
The Grange

Wroughton

A fine collection of new family homes set within
the village of Wroughton, Swindon SN4 9BY





The perfect balance of town and country living

Located in the Wiltshire village of Wroughton, just 3 miles south of Swindon town centre, The Grange is a brand new development of 3, 4 and 5 bedroom family homes, firmly set within the catchment area of the local Ridgeway School and Sixth Form College. Village amenities include shops, pubs, sports and entertainment facilities and parish church, while the village supports a host of clubs and community activities. Situated on the edge of the Marlborough Downs and with easy access to Swindon, living at The Grange offers the perfect balance of town and country living.

Swindon town centre offers ample opportunities for work and leisure, with superb shopping, restaurants, bars, entertainment and sport. The town also has a thriving arts scene, with venues that include the Wyvern Theatre and the Swindon Museum and Art Gallery. At the top of the hill, the Old Town offers a diverse range of smaller independent shops and a lively nightlife, with many clubs, bars and restaurants to choose from.

For keeping fit, the nearby Ridgeway Leisure Centre offers outdoor sports pitches, a gym,

two sports halls, swimming pool and squash courts, while Swindon hosts a further range of sports and fitness facilities including an ice rink. Other local attractions include Lydiard House and Park, the Steam Museum of the Great Western Railway, Coate Water Country Park, Roves Farm and the Museum of Computing. Further upmarket shopping is available at the Swindon Designer Outlet.



Spoilt for choice for great family days out

With a stunning landscape literally on your doorstep, and with excellent road and rail links, you'll be spoilt for choice for great family days out. Living at The Grange, you can explore the beautiful countryside and picturesque villages of both the North Wessex Downs and the Cotswolds. National Trails such as The Ridgeway provide fine opportunities for walking and cycling, while heritage attractions such as the Neolithic henge at Avebury, just 8.4 miles away, plus

Stonehenge and Uffington White Horse are all within easy reach. Closer to home, visits can be made to Barbury Castle and Burderop Wood, or you can spend market day in Marlborough, just 11 miles away. Further afield you can enjoy horse racing at Newbury or Cheltenham, a visit to historic Bath, or explore the shops, colleges and museums of Oxford. For travel abroad, Bristol Airport is within easy reach.

3.6 MILES TO
SWINDON TRAIN STATION

53 MINUTES BY TRAIN TO
LONDON PADDINGTON

3.9 MILES TO M4
(JUNCTION 16)

6.5 MILES TO
A420

35 MILES TO M5
(JUNCTION 11A)

48 MILES TO
BRISTOL AIRPORT



1

WROUGHTON PARISH CHURCH

2

THE FOX & HOUNDS (PUB WITH FOOD)

3

THE WHITE HART (PUB WITH FOOD)

4

THE CO-OPERATIVE FOOD & POST OFFICE

5

WROUGHTON LIBRARY

6

ELLENDUNE COMMUNITY CENTRE

7

WROUGHTON HEALTH CENTRE

8

TESCO EXPRESS

9

RIDGEWAY PRE-SCHOOL & DAY NURSERY

10

WROUGHTON JUNIOR SCHOOL

11

RIDGEWAY LEISURE CENTRE

12

THE RIDGEWAY SCHOOL

For all sales enquiries please call
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lindenhomes.co.uk


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The Grange Wroughton

Development layout



- **The Elliot**
3 bedroom home
Homes 6, 7, 19, 21, 26, 35 & 49
- **The Kempthorne**
4 bedroom home
Homes 5, 23, 24, 32, 33, 42, 44, 50, 51, 56, 68 & 72
- **The Grainger**
4 bedroom home
Homes 36, 38, 39, 46, 47 & 69
- **The Railton**
5 bedroom home
Homes 20, 34, 43 & 57
- **The Pembroke**
4 bedroom home
Homes 3, 4, 22, 25, 27, 30, 31, 37, 40, 41, 45, 48, 52, 70 & 71
- **The Leverton**
4 bedroom home
Homes 2, 28, 29, 53 & 55
- **The Cottingham**
4 bedroom home
Homes 1 & 54
- ★ **Affordable Housing**

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3, 4 & 5 bedroom homes

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Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. March 2018.

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Kitchens

	3 bedroom homes	4 bedroom homes	5 bedroom homes
Fully fitted kitchen with laminate worktops and upstand	•	•	•
Inset single bowl stainless steel sink with chrome mixer tap	•		
Inset 1½ bowl stainless steel sink with chrome mixer tap		•	•
Stainless steel 4 ring gas hob	•	•	•
Single undercounter stainless steel oven	•		
Double undercounter stainless steel oven		•	•
Stainless steel splash back	•	•	•
Integrated 70/30 fridge freezer		•	•
Integrated extractor hood	•		
Stainless steel chimney style extractor hood		•	•

Bathrooms, cloakrooms & en-suites

Ideal Standard white sanitaryware with contemporary chrome fittings	•	•	•
Splashback tiling to basin in cloakroom, bathroom & en-suites	•	•	•
Half height tiling to bath walls	•	•	•
Full height tiling to shower areas	•	•	•

Electrical & lighting

TV point to living room, bedroom 1 and family area (where applicable)	•	•	•
Telephone point to living room and bedroom 1	•		
Telephone point to living room, bedroom 1 and family room (where applicable)		•	•
Chrome 4 spot track light to kitchen with pendant fittings to all other rooms	•	•	•
Mains powered smoke alarm in hall	•	•	•
Mains powered carbon monoxide detector in close proximity to boiler	•	•	•
Low energy external light to front door in stainless steel finish	•	•	•
Power and lighting to garage within curtilage of plot			

Internal Finishes

Ladder style white doors with chrome door furniture	•	•	•
White emulsion walls and smooth white ceilings	•	•	•
Brilliant white gloss woodwork	•	•	•
White painted timber staircase	•	•	•

Heating

Gas fired boiler feeding compact radiators with thermostatic valves	•	•	•
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General

uPVC Double glazed windows with multipoint locking system	•	•	•
uPVC French doors with multipoint locking system	•	•	•
GRP external doors with multipoint locking system	•	•	•
Buff paved patios (refer to layout)	•	•	•
Door bell with chrome bell push	•	•	•

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the consumer Code of Conduct.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

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The Elliot
3 bedroom home



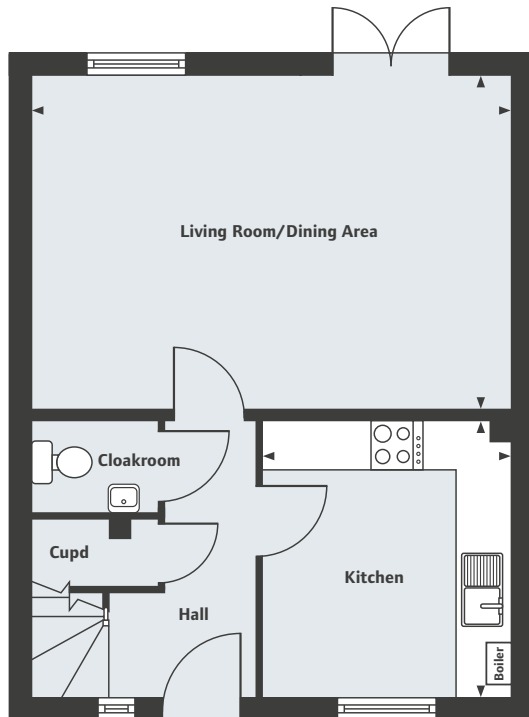
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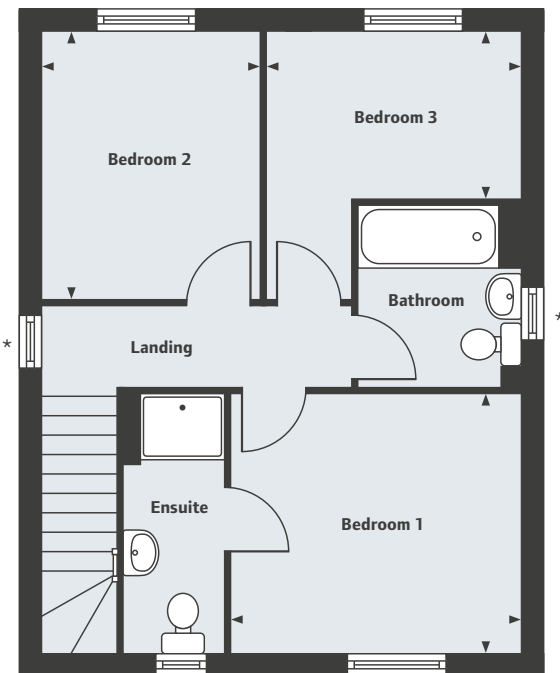
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The Elliot 3 bedroom home



Ground Floor

Living Room/Dining Area	5.70m x 3.95m	18'8" x 12'11"
Kitchen	3.29m x 2.95m	10'9" x 9'8"



First Floor

Bedroom 1	3.45m x 3.07m	11'4" x 10'1"
Bedroom 2	3.21m x 2.60m	10'6" x 8'6"
Bedroom 3	3.03m x 2.01m	9'11" x 6'7"

*Optional window for end of terrace/semi or detached.

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The Pembroke
4 bedroom home



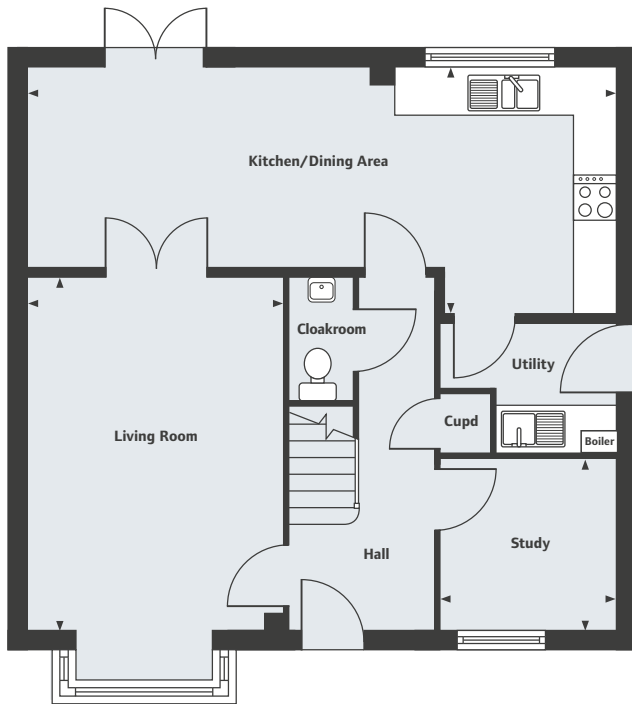
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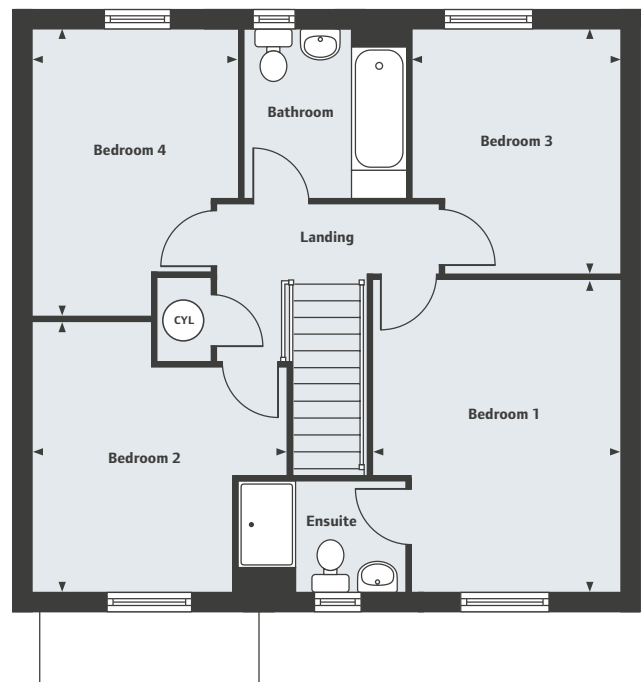
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The Pembroke 4 bedroom home



Ground Floor

Living Room	15'10" x 11'5"
Kitchen/Dining Area	8.06m x 3.34m
Study	2.41m x 2.37m



First Floor

Bedroom 1	14'1" x 11'2"
Bedroom 2	12'2" x 11'5"
Bedroom 3	11'0" x 9'5"
Bedroom 4	12'10" x 9'3"

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The Kempthorne
4 bedroom home



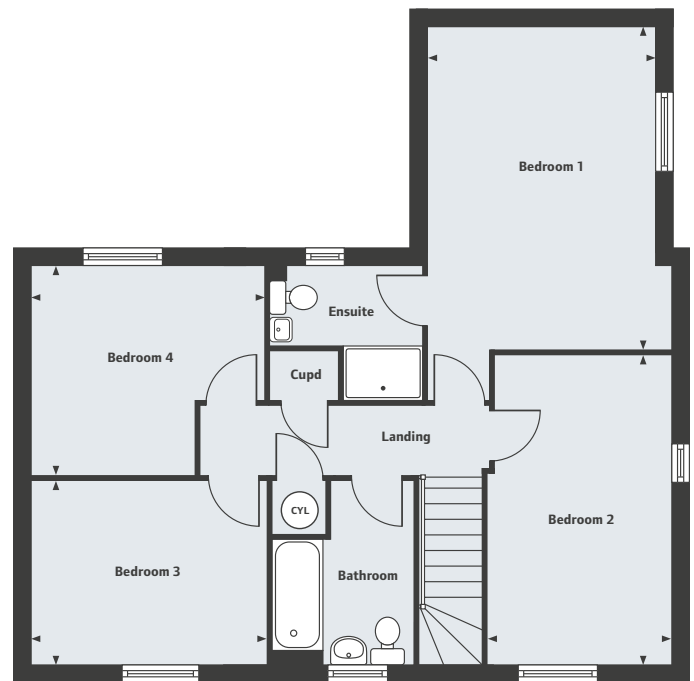
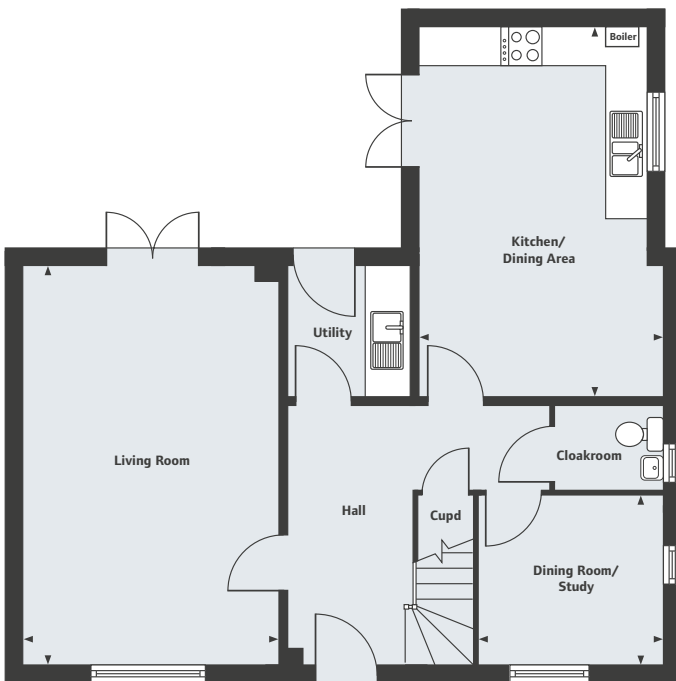
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The Kempthorne 4 bedroom home



Ground Floor

Living Room	19'9" x 12'7"
Kitchen/Dining Area	18'3" x 12'0"
Dining Room/Study	9'1" x 8'5"

First Floor

Bedroom 1	15'11" x 11'3"
Bedroom 2	15'4" x 9'1"
Bedroom 3	11'6" x 9'2"
Bedroom 4	11'6" x 10'4"

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The Leverton
4 bedroom home



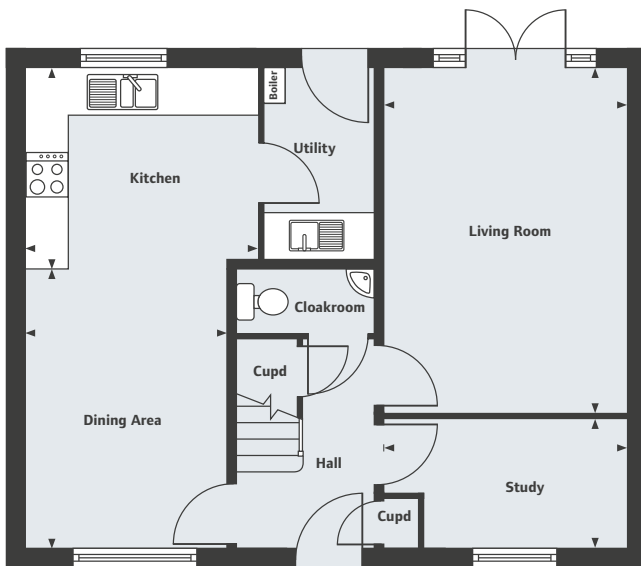
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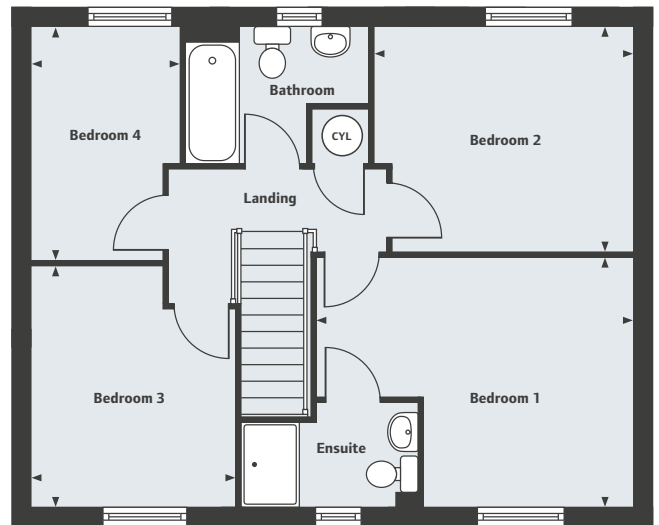
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The Leverton 4 bedroom home



Ground Floor

Living Room	15'9" x 11'1"
Kitchen	11'5" x 8'8"
Dining Area	13'2" x 9'2"
Study	11'1" x 5'11"



First Floor

Bedroom 1	14'5" x 11'5"
Bedroom 2	11'9" x 10'4"
Bedroom 3	11'1" x 9'5"
Bedroom 4	10'8" x 6'10"

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The Grainger
4 bedroom home



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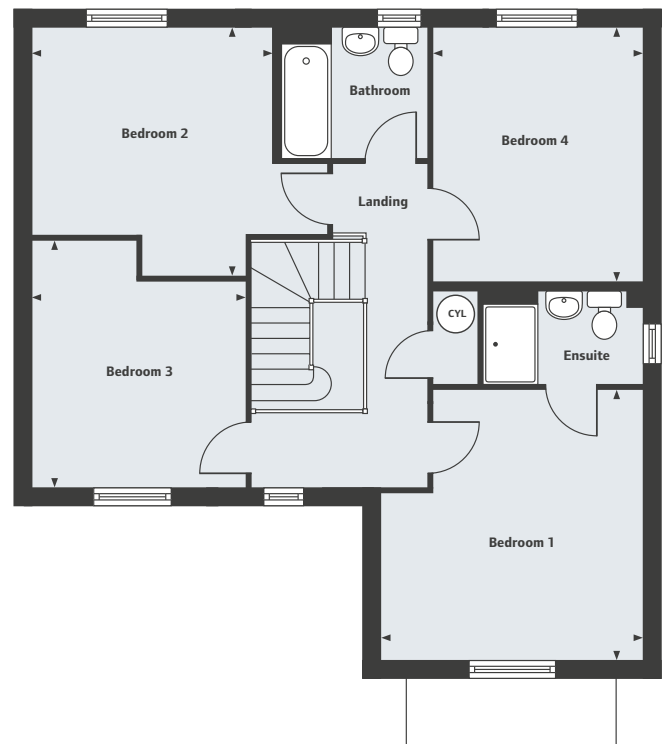
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The Grainger 4 bedroom home



Ground Floor

Living Room	14'4" x 12'10"
Kitchen/Dining Area	19'0" x 11'10"



First Floor

Bedroom 1	13'2" x 12'9"
Bedroom 2	12'1" x 11'9"
Bedroom 3	11'11" x 10'5"
Bedroom 4	12'5" x 10'3"

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The Cottingham
4 bedroom home



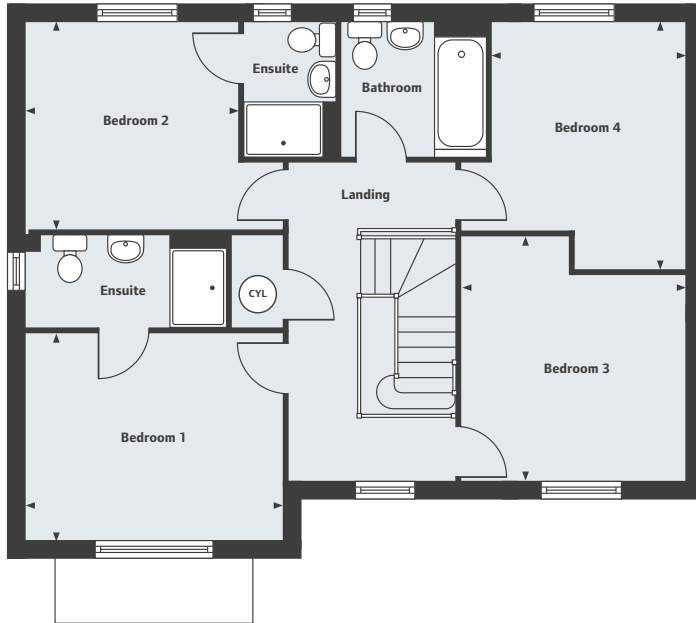
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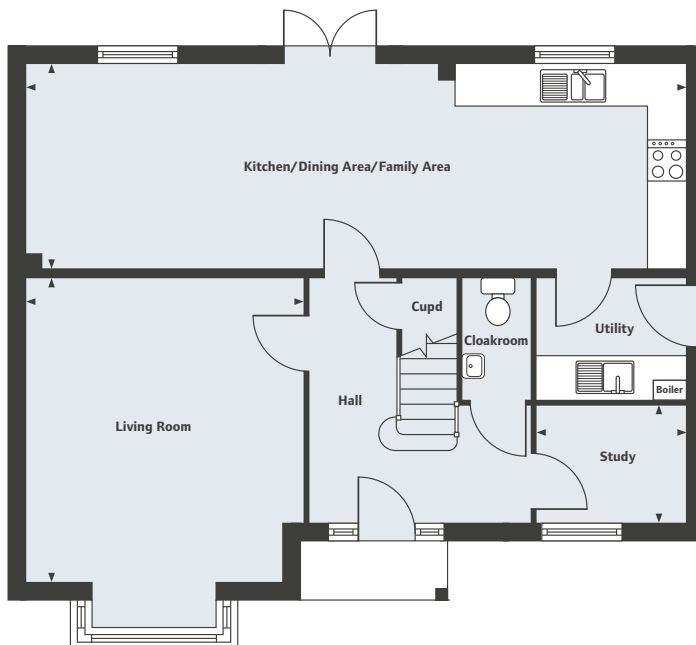
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The Cottingham 4 bedroom home



First Floor

Bedroom 1	3.90m x 3.15m	12'9" x 10'4"
Bedroom 2	3.23m x 3.14m	10'7" x 10'4"
Bedroom 3	3.73m x 3.39m	12'2" x 11'1"
Bedroom 4	3.73m x 2.93m	12'2" x 9'7"



Ground Floor

Living Room	4.60m x 4.20m	15'1" x 13'9"
Kitchen/Dining Area/Family Area	9.97m x 3.09m	32'8" x 10'1"
Study	2.27m x 1.81m	7'5" x 5'11"

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The Railton
5 bedroom home



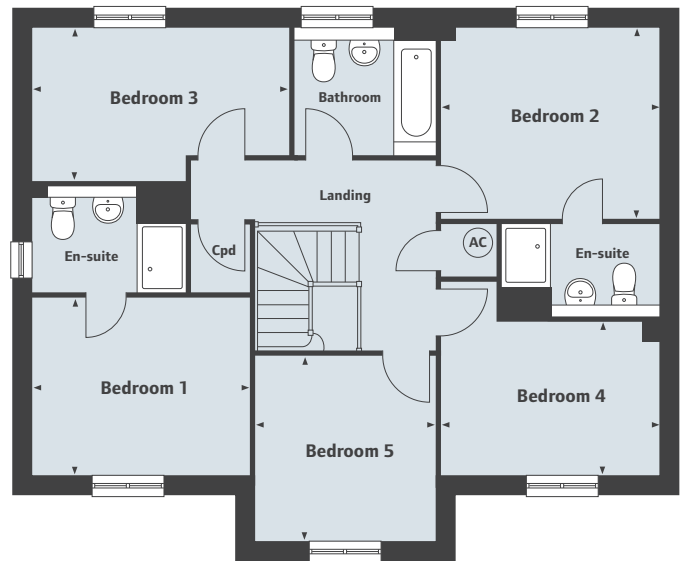
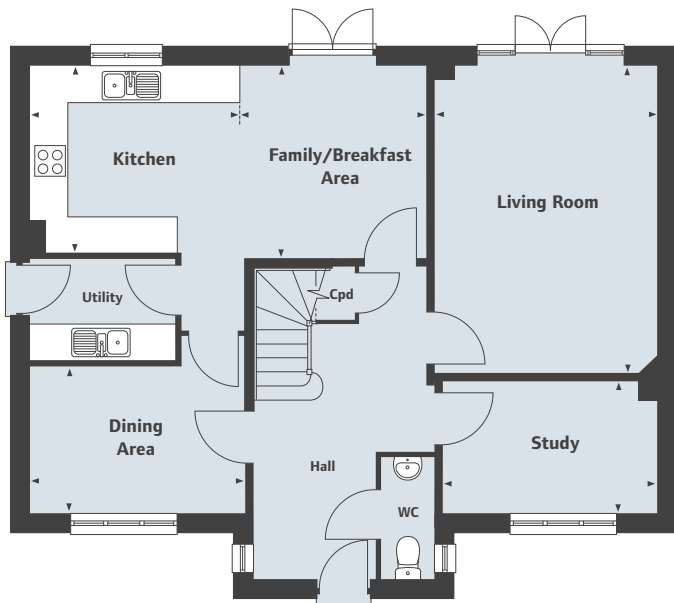
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The Grange Wroughton

The Railton 5 bedroom home



Ground Floor

Kitchen	
3.49 x 3.12m	11'6" x 10'3"
Family/Breakfast Area	
3.21 x 3.10m	10'6" x 10'2"
Dining Area	
3.56 x 2.47m	11'8" x 8'2"
Living Room	
5.20 x 3.72m	17'1" x 12'3"
Study	
3.56 x 2.20m	11'8" x 7'3"

First Floor

Bedroom 1	
3.63 x 2.96m	11'11" x 9'9"
Bedroom 2	
3.63 x 3.21m	11'11" x 10'7"
Bedroom 3	
4.28 x 2.56m	14'1" x 8'5"
Bedroom 4	
3.63 x 2.55m	11'11" x 8'4"
Bedroom 5	
3.10 x 3.04m	10'2" x 10'0"

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