



The Paddocks Blunsdon



The Paddocks, Blunsdon



Views from Blunsdon to the north



Country footpaths



13th Century St Leonard's Church

Winner of a CPRE Wiltshire Best Kept Village competition, Blunsdon is a charming and historic village located between two Areas of Outstanding Natural Beauty: The Cotswolds and the North Wessex Downs.

Blunsdon is a popular village with a thriving community and a variety of local amenities including a community-run shop, a village hall, a doctor's surgery, local pubs, Blunsdon House Hotel - which has a gym and spa, an excellent choice of schools in the area including St Leonard's Church of England Primary Academy, plus a recreation ground for sports clubs.

The Paddocks consists of attractive two, three and four bedroom homes in five thoughtfully designed house styles perfect for first time buyers, couples and families.

This new development comes after the award winning success of Hills Homes' Hillside development off Ermin Street in Blunsdon which was completed in 2019.



Burytown Lane, Blunsdon

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.





Directions from M4

- At junction 15, take A419 north towards Swindon / Cirencester
- After six miles, take the exit towards B4019 Highworth / Blunsdon
- Turn right onto A4311 Thamesdown Drive
- Continue onto B4534 Lady Lane
- Turn right onto B4019
- At the roundabout, continue ahead on B4019 towards Highworth / Hannington
- After 0.2 miles, The Paddocks is on the left.

Address

The Paddocks
Blunsdon
Swindon

Sat nav postcode: SN26 7DE





Lechlade



Lydiard Park, Swindon



The Designer Outlet, Swindon

Blunsdon's facilities are complemented by the proximity to Swindon, which offers an extensive choice of leisure and retail amenities for all ages, including the McArthur Glen Designer Outlet and the Orbital Shopping Park. Swindon's Old Town provides a vibrant high street with a selection of shops, bars and eateries.

With excellent transport links, you can easily travel from Blunsdon to many lovely towns and villages such as Cirencester, Highworth and Lechlade which have independent shops, delicatessens, butchers, cafes and restaurants.

There are also plentiful parks, open spaces and walks near Blunsdon, including Stanton Park, Lydiard Park and Coate Water Park, plus the Cotswold Water Park, Faringdon Folly and the Thames Path National Trail.

For business or pleasure, the A419 and M4 make travelling to Bath, Bristol or Reading straightforward and Swindon Railway Station provides easy access to London Paddington and Oxford.

Site plan



Two bedroom homes

Grafton



Three bedroom homes

Kington



Milbourne



Four bedroom homes

Yatesbury



Durrington



 Affordable housing

The Grafton





A traditional two bedroom semi-detached house

Scan to view
3D walkthrough



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"

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



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

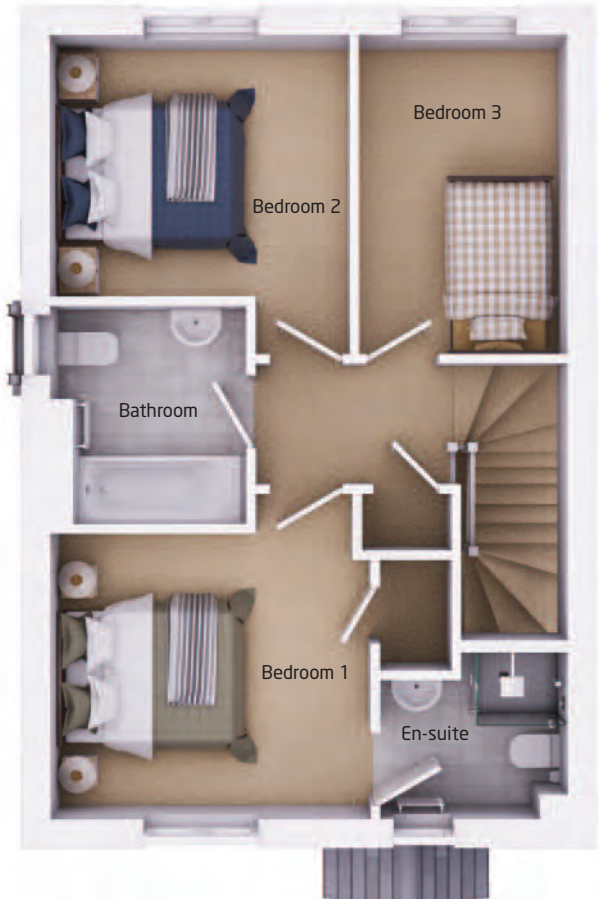
The Kington





A traditional three bedroom house

Scan to view
3D walkthrough



Ground floor	Metric (metres)	Imperial
Hallway	1.10 x 4.30	3'-7" x 14'-1"
Kitchen/dining room	3.00 x 4.35	9'-10" x 14'-5"
Living room	5.30 max x 3.65 max	17'-4" max x 11'-11" max
Cloakroom	0.95 x 1.80	3'-1" x 5'-10"
Single 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	3.30 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	3.05 x 2.7	10'-0" x 8'-10"
Bedroom 3	2.1 x 3.15	6'-10" x 10'-4"
Bathroom	2.00 max x 2.30	6'-6" max x 7'-6"

The Milbourne





A traditional three bedroom house



Ground floor

	Metric (metres)	Imperial
Hallway	2.50 max x 1.95 max	8'-2" max x 6'-4" max
Cloakroom	0.95 x 1.85	3'-1" x 6'-0"
Utility	1.45 x 1.25	4'-9" x 4'-1"
Kitchen	3.75 x 3.20	12'-3" x 10'-5"
Dining room	3.35 x 3.35	10'-11" x 10'-11"
Living room	3.45 x 4.05	11'-3" x 13'-3"
Single garage	2.80 x 5.85	9'-2" x 19'-2"

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



First floor

	Metric (metres)	Imperial
Bedroom 1	3.45 max x 3.20	11'-3" max x 10'-5"
Bedroom 1 en-suite	2.35 x 1.25	7'-8" x 4'-1"
Bedroom 2	3.35 x 2.85	10'-11" x 9'-4"
Bedroom 3	2.55 x 3.40	8'-4" x 11'-1"
Bathroom	2.95 x 1.70	9'-8" x 5'-6"

The Yatesbury





A double fronted, four bedroom detached house



Ground floor	Metric (metres)	Imperial
Hallway	1.95 max x 5.30 max	6'-4" max x 17'-4" max
Dining room	3.55 x 3.15	11'-7" x 10'-4"
Cloakroom	1.10 x 1.85	3'-7" x 6'-0"
Utility	2.30 x 1.85	7'-6" x 6'-0"
Kitchen	5.65 max x 3.45 max	18'-6" max x 11'-3" max
Living room	3.55 x 5.45	11'-7" x 17'-10"
Single garage	2.80 x 5.85	9'-2" x 19'-2"

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

First floor	Metric (metres)	Imperial
Bedroom 1	3.55 x 3.35	11'-7" x 10'-11"
Bedroom 1 en-suite	1.70 x 1.95	5'-6" x 6'-4"
Bedroom 1 dressing area	1.70 x 1.95	5'-6" x 6'-4"
Bedroom 2	3.55 max x 3.15	11'-7" max x 10'-4"
Bedroom 2 en-suite	2.00 x 1.40	6'-6" x 4'-7"
Bedroom 3	3.35 x 3.15	11'-7" x 10'-4"
Bedroom 4	3.55 max x 2.10 max	11'-7" max x 6'-10" max
Bathroom	2.15 x 1.90 max	7'-0" x 6'-2" max

The Durrington





An imposing four bedroom gable-fronted house

Scan to view
3D walkthrough



Ground floor	Metric (metres)	Imperial
Hallway	2.80 max x 4.10 max	9'-2" max x 13'-5" max
Living room	5.10 x 4.55	16'-8" x 14'-11"
Dining room	3.75 x 4.00	12'-3" x 13'-1"
Family room	3.30 x 4.65	10'-9" x 15'-3"
Kitchen	4.10 x 2.95	13'-5" x 9'-8"
Utility	3.20 x 1.50	10'-5" x 4'-11"
Study	3.20 x 2.50	10'-5" x 8'-2"
Cloakroom	1.15 max x 1.40 max	3'-9" max x 4'-7" max
Double garage	5.50 x 5.85 max	18'-0" x 19'-2" max

First floor	Metric (metres)	Imperial
Bedroom 1	5.10 x 4.60 max	16'-8" x 15'-1" max
Bedroom 1 en-suite	2.90 x 1.40	9'-6" x 4'-7"
Bedroom 2	4.65 max x 3.10	15'-3" max x 10'-2"
Bedroom 2 en-suite	3.20 max x 2.15 max	10'-5" max x 7'-0" max
Bedroom 3	3.10 x 3.70	10'-25" x 12'-1"
Bedroom 4	3.75 max x 3.65 max	11'-7" max x 11'-5" max
Bathroom	3.50 x 1.70 max	11'-5" x 5'-6" max

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

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 range cooker**, 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, 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 bathrooms
- 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

- Full fibre connectivity
- Telephone point located in the living room, master bedroom and study (if applicable)
- TV point to living room, all bedrooms and study (if applicable)
- Low energy lightbulbs throughout
- Extractor fans in all wet areas
- Mains operated smoke detectors on both floors
- Heat detector located in kitchen
- Down lighting in 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

- Sail 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.

See our videos and virtual 3D walkthroughs at hills-homes.co.uk

* Subject to build stage

** The Grafton, Kington and Milbourne house types are provided with a hob and an oven

⁺Garage included with some plots

The Paddocks Blunsdon

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