



Colburn

ALL IN THE DETAIL

THE WICKET

Potterne Road, Devizes, Wiltshire SN10 5DD



THE WICKET IS AN EXCLUSIVE NEW DEVELOPMENT
OF 4 VERY DESIRABLE 4 BEDROOM HOMES IDEALLY LOCATED
IN THE BEAUTIFUL MARKET TOWN OF DEVIZES

COLBURN

THE COMPANY

Colburn is an established residential development company based in Cirencester, Gloucestershire, which for the past 27 years has specialised in numerous challenging and highly original developments located throughout the south west including the counties of Gloucestershire, Somerset, Avon, Wiltshire and Herefordshire.

The Company has a renowned reputation for not only building new homes of the highest quality and specification, but also planning and producing new property development schemes which enhance and even change the face of their surrounding environments.

Colburn is recognised as an independent local developer who cares intensely about the tradition and character of its builds locations

and who takes pride in their reputation for planning and producing small developments of outstanding style, design and quality. New bespoke house type styles are designed and created for each development to respond naturally to the surroundings in which they are situated, be that city, town or country.

WHY BUY A COLBURN HOME?

Colburn is an established local developer with a great understanding of the area.

Colburn has acquired a reputation for building the very best homes, using the finest materials and traditional techniques in the very best of cherry picked locations.

Colburn works hard to keep ahead of the game producing highly specified homes of exceptional quality. Their 'special touches'

and attention to detail make their homes original, individual and highly appreciated by the more discerning home owner.

Colburn is conscious of their responsibility to the environment, taking great pride in their dedication to sustainable building. They have proved it is possible to reduce the impact on the environment without cutting corners on quality or design, homes to be proud of, homes for the future.

Colburn takes enormous pride in offering its customers an exceptional level of service which enables the process of finding, buying and moving to your new home as speedy, efficient and stress free as possible.



THE AREA

ABOUT THE AREA

Devizes is a bustling historic market town situated adjacent to the Kennet and Avon Canal, in the heart of the Wiltshire countryside. It has a rich heritage - five hundred listed buildings - including fine Georgian houses, numerous churches, the Corn Exchange, Town Hall and a 19th century castle built on the site of a Norman stronghold.

In the charming Market Place in the centre of town and the surrounding cobbled alleyways there are numerous independent retailers, an eclectic mix of cafés and restaurants and various indoor and outdoor markets. A much-loved sight are the famous shire horses from Wadworth Breweries, a landmark at the northern end of the

Market Place, who make daily deliveries into the town and surrounding area.

This thriving town hosts an abundance of festivals and events through out the year including the Food and Drink Festival, a beer festival, the carnival and the International Street Festival at the end of August.

There is a wide choice of primary schools, a secondary school with a specialist sports college and a number of well known independent schools within easy reach.

The spa city of Bath is easily accessible, offering additional shopping and entertainment, sports facilities, museums, galleries and a world renowned theatre.

LEISURE

On the doorstep is the idyllic Kennet and Avon canal, including the historic Caen Hill flight and 29 locks, a wonderful recreational resource for all residents and visitors. Cycling walking, angling and boating are extremely popular as is the Devizes to Westminster 125 mile International Canoe Race which has been held annually, every Easter weekend, since 1948.

For sports enthusiasts the local rugby, football and cricket teams are always looking for new talent and in the centre of town the modern leisure centre offers floodlit tennis courts, a sports hall, 2 squash courts and a 25 metre pool. Whatever sport you're interested in, you will be spoilt for choice!

TRANSPORT

Devizes is ideally situated - equidistant between Bath and Swindon and only half an hour to the M4 which makes travelling up to London easily accessible.

Intercity train services to London Paddington and the West Country run regularly from the nearby towns of Chippenham to the north and Pewsey to the east.

“The Wicket is located in Devizes - a beautiful, historic market town in the heart of the Wiltshire countryside”

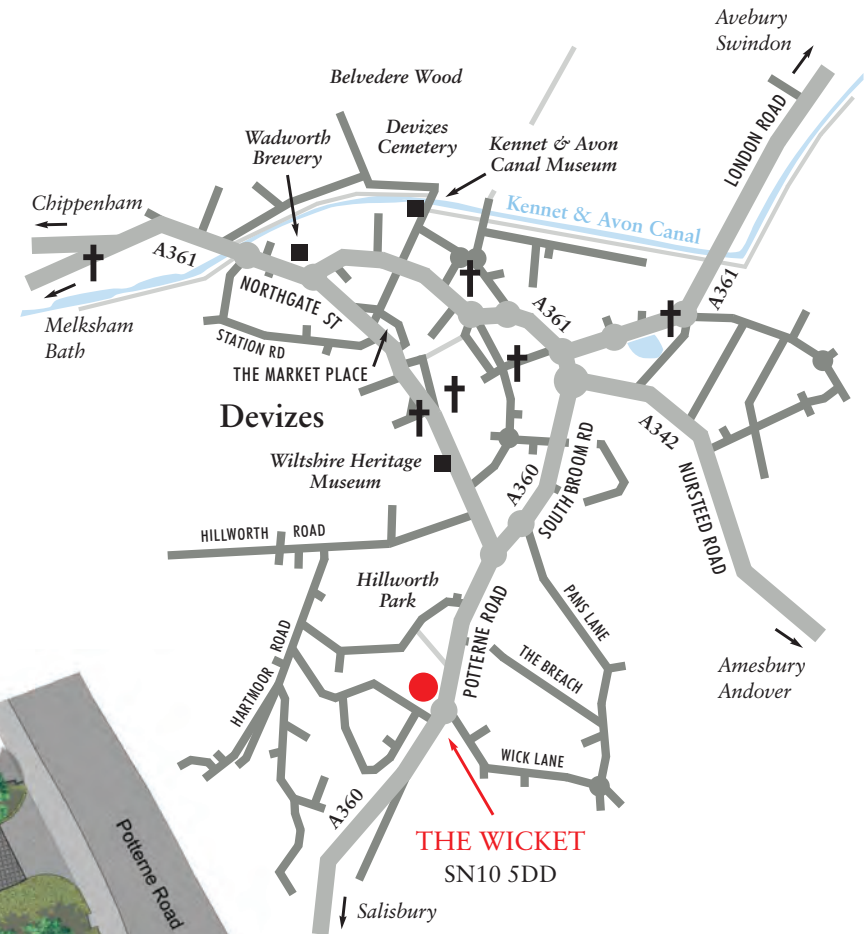




SITE PLAN

KEY

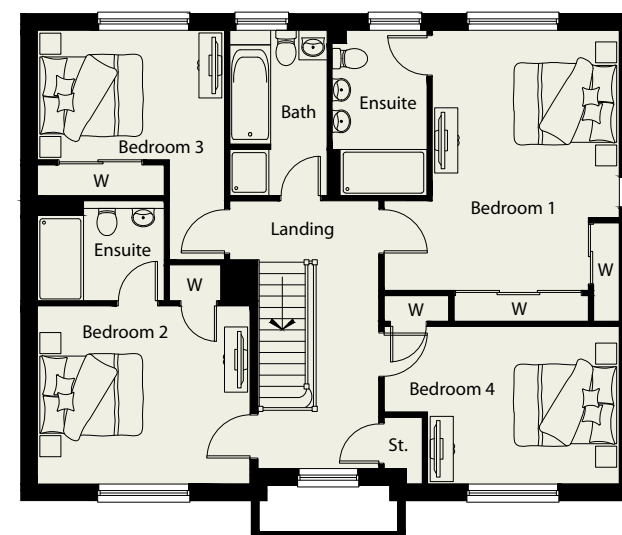
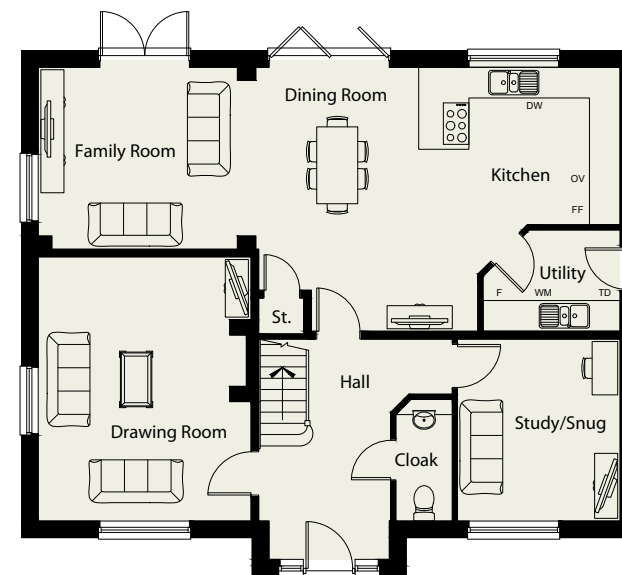
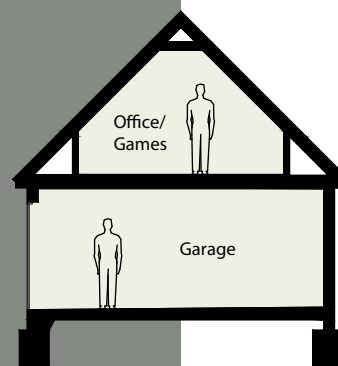
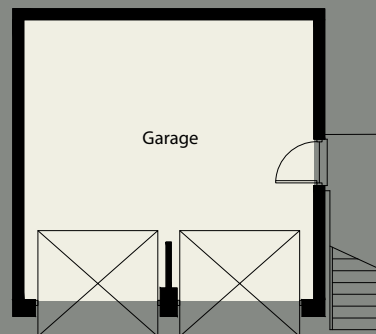
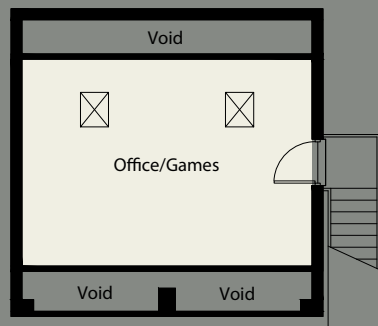
- Plot 1 Nurdle House (*the batsman nudging the ball around and into the gaps*)
- Plot 2 Cow Corner House (*unconventional fielding position*)
- Plot 3 Boundary House (*perimeter of cricket pitch*)
- Plot 4 Maiden House (*no runs scored*)



PLOTS 1&4

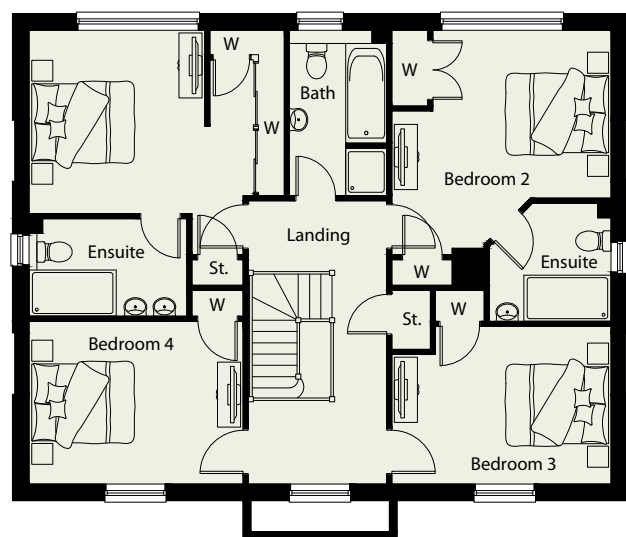
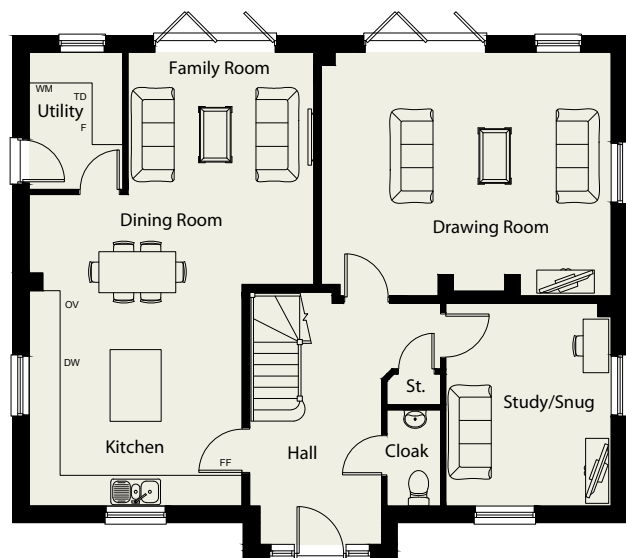
4 BEDROOM HOME

| PLOTS 1 & 4 | | Length (metric) | Width (metric) | Length (imperial) | Width (imperial) |
|----------------------|------------------------|-----------------|----------------|-------------------|------------------|
| Drawing Room | | 5.20 | 4.20 | 17'0" | 13'6" |
| Kitchen/ Family Room | Overall dimensions | 11.40 | 5.20 | 37'0" | 17'0" |
| Study/Snug | | 3.60 | 3.20 | 11'9" | 10'6" |
| Bedroom 1 | Plus wardrobes | 5.10 | 3.65 | 16'8" | 12'0" |
| Bedroom 2 | | 4.20 | 3.50 | 13'6" | 11'6" |
| Bedroom 3 | | 3.65 | 2.50 | 12'0" | 8'3" |
| Bedroom 4 | | 4.60 | 3.10 | 15'0" | 10'0" |
| Room over Garage | Measure at 1.5m height | 5.50 | 2.60 | 18'0" | 8'6" |
| | Actual floor size | 5.50 | 4.00 | 18'0" | 13'0" |





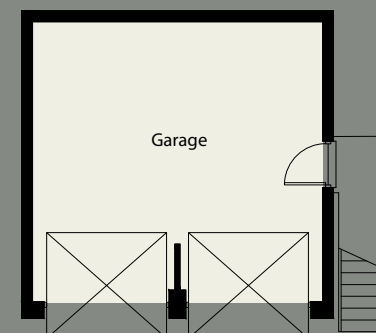
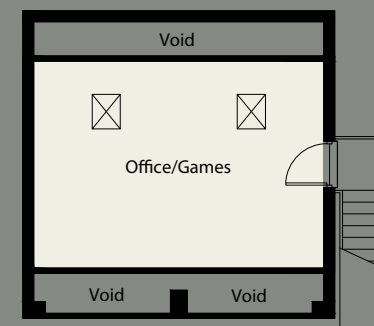
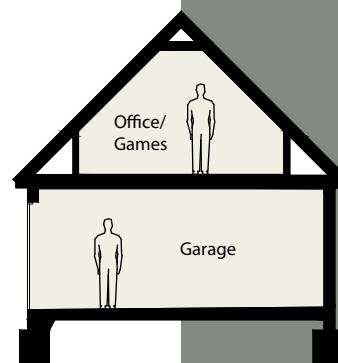




PLOTS 2&3

4 BEDROOM HOME

| PLOTS 2 & 3 | | Length (metric) | Width (metric) | Length (imperial) | Width (imperial) |
|-------------------------|------------------------|-----------------|----------------|-------------------|------------------|
| Drawing Room | | 5.70 | 4.80 | 18'6" | 15'8" |
| Kitchen/ Family Room | | max 8.90 | 5.50 | 29'0" | 18'0" |
| Study/Snug | | 4.00 | 3.20 | 13'0" | 10'6" |
| Bedroom 1 | Including wardrobes | 5.00 | 3.60 | 16'4" | 11'9" |
| Bedroom 2 | Including wardrobes | 4.30 | 4.30 | 14'0" | 14'0" |
| Bedroom 3 | | 4.30 | 3.10 | 14'0" | 10'0" |
| Bedroom 4 | | 4.20 | 3.20 | 13'6" | 10'6" |
| Room over Garage | Measure at 1.5m height | 5.50 | 2.60 | 18'0" | 8'6" |
| | Actual floor size | 5.50 | 4.00 | 18'0" | 13'0" |



SPECIFICATIONS



GENERAL

WALLS

- IBStock Peixensy Multistock facing Brick
- Recon. Stone heads and cills, plinth and quoins as shown

ROOF

- Natural slate and rosemary clay plain tiles

WINDOWS

- Howarth flush fitting timber double glazed factory finished painted window (Extensive guarantees)

HEATING

- Gas fired central heating
- Under floor heating to ground floor
- Radiators on upper floors
- Jetmaster inset fire
- Thermostatically controlled radiators to first floor
- Under floor electric heating to bathroom

“Colburn works hard to keep ahead of the game producing highly specified homes of exceptional quality.”

STAIRS

- Feature oak stairs

DOORS

- Oak boarded to ground floor
- Painted boarded to upper floor
- Brushed chrome ironmongery

FLOORING

- Oak flooring to hall, cloakroom and kitchen family rooms
- Ceramic floor tiles to bathrooms (with underfloor heating), and boot room

LOFT

- Loft ladder and light to roof space

KITCHEN

- Manor Cabinet in-frame painted kitchens with Sileostone work surfaces
- Siemens Fridge Freezer
- Siemens 12 place setting dishwasher
- Siemens stainless steel single ovens x 2
- Siemens black glass Induction Hob
- ISE Instant hot water tap
- Sense wine chiller unit
- Sense downdraft cooker hood
- 3 way pull out recycling bins
- LED plinth lighting
- LED counter-top lighting

UTILITY ROOM

- Units to match the kitchen with 40mm laminate worktop

BATHROOMS

- Concept Cube Wall Mounted Vanity Unit
- Recessed down lights
- 1.2 high wall tiling when there is an appliance
- Mirrors over basins
- Hans Grohre Shower fittings and taps
- Heated chrome towel rail
- Matki shower trays and doors
- Soft close toilet seats

COMMUNICATION

- Combined BT and Data Point to all rooms
- Alarm system
- TV Distribution point for whole house

EXTERIOR

- Front and rear lights
- Outside tap
- Water butt to each plot
- Front and rear gardens turfed

SECURITY AND ENERGY EFFICIENCY

- Double glazed and factory finished timber windows
- Multi-point locking system to external doors
- Smoke detectors
- External lighting
- A rated efficiency boiler
- 400 mm loft insulation
- Low energy lighting (75% of lights)



ECO CREDENTIALS



At Colburn, we work hard to ensure all our homes make the least impact on our environment as possible and are designing for eco-friendly living, while maintaining the very best in traditional style and elegance.

So, with Colburn, your new home offers you less - less in terms of energy usage, water use and carbon footprint, but more in warmth - and a good feeling that your home has been built with sustainability in mind.



With energy bills rising, we use the very latest environmentally-friendly technology to ensure your home uses the least amount of energy, staying warm and welcoming for less. We work with a sustainable buildings consultant who helps us source the most eco-friendly materials.

And it's not just the buildings which are eco-friendly, we commission ecology experts to help us develop our landscaping schemes to encourage local wildlife, putting up bird and bat boxes where we can, and planting indigenous trees.

All our new homes in Devizes use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

- Class A (>90% efficient) gas boilers which are graded Class 5 Nox (low emissions)
- All lofts are fitted with 400mm loft insulation
- External walls are cavity filled with insulation quilt

- All building materials are EMS certified ISO14001 or timber certified to FSC/ PEFC standards and wherever possible, meet the international BRE Green Guide Specification
- The windows are double glazed with 24mm (4-16-4) Low E Sealed glazing units as standard
- 75% of all light fittings are low energy





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