



Centenary Close Hilperton

An attractive development in this historic, award winning village



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A select development consisting of four bedroom detached homes in five different styles located in Hilperton, on the north-easterly edge of Trowbridge. Hilperton is a previous winner of The Hills Group, CPRE Wiltshire Best Kept Village Competition (2012).

The village benefits from a number of historical features including Grade II listed buildings, village stocks, a traditional water pump and St Michael and All Angels' Church dates back to the Middle Ages. There is a traditional pub, a primary school, which Ofsted rated as 'good with outstanding features' (July 2016) and a village hall where the community holds local

events - perfect for meeting new people and getting involved in village life. Adjacent to the village hall there is a sports playing field where adult and youth sports teams regularly play.

To the north of the village the Kennet and Avon Canal meets Hilperton Marsh and features a picturesque marina for walking, recreational boat hire and mooring. For those wanting to explore the region's rolling countryside, the village is nestled between four Areas of Outstanding Natural Beauty, with the Cotswolds to the north, Cranbourne Chase to the south, North Wessex Downs to the east and the Mendip Hills to the west.

Hilperton is just over a mile from the wide variety of facilities in Trowbridge, which is the County town of Wiltshire, including five of the main supermarkets, an M&S Foodhall, a leisure centre, swimming pool and sports clubs. There is also a new cinema complex with several eateries and an art gallery, museum and civic centre.

Thanks to excellent transport links, Bristol, Bath and Swindon are commutable and Trowbridge Station provides a rail service to London. This desirable location provides an attractive lifestyle and recreational options for everyone.



Centenary Close site plan



The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.

 = Affordable housing

Avebury

A double gable fronted, four bedroom detached house. (Plots 1 and 2)



Ground floor	Metric (metres)	Imperial
Hallway	2.10 x 4.15	6'-10" x 13'-7"
Kitchen	3.70 x 3.80	12'-1" x 12'-5"
Laundry	0.80 x 2.55	2'-7" x 8'-4"
Dining room	3.45 x 4.80	11'-3" x 15'-8"
Living room	5.20 x 3.85	17'-0" x 12'-7"
Study	2.70 x 3.95	8'-10" x 12'-11"
Cloakroom	1.70 x 1.25	5'-6" x 4'-1"
Double garage	6.00 x 6.00	19'-8" x 19'-8"

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



First floor	Metric (metres)	Imperial
Bedroom 1	3.95 max x 3.75	12'-11" max x 12'-3"
Bedroom 1 en-suite	2.85 max x 2.00	9'-4" max x 6'-6"
Dressing room	3.90 x 1.80	12'-9" x 5'-10"
Bedroom 2	4.05 x 3.00	13'-3" x 9'-10"
Bedroom 2 en-suite	1.65 x 2.60	5'-4" x 8'-6"
Bedroom 3	3.30 max x 3.40	10'-9" max x 11'-1"
Bedroom 4	2.70 x 3.70	8'-10" x 12'-1"
Bathroom	2.00 x 3.15 max	6'-6" x 10'-4" max



Cherhill

A gable fronted, four bedroom detached house. (Plot 3)



Ground floor	Metric (metres)	Imperial
Hallway	3.40 max x 3.60 max	11'-1" max x 11'-9" max
Living room	3.85 x 6.80	12'-7" x 22'-3"
Kitchen / family area	7.35 max x 4.20 max	24'-1" max x 13'-9" max
Laundry	1.30 x 0.70	4'-3" x 2'-3"
Cloakroom	1.00 x 1.60 max	3'-3" x 5'-2" max
Dining room	3.35 max x 3.55	10'-11" max x 11'-7"
Single garage	3.90 max x 6.75 max	12'-9" max x 22'-1" max

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



First floor	Metric (metres)	Imperial
Bedroom 1	3.10 x 4.65 max	10'-2" x 15'-3" max
Bedroom 1 en-suite	2.55 x 2.05	8'-4" x 6'-8"
Bedroom 2	3.45 x 3.25	11'-3" x 10'-7"
Bedroom 2 en-suite	2.00 max x 3.05 max	6'-6" max x 10'-0" max
Bedroom 3	3.85 x 3.45 max	12'-7" x 11'-3" max
Bedroom 4	3.40 x 2.75 max	11'-1" x 9'-0" max
Bathroom	2.95 x 3.05 max	9'-8" x 10'-0" max



Ramsbury

An imposing four bedroom detached house. (Plots 6 and 11)



Ground floor	Metric (metres)	Imperial
Hallway	1.40 x 4.35	4'-7" x 14'-3"
Living room	7.10 x 3.85	23'-3" x 12'-7"
Kitchen / dining room	5.25 max x 6.30 max	17'-2" max x 20'-8" max
Laundry	2.15 x 1.85	7'-0" x 6'-0"
Cloakroom	1.10 x 1.85	3'-7" x 6'-0"
Study / family room	3.65 x 3.80	11'-11" x 12'-5"
Double garage	5.60 x 5.85	18'-4" x 19'-2"

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



First floor	Metric (metres)	Imperial
Bedroom 1	3.90 x 3.85	12'-9" x 12'-7"
Bedroom 1 en-suite	2.65 max x 1.70	8'-8" max x 5'-6"
Bedroom 1 dressing area	1.40 x 2.00	4'-7" x 6'-6"
Bedroom 2	4.20 x 3.05	13'-9" x 10'-0"
Bedroom 2 en-suite	2.65 max x 1.40	8'-8" max x 4'-7"
Bedroom 2 dressing area	1.40 x 1.15	4'-7" x 3'-9"
Bedroom 3	3.55 max x 3.80	11'-7" max x 12'-5"
Bedroom 4	3.00 max x 2.75 max	9'-10" max x 9'-0" max
Bathroom	2.75 max x 1.95 max	9'-0" max x 6'-4" max



Durrington

A flexible four bedroom detached house. (Plot 5)



Ground floor	Metric (metres)	Imperial
Hallway	2.80 max x 4.15 max	9'-2" max x 13'-7" max
Living room	5.15 x 4.60	16'-10" x 15'-1"
Dining room	3.80 x 4.00	12'-5" x 13'-1"
Family room	3.35 x 4.65	10'-11" x 15'-3"
Kitchen	4.10 x 2.95	13'-5" x 9'-8"
Laundry	3.20 x 1.55	10'-5" x 5'-1"
Study	3.20 x 2.50	10'-5" x 8'-2"
Cloakroom	1.20 max x 1.45 max	3'-11" max x 4'-9" max
Double garage	5.50 max x 5.85 max	18'-0" max x 19'-2" max

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



First floor	Metric (metres)	Imperial
Bedroom 1	5.15 x 4.65 max	16'-10" x 15'-3" max
Bedroom 1 en-suite	2.90 x 1.40	9'-6" x 4'-7"
Bedroom 2	4.70 x 2.70	15'-5" x 8'-10"
Bedroom 2 en-suite	2.40 x 2.35 max	7'-10" x 7'-8" max
Bedroom 3	3.80 max x 3.70 max	12'-5" max x 12'-1" max
Bedroom 4	3.80 max x 3.80 max	12'-5" max x 12'-5" max
Bathroom	3.55 x 2.00	11'-7" x 6'-6"



Edington

A double fronted, four bedroom detached house. (Plots 4, 10, 12 and 13)



Ground floor	Metric (metres)	Imperial
Hallway	3.10 max x 2.65 max	10'-2" max x 8'-8" max
Living room	3.30 x 6.35	10'-9" x 20'-9"
Kitchen / dining room	6.05 max x 4.90 max	19'-10" max x 16'-0" max
Study	2.75 max x 2.25	9'-0" max x 7'-4"
Cloakroom	1.80 max x 1.35 max	5'-10" max x 4'-5" max
Single garage	3.00 max x 6.05 max	9'-10" max x 19'-10" max

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



First floor	Metric (metres)	Imperial
Bedroom 1	3.35 x 2.85	10'-11" x 9'-4"
Bedroom 1 en-suite	1.90 x 1.95	6'-2" x 6'-4"
Bedroom 2	3.35 x 3.65 max	10'-11" x 11'-11" max
Bedroom 3	3.60 max x 2.60	11'-9" max x 8'-6"
Bedroom 4	2.25 x 2.65	7'-4" x 8'-8"
Bathroom	3.70 max x 1.90	12'-1" max x 6'-2"



Centenary Close – Specifications



Each home has been thoughtfully designed and traditionally built with superior quality materials to Hills' exacting standards. Every room comes with a range of attractive features at no extra cost.

Kitchen

- Stunning fully fitted kitchen units with soft close cupboards and drawers, plus your choice of doors*
- Integrated appliances including a range style cooker, eye level microwave, dishwasher and fridge freezer to maintain the sleek, clean finish
- Space, electricity and plumbing are provided for a washing machine and tumble dryer
- Useful storage items include a carousel unit, pan drawer unit, cutlery drawer and eco bin
- Sensor controlled over-worktop lighting and down lighting are provided as standard

- A stainless steel extractor hood, splash back and one and a half bowl sink and drainer with mixer tap complete your attractive kitchen

Bathrooms and en-suite(s)

- Contemporary, crisp white sanitary ware complemented with chrome fittings
- Bath to family bathroom (separate shower in some house types)
- Shower to all en suites
- Choice of ceramic wall and floor tiles from our latest range*
- Dual fuel heated towel rail and a shaver point are also provided

Bedrooms

- Spaciously designed with built-in wardrobes (where indicated) which include a shelf and hanging rail

Electrical

- BT point located in the living room, master bedroom and study (if applicable)
- TV point provided to living room, all bedrooms and study (if applicable)
- Low energy lightbulbs provided throughout
- Extractor fans provided in all wet areas
- Mains operated smoke detectors are provided on both floors
- Heat detector located in kitchen
- Down lighting provided to kitchen, bathroom and en-suites with pendant fittings provided in all other rooms
- Double socket and lighting batten provided inside loft and operated by a switch in the landing

Energy-saving heating

- High performance insulation
- High efficiency condensing gas fired central and hot water heating system with mains pressure domestic hot water
- Individually controlled thermostatic radiators
- Digital heating programmer

Internal finishes

- Warm white emulsion walls and smooth white matt painted ceilings
- Architraves and skirting boards all finished in white gloss
- Panel style internal doors with polished chrome lever handles

External finishes

- Well-designed facades are complimented by energy efficient double glazed UPVC windows with security locks (except where required for fire safety)

- Attractive panel style entrance door which includes a multi-point deadlocking system, security chain, letter plate, spy hole and door number
- A bell and chime together with an external light fitting to the front and rear access
- A garage with an up and over steel door, internal light and double electricity socket

Landscaping

- Turf laid to front and rear gardens
- 1.8m high fencing to the rear boundary with a pedestrian gate
- Path and a smooth buff paved patio
- External tap to the rear of each property.

* Subject to build stage

Award winning developers



Hills Homes has established a strong reputation for building high quality homes on carefully selected sites. From bespoke country homes on the edge of sought after villages to major urban developments, Hills brings individual quality to each of its developments, creating homes which sit comfortably in their environment.

This unique characteristic has earned a number of Hills Homes' developments recognition at both regional and national industry awards.

Hills Homes believes that its greatest strength lies in its staff – a talented and tight-knit team which prides itself on close attention to detail throughout the design,

construction and after sales service. This process sees the inclusion of traditional building skills and craftsmanship in harmony with modern technology.

Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living. Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact.

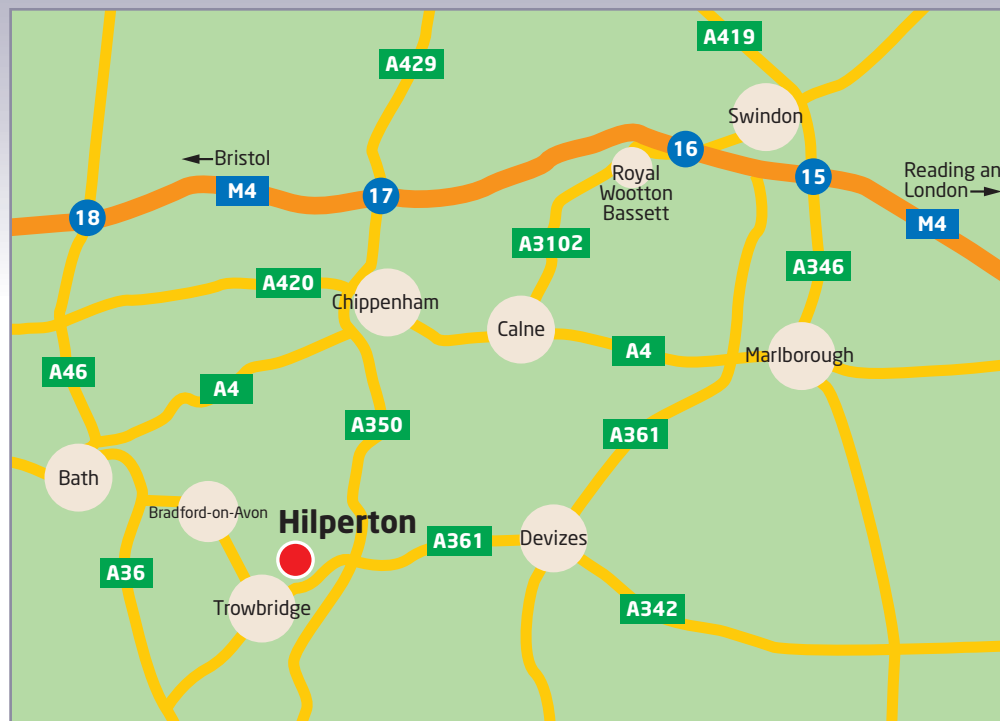
It is this approach which has earned Hills Homes exceptionally high satisfaction ratings amongst those who matter most – its customers.

Hills Homes, a local company, cares passionately about the locations it operates in, and benefits the communities in these areas through contributions paid under planning obligation agreements.

Support for wider community and environmental projects is provided through The Hills Group working in partnership with recognised charities. This support has seen millions of pounds provided to protect local wildlife habitats, create more community spaces and provide better access to outdoor areas for everyone to enjoy.



Centenary Close Hilperton



Directions from M4

- Leave the M4 at junction 17
- Take the A350 south towards Chippenham
- Continue on the A350 towards Trowbridge
- At roundabout, take A361 towards Trowbridge
- After Trowbridge Rugby Football Club on the right hand side, take the second exit at roundabout on to Devides Road
- Straight over mini roundabout on Devides Road then third left

Address

Centenary Close
Devides Road
Hilperton
Wiltshire
BA14 7QJ



Davies & Davies (Selling Agent)

15 Fore Street
Trowbridge BA14 8HA

Tel: 01 225 753858

Email: centenaryclose@daviesanddavies.co.uk

www.daviesanddavies.co.uk



Hills Homes

Wiltshire House
County Park Business Centre
Shrivenham Road
Swindon SN1 2NR

Tel: 01 793 781200

www.hills-homes.co.uk

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