

The Mews



TADPOLE GARDEN VILLAGE

A traditionally designed development
of 2, 3 & 4 bedroom houses and
2 bedroom apartments



LIVE IN HARMONY

Welcome to The Mews, the latest phase of Tadpole Garden Village. Positioned just outside the north Wiltshire village of Blunsdon, this 21st century Garden Village offers something for everyone.

The 2, 3 & 4 bedroom homes and 2 bedroom apartments cater for an array of lifestyles. With a variety of amenities on the doorstep and plenty of countryside to explore, residents will experience the very best of town and country living. This thriving community is also home to a new school and allotments, which residents can use to grow their own fruit and vegetables. With its tranquil surroundings, picturesque tree-lined streets and good transport links to larger towns, this is the perfect place to call home.

The Mews sets the scene for a whole new way of life: sustainable, convenient and community-based. Far from being just a new housing development, this is a Garden Village for the 21st century.

It means a collection of homes of all sizes, tree-lined avenues, village amenities, easy access to larger towns, and above all, green space – nearly 170 acres of it for all to enjoy. With homes and landscaping finished to the highest standards by Crest Nicholson, Tadpole Garden Village provides every element for a perfectly harmonious lifestyle.



INSPIRED BY THE PAST, EVOLVING WITH THE FUTURE



Photograph taken at Tadpole Garden Village

The original Garden City concept was created in 1898 by Ebenezer Howard. He wanted to create new communities that would offer their residents the perfect blend of town and country living. Howard's vision was based around building beautiful homes that were surrounded by greenery and close to employment opportunities and local services. Over half a century after his initial vision, the main principles were brought to life with Letchworth Garden City and then Welwyn Garden City – which are both still popular places to live today.

In many ways, Howard's ideas were the precursors of today's principles of sustainable development.

The Mews at Tadpole Garden Village perfectly encapsulates the spirit of the original Garden City concept. Each home has been carefully designed to blend in with the surrounding architecture and they have been finished to the highest standard. Private gardens and access to over 170 acres of green space provides residents with ample room to explore the great outdoors, whilst the mature trees and hedgerows provide an idyllic setting. Although the village has good connections to nearby towns including Swindon, residents have everything they need within easy reach.

This established community boasts a school, sports pitches, play areas and large allotments and with plans for shops, a pub and new healthcare facilities, there will be something to suit every lifestyle. Although Tadpole Garden Village has very good links to the facilities of nearby Swindon, it will have its own community heart with shops, a pub, a new primary school, healthcare, sports pitches, allotments and play areas. These amenities, and the way the village is designed, will all help to create that all-important 'community spirit' that is so often lacking today.

It will be a place to love living in – and to be proud of.



NURTURING NATURE

Enjoying natural unspoilt surroundings is one of the best aspects of living at Tadpole Garden Village, and a key part of the Garden Village ideal.

The land formerly belonged to Tadpole Farm, and many of its original hedgerows and trees are woven into the new village landscape. These are valuable habitats for birds, bats and other small mammals.

Garden Villages are designed with nature in mind and at The Mews this couldn't be more true. From the mature trees to the newly landscaped communal spaces; nature is at the heart of this thriving community.

There are an abundance of woodland walks to discover and wildlife habitats to admire, furthermore with acres of grassland and a number of ponds on-site, you can spot birds, bats and amphibians hiding throughout the land. What's more, Crest Nicholson is working with Wiltshire Wildlife Trust to create a 48 hectare nature park.

This will be full of wild meadows and will offer a sanctuary for a variety of wildlife species. Playing an important part in local conservation, the nature park will be nestled within the green corridor, which runs along the River Ray to the north Wiltshire countryside.

A FOCUS ON THE COMMUNITY

Crest Nicholson has set up a Community Interest Company at Tadpole Garden Village to ensure that all of these wonderful assets will be cared for now and for future generations.

A CIC is a not-for-profit organisation where surplus funds are reinvested in the community. Its areas of responsibility include some green spaces, sports pitches, allotments and public art. CICs are run by a committee whose members usually include directors of the Management Company and residents from the development.





A QUAIN, ESTABLISHED VILLAGE

A village wouldn't be a village without shops, a school, a pub, and places for people to meet up in. Tadpole Garden Village will have all of these, and more.

The homes at The Mews are positioned within a well-established, thriving community. With a school and landscaped communal areas, shops and a pub to come, there is something to suit every lifestyle.

Families are well served, with the Tadpole Farm Church of England Primary Academy. Open since 2014, this popular school offers 620 spaces, whilst for older families, Isambard Community School is just a 20-minute walk away. A proposed new secondary school – Great Western Academy, is in the pipeline. There are also plenty of opportunities for family fun, with cycle paths and a number of outdoor play areas.

The proposed facilities within this Garden Village make it a place to enjoy all-year-round. Grow your own produce in the allotments, play a game of cricket on the village pitch, mingle with your neighbours in the community centre or retreat to the cosy pub for Sunday lunch; there's always something to do. There will also be new job opportunities created, through the provision of shops and healthcare facilities. The inspired vision of a healthy, sustainable village has truly been brought to life at The Mews.





Local area photography

SWINDON, LEADING CENTRE FOR WORK, REST OR PLAY

Tadpole Garden Village is approximately 5 miles from the centre of Swindon, which has grown from a small market town to one of the region's most important centres for leisure and business.

A large number of national and international companies have offices here, providing a wealth of employment opportunities for the growing population. Intel, Honda, Nationwide Building Society, W H Smith and Nokia are just a handful of the businesses that have a presence in Swindon.

The Orbital shopping centre is less than 2 miles away. Swindon is a good town for play as well as work. The Old Town still prospers and you'll find intriguing independent shops, galleries, pubs and restaurants in its quaint streets. Modern Swindon has even more choice, with a wide range of shops in the Brunel Centre and McArthur Glen Designer Outlet, as well as stylish bars and cafés everywhere. There's a buzzing arts scene throughout the year at venues including the Wyvern Theatre, Arts Centre and Library. The local leisure centre is an excellent resource for keeping fit and having fun and Swindon's David Lloyd Centre is just three miles from Tadpole Garden Village.

There are also a host of parks and watersports activities on offer including the Cotswold Water Park.



LOCAL VILLAGES & NATURAL ATTRACTIONS

Tadpole Garden Village is less than 2 miles from the villages of Blunsdon, Broad Blunsdon and Blunsdon St Andrew, where one of the amenities is an award-winning Village Shop run by the local community. Pubs include The Blunsdon Arms and Cold Harbour, both of which serve food.

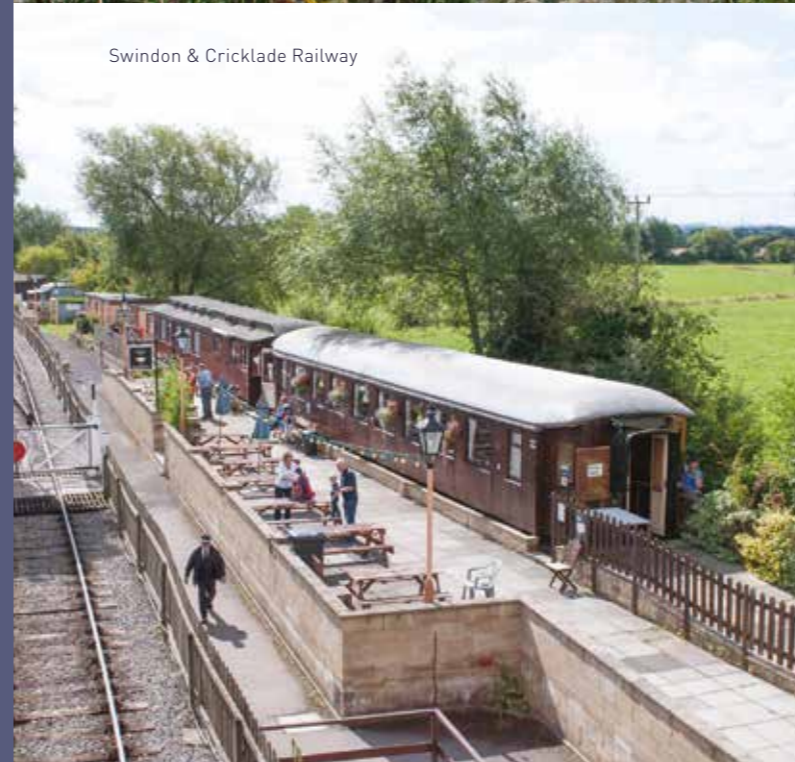
For local convenient shopping, a 7 minute drive brings you to Orbital Shopping Park, with Asda, Homebase, Boots, Marks & Spencer and Next.

However, when you would rather just enjoy the local countryside, you're in exactly the right place. The River Ray flows just to the west of Tadpole Garden Village, and walking the River Way Parkway is an inspiring way to see some of its best aspects. Blunsdon station is the starting point for the Swindon and Cricklade Railway, a heritage line that runs to Mouldon Hill Country Park, a lovely spot for bird watching around the lake.

A few miles further brings you to the Wiltshire Cotswolds – and that's a whole new story. Here you can explore picturesque towns and villages such as Highworth, Cricklade and Purton, with their characteristic Cotswold stone buildings. Each has its own selection of shops, pubs and churches, set in timeless historic streets ideal for browsing.



Swindon & Cricklade Railway








EXCELLENT TRANSPORT CONNECTIONS

Tadpole Garden Village has a well connected network of footpaths and cycling routes that link to the surrounding area and the centre of Swindon. The A419 is within easy reach as is Swindon Railway Station, which is just five miles from Tadpole Garden Village.



	 CAR	 CYCLE	 MILES
Orbital Shopping Park	7 mins	10 mins	1.8
Mouldon Hill Country Park	6 mins	11 mins	1.9
Blunsdon Village	8 mins	11 mins	2.5
David Lloyd Blunsdon	9 mins	12 mins	2.9
Purton	9 mins	17 mins	3.6
Cricklade	10 mins	21 mins	4.4
McArthur Glen Designer Outlet	14 mins	27 mins	4.4
Oasis Leisure Centre	14 mins	27 mins	4.7
Swindon Station	17 mins	30 mins	5.3
Brunel Centre Swindon	17 mins	30 mins	5.1
Highworth	16 mins	30 mins	6.2

Travel times taken from AA Route planner and train times taken from Nation Rail Enquiries.





DESIGNED FOR HEALTHY, SUSTAINABLE LIVING

Quality design

Within Tadpole Garden Village homes, the emphasis is on spacious and efficient layouts and generous garden space, meeting the Building for Life Principles. Many features for energy efficient, sustainable living are included.

Healthy living

The village will have proposed allotments, open spaces, sports pitches, woodland, play areas for children, cycle routes, footpaths and the new nature park.

Essential services

These will include a primary school, healthcare, convenient shops, areas for play and sport, all within easy walking distance.

Sustainable travel

A well-connected network of footpaths and cycleways connects the various parts of the Village with Swindon town centre. The existing 15A bus service will be extended to Tadpole Garden Village, to make it easy to reach the centre of Swindon. Other infrastructure improvements such as a rapid bus route are proposed.

Local jobs

The Village Centre will offer opportunities for employment and Swindon has large companies in many sectors.

Technology

The village community website will become forum where residents can engage with one another, creating a sense of community. Super-fast fibre broadband within the homes will aid home working, study and modern family life.

Environmental stewardship

This is an important part of Crest Nicholson's approach to sustainable development. At Tadpole Garden Village, many measures are in place to help indigenous species to flourish and to protect the landscape. The new Nature Park transforms disused farmland into species-rich meadows, a habitat for plants, invertebrates, brown hares, bats and birds. Nesting boxes for owls and bats will be installed across the Village, and existing hedgerows and woodland will be allowed to flourish naturally.



DESIGNED WITH EFFICIENCIES BUILT IN

The homes at The Mews have sustainable and energy efficient features built in. From high levels of wall and loft insulation to water efficient fittings on the taps, everything is new and suited to moving in and enjoying a low maintenance and sustainable lifestyle available at Tadpole Garden Village.

Heating and Hot Water

Each home is heated by a highly efficient gas fired condensing boiler with thermostatically controlled radiators, individually adjustable by valves so that you can keep the main rooms hot when you need them and tone down the heat in lesser used rooms to save on energy. There is also an immersion heater for emergency backup if you have guests to stay. The low maintenance aspect of a new boiler cannot be underestimated.

Electrical

There are power sockets fitted at convenient points, as well as TV/FM and Sky+ points to the living room and master bedroom (subject to subscription to Sky product). The BT points are fitted to the hall, living room and master bedroom and for peace of mind, there are mains operated, interconnected smoke/heat and CO detectors with battery back up.

All homes are fitted with low energy lighting, houses benefit from low energy spotlights to the kitchen, bathroom, ensuite and cloakrooms.

There is also a low energy external light with PIR detector to the front door of the houses and power and lighting are provided to the garage when within the actual plot curtilage. Front doors are fitted with multi-point locking. Apartments are supported by an audio entry system.

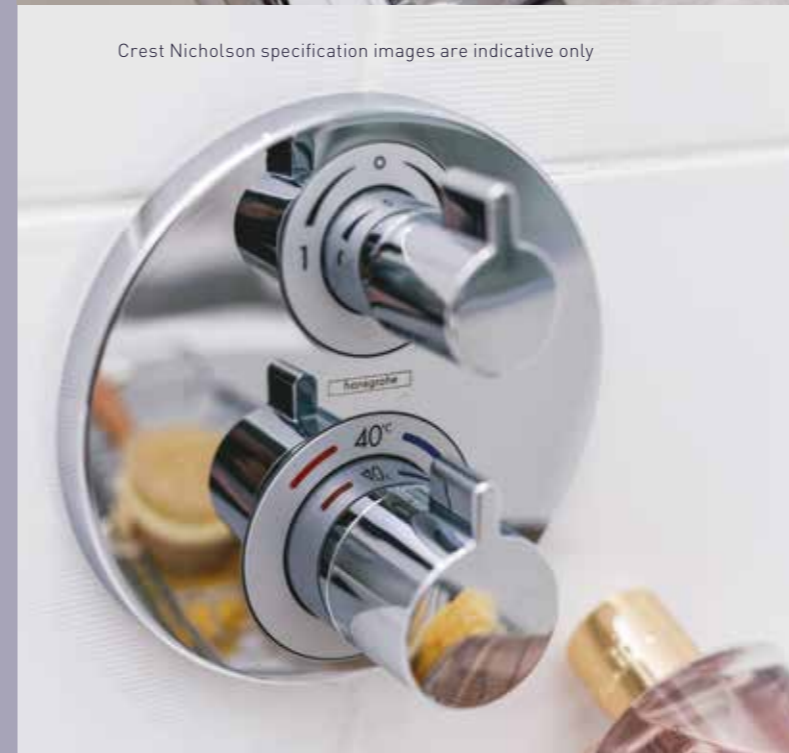
Internal Finishes

Internal doors have an oak finish with chrome ironmongery, whilst the front door also has chrome accessories. There is also a fitted wardrobe to the master bedroom in the houses.

Ceilings and internal walls are painted and there will be a white satin finish to internal door frames, skirtings and architraves, as well as white painted balustrades with an oak handrail and newel caps to the staircase.



Crest Nicholson specification images are indicative only



THE FINER DETAILS



01 FUTURE PROOF

Integrated fridge/freezer, dishwasher and space for a washer/dryer to houses* and space for the appliances in the apartments

02 TASK LIGHTING

Low energy lighting to the underside of units allowing you to illuminate your preparation

03 FITTED FLOORING

Griptex vinyl to the apartments and Camaro flooring to the houses*

04 COOKING THEATRE

Four ring gas hob with integrated extractor hood and single or double Bosch oven*

05 SILENCE AS STANDARD

Soft close cupboards and doors to these stylish Moores kitchens

06 WORKTOPS

Worktops and upstands provide durable and stylish preparation space in your kitchen

07 STYLISH SINK

Stainless steel 1½ bowl sink with Hansgrohe monoblock mixer tap

01 QUALITY TILING

Full height Porcelanosa tiling around the shower and bath, as well as to all other walls with fitted sanitaryware

02 LUXURY FINISH

Clear shower enclosure and bath/shower mixer in chrome from Hansgrohe, aerated for a more voluminous flow and to save on water bills

03 FITTED FLOORING

Griptex vinyl flooring to the apartments and Camaro to the houses*

04 CONTEMPORARY STYLE

Crisp white sanitaryware with Hansgrohe chrome mixer tap



*Please speak to your Sales Advisor for plot specific specification details.

SEAL OF EXCELLENCE

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

We are based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We're proud that 9 out of 10 Crest Nicholson home owners* are happy to recommend our build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of awards, including more CABA Gold Building for Life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

* NHBC/HBF Customer Satisfaction Survey



CONSUMER
CODE FOR
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www.consumercode.co.uk



Monksmoor Park, Daventry

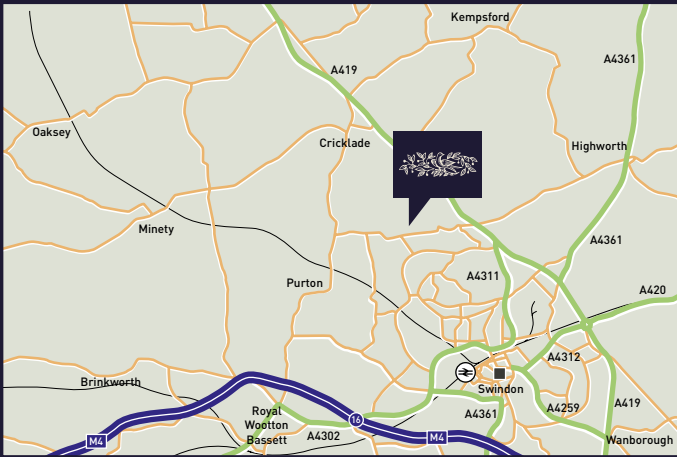


Tadpole Garden Village

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TADPOLE GARDEN VILLAGE



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[www.crestnicholson.com/
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