



Colburn

ALL IN THE DETAIL

WINSLEY GARDENS

Winsley Road, Bradford on Avon, Wiltshire BA15 1QS



WINSLEY GARDENS IS AN EXCLUSIVE NEW DEVELOPMENT
OF 10 VERY DESIRABLE 3 AND 4 BEDROOM HOMES IDEALLY LOCATED
IN THE BEAUTIFUL MARKET TOWN OF BRADFORD ON AVON





COLBURN

THE COMPANY

Colburn is an established residential development company based in Cirencester, Gloucestershire, which for the past 30 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 build 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 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.

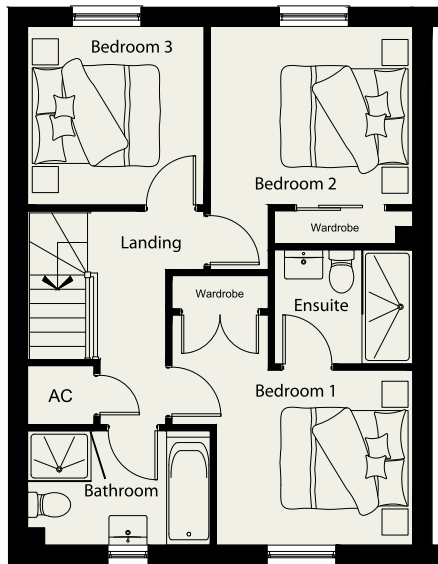
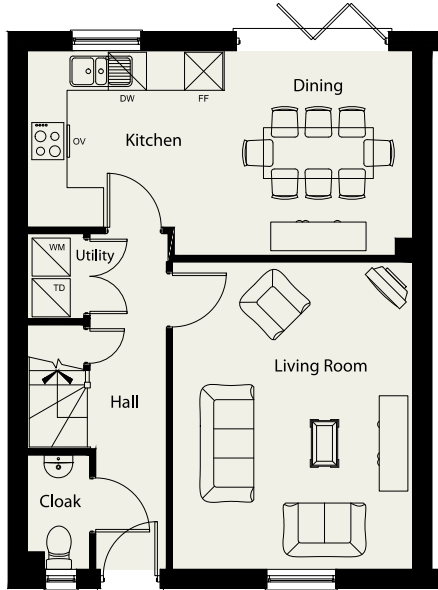
Colburn is conscious of their responsibility to the environment, taking great pride in their dedication to sustainable building. They have proved it is possible to reduce the impact on the environment without cutting corners on quality or design, homes to be proud of, homes for the future.

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 BAINBRIDGE

PLOTS 1 & 2 ~ 3 BEDROOM HOME

A semi-detached home on 2 floors with 3 bedrooms, ensuite, 1 bathroom and 2 parking spaces.

		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living Room	Max	6.00	3.15	19'8"	10'3"
Kitchen Diner		4.80	3.70	15'8"	12'3"
Bedroom 1	Plus wardrobes	3.05	2.70	10'0"	8'9"
Bedroom 2	Plus wardrobes	3.15	2.75	10'3"	9'0"
Bedroom 3		2.75	2.75	9'0"	9'0"

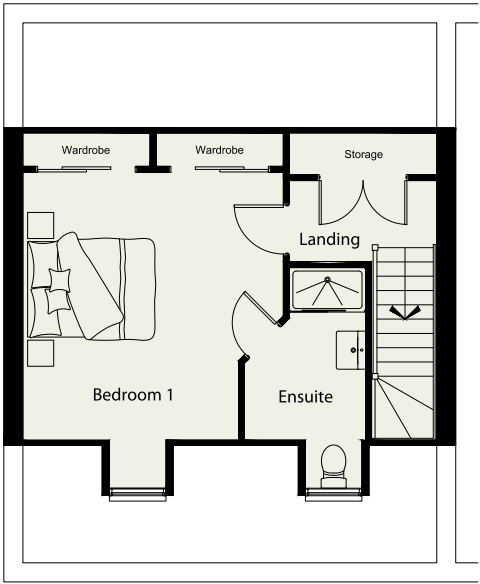
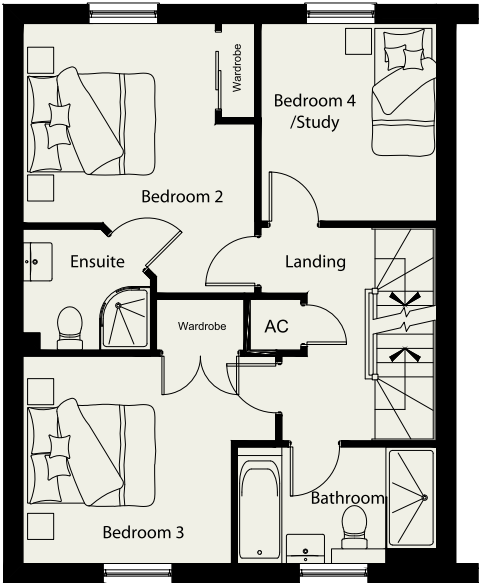
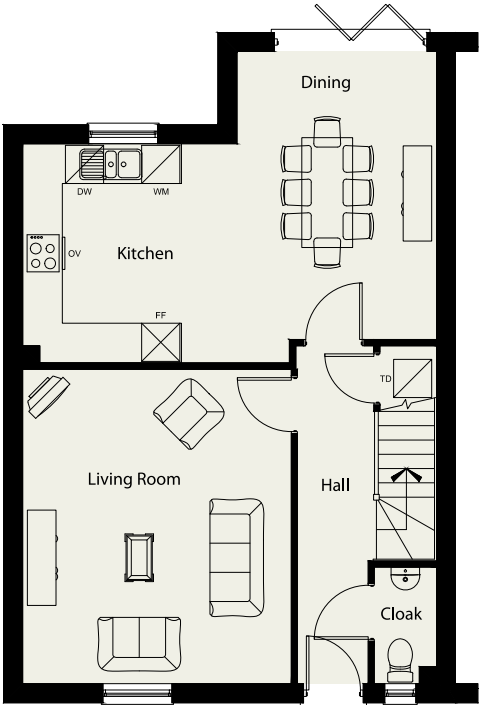
THE CRESSWELL

PLOTS 4,5,6 & 7 ~ 4 BEDROOM HOME

A semi-detached home on 3 floors with 3 double bedrooms, 2 ensuites, 1 single bedroom/study, 1 bathroom.

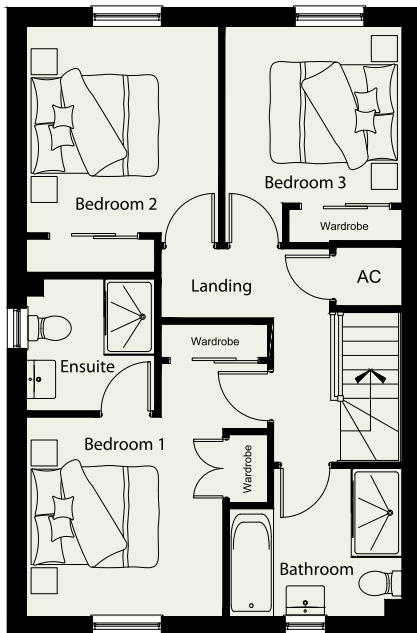
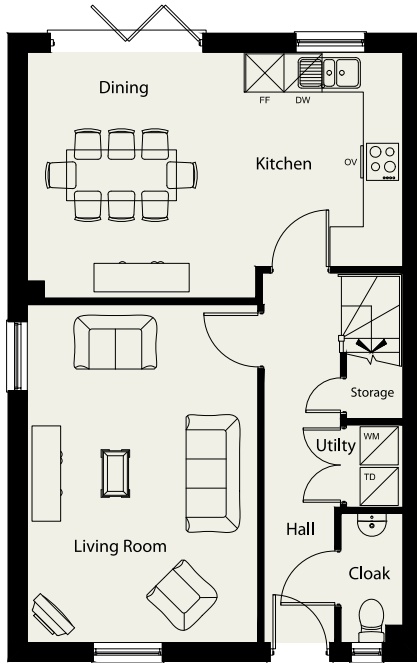
Plots 4 and 5 have garages. Plots 6 and 7 have carports.

		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living Room	Max	6.45	5.30	21'0"	17'4"
Kitchen Diner		4.90	4.20	16'0"	13'6"
Bedroom 1	Plus wardrobes	4.20	4.00	13'6"	13'0"
Bedroom 2	Max inc wardrobes	4.20	3.65	13'6"	12'0"
Bedroom 3	Max plus wardrobes	4.30	3.20	14'0"	10'6"
Bedroom 4 / Study		3.10	2.70	10'3"	8'9"









THE DOVER

PLOT 8 ~ 3 BEDROOM HOME

A detached home on 2 floors with 3 double bedrooms, 1 ensuite, 1 bathroom and a carport.

		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living Room	Max	5.25	3.60	17'0"	11'9"
Kitchen Diner		5.85	3.80	19'3"	12'6"
Bedroom 1	Plus wardrobes	3.15	3.05	10'3"	10'0"
Bedroom 2	Plus wardrobes	3.20	3.00	10'6"	9'9"
Bedroom 3	Plus wardrobes	2.75	2.70	9'0"	8'9"

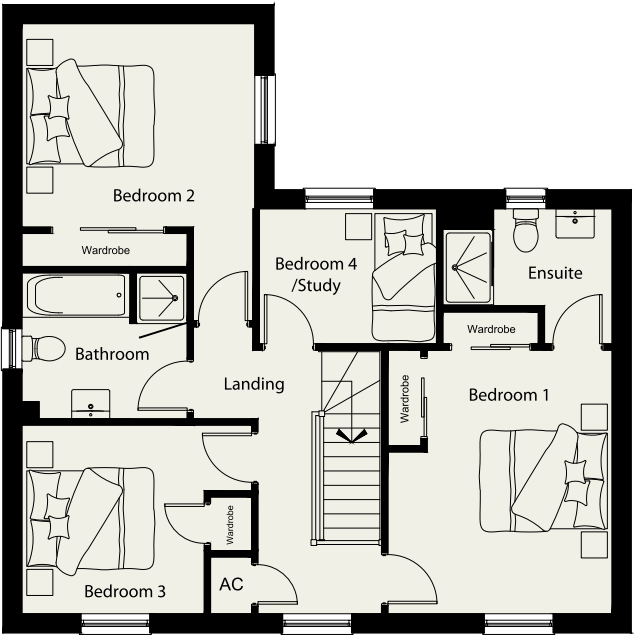
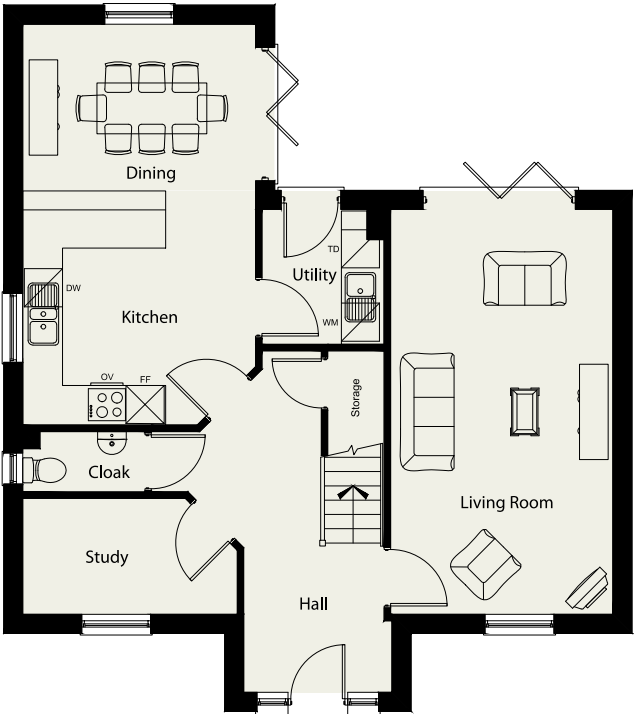
THE KELBY

PLOTS 3,9* & 10 ~ 4 BEDROOM HOME

A detached home on 2 floors with 3 double bedrooms, 1 ensuite, 1 single bedroom/study, 1 bathroom and a garage.

		Length (metric)	Width (metric)	Length (imperial)	Width (imperial)
Living Room	Max	6.30	3.45	20'6"	11'6"
Kitchen Diner		6.27	3.60	20'3"	11'9"
Study		3.30	1.80	10'9"	6'0"
Utility		2.10	1.85	6'9"	6'3"
Bedroom 1	Plus one wardrobe	4.10	3.50	13'3"	11'6"
Bedroom 2	Plus wardrobes	3.60	3.15	11'9"	10'3"
Bedroom 3	Plus wardrobes	2.90	2.80	9'6"	9'3"
Bedroom 4 / Study		2.70	2.10	8'9"	6'9"

*PLOT 9 REVERSED LAYOUT





SPECIFICATIONS

EXTERIOR

- Ashlar stone to some elevations (as scheduled)
- Natural walling stone and rough cast render
- Natural slate and clay double roman roof tiles
- Flush fitting timber windows painted in microporous paint (Howarth)
- Timber rear door and patio doors in microporous paint (Howarth)
- Front and rear lights
- Riven paving slabs to paths and terraces
- Turf to front and rear gardens
- Outside tap to each plot

KITCHENS

- Design led Manor Cabinet kitchen units
- Silestone worktops and upstands in kitchen
- Laminate worktop with matching upstands to utility areas
- Integrated double oven
- Induction hobs
- Fully integrated appliances
- Stainless steel extractors to all plots
- Dishwashers and fridges and wine cooler to all plots
- Under pelmet lighting
- Plinth lighting
- Recessed down lighting
- Ceramic floor tiling
- Grid switch for appliances
- 3 way refuse/recycling bin

BATHROOMS & ENSUITES

- Vileroy and Boch white sanitaryware
- Vanity units to bathrooms
- Hans Grohre taps and showers
- Built in mains pressure thermostatic showers
- Recessed downlights
- Ceramic floor and wall tiles
- Electric towel rails
- Mirrors over basins
- Soft close toilet seats
- Electric underfloor heating

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





GENERAL

- Gas fired central heating
- Ceramic tiles to kitchen, halls, cloakroom, ensuites and bathrooms
- Thermostatically controlled radiators throughout
- Oak finished doors to the main reception rooms
- Painted panel doors to bedrooms and cupboards
- Built in wardrobes as shown with shelf and hanging rail
- Painted stop chamfered balustrading and newel post to stairs
- Oak hand rail and newel caps
- Loft ladder and light to the loft space
- Automated garage doors
- Rainwater butt

COMMUNICATION

- BT/TV/MEDIA point to each room
- Wiring to central location for connection of aerial by other

SECURITY AND ENERGY EFFICIENCY

- Howarth factory finished double glazed lockable windows
- Multipoint locking system to front and French doors
- Smoke and heat detectors plus pre-wire for security alarm
- A rated boilers
- A rated appliances
- 500mm loft insulation
- SAP energy rated
- Low energy down lights
- Duel flush cisterns to WCs



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.

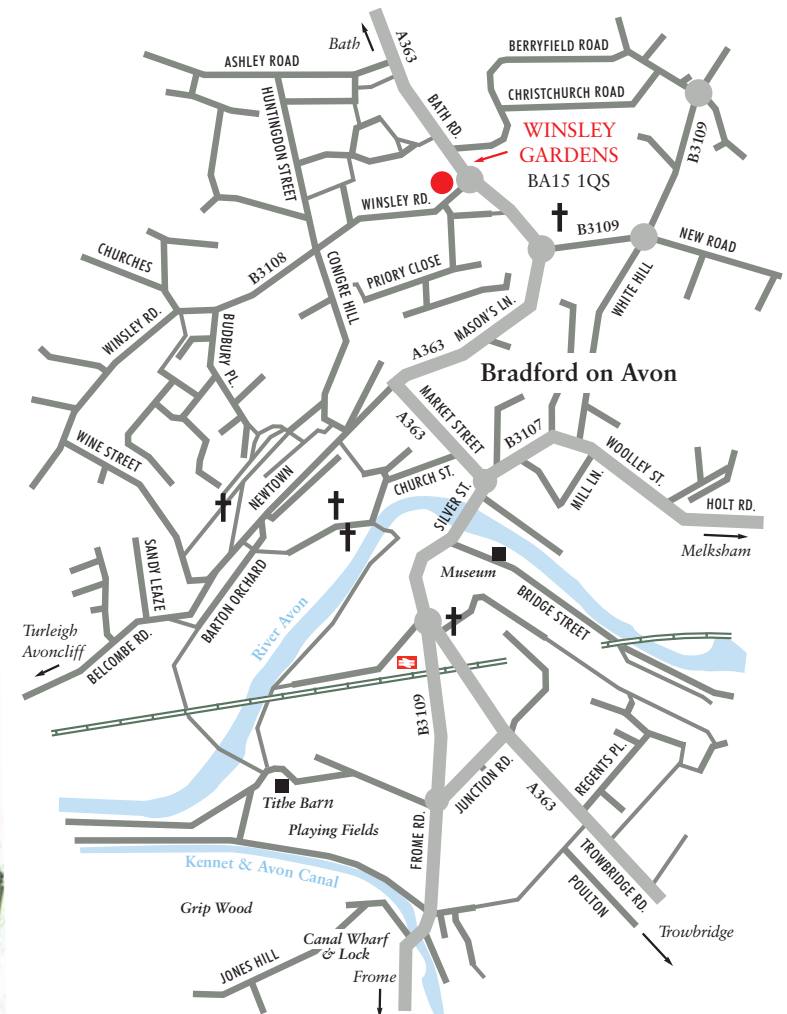
All our new homes at Kenet Gardens use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

- 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



SITE PLAN



KEY

The Bainbridge	Plots 1 & 2
The Cresswell	Plots 4,5,6 & 7
The Dover	Plot 8
The Kelby	Plots 3, 9 & 10

IT'S ALL IN THE DETAIL



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premier
guarantee