



The Highstone, Widham Gardens, Station Road
Purton

£595,000



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This stunning four bedroom detached home presents an exceptional opportunity to acquire a brand new property with no onward chain, combining modern design and high-quality finishes throughout. The spacious entrance hall leads to a luxury fitted kitchen, featuring an integrated AEG oven, induction hob and Electrolux integrated appliances, perfect for both every-day living and entertaining. LVT flooring extends through the kitchen, dining area, utility room and all bathrooms, providing both practicality and style. The generous living spaces are complemented by carpets in the remaining areas, creating a comfortable and inviting atmosphere. The principal bedroom benefits from Spacepro fitted wardrobes, while all bathrooms are equipped with contemporary Roca sanitaryware. For added peace of mind, the property is covered by a 10 year NHBC Buildmark Warranty and a 2 year Wain Homes Warranty. Additional features include ultra fast hardwired fibre broadband, an air source heat pump for efficient heating and an electric car charging unit, ensuring this home is future-ready.

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.



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|---|---|---|--|
| 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes | Affordable Homes |
| <ul style="list-style-type: none"> ■ The Brinkley (BR) ■ The Meadowside (ME) ■ The Orchard (OR) | <ul style="list-style-type: none"> ■ The Brookton (BR) ■ The Elmwood (EL) ■ The Highstone (HS) ■ The Madocks (MD) | <ul style="list-style-type: none"> ■ The Woodcroft (WL) ■ The Woodcroft (WO) | <ul style="list-style-type: none"> Grand Quay Homes Location of affordable homes is indicated. |
| <ul style="list-style-type: none"> ■ LEAF - Local Employment Area for Purton ■ BPS - Bus Stop ■ S/S - Substation | | | |



Hall

Lounge

11' 1" x 13' 6" (3.39m x 4.12m)

Kitchen / Dining

9' 11" x 17' 9" (3.01m x 5.42m)

Family

8' 8" x 10' 4" (2.64m x 3.15m)

Utility

6' 1" x 4' 9" (1.85m x 1.46m)

Cloakroom

5' 11" x 4' 9" (1.80m x 1.45m)

Garage

19' 8" x 9' 10" (6.00m x 3.00m)

Landing

Bedroom 1

14' 7" x 15' 3" (4.45m x 4.65m)

En-suite

7' 4" x 7' 10" (2.24m x 2.38m)

Bedroom 2

13' 3" x 10' 11" (4.03m x 3.34m)

En-suite

4' 0" x 9' 4" (1.21m x 2.85m)

Bedroom 3

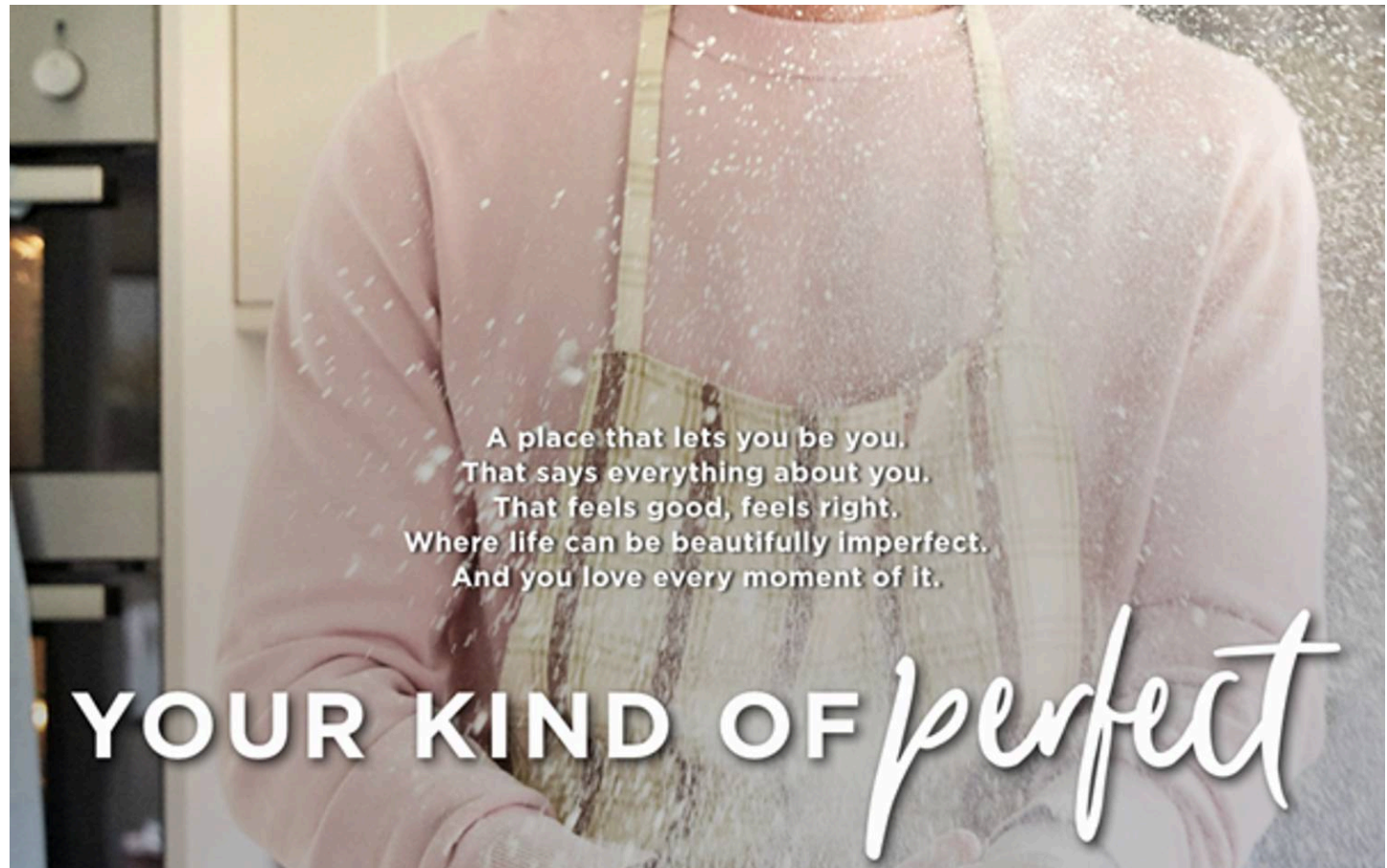
9' 4" x 13' 3" (2.85m x 4.05m)

Bedroom 4

9' 6" x 11' 2" (2.90m x 3.40m)

Bathroom

9' 6" x 9' 9" (2.90m x 2.97m)



KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction Hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- 1½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Plastic Cutlery Tray
- Pelmets Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-Way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Tilefair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from our Tilefair Standard Range*
- Half Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Tilefair Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

BEDROOMS

- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1*
- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

OTHER INTERNAL FEATURES

- LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes**
- Carpets from our Standard Range to all Other Areas in a Choice of Finishes**
- All Walls and Ceilings to have Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 Cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- PVCu Grey Double Glazed Windows, French Doors and Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 18m Close Boarded Divisional Fencing to Rear Garden*

HEATING

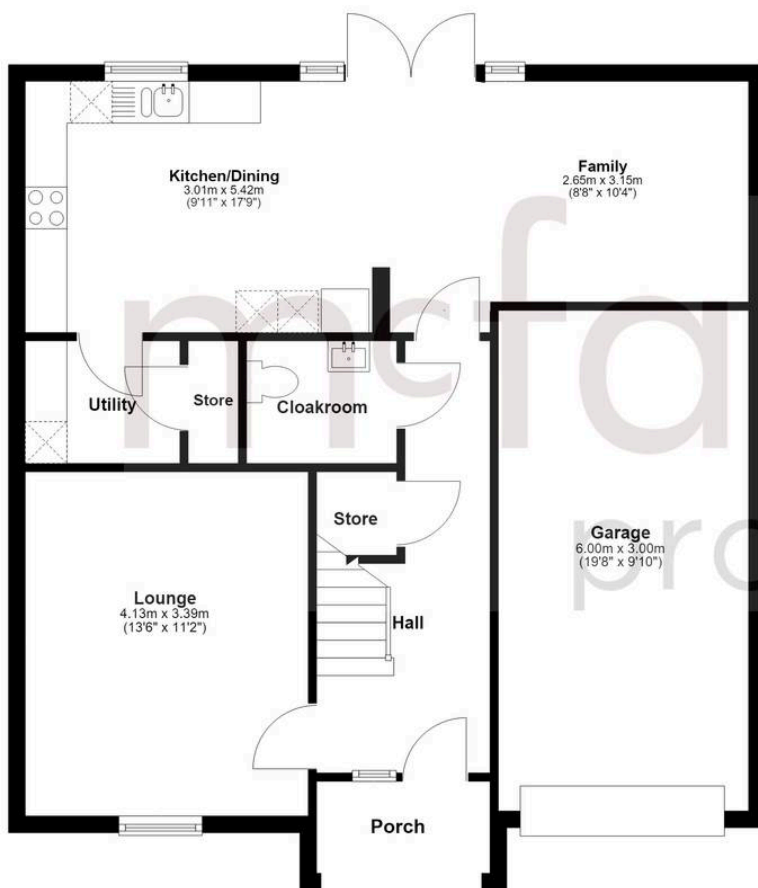
- Air Source Heat Pump
- Honeywell Smart Thermostat

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty



Ground Floor



First Floor



McFarlane Sales & Lettings

North Swindon, Redhouse Village Centre, Swindon - SN25 2FW

01793 296600 • swindon@mcfarlaneproperty.com • www.mcfarlaneproperty.com/