



ASHFORD  
HOMES  
(SOUTH WESTERN) LIMITED

# CHURCH FARM

---

HILPERTON | WILTSHIRE

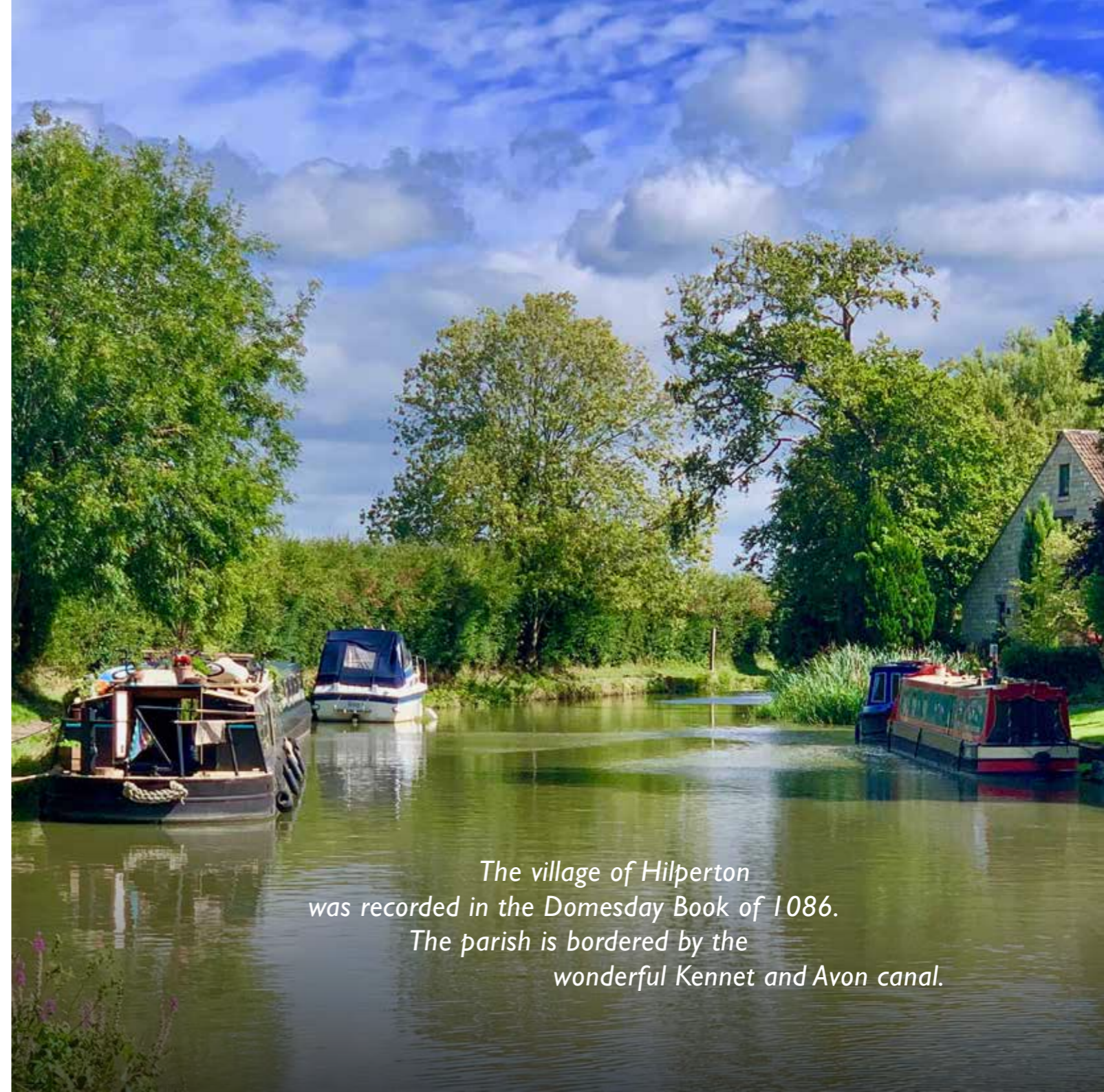
# CHURCH FARM

CHURCH STREET, HILPERTON BA14 7RG



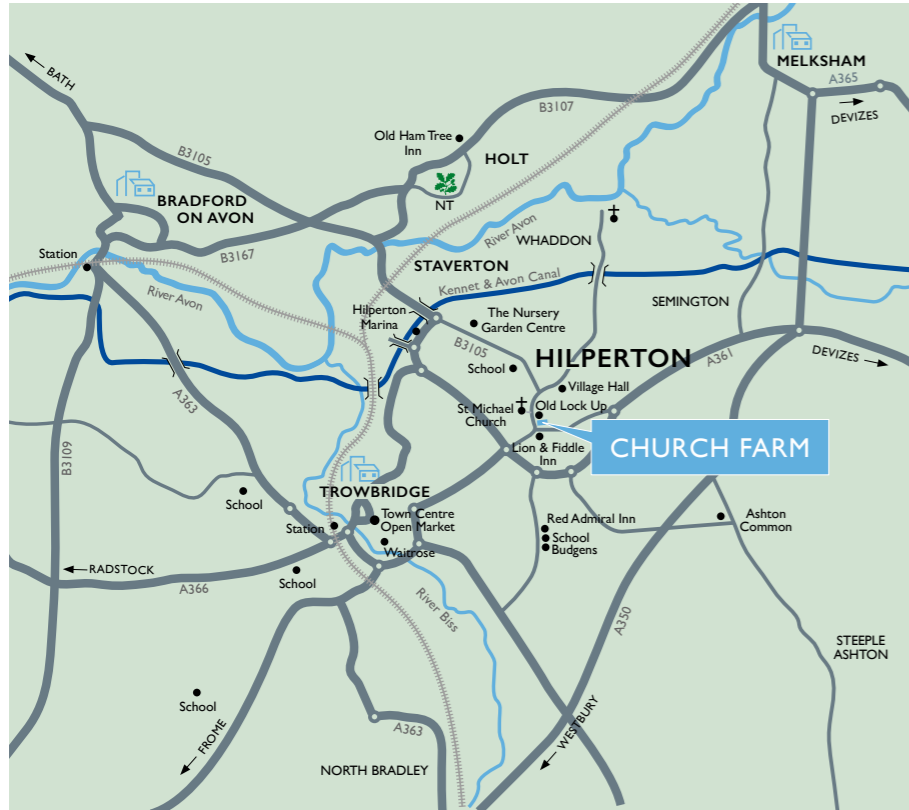
Church Farm is a collection of 12 beautiful homes in an eclectic mix of designs ranging from three to five bedrooms. The development is located in the charming village of Hilpertion, on the north-easterly edge of Trowbridge. Hilpertion has a thriving community with regular events held in the village hall, a traditional 18th-century pub, and a popular garden centre with café. The village is ideally positioned on the attractive western stretch of the Kennet & Avon Canal; part of a waterway joining London to Bristol, providing fishing, recreational boat hire and picturesque walks.

There is a regular and reliable bus service into the county town of Trowbridge, a bustling town with a historic past. Trowbridge has been connected to weaving for over a thousand years which has left a rich and notable architectural legacy, ranging from the late sixteenth century to the mid-nineteenth century. The town has a wide range of independent shops, restaurants, cafés, a multi-screen cinema complex, several supermarkets including a Marks & Spencer Foodhall, leisure centre with swimming pool, a thriving arts scene, and park. Trowbridge is also proud to be a Fairtrade town.



*The village of Hilpertion  
was recorded in the Domesday Book of 1086.  
The parish is bordered by the  
wonderful Kennet and Avon canal.*

## HOW TO FIND US



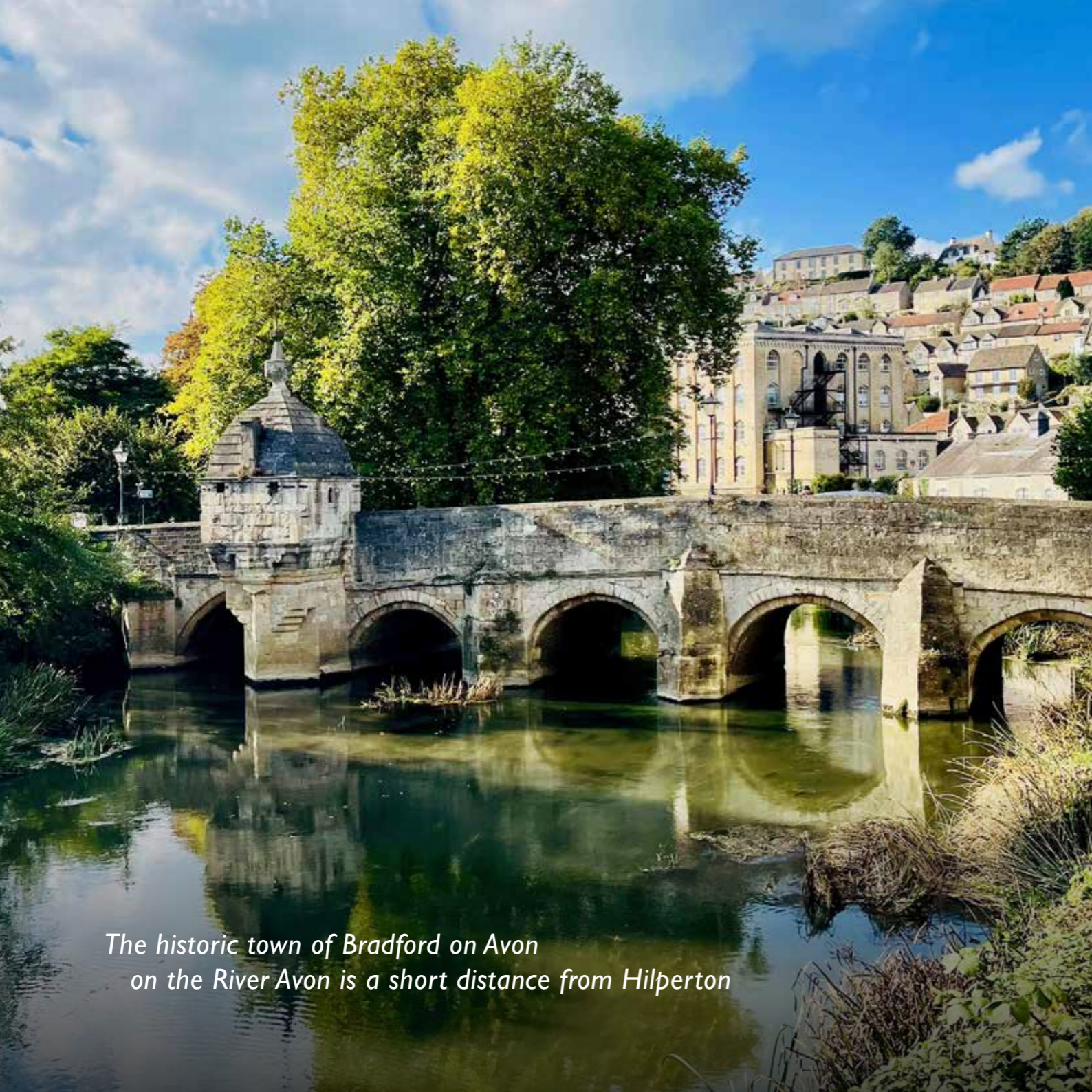
Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.

Church Farm is conveniently located less than a mile from two primary schools: Hilperton C of E Primary School and The Mead Primary School. Secondary schools can be found in Trowbridge including St Augustine's Catholic College, The John of Gaunt School and The Clarendon Academy.

Hilperton has superb transport links with the A361 passing outside the village and the A350 nearby which leads to the M4 via Chippenham and the A303 and A36 to the south. Trowbridge station is two miles away, providing excellent transport links to London (under two hours), Bath, Bristol, Salisbury and Southampton.

The UNESCO World Heritage City of Bath is approximately 11 miles away and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars. Bath offers a number of well-respected cultural activities which include a world famous music and literary festival, the Roman Baths and Pump Rooms, along with many museums and art galleries.





*The historic town of Bradford on Avon on the River Avon is a short distance from Hilperton*





*Church Farm  
provides 12 beautifully designed  
three, four and five bedroom  
luxury homes*

**FIRST**

**Main Bedroom**  
4.20m x 4.35m  
(13'8" x 14'3")

**Bedroom 2**  
3.94m x 3.60m  
(12'9" x 11'8")

**Bedroom 3**  
3.43m x 4.31m  
(11'3" x 14'1")

**Bedroom 4**  
3.29m x 2.61m  
(10'8" x 8'6")

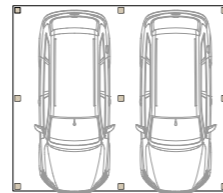
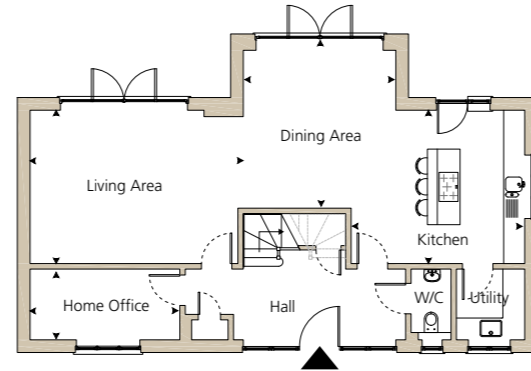
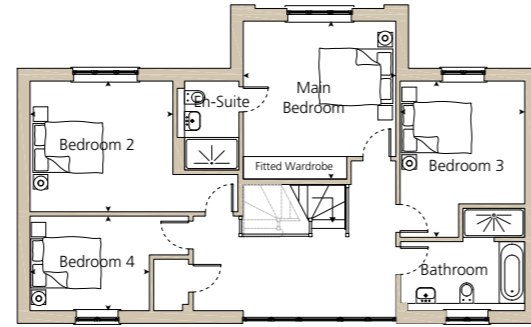
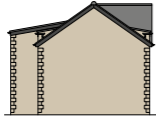
**GROUND**

**Kitchen**  
4.78m x 4.27m  
(15'7" x 14'0")

**Dining Area**  
4.20m x 4.35m  
(13'7" x 14'27")

**Living Area**  
5.73m x 4.23m  
(18'8" x 13'9")

**Home Office**  
4.13m x 1.95m  
(13'5" x 6'4")



*Substantial contemporary four bedroom detached property featuring an impressive open plan kitchen/dining/living room with doors leading to the garden. Home office, utility and cloakroom.*

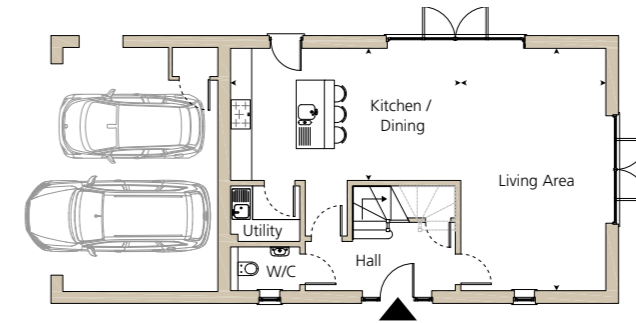
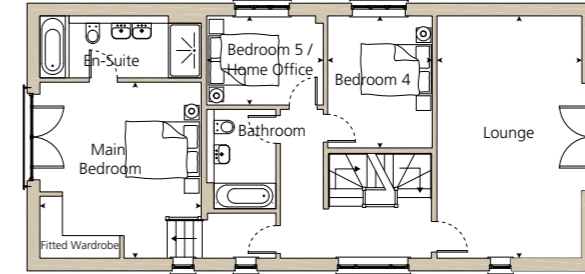
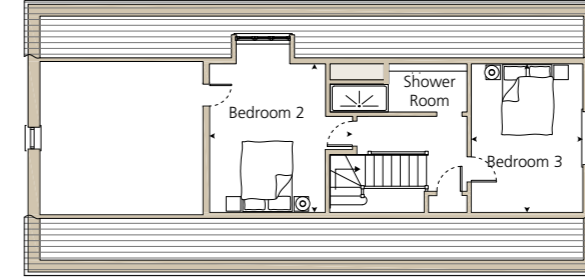
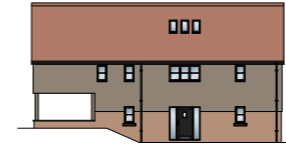
*Upstairs features four double bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and an en-suite.*

*Parking for three cars including a double parking barn with green roof.*



Total Net Sales Area  
2002 sq.ft

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.



Spectacular five bedroom detached property with a spacious ground floor comprising an open plan living/dining/kitchen area with doors leading to the garden. Utility and cloakroom.

On the first floor there are three bedrooms including the main bedroom with fitted wardrobes and an en-suite, a lounge, and family bathroom. The main bedroom and lounge benefit from a Juliet balcony.

On the second floor there are two double bedrooms and a shower room.

Open sided car port for two cars and an additional parking space.

Please note these measurements have been taken from the plan provided but there may be variations in the final build. Computer generated images are for illustrative purposes only.

PLOT 15

## SECOND

**Bedroom 2**  
3.22m x 4.18m  
(13'9" x 13'4")

**Bedroom 3**  
3.05m x 4.18m  
(10'0" x 13'4")

## FIRST

**Main Bedroom**  
4.43m x 4.83m  
(14'5" x 15'8")

**Bedroom 4**  
2.87m x 3.62m  
(9'4" x 11'9")

**Bedroom 5 / Home Office**  
3.2m x 2.45m  
(10'5" x 8'0")

**Lounge**  
3.98m x 6.65m  
(13'1" x 21'8")

## GROUND

**Kitchen / Dining**  
6.27m x 3.63m  
(20'7" x 11'9")

**Living Area**  
3.98m x 6.65m  
(13'1" x 21'8")

Total Net Sales Area  
2228 sq.ft

# FEATURES AND OPTIONS

## CONSTRUCTION

- Traditional construction with elevations comprising rubble stone with cast stone architectural features to all plots, excluding Plot 15 which has a red brick skirt wall, and black painted horizontal timber cladding. Vertical cedar cladding elevations to Plots 4, 5, 8 & 12 and Bath stone elevations to Plots 6 & 7.
- Masonry built chimneys to Plots 2, 5, 6, & 7.
- A mixture of Natural slate tiles to Plots 4, 5, 8, 10 & 12, Clay Double Roman roof tiles to Plots 2, 3, 6, 7, 9, 11, 13 & 14, and Clay Pantiles to Plot 15.
- Timber frame carports with green roofs to Plots 4, 6, 7, 8, 9 & 12.
- Aluminium windows & doors to all plots, other than Plots 11 & 15 which are timber.
- LABC 10 year guarantee to Plots 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 & 15.
- Six year Professional Consultants Certificate to Plot 11.

## INTERNAL

- Central heating comprising Daikin air source heat pump supplying under floor heating throughout with individual room thermostats. Ground and first floors controllable as separate zones. Option for individual room programming, control via smartphone or tablet and remote operation over internet (excluding control of hot water).
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.

- Comprehensive electrical installation including energy efficient LED recessed downlights to kitchen, bathrooms, living room, hallway, landing and main bedroom.
- Internal doors – contemporary cottage style in veneered oak with chrome furniture.
- Staircase – oak newel and handrail with painted spindles and string.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.
- Wardrobe – in main bedroom – sliding glass fronted doors with shelf and hanging rail.

## AUDIO-VISUAL INFRASTRUCTURE

- TV aerial fitted as standard.
- Optional HD distribution to lounge and bedroom one from comms position.
- An audio entertainment infrastructure has been installed which allows for music to be played via unobtrusive high quality in-ceiling speakers in reception rooms and main bedroom.

For full details, please see the Audio-Visual options data sheet.

## KITCHEN

- Luxury fitted kitchen with a choice of quality finishes subject to specification and stage of construction.
- Fully integrated appliances.
- Granite or quartz worktops.

## BATHROOMS

- *En-Suite*  
Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin with vanity unit under and low profile shower tray with Merlyn shower enclosure. Hansgrohe chrome fittings featuring thermostatic shower with fixed rain head and separate rinse head.
- *Bathroom*  
Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin and bath with Merlyn bath screen over. Hansgrohe chrome fittings with exposed thermostatic bath/shower mixer with riser rail.
- *Tiling*  
Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled.  
  
Tile choices available (subject to stage of construction) from a selected range.

## EXTERNAL

- Tarmacadam development road with block pavements to private driveways. Plots 10-15 brushed concrete driveways.
- Front gardens planted and/or turfed.
- Rear gardens levelled as far as practicable and prepared for customer to finish.
- External socket and tap.
- External lights.

## SERVICES

- Mains electric, water and drainage services will be connected.
- Air source heat pump to heating and hot water.
- Telephone/Broadband – FTTP – Fibre To The Premises.

## UPGRADE OPTIONS

- Marble to bathrooms tops.
- Flooring to areas other than kitchen and bathrooms.
- Kitchen & Utility additions.
- Satellite dish.
- Audio options.
- HD distribution options.
- Ceiling mounted wireless access points.
- Security system.
- Additional wardrobes.
- Mirrors and Demista pads.
- Seed or turf to rear garden.
- Bathroom accessories.
- Water softener, dependent on plot.



# A PROUD HISTORY

We want you to buy and move into your home with absolute confidence, so you can enjoy it fully from day one. From the moment the sale is agreed we will work with you to take care of every detail and keep you informed.

Ashford Homes has been crafting beautiful homes in the South West for over 30 years. Quality, service and professionalism are at the core of everything we do.

We are very proud of our reputation for building innovative, thoughtfully designed homes with generous living spaces, close attention to detail and high-quality workmanship.

Our goal has always been to build homes of unrivalled quality and specification that stand the test of time, and that our customers are proud to call 'home'.

Our homes are individually designed and built to the highest standards using a skilled and dedicated local team. When you buy from us you have the added reassurance of a 10 year structural warranty policy from LABC. This means that your new home is insured against any structural defects for the first 10 years.

“I wanted to tell you how pleased I am with my new home. The design of the house is great and unlike many new builds I have seen, Ashford Homes seem to have thought about space and light. In addition I want to say that both your site manager and your sales manager have both been more than helpful in the two months since I have been in my new home. Thanks for all your help.”

Mrs N

“Thank you so much Ashford Homes. I love my new house. Every part of the moving process was handled with care and efficiency and most importantly the quality and finish of the house is superb. Nothing has been too much trouble, either before or after the move, and that kind of service is hard to find in any industry let alone the housing industry. Having had such a great experience, I wouldn't want to buy a new home from anyone else.”

Mr D

“My wife and I are delighted with our purchase, location and quality of build are top quality. One of the best features of our dealings with Ashford Homes has been the friendliness and availability of your staff and directors.”

Mr and Mrs V



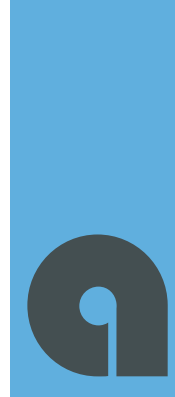
Protection for new-build home buyers

“Ashford Homes are definitely one of the best developers in the area. We've looked at lots of new builds and none of the others come anywhere near the quality and finish of Ashford Homes. They go over and above on build spec and offer a really friendly aftercare service.”

Mr S

“The quality of finish throughout the house, as well as the high standard of fixtures and fittings and the professional, caring attitude of the staff involved are but a few of the highly recommendable traits of an Ashford Homes property.”

Mr and Mrs G



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED

*Crafting beautiful homes*

## Ashford Homes (South Western) Ltd

Doric House, Middleton Drive, Bradford on Avon, Wiltshire, BA15 1GB

t: 01225 791155

e: [sales@ashford-homes.co.uk](mailto:sales@ashford-homes.co.uk)

[www.ashford-homes.co.uk](http://www.ashford-homes.co.uk)



### Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

### Reservation

A reservation fee will secure your home at Church Farm.