



Hopton Rise

MALMESBURY

 COTSWOLD
HOMES

Welcome to Hopton Rise, Malmesbury, a prestigious new community of elegant three and four-bedroom homes set in a semi-rural setting featuring a range of beautifully designed homes.



Welcome home

Malmesbury, is celebrated for its picturesque charm and rich heritage. Featuring the iconic abbey and a thriving community, it offers an appealing blend of history and modern amenities.

The town's combination of excellent schools, strong transport links, and idyllic setting makes it a desirable choice to live - for families, downsizers and commuters alike.



Cotswold Homes: building beautiful homes in beautiful places.

About Cotswold Homes

We create beautiful new communities with elegantly designed homes in sought-after locations across the Cotswolds, South Gloucestershire, Somerset and Wiltshire.

At Cotswold Homes, we are dedicated to providing the best homebuying experience possible—from the moment you choose your home to long after you've settled in. Cotswold Homes is committed to building houses that people are proud to call home.

A peaceful rural haven

Malmesbury, is a historic market town nestled in the Wiltshire countryside. Renowned for its iconic Malmesbury Abbey, this charming town is steeped in charm and character, blending medieval heritage with modern vibrancy. The town's quaint streets are lined with honey-coloured stone buildings housing independent shops, artisan cafés, and friendly pubs.

Nature lovers can explore the Abbey House Gardens, which are often referred to as the "Garden of England," or take tranquil walks along the River Avon, which winds through the town. The surrounding Cotswolds countryside offers stunning beauty spots perfect for walking, hiking and cycling.

Malmesbury is a hub of culture and community, hosting annual events such as the Malmesbury Carnival and WOMAD Festival, celebrating music, arts, and food. With its captivating blend of history, natural beauty, and thriving local culture, Malmesbury offers a truly unique experience for residents and visitors alike.

Malmesbury boasts a vibrant dining scene, offering something for every palate. The historic Old Bell Hotel serves elegant British cuisine with locally sourced ingredients. For a cozy atmosphere, The Birdcage delights with artisan coffee, hearty brunches, and homemade cakes. La Campagna brings authentic Italian flavours, while Spice Merchant is a favourite for fragrant Indian dishes. Hidden gem Thomas of Malmesbury offers a unique fusion menu and intimate dining. For traditional pub fare, The Whole Hog is renowned for its friendly service and hearty dishes. Whether trendy or tucked away, Malmesbury's eateries promise unforgettable culinary experiences.



Abbey House Gardens



Old Bell Hotel



The Birdcage

The town offers a peaceful rural lifestyle without sacrificing accessibility to major cities such as Bristol, Bath, and Swindon.



Cotswold Wildlife Park



The Cotswold Cheese Company

Malmesbury's shopping scene is a delightful mix of local boutiques, artisan stores, and independent retailers. The High Street is the heart of the town, where you'll find charming shops like The Purple Tiger, known for unique gifts and homeware, and Willoughby's, a treasure trove of vintage and contemporary fashion. For food lovers, The Cotswold Cheese Company offers an array of artisan cheeses and local delicacies. Aves & Lilies specializes in beautifully curated interiors, while the Malmesbury Market hosts local vendors offering crafts, produce, and more. With its array of distinctive shops, Malmesbury is a haven for those seeking one-of-a-kind finds.

Staying active in Malmesbury is easy, with a range of fitness and recreational options to suit all interests. The town features a well-equipped Activity Zone Leisure Centre, offering a gym, swimming pool, and fitness classes. For yoga enthusiasts, Malmesbury Yoga and Wellbeing hosts a variety of classes, including beginners' sessions and mindfulness workshops. Outdoor lovers can enjoy scenic walks along the River Avon or explore the nearby Cotswold countryside. Sports enthusiasts can join local clubs for football, cricket, and tennis. With its blend of indoor and outdoor activities, Malmesbury provides ample opportunities to maintain a healthy and active lifestyle.

Your education

Malmesbury offers excellent educational opportunities for families. Malmesbury Church of England Primary School, located near the town centre, is highly regarded for its nurturing environment and strong academic results.

For secondary education, Malmesbury School is consistently rated "Outstanding" by Ofsted. The school boasts a strong reputation for academic achievement and extracurricular activities.

Further afield, sixth-form colleges in Swindon and Chippenham provide additional education options, with diverse courses in A-levels, vocational training, and apprenticeships. For younger children, nearby villages such as Sherston and Charlton also host reputable primary schools, adding to the area's appeal for families.



Travel and transport

Although Malmesbury doesn't have its own train station, nearby Kemble Station (around 15 minutes by car) offers direct rail connections to London Paddington in approximately 75 minutes, and to Bristol and Swindon in under 40 minutes.

The town is well-served by bus routes linking it to surrounding areas, including Chippenham, Cirencester, and Swindon. Regular services by Stagecoach West provide convenient travel options for residents without cars.

For drivers, Malmesbury is near major highways, including the A429 (Fosse Way) and the M4 motorway. Junction 17 of the M4 is a short drive away, offering quick access to Bristol (40 minutes), Bath (30 minutes), and Reading (1 hour). Malmesbury's combination of excellent schools and strong transport links.



Our homes



The Kington

The Kington is a three-bedroom home, thoughtfully designed to offer both style and functionality.

With spacious living areas, modern finishes, and ample natural light, the perfect balance of comfort and elegance. With a large kitchen dining area, cloakroom, separate drawing room and utility room, the home has been designed for flexible living. Upstairs, the Principal Suite has an ensuite and there is a separate bathroom.

The Burford

The Burford is an outstanding four-bedroom detached home - the perfect marriage of country charm and contemporary chic!

The home benefits from a good sized, open-plan kitchen, family, and dining area with French doors leading to the garden, ideal for indoor-outdoor living. The kitchen includes SMEG appliances and a peninsula with room for seating. A connected boot room with laundry facilities offers direct garden access. Enjoying the beautiful finishing touches, this home boasts 'SMEG' appliances, including fridge/freezer, double oven, feature hood and hob - all carefully selected to complement the tasteful 'SYMPHONY' kitchen cabinetry.



The Hopton

The Hopton is a three-bedroom semi-detached home offering plenty of charm and versatility.

With a large kitchen/diner, a separate drawing room and a cloakroom downstairs it's the best of both worlds - open-plan living and space for peace and quiet. Upstairs, the Principal Suite has an ensuite and there is a separate bathroom. All bathrooms are complemented by sleek chrome 'HANSGROHE' brassware whilst the elegant 'ROCA' sanitaryware is contemporary white, with semi pedestal fittings.



The Dyrham

The Dyrham, an exceptional four-bedroom family home, perfectly combines country charm with contemporary elegance.

Externally, the home is beautifully finished in natural stone with a natural slate roof, perfectly complementing its setting. But the beauty doesn't stop at the façade—inside, the design prioritises light, space, and flow, ensuring a home that is as functional as it is elegant. Every detail is enhanced by an enviable, modern specification, making this property a true standout. The heart of the home is a good sized, open plan kitchen, family, and dining area that spans the home's full width, with French doors leading to the garden, ideal for indoor-outdoor living.

Our specification



Kitchen, Utility & Boot Room

- Kitchen by Symphony - upstand to match worktop with glass splashback behind hob & under unit pelmet lighting
- Stainless Steel 1.5 bowl sink & drainer to kitchen
- Hansgrohe Monobloc tap
- SMEG appliances*
- 60cm extractor hood in stainless steel & clear glass chimney hood
- Integrated dishwasher
- Recessed LED downlights to kitchen area only/Pendant lighting fittings elsewhere - refer to specific electrical plans for more details

Interior

- Double glazed PCVu windows and French doors with multi point locks
- Ceilings and wall painted in white matt emulsion with smooth finish
- Moulded skirting boards and architrave with white satinwood painted finish
- Internal doors with vertical 5 groove panel with white satinwood paint finish
- Internal door furniture in satin chrome finish
- Ash handrail & newel caps with painted white satinwood finish balustrades and strings
- Wardrobes where applicable - refer to house type plans with Sales Consultant

Heating & Electrical

- Ideal* Monobloc Air Source Heat Pump and Hot Water cylinder
- Giacomini underfloor heating to ground floor
- Myson radiators to first floor
- Heatwiser* Wifi Control Thermostat to control both heating and hot water
- White slim profile faceplates
- Pendant light fittings throughout expect for kitchen area, bathrooms and ensuites which receive recessed LED downlights
- Media points fitted throughout - refer to electrical plans for more details
- Shaver socket to bathroom and ensuite(s)
- Mains operated smoke/heat detectors with battery back up

Bathroom, Ensuite(s) & Cloakroom

- White satinwood finish
- Ideal* Monobloc Air Source Heat Pump and hot water cylinder
- Giacomini underfloor heating to ground floor
- Myson radiators to first floor
- Heatwiser* Wifi Control Thermostat to control both heating and hot water
- White slim profile faceplates
- Pendant light fittings throughout except for kitchen area, bathrooms and ensuites which receive recessed LED downlights
- Media points fitted throughout - refer to electrical plans for more details
- Shaver socket to bathroom and ensuite(s)
- Mains operated smoke/heat detectors with battery back up

Exteriors

- Light and socket provided to selected garages
- Multi Point Lock GRP door with contemporary glazing. Painted finish in Baytree Green
- PIR light fittings to front and rear
- External double socket
- Fully Enclosed Rear Garden with fencing or wall, dependent on plot
- Turf to rear gardens. Landscaping scheme to front garden (refer to Landscape Drawing with Sales Consultant)
- Veridan PV Panels - refer to plot specific drawing with Sales Consultant
- Up to 7.3kw - Project EV or similar electrical plans for more details

Services

- BT
- British Gas
- Wessex Water

*Subject to availability

The specification shown is correct at the time of production and is subject to change. Photos show typical interiors and may include optional upgrades. For full details regarding current specification, contact our sales consultant.

Energy efficiency

Our exceptional energy efficient specification is included offering both convenience and energy savings from the moment you move in.

It's all about value for money and beautiful finishes – as standard. Thoughtful designs featuring PV panels, air source heat pumps, underfloor heating, and EV chargers.

1 Ceiling insulation

400mm total thickness of loft insulation laid above ceiling to upper floor, cross laid for maximum efficiency, to minimise heat loss to the roof void.

2 Wall insulation

75mm partial fill rigid insulation board fitted with the cavity walls, in conjunction with an insulation block inner masonry skin, to minimise heat loss through the external wall. A wider than standard cavity is used to maintain good ventilation and minimise water ingress.

3 Floor insulation

150mm thick rigid insulation board laid within the suspended concrete floor construction to minimise heat loss to the void below.

4 Underfloor heating to ground floor

Underfloor heating works by heating your home from the floor upwards. The main advantage of underfloor heating is its high level of performance, providing uniform heat with no cold spots or draughts. This form of radiant heating is different from convected heat provided by radiators, which works by drawing cold air across your floor, heating it and then convecting it upwards.

5 Appliances

Energy efficient appliances including Oven, Hob, feature Hood, Fridge/Freezer & Dishwasher.

6 PV panels

High power rated and efficient photo voltaic panels, fitted flush to the roof of the house. Aesthetically more pleasing than surface mounted panels, this enables “green” electricity to be generated, contributing to the energy needs of the home and/ or to sell back to the National Grid when not being used.

7 Window and doors

Glass in windows and door with low thermal conductivity to minimise heat loss to the outside.

8 Vehicle charger

Fitted to an external wall of house or garage to enable convenient home charging of hybrid or full electric vehicles. Supplied by a dedicated 32amp supply, the 7.3Kwp chargers can be controlled remotely and are supplied with a 5-year warranty.

9 Air source heat pump

According to a report by the Carbon Trust, heat pumps are a highly efficient form of electric heating that have the potential to deliver CO2 savings of 60-70% compared to conventional electric heating and 55-65% compared to an A-rated gas boiler 3. A heat pump is a simple technology that uses electricity and free energy in the air to create heat that can warm your house and produce hot water.



COTSWOLD HOMES

If you're new to Cotswold Homes, we hope you take the next step! We create beautiful new communities featuring elegant designs in popular locations throughout South Gloucestershire, The Cotswolds, Somerset and Wiltshire.

We're a family-run business with several NHBC Pride in the Job Award-winning site managers and an experienced, stable team dedicated to helping you through the entire process- from initial contact to the day you step over the threshold. We understand your new home is a financial and emotional investment. Quality, service and value for money – that's the 'Cotswold Homes' difference, all backed by a ten-year NHBC Buildmark warranty for added peace of mind.

One number is all you need to speak to the Team seven days a week 01454 218218 or visit www.cotswoldhomes.co.uk to see our video tours.

MovEasy

Cotswold Homes' MovEasy allows you to reserve your new home, whilst we help to sell yours. It's simple and takes the pressure off you!

We'll help you find an estate agent, put your chosen home 'on hold' and manage the whole process for you. When a buyer has been found, we'll manage the sales progression and liaise with professionals on your behalf while keeping you informed all the way!

When your new home is ready to move into, we'll even include carpets free of charge. There is no fee to pay for MovEasy until a formal reservation is made. Please ask about MovEasy today to give you total peace of mind.

The Cotswold Promise

To create exceptional new homes in desirable locations, blending traditional craftsmanship, modern features, and a personalised service experience.

Our customers can expect beautifully designed new homes, crafted to the highest energy standards, ensuring comfort and sustainability for generations to come.



COTSWOLD HOMES

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