A charming development of 3, 4 and 5 bedroom homes reflecting the unique character of Broad Blunsdon, on the edge of the Cotswolds.
A beautiful setting conveniently located

The picturesque Wiltshire village of Broad Blunsdon is home to Skylark Meadow, a new and exquisite development of 3, 4 and 5 bedroom Newland homes.

BESPOKE AND BEAUTIFUL

Broad Blunsdon is a charming well-kept village surrounded by areas of natural beauty, yet close to modern facilities and with excellent transport links. This is a carefully handpicked location, and at the heart of it is this stunning development of 37 homes which draws inspiration from the nearby Cotswold villages. From the use of glorious golden-coloured stone and architecture synonymous with the Cotswolds, to a considered and contemporary design, Skylark Meadow is designed to reflect the exquisite character of its surroundings.

EXCEPTIONAL DESIGN

Family members of all ages will love the contemporary look and feel and meticulous design, and you can choose from a variety of options that offer flexibility to suit your lifestyle. From desirable open-plan layouts to thoughtful farmhouse touches, each property maximises light and space, and combines comfort and efficiency alongside modern-day innovation that truly makes each home a unique home.
An incredible opportunity to live in a beautiful setting with an abundance of facilities and close to areas of stunning natural beauty. Recently voted Wiltshire’s best-kept village, Broad Blunsdon boasts an abundance of open spaces, natural walks, wildlife, cycle pathways and play areas. It also acts as the perfect gateway to the North Wessex Downs Area of Outstanding Natural Beauty to the south, and the rural and popular charms of the Cotswolds to the north.

A CHARMING VILLAGE

New inhabitants to Broad Blunsdon are greeted by a wonderful sense of community. A local shop adorns the high street and acts as the village hub. You can also congregate at the village hall, or at one of the two churches and three local pubs, at which a variety of clubs and group meetings take place. Swap books with like-minded readers, attend a gardening club or join one of the many coffee mornings or baby and toddler groups, among others. Blunsdon also has a gym and several sports clubs, including the hugely successful Swindon Robins speedway team.

THE PERFECT LOCATION FOR ALL

4. Fantastic views overlooking Gloucestershire.
5. Great village pubs.
6. Enjoy outside living and inspiring village walks.

Go and explore...
1. Ye Olde Cold Harbour pub and restaurant.
2. Discover the quaintest of village walks.
3. Quintessential village features.
4. Pop to the pub for the community latest.
5. A bike is a new ‘must’.
6. Blunsdon is overflowing with pride.
7. You can trust the local shop to get those last minute bits.
8. Classic village touches everywhere you look.
Swindon is one of the fastest-growing towns in Europe and, with it, comes an abundance of amenities. The Old Town area is home to a wonderful selection of independent shops, art galleries and eating and drinking venues, while serious shoppers can choose from the nearby Orbital and regenerated Regent Circus retail parks. The Designer Outlet Village – housed in the beautifully restored railway works – is home to over 90 stores including iconic fashion brands and high-street favourites.

The Great Western Railway forms a large part of Swindon’s heritage and can be celebrated at both the museum of the same name and the Swindon & Cricklade Heritage Railway centre. Those with an active disposition can choose from a wide range of fitness facilities and sports clubs, including the renowned Oasis swimming centre, which is currently developing a new £270m indoor snow centre.

All of this can be enjoyed with the added advantage of a location that offers an excellent range of Outstanding and Good Ofsted-rated schools, including Bridlewood Primary School and St Leonard’s CE Primary Academy. There is also a choice of secondary education available at nearby Abbey Park School and the Great Western Academy.

A BURGEONING TOWN ON YOUR DOORSTEP

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A WELL-CONNECTED VILLAGE

The village enjoys excellent transport links with the A429 on your doorstep providing easy access to Swindon, and the M4 and M5 motorways. Swindon train station is just over four miles away and provides access to local and national rail networks including London, with fast, new intercity express trains taking just under an hour to the capital. Oxford, Reading and Bristol. Services to the south west and Wales, along with cross-country routes make for excellent connections.

For those who require international travel, Bristol airport is just over an hour or so drive away.

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For further information contact our sales team.

HARTPURY 4 bedroom detached
PRESTBURY 4 bedroom detached
HATHEROP 4 bedroom detached
HAMPTON 3 bedroom detached
HONEYBOURNE 3 bedroom detached
PAINSWICK 5 bedroom detached

Important Notice: the site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Sales Consultant or Agents.
An extremely social home, this attractive 5 bedroom detached property has magnificent open plan kitchen/dining area with feature island leading on to a light and spacious family sun room overlooking the garden. The principal bedroom suite boasts ensuite shower room and built in wardrobes, as does bedroom 2. Boasting an extra large single garage plus driveway parking for two cars.

**PLOTS 1, 2, 23 & 28**

An extremely social home, this attractive 5 bedroom detached property has magnificent open plan kitchen/dining area with feature island leading on to a light and spacious family sun room overlooking the garden. The principal bedroom suite boasts ensuite shower room and built in wardrobes, as does bedroom 2. Boasting an extra large single garage plus driveway parking for two cars.

**GROUND FLOOR**

- Kitchen
- Lounge
- Garden

**FIRST FLOOR**

- Bedrooms
- Bathrooms
- Cloakrooms

**FLOOR PLAN KEY**

- A: Utility Room
- B: Bedroom
- C: Cupboard
- D: WC
- E: Shower Room
- F: En-suite
- G: Bedroom
- H: Bedroom
- I: Bedroom
- J: Bedroom
- K: Bedroom
- L: Bedroom
- M: Bedroom
- N: Bedroom
- O: Bedroom
- P: Bedroom
- Q: Bedroom
- R: Bedroom
- S: Bedroom
- T: Bedroom
- U: Bedroom
- V: Bedroom
- W: Bedroom
- X: Bedroom
- Y: Bedroom
- Z: Bedroom

--- Denotes restricted headroom

**PAINSWICK**

**GROSSILE**

- Airing cupboard
- Boiler
- Cupboard
- Cylinder cupboard
- Integrated dishwasher
- Ecobin
- Integrated fridge freezer
- Eye level dual single ovens and combination microwave
- Tumble dryer space
- Built in wardrobe
- Washing machine space
- Optional wardrobe – see Sales Consultant

**FLOOR PLAN KEY**

- A/C
- Utility
- Bath
- WC
- Shower
- En-suite
- Free standing dual fuel heat only boiler
- Combination heat only boiler
- Tumble dryer space
- Built in wardrobe

--- Denotes restricted headroom

**PAINS WICK**

**GROUNDS FLOOR**

- Lounge
- Kitchen/Family Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5

**FIRST FLOOR**

- Bathroom
- WC
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bedroom
- Bedroom

**FLOOR PLAN KEY**

- A/C
- Utility
- Bath
- WC
- Shower
- En-suite
- Free standing dual fuel heat only boiler
- Combination heat only boiler
- Tumble dryer space
- Built in wardrobe

--- Denotes restricted headroom
An imposing double fronted 4 bedroom detached home truly designed with today’s lifestyle in mind. Boasting a contemporary open plan kitchen layout leading on to a family sun room, spacious lounge and dining room, all providing spaces for flexible living. Organise your clothing with the built in wardrobes to the principal bedroom and optional fitted wardrobes in bedrooms 2 and 3.
Be the envy of your friends with this beautifully presented 4 bedroom detached home with magnificent kitchen/dining area with feature island leading on to a light and spacious family sun room. The principal bedroom boasts ensuite shower room with fitted double wardrobes.

PRESTBURY

GROUNDFLOOR

PLOTS 3, 26, 29 & 32

Preparation

DUAL ASPECT

GROUND FLOOR

PLOTS 3 & 37

FIRST FLOOR

PLOTS 3 & 37

FIRST FLOOR

PLOTS 26, 29 & 32

PRESTBURY

PLOTS 1, 24, 25, 31 & 37

Ground level

DUAL ASPECT

GROUND FLOOR

PLOTS 3 & 37

First floor

PRESTBURY

PLOTS 1, 24, 25, 31 & 37

Looking for a property with the perfect layout and features? Our PRESTBURY homes offer a range of options to suit your needs. Contact our Sales Consultant for more information.

*Please note plots 3 and 37 feature additional windows to the side elevation to maximise views over open space, along with an alternative layout to the utility room. Please see our Sales Consultant for more information.
So impressive, this 4 bedroom detached home with a brilliantly styled kitchen/dining room, and a spacious lounge with beautiful feature bay window, plus an impressive principal bedroom suite with walk in wardrobe and ensuiteshower room.
Designed to entertain, this 4 bedroom detached home boasts a light and spacious ground floor with breakfast bar island and family sun room, equally matched by the galleried top floor principal suite giving elevated views.
Enjoy living in this delightfully double fronted, light and spacious 3 bedroom detached home with dual aspect kitchen/dining space, an abundantly useful WC/laundry and utility room, plus principal bedroom suite with built in wardrobes and ensuite shower room.
Building sustainability into our homes

We adopt a ‘fabric first’ philosophy to the way we build our homes. This means that better insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low.

Our homes have:
- Traditional timber or timber framed construction, with highly efficient thermal insulation to walls, floors and roofs.
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating.
- Highly efficient multiple cavity doors. We have also installed source heat pumps on some of our schemes, constructed from heat pumps, and we continue to explore the use of this and other low carbon products.
- Low energy LED downlighters and motion detector lighting, as well as A+ rated fitted appliances. All designed to minimise electricity use, and provide lighting for your garage, a shed, or a cycle store for apartments, to encourage the use of alternative transport forms.
- Rainwater butts to harvest water for use in your garden, along with composters and ample space for your local Council’s recycling containers.
- An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of generation has significantly enhanced recycling rates.

- Skylight windows exceed Building Regulation requirements, having significantly enhanced renewable energy and reducing summer overheating.
- Philips led downlights provide B2 rated lighting to meet the latest Building Regulation requirements.

Some of our schemes include initiatives which make a big difference to everyday life, and changing the way people use their energy. We are committed to reducing our dependence on fossil fuels and believe that change starts at home. Newlands Meadow and Skylark Meadow have grassed roofs to reduce the carbon footprint of your home. The future is bright.

We are committed to using locally sourced materials from within a 50-mile radius of our development sites. We are committed to using locally sourced materials from within a 50-mile radius of our development sites. We also believe in using environmentally friendly building practices and materials. We aim to use as much recycled and reclaimed material as possible, such as old bricks and stones, which are both sustainable and aesthetically pleasing. We also believe in using environmentally friendly building practices and materials. We aim to use as much recycled and reclaimed material as possible, such as old bricks and stones, which are both sustainable and aesthetically pleasing.

There is evidence to show that our climate is changing due to a combination of physical and human factors. At Newland Homes, we want to encourage our homeowners’ aspirations to live both sustainably and stylishly.

Our approach

We look to our company’s core values: we are Considerate of the environment. Consistent in our role, and so we have a responsible approach to building homes which are attractive, durable, efficient, built in construction and is cost and comfortable.

This is our promise as a sustainable developer. Each development starts with a comprehensive assessment. We instruct our environment specialists to assess the existing ecological habitat – the flora and fauna and be lighter on your pocket.

Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna and be lighter on your pocket.

Our homes are planned to enjoy natural features, views and sunlight. Only once we have the full story of a site, can we properly start to design each individual home.

Sustainable living

We invest in the community infrastructure, and crucially, build homes that meet their own needs. We take a long-term view with all our sites and are always to enhance the communities in which we build.

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We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

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We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come. As technology and its improvements, we expect to deliver more homes that are even closer to carbon neutral.

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Embracing the future

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work. Remote working is on the increase, reducing the need to travel to a place of work.

Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a superfast fibre broadband connection with at least two data sockets within the property. We include smart meters in many of our homes. Those help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively.

The next logical step is Smart home Automation.

ENABLING YOU TO LIVE GREENER

Part of our promise as a sustainable developer is to create a home environment to assist with sorting and reduce waste. Sometimes it’s small initiatives which make a big difference to everyday life, and changing the way people use their energy. We are committed to reducing our dependence on fossil fuels and believe that change starts at home.

Newlands Meadow and Skylark Meadow exceed Building Regulation requirements, having significantly enhanced renewable energy and reducing summer overheating. Skylark Meadow exceeds Building Regulation requirements, having significantly enhanced renewable energy and reducing summer overheating. Philips led downlights provide B2 rated lighting to meet the latest Building Regulation requirements.

We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.
Helping you save energy and money
Our homes are designed with both energy efficiency and therefore costs saving in mind. Many homes are created to make the most of natural light and shade, and allow the roof space, reducing energy costs. Innovation is all to the.

Choice of fixtures and fittings
Our aim is always to have the chosen standard in place of design and construction, please ask our Sales Consultant for more information.

Be part of the community
Our aim is always to ensure the community in which we build. Each Newland development is carefully selected and has its own unique character. Being sympathetic to the surrounding architectural landscape and issues of the area is a key to our development's success.

More in line too
Our Sales Consultant is at hand every step of the way to make your purchase as smooth as possible. Before you move in we will demonstrate your new home to you, then it’s all ready to go with a 10 year LABC Warranty with Sales Consultant for positions.

Energy Saving Homes

- Every home is designed with a ‘Predicted Energy Assessment’ (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the home’s ‘Energy Performance Certificate’ (EPC)
- Solar PV to detached homes
- Solar Panels to detached homes
- Images depict specification and upgrades from sister developments.

Newland Homes support warranty for complete peace of mind.
When you buy a home from Newland Homes we apply a 10 year LABC Warranty when the home is completed.
LABC Warranty carries out an independent survey of each home during construction, and issues a 10 year warranty certificate when the home is completed.

Images depict specification and upgrades from sister developments.

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Our specification

Here are just some of the ways we do this...
At Newland Homes, we’ve built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities. We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for your enjoyment.

Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important.

Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.

Considerate | Conscientious | Crafted
All purchasers must check with our Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in this brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers’ alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with our Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual external finishes and window positions do vary. Please ask our Sales Consultant for full details. 08/20.