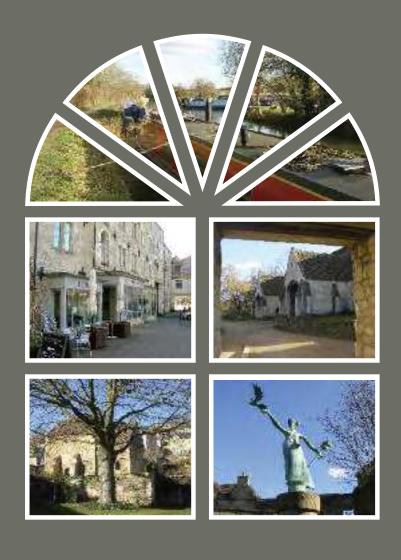


WINSLEY GARDENS

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.

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

The Company has a renowned reputation for

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 AREA

ABOUT THE AREA

Bradford on Avon is a bustling market town, eight miles south east of Bath, nestling in the hilly countryside between the Mendip Hills, Salisbury Plain and the Cotswolds.

It is an architectural treasure chest - weaver's cottages, grand clothier's houses, the 168 foot 14th century Tithe Barn, the Saxon Church of St. Lawrence and the ancient bridge, which still retains two of the original 13th century arches.

It has a thriving community with an eclectic mix of charming cafés and restaurants as well as specialist independent shops, most notably in the Shambles, which was the meat market in medieval times. The library and leisure centre are also very popular.

There is an excellent choice of primary and secondary state schools, including the highly acclaimed St Laurence School and Sixth Form College as well as a number of well known independent schools within easy reach.

Bradford on Avon is is not far from the cultural centres of Bristol, a thriving, attractive university city, and the spa city of Bath, a UNESCO World Heritage Site.

Both offer additional shopping and entertainment. Bath's rich diversity of shops and restaurants are all within easy reach of each other and for those who love the arts there are numerous museums, galleries and festivals as well as the Theatre Royal Bath which attracts pre-West End plays.

LEISURE

Bradford on Avon is surrounded by beautiful countryside which is perfect for numerous recreational pursuits. On the doorstep is the idyllic Kennet and Avon canal which runs from Bath to Newbury. Walking and cycling along the towpath is extremely popular and boat trips are available throughout the summer.

For sports enthusiasts the local rugby, football and cricket teams are always looking for new talent. Bath hosts a large sports centre, a separate Sports Training Village at the University, and a Premiership Rugby Club. There is also an abundance of golf courses nearby including Cumberwell Park, Wiltshire's only 36 hole golf course.

TRANSPORT

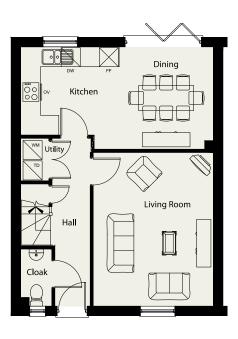
Bradford on Avon is ideally situated - only eight miles from Bath and less than half an hour to the M4 which makes travelling up to London easily accessible.

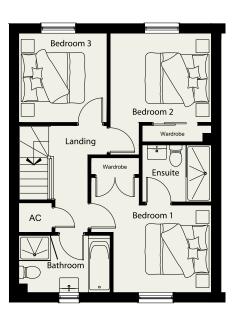
The station, conveniently located in the centre of town, has regular intercity train services to London Paddington and the West Country. Bath is only 10 minutes away

"Winsley Gardens is located in Bradford on Avon - a beautiful, historic market town on the southern tip of the Cotswolds."









<u>the</u> 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 wardrobe	s 3.05	2.70	10'0"	8'9"
Bedroom 2	Plus wardrobe	s 3.15	2.75	10'3"	9'0"
Bedroom 3		2.75	2.75	9'0"	9'0"

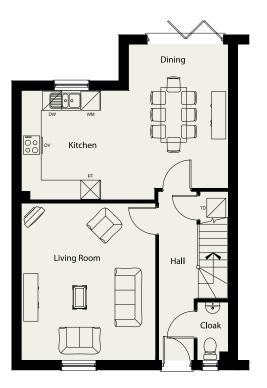
THE CRESSWELL

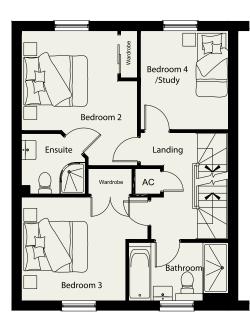
PLOTS 4, 5, 6 & 7 ~ 4 BEDROOM HOME

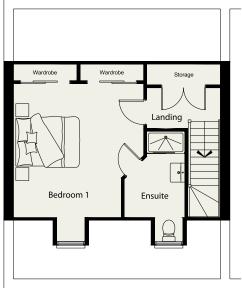
A semi-detached home on 3 floors with 3 double bedrooms, 2 ensuites, 1 single bedroom/study, 1 bathroom.

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	s 4.20	3.65	13'6"	12'0"
Bedroom 3 Max plus wardrob	es 4.30	3.20	14'0"	10'6"
Bedroom 4 / Study	3.10	2.70	10'3"	8'9"

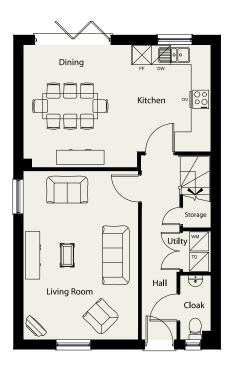


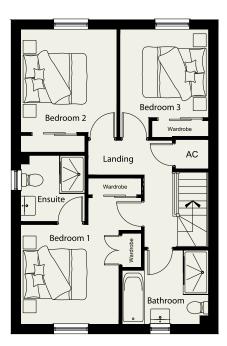












THE DOVER

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 wardrobe	s 3.15	3.05	10'3"	10'0"
Bedroom 2	Plus wardrobe	s 3.20	3.00	10'6"	9'9"
Bedroom 3	Plus wardrobe	s 2.75	2.70	9'0"	8'9"

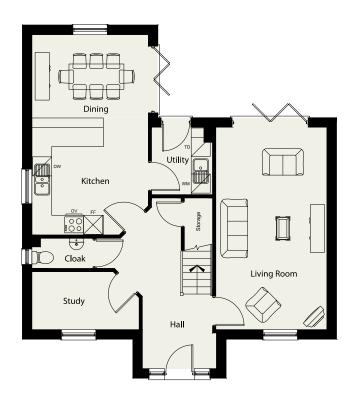
THE KELBY

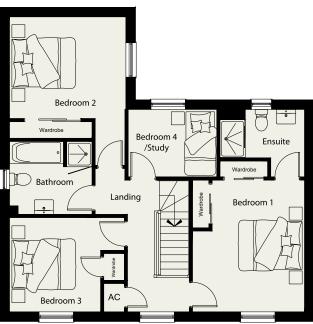
PLOTS $3,9* \& 10 \sim 4$ BEDROOM HOME

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	e 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 applicances
- 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.







hansgrohe







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 Kennet Gardens use materials and technology which exceed all building regulation targets for water use and carbon emissions and are all equipped with:

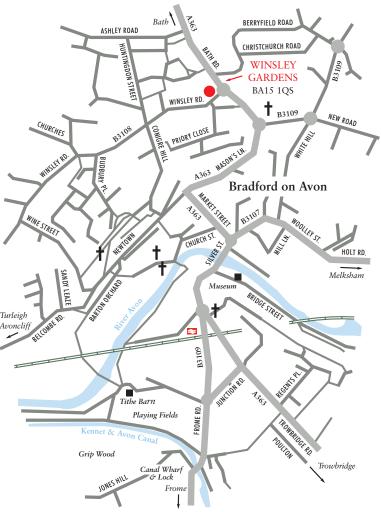
- Class A (>90% efficient) gas boilers which are graded Class 5 Nox (low emissions)
- All lofts are fitted with 400mm loft insulation
- External walls are cavity filled with insulation quilt

- 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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