

BACKHOUSE

Blunsdon

SWINDON SN26 8AQ

2, 3, 4 & 5 bedroom homes

Welcome to Blunsdon

Backhouse Blunsdon is a desirable collection of 2, 3, 4 and 5 bedroom contemporary homes situated in the historic village of Blunsdon on the outskirts of Swindon. A home in this unique location surrounds you with beautiful Wiltshire countryside, putting the Cotswolds on your doorstep yet keeping the town's amenities within easy reach.

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Our story

Backhouse was born out of a desire to establish an innovative British housebuilder that could deliver new homes of outstanding design, which respond to the needs of today's contemporary lifestyles.



Our interiors are designed to be flexible, providing spaces that can serve more than one function, while our communities always begin with open space at their heart, ensuring every resident can benefit.

At Backhouse, we bring an element of bespoke housebuilding into our developments, which means there is always an individuality to what we do – something that you rarely find with volume housebuilders.



Theodore Backhouse
Founder of Backhouse

Our vision

Founder Theo Backhouse established our business because he believed that consumers had lacked choice in the new homes market for too long. He felt buyers deserved a better designed, sensibly priced, more interesting home that provided smart living solutions.

To this day, Backhouse upholds Theo's vision with no less passion. Driven by a highly experienced and motivated team, we are firmly focused on delivering housing schemes that we are proud of.

Our aim is to establish welcoming, friendly neighbourhoods that provide a higher quality of life for generations.

We work with the very best in architectural talent to produce liveable homes that reflect the way we live today whilst offering a strong sense of place and community identity.



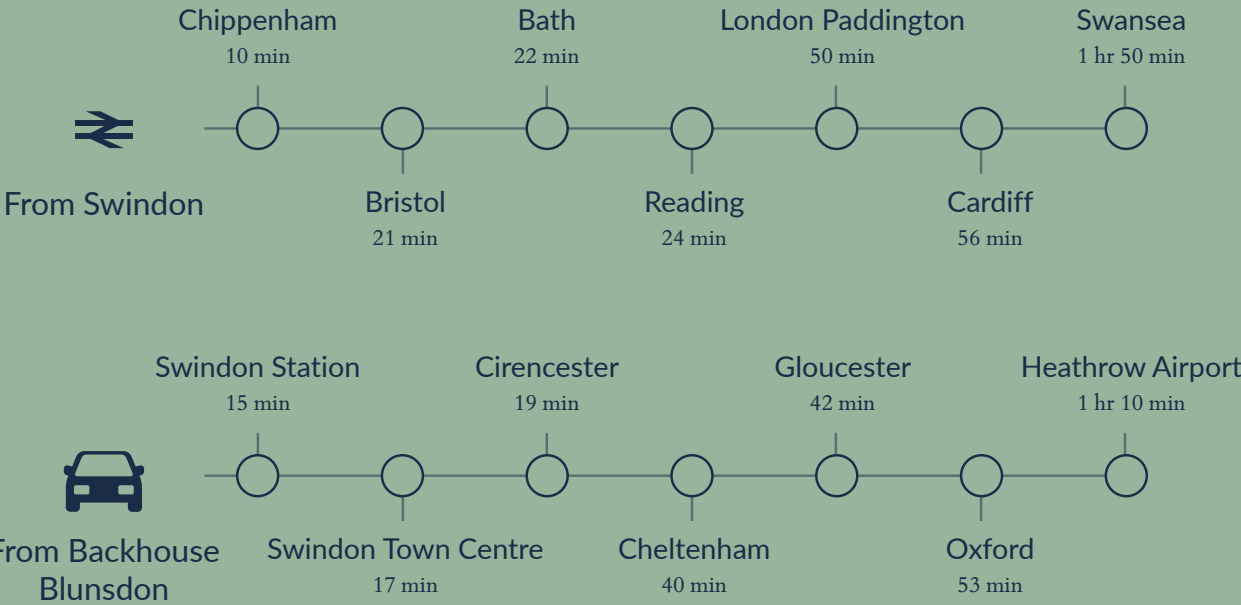
A new place to call home

All the peace of rural life just minutes from the bustling town centre and the buzz of the city.

Blunsdon is a friendly community characterised by pretty stone walls and historic architecture. At the heart of the village sits the community shop and café where, in addition to a warm welcome, you can find all the essentials and much more. The local pub, with its generous beer garden, provides a great place to enjoy real ales and home-cooked food

all year round, while the nearby recreation ground, playground and parklands make it easy for the whole family to get out in the fresh air. Alternatively, Blunsdon House Hotel and Country Club is located nearby – its gym, pool, spa, and restaurant-bar are ideal for wining, dining, working out or simply relaxing.

Blunsdon benefits from excellent transport links by road and rail. The nearby A419 offers easy access to Swindon, Cirencester and the M4, which acts as a gateway to the national motorway network. Alternatively, nearby Swindon station operates regular direct rail services between London and Swansea.



Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.

Everything & more

A surrounding area that provides the best of all worlds.

The spectacular Cotswolds is just a short journey north, offering endless pursuits such as hiking, cycling, horse riding, water sports and so much more, all among stunning scenery. Alternatively, if you're craving the comforts of the town centre, it's just a short journey south into Swindon, where you can find a wide selection of retail, entertainment, leisure, supermarkets and services that can cater for most needs.



Nearby hotspots

Blunsdon House Hotel & Country Club
0.7 miles | 2 min

Orbital Shopping Park
2.8 miles | 8 min

Cotswold Water Park
12.7 miles | 19 min

Designer Outlet Swindon
5.7 miles | 13 min

Stanton Country Park
4.2 miles | 9 min

South Cerney Golf Club
10.3 miles | 13 min

Swindon & Cricklade Railway
2.5 miles | 7 min

Cricklade North Meadow, National Nature Reserve
6.5 miles | 11 min

Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps). Car travel times taken from www.google.co.uk/maps and are approximate only.

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A brighter future ahead

A great home provides a solid foundation for future generations and a huge part of that comes from a good education. Blunsdon has a wide selection of local schools, from nursery and pre-school right through to sixth form, all within a 10-minute drive.

This choice of nearby education helps to ensure your family gets the best start in life. With the benefits of local schooling throughout their journey, they can enjoy not only the stability essential for a healthy learning environment, but also stay close to the long-term friendships that are forged during their formative years.

William Morris Primary School
0.7 miles | 1 min

Great Western Academy
0.9 miles | 2 min

Blunsdon Pre-School Ltd
0.9 miles | 3 min

St Leonards CE Primary Academy
1.1 miles | 4 min

Abbey Meads Community Primary School
2.3 miles | 6 min

Red Oaks Primary
2.6 miles | 8 min

Abbey Park School
2.7 miles | 8 min

Bridlewood Primary School & Nursery
3 miles | 9 min

Highworth Warneford School
4.8 miles | 10 min

Distances taken from google.co.uk/maps. Car travel times taken from google.co.uk/maps and are approximate only.

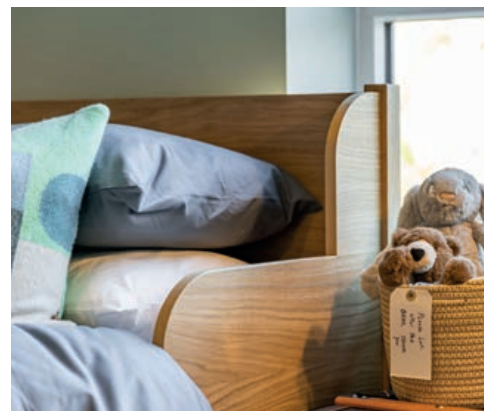


Design is in the detail

Backhouse Blunsdon has been designed around existing natural features and open space using a combination of traditional building forms and contemporary detailing. This gives the development a distinct rhythm, interest and identity, creating a strong sense of place.



BLUNSDON



Daniel Clifton & Michael Clinton
Clifton Emery Design

The vision

When working within a location characterised by mature trees and open space, it's important to integrate the existing natural features into the development. As such Backhouse Blunsdon has been designed to create structure and repetition that sits comfortably within these rural surroundings.

The result is a number of distinct character zones that interact with each other to create a perfectly balanced environment.



"There is a cohesiveness on arrival that helps to generate a distinct sense of place born out of the local area – it doesn't feel like a collection of things from elsewhere, it's identifiable."



Traditional building forms combined with large windows, interesting details, modern interior fittings and high-quality materials add an overall richness to the development.

This combines to create a place that can be enjoyed by generations long into the future.

"The aim is to deliver something more than just a collection of houses – a distinct environment which is a lovely place to live and where a strong sense of community can develop."

CLIFTONEMERYDESIGN.CO.UK

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Built to last

Our core aim is to create long-term sustainable neighbourhoods that respect both existing and future environments.

Making a home is about much more than simply building a house. It is about creating a lasting environment that can be enjoyed for generations to come.

It is for this reason that all our developments are designed with sustainability at their core. We are focused on creating places which are sympathetic to their location, using methods and materials that safeguard local habitats and wildlife.



As such, all our developments feature extensive habitats for bats and birds in the form of boxes, tubes and terraces that help these important species thrive. We are also proud to recycle over 99% of our waste, helping to secure a healthier future for all.

Furthermore, by taking a fabric-first approach to our developments, energy efficiency, sustainability and environmental care are all built-in from the ground up to not only provide happy homes now, but also possess the longevity they need to stay that way.



Saving you money

At Backhouse, we continue to adapt our building techniques to satisfy an increasingly environmentally friendly consumer base. When building our homes, we use modern techniques, sustainable materials and utilise energy-efficient appliances.

Not only are new build homes significantly greener, generating 65% lower carbon emissions than an older home, but new build homes are built in-line with strict energy efficiency guidelines, meaning buying new helps save you money. With rising energy and household bills, energy-efficient homes have never been more important.

The measures employed across new build homes typically mean that they have higher EPC ratings than their older counterparts. A survey conducted by the Home Builders Federation found that, as of June 2022, 86% of new builds were rated Band A or B for energy efficiency, while just under 5% of older homes reached the same standards. By comparison, 45% of older homes were rated Band D or lower.

At Backhouse, every home we sell comes with an EPC. This certificate contains information about a home's typical energy use and the predicted energy costs.



BLUNSDON

A Backhouse home has several energy-efficient features that help you to save money.

The average new build home uses significantly less energy than an older home. A new build home uses approximately 100 kWh per m², while older homes use roughly 259 kWh per m².

Windows on older homes may be less efficient, especially if they are single-glazed. Backhouse homes install double-glazed windows as standard. Double-glazed windows are effective in preventing heat loss. Air is a natural insulator; a layer of air is trapped between two panes of glass. This stops the air from circulating, which reduces convection and minimises heat loss across the window.



Good insulation is integral; that's why we use thicker than normal insulation.

We use self-regulating thermostatic radiator valves to maintain a constant temperature in a specific room. These valves allow you to control the temperature of individual rooms. We protect our central heating systems with ADEY products to reduce growth sludge and help prevent boiler breakdown.

<https://www.hbf.co.uk/policy/wattasave/>

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Site plan



- BCP - Bin Collection Point
- LEAP - Local Area of Play
- SS - Sub Station
- V - Visitor Parking
- ▶ - Integral Parking
- ▷ - Drive Through

2 Bedroom Homes

- The Coach House
Plots: 33–35 & 52 **SOLD OUT**
- The Lodge
Plots: 36 & 37 **SOLD OUT**
- The Barn
Plots: 80 & 81

3 Bedroom Homes

- The Ridge
Plots: 3, 7, 10, 13–15, 40–47, 62, 63, 66 & 69

4 Bedroom Homes

- The Highfield
Plots: 2, 6, 11, 12, 38, 39, 60, 61, 64, 65, 67 & 68
- The Broad House
Plots: 9, 59, 73 & 74
- The Fairview
Plots: 1, 4, 5, 8 & 70–72
- The Loft
Plots: 77–79 & 84–86
- The Southland
Plots: 75 & 88
- The Somerford
Plots: 76 & 87

5 Bedroom Homes

- The Q Type
Plots: 82 & 83

*Affordable housing

- Plots: 16–32, 48–51 & 53–58

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

Houses



BLUNSDON



“The house types at Blunston have been designed to look familiar and traditional, but at the same time quite refined and contemporary.”

– Daniel Clifton, Clifton Emery Design



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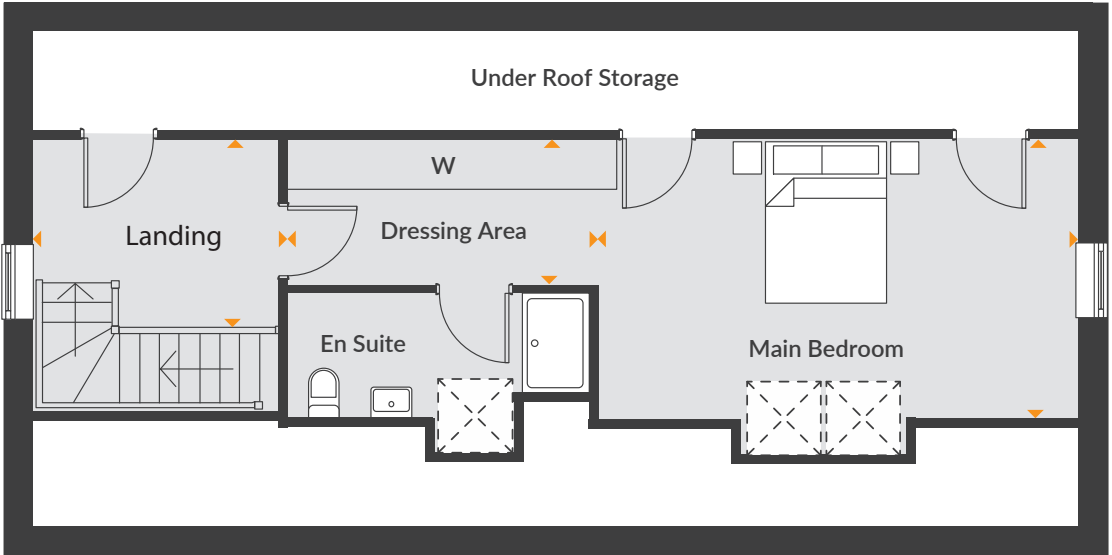


The Barn

2 bedroom home

A delightful two bedroom home with an open-plan layout on the ground floor with bi-folding doors leading through to the garden. On the ground floor is the second bedroom with an en suite, while upstairs is the main bedroom with a dressing area and en suite.

BLUNSDON



FIRST FLOOR

Main Bedroom	5.77m x 3.35m	19'0" x 11'0"
Dressing Area	3.72m x 1.74m	12'3" x 5'9"



GROUND FLOOR

Kitchen/Dining/Living Area	6.26m x 5.92m	20'7" x 19'5"
Utility Room	1.98m x 0.90m	6'6" x 2'11"
Bedroom 2	4.13m x 3.46m	13'7" x 11'4"

Total Area | 1,247 sq. ft.

DW Dishwasher CYL Cylinder FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine

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The Ridge

3 bedroom family home

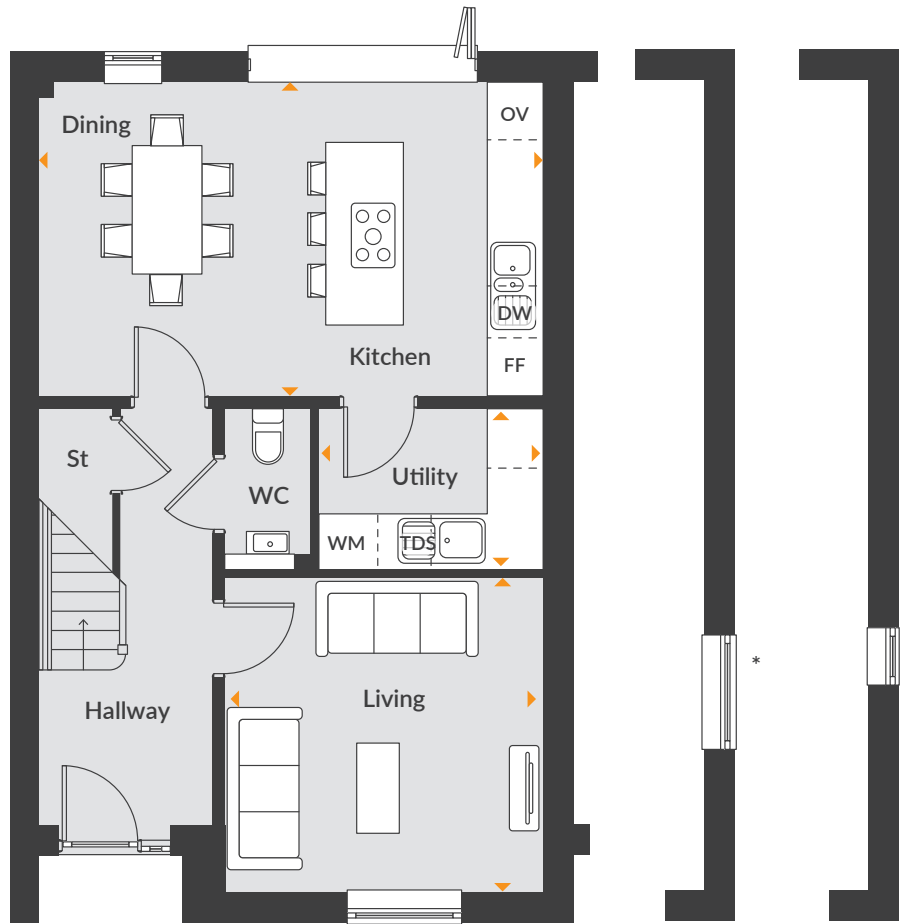
A modern three bedroom home with an open-plan kitchen/dining area with access to the garden, a separate utility room and living room. Upstairs features the main bedroom with an en suite, the family bathroom and two further bedrooms.

BLUNSDON



FIRST FLOOR

Main Bedroom	4.08m x 3.69m	13'5" x 12'1"
Bedroom 2	3.70m x 2.91m	12'2" x 9'7"
Bedroom 3	2.87m x 2.47m	9'5" x 8'1"



GROUND FLOOR

Kitchen/Dining Area	5.92m x 3.69m	19'5" x 12'2"
Living Room	3.73m x 3.69m	12'3" x 12'1"
Utility Room	2.65m x 1.89m	8'9" x 6'3"

Total Area | 1,195 sq. ft.

B Boiler DW Dishwasher FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine

*Window to plot 10. **Window to plots 13, 43 & 47. †Window to plots 3, 7, 44, 63 & 66 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

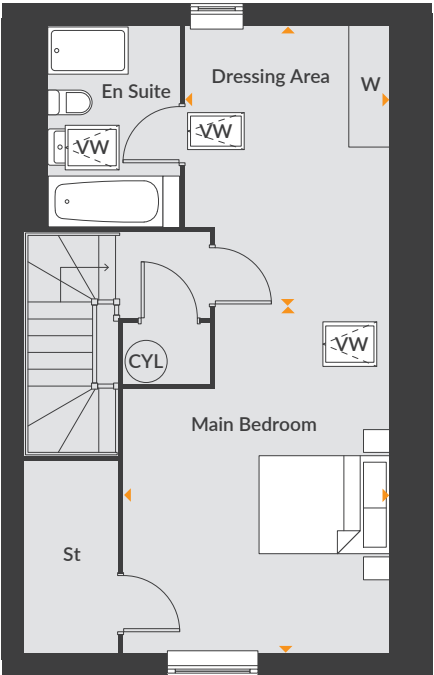


The Southland

4 bedroom family home

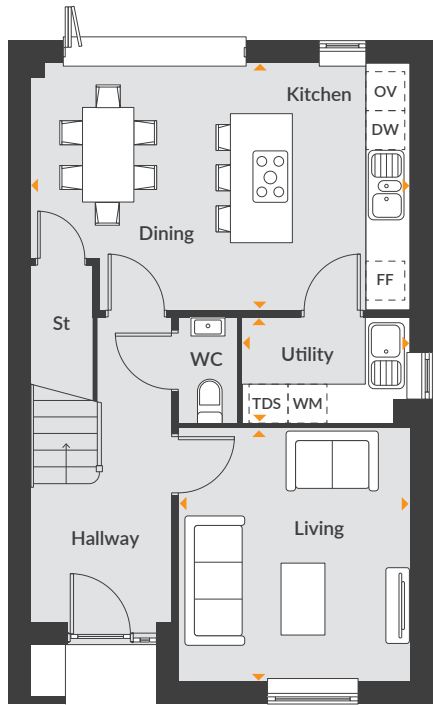
A beautiful four bedroom family home set across three floors, featuring a spacious living room and open-plan kitchen/dining area. A cloakroom, storage, and utility room complete the ground floor. The first floor offers three bedrooms, one with an en suite, plus a family bathroom. The top floor boasts the luxurious main bedroom with a dressing area, cupboard, and private en suite.

BLUNSDON



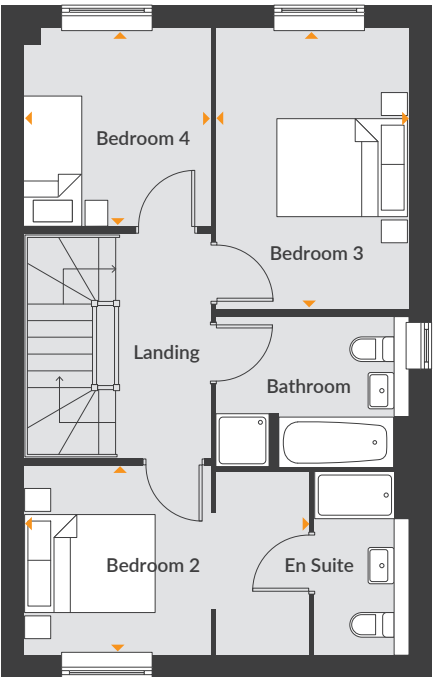
SECOND FLOOR

- Main Bedroom
6.35m x 3.94m 20'10" x 12'11"
- Dressing Area
3.01m x 2.94m 9'11" x 9'8"



FIRST FLOOR

- Bedroom 2
2.79m x 2.74m 9'2" x 9'0"
- Bedroom 3
4.15m x 2.86m 13'8" x 9'5"
- Bedroom 4
2.90m x 2.74m 9'6" x 9'0"



GROUND FLOOR

- Kitchen/Dining Area
5.69m x 3.69m 18'8" x 12'1"
- Living Room
3.79m x 3.44m 12'5" x 11'4"
- Utility Room
2.49m x 1.57m 8'2" x 5'2"

Total Area | 1,647 sq. ft.

CYL Cylinder DW Dishwasher FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine VW Velux Window

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BACKHOUSE

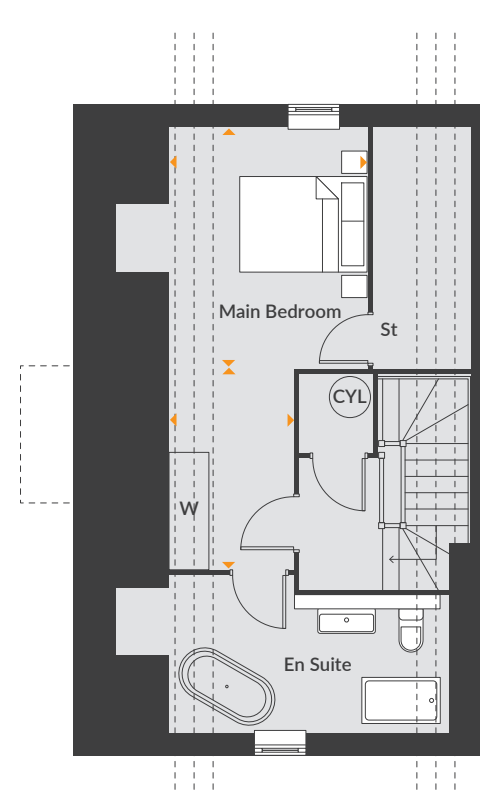


The Somerford

4 bedroom family home

A charming four bedroom home arranged over three floors, offering a generously-sized living room and a modern open-plan kitchen/dining area. The ground floor also includes a cloakroom, utility room, and convenient storage. On the first floor, three well-sized bedrooms are complemented by a family bathroom, with one bedroom enjoying its own en suite. The top floor is dedicated to the impressive main bedroom, featuring a dressing area and private en suite.

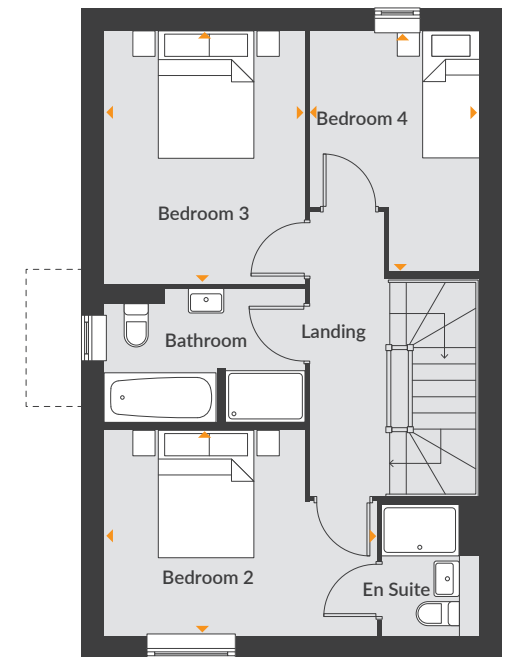
BLUNSDON



SECOND FLOOR

Main Bedroom
3.71m x 3.09m 12'2" x 10'2"

Dressing Area
3.10m x 1.92m 10'2" x 6'4"

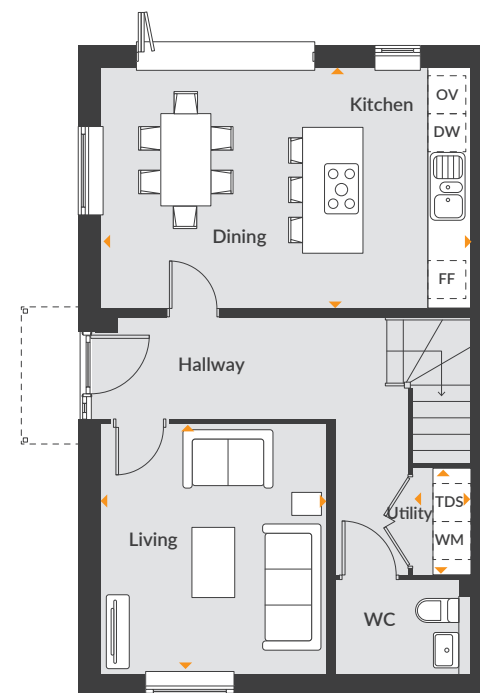


FIRST FLOOR

Bedroom 2
4.17m x 3.16m 13'8" x 10'5"

Bedroom 3
3.84m x 3.06m 12'7" x 10'1"

Bedroom 4
2.67m x 2.55m 12'1" x 8'4"



GROUND FLOOR

Kitchen/Dining Area
5.69m x 3.66m 18'8" x 12'0"

Living Room
3.84m x 3.42m 12'7" x 11'3"

Utility Room
1.62m x 0.93m 5'4" x 3'1"

Total Area | 1,621 sq. ft.

CYL Cylinder DW Dishwasher FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine

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BACKHOUSE



The Highfield

4 bedroom family home

A spectacular four bedroom home which boasts an open-plan kitchen/dining area with bi-folding doors to the garden, as well as a utility room and living room downstairs. On the first floor is the main bedroom which benefits from an en suite and wardrobes, along with three further bedrooms and the family bathroom.

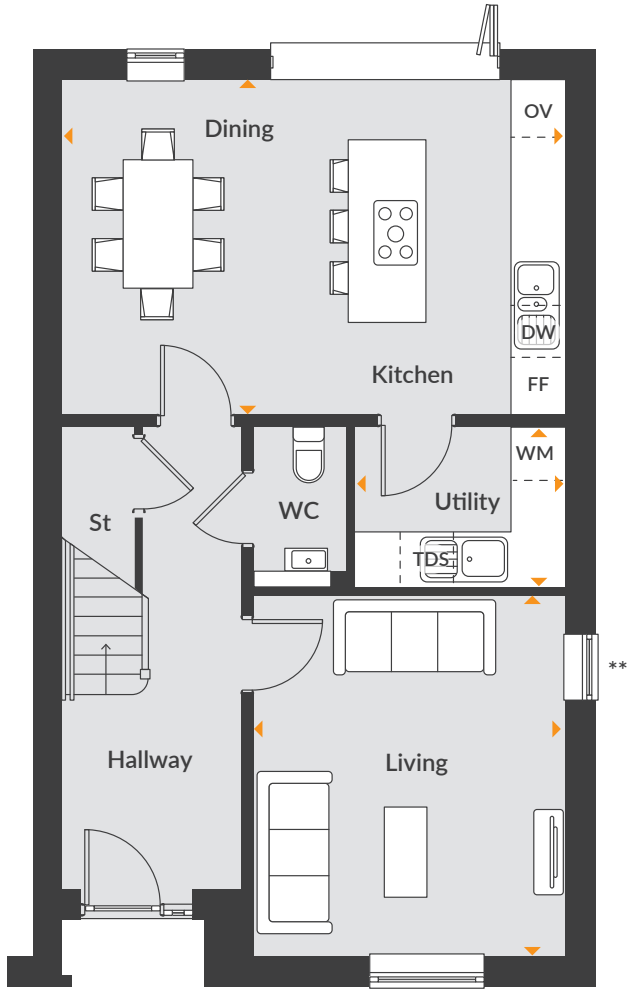
BLUNSDON

PLOTS
2, 6, 11, 12,
38, 39, 60,
61, 64, 65,
67 & 68



FIRST FLOOR

Main Bedroom	4.21m x 3.42m	13'10" x 11'3"
Bedroom 2	3.79m x 2.87m	12'5" x 9'5"
Bedroom 3	2.90m x 2.74m	9'6" x 9'0"
Bedroom 4	3.11m x 2.35m	10'3" x 7'9"



GROUND FLOOR

Kitchen/Dining Area	5.92m x 3.95m	19'5" x 13'0"
Living Room	4.24m x 3.67m	13'11" x 12'1"
Utility Room	2.48m x 1.87m	8'2" x 6'2"

Total Area | 1,295 sq. ft.

B	Boiler
DW	Dishwasher
FF	Fridge Freezer
OV	Oven
St	Store
TDS	Tumble Dryer Space
W	Wardrobe
WC	Cloakroom
WM	Washing Machine

*Window to plots 2, 6, 12 & 38 only. **Window to plots 60 & 67 only. †Window to plot 64 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

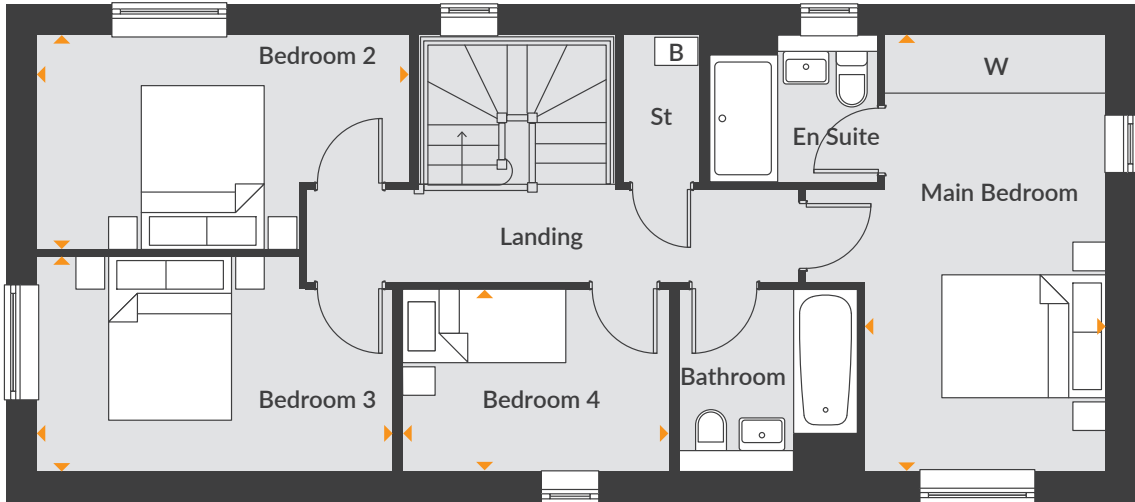


The Broad House

4 bedroom family home

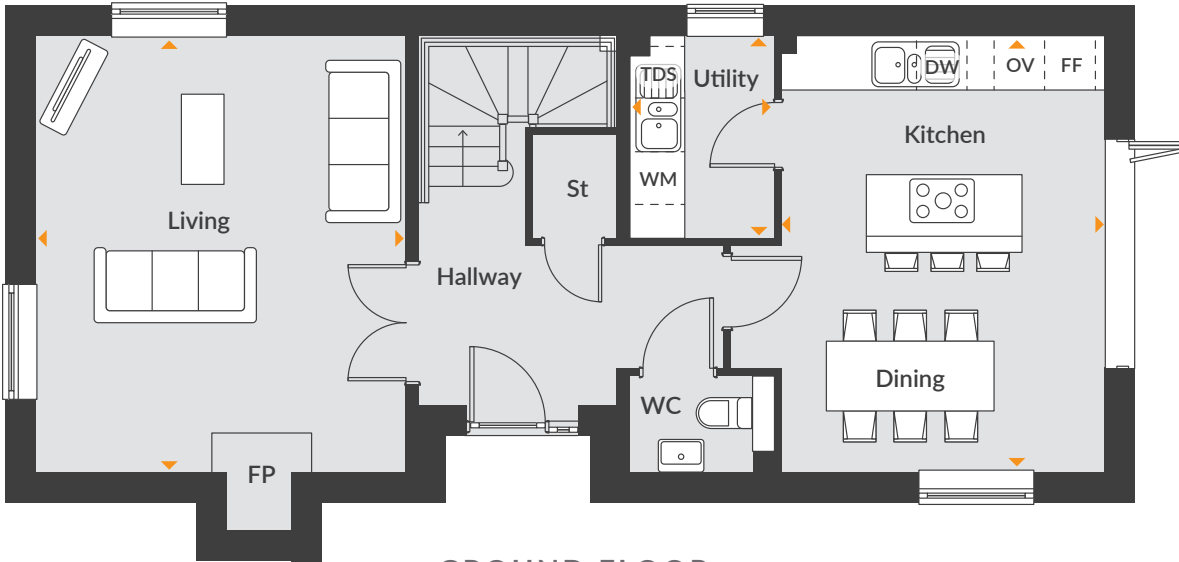
A wonderful four bedroom family home which benefits from a good sized living room and open-plan kitchen/dining area. A cloakroom, storage and utility room completes the ground floor. Upstairs is the main bedroom which benefits from an en suite and wardrobe, along with three further bedrooms and the family bathroom.

BLUNSDON



FIRST FLOOR

Main Bedroom	5.13m x 2.77m	16'10" x 9'1"	Bedroom 3	4.19m x 2.52m	13'9" x 8'3"
Bedroom 2	4.36m x 2.52m	14'4" x 8'3"	Bedroom 4	3.13m x 2.13m	10'3" x 7'0"



GROUND FLOOR

Kitchen/Dining Area	5.13m x 3.79m	16'10" x 12'6"	Utility Room	2.38m x 1.70m	7'10" x 5'7"
Living Room	5.13m x 4.34m	16'10" x 14'3"			

Total Area | 1,388 sq. ft.

B Boiler DW Dishwasher FF Fridge Freezer FP Fireplace OV Oven St Store TDS Tumble Dryer Space
W Wardrobe WC Cloakroom WM Washing Machine

*No bathroom window in plot 59. Kitchen and living room layout variation to plot 59, please speak with the sales executive. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE



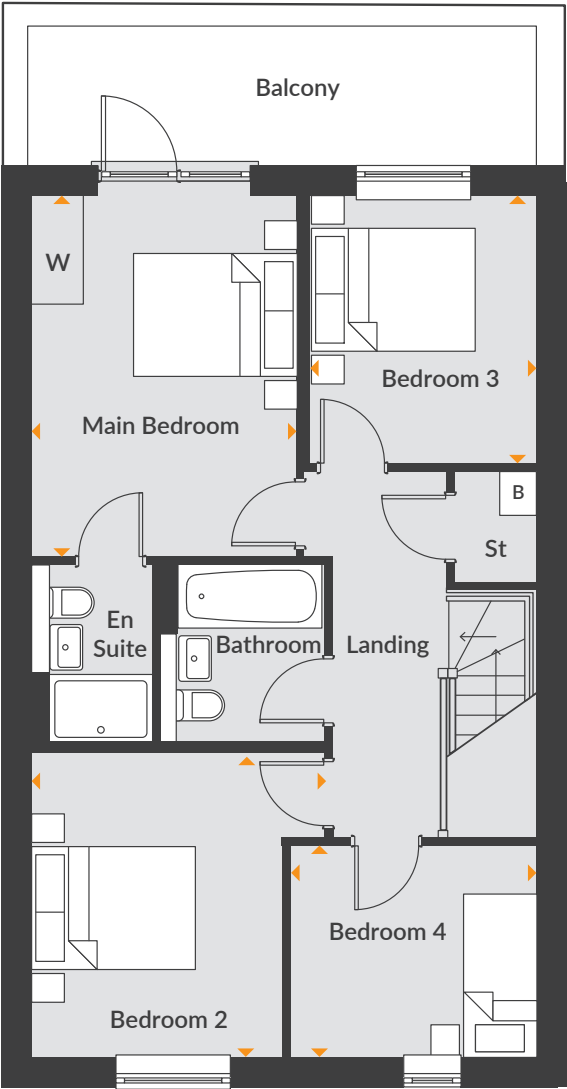
The Fairview

4 bedroom family home

A lovely four bedroom home which offers an open-plan kitchen/dining/family area with access to the utility and bi-folding doors that open onto the rear garden. A spacious living room can be found at the front of the home. Upstairs is the main bedroom which benefits from an en suite and wardrobe, along with three further bedrooms and the family bathroom.

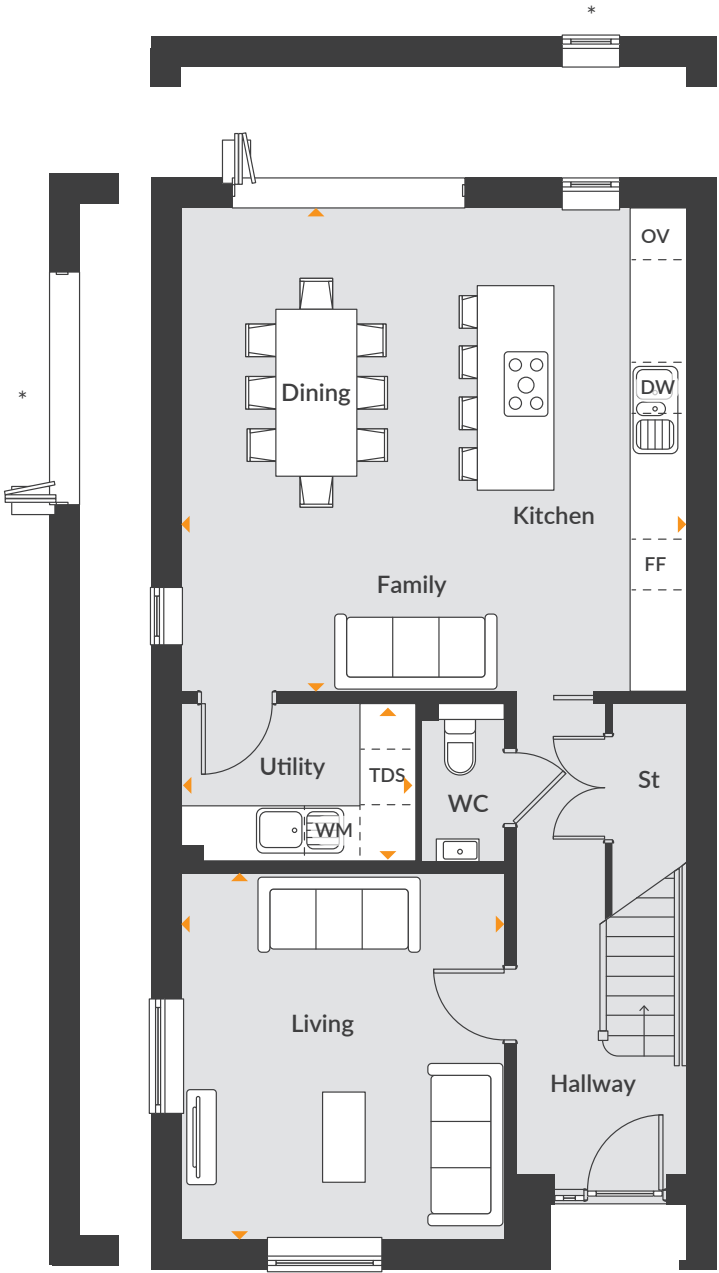
BLUNSDON

PLOTS
1, 4, 5, 8, 70,
71 & 72



FIRST FLOOR

- Main Bedroom
4.24m x 3.12m 13'11" x 10'3"
- Bedroom 2
3.56m x 2.91m 11'8" x 9'7"
- Bedroom 3
3.14m x 2.66m 10'4" x 8'9"
- Bedroom 4
2.86m x 2.46m 9'5" x 8'1"



GROUND FLOOR

- Kitchen/Dining/Family Area
5.92m x 5.68m 19'5" x 18'8"
- Living Room
4.30m x 3.78m 14'1" x 12'5"
- Utility Room
2.73m x 1.83m 9'0" x 6'0"

Total Area | 1,398 sq. ft.

B Boiler DW Dishwasher FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine

*Bi-fold and window to plot 72 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE



The Loft

4 bedroom home

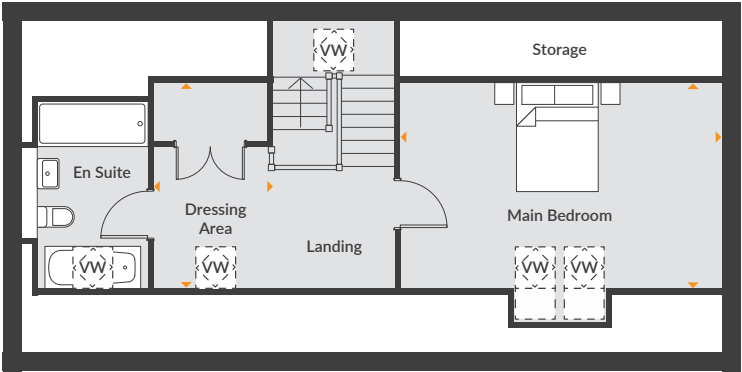
A lovely four bedroom home set across three floors. This home offers an open-plan kitchen/dining area with a separate utility room and living room on the ground floor. Upstairs there is a separate study, family bathroom and three double bedrooms, of which one has an en suite. The main bedroom with a dressing room and en suite can be found on the second floor.

BLUNSDON

PLOTS
77-79 &
84-86

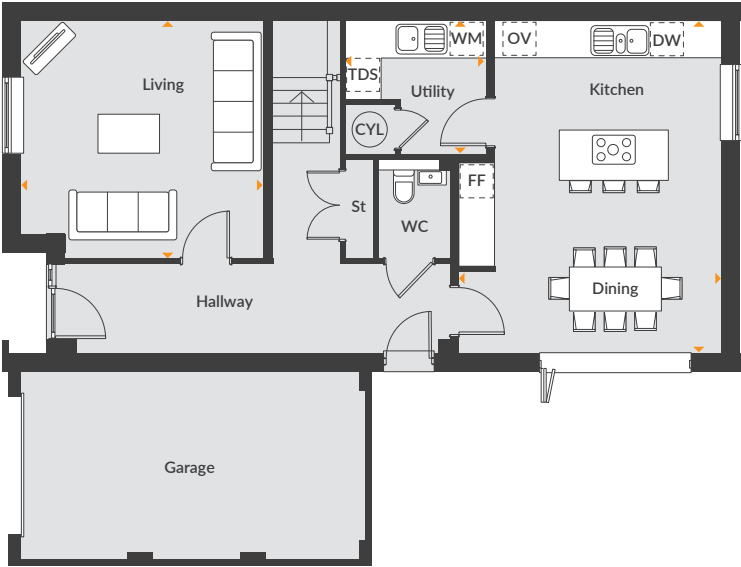
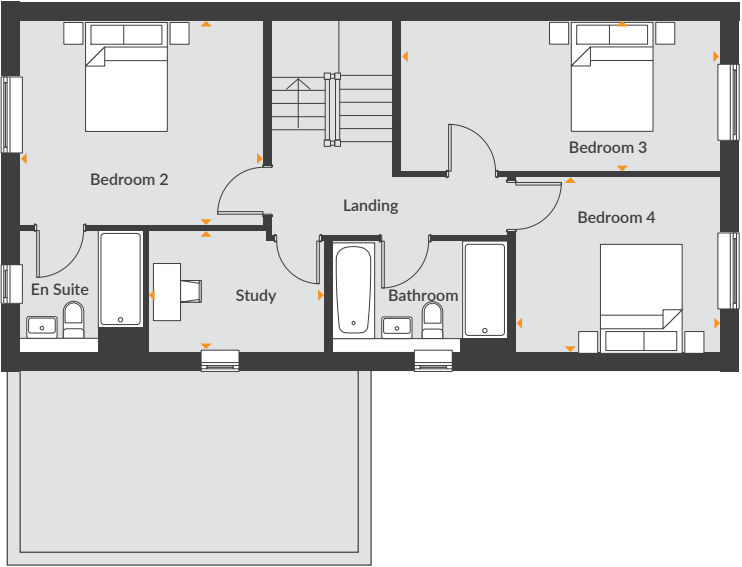
SECOND FLOOR

- Main Bedroom**
5.76m x 3.70m 18'11" x 12'2"
- Dressing Area**
3.70m x 2.15m 12'2" x 7'1"



FIRST FLOOR

- Bedroom 2**
4.37m x 3.65m 14'4" x 12'0"
- Bedroom 3**
5.71m x 2.71m 18'9" x 8'11"
- Bedroom 4**
3.65m x 3.12m 12'0" x 10'3"
- Study**
3.15m x 2.17m 10'4" x 7'2"



GROUND FLOOR

- Kitchen/Dining Area**
5.92m x 4.72m 19'5" x 15'6"
- Living Room**
4.35m x 4.25m 14'4" x 14'0"
- Utility Room**
2.53m x 2.38m 8'4" x 7'10"

Total Area | 2,090 sq. ft.

CYL Cylinder DW Dishwasher FF Fridge Freezer OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine VW Velux Window

*Window to plots 79 & 84 only. All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

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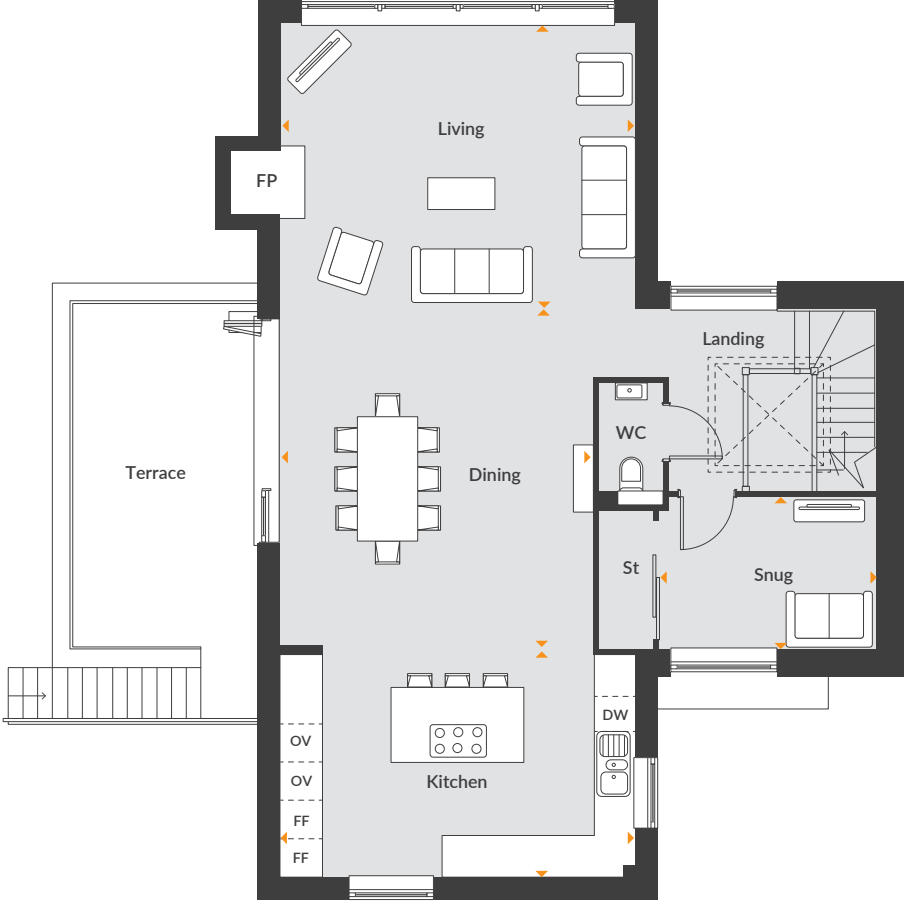


The Q Type

5 bedroom family home

An impressive five bedroom family home with plenty of space on the first floor with an open-plan kitchen/living/dining area which opens onto a terrace to make the most of the views, as well as a separate snug. On the ground floor is a spacious entrance hallway with five bedrooms, two with en suites, utility room and the family bathroom.

BLUNSDON



FIRST FLOOR

Kitchen	5.58m x 3.50m	18'4" x 11'6"
Living Area	5.58m x 4.50m	18'4" x 14'9"
Dining Area	5.36m x 4.93m	17'7" x 16'2"
Snug	3.44m x 2.39m	11'4" x 7'10"
Terrace	5.17m x 2.80m	17'0" x 9'2"



GROUND FLOOR

Main Bedroom	5.48m x 3.78m	18'0" x 12'5"
Bedroom 2	5.06m x 2.63m	16'8" x 8'8"
Bedroom 3	5.06m x 2.63m	16'8" x 8'8"
Bedroom 4	3.41m x 3.32m	11'2" x 10'11"
Bedroom 5	3.41m x 2.17m	11'2" x 7'1"
Utility	2.97m x 1.62m	9'9" x 5'4"

Total Area | 2,243 sq. ft.

CYL Cylinder FF Fridge Freezer FP Fireplace OV Oven St Store TDS Tumble Dryer Space W Wardrobe
WC Cloakroom WM Washing Machine

All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BACKHOUSE

Detail is the essence of quality

Kitchens

- 21mm laminate worktops – within 2 & 3 beds 20mm Forza stone worktops to kitchens – within 4 & 5 beds
- 1.5 bowl stainless steel sink and Vado Bahr monobloc mixer tap
- Carron Phoenix Zeta 150 Stainless Steel Inset sink – within 2 & 3 beds
- Undermount sink with worktop drainer grooves on Silestone worktops
- Single Bosch oven and 60cm induction hob with hood – within 2 & 3 beds
- Double Bosch oven and 80cm induction hob with hood – within 4 & 5 beds
- Integrated Bosch Fridge Freezer
- Integrated Bosch Dishwasher

Bathrooms, En Suites & Cloakrooms

- Porcelanosa 590mm x 330mm wall tiles
- Half height tiles to all sanitaryware walls
- Full height tiles to shower enclosure and half height around baths with shower
- White or grey grout and tile edges to suit wall tile colour
- Concealed thermostatic shower. Vado Tablet
- Roca Gap Rimless Back to Wall WC pan with soft close toilet seat
- Towel Rads Pisa Straight Chrome to bathrooms and en suites
- Shaver socket to bathroom and en suites
- Illuminated mirror

Utility Room

- Single bowl stainless steel sink and Vado Bahr monobloc mixer tap to all utilities (except The Barn & The Somerford)
- 21mm laminate worktops with upstands – within 2 & 3 beds
- 20mm Forza stone worktops – within 4 & 5 beds
- Separate washing machine and tumble dryer space

Plumbing & Heating

- Outside tap to rear garden
- Vaillant EcoFIT Sustain 835 Combination boiler – within 2 & 3 beds
- Vaillant EcoTEC Green iQ 835 Gas fired Combination boiler – within 4 & 5 beds
- Stelrad Compact radiators to all rooms except bathroom and en suite/s
- Valliant air source heat pumps throughout plots 73 – 88
- Polypipe underfloor heating to ground floor within plots 73 – 88 (First floor only for The Q Type)

Electrical & Lighting

- Deta Slimline Screwless white sockets and switches
- Aico smoke detectors, heat detectors and carbon monoxide detectors
- TV point in living room, main bedroom and study/snug
- Mains operated doorbell
- Low energy pendant lights
- LED downlights to kitchen, utility, bathroom and en suite
- External lights to front door and doors to rear garden
- LED strip lighting under wall units in kitchen
- 32 amp EVIQ car charging point

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.

Joinery

- Steel garage door
- Composite front door – within 4 & 5 beds
- Aluminium/steel front door – within 2 & 3 beds
- Built-in sliding wardrobes to main bedroom
- Solid internal doors with five vertical panels

Décor

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



A Backhouse home is exquisitely designed and built to exceptionally high standards so you can be sure that your house is ready for you when you want to move in. Our interiors have been thoughtfully created to respond to modern lifestyles and accommodate your needs and you'll be able to personalise your new home with a variety of finishing touches. 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.





Buy a new home with complete confidence

At Backhouse we want you to enjoy not only the benefits of our homes, but also the experience of buying with us. As such, we offer a unique customer journey that ensures expert guidance and assistance throughout and beyond the home-buying process.

From your initial reservation onwards, we will be with you every step of the way, beginning with a guided tour of the site so you can see your new home taking shape. Once built, we will give you an exclusive preview of the property prior to completion to explain how everything works.

We will also be there to welcome you when you move in and check that everything is as it should be, then give you a visit a week later just in case you have any questions. We'll even

call again once you are properly settled to make sure there are no outstanding issues.

It goes without saying that throughout the whole buying process we are here to answer any questions, however trivial they might seem. Our dedicated Sales Team can help guide you through the key decisions and ensure your experience of buying a new home with Backhouse is smooth and uncomplicated.

We are fully compliant with the New Homes Quality Code, which was developed to make the home-buying process fairer and more transparent for customers, and you can also be assured that all our homes benefit from a 10-year NHBC (National House Building Council) warranty.



BLUNSDON

Part Exchange

Enjoy a stress-free move.

If the thought of selling your existing property is putting you off buying the home you really want. Then our Part Exchange* service is the best solution for you. We know how frustrating and expensive the process of selling your home can be, with estate agent's fees, delays and long chains keeping you waiting.

Our Part Exchange service keeps things moving and keeps costs down with no fuss and no hassle, taking the strain and stress out of selling your current house so that you can complete a smooth move into your new home with Backhouse.

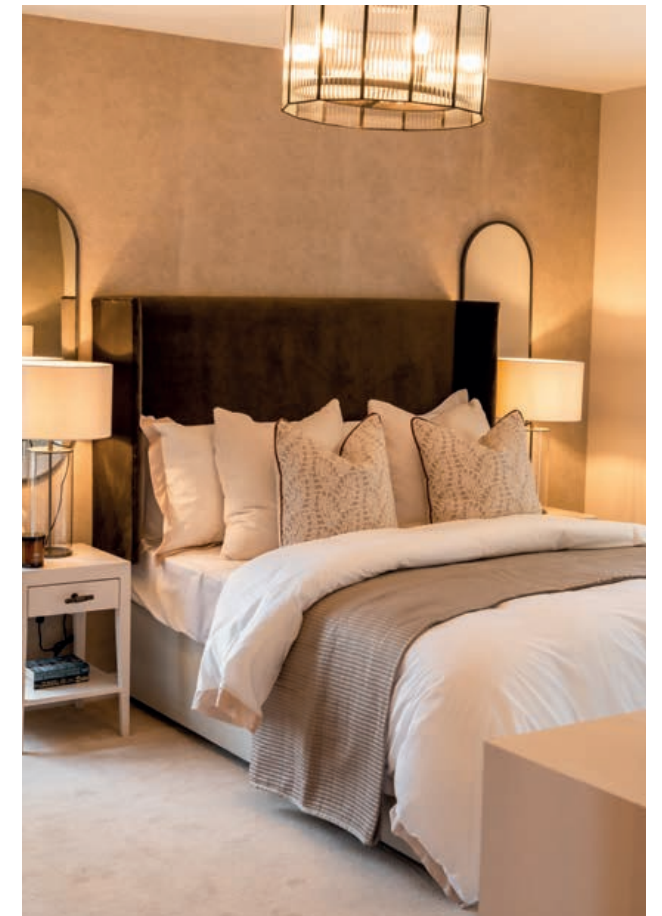
So how does it work?

We will assess the current market value of your home through a minimum of two independent valuations, after which we will make you an offer.

We'll keep you fully informed right up to exchange of contracts, and agree a mutually convenient completion date.

Benefits of Part Exchange:

- No awkward negotiations with potential buyers - we'll handle all of that for you.
- No nerve-wracking chains that could break-down at any time.
- No estate agent fees because we pay them for you.
- You'll get a fair price for your property based on independent valuations.
- You can stay in your existing property until your new home has legally completed.
- The whole process is quicker, easier and less stressful.



You can also remain in your old property until your new one is ready.

*Part Exchange – Terms and conditions apply. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.

BACKHOUSE

Blunsdon

SWINDON SN26 8AQ

BACKHOUSE

Blunsdon Hill, Blunsdon, Swindon SN26 8AQ

01793 268905

sales@backhouseblunsdon.com

www.backhousehousing.com