



CHARLES CHURCH



Charles Church @ Jubilee Gardens

Warminster | Wiltshire



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



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Key features:

- > Choice of three, four and five-bedroom homes
- > Nearby shops, pubs & family activities
- > Countryside views and landmarks nearby
- > Train station just 1.6 miles away

Sitting on the edge of a pretty market town outside of the Salisbury Plain.

Warminster has a lovely character that will make you feel at home. The attractive market town also has everything you could need for everyday living. There are several supermarkets, while the historic High Street and Market Place have some lovely independent shops alongside some of the national brands and you'll discover friendly cafés and restaurants here too.

There's plenty to do in Warminster and the surrounding area. For families, there's the Warminster Lakeside Pleasure Grounds, a fabulous park near the centre with a lake to enjoy. You'll also find a number of pubs, restaurants, a sports centre and golf course. And for nature lovers, this location couldn't be better – Salisbury Plain and the Cranborne Chase Area of Outstanding Natural Beauty are right on your doorstep, offering the best of South Wiltshire and North Dorset's countryside.

Living at Jubilee Gardens you'll also be close to Longleat, where both the Safari Park and Centre Parcs in Longleat Forest are family favourites. Nearby Frome is also well worth a visit. It has a range of wonderful artisan shops in cobbled St Catherine's and an amazing monthly street market – The Frome Independent. For a long walk in the countryside set off into Salisbury Plain or the Cranborne Chase for beautiful countryside, pretty villages and country pubs. For a different sort of day out, and some excellent shopping, Bath and Salisbury are near enough for a perfect day trip.

A good education for all.

Families with children will also benefit from the range of local schools, including Princecroft Primary School and Warminster School both around a mile away.

With all this alongside the convenient location and local amenities, Jubilee Gardens promises a great community, stunning countryside and excellent connections.



Always in reach.

Two excellent cross-country routes, the A36 and the A350, meet in Warminster. Both routes connect with the A303, one of the South West's key roads. The A36 links Salisbury and Bath and the A350 joins the M4 just above Chippenham to the north and Shaftesbury and Blandford Forum to the south. Trains to Westbury, for a connection to London Paddington, take just 8 minutes.



Approximate travel distance by car to:

- > Warminster train station: **1.6 miles**
- > Bradford-on-Avon: **13.0 miles**
- > Bath: **17.0 miles**
- > Salisbury: **23.0 miles**
- > Bristol: **28.7 miles**
- > Bristol airport: **36.6 miles**

Charles Church @ Jubilee Gardens

Site plan



KEY

- The Whitehall (3)
- The Downing (4)
- The Knightsbridge (4)
- The Marlborough (4)
- The Strand (5)
- The Harley (5)
- The Marylebone (5)

(4) indicates number of bedrooms

Development by
Persimmon Homes

Local Centre



CHARLES CHURCH

Development by
Persimmon Homes



Existing Development

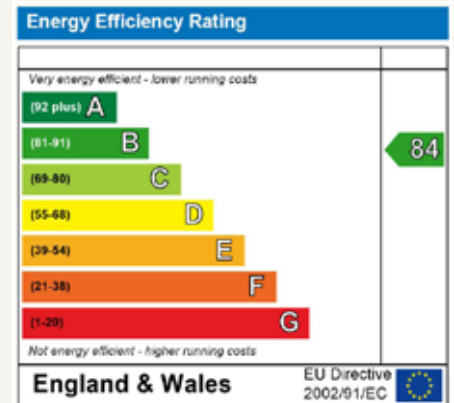
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The Whitehall

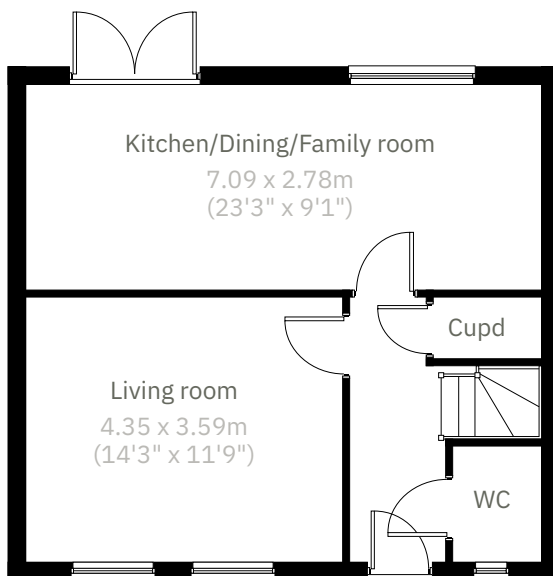


THE WHITEHALL

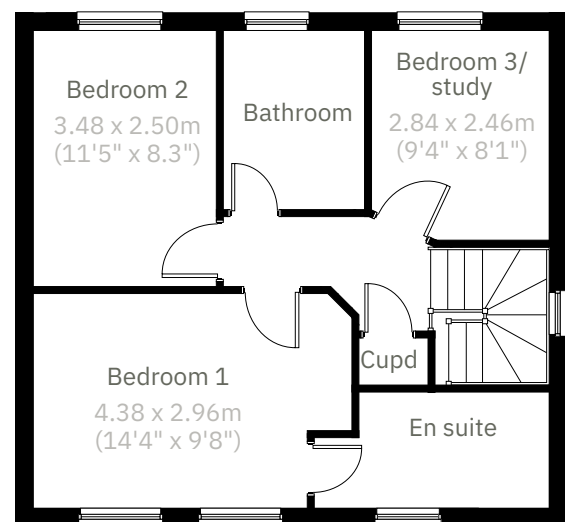
Three bedroom home



Stylish yet practical, the Whitehall is a three-bedroom detached home perfectly designed for modern family living. Its features include a bright front aspect living room, an open plan kitchen/dining/family room with French doors leading into the garden, downstairs WC and an en suite to bedroom one.



Ground floor



First floor

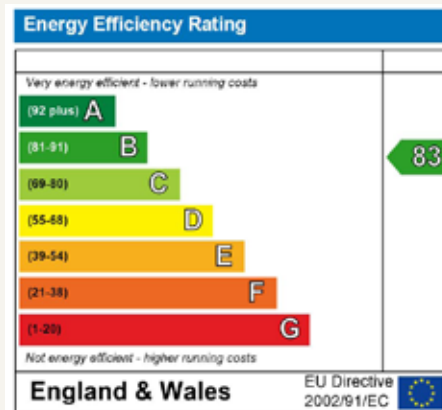
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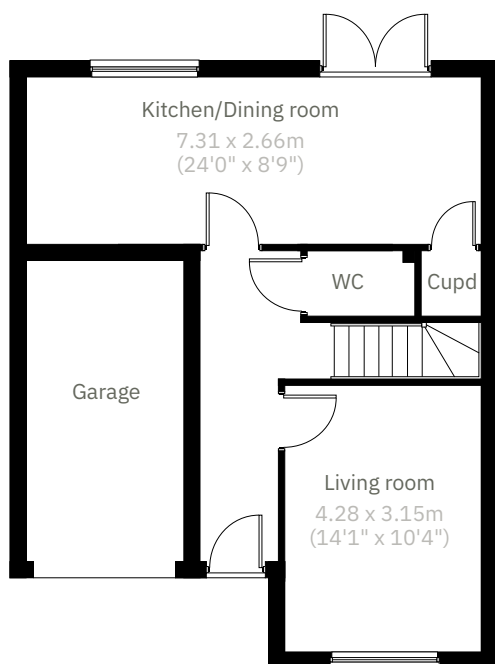
The Downing



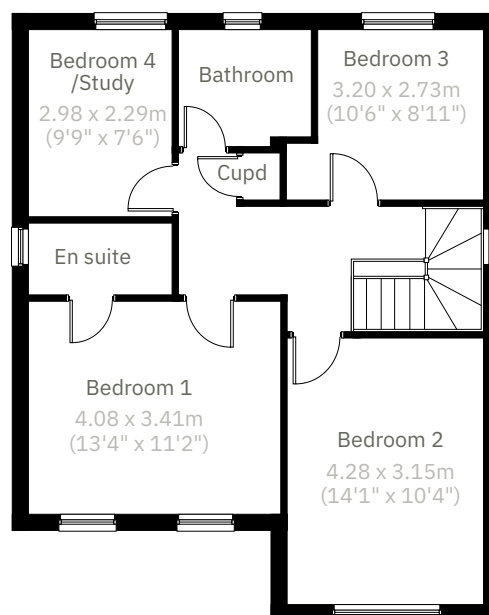
THE DOWNING
Four bedroom home



The Downing is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



First floor

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The Knightsbridge



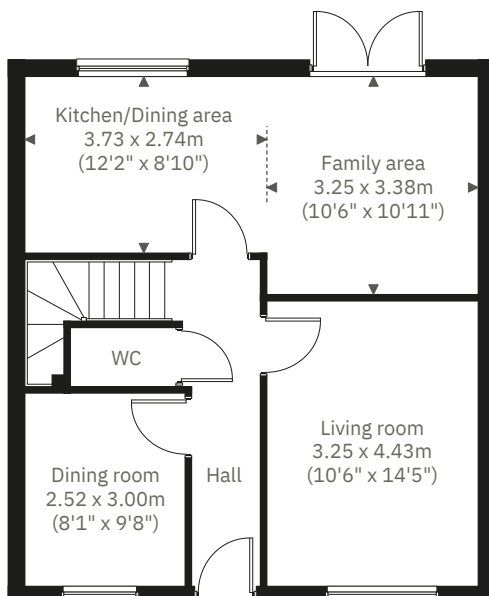
THE KNIGHTSBRIDGE

Four bedroom home

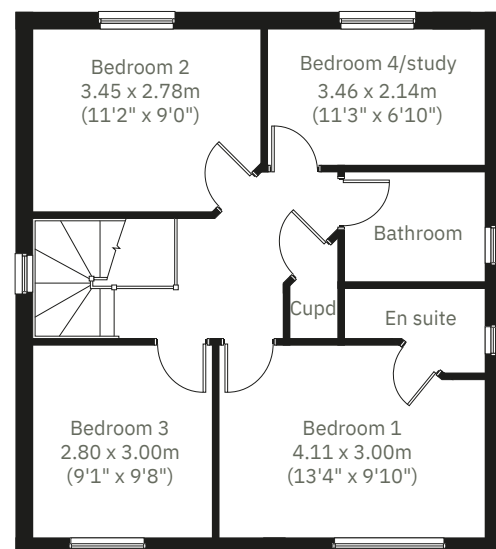
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC

A popular family home, the Knightsbridge is a four-bedroom detached home perfectly designed for modern living. Its features include an open plan kitchen/breakfast/family room - ideal for entertaining friends and family - plus a bright front aspect living room, separate dining room and an en suite to the bedroom one.



Ground floor



First floor

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The Marlborough



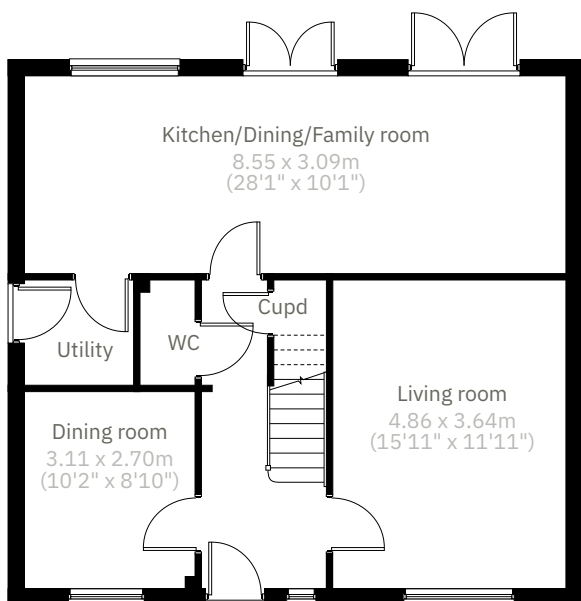
THE MARLBOROUGH

Four bedroom home

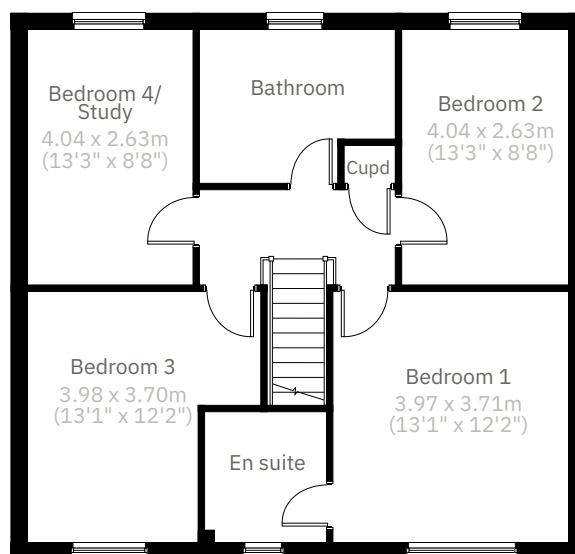
Energy Efficiency Rating

Very energy efficient - lower running costs		82
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(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC

A superb detached family home, the Marlborough has a spacious living room and open plan kitchen/dining/family room with double French doors leading to the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a separate dining room, utility and two handy storage cupboards.



Ground floor



First floor

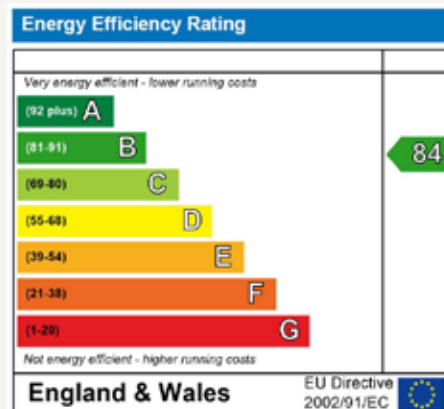
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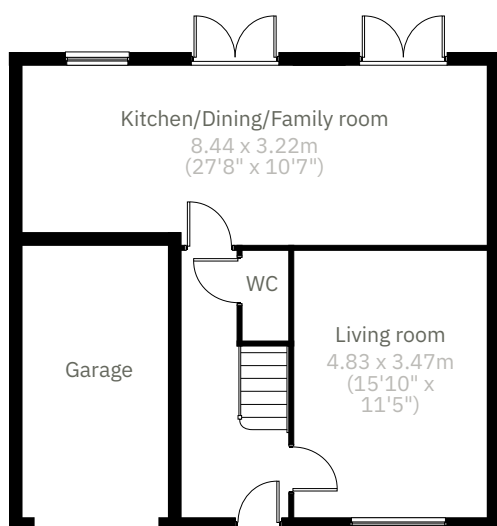
The Strand



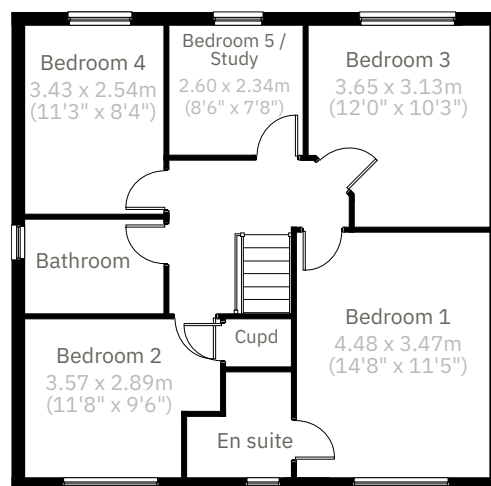
THE STRAND
Five bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

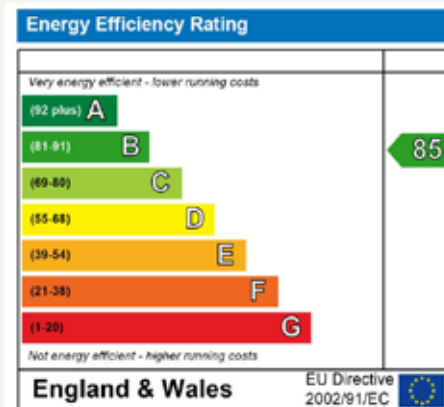
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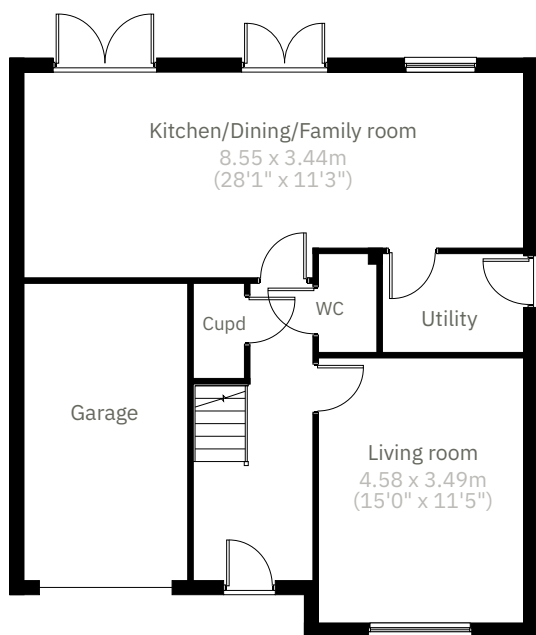
The Harley



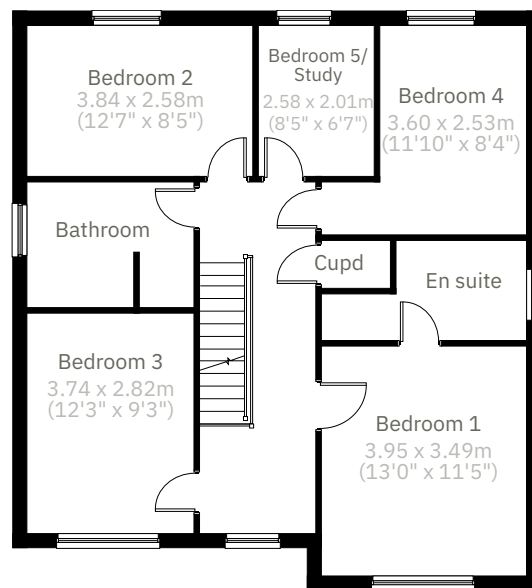
THE HARLEY
Five bedroom home



Spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



Ground floor



First floor

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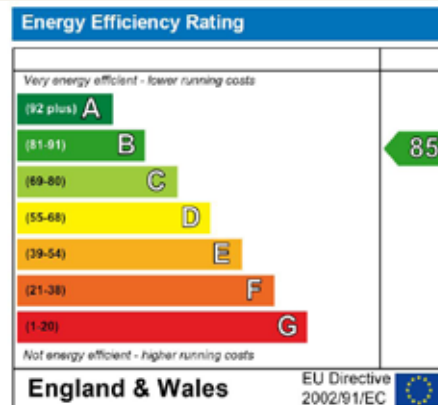
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The Marylebhone

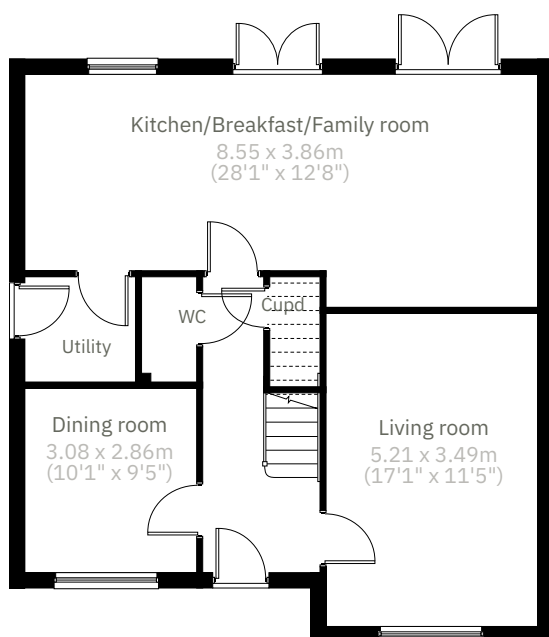


THE MARYLEBONE

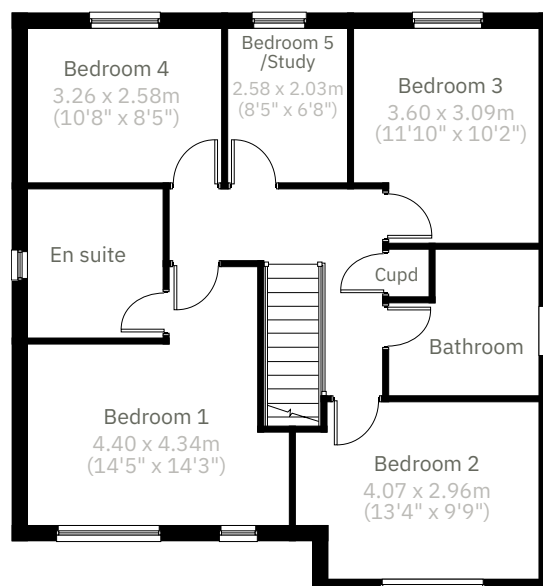
Five bedroom home



A spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebhone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one and four further bedrooms.



Ground floor



First floor

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Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.

Specifications



- ⊗ UPVC double glazed windows
- ⊗ Smooth finish ceilings
- ⊗ Soft white emulsion finish to all walls
- ⊗ White panel doors
- ⊗ Gas central heating via combination boiler
- ⊗ Media Plate incorporating TV and Telecommunication outlets to Living Room
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage) Soft Closures to all kitchen doors and drawers
- ⊗ Downlights to the kitchen
- ⊗ Electrolux stainless steel single oven
- ⊗ Plumbing for washing machine and dishwasher
- ⊗ Stainless steel gas hob
- ⊗ Electrolux stainless steel splashback & chimney hood
- ⊗ Contemporary style sanitaryware
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira Minimal EV Thermostatic shower to main en suite
- ⊗ Mira VIE white electric shower to second en suite (where applicable)
- ⊗ Thermostatic radiator valves (except rooms with thermostats)
- ⊗ Lockable windows
- ⊗ French doors leading to rear garden
- ⊗ Security chain to front door door bell & front external light
- ⊗ Smoke detectors (please see Sales Advisor for locations)
- ⊗ 10-year new homes warranty
- ⊗ Necessary infrastructure to enable car-charging points (blanking plate)



#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch_homes](https://www.instagram.com/charleschurch_homes)



Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be one of the three lucky winners we pick every month to receive a **£100** John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

> Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





FibreNest™



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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