



Hazel Green

URCHFON.T



Welcome to Hazel Green.

An exclusive collection
of nine 3 & 4 bedroom
detached houses set in
the sought-after village
of Urchfont.



Surrounded by nature, away from the hustle and bustle of city life, it's time to embrace the countryside.

Hazel Green offers high-quality new homes and a peaceful and relaxed lifestyle in the picturesque Wiltshire village of Urchfont.

Discover everyday joy in connecting with the friendly, thriving local community and the natural beauty of the surrounding area.





Computer Generated Image -
Olive Barn, Willow Barn & Myrtle House

Relaxed rural living

Living in Urchfont is ideal for those who seek a more relaxed pace of life in a quintessentially English village.

Named as Wiltshire's 'best-kept' village in 2021 and runner up in 2022, Urchfont is surrounded by beautiful countryside and is rich in history with a number of listed buildings and a beautiful church dating back to the 12th century.

With a welcoming atmosphere, residents can enjoy a range of amenities such as a village shop, a pub, a primary school and a wealth of clubs and community groups.



One of the most exciting weekends of the year for locals is the annual Scarecrow Festival - here you can explore the scarecrow trail and try to guess the theme of the year - this event takes place every May bank holiday and is not to be missed!

For lovers of the great outdoors, enjoy walking through Oakfrith Wood and its idyllic woodland setting, cycle along one of the many routes or go fishing at the nearby Crookwood Lake.

1 / Urchfont Parish Church

2 / The Duck Pond





1



2

Devizes – A historic market town



Located just 6 miles away from Urchfont is the charming and historic market town of Devizes. Boasting a rich heritage, bustling town centre and breathtaking countryside surroundings.

Explore the town's fascinating past with a visit to Devizes Castle or the Wiltshire Museum, showcasing over 500,000 years of local history, or marvel at the area's most famous attraction, the awe-inspiring Caen Hill Locks, one of the most impressive waterways in the country.

Devizes is also home to a fantastic array of independent shops, cafes, and restaurants, as well as a weekly outdoor market, where you can sample delicious local produce, handmade crafts, and much more.

1 / Caen Hill, Devizes

2 / Devizes Castle

3 / Devizes Town Square

An idyllic place to call home

With the rich vernacular of Urchfont and open nature of the farmyard setting, key design drivers for Hazel Green were to maximise views across the fields to the surrounding countryside while bringing a flow of space across the gardens into the main living areas of the houses. Design features include high-performance Danish windows with large openings to enable homeowners to embrace a fresher, healthier lifestyle and enjoy this tranquil setting.

A high-quality material palette of brick, slate and blackened timber ensures that the homes sit comfortably in the historic context of the village with many of the construction details referencing local buildings.

These differing house styles reference local barns, cottages and stables which give them an instant grounding in Urchfont and a sense of organic growth in the village.



The quality of the interior spaces created has been central to the design process. Each property has been carefully designed by the in-house Acorn design team to create soft contemporary living spaces which perfectly complement the rural setting.

Further individuality has been created with carefully chosen front door colours and the access lane leading into the development has been planted with 20 new trees. The overall planting strategy will improve biodiversity by using native species to provide habitats for our valuable wildlife.

Each home at Hazel Green has been designed to high standards of energy-efficiency using a fabric-first approach. High levels of insulation have been used throughout to reduce the heating season to just a few months of the year.

Air source heat pumps have been installed to avoid the use of gas and complement the underfloor heating and Photovoltaics (electricity-generating solar panels) on the roof. The result is anticipated to be vastly reduced energy bills and the ability to be zero carbon by signing on to a renewable tariff. If coupled with a battery option (available to purchase as a sales extra) it would be possible to live free of the grid for large parts of the summer months.



JULIAN HAMPSON
Group Design Director & Acorn Green Ambassador

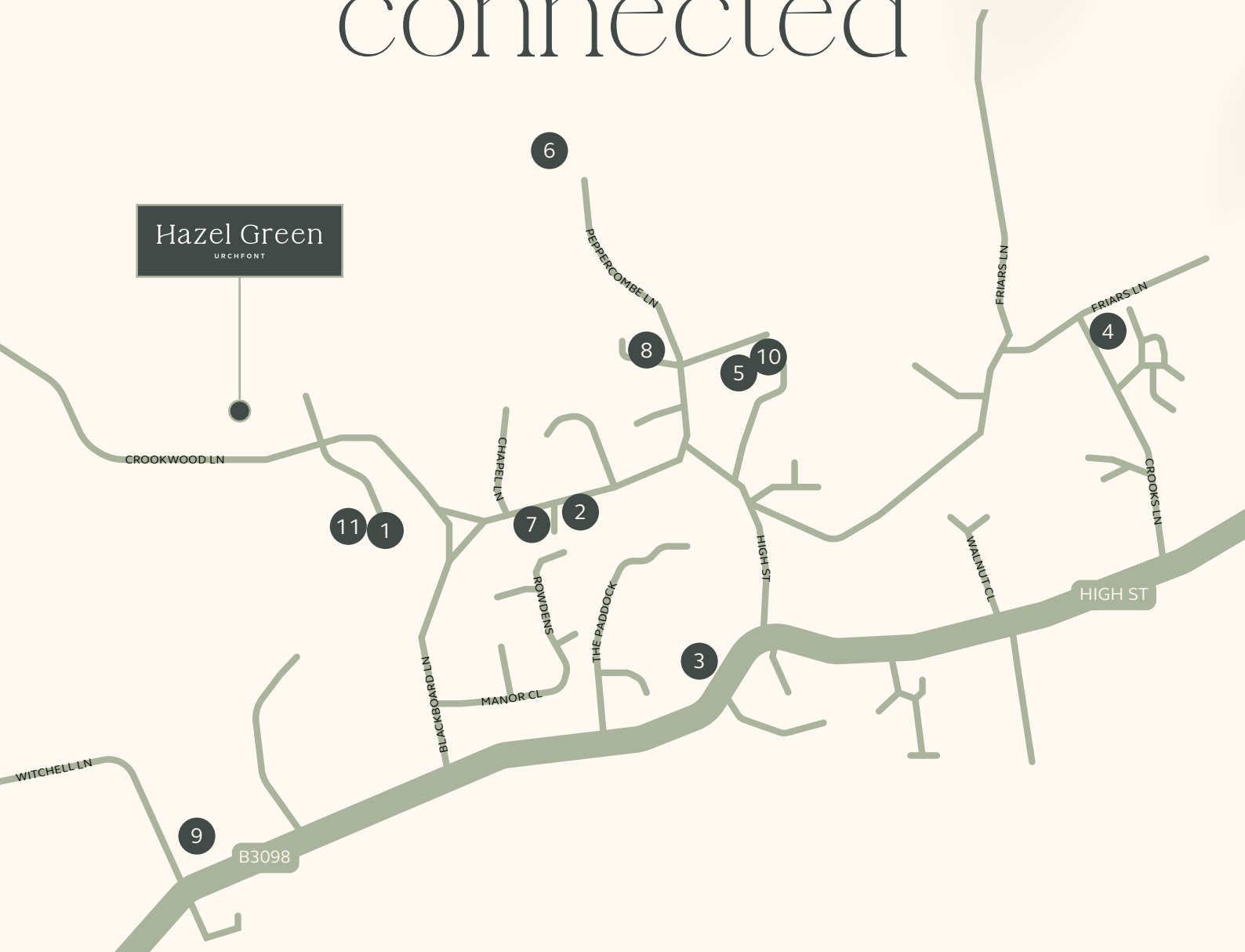


Computer Generated Image -
Myrtle House & Juniper House





Well connected



Urchfont's excellent transport links and accessibility make it a convenient and desirable place to live, without compromising on the benefits of a rural location.

Hazel Green is located off Crookwood Lane, Urchfont, SN10 4RA

Source: Google Maps, April 2023
All journey times are approximate and may not be direct.

UNDER 10 MINUTES WALK

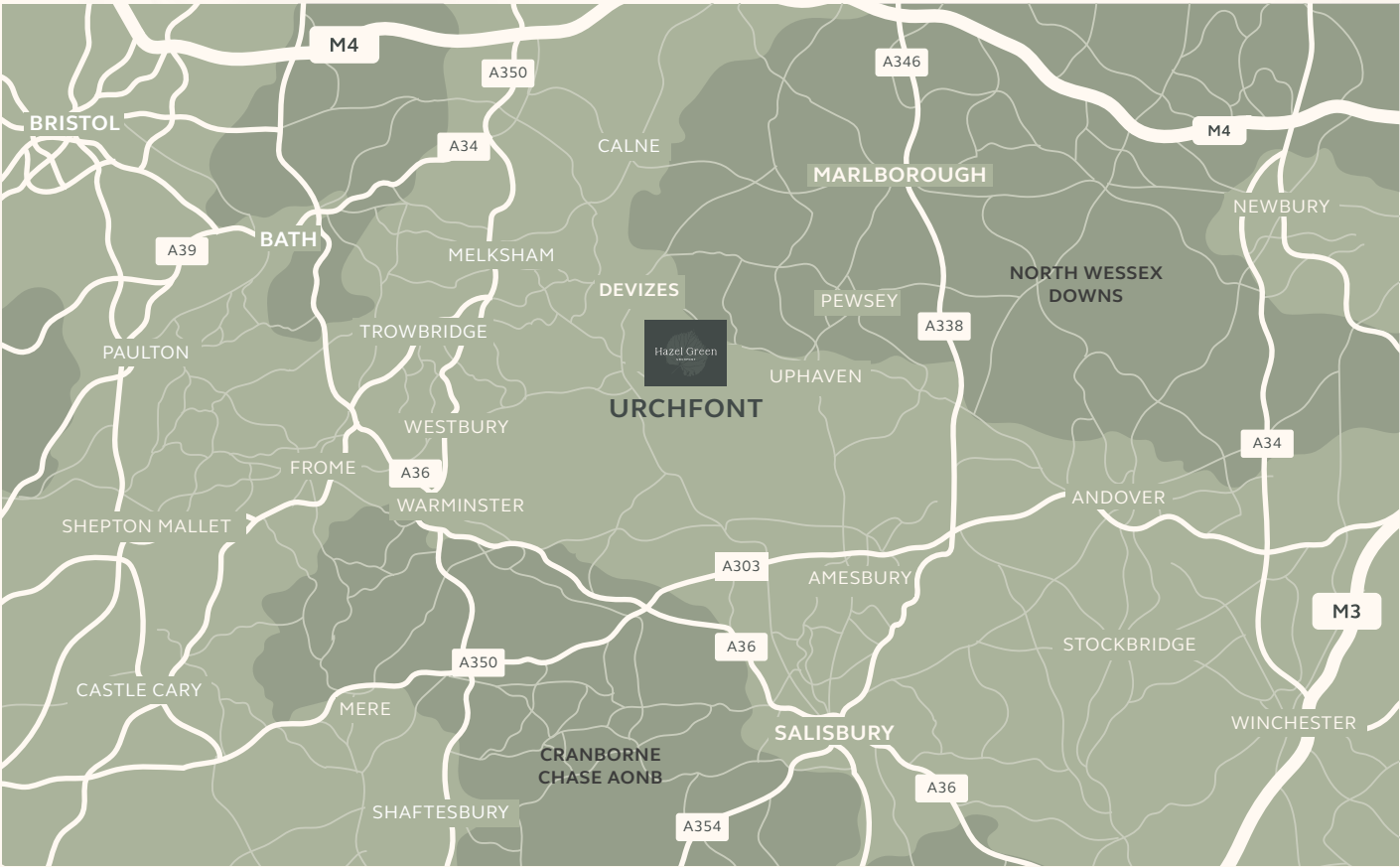
- 1 / Urchfont Pre School & Urchfont Primary School
- 2 / Community Shop
- 3 / Dentist
- 4 / Dog Groomer
- 5 / Church
- 6 / Peppercombe Wood
- 7 / The Lamb Inn Pub
- 8 / Doctors Surgery
- 9 / Urchfont Cricket Club
- 10 / Urchfont Village Hall
- 11 / Play Area



The village is located just a few miles from the A360, which provides easy access to nearby towns such as Devizes and Salisbury. For those looking to travel further afield, the village is conveniently located within a 30-minute drive of the A303, which provides links towards Devon and Cornwall, as well as being a 60-minute drive of the M4 motorway, which provides access to major cities like Bristol and London.

Pewsey rail station is 20 minutes away, which has a direct line to London.

1 / Salisbury Cathedral



UNDER 30 MINUTES BY CAR

- Vet
- Planks Farm Shop
- Golf Club
- Lavington Secondary School
- Devizes Secondary School
- Devizes Tennis Club
- Devizes Community Hospital
- Devizes Marina Village
- Whitehall Garden Centre
- Pewsey Train Station
- Stonehenge
- Bowood Hotel, Spa & Golf Resort

UNDER 1 HOUR BY CAR

- Marlborough
- Bishopstrow Hotel and Spa
- Trowbridge Train Station
- Great Western Hospital
- Swindon Designer Outlet Shopping
- Salisbury
- Longleat
- Bath

DEVELOPMENT PLAN

- 5 / Fern House - 3 bedrooms
- 6 / Sage Cottage - 3 bedrooms
- 7 / Meadow Cottage - 3 bedrooms
- 8 / Olive Barn - 4 bedrooms
- 9 / Willow Barn - 4 bedrooms
- 10 / Myrtle House - 4 bedrooms
- 11 / Juniper House - 4 bedrooms
- 12 / Primrose Barn - 3 bedrooms
- 13 / Jade House - 3 bedrooms

● Affordable Housing

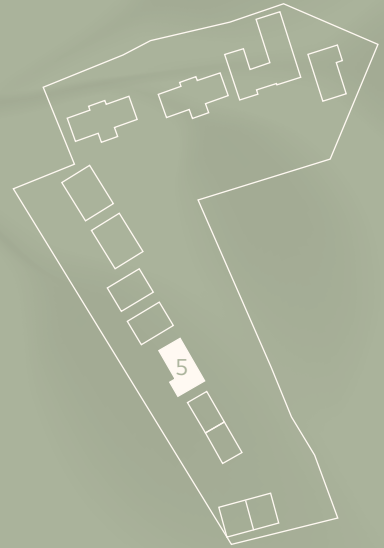


CROOKWOOD
LANE



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. The accuracy of any home position, home layout and garden size should be confirmed with the selling agent or through your solicitor. Finishes and materials may vary from those shown and landscaping is illustrative only. [06/23]

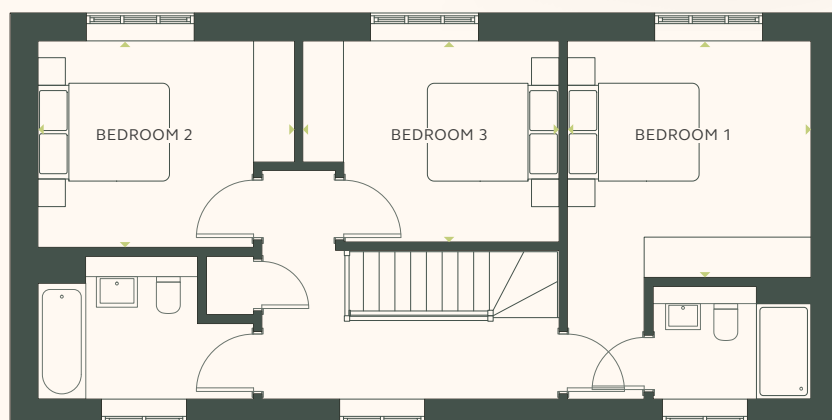
Fern House



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



GROUND FLOOR



FIRST FLOOR

Key
BS Bike store
ASHP Air source heat pump

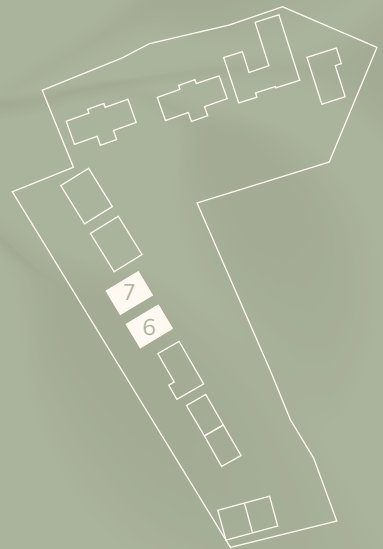
GROUND FLOOR

Kitchen	3.7m x 2.9m	12' 2" x 9' 6"
Dining	4.3m x 2.9m	14' 1" x 9' 6"
Living	4.1m x 3.3m	13' 5" x 10' 10"
Snug	3.3m x 2.6m	10' 10" x 8' 6"

FIRST FLOOR

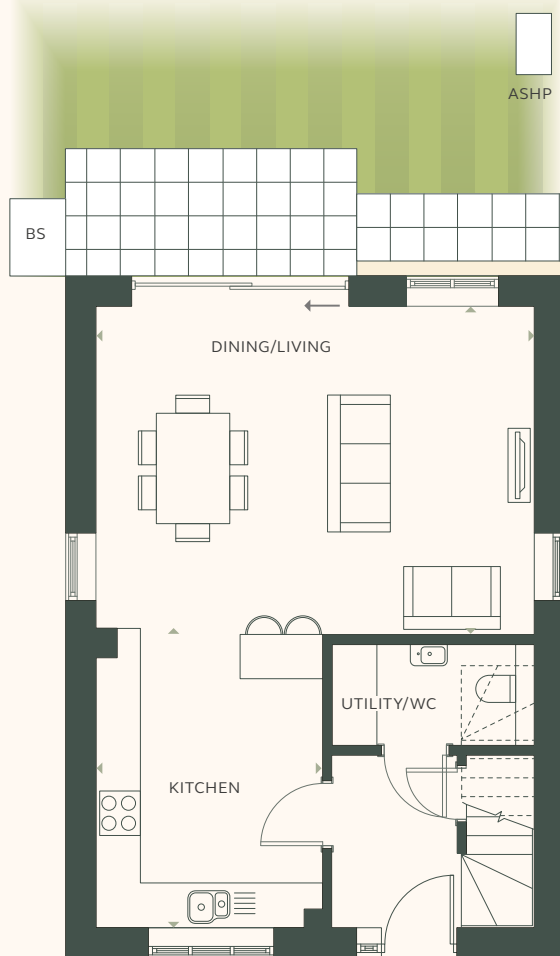
Bedroom 1	3.6m x 3.5m	11' 10" x 11' 6"
Bedroom 2	3.6m x 3.0m	11' 10" x 9' 10"
Bedroom 3	3.7m x 3.0m	12' 2" x 9' 10"

Sage Cottage & Meadow Cottage*

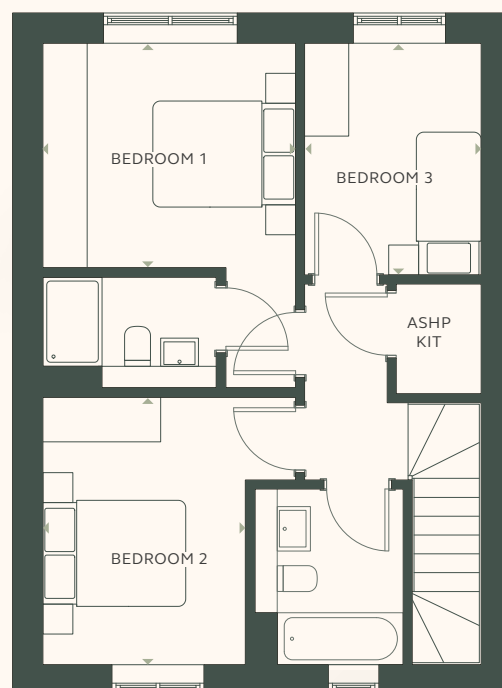


Left - Sage Cottage.
Right - Meadow Cottage

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



GROUND FLOOR



FIRST FLOOR

*Meadow Cottage is handed

Key
BS Bike store
ASHP Air source heat pump

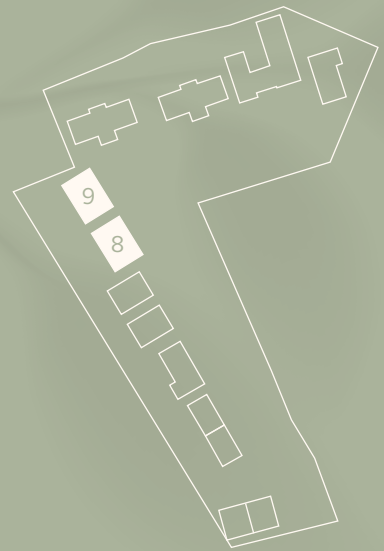
GROUND FLOOR

Kitchen	3.9m x 3.0m	12' 9" x 9' 10"
Dining/Living	5.9m x 4.4m	19' 4" x 14' 5"

FIRST FLOOR

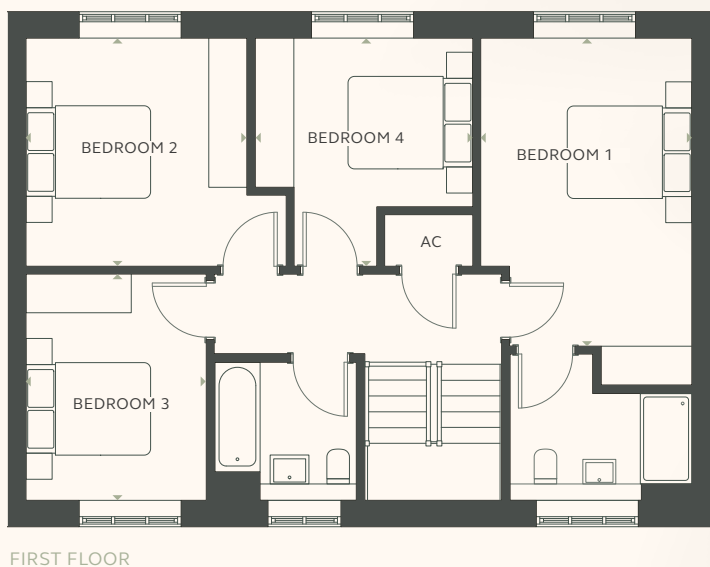
Bedroom 1	3.4m x 3.0m	11' 2" x 9' 10"
Bedroom 2	3.6m x 2.7m	11' 10" x 8' 10"
Bedroom 3	3.1m x 2.4m	10' 2" x 7' 10"

Olive Barn & Willow Barn*



Left - Olive Barn.
Right - Willow Barn

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



*Willow Barn is handed

Key
BS Bike store
ASHP Air source heat pump

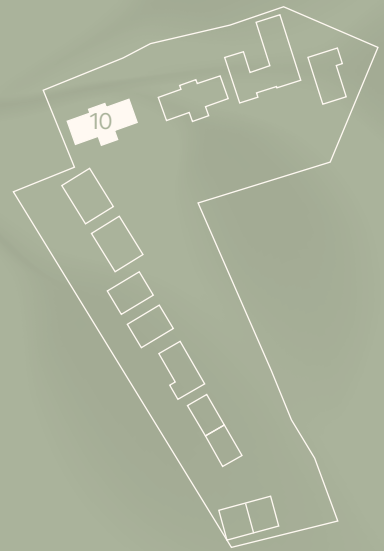
GROUND FLOOR

Kitchen/Dining/Living	10.3m x 3.6m	33' 10" x 11' 10"
Snug	3.5m x 3.5m	11' 6" x 11' 6"

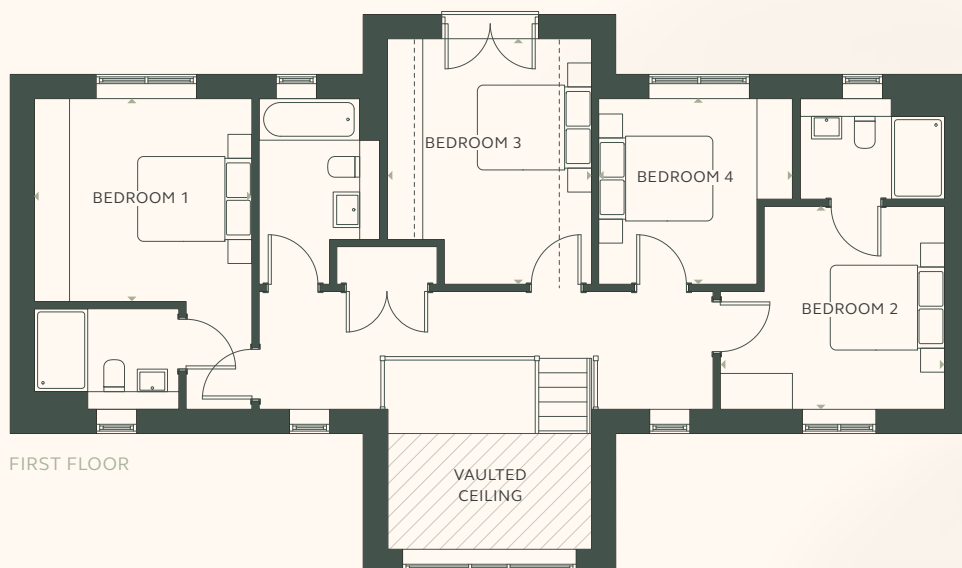
FIRST FLOOR

Bedroom 1	4.8m x 3.3m	15' 9" x 10' 10"
Bedroom 2	3.5m x 3.4m	11' 6" x 11' 2"
Bedroom 3	3.5m x 2.8m	11' 6" x 9' 2"
Bedroom 4	3.5m x 3.4m	11' 6" x 11' 2"

Myrtle House



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



Key
 ASHP Air source heat pump
 ---- Restricted head height

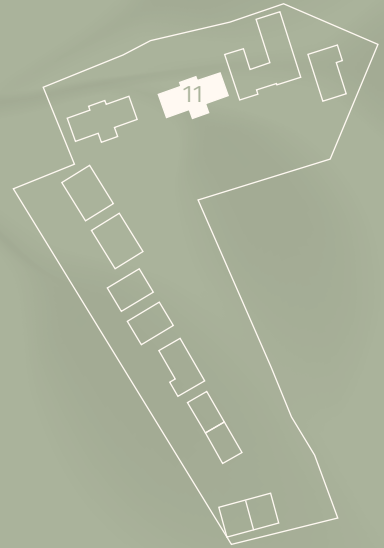
GROUND FLOOR

Kitchen/Dining	5.3m x 4.2m	17' 5" x 13' 9"
Living	5.4m x 3.5m	17' 9" x 11' 6"
Family Room	5.3m x 3.2m	17' 5" x 10' 6"
Study	2.6m x 2.5m	8' 6" x 8' 2"

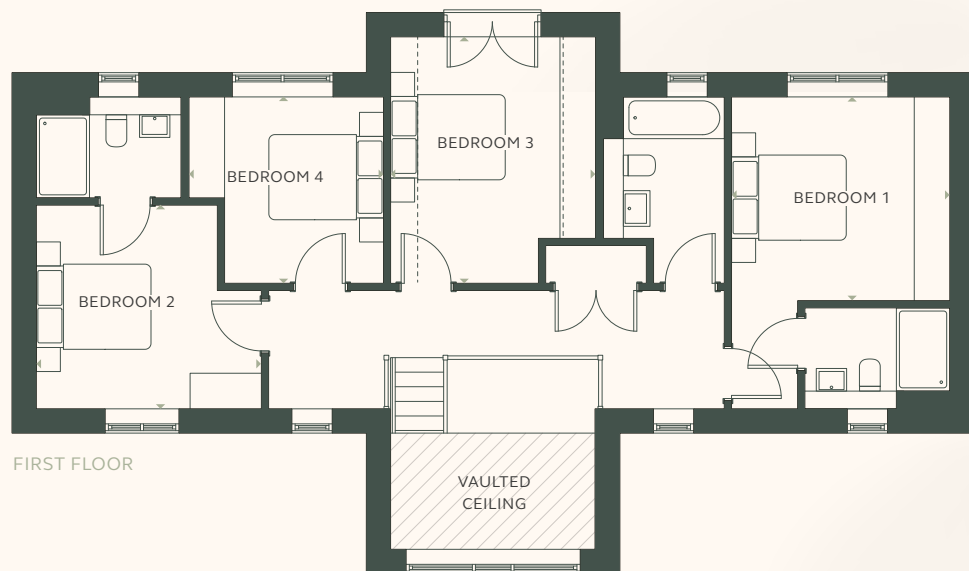
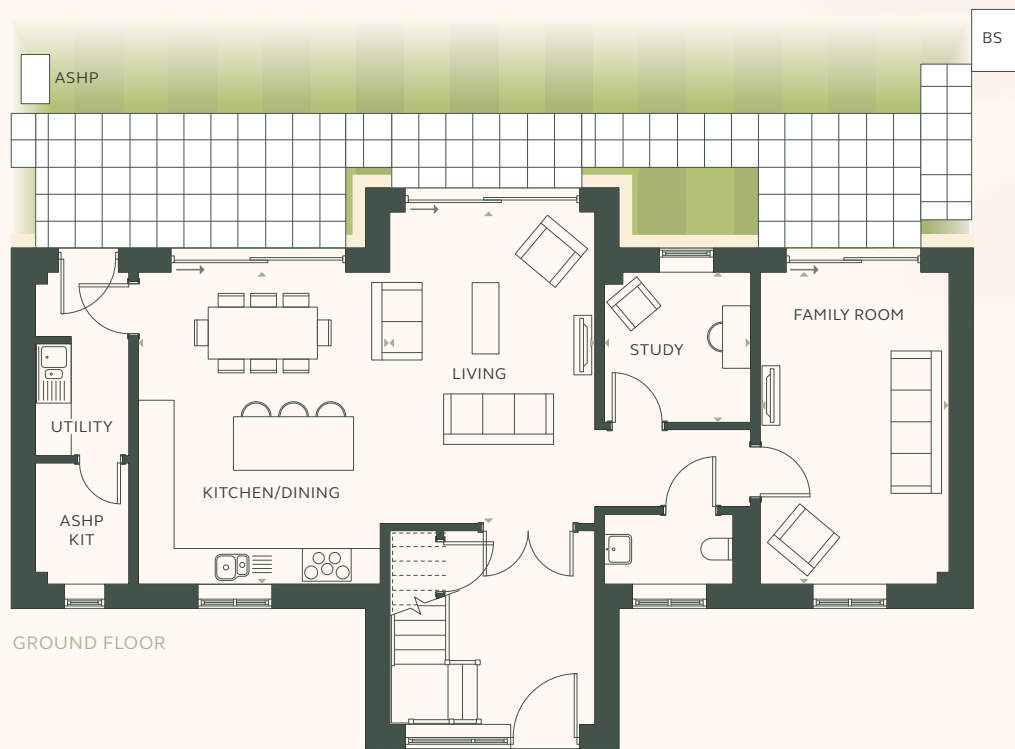
FIRST FLOOR

Bedroom 1	3.7m x 3.4m	12' 2" x 11' 2"
Bedroom 2	3.8m x 3.4m	12' 6" x 11' 2"
Bedroom 3	4.2m x 3.5m	13' 9" x 11' 6"
Bedroom 4	3.3m x 3.2m	10' 10" x 10' 6"

Juniper House



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



Key
 BS Bike store
 ASHP Air source heat pump
 ---- Restricted head height

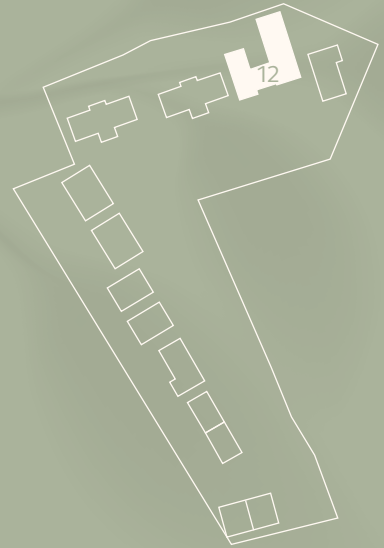
GROUND FLOOR

Kitchen/Dining	5.3m x 4.2m	17' 5" x 13' 9"
Living	5.4m x 3.5m	17' 9" x 11' 6"
Family Room	5.3m x 3.2m	17' 5" x 10' 6"
Study	2.6m x 2.5m	8' 6" x 8' 2"

FIRST FLOOR

Bedroom 1	3.7m x 3.4m	12' 2" x 11' 2"
Bedroom 2	3.8m x 3.4m	12' 6" x 11' 2"
Bedroom 3	4.2m x 3.5m	13' 9" x 11' 6"
Bedroom 4	3.3m x 3.2m	10' 10" x 10' 6"

Primrose Barn



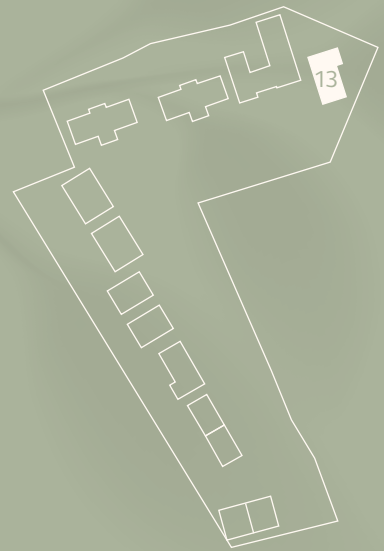
These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



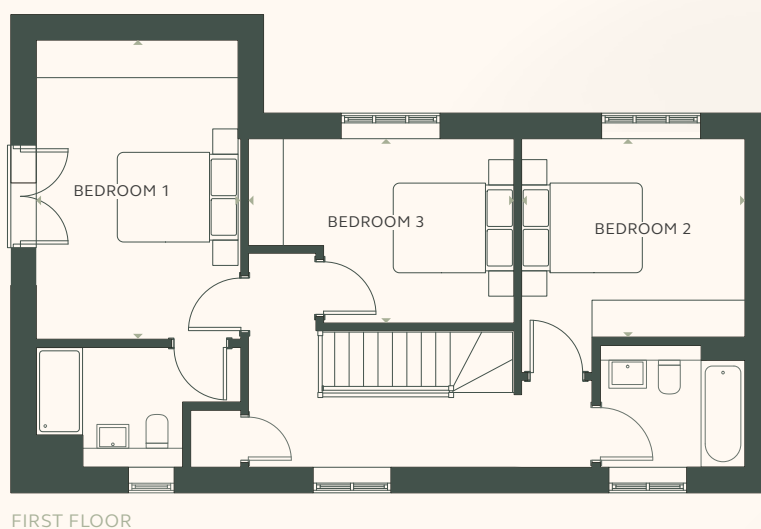
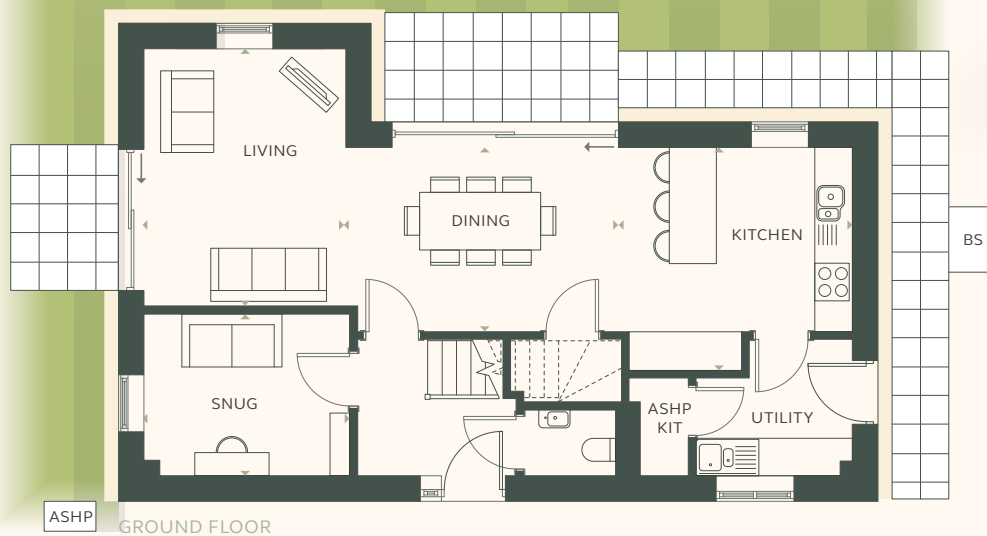
Key	
BS	Bike store
ASHP	Air source heat pump
R/L	Roof light
ST	Sun tube

Kitchen/Dining/Living	9.1m x 5.4m	29' 10" x 17' 9"
Bedroom 1	3.9m x 3.9m	12' 9" x 12' 9"
Bedroom 2	3.9m x 2.9m	12' 9" x 9' 6"
Bedroom 3	3.2m x 3.1m	10' 6" x 10' 2"
Snug/Bedroom 4	3.8m x 3.7m	12' 6" x 12' 2"

Jade House



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Dimensions are to the widest part of each room, approximate and may vary based on the internal finish. Furniture measurements should only be taken from the completed property. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machine are not included. Kitchen layouts are for illustrative purposes only. Computer generated images used for illustrative purposes only. 05/23



Key
BS Bike store
ASHP Air source heat pump

GROUND FLOOR

Kitchen	3.7m x 2.9m	12' 2" x 9' 6"
Dining	4.3m x 2.9m	14' 1" x 9' 6"
Living	4.1m x 3.3m	13' 5" x 10' 10"
Snug	3.3m x 2.6m	10' 10" x 8' 6"

FIRST FLOOR

Bedroom 1	4.8m x 3.2m	15' 9" x 10' 6"
Bedroom 2	3.6m x 3.0m	11' 10" x 9' 10"
Bedroom 3	3.7m x 3.0m	12' 2" x 9' 10"

Sustainability at Hazel Green



Acorn Green represents our commitment to the implementation of the best possible design and technologies to further drive down the carbon footprint of our homes, moving towards long-term sustainable housing in communities.

We believe a focus on sustainability and wellbeing should be at the absolute forefront of everything we do.

Key features at Hazel Green include:



EPC
rating A



PV panels and
optional battery
upgrade



High performance
window systems



Sustainable
urban Drainage
Systems



Rainwater
collection



Underfloor heating
to ground floor



EV charger
ready



Smart heating
controls



Wildlife
encouraged
through bat bricks
and bird boxes



Recycling bins
designed into each
kitchen

- Energy efficiency rating EPC A, higher than the average UK rating D*
- Photovoltaic (PV) Panels to generate electricity from the sun
- High performance window systems which minimise the transfer of heat through the windows and maximise solar gain
- Sustainable urban Drainage Systems (SuDS) - Rainwater from the houses and roads is collected and stored in tanks below ground
- Underfloor heating to the ground floor offers a more even heating distribution
- Cable pre-installed to aid future installation of electric car (EV) charging
- Every home is well insulated, in fact up to 52% better than current build regulations[^]. This ensures maximum heat retention and helps lower energy bills
- Bio-diversity enhanced by new landscaping, bat bricks and bird boxes
- Energy saving appliances and efficient LED lighting
- Enhanced U-values and air tightness to reduce operational running costs and carbon footprint
- Air source heat pumps will heat the homes and water and are an efficient, renewable energy solution, meaning Hazel Green is gas-free
- Decentralised Mechanical Extract Ventilation is an energy efficient system which uses quieter and smaller fans than the intermittent versions, designed to draw moisture laden air out of bathrooms and costs less to run.

[^]Based on U-values

*UK Average source: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/49997/1790388.pdf



Computer Generated Images - Primrose Barn

Features & specification

KITCHEN

- Contemporary German fitted kitchen, choice of colour subject to build stage
- Caesarstone worktop, upstand and splashback behind hob and extractor
- Brushed stainless steel under-mounted sink with drainer grooves and brushed stainless steel mixer tap
- Quooker hot water tap (to houses 10, 11, & 12)
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - A 70/30 fridge/freezer (to houses 5, 6, 7, 8, 9 & 13)
 - Full-length fridge with separate undercounter freezer (to houses 10, 11 & 12)
 - Induction hob
 - 4 zones (to houses 5, 6, 7, 8, 9, & 13)
 - 5 zones (to houses 10, 11 & 12)
 - Dishwasher
 - Built-in multifunction oven
 - Single oven and microwave combi (to houses 5, 6, 7, 8, 9 & 13)
 - Two single ovens (to houses 10, 11 & 12)
- Pull out waste and recycling unit
- Soft closing hinge mechanism
- Hidden cutlery tray

WC, BATHROOM & EN-SUITE

- Contemporary design white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate to bathroom and en-suite
 - Wall-mounted toilet to WC
 - Wall-hung wash basin

- Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome slide rail shower kit over bath
 - Polished chrome wall-mounted slim-line shower head and hand-shower to set to en-suite
 - Low profile shower tray to en-suite
- Clear glazed bath/shower screen
- Sliding glazed door to en-suite shower
- Full-height contemporary porcelain tiling around bath and shower
- Large format porcelain tiled flooring
- Mirror over basin to WC
- Caesarstone vanity tops to bathroom and en-suite
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

UTILITY (where applicable)

- Fitted units with laminate worktop
- Stainless steel sink with mixer tap
- Space and plumbing for washing machine/dryer

HEATING, VENTILATION AND HOT WATER

- Underfloor heating to ground floor
- Wall-mounted radiators to first floor
- Smart heating controls
- Enhanced U-values and air tightness
- Heating and hot water provided by a Worcester Bosch air source heat pump
- Well insulated hot water cylinder which stores water after its been heated
- 3 kw PV panels which offer a sustainable and cost-effective solution to generating energy
- PV battery available as a Sales Extra to allow any excess electricity generated to be stored and used later in the day, enabling homeowners to take control of their energy supply



Computer Generated Images - Juniper House

Features & specification

INTERIOR FINISHES

- Walls painted in off-white matt emulsion
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Flooring package available as a Sales Extra – options include a range of Karndean flooring and Holland Park carpet

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and letter plate
- High-performance double-glazed windows
- Light tunnels and roof lights to selected houses (see Sales Negotiator for more information)

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mix of low energy recessed LED downlights and pendants
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to kitchen and bedroom 1
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- Turfed rear garden with patio area
- Landscape architect designed front and rear gardens
- LED external light to front door and rear patio door
- External double socket to rear
- Cold water outside tap
- Bike store (excluding house 10)
- Integrated bat and bird boxes
- Water butt to rear garden

SECURITY

- Windows and doors are Secure by Design providing a high level of protection for your home
- Smoke and heat detectors
- Multi-point locking system to front and side doors

CAR PARKING

- Provision for electric car charging connection points to private drive/garage/covered parking
- Allocated parking to all homes
- Double garage with lighting and power (to house 10)
- Sheltered parking barn (to houses 11, 12 & 13)
- Visitor parking bays

PEACE OF MIND

- 10 year structural Build Zone warranty
- Appointed management company to maintain all public open space and landscaping

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, floor layout or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated images and photography used for illustrative purposes only. [May 2023]

Our philosophy





1



2



3

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative, regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall, our local expertise brings a unique approach to place-making coupled with a design-led philosophy.

Previous developments by Acorn Property Group:

- 1 / Cross Farm, Wedmore
- 2 / Hope House, Bath
- 3 / Cubis Bruton, Bruton



50 Clifton Down Road,
Bristol BS8 4AH

For further
information contact:
0117 244 0400
acornpropertygroup.org

different by design

