



STRATTON VILLAS SWINDON



An exclusively private cul de sac development of 2-4 bedroom contemporary homes, arranged around a landscaped green

New Dawn
HOMES

SWINDON

Swindon is a diverse, modern town surrounded by idyllic rolling countryside. It is easily accessible, located within half an hour's drive from Bath, Oxford and Bristol.

There is something for everyone in Swindon. Major attractions, such as the Steam Museum and Museum of Computing and its renowned Designer Outlet, attract visitors from afar. The town's arts scene is thriving, with venues such as the Wyvern Theatre, Art Gallery and Arts Centre. The town centre is fully pedestrianised, offering a wide range of shops, cafes, restaurants and bars.

For those who enjoy the outdoors, there are a number of stunning parks and nature reserves to visit. Coate Water is a Country Park situated around a huge reservoir. It boasts a huge variety of facilities, including a splash park, play area for children, nature reserve, café, golf and barbecue hire. The historic estate, Lydiard Park, is yet another breathtaking location. Set in 260 acres of parkland, it has a play area, cafe and tea rooms, an open air theatre, live music, events and education programs and much more, making it a perfect place for a family day out.



Steam Museum



Lydiard Park



Coate Water Park



Swindon Town Centre

STRATTON VILLAS ON YOUR DOORSTEP...

Located just around the corner from Stratton Villas is Greenbridge Retail and Leisure Park, which provides a range of shops, restaurants, an IMAX cinema and a Fitness and well-being gym. There is a local supermarket and a vast array of Primary and Senior Schools all close to hand.

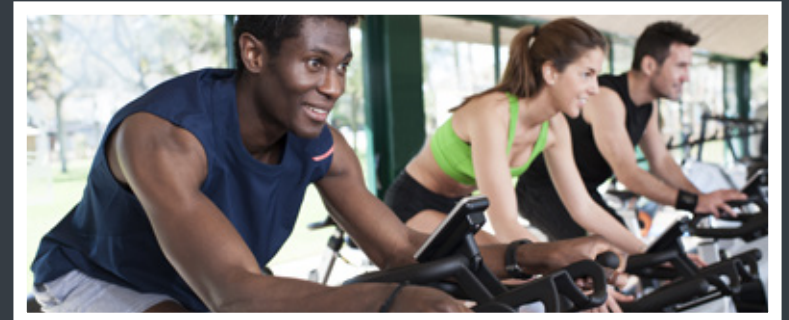
As such Stratton Villas is ideal for both families and couples looking for both leisure activities on the doorstep and easy commuting access.



Greenbridge Retail and Leisure Park



Swindon Town Football Club



Swindon designer Outlet

HOUSETYPE SCHEDULE

TYPE	BED ACCOMMODATION / DWELLING TYPE	No OF UNITS
C	3 BEDROOM SEMI-DETACHED HOUSE	32
G	2/3 BEDROOM SEMI-DETACHED HOUSE	24
APT	1 BEDROOM APARTMENT	2
APT	2 BEDROOM APARTMENT	1
APT	3 BEDROOM APARTMENT	2
TOTAL NO. OF DWELLINGS		61

STRATTON ROAD SWINDON

PLANNING LAYOUT

Project
Title
Scale (at A3)
1:500
Originator
PM

Rev. B 09/08/17 Boundary wall added to plots 4 & 56. Position of plots 11 & 12 adjusted

Drg no.
125 - 002
Drawn
PM

Revision No.
B
Date:
JUN 17
Approved:

New Dawn HOMES

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Project **STRATTON ROAD SWINDON**

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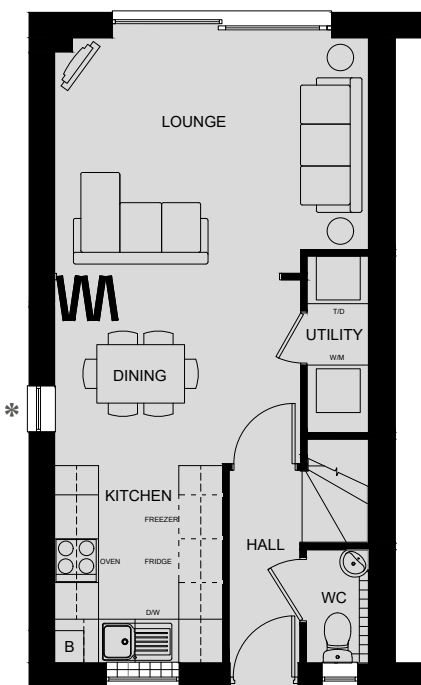
THE KINGSTON

A Contemporary 4 Bedroom Semi-Detached Home

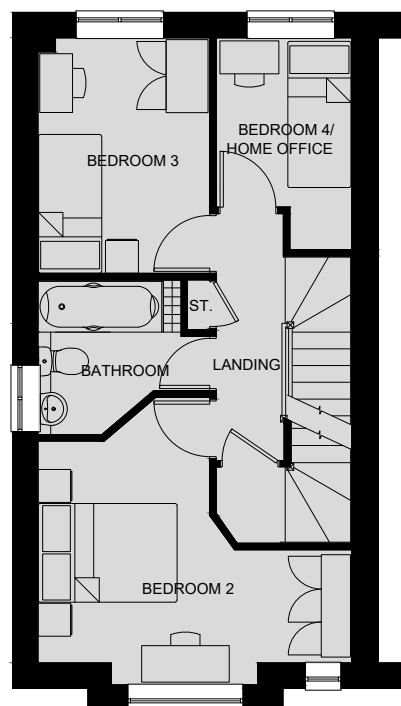
With kitchen/dining and utility room, Solid Bi-fold doors allow open plan living into the lounge when desired, Large Patio doors lead out of the lounge into a private garden.

The entire top floor is dedicated to the main bedroom suite with open gallery handrail. There is a Large shower in the en-suite and walk in dressing room

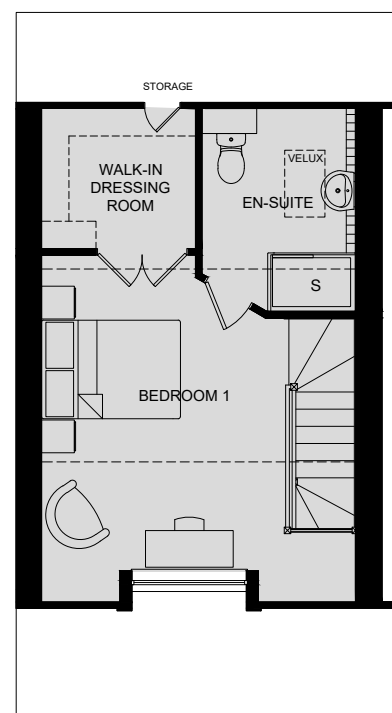
Three further bedrooms or home office and Bathroom.



Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/Dining

3.35m (max) X 4.85m (max) (10'11" X 15'10")

Lounge

4.30m (max) X 3.59m (max) (14'1" X 11'9")

First Floor

Bedroom 2

4.30m (max) X 3.59m (max) (14'1" X 11'9")

Bedroom 3

3.28m (max) X 2.34m (max) (10'9" X 7'8")

Bedroom 4/Home Office

2.89m (max) X 1.85m (max) (9'5" X 6'0")

Second Floor

Bedroom 1

4.30m (max) X 4.46m (max) (14'1" X 14'8")

*Window position varies and is omitted on some plots

Free standing place for appliance

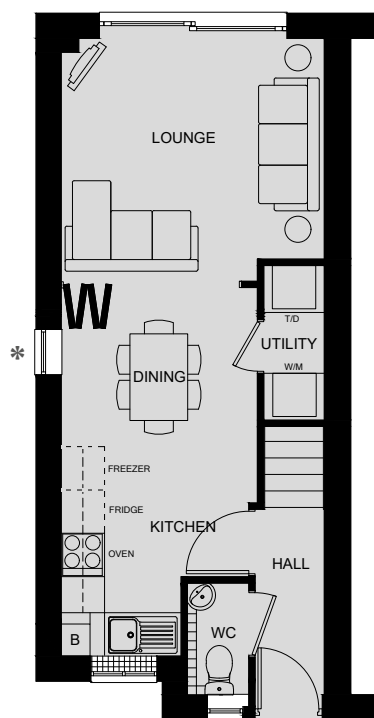
THE BEAUFORT

A Contemporary 3 Bedroom Semi-Detached Home

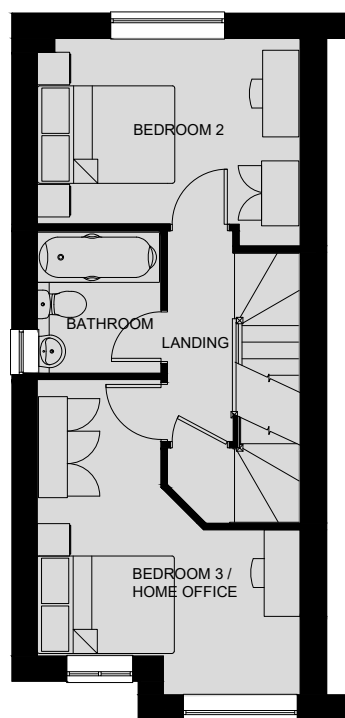
With kitchen/dining and utility room, Solid Bi-fold doors allow open plan living into the lounge when desired, Large Patio doors lead out of the lounge into a private garden.

The entire top floor is dedicated to the main bedroom suite with open gallery handrail. There is a Large shower in the en-suite and walk in dressing room.

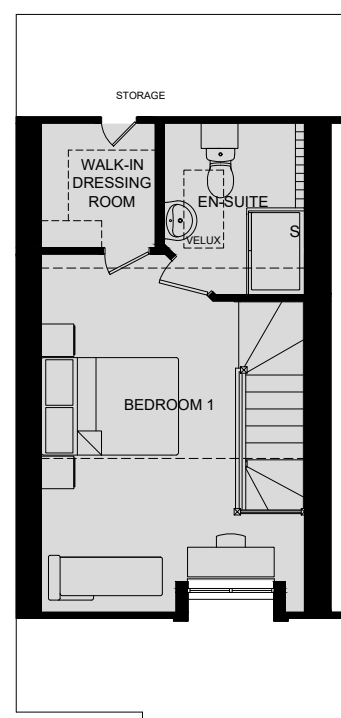
Two further double bedrooms or home office and Bathroom.



Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/Dining

2.71m (max) X 4.70m (max) (8'10" X 15'5")

Lounge

3.65m (max) X 3.75m (max) (11'11" X 12'3")

First Floor

Bedroom 2

3.65m (max) X 2.87m (max) (11'11" X 9'4")

Bedroom 3/Home Office

3.65m (max) X 3.82m (max) (11'11" X 12'6")

Second Floor

Bedroom 1

3.65m (max) X 4.46m (max) (11'11" X 14'8")

* Window position varies and is omitted on some plots

Free standing place for appliance

STRATTON APARTMENTS

Stratton Apartments, Plots 25, 26, 27, 27B, 28, 28B

A 2 bedroom apartment - 2 double bedrooms, 2 bathrooms, views.
Allocated parking.

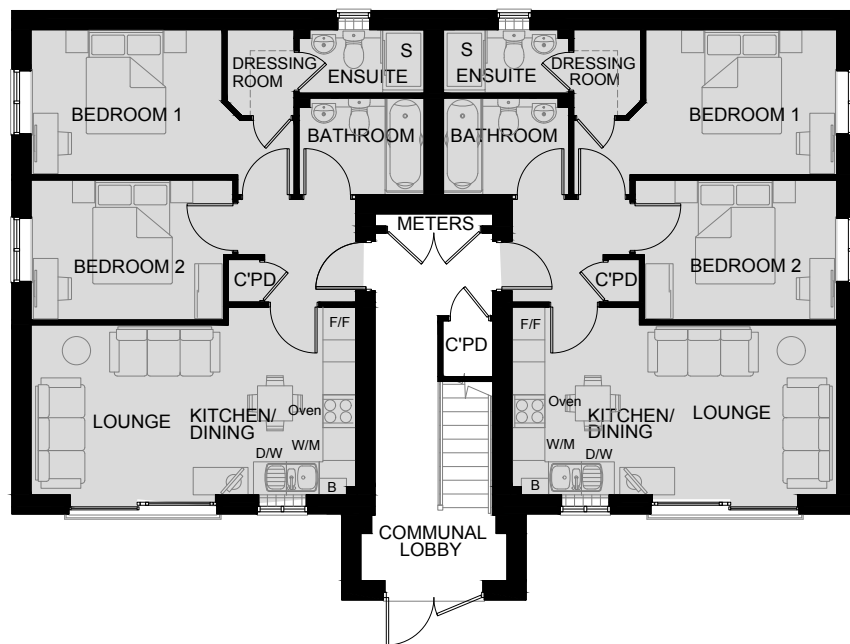
Stratton Penthouse, Plot 29

A 2 bedroom apartment occupying the entire top floor -
2 double bedrooms, bathroom/en-suite.
2 allocated parking spaces.



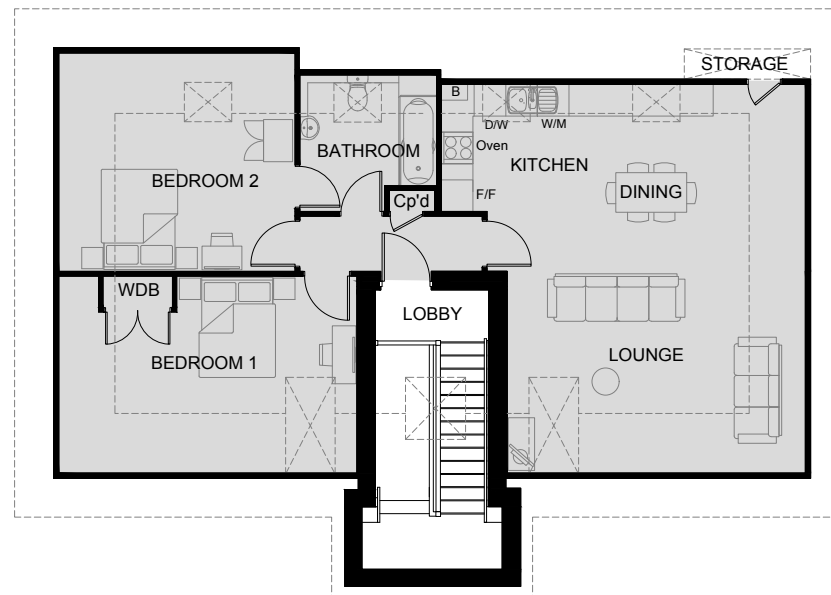
Ground (Plots 25 & 26), First Floor (Plots 27 & 28) and Second Floor (27B & 28B)

Lounge/Kitchen	3.42m (max) X 5.90m (inc kitchen units) (11'3" X 19'4")
Bedroom 1	2.65m X 3.68m (8'8" X 12'1")
Bedroom 2	2.56m X 3.68m (max) (8'5" X 12'1")

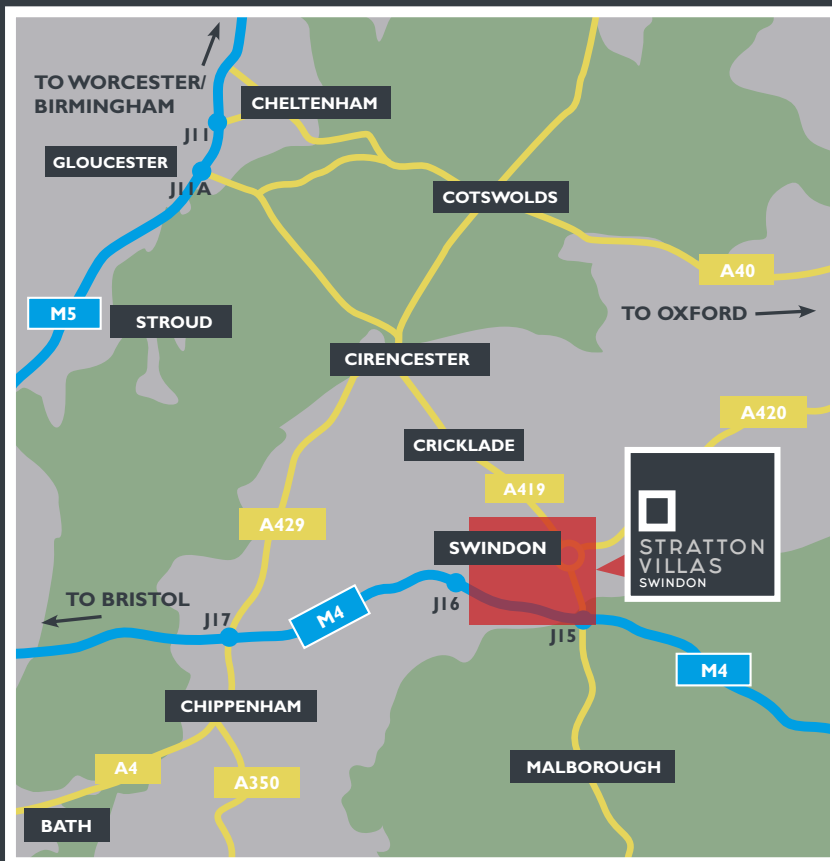


Penthouse Plot 29 - Third Floor

Lounge/Kitchen/Dining	7.35m (max) X 6.98m (inc kitchen units Max) (24'1" X 22'11")
Bedroom 1	3.74m (max) X 5.69m (max) (12'4" X 18'8")
Bedroom 2	4.17m (max) X 4.51m (max) (13'8" X 14'9")



AREA MAP



LOCAL MAP - SN1 2PN



Stratton Villas
Stratton Road
Swindon
SN1 2PN

Location

Greenbridge Retail and Leisure Park
IMAX Cinema
Swindon Town Football Club
Swindon Rugby Football Club
Swindon Museum and Art Gallery
Swindon Town Centre
Swindon Designer Outlet
Steam Museum

Distance

6 minute walk
8 minute walk
17 minute walk
20 minute walk
1.7 miles
2.2 miles
2.7 miles
2.8 miles

Location

Lydiard Park
Coates Water and Country Park
Oxford
Bath
Cheltenham
Bristol
London

Distance

5.5 miles
3.3 miles
30 miles
38 miles
31 miles
41 miles
80 miles

New Dawn
HOMES

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The Illustrations, Computer Generated Images, Photographs and plans are for guidance only. In order to make each home individual each housetype may be built in a range of elevational finishes using a variety of materials, window positions may vary on each plot. Landscaping shown is mature to give an overall impression. Dimensions, kitchen and bathroom layouts are for guidance purposes only and will vary according to final supplier's alterations. Specification can be changed or altered at any time without notice.

Although every care has been taken to ensure accuracy of all information in this brochure, the contents do not form part of or constitute any representation, warranty or part of any contract.

PLEASE CHECK WITH THE SALES CONSULTANT TO CONFIRM SPECIFICATION, WINDOW POSITIONS, EXTERNAL FINISHES, ROOM LAYOUTS & DIMENSIONS ON INDIVIDUAL PLOTS. 04/20