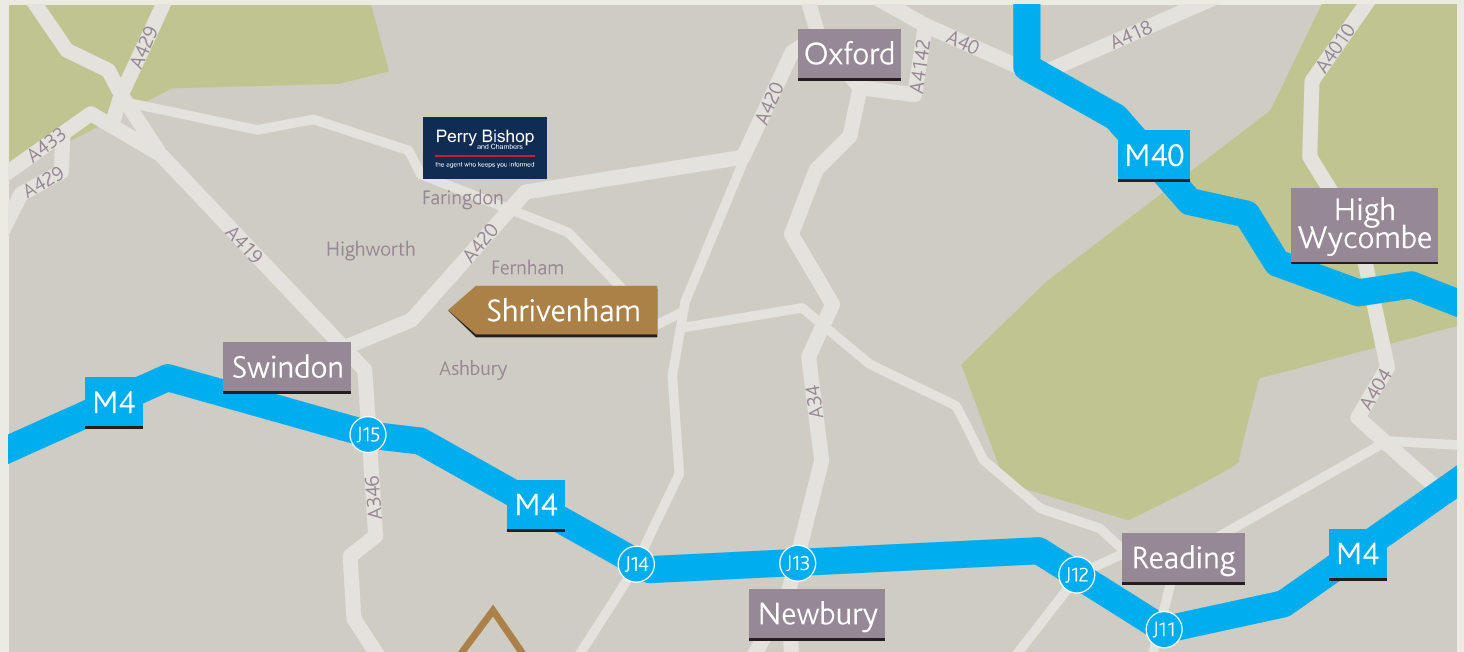
Shrevenham offers a number of village stores, as well as its own Post Office, pubs and restaurants. Retail parks such as Greenbridge and the Orbital Shopping Centre on the outskirts of Swindon are both within 20 minutes of the village and offer a wider range of national chain stores and restaurants. Larger towns and cities nearby, such as Oxford, provide the complete range of retail experiences, including the famous covered market, renowned as a gourmet's delight.



## GETTING THERE

The village is just eight miles from Junction 15 of the M4 via the A420 Shrivensham bypass, which links Swindon to Oxford, only 20 miles away. Heathrow, Bristol and Southampton airports can all be reached in less than an hour and a half and trains to London Paddington take an hour from Swindon, eight miles from Shrivensham.

And if you've always yearned for a trip on Route 66 now's your chance – that's the number of the bus route from Oxford to Swindon, with at least two services an hour from 6am to 10pm serving the village on weekdays.



MAPS ARE NOT TO SCALE





## ABOUT US

Blue Cedar Homes are experts in building age-exclusive houses and only construct a limited number of bespoke properties each year. We select the most desirable locations and design homes which people love to live in.

We believe in attention to detail, and take care of our customers, because their good word is our future.

To find out more about us and our exclusive projects, please view:

[www.bluecedarhomes.co.uk](http://www.bluecedarhomes.co.uk)



The Gardens, Budleigh Salterton Devon

# CHESTNUT GARDENS

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1-12 Chestnut Gardens  
Shrivenham  
Oxfordshire  
SN6 8DE

Temporary postcode for the purposes of SatNav: SN6 8BL



**PLEASE NOTE:**

These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Chestnut Gardens is a marketing name and may not necessarily form part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the marketing team to ascertain the availability of any particular property.

[www.bluecedarhomes.co.uk](http://www.bluecedarhomes.co.uk)

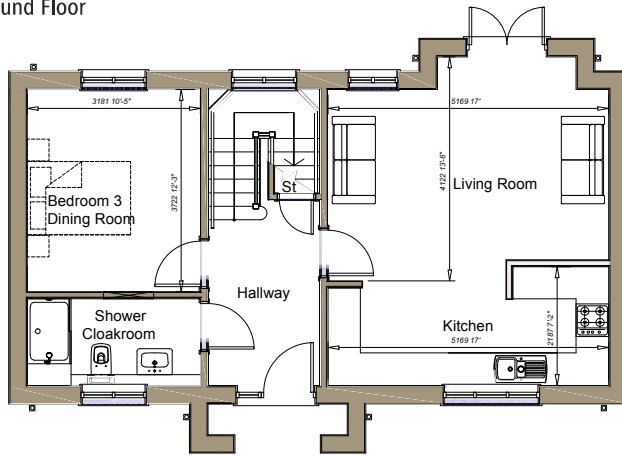


# CHESTNUT GARDENS, SHRIVENHAM

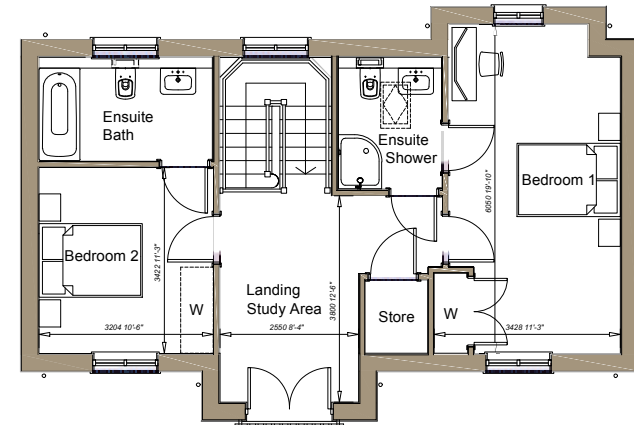


## PLOT 1

Ground Floor

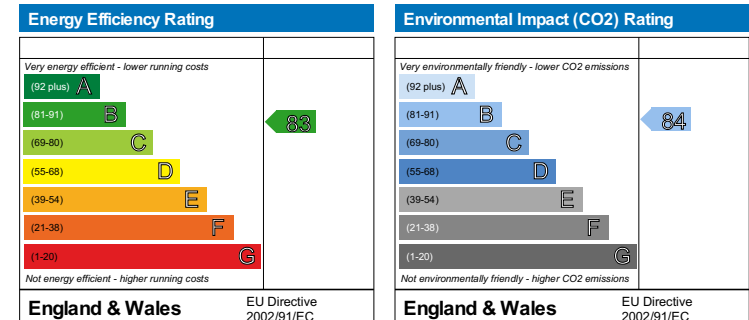


First Floor



Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room	5.16 x 4.12	17' x 13'6"
Kitchen	5.16 x 2.18	17' x 7'2"
Bedroom 3 / Dining Room	3.72 x 3.18	12'3" x 10'5"
<b>First Floor</b>		
Bedroom 1 (Master)	6.05 x 3.42	19'10" x 11'3"
Bedroom 2	3.42 x 3.20	11'3" x 10'6"
Landing / Study Area	3.80 x 2.55	12'6" x 8'4"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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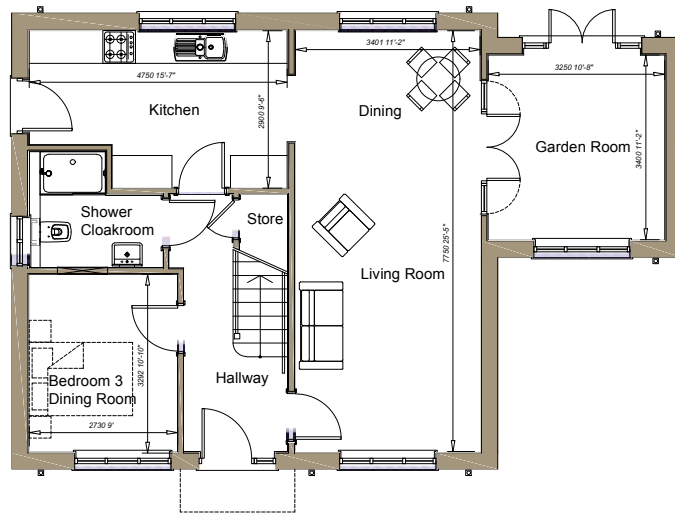
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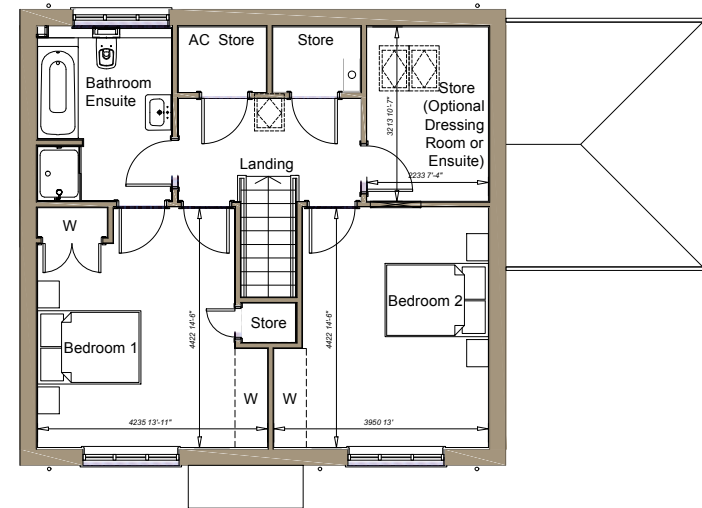


## PLOT 2

Ground Floor

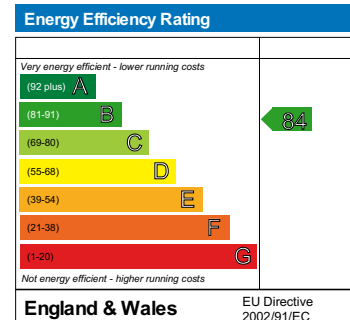


First Floor

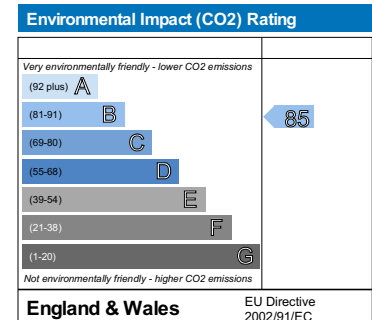


Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room / Dining	7.75 x 3.40	25'5" x 11'2"
Kitchen	4.75 x 2.90	15'7" x 9'6"
Bedroom 3 / Dining Room	3.29 x 2.73	10'10" x 9'
Garden Room	3.40 x 3.25	11'2" x 10'8"
<b>First Floor</b>		
Bedroom 1 (Master)	4.42 x 4.23	14'6" x 13'11"
Bedroom 2	4.42 x 3.95	14'6" x 13'
Store (Optional Dressing Room or Ensuite)	3.21 x 2.23	10'7" x 7'4"

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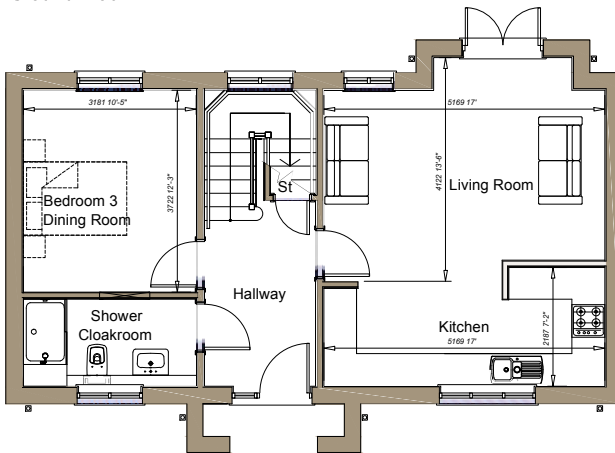
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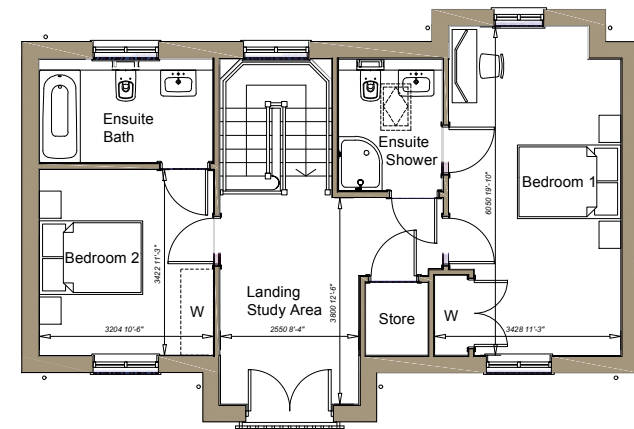


## PLOT 3

Ground Floor

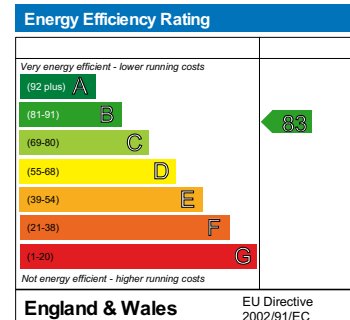


First Floor

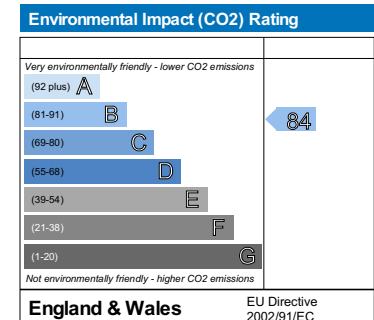


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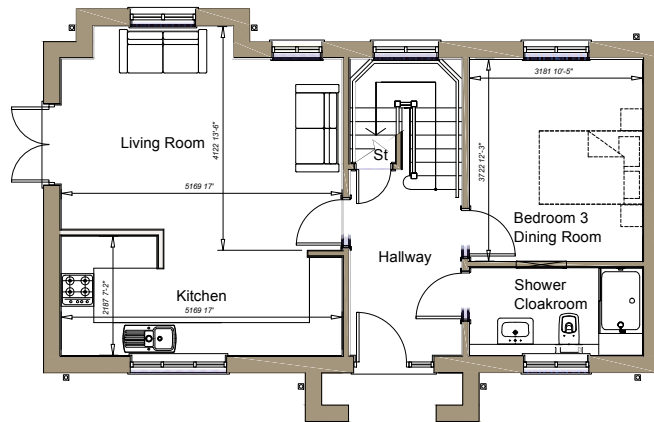
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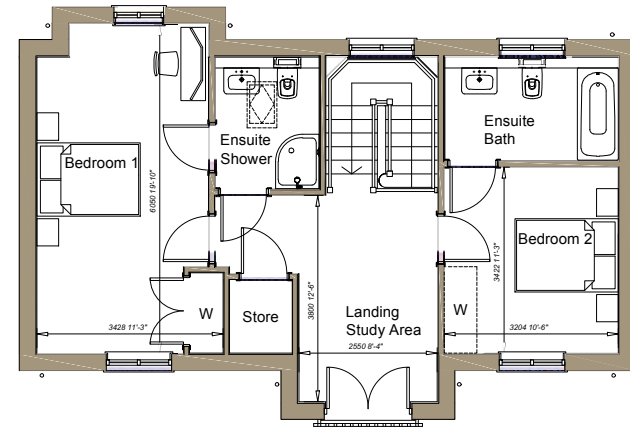


## PLOT 4

Ground Floor

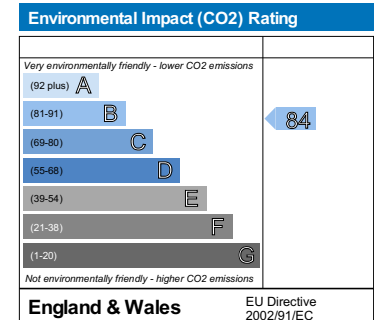
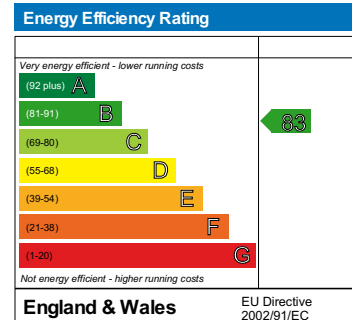


First Floor



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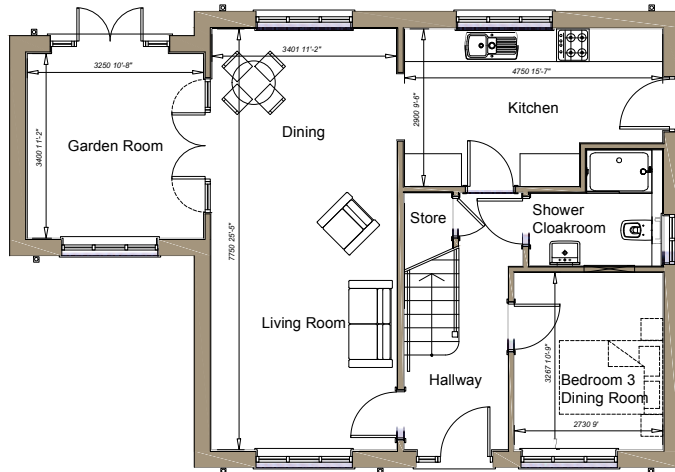
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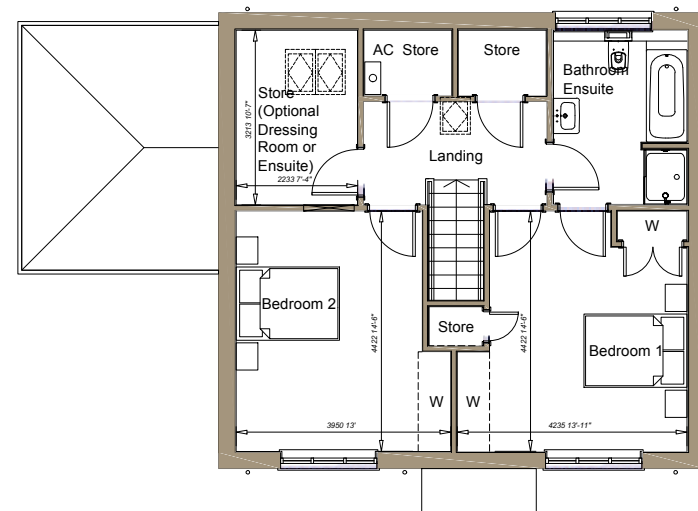


## PLOT 5

Ground Floor

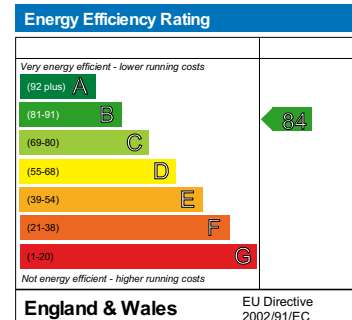


First Floor

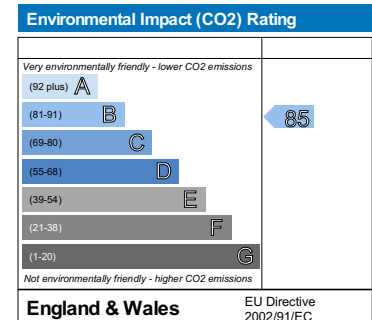


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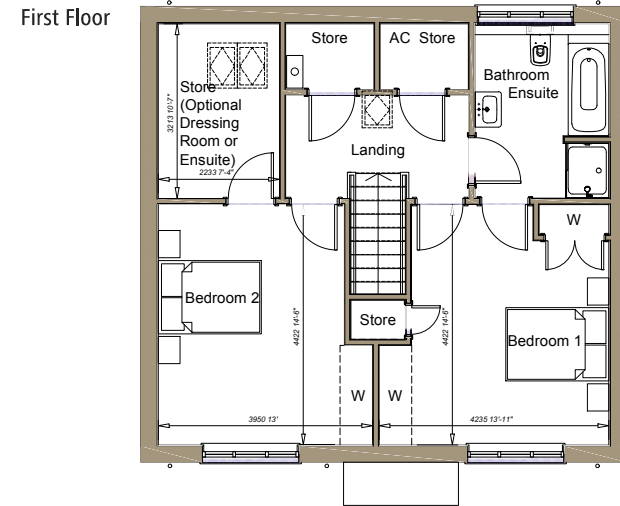
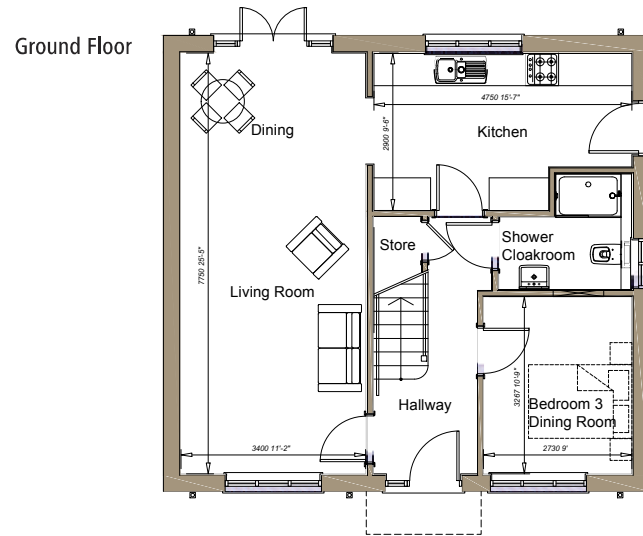
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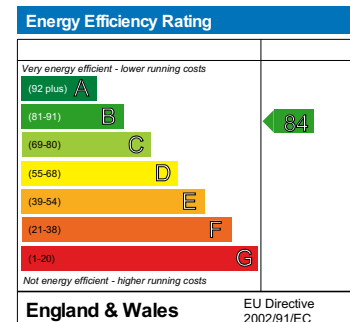


## PLOT 6

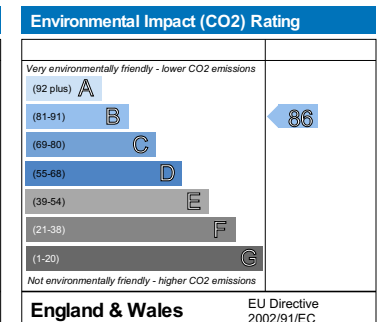


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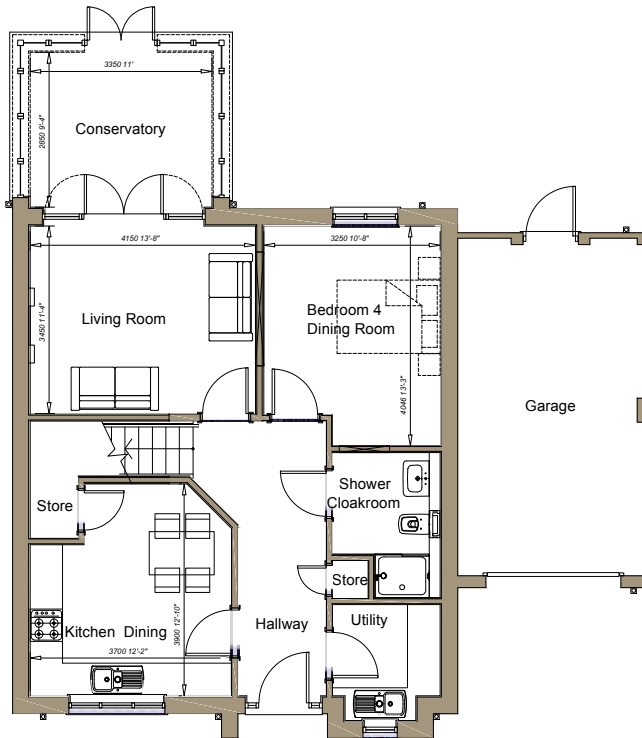
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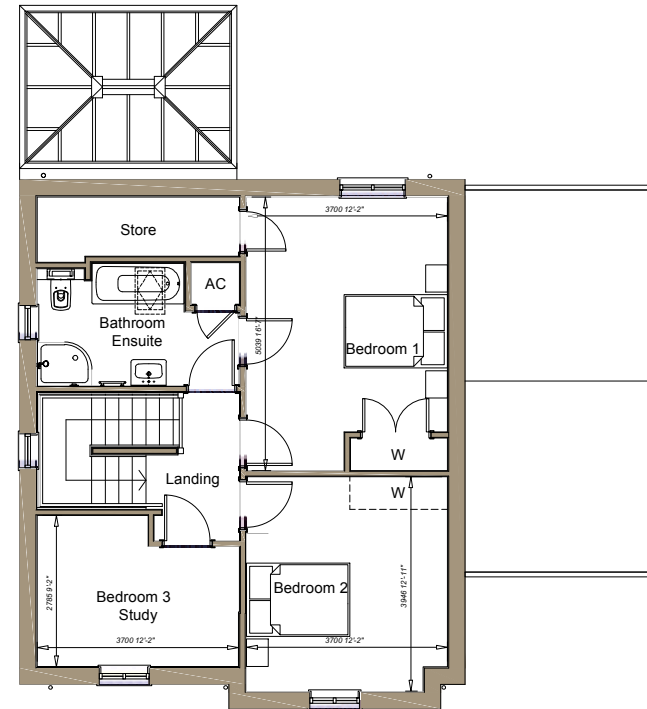


## PLOT 7

Ground Floor

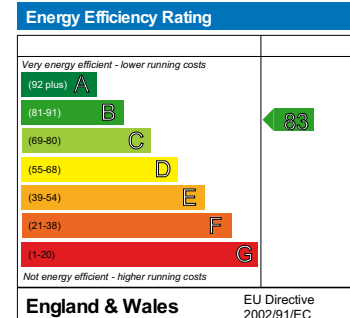


First Floor



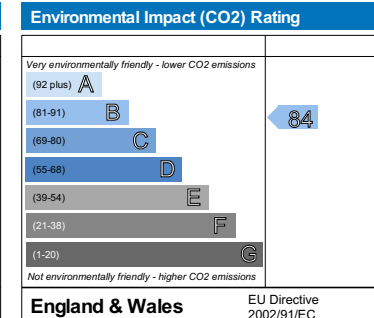
Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room	4.15 x 3.45	13'8" x 11'4"
Kitchen	3.90 x 3.70	12'10" x 12'2"
Bedroom 4 / Dining Room	4.04 x 3.25	13'3" x 10'8"
Conservatory	3.35 x 2.85	11' x 9'4"
<b>First Floor</b>		
Bedroom 1 (Master)	5.03 x 3.70	16'7" x 12'2"
Bedroom 2	3.94 x 3.70	12'11" x 12'2"
Bedroom 3 / Study	3.70 x 2.78	12'2" x 9'2"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

NB: The above are predicted ratings prior to actual testing following completion of construction

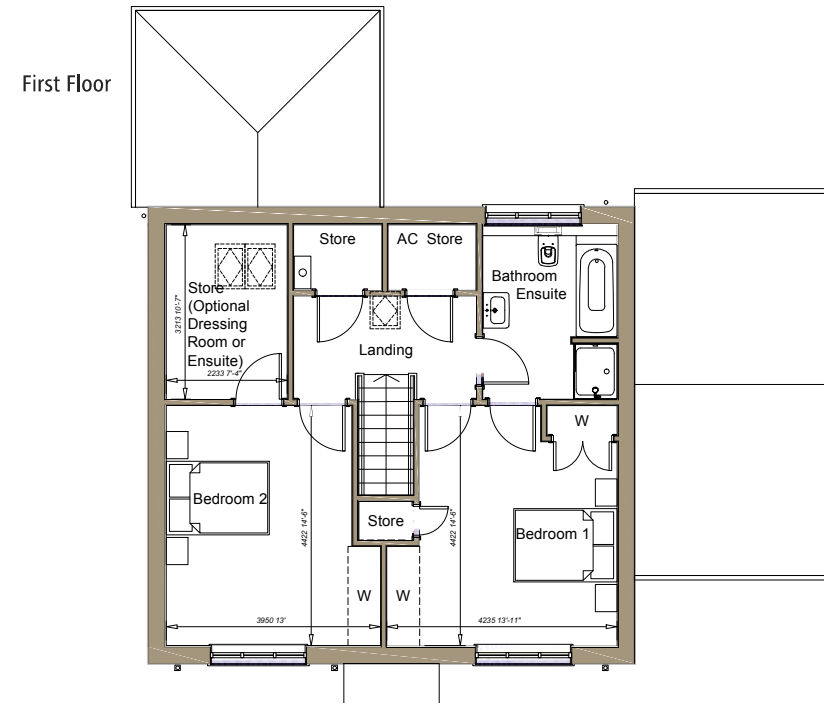
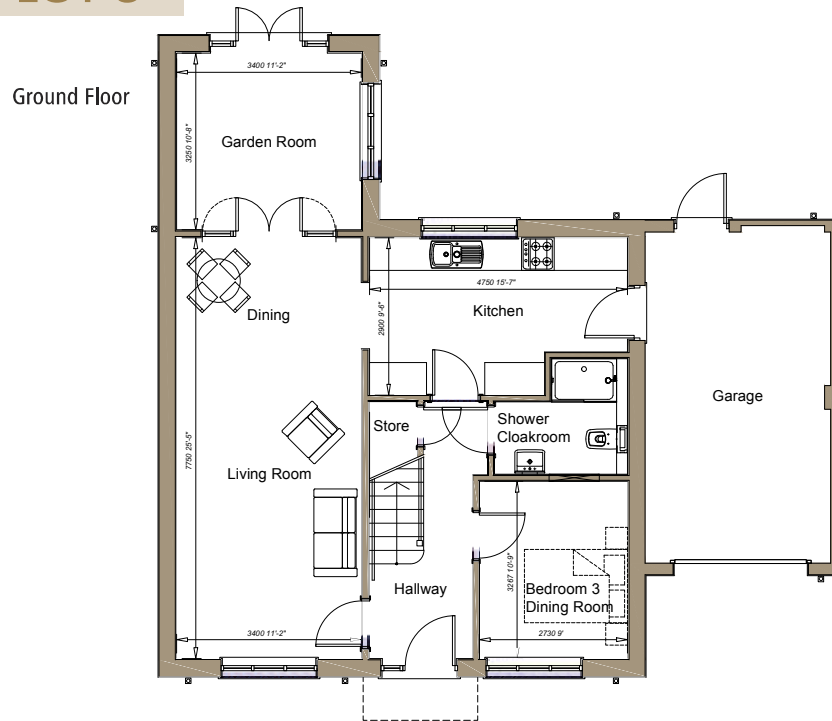


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

# CHESTNUT GARDENS, SHRIVENHAM

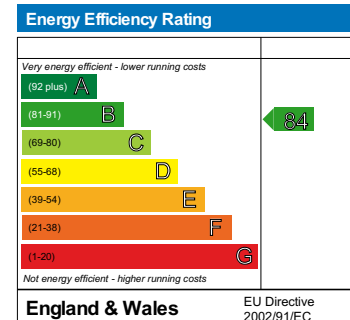


## PLOT 8

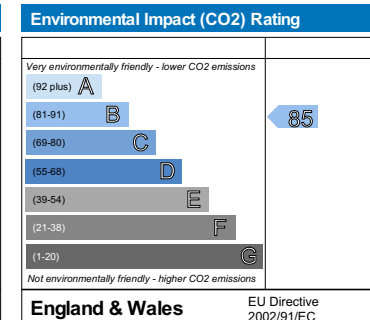


Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room / Dining	7.75 x 3.40	25'5" x 11'2"
Kitchen	4.75 x 2.90	15'7" x 9'6"
Bedroom 3 / Dining Room	3.26 x 2.73	10'9" x 9'
Garden Room	3.40 x 3.25	11'2" x 10'8"
<b>First Floor</b>		
Bedroom 1 (Master)	4.42 x 4.23	14'6" x 13'11"
Bedroom 2	4.42 x 3.95	14'6" x 13'
Store (Optional Dressing Room or Ensuite)	3.21 x 2.23	10'7" x 7'4"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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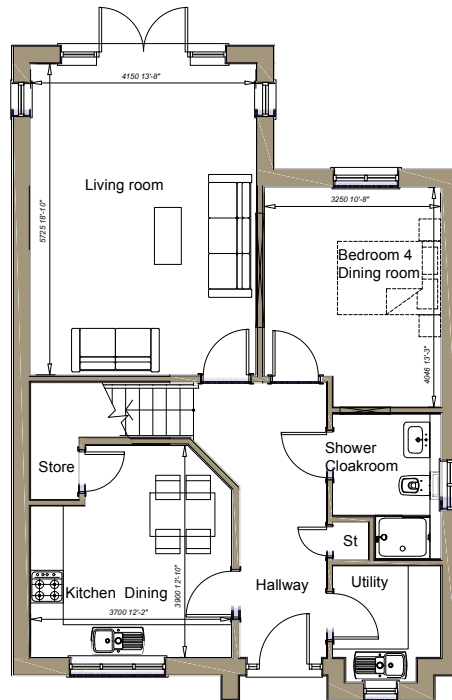


# CHESTNUT GARDENS, SHRIVENHAM

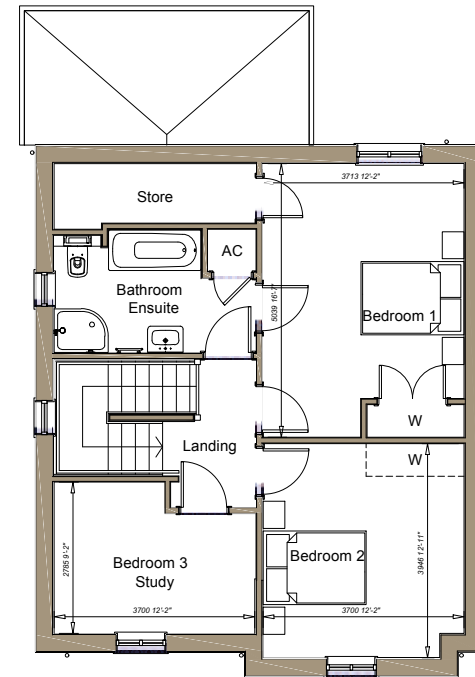


## PLOT 9

Ground Floor

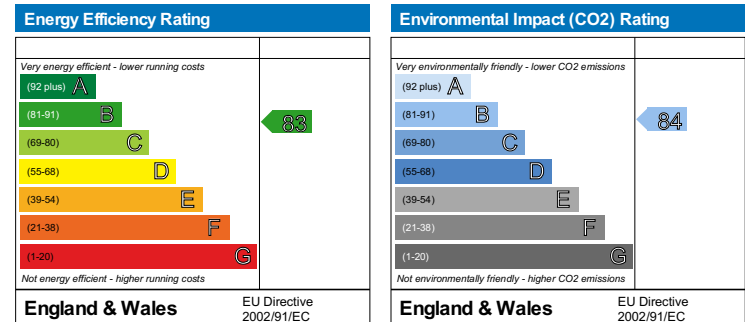


First Floor



Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room	5.72 x 4.15	18'10" x 13'8"
Kitchen	3.90 x 3.70	12'10" x 12'2"
Bedroom 4 / Dining Room	4.04 x 3.25	13'3" x 10'8"
<b>First Floor</b>		
Bedroom 1 (Master)	5.03 x 3.71	16'7" x 12'2"
Bedroom 2	3.94 x 3.70	12'11" x 12'2"
Bedroom 3 / Study	3.70 x 2.78	12'2" x 9'2"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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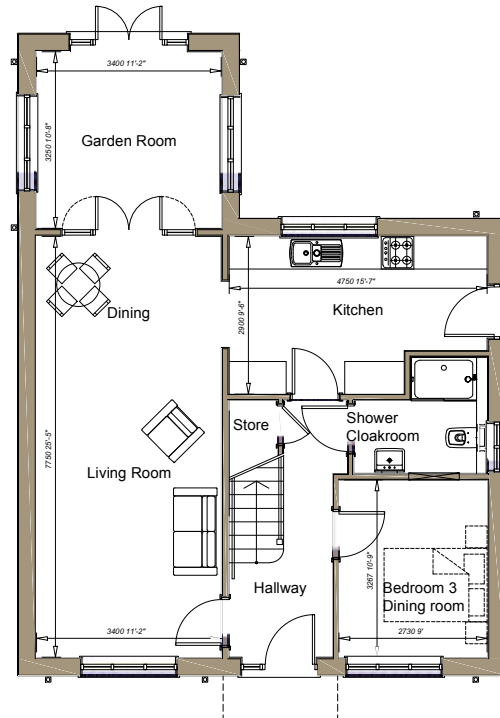
NB: The above are predicted ratings prior to actual testing following completion of construction

# CHESTNUT GARDENS, SHRIVENHAM

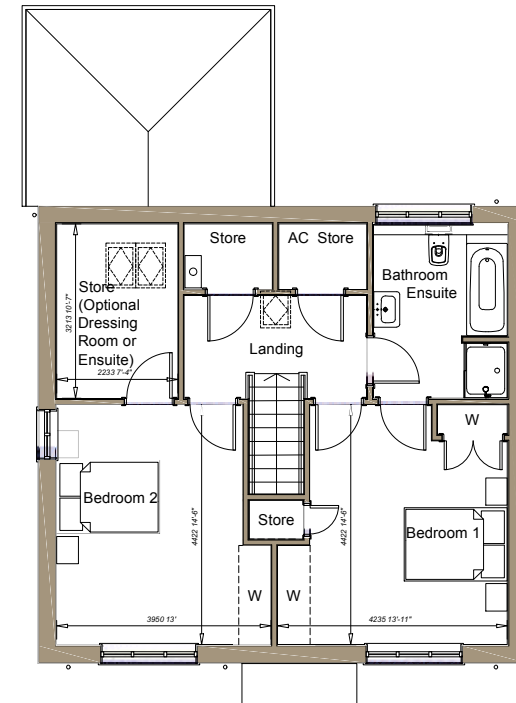


## PLOT 10

Ground Floor

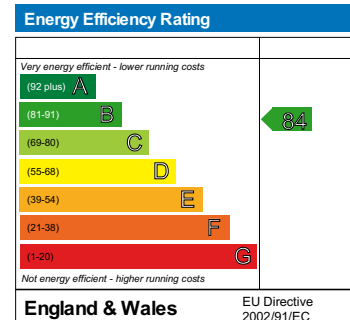


First Floor



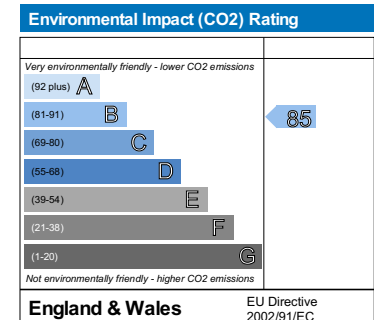
Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room / Dining	7.75 x 3.40	25'5" x 11'2"
Kitchen	4.75 x 2.90	15'7" x 9'6"
Bedroom 3 / Dining Room	3.26 x 2.73	10'9" x 9'
Garden Room	3.40 x 3.25	11'2" x 10'8"
<b>First Floor</b>		
Bedroom 1 (Master)	4.42 x 4.23	14'6" x 13'11"
Bedroom 2	4.42 x 3.95	14'6" x 13'
Store (Optional Dressing Room or Ensuite)	3.21 x 2.23	10'7" x 7'4"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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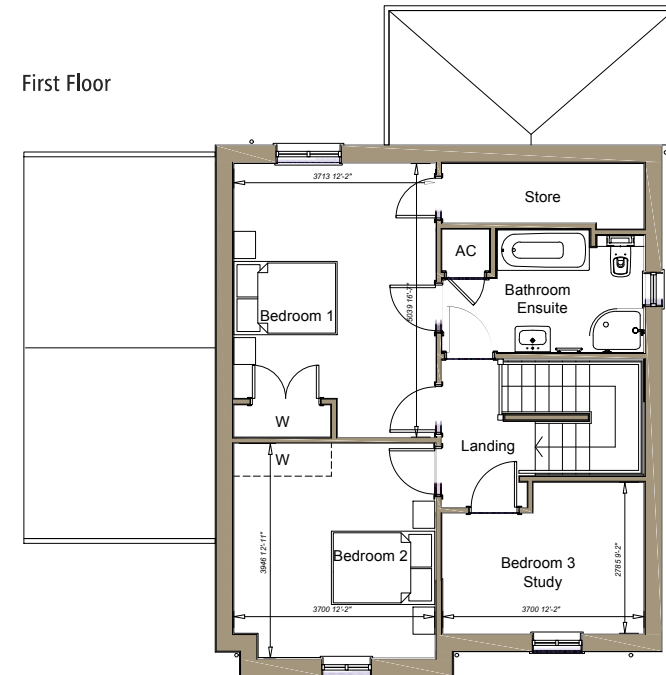
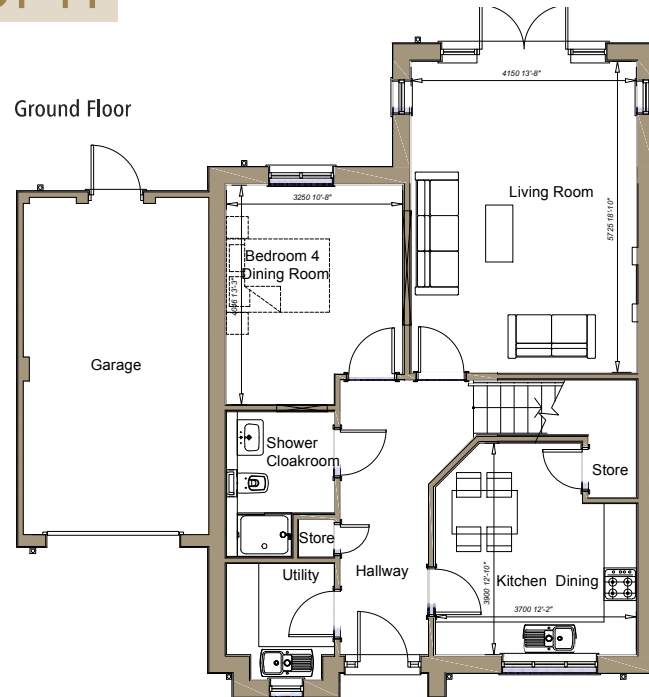


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# CHESTNUT GARDENS, SHRIVENHAM

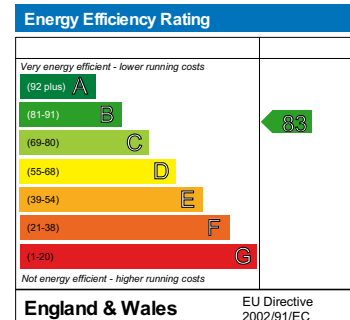


## PLOT 11



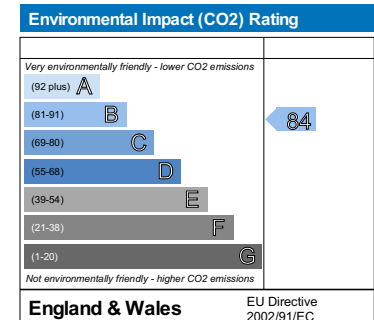
Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room	5.72 x 4.15	18'10" x 13'8"
Kitchen	3.90 x 3.70	12'10" x 12'2"
Bedroom 4 / Dining Room	4.04 x 3.25	13'3" x 10'8"
<b>First Floor</b>		
Bedroom 1 (Master)	5.03 x 3.71	16'7" x 12'2"
Bedroom 2	3.94 x 3.70	12'11" x 12'2"
Bedroom 3 / Study	3.7 x 2.78	12'2" x 9'2"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



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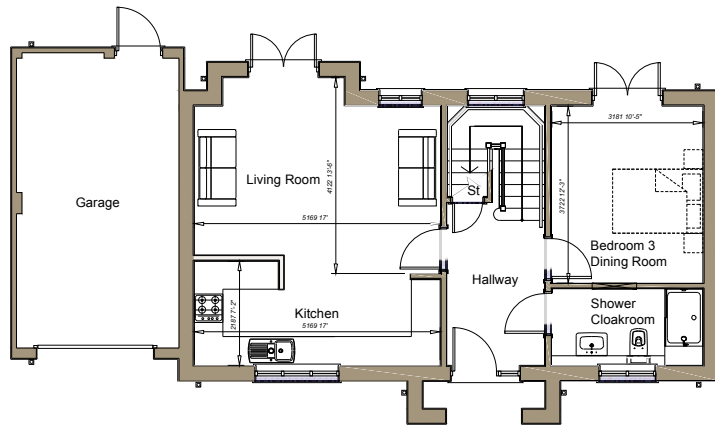
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

# CHESTNUT GARDENS, SHRIVENHAM

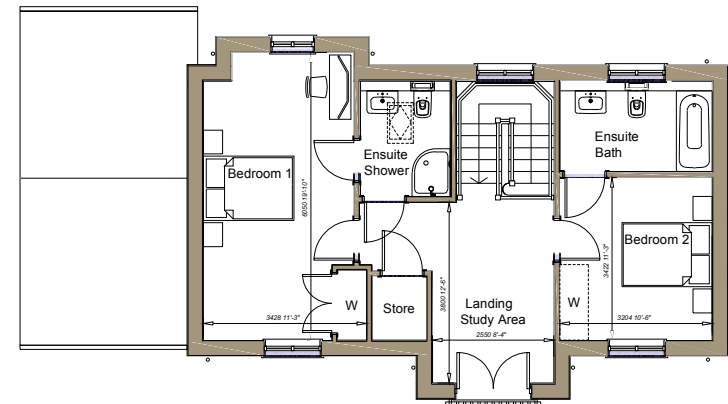


## PLOT 12

Ground Floor

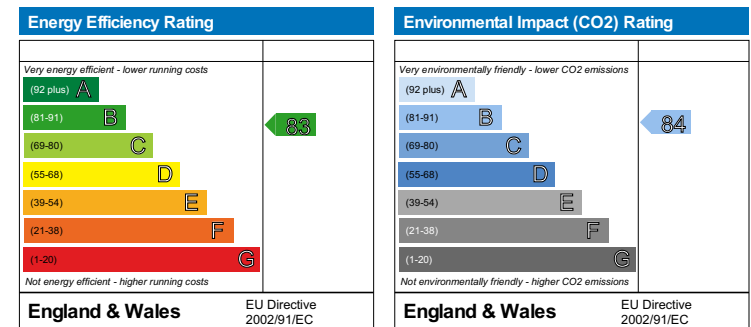


First Floor



Room Dimensions	Metric (metres)	Imperial (feet/inches)
<b>Ground Floor</b>		
Living Room	5.16 x 4.12	17' x 13'6"
Kitchen	5.16 x 2.18	17' x 7'2"
Bedroom 3 / Dining Room	3.72 x 3.18	12'3" x 10'5"
<b>First Floor</b>		
Bedroom 1 (Master)	6.05 x 3.42	19'10" x 11'3"
Bedroom 2	3.42 x 3.20	11'3" x 10'6"
Landing / Study Area	3.80 x 2.55	12'6" x 8'4"

All dimensions are approximate, measured to maximum (including wardrobes where fitted) and may be subject to change. Wardrobe in Bedroom 1 installed as standard. Other potential locations (dotted lines) are illustrative only. Energy performance figures are predicted at this stage.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

NB: The above are predicted ratings prior to actual testing following completion of construction

# CHESTNUT GARDENS, SHRIVENHAM



## OUTLINE SPECIFICATION - INTERNAL

\* choice of colours and types requires an early commitment

### KITCHEN

Hand finished kitchens with NEFF appliances incorporating:

- stainless steel single oven with retractable door
- ceramic hob with bevelled glass
- stainless steel microwave oven and quartz grill
- glass canopy extractor hood
- integrated fridge freezer, washer/dryer and dishwasher
- granite worktops with an 'undermount' sink\*

### BATHROOMS

Mayflower bathrooms and ensuites featuring:

- Duravit WC with soft close seat
- wash hand basin
- fully fitted shower
- Porcelanosa floor and wall tiling\*
- electric fuel chrome towel rail

Ground floor shower/cloakroom incorporating:

- Duravit WC with soft close seat
- wash hand basin
- low level entry shower
- electric fuel chrome towel rail
- Porcelanosa floor and wall tiling\*

The above is provided for guidance only, with possible variation between individual plots

### ELECTRICAL SYSTEMS

- numerous thoughtfully positioned electrical sockets
- digital terrestrial/satellite pre-wired to TV points in living/dining room and bedrooms for the convenient installation of an aerial/satellite system
- telephone outlet sockets in entrance hall, living/dining room and bedrooms. (NB: telephone line to be ordered by purchaser. We recommend this is ordered in sufficient time before your moving in date as orders can take 4-6 weeks to be processed by BT Openreach)
- pre-wired for the potential future installation of a stair lift

### PLUMBING SYSTEMS

- efficient gas fired condensing boiler serving underfloor heating throughout the ground floor and radiators at first floor (with underfloor heating in the bathrooms)
- Sure Stop easy to operate mains water stop switch

### GENERAL

- plastered and painted internal walls and ceilings with feature coving (ground floor only)
- low energy downlighters with LED spotlights to kitchens and bathrooms
- fine quality timber veneered internal doors with stainless steel ironmongery (door to living room fully glazed)
- painted timber skirtings and architraves
- solid oak handrail to stairs with feature newel post
- shelved linen cupboard in most houses
- engineered oak flooring to entrance hall and kitchen with fitted carpet\* elsewhere
- individually metered electricity, gas and water supply



# CHESTNUT GARDENS, SHRIVENHAM



## OUTLINE SPECIFICATION – EXTERNAL

### BUILDING

- tiled roof incorporating automated Velux roof lights with rain sensors (where applicable)
- rendered and painted masonry walls with feature boarding
- double glazed windows and French doors
- feature oak front door with level threshold entry
- highly insulated construction

### EXTERNAL AREAS

- internal roadway and pathways surfaced in feature paviers
- soft landscaping scheme designed by specialist Landscape Architect
- communal garden area incorporating seating and a summerhouse
- defined rear gardens and patio areas for each property

