

# Pickwick Court

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Corsham

A collection of 2, 3, 4 & 5 bedroom homes



## A reputation built on solid foundations

**Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.**

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



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Over **70**  
YEARS of QUALITY  
SINCE 1946





## A perfect place to call home

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Pickwick Court is an attractive new development of 2, 3 and 4 bedroom homes with quality specification throughout. These new homes in Corsham enjoy modern bathroom suites and contemporary kitchen appliances. Many plots feature elegant French doors from a spacious living room or open

plan kitchen/dining area onto the garden.

The development as a whole will incorporate landscaped public space for the enjoyment of residents as well as being on the doorstep of some of the most beautiful scenery in the country.





# Everything is on your doorstep at Pickwick Court

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Pickwick Court is located in the quaint town of Corsham, nestled within the breathtaking Wiltshire countryside. Corsham is remarkably well-connected by road, as residents can easily commute to Bath, Chippenham, Trowbridge, Bristol, Swindon and Cirencester by car. The nearest railway station is located in nearby Chippenham which opens the area to national rail connections.



The town benefits from three supermarkets, one of which is just a short walk from the development and Corsham is well known for its weekly market. Residents looking for a wider variety of shopping and dining can head to nearby Chippenham; home to the Emery Gate and Borough Parade Shopping Centres.

Corsham is located in the Wiltshire countryside just outside of the scenic Cotswolds; with the picturesque countryside on your doorstep, there are ample opportunities for days out. The town is steeped in history and culture. The nearby Corsham Court Country House & Park features spectacular gardens and a splendid art collection. The Pound Arts Centre is the town's cultural hub providing Corsham's residents with music, theatre, film and art. The nearby Springfield Community Campus features modern gym facilities, swimming pool and climbing wall.

The town and surrounding area have a number of family-friendly country pubs and restaurants, with two welcoming pubs within walking distance of the development. The town's High Street features a selection of eateries, bars and cuisine. A little further afield, a range of bars, pubs and restaurants can be found in nearby Chippenham.

There are a number of highly regarded schools in Corsham serving all stages of education; from nursery all the way up to A-Level. Nearby Wiltshire College and Bath college offer higher education, and both Bath and Bristol have esteemed universities.





A modern development in the picturesque and historic town of Corsham amidst Wiltshire's stunning countryside.







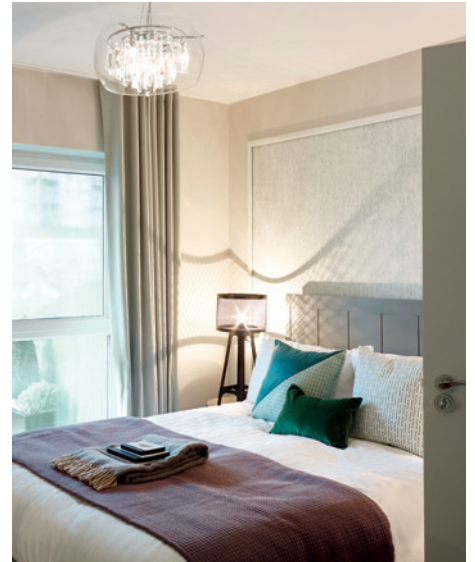


Discover a range of house styles  
with 2, 3, 4 and 5 bedrooms.  
Each home at Pickwick Court is  
finished to our exacting standards.

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Make your new home  
as individual as you are  
*Additions*

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## Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

### Flooring:

- Choose from carpets, vinyl or ceramic

### Tiling:

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing:

- Water filter tap
- Heated towel rail

### Security:

- Intruder alarms
- Security lights

### Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- BT and TV points

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.



# Making your move easier

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## PART EXCHANGE

### We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



## EXPRESS MOVER

### We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.



Backed by  
HM Government

## HELP TO BUY

### Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Please note Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.



# Customer Care

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From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after-sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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Over **70**  
YEARS of QUALITY  
SINCE 1946

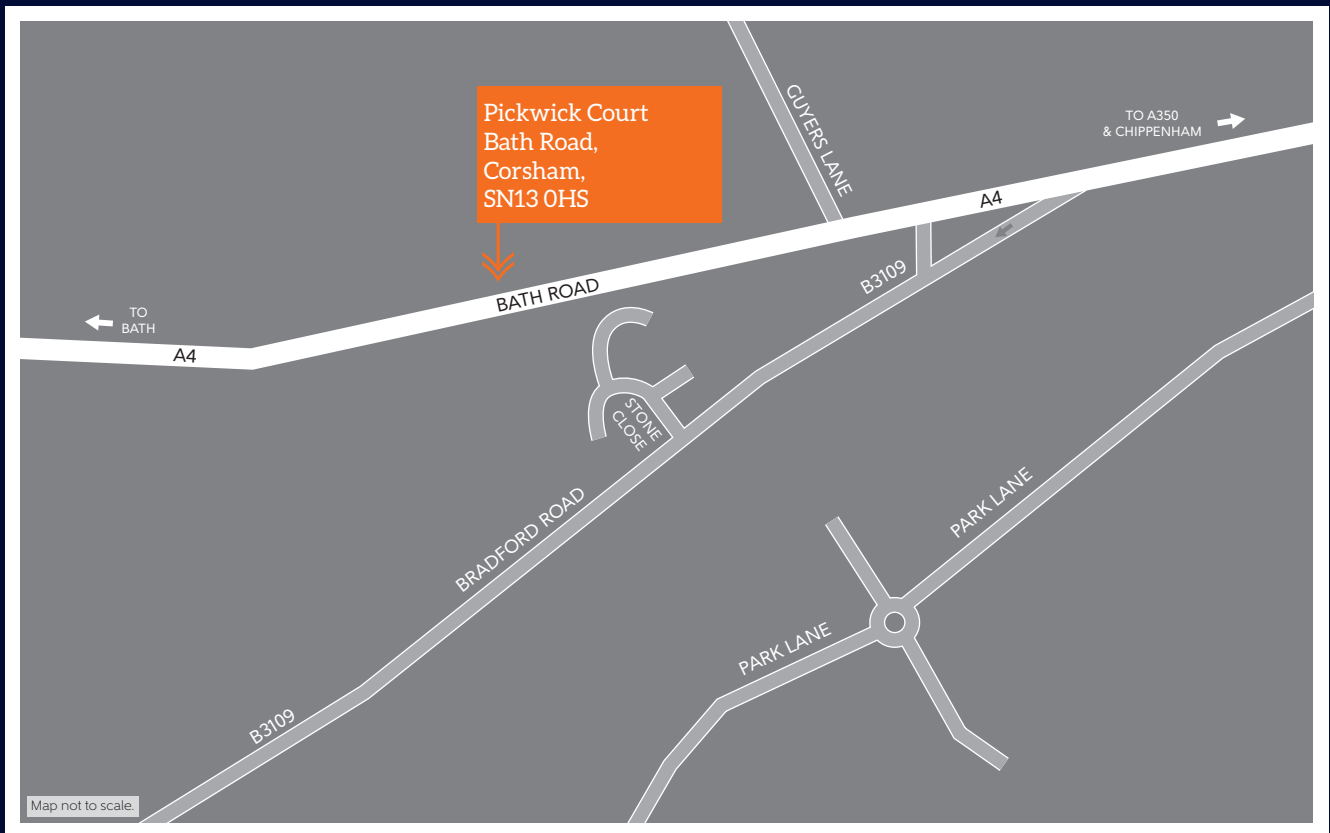
Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and [livelocal.com](http://livelocal.com)

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



# How to find us

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**Bellway**