

BACKHOUSE Highworth II

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



Backed by HM Government

BACKHOUSE



First Homes

THE RIGHT CHOICE FOR A FIRST-TIME BUYER

The First Homes scheme is a government-backed initiative, only available in England, that has been created to help local first-time buyers and key workers get onto the property ladder.

If you purchase a brand-new home through the First Homes scheme you will receive a discount, meaning you may be able to buy a new home for 30% less than the market value. The discount applies to the home forever and therefore means that the next generations of first-time buyers will continue to benefit every time the property is sold.

New build First Homes cannot cost more than £250,000 (in London this figure rises to £420,000) after the discount has been applied, although the local council can lower this maximum price.

Are you eligible?

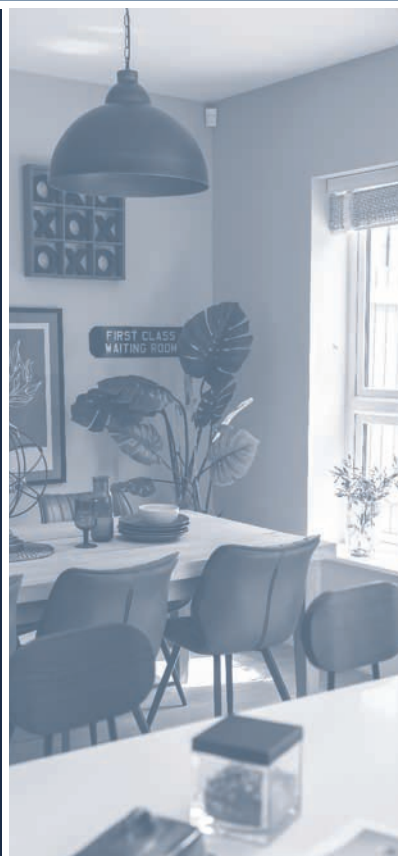
In order to qualify for the First Homes scheme, you must fulfil the following criteria:

- Be a first-time buyer.
- Have an annual household income of less than £80,000 before tax.
- Be able to get a mortgage for at least 50% of the discounted price of the property.
- Live in this First Home as your only or main residence.

Note: where more than one person is buying the First Home then all buyers must meet the above requirements. In addition, there are also certain local criteria that will be applied by the local council in order to be eligible. Some councils may prioritise giving First Homes discounts to members of the armed forces, key workers, people who already live in the area and those on lower incomes.

For further information and to see if you might be eligible please speak to our Sales Team who will be happy to talk you through the application process.

To find out more you can also visit the Government website:
www.ownyourhome.gov.uk/scheme/first-homes



First Homes - a new scheme designed to help local first-time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price.



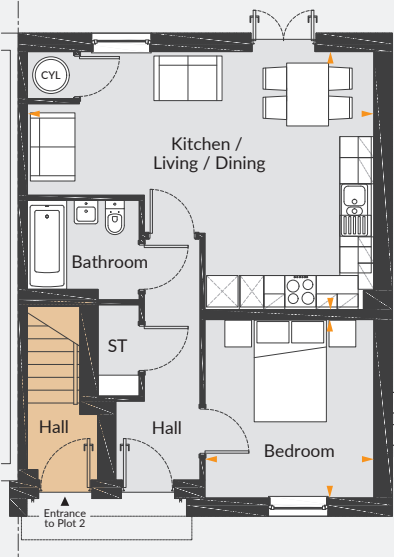


The Folly

1-BEDROOM HOME PLOT: 1 (597 sq ft)

The Buscot

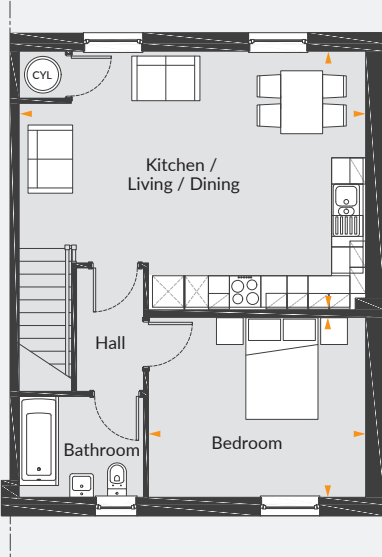
1-BEDROOM HOME PLOT: 2 (608 sq ft)



PLOT 1 - GROUND FLOOR

Kitchen/Living/Dining
6.48m x 4.98m 21'3" x 16'4"

Bedroom
3.40m x 3.22m 11'2" x 10'7"



PLOT 2 - FIRST FLOOR

Kitchen/Living/Dining
6.48m x 4.98m 21'3" x 16'4"

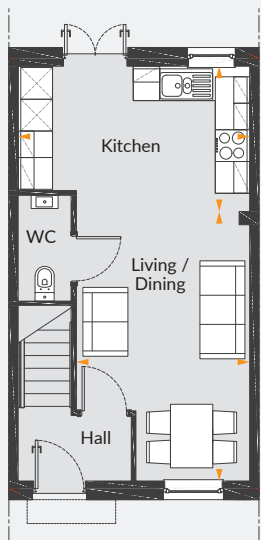
Bedroom
4.15m x 3.43m 13'7" x 11'3"

Please note: Floorplans and CGLs are for illustrative purposes only. All dimensions are approximate, and details may vary from plot to plot. This information is for guidance only but please ask the sales adviser for clarification.

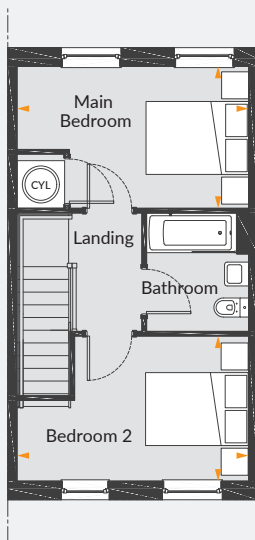


The Hannington

2-BEDROOM HOME
PLOTS: 3, 4, 24, 25, 26, 40 & 41 (732 sq ft)



GROUND FLOOR



FIRST FLOOR

Floorplan shows plot 25

VARIATIONS
Plots 3, 4 & 24 are handed.
Plot 26 & 41 has window to ground floor WC and landing.

Plot 40 has additional window to dining room and a window to first floor bathroom.
Please ask for further details.

Plots 3, 4, 24 & 25 GROUND FLOOR

Kitchen
4.37m x 2.74m
14'4" x 9'0"

Living/Dining
5.09m x 3.27m
16'9" x 10'9"

FIRST FLOOR

Main Bedroom
4.37m x 2.68m
14'4" x 8'10"

Bedroom 2
4.37m x 2.74m
14'2" x 9'0"

Plots 26, 40 & 41 GROUND FLOOR

Kitchen
4.30m x 2.80m
14'2" x 9'2"

Living/Dining
5.03m x 3.20m
16'6" x 10'6"

FIRST FLOOR

Main Bedroom
4.30m x 2.62m
14'2" x 8'8"

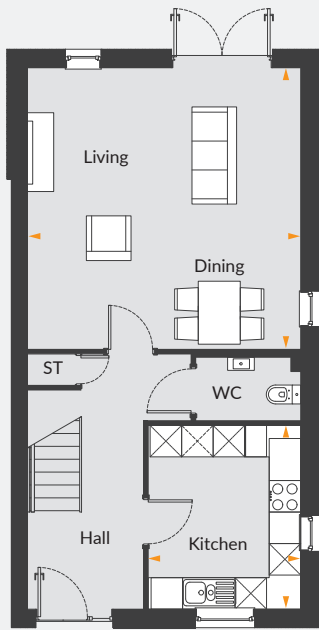
Bedroom 2
4.30m x 2.74m
14'2" x 9'0"

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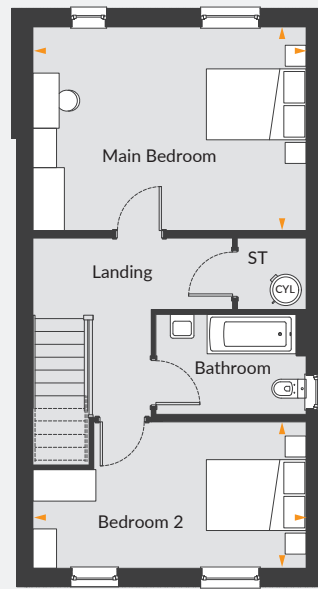


The Henley

2-BEDROOM HOME
PLOT: 35 (1172 sq ft)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen
3.54m x 2.94m 11'7" x 9'8"

Living/Dining
5.40m x 5.26m 17'9" x 17'3"

FIRST FLOOR

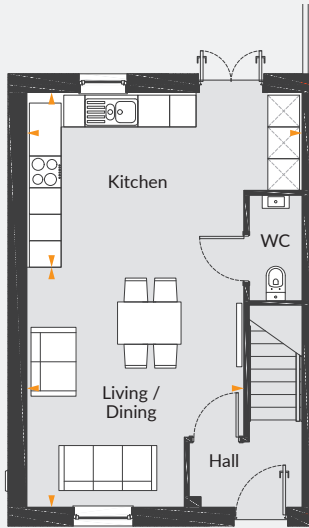
Main Bedroom
5.26 x 3.93m 17'3" x 12'11"

Bedroom 2
5.26m x 2.84m 17'3" x 9'4"

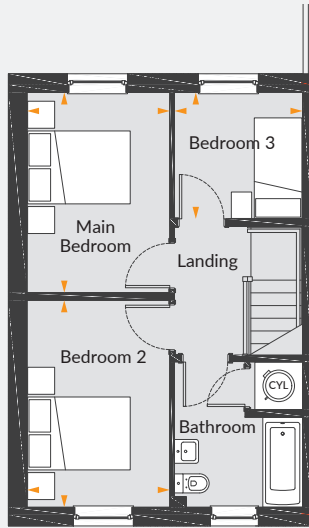
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The Stratton **3-BEDROOM HOME**
PLOTS: 23 & 36 (882 sq ft)



GROUND FLOOR



FIRST FLOOR

Floorplan shows plot 36

GROUND FLOOR

Kitchen
5.21m x 3.30m 17'1" x 10'10"
Living/Dining
4.54m x 4.11m 14'11" x 13'6"

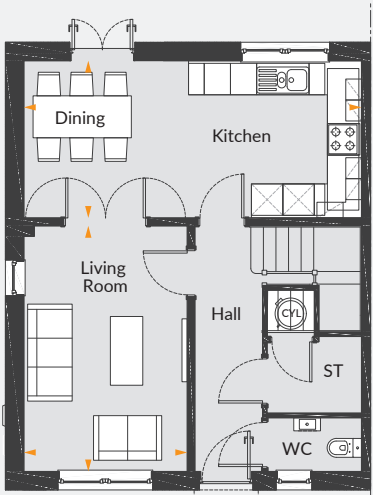
FIRST FLOOR

Main Bedroom
3.78m x 2.70m 12'5" x 8'10"
Bedroom 2
3.91m x 2.70m 12'10" x 8'10"
Bedroom 3
2.42m x 2.39m 7'11" x 7'10"

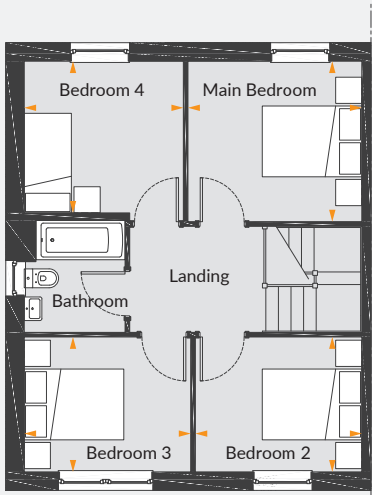
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The Grove **4-BEDROOM HOME**
PLOT: 5 (1097 sq ft)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining
6.44m x 3.00m 21'2" x 9'10"
Living Room
4.69m x 3.12m 15'5" x 10'3"

FIRST FLOOR

Main Bedroom
3.32m x 3.06m 10'11" x 10'1"
Bedroom 2
3.18m x 2.57m 10'5" x 8'5"
Bedroom 3
3.18m x 2.57m 10'5" x 8'5"
Bedroom 4
3.04m x 2.90m 10'0" x 9'6"

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It's the details that matter

ENJOY A QUALITY SPECIFICATION

Kitchens

- 40mm laminate worktop with 100mm upstands
- Inset stainless-steel single bowl sink
- Electrolux single oven, Electrolux 60cm ceramic hob, Electrolux stainless-steel hood

Bathrooms, Ensuites and Cloakrooms

- Porcelanosa tiles - 1 course over sink and to window sill in WC
- Full height tiles to three sides of bath in bathroom
- Porcelanosa tiles - 1 course over sink and to window sill in bathroom
- Merlyn glass shower screen
- Roca Havana WC
- Celsius thermostatic shower
- Stelrad radiator

Plumbing & Heating

- Vaillant air source heat pump
- Stelrad compact radiators to first floor and ground floor

Electrical & Lighting

- Mains operated doorbell
- Single fitting brushed chrome stainless-steel bar with 4 LED spotlights in kitchen
- White switch plates
- External lights to front door and doors to rear garden
- Aico smoke alarms

Décor

- White finish to doors and woodwork
- Smooth finish to all walls and ceilings, painted in white emulsion

Joinery

- GRP external door in anthracite
- Solid core colonial 6 panel doors painted white

External

- Curv360 7kw car charger
- Buff pavements to paths
- Turf 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.

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

Call: 01793 547063

Email: sales@backhousehighworth.com

Visit: www.backhousehousing.com



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BACKHOUSE

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