

Highworth II

AN EXCLUSIVE DEVELOPMENT OF FAMILY HOMES
ON THE EDGE OF THE COTSWOLDS

BACKHOUSE

Welcome to Highworth

This new development from Backhouse delivers a bespoke collection of 2, 3, 4 and 5 bedroom homes in the market town of Highworth on the edge of the Cotswolds just six miles north east of Swindon.

Positioned on the southern edge of the village, a rural aspect combines with the benefits of local shopping in Highworth and more significant amenities in Swindon to give the perfect mix of town and country alongside excellent transport links.



An extraordinary town

BOTH CHARMING AND UNASSUMING

Highworth is the most north-easterly town in Wiltshire, adjacent to the Oxfordshire border and just over 25 miles from Oxford. Dating back to medieval times, and with a 13th Century church at its centre, it was actually much bigger than neighbouring Swindon by the 18th Century, thanks to a thriving cattle industry, and still retains some of the beautiful houses built around that time.

The rich history of St Michael and All Angels' Church, mentioned in the Domesday Book, includes a chapel dedicated to Lieutenant Warneford who was awarded the Victoria Cross for destroying the first enemy zeppelin in 1915 plus there also a display inside with a cannon ball that was fired at it during the Civil War.

John Betjeman claimed that he had "never seen Highworth given due praise in guidebooks" and also famously described the town as "extraordinary because it has more beautiful buildings than ugly ones". Today, Highworth remains a thriving town with a strong sense of community and the important architectural heritage enjoyed here for so long is maintained by the locals with the help of a conservation area that covers important parts of the town centre.



"one of the most charming and unassuming country towns in the West of England."

SIR JOHN BETJEMAN CBE



Everything you need

LEISURE AND SHOPPING FACILITIES

Highworth enjoys many good local facilities including sports clubs, a leisure centre with swimming pool, gym and sports hall, as well as an excellent golf course. With the river not far away plus Cotswold Water Park there are plenty of opportunities for activities, from watersports, angling and bird watching to strolls by the lakes or along towpaths as well as off-road cycling.

There is a good range of local independent shops in the town, plus a number of pubs, restaurants and takeaways, mostly on the High Street and around the old market square – home to the regular Saturday Market. The nearest big supermarket is the Co-op in the middle of town, although there is a smaller Budgens at the Shell petrol station near to the development. Alternatively, there are larger supermarkets and shopping centres towards Swindon and the McArthur Glen outlet shopping village (90 stores and 12 restaurants) is just a 20-minute drive.

A BRIGHTER FUTURE AHEAD

Just as a great home provides a solid foundation for growing, a great education provides a solid foundation for learning. Highworth and the surrounding areas, particularly towards Swindon, have a selection of schools, from nursery to secondary, that will help your children develop curious and enquiring minds.

Local schools all less than a mile from the development include Eastrop Infant, Westrop Primary & Nursery and Southfield Junior while there are many other good primary schools in Swindon such as Haydonleigh, Brook Field and Lainesmead. For secondary education, Kingsdown School, Lydiard Park Academy and The Ridgeway School and Sixth Form College are all rated 'good' by Ofsted and obviously there are many other options not too far away as well should you want to travel to places such as Marlborough, Abingdon or even Cheltenham.



The Highworth vision

DESIGN IS IN THE DETAIL

At Highworth, simple uncluttered elevations, large window openings and a palette of high-quality materials have been employed to create a distinct development that is informed by the existing styles in the village and also sits comfortably alongside existing homes in phase one of the development to the east.

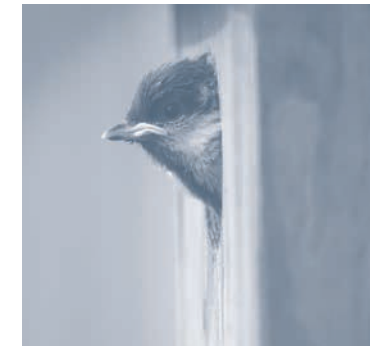
A selection of house types and sizes allows for a mixed and integrated community and the orientation of open spaces means that all homes will have vistas across at least one green space whether across fields to the south or views onto one of the green areas within the development.



EXAMPLE OF INTERIOR FROM PREVIOUS BACKHOUSE DEVELOPMENT

“Every versatile Backhouse home showcases its signature style – an abundance of natural light, free flowing living space and the housebuilder’s meticulous attention to detail throughout.”

Allford Hall Monaghan Morris



BUILDING A SUSTAINABLE NEIGHBOURHOOD

Backhouse Highworth has been designed with sustainability at its core. We’re passionate about creating communities that are sympathetic to the local area and safeguard local habitats and wildlife. Outdoor space has been given a priority with a large area of public open space at the heart of the development that forms a central focus and provides a sense of wellbeing and peace.

In addition, there will be woodland walks and pathways where you can relax, unwind and enjoy the benefits of spending time outside. Bird and bat boxes will be installed to allow these species to thrive and a range of trees will be planted to supplement existing surrounding woodland, all helping to develop a green infrastructure for wildlife.

A range of environmental features will be included to help you reduce energy costs and enjoy a more sustainable lifestyle. These include the latest air source heat pumps and solar panels to save energy, electric vehicle charging points and room for cycle storage for more efficient travel plus water butts in every garden to allow you to store rainwater for watering your plants.



Transport connections

CONVENIENTLY LOCATED FOR EASY ACCESS

The development at Highworth is conveniently positioned just three miles from the A419 bypass that runs alongside the east of Swindon and you can be on the M4 in less than 15 minutes. Access to London, the M25, the West Country and South Wales is possible very quickly by car or coach while Heathrow Airport is similarly within easy reach.

The nearest railway station can be found at Swindon, approximately 6 miles away, with services to London Paddington less than an hour in one direction or Bristol Temple Meads an hour in the other, plus many other connections.

BY TRAIN FROM SWINDON BY TRAIN

Didcot Parkway
Time: 16 mins

Reading
Time: 25 mins

Oxford
Time: 35 mins

Bristol Temple Meads
Time: 40 mins

London Paddington
Time: 50 mins

Cheltenham Spa
Time: 58 mins

Birmingham
Time: 1hr 47 mins

BY CAR FROM BACKHOUSE HIGHWORTH

Lechlade-on-Thames
Distance: 5.5 miles Time: 11 mins

Swindon
Distance: 6.5 miles Time: 20 mins

Swindon station
Distance: 6.6 miles Time: 16 mins

M4 Motorway (Jct 15)
Distance: 7.5 miles Time: 14 mins

Cotswold Water Park
Distance: 16.2 miles Time: 24 mins

Oxford
Distance: 26.1 miles Time: 40 mins

Cheltenham
Distance: 32.4 miles Time: 48 mins

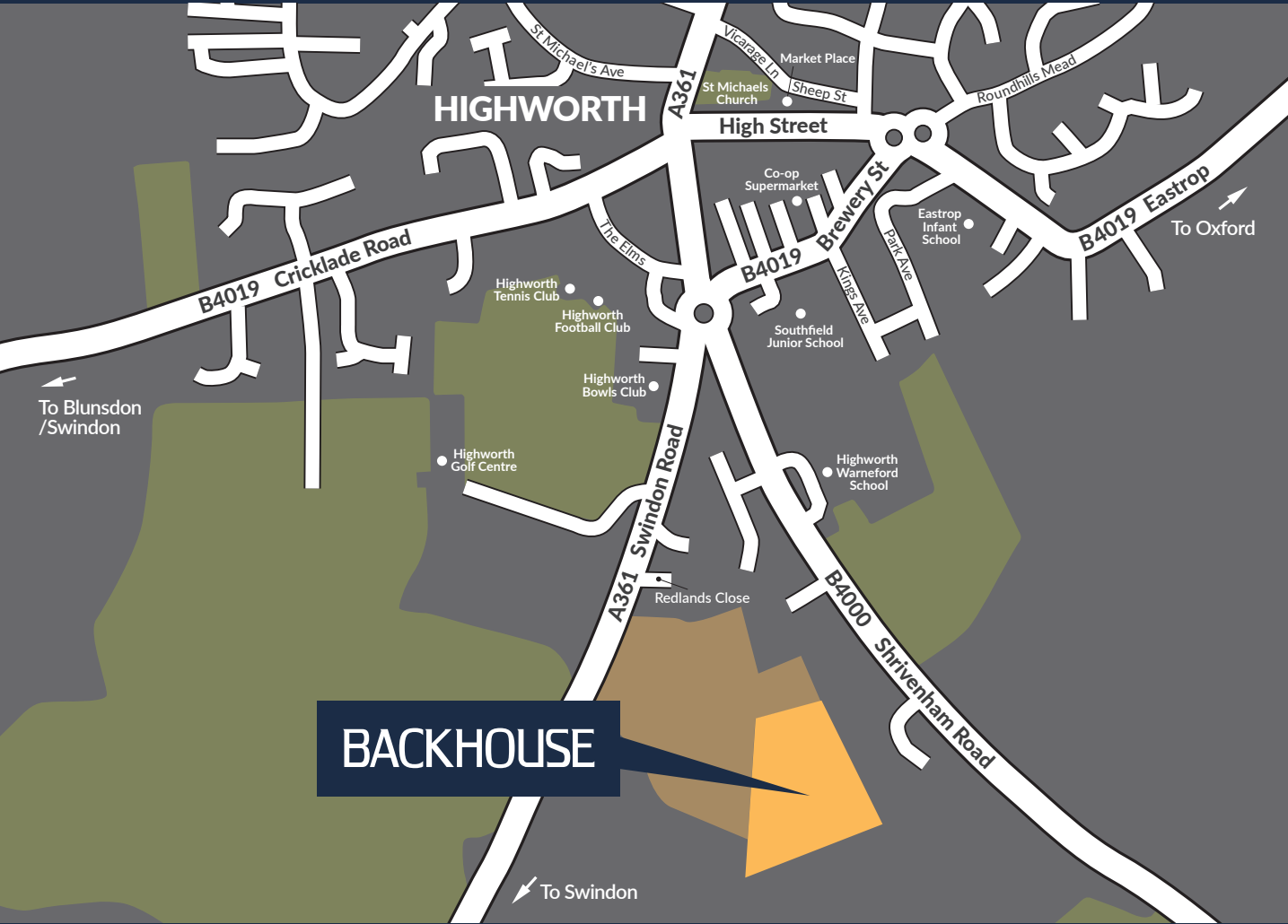
Bristol
Distance: 50 miles Time: 57 mins

Heathrow Airport
Distance: 69.4 miles Time: 1hr 9 mins

Birmingham Airport
Distance: 90 miles Time: 1hr 42 mins

DEVELOPMENT ADDRESS:

Backhouse Highworth,
Swindon Road,
Highworth,
Wiltshire
SN6 7SW





Your new home in the country

FLEXIBLE OPTIONS FOR MODERN LIVING

Developed by the talented team at Backhouse and designed by award-winning architects AHMM (Alfred Hall Monaghan Morris) there are seven different house types offering a choice of outstanding living spaces.

Designed around areas of established trees and woodlands plus generous shared open spaces the development at Highworth will provide luxurious and sustainable family homes built for style, comfort and efficiency in an enviable countryside location.

All properties offer flexible living spaces with exceptional attention to detail in all aspects of design, materials and finishing touches. Demonstrating outstanding quality throughout, a Backhouse home is sure to impress for years to come.



THE BARN
2-bedroom home

PLOTS:
12-15
1270 sq ft



THE CROFT
3-bedroom home

PLOTS:
32-34, 39 & 42
1205 sq ft



THE GABLES
4-bedroom home

PLOTS:
16, 17, 19, 20, 30 & 31
1517 sq ft



THE MORETON
4-bedroom home

PLOTS:
22, 37 & 38
1905 sq ft



THE LOFT
4-bedroom home

PLOTS:
27 & 28
2110 sq ft



THE HAMPTON
5-bedroom home

PLOTS:
18, 21 & 29
2153 sq ft



THE MANOR
5-bedroom home

PLOTS:
6-11
2368 sq ft





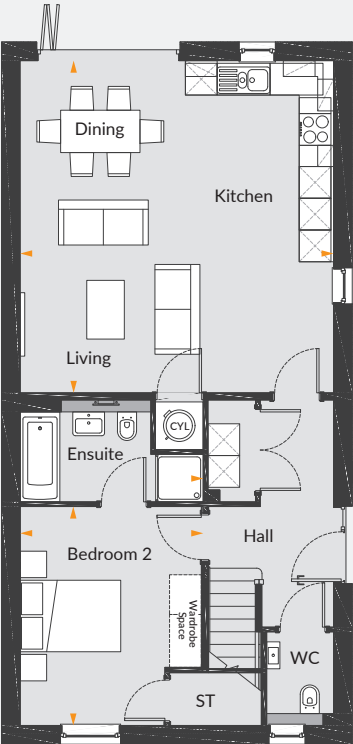
The Barn

2-BEDROOM DETACHED HOME
PLOTS: 12-15

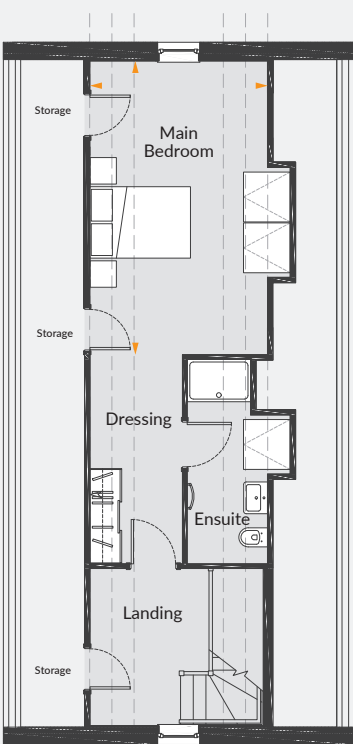
The Barn

2-BEDROOM DETACHED HOME
PLOTS: 12-15

A delightful two-bedroom home with an open-plan layout with bi-folding doors leading to the garden plus a convenient second bedroom with ensuite on the ground floor. The main bedroom plus dressing area and ensuite can be found on the first floor.



GROUND FLOOR



FIRST FLOOR

Floorplan shows plot 12/14.
VARIATIONS
Plots 13 & 15 are handed.
Please ask for further details.

GROUND FLOOR

Kitchen/Dining/Living
6.27m x 5.94m 20'7" x 19'6"
Bedroom 2
4.14m x 3.47m 13'7" x 11'5"

FIRST FLOOR

Main Bedroom
5.55m x 3.38m 18'3" x 11'1"

Plan and CGIs are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the seller or their agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary from plot to plot.



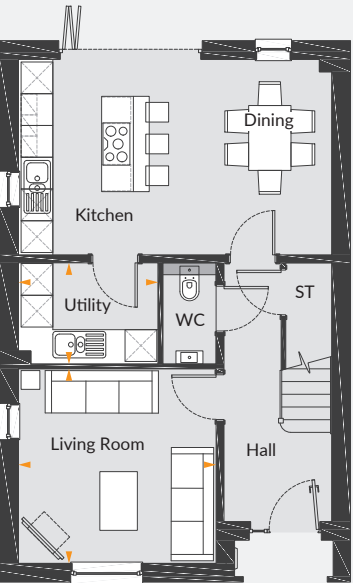
The Croft

3-BEDROOM DETACHED OR SEMI-DETACHED HOME
PLOTS: 32-34, 39 & 42

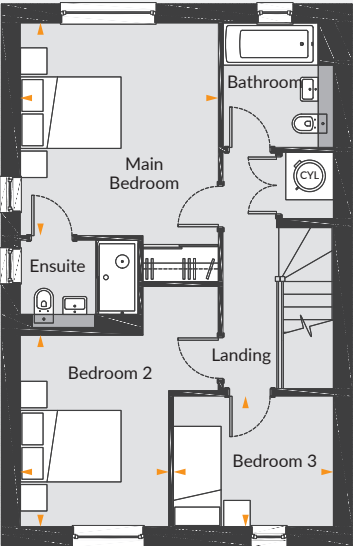
The Croft

3-BEDROOM DETACHED OR SEMI-DETACHED HOME
PLOTS: 32-34, 39 & 42

A compact three-bedroom home with open plan kitchen/dining, separate utility plus a living room on the ground floor and then all bedrooms on the first floor, one with ensuite, plus a family bathroom.



GROUND FLOOR



FIRST FLOOR

Floorplan shows plot 32
VARIATIONS
Plots 33 & 34 are handed.
No side windows to kitchen,
living room and main bedroom.
Plot 39 is handed.
Plot 42 is as shown but has
an attached garage
Please ask for further details.

GROUND FLOOR

Kitchen/Dining
5.92m x 3.70m 19'5" x 12'2"
Living Room
3.74m x 3.68m 12'3" x 12'1"
Utility
2.64m x 1.91m 8'8" x 6'3"

FIRST FLOOR

Main Bedroom
4.02m x 3.75m 13'2" x 12'4"
Bedroom 2
3.62m x 2.81m 11'11" x 9'3"
Bedroom 3
3.02m x 2.47m 9'11" x 8'1"

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The Gables

4-BEDROOM DETACHED HOME

PLOTS: 16, 17, 19, 20, 30 & 31

A wonderful four-bedroom family home which benefits from bi-folding doors from the open-plan kitchen/dining area plus a separate utility, cloakroom and utility on the ground floor. Upstairs is the main bedroom with an ensuite and wardrobes, along with three further bedrooms and family bathroom.



GROUND FLOOR

Kitchen/Dining
5.92m x 5.09m 19'5" x 16'8"

Living Room
4.81m x 3.67m 15'9" x 12'1"

Utility
2.65m x 1.75m 8'8" x 5'9"

FIRST FLOOR

Main Bedroom
4.86m x 3.34m 15'11" x 11'0"

Bedroom 2
3.78m x 2.89m 12'5" x 9'6"

Bedroom 3
4.08m x 2.95m 13'5" x 9'8"

Bedroom 4
2.97m x 2.49m 9'9" x 8'2"

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The Gables

4-BEDROOM DETACHED HOME

PLOTS: 16, 17, 19, 20, 30 & 31

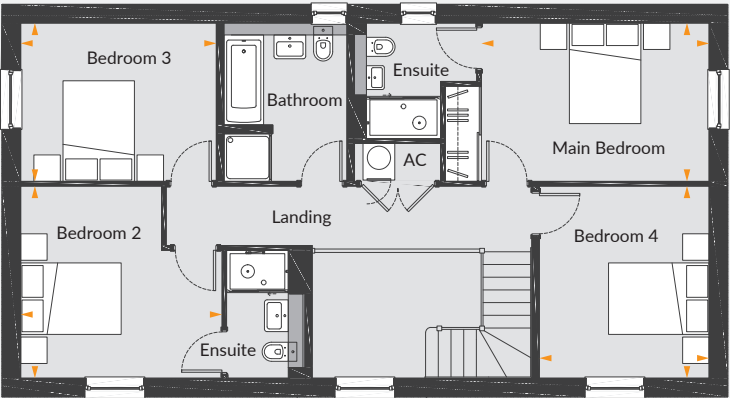


The Moreton

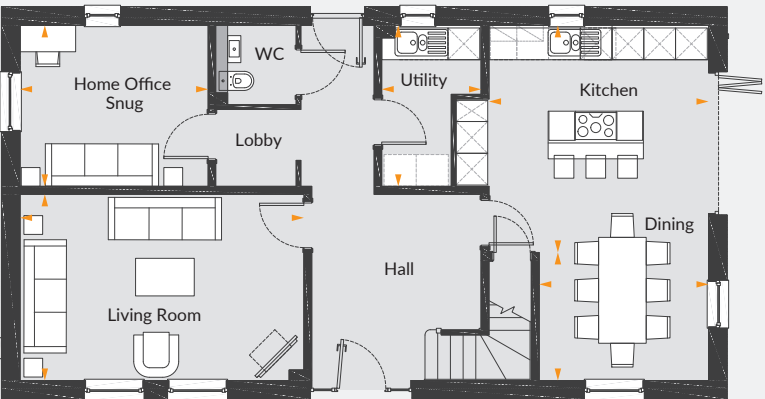
4-BEDROOM DETACHED HOME

PLOTS: 22, 37 & 38

A stunning four-bedroom home which boasts a large entrance hall, open-plan kitchen/dining area with bi-folding doors, as well as a utility room, living room and home office/snug downstairs. On the first floor is the family bathroom and four bedrooms, two of which benefit from ensuites.



FIRST FLOOR



GROUND FLOOR

Floorplan shows plot 38

VARIATIONS

Plot 22 is handed and has different kitchen arrangement with bi-fold doors to the back, not the side. Window to bedroom 3 is also at the back, not the side.

Plot 37 has different kitchen arrangement with bi-fold doors to the back, not the side. Window to bedroom 3 is also at the back, not the side.

Please ask for further details.

GROUND FLOOR

- Kitchen/Dining**
6.57m x 4.29m 20'18" x 14'1"
- Living Room**
5.36m x 3.52m 17'7" x 11'7"
- Home Office/Snug**
3.56m x 3.04m 11'8" x 10'0"
- Utility**
3.04m x 1.88m 10'0" x 6'2"

FIRST FLOOR

- Main Bedroom**
4.30m x 2.99m 14'2" x 9'10"
- Bedroom 2**
3.80m x 3.63m 12'6" x 11'10"
- Bedroom 3**
3.70m x 2.99m 12'2" x 9'10"
- Bedroom 4**
3.63m x 3.21m 11'11" x 10'6"

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The Moreton

4-BEDROOM DETACHED HOME

PLOTS: 22, 37 & 38



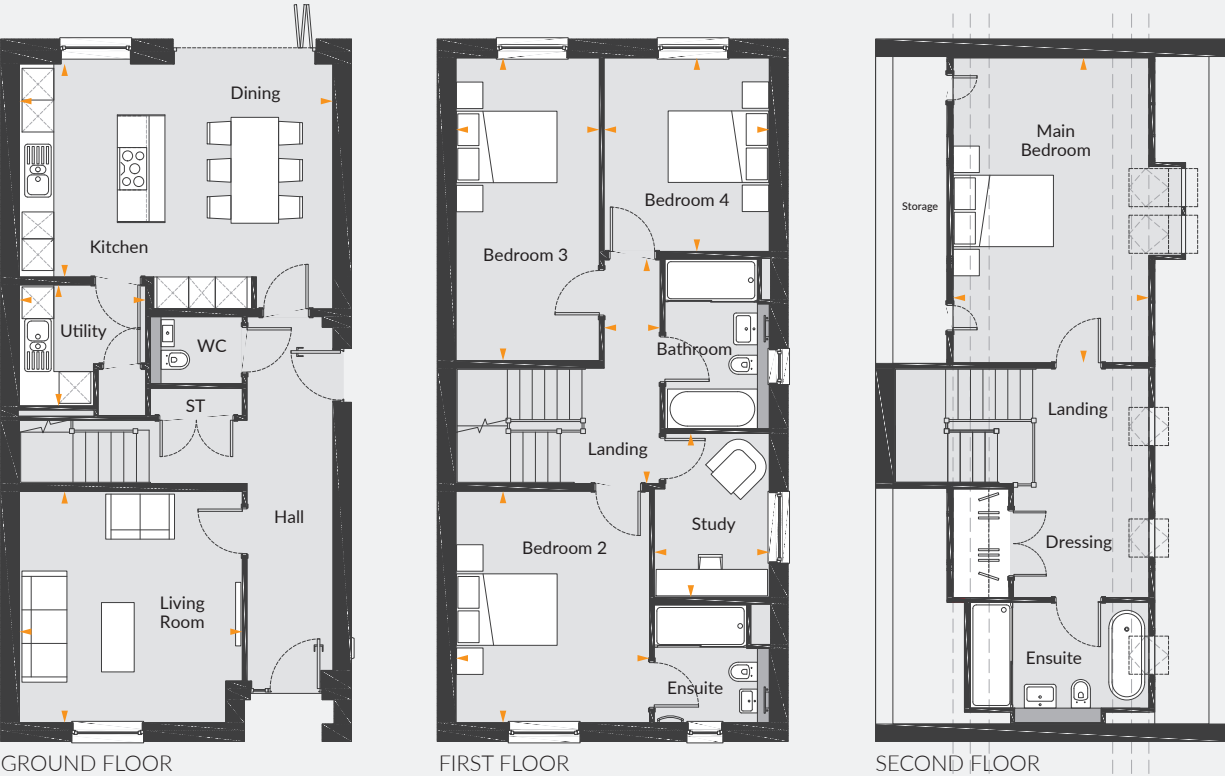
The Loft

4-BEDROOM DETACHED HOME
PLOTS: 27 & 28

The Loft

4-BEDROOM DETACHED HOME
PLOTS: 27 & 28

A lovely four-bedroom home set across three floors. This home offers an open-plan kitchen/dining area with a separate utility plus a generous living room on the ground floor. Upstairs there is a separate study, family bathroom and three double bedrooms, one with an ensuite, while the main bedroom with a large dressing room and ensuite can be found on the second floor.



Floorplan shows plot 27
VARIATIONS
Plots 28 is handed with garage attached
Please ask for further details.

GROUND FLOOR

Kitchen/Dining
5.92m x 4.02m 19'5" x 13'3"
Living Room
4.36m x 4.21m 14'4" x 13'10"
Utility
2.39m x 2.28m 7'10" x 7'6"

FIRST FLOOR

Study
3.10m x 2.18m 10'2" x 7'2"
Bedroom 2
4.38m x 3.66m 14'4" x 12'0"
Bedroom 3
5.72m x 2.71m 18'9" x 8'11"
Bedroom 4
3.66m x 3.13m 12'0" x 10'3"

SECOND FLOOR

Main Bedroom
5.76m x 3.70m 18'11" x 12'2"

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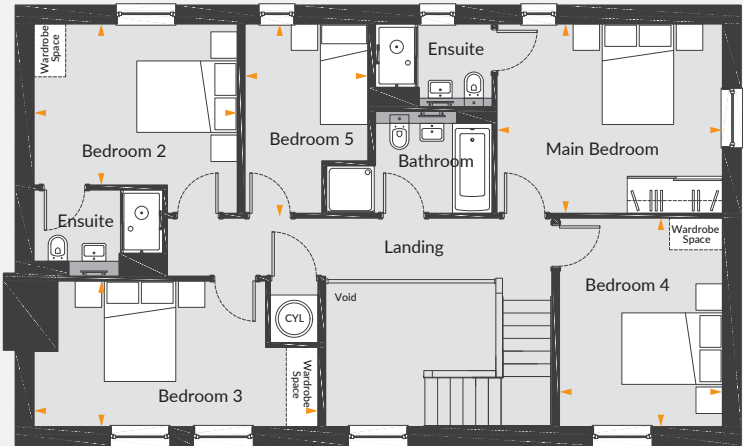
The Hampton

5-BEDROOM DETACHED HOME
PLOTS: 18, 21 & 29

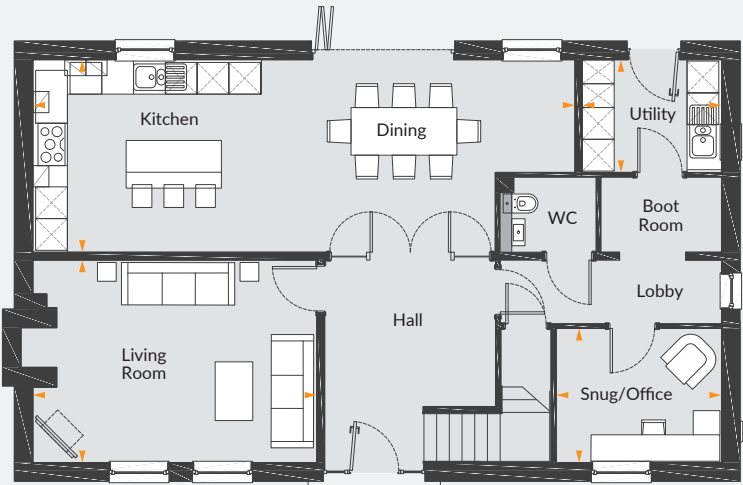
The Hampton

5-BEDROOM DETACHED HOME
PLOTS: 18, 21 & 29

An impressive five-bedroom family home with plenty of space on the ground floor with an open plan kitchen/dining area with bi-folding doors opening into the garden. Downstairs you will also find the living room, utility room, study/office, boot room and cloakroom. On the first floor there are five bedrooms, two with ensuites, plus a family bathroom.



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

- Kitchen/Dining**
10.24m x 3.64m 33'7" x 11'11"
- Living Room**
5.36m x 3.83m 17'7" x 12'7"
- Snug/Office**
3.12m x 2.54m 10'3" x 8'4"
- Utility**
2.63m x 2.13m 8'8" x 7'0"

FIRST FLOOR

- Main Bedroom**
4.26m x 3.57m 14'0" x 11'9"
- Bedroom 2**
3.84m x 3.04m 12'7" x 10'0"
- Bedroom 3**
5.37m x 2.75m 17'8" x 9'1"
- Bedroom 4**
3.94m x 3.07m 12'11" x 10'1"
- Bedroom 5**
3.57m x 2.32m 11'9" x 7'8"

Floorplan shows plot 21

VARIATIONS
Plots 18 & 29 have no feature fireplace and also include an additional door at the side of the property to access the parking areas. The window arrangement in Bedroom 1 is also slightly different.

Please ask for further details.

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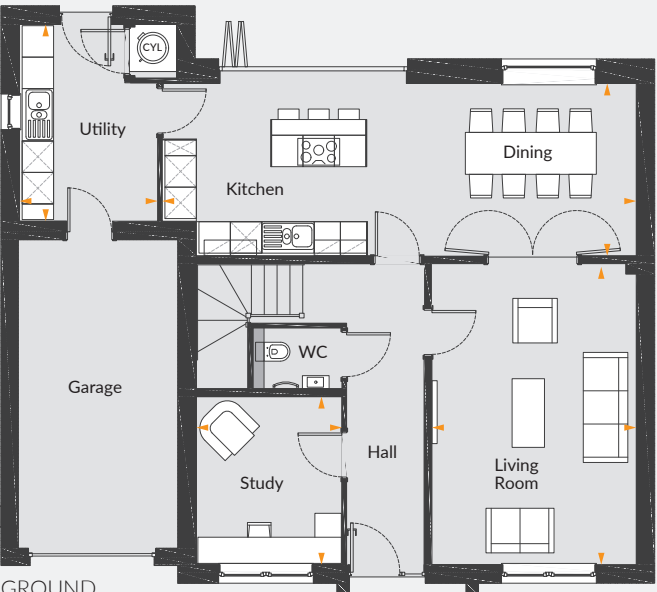


The Manor

5-BEDROOM DETACHED HOME

PLOTS: 6 -11

A spacious five-bedroom home set across three floors with open-plan kitchen dining and bi-folding doors plus a large utility with access directly into the integral garage. A large living room and study complete the ground floor. Upstairs, the main bedroom features a walk-in wardrobe and large ensuite, alongside two further bedrooms and a bathroom while there are another two bedrooms, one with ensuite, on the top floor.



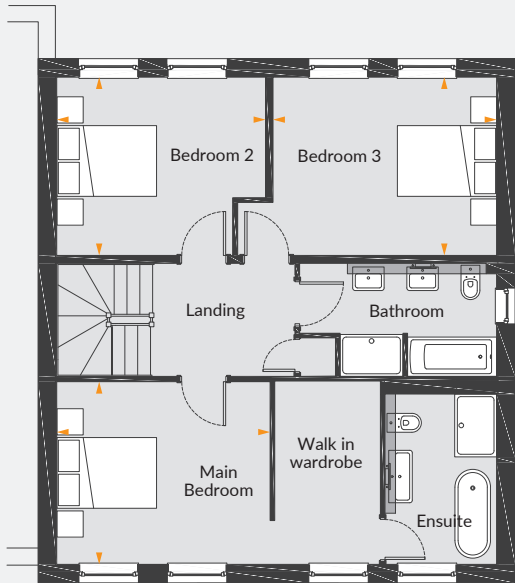
GROUND FLOOR

Floorplan shows plots 6/7/8/9/10

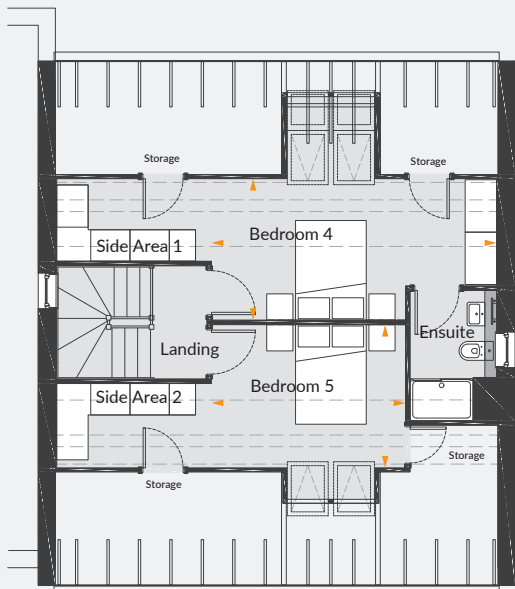
VARIATIONS

Plots 11 is handed.

Please ask for further details.



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

- Kitchen/Dining**
9.05m x 3.29m 29'8" x 10'10"
- Living Room**
5.68m x 3.90m 18'8" x 12'10"
- Study**
3.21m x 2.78m 10'6" x 9'2"
- Utility**
3.76m x 2.64m 12'4" x 8'8"

FIRST FLOOR

- Main Bedroom**
4.07m x 3.49m 13'5" x 11'5"
- Bedroom 2**
3.99m x 3.40m 13'1" x 11'2"
- Bedroom 3**
4.27m x 3.40m 14'0" x 11'2"

SECOND FLOOR

- Bedroom 4**
5.44m x 2.70m 17'10" x 8'10"
- Bedroom 5**
3.70m x 2.73m 12'2" x 9'0"

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The Manor

5-BEDROOM DETACHED HOME
PLOTS: 6-11

Detail is the essence of quality

ENJOY AN EXCEPTIONAL SPECIFICATION

Kitchens

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset stainless-steel bowl and a half sink – within 3 beds
- Underslung stainless-steel bowl and a half sink – within 4 & 5 beds
- Single Bosch oven and 4 ring induction hob with hood – within 3 beds
- Double Bosch oven and 5 ring induction hob with hood – within 4 & 5 beds
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher

Bathrooms, Ensuites and Cloakrooms

- Porcelanosa wall tiles – not included in cloakroom
- Full height tiles to three sides of bath in bathroom
- Full height tiles to shower cubicle
- Half height tiles behind wash hand basin (excluding cloakroom)
- Merlyn glass shower enclosure with sliding door/side panel
- Roca back-to-wall, floor mounted WC with concealed cistern and soft-close toilet seat
- Vado ceiling mounted thermostatic shower with waterfall head
- Shaver socket to bathroom and ensuites

- Chrome heated towel rail
- Recessed mirrors with LED lighting

Utility Room

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset stainless-steel single bowl sink – within 3 beds
- Underslung stainless-steel bowl sink – within 4 & 5 beds

Plumbing & Heating

- Vaillant air source heat pump
- Polypipe underfloor heating to ground floor
- Stelrad compact radiators to first floor

Electrical & Lighting

- TV point in main bedroom
- Mains operated doorbell
- 2 twin switched sockets, satellite and digital TV aerial point plus BT point to living room & study where applicable
- LED downlights to kitchen, bathroom, en-suite & utility room
- White screwless switch plates
- External lights to front door and doors to rear garden
- Indirect LED lighting to kitchen
- Deta smoke alarms

Décor

- White finish to doors & woodwork

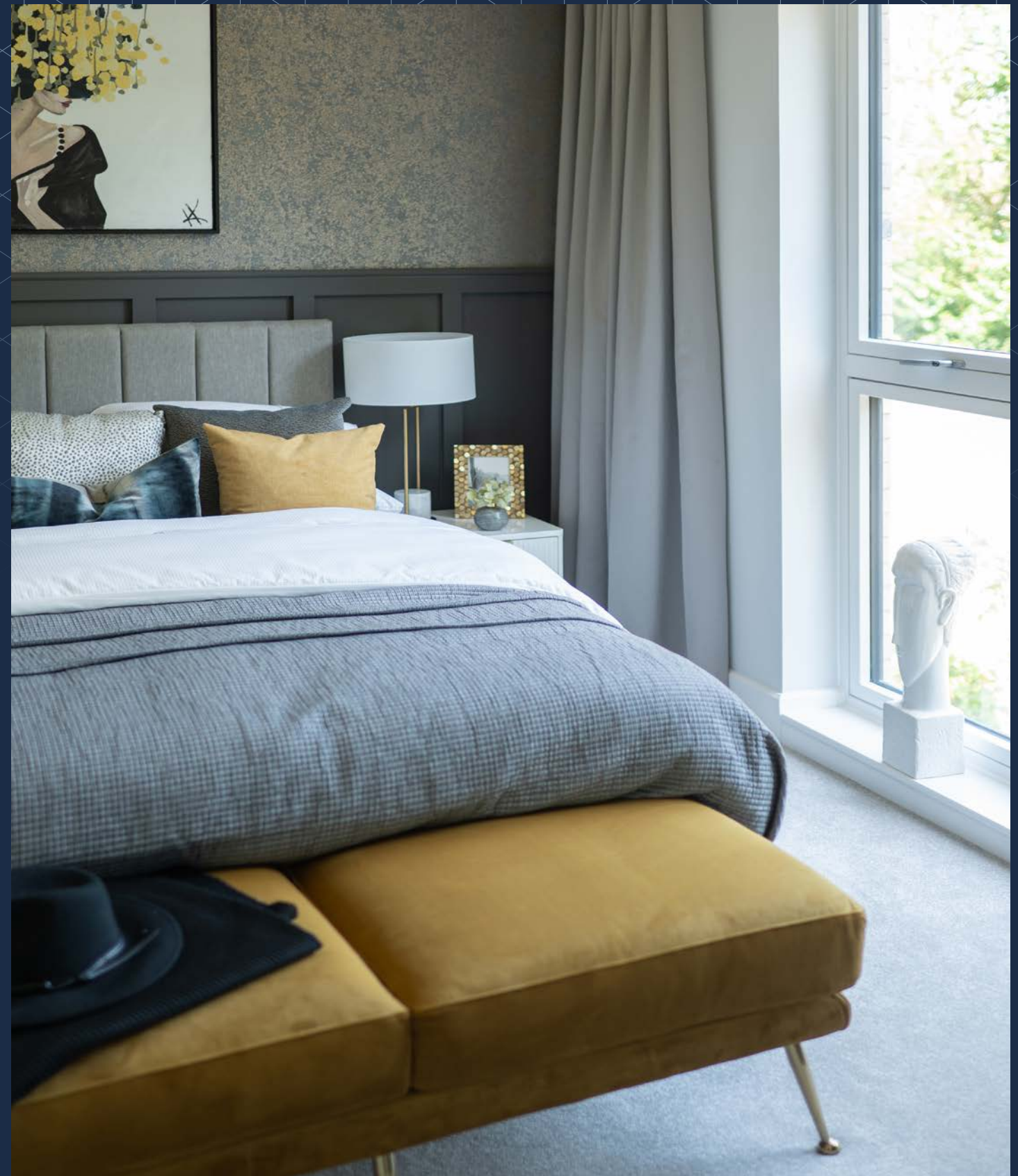
- Smooth finish to all walls & ceilings, painted in white emulsion

Joinery

- Grey steel garage door
- GRP vertical panel door in anthracite grey with long bar pull handle (The ???? only)
- Oak clad composite with long bar pull handle front door
- Grey aluminium framed bifold doors to access garden
- Built-in sliding wardrobes to main bedroom
- Solid internal doors with five vertical panels

External

- Door number plate
- EV-IQ Curv360 7kw car chargers
- Buff pavements to paths, light grey block paving to driveways
- Turf to rear garden
- Outside tap to rear garden
- Flush casement UPVC windows in anthracite grey



“Our attention to detail and focus on quality means you don’t have to worry about redecorating or repairing your home, but can enjoy the benefit of something brand new..”

EXAMPLES OF INTERIORS FROM PREVIOUS BACKHOUSE DEVELOPMENTS

The Backhouse story

OUR COMMITMENT TO DESIGN

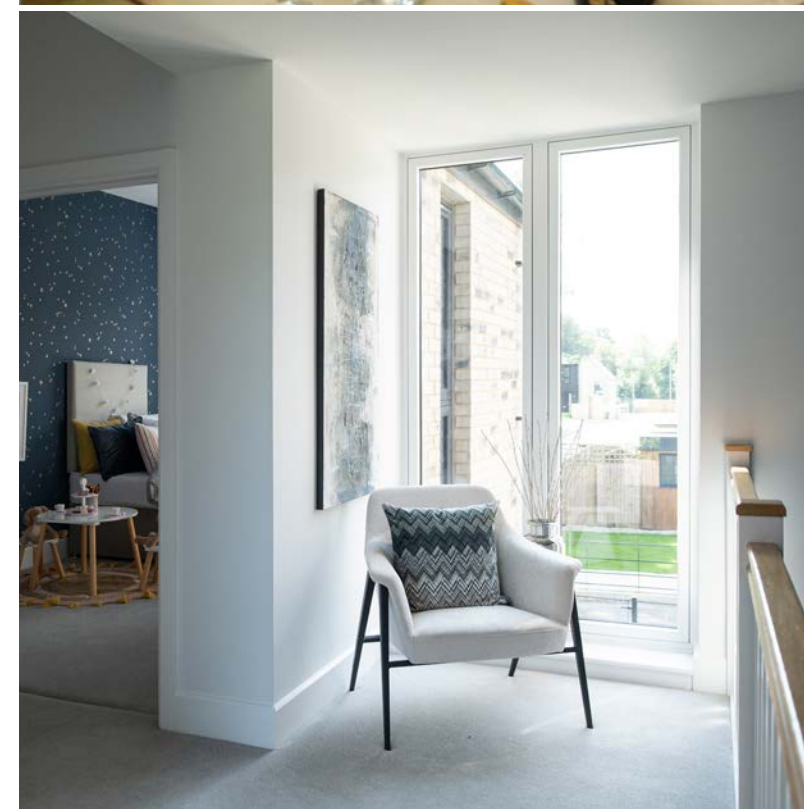
Backhouse was born out of a desire to establish an innovative British housebuilder that could deliver new homes of outstanding design, which respond to the needs of today's contemporary lifestyles. At Backhouse, we bring an element of bespoke housebuilding into our developments, which means there is always an individuality to what we do – something that you rarely find with volume housebuilders.

Founder, Theo Backhouse established our business because he believed that consumers had lacked choice in the new homes market for too long. He felt buyers deserved a better designed, sensibly priced, more interesting home that provided smart living solutions. To this day, Backhouse upholds Theo's vision with no less passion. Driven by a highly experienced and motivated team, we are firmly focused on delivering housing schemes that we are proud of.

Our aim is to establish welcoming, friendly neighbourhoods that provide a higher quality of life for generations. We work with the very best in architectural talent to produce liveable homes that reflect the way we live today whilst offering a strong sense of place and community identity.



THEO BACKHOUSE



EXAMPLES OF INTERIORS FROM PREVIOUS BACKHOUSE DEVELOPMENTS

Our interiors are designed to be flexible, providing spaces that can serve more than one function, while our communities always begin with open space at their heart, ensuring every resident can benefit.

Case study to go here

????? ?????????????????? ??????

Your next step to a new home

MAKE THE MOVE TO A NEW LIFESTYLE

We are passionate about creating places that are sympathetic to their location and respect the existing environment and are confident that you will be impressed by the architectural style and quality of our homes.

Hopefully this introduction to Backhouse Highworth has given you a flavour of what makes this an exceptional opportunity not just to transform the quality of your life, but to be part of something special. Get in touch today to find out more about the selection of new homes available at Highworth.

For more information and to arrange a suitable time to visit please:

Call: 01793 547063

Email: sales@backhousehighworth.com

Visit: www.backhoushousing.com



Should this be updated with the latest NHBC logo?
Are Consumer code logos still valid?
Is the text ok?

We are fully compliant with The Consumer Code for Home Builders, which was developed to make the home-buying process fairer and more transparent for customers, and you can also be assured that all our homes benefit from a 10-year NHBC (National House Building Council) warranty.

BACKHOUSE

B2 Methuen South, Methuen Park, Chippenham SN14 0GT
www.backhousehousing.com