

Athelstan Park

CRUDWELL, WILTSHIRE

Site plan



the Faringdon
4 bedroom home

Plots 2, 7, 8 & 10

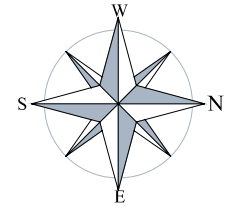


the Kingsholm
5 bedroom home

Plots 1 & 9



Affordable Homes



Future Development



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Customers should note that this illustration is representative only and should be treated as general guidance, it should not be relied on to show ownership of boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does it constitute a contract or a warranty. Detailed plans and specifications are available upon request. Please check with sales representative on site for the extent of pathways and patio areas.

Athelstan Park

CRUDWELL, WILTSHIRE

Postcode SN16 9HB

Directions

From Malmesbury and the M4 (Junction 17)

Leave the M4 at Junction 17 and head north on the A429, signposted Cirencester, Kemble Airfield and Malmesbury. Continue on the A429 through Lower Stanton St Quintin, Corston and past Malmesbury. In just under ten miles, you will enter the village of Crudwell and midway through the village, turn left, (signposted to Long Newton, Ashley Chedglow and Village Hall) into Tetbury Lane. Athelstan Park is on the right hand side.

From Cirencester

Leave Cirencester on the A429 signposted The South West Bristol/Bath A433/ Chippenham A429. After less than four miles, bear to the left to carry on along the A429 towards Chippenham/Malmesbury and Kemble Airfield. Approx. six miles along, you will enter the village of Crudwell. Stay on the A429 past The Potting Shed Pub until you come to a right-hand junction sign posted Long Newton/Ashley Chedglow and Village Hall, where you will turn into Tetbury Lane. Athelstan Park can be found on your right-hand side.

From Tetbury

Leave Tetbury on the B4014 towards Malmesbury. In under two miles you will reach the village of Long Newton, please turn left into Crudwell Lane, which is sign posted Long Newton Church, Crudwell and Cirencester. After approx. ½ mile turn right following signs for Crudwell along Crudwell Lane continuing into Tetbury Lane. Athelstan Park can be found on your left-hand side.

All distances are approximate. Source: Google.co.uk



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Athelstan
Park
CRUDWELL, WILTSHIRE



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* Plot 8 will have a rendered finish and not a stone finish as illustrated

the Faringdon

A four bedroom detached family home
Plots 2, 7, 8 and 10

Athelstan
Park
CRUDWELL, WILTSHIRE

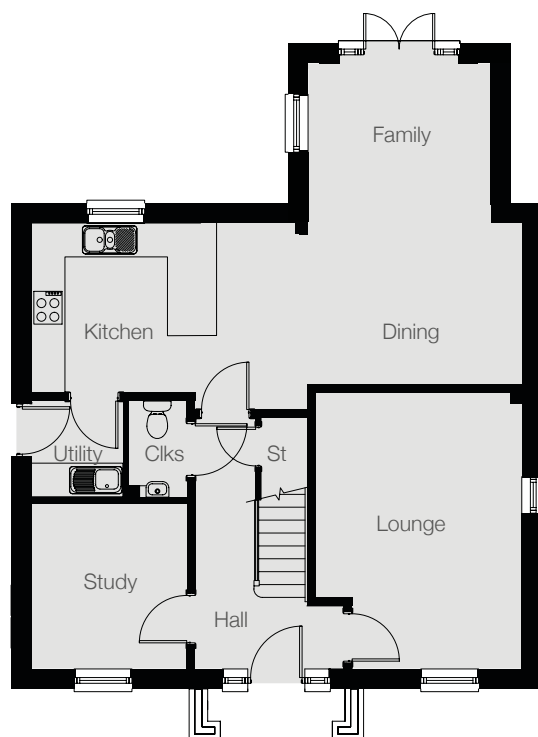


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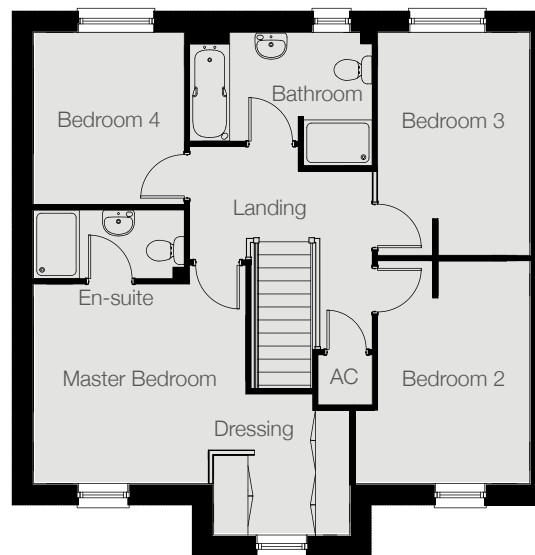
the Faringdon

4 bedroom detached home

Plots 2, 7, 8 and 10



* Window to Plot 2 only



Ground Floor

Kitchen	4.88m x 3.30m*	16' 0" x 10' 10"
Dining	3.80m x 2.85m	12' 6" x 9' 4"
Family	3.23m x 2.82m	10' 7" x 9' 3"
Lounge	4.89m* x 3.65m*	16' 1" x 12' 0"
Study	2.94m x 2.76m	9' 8" x 9' 1"

First Floor

Master Bedroom	3.81m x 3.29m	12' 6" x 10' 10"
Bedroom 2	3.90m x 3.06m	12' 9" x 10' 0"
Bedroom 3	3.90m x 2.66m	12' 9" x 8' 9"
Bedroom 4	3.18m x 2.64m	10' 5" x 8' 8"

* denotes dimension taken to the maximum possible

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

These images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. This information has been provided in good faith, however all layouts and measurements are approximate only. Some house types include areas of reduced headroom. Bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments.



the Kingsholm

A five bedroom detached family home
Plots 1 and 9

Athelstan
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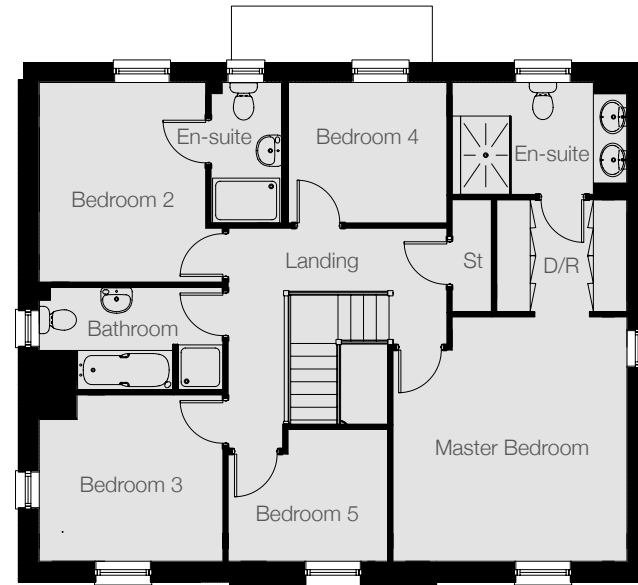
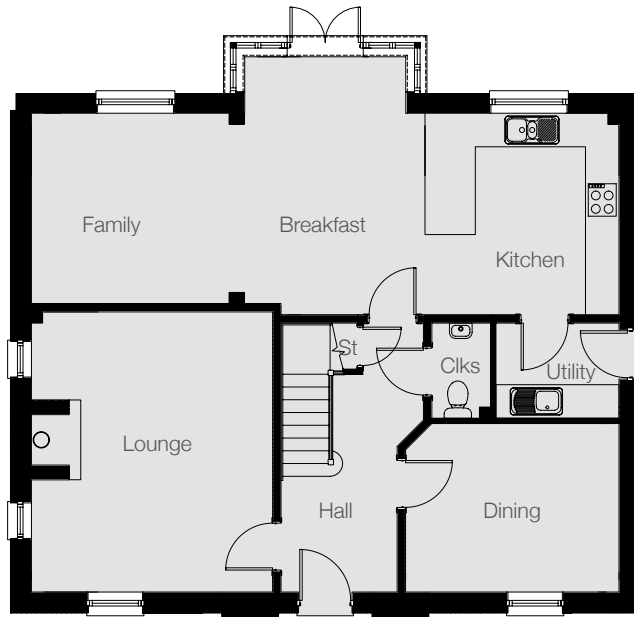


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the Kingsholm

5 bedroom detached home

Plots 1 and 9



Ground Floor

Family	3.81m x 3.40m	12' 6" x 11' 2"
Breakfast	4.61m x 3.22m	15' 2" x 10' 7"
Kitchen	3.60m x 3.47m	11' 10" x 11' 5"
Lounge	5.01m x 4.31m	16' 5" x 14' 2"
Dining	3.82m* x 3.01m*	12' 6" x 9' 11"*

First Floor

Master Bedroom	4.37m* x 4.18m*	14' 4" x 13' 9"*
Bedroom 2	3.57m* x 3.28m*	11' 8" x 10' 9"*
Bedroom 3	3.28m* x 2.97m*	10' 9" x 9' 9"*
Bedroom 4	2.83m x 2.51m	9' 3" x 8' 3"
Bedroom 5	2.85m* x 2.26m*	9' 4" x 7' 5"*

* denotes dimension taken to the maximum possible

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SPECIFICATION

Edenstone Homes offer a high quality specification at Athelstan Park. Meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification, you can expect:

KITCHEN

- Sigma 3 range of traditional and contemporary style kitchens*
- Choice of solid worktops and splashback*
- Fully integrated Neff appliances

BATHROOM / EN-SUITES & CLOAKROOM

- Contemporary white sanitary ware from Roca
- Premium ceramic wall tiling from Porcelanosa*
- Chrome edged shower doors and screens
- Chrome lever action taps

HEATING & ELECTRICS

- Gas central heating system with energy efficient, boiler with cylinder
- TV points fitted to the lounge, family area, master bedroom and bedroom 2
- Phone points to the hall and lounge/family room
- USB points to kitchen and master bedroom
- Wiring for satellite TV from the roof space

GENERAL

- Fitted wardrobe to master bedroom/dressing room
- Polished chrome electrical sockets and switches throughout
- Oak finish internal doors and staircase details
- Landscaped front garden
- NHBC 10 year Buildmark warranty

Our representatives will take you through all you need to know about the process of buying an Edenstone home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.



Images are representative only and may include optional upgrades. * Subject to build stage

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