

Station Meadows Calne



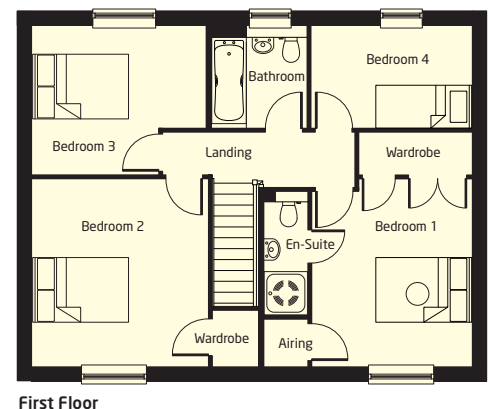
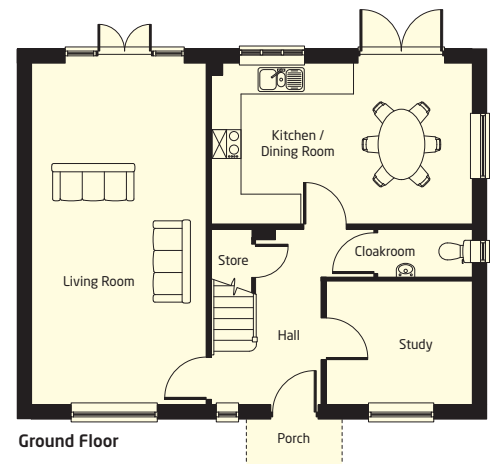
The Marlborough

- a four bedroom, two storey house
(Plots 1, 2, 9 & 19)

Ground Floor	Metric	Imperial
Hall	2.28 max x 3.64	7'-5" max x 11'-11"
Living Room	3.62 x 7.07	11'-10" x 23'-2"
Study	3.03 x 2.57	9'-11" x 8'-5"
Kitchen / Dining Room	5.44 x 3.31	17'-10" x 10'-10"
Cloakroom	1.92 x 0.98	6'-3" x 3'-2"
Garage (Plots 1 and 2)	2.90 max x 5.90	9'-7" max x 19'-4"
Garage (Plot 9 only)	6.02 max x 5.79	19'-10" max x 19'-0"

First Floor	Metric	Imperial
Bedroom 1	3.35 x 3.92	10'-11" x 12'-10"
Bedroom 1 En-Suite	0.91 x 2.61	2'-11" x 8'-6"
Bedroom 2	3.68 x 3.92	12'-0" x 12'-10"
Bedroom 3	3.62 x 3.08	11'-10" x 10'-1"
Bedroom 4	3.37 x 2.10	11'-0" x 6'-10"
Bathroom	1.98 x 2.14	6'-6" x 7'-0"

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



Property Misdescription Act 1991: These particulars and artist impressions do not form any part of any contract and are intended only as a general guide. The property will be built in accordance with the plans and specifications that are available for inspection at The Agents' Office. Any other descriptions of the property are only intended as a general guide and are not to be relied upon as a warranty or a representation by the vendor or their agents which could be relied upon by interested parties, who can and should satisfy themselves by inspection or otherwise. Any landscaping shown on the artist's impression and site plans indicates possible mature landscaping. All measurements are approximate and are generally taken from the widest points. Accordingly, they should not be relied upon for carpets and furnishings. These details are believed to be correct at the time of compilation but Hills Homes reserves the right to alter plans and specifications at any time without prior notice.



Station Meadows Specifications



Finishes

Constructed from a mix of brick, stone and render under slate or tiled roofs to reflect the architecture of Calne, these new homes have been built to Hills' exacting standards with traditional methods and materials. Please refer to the specific plot specification and finishes schedule for full details.

Kitchens and bathrooms

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These homes feature bespoke kitchens individually designed to maximise their space and layout and feature integrated appliances for a sleek clean look. The bathrooms are no less striking with contemporary white sanitary ware and stylish chrome taps and shower fittings complemented by the latest Porcelanosa ceramic floor and wall tiling.



Heating and electrics

Individually designed lighting and heating systems ensure the most economical and sustainable use of energy. Full of the features you would expect with plentiful double

sockets and downlights to kitchens, bathrooms and en-suites. High efficiency gas fired boilers provide central heating and

hot water supplying individually thermostatically controlled radiators to allow flexibility in the heating of your new home.



Bathrooms and en-suites are fitted with heated chrome towel rails. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

Safe and sound

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke detectors CO² alarms and a heat detector in the kitchen too. External doors feature multipoint locking, while the front doors also include an eye viewer, letter plate and security chain. Communal doors feature an audio door entry system.

Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality.

We don't just build houses, we build homes.



Atwell Martin (Selling Agent)

6 Bank Row
Church Street
Calne
SN11 0SG

Tel: 01249 813813
www.atwellmartin.co.uk



Hills Homes

Ailesbury Court
High Street
Marlborough
SN8 1AA

Tel: 01672 516999
www.hills-homes.co.uk