OLD TIMBERYARD

STONEWOOD
HOMES

INTRODUCING OLD TIMBERYARD

Nestled within the picturesque village of Box on the edge of the By Brook, Stonewood Homes is delighted to unveil Old Timberyard - a distinctive collection of 20 meticulously crafted, sustainable new homes.

Old Timberyard seamlessly marries traditional architectural elements with contemporary design, creating homes that exude both character and comfort. Each of the two, three, and four-bedroomed homes reflects Stonewood's commitment to quality craftsmanship, attention to detail and have been designed by RIBA award-winning architects.

Computer generated image of Kitchen/Living/Dining - The Oak

OLD TIMBERYARD

THE YEW
2 BEDROOM HOUSE
775 SQFT/72 SQM
PLOTS: 13 & 14

THE ASPEN
2 BEDROOM APARTMENT
872 SQFT/81 SQM
PLOTS: 11 & 12

THE WILLOW
3 BEDROOM HOUSE
1066 SQFT/99 SQM
PLOTS: 15 - 20

THE OAK
4 BEDROOM HOUSE
1615 SQFT/150 SQM
PLOTS: 1 - 8

AFFORDABLE HOMES
2 BEDROOM APARTMENT
64 SQM
PLOTS: 9 & 10

A BALANCE OF CONVENIENCE AND RETREAT

Box is exceptionally well-connected, offering a blend of tranquil village life and convenient access to major transport routes. The village is strategically located along the A4, providing a direct and scenic route to both Bath and Chippenham. This ensures that whether you are commuting for work or leisure, you can reach these bustling hubs within a short drive. Bath, renowned for its Roman Baths and Georgian architecture, is just 5 miles to the southwest, while Chippenham, with its vibrant market town atmosphere, is approximately 7 miles to the northeast.

For those who prefer rail travel, the nearby city of Bath hosts a major railway station, Bath Spa, offering frequent services to London Paddington, Bristol, and beyond. This connectivity makes it convenient for residents of Box to enjoy quick and easy access to major cities for work or leisure. Additionally, Chippenham also close by, provides another rail link, further enhancing Box's accessibility for commuters and travellers alike.

Box is also served by a reliable bus network, with regular services connecting the village to surrounding towns and cities. This makes public transport a viable option for daily commuting and exploring the wider area. For international travel, Bristol Airport is within a reasonable distance, offering flights to numerous destinations across Europe and beyond. The combination of excellent road, rail, and bus services, along with proximity to an international airport, ensures that residents of Box enjoy unrivalled accessibility, making it an ideal location for those who value both connectivity and the charm of village life.

Box, Wiltshire, offers excellent educational facilities, including Box Church of England Primary School, known for its nurturing environment and strong community spirit. For secondary education, The Corsham School in nearby Corsham is highly regarded, offering a diverse curriculum and extensive extracurricular activities.

Just a short distance from Box, Bath provides additional prestigious educational options. Widcombe Infant and Junior Schools are noted for their strong academic records. Beechen Cliff School and Hayesfield Girls' School are renowned for their academic excellence and supportive learning environments. Bath also hosts esteemed independent schools like King Edward's School and Prior Park College, offering rigorous academic programs and comprehensive extracurricular opportunities. These institutions ensure that families in Box have access to top-quality education at all levels.

Corsham
(7 mins)

Bath
(20 mins)

Bradford-on-Avon
(15 mins)

Bristol
(41 mins)

Cotswolds
(1 hr 6 mins)

Bristol Airport
(1 hr 7 mins)

Bath
(10 mins)

Swindon
(13 mins)

Bristol
(28 mins)

London
(1 hr 9 mins)

Cardiff
(1 hr 30 mins)

Exeter
(1 hr 36 mins)

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DISCOVER THE CHARM AND HERITAGE OF BOX

Box, a picturesque village nestled in Wiltshire, is a gem within the Cotswolds Area of Outstanding Natural Beauty. Known for its tranquil surroundings and idyllic landscapes, Box offers residents and visitors a unique blend of natural beauty and historic charm. The village is situated approximately 5 miles northeast of Bath and 3 miles west of Corsham, making it an ideal location for those who appreciate both rural serenity and the conveniences of nearby towns. The history of Box is rich and varied, with roots tracing back to Roman times. The village is best known for it's stone quarries and The Box Tunnel, designed by the renowned engineer Isambard Kingdom Brunel. Completed in 1841, this 1.83-mile railway tunnel under Box Hill was an engineering marvel of its time and remains a testament to the village's industrial heritage.

Today, Box thrives as a vibrant community with a wealth of local amenities and attractions. The village is home to charming pubs like The Quarryman's Arms, cosy cafes, and local shops that cater to the daily needs of its residents. Box Church of England Primary School serves the educational needs of young families in the area. The village also boasts a strong sense of community, with events and activities centred around the Selwyn Hall and the Box Rock Circus, a unique geological educational facility. Outdoor enthusiasts can enjoy the surrounding countryside, with numerous walking and cycling trails that highlight the natural splendour of the Cotswolds. Whether exploring its historical sites or engaging in local activities, Box offers a warm and welcoming atmosphere for all.

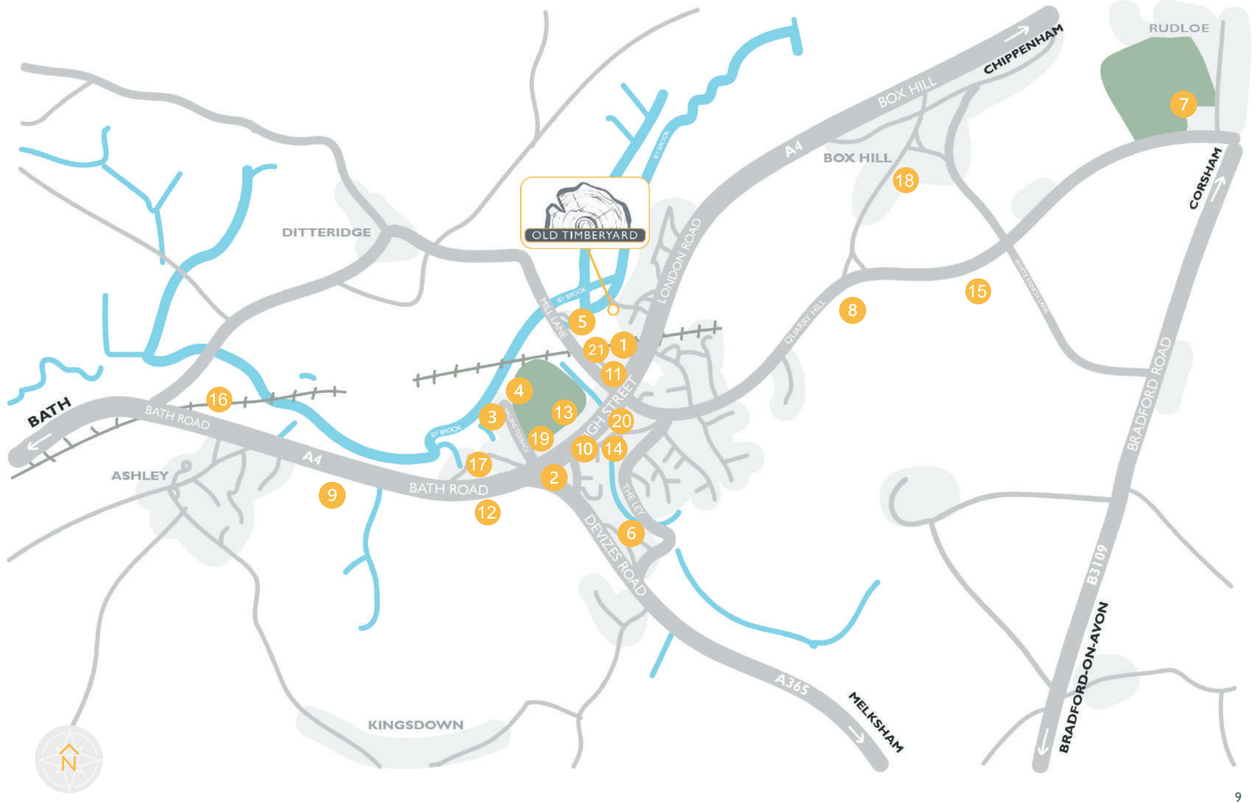
HEALTH
1. Box Surgery
2. Box Pharmacy

COMMUNITY & SPORTS
3. Selwyn Hall
4. Box Recreation Field & Pavilion
5. Real World Studios
6. Team Breakthrough
7. Leafy Lane Playing Fields
8. Box Woods

SHOPPING
9. Budgens
10. Village Shop
11. Post Office
12. The Secret Nursery

EDUCATION
13. Box Church of England Primary School
14. Box Preschool
15. Woodland Adventurers

FOOD & DRINK
16. The Northey Arms
17. The Bengal Bear
18. The Quarryman's Arms
19. The Queen's Head
20. Toast Coffee House
21. The Birdhouse Cafe



CORSHAM

BATH

CORSHAM COURT

BRISTOL

ROMAN BATHS

BRADFORD-ON-AVON

CORSHAM

THE ROYAL CRESCENT, BATH

CORSHAM

VIEW OVER BOX

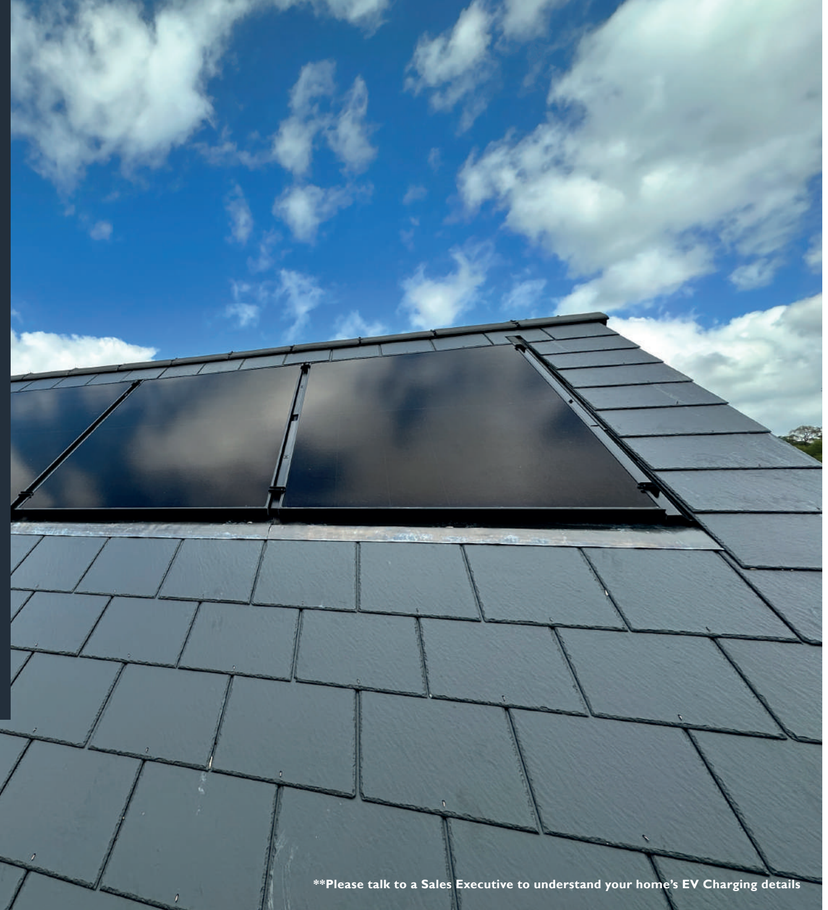
CASTLE COMBE

EFFICIENTLY CRAFTED HOMES

Each of our two, three and four bedroomed homes has been designed to be as energy efficient as possible without compromising on the high standards of finish and craftmanship Stonewood have produced in our other award-winning developments.

The secret is in our 'fabric first' approach to design – ensuring the fundamental construction of each home maximises its energy-reducing potential. Each home has an Energy Performance Certificate (EPC) rating of A - the highest a home can be on it's energy efficiency.

Every home has solar PV panels seamlessly embedded into its slate-tiled roof, an MEV system, timber frame filled with eco-friendly insulation, highly efficient double glazing, airtight interiors to eliminate draughts and EV Charging.**



****Please talk to a Sales Executive to understand your home's EV Charging details**

THE LUNGS OF YOUR HOME

An energy-efficient continuous (MEV) Mechanical Extract Ventilation system designed with multiple extract points to simultaneously draw moisture laden air out of rooms providing a quieter and more efficient system compared to standard extractor fans.

THE FABRIC FIRST APPROACH

At Old Timberyard, building performance is considered within the design from the outset. Energy efficiency is intrinsic to the fabric of your home, meaning your walls and windows take care of your heat conservation.

THE POWER OF THE SUN

The solar PV panels allow you to harness renewable energy from the sun for use around your home. This reduces your reliance on the national grid, lowering the carbon footprint of your home.

RESPONSIBLE BUILDING MATERIALS

The frame of every home is made from FSC certified timber – a renewable building material that locks away carbon for decades to come. The frame's streamlined production and construction processes vastly reduce its environmental impact, lowering the embodied carbon footprint of your home.

Computer generated image of (L-R) Plots 18, 17, 5, 6, 4, 3 & 2

BUILDING LASTING COMMUNITIES

A Stonewood Homes development puts people at its core. Thoughtfully designed landscaping offers social spaces that promote neighbour connection, enabling and promoting community and individual well-being.

Communal and recreational areas are strung together with well-placed access points, seamlessly linking the new community to the surrounding area.

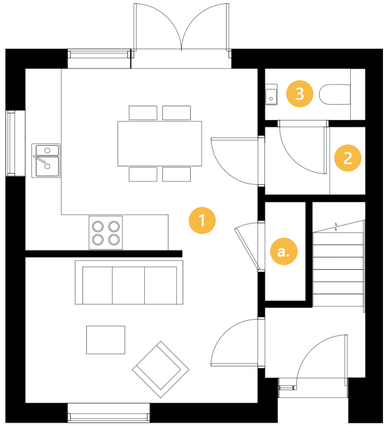
Our developments offer an array of housing styles that are in keeping with the local area, giving character and a real sense of place to the new neighbourhoods.

THE YEW

2 Bedroom *(775ft²)*

Computer generated image of (L-R) Plots 13 & 14

All floor plans and computer-generated images are for illustrative purposes only. All measurements, sizes, kitchen layout and furniture positions are for indicative purposes only. All floor plans are not shown to scale. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



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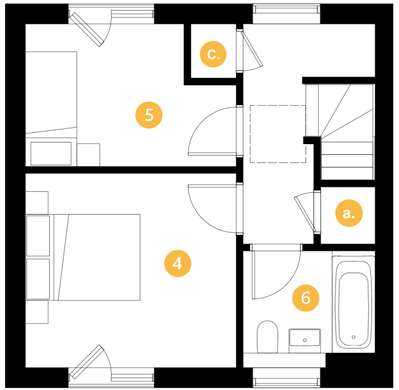

FF

GROUND FLOOR

1. KITCHEN/LIVING/DINING
6.0m x 4.2m / 19'7" x 13'8"

2. UTILITY
1.8m x 1.2m / 5'9" x 6'6"

3. W/C
0.9m x 1.8m / 2'9" x 5'9"

FIRST FLOOR

4. BEDROOM 1
3.4m x 3.7m / 11'2" x 12'1"

5. BEDROOM 2
2.5m x 3.7m / 8'2" x 12'1"

6. FAMILY BATHROOM
2.0m x 2.3m / 6'6" x 7'5"

A. STORAGE

C. CYLINDER

TENURE
• Leasehold

THE ASPEN

2 Bedroom Apartment *(872ft²)*

Computer generated image of (L-R) Plot 12

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GF

1. KITCHEN/DINING/LIVING
6.6m x 6.8m / 21'7" x 22'3"

2. UTILITY
2.2m x 1.9m / 7'2" x 6'2"

3. BEDROOM 1
3.2m x 4.0m / 10'5" x 13'1"

4. EN-SUITE
2.6m x 1.5m / 8'5" x 4'9"

5. BEDROOM 2
3.2m x 4.0m / 10'5" x 13'1"

6. FAMILY BATHROOM
2.6m x 2.1m / 8'5" x 6'9"

C. CYLINDER

TENURE
• Leasehold

Computer generated image of Bedroom 1 - The Oak

Computer generated image of En Suite 1 - The Oak
(Please Note - Wall has been removed)

THE WILLOW

3 Bedroom *(1066ft²)*

Computer generated image of (L-R) Plots 15 & 16

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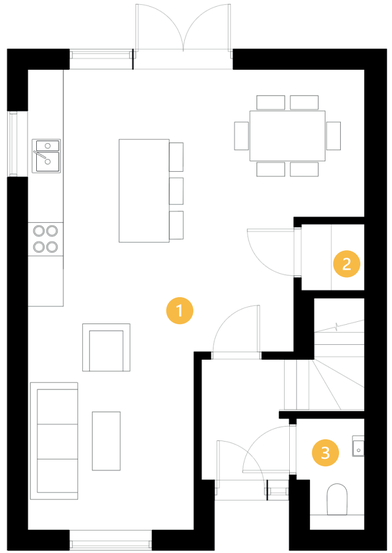

GF

GROUND FLOOR

1. KITCHEN/DINING/LIVING
8.3m x 6.1m / 27'2" x 20'0"

2. UTILITY
1.2m x 1.1m / 3'9" x 3'6"

3. W/C
2.0m x 1.2m / 6'6" x 3'9"

FF

FIRST FLOOR

4. BEDROOM 1
4.1m x 3.3m / 13'5" x 10'8"

5. BEDROOM 2
4.1m x 3.3m / 13'5" x 10'8"

6. BEDROOM 3
2.9m x 2.7m / 9'5" x 8'9"

7. FAMILY BATHROOM
2.9m x 2.0m / 9'5" x 6'6"

A. STORAGE

C. CYLINDER

TENURE
- Leasehold / Freehold

THE OAK

4 Bedroom *(1614ft²)*

Computer generated image of (L-R) Plots 3 & 4

GROUND FLOOR

1. BEDROOM 3
4.7m x 3.0m / 15'4" x 9'8"

2. BEDROOM 4
4.3m x 3.0m / 14'1" x 9'8"

3. FAMILY BATHROOM
2.6m x 1.7m / 8'5" x 5'6"

4. UTILITY
2.0m x 2.9m / 6'6" x 9'5"

5. GARAGE
Size Varies Per Plot -
Please Talk To A Sales
Exec For Exact Dimensions

TENURE

• Freehold

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FIRST FLOOR

6. KITCHEN/DINING/LIVING
8.3m x 6.1m / 27'2" x 20'0"

A. STORAGE

C. CYLINDER

SECOND FLOOR

7. BEDROOM 1
3.5m x 4.7m / 11'5" x 15'4"

8. EN-SUITE
3.5m x 1.2m / 11'5" x 3'9"

9. BEDROOM 2
3.4m x 3.5m / 11'2" x 11'5"

10. EN-SUITE
2.8m x 1.8m / 9'2" x 5'9"

OLD TIMBERYARD

WAYS TO BUY WITH US

We have a selection of schemes that are available on specific plots, please contact a member of the team to find out which is available for you.

PARTEXCHANGE

WHAT IS PART EXCHANGE?

You buy ours and we'll buy yours!

With this offer, you sell us your home ensuring you a guaranteed buyer and peace of mind. It's straightforward: we evaluate your home's current market value through a minimum of three independent valuations and present you with an offer.*

By choosing this option, you eliminate the stress of being in a property chain and the anxiety of potential breaks. What's more, we cover your estate agent fees, potentially saving you thousands.

Moreover, you can continue living in your current home until your new Stonewood home is ready, with us keeping you informed every step of the way.

SMOOTHMOVE

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.

**T&Cs apply.*

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.*

SPECIFICATION

Here is a brief summary of the key features and specification at Old Timberyard.
Further information on each item is available by requesting a copy of our What's in my Home? document.

KITCHEN

- Contemporary fitted handleless kitchen with a birch ply edge in a range of colours
- Silestone worktop with matching upstand
- Undermounted 1.5 silgranite sink with stainless steel dual lever tap
- LED strip lighting
- A range of integrated appliances to include:
  - Fridge/freezer
  - Induction hob
  - Extractor fan
  - Built-in oven*
  - Dishwasher
  - Recycling bins

UTILITY

- Plumbing and space for washing machine and/or tumble dryer
- Laminate worktop
- Undermounted stainless steel sink*

INTERIOR FINISHES

- Karndean LVT flooring to kitchen/living/dining room, hallways, utilities, w/c, bathrooms & en-suites
- Cormar carpet to stairs, landing & bedrooms
- White satin woodwork
- Brushed stainless steel ironmongery

BATHROOM / EN-SUITE

- Contemporary 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 en-suite
- Ceramic wall tiling
- Karndean flooring
- Clear glazed shower enclosure
- White heated towel rails

HEATING AND HOT WATER

- Air Source Heat Pump (ASHP)
- Radiators to first floor or second floor*
- Underfloor heating to ground and/or first floor*
- Thermostatic control

ELECTRICAL FITTINGS

- White low profile sockets and switches throughout
- Shaving socket to bathroom and en-suite(s)
- TV point to living room and bedroom 1
- Mixture of led downlights and pendant lighting

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

EXTERNAL FINISHES

- Landscaped front gardens with feature plants and paved rear gardens*
- External tap*
- External power socket*
- PIR lighting to front entrance
- Bin / bike store*

SECURITY

- Multi-point locking doors
- Smoke detectors

SUSTAINABILITY

- EPC A rated
- MEV Lo carbon centralised mechanical extract ventilation system
- Air Source Heat Pump (ASHP)
- Solar PV panels
- EV Chargers*
- Efficient double glazed aluminium powder coated windows with internal wooden frames

PEACE OF MIND

- 10 Year structural warranty
- 2 Year Stonewood comfort 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 50 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.

CRAFT

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.

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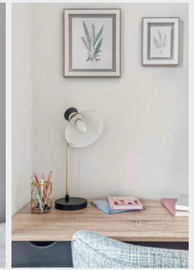
STONEWOOD
HOMES



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FOR ALL ENQUIRIES

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