

CHALK MEADOWS



P O R T O N

THE PREMIUM COLLECTION

SOPHISTICATED*STYLISH*VILLAGE CHARM

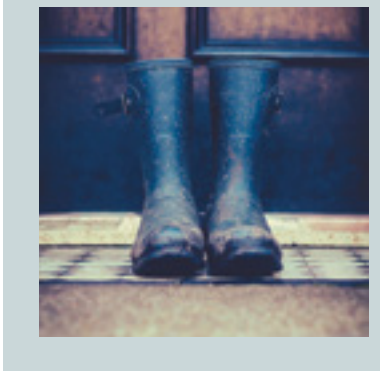


WELCOME TO
CHALK MEADOWS
— — — — —
P O R T O N

THE PREMIUM COLLECTION AT **CHALK MEADOWS** FEATURES JUST SEVEN 4 BEDROOM LUXURY HOMES, TUCKED AWAY BEHIND A RETAINED TRADITIONAL COB WALL, IN THE SMALL VILLAGE OF PORTON.



HOMES
FOR SOPHISTICATED
LIVING



Finished to the highest standards, and equipped with the latest fixtures and fittings, these exquisite homes are ideal for anyone appreciative of sophisticated living and village life. From growing families looking to their next move, through to commuters hankering for a quiet retreat just a stone's throw from Salisbury - there's an opportunity here to put down roots and make Chalk Meadows the idyllic place to call home.





PORTON
—
OFF THE
BEATEN TRACK

IF YOU'RE LOOKING FOR A TRULY TRANQUIL PLACE TO LIVE, WAY OFF THE BEATEN TRACK, THEN PORTON HAS BEEN PATIENTLY WAITING TO BE DISCOVERED BY YOU. THIS TINY, STYLISH WILTSHIRE VILLAGE, WITH AN OLD-FASHIONED SENSE OF COMMUNITY SITS JUST 5 MILES NORTH-EAST OF SALISBURY AND IS A 15 MINUTE DRIVE FROM STONEHENGE.



Porton has a small, local shop perfect for picking up your daily essentials of bread and milk and catching up on the village news. Historic St Nicholas, built in 1877, situated opposite Chalk Meadows, is the Parish Church for the villages of Porton, Idmiston and Gomeldon. The local Primary School of the same name, with its Good Ofsted

rating, has been serving the youngest members of the community well since 1972. Another delightful facility in the village is the family run Porton Garden Aquatic & Pets Centre. It's been popular with locals for over 30 years and boasts a small onsite café that is a lovely place to pop into for coffee, cake and a catch up.



PORTON IS PERFECT FOR ANYONE WHO WANTS TO LIVE IN A PEACEFUL VILLAGE SETTING, BUT WITH ALL THE CHARM AND HISTORY THE AREA HAS TO OFFER.



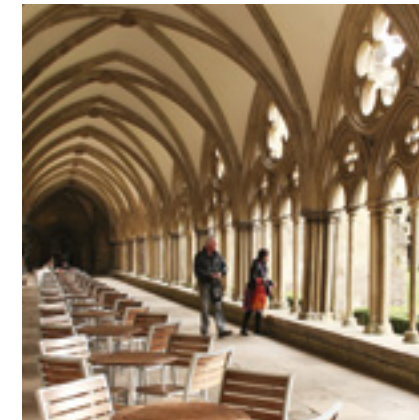
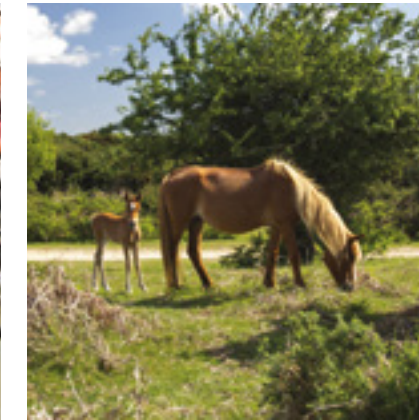
The village itself is surrounded by a landscape so stunningly beautiful, it takes your breath away.

Nearby you will find Areas of Outstanding Natural Beauty, World Heritage Sites and National Parks, plus an abundance of villages, medieval churches, manor houses and quaint country inns to explore and enjoy.

The cathedral city of Salisbury is just a short 5 miles away, with its historic streets, big name stores, regular market days and a wealth of independent shops specialising in everything from arts and crafts, fashion and homewares to specialist food, sports and health. Plus a plentiful supply of eateries, bars and restaurants, making it perfect for an evening out.

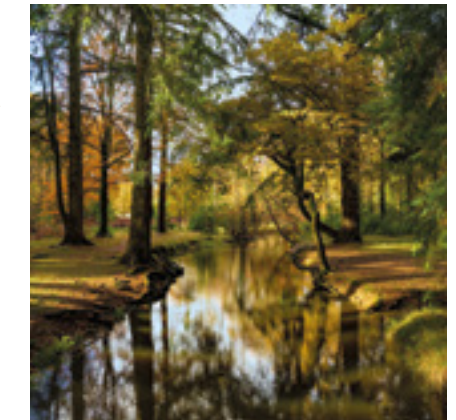
Salisbury is also acclaimed for its elegant lifestyle, heritage, culture and reputation for being an aspirational place to relax and savour.

Commuting to London couldn't be easier, with the train from nearby Salisbury to Waterloo taking around 1 hour and 40 minutes.



THE BEST OF WESSEX

ON YOUR DOORSTEP





COMPUTER GENERATED IMAGE

- **PLOT 1 * THE MAPLE**
4 bedroom detached home with double garage
- **PLOT 2 * THE ASH**
4 bedroom detached home with single garage
- **PLOT 3 * THE CEDAR**
4 bedroom detached home with single garage
- **PLOT 4 * THE BEECH**
4 bedroom detached home with single garage
- **PLOT 5 * THE ELDER**
4 bedroom detached home with single garage
- **PLOT 6 * THE SYCAMORE**
4 bedroom detached home with single garage
- **PLOT 7 * THE CHESTNUT**
4 bedroom detached home with single garage





COMPUTER GENERATED IMAGE OF THE MAPLE

PLOT N^o.1

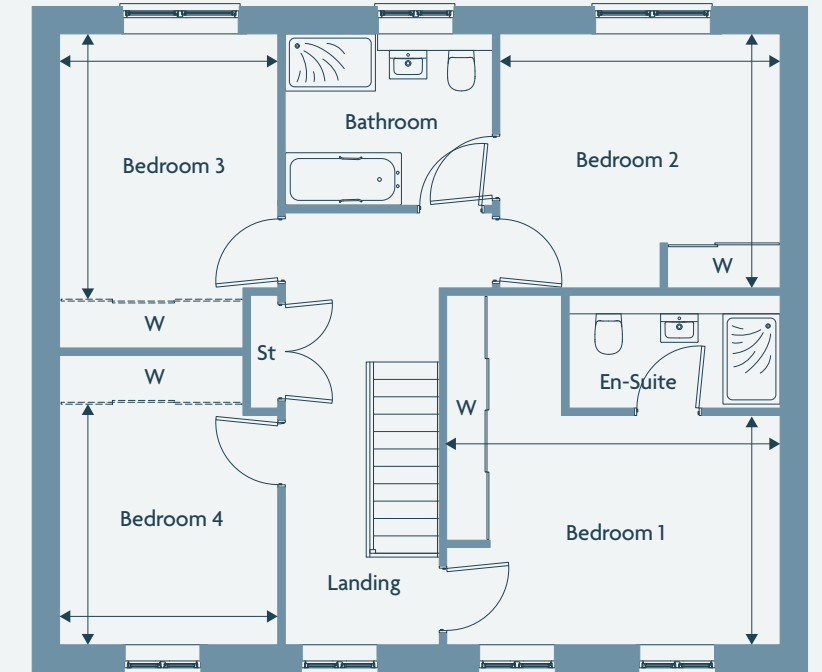
THE MAPLE

4 BEDROOM DETACHED HOME
WITH DOUBLE GARAGE

Total Area: 1658 sq ft / 154.03 m²

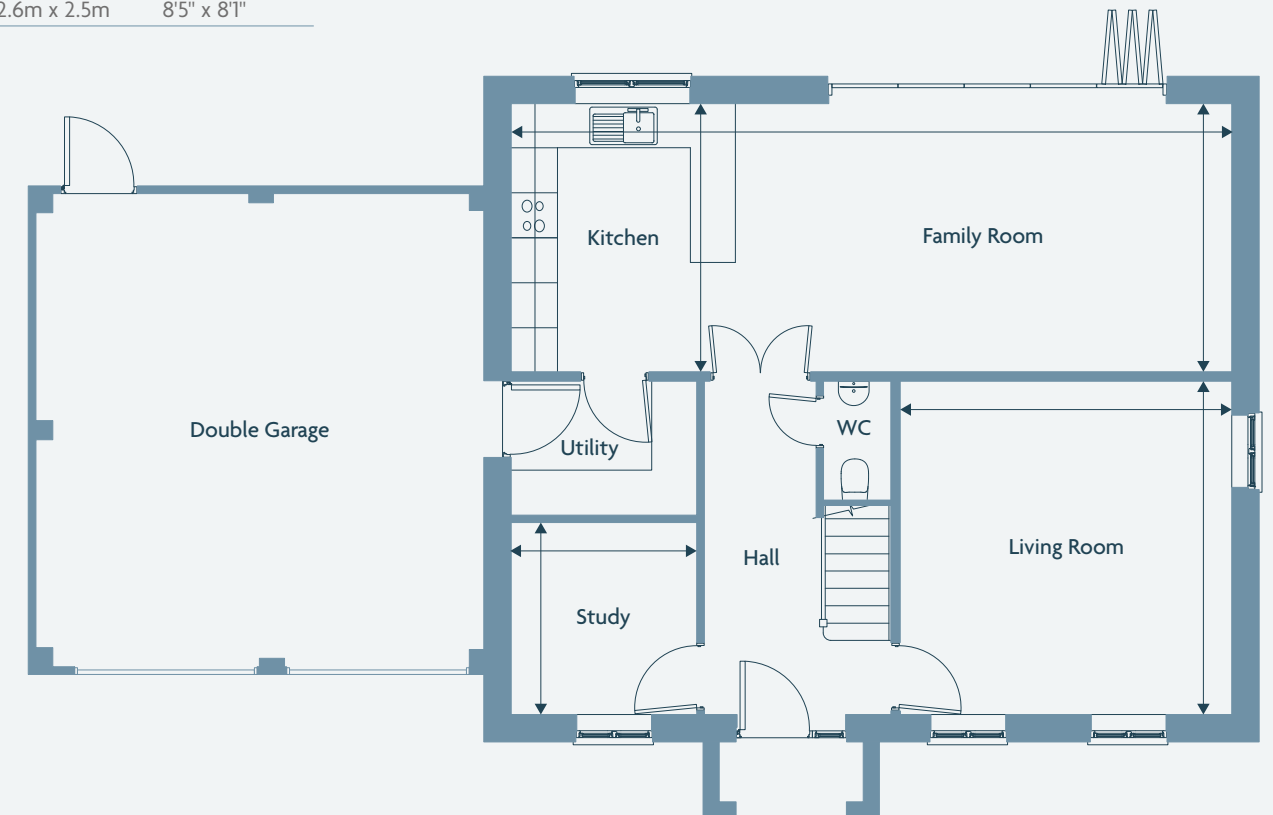
FIRST FLOOR

Bedroom 1	3.9m x 3.1m	12'8" x 10'0"
Bedroom 2	3.7m x 3.4m	12'3" x 11'1"
Bedroom 3	3.5m x 2.9m	11'7" x 9'7"
Bedroom 4	3.2m x 2.9m	10'6" x 9'7"



GROUND FLOOR

Kitchen/Family Room	9.6m x 3.6m	31'6" x 11'9"
Living Room	4.4m x 4.4m	14'6" x 14'6"
Study	2.6m x 2.5m	8'5" x 8'1"



PLOT N^o. 2, 3*, 4, 5, 6, 7*

4 BEDROOM DETACHED HOME WITH GARAGE

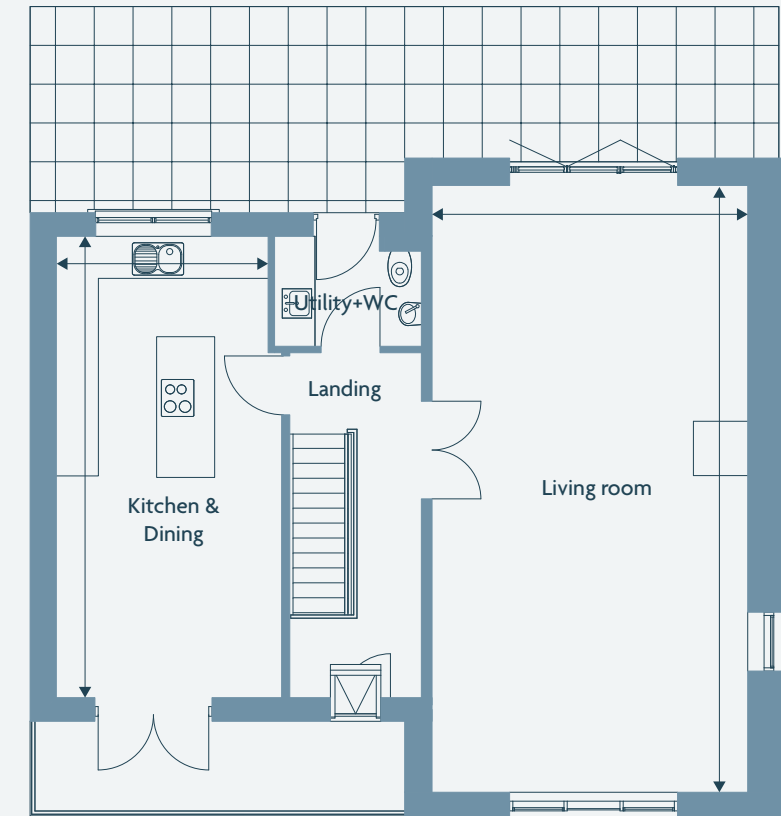
Total Area: 1870 sq ft / 174 m²
 *Plots 3 & 7 are handed
 Plot 2 has an alternative garage position

A stunning 4 bedroom detached home in an elevated position, with attached garage. Enter the ground floor where you will find the master bedroom boasting an en-suite bathroom. Three further bedrooms, one featuring double doors opening to a lovely courtyard garden, along with the family bathroom can be found on this floor.

Ascend the stairs to the first floor where to your left is a magnificent kitchen diner, perfect for entertaining. The stylish hand painted kitchen is perfectly situated to enjoy views of the rear garden and stunning views of the countryside from the front of the house on the beautiful balcony. A useful utility and cloakroom with backdoor garden access can also be found on this floor. To the right you will find the spacious living room with a feature log burning fireplace and bi-fold doors opening into the garden.

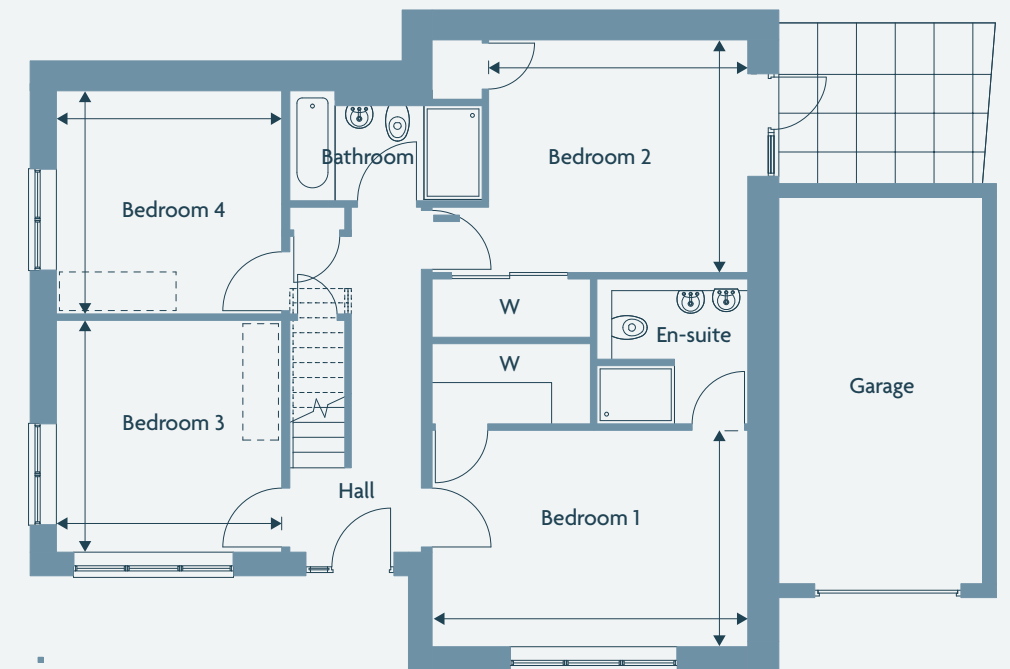
FIRST FLOOR

Kitchen/Dining Room	4.8m x 9.3m	10'10" x 23'2"
Living Room	7.1m x 3.3m	30'9" x 16'0"



GROUND FLOOR

Bedroom 1	4.0m x 3.3m	13'01" x 11'0"
Bedroom 2	4.0m x 3.6m	13'01" x 11'9"
Bedroom 3	3.5m x 3.5m	11'5" x 11'5"
Bedroom 4	3.5m x 3.4m	11'5" x 11'4"





ATTENTION TO
DETAIL
—
SPECIFICATION



A HUGE AMOUNT OF CARE AND CONSIDERATION GOES INTO THE DESIGN AND CONSTRUCTION OF ALL THE HOMES AT **CHALK MEADOWS.**

KITCHEN

- * Contemporary shaker style painted kitchen*
- * Induction hob within island unit
- * Integrated fridge & freezer
- * Combination microwave and steam oven
- * Double oven
- * Resin worktop with Belfast sink
- * Under mounted pelmet lighting to wall units
- * Stainless steel taps
- * Washing machine and tumble dryer in utility room

BATHROOM AND EN-SUITES

- * Modern white sanitary ware with chrome mixer taps
- * Mirror above sink (where possible)
- * Shaving socket
- * Porcelain floor & wall tiles to bathrooms, cloakrooms/utility and en-suites
- * Double sink to en-suite bathrooms (plot specific)
- * High quality bath with tiled panel (where applicable)
- * Heavy duty shower tray (where applicable)
- * Quality glass shower doors
- * Heated chrome electric towel rails (where applicable)

ATTENTION IS LAVISHED ON THE PERFECTLY CRAFTED, EXQUISITELY STYLED EXTERIOR SO YOU CAN ENJOY AN ELEGANT HOME OF OUTSTANDING STYLE AND REAL CHARACTER.

HIGH QUALITY FINISHES

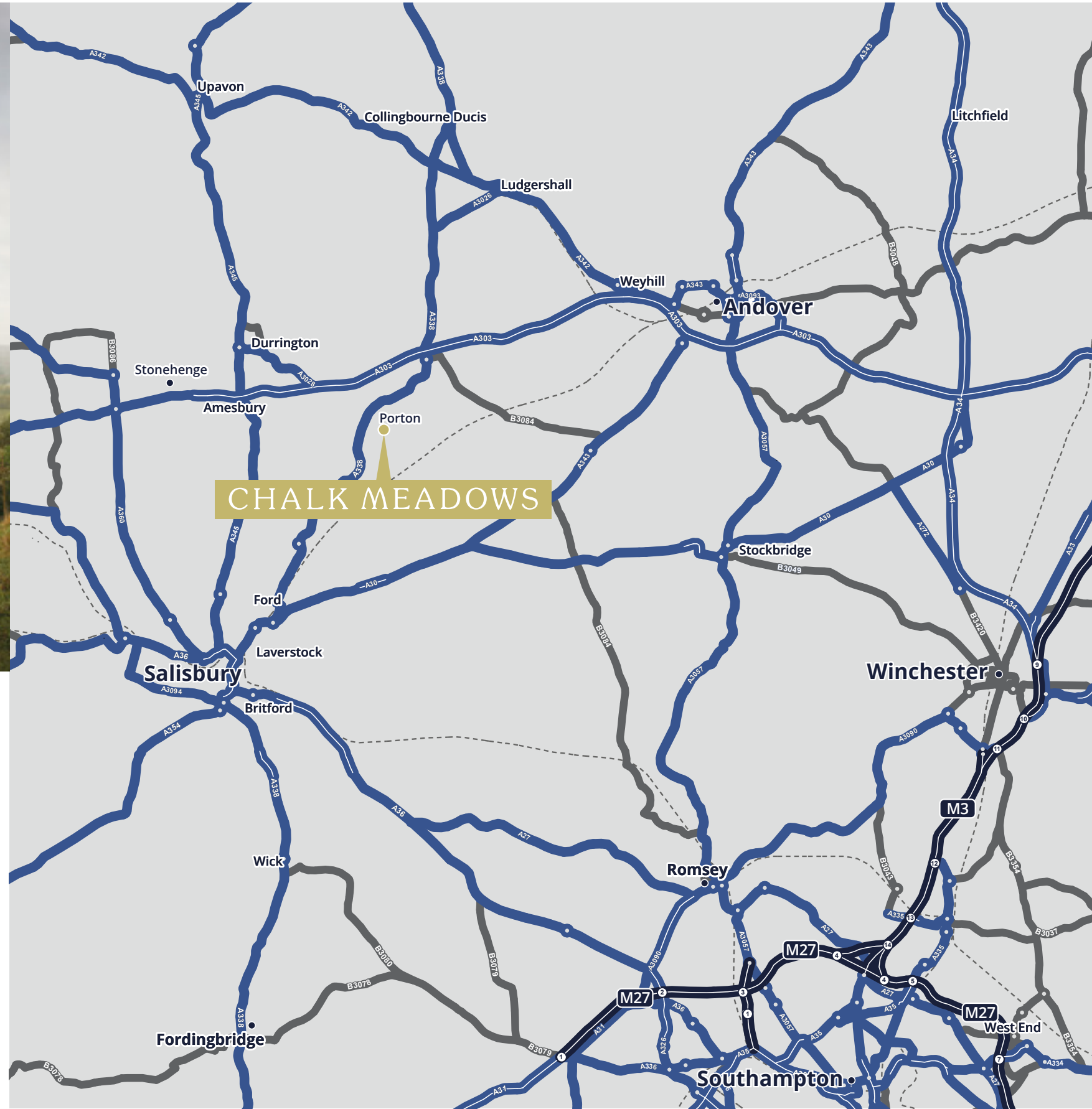
- ✦ All walls plastered and painted in Pearl Grey
- ✦ Plastered ceilings, painted white
- ✦ Painted woodwork in satinwood
- ✦ Door furniture satin chrome
- ✦ Wood strip floor (engineered board) to entrance hall and reception rooms (plot specific)
- ✦ Tiles/wood flooring to kitchen, dining room (plot specific)
- ✦ Carpets to bedrooms
- ✦ All skirting and architraves to match, painted white
- ✦ Heavy duty panel doors
- ✦ Wardrobes to bedrooms one and two

GENERAL

- ✦ Mains smoke detectors
- ✦ Security locks to external doors and windows
- ✦ 10 year Premier Guarantee
- ✦ Vaulted ceiling to living room to plots 2 - 7
- ✦ Internal courtyard to plots 3 - 7
- ✦ Gas central heating with boiler with zonal thermostatic room controls
- ✦ Underfloor heating to first floor and radiator heating to ground floor
- ✦ Charnwood Aire 7 log burner
- ✦ LED downlighters to bedrooms, kitchens, hallway and bedroom 4
- ✦ BT, TV points and satellite to all main rooms
- ✦ Prepared for Sky Q
- ✦ Pre wired for electric charging points
- ✦ External power points

**Please speak to Sales Advisor for full details*





CHALK MEADOWS

PORTON

Chalk Meadows
Winterslow Road
Porton
Salisbury
SP4 0LF



CAVENDISH & GLOUCESTER PLC

THE SPECIFICATION FOR EACH INDIVIDUAL DEVELOPMENT IS REFINED TO REFLECT THE DEMANDS OF A MODERN LIFESTYLE, WITH EMPHASIS PLACED ON DESIGN THAT MATCHES THE NEEDS OF OUR CUSTOMERS.



Architectural flair and elegance is underscored by the use of state of the art modern materials yet always with a high regard for the heritage of the listed buildings that are a part of a Cavendish & Gloucester development.

We also have a genuine concern for the world around us and make every effort to minimise the impact of our construction work on the environment. With over thirty years of experience in the enhancement of old and classic buildings, Cavendish & Gloucester are experts in renovating, extending, maintaining and preserving our heritage. With current projects across London and the south east including, City View Apartments, Wesley House, and The Glade this legacy continues.



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Brochure designed by A&P