



CALNE, WILTSHIRE

ENJOY TOWN AND COUNTRY AT THE COURTYARD

Stonewood Homes is proud to present The Courtyard, a captivating mix of traditional and modern on the edge of the bustling market town of Calne.

This stunning collection of five apartments, five cottages and seven terraced homes – together with a beautifully-designed bungalow – are gathered around an attractive central courtyard to create a quiet community just a stone's throw from the centre of town and in easy reach of shops, schools, transport links and some of Wiltshire's most glorious countryside.



Key:

- THE GUILD**
1 Bed Apartment – Plots 1 & 3
2 Bed Apartment – Plots 2, 4 & 5
- COACHMAN COTTAGES**
2 Bed Semi Detached – Plot 18
3 Bed Semi Detached – Plot 6
- COURTYARD COTTAGES**
3 Bed Terrace – Plots 15, 16 & 17
- COURTYARD TERRACES**
3 Bed Terrace – Plots 7, 8, 9, 10, 11, 12 & 13
- HARRIS BUNGALOW**
1 Bed Detached – Plot 14
- COMMUNAL AREA**





AN IMPORTANT LINK TO THE TOWN'S HISTORY

Calne was once known the world over for the Harris family's pork business, which at its peak in the 1900s employed more than 2,000 people in the town. Magnate Charles Harris built The Woodlands a mansion for his family on this site but the demise of his company saw the mansion change hands many times until it fell into disrepair and was demolished.

Some of the remaining Grade II listed outbuildings pre-date even the Harris mansion and can be traced back to 1758. A former stable block has been painstakingly refurbished and restored to become four two-bedroom apartments and a one-bedroom apartment, while a former coachman's cottage will be extended to become two two-bedroom cottages. The coachman's cottage was once a

malthouse that, in 1826, housed Calne's fire engine. Its doorway still bears the words 'Fire Engine House' above it.

The conversion work has been carried out by award-winning sister company Stonewood Builders, which specialises in working with historic buildings and was crowned Britain's Master Builder 2021 by the Federation of Master Builders.



THE TOWN

In recent years Calne has reinvented itself as a home for independent traders, artisan craft and thriving hospitality. It has all the bustle you'd expect from a busy market town dating back to Anglo-Saxon times that has for centuries been a home for travellers and traders.

Echoes of the 18th century woollen trade can be seen in the former mills by the side of the River Marden, which weaves its way through the town. The 16th century Lansdowne Strand Hotel has seen all of these trades come and go but is still providing a warm welcome and a good meal.

The town's story can be found in detail at the Heritage Centre, housed in the magnificent Carnegie Building which was formerly the library funded by American steel tycoon Andrew Carnegie and opened in 1905. There is more history to absorb in the magnificent St Mary's

Church and in the town's hidden gem, the Atwell-Wilson Motor Museum, which features an array of vehicles and memorabilia.

The town's Castlegate Canal and River Park has plenty of greenery and waterside walking close to the town centre. There are eight primary schools in and around Calne, as well as the independent St Margaret's. The town has a secondary school, Kingsbury Green Academy, and the independent St Mary's, a day and boarding school for girls.





GATEWAY TO GLORIOUS WILTSHIRE... AND BEYOND

Calne is well served by the A4 and close to both junctions 17 of the M4 at Chippenham and junction 16 at Swindon. A 20-minute drive to Chippenham railway station connects to fast services to London Paddington in an hour and a quarter and to Bath and Bristol. Cotswold Airport at Kemble is only a 50-minute drive away.

Marlborough's wide high street with its fascinating range of independent designer stores, pubs and restaurants, including Rick Stein, is just 25 minutes' drive. There are plenty more shops, places to eat and history to discover in Devizes, is a similar journey.

Swindon's magnificent railway which provides hours of fascinating entertainment is just 45 minutes away. The engrossing STEAM museum, housed in a former Great Western Railway building, tells the story of how Isambard Kingdom Brunel changed the town forever when he bought the railway works to Swindon. The old railway works are also home to Swindon's hugely popular Designer Outlet shopping village, which attracts visitors from all over the world. There are more than 100 stores nestling amid the historic machinery, boasting brands including Boss, Jaeger, John Lewis, Lacoste, Ted Baker and Tommy Hilfiger.

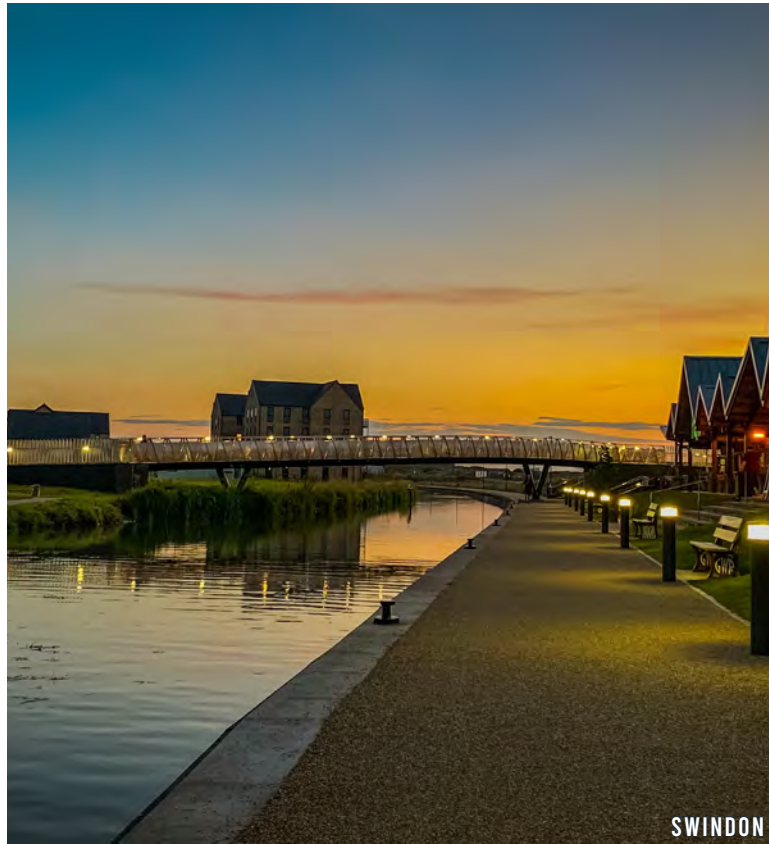
In between are miles of wonderful countryside and places to visit. UNESCO World Heritage Site Avebury, with its stunning stone circle and nearby Silbury Hill and West Kennet Long Barrow, is a magical place to wander around and attracts visitors from all over the world, especially for the Summer Solstice. Devizes has the incredible 29-lock Caen Hill Flight along the Kennet and Avon Canal.

Nearby Bowood House, where Joseph Priestley discovered oxygen gas in 1774, boasts Capability Brown's sprawling parkland, as well as a splendid stately home, hotel and top-class golf course.

Golfers have plenty of options in north Wiltshire with courses within easy reach at Chippenham, Cumberwell Park near Bradford on Avon, Marlborough, Ogbourne Downs and Royal Wootton Bassett.

Anglers can go in search of carp, roach and perch at nearby Blackland Lakes or highly rated carp at Wyatt's Lake in nearby Bromham. There is also a lake on the Bowood estate.

Walkers can muddy their boots with eye-popping treks over the White Horses at Cherhill, Devizes or Marlborough, where the Wansdyke takes in magnificent views across the downs. Savernake Forest near Marlborough has miles of walks with picnic spots and eons of history to tell. It is home to one of the country's oldest trees, the Big Belly Oak which is thought to date back 1,100 years to the time of William the Conqueror.





PLOT 1

1 Bedroom Apartment (560ft²)

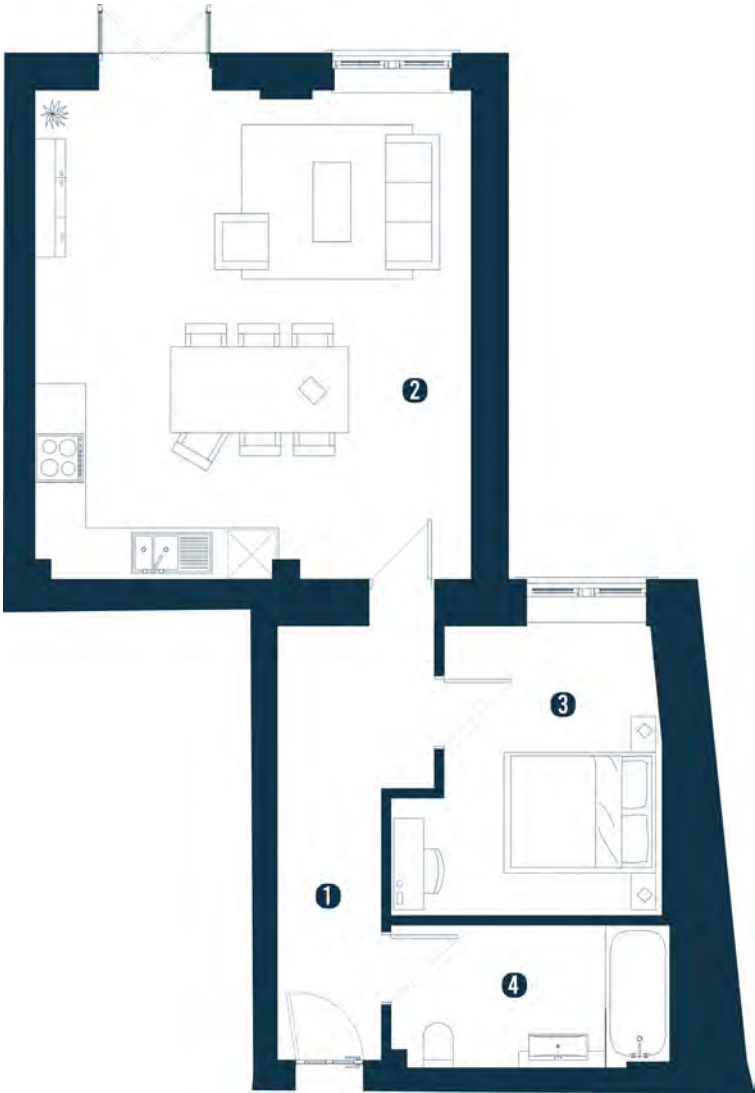
GROUND FLOOR

1.

KITCHEN/LIVING/DINING
5.5m x 5.1m (18'0" x 16'7")
2.

BATHROOM
2.5m x 1.7m (8'2" x 5'6")
3.

BEDROOM
3.6m x 2.6m (11'8" x 8'5")



PLOT 3

1 Bedroom Apartment (678ft²)

GROUND FLOOR

1.

ENTRANCE HALL
5.4m x 1.3m (17'7" x 4'3")
2.

KITCHEN/LIVING/DINING
6.0m x 5.4m (19'7" x 17'7")
3.

BEDROOM
3.6m x 2.8m (11'8" x 9'2")
4.

BATHROOM
3.5m x 1.8m (11'5" x 5'9")



PLOT 2

2 Bedroom Apartment (1,044ft²)

GROUND FLOOR

- | | |
|--|--|
| 1. ENTRANCE HALL
5.3m x 1.5m (17'4" x 4'9") | 4. ENSUITE
1.9m x 1.5m (6'2" x 4'9") |
| 2. FAMILY BATHROOM
3.7m x 2.5m (12'1" x 8'2") | 5. BEDROOM 2
5.4m x 2.5m (17'7" x 8'2")(Max.) |
| 3. MASTER BEDROOM
3.4m x 2.8m (11'2" x 9'2")(Max.) | 6. KITCHEN/LIVING/DINING
6.2m x 6.0m (20'3" x 19'7") |



PLOT 4

2 Bedroom Apartment (861ft²)

FIRST FLOOR

- | | |
|--|--|
| 1. ENTRANCE HALL
5.9m x 1.3m (19'4" x 4'3") | 4. MASTER BEDROOM
4.1m x 3.4m (13'5" x 11'2") |
| 2. BEDROOM 2
4.1m x 2.7m (13'5" x 8'9") | 5. KITCHEN/LIVING/DINING
6.2m x 5.2m (20'3" x 17'1") |
| 3. FAMILY BATHROOM
2.8m x 1.8m (9'2" x 5'9") | |



PLOT 5

2 Bedroom Apartment (936ft²)

FIRST FLOOR

- | | |
|---|--|
| 1. ENTRANCE HALL
6.6m x 1.4m (21'7" x 4'6") | 4. MASTER BEDROOM
4.0m x 3.7m (13'1" x 12'1") |
| 2. FAMILY BATHROOM
3.8m x 1.7m (12'5" x 5'6") | 5. KITCHEN/LIVING/DINING
6.7m x 5.4m (22'0" x 17'7") |
| 3. BEDROOM 2
4.0m x 2.7m (13'1" x 8'9") | |



The room sizes shown above are approximate overall finished room sizes of the areas indicated and are subject to normal building tolerances (i.e. ± 75mm). Elevations shown are not intended to represent any particular plot. Purchasers are advised to inspect plot specific information available from our sales team.



COACHMANS COTTAGES

1 & 2 Bedroom Cottages

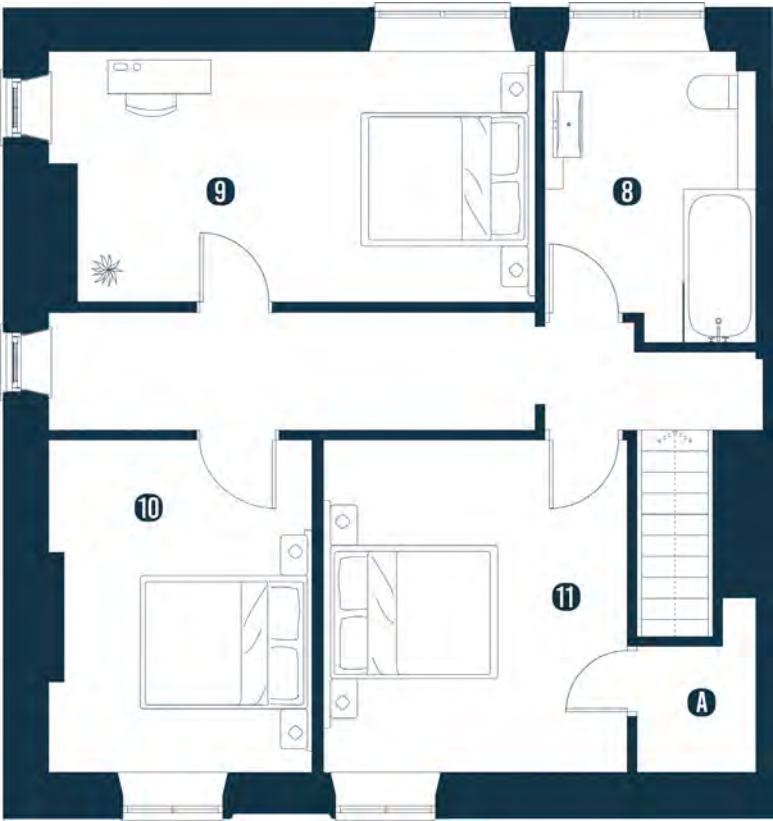


PLOT 6

3 Bedroom Cottage
(1,555ft²)

GROUND FLOOR

- | | |
|--|---|
| 1. ENTRANCE HALL
3.8m x 2.1m (12'5" x 6'89") | 5. BOOT ROOM
3.4m x 1.5m (11'2" x 4'9") |
| 2. LIVING ROOM
5.1m x 3.5m (16'7" x 11'5") | 6. W/C
1.8m x 1.1m (5'9" x 3'6") |
| 3. KITCHEN/DINING ROOM
4.9m x 4.0m (16'1" x 13'1") | 7. SNUG
4.0m x 2.0m (13'1" x 6'6") |
| 4. UTILITY ROOM
3.4m x 2.0m (11'1" x 6'6") | |



FIRST FLOOR

- | | |
|--|---|
| 8. FAMILY BATHROOM
2.9m x 2.3m (9'5" x 7'5") | 10. BEDROOM 3
3.7m x 2.9m (12'1" x 9'5") |
| 9. MASTER BEDROOM
5.0m x 2.8m (16'4" x 9'2") | 11. BEDROOM 4
3.7m x 3.4m (12'1" x 11'1") |

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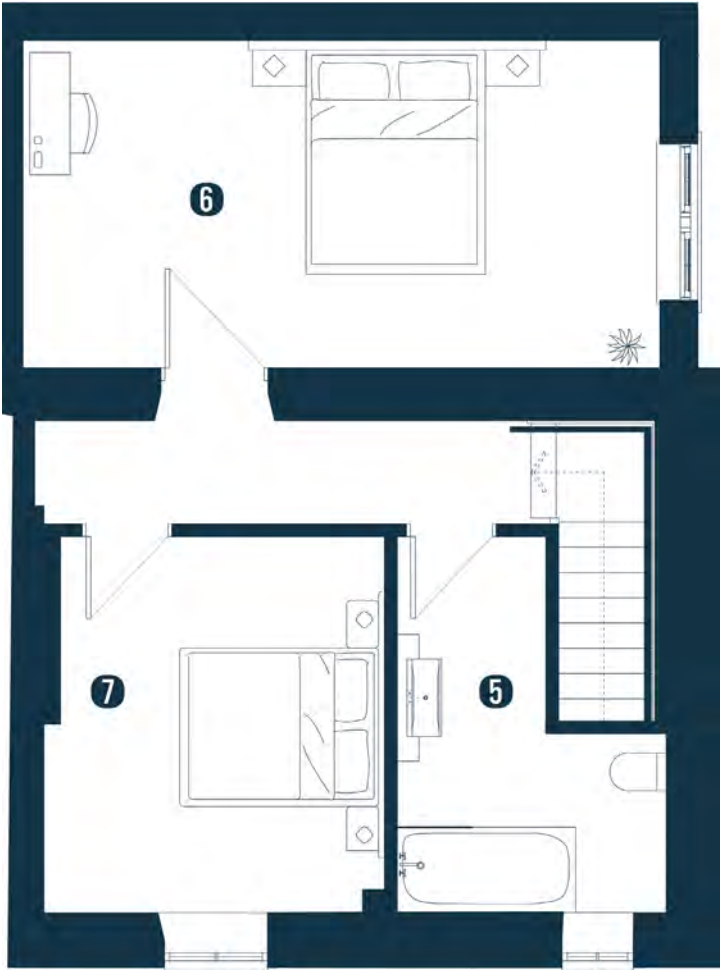


PLOT 18

2 Bedroom Cottage
(1,165ft²)

GROUND FLOOR

- | | |
|---|--|
| 1. LIVING ROOM
4.6m x 4.3m (15'1" x 14'1") | 3. UTILITY
3.5m x 2.3m (11'5" x 7'6") |
| 2. KITCHEN/DINING ROOM
5.9m x 2.9m (19'4" x 9'5") | 4. BOOT ROOM
2.4m x 1.5m (7'9" x 4'9") |
| | A. W/C
0.9m x 1.5m (2'9" x 4'9") |



FIRST FLOOR

- | | |
|---|---|
| 5. FAMILY BATHROOM
3.5m x 1.4m (11'5" x 4'6") | 7. BEDROOM 2
3.5m x 3.0m (11'5" x 9'8") |
| 6. MASTER BEDROOM
6.0m x 3.0m (19'7" x 9'8") | |

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HARRIS BUNGALOW

1 Bedroom (743ft²)



1

ENTRANCE HALL
3.7m x 1.9m (12'1" x 6'2")

2

KITCHEN/DINING/LIVING ROOM
6.4m x 5.5m (21'0" x 18'0")

3

BATHROOM
3.4m x 2.0m (11'2" x 6'6")

4

MASTER BEDROOM
5.5m x 3.9m (18'0" x 12'8")

The room sizes shown above are approximate overall finished room sizes of the areas indicated and are subject to normal building tolerances (i.e. $\pm 75\text{mm}$). Elevations shown are not intended to represent any particular plot. Purchasers are advised to inspect plot specific information available from our sales team.

COURTYARD COTTAGES

3 Bedroom (1,191-1,243ft²)

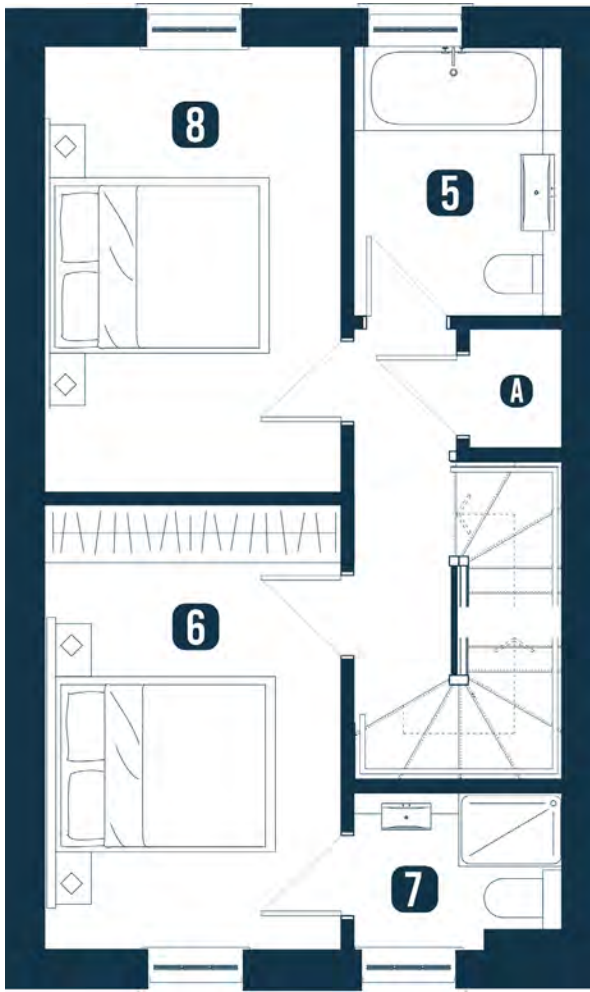


Floorplan based on Plot 16. Please talk to a member of the sales team for specific plot layout



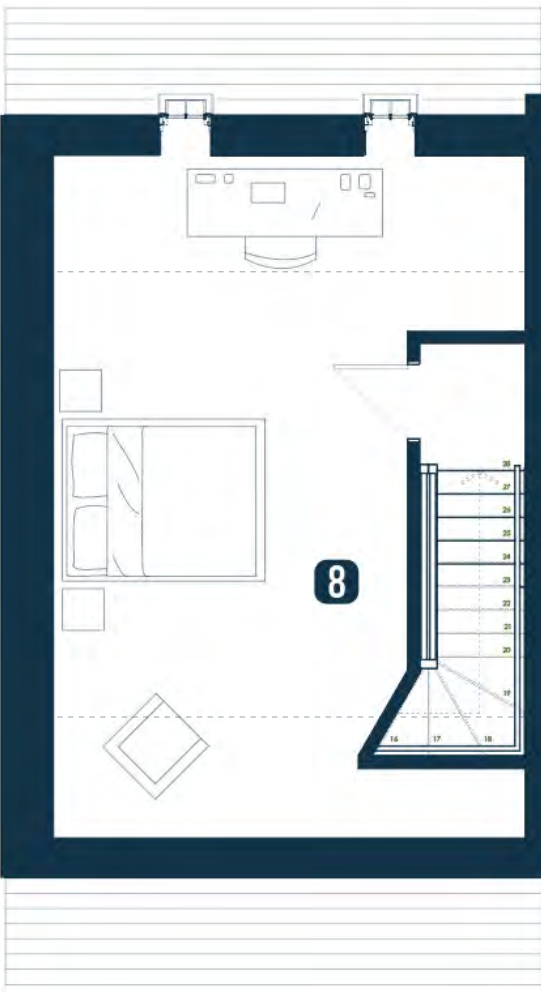
GROUND FLOOR

- 1. ENTRANCE HALL
5.1m x 1.1m (16'7" x 3'6")
- 2. W/C
1.8m x 0.9m (5'9" x 2'9")
- 3. LIVING ROOM
4.9m x 3.4m (16'0" x 11'1")
- 4. KITCHEN/DINING ROOM
5.1m x 2.7m (16'7" x 8'9")



FIRST FLOOR

- 5. FAMILY BATHROOM
2.6m x 2.0m (8'5" x 6'6")
- 6. MASTER BEDROOM
4.2m x 2.8m (13'8" x 9'2")
- 7. ENSUITE
2.0m x 1.5m (6'6" x 4'9")
- 8. BEDROOM 2
4.2m x 2.8m (13'8" x 9'2")
- A. STORAGE



SECOND FLOOR

- 9. BEDROOM 3
7.0m x 4.9m (23'0" x 16'1")

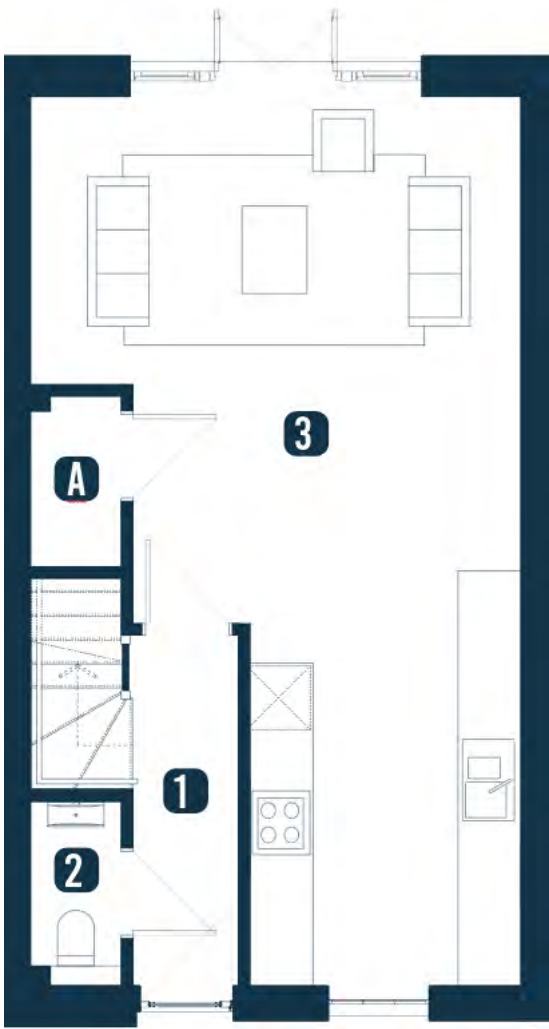
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COURTYARD TERRACES

3 Bedroom (1,271-1,381ft²)

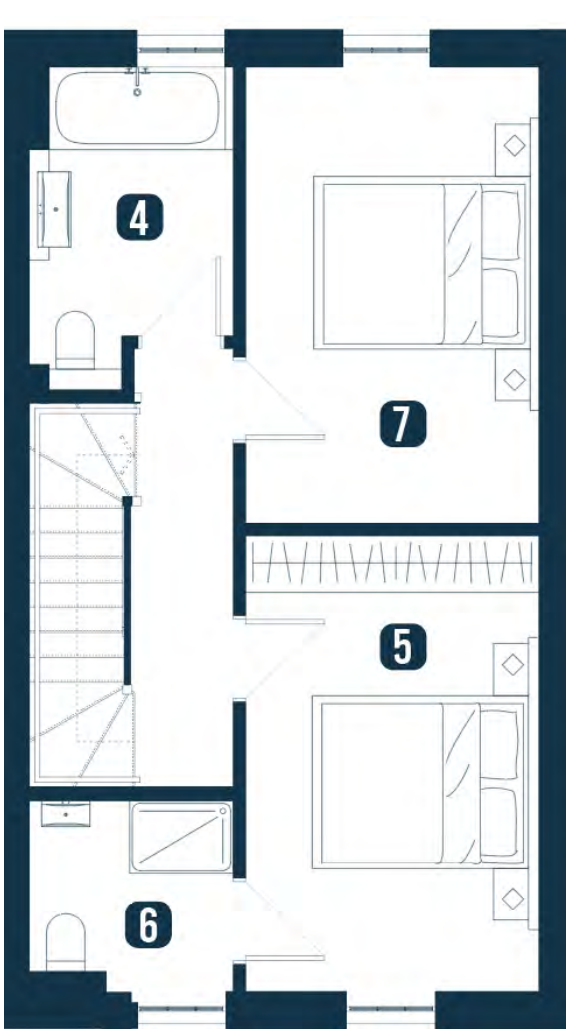


Floorplan based on Plot 8. Please talk to a member of the sales team for specific plot layout



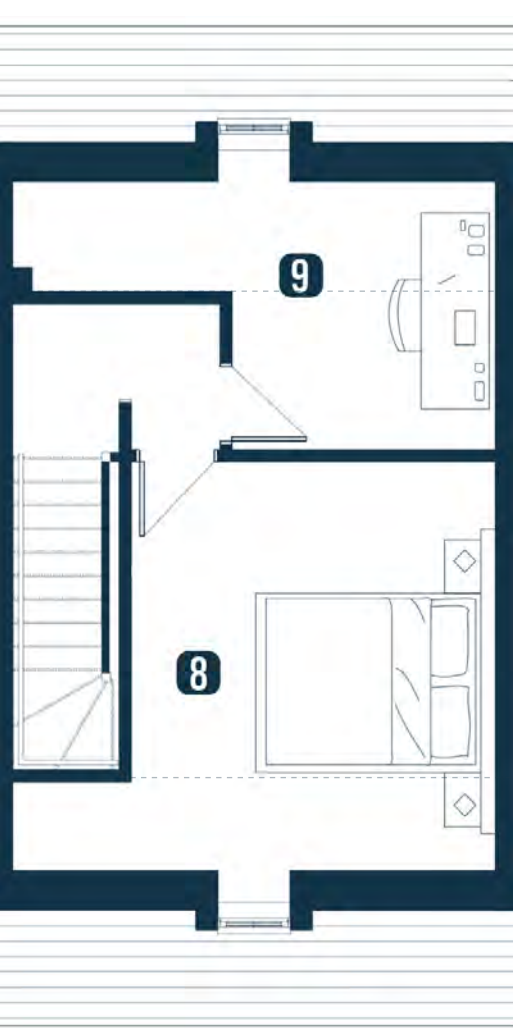
GROUND FLOOR

- 1. ENTRANCE HALL
3.5m x 1.1m (11'5" x 3'6")
- 2. W/C
1.9m x 0.9m (3'3" x 2'9")
- 3. KITCHEN/LIVING/DINING
8.9m x 4.9m (29'2" x 16'1") (max)
- A. STORAGE



FIRST FLOOR

- 4. FAMILY BATHROOM
2.8m x 1.8m (9'2" x 5'9")
- 5. MASTER BEDROOM
4.4m x 2.8m (14'4" x 9'2")
- 6. ENSUITE
1.9m x 1.8m (3'3" x 5'9")
- 7. BEDROOM 2
4.4m x 2.8m (14'4" x 9'2")



SECOND FLOOR

- 8. BEDROOM 3
2.7m x 2.9m (8'9" x 9'5") (min.)
- 9. STUDY
4.2m x 3.7m (13'8" x 12'1") (min.)

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WAYS TO BUY WITH US

We have a selection of schemes that we use on selected developments, please contact a member of the team for specific details to find out which is available for you.

EARLY BIRD

What is an Early Bird Reservation?

An Early Bird reservation allows you to hold your preferred plot and gives you first refusal when we release your plot for sale. If you wish to make an Early Bird reservation you will pay a £1,000 non-refundable deposit.

What happens when the properties are released for sale?

In order to make a full reservation when your plot is released for sale, you will need to be proceedable. This means, you will have agreed a chain complete sale on your current home, you are renting or are a first-time buyer and you have a valid mortgage decision in principle. Your £1000 Early Bird fee will be transferred to your full reservation and will be deducted from your final account upon legal completion.

If you cannot proceed when we release your plot for sale, your fee is non-refundable. We will then cancel your Early Bird reservation and put the property back onto the market.

SMOOTH MOVE

What is Smooth Move?

Fallen in love with a Stonewood property but haven't sold yet?

With our Smooth Move service, we can assist with helping you sell your current property so that you don't miss out on buying a new home with us.

We will liaise with your preferred Estate agent to value, confirm a realistic selling price and time frame and then subsequently market your property. Once a buyer is found for your existing property, a full reservation can be placed on your new Stonewood property and we can proceed through the legal process to exchange of contracts.

Give us a call on **01249 782293** and we will provide you with helpful advice and information about the service and how it could help you.





SPECIFICATION

Here is a brief summary of the key features and specification at The Courtyard.
Further information on each item is available by requesting a copy of our final specification checklist.

KITCHEN

- Handpicked fitted handleless kitchen
 - Worktop and upstand
 - Glass splashback to hob
- Stainless steel sink with brushed stainless steel mixer tap
 - LED Strip lighting
- A range of integrated appliances to include:
 - Fridge/Freezer
 - Induction Hob
 - Extractor hood
 - Single oven
 - Dishwasher

UTILITY (PLOTS 6 & 18)

- Plumbing and space for washing machine and tumble dryer
 - Sink (where indicated on floor plan)
 - Choice of LVT flooring

INTERIOR FINISHES

- LVT flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
 - White satin woodwork
- Brushed stainless steel ironmongery

BATHROOM / EN-SUITE

- Contemporary wall hung white sanitary ware
 - Brushed stainless steel mixer tap
- Concealed wall mounted thermostatic shower & mixer fitted above baths
- Thermostatic square fixed shower & rail with handset to ensuite
 - Ceramic wall tiling
 - LVT flooring
- Clear glazed shower screen
- Heated stainless steel towel rails

HEATING AND HOT WATER

- Efficient boiler
- Contemporary style radiators

ELECTRICAL FITTINGS

- White low profile sockets and switches throughout
- Shaving socket to bathroom and en-suite(s)
- TV point to living room and master bedroom
- Mixture of LED downlights and pendant lighting
 - Thermostatic control

EXTERNAL FINISHES

- Landscaped front gardens with mixed landscaping to rear gardens (*)
 - Slabs to pathways and patios
 - External tap*
- PIR lighting to front entrance

SECURITY

- Multi-point locking doors
- Smoke and carbon monoxide detectors

PEACE OF MIND

- 10 year structural warranty
- 2 year Stonewood comfort warranty

**Plot specific; please check with the sales team.*

DISCLAIMER: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

A development bought to you by Stonewood Homes, the housing development arm of the Stonewood Group.

Born out of a desire to create high quality, innovative homes of character and distinction. Stonewood Homes works in tandem with the group's award-winning design and building subsidiaries to harness their architectural and construction expertise, honed over 50 years.

At **Stonewood** our approach is simple; we find beautiful locations and then build distinctive new homes on them using our award-winning design and construction teams. We are a family firm rooted in Wiltshire and we are totally committed to raising the bar of what a new build home can be. That means innovative design, generous space, high quality materials, attention to detail and value for money. We develop communities that are traditional in feel, modern in their construction, in tune with their surroundings and responsive to today's needs. More than just houses, they are places to settle in ... somewhere to call **home.**

CREATIVITY

Our 45 years of design and construction experience are poured into the painstaking process of creating light, airy, spacious and welcoming homes that meet the demands of contemporary living without compromising on style.

CRAFTMANSHIP

Our exacting standards ensure every home is beautifully finished with top quality materials by our award-winning builders.
We only employ the best qualified professionals whose pride in their work matches our ambition and expectations.

COMMUNITY

Room to breathe and open communal and recreational spaces are the hallmark of our developments.
Our mix of house sizes, combined with easy access and sympathetic design result in attractive, aspirational neighbourhoods.

[WWW.STONEWOODHOMES.CO.UK](http://www.stonewoodhomes.co.uk)





FOR ALL ENQUIRIES

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