



**Meadowvale, Calne Road**  
Chippenham

**£399,995**



# Meadowvale, Calne Road

## Chippenham

- NEW HOME
- NO ONWARD CHAIN
- GARDENS LANDSCAPED TO FRONT AND TURFED TO REAR
- LUXURY FITTED KITCHEN WITH INTEGRATED AEG OVEN AND INDUCTION HOB
- ELECTROLUX INTEGRATED APPLIANCES
- LVT/AMTICO FLOORING TO KITCHEN, DINING, UTILITY AND BATHROOMS
- SPACEPRO FITTED WARDROBES TO BEDROOM 1
- ELECTRIC CAR CHARGING UNIT
- AIR SOURCE HEAT PUMP
- ULTRA FAST HARDWIRED FIBRE BROADBAND

### LYNEHAM MEADOWS DEVELOPMENT PLAN



### LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND  
THE STONELEIGH | THE WOODMOUNT

#### 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 Pedestal and Soft Close Seats
- Roca Gap Bath
- Aquatica Downbath Chrome Brassware
- Aquatica Man 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aquatica Man 2-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 'TheFar Standard Range'
- Shower Cubicles to be Fully-Tiled with a Choice\*\* from our 'TheFar Standard Range'
- High-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice\*\* from our 'TheFar Standard Range'
- White Heated Towel Rail to Bathroom and En-Suite
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

#### WARRANTIES

- 10-Year LABC Warranty
- 2-Year Main Works Warranty

#### OTHER INTERNAL FEATURES

- LVT/ Amtico Flooring to Kitchen, En-Suites and Cloakrooms in a Choice of Finishes\*\*
- Carpets from our Standard Range 1 Choice of Finishes\*\*
- All Walls and Ceilings to have Cove
- Skirtings, including Novel Posts on Finished in White
- Oak Handrail and Novel Caps
- Contemporary 5-Panel Oak Doors & Door Furniture
- Ultrafast Hard Wired Fibre Broadband
- CAT6 cabling to Lounge and Bedro
- Standline White Sockets and Switch
- Hard Wired Smoke Detectors with I
- White USB sockets to Kitchen, Lou and all Bedrooms
- System 3 Ventilation System to Wet

#### EXTERNAL FEATURES

- PVCU Grey Double Glazed Window Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Re
- External Tap
- Power and Lighting to all Integral a (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fenc

\*Load dependant on house type. \*\*Standard. Price is a guide to the standard of finishes that we can offer. The actual price of the finishes will vary depending on the choices you make. The actual price of the finishes will vary depending on the choices you make. The actual price of the finishes will vary depending on the choices you make.



## Hall

## Lounge

9' 11" x 17' 5" (3.01m x 5.31m)

## Kitchen / Dining Family Room

12' 7" x 9' 6" (3.84m x 2.89m)

An open plan area with French doors leading to garden.

## Cloakroom

## Landing

Providing access to all 1st floor rooms as well as storage cupboard.

## Bedroom 1

10' 1" x 13' 2" (3.07m x 4.01m)

## En-suite

## Bedroom 2

12' 7" x 7' 1" (3.84m x 2.17m)

## Bedroom 3

8' 3" x 10' 0" (2.51m x 3.05m)

## Bathroom

Please note this specific plot has a Golden thatch brick finish with Pete Brown roof tiles.

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.



## LYNEHAM MEADOWS DEVELOPMENT PLAN



1 Bedroom Homes  
The Glenside (GLS)  
The Coppice (COP)  
The Firglade (FRG)  
The Meadowvale (MEV)  
The Parkland (PAR)  
The Stoneleigh (STO)  
The Woodmount (WOO)  
2 Bedroom Homes  
The Glenside (GLS)  
The Coppice (COP)  
The Firglade (FRG)  
The Meadowvale (MEV)  
The Parkland (PAR)  
The Stoneleigh (STO)  
The Woodmount (WOO)  
3 Bedroom Homes  
The Glenside (GLS)  
The Coppice (COP)  
The Firglade (FRG)  
The Meadowvale (MEV)  
The Parkland (PAR)  
The Stoneleigh (STO)  
The Woodmount (WOO)

## LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND  
THE STONELEIGH | THE WOODMOUNT

Kitchen with a Choice of Finishes\*\*  
Stops to Kitchen with Matching Upstands  
EG Single/Double Electric Oven,  
Job and Glass Splashback\*\*\*  
Washing Machine  
Fridge Freezer  
Sink and Tap to the Kitchen  
Tap to Utility Rooms  
Tap to Kitchen

Wardrobes with Sliding Doors to  
Bedroom 1  
Bedroom 1  
CAT6 Wiring to Bedroom 1

### ITEM

Pumps  
Thermostat

### 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 Chrome 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

### WARRANTIES

- 10-Year LABC Warranty
- 2-Year Wain Homes Warranty

### OTHER INTERNAL FEATURES

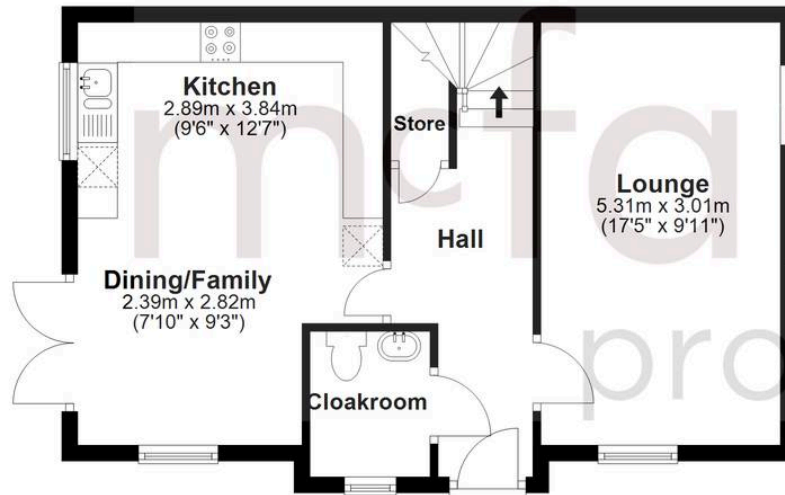
- LVT/Amico Flooring to Kitchen, Dining, Utility, En-Suites and Cloakrooms in a Choice of Finish
- Carpets from our Standard Range to all other Choice of Finishes\*\*
- All Walls and Ceilings to have Covermatt Emu Staircase, including Newel Posts and Spindles Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chron 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 Back
- White USB sockets to Kitchen, Lounge, Family and all Bedrooms
- System 3 Ventilation System to Wet Rooms a

### EXTERNAL FEATURES

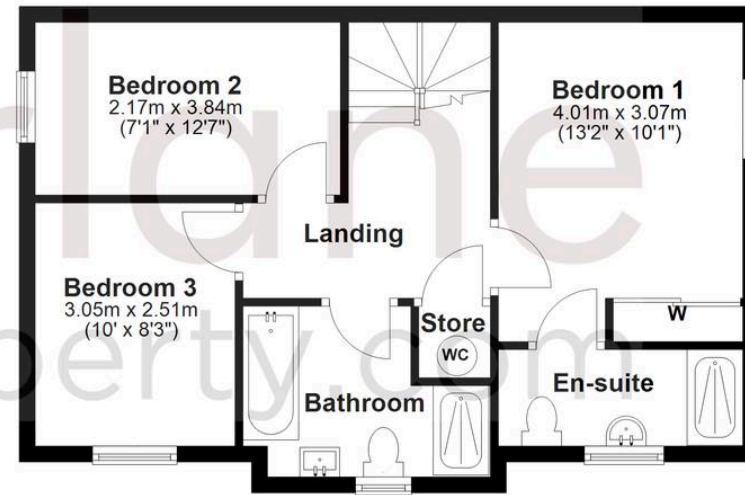
- PVCu Grey Double Glazed Windows, French Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detach (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisinal Fencing to Re

\*\*Subject to build stage. \*\*\*See depending on house type. †Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds in real time. As fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. ††To be not fully active at completion stage until the relevant works have been completed by the service provider. †††Unless stipulated works.

**Ground Floor**



**First Floor**



# McFarlane Sales & Lettings

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