



DeFroscia Close Calne

A small attractive development on the edge of a historic market town



Welcome to DeFroscia Close



This select development of two, three and four bedroom homes is located on the outskirts of Calne – the ‘town of discovery’ in the heart of Wiltshire.

Calne was once home to Samuel Taylor Coleridge – the English poet, philosopher and theologian, the scientist Joseph Priestly whose experiments reputedly led to the discovery of oxygen, and Jan Ingen Housz, a Dutch scientist and botanist who discovered photosynthesis.

The town retains many buildings of historical interest including St Mary’s, a beautiful example of a 12th century Parish church. Modern day Calne benefits from a weekly market, and various sport and leisure facilities, including a number of nature trails, cycle routes, riverside walks and nearby High Penn Wood. Hills has supported the

development of High Penn Wood with Wiltshire Wildlife Trust by planting more than 10,000 trees with the help of 100 volunteers.

Just outside the town in Cherhill you will find Wiltshire’s most dramatic White Horse carved on the chalk hillside below an Iron Age hill fort. A short drive away are the UNESCO World Heritage sites of Avebury, Stonehenge, Silbury Hill; the Georgian splendour of Bath and the historic Lacock Abbey and village – the backdrop to many period dramas and feature films including Harry Potter.

Bristol, Bath and Swindon are within easy commuting distance thanks to the A4 and M4 motorway whilst nearby Chippenham Station provides an excellent mainline rail service for London commuters.



Pictured in June 2019: Patty DeFroscia in the centre joined with Nick King, Group director - Hills Homes (standing left of the street name) with Jan Pearce - site manager of Hills' High Penn Park (standing right of the street name). Calne Town Mayor Cllr Robert Merrick is pictured to the left of Jan Pearce and Deputy Mayor Richard Jones is pictured to the left of Nick King with members of the Twinning Association and Caln residents.

The development is named DeFroscia Close in memory of Tom DeFroscia, who dedicated his life to the community of Caln in Pennsylvania, USA. Caln (pronounced Callen) was founded in 1702 by settlers from Calne in Wiltshire and the towns are now twinned.

In 2019, Hills Homes welcomed the Calne and District Twinning Association and their visitors from Caln to Hills' High Penn Park development. The visitors were shown plans and

computer generated images of the houses to be built at DeFroscia Close and the street name was unveiled by Patty DeFroscia in honour of her late husband, Tom.

Nick King, Group director - Hills Homes said: "It was a pleasure to meet the members of the Calne and District Twinning Association and the residents of Caln. We are pleased to name this development after Mr DeFroscia whom during his life helped to strengthen the connection between the two towns."

Site plan



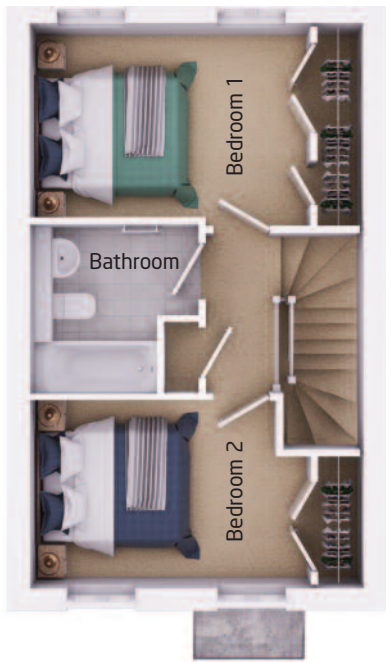
- Site boundary
- Affordable housing



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

The Grafton

A two bedroom two storey house



Ground floor	Metric (metres)	Imperial
Hallway	1.05 x 3.85	3'5" x 12'7"
Living/dining room	4.45 max x 4.10 max	14'7" max x 13'5" max
Kitchen	2.30 x 3.30	7'6" x 10'9"
Cloakroom	0.90 x 1.75	2'11" x 5'8"

First floor	Metric (metres)	Imperial
Bedroom 1	3.75 x 2.55	12'3" x 8'4"
Bedroom 2	3.75 x 2.50	12'3" x 8'2"
Bathroom	2.25 max x 2.25 max	7'4" max x 7'4" max

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

The Kington

A three bedroom two storey house



Ground floor	Metric (metres)	Imperial
Hallway	1.10 x 4.30	3'7" x 14'1"
Living room	5.30 max x 3.65 max	17'4" max x 11'11" max
Kitchen/dining area	3.00 x 4.40	9'10" x 14'5"
Cloakroom	0.95 x 1.80	3'1" x 5'10"
Garage	2.80 x 6.05	9'2" x 19'10"

First floor	Metric (metres)	Imperial
Bedroom 1	3.30 x 2.95	10'9" x 9'8"
Bedroom 1 en-suite	1.90 max x 1.80 max	6'2" max x 5'10" max
Bedroom 2	3.10 x 2.70	10'2" x 8'10"
Bedroom 3	2.15 x 3.20	7'0" x 10'5"
Bathroom	2.00 x 2.30	6'6" x 7'6"

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

The Edington

A double fronted, four bedroom detached house



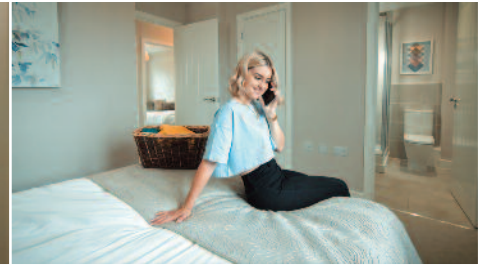
Ground floor	Metric (metres)	Imperial
Hallway	3.10 max x 2.65 max	10'2" max x 8'8" max
Living room	3.30 x 6.35	10'9" x 20'9"
Kitchen / dining room	6.05 max x 4.90 max	19'10" max x 16'0" max
Study	2.75 max x 2.25	9'0" max x 7'4"
Cloakroom	1.80 max x 1.35 max	5'10" max x 4'5" max
Garage	2.80 x 6.05	9'2" x 19'10"

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"

Specification



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 hob and oven**, dishwasher and fridge freezer to maintain the sleek, clean finish
- Space, electricity and plumbing are provided for a washing machine and tumble dryer where possible
- Useful storage items include a carousel unit, pan drawer unit, cutlery drawer and eco bin where possible
- 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 The Edington)
- Shower to all en-suites (where provided)
- 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 complemented by energy efficient double glazed windows with security locks (except where required for fire safety)
- Attractive entrance door with glazed panel which includes a multi-point deadlocking system, security chain, letter plate and door number
- A bell and chime together with an external light fitting to the front and rear access
- Each garage has an up and over door and includes an internal light and double electricity socket (where located adjacent to house)

Landscaping

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

* Subject to build stage

** The Edington house type features a range style cooker and separate microwave

Award winning developers



Hills Homes has established a strong reputation for building high quality homes on carefully selected sites. Hills brings individual quality to each of its developments, creating homes which sit well in their environment. This characteristic has earned a number of Hills Homes' developments recognition at both regional and national industry awards.

Hills Homes' talented and tight-knit team prides itself on close attention to detail throughout the design, construction and after sales service. This process sees the

inclusion of traditional 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. This approach has earned Hills Homes exceptionally high customer satisfaction ratings.

Under the SAP/EPC methodology these homes achieve good to very good ratings for current performance in terms of energy efficiency and environmental impact. 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.

DeFroscia Close



From the M4

- Leave the M4 at junction 16
- Take the exit onto A3102 south west towards Lyneham
- Follow the A3102 from Lyneham to Calne
- Leave the A3102 to join Oxford Road
- At the roundabout outside the Bug and Spider Inn, turn left into Sandpit Road.
- DeFroscia Close is on the right.

**DeFroscia Close, Sandpit Road
Calne SN11 8HJ**

The sales office is located less than one mile away at: **High Penn Park, Oxford Road, Calne SN11 8GJ**



Atwell Martin (Selling agent)
6 Bank Row, Church Street
Calne, Wiltshire SN11 1 OSO

Tel: 01249 813813
www.atwellmartin.co.uk



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

Tel: 01793 781200
www.hills-homes.co.uk

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract and is purely for illustrative purposes. These properties are offered subject to availability and final specification. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the selling agent to ascertain the availability of any particular property.